November 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.
November 17, 2026

Call to Order

Consent Agenda

Minutes
- **Regular Meeting 11/2/26** — **Pages 1-4**

Planning Board Recommendations
- **GTC Special Exception Request** — **Pages 5-19**
  Motion by Burge, 2nd by Karagiannis to recommend approval Of the Special Exception Request. All in Favor. Motion carried 5-0.

City Attorney
- **Florida Treatment Center LLC- Business License Request** — **Pages 20-36**

City Engineer
- **Update**

Old Business
- **City Projects** — **Pages 37-38**

New Business
- **Employee Appreciation Luncheon. Proposed date 12/23 at noon.**

Public Works
- **Update**

Surface Water Plant
- **Update**

Wastewater Plant
- **Update**

Finance Director
- **FEMA- Update**
- **Grants Reimbursement- Update**

Code Enforcement
- **Update**

Police Department

- **Drone Grant**

City Clerk

- **PDRB Membership- The term of (4) members is up for consideration**
- **Cape San Blas Lighthouse Complex -National Register Update**
- **Grants- Update** **Pages 39-40**

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 3, 2026, at Noon.

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

Call to Order

Mayor Buzzett reminded everyone that today is election day and encourage everyone to exercise their right to vote today.

CONSENT AGENDA

Minutes

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

City Attorney

Attorney McCahill did not have anything specific for the Commission today.

City Engineer – Josh Baxley

City Government Complex – Permit Status

All permits are in hand except for the USACOE Permit. Dewberry is currently preparing the final response to the latest RAI and expects to submit this by November 6, 2026.

Avenue A Stormwater

The contractor is currently laying the drainage discharge piping from the alley to N. Bay Street.

MLK CDBG

Dewberry is currently working on 90% design. There is a coordination meeting scheduled for November 3, 2026, with the landscape architect.

Core Park Restroom Facility

Dewberry is waiting on pricing from the contractors.

Avenues C and D Resurfacing

Dewberry has provided the CEI proposal to the City and is scheduling a pre-construction meeting.

City of Port St. Joe Wastewater Treatment Plant

The testing is complete, but the results haven't been supplied by the lab. The site visit kickoff meeting was completed on October 22, 2026, with the city, Dewberry and BDI. Following the meeting the lagoon sampling plan was provided to FDEP for review.

Dewberry is currently working on the facilities update for Hurricanes Helene and Milton impacts that is due November 15, 2026.

Elizabeth Moore of Anchor CEI updated the Commission on the CDBG-DR Phase 3. The project is approximately 65% complete and there is a possibility some of the Scope of Work that was previously removed from the project will be added back.

Old Business

City Projects

Mr. Anderson shared that the Sixteenth Street Bridge has been shored up and work on the Twentieth Street Intersections at Cypress and Forrest Park Avenues have been completed. He noted that this did not include paving of the Twentieth Street intersections and paving may need to be done at a later date. Mr. Anderson added that RFPs for the STAC House Renovations and Washington Gym Roof are being prepared.

New Business

Avenues C and D Resurfacing Construction Inspection

Mr. Anderson noted that the paving contract was awarded to Roberts and Roberts in the amount of $186,963.90 and Dewberry has presented a proposal of $15,000 to perform the CEI Services for the project.

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to approve the CEI Services with Dewberry. Motion carried 3-1 with Commissioners Hoffman, Lowry, and Langston voting in favor and Mayor Buzzett voting against.

Public Works – John Grantland

Mr. Grantland is working on an RFP for the Tenth Street Ball Parks fencing.

Surface Water Plant - Larry McClamma

Mr. McClamma shared that the contractor is on site and the St. Joe Beach Tank should be completed around Thanksgiving.

Wastewater Plant – Riley Wolf

Mr. Wolf was detained by an appointment, and Mr. Anderson noted the testing on the lagoon is ongoing, a kick off meeting for the WWTP Improvements Project has been held, discussion is on going on the sludge press, and the teams are getting closer to design for the plant.

Mr. Wolf arrived at 12:20 and shared that the filtration filter Pilot Study is wrapping up.

Finance Director – Tiffany Giddens

FEMA

Mrs. Giddens did not have any FEMA Updates.

Grants Reimbursement Updates

Mrs. Giddens will be seeking reimbursement for the Fire/Police Public Safety Facility Grant.

She noted that the Bed Tax Collected from within the City limits by Gulf County collected between October 1, 2025, and September 30, 2026, was $499,656.00.

Code Enforcement – John Cannon

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

Police Department

Mayor Buzzett welcomed Deputy Chief Russell Burch back to staff from Retirement.

Deputy Chief Burch did not have any updates for the Commission

City Clerk – Charlotte Pierce

Christmas Parade FDOT Highway 98 Road Closure Request

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to request a permit from FDOT to have the parade on Highway 98 from Eighth Street to First Street on Saturday, December 12, 2026, beginning at 6 P.M. ET., until 8 P.M. ET. All in favor; Motion carried 4-0.

Centennial Building National Register Update

Clerk Pierce shared that the Florida Department of State, Division of Historical Resources, notified the City that the National Park Service approved the amended documentation for the renovations to the Centennial Building in the National Register of Historic Places on October 19, 2026.

Grants Update

Clerk Pierce noted there were no significant changes on pages 9 and 10.

Citizens to be Heard

Chester Davis spoke to the Commission.

Discussion Items by Commissioners

Commissioner Langston asked about the clearing being done in the Chicken House Branch area and Mr. Anderson responded that it was St. Joe Company property and they were probably clearing the under brush. Code Enforcement Officer Cannon had reached out to the company and requested they look at the site.

Neither Commissioners Lowry nor Hoffman had any additional issues to discuss with the Commission.

Mayor Buzzett thanked those present for attending the meeting and again reminded everyone to vote today.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 12:40 P.M.

Approved this _____ day of _____ 2026.

_____ _____

Rex Buzzett, Mayor Date

_____ _____

Charlotte M. Pierce, City Clerk Date

CITY OF MATTOON

SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 505 6th street Zoning: R-2B

Property Owner: GTC Inc Phone: 936 635 5550

Mailing Address: 2116 S 17th Street City, State, and Zip: Mattoon, IL 61938

Parcel Number: 04847-000R Applicant if different: LANCE WATSON (AGENT) SOUTHEASTERN CONSULTING ENGINEERS, INC.

Owner signature

Swore to and subscribed before me this 7th day of October 2026. Personally known or produced identification IL drivers license

Signature of Notary Public

MALLORY GERMANY
Notary ID #134762531
My Commission Expires
February 13, 2028

PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

Application Fee - $300

A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

Owner Signature 10/7/26
Date

Signature 10/7/26
Date

505 6th Street, Port St. Joe, FL 32456
Gulf County Parcel ID: 04847-000R

Special Exception Request – Fenced Area For Storage

To Whom it May Concern,

GTC Inc. would like to request a special exception on a portion of the subject parcel (see attached site plan) for storage of Fidium Communications materials. The subject property is zoned R-2B, which is also the case for Emerald Coast Federal Credit Union at 530 Cecil G. Costin Sr. Blvd. (South portion along 6th Street) and Gulf County Sheriff's Department at 418 Cecil G. Costin Sr. Blvd. (South portion along 6th Street).

- The current area proposed is paved, open area.
- A 6' tall chain link fence is proposed, with privacy slats to enable the stored materials to be hidden from plain view along adjacent streets.
- Included in the special exception request is a proposed, small 10' X 12' open/covered lean-to roof to allow for a small covered storage area (3' off the North and East property lines). Please see the attached site plan.
- Please refer to the attached site plan for the area to be fenced, along with a visual of the slatted chain link fence.

Thank you for your consideration,

Lance Watson

Lance Watson, P.E., Vice President

Southeastern Consulting Engineers, Inc.

Jim Anderson

From: PSJ <PSJ@codesouth.com>
Sent: Thursday, October 15, 2026 2:32 PM
To: Jim Anderson; Charlotte Pierce
Subject: Special Exception Request – 505 6th Street – GTC Inc. / Fidium Communications
Attachments: 2 - 6th Street PSJ - Gulf Parcel ID 04847-000R - Special Exception Request (Description).pdf; 3 - 505 6th St. - GIS - 2026-10-06.pdf; 5 - 505 6th Street (04847-000R) DSGN1 (Site Plan).pdf; 505 Warranty Deed - 6th Street - Fidium.pdf; SCE XMIT City of PSJ - Review.docx; 1 - Application (SIGNED) - 505 6th Atreet Special Exception.pdf; 505 PUBLIC NOTICE - Special Exception Ad Request.pdf; 505 SIGN - SPECIAL EXCEPTION -.pdf

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.

Good afternoon, Charlotte and Jim!

Here is the Special Exception request for 505 6th Street.

Applicant: Southeastern Consulting Engineers, Inc.
Property Owner: GTC Inc.
Property: 505 6th Street, Port St. Joe
Parcel: 04847-000R
Zoning: R-2B

The applicant is requesting a Special Exception under Section 3.04(2)(o) of the City of Port St. Joe Land Development Regulations to allow storage of Fidium Communications materials on the property. Not currently permitted in that zone.

The proposed improvements include approximately 519 linear feet of 6-foot-tall chain-link fencing with privacy slats to screen the storage area, along with a 10' x 12' covered lean-to located approximately 3 feet from the north and east property lines.

I've attached the following supporting documents:

- Signed Special Exception application
- Applicant's request letter
- Recorded deed
- Proposed site plan
- Public notice
- Proposed property sign

Hearing Dates:

- November 3, 2026, at 4:00 PM – Planning, Development & Review Board
- November 17, 2026, at 12:00 PM – City Commission, if approved by the PDRB

Charlotte, please let me know if you need anything else for the public notice. Jim, please let me know if anything additional is needed for the agenda.

Thank you both for your help!

Sabrina Garrote
Permit Coordinator
850-229-1093

City of Port St. Joe Building Department
1002 10th Street
Port St. Joe, FL 32456
www.epcicodeservices.com

"Positive Outcomes Only."

EPCI
Code Administration Services

505 6th Street - GIS Information
Gulf County Parcel No. 0484-000R

qPublic.net™ Gulf County, FL

Log In Search search...

Layers Map Search Results Report Sales Search Sales List Sales Results Tax Estimator Home

Parcel Summary

Parcel ID	04847-000R
Location Address	6TH PORT ST JOE
Brief Tax Description	CITY OF PORT ST. JOE LOTS 1,3,5,7,9,11 BLK 32 MAP #50A (Note: Not to be used on legal documents.)
Property Use Code	VACANT (0000)
Sec/Twp/Rng	1-8S-11W
Tax District	Port St. Joe City (5)
Millage Rate	14.5341
Acreage	0.964
Homestead	N

View Map

Owner Information

Primary Owner
GTC INC
2116 SOUTH 17TH STREET
MATTOON, IL 61938



Gulf County Appraiser
Mitch Burke - CFA
(850) 229-6115

Land Information

Columns

Land Use	Number of Units	Unit Type	Frontage	Depth
510000 - PSJ LOT(COM)	6	LT	300	140

Municipality: Port St. Joe

505 6th Street - GIS Information
Gulf County Parcel No. 0484-000R

qPublic.net Gulf County, FL



Exposure: C

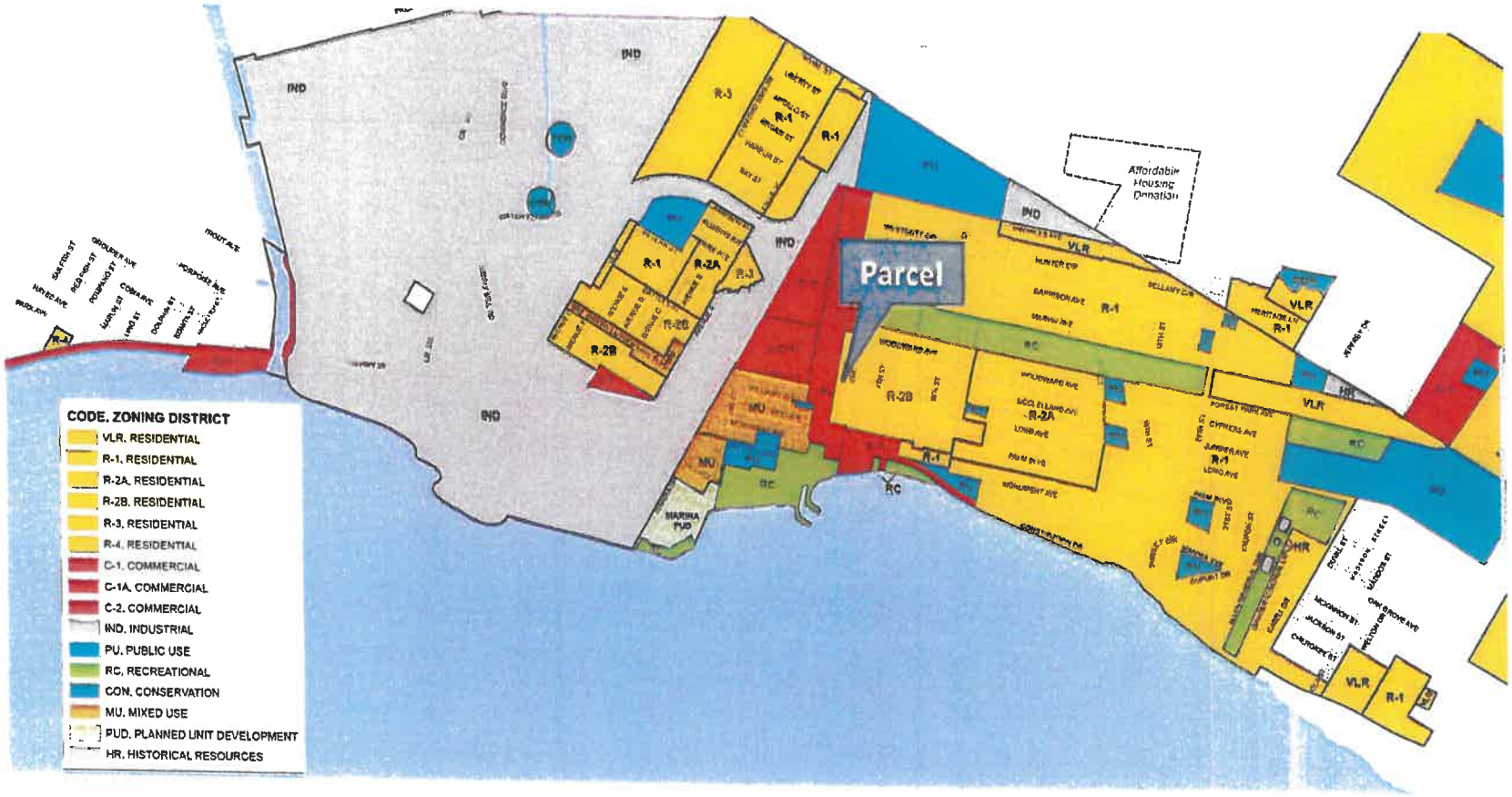
505 6th Street - GIS Information
Gulf County Parcel No. 0484-000R

qPublic.net™ Gulf County, FL



Map

505 6th Street - GIS Information
Gulf County Parcel No. 0484-000R



Zone: R-2B, Residential

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505 6th Street - GIS Information
Gulf County Parcel No. 0484-000R

Sec. 3.04. Same--District R-2.

There shall be two subdistricts in district R-2 as identified on the city zoning map: Subdistrict R-2A and subdistrict R-2B.

(1) *R-2A Single-family district.*

a. Uses permitted in R-2A: Any uses permitted in the VLR and R-1 district.

b. Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3).

c. Floor area required: No building shall be constructed in subdistrict R-2A of less than 800 square feet of living area. In computing the floor space as provided above the areas occupied by porches, patios, terraces, attached garages, carports or nonroofed areas shall be excluded.

d. No home occupations shall be allowed in subdistrict R-2A.

e. Front yard required: There shall be a front yard not less than 20 feet deep measured to the front line of the building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, provided the front yard shall not exceed 30 feet. Where the distance between dwellings on adjacent lots is 150 feet or more, the next above yard requirements will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets, but no more than 30 percent of the total need be used for front yards.

f. Side yard required: There shall be a side yard on each side of a lot, having a width of more than 50 feet, of at least ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the lot shall be no less than seven feet.

g. Rear yard required: There shall be a rear yard of not less than 20 feet. On corner lots there shall be a setback of not less than 15 feet.

h. No more than seven (7) units per acre shall be allowed in district R-2A and intensity shall be no more than 60 percent lot coverage.

(2) *R-2B district.* Uses permitted:

a. Any use permitted in the R-1 or R-2A district.

b. Multiple-family dwellings.

c. Boarding and lodging houses.

d. Hospitals and clinics, except animal hospitals.

e. Clinics, nursing homes or congregate living facilities.

f. Guest houses.

g. Accessory buildings and uses customarily incident to any of the above uses, including private and storage garages when located on the same lot and not involving the conduct of a business.

h. Community centers and buildings owned by a governmental agency and used for a public purpose.

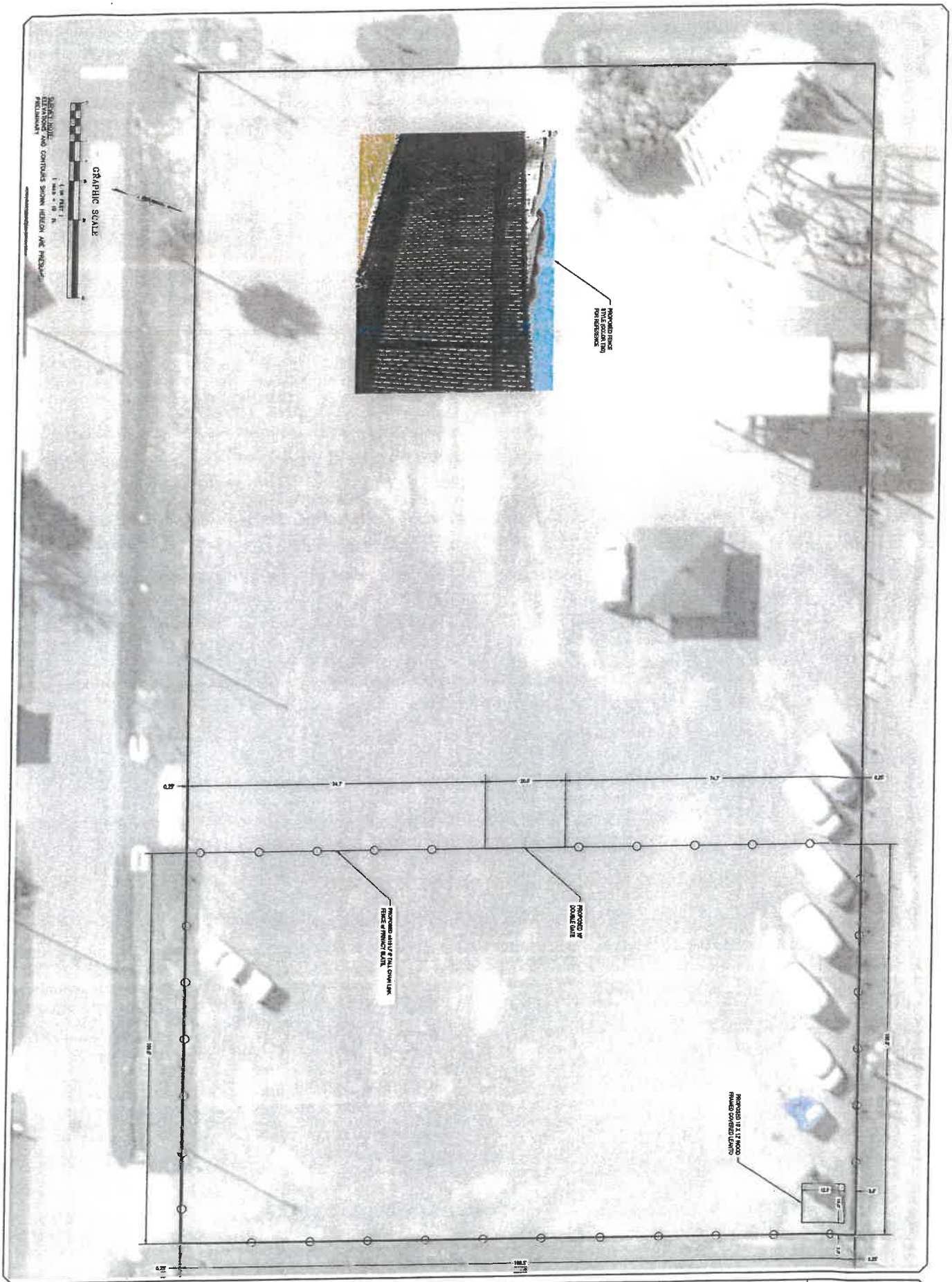
i. Home occupations shall be allowed in District R-2B.

j. Funeral parlors and mortuary establishments may be permitted in this district provided application is made to the city commission for the establishment of same, and it shall be determined by the city commission that such use will not adversely affect the property values of the land adjacent thereto and the city commission shall find that such use is an appropriate use for the particular plot or parcel of land for which application is made for the establishment thereof.

k. Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height, except as provided in subsection 3.10(3).

l. Building site and minimum floor area required: For the following specified uses every lot or parcel of land shall provide a land area for each family unit of at least the amount indicated:

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PROJECT NUMBER: 26-1382-13			REVISIONS:			
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM	
T. ADKISON	T. ADKISON	M. BAUMGARDNER				
FOR: GTC INC 2116 SOUTH 17TH ST MATTOON, IL 61938						

SPECIAL EXCEPTION SITE PLAN

505 6TH STREET
PORT ST. JOE, FLORIDA 32456
GULF COUNTY PARCEL ID: 04847-000R

14

SCE SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141 WEWAHITCHKA, FL 32465 (850) 639-3860 LB# 27564
P.O. BOX 831 PORT ST. JOE, FL 32457 (850) 227-1207 LB# 30044

DATE: 10/06/26
SHEET NO.
C-01

80-1993 409

Special Warranty Deed

THIS INDENTURE, made this 14th day of October, A. D. 1980, between ST. JOSEPH LAND AND DEVELOPMENT COMPANY, a Florida Corporation with its principal office in Jacksonville, Duval County, Florida, party of the first part, and St. Joseph Telephone & Telegraph Company of the County of Gulf, in the State of Florida, and whose address is Port St. Joe, Florida, party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of Ten and No/100 Dollars, and other valuable considerations to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, and assigns forever, the following described land, lying and being in the County of Gulf, and state of Florida, to-wit:

Lots Nine (9), Eleven (11), Thirteen (13), Fifteen (15), Seventeen (17), and Nineteen (19), Block Thirty-two (32) of the City of Port St. Joe, Florida, according to the Official Map on file in the Office of the Clerk of Circuit Court, Gulf County, Florida, in Plat Book 1, pages 17 and 18

2880 DOC STAMPS
SUR TAX STAMPS

SUBJECT, however, to all taxes and assessments levied or assessed against the same subsequent to December 31, 1980; and SUBJECT also to: All applicable restrictive covenants, conditions, reservations, and easements shown by said public records and subject to liens of any special assessments levied or to be levied for special improvements by the City of Port St. Joe, Florida.

FILED FOR RECORD
CLERK CIRCUIT COURT
GULF COUNTY, FLORIDA
RECORD VERIFIED
80 OCT 29 P 2:48
BOOK 83 PAGE 409

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

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its corporate name by its Vice President, attested by its Secretary and its corporate seal to be hereunto affixed, the day and year first above written.

ST. JOSEPH LAND AND DEVELOPMENT COMPANY

Signed, Sealed and Delivered in the Presence of:

Lana Smith

Kathy Dymond

By J. C. Belin
Its Vice President

Attest Jane Walsh
Its Secretary

CIRCUIT COURT SEAL GULF COUNTY, FLORIDA

This instrument prepared by R. E. Medley, Port St. Joe, Fla.

409

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410

STATE OF FLORIDA,
COUNTY OF DUVAL

Before me personally appeared J. C. Kelin and Irene Walsh, to me well known and known to me to be the Vice President and Secretary, respectively, of the ST. JOSEPH LAND AND DEVELOPMENT COMPANY, the corporation named in the foregoing instrument and known to me to be the persons who as such officers of said corporation executed the same, and then and there they did acknowledge before me that said instrument is the free act and deed of said corporation; that it was executed by them as such officers for the purposes therein expressed; and that the seal thereunto affixed is the corporate seal by them in like capacity affixed, all under authority in them duly vested.

WITNESS my hand and official seal in the above named County and State, this the 21st day of October, A. D., 1980.

(SEAL)

Margaret Spivey
Notary Public, State of Florida at large

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 6, 1981

SPECIAL WARRANTY DEED
FROM CORPORATION
FLORIDA FORM

TO

Dated

ABSTRACT OR DESCRIPTION

410

Inst. Number: 732019 Book: 55 Page: 392 Date: 11/9/1973 Time: 2:28:00 PM

73-2019 392

THIS WARRANTY DEED Made the day of ember, A.D. 1973,

by EUPHAMIA R. ROBERTS, a single woman, DOROTHY MAE TRAWICK, a single woman, ROBERT HENRY TRAWICK, HARRY LEE TRAWICK and WILLIAM MARSHALL TRAWICK, constituting and being all the heirs at law of L. M. TRAWICK, deceased, hereinafter called the grantor, to ST. JOSEPH TELEPHONE & TELEGRAPH COMPANY, INC., a corporation with its principal offices in Port St. Joe, Florida, whose post office address is P.O. Box 220, Port St. Joe, Florida, 32456, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Gulf County, Florida, viz:

Lots 1 and 3, Block 32, 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.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1972.

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

Signed, sealed and delivered in the presence of:

Witnesses as to EUPHAMIA R. ROBERTS, DOROTHY MAE TRAWICK and ROBERT HENRY TRAWICK:

Euphamia R. Roberts
EUPHAMIA R. ROBERTS

Dorothy Mae Trawick
DOROTHY MAE TRAWICK

Robert Henry Trawick
ROBERT HENRY TRAWICK

Witnesses as to HARRY LEE TRAWICK:

Harry Lee Trawick
HARRY LEE TRAWICK

Witnesses as to WILLIAM MARSHALL TRAWICK:

William Marshall Trawick
WILLIAM MARSHALL TRAWICK

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10
STATE OF FLORIDA INTANGIBLE TAX $1.10
STATE OF FLORIDA DOCUMENTARY SURTAX $11.00

392

This Instrument Prepared By:
Fred M. Witten, Attorney at Law
Rish and Witten
P.O. Box 87
Port St. Joe, Florida 32456

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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 EUPHAMIA R. ROBERTS, DOROTHY MAE TRAWICK and ROBERT HENRY TRAWICK, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4 day of November, A.D.1973.

Notary Public
My commission expires;
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 3, 1976
GENERAL INSURANCE UNDERWRITERS, INC.

STATE OF GEORGIA
COUNTY OF THOMAS

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 HARRY LEE TRAWICK, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of Oct., A.D.1973.

Notary Public
My commission expires: RESIDING IN THOMAS COUNTY
NOTARY PUBLIC, GEORGIA
MY COMMISSION EXPIRES JAN. 24, 1977

STATE OF GEORGIA
COUNTY OF COBB

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 WILLIAM MARSHALL TRAWICK, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of October, A.D.1973.

Notary Public
My commission expires;
NOTARY PUBLIC GEORGIA STATE AT LARGE
SUSAN HOLLAND

GULF COUNTY, FLA.
FILED FOR RECORD
'73 NOV 5 PM 2 28
BOOK 55 PAGE NO 392
GEORGE V. CORE
CLERK CIRCUIT COURT
By Deputy Clerk

CIRCUIT COURT
SEAL
GULF COUNTY, FLORIDA

STATE OF FLORIDA DOCUMENTARY SUR TAX $.55
STATE OF FLORIDA DOCUMENTARY SUR TAX $.55
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STATE OF FLORIDA DOCUMENTARY SUR TAX $.55
STATE OF FLORIDA DOCUMENTARY SUR TAX $.55

393

73-2018

391

This Warranty Deed Made the 9th day of November, A. D. 1973, by

EUPHAMIA R. ROBERTS, unremarried widow of OSCAR L. ROBERTS,

hereinafter called the grantor, to

ST. JOSEPH TELEPHONE & TELEGRAPH COMPANY, INC., a corporation, with its principal offices in Port St. Joe, Florida,

whose postoffice address is P.O. Box 220, Port St. Joe, Florida 32456

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Gulf County, Florida, viz:

Lots 5 and 7, Block 32, 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.

CIRCUIT COURT SEAL GULF COUNTY, FLORIDA

STATE OF FLORIDA DOCUMENTARY STAMP TAX $11.00

$1000 $1000 $1000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1972.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Wm. J. Rich

Fred N. Witten

Euphamia R. Roberts (SEAL)
EUPHAMIA R. ROBERTS (SEAL)

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

EUPHAMIA R. ROBERTS

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of November, A. D. 1973.

Fred N. Witten
Notary Public
My COMMISSION EXPIRES JULY 7, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

SPACE RESERVED FOR RECORDING USE

GULF COUNTY, FLA.
FILED FOR RECORD
'73 NOV 9 PM 2 26

BOOK 55 PAGE NO. 391
GEORGE Y. CORE
CLERK CIRCUIT COURT
BY: Suzanne F. Gipson

This Instrument Prepared by:
Fred N. Witten, P.O. Box 87
Port St. Joe, Florida 32456
Attorney at Law

391

Jim Anderson

From: Jim Anderson
Sent: Thursday, November 5, 2026 7:52 AM
To: Clinton <mccahilllaw@fairpoint.net>; Greg Boutwell
Cc: Charlotte Pierce
Subject: FW: Florida Treatment Centers - Application for Local Business License
Attachments: PSJ_FTC Local Business Lic App 11.04.26.pdf; LICENSES.pdf; ADA Modifications - Certificates of Completion and Occupancy (June 2026).pdf; Fire Clearance Report V. 2 Collins.pdf; FL DOH Permits 2026.pdf

FYI

From: Alexis Reyes <alexis@floridatreatmentcenters.com>
Sent: Wednesday, November 4, 2026 4:27 PM
To: BL <bl@psj.fl.gov>; Jim Anderson <janderson@psj.fl.gov>
Cc: Bobby Pokora <bobby@monolithcapital.com>; John Hohos <john@monolithcapital.com>
Subject: Florida Treatment Centers - Application for Local Business License

You don't often get email from alexis@floridatreatmentcenters.com. Learn why this is important

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.

Hi Jim,

Please see our completed local business license application attached. I want to bring your attention to the Department of Children and Families (DCF) license that we received from the State, as well as the supporting materials, which include:

- Our fire clearance letter from the State Licensed fire marshal.
- Our four ADA permit Certificates of Completion, which was issued and approved by EPCI.
- The three permits that we received from the State Department of Health, granting use of the property for the same purposes, all in support of the state DCF license.

I feel like there's been a lot of misconception about what we're doing at The Overlook, who we're serving, and why I believe this is something Port St. Joe can genuinely be proud of. Please take a few minutes to read what we've prepared below. Our hope is that you will understand why this project is so important to us and why we believe it will be a benefit to the community of Port St. Joe.

First and foremost, our focus is treating veterans and first responders. These are functioning members of society: people with jobs, families, careers, mortgages, and medical insurance. Veterans, police officers, firefighters, EMTs, and others who have spent their lives serving our country and protecting our communities.

I think there's a misconception that this is simply a drug and alcohol rehabilitation center. Much of what we're treating is PTSD, depression, anxiety, and other conditions resulting from military service or the

demands of being a first responder. Some patients have developed addictions after being injured in combat or on the job and being prescribed pain medication. These are people who have sacrificed a great deal, and they deserve somewhere special to recover.

Our patients will be insured and will be coming here voluntarily, often with the support of their families. They're people trying to get healthy, return to their careers, and be there for their loved ones.

The Overlook is a state-licensed medical treatment facility, with a board-certified physician and licensed nurses providing 24/7 care. Our operating team has decades of experience, and we're providing a peaceful waterfront environment that I believe can be genuinely therapeutic.

I also want to clarify why Ordinance 626 doesn't apply to our facility. We have consulted with legal counsel who has advised us that a plain reading of Ordinance 626 shows that it does not apply to the specific licenses we have been granted by the State of Florida. Our counsel Maury Udell attempted to speak to Clinton McCahill this week but he did not return the call.

Nevertheless, we're not operating a sober living home, halfway house, or group residence. We're a state-licensed clinical medical facility providing structured inpatient treatment, with professional medical staffing and regulatory oversight. These are fundamentally different uses, and that distinction is important because Ordinance 626 does not apply to our state-licensed uses. A facility delivering licensed detoxification and inpatient treatment is a treatment provider, not a dwelling that offers a peer-supported program.

I understand and respect the City's desire to protect its community but any action to deny the business license cannot withstand state and federal constitutional scrutiny. Under Florida law, any denial must state "objective, evidence based reasons." The Overlook must be evaluated for what it actually is, rather than being confused with a very different type of operation.

At the end of the day, we're helping veterans come home to their families, firefighters recover from trauma, and police officers get their lives back. I genuinely believe this is something special and something the City can be proud to have in its community.

I'd welcome the opportunity to sit down and discuss it with you if you have any other questions.

Best regards,

Alexis Reyes, *CEO*
Florida Treatment Centers, LLC
Direct Line: 954-226-7063

2227 Amberjack Ave.
Port St. Joe, Florida
Florida Treatment Centers

CONFIDENTIALITY NOTICE: This message is protected under the Federal regulations governing Confidentiality of Alcohol and Drug Abuse Patient Records, 42 C.F.R. Part 2, and the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), 45 C.F.R. Pts. 160 & 164 and cannot be disclosed without written consent unless otherwise provided for in the regulations. The Federal rules prohibit

any further disclosure of this information unless a written consent is obtained from the person to whom it pertains. The Federal rules restrict any use of this information to criminally investigate or prosecute any alcohol or drug abuse patient. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

CITY OF PORT ST. JOE, FLORIDA
APPLICATION FOR LOCAL BUSINESS LICENSE

Welcome to the City of Port S. Joe. If you require assistance completing this application, please call (850)-229-8261, ext 309, or visit City Hall located at 305 Cecil G. Costin, Sr. Blvd. You can mail the completed applicationto P.O. Box 278, Port St. Joe, FL 32457, email it to bl@psj.fl.gov or drop it off at the front desk of City Hall.

ABOUT YOUR BUSINESS:

1) Legal Business Name: Florida Treatment Centers LLC

DBA (Fictitious Name): Florida Treatment Centers LLC

****Registration required by Florida Statute 865.09, include a copy of your Articles of Incorporation or Current Annual Report****

2) **Required by State Law:** Federal Employer Identification Number: 394242155

3) State License # LIC-01059592 Expiration Date: 01/13/2027

****Include a copy of your license from the DBPR, Florida Statute 205.194****

4) Business Location in Port St. Joe: The Overlook Property at the intersection of US Hwy 98 & Redfish Street

5) Mailing Address: 2227 Amberjack Ave

City: Port St. Joe State: FL Zip Code: 32456

6) Phone Number: 954-226-7063 Cell: same

Email Address: alexis@floridatreatmentcenters.com

7) Owner or Local Officer: (Note: Partnerships/Corporations – Please list only one owner or local office below)

Name: Alexis Reyes Phone Number: 954-226-7063

Home Address: 3110 1st Ave North Suite 2M PMB1075 City/State/Zip: St. Petersburg, FL 33713

Driver's License #: R201-092-71-200-0 State: Florida

8) Describe in detail the products being sold/services/operations/profession being requested:

See attached Florida Department of Children and Families State License for description of operations

9) Amount of Inventory if Merchant: NA

10) Do you own/rent the property where the business is located? x Own ____ Rent (If rent, provide a copy of lease)

11) Will you be adding or changing signs on the outside of the property? _____ Yes x No

If yes, a permit is required from Code Enforcement

12) The Business described above _____ **WILL** x **WILL NOT** be operated as an Adult Use(s). Ordinance No. 283 strictly prohibits Adult Entertainment in all districts except Industrial areas.

PLEASE READ THE FOLLOWING STATEMENT AND SIGN BELOW:

I affirm, that all information that I have provided is true and correct. I further acknowledge that filing this application for a city license does NOT allow applicant to operate or engage in any type of business until the city issues a Business License. Zoning approval of this application is required prior to issuance of the Business License. **Any person, firm, or corporation who engages in any occupation, business or profession without a Business License may be punished in accordance with Sec. 24 of City Ordinance No. 1.** Utility Services shall NOT be connected until application is approved by Zoning.

Authorized Signature: Alexis Reyes Date: 11/4/2026

Printed Name: Alexis Reyes Title: CEO

State of Florida
Department of Children and Families

License #: LIC-01059592

Certificate of License

Florida Treatment Centers LLC

License Type: Inpatient Detoxification **Capacity:** 40 **Status:** Probationary
Effective: 10/14/2026 **Expiration:** 01/13/2027
Building Address: 2227 Amberjack Ave , Port St Joe , Florida 32456

License Type: Intensive Inpatient Treatment **Capacity:** 10 **Status:** Probationary
Effective: 10/14/2026 **Expiration:** 01/13/2027
Building Address: 2227 Amberjack Ave , Port St Joe , Florida 32456

License Type: Residential Level 1 **Capacity:** 30 **Status:** Probationary
Effective: 10/14/2026 **Expiration:** 01/13/2027
Building Address: 2227 Amberjack Ave , Port St Joe , Florida 32456

License Type: Residential Level 1 **Capacity:** 20 **Status:** Probationary
Effective: 10/14/2026 **Expiration:** 01/13/2027
Building Address: 2230 & 2224 W Hwy 98, Port St Joe , Florida 32456

Know All Men by These Presents: That the Department of Children and Families being satisfied that the facility located at 2227 Amberjack Ave, City of Port St Joe , County of Gulf, State of Florida, has complied with the minimum standards set by the Department to provide Substance Use Disorder services and the Department approves the application of said facility for a license to operate.

This license shall continue in force until the expiration date, unless renewed, withdrawn, suspended, or revoked for cause.

K. Williams

Kate Williams
Interim Secretary

CERTIFICATE OF COMPLETION

City of Port St. Joe

This certificate is issued pursuant to the requirements of the adopted building code, certifying that at the time of issuance this structure was in compliance with the various ordinances of City of Port St. Joe regulating building construction and use.

Site Address: 2212 Highway 98 W, Port St. Joe, FL 32456

Building Permit #: 26PSJ-MO0001

Permit Type: Misc. Other

Owner Name: Highland P2 PSJ, LLC

Parcel Number:

Lot:

Owner Address: 524 1st St, Port St. Joe, FL 32456

Block:

Type of Construction: N/A

Subdivision:

Occupancy: N/A

Zoning District:

Code Edition: 2023 Florida Building Code (8th Edition)

Building Official: Michael Hodges

Auto Sprinkler Required: No

Auto Sprinkler Provided No

Michael Hodges
Building Official - 06/10/2026

CERTIFICATE OF OCCUPANCY

City of Port St. Joe

This certificate is issued pursuant to the requirements of the adopted building code, certifying that at the time of issuance this structure was in compliance with the various ordinances of City of Port St. Joe regulating building construction and use.

Site Address: 2227 Amber Jack Avenue, Port St. Joe, FL 32456

Building Permit #: 26PSJ-CB0010

Permit Type: Commercial Remodel C/C

Owner Name: Highland P2 PSJ, LLC

Parcel Number:

Lot:

Owner Address: 524 1st St, Port St. Joe 32456

Block:

Type of Construction: N/A

Subdivision:

Occupancy: N/A

Zoning District:

Mixed Occupancy: N/A

Code Edition: 2020 Florida Building Code (6th Edition); 2023 Florida Building Code (8th Edition)

Building Official: Michael Hodges

Auto Sprinkler Required: No

Auto Sprinkler Provided: No

Michael Hodges

Building Official - 06/10/2026

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CERTIFICATE OF COMPLETION

City of Port St. Joe

This certificate is issued pursuant to the requirements of the adopted building code, certifying that at the time of issuance this structure was in compliance with the various ordinances of City of Port St. Joe regulating building construction and use.

Site Address: 2251 Amber Jack Avenue, Port St. Joe, FL 32456

Building Permit #: 26PSJ-MO0002

Permit Type: Misc. Other

Owner Name: Brian & Simone Spellen

Parcel Number:

Lot:

Owner Address: 429 Green Springs, Birmingham, AL 32509

Block:

Type of Construction: N/A

Subdivision:

Occupancy: N/A

Zoning District:

Code Edition: 2023 Florida Building Code (8th Edition)

Building Official: Michael Hodges

Auto Sprinkler Required: No

Auto Sprinkler Provided No

Michael Hodges

Building Official - 06/10/2026

CERTIFICATE OF COMPLETION

City of Port St. Joe

This certificate is issued pursuant to the requirements of the adopted building code, certifying that at the time of issuance this structure was in compliance with the various ordinances of City of Port St. Joe regulating building construction and use.

Site Address:	192 Redfish Street, Port St. Joe, FL 32456	**Building Permit #:**	26PSJ-MO0003
		Permit Type:	Misc. Other
Owner Name:	Highland P2 PSJ, LLC	**Parcel Number:**	
		Lot:	
Owner Address:	524 1st St, Port St. Joe, FL 32456	**Block:**	
Type of Construction:	N/A	**Subdivision:**	
Occupancy:	N/A	**Zoning District:**	
Code Edition:	2023 Florida Building Code (8th Edition)	**Building Official:**	Michael Hodges
Auto Sprinkler Required:	No	**Auto Sprinkler Provided**	No

Michael Hodges

Building Official - 06/10/2026

Fire Safety Services of North Florida

Sean Collins / Fire Safety Inspector

3088 Joyce Drive Marianna, Florida 32446

850-209-5955/ fivealarm71@gmail.com

Previous inspection completed: 8-24-26 Report #01 Revised.

Date of Inspection: 10-13-26 Time: 1:00 pm

Inspectors Signature: Sean Collins Report # 02 (Ammended Report)

Facility Type: 65D-30.006, .0061, 007 Inspector's Name: Sean Collins

Business Name: Florida Treatment Centers Certification # FL 102361

Address: 2130 W. Hwy 98 St. Joe, FL 32456 Type: Fire safety Inspector 1

Phone: 954-226-7063 Date: Expiration 9-30-2028

Contact Name: Alexis Reyes

Address: SAME

Email- alexisreyesrpr@outlook.com State License Type: Residential Detox, Intensive * inpatient rehab, Substance abuse residential rehab.

CEMP Approval:

Violations: Reinspection of the violation will occur within 28 to 30 days of the inspection

Facility review based on updated components applied for. Removal of Day/Night on 9/16 final application submittal. Facility is strictly 65D-30.006, 0.0613.007. Reviewed facility exterior access, included extra caution tape on door step out from interior onto balcony. Facility provides chair lifts, toilet chairs and handicap ramp to stairwell. All residents must be capable of self-care per license level. Reviewed facility staff coverage, resident to patient ratio's are consistent with licensure requirements. We reviewed the facilities close observation policy and monitoring procedures. Patient population primary SUD Disorders.

10-13-26

Sean Collins

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
GROUP CARE
INSPECTION REPORT

Facility Information

RESULT: Satisfactory

Permit Number: 23-51-4117293
Name of Facility: Florida Treatment Center
Address: 2227 Amberjack Avenue
City, Zip: Port Saint Joe 32456

Type: Short-term Residential Treatment Center (DCF)
Owner: Centers LLC, Florida - Florid Treament Centers LLC
Person In Charge: Alexis Reyes Phone: 951-226-7063
PIC Email: Alexisreyesrpv@outlook.com

Correct By: None
Re-Inspection Date: None

Inspection Information

Purpose: Other - DCF permit application
Inspection Date: 7/14/2026

Begin Time: 02:46 PM
End Time: 03:11 PM

Additional Information

CAPACITY 33

NUMBER PRESENT 0

As per section 120.695 of the Florida Statutes (FS), this form will serve as a "Notice of Non-Compliance" for any violations noted. Items marked below violate the requirements of Chapter 64E-12 of the Florida Administrative Code (FAC) and must be corrected within the time period indicated in the Results section above. Continued operation of this facility without making these corrections is a violation of Chapter 64E-12, FAC, and Chapters 381 and 386, FS. Failure to correct violations may result in an administrative fine or other legal action being initiated or continued.

Violation Markings

WATER SUPPLY
1. Approved System
2. Operation
3. Bacteriological/Chemical
4. DO NOT USE
5. Water Accessible
6. Temperature/Supply

FOOD SERVICE
7. Source/Wholesome
8. Preparation/Protection
9. Equipment
10. Holding & Cooking Temps.
11. DO NOT USE
12. Storage
13. Hand Sink/Hot Water
14. Warewashing/Cleaning
15. DO NOT USE
16. Food Other

HOUSING
17. Maintenance
18. Construction
19. DO NOT USE
20. Cleaning/Odors
21. Lighting/Ft. Candles
22. Plumbing
23. Inside Temperature
24. Sanitary Facilities
25. Sewage

VERMIN CONTROL
26. DO NOT USE
27. Infestation/Presence
28. Screening

BEDDING, TOWELS, & PERSONAL ITEMS
29. Beds
30. Linens
31. Storage
32. Personal Space

LAUNDRY
33. Separations/Transport.
34. Vented

MEDICATIONS OR TOXIC SUBSTANCES
35. DO NOT USE
36. Storage/Locked

GARBAGE/RUBBISH
37. Collection
38. Storage/Container
39. Disposal

RECREATIONAL AREA
40. Safe
41. Drained/Litter/Trash
42. DO NOT USE
43. Water Safety
44. DO NOT USE
45. Other
46. Other
47. Other
48. Other
49. Other
50. Other
51. Other
52. Other
53. Other

Inspector Signature: [redacted]

Client Signature: [redacted]

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
GROUP CARE
INSPECTION REPORT

General Comments

This is an initial inspection to see if the facility meets minimum requirements according to 64e-12
DCF is the Licensing agency. FLDOH has no authority to license group care facilities.

The facility is on City water and sewer, has a pool permitted under FLDOH public pools.
The facility will utilize a caterer to deliver meals to a dining area location and no food preparation will be done onsite for the residents.
Cold lunches will be delivered with breakfast and stored in a refridgerator after checking receiving temperature and logging them.
comercially mixed food surface cleaner will be used with disposable towels between meals.
The Caterer is Catered By Carla and her DBPR license CAT 1305107 expires June 01, 2027
Carla Brandt- Serve safe certificate expires May 19, 2027
The facility is in town homes and residents may prepare there own food in individual rooms for themselves. Each room has cooking and laundry facilites, restrooms, showers, and closets.
One unit is dedicated as the dining area
The handwash sink is stocked with soap and paper towels & signage
restrooms stocked with soap, paper towel and toilet paper with handwash signage
food contact surface cleaner is approved for food contact surfaces.
Bedrooms are furnished.
Beds have bed bug protectors.
Pest control will be managed by Bo's pest control, licensed pest management company with a procedure for intake to treat residents belongings for bed bugs before intake.

Email Address(es): zachary.hodges@flhealth.gov

Violations Comments

No Violation Comments Available

Inspection Conducted By: Karey Lehnert (027997)
Inspector Contact Number: Work: (850) 323-6017 ex.
Print Client Name:
Date: 7/13/2026

Inspector Signature: [redacted]

Client Signature: [redacted]

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
FOOD SERVICE
INSPECTION REPORT

RESULT: Satisfactory

Facility Information

Permit Number: 23-48-4117461
Name of Facility: Florida Treatment Center
Address: Amberjack
City, Zip: Port Saint Joe 32410

Type: Short-term Residential Treatment Center (DCF)
Owner: Florida Treatment Center
Person In Charge: Alexis Reyes Phone: 951-226-7063
PIC Email: Alexisreyesrpv@outlook.com

Inspection Information

Purpose: Other - initial pre licensure inpsection
Inspection Date: 7/14/2026
Correct By: None
Re-Inspection Date: None

Number of Risk Factors (Items 1-29): 0
Number of Repeat Violations (1-57 R): 0
FacilityGrade: N/A
StopSale: No

Begin Time: 02:26 PM
End Time: 02:50 PM

Marking Key: IN=the act or item was observed to be in compliance; OUT=the act or item was observed to be out of compliance; NO=the act or item was not observed to be occurring at the time of inspection; NA=the act or item is not performed by the facility; COS=violation corrected on site; R=repeat violation from previous inspection

FoodBorne Illness Risk Factors And Public Health Interventions

SUPERVISION
IN 1. Demonstration of Knowledge/Training
NA 2. Certified Manager/Person in charge present
EMPLOYEE HEALTH
IN 3. Knowledge, responsibilities and reporting
IN 4. Proper use of restriction and exclusion
IN 5. Responding to vomiting & diarrheal events
GOOD HYGIENIC PRACTICES
NO 6. Proper eating, tasting, drinking, or tobacco use
NO 7. No discharge from eyes, nose, and mouth
PREVENTING CONTAMINATION BY HANDS
NO 8. Hands clean & properly washed
NA 9. No bare hand contact with RTE food
IN 10. Handwashing sinks, accessible & supplies
APPROVED SOURCE
IN 11. Food obtained from approved source
IN 12. Food received at proper temperature
IN 13. Food in good condition, safe, & unadulterated
NA 14. Shellstock tags & parasite destruction
PROTECTION FROM CONTAMINATION
NA 15. Food separated & protected; Single-use gloves
IN 16. Food-contact surfaces; cleaned & sanitized
IN 17. Proper disposal of unsafe food
TIME/TEMPERATURE CONTROL FOR SAFETY
NA 18. Cooking time & temperatures
NA 19. Reheating procedures for hot holding
NA 20. Cooling time and temperature
NA 21. Hot holding temperatures
NA 22. Cold holding temperatures
NA 23. Date marking and disposition
NA 24. Time as PHC; procedures & records
CONSUMER ADVISORY
NA 25. Advisory for raw/undercooked food
HIGHLY SUSCEPTIBLE POPULATIONS
NA 26. Pasteurized foods used; No prohibited foods
ADDITIVES AND TOXIC SUBSTANCES
NA 27. Food additives: approved & properly used
NA 28. Toxic substances identified, stored, & used
APPROVED PROCEDURES
NA 29. Variance/specialized process/HACCP

Inspector Signature:

Kay S Thrift

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
FOOD SERVICE
INSPECTION REPORT

Good Retail Practices

SAFE FOOD AND WATER
NA 30. Pasteurized eggs used where required
NA 31. Water & ice from approved source
NA 32. Variance obtained for special processing
FOOD TEMPERATURE CONTROL
NA 33. Proper cooling methods; adequate equipment
NA 34. Plant food properly cooked for hot holding
NA 35. Approved thawing methods
IN 36. Thermometers provided & accurate
FOOD IDENTIFICATION
NA 37. Food properly labeled; original container
PREVENTION OF FOOD CONTAMINATION
NA 38. Insects, rodents, & animals not present
NA 39. No Contamination (preparation, storage, display)
NA 40. Personal cleanliness
NA 41. Wiping cloths: properly used & stored
NA 42. Washing fruits & vegetables
PROPER USE OF UTENSILS
NA 43. In-use utensils: properly stored
NA 44. Equipment & linens: stored, dried, & handled
NA 45. Single-use/single-service articles: stored & used
NA 46. Slash resistant/cloth gloves used properly
UTENSILS, EQUIPMENT AND VENDING
IN 47. Food & non-food contact surfaces
NA 48. Ware washing: installed, maintained, & used; test strips
NA 49. Non-food contact surfaces clean
PHYSICAL FACILITIES
IN 50. Hot & cold water available; adequate pressure
NA 51. Plumbing installed; proper backflow devices
NA 52. Sewage & waste water properly disposed
IN 53. Toilet facilities: supplied, & cleaned
IN 54. Garbage & refuse disposal
NA 55. Facilities installed, maintained, & clean
IN 56. Ventilation & lighting
IN 57. Permit; Fees; Application; Plans

This form serves as a "Notice of Non-Compliance" pursuant to section 120.695, Florida Statutes. Items marked as "out" violate one or more of the requirements of Chapter 64E-11, the Florida Administrative Code or Chapter 381.0072, Florida Statutes. Violations must be corrected within the time period indicated above. Continued operation of this facility without making these corrections is a violation. Failure to correct violations in the time frame specified may result in enforcement action being initiated by the Department of Health.

Violations Comments

No Violation Comments Available

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
FOOD SERVICE
INSPECTION REPORT

General Comments

This is the initial sanitation certificate inspection for the facility going through licensing process with DCF for a substance abuse short term residential treament facility.
The facility is on City water and sewer, has a pool permitted under FLDOH public pools.
The facility will utilize a caterer to deliver meals to a dining area location and no food preparation will be done onsite for the residents.
Cold lunches will be delivered with breakfast and stored in a refridgerator after checking receiving temperature and logging them.
maintain thermometer calibration logs at least weekly.
Retain food receiving temperature logs for 6 months
comercially mixed food surface cleaner will be used with disposable towels between meals.
The Caterer is Catered By Carla and her DBPR license CAT 1305107 expires June 01, 2027
Carla Brandt- Serve safe certificate expires May 19, 2027
The facility is in town homes and residents may prepare there own food in individual rooms for themselves. Each room has cooking and laundry facilites, restrooms, showers, and closets.
One unit and the gym area are dedicated as the dining area
handwash sink is stocked and has handwash signage
restroom is stocked with soap, paper towel and toilet paper and has handwash signage
food contact surface cleaner is safe for food contact surfaces to kill food pathogens.

Email Address(es): Alexisreyesrpv@outlook.com

Inspection Conducted By: Karey Lehnert (027997)
Inspector Contact Number: Work: (850) 323-6017 ex.
Print Client Name:
Date: 7/13/2026

Inspector Signature:

Karey Lehnert

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
BIOMEDICAL WASTE GENERATOR
TRANSPORTER STORAGE TREATMENT
INSPECTION REPORT

RESULT: Satisfactory

Facility Information

Permit Number: 23-64-4117286
Name of Facility: Florida Treatment Centers LLC
Address: 2227 Amberjack Avenue
City, Zip: Port Saint Joe 32456

Type: Residential Facility
Owner: Centers LLC, Florida - Florid Treament Centers LLC
Person In Charge: Alexis Reyes Phone: 951-226-7063
PIC Email: Alexisreyesrpv@outlook.com

Correct By: None
Re-Inspection Date: None

Inspection Information

Purpose: Other - DCF application
Inspection Date: 7/13/2026

Begin Time: 02:00 PM
End Time: 02:25 PM

Additional Information

No Additional Information Available

Items marked below are not in compliance with the requirements of Chapter 64E-16 of the Florida Administrative Code and must be corrected. Continued operation of this facility without making these corrections is a violation of Chapter 64E-16, Florida Administrative Code and Chapters 381 and 386, Florida Statutes. Violations must be corrected by the date and time indicated in the Results section above or an administrative fine or other legal action will be initiated.

Violation Markings

1. Permit/Exemption/Registration
2. Written Plan
3. Training
4. Records
5. Segregation
6. Containers
7. Storage
8. Transport Vehicle(s)
9. Labeling
10. Transfer/Transport
11. Treatment Method:
12. Other

General Comments

Training material and training log submitted
Biomedical Waste Management plan submitted
spill kit available on site
application submitted, invoice paid

TO DO:

floor plans submitted- send updated site plan showing only one biomedical waste storage area.

Email Address(es): Alexisreyesrpv@outlook.com

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
BIOMEDICAL WASTE GENERATOR
TRANSPORTER STORAGE TREATMENT
INSPECTION REPORT

Violations Comments

No Violation Comments Available

Inspection Conducted By: Karey Lehnert (027997)
Inspector Contact Number: Work: (850) 323-6017 ex.
Print Client Name:
Date: 7/13/2026

Inspector Signature:

Client Signature:

Current City Projects 11/17/26

- 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 started 11/3/25. Lift Stations are 100% complete and the rehabilitation work is at 75% complete
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff are installing taps as requested. Construction is 100%
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex with Conceptual Plan options. Dewberry has now been tasked to handle the Civil Engineering and permitting. MLD has been tasked for the Architectural Services on 10/15/24. The Building Design is at 60% & the Site Plan is at 90%.
- 9/8/25 A Task Order was signed with Dewberry to design stormwater improvements in the alley between Bay & Harbor Street. The (2) easements are signed. The project has been awarded to North Florida Construction. Construction is at 60%.
- Washington Gym Bldg. Roof- The project has been re-bid.
- Downtown stormwater Improvements. A task order was approved by the Board for Royal American to complete the work in the amount of $85,283.60 on 7/21/26. Construction is at 5%
- New Benny Roberts Park Concession Stand & Restroom Facility- Under Construction. Construction is at 65%.
- Paving of Ave C & D from Hwy 98 to MLK Blvd.- The bid was awarded to Roberts & Roberts on 10/6/26.
- St. Joe Beach Water Tank Replacement- Construction is at 20%.
- Workforce Housing Road/Utility Extensions-The bid was awarded to CW Roberts. Construction is at 65%.
- Core Park Restroom- Dewberry is working on the design & a cost Estimate.

- Wastewater Plant Rehabilitation- CohnReznick was awarded the Grant Administration Bid on 5/19/26 and is working on theEnvironmental. Dewberry was awarded the Engineering Contract on 5/19/26 & is working on the design.
- Fence Replacement at Benny Roberts Park- AAA Field & both Softball Fields. Out for bids.

Grants Updated- 11/17/26

Title	Amount	Status	Construction Completion Percentage
DEM 399-162-R	Grant $771,481.50 City Match $257,160.50	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20. 25% match. Approved 12/16/22. Under Construction.	100%
EMA	1.4M	Clifford Sims Park Repairs due to Hurricane Michael. Approved 4/21/23. The project is complete and we have requested reimbursement.	100%
istoric Resources/Hurricane lichael	$497,495	Centennial Bldg. Rehab. Grant awarded. The project is complete and we have requested reimbursement.	100%
DBG-DR 10023	$9,996,000	Sewer Rehab- City Wide. Approved 5/21. Under Construction.	70%
istoric Resources/Hurricane lichael	$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.	
DEP Water Protection Funds /G063	$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.	99%
DEP Water Protection Funds /G043	$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.	99%
DEP/SRF W230160	$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.	100%
l Commerce S2507	$300,000	Core Park Restrooms. The grants were approved effective 7/1/25.	
DBG 6DB-C01	$1,780,790	MLK Blvd. Revitalization- Approved 8/25. Dewberry is working on the Design.	5%
ept. of Financial Services #1 M918	$500,000	Fire/Police Public Safety Facility. Approved. Dewberry is working the Engineering & MLD is Working on the Design.	
ept. of Financial Services #2	$1,900,000	Fire/Police Public Safety Facility. Approved	

DEP/SRF /W23019	$19,166,503	Wastewater Plant Improvements. Approved 11/12/25 50% Loan/50% Grant	
l. Commerce DBG-DR 1S028	$25M $2M Match	Wastewater Plant Improvements. Approved 1/7/26	
DLE AG Residual Funding	$65,000	Patrol Vehicle. Approved 10/17/25	
l. Commerce 0157	2,250,709.00	Workforce House Road. Approved March 2026.	0%
egislative Request 026	$650,000	Fire/Police Public Safety Bldg. (Reduced to $1,000,000) Senate Bill	
DOT SCOP	$578,666.15	Clifford Sims, Bay, & Royal Street Paving. Application submitted 3/26. Was not approved.	
uke Energy Infrastructure	$25,000	Benny Roberts Sports Park Crosswalk Improvements. Approved.	0%
ept. of Commerce IF Grant	$3,500,000	Wastewater Solids Dewatering Facility. An application was submitted 7/13/26. Was not approved.	
RIC Grant	$325,000	Buck Griffin Weir, NOI filed 8/14/26	0%
RIC Grant	$295,000	Downtown Stormwater Improvements, NOI Filed 8/14/26	0%
esiliency Grant DEP	$50,000,000	Wastewater Treatment Plant Improvements. Submitted 8/31/26.	
DEP	$800,000	Class 8 Emergency Service Truck. Submitted 11/5/26	

Legend

Approved Grants

Work Completed – Waiting for Reimbursement

Grant Applications Submitted

Grants not Approved