

**July 7, 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.

July 7, 2026

Call to Order

Consent Agenda

Minutes

- **Regular Meeting 6/16/26**

Pages 1-7

Recognition of First Responders

City Attorney

- **Ord. 630 Small Scale Plan Amendment
Ralph Rish- Parcel #06076-016R
2nd Reading & Adoption**

Pages 8-26

City Engineer

- **City Complex Mitigation**

Old Business

- **City Projects**

Pages 27-28

New Business

- **Duke Energy Grant Presentation- Scott Mixon**
- **2026-2027 Tentative Millage Rate**
- **League of Cities Annual Conference**
- **City Holidays- Comm. Hoffman**
- **RFP 2026-03 Workforce Housing Access Road Project**

Pages 29-30

Pages 31-32

Page 33

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 34-35

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 16, 2026, at Noon.**

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

Call to Order

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to approve the Minutes of the Regular Meeting held June 2, 2026.

Robert Branch and Christy McElroy shared their thoughts on the Minutes and a previous Agenda.

All in favor; Motion carried 4-0.

Planning Board Recommendations

Ordinance 630 Small Scale Plan Amendment: Ralph Rish, Parcel #06076-016R, First Reading

Ray Greer, the applicant's representative, answered questions concerning the property and use.

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, to have the First Reading of Ordinance 630. Commissioner Lowry stated that he would be abstaining on the vote as Mr. Rish is a business partner of his. Commissioner Lowry completed Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Local Public Officers and is attached as Exhibit A.

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

All in favor; Motion carried 3-0 with Commissioner Lowry abstaining.

Plat Approval St. Joe Company: Windmark Beach North Phase 3 East Unit 2, Parcel #04227-000R

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, to approve the Plat. A Development Order was previously approved for the site, and 262 homes have been constructed. This request is for a smaller portion of the plat.

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

All in favor; Motion carried 4-0.

City Attorney

Resolution 2026-06 Plat Approval Process

A Motion was made by Commissioner Kerigan, seconded by Commissioner Lowry, to approve the Plat Approval Process. This is a mandate from F.S. 177.01 and allows the City Manager to sign off on the plat.

Christy McElroy shared her thoughts on the process.

All in favor; Motion carried 4-0.

Resolution 2026-07 Lighthouse Exhibit

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, for the City to apply for a Small Matching Grant in the amount of \$50,000 and seek a Match Waiver as a REDI Community. This will be to provide a Temporary/Traveling Exhibit interpreting the history of the Cape San Blas Lighthouse.

All in Favor; Motion carried 4-0.

City Engineer – Josh Baxley

City Government Complex

Permit Status for the complex is:

FDEP Wastewater – Received. ERP Stormwater – RAI response has been accepted. FDOT Access – Dewberry is waiting on the permit. FDOT Drainage Connection – Dewberry is waiting on the permit. USACOE Dredge and Fill – The RAI has been received. Dewberry will review the RAI, prepare a response and meet with City staff prior to submittal.

Downtown Alleys Drainage Improvements

Plans have been provided to the contractor for review and comment.

Avenue A Stormwater

A recommendation for award has been provided to City Staff.

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to accept the low bid from North Florida Construction in the amount of \$85,106. All in favor; Motion carried 4-0.

MLK CDBG

A survey has been ordered, and Dewberry will be organizing a kickoff meeting within the next few weeks.

Core Park Restroom Facility

Dewberry is moving forward with 60% design.

Avenues C and D Resurfacing

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

Old Business

City Projects

Mr. Anderson noted there is a lot of construction going on, Sewer rehab for Sixth and Seventh Streets is close to being completed; work on Cecil G. Costin, Sr., Boulevard will likely continue past July 4th, and Highway 98 downtown stormwater and paving should begin at the end of the summer.

Government Complex Update

City Staff continues to work with the architect to design the facility to be more compatible with the look of Port St. Joe.

New Business

Solar System Walk – Skip Marlin

Mr. Marlin updated the Commission on the project and noted they are waiting to hear from DOT concerning the permit for placement on their signs. Nine signs will provide planet and solar system information along Cecil G. Costin, Sr., Boulevard.

2026 – 2027 Budget Update

Mr. Anderson shared that form DR 420 for the upcoming millage rate has been received and will need to be returned to the Gulf County Property Appraiser with in 35 days.

Public Works – John Grantland

Hunter Hawkeye Alignment Machine Purchase

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to purchase a Hunter Hawkeye Alignment Machine from Lee Cannon in the amount of \$4,000. Mr. Grantland stated there was money in the budget for the purchase. All in favor; Motion carried 4-0.

Highway 98 Pattern Pavement

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to decline the additional cost from \$52,535.16 to \$63,584.16 from FDOT for upgrading the pedestrian crosswalk pattern on Highway 98 at Third Street. The traditional thermal plastic will be used for the upgrade. All in favor; Motion carried 4-0.

Surface Water Plant - Larry McClamma

Mr. McClamma shared that the demolition of the St. Joe Beach Tank has been completed and he is waiting on a geological soil survey of the old tank site.

Wastewater Plant – Joe Harris

Mr. Harris noted the plant is fully functional, no date has been given for the delivery of filters for the plant, solar and diesel equipment is operational, and Dewberry made a site visit yesterday.

Mayor Buzzett wished Mr. Harris well in his new job and thanked him for his service to the City.

Finance Director – Tiffany Giddens

FEMA Update

Mrs. Giddens stated there have been no changes in the FEMA updates.

Grants Reimbursement Update

Mrs. Giddens shared that the sewer grants application period and work completion will be closing shortly. 185 customers have taken advantage of the opportunity; 55 must be installed by December, and 25 customers have decided to go a different route and will receive a refund of their deposit.

Code Enforcement – John Cannon

Mr. Cannon noted that three more requests have been received to demolish dilapidated houses.

Police Department – Chief Richards

Chief Richards noted that from June 16 through June 22, 2026, the Long Avenue and Cecil G. Costin, Sr., Boulevard Intersection will be closed and the Reid Avenue and Cecil G. Costin, Sr., Boulevard Intersection will be closed from June 22, 2026, through June 26, 2026.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce noted there had been no significant changes in pages 49 and 50. Ms. Pierce shared that Duke Energy approved a \$25,000 grant for crosswalks on Tenth Street in the area of the ballfields.

Citizens to be Heard

Robert Branch and Christy McElroy shared their opinions on various topics.

Discussion Items by Commissioners

Commissioner Kerigan noted that he has visited other areas to see their facilities and asked that we reach out to the County to see what they will be doing to help with some of these projects.

Commissioner Lowry did not have any additional updates for the Commission

Commissioner Hoffman shared his disapproval of how the Florida League of Cities is advertising the proposed state property tax cut.

He also requested that City employees be given the same days, July 2, 3, and 6, 2026, off that Governor DeSantis has given state employees. Discussion followed.

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to give City employees an additional day off on July 6, 2026. All in favor; Motion carried 4-0.

Commissioner Hoffman asked that a request to allow City employees to have the same days off as state employees be on the next Agenda.

Robert Branch shared his opinion on the issue.

Mayor Buzzett did not have any additional issues to discuss with the Commission.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:30 P.M.

Approved this _____ day of _____ 2026.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

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

LAST NAME—FIRST NAME—MIDDLE NAME Lowry, Brett Charles		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Port St. Joe Board of City Commissioners	
MAILING ADDRESS 1341 Gulf Coast Circle		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Port St. Joe, FL 32456	COUNTY Gulf	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 6/16/2026		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTEE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Brett Lowry, hereby disclose that on June 16th, 2026:

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

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

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

Ralph Rish is a business partner of mine.

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

Date Filed

6/16/2026

Signature

[Signature]

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

ORDINANCE NO. 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:

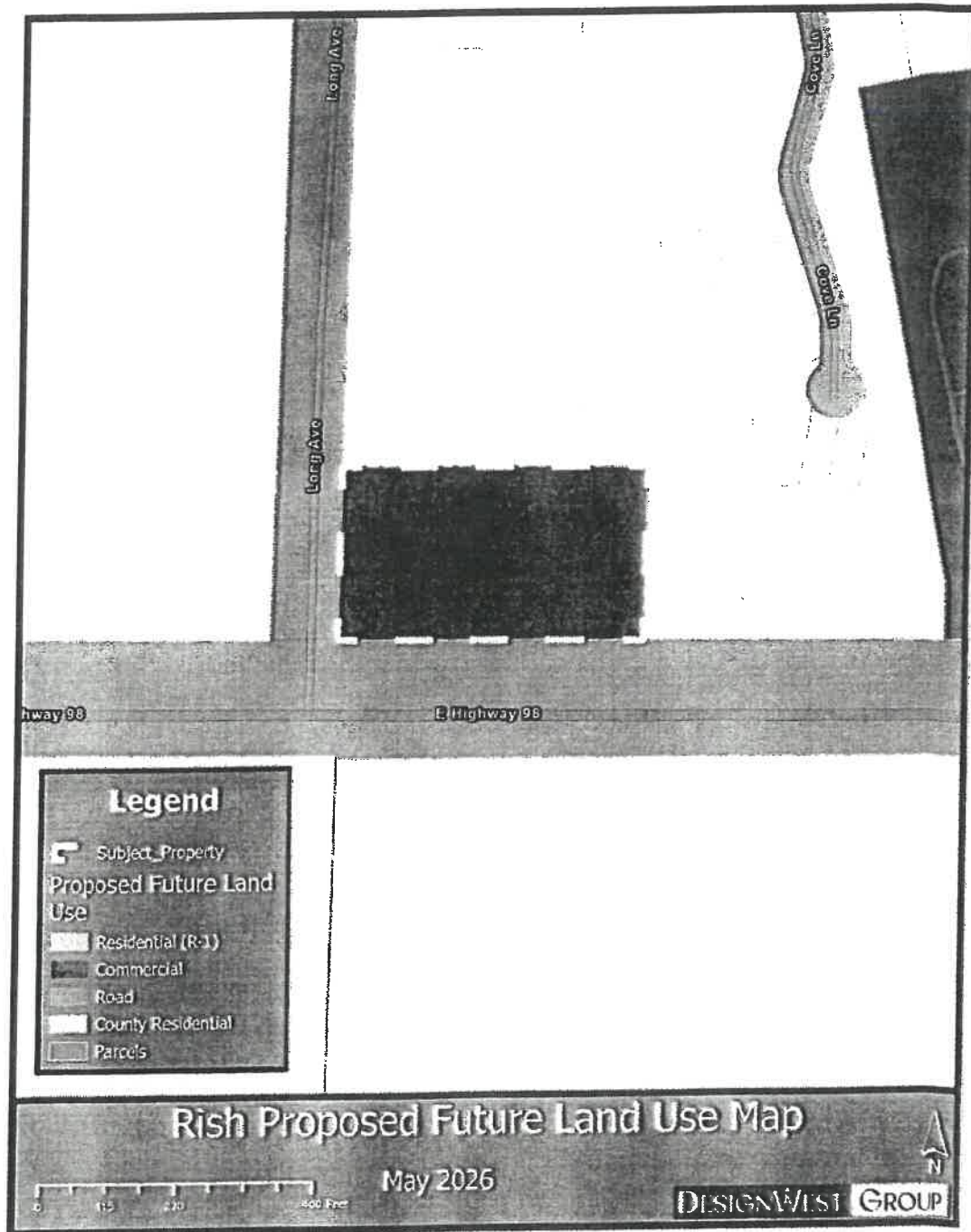
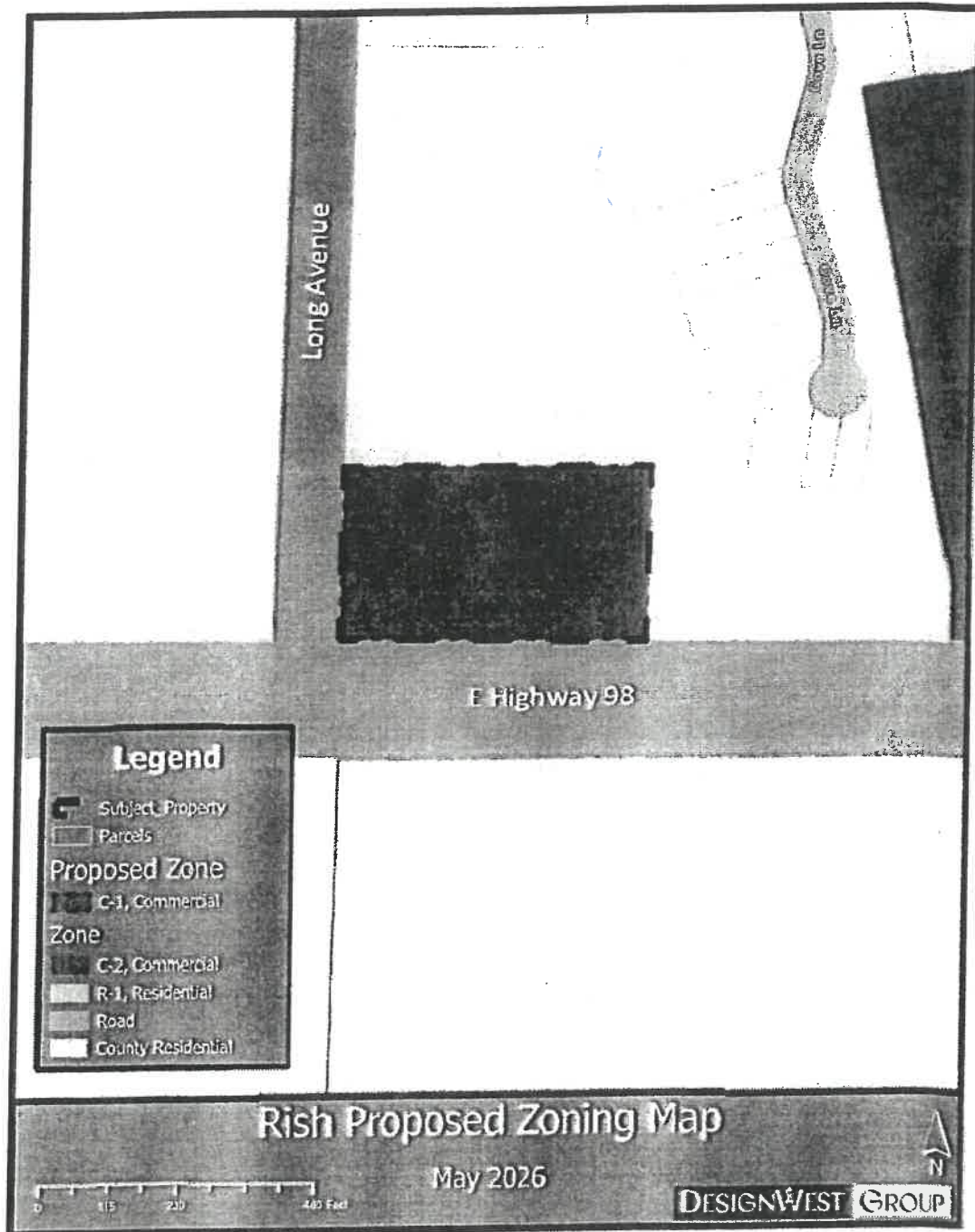


EXHIBIT "A"

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.

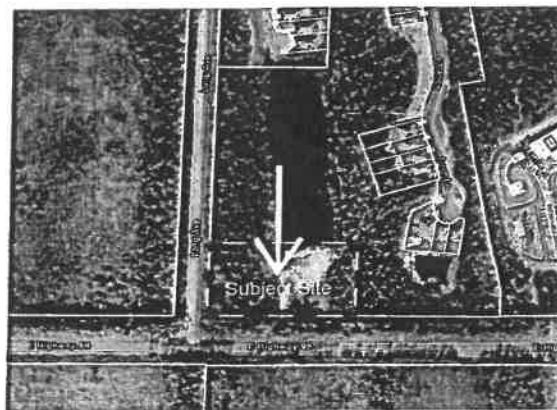
The City of Port St. Joe City Commission will conduct a Public Hearing and hold the first reading of Ordinance 630, the title of which are set forth below, at the Ward Ridge Building, 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, June 16, 2026, at 12:00 P.M. EST, or as soon thereafter as the 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 PURSUIT 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

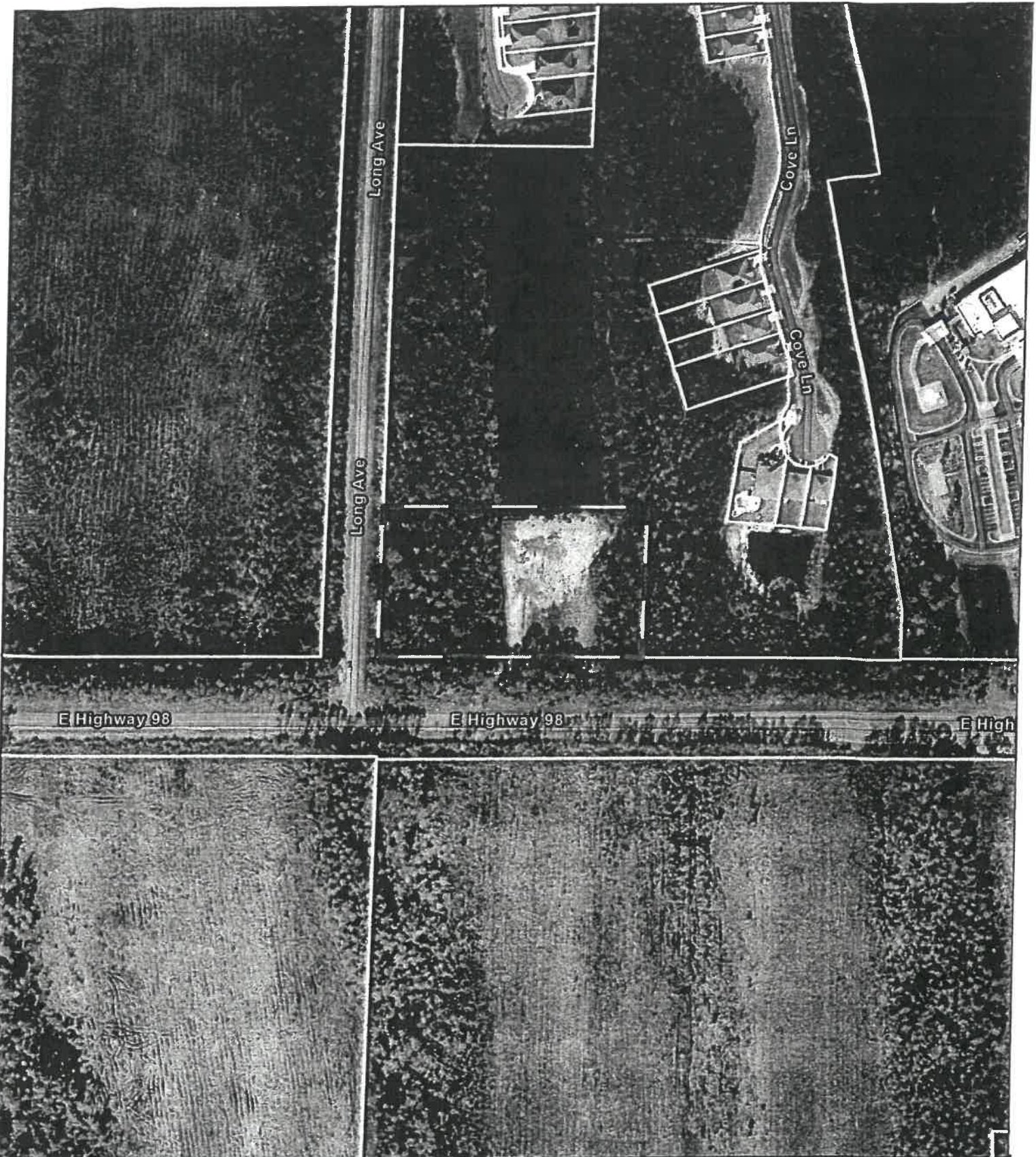
Proposed Future Land Use Map Designation: Commercial C-1

Existing Zoning District: Residential R-1

Proposed Zoning District: Commercial C-1

Maps

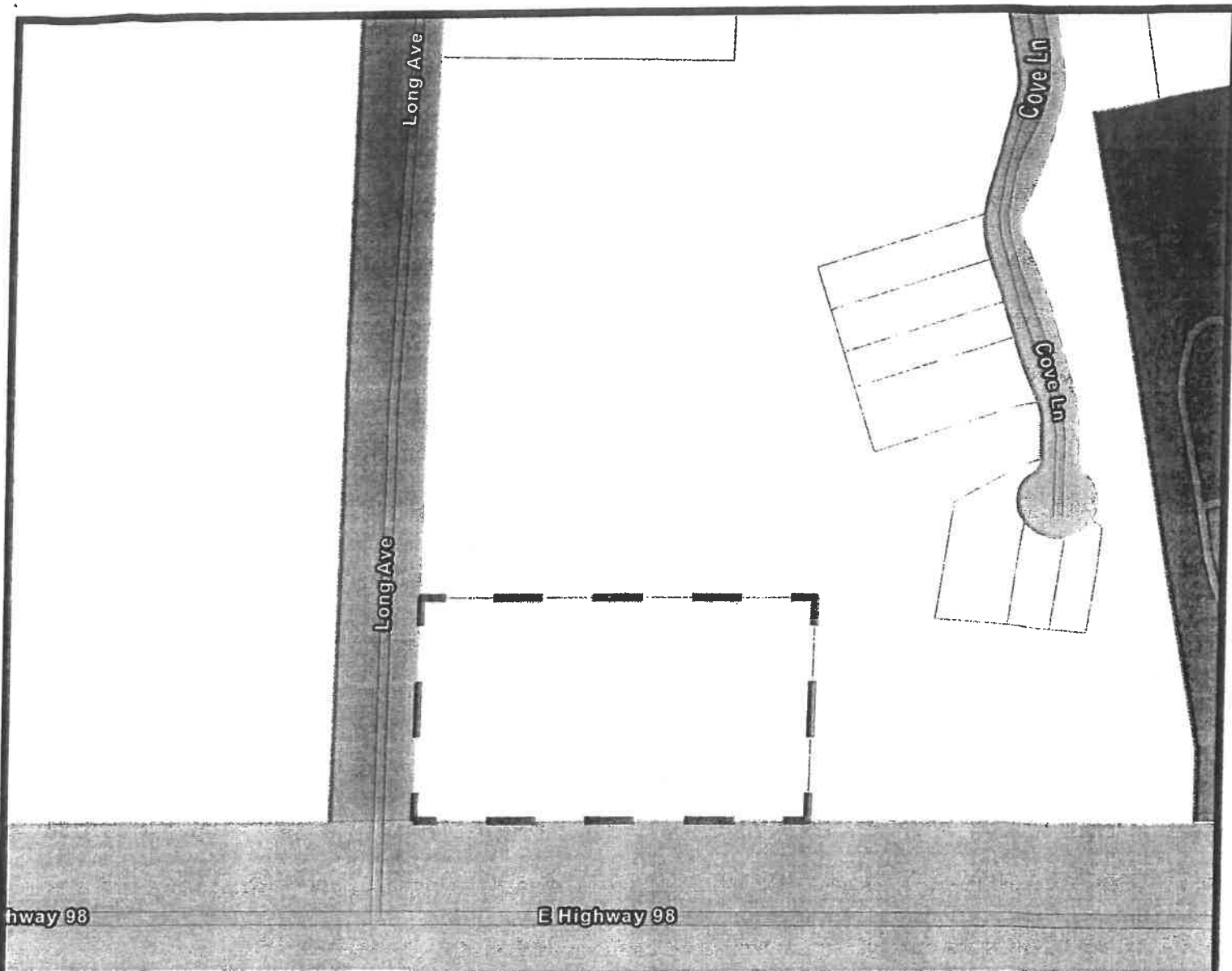
- a) Location Map
- b) Existing Future Land Use Map
- c) Proposed Future Land Use Map
- d) Existing Zoning Map
- e) Proposed Zoning Map



Rish Future Land Use Location Map

May 2026

DESIGNWEST GROUP



Legend

 Subject_Property

Future Land Use

 Residential (R-1)

 Commercial

 Road

 County Residential

 Parcels

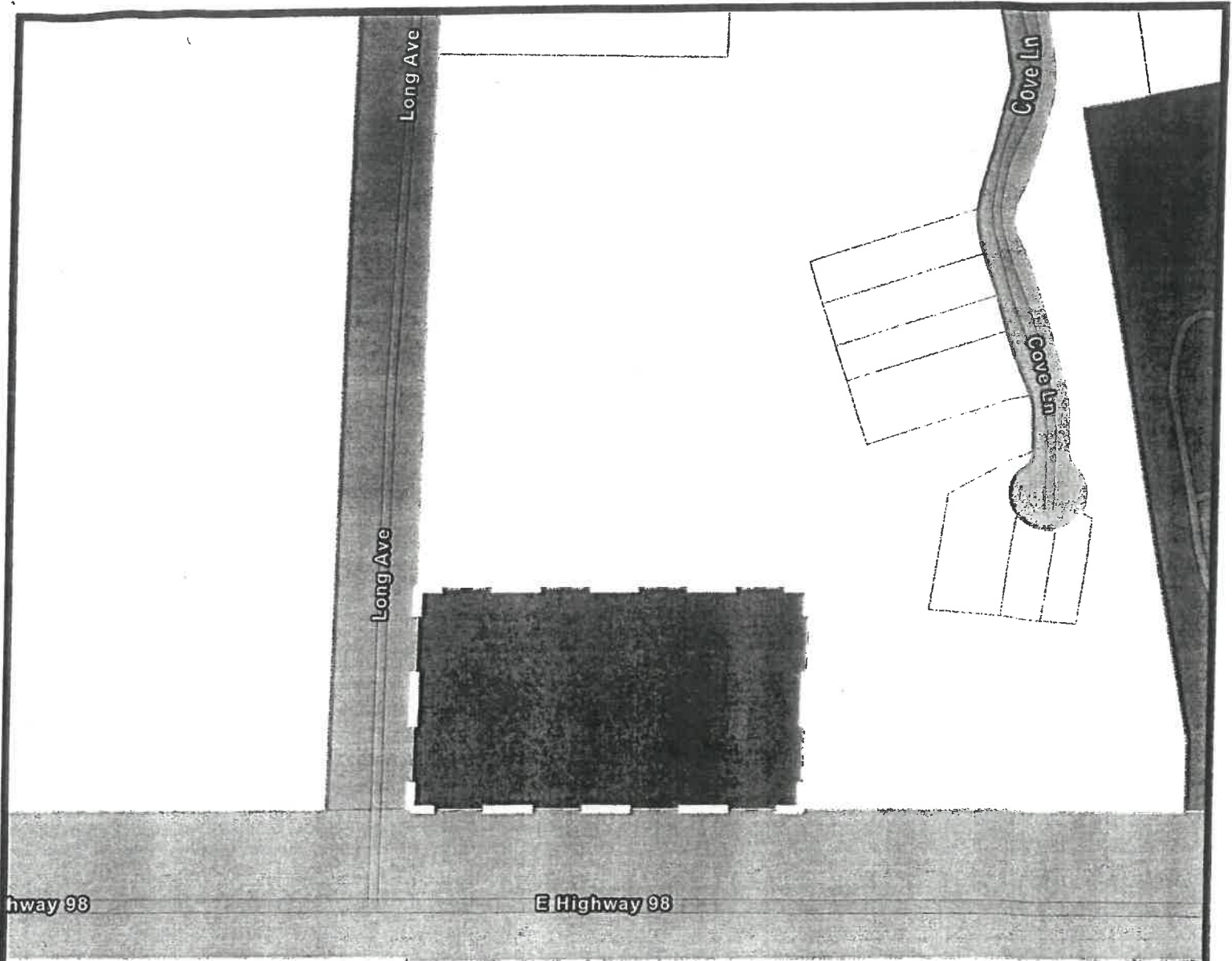
Rish Future Land Use Map

May 2026

0 115 230 460 Feet

DESIGNWEST GROUP





Legend

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

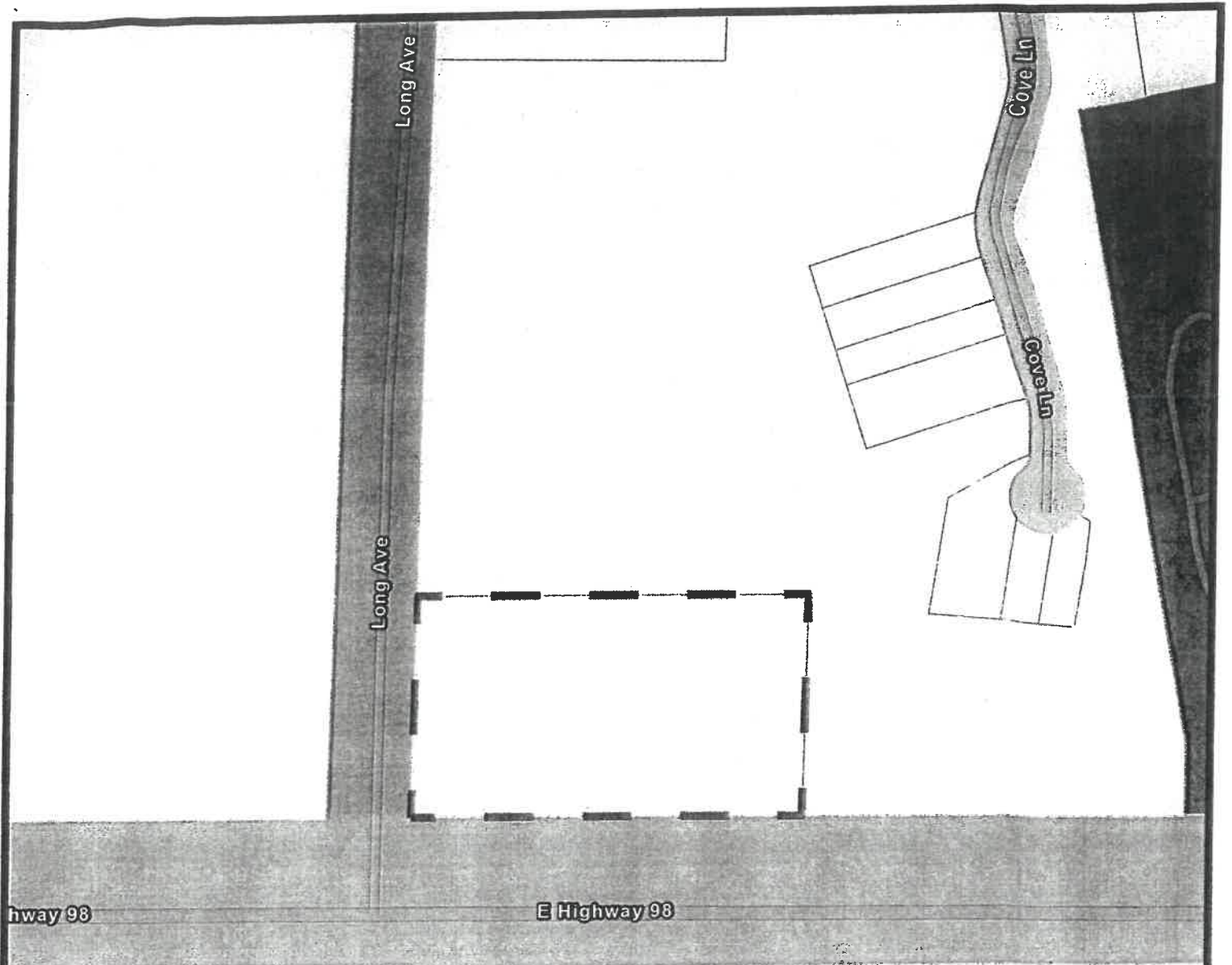
Rish Proposed Future Land Use Map

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 _____.



Shannon Renfro
Signature of Notary

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property

Copy of Deed

Copy of Survey

[Signature]
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.

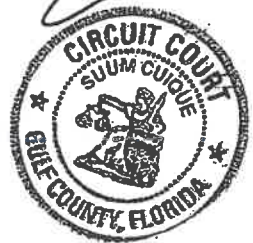
IN WITNESS WHEREOF, this instrument has been executed by Grantor.

Signed, sealed and delivered
in the presence of:

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

Linda Sowers
Witness Signature
Printed Name: Linda Sowers

[Signature]
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.

[Signature]
Print Notary Name:



Current City Projects 7/7/26

- 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.



MAXIMUM MILLAGE LEVY CALCULATION PRELIMINARY DISCLOSURE

For municipal governments, counties, and special districts

DR-420MM-P
R. 06/26
Rule 12D-16.002
F.A.C.
Effective 06/26
Page 1 of 3
Provisional

Year: 2026		County: Gulf	
Principal Authority Name: City of Port Saint Joe		Taxing Authority Name: City of Port Saint Joe - Operating	
1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	☐ Yes	☒ No (1)
IF YES, STOP STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.			
2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	3.4243	per \$1,000 (2)
Calculate maximum millage levy			
3.	Majority vote maximum millage rate allowed (Enter rolled-back rate from line 2)	3.4243	per \$1,000 (3)
4.	Two-thirds vote maximum millage rate allowed (Multiply Line 3 by 1.10)	3.7667	per \$1,000 (4)
5.	Current year proposed millage rate (See page 3 for Instructions)	3.5914	per \$1,000 (5)
6.	Minimum vote required to levy proposed millage: (Check one)		(6)
☐	a. Majority vote of the governing body: Check here if Line 5 is less than or equal to Line 3. The maximum millage rate is equal to the rolled-back rate. Enter Line 3 on Line 7.		
☒	b. Two-thirds vote of governing body: Check here if Line 5 is less than or equal to Line 4, but greater than Line 3. The maximum millage rate is equal to proposed rate. Enter Line 5 on Line 7.		
☐	c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 5 is greater than Line 4. The maximum millage rate is equal to the proposed rate. Enter Line 5 on Line 7.		
☐	d. Referendum: The maximum millage rate is equal to the proposed rate. Enter Line 5 on Line 7.		
7.	The selection on Line 6 allows a maximum millage rate of (Enter rate indicated by choice on Line 6)	3.5914	per \$1,000 (7)
8.	Current year gross taxable value from Current Year Form DR-420, Line 4	\$ 877,911,042	(8)
9.	Current year proposed taxes (Line 5 multiplied by Line 8, divided by 1,000)	\$ 3,152,930	(9)
10.	Total taxes levied at the maximum millage rate (Line 7 multiplied by Line 8, divided by 1,000)	\$ 3,152,930	(10)
DEPENDENT SPECIAL DISTRICTS AND MUNICIPAL SERVICE TAXING UNITS (MSTUs)		STOP STOP HERE. SIGN AND SUBMIT.	
11.	Enter the current year proposed taxes of all dependent special districts & MSTUs levying a millage. (The sum of all Lines 9 from each district's Form DR-420MM-P)	\$ 0	(11)
12.	Total current year proposed taxes (Line 9 plus Line 11)	\$ 3,152,930	(12)
Total Maximum Taxes			
13.	Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage (The sum of all Lines 10 from each district's Form DR-420MM-P)	\$ 0	(13)
14.	Total taxes at maximum millage rate (Line 10 plus line 13)	\$ 3,152,930	(14)
Total Maximum Versus Total Taxes Levied			
15.	Are total current year proposed taxes on Line 12 equal to or less than total taxes at the maximum millage rate on Line 14? (Check one)	☒ YES ☐ NO	(15)

Continued on page 2

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S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	City of Port Saint Joe - Operating				
	Signature of Chief Administrative Officer :			Date :	
	Title:		Contact Name and Contact Title:		
	Mailing Address:		Physical Address:		
	City, State, Zip:		Phone Number:	Fax Number:	

Complete, certify and submit this Form DR-420MM-P, Maximum Millage Levy Calculation-Preliminary Disclosure, to your property appraiser with a completed Form DR-420, Certification of Taxable Value.

Submit the forms electronically through the Department's Oversight and Assistance System (OASYS) electronic portal using the Truth in Millage (eTRIM) application at <https://portal.oasys.floridarevenue.com/>.

All TRIM forms for taxing authorities are available at:
floridarevenue.com/property/forms

$\frac{1}{2}$ mil Increase 3.7500 = \$3,292,166
 1 mil Increase 4.0914 = \$3,591,885
 4.5914 = \$4,030,841

 Last year 25/26 \$2,895,823



To: Key Official

From: Eryn Alcorn, Florida League of Cities

Date: June 18, 2026

Subject: 2026 Annual Conference Voting Delegate Information

The Florida League of Cities Annual Conference will be held at the Diplomat Beach Resort in Hollywood, Florida, from August 13-15, 2026. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

We ask that each member municipality sending delegates to the Annual Conference **designate one elected official to serve as its Voting Delegate** and cast the municipality's votes at the Annual Business Meeting which will be held on **Saturday, August 15, 2026**. The Voting Delegate designated by each municipality will vote on all official business matters brought before the League membership and requiring a vote during the Business Meeting. Matters such as the election of League leadership, adoption of resolutions and any other official business matters affecting the League may be voted on during the Business Meeting.

In accordance with the League's by-laws, the number of votes allocated to each municipality is determined based upon population. The League will use the latest Florida Estimates of Population as published by the University of Florida, Bureau of Economic and Business Research.

Annual Conference registration materials were sent to each municipality via the League's e-newsletter and are available online at *flcities.com*.

If you have any questions about voting delegates, please email ecalcorn@flcities.com.
Voting delegate forms must be received by the League no later than July 31, 2026.

Attachments: Form Designating Voting Delegate



2026 Annual Conference
Florida League of Cities, Inc.
August 13-15, 2026
Hollywood, Florida

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities designate one of its elected officials to cast the municipality's votes at the Annual Business Meeting. League By-Laws require each municipality to select one person to serve as the municipality's Voting Delegate.

*Municipalities do not need to adopt a resolution to designate a voting delegate. Instead, please fill out this form and return it to the League office so that your voting delegate may be properly identified. **Voting delegate forms must be received by the League no later than July 31, 2026.***

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Delegate Email: _____

Municipality of: _____

AUTHORIZED BY:

Name

Title

Return this form to:

Eryn Alcorn
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Email: ecalcorn@flcities.com

Grants Updated- 7/7/26

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	\$71,500	Frank Pate Park Boat Basin Dredging. Application submitted 4/10/26
Duke Energy Infrastructure	\$25,000	Benny Roberts Sports Park Crosswalk Improvements. Approved.

Legend

Approved Grants

Work Completed – Waiting for Reimbursement

Grant Applications Submitted

Grants not Approved