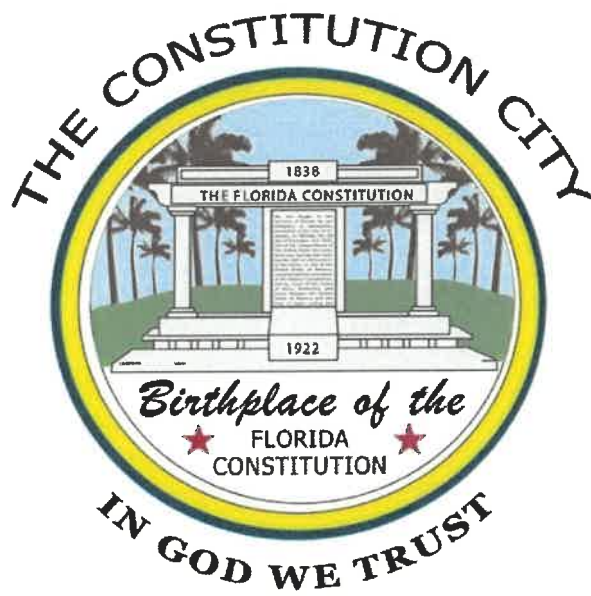


**May 20, 2025
Regular Meeting
12:00 Noon**

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



City of Port St. Joe

**Rex Buzzett, Mayor-Commissioner
Eric Langston, Commissioner, Group I
Steve Kerigan, Commissioner, Group II
Brett Lowry, Commissioner, Group III
Scott Hoffman, Commissioner, Group IV**

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

BOARD OF CITY COMMISSION

Regular Public Meeting

12:00 Noon

May 20, 2025

Call to Order

Consent Agenda

Minutes

- **Regular Meeting 5/6/25**

Pages 1-4

Planning Board Recommendations

- **Plat Approval Request**
 - **Windmark JV, LLC- Windmark Beach North
Phase 3 East Unit 1**

Pages 5-9

City Engineer

- **Paving Quantities Update**

City Attorney

- **Update**

Old Business

- **City Projects**

Pages 10-11

New Business

- **Pet Memorial- Leesa Haire**
- **CDC Brownfield Request- Discussion**

Pages 12-22

Public Works

- **Update**

Surface Water Plant

- **RFP 2025-03 Beach Booster Station Repair (Handout, Bids Close 5/16)**

Wastewater Plant

- **Update**

Finance Director

- **FEMA- Update**
- **Grants Reimbursement- Update**

Code Enforcement

- **Update**

Police Department

- **Update**

City Clerk

- **Grants- Update**
- **Lighthouse Lense Discussion**

Pages 23-24

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, May 6, 2025, 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.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the Minutes of the Regular Meeting of April 15, 2025. All in favor; Motion carried 5-0.

City Engineer

Paving Quantities Update

Dewberry is talking with Roberts and Roberts about additional paving of Tenth Street.

City Street Resurfacing

This project is under construction and there are no issues at this time.

City Government Complex

City Staff is reviewing the building layout from the Architect. Mr. Anderson reminded the Commissioners that the plans are on display for review upstairs at City Hall.

Monument Avenue

The paving has been completed, and striping is all that remains to be done.

Downtown Utilities Phase 2

This is still under construction, the pressure testing has gone well, Dewberry met with the contractor this morning and they are close to wrapping the project up.

HMGP Grant – Elevation of 12 Lift Stations

All RAIs from FEMA have been responded to, staff is waiting to award the bid, and the contractor has agreed to hold the price quote.

Avenue C and Battle Street Intersection

The project has been completed.

City Attorney

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

Old Business

City Projects

Mr. Anderson shared that street paving is wrapping up, the Zone 3 Sprayfield is waiting on a Monitoring Well, rehabbing of the Lift Station on Twentieth Street has begun, and there will be an elevated Control Panel on Twentieth Street.

New Business

Juneteenth Block Party Request

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve a Special Event Permit for the Juneteenth Celebration Jubilee (Block Party) and to block off the portion of MLK between Avenue B and C on Saturday June 21, 2025, from 10:00 P.M. until 2:00 A.M.

Lynn Peters asked about barricades and Mr. Anderson responded that barricades and cones are provided the day before for event planners to place the day of the event.

All in favor; Motion carried 5-0.

Change Order #3, City Street Paving

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to approve Change Order # 3 in the amount of \$19,387.80.

Robert Branch, Christy McElroy, and Charles Gathers voiced their concerns about the Change Order.

All in favor, Motion carried 5-0.

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the request of Richard Benderson, NPSJ CDC, to waive the fees for the Juneteenth Celebration on Saturday, June 21, 2025, at the Washington Gym Complex. All in favor; Motion carried 5-0.

A Motion was made by Commissioner Langston, second by Commissioner Kerigan, to approve the Street Dance on MLK from 7 P.M. until 2:00 A.M., on July 3, 2025. All in favor; Motion carried 5-0.

BCC Amnesty Day

Mr. Anderson shared there will be an Amnesty Day on Saturday, May 17, 2025, from 8 A.M. until 4 P.M. ET at 1000 Cecil G. Costin, Sr., Blvd which is the Gulf County Courthouse Parking Lot.

Public Works – John Grantland

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

Surface Water Plant – Larry McClamma

RFP 2025-03 Beach Booster Station Repair (Bids Closed 5/2, Handout)

Mr. McClamma noted that the Bid Date has been extended until Friday, May 16, 2025, at 3 P.M. as no bids were received in a timely manner for the original announcement.

Wastewater Plant – Joe Harris

Mr. Harris shared there is 4.5' of free board in the lagoon. The plant is discharging, the 3 pumps for the Algae disbursement are in place, Sprayfield Zone 3 is operational, and they are waiting on a monitoring well for it.

Finance Director

FEMA Update

Mr. Lacour received a request for clarification this morning and he feels that we are finally moving on reimbursement for the project.

Grants Reimbursement Update

An Expenditures and Reimbursements for Grants Spreadsheet has been added to the Agenda Packet that shows the status of existing grants.

Grant Management Contract Extension – CDBG-DR

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to approve continuing the grant consulting services to the City by the Ferguson Company with the amount not to exceed \$43,750. All in Favor, Motion carried 5-0. This is for the CDBG-DR Grant through the Department of Commerce.

Code Enforcement

Mr. Anderson noted that the City is moving into the Summer Season, crews have been sprucing up around town, and that high grass is becoming an issue. He encouraged citizens to keep their yards clean and trimmed.

Police Department – Chief Richards

Chief Richards shared that he is receiving more complaints about the local Hemp Food Establishments and is concerned that there needs to be an Ordinance restricting the number of businesses, locations, and advertisements on store signage. He has been looking at Ordinances from other cities.

City Clerk – Charlotte Pierce

Clerk Pierce referenced Pages 26 and 27, and the update from Two Hired Guns Consulting. She noted the new grants that have been added to the pages, and reminded the Commissioners that will be seeking re-election this year that Qualifying is from Noon Monday, June 9, 2025, through Noon Friday, June 13, 2025.

Robert Branch shared his concerns about the letter from Two Hired Guns.

Citizens to be Heard

Jeremy Novak, representing the Gulf County Board of County Commissioners, provided a letter from the County Commission concerning the Windmark Development of Regional Impact Compliance and updated them on ongoing issues between the County and City.

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

Discussion Items by Commissioners

Commissioner Hoffman stated he would be attending the TDC Meeting today and asked if the Commissioners had anything that he needed to bring up. He also asked that consideration of placing pet memorials on the Buck Griffin Lake Bridge be on the next Agenda and shared that the Garden Club is working on the 100 year anniversary.

Commissioner Lowry brought up the Workforce Board Summer Program. Mr. Anderson reminded the Commission that this is not a City function, but a Workforce Board Program headed up by Kim Bodine. The duPont Foundation has funded the program in the past but has redirected their resources and no longer supports the program. In an effort to minimize disruption, the City has provided the Washington Site, will make a financial contribution of \$25,000 handle payroll, payables, and do the hiring of employees. This year, the Gulf County School System will not be providing space or help as they have done in the past. The Gulf County Board of County Commissioners will be giving a \$50,000 contribution to the program and asked the City being the middle person and responsible for all transactions.

Additionally, Ms. Bodine has requested the renting of vans for field trips and transportation and stated that any money given directly to the Workforce Board, approximately 25% has to be returned to the state.

After a lengthy discussion, consensus of the Commission was to ask the County to split the cost of the percentage that would have to be returned to the state and let the Workforce Board handle all expenditures. Mr. Anderson will contact Commission Chairman Sandy Quinn concerning this.

Cora Curtis and Christy McElroy shared their thoughts on this project.

Commissioner Kerigan asked that in keeping with the summer clean up, owners clean up vacant lots off Reid Avenue.

Commissioner Langston did not have any additional concerns to discuss.

Mayor Buzzett did not have any additional items 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 1:12 P.M.

Approved this _____ day of _____ 2025.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

Line #	Beeping	Length	Line #	Beeping	Length
1	580757575	25.00	16	580757575	25.00
2	580757575	25.00	17	580757575	25.00
3	580757575	25.00	18	580757575	25.00
4	580757575	25.00	19	580757575	25.00
5	580757575	25.00	20	580757575	25.00
6	580757575	25.00	21	580757575	25.00
7	580757575	25.00	22	580757575	25.00
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10	580757575	25.00	25	580757575	25.00
11	580757575	25.00	26	580757575	25.00
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82	580757575	25.00	97	580757575	25.00
83	580757575	25.00	98	580757575	25.00
84	580757575	25.00	99	580757575	25.00
85	580757575	25.00	100	580757575	25.00



TITLE	SHEET INDEX	NO.
VICINITY MAP, LEGEND, SURVEYOR'S NOTES, DESCRIPTION, DEDICATION & SIGNATURE SHEET		1
OVERALL BOUNDARY (1"=200')		2
LOT DETAIL (1"=50')		51-55

NOTES:

1. AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBSTANCE LARGELY DESCRIBED HEREIN, AND UNDER NO CIRCUMSTANCES SHALL BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

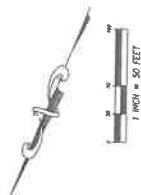
2. ALL PLATTED UTILITY ENGINEERS MUST PROVIDE THAT SUCH ENGINEERING SHALL ALSO BE PROVIDED TO THE PUBLIC IN A MANNER THAT DOES NOT VIOLATE ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, THE PROVISION OF TELEPHONE SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION SHALL PREJUDICE THE INSTALLATION AND OPERATION OF CABLE, TELEPHONING, GAS, WATER, SEWER, AND/OR OTHER UTILITIES, AND SERVICES OF AND ELECTRIC, TELEPHONING, GAS, OR OTHER PUBLIC UTILITY.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLUT COUNTY.

Dewberry
DEWBERRY ENGINEERS INC.
301 ABERGLEN PARKWAY
PALMUM CITY, FLORIDA 32068
PHONE: 852.522.0644 FAX: 852.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 9011

DIVISION OF A PORTION OF GOVERNMENT LOTS 1, 2, 4, 5, 6, & 7, SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST & GOVERNMENT LOTS 10, 11, 13 & 14, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
MARCH 2025

MARCH 2025



Line Table		
Line #	Beating	Length
187	51334°16"E	102.43
188	52734°22"E	80.85
189	53387°00"E	54.21
190	524°15'27"E	48.80
191	51022°33"E	42.34
192	53277°49"E	153.89
193	576°50'31"E	58.16
194	537°32'48"E	58.16

Curve #	Length	Radius	Curve Data	Chord Bearing	Chord Length
C1	13.32	50.50	44°22'27"	118.86	
C2	13.32	50.50	44°22'27"	118.86	
C3	13.32	50.50	44°22'27"	118.86	
C4	54	34.5	90°00'00"	46725°46'	
C5	102.75	135.00	48°15'45"	10352°15'	71.78
C6	102.75	135.00	48°15'45"	10352°15'	71.78
C7	102.75	135.00	48°15'45"	10352°15'	71.78
C8	48.85	31.50	90°00'00"	48149°14'	43.84
C9	48.85	31.50	90°00'00"	48149°14'	43.84
C10	48.85	31.50	90°00'00"	48149°14'	43.84
C11	144.00	76.50	90°00'00"	51°11'11"	111.38
C12	144.00	76.50	90°00'00"	51°11'11"	111.38
C13	144.00	76.50	90°00'00"	51°11'11"	111.38
C14	144.00	76.50	90°00'00"	51°11'11"	111.38
C15	144.00	76.50	90°00'00"	51°11'11"	111.38
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C19	144.00	76.50	90°00'00"	51°11'11"	111.38
C20	144.00	76.50	90°00'00"	51°11'11"	111.38
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C79	64.75	76.50	33°27'29"	161°11'00"	53.25
C80	64.75	76.50	33°27'29"	161°11'00"	53.25
C81	64.75	76.50	33°27'29"	161°11'00"	53.25
C82	64.75	76.50	33°27'29"	161°11'00"	53.25
C83	64.75	76.50	33°27'29"	161°11'00"	53.25
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C85	64.75	76.50	33°27'29"	161°11'00"	53.25
C86	64.75	76.50	33°27'29"	161°11'00"	53.25
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C93	64.75	76.50	33°27'29"	161°11'00"	53.25
C94	64.75	76.50	33°27'29"	161°11'00"	53.25
C95	64.75	76.50	33°27'29"	161°11'00"	53.25
C96	64.75	76.50	33°27'29"	161°11'00"	53.25
C97	64.75	76.50	33°27'29"	161°11'00"	53.25
C98	64.75	76.50	33°27'29"	161°11'00"	53.25
C99	64.75	76.50	33°27'29"	161°11'00"	53.25
C100	64.75	76.50	33°27'29"	161°11'00"	53.25

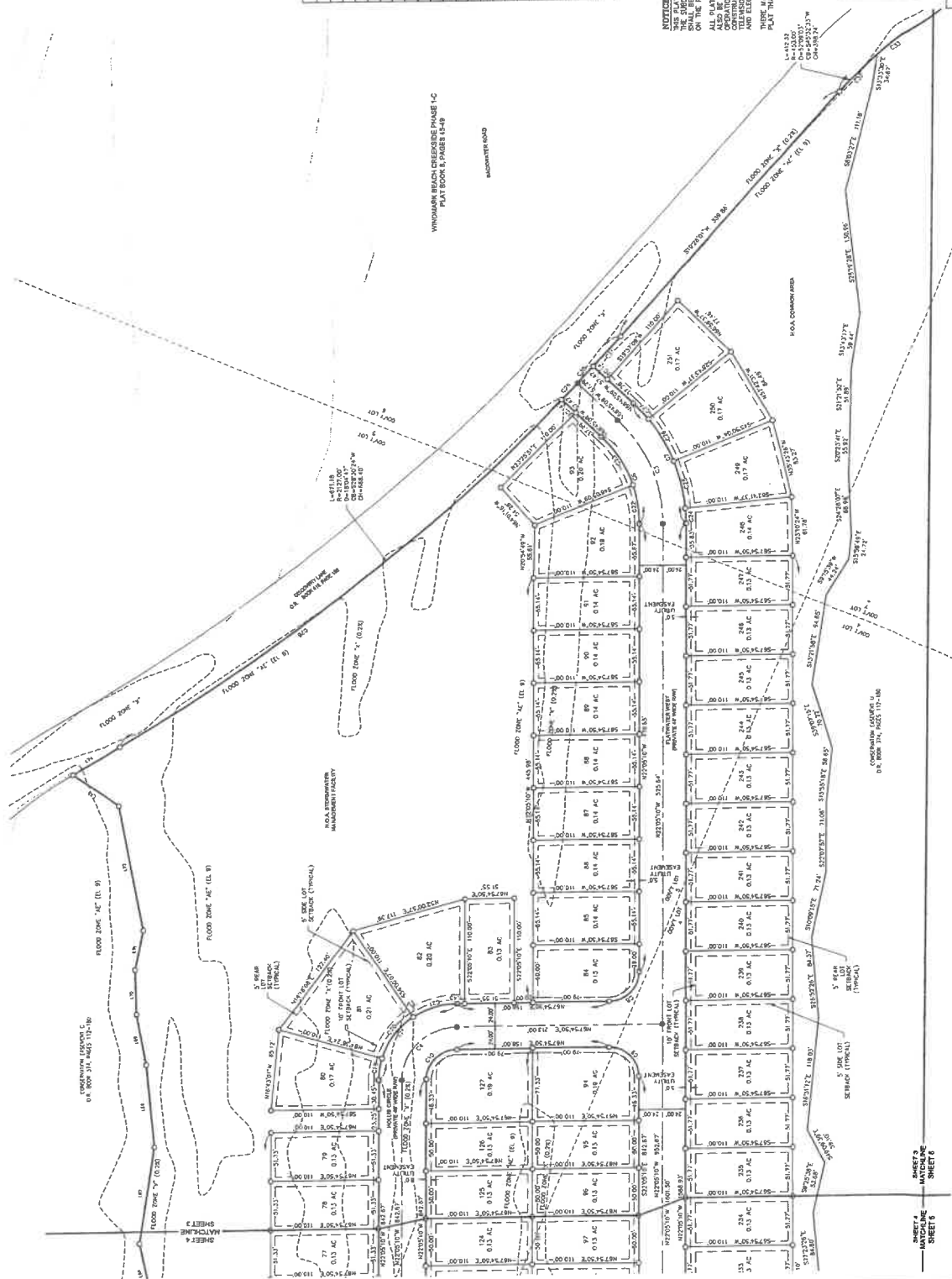
NOTICE: THE PLAY, AS REQUESTED IN THE DRAFTING FORM, IS THE OFFICIAL RECORD OF THE PLAY, AS PERFORMED IN THE THEATRE, AND UNDER NO CIRCUMSTANCES SHALL BE SUPPLEMENTED IN ANY MANNER BY CHANGES ON DRAFTING FORM ON THE PLATED UTILITY.

ALL PLATED UTILITY ELEMENTS SHALL PROVIDE THAT SUCH ELEMENTS SHALL ALSO BE ELEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH ELEMENTS SHALL BE REQUIRED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, SATELLITE TELEVISION, AND SERVICES OF TELEVISION, TELEPHONE, CABLE OR OTHER PUBLIC UTILITY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS FORM THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET INDEX	
TITLE	NO.
VICINITY MAP, LEGEND, SURVEYOR'S NOTES.	1
DESCRIPTION, DEDICATION & SIGNATURE SHEET	2
OVERALL BOUNDARY (1"=200')	
LOT DETAIL (1"=50')	
	SASS

Dewberry.
DEWBERRY ENGINEERS INC.
283 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32408
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. AB 0015



SHEET 4
MAYCHLINE
SHEET 5

PLAT BOOK	PAGE
SHEET 4 OF 5	

PROVISION OF A PORTION OF GOVERNMENT LOTS 1, 2, 4, 5, 6, & 7, SECTION 16, TOWNSHIP 7 SOUTH, RANGE 11 WEST & GOVERNMENT LOTS 10, 11, 13 & 14, SECTION 9, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
MARCH 2025



Curve Table				
Curve #	Length	Dial	Chord Bearing	Chord Length
C1	86.39	55.50	189°30'00"	77.76
C2	44.69	31.00	189°00'00"	43.84
C3	124.09	79.50	189°00'00"	111.72
C4	44.69	31.00	187°30'00"	43.84
C5	44.69	31.00	187°00'00"	43.84
C6	41.74	29.00	187°00'00"	41.28
C7	60.87	39.00	186°30'00"	50.00
C8	31.46	20.00	186°30'00"	31.21

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORDATION OF THE PUBLIC RECORDS OF THE STATE OF CALIFORNIA. THIS RECORDATION SHALL BE SUPPLEMENTED BY ANY OTHER GRAPHIC OR DIGITAL FORM ON THE PLAT.

ALL PLATTED UTILITY CASUALTY SHALL PROVIDE THAT SUCH CASUALTY SHALL ALSO BE AS EVIDENCE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND REPAIR OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL BE CONSIDERED A PUBLIC UTILITY AND THE SERVICES OF CABLE TELEVISION, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS

SHEET INDEX	
TITLE	NO.
VICINITY MAP, LEGEND, SURVEYOR'S NOTES.	1
DESCRIPTION, DEDICATION & SIGNATURE SHEET	2
OVERALL BOUNDARY (11"=100')	
LOT DETAIL (1"=10')	83-65

Dewberry.
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0044 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. 18,892

WWW.DEWETTERY.COM
 CERTIFICATE OF NOTIFICATION NO. 18 8815

Current City Projects 5/20/25

- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board.
- 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.
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff is installing the taps.
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex with Conceptual Plan options. Dewberry has now been tasked to handle the Civil Engineering and permitting. MLD has been tasked for the Architectural Services on 10/15/24.
- 9/26/23 Dewberry tasked to work on the Expansion of Zone 3 at the WW Sprayfields. The bid was awarded to North Florida Construction on 4/16/24 to clear the property. The construction is complete and Dewberry is working on the FDEP Permit to place in operation.
- Downtown Waterline Replacement Phase II- The SRF Funding has been approved and the bid has been awarded to L & K Contractors. Construction began on 9/30/24.
- 2/11/24 A Task Order was signed with Dewberry to survey the alley between Bay & Harbor Street for potential stormwater improvements. The survey is complete and staff is trying to find a property owner to give the City and easement for a Stormwater Drain Inlet.
- Allen Memorial Paving SCOP Grant. The Project was awarded to Roberts & Roberts on 9/17/24. Construction is underway.
- Monument Ave. Paving from 19th Street to Allen Memorial. The project was awarded to Roberts & Roberts on 9/17/24. Construction is underway.
- 3/19/24 A Task Order was signed with Dewberry to design the \$1.5 M Legislative Approp. for multiple roads to be paved. The Bid was awarded to

Roberts & Roberts on 11/5/24, CEI Services was awarded to SCE on 1/7/25.
The project is under construction.

- Centennial Bldg. Roof- Requesting an Engineer Task Order for specs to repair the roof. 4/1/25
- Washington Gym Roof- Tasked Anchor Consulting Engineers for specs to replace the side roofs on the gym 4/9/25. Flashing repairs scheduled for 5/17 by Matthews & Sons.
- Speed Table on 7th Street- Tasked Roberts & Roberts to construct

Jim Anderson

From: Jim Anderson
Sent: Wednesday, May 14, 2025 1:43 PM
To: J. Richard Benderson
Cc: Rex Buzzett; Brett Lowry; Eric Langston; Scott Hoffman; Steve Kerigan; Clinton McCahill; Charlotte Pierce
Subject: RE: Request to be considered

Good afternoon Mr. Benderson,
Has the scientific data for the three lots been submitted to FDEP for review and inclusion in their data base as a brownfield?
Thanks,
Jim

From: J. Richard Benderson <benderson@northportstjoecdc.org>
Sent: Friday, May 9, 2025 5:36 PM
To: Jim Anderson <janderson@psj.fl.gov>
Subject: Request to be considered

Hello Mr. Anderson,
We are requesting a designation of brownfield for three properties owned by the CDC.
Please see the attached resolution.

I'd like to setup a virtual meeting with you to go over the request and answer any questions that you may have.

--

Richard Benderson, CEO



217 Avenue A
Port St. Joe, FL 32456
850-227-1201 (O)

RESOLUTION
of the
CITY OF PORT ST. JOE BOARD OF CITY
COMMISSIONERS

regarding
DESIGNATING CERTAIN LAND WITHIN INCORPORATED
CITY LIMITS (REDEVELOPING NORTH PORT ST. JOE
COMMUNITIES) AS A BROWNFIELD AREA FOR THE
PURPOSE OF ENVIRONMENTAL REMEDIATION,
AND ECONOMIC DEVELOPMENT

Resolution No. _____

WHEREAS, Sections 376.77 – 376.85, of the Florida Statutes, as amended, (the “Brownfields Redevelopment Act” or the “Act”) authorizes and provides for designation by resolution of certain lands as “Brownfield Area”, and for the corresponding provision of environmental remediation, rehabilitation, and economic development for such areas; and

WHEREAS, the procedures set forth in Section 376.80(1) of the Act, including notice and public hearing requirements set forth in Sections 125.66 and 125.66(4)(b)(2) and 125.66(4)(b)(3) Florida Statutes, have been complied with.

WHEREAS, on February 28, 2013 and April 23, 2013, public hearings were held near the area to be designated to provide an opportunity for public input on the size of the area, the objective for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns in accordance with Section 376.80(2)(a), Florida Statutes; and

WHEREAS, the City of Port St. Joe Board of City Commissioners has considered the criteria set forth in Section 376.80(2)(a), Florida Statutes, namely,

1. Whether the brownfield area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the area has potential to interest the private sector in participating in rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes; and

WHEREAS, the City of Port St. Joe, Board of City Commissioners wishes to notify the Florida Department of Environmental Protection of its decision to designate a Brownfield Area for remediation, rehabilitation, and economic development for the purposes set forth in the Act; and

**BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE
CITY OF PORT ST. JOE FLORIDA:**

Section 1. The recitals and findings set forth in the Preamble to this Resolution are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

Section 2. The area described in Exhibit "A" as attached hereto and incorporated herein by reference, located in the incorporated area of the City, less any real property for which a property owner within the area depicted in Exhibit "A" requests in writing to have his or her property removed from the designation provided for herein, is hereby designated as the NPSJ Redevelopment Area (Redeveloping North Port St. Joe Communities) at which shall hereafter be known as the "NPSJ Redevelopment Area" and as a Brownfield Area for environmental remediation, rehabilitation, and economic development as set forth in the Act, under the following terms and conditions:

a. The designation of the Brownfield Area by this Resolution does not, by itself, render the Board of City Commissioners responsible for the costs and liabilities associated with site remediation, rehabilitation, economic development, or source removal, as those terms are defined in the Act, unless the City Board of City Commissioners specifically designates itself as a responsible person pursuant to Section 376.80(3), thereof.

b. Nothing in this Resolution shall be deemed to prohibit, limit, or amend the authority and power of the City Board of City Commissioners, otherwise legally available, to designate any other property or properties as a Brownfield Site or Brownfield Area, or to modify, amend, or withdraw the designation as established herein.

Section 3 In accordance with Section 376.80(1) Florida Statutes, the City of Port St. Joe Board of City Commissioners hereby notifies the Florida Department of Environmental Protection of the City's decision to designate this Brownfield Area for the purposes of remediation, rehabilitation, and economic development.

76 **Section 4.** This Resolution shall become effective _____
ADOPTED this ____ day of _____, ____.

78

80

CITY OF PORT ST. JOE, FLORIDA
By: Board of City Commissioners

82

By: _____
Rex Buzzett
Mayor

84

86

ATTEST: Charlotte M. Pierce, City Clerk
As Clerk of the Board of City Commissioners

88

90

By: _____
City Clerk

92

94

96

EXHIBIT A

98

100 PROPERTY NO. 1

PARCEL ID

05825-000R

ADDRESS

AVE E PORT ST JOE

DESCRIPTION

MILLVIEW ADDN UNIT 1 PB 1 PG 33 LOT 16 ORB 135/568 FR BRYANT &
ORB 136/957 FR BRYANT & FEDD ORB 402/803 FR BRYANT 847/849 WD
FR DAVIS BLK 1007 MAP 49D

102 PROPERTY NO. 2

PARCEL ID

05980-000R

104 **ADDRESS**

318 AVE C PORT ST. JOE

DESCRIPTION

MILLVIEW ADDITION UNIT NO. 2 PB 1 PGS 46 & 47 LOT 14 ORB
169/374 FR GRAHAM ESTATE ORB 847/849 WD FR DAVIS BLK
1017 MAP 50A

106

108

PROPERTY NO. 3

110 **PARCEL ID**

05982-000R

ADDRESS

320 AVE C PORT ST JOE

112 **DESCRIPTION**

MILLVIEW ADDITION UNIT NO. 2 PB 1 PGS 46 & 47 LOT 16
ORB 395/337 QC FR TAYLOR 847/849 WD FR DAVIS BLK
1017 MAP 50A

114

IMPORTANT NOTICE

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

Parcel Summary

Parcel ID 05825-000R
 Location Address AVE E
 PORT ST JOE
 Brief Tax Description MILLVIEW ADDN UNIT 1 PB 1 PG 33 LOT 16 ORB 135/568 FR BRYANT & ORB 136/957 FR BRYANT & FEDD ORB 402/803 FR BRYANT 847/849 WD
 FR DAVIS BLK 1007 MAP 49D
 (Note: Not to be used on legal documents.)
 Property Use Code VACANT (0000)
 Sec/Twp/Rng 36-75-11W
 Tax District Port St. Joe City (5)
 Millage Rate 15.5418
 Acreage 0.135
 Homestead N

[View Map](#)

Owner Information

Primary Owner
N PSJ COMMUNITY DEVELOP CORP
 PO BOX 941
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
540003 - MILLVIEW ADD. 2	1	LT	50	118

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	2/25/2025	\$125,000	WD	847/849	Qualified	Vacant	DAVIS ANTHONY P	N PSJ COMMUNITY DEVELOP CORP
N	2/10/2006	\$10,000	WD	<u>0402/0803</u>	Qualified	Vacant	BRYANT GLORIA	DAVIS ANTHONY
N	4/2/1990	\$100	QC	<u>0136/0957</u>	Qualified	Improved	BRYANT WAYMON & FEDD	BRYANT GLORIA J.
N	1/18/1990	\$100	WD	<u>0135/0568</u>	Qualified	Improved	BRYANT WAYMON	BRYNAT GLORIA J.
N	8/21/1989	\$100	QC	<u>0133/0233</u>	Qualified	Improved	BRYANT & GARLAND	BRYANT

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$25,000	\$18,000	\$18,000	\$16,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$25,000	\$18,000	\$18,000	\$0
Just (Market) Value	\$25,000	\$18,000	\$18,000	\$16,000
Assessed Value	\$6,442	\$5,856	\$5,324	\$4,840
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$6,442	\$5,856	\$5,324	\$4,840
Maximum Save Our Homes Portability	\$18,558	\$12,144	\$12,676	\$11,160

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

No data available for the following modules: Building Information, Extra Features, Sketches.

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Parcel Summary

Parcel ID 05980-000R
 Location Address 318 AVE C
 PORT ST JOE
 Brief Tax Description MILLVIEW ADDITION UNIT NO. 2 PB 1 PGS 46 & 47 LOT 14 ORB 169/374 FR GRAHAM ESTATE ORB 847/849 WD FR DAVIS BLK 1017 MAP 50A
 (Note: Not to be used on legal documents.)
 Property Use Code VACANT (0000)
 Sec/Twp/Rng 1-85-11W
 Tax District Port St. Joe City (5)
 Millage Rate 15.5418
 Acreage 0.126
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 NPSJ COMMUNITY DEVELOP CORP
 PO BOX 941
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
540003 - MILLVIEW ADD. 2	1	LT	50	110

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	2/25/2025	\$125,000	WD	847/849	Qualified	Vacant	DAVIS ANTHONY P	N PSJ COMMUNITY DEVELOP CORP
N	3/23/2017	\$100	QC	0614/0023	Unqualified	Improved	WILLIAMS CLOTEL D (NKA C DENISE W SPEARS)	DAVIS ANTHONY P
N	3/21/1994	\$100	WD	0169/0374	Unqualified	Improved	GRAHAM EST.	WILLIAMS
N	1/4/1989	\$100	WD	0129/0635	Qualified	Improved	GRAHAM	GRAY

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$25,000	\$18,000	\$18,000	\$16,000
Land Agricultural Value	\$0	\$0	\$0	\$0
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Parcel Summary

Parcel ID 05982-000R
 Location Address 320 AVE C
 PORT ST JOE
 Brief Tax Description MILLVIEW ADDITION UNIT NO. 2 PB 1 PGS 46 & 47 LOT 16 ORB 395/337 QC FR TAYLOR 847/849 WD FR DAVIS BLK 1017 MAP 50A
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 Sec/Twp/Rng 1-8S-11W
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 Acreage 0.126
 Homestead N

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Primary Owner
 N PSJ COMMUNITY DEVELOP CORP
 PO BOX 941
 PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
540003 - MILLVIEW ADD. 2	1	LT	50	110

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	2/25/2025	\$125,000	WD	847/849	Qualified	Vacant	DAVIS ANTHONY P	N PSJ COMMUNITY DEVELOP CORP
N	11/4/2005	\$100	QC	0395/0337	Unqualified	Improved	TAYLOR CHRISTINE	DAVIS ANTHONY
N	10/29/2004	\$100	QC	0391/0123	Unqualified	Improved	ROZIER CORA R (LIFE ESTATE RESERVED)	TAYLOR CHRISTINE P
N	2/15/2001	\$100	WD	0253/0304	Unqualified	Improved	ANDERSON	ROZIER (LIFE EST. RES.)

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$25,000	\$18,000	\$18,000	\$16,000
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Grants Updated- 5/20/25

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
FDEM	\$660,943 \$5,000	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20. 25% match. Approved 12/16/22
FEMA	1.4M	Clifford Sims Park Repairs due to Hurricane Michael. Approved 4/21/23. The project is complete and we have requested reimbursement.
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Grant awarded. The project is complete and we have requested reimbursement.
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21. CCTV work approved.
National Park System/Hurricane Michael	\$83,000	Washington Gym Rehabilitation. Submitted by UF. Approved and will be administered thru the State of Florida Division of Historical Resources
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. The project has been re-bid. Approval has been given for the amended scope of work by the State.
USDA	\$4,000,000	Potential 65% loan/35% grant for new Government Complex. The funding request is on hold.
COVID-19 Rescue Plan	\$1,786,545	Grant Agreement signed 9/15/21. Funds received. \$1,000,000 allocated for 10 th Street Sports Complex & \$786,545 for Road Paving already spent.
FDEO	\$675,426.00	Commercial District Waterline Replacement. Grant Approved 4/8/22. Phase I is complete.
FDEP Water Protection Funds	\$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.
FDEP Water Protection Funds	\$4,300,000	Beacon Hill Sewer. Grant Application Approved 11/9/21. The collection system and lift station is constructed. City Staff is making taps.
FDEP	\$218,895	Resilient Florida (Study of PSJ). Submitted 8/30/21, Working with UF.
FDOT/SCOP	\$575,417.65	Application for re-surfacing Allen Memorial. Approved on 8/23/22 for the 2024 fiscal year. The contract was awarded to Roberts & Roberts.
NOAA	\$280,000 \$1,563,611	Stormwater Management (H&H) Study, Approved 4/21/23 Phase II Application submitted 12/19/23
FDOT Phase I FDOT Phase II	\$100,000 \$129,580	Hwy 98 Beautification Grant, Approved 12/16/22. Coastal has completed the design. Out for bids Phase II approved 1/10/24

Legislative Request 2023	\$1,500,000	Road Paving, submitted by Clark Smith approved in the 23/24 State Budget. Grant being worked thru FDOT.
FDEP/SRF	\$102,000 Loan/\$98,000 Grant	Lead and Copper Service Line Inventory. Additional \$9,800 Grant/\$10,200 Loan Approved as well. The project is complete.
FDEP/SRF	\$1,506,338 Loan/\$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23
Gulf Consortium	\$750,000	Signed the sub-grant agreement with Gulf County on 10/31/23 for the ESAD Purchase re-imbursement
FDOT	\$43,000	Police Dept. - Occupant Protection. Application submitted on 2/27/24. The grant was approved and signed by the City on 10/15/24.
FDOT	\$561,884.66	Ave C & D Paving SCOP Grant. Application submitted 3/25.
Historic Resources (FDHR)	\$1,000,000	Washington Gym Improvements. 25% match required. City/County/UF partnership. Application submitted 5/31/24.
NWFWMD	\$80,000	Water Plant Backwash Reuse Project. Estimated \$200,000 project, Grant has been approved.
Legislative Request 2025	\$2,000,000 \$300,000	Fire/Police Public Safety Facility Core Park Restrooms
CDBG	\$1,780,790 \$1,723,660	MLK Blvd. Revitalization- Submitted 5/25 Washington Gym Improvements- Submitted 5/25
National Fish & Wildlife	\$400K \$100K	60% Design for a Stormwater Pond on Ave A 60% Design for a new Weir at Buck Griffin Lake- Submitted 5/6/25