

**June 16, 2026
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.

June 16, 2026

Call to Order

Consent Agenda

Minutes

- **Regular Meeting 6/2/26** **Page 1-4**

Planning Board Recommendations

- **Ord. 630 Small Scale Plan Amendment** **Pages 5-23**
Ralph Rish- parcel #06076-016R
1st Reading
- **Plat Approval- St. Joe Co., Windmark Beach North Phase 3** **Pages 24-33**
East Unit 2, Parcel #04227-000R

City Attorney

- **Resolution 2026-06 Plat Approval Process** **Pages 34-35**
- **Resolution 2026-Lighthouse Exhibit** **Pages 36-37**

City Engineer

- **Update**

Old Business

- **City Projects** **Pages 38-39**
- **Government Complex- Update**

New Business

- **Solar System Walk- Skip Marlin** **Pages 40-43**
- **2026-2027 Budget Update**

Public Works

- **Hunter Hawkeye Alignment Machine Purchase** **Pages 44-46**
- **Hwy 98 Pattern Pavement** **Pages 47-48**

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 49-50

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, June 2, 2026, at Noon.**

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

Call to Order

Mayor Buzzett presented a plaque to Finance Director Mike Lacour for his 20 years of service to the City of Port St. Joe and wished him well in his retirement.

CONSENT AGENDA

Minutes

Attorney McCahill read Form 8B where Commissioner Lowry abstained in the May 19, 2026, meeting from voting on the Special Exception to build a pier at 282 Dockside Drive, St. Joe Marina Cottages – Parcel #04594-030R because Mr. Rish is a business partner of his.

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to approve the Minutes of the Regular Meeting on May 19, 2026. All in favor; Motion carried 5-0.

Robert Branch and Christy McElroy expressed their concerns about the Agenda Notice and Minutes of the previous meeting. Chief Richards showed Mr. Branch where the Minutes were posted on the City's website.

City Attorney

Mr. McCahill did not have anything specific for the Commission today.

City Engineer – Josh Baxley

City Government Complex

Mr. McCahill stated that he had reached out to Patrick Ferrell and provided him with a tentative date of September 1, 2026, as the date to vacate the property.

Permit status for the complex:

FDEP Wastewater: This has been received.

ERP Stormwater: Dewberry is working on the RAI Response and they will be submitting the response this week. They hope to receive the permit within the next two weeks.

FDOT Access: Dewberry needs a signed letter from the City regarding the development order and they are working with Mr. Anderson on this.

FDOT Drainage Connection: Dewberry is working on RAI responses.

USACOE Dredge and Fill: This has been submitted to the Corps and no response has been received from them as of today.

Downtown Alleys Drainage Improvements

Dewberry has provided plans to the contractor for review and comment.

Avenue A Stormwater

This project is out for bid.

MLK CDBG

The survey has been ordered, and Dewberry will be organizing a kickoff call soon.

Core Park Restroom Facility

A floor plan sketch has been provided for City staff to review.

Avenues C and D Resurfacing

Dewberry is working on 60% design, and they expect to submit 60% to FDOT by June 19, 2026.

Commissioner Hoffman requested that the owner of 314 Avenue F be contacted concerning a drop off from the street to their drive.

Core Park Restrooms

Consensus was that Commissioners want to receive a total price for what is shown on the plan to decide how to proceed with the project.

Old Business

City Projects

Mr. Anderson noted the current projects on Pages 9 and 10.

Government Complex Update

Mr. Anderson shared that the state budget for next year includes \$650,000 for the project. The original request was for \$5 Million.

Mayor Buzzett asked that Commissioner look at the city's finances and see what can be put toward the project.

New Business

Code Red Contract Renewal

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to renew the Code Red Contract.

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

All in favor; Motion carried 5-0.

Electrician Position Reclassified to IT Specialist

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to reclassify the Wastewater Electrical Position to an IT Specialist. All in favor; Motion carried 5-0.

Maddox Park at Shipyard Cove Signage

Mayor Buzzett commended the Maddox Family for the research and documentation that has been provided for the six Trailway Signs. Proofs will be mailed to the Commissioners tomorrow for their review and then sent to Florida Communities Trust for their approval before production of the signs is begun.

Mr. Anderson noted that the Summer Recreation Programs will begin next week at the STAC House and Washington Site.

Public Works – John Grantland

Mr. Grantland did not have any updates for the Commissioners.

Surface Water Plant - Larry McClamma

Mr. McClamma did not have any additional information for the Commissioners today.

Wastewater Plant – Joe Harris

Mr. Harris shared that the plant is running, they are treating water, discharging, and that the filter replacement order has been placed.

Finance Director – Tiffany Giddens

FEMA Update

Mrs. Giddens noted that there have been no changes in the FEMA Project as it is still open, but has been fully reimbursed.

Grants Reimbursement Update

Mrs. Giddens reminded customers that the Beacon Hill and Septic to Sewer Grant Applications will be closing July 31, 2026, and installation must be completed by December 31, 2026.

Code Enforcement – John Cannon

Mr. Cannon shared that he is waiting on the signature of the county attorney to finalize the demolition of two more structures.

Commissioner Hoffman inquired about a property at 522 First Street and Mr. Cannon will check on it.

Police Department – Chief Richards

Howard Road

Chief Richards shared that he has been working with England Reeves of Eastern Shipbuilding and Eastern has created an exit road for their workers. The road is from the Eastern Shipbuilding Parking lot, parallels the original road into the mill, it goes under the overpass, up the old Kenney's Mill road with a turn through what was the previous Arizona Chemical Plant Site and connects to the Industrial Road. This will eliminate the traffic congestion that has been occurring as the workers were leaving the worksite.

Chief Richards also updated the Commission on the fire that occurred early Saturday morning and commended the City Police Officers Caleb Kesterson and Jamie Nichols, Port St. Joe Firemen Michael Mize and Heath Player and their Department, as well as everyone involved with the situation for their actions that led to removing three family members from their home.

Chief Richards has been working with Gulf County Chamber President Joe Whitmer for a resolution to parking in the downtown area. Business owners are also being included in the process and when a recommendation is determined, Chief Richards will bring the recommendation to the Commission.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce shared that staff is working to close out the Centennial Building and Cape San Blas Lighthouse grants. There were no changes to Pages 16 and 17, and that a visit is scheduled for June 17 to discuss the possibility of the lens being returned to the lighthouse.

Citizens to be Heard

Amy Rogers, Robert Branch, and Christy McElroy shared their opinions on various issues.

Discussion Items by Commissioners

Commissioner Langston shared that holes are being left in customer's yards when fiber is being installed, and he asked that the company be contacted to correct this issue.

Neither Commissioners Kerigan nor Lowry had any additional items to discuss with the Commission.

Commissioner Hoffman expressed his appreciation to Eastern Shipbuilding for listening to the concerns about traffic as their workers were leaving and working to correct the issue.

He also noted that concerns about traffic for the weekend baseball tournament were unfounded as there would not be as many participants as there are on a regular season day.

Mayor Buzzett shared that a local hobbyist group had contacted him about using sailing boats on Buck Griffin Lake. They would also like to have several buoys for racing purposes. There were no objections to the request from the Commissioners.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:20 P.M.

Approved this _____ day of _____ 2026.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 630

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 NUMBER 06076-016R FROM RESIDENTIAL R-1 TO COMMERCIAL, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE FROM RESIDENTIAL R-1 TO COMMERCIAL C-1; 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 June 2, 2026, 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 an amendment to the current comprehensive plan to guide and control the future development of the City, and to preserve, promote, and protect 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 Residential land use to Commercial and the Zoning from Residential R-1 to Commercial C-1. 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 Commercial.

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 Commercial C-1.

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 _____, 2026.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

Future Land Use Map:

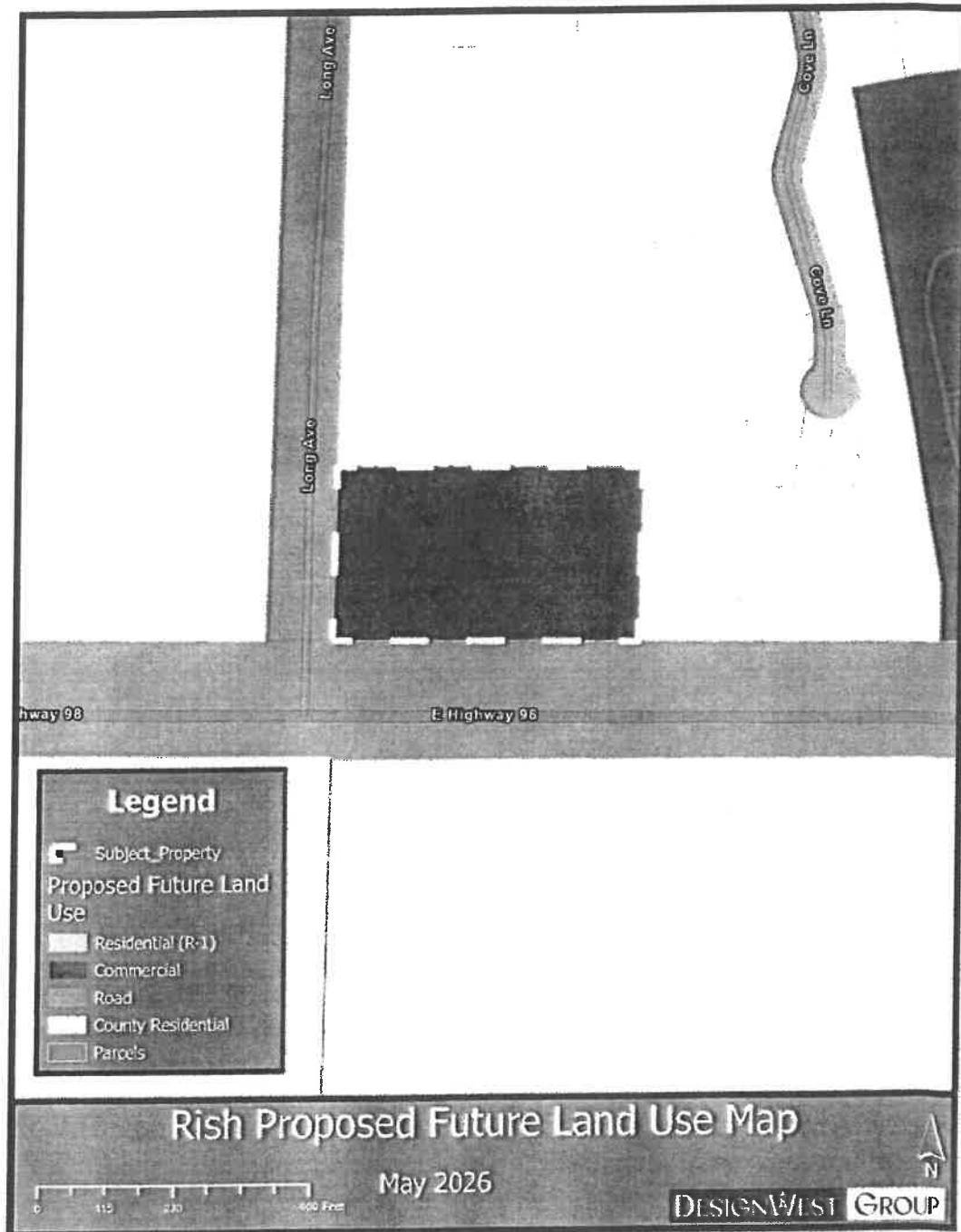
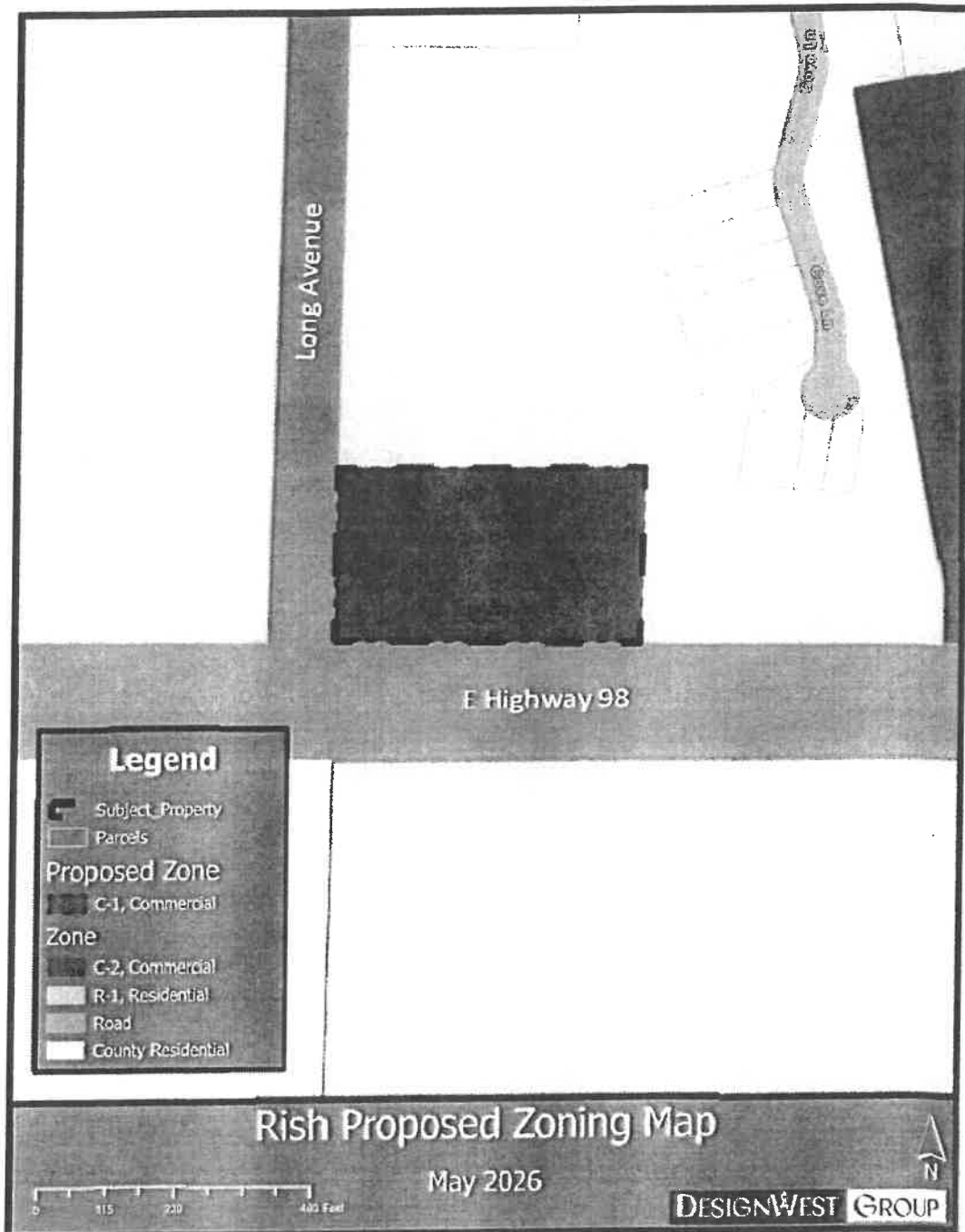


EXHIBIT "A"

Zoning Map:



NOTICE OF PUBLIC HEARINGS FOR A SMALL-SCALE MAP AMENDMENT TO THE CITY OF PORT ST. JOE COMPREHENSIVE PLAN AND REZONING TO THE CITY ZONING MAP

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

The Planning and Development Review Board sitting as the local planning agency will hold a Public Hearing at 4:00 P.M., EST, at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 on Tuesday, June 2, 2026, or as soon thereafter as the issue may be heard, to consider a recommendation to the Port St. Joe City Commissioners for a Small Scale Map amendment to the City of Port St. Joe Comprehensive Plan and to consider an amendment to the Zoning Map of the City and of the ordinance relating thereto, the title of which is set forth below.

The City of Port St. Joe City Commission will conduct a Public Hearing and hold the first reading of Ordinance 630, the title of which are set forth below, at the Ward Ridge Building, 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, June 16, 2026, at 12:00 P.M. EST, or as soon thereafter as the issue may be heard, regarding a Small Scale Map amendment to the City of Port St. Joe Comprehensive Plan and to consider an amendment to the Zoning Map of the City.

The City of Port St. Joe City Commission will conduct a Public Hearing and hold the final reading of Ordinance 630, the title of which are set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, July 7, 2026, at 12:00 P.M. EST, or as soon thereafter as the issue may be heard, to consider the final reading of the a Small Scale Map amendment to the City of Port St. Joe Comprehensive Plan, and to consider an amendment to the Zoning Map of the City of Port St. Joe.

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

ORDINANCE NO. 630

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 NUMBER: 06076-016R FROM RESIDENTIAL USE TO COMMERCIAL, PROVIDING FOR AN AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE CHANGING FROM R-1 TO C-1; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



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

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

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

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

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

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

Prepared for:

Ralph Rish, ET AL
117 Sailors Cove Drive
Port St. Joe, Florida 32456

Prepared by:

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

May 2026

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
Email: rgreer@designwestgroupeng.com

Property Information

Property Ownership:

Ralph Rish, ET AL
117 Sailors Cove Drive
Port St. Joe, Florida 32456

Property Identification Numbers: 06076-016R

Property Description: 3.58+/- acre (amendment area). Begin at the intersection of the east right of way of Long Avenue and the north right of way of U.S. Highway 98 and run north along said east right of way 300 feet; thence run east, parallel to the north right of way of U.S. Highway 98 520 feet; thence run south to the north right of way of U.S. Highway 98; thence run west along said right of way to the point of beginning.

Small Scale Land Use Map Amendment and Rezoning Request

Existing Future Land Use Map Designation: Residential R-1

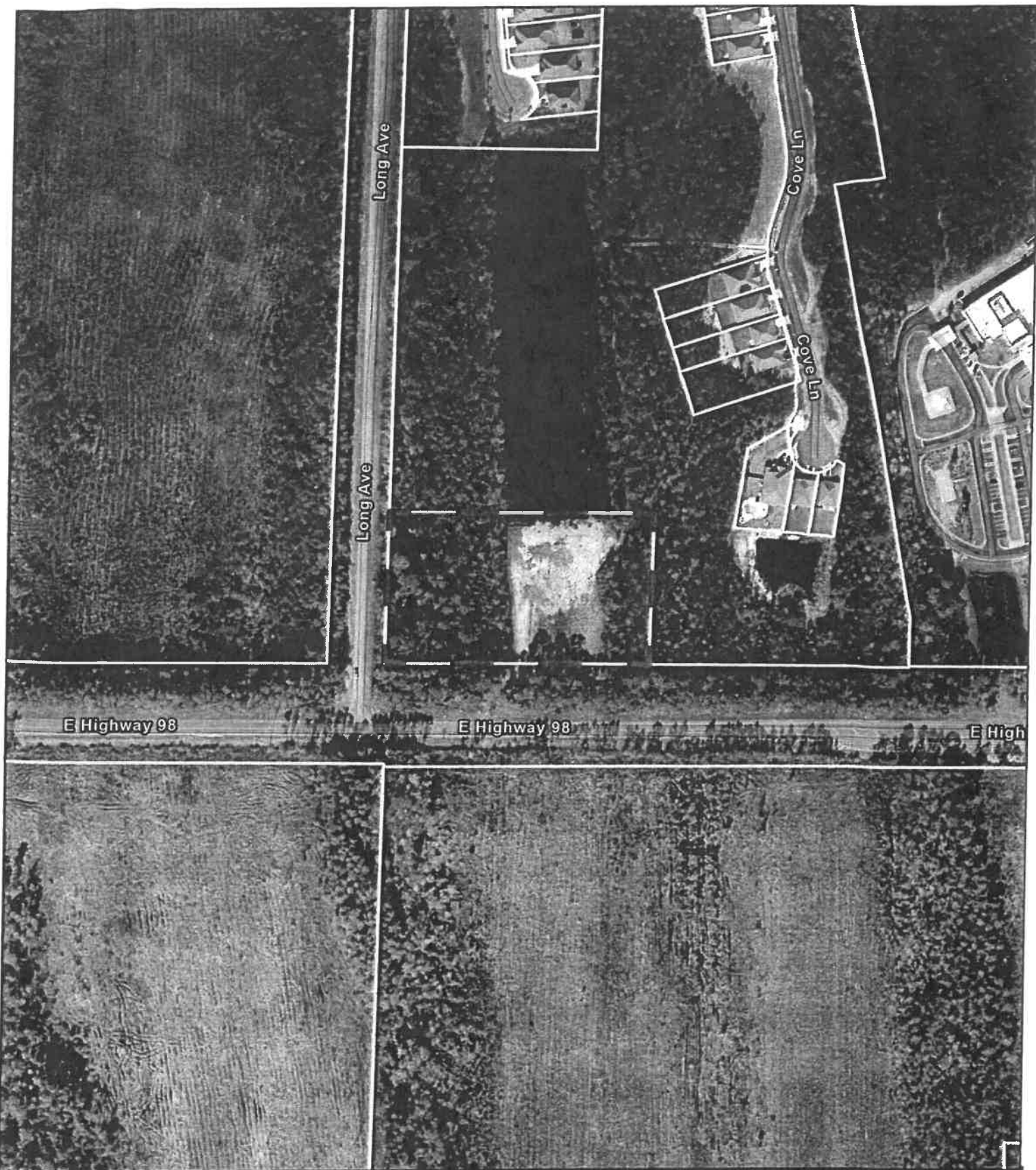
Proposed Future Land Use Map Designation: Commercial C-1

Existing Zoning District: Residential R-1

Proposed Zoning District: Commercial C-1

Maps

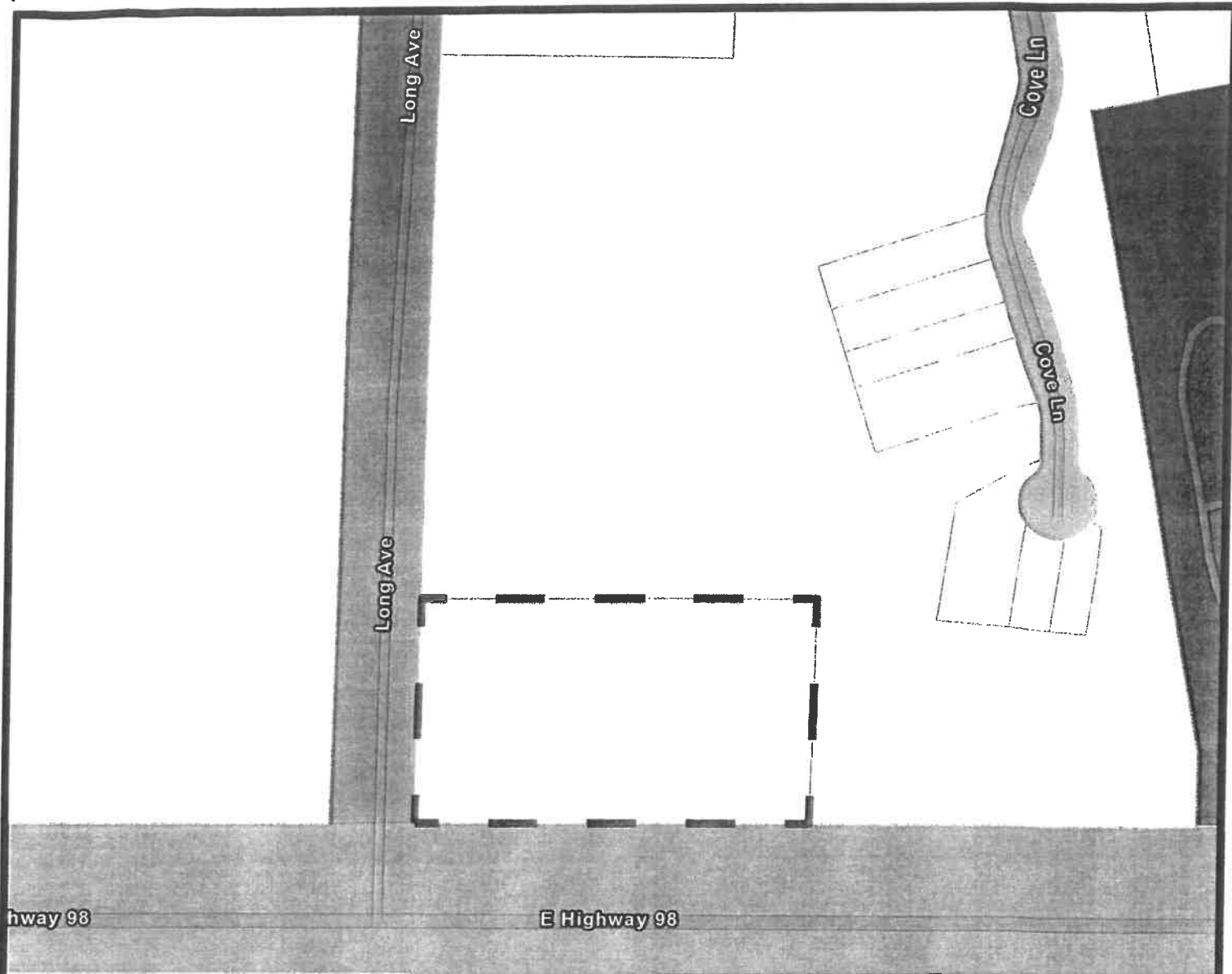
- a) Location Map
- b) Existing Future Land Use Map
- c) Proposed Future Land Use Map
- d) Existing Zoning Map
- e) Proposed Zoning Map



Rish Future Land Use Location Map

May 2026

DESIGNWEST GROUP



Legend

- Subject_Property
- Future Land Use
 - Residential (R-1)
 - Commercial
 - Road
 - County Residential
 - Parcels

Rish Future Land Use Map

May 2026

0 115 230 460 Feet

DESIGNWEST GROUP



Long Ave

Cove Ln

hway 98

E Highway 98

Legend

-  Subject Property
- Proposed Future Land Use
 -  Residential (R-1)
 -  Commercial
 -  Road
 -  County Residential
 -  Parcels

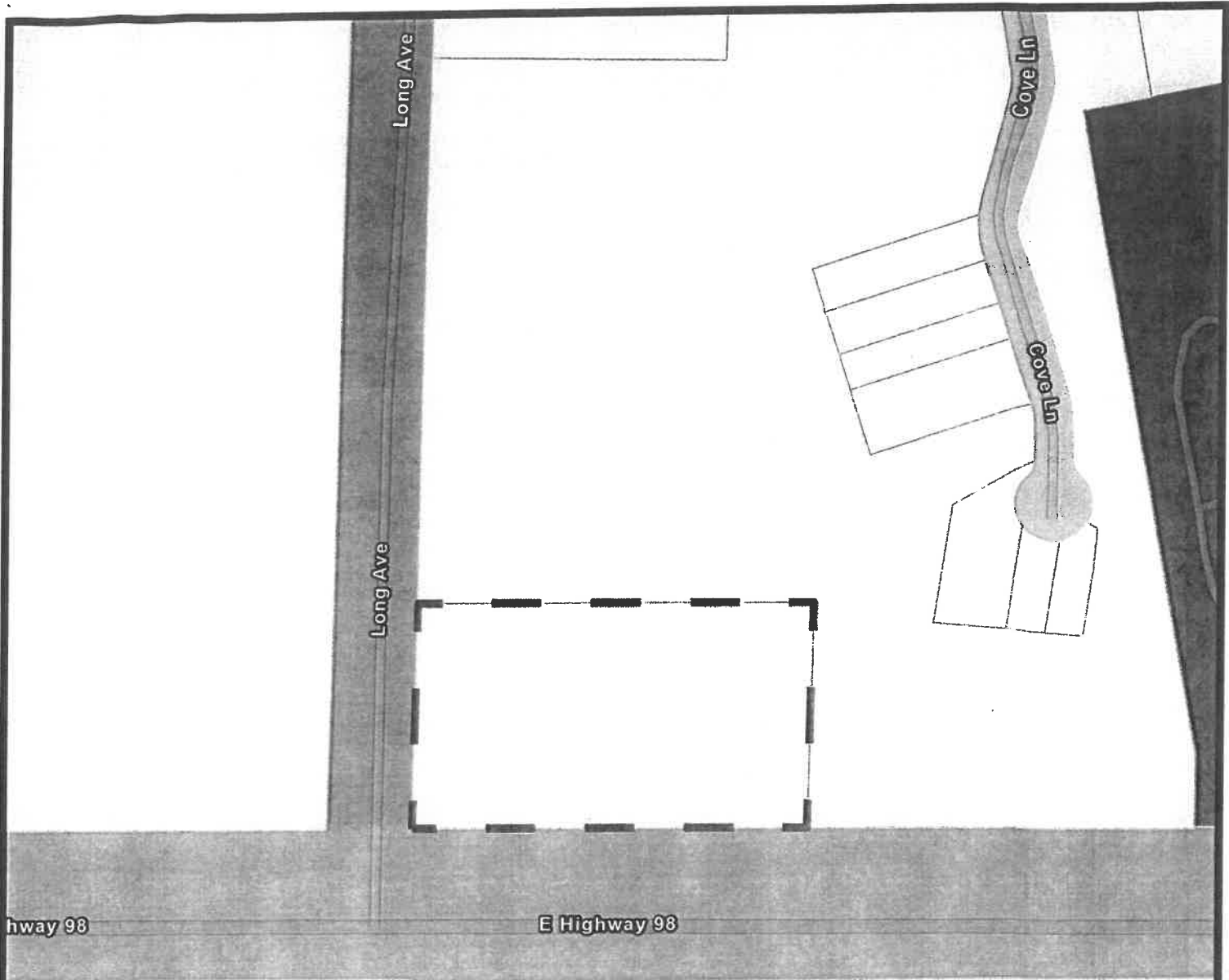
Rish Proposed Future Land Use Map

May 2026

0 115 230 460 Feet

DESIGNWEST GROUP





Legend

 Subject_Property

 Parcels

Zone

 C-2, Commercial

 R-1, Residential

 Road

 County Residential

Rish Zoning Map

May 2026

0 115 230 460 Feet

DESIGNWEST GROUP



Long Avenue

Cove Ln

Cove Ln

E Highway 98

Legend

 Subject_Property

 Parcels

Proposed Zone

 C-1, Commercial

Zone

 C-2, Commercial

 R-1, Residential

 Road

 County Residential

Rish Proposed Zoning Map

May 2026

0 115 230 460 Feet

DESIGNWEST GROUP



City of Port St. Joe Application

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

Property Address: Long Ave & Highway 98

Current Land Use: Residential R-1

Property Owner: Rish Family Plaza

Proposed Land Use: Commercial

Mailing Address: 117 Sailors Cove Drive, Port St. Joe Florida 32456

Phone: (850) 545-6503

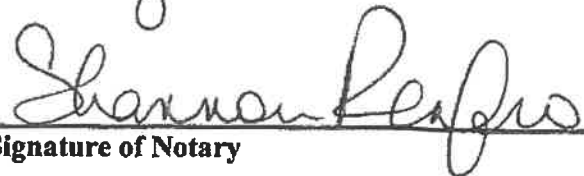
Applicant if Different: Raymond W. Greer

Parcel Number: 06076-016R

 Ralph Rish
Owners Signature

Sworn to and subscribed before me this 5th day of May. 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


Applicant Signature

5/4/2026

Property Deed

PREPARED BY:
Thomas S. Gibson, of
RISH & GIBSON, P.A.
116 SAILOR'S COVE DRIVE
PORT ST JOE, FL 32456
Parcel ID: 06076-016

WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT
AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER
OF THE PARTIES

WARRANTY DEED

This warranty deed is dated this 14th day of August, 2023 by;

William J. Rish, Jr.

hereafter called Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to:

Gulf Coast Real Estate Group Properties, LLC,

a Florida limited liability company whose address is: **155 W. Highway 98, Port St. Joe, Florida 32456**, hereafter called Grantee, successors and assigns of Grantee, forever, my undivided $\frac{1}{4}$ interest in the real property in **GULF** County, **FLORIDA**, described as:

Begin at the intersection of the east right of way of Long Avenue and the north right of way of U.S. Highway 98 and run north along said east right of way 300 feet; thence run east, parallel to the north right of way of U.S Highway 98 520 feet; thence run south to the north right of way of U.S Highway 98; thence run west along said right of way to the point of beginning.

SUBJECT TO Covenants, Restrictions, and Easements of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, and SUBJECT TO the Applicable Comprehensive Plan, including developmental regulations and are not hereby reimposed.

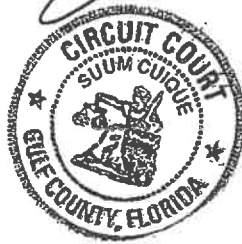
AND Grantor does hereby warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, this instrument has been executed by Grantor.

Signed, sealed and delivered
in the presence of:

B.R.I.
Witness Signature
Printed Name: Blake Rish

Linda Somero
Witness Signature
Printed Name: Linda Somero

William J. Rish, Jr.


STATE OF FLORIDA
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 15th day of August, 2023
by William J. Rish, Jr., who [☒] is personally known to me or [☐] produced _____
as identification [☐] physical presence [☐] online notarization.

Meagan M Lively
Print Notary Name:



PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, June 02, 2026, at 4:00 P.M. EST and at the Regular City Commission Meeting on June 16, 2026, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the following:

PLAT APPROVAL REQUEST FOR

The St. Joe Company

Windmark Beach North Phase 3 East Unit 2

City of Port St. Joe, Gulf County, FL

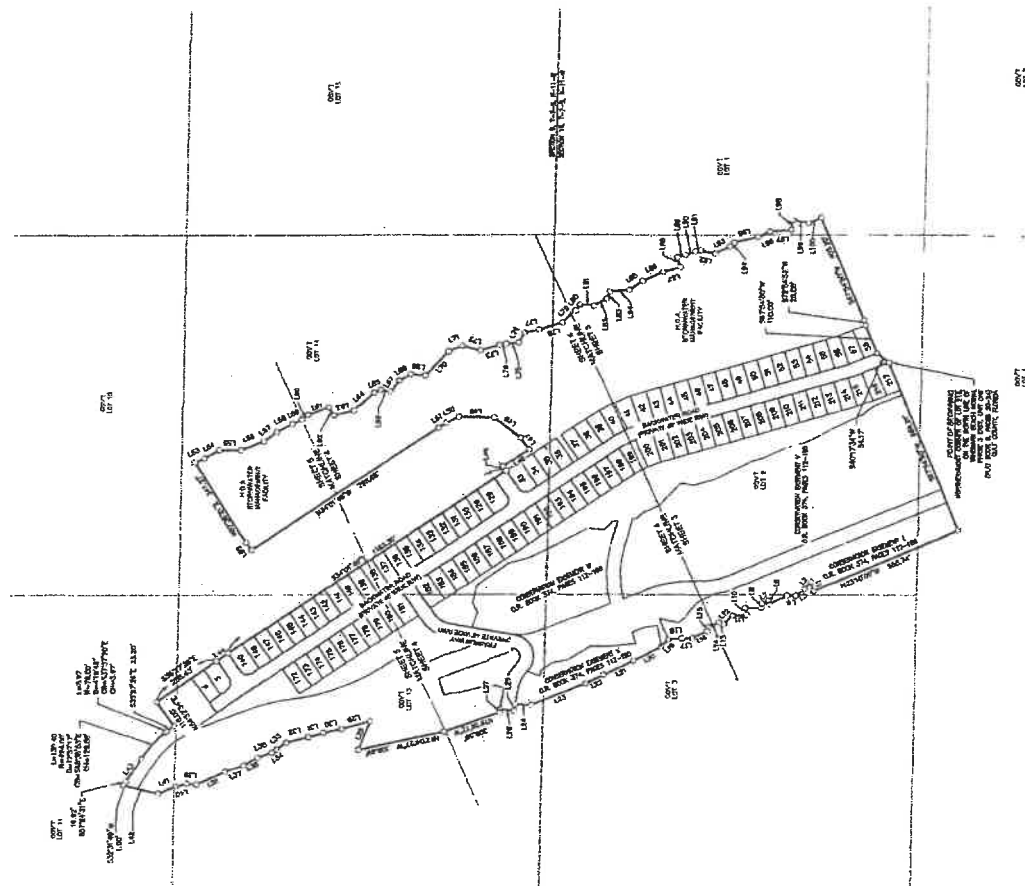
Parcels: 04227-000R

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

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850)229-8261.

Publish one time in the STAR: 06/13/2024 and furnish proof of

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 1-4, 10-11, & 13-14, SECTIONS 9 AND 18,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
APRIL, 2026

[illegible]

SHEET INDEX	
TITLE	NO.
VACUITY MASS LEADED, SUB VECTORS NOTES.	1
SUBSCRIPTION, OPTICATION & SIGNATURE SHEET	2
OVERALL BOUNDARY (1" = 200')	1-5
LOT DETAIL (1" = 50')	

Dewberry.
DEWBERRY ENGINEERS INC.
3701 AMERICAN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 904.321.0444 FAX: 904.322.1011
WWW.DEWBERRY.COM

[illegible]

PLAT BOOK	PAGE
SHEET 3 OF 5	

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 1-4, 10-11, & 13-14, SECTIONS 9 AND 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	83.17	100.00	DELTA	53.61
C2	100.00	100.00	180° 00' 00"	100.00
C3	43.88	100.00	180° 00' 00"	43.88
C4	13.17	100.00	180° 00' 00"	13.17
C5	88.88	100.00	180° 00' 00"	88.88
C6	94.88	100.00	0° 00' 00"	94.88
C7	118.88	100.00	0° 00' 00"	118.88
C8	33.17	100.00	0° 00' 00"	33.17
C9	100.00	100.00	180° 00' 00"	100.00
C10	100.00	100.00	0° 00' 00"	100.00
C11	88.88	100.00	0° 00' 00"	88.88
C12	100.00	100.00	0° 00' 00"	100.00
C13	100.00	100.00	0° 00' 00"	100.00
C14	33.17	100.00	180° 00' 00"	33.17
C15	100.00	100.00	180° 00' 00"	100.00
C16	100.00	100.00	0° 00' 00"	100.00
C17	2.00	100.00	0° 00' 00"	2.00

[illegible][illegible]

TITLE	SHEET INDEX	NO.
VICTORY MAP, LEHEND, SURVEYOR'S HOTEL, DESCRIPTION, DECONTAMINATION & STRATUMET SHEET		1
OVERALL BOUNDARY (1" = 200')		2
LOT TAIL (1" = 50')		3-5

Dewberry.
DEWBERRY ENGINEERS INC
200 ABERDEEN PARKWAY
PAUHAU CITY, FLORIDA 3408
PHONE 850.552.0844 FAX 850.322.4011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. 18-0511

INSTITUTE OF TECHNOLOGY
CENTRE OF INNOVATION NO. 18 BAY
ROAD, SINGAPORE 639932

WINDMARK BEACH NORTH PHASE 3 EAST UNIT 2

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 14, 10-11, & 13-14, SECTIONS 9 AND 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA

APRIL, 2028

PLAT BOOK PAGE
SHEET 4 OF 5

1" = 50 FEET

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	78.00	1000.00	90°00'00"	S89°59'59"W	77.99
C2	111.18	1600.00	111°59'59"	S89°59'59"W	111.18
C3	144.36	2000.00	143°59'59"	S89°59'59"W	144.36
C4	177.54	2500.00	175°59'59"	S89°59'59"W	177.54
C5	210.72	3000.00	207°59'59"	S89°59'59"W	210.72
C6	243.90	3500.00	239°59'59"	S89°59'59"W	243.90
C7	277.08	4000.00	271°59'59"	S89°59'59"W	277.08
C8	310.26	4500.00	303°59'59"	S89°59'59"W	310.26
C9	343.44	5000.00	335°59'59"	S89°59'59"W	343.44
C10	376.62	5500.00	367°59'59"	S89°59'59"W	376.62
C11	409.80	6000.00	399°59'59"	S89°59'59"W	409.80
C12	442.98	6500.00	431°59'59"	S89°59'59"W	442.98
C13	476.16	7000.00	463°59'59"	S89°59'59"W	476.16
C14	509.34	7500.00	495°59'59"	S89°59'59"W	509.34
C15	542.52	8000.00	527°59'59"	S89°59'59"W	542.52
C16	575.70	8500.00	559°59'59"	S89°59'59"W	575.70
C17	608.88	9000.00	591°59'59"	S89°59'59"W	608.88
C18	642.06	9500.00	623°59'59"	S89°59'59"W	642.06
C19	675.24	10000.00	655°59'59"	S89°59'59"W	675.24
C20	708.42	10500.00	687°59'59"	S89°59'59"W	708.42
C21	741.60	11000.00	719°59'59"	S89°59'59"W	741.60
C22	774.78	11500.00	751°59'59"	S89°59'59"W	774.78
C23	807.96	12000.00	783°59'59"	S89°59'59"W	807.96
C24	841.14	12500.00	815°59'59"	S89°59'59"W	841.14
C25	874.32	13000.00	847°59'59"	S89°59'59"W	874.32
C26	907.50	13500.00	879°59'59"	S89°59'59"W	907.50
C27	940.68	14000.00	911°59'59"	S89°59'59"W	940.68
C28	973.86	14500.00	943°59'59"	S89°59'59"W	973.86
C29	1007.04	15000.00	975°59'59"	S89°59'59"W	1007.04
C30	1040.22	15500.00	1007°59'59"	S89°59'59"W	1040.22
C31	1073.40	16000.00	1039°59'59"	S89°59'59"W	1073.40
C32	1106.58	16500.00	1071°59'59"	S89°59'59"W	1106.58
C33	1139.76	17000.00	1103°59'59"	S89°59'59"W	1139.76
C34	1172.94	17500.00	1135°59'59"	S89°59'59"W	1172.94
C35	1206.12	18000.00	1167°59'59"	S89°59'59"W	1206.12
C36	1239.30	18500.00	1199°59'59"	S89°59'59"W	1239.30
C37	1272.48	19000.00	1231°59'59"	S89°59'59"W	1272.48
C38	1305.66	19500.00	1263°59'59"	S89°59'59"W	1305.66
C39	1338.84	20000.00	1295°59'59"	S89°59'59"W	1338.84
C40	1372.02	20500.00	1327°59'59"	S89°59'59"W	1372.02
C41	1405.20	21000.00	1359°59'59"	S89°59'59"W	1405.20
C42	1438.38	21500.00	1391°59'59"	S89°59'59"W	1438.38
C43	1471.56	22000.00	1423°59'59"	S89°59'59"W	1471.56
C44	1504.74	22500.00	1455°59'59"	S89°59'59"W	1504.74
C45	1537.92	23000.00	1487°59'59"	S89°59'59"W	1537.92
C46	1571.10	23500.00	1519°59'59"	S89°59'59"W	1571.10
C47	1604.28	24000.00	1551°59'59"	S89°59'59"W	1604.28
C48	1637.46	24500.00	1583°59'59"	S89°59'59"W	1637.46
C49	1670.64	25000.00	1615°59'59"	S89°59'59"W	1670.64
C50	1703.82	25500.00	1647°59'59"	S89°59'59"W	1703.82
C51	1737.00	26000.00	1679°59'59"	S89°59'59"W	1737.00
C52	1770.18	26500.00	1711°59'59"	S89°59'59"W	1770.18
C53	1803.36	27000.00	1743°59'59"	S89°59'59"W	1803.36
C54	1836.54	27500.00	1775°59'59"	S89°59'59"W	1836.54
C55	1869.72	28000.00	1807°59'59"	S89°59'59"W	1869.72
C56	1902.90	28500.00	1839°59'59"	S89°59'59"W	1902.90
C57	1936.08	29000.00	1871°59'59"	S89°59'59"W	1936.08
C58	1969.26	29500.00	1903°59'59"	S89°59'59"W	1969.26
C59	2002.44	30000.00	1935°59'59"	S89°59'59"W	2002.44
C60	2035.62	30500.00	1967°59'59"	S89°59'59"W	2035.62
C61	2068.80	31000.00	1999°59'59"	S89°59'59"W	2068.80
C62	2101.98	31500.00	2031°59'59"	S89°59'59"W	2101.98
C63	2135.16	32000.00	2063°59'59"	S89°59'59"W	2135.16
C64	2168.34	32500.00	2095°59'59"	S89°59'59"W	2168.34
C65	2201.52	33000.00	2127°59'59"	S89°59'59"W	2201.52
C66	2234.70	33500.00	2159°59'59"	S89°59'59"W	2234.70
C67	2267.88	34000.00	2191°59'59"	S89°59'59"W	2267.88
C68	2301.06	34500.00	2223°59'59"	S89°59'59"W	2301.06
C69	2334.24	35000.00	2255°59'59"	S89°59'59"W	2334.24
C70	2367.42	35500.00	2287°59'59"	S89°59'59"W	2367.42
C71	2400.60	36000.00	2319°59'59"	S89°59'59"W	2400.60
C72	2433.78	36500.00	2351°59'59"	S89°59'59"W	2433.78
C73	2466.96	37000.00	2383°59'59"	S89°59'59"W	2466.96
C74	2499.14	37500.00	2415°59'59"	S89°59'59"W	2499.14
C75	2532.32	38000.00	2447°59'59"	S89°59'59"W	2532.32
C76	2565.50	38500.00	2479°59'59"	S89°59'59"W	2565.50
C77	2598.68	39000.00	2511°59'59"	S89°59'59"W	2598.68
C78	2631.86	39500.00	2543°59'59"	S89°59'59"W	2631.86
C79	2665.04	40000.00	2575°59'59"	S89°59'59"W	2665.04
C80	2698.22	40500.00	2607°59'59"	S89°59'59"W	2698.22
C81	2731.40	41000.00	2639°59'59"	S89°59'59"W	2731.40
C82	2764.58	41500.00	2671°59'59"	S89°59'59"W	2764.58
C83	2797.76	42000.00	2703°59'59"	S89°59'59"W	2797.76
C84	2830.94	42500.00	2735°59'59"	S89°59'59"W	2830.94
C85	2864.12	43000.00	2767°59'59"	S89°59'59"W	2864.12
C86	2897.30	43500.00	2799°59'59"	S89°59'59"W	2897.30
C87	2930.48	44000.00	2831°59'59"	S89°59'59"W	2930.48
C88	2963.66	44500.00	2863°59'59"	S89°59'59"W	2963.66
C89	2996.84	45000.00	2895°59'59"	S89°59'59"W	2996.84
C90	3029.02	45500.00	2927°59'59"	S89°59'59"W	3029.02
C91	3062.20	46000.00	2959°59'59"	S89°59'59"W	3062.20
C92	3095.38	46500.00	2991°59'59"	S89°59'59"W	3095.38
C93	3128.56	47000.00	3023°59'59"	S89°59'59"W	3128.56
C94	3161.74	47500.00	3055°59'59"	S89°59'59"W	3161.74
C95	3194.92	48000.00	3087°59'59"	S89°59'59"W	3194.92
C96	3228.10	48500.00	3119°59'59"	S89°59'59"W	3228.10
C97	3261.28	49000.00	3151°59'59"	S89°59'59"W	3261.28
C98	3294.46	49500.00	3183°59'59"	S89°59'59"W	3294.46
C99	3327.64	50000.00	3215°59'59"	S89°59'59"W	3327.64
C100	3360.82	50500.00	3247°59'59"	S89°59'59"W	3360.82
C101	3394.00	51000.00	3279°59'59"	S89°59'59"W	3394.00
C102	3427.18	51500.00	3311°59'59"	S89°59'59"W	3427.18
C103	3460.36	52000.00	3343°59'59"	S89°59'59"W	3460.36
C104	3493.54	52500.00	3375°59'59"	S89°59'59"W	3493.54
C105	3526.72	53000.00	3407°59'59"	S89°59'59"W	3526.72
C106	3559.90	53500.00	3439°59'59"	S89°59'59"W	3559.90
C107	3593.08	54000.00	3471°59'59"	S89°59'59"W	3593.08
C108	3626.26	54500.00	3503°59'59"	S89°59'59"W	3626.26
C109	3659.44	55000.00	3535°59'59"	S89°59'59"W	3659.44
C110	3692.62	55500.00	3567°59'59"	S89°59'59"W	3692.62
C111	3725.80	56000.00	3599°59'59"	S89°59'59"W	3725.80
C112	3758.98	56500.00	3631°59'59"	S89°59'59"W	3758.98
C113	3792.16	57000.00	3663°59'59"	S89°59'59"W	3792.16
C114	3825.34	57500.00	3695°59'59"	S89°59'59"W	3825.34
C115	3858.52	58000.00	3727°59'59"	S89°59'59"W	3858.52
C116	3891.70	58500.00	3759°59'59"	S89°59'59"W	3891.70
C117	3924.88	59000.00	3791°59'59"	S89°59'59"W	3924.88
C118	3958.06	59500.00	3823°59'59"	S89°59'59"W	3958.06
C119	3991.24	60000.00	3855°59'59"	S89°59'59"W	3991.24
C120	4024.42	60500.00	3887°59'59"	S89°59'59"W	4024.42
C121	4057.60	61000.00	3919°59'59"	S89°59'59"W	4057.60
C122	4090.78	61500.00	3951°59'59"	S89°59'59"W	4090.78
C123	4123.96	62000.00	3983°59'59"	S89°59'59"W	4123.96
C124	4157.14	62500.00	4015°59'59"	S89°59'59"W	4157.14
C125	4190.32	63000.00	4047°59'59"	S89°59'59"W	4190.32
C126	4223.50	63500.00	4079°59'59"	S89°59'59"W	4223.50
C127	4256.68	64000.00	4111°59'59"	S89°59'59"W	4256.68
C128	4289.86	64500.00	4143°59'59"	S89°59'59"W	4289.86
C129	4323.04	65000.00	4175°59'59"	S89°59'59"W	4323.04
C130	4356.22	65500.00	4207°59'59"	S89°59'59"W	4356.22
C131	4389.40	66000.00	4239°59'59"	S89°59'59"W	4389.40
C132	4422.58	66500.00	4271°59'59"	S89°59'59"W	4422.58
C133	4455.76	67000.00	4303°59'59"	S89°59'59"W	4455.76
C134	4488.94	67500.00	4335°59'59"	S89°59'59"W	4488.94
C135	4522.12	68000.00	4367°59'59"	S89°59'59"W	4522.12
C136	4555.30	68500.00	4399°59'59"	S89°59'59"W	4555.30
C137	4588.48	69000.00	4431°59'59"	S89°59'59"W	4588.48
C138	4621.66	69500.00	4463°59'59"	S89°59'59"W	4621.66
C139	4654.84	70000.00	4495°59'59"	S89°59'59"W	4654.84
C140	4688.02	70500.00	4527°59'59"	S89°59'59"W	4688.02
C141	4721.20	71000.00	4559°59'59"	S89°59'59"W	4721.20
C142	4754.38	71500.00	4591°59'59"	S89°59'59"W	4754.38
C143	4787.56	72000.00	4623°59'59"	S89°59'59"W	4787.56
C144	4820.74	72500.00	4655°59'59"	S89°59'59"W	4820.74
C145	4853.92	73000.00	4687°59'59"	S89°59'59"W	4853.92
C146	4887.10	73500.00	4719°59'59"	S89°59'59"W	4887.10
C147	4920.28	74000.00	4751°59'59"	S89°59'59"W	4920.28
C148	4953.46	74500.00	4783°59'59"	S89°59'59"W	4953.46
C149	4986.64	75000.00	4815°59'59"	S89°59'59"W	4986.64
C150	5019.82	75500.00	4847°59'59"	S89°59'59"W	5019.82
C151	5053.00	76000.00	4879°59'59"	S89°59'59"W	5053.00
C152	5086.18	76500.00	4911°59'59"	S89°59'59"W	5086.18
C153	5119.36	77000.00	4943°59'59"	S89°59'59"W	5119.36
C154	5152.54	77500.00	4975°59'59"	S89°59'59"W	5152.54
C155	5185.72				

WINDMARK BEACH NORTH PHASE 3 EAST UNIT 2

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 14, 10-11, & 13-14, SECTIONS 9 AND 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA

APRIL, 2028

PLAT BOOK PAGE
SHEET 5 OF 5

Chain #	Length	Width	Depth	Chain Bearing	Chain Length
1	1.00	1.00	1.00	S 45° E	1.41
2	1.00	1.00	1.00	S 45° E	1.41
3	1.00	1.00	1.00	S 45° E	1.41
4	1.00	1.00	1.00	S 45° E	1.41
5	1.00	1.00	1.00	S 45° E	1.41
6	1.00	1.00	1.00	S 45° E	1.41
7	1.00	1.00	1.00	S 45° E	1.41
8	1.00	1.00	1.00	S 45° E	1.41
9	1.00	1.00	1.00	S 45° E	1.41
10	1.00	1.00	1.00	S 45° E	1.41
11	1.00	1.00	1.00	S 45° E	1.41
12	1.00	1.00	1.00	S 45° E	1.41
13	1.00	1.00	1.00	S 45° E	1.41
14	1.00	1.00	1.00	S 45° E	1.41
15	1.00	1.00	1.00	S 45° E	1.41
16	1.00	1.00	1.00	S 45° E	1.41
17	1.00	1.00	1.00	S 45° E	1.41
18	1.00	1.00	1.00	S 45° E	1.41
19	1.00	1.00	1.00	S 45° E	1.41
20	1.00	1.00	1.00	S 45° E	1.41

1" = 37.727'

LINE TABLE

LINE #	BEARING	LENGTH
1	S 45° E	1.41
2	S 45° E	1.41
3	S 45° E	1.41
4	S 45° E	1.41
5	S 45° E	1.41
6	S 45° E	1.41
7	S 45° E	1.41
8	S 45° E	1.41
9	S 45° E	1.41
10	S 45° E	1.41
11	S 45° E	1.41
12	S 45° E	1.41
13	S 45° E	1.41
14	S 45° E	1.41
15	S 45° E	1.41
16	S 45° E	1.41
17	S 45° E	1.41
18	S 45° E	1.41
19	S 45° E	1.41
20	S 45° E	1.41

NOTES:
1. AS SHOWN ON THE CHAINING PLAN, THE APPROXIMATE LOCATION OF THE SUBDIVISION LOTS DESCRIBED HEREIN, AND LOTS 14, 10-11, & 13-14, SECTIONS 9 AND 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA, ARE SHOWN ON THE CHAINING PLAN.
2. ALL PLATTED LOTS DESCRIBED HEREIN SHALL BE CONVEYED TO THE SUBDIVISION LOTS DESCRIBED HEREIN, AND LOTS 14, 10-11, & 13-14, SECTIONS 9 AND 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA, BY THE CHAINING PLAN.
3. THE CHAINING PLAN SHALL BE CONSIDERED THE FINAL AUTHORITY IN THE EVENT OF ANY DISCREPANCY BETWEEN THE CHAINING PLAN AND THE CHAINING PLAN.
4. THERE MAY BE ADDITIONAL DISCREPANCIES BETWEEN THE CHAINING PLAN AND THE CHAINING PLAN.
5. THE CHAINING PLAN SHALL BE CONSIDERED THE FINAL AUTHORITY IN THE EVENT OF ANY DISCREPANCY BETWEEN THE CHAINING PLAN AND THE CHAINING PLAN.

SHEET INDEX

TITLE	NO.
OVERALL SUBDIVISION (1" = 300')	1
LOT DETAILS (1" = 30')	3, 4

Dewberry
DEWBERRY ENGINEERS, INC.
10000 W. 11TH AVENUE
SUITE 100
DENVER, CO 80231
PHONE: 303.755.1511
FAX: 303.755.1511
WWW.DWBERRY.COM

WINDMARK BEACH NORTH PHASE 3 WEST UNIT 2

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 2, 3, 4, AND 7, SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA.

APRIL, 2028

ACKNOWLEDGEMENT:
THIS DEED IS HEREBY FILED FOR RECORD IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, IN THE NAME OF THE COUNTY CLERK, IN THE OFFICE OF THE COUNTY CLERK, IN THE CITY OF PANAMA CITY, FLORIDA, IN THE YEAR 2028, IN THE MONTH OF APRIL, IN THE DAY OF THE 15TH, IN THE PAGE 301, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

ACKNOWLEDGEMENT:
ALL RIGHTS, TITLE, AND INTEREST IN THE LAND DESCRIBED IN THIS DEED, INCLUDING BUT NOT LIMITED TO THE RIGHT OF FIRST REFUSAL, ARE HEREBY ASSIGNED TO THE COUNTY CLERK, IN THE CITY OF PANAMA CITY, FLORIDA, IN THE YEAR 2028, IN THE MONTH OF APRIL, IN THE DAY OF THE 15TH, IN THE PAGE 301, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

WINDMARK BEACH NORTH PHASE 3 WEST UNIT 2, AS SHOWN ON THE PLAT OF THE SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 2, 3, 4, AND 7, SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA, FILED FOR RECORD IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, IN THE YEAR 2028, IN THE MONTH OF APRIL, IN THE DAY OF THE 15TH, IN THE PAGE 301, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

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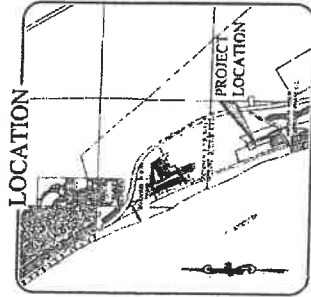
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ACKNOWLEDGEMENT:
THIS DEED IS HEREBY FILED FOR RECORD IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, IN THE NAME OF THE COUNTY CLERK, IN THE OFFICE OF THE COUNTY CLERK, IN THE CITY OF PANAMA CITY, FLORIDA, IN THE YEAR 2028, IN THE MONTH OF APRIL, IN THE DAY OF THE 15TH, IN THE PAGE 301, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

ACKNOWLEDGEMENT:
ALL RIGHTS, TITLE, AND INTEREST IN THE LAND DESCRIBED IN THIS DEED, INCLUDING BUT NOT LIMITED TO THE RIGHT OF FIRST REFUSAL, ARE HEREBY ASSIGNED TO THE COUNTY CLERK, IN THE CITY OF PANAMA CITY, FLORIDA, IN THE YEAR 2028, IN THE MONTH OF APRIL, IN THE DAY OF THE 15TH, IN THE PAGE 301, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

PLAT BOOK	SHEET 1 OF 4	PAGE
SHEET INDEX		
TITLE	NO.	
WINDMARK BEACH NORTH PHASE 3 WEST UNIT 2	3	
OVERALL DIMENSIONS (1"=100')	3	
LOT TOTALS (1"=75')	3	

CITY COMMISSIONER'S APPROVAL:
I, _____, CITY COMMISSIONER, DO HEREBY APPROVE THE SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 2, 3, 4, AND 7, SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA, FILED FOR RECORD IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, IN THE YEAR 2028, IN THE MONTH OF APRIL, IN THE DAY OF THE 15TH, IN THE PAGE 301, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

CERTIFICATE OF RECORD:
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS DEED WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, IN THE YEAR 2028, IN THE MONTH OF APRIL, IN THE DAY OF THE 15TH, IN THE PAGE 301, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

CERTIFICATE OF SALE:
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS DEED WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, IN THE YEAR 2028, IN THE MONTH OF APRIL, IN THE DAY OF THE 15TH, IN THE PAGE 301, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

ACKNOWLEDGEMENT:
THIS DEED IS HEREBY FILED FOR RECORD IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, IN THE NAME OF THE COUNTY CLERK, IN THE OFFICE OF THE COUNTY CLERK, IN THE CITY OF PANAMA CITY, FLORIDA, IN THE YEAR 2028, IN THE MONTH OF APRIL, IN THE DAY OF THE 15TH, IN THE PAGE 301, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

Dewberry
CONSULTING ENGINEERS, INC.
10000 DEWBERRY DRIVE
SUITE 100
PANAMA CITY, FLORIDA 32401
(904) 791-1111
WWW.DEWBERRY.COM

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 2, 3, 4, AND 7, SECTION 18,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
APRIL, 2028

PLAY BOOK	PAGE
SHEET 3 OF 4	



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	36.84	150.00	67°33'36"	N47°17'00"E	32.88
C2	64.88	250.00	67°33'36"	S57°23'00"E	59.57
C3	36.00	274.00	67°33'36"	N47°17'00"E	33.57

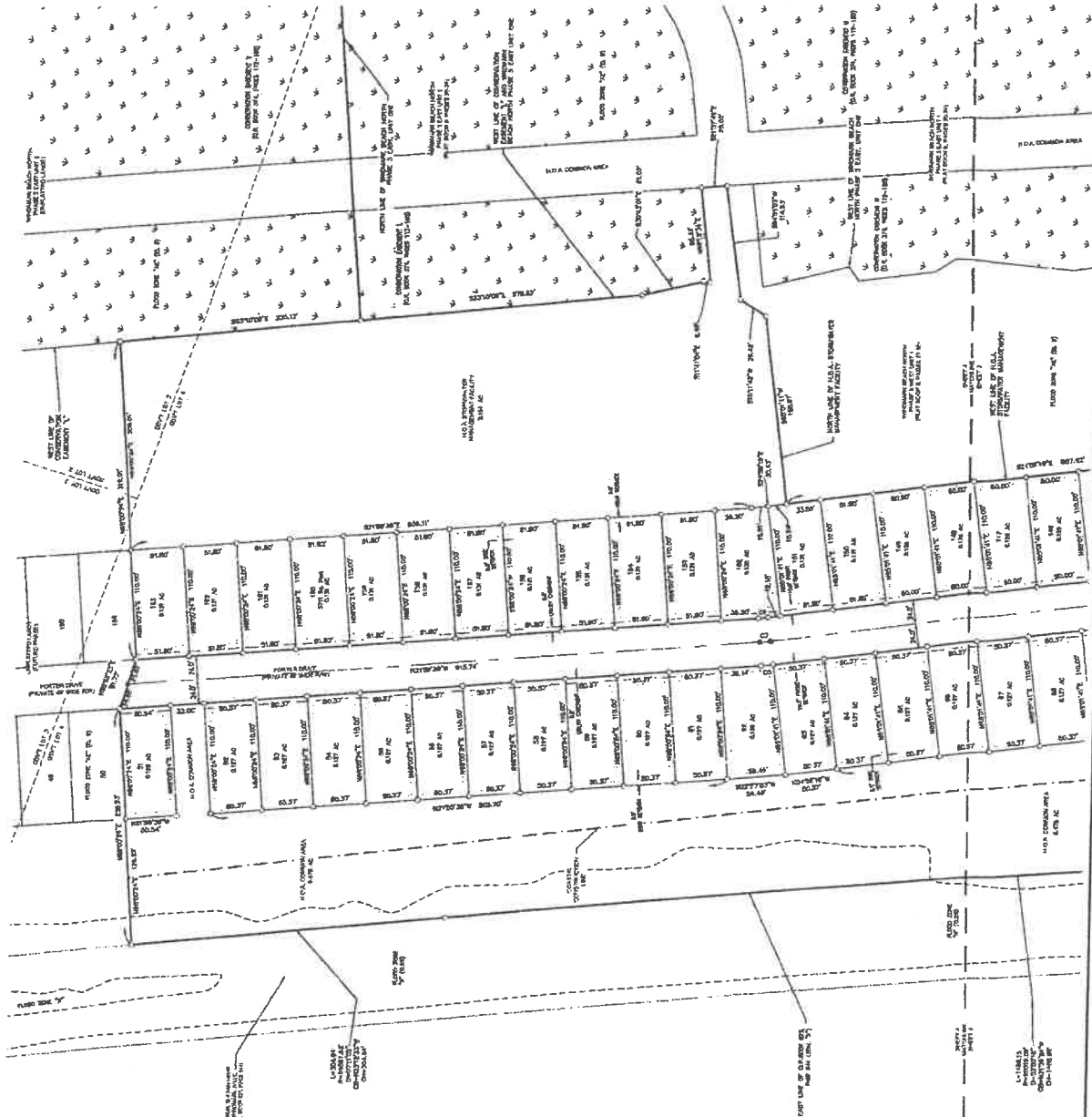
[illegible]

TITLE	SHEET INDEX	NO.
VICTORY MAP, LEGEND, SURVEYOR'S NOTES, DESCRIPTION, DEDICATION, & SIGNATURE SHEET		1
OVERALL WINDWARD (1" = 100')		2
LEeward (1" = 100')		3

Dewberry
DEWBERRY ENGINEERS INC.
301 AMERICAN PARKWAY
BAYMASS CITY, FLORIDA 32002
PHONE: 904.527.5511 FAX: 904.527.1241
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. 15-00011

WINDMARK BEACH NORTH PHASE 3 WEST UNIT 2

A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 2, 3, 4, AND 7, SECTION 18,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
APRIL, 2028



ALL DIMENSIONS IN FEET

Curve #	Length	Radius	Chord	Chord Bearing	Chord Length
C1	75.40	300.00	75.40	N 0° 0' 0" E	75.40
C2	11.16	300.00	11.16	N 0° 0' 0" E	11.16
C3	8.11	300.00	8.11	N 0° 0' 0" E	8.11

NOTICE
THESE LOTS ARE BEING OFFERED FOR SALE BY THE OFFICIAL RECORDS OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA. THE OFFICIAL RECORDS OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, ARE THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE LOTS SHOWN ON THIS PLAT. THE OFFICIAL RECORDS OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, ARE THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE LOTS SHOWN ON THIS PLAT. THE OFFICIAL RECORDS OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, ARE THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE LOTS SHOWN ON THIS PLAT.

TITLE	SHEET INDEX	NO.
WINDMARK BEACH NORTH PHASE 3 WEST UNIT 2	1	1
OVERALL DIMENSIONS (1" = 100')	1	1
COPYRIGHT (1" = 100')	1	1

Dewberry
DEWBERRY ENGINEERS, INC.
1000 AMERICAN AVENUE
SUITE 200
DADE CITY, FLORIDA 34608
PHONE: 813.293.2211
FAX: 813.293.2211
WWW.DWBERRY.COM



TITLE	SHEET INDEX	NO.
VICINITY MAP, LOGS, EXPLANATIONS		1
DESCRIPTION, ELEVATIONS & SIGNATURE SHEET		2
OVERALL BOUNDARY (1" = 1 MI)		3
LOT DETAIL (1" = 30')		4

Dewberry
DEWBERRY ENGINEERS INC.
201 AIR JUDEN PARKWAY
PALMAM CTR, FORTLA 32606
PHONE: 781.237.8444 FAX: 781.352.1811
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. 18 001

RESOLUTION NO. 2026-06

A RESOLUTION OF THE CITY OF PORT ST. JOE, FLORIDA; DESIGNATING THE CITY ADMINISTRATION/CITY MANAGER AS THE AUTHORITY TO RECEIVE, REVIEW, AND PROCESS FINAL PLAT AND REPLAT SUBMITTALS; DESIGNATING THE CITY MANAGER AS THE RESPONSIBLE ADMINISTRATIVE OFFICIAL FOR APPROVING, APPROVING WITH CONDITIONS, OR DENYING THE PROPOSED FINAL PLAT OR REPLAT, PURSUANT TO SECTION 177.071, FLORIDA STATUTES, AS AMENDED; REPEALING RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Senate Bill 784, amending Chapter 177, Florida Statutes, took effect July 1, 2025; and

WHEREAS, Senate Bill 784 includes provisions that conflict with and supersede certain provisions of local land Development Regulations; and

WHEREAS, the amended language of Chapter 177, Florida Statutes, requires a final plat or replat submittal in accordance with Chapter 177, Florida Statutes, to be administratively approved without further action or approval by the governing body if the submittal complies with Chapter 177.091, Florida Statutes; and

WHEREAS, Chapter 177, Florida Statutes, also requires the governing body to designate, by ordinance or resolution, an administrative authority to receive, review, and process such submittals, including the designation of an administrative authority to receive, review, and process such submittals, including the designation of an administrative official responsible for approving, approving with conditions, or denying the proposed final plat or replat; and

WHEREAS, the City Commission for the City of Port St. Joe finds that it is in the best interest of the citizens of the City of Port St. Joe for the City Manager to be the administrative official tasked with the above; and

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

SECTION 1. The foregoing recitals are incorporated into this Resolution by reference as true statements.

SECTION 2. Designation of Administrative Authority to receive, review, and process. Pursuant to Chapter 177.071, Florida Statutes, as amended, the City Administration/City Manager is hereby designated as the administrative authority to receive, review, and process final plat and replat submittals that comply with the requirements of Section 177.091, Florida statutes.

SECTION 3. Designation of Administrative Official responsible for approving, approving with conditions, or denying. Pursuant to Chapter 177.071, Florida Statutes, as amended, the City Manager is hereby designated as the administrative official responsible for

approving, approving with conditions, or denying final plat and replat submittals that comply with the requirements of section 177.091, Florida Statutes.

SECTION 4. Delegation of duties. The City Manager is authorized to delegate review and processing duties to the appropriate Administration staff consistent with provisions of Section 177.071, Florida Statutes.

SECTION 5. Conflicts. In the event of a conflict or conflicts between this Resolution and any other Resolution, this Resolution controls to the extent of the conflict, as allowable under the law.

SECTION 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7. Effective date. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 16th day of June 2026, by the PORT ST. JOE CITY COMMISSION meeting in regular session.

CITY OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor

Attest: _____
Charlotte Pierce, City Clerk

APPROVED AS TO FORM AND LEGALITY

Clinton T. McCahill, City Attorney

RESOLUTION 2026-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PORT ST. JOE, AUTHORIZING A GRANT APPLICATION FOR A TEMPORARY/TRAVELING EXHIBIT . INTERPRETING THE HISTORY OF THE CAPE SAN BLAS LIGHTHOUSE; AUTHORIZING THE CITY TO SEEK A MATCH WAIVER AS A REDI COMMUNITY; APPOINTING AND AUTHORIZING A DESIGNATED PROJECT CONTACT; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY; PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe, Florida will apply to the Division of Historical Resources for a Temporary/Traveling Exhibit project interpreting the history of the Cape San Blas Lighthouse and its role in Florida's maritime heritage; and

WHEREAS, the Board of City Commissioners has determined that as a necessary part of that application certain resolutions need to be made; and

WHEREAS, the City of Port St. Joe, Florida recognizes the City Manager as the official authorized to act on behalf of the City in such matters and further acknowledges that his signature shall be binding upon the City in such matters; and

WHEREAS, the City Clerk shall be responsible for grant application and project management; and

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Port St. Joe, Florida as follows:

1. That it approves the submission of the application and any related documents for the subject grant in an amount of up to Fifty Thousand Dollars (\$50,000) for the development of a temporary/traveling exhibit interpreting the history of the Cape San Blas Lighthouse; and

2. That this legislative body of the City of Port St. Joe, Florida hereby authorizes the City Manager to act as the appropriate official on behalf of the City of Port St. Joe, Florida in dealing with the Division of Historical Resources and to sign any and all necessary application and other forms; as well as, submitting any additional information required and signing any necessary contracts and/or other agreements between the parties that may result from this application; and

3. The City of Port St. Joe, Florida hereby assures the Division of Historical Resources that it authorizes the total expenditure set forth in the grant application and acknowledges its intent to seek a waiver of the local match requirement based upon the City's eligibility under the Rural Economic Development Initiative (REDI) program; and

4. The City Clerk shall act as Designated Project Contact for this grant; and

5. The City Commission certifies that this project will not result in any transfer of jobs or employment or the production of goods or services to an area where there is no demand for such.

6. Any Resolution previously adopted relative to this particular grant is repealed.

THIS RESOLUTION ADOPTED THIS ____ day of _____, 2026, on a vote of ____ yeas and ____ nays, by the Board of City Commissioners, City of Port St. Joe, Florida.

ATTEST

CITY OF PORT ST. JOE, FLORIDA

Charlotte M. Pierce, City Clerk

Rex Buzzett, Mayor

APPROVED AS TO FORM AND
LEGALITY

Clinton T. McCahill, P.A.
City Attorney

Current City Projects 6/16/26

- 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 started 11/3/25.
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff is installing taps as requested.
- 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. The Building Design is at 60% & the Site Plan is at 90%.
- 9/8/25 A Task Order was signed with Dewberry to design stormwater improvements in the alley between Bay & Harbor Street. The (2) easements are signed. The project is out for bids.
- Washington Gym Bldg. Roof- The Bid was awarded to Monolith Construction on 10/7/25. Construction will be moved back to fall 2026.
- 20th Street Stormwater Pipe CIPP-Approved by the City Commission to utilize BP Funds for the repair on 5/19/26.
- Williams Ave. Parking Lot- The bid was awarded to CWR on 1/6/26. Complete.
- Downtown stormwater Improvements. City Staff is working with Dewberry to identify areas to address.
- New 10th Street Park Concession Stand & Restroom Facility- Under Construction.
- Paving of Ave C & D from Hwy 98 to MLK Blvd.- Dewberry is working on the Design to Bid of the project.
- St. Joe Beach Water Tank Replacement-The contract has been awarded to start the project. Work set to begin in 6/26.

- Bent Tree Road Sewer Line Extension- Work is set to begin in the next few weeks.
- Workforce Housing Road/Utility Extensions-Currently out for bids.
- Core Park Restroom- Dewberry is working on the design.
- Frank Pate Park Boat Ramp Dredging- Dewberry has completed the survey and the City has applied for a FWC Grant to fund the project.
- Marina Drive Road Patches- The contractor is working on a schedule to replace the patches 5/26/26.
- Wastewater Plant Rehabilitation- CohnReznick was awarded the Grant Administration Bid on 5/19/26 & Dewberry was awarded the Engineering Contract on 5/19/26. Currently working on contracts.

Jim Anderson

From: Marvin Marlin <mdmarlin@gmail.com>
Sent: Thursday, June 11, 2026 11:07 PM
To: Jim Anderson
Cc: John Grantland
Subject: Commissioners Meeting - June 16
Attachments: FDOT Proposal Info.pdf; PSJ Scale Map (3).pdf; Mercury 3.jpg

You don't often get email from mdmarlin@gmail.com. [Learn why this is important](#)

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

Mr. Anderson, we have spoken before as I was trying to find information on how to approach the city commissioners concerning a project for the library. I have been working with John Grantland and FDOT on the project to place nine signs on Costin Blvd. between the library and the bay. FDOT is considering permitting, so I felt it was finally time to bring this to the commissioners for final permission. I am attaching three documents that help explain the project:

1. A document (FDOT Proposal Info.pdf) that explains the details of the scale solar system walk location and proposal.
2. A map (PSJ Scale Map (3).pdf) showing the location of the proposed signs. These locations were photographed and submitted to FDOT and John Grantland earlier this year and are available for review if necessary.
3. A sample (Mercury 3.jpg) showing the type of information to be included on each sign for the individual planets.

I would like to be placed on the agenda to speak for next Tuesday to present the information on the concept being developed for the Corrine Costin Gibson Memorial Library. If you would like me to bring hard copies of any documents for each of the commissioners, I would be glad to do so.

Regards,

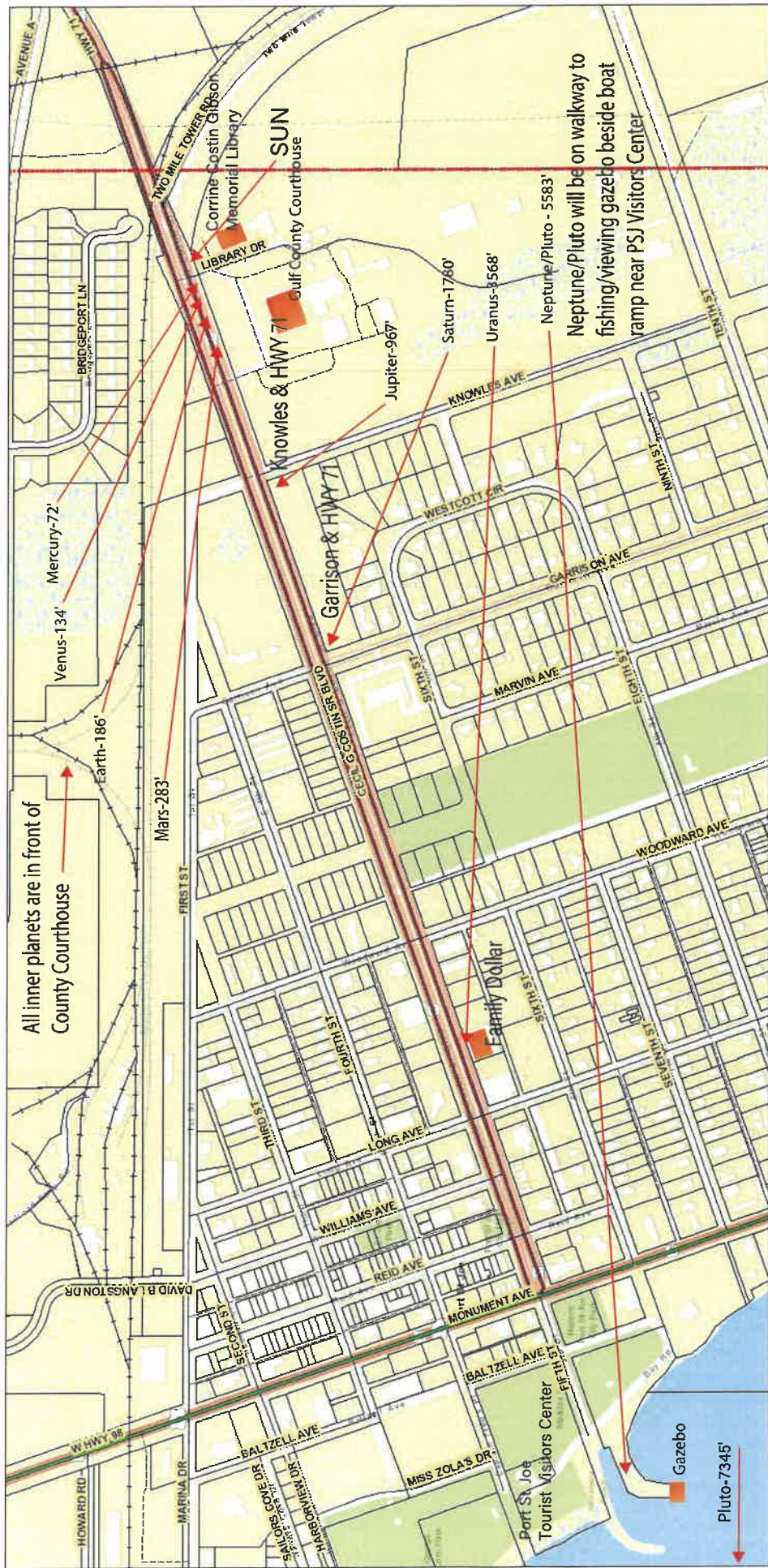
Skip Marlin (305-775-0273)

Member: DarkSky International & NASA Solar System Ambassador (volunteer)



Scale Solar System Walk - Port St. Joe, Florida

Distances shown are in feet from "SUN" station at Library



The first sign (Sun) will be located on the SE corner of Library Dr. and HWY 71, 5 feet from EOP (no sidewalk). The sidewalk running from Library Dr. to Woodward Ave. is an average of 13 ft. from EOP giving us (we believe) room to set the signs about two feet from the sidewalk on the road side, i.e. 11 feet from EOP with the reading material facing the sidewalk. The first group of inner planets (Mercury-Venus-Earth-Mars) will be located in front of the Gulf County Courthouse on HWY 71. Jupiter will be at the SW corner of Knowles and HWY 71. Saturn will be at the SE corner of Garrison and HWY 71. All are planned to be 11 ft. from EOP. The planet Uranus will be at the side of the Family Dollar where the spacing between sidewalk and EOP is 8 feet. We plan to be 6 feet from EOP at this location. The final sign, Neptune/Pluto will not be on a roadway, but on the debris filled path to the Gazebo at the PSI city park.

September 26, 2023
City Limits of Port St Joe

Parcels

1:5,805

0 0.05 0.1 0.2 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, USGS, Intelmap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

MDM 2/20/26

2023

Mercury

In space, you would be 36 million miles from the Sun...but for now, you are only 72 feet from the Sun station.

Diameter: 3,030mi **Rotates** once every 59 days but read below for solar day

Distance from Sun: 36,000,000 miles average

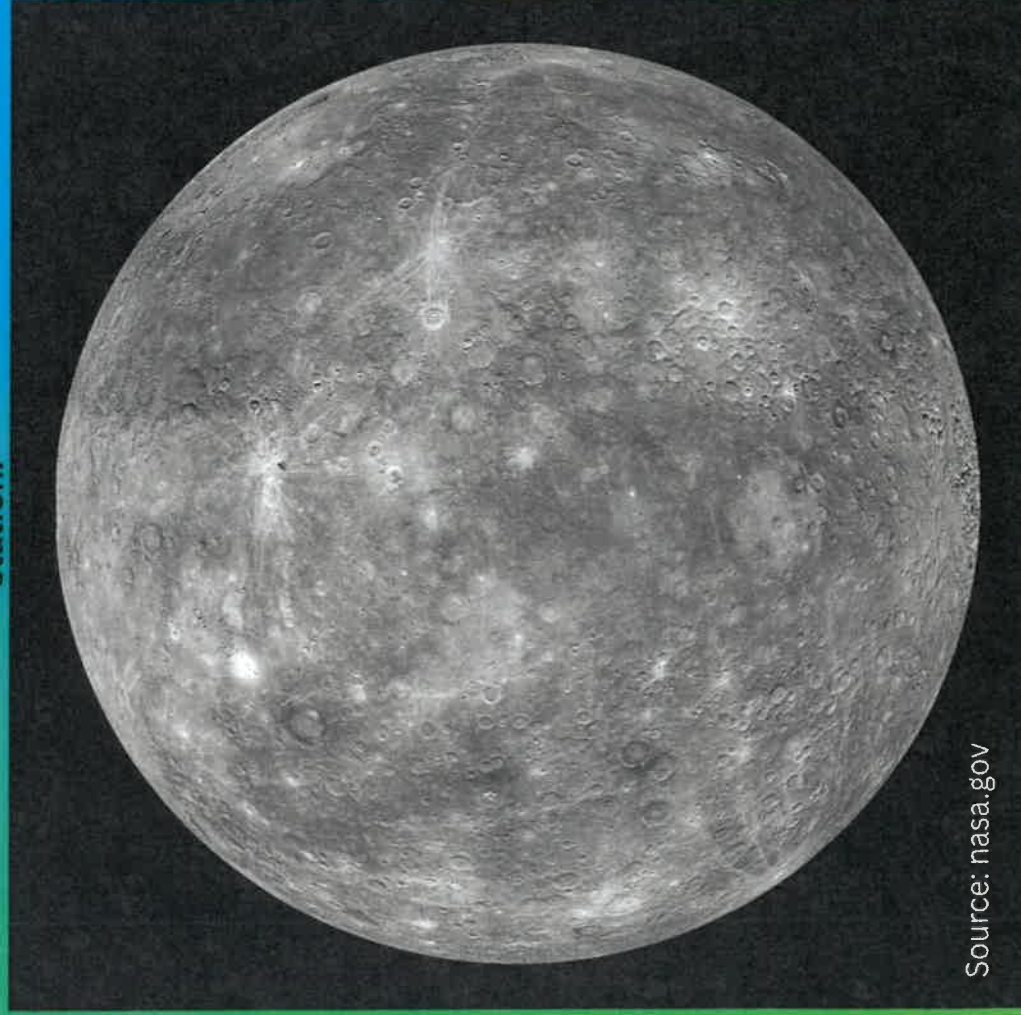
Orbit Time: 88 days

Average Temperature: -800F day, -290F night

Size: Smaller than the earth but slightly larger than Earth's moon

Number of moons: 0

Mercury is the smallest planet in our solar system. It was named after the swift Roman god due to its speed around the Sun and it is the fastest planet in orbit. Due to the 59-day rotation and fast orbit, a solar day (sunrise to sunset) on Mercury is 179 days. The orbit is a highly eccentric oval coming as close as 29 million miles and swinging out as far as 47 million miles from the Sun. Surprisingly, it is not the hottest planet as that honor goes to Venus. It has a rocky composition with little or no atmosphere and a scarred surface similar to our Earth's moon.



Source: nasa.gov

This Solar System Walk has been created by the Corrine Costin Gibson Memorial Library of Port St. Joe FL, part of the Northwest Regional Library System headquartered in the Bay County FL Public Library. The walk is funded by a Battelle Foundation Grant and j;ij;llk l;lll jll l;ij;l;l;l j. We want to thank both the city of Port St. Joe and FLDOT in allowing the space for the installation of this project in 2026.

Scale Solar System Walk Location Proposal

Corrine Costin Gibson Memorial Public Library – Port St. Joe, FL 32456

SOLAR SYSTEM WALK DETAILS: The walk is planned from the Corrine Costin Gibson Memorial Library on Library Dr. and HWY 71 to St. Joseph's Bay. A "Sun" of about 8 feet in diameter is to be placed on the side of the building facing Cecil C Costin Sr. Blvd. The planets will be drawn to scale on the sun to give us an idea of the immensity of the sun's size as one starts the journey. Each planet's location will be represented by a pedestal frame located at a scale distance from the sun reflecting their actual distance. The pedestal frames will be placed 2 feet from the sidewalk, about 11 feet from the EOP or Edge of Pavement on HWY 71, in the grass between the sidewalk and the pavement, facing the sidewalk. We are working with FDOT for location approval.

The outdoor pedestals will be supplied by Pannier, an approved provider for State Parks, U.S. Parks, and other institutions that require long lasting outdoor signage. The signs will be single pedestal with an 18 x 24 in. reading area.



Sign Locations

Attached to this document is a PDF outlining the proposed locations (+/- 3-4 ft depending upon obstructions or cross streets) of the 9 Pannier pedestal signs beginning with the Sun at the library street entrance on Library Dr. on HWY 71.

1. Sun – At the library, 11 ft. from EOP on SE corner of Library Dr. and HWY 71. No sidewalk.
2. Mercury – located 11 feet from EOP in grass between sidewalk and EOP, 72 feet from Sun sign.
3. Venus – located 11 feet from EOP in grass between sidewalk and EOP, 134 feet from Sun sign.
4. Earth – located 11 feet from EOP in grass between sidewalk and EOP, 186 feet from Sun sign.
5. Mars – located 11 feet from EOP in grass between sidewalk and EOP, 283 feet from Sun sign.
6. Jupiter – located 11 feet from EOP in grass between the sidewalk and EOP, 967 feet from the Sun sign. The location is on the west side of Knowles Ave on the corner of Knowles and HWY 71.
7. Saturn – located 11 feet from the EOP in grass between the sidewalk and EOP, 1780 feet from the Sun sign. The location is on the east side of Garrison on the corner of Garrison and HWY 71.
8. Uranus – located 6 feet from the EOP in grass between the sidewalk and EOP, located 3568 feet from the Sun sign. The location is beside the Family Dollar store on HWY 71.
9. Neptune/Pluto – Located on the side of the path near the boat launch at Frank Pate Park.



The City of Port St. Joe

June 10, 2026

To: Mr. Jim Anderson, City Manager

Fr: John Grantland, PWD

Re: Hunter Hawkeye Alignment Machine

As you are aware we recently purchased an alignment rack at Public Works for the mechanic's shop (549) and had it installed. Our mechanic Lee Cannon brought his Hunter Hawkeye alignment machine from his shop and installed it here several months ago. As a result, this gives the Public Works Department a tool that we have never had before, which is proper tire alignment without having to outsource for all departments within the City. I am recommending that we purchase this machine from Mr. Cannon for a total of \$4,000.00, it is a used machine in good condition whereas new ones typically run between \$9,000 - \$10,000 used online. The cost can be spread either throughout all department's vehicle maintenance budgets, or we can utilize the small tool line item in 549 which currently still has a remaining balance of \$6,900 in it. If this needs to be presented in front of the Commission please add it to the agenda next week and I will present it. As always, let me know if there are any questions. (Attached are photos of the installed machine at our shop)





Jim Anderson

From: Showalter, Maria <Maria.Showalter@dot.state.fl.us>
Sent: Wednesday, June 10, 2026 3:03 PM
To: John Grantland; Jim Anderson
Cc: Charlotte Pierce; Castells, Dustin; D3-Federal Aid; D3-Work Program
Subject: RE: 450808-1-52-02_SR 30 (US 98) from St. Joe Inlet Bridge to ICWW_Pattern Pavement - LFA Draft

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

Good afternoon,

Please see below and let me know if you have additional questions.



Florida Department of Transportation
web Transport
Project Cost Distribution for Selected Bidder
Letting: CT260520

5/20/2026 11:41:16 AM

Proposal: T3991 **Proposal Description:** SR 30 (US 98) FROM W OF ST JOE INLET BRIDGE TO ICWW BRIDGE
Project: 45080815202 **Project Description:** SR 30 (US 98) FROM W OF ST JOE INLET BRIDGE TO ICWW BRIDGE - RESURFACING
Federal Project: N/A **Awarded Vendor:** F591683951 C.W. ROBERTS CONTRACTING, INC.

Line #	Alt.	Item	Description	Units	Qty	Price	Ext. Amount	Flags
Category: 0200 - Roadway								
0005	0101	1	MOBILIZATION - 45080815202	LS	1.000	4,000.00000	4,000.00	
0010	0102	1	MAINTENANCE OF TRAFFIC - 45080815202	(DA)	235.000	33.19149	7,800.00	()
0015	0102	60	WORK ZONE SIGN	ED	96.000	0.30000	28.80	
0020	0102	74 1	CHANNELIZING DEVICE- TYPES I, II, DI, VP, DRUM, OR LCD	ED	228.000	0.10000	22.80	
0025	0102	74 8	CHANNELIZING DEVICE- PEDESTRIAN LCD (LONGITUDINAL CHANNELIZING DEVICE)	FD	144.000	0.24000	34.56	
0030	0523	3	PATTERNED PAVEMENT	SY	155.000	239.11000	37,062.05	
0035	0999	26	LOCAL AGENCY INITIAL CONTINGENCY AMOUNT (DO NOT BID) - 45080815202	LS	1.000	3,586.95000	3,586.95	F,NPART
Category Total 0200							\$52,535.16	
Project Total 45080815202							\$52,535.16	

() - Bid As Lump Sum Item,NPART - Non-Participating Item,F - Fixed Price Item

Thank you,

Maria Showalter

Florida Department of Transportation
D3 Local Programs Administrator

1074 Highway 90, Chipley, Florida 32428
850-330-1227
maria.showalter@dot.state.fl.us
MS Teams Call or Chat
File Transfers Application **LAP**GAP**D3LP


From: John Grantland <jgrantland@psj.fl.gov>
Sent: Wednesday, June 10, 2026 11:13 AM
To: Showalter, Maria <Maria.Showalter@dot.state.fl.us>; Jim Anderson <janderson@psj.fl.gov>
Cc: Charlotte Pierce <cpierce@psj.fl.gov>; Castells, Dustin <Dustin.Castells@dot.state.fl.us>; D3-Federal Aid <D3-FederalAid@dot.state.fl.us>; D3-Work Program <D3-WorkProgram@dot.state.fl.us>
Subject: RE: 450808-1-52-02_SR 30 (US 98) from St. Joe Inlet Bridge to ICWW_Pattern Pavement - LFA Draft

Maria – Can you send me a copy of the bid showing the actual cost as submitted so we can review and disseminate to our Board for discussion/approval?

Thanks,
John

From: Showalter, Maria <Maria.Showalter@dot.state.fl.us>
Sent: Friday, June 5, 2026 3:43 PM
To: Jim Anderson <janderson@psj.fl.gov>
Cc: Charlotte Pierce <cpierce@psj.fl.gov>; John Grantland <jgrantland@psj.fl.gov>; Castells, Dustin <Dustin.Castells@dot.state.fl.us>; D3-Federal Aid <D3-FederalAid@dot.state.fl.us>; D3-Work Program <D3-WorkProgram@dot.state.fl.us>
Subject: RE: 450808-1-52-02_SR 30 (US 98) from St. Joe Inlet Bridge to ICWW_Pattern Pavement - LFA Draft
Importance: High

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

Good afternoon,

It has been brought to our attention that the bids come in over the estimate amount. The City will be responsible for providing an additional \$11,049 on deposit.

The City will have 14 days to provide funds on deposit. Please see attached wire transfer information and let me know if you have any questions.

Thank you,

Maria Showalter
Florida Department of Transportation
D3 Local Programs Administrator
1074 Highway 90, Chipley, Florida 32428
850-330-1227
maria.showalter@dot.state.fl.us

Grants Updated- 6/16/26

Title	Amount	Status
FDEM 4399-162-R	Grant \$771,481.50 City Match \$257,160.50	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. Under Construction.
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 M0023	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21. Under Construction.
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. The project is complete and we have requested reimbursement.
FDEP Water Protection Funds WG063	\$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.
FDEP Water Protection Funds WG043	\$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/SRF DW230160	\$1,506,338 Loan/\$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23. The project is complete and we have requested reimbursement.
FI Commerce LS2507	\$300,000	Core Park Restrooms. The grants were approved effective 7/1/25.
CDBG 26DB-C01	\$1,780,790	MLK Blvd. Revitalization- Approved 8/25. Waiting on approval of the Engineering Services Agreement.
Dept. of Financial Services #1 FM918	\$500,000	Fire/Police Public Safety Facility. Approved. Dewberry is working the Engineering & MLD is Working on the Design.
Dept. of Financial Services #2	\$1,900,000	Fire/Police Public Safety Facility. Approved

FDEP/SRF WW23019	\$19,166,503	Wastewater Plant Improvements. Approved 11/12/25 50% Loan/50% Grant
USDA	\$25,000,000	Wastewater Plant Improvements. Submitted 8/29/25. Proposed terms were 4.7% for 40 yrs with no grant funds.
Fl. Commerce CDBG-DR MS028	\$25M \$2M Match	Wastewater Plant Improvements. Approved 1/7/26
FDLE JAG Residual Funding	\$65,000	Patrol Vehicle. Approved 10/17/25
Fl. Commerce G0157	2,250,709.00	Workforce House Road. Approved March 2026. Currently working on the grant agreement.
Legislative Request 2026	\$650,000	Fire/Police Public Safety Bldg. (Reduced to \$1,000,000) Senate Bill
FDOT SCOP	\$578,666.15	Clifford Sims, Bay, & Royal Street Paving. Application submitted 3/26.
FWC Boating Improvement	\$527,500	Frank Pate Park Boat Basin Dredging. Application submitted 4/10/26
Duke Energy Infrastructure	\$25,000	Benny Roberts Sports Park Crosswalk Improvements. Application submitted 6/4/26.

Legend

Approved Grants

Work Completed – Waiting for Reimbursement

Grant Applications Submitted