

**February 17, 2026
Regular Meeting
12:00 P.M.**

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



City of Port St. Joe

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

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

BOARD OF CITY COMMISSION

Regular Public Meeting

12:00 P.M.

February 17, 2026

Call to Order

Consent Agenda

Minutes

- **Regular Meeting 2/3/26** **Page 1-5**

City Attorney

- **Ordinance 629-(EAR) Based Amendment** **Pages 6-8**
Favorable Planning Board Recommendation 4-0
 - **First Reading & Request to Transmit to the State**

City Engineer

- **Update**

Old Business

- **City Projects** **Page 9**

New Business

- **City Manager's Contract**

Public Works

- **Sewer Position**

Surface Water Plant

- **RFP 2025-12, 4,400 Gallon Sodium Hypochlorite Tank** **Page 10**

Wastewater Plant

- **Update**

Finance Director

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

Code Enforcement

- **Update**

Police Department

- **Surplus Property** **Page 11**

City Clerk

- **Grants- Update**

Pages 12-13

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, February 3, 2026, at Noon.**

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

Call to Order

In recognition of Black History Month, Mayor Buzzett mentioned numerous minority individuals and what their accomplishments were.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to approve the Minutes of the Regular Meeting on January 20, 2026. All in favor; Motion carried 4-0.

City Attorney

Resolution 2026-01 Alley Abandonment, L and A Hotels LLC (Duren)

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, contingent upon the Utility Easement being signed, to approve Resolution 2026-01.

Robert Branch shared his concerns about the topic.

All in favor; Motion carried 4-0.

Resolution 2026-02 Alley Abandonment, Sheriff's Office

A Motion was made by Commissioner Langston, second by Commissioner Lowry, contingent upon Easements for egress and ingress for the Port Cottages and utilities over the part being abandoned to approve Resolution 2026-02. All in favor; Motion carried 4-0.

City Engineer – Josh Baxley

City Government Complex

Dewberry is currently working on the 90% Plan set and permit packages. They expect to submit for FDEP, FDOT, and NFWMD permits within the next three weeks.

Downtown Utilities Phase 2

Per the contractor, the final pay request and check were mailed to the City on January 29, 2026.

Downtown Alleys Drainage Improvements

This project is in design.

Avenue A Stormwater

The project design is complete and under internal review. Dewberry expects to submit for permitting to NFWFMD next week.

Elizabeth Moore, Anchor CEI updated the Commission on the CDBG-DR Wastewater Collection Improvements.

The gravity sewer work on Highway 98 is almost completed and the patch work on Highway 98 was redone.

Long and Woodward Avenues are approximately 15% completed and the camera and video work for rehab is beginning.

Resurfacing of Highway 98 is scheduled for April. The stormwater repairs will be made first and the paving will most likely be delayed until August.

Costin Blvd / Highway 71 is a state project scheduled for 180 days. When the south side is completed, they will switch to the north side of the road to make repairs there.

Mr. Anderson shared that Long and Woodward Avenues will have closings at some of the intersections when work is being done.

Commissioner Langston requested that some of the road paving money be used to pave Avenues C and D from Highway 98 to MLK Blvd.

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to request two RFPs. One will be to bid the work for the two streets together and the other to bid them separately. All in favor; Motion carried 4-0.

MLK Task Order

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve the Task Order with Dewberry for MLK Revitalization from Avenue A to Avenue D for a Professional Services Proposal in the amount of \$183,150. All in favor; Motion carried 4-0. This expenditure is covered in the grant

Old Business

MLK Grant Administration Task Order

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the Task Order with Fred Fox Enterprises for Grant Administration Services in the amount of \$142,463. All in favor; Motion carried 4-0. These funds are covered in the grant.

City Projects

Mr. Anderson shared that the list is getting shorter as projects are completed. He noted that work is to begin next week on the roof for the Commission Chamber and the Washington Gym. The Williams Avenue Parking Lot is progressing as the lighting infrastructure will need to be in place before construction begins.

New Business

Fee Waiver Request – North Port St. Joe CDC, February 23-25, 2026, and June 19-21, 2026

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to grant the Fee Waiver Request. All in favor; Motion carried 4-0.

Chester Davis stated that no alcohol would be sold, and they would like to sell tickets to help with improvements to the Washington Gym and community.

Candy Nesemeier noted that the corrected dates of the event will be March 4th through 7th, 2026, as there was a conflict with the dates previously requested in February.

Public Works – John Grantland

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

Surface Water Plant – Larry McClamma

St. Joe Beach Tank Replacement

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to purchase a Potable Water Storage Tank Aquastore Glass-Fused to Steel Bolted Tank System from the sole source provider Florida Aquastore in the amount of \$444,775 for the St. Joe Beach Tank Replacement. Funds for this purchase are in the current Surface Water Plant Budget.

Christy McElroy shared her thoughts on this item.

All in favor; Motion carried 4-0.

Clarifier Repair

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to approve emergency repairs from Parker Construction to replace the center bearing on the #1 Raw Water Clarifier rake drive in the amount of \$58,438. All in favor; Motion carried 4-0. The funds are in the current Surface Water Plant Budget.

Mayor Buzzett encouraged staff to read the article on water in the *Florida Trend* Magazine.

Wastewater Plant – Joe Harris

Mr. Harris shared that the pilot study had been delayed, it is being installed and set up today and will run for 4-5 weeks. There is a DEP Inspection tomorrow at the plant.

Finance Director – Mike Lacour

FEMA Update . . .

Mr. Lacour announced that the \$744,000 reimbursement from FEMA has finally arrived. An additional \$150,00 is still outstanding but he anticipates receiving it shortly.

Grants Reimbursement Update

Mr. Lacour noted there is a \$1.4 million reimbursement pending for Phase II of the CDBG-DR Sewer Grant and he is closing out the FDOT Street Paving Grant.

Code Enforcement

John Cannon was introduced as the new Code Enforcement Officer and Mayor Buzzett welcomed him to the meeting.

Demo Request 121 Harbor Street, Parcel #06028-002R

Mr. Cannon reported that 3 houses have been signed off on for demolition and he is requesting approval on the two listed below from the Board to demo.

A Motion was made by Commissioner Langston, second by Commissioner Kerigan, to approve the voluntary demolition of the property at 121 Harbor Street. All in favor; Motion carried 4-0.

506 Kenny Street, Parcel #04598-010R

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the voluntary demolition of the property at 506 Kenny Street.

Candy Nesemeier shared her concerns about this project.

All in favor; Motion carried 4-0.

Information on the above listed parcels will be sent to the County requesting that they partner with the City to help these individuals.

Chester Davis shared his concern about a resident at 263 Avenue D.

Police Department – Chief Richards

Chief Richards did not have any updates for the Commission.

Mayor Buzzett mentioned continuing issues with traffic from Eastern Ship Building.

Charles Gathers asked for an update on the phone calls to the school district. Chief Richards responded that he could not comment on the issue.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce shared that she had spoken with the Historic Preservation Grants Supervisor concerning the outstanding reimbursement due to the City for the Centennial Building and Cape San Blas Lighthouse Complex. He indicated the funds should be released within two weeks.

CDBG-DR Grant Agreement, Wastewater Plant Improvements

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the State of Florida Department of Commerce Federally Funded Community Development Block Grant

Disaster Recovery (CDBG-DR) Rebuild Florida Infrastructure Repair Program Subrecipient Agreement for the Wastewater Treatment Facility Infrastructure Improvements Project in the amount of \$25 Million Dollars.

Jimmy Garcia and Christy McElroy shared their thoughts on this issue.

All in favor; Motion carried 4-0.

A response has been received from the County Commission that the proposed February 26, 2026, joint workshop was not a good date for them.

Citizens to be Heard

Chester Davis, Robert Branch, and Christy McElroy shared their thoughts on various topics.

Discussion Items by Commissioners

Neither Commissioners Lowry, Langston, nor Mayor Buzzett had any additional information to share with the Commissioners.

Commissioner Kerigan shared that he will be meeting with Representative Shoaf and Senator Simon on Friday in Tallahassee.

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 _____ 2026.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 629

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, SPECIFICALLY TO ADOPT CITY-INITIATED EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; (1) UPDATE THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, ECONOMIC AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN; (2) TO UPDATE THE FUTURE LAND USE MAP SERIES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulations Act, Section 163.3161, Florida Statutes, require that each local governments prepare and submit a comprehensive plan of the type set out in that Act, and

WHEREAS, Section 163.3191, Florida Statutes, requires that local governments evaluate their comprehensive development plans to determine if plan amendments are necessary to reflect changes in state requirements since the last update of their comprehensive development plan, and notify the state land planning agency as to its determination; and

WHEREAS, the City provided this notice to the state land planning agency on February 14, 2024, and Section 163.3191, Florida Statutes, requires that local governments who have determined that plan amendments are necessary to reflect changes in state requirements transmit the amendments to the state land planning agency within one year of notification, that date being: March 1, 2025; and

WHEREAS, the City Commission adopted the EAR-based amendments (25-01ER) at a public hearing and a second reading of Ordinance 617 on July 15, 2025; and

WHEREAS, on September 5, 2025, the Florida Department of Commerce rejected the City's Ordinance 617, determining that certain portions were more restrictive than permitted by Chapter 2025-190, Laws of Florida and therefore rendering the entire Ordinance null and void ab initio; and

WHEREAS, the City has revised the policies in conflict with Chapter 2025-190, Laws of Florida, (Infrastructure Element Policy 1.1.7 and Policy 1.1.8), and extended the Planning Horizon; and

ORDINANCE NO. 629

WHEREAS, on February 3, 2026, the Planning and Development Review Board sitting as the local planning agency for the City, recommended transmittal of the updated amendments to the comprehensive plan of the City; and

WHEREAS, the City Commission desires to adopt the updated amendments 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; and

WHEREAS, on February 17, 2026, the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies.

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 is hereby amended as set forth on Exhibit "A".

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 amendments 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. REPEAL

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

SECTION 5. 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 6. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall become effective pursuant to Section 163.3184(3)(c)4., Florida Statutes. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in

ORDINANCE NO. 629

compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2026.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

Current City Projects 2/17/26

- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV work is complete and Anchor Engineering is working on the rehab/replacement plans. L& K Contractors have been awarded the Lift Station Rehab bid on 8/20/24. The Bid for the collection system rehab was awarded to Royal American on 7/1/25. Work 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.
- 9/8/25 A Task Order was signed with Dewberry to design stormwater improvements in the alley between Bay & Harbor Street.
- 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 scheduling the project.
- 20th Street Stormwater Pipe Evaluation- The Evaluation is in process.
- Charles & Stebel Watermain Loop – Dewberry is working on Permitting
- Williams Ave. Parking Lot- The bid was awarded to CWR on 1/6/26.

Port St. Joe Police Department

410 Williams Avenue, Port St. Joe, FL 32456



02/12/2026

The Police Department requests to surplus the following property.

2018 Ford Explorer Vin# 1FM5K8ARXJGC74323

2016 Ford Explorer Vin# 1FM5K7DH9GGB27173

Shadow Systems 9mm Handgun Serial# SSX068297

Jake Richards

A handwritten signature in black ink that reads "Jake Richards".

Chief of Police
Port St. Joe Police Department
850-227-1414

Grants Updated- 2/17/26

Title	Amount	Status
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.
FDOC	\$2,300,709	Workforce Housing Road. Application submitted 7/22/25
FDEP/SRF	\$19,166,503	Wastewater Plant Improvements. Approved 11/12/25 50% Loan/50% Grant

Fl. Commerce RIF	\$3,800,000	Wastewater Plant Improvements. Submitted 8/25. Was not approved.
USDA	\$26,000,000	Wastewater Plant Improvements. Submitted 8/29/25
Fl. Commerce CDBG-DR	\$25M \$2M Match	Wastewater Plant Improvements. Approved 1/7/26
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