

**December 2, 2025
Regular Meeting
12:00 P.M.**

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



City of Port St. Joe

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

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

BOARD OF CITY COMMISSION

Regular Public Meeting

12:00 P.M.

December 2, 2025

Call to Order

Consent Agenda

Minutes

- Regular Meeting 11/18/25 **Pages 1-5**

Planning Board Recommendations

- Ordinance 625 2nd Reading & Adoption **Pages 6-17**
Gulf County BOCC- Parcel #s 04589-040R, 04589-030R,
04589-020R, & 04589-010R
- Ordinance 627 1st Reading **Pages 18-30**
Napoleon Pittman- Parcel #04702-000R, 522 1st Street

City Attorney

- Ord. 626 2nd Reading & Adoption **Pages 31-34**
Sober Living Homes and Recovery Residences

City Engineer

- Update

Old Business

- City Projects **Pages 35-36**
- Light Pole Receptacles- Comm. Langston
- Employee Bonus- Comm. Hoffman

New Business

- Petition to Place Speed Breakers **Pages 37-40**
- Stop Sign at Robbins Ave. & Ave. A- Comm. Langston
- Change Order #1 SCE- City Street Resurfacing CEI **Pages 41-42**
- 12/16 Commission Meeting
- Restroom Trailer- Comm. Kerigan **Pages 43-44**

Public Works

- Update

Surface Water Plant

- Update

Wastewater Plant

- **Request to Purchase Flex Wing Rotary Cutter**

Page 45

Finance Director

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

Code Enforcement

- **Update**

Police Department

- **Update**

City Clerk

- **Grants- Update**
- **Christmas Parade**
- **Employee Appreciation Luncheon**
- **Swearing in Ceremony 1/6/26**

Pages 46-47

Pages 48-50

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, November 18, 2025, at Noon.

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

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the Minutes of the Executive Session on November 4, 2025, and the Regular Meeting also on November 4, 2025. All in favor; Motion carried 5-0.

Planning Board Recommendations

Ordinance 625 First Reading: Gulf County BOCC – Parcel #s 04589-040R, 04589-030R, 04589-020R, and 04589-010R

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to have the First Reading of Ordinance 625.

This property is adjacent to Knowles Avenue and will be changing from Public (PU) to Residential (R-3) use.

No one from the public wished to speak on this issue.

All in favor, Motion carried 5-0.

Attorney McCahill read Ordinance 625 by Title only

Ordinance 627 First Reading: Napoleon Pittman – Parcel #04702-000R, 522 First Street

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, not to approve the request as the Planning, Development and Review Board did not give a favorable recommendation for the request.

After discussion from Commissioner Langston, the motion and second were withdrawn and the issue Tabled for further research.

City Attorney

Ordinance 628 First Reading and Request to Advertise: Deannexation of the H and K Gulf Coast Holdings Property

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to have the First Reading and Advertise Ordinance 628.

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

All in Favor; Motion carried 5-0.

City Engineer – Josh Baxley

City Government Complex

Dewberry conducted the 30% plan set review with City Staff on November 17, 2025. Minor changes were received this week from the architect. Dewberry will be incorporating those changes into the design. The next milestone is 60% plans, which will be suitable for permitting.

Downtown Utilities Phase 2

Dewberry received revised Pay Application 12 on November 17, 2025, and will be reviewing it this week. In order to close this job, Pay Application 12 will need to be approved and then Final Pay Application 13 will need to be submitted and approved. This will release all retainage.

Downtown Alley Drainage Improvements

This project is in design.

Avenue A Stormwater

The 30% plans were reviewed with City Staff on November 17, 2025. Based on this review, one of the proposed drainage easements will need to be moved. Dewberry will continue moving forward with finalizing the design.

Old Business

Anchor CEI – Update

Elizabeth Moore, Anchor CEI, shared that the lift station startup last week went well. There are several tweaks to be made.

The Phase III Collection Rehabilitation is going well.

Mrs. Moore requested a Change Order on the Gravity Sewer Project in the amount of \$9,038.69. There is a t-box set in concrete near The Port Inn that needs to be replaced. This will add approximately 3 days to the work.

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve the Change Order Request. All in Favor, Motion carried 5-0.

John Grantland requested that, with the holidays coming up, and in order to keep the project moving forward concerning any unforeseen issues, with staff and federal approval, that staff be allowed to approve necessary change orders for amounts under the bid threshold.

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve this request.

Tom Buttram inquired about the location of the work.

All in favor; Motion carried 5-0.

City Projects

No one had any questions about the ongoing City Projects.

Light Pole Receptacles – Commissioner Langston

Commissioner Langston shared that he will be contacting pastors in the North Port St. Joe area concerning the light pole receptacles and will update the Commission on his findings.

Employee Bonus – Commissioner Hoffman

Mr. Grantland requested that all scrap brass on hand be declared surplus so he could get a value of the scrap.

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, to declare all scrap brass on hand as surplus. All in favor; Motion carried 5-0.

New Business

Request to Use the Washington Gym for the Hoops Basketball League – Roman Quinn

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to grant the request and wave the fees for January and February with the understanding there is no heat in the gym. All in favor; Motion carried 5-0.

Fee Waiver Request – Junior Service League

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to grant the fee waiver request of the Junior Service League for use of the Centennial Building March 26 through March 28, 2026. All in favor; Motion carried 5-0.

Legislative Request 2026

Consensus of the Commission was to submit two requests, priority being a five million dollar funding request for the Public Safety Complex, Phase III, and a two million dollars request for road repairs.

Port Authority Letter – Commissioner Hoffman

Commissioner Hoffman shared his concerns about the letter written by Port Authority Chairman Guerry Magidson to Senator Corey Simon and Representative Jason Shoaf about the make up of the Port Authority Board. He noted the Port Authority owes the City \$200,000 for a loan that they are only paying monthly principal payments on with no interest. Commissioner Hoffman continues to be concerned about the efforts of the County wanting to secure funding from Triumph Funds for Eastern Shipbuilding to have a floating drydock in the bay.

Public Works – John Grantland

CDBG-DR Change Order #5 L & K Contracting

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to provide fencing for the Twentieth Street Lift Station in the amount of \$8,050 from grant funds. All in favor; Motion carried 5-0.

Surface Water Plant – Larry McClamma

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

Wastewater Plant – Joe Harris

Mr. Harris shared that Spray Field Zone 3 has been approved by FL DEP for spraying.

Finance Director – Mike Lacour

FEMA Update

Mr. Lacour feels that progress is being made. After 182 days in Step 6, verification of funding has been made, and this should move the project along.

Grants Reimbursement Update

Mr. Lacour continues to work on grant reimbursement.

Code Enforcement

Mr. Anderson shared that several applications have been received, and he hopes to begin interviews next week.

Police Department – Chief Richards

Chief Richards updated the Commission on cameras and is working with the City's IT person for cameras at the Wastewater Treatment Plant.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce noted there have been no major changes in grants, City Staff continues to work on compliance, and reimbursement.

She also referenced Christmas Parade Entry Forms that were provided for each Commissioner.

Citizens to be Heard

The following individuals shared their opinions on various topics. Robert Branch, Charles Gathers, Christy McElroy, and Tom Buttram.

Discussion Items by Commissioners

Neither *Commissioners Hoffman nor Kerigan* had any additional updates for the Commission.

Commissioner Lowry asked if there was a need for the December 16, 2025, meeting. This will be discussed at the December 2, 2025, meeting.

Commissioner Langston shared that a \$200,000 grant has been provided by the Jessie Ball duPont Fund and they are partnering with the Christian Community Development Fund for the Generations Housing Program in North Port St. Joe.

Mayor Buzzett shared that a letter has been drafted concerning the County encroaching on the City's service area which goes against the City's Ordinance and Bonding Agreement. The letter is being sent to the County.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:27 P.M.

Approved this _____ day of _____ 2025.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 625

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

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

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

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

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

SECTION 1. APPROVAL

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

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

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

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

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

SECTION 5. ZONING

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

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

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

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

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

Property Address: KNOWLES AVE

Current Land Use: Public Use

Property Owner: GULF COUNTY BOCC

Proposed Land Use: High Density Residential R-3

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

Phone: 850-340-1488

Current Zoning: Public Use PU

Applicant if Different: _____

Proposed Zoning: R-3

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

[Signature]
Owners Signature

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



[Signature]
Signature of Notary

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property

Copy of Deed

Copy of Survey

[Signature]
Owner Signature

Date: 9/23/25

[Signature]
Applicant Signature

Date: 9/23/25

SYMBOLS & ABBREVIATIONS:

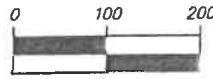
- No. = NUMBER
- # = NUMBER
- R/W = RIGHT OF WAY
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- O.R. = OFFICIAL RECORDS
- ID. = IDENTIFICATION
- T = TOWNSHIP
- R = RANGE
- AC = ACRES
- P.O.B. = POINT OF BEGINNING
- ± = MORE OR LESS

INDEX OF SHEETS:

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

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

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



1 INCH = 200 FEET



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

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

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

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

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

NORTH RIGHT OF WAY
LINE OF TENTH STREET

TENTH STREET - 80' RW

Drawing name: M:\50186554\000_GG\Graphics Avenue Subdivision\Survey.dwg (Land Use Swap)\50186554-DS.dwg 8.5X11 Jun 03, 2025 3:38pm b.v. rdaniel

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

Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. L.B. 8011

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

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

PROJECT NO.	50186654
SHEET NO.	1 OF 2

DESCRIPTION:

PARCEL "A"

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

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

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "B"

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

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

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "C"

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

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

CONTAINING 0.292 ACRES, MORE OR LESS.

PARCEL "D"

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


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

CONTAINING 1.463 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

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

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



Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. L.B. 8011

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

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

PROJECT NO. 50186654

SHEET NO.

2 OF 2

Drawing name: M:\0186654_000_CC_Knowles Avenue Subdivision\Survey.dwg Sketch (Land Use Svcs)\0186654-05.dwg R.Svt: (2) Jun 03, 2025 3:39pm by: rdaniel

EXHIBIT "A"

Future Land Use Map:

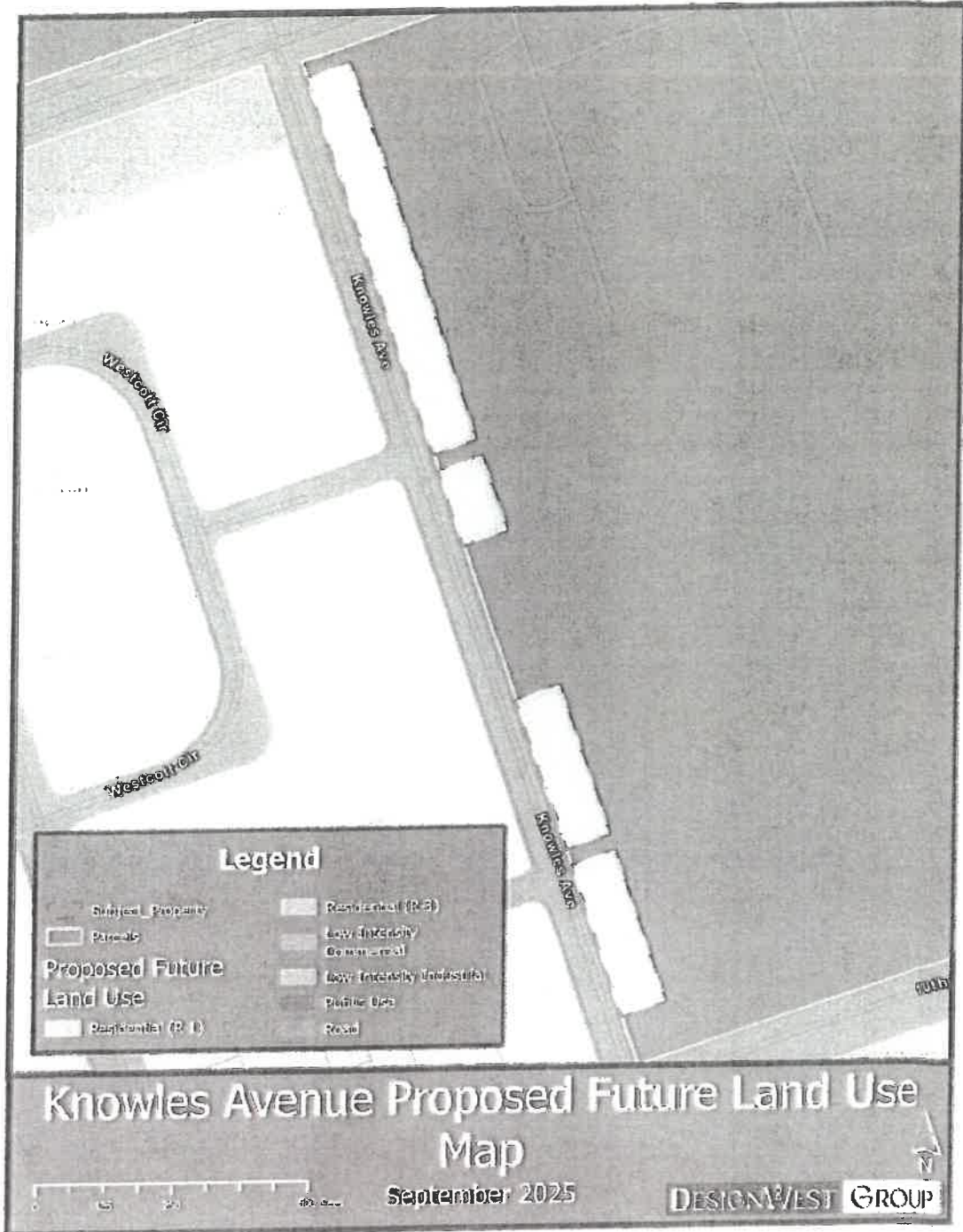
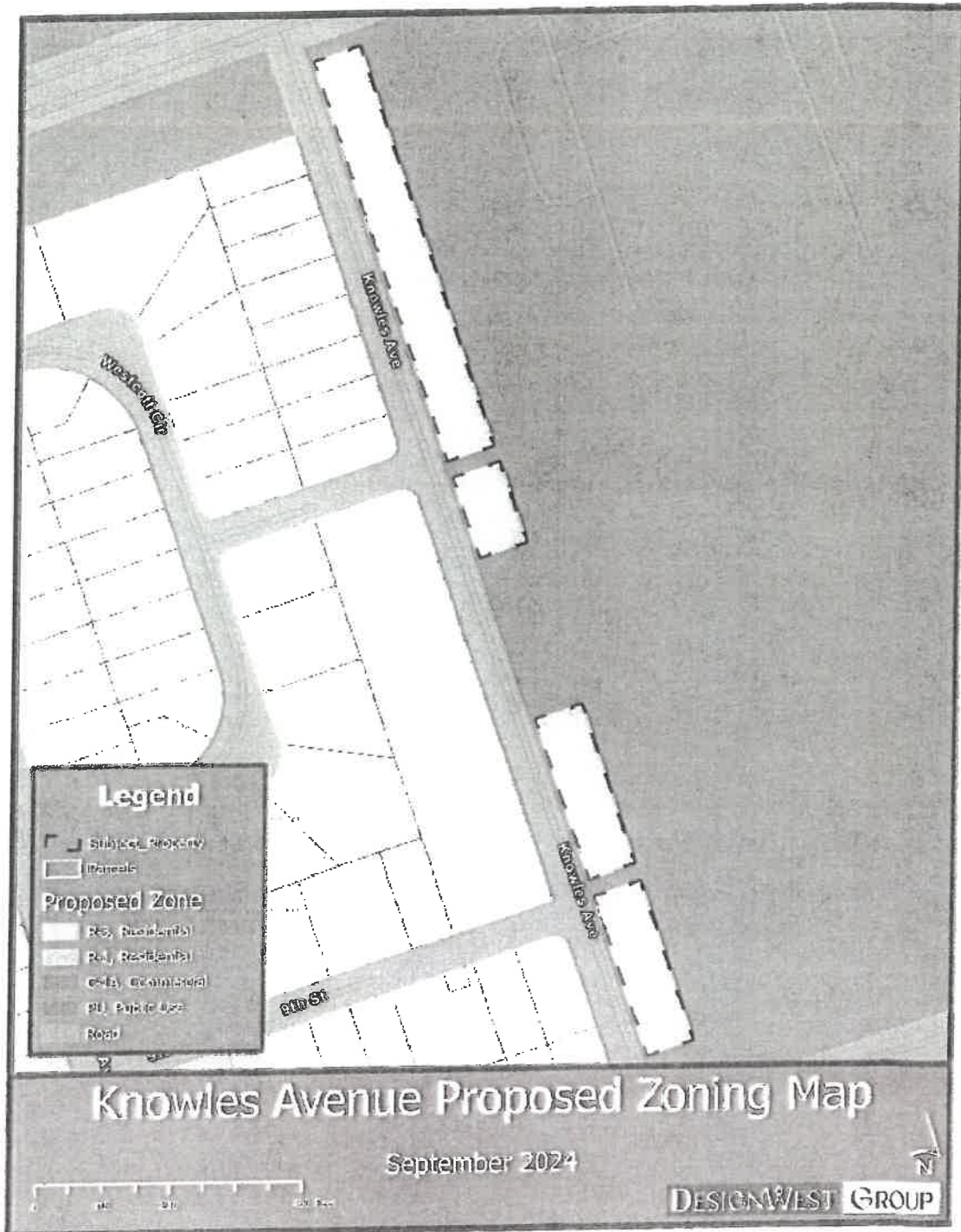


EXHIBIT "A"

Zoning Map:



PARCEL "A"

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

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

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "B"

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

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

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

CONTAINING 0.585 ACRES, MORE OR LESS.

PARCEL "C"

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

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

CONTAINING 0.292 ACRES, MORE OR LESS.

PARCEL "D"

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

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

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

CONTAINING 1.463 ACRES, MORE OR LESS.

808

65-769

SPECIAL WARRANTY DEED

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

W I T N E S S E T H:

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

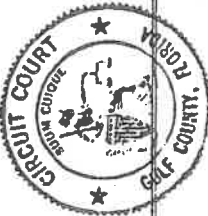
Begin at the $\frac{1}{4}$ corner ($\frac{1}{4}$ mile) marker on the East line of Section 1, Township 8 South, Range 11 West, which is also the eastern city limits line of Port St. Joe, Florida, and run North 0 degrees 02 minutes 20 seconds West, 830.95 feet to its intersection with the property line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

GULF COUNTY, FLA.
FILED FOR RECORD

65 MAY 24 PM '65

OP 24 808

Gulf County

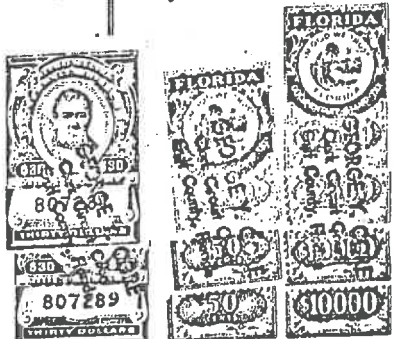


LAW OFFICES
BILAS R. STONE
ONE NINTH AVENUE
PORT ST. JOE, FLORIDA

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

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



ST. JOSEPH LAND & DEVELOPMENT COMPANY

By: Edward Ball
Its President

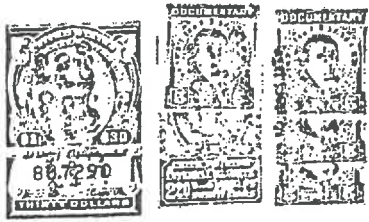
(CORPORATE SEAL)



ATTEST: Irene Walsh
Its Secretary

Signed, Sealed and Delivered in the presence of:

James E. Houston
John R. Chapman



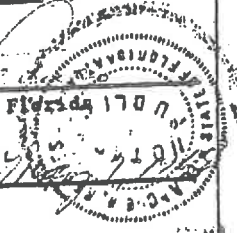
STATE OF FLORIDA,
COUNTY OF DUVAL.

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

WITNESS my hand and official seal, this 12th day of May, A. D. 1965.

Stanley R. Stone
Notary Public, State of Florida 1707
at Large.

My Commission Expires: May 1971



LAW OFFICES
SILAS R. STONE
861 BIRD AVENUE
PORT ST. JOE, FLORIDA

ORDINANCE NO. 627

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

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

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

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

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

SECTION 1. APPROVAL

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

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

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

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

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

SECTION 5. ZONING

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

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

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

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

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

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

Current Land Use: C-1

Property Owner: Napoleon Pittman ET AL

Proposed Land Use: R-2B

Mailing Address: 760 Borders Rd Wewahitchka, FL 32456

Phone: 850-625-6521

Applicant if Different: _____

Parcel Number: 04702-000R



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

Owners Signature

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

Type Provided DL

April D Thompson
Signature of Notary

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property

Copy of Decd

Copy of Survey

[Signature]
Owner Signature

Date: 10-30-25

[Signature]
Applicant Signature

Date: 10-30-25

Oct 1, 2025

To Whom it May Concern,

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

Parcel ID: 04702-000R

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

Thank you for your consideration,

Napoleon Pittman

Phyllis Pittman

Timothy Pittman

Rebecca Shalon Pittman-Smith

Oct 1, 2025

To Whom it May Concern,

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

Parcel ID: 04702-000R

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


Thank you for your consideration,

Napoleon Pittman

Phyllis Pittman

Timothy Pittman

Rebecca Shalon Pittman-Smith



Rebecca S. Pittman-Smith

Oct 1, 2025

To Whom it May Concern,

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

Parcel ID: 04702-000R

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

Thank you for your consideration,

Napoleon Pittman
Phyllis Pittman
Timothy Pittman
Rebecca Shalon Pittman-Smith



EXHIBIT "A"

Future Land Use Map:

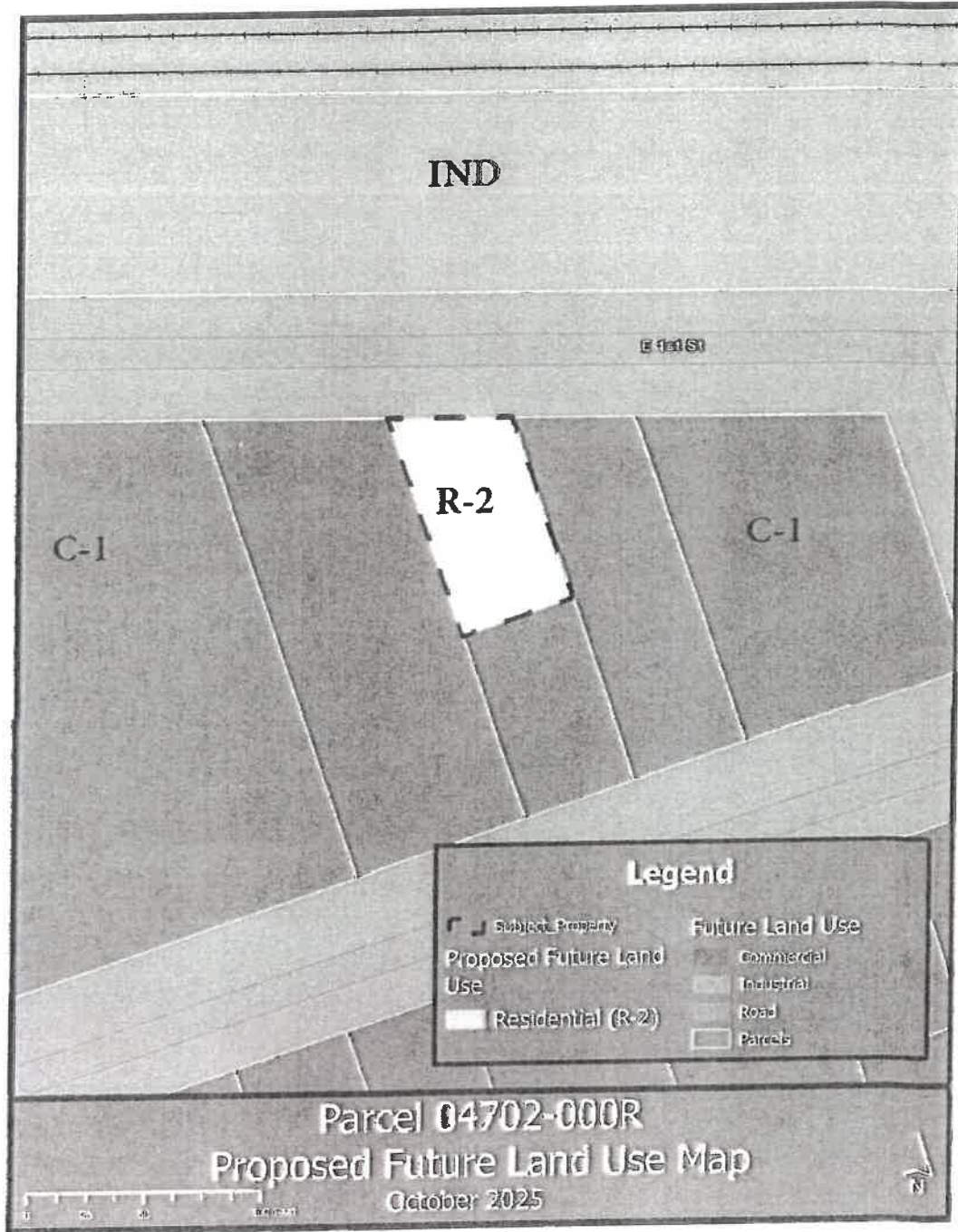
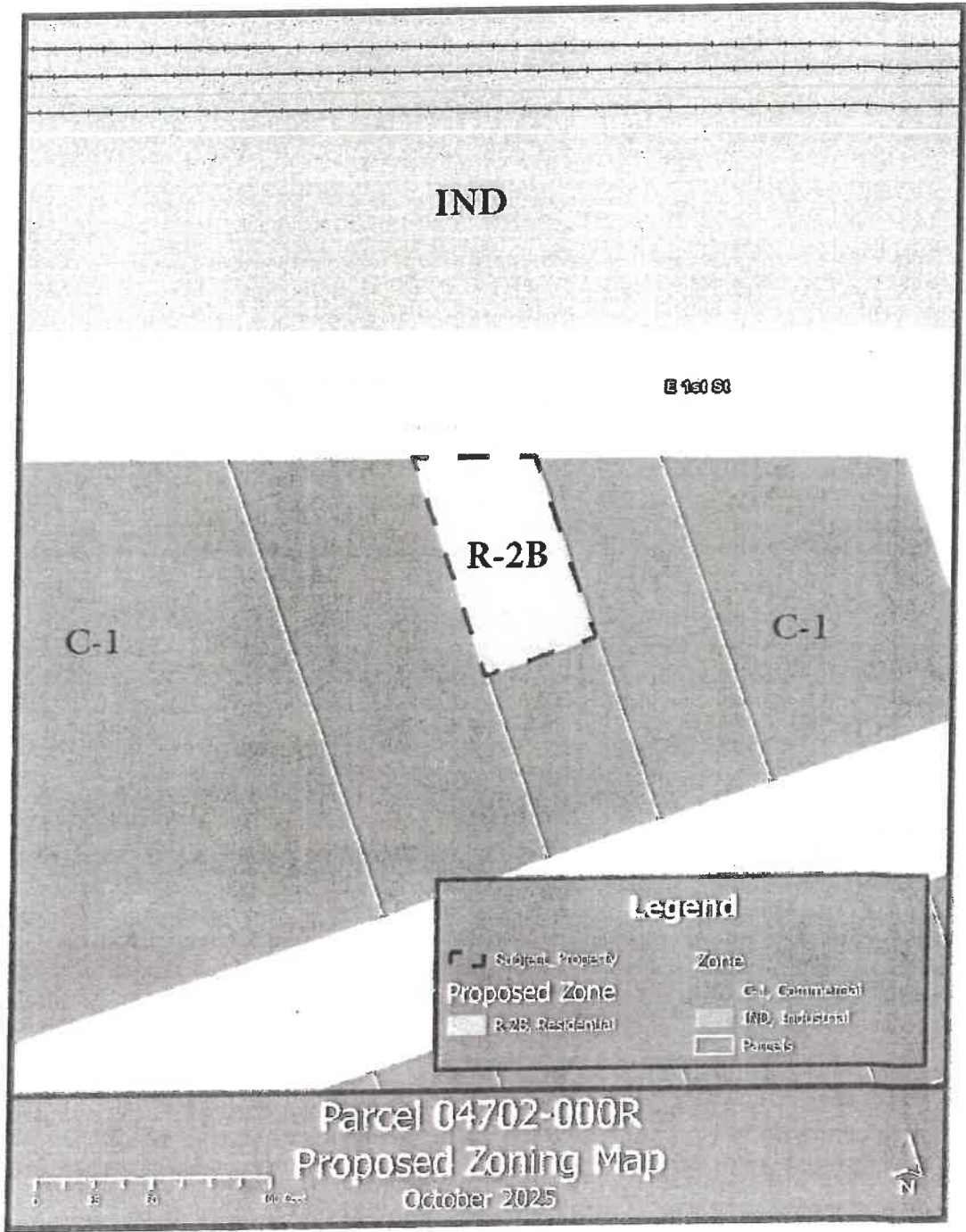


EXHIBIT "A"

Zoning Map:



THIS INSTRUMENT PREPARED BY:

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

Quit Claim Deed

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

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

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

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

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

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

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

IMPORTANT NOTICE

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

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

Parcel Summary

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

[View Map](#)

Owner Information

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

Land Information

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

Building Information

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

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

Extra Features

Code	Description	Length x Width	Area	Year Built
0261	CONCRETE (*)	0x0x	1,000	1990

Sales

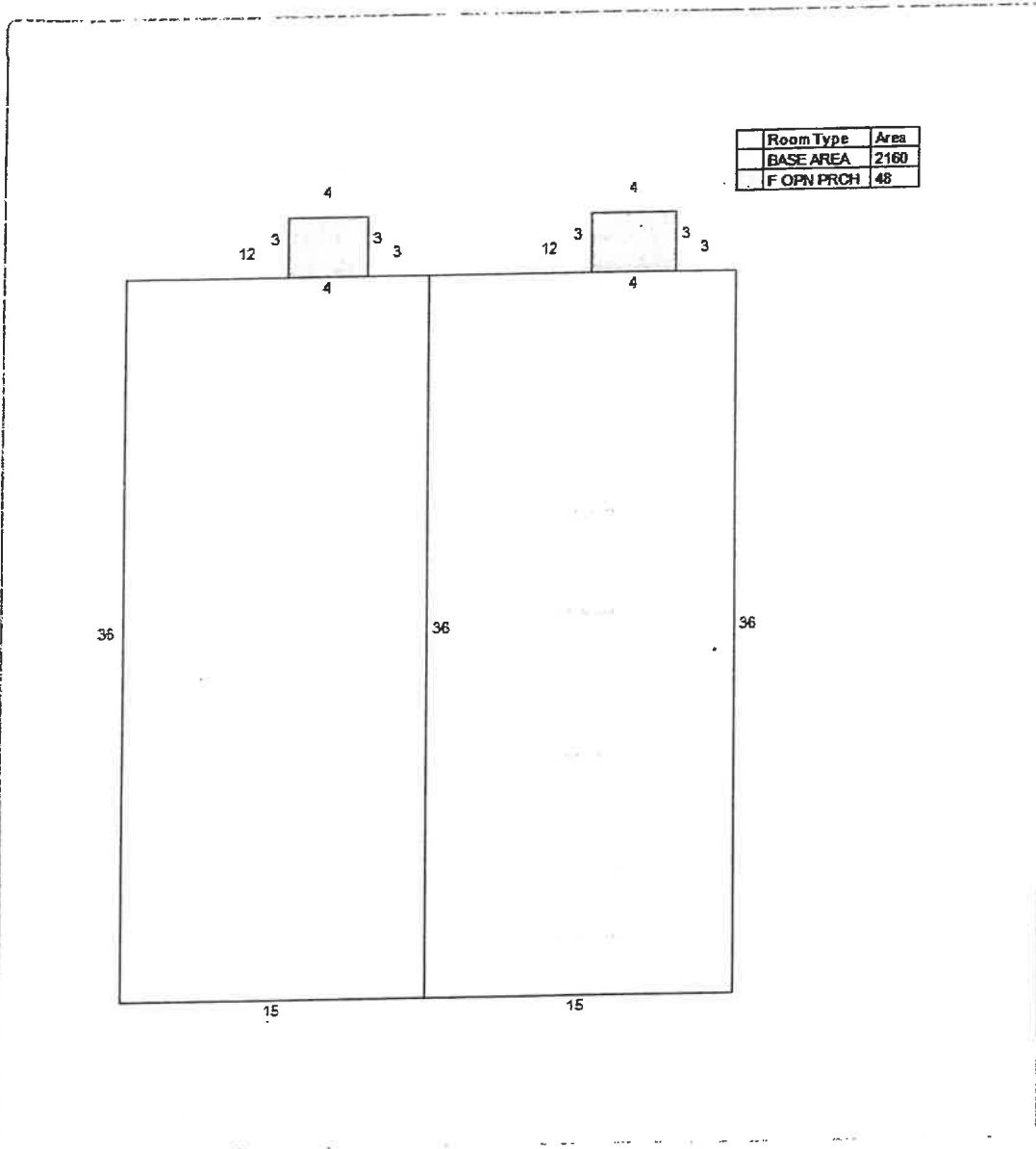
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	5/5/2022	\$100	QC	<u>764/756</u>	Unqualified	Improved	PITTMAN NAPOLEON & PHYLLIS A	PITTMAN NAPOLEON & PHYLLIS A & TIMOTHY NAPOLEON & REBECCA SHALON SMITH (JTWR0S)
N	2/22/2005	\$100	QC	<u>0368/0220</u>	Qualified	Improved	NAAPAP	PITTMAN NAPOLEON
N	5/19/1998	\$100	WD	<u>0214/0282</u>	Unqualified	Improved	TUCKER	NAAPAP
N	10/2/1996	\$48,000	WD	<u>0194/0484</u>	Qualified	Improved	TUCKER	NAAPAP
N	3/27/1991	\$42,500	WD	<u>0143/0323</u>	Qualified	Improved	WEWA STATE BANK	TUCKER
N	8/30/1990	\$100	WD	<u>0139/0989</u>	Qualified	Improved	HARPER	WEWA STATE BANK
N	1/1/1986	\$43,000	N/A	<u>0110/0038</u>	Qualified	Improved		

Valuation

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

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

Sketches



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

Contact Us

Developed by
SCHNEIDER
 GEOSPATIAL

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

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

Signed, sealed and delivered
In our presence:

Carla O'Dell
Witness
Printed Name: Carla O'Dell

[Signature]
Napoleon Pittman

[Signature]
Witness
Printed Name: Reginald Larry

[Signature]
Phyllis A Pittman

Carla O'Dell
Witness
Printed Name: Carla O'Dell

[Signature]
Witness
Printed Name: Reginald Larry

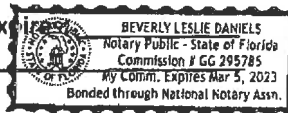


State of Florida
County of Gulf

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

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

Beverly Leslie Daniels
Notary Public
My Commission Expires
Commission No:



ORDINANCE NO. 626

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, REGULATING SOBER LIVING HOMES, ADDICTION RECOVERY RESIDENCES, AND GROUP HOMES; PROVIDING DEFINITIONS; REQUIRING BUSINESS LICENSING AND REGISTRATION; ESTABLISHING LOCATION, SPACING, OPERATIONAL, AND SAFETY REQUIREMENTS; PROVIDING FOR COMPLIANCE WITH STATE AND FEDERAL LAW; PROVIDING FOR ENFORCEMENT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Port St. Joe recognizes the need to provide reasonable housing opportunities for persons recovering from substance use disorders in compliance with the federal Fair Housing Act (42 U.S.C. §3601 et seq.) and the Americans with Disabilities Act; and

WHEREAS, the City further recognizes its responsibility to preserve the health, safety, and character of residential neighborhoods while ensuring fair and equal treatment for all residents; and

WHEREAS, the City finds it necessary to establish reasonable, content-neutral regulations for sober living homes and recovery residences, including licensing, spacing, and operational standards consistent with Florida Statutes §§ 397.311, 397.487, and 419.001; and

WHEREAS, the City Commission finds that these standards are narrowly tailored to protect public safety, prevent overcrowding, and promote accountability without discriminating against individuals with disabilities;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. PURPOSE

This ordinance establishes reasonable regulations for the operation and location of sober living homes, addiction recovery residences, and group homes (“recovery residences”) to ensure safe, code-compliant housing while maintaining compliance with all applicable state and federal laws protecting persons with disabilities.

SECTION 2. DEFINITIONS

For purposes of this ordinance:

1. **Recovery Residence / Sober Living Home** – A dwelling providing alcohol- and drug-free housing to persons recovering from substance use disorders and offering a peer-supported environment or structured recovery program.
2. **Community Residential Home / Certified Recovery Residence** – A residence meeting the definitions or certification standards under Florida Statutes §§ 397.311, 397.487, or 419.001.
3. **Operator** – Any person or entity owning, leasing, managing, or operating a recovery residence.
4. **Resident** – Any individual residing in a recovery residence.
5. **Sensitive Use** – Any public or private school (K-12), licensed child-care facility, park, playground, or similar area primarily intended for minors.

SECTION 3. BUSINESS LICENSE AND REGISTRATION

1. **License Required.** All recovery residences shall obtain and maintain a valid **City of Port St. Joe Business License** specific to sober-living or recovery facilities.
2. **Annual Registration.** Operators must register annually with the City's Planning or Code Department and provide:
 - o Operator and emergency contact information;
 - o Address and number of residents;
 - o Proof of compliance with occupancy, building, and fire codes;
 - o Certification or licensure, if applicable.
3. **Renewal.** Licenses and registrations shall be renewed annually and are subject to inspection for compliance.

SECTION 4. ZONING AND LOCATION REQUIREMENTS

1. **Zoning Compliance.** Recovery residences are permitted only in zoning districts that allow residential uses and must comply with all building, parking, and fire-safety codes.
2. **Distance from Sensitive Uses.** No recovery residence shall be located within **1,000 feet** of a school, park, playground, church, or other sensitive use.
3. **Separation Between Residences.** Each recovery residence must be at least **1,000 feet** from another recovery residence, measured property-line to property-line.
4. **State Law Compliance.** All spacing and classification provisions shall be administered consistent with Florida Statutes §§ 419.001 and 397.487 and federal Fair Housing requirements.

SECTION 5. OPERATIONAL AND PROGRAM STANDARDS

1. **Structured Program.** Each recovery residence shall maintain or coordinate a structured recovery program offering counseling, peer-support meetings, relapse-prevention education, or similar services.

2. **Occupancy Limits.** Resident capacity shall not exceed limits set by the Florida Building Code or Fire Code.
3. **Safety Measures.** Each facility must maintain functioning smoke detectors, carbon-monoxide alarms, fire extinguishers, illuminated emergency exits, and posted evacuation plans.
4. **House Rules.** Written rules shall address curfews, visitor policies, emergency procedures, and noise control.
5. **On-Site Supervision.** A responsible resident manager or staff member shall be designated and reachable 24 hours per day.

SECTION 6. HEALTH, SAFETY, AND NUISANCE COMPLIANCE

Recovery residences shall comply with all generally applicable City codes governing sanitation, property maintenance, parking, and noise. Repeated or willful violations may result in fines or suspension of the business license.

SECTION 7. NONDISCRIMINATION AND REASONABLE ACCOMMODATION

The City shall administer this ordinance consistent with the **Fair Housing Act** and **ADA**. Operators or residents may request a reasonable accommodation in writing where strict application of spacing or other standards would result in unlawful discrimination against persons with disabilities.

SECTION 8. ENFORCEMENT AND PENALTIES

Violations shall be enforced through the City's Code Enforcement process. Penalties may include fines, license suspension, or revocation. Continued operation in violation of this ordinance constitutes a public nuisance subject to abatement.

SECTION 9. REPEAL

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

SECTION 9. SEVERABILITY

If any portion of this ordinance is found invalid or unconstitutional, the remaining sections shall remain in full force and effect.

SECTION 10. EFFECTIVE DATE

This ordinance shall become effective upon adoption.

PASSED AND DULY ADOPTED by the City Commission of the City of Port St. Joe, Florida,
this ____ day of _____, 2025.

**BOARD OF CITY COMMISSIONERS
PORT ST. JOE, FLORIDA**

REX BUZZETT, MAYOR-COMMISSIONER

ATTEST:

CHARLOTTE M. PIERCE
CITY CLERK

Current City Projects 12/2/25

- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV work is complete and Anchor Engineering is working on the rehab/replacement plans. L& K Contractors have been awarded the Lift Station Rehab bid on 8/20/24. The Bid for the collection system rehab was awarded to Royal American on 7/1/25. Work is set to begin 11/3/25.
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff is installing the taps.
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex with Conceptual Plan options. Dewberry has now been tasked to handle the Civil Engineering and permitting. MLD has been tasked for the Architectural Services on 10/15/24.
- 9/26/23 Dewberry tasked to work on the Expansion of Zone 3 at the WW Sprayfields. The bid was awarded to North Florida Construction on 4/16/24 to clear the property. The construction is complete and Dewberry is working on the FDEP Permit to place in operation.
- Downtown Waterline Replacement Phase II- The SRF Funding has been approved and the bid has been awarded to L & K Contractors. Construction began on 9/30/24.
- 9/8/25 A Task Order was signed with Dewberry to design stormwater improvements in the alley between Bay & Harbor Street.
- 3/19/24 A Task Order was signed with Dewberry to design the \$1.5 M Legislative Approp. for multiple roads to be paved. The Bid was awarded to Roberts & Roberts on 11/5/24, CEI Services was awarded to SCE on 1/7/25. The project is complete.
- Washington Gym Bldg. Roof- The Bid was awarded to Monolith Construction on 10/7/25.
- Commission Chambers Bldg. Roof- The Bid was awarded to Lewis Walker Roofing on 10/7/25.

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

Petition to Place Speed Breakers on Eighth Street

The blocks of Eighth Street between Highway 98 and Woodward comprise a residential neighborhood. The streets in this neighborhood were originally designed as low-traffic, surface streets. Other thoroughfares were intended to handle heavy traffic. Over several years, there has been increased traffic along this stretch of street due to a shortcut to Highway 98 and convenience stores. Eighth Street was never intended to handle the increased traffic load of this many vehicles. Additionally, the intersection at Eighth and 98, with merging traffic, is a dangerous place to turn onto 8th.

Not only do the many vehicles speeding through the 20-mile-per-hour zone on Eighth Street pose a safety threat to the neighborhood, but the large trucks and buses traveling to business locations are also causing ongoing damage to the neighborhood's infrastructure.

Therefore, we, the property owners on Eighth Street, respectfully petition the City of Port Saint Joe to place at least four speed breakers on our street between Woodward Avenue and Highway 98. We also ask that weight limit signs be posted to prohibit the use of the street by delivery trucks, dump trucks, and other large and inappropriate vehicles.

I appreciate your consideration.

Name	Address	Phone Number
LINDA Fitch	201 8th St	832 499 0881
Betty Fitch	201 8th St	305 587 3086
Jan Fitch	201 8th St	704 661 1880
Ashley Lane	202 8th St.	850 227 4937

Name	Address	Phone Number
Scott Lane	202 8th St	(850) 481-5761
Andrew Carpenter	213 8 th St.	828-964-2593
Autumn Carpenter	213 8th St	828-964-2285
Eli Duarte	205 8th St	850-227-5152
Julie Duarte	205 8th St	850 227-4926
Eli Duarte	209 8th St	850-227-5152
Julie Duarte	209 8th St	850 227-4926
Jonathan Laine	221 UNIT B	850-370-0254
Kevin McMan	517 8th St.	229-886-4253
Shawn McMan	517 8th St	229-886-9453

Name	Address	Phone Number
Angel Parker	505 8th St.	850-227-5123
Daryl Parker	505 8th St.	850-227-6774
Sara Carnahan	230 8 th St	502-744-4918
Bruce Carnahan	230 8 th St	502 553 7483
Lisa Gruenewald	229 8th St.	(202) 368-1412
Patrick Conrad	229 8th St.	(850) 974-2546
SAM AMERSON SR.	512 8th st.	850-227-6834
Jeannette Amerson	512 8th st.	850-227-4042
Richard F. Schwab	423 518 8 th St	850-227 4399

Name	Address	Phone Number
Johnny Buckins	520 1/4 8th Street	850-899 1256



120 Hwy 71
P.O. Box 141
Wewahitchka, Florida 32465

WWW.SOUTHEASTERNCE.COM
850.639.3860

**City of Port St. Joe City Street Resurfacing CEI
FPID # 453218-1-54-01
Southeastern Consulting Engineers, Inc.
Agreement For Professional Engineering Services
08/11/2025**

CHANGE ORDER #1

Southeastern Consulting Engineers, Inc., hereinafter called "SCE", and the City of Port St. Joe Commissioners, hereinafter called "client", agree as follows:

Changes in Contract Time:

This change order is proposed due to a time extension of sixty (60) days, as proposed by the Contractor and approved by the City of Port St. Joe. The proposed change order is for additional CEI services for said project for an additional 60 days. All terms and conditions stated in the original Contract shall apply the this Change Order.

In witness whereof, this agreement is accepted on the date last written below, subject to the terms and conditions stated and the provisions set forth herein and/or on the original Contract document.

**Original Contract Amount: \$117,013.00
Additional Fees (C.O. #1): \$58,506.50
Total Contract Amount After C.O. #1: \$175,519.50**

Client:

For: City of Port St. Joe

Address: 305 Cecil G. Costin Sr. Blvd.

Port St. Joe, Florida 32456

Signed: _____

Printed Name: Jim Anderson

Title: City Manager

Date: _____

Consultant:

Southeastern Consulting Engineers, Inc.

Address: Post Office Box 141

Wewahitchka, FL 32456

Signed: *S. Lance Watson*

Typed Name: S. Lance Watson PE

Title: Vice President

Date: August 11, 2025

INVOICE

Southeastern Consulting
Engineers, Inc.
P. O. Box 951
Port St. Joe, FL 32457

Carolyn.Branson@SoutheasternCE.com
+1 (850) 227-1297
www.southeastemce.com



City of PSJ:25-910-01 City of PSJ - City Street Resurfacing FPID No. 453218-1-54-01

Bill to

City of Port St. Joe
305 Cecil G. Costin Sr. Blvd.
Port St. Joe, FL 32456
United States

Invoice details

Invoice no.: 11687
Invoice date: 09/29/2025
Due date: 10/29/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Construction Inspection	Construction Engineering Inspection Services (Change Order #1 - Additional Fees)	1	\$58,506.50	\$58,506.50

Total **\$58,506.50**

Contact Southeastern Consulting Engineers, Inc. to pay.

Proposal for City of Port St Joe

Enhancing Public Amenities at the Salt Air Farmer's Market

1. Purpose & Parties

This proposal and contract bid is entered into by Coastal Loo, LLC ("Service Provider") and the City of Port St. Joe / Salt Air Market ("Client") for the provision of portable restroom trailer during the Salt Air Farmers Market.

2. Scope of Services

Coastal Loo agrees to provide one luxury portable restroom trailer on the 1st and 3rd Saturdays of each month during the Salt Air Farmers Market.

Hours of Operation:

7:00 AM EST – 4:00 PM EST (unless otherwise noted in writing by either party)

Each restroom trailer will arrive:

- Clean and ready for use
- Fully stocked with:
 - Toilet Paper
 - Paper Towels
 - Hand Soap

3. Contract Term

This agreement shall begin on January 1, 2026 and end on December 31, 2026, constituting a 12-month contract. At the end of the initial 12 months, the contract will automatically transition into a 6-month renewal period, unless terminated in writing by either party with at least 30 days' notice. At the end of the 18 months, this contract will be subject to renegotiation.

4. Payment Terms

Initial Payment:

A \$1,000 payment is due at the time of contract signing to secure the service commitment.

Ongoing Monthly Billing:

Description	Rate
Monthly Trailer Rental	\$1,000
Cleaning Fee (2 events @ \$50/event)	\$100
Total Monthly Invoice	\$1,100

Late Fees:

Payments not received by the 15th of the month will incur a 5% late fee on the outstanding balance.

5. Fillable Fields

Client Contact Name: _____

Phone Number: _____

Email Address: _____

Location for Trailer Placement: _____

Special Notes / Exceptions: _____

6. Acceptance & Signatures

By signing below, both parties agree to the terms and conditions outlined in this contract.

City of Port St. Joe / Salt Air Market

Printed Name / Title: _____

Signature: _____

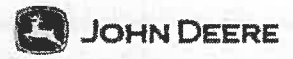
Date: _____

Coastal Loo, LLC

Printed Name / Title: _____

Signature: _____

Date: _____



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513-2789 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

JOHNNY STONE
Beard Equipment Company
4625 Highway 231 North Panama City, FL 32404

Prepared For

CITY OF PORT ST JOE
HWY 382 KENNYS MILL RD
PORT SAINT JOE, FL 32457

Prepared By

JOHNNY STONE
Beard Equipment Company
4625 Highway 231 North
Panama City, FL 32404
8508324000
JSTONE@BEARDEQUIPMENT.COM

Quote Id 1329151

Creation Date 21-Nov-2025

Expiration Date 21-Dec-2025

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
FC15M Flex Wing Rotary Cutter	\$35,184.00	\$26,739.84	1	\$26,739.84
Contract: Sourcewell Ag Tractors 082923-DAC (PG 1P CG 70)				
Price Effective Date: 20-Nov-2025				
Equipment Total				\$26,739.84

Quote Summary

Total Selling Price	\$26,739.84
Total Taxable Equipment Fees	\$0.00
Sub-total	\$26,739.84
*Total Non-Taxable Equipment Fees	\$0.00
Rental Applied	\$0.00
Total Amount Due	\$26,739.84
Down Payment	\$0.00
Balance Due	\$26,739.84

Salesperson : X _____

Accepted By : X _____

Grants Updated- 12/2/25

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. The project is complete and we have requested reimbursement.
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/SRF	\$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.
FDOT	\$561,884.66	Ave C & D Paving SCOP Grant. Application submitted 3/25. Was not approved.
Historic Resources (FDHR)	\$1,000,000	Washington Gym Improvements. 25% match required. City/County/UF partnership. Application submitted 5/31/24.
Legislative Request 2025	\$1,900,000 \$300,000	Fire/Police Public Safety Facility Core Park Restrooms. The grants were approved effective 7/1/25.
CDBG	\$1,780,790	MLK Blvd. Revitalization- Approved 8/25.
National Fish & Wildlife	\$400K \$100K	60% Design for a Stormwater Pond on Ave A 60% Design for a new Weir at Buck Griffin Lake- Submitted 5/6/25

FDEP/SRF	\$5,539,463.14	Wastewater Plant Improvements. Submitted 6/18/25
FDOC	\$2,300,709	Workforce Housing Road. Application submitted 7/22/25
Fl. Commerce RIF	\$3,800,000	Wastewater Plant Improvements. Submitted 8/25
USDA	\$26,000,000	Wastewater Plant Improvements. Submitted 8/29/25
Fl. Commerce CDBG-DR	\$84,072,000	Wastewater Plant Improvements. Submitted 9/26/25
FDLE JAG Residual Funding	\$65,000	Patrol Vehicle. Approved 10/17/25

Legend

Approved Grants

Work Completed – Waiting for Reimbursement

Grant Applications Submitted

Grants not Approved

Charlotte Pierce

From: Curtis Beard <curtisbeard93@yahoo.com>
Sent: Friday, November 7, 2025 2:23 PM
To: Charlotte Pierce
Subject: Re: Employee Appreciation Lunch 12/23/25

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

Okay not a problem, The total with me serving and cooking everything is \$15.50 per person which comes out to be \$1240.00 for everything.
Sent from my iPhone

On Nov 7, 2025, at 12:43 PM, Charlotte Pierce <cpierce@psj.fl.gov> wrote:

Good afternoon, Mr. Beard.

Thank you for your email. Yes, you would need to serve your product.

Thank you,

Charlotte M. Pierce
City Clerk
P. O. Box 278
Port St. Joe, FL 32457
850-229-8261

From: Curtis Beard <curtisbeard93@yahoo.com>
Sent: Friday, November 7, 2025 1:32 PM
To: Charlotte Pierce <cpierce@psj.fl.gov>
Subject: Re: Employee Appreciation Lunch 12/23/25

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

Hello Miss pircce is this lunching requires my people coming and serving, so I would no what price to quote you???
Sent from my iPhone

Sparks BBQ & Brew

INVOICE

218 Reid Avenue
 Port St, Joe, Florida
 Phone: (850) 899-9136

INVOICE: 0756
 DATE: 12.23.2025 (TUESDAY) 11:30AM PSJ
 CITY LUNCH-IN SERVICE

FOR:
 Catering Event: Building: Centennial Building

DESCRIPTION	HOURS	RATE	AMOUNT
80 Adults	20hr	\$23.00	\$1,840.00
Proteins: Chicken, Pork			
Sides: Mac N Cheese, Cole Slaw,			
Banana Pudding			
Pickle Salad/Dinner Rolls/ Corn Bread/ BBQ Sauce/			
Sweetener/ lemon wedges/ Sweet Tea/ Unswt			
Plates/ Plastic Ware/ 16oz cups			
(Steno)burners)/set-up/clean-up			
Tables On Site 3			
2 helpers (service)			
Ice On site (60 lbs. ice)			
18% Gratuity			\$354.38
7% Sales Tax (state+ city)			\$128.80

TOTAL:
\$2,323.18
 2194.38

Make all checks payable to (Richad Sparks or Sparks Barbeque Company LLC)

Thank you for your business!

Paul Gant Bar B Que
 470 Hwy 98
 Port St. Joe, FL 32456

Invoice

Date	Invoice #
11/24/2025	1095

Bill To
The City of Port St. Joe

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
80	Chicken, Boston Butt, Mac and Cheese, Cole Slaw, Bake Beans, Tea, Bread, Etc	19.39	1,551.20T
	Gratuity	24.00%	372.29
	Banana Pudding Large Pan	52.96	52.96T
	Banana Pudding Small Pan	27.07	27.07T
	tax	7.00%	114.19
Thank you for your business.		Total	\$2,117.71

SD

2,003.52