

**City of Port St. Joe  
Planning, Development, and Review Board Special Meeting  
September 5, 2023 at 4:00 P.M.**

**Jay Rish  
Minnie Likely  
Rawlis Leslie  
Phil Earley**

**Hal Keels  
Travis Burge**

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**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**ROLL CALL OF THE BOARD**

**CONSENT AGENDA:**

**July 11, 2023 Special Meeting Minutes**

**Pages 1-5**

**BUSINESS ITEMS**

- **Small Scale Map Amendment & Rezoning Request,           Pages 6-26  
Parcel #'s 04855-001, 04855-004R, & 04855-050R- Rish Cottages LLC**

**\*You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe  
Special Meeting  
Planning, Development & Review Board  
July 11, 2023

**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

<b>Present</b>		<b>Absent</b>	
<b>Board</b>	<b>Staff</b>	<b>Board</b>	<b>Staff</b>
Jay Rish	Jim Anderson	Travis Burge	Bo Creel
Phil Earley	Charlotte Pierce		
Hal Keels	Mike Lacour		
Rawlis Leslie - 4:05 P.M.	Clinton McCahill		
Minnie Likely	April Thompson		

After ascertaining that a quorum was present, Chairman Rish called the meeting to order at 4 P.M. Mr. Burge notified staff that he was out of town and would be unable to attend today's meeting.

**Consent Agenda**

*June 6, 2023, Regular Meeting*

A Motion was made by Hal Keels, second by Phil Earley, to approve the Minutes of the June 6, 2023, meeting. All in favor; Motion carried 4-0.

**Business Items**

Mr. Leslie joined the meeting at 4:05 P.M.

*Special Exception Request – James and Elizabeth Martin, 1001 Woodward Avenue, Parcel #05324-000R*

Jim Martin spoke on behalf of his project. Mr. Anderson stated that there is a 5' setback from the alley and Mr. Martin asked for a special exception of 2' into the rear setback.

A Motion was made by Phil Earley, second by Rawlis Leslie to grant the 2' encroachment into the rear setback. All in favor; Motion carried 5-0.

*Plat Approval Request - Long Avenue Partners LLC, Parcel #06076-015R*

Chairman Rish passed the gavel to Mr. Earley and stated he would be abstaining from voting because this issue could be inured to his special private gain or loss. Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, as completed by Mr. Rish, is attached to these Minutes as Exhibit A.

Caleb Brown, Dewberry Engineering, stated they were asking for conditional approval and are requesting the release of lot number 49-65 and 86-106 for a total of 37 lots. Attached, as Exhibit B, is a letter from Ralph Rish stating the clarifications for this project.

Mr. Anderson noted that the lots referenced above that are not being approved need to be shaded out on the plat for the mayor's signature.

A Motion was made by Rawlis Leslie, second by Hal Keels, to recommend approval of the plat with the clarifications from Mr. Rish and shading of the lots not being approved to the City Commission. All in favor; Motion carried 4-0 with Chairman Rish abstaining.

Mr. Earley returned the gavel to Chairman Rish.

There being no further business to come before the Board, Chairman Rish adjourned the meeting at 4:11 P.M.

\_\_\_\_\_  
Charlotte M. Pierce City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jay Rish, Chairman

\_\_\_\_\_  
Date

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Rosh, Jr William Joseph</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>City of Port St. Joe Planning, Development, and Review Board</i>	
MAILING ADDRESS <i>Box 9</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY <i>Port St. Joe</i>	COUNTY <i>Gulf</i>	NAME OF POLITICAL SUBDIVISION: <i>City of Port St. Joe</i>	
DATE ON WHICH VOTE OCCURRED		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

## WHO MUST FILE FORM 8B

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

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

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

\* \* \* \* \*

### ELECTED OFFICERS:

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

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

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

\* \* \* \* \*

### APPOINTED OFFICERS:

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

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

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

**APPOINTED OFFICERS (continued)**

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

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

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

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, William J. Rish, Jr., hereby disclose that on 7-11-23, 20  

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

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

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

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.

7-17-23  
Date Filed

[Signature]  
Signature

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

Date: July 11, 2023  
To: City of Port St. Joe  
Jim Anderson  
From: Ralph Rish  
Re: The Retreat at Palmetto Bluff

Dear Mr. Anderson,

It is our understanding that the planning board may need some clarification in regards to the final plat submitted for the Retreat at Palmetto Bluff Subdivision and what we are asking for a conditional approvals. Please see the clarifications below.

1. The full "Retreat At Palmetto Bluff" plat shall be submitted but we are only requesting the release of the lot numbers 49-65 and 86-106 for a total of 37 Lots.
2. The remainder of the lots in this plat shall be resubmitted for release in another application after construction of any remaining aspects have been completed.
3. The Homeowner Association (HOA) and Covenants and Restrictions will be completed.
4. The FDEP Permits for Water and Sewer apply to the full completion of both the Cove and the Retreat phases of the Palmetto Bluff Subdivision. A Partial clearance for the Cove portion was completed. The full clearance for the remainder of the entirety of the Palmetto Bluff Subdivision will be approved prior to the release of the requested lots.
5. The proposed upgrades to the Sacred Heart Lift Station that were required as a conditional approval of the Cove Plat have been made and approved by City Staff.
6. The road is proposed to have two (2) 1-inch lifts of asphalt for final completion. Prior to the signing of the plat, one (1) 1-inch lift will be completed. We acknowledge that we will still be responsible for the final lift of asphalt prior to the road dedication to the city.
7. The H.O.A Stormwater Management Facilities certification will be completed prior to the last submittal to release the remaining lots.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Ralph Rish  
RRish@Dewberry.com  
850-227-5137

**ORDINANCE NO. 603**

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

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

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

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

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

**SECTION 1. APPROVAL**

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

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

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

**SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

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

SECTION 5. ZONING

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

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

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

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

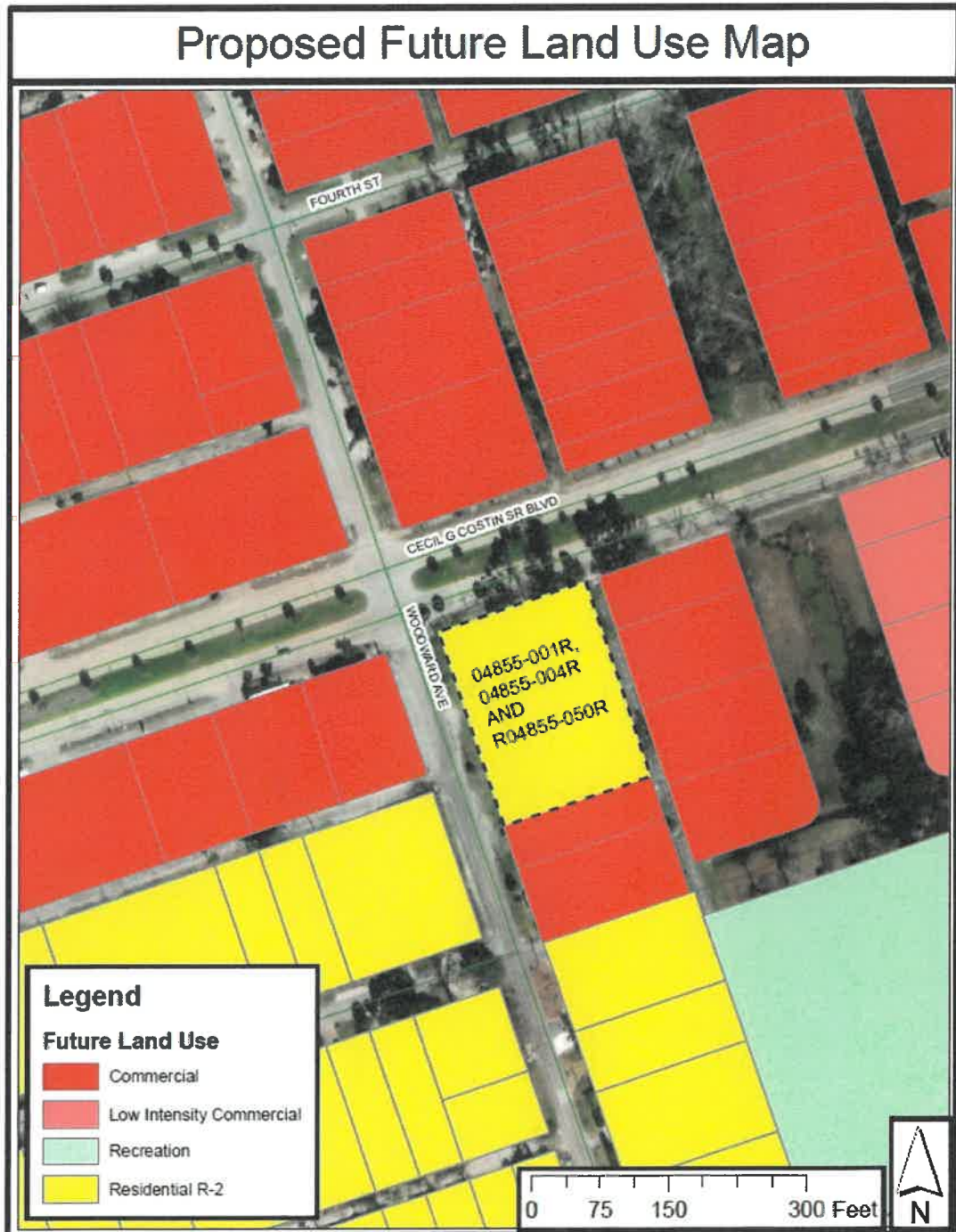
By: \_\_\_\_\_  
Rex Buzzett, Mayor-Commissioner

Attest: \_\_\_\_\_  
Charlotte M. Pierce  
City Clerk



# EXHIBIT "A"

Future Land Use Map:



**EXHIBIT "A"**

Zoning Map:



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

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

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

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

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

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

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

**ORDINANCE NO. 603**

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



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

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

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

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

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

# Rezoning and Plat Approval Request

**Applicant: Raymond W Greer**

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

**04855-050R**

**Woodward Avenue City of Port St. Joe, FL.**

**32456**

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



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

**Submitted by:**

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

August 2023

### Agent Contact Information

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

### Property Information

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**Property Ownership:**

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

**Property Identification Numbers:**

04855-001R  
04855-004R  
04855-050R

### Small Scale Land Use Map Amendment and Rezoning Request

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**Existing Future Land Use Map Designation:** Commercial

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

**Existing Zoning District:** Commercial C-1A

**Proposed Zoning District:** Residential R-2B

### Minor Replat to Existing Subdivision Request

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

## City of Port St. Joe FLUM Application

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

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

RR1  
Owners Signature

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



Shannon Renfro  
Signature of Notary

**PUBLIC NOTICE**

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

**APPLICATION REQUIREMENTS**

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

Legal Description of Property

Copy of Deed

Copy of Survey

RR1  
Owner Signature

Date: 8/9/2023

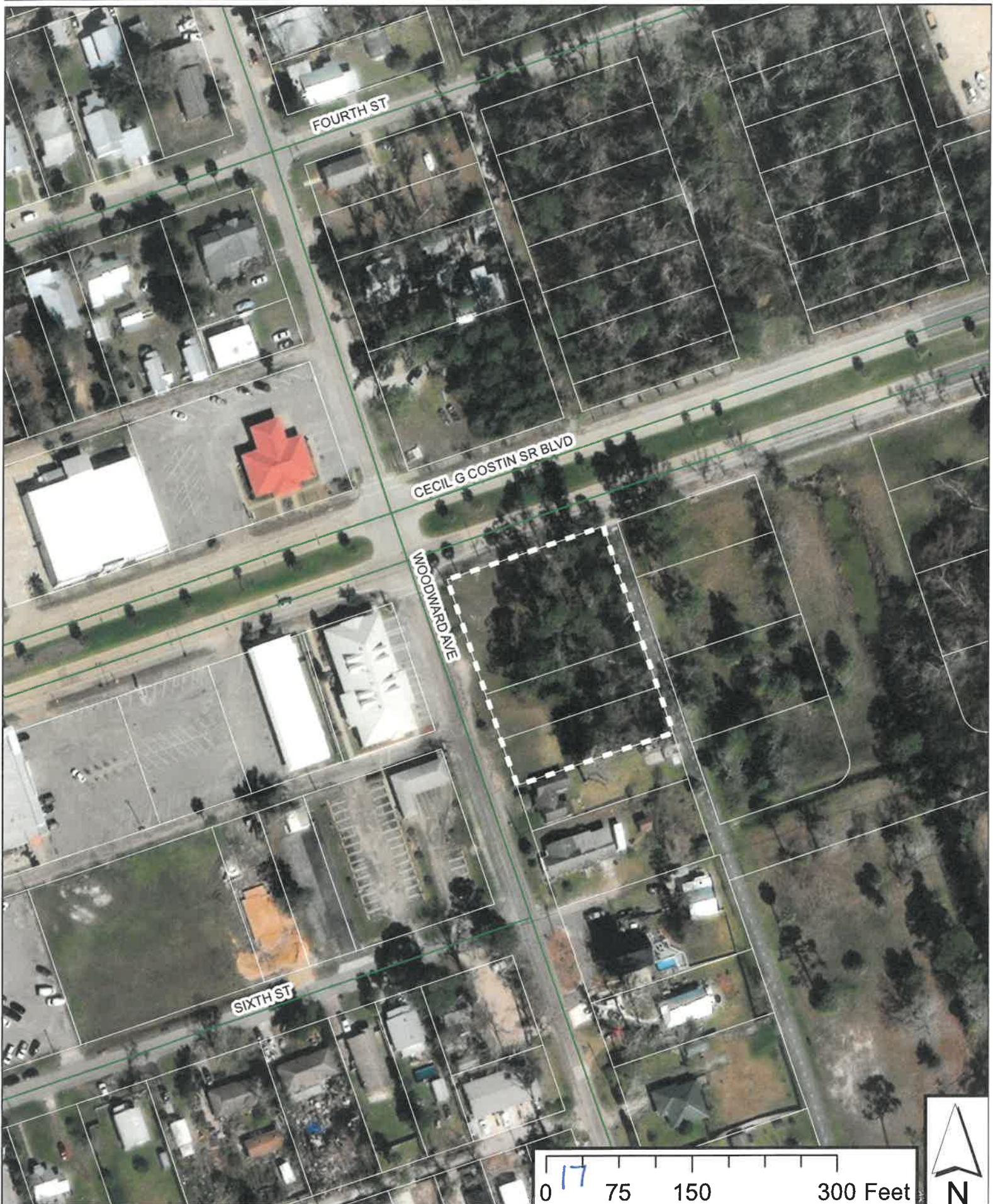
[Signature]  
Applicant Signature

Date: 8/9/2023



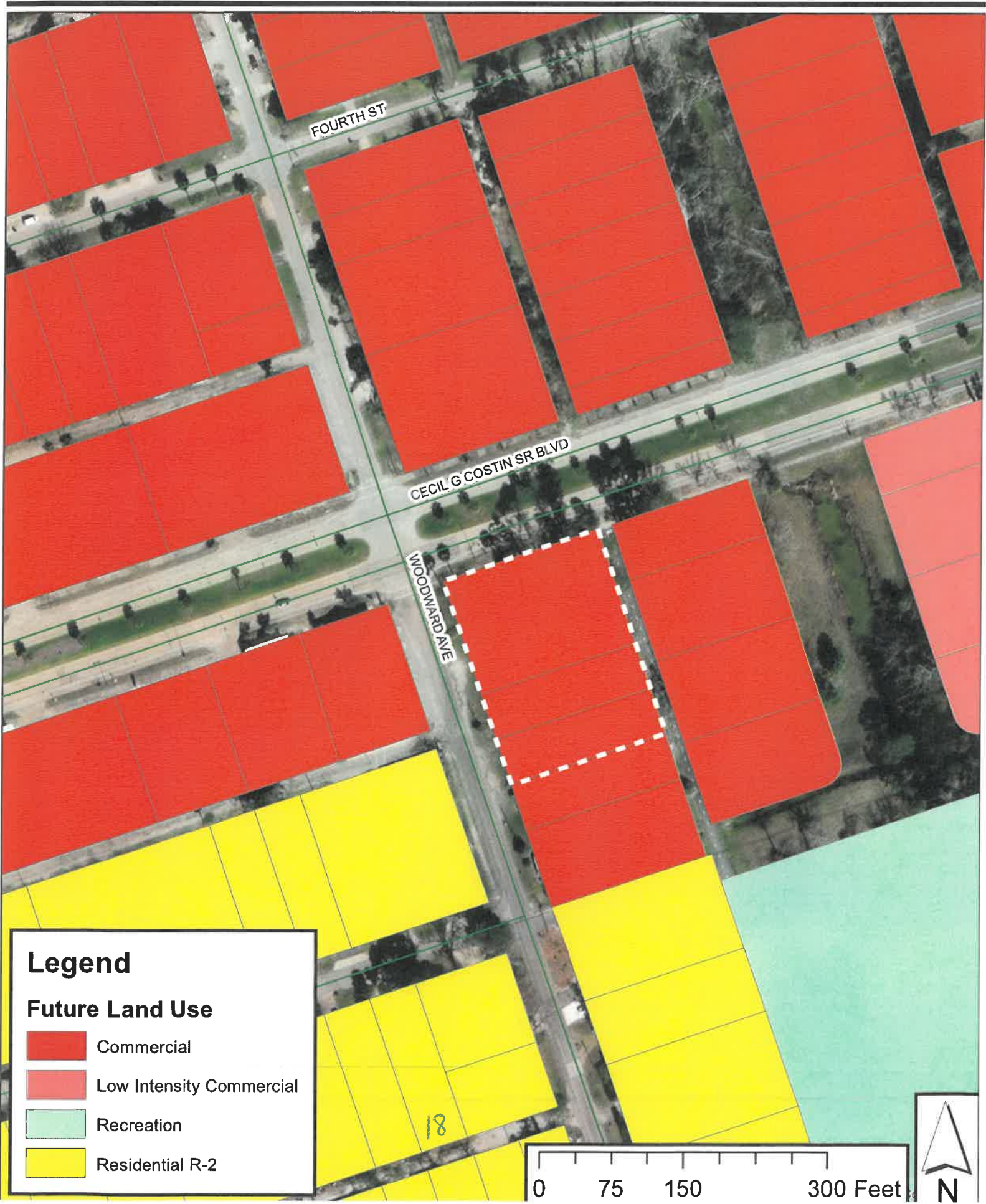
## Maps

# General Location Map





# Future Land Use Map



FOURTH ST

CECIL G COSTIN SR BLVD

WOODWARD AVE

18

## Legend

### Future Land Use

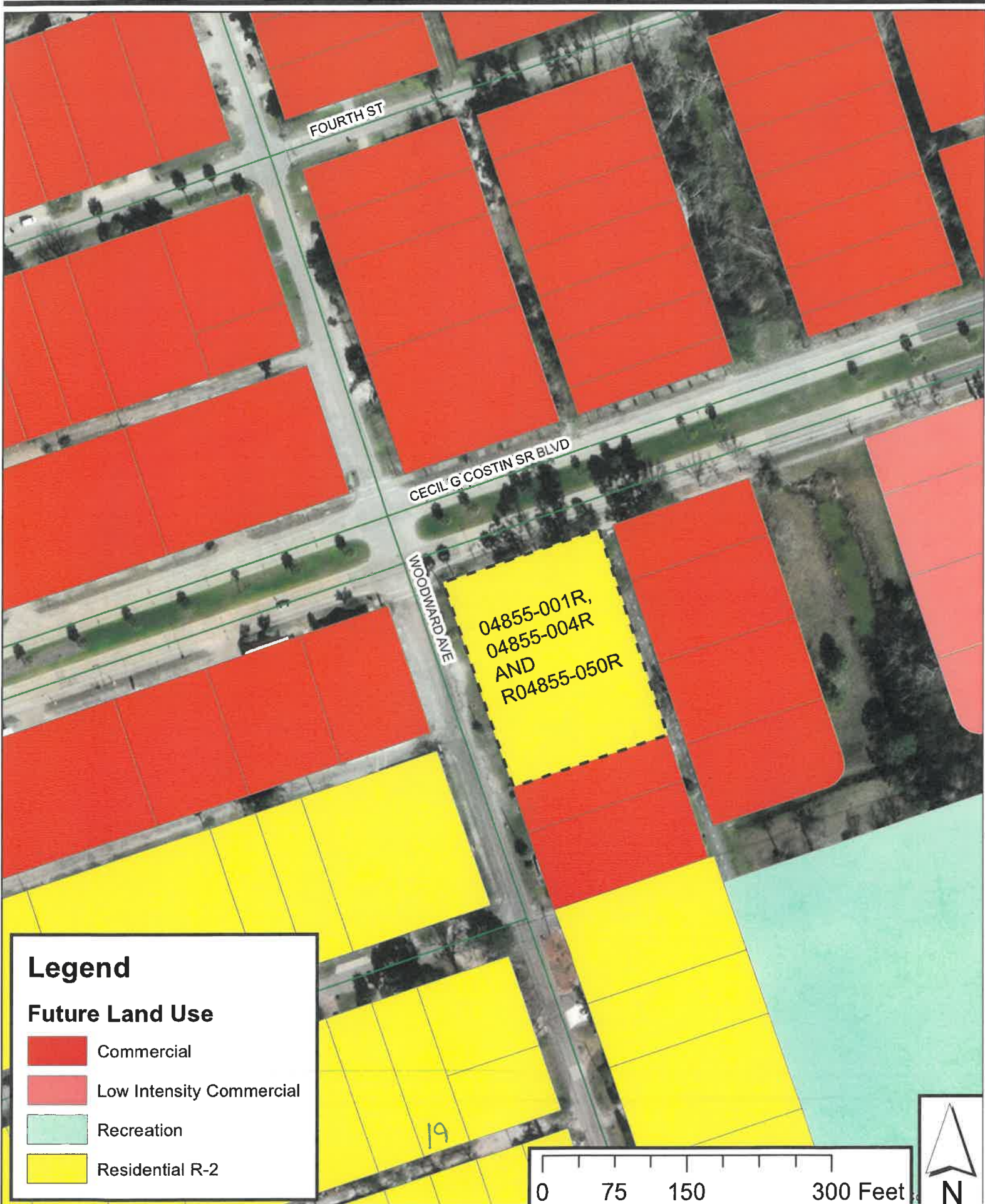
- Commercial
- Low Intensity Commercial
- Recreation
- Residential R-2

0 75 150 300 Feet



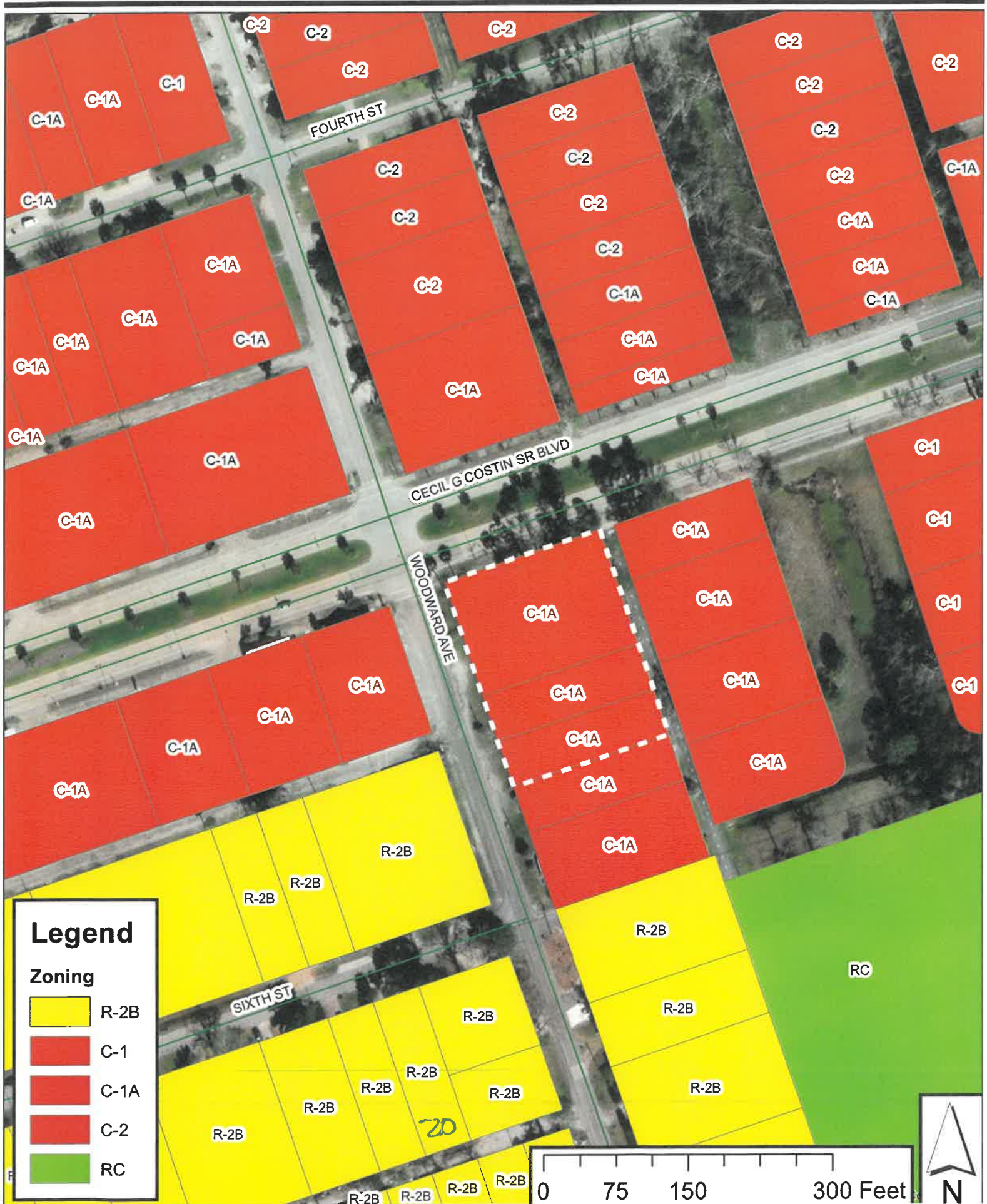


# Proposed Future Land Use Map



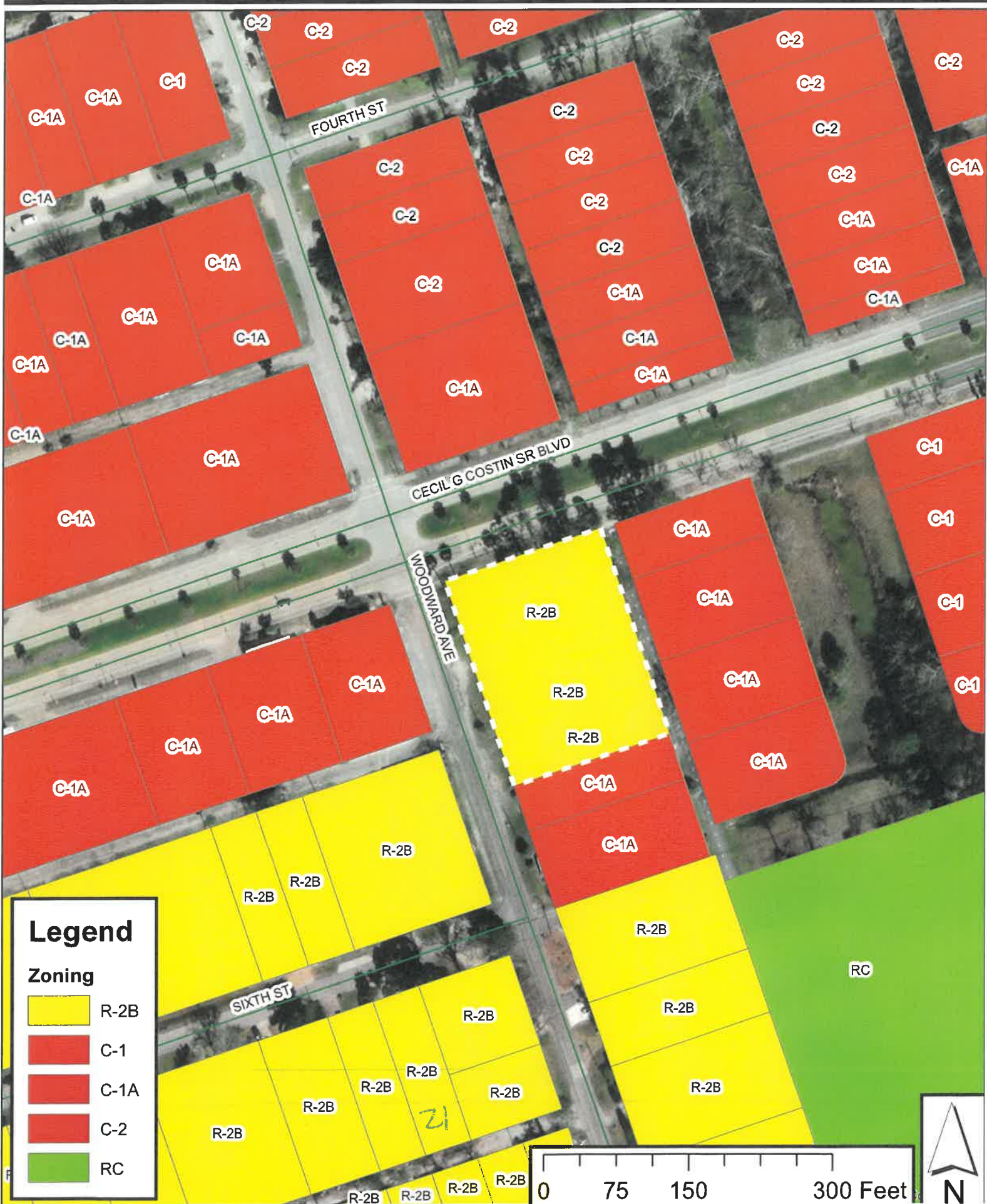


# Zoning Map







# Proposed Zoning Map



## Legend

### Zoning

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

0 75 150 300 Feet



## Minor Replat





## Property Deed

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

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

**SPECIAL WARRANTY DEED**

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

**WITNESSETH:**

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

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

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

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

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

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

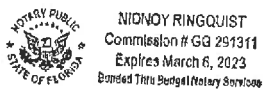
*Widny Ringquist*  
WITNESS  
Print name: *Nidnoy Ringquist*  
*Lynn Fenton*  
WITNESS  
Print name: *Lynn Fenton*

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

STATE OF FLORIDA  
COUNTY OF BAY

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

*Widny Ringquist*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally known:   
OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**EXHIBIT "A"**  
**PROPERTY**

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