



AGENDA ITEM REQUEST FORM

ITEM:

Consideration, approval and authorization to execute a ground lease with Canaan Development Group, LLC for the redevelopment of City-owned property located at 1332 Martin Luther King Jr. Blvd

BACKGROUND INFORMATION:

The City Commission previously considered the redevelopment of the City-owned property located at 1332 Martin Luther King Jr. Boulevard (Parcel #17364-000-000) as part of the SPARK Program. Following Commission direction, a two year lease at a nominal amount each year of \$1.00 with an option for the Lessee to purchase the property was negotiated between the City of Panama City and Canaan Development Group, LLC (also known as Jaja Family Foods). Canaan Development Group, LLC has reviewed and approved the proposed lease and agrees to the terms.

The lease is now being presented to the City Commission for final review, approval and authorization to execute. Upon approval, the appropriate City officials will be authorized to execute the agreement and proceed in accordance with its terms.

DEPARTMENT HEAD RECOMMENDATION:

Staff recommends that the City Commission approve the lease between the City of Panama City and Canaan Development Group, LLC for the redevelopment of the City-owned property located at 1332 Martin Luther King Jr. Boulevard and authorize the execution of the lease.

Budget Impact

Total budgeted funds:

Source(s) of budgeted funds:

Total non-budgeted funds:

Source(s) of non-budgeted funds?

Is this a Capital improvement as defined in s. 163.3164? ☐

If so, what are the estimated future annual maintenance/operational costs:

☐ Personnel \$

☐ Operating \$

☐ Capital \$

☐ Revenue \$

Requested By:

Date:

Prepared By: Lena Webb, CRA Program Manager

Date: 10/6/26

Reviewed By: Brandy Waldron, Assistant City Manager

Date: 10/6/26

Reviewed By: Joy Marler, Assistant City Attorney

Date: 10/6/26

Approved By: Jonathan H. Hayes, City Manager

Date: 10/6/26



LES W. BURKE °
ROB BLUE, JR.
EDWARD A. HUTCHISON, JR.
DOUGLAS L. SMITH +
NEVIN J. ZIMMERMAN
MICHAEL S. BURKE
JOY A. MARLER ++
CLARK T. ROGERS, JR. +++
NATALIE A. MCSWANE ♦
DANIEL S. ROSENHEIM
GREGORY J. PHILO
TRISTAN LANASA
MATT HUTT
RICHARD A. SHANK II
GRAHAM CLARKE °*
SANDRA A. WILSON °
CAROLINE LACOUR SMITH°
THOMAS D. STRINGER, J.D., LAW CLERK**

October 5, 2026

Mayor and City Commissioners
501 Harrison Avenue
Panama City, FL 32401

Dear Mayor and Commissioners:

Re: Ground Lease for 1332 MLK Blvd

Dear Mayor and Commissioners:

Please find attached a Ground Lease for 1332 MLK Blvd between the City of Panama City and Canaan Development Group, Inc. (Alesia Rhodes) which was discussed at the July 14, 2026 commission meeting and again at the July 28, 2026 commission meeting as a part of the overall Spark Program. Also attached is a Spark Application from the proposed tenant as well as the information in the original agenda items related to the lease.

The lease provides for an initial two-year term with nominal consideration of \$1.00 per year, during which time the Tenant will utilize the property for one or more food truck vendors while they are working to find solutions for the existing development issues so that the property can be utilized for long-term development. The lease provides an option for the Tenant to purchase the property at the end of the two year term at a price to be mutually agreed upon by the parties.

Please let me know if you have any questions or require any additional information. I remain,

Very truly yours,

Nevin J. Zimmerman, City Attorney

cc: Jonathan H. Hayes, City Manager

- | | | |
|---|--|---|
| ☐ PANAMA CITY
221 MCKENZIE AVE
PANAMA CITY, FL 32401 | ☐ PANAMA CITY BEACH
17216 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413 | ☐ DEFUNIAK SPRINGS
694 BALDWIN AVE, STE4A
DEFUNIAK SPRINGS, FL 32435 |
|---|--|---|

BURKE BLUE HUTCHISON SMITH ZIMMERMAN BURKE MARLER
TELEPHONE: 850-769-1414 FACSIMILE 850-784-0857
WWW.BURKEBLUE.COM

GROUND LEASE
Vacant Lot - 1332 MLK Blvd.

THIS GROUND LEASE AGREEMENT (“Lease”) is made this ____ day of October, 2026, by and between the City of Panama City, a Florida municipal corporation, (hereinafter either “City” or “Landlord”) and Canaan Development Group, Inc., a Florida corporation (hereinafter the “Tenant”) hereafter set forth. The “Effective Date” for purposes of this Lease shall mean the date upon which the last of Landlord and Tenant have executed this Lease.

WITNESSETH:

WHEREAS, Landlord is the owner of that certain vacant real property located at 1332 MLK Blvd, Panama City, Florida 32401, Parcel Identification Number 17364-000-000 and more particularly described on Exhibit A, attached hereto and made a part hereof (the “Premises”); and

WHEREAS, Tenant wishes to lease the Premises to be used for the parking of an operational Food Truck and other valid purposes approved by Landlord for the term of this Lease; and

WHEREAS, during the term of this Lease, the Tenant will continue to work on the issues with the Premises which have made the Premises not readily available for development, including stormwater issues and will use the term of the Lease to finalize design plans and construction timelines to construct a more permanent restaurant establishment which will be between 800-1,100 square feet and will offer desserts, beverages, and light food service; and

WHEREAS, the Premises is located within the City of Panama City’s Community Redevelopment Agency’s Downtown North District (Downtown North CRA); and

WHEREAS, the City Commission discussed and approved this lease at the July 14, 2026 commission meeting; and

WHEREAS, the City of Panama City’s Community Redevelopment Agency (CRA) has recently implemented a pilot program for the Downtown North CRA entitled the SPARK Program, which was also considered and approved by the City Commission during its regularly scheduled Commission Meeting on July 28, 2026; and

WHEREAS, the purpose of the pilot SPARK Program in the Downtown North CRA is to encourage timely redevelopment of vacant, underutilized, and publicly owned properties within the Downtown North CRA by reducing barriers to private investment while ensuring long-term community benefit; and

WHEREAS, City believes that the Premises fits the SPARK Program guidelines and desires to lease the Premises to the Tenant for a two-year term with nominal consideration during which time the Tenant will work to utilize the property and find solutions for improvements so that the Premises can be utilized for the long-term development described herein; and

WHEREAS, at the end of the term of the Lease, the Tenant shall have a right to purchase the Premises for a purchase price which shall be mutually agreed upon by the Landlord and Tenant; and

WHEREAS, the parties desire to enter into a lease agreement to define their respective rights, duties and liabilities concerning such a lease.

NOW THEREFORE, in consideration of the mutual covenants and agreements of this Lease, and other good and valuable consideration, Landlord and Tenant do hereby agree as follows:

1. **RECITALS.** The above recitals are true and correct and are incorporated herein by reference.

2. **DEFINITIONS.**

- (a) **Landlord:** **The City of Panama City,
a Florida municipal corporation**
Address: 501 Harrison Avenue
Panama City, Florida 32401
- (b) **Tenant:** **Canaan Development Group, Inc.,
a Florida corporation**
Address: 921 N. Center Ave
Panama City, Florida 32401
- (c) **"Premises":** The real property being legally described on Exhibit "A" attached hereto and made a part hereof, specifically located at 1332 MLK Blvd, Panama City, Florida 32401.
- (d) **"Use of Premises":** Tenant shall utilize the Premises for the primary purpose of its employees, contractors, subcontractors, affiliates, and vendors to utilize the property for the operation of one or more food trucks while the Tenant works to finalize design plans and construction timelines for a more permanent restaurant establishment which will be between 800-1,100 square feet and will offer desserts, beverages, and light food service.
- (e) **"Commencement Date":** The Commencement Date shall mean the Effective Date.
- (f) **"Term":** The Term of the Lease shall be for a period of two (2) years, commencing on the Commencement Date, and ending on the last day of the calendar month after the twenty-four (24) month term. Landlord and Tenant may terminate this contract for any reason by providing the other party thirty (30) days written notice.
- (g) **"Rent":** Beginning on the Commencement Date and continuing during the Term of this Lease, Tenant shall pay to Landlord base Rent of One and no/100ths Dollars (\$1.00) per year, payable on the Commencement Date.
- (h) **"Security Deposit":** There shall be no security deposit.

3. **PREMISES, TERM AND RIGHT TO PURCHASE.** Landlord, in consideration of the Rent to be paid and of the covenants, conditions and agreements to be kept and performed by Tenant, hereby leases, lets and demises to Tenant, and Tenant hereby leases and hires the Premises from Landlord for the Term of this Lease. By use of the Premises, Tenant shall be conclusively deemed to have

accepted the Premises in its AS-IS WHERE-IS condition, without any obligation or duty of Landlord to undertake any action with respect to the Premises. At the end of the Term, Tenant shall have an Option to Purchase the Premises from Landlord at a price mutually agreed upon by the Parties.

4. INSURANCE. On the Commencement Date and annually thereafter, the Tenant shall provide proof of annual casualty, liability and extended coverage insurance in the amounts agreed upon by the Parties, in a form such as Exhibit B the "Insurance Specifications" (the "Property Insurance").

Tenant hereby waives and releases any and all rights of recovery against Landlord for injury, loss or damage to Tenant (and/or any person, party or entity claiming by, through or under Tenant) or its (and/or their) property arising from any cause insured against or required to be insured against by Tenant under this Lease. Tenant shall obtain and furnish evidence to Landlord of the waiver by Tenant's insurer(s) of its (their) rights of subrogation against Landlord.

Landlord hereby waives and releases any and all rights of recovery against Tenant for injury, loss or damage to Landlord (and/or any person, party or entity claiming by, through or under Landlord) or its (and/or their) property arising from any cause insured against or required to be insured against by Landlord under this Lease. Landlord shall obtain and furnish evidence to Tenant of the waiver by Landlord's insurer(s) of its (their) rights of subrogation against Tenant.

5. USE OF PREMISES. The Premises shall be used by Tenant as described above in Item 2, Section (d), and for no other business or purpose whatsoever without the prior written discretionary consent of Landlord. Tenant shall not do or permit to be done in or about the Premises, nor bring or keep or permit to be brought or kept therein, anything which is prohibited by, or will in any way conflict with, any law, statute, ordinance or governmental rule or regulation now in force. Tenant shall not make any material alterations to the Premises without Landlord's prior written consent. Tenant shall comply with all building, zoning and health codes and other applicable laws for the use of said Premises. For the purposes of this Item 5, the term "Tenant" includes Tenant's agents, employees, principals, officers, successors, assigns, subtenants, invitees, contractors and consultants. Tenant shall not undertake any ground disturbing activities or other construction on this site without the prior written consent of Landlord.

6. ASSIGNMENT AND SUBLETTING. Tenant shall not assign its interest under this Lease, or any other interest therein, or sublet the Premises, or any portion thereof without the prior written approval of Landlord, provided however, that Tenant may sublet or lease one or more areas on the Premises to other food truck vendors, consistent with Item 2, Section (d) and Item 5 herein. Landlord covenants and agrees that Landlord will not encumber Landlord's interest in the fee of the Premises and will not sell or encumber ownership of the Premises or this Lease during the term of this Lease.

7. ACCESS TO PREMISES. Landlord or its authorized agent(s), shall have the right to enter upon the Premises at all times and without prior authorization.

8. AS-IS CONDITION. The Premises are rented in "AS-IS, WHERE-IS" condition, without representation or warranty or any kind as to suitability or condition for Tenant's use.

9. REPAIR AND IMPROVEMENTS. Tenant shall maintain the Premises at its sole expense. Upon termination of this Lease, Tenant will surrender and deliver the Premises to Landlord in the same condition in which they existed at the commencement of this Lease. This Item 9 shall not apply in the case of damage resulting from an Eminent Domain taking (as to which Item 11 hereof shall

apply). Tenant will leave the premises free of any trash, debris, or personal property prior to vacating.

10. INDEMNITY AND HOLD HARMLESS. Tenant will indemnify and hold Landlord harmless from any liability for injury to or death of any person, including Tenant, or for damage to property arising from Tenant's using and occupying the Premises or from the act or omission of any person or persons, including Tenant, in or about the Premises with Tenant's express or implied consent. As of the execution of this Lease, Tenant will own a liability insurance policy for the Premises and will maintain such a policy during the term of this Lease. The Landlord must be listed as "Additionally Insured" on all policies. Certificates of Insurance indicating such policies are in force shall be provided to Landlord, without demand. Further, Tenant agrees to hold harmless Landlord for any damage, theft, or other acts affecting the construction materials while said materials are being located on, stored on, or moved about the Premises.

11. EMINENT DOMAIN. If the whole or a material portion (i.e., such portion that would have a material and negative impact on Tenant's ability to operate the permitted use of the Premises) of the Premises is taken for any public or quasi-public use under any statute or by right of Eminent Domain or private purchase in lieu thereof, then at Landlord's option, but not otherwise, this Lease, the Term hereby demised and each, every, any and all rights of Tenant hereunder shall immediately cease and terminate and the Rent and Additional Rent shall be adjusted as of the date of such termination. Tenant shall be entitled to no part of the award made for such condemnation (or other taking) or the purchase price thereof; provided, however, that to the extent the same does not decrease or lessen the award due to Landlord, Tenant shall be entitled to claim and receive any award solely pertaining to Tenant's leasehold estate and other permissible claims under applicable law. Nevertheless, anything to the contrary notwithstanding, likewise at Landlord's option, but not otherwise, if the Premises are unaffected by such condemnation (or other taking), then this Lease and each and every one of its provisions shall continue in full force and effect.

12. TENANT'S DEFAULT. Landlord, at its election, may exercise any one or more of the options referred to below upon the happening, or at any time after the happening, of any one or more of the following events, to wit:

- (a) Tenant's failure to pay the Rent payable hereunder for a period of ten (10) days after written notice by Landlord;
- (b) Tenant's failure to observe, keep or perform any of the other terms, covenants, agreements or conditions of this Lease for a period of twenty (20) days after written notice by Landlord;

In the event of any of the foregoing happenings, Landlord, at its election, may exercise any one or more of the following options, the exercise of any of which shall not be deemed to preclude the exercise of any others herein listed or otherwise provided or permitted by statute or general law at the same time or in subsequent times or actions:

- (1) Terminate Tenant's right to possession under this Lease and re-enter upon and take possession of the Premises.

- (2) Declare this Lease to be terminated and ended and re-enter upon and take possession of the Premises whereupon all right, title and interest of Tenant in the Premises shall end.

No re-entry or retaking possession of the Premises by Landlord shall be construed as an election on its part to terminate this Lease, unless a specific written notice of such intention is given to Tenant, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any Rent due to Landlord hereunder or of any damages accruing to Landlord by reason of the violations of any of the terms, provisions and covenants herein contained. Landlord's acceptance of Rent following any event of default hereunder shall not be construed as Landlord's waiver of such event. No forbearance by Landlord of action upon any violation or breach of any of the terms, provisions, and covenants herein contained shall be deemed or construed to constitute a waiver of the terms, provisions, and covenants herein contained. Forbearance by Landlord to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of any other violation or default. Legal actions to recover for loss or damage that Landlord may suffer by reason of termination of this Lease or the deficiency from any reletting as provided for above shall include the expense of repossession or reletting and any repairs or remodeling undertaken by Landlord following repossession.

If Tenant does not perform any covenant, agreement, term, provision or condition within this Lease (as may be hereafter amended or modified in writing) contained on Tenant's part to be performed, Landlord, in addition to any other rights and remedies or has under this Lease (as may be hereafter amended or modified in writing) or otherwise and without thereby waiving any such non-performance (or resulting default), may (but shall not be obligated to do so) perform the same on behalf of, for the account of and at the expense of Tenant without notice in a case of emergency (as not unreasonably determined by Landlord) and in any other case if such non-performance continues after ten (10) business days from the date that Landlord gives written notice to Tenant of Landlord's intention to do so. Invoices for all amounts paid by Landlord and all losses, costs and expenses incurred or paid by Landlord in connection with any such performance by Landlord pursuant to this particular paragraph, including, without limitation, all amounts paid and costs and expenses incurred by Landlord for any goods, property, material, labor or services provided, supplied, furnished or rendered, or caused to be provided, supplied, furnished or rendered, by Landlord to Tenant may be sent by Landlord to Tenant monthly or immediately, at Landlord's option, and shall be due and payable by Tenant to Landlord as Additional Rent, plus any applicable taxes, within five (5) business days after the same are sent to Tenant by Landlord.

13. WAIVER OF JURY TRIAL. THE PARTIES HERETO SHALL, AND THEY HEREBY DO, WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER, AND WITH RESPECT TO ANY ISSUE OR DEFENSE RAISED THEREIN, ON ACCOUNT OF ANY MATTERS WHATSOEVER ARISING OUT OF, OR IN ANY WAY CONNECTED WITH, THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE OR OCCUPANCY OF THE PREMISES AND/OR BUILDING, AND/OR CLAIM OF LOSS, INJURY OR DAMAGE.

14. VENUE. The parties hereto agree that any and all suits for any and every breach of this Lease shall be instituted and maintained only in those courts of competent jurisdiction in Bay County, Florida.

15. ATTORNEYS' FEES. In the event of litigation by and between the parties, or their respective successor(s), to enforce the terms and provisions of this Lease, the prevailing party shall be entitled

to recover from the non-prevailing party the prevailing party's reasonable attorney's fees and court costs, whether incurred before, during or after trial, including appeals. Prevailing party shall also be entitled to attorneys' fees and costs for the determination of attorneys' fees.

16. TIME OF THE ESSENCE. Time is of the essence of this Lease.

17. SEVERABILITY. If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws effective during the Term (as may be extended) of this Lease, then and in that event, it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby.

18. NOTICES. All Notices or demands which are required or permitted hereunder must be in writing and shall be deemed to have been given, delivered or made, as the case may be (not withstanding lack of actual receipt of the actual addressee), (i) when delivered by personal delivery, (ii) three (3) business days after having been deposited in the United States mail certified or registered, return receipt requested, with sufficient postage affixed and prepaid, or (iii) one (1) business day after having been deposited with an expedited, overnight courier service such as, by way of example but not limitation, UPS or Federal Express, addressed to the party to whom notice is intended to be given at the address set forth in Paragraph 2 (a) as to Landlord and Paragraph 2 (b) as to Tenant.

19. ENTIRE AGREEMENT. This Lease Agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease Agreement shall not be binding on either party except to the extent incorporated in this agreement.

20. MODIFICATION OF AGREEMENT. Any modification of this Lease Agreement or additional obligation assumed by either party in connection with this Lease Agreement shall be binding only if evidenced in a writing signed by each party or an authorized representative of each party.

21. ASSIGNMENT OF RIGHTS. The rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

22. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.

23. COMPLIANCE WITH LAWS. In performing under this Agreement, all applicable governmental laws, regulations, orders, and other rules of duly-constituted authority will be followed and complied with in all respects by both parties.

24. REFERENCES. In this Agreement, any reference to a party includes that party's heirs, executors, administrators, successors and assigns, singular includes plural and masculine includes feminine.

IN WITNESS WHEREOF, the parties, either for themselves or by and through their undersigned, duly-authorized representatives, have executed this Lease for the purposes therein expressed.

Signed, Sealed and delivered:

LANDLORD:

THE CITY OF PANAMA CITY
a Florida municipal corporation

By: Allan Branch

Its: Mayor

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me on this ____ of October, 2026 by **Allan Branch**, as Mayor of the City of Panama City, a Florida municipal corporation.

Physical Presence _____

Online Notarization _____

Personally Known _____

Produced Identification _____

Type of Identification _____

Notary Public--State of Florida

Print Notary Name: _____

My Commission Number is: _____

My Commission Expires: _____

Signed, Sealed and delivered:

TENANT:

Canaan Development Group, Inc.
a Florida corporation

By: Alesia Rhodes

Its: President

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me on this _____ of October, 2026 by **Alesia Rhodes** as President of Canaan Development Group, Inc., a Florida corporation.

Physical Presence _____

Online Notarization _____

Personally Known _____

Produced Identification _____

Type of Identification _____

Notary Public--State of Florida

Print Notary Name: _____

My Commission Number is: _____

My Commission Expires: _____

Exhibit A
The Premises

Being part of Parcel 220, F.P. 2178951/Section 46060-2532).

A parcel of land being in Lot 10, Block C of the Shady Haven Subdivision as per plat recorded in Plat Book 1, Page 57 of the Public Records of Bay County, Florida, being in Section 4, Township 4 South, Range 14 West, Bay County, Florida, described as follows: Commence at a ¾ inch (0.019 meter) iron pipe (no I.D.) marking the northeast corner of Lot 3, said Shady Haven Subdivision; thence North 89°06'59" West 369.77 feet (112.706 meters) along the north line of said Block C, Shady Haven, to the northeast corner of said Lot 10 and POINT OF BEGINNING; thence South 00°55'25" West 60.02 feet (18.295 meters) along the east line of said Lot 10 to the south line of said Lot 10; thence North 89°05'03" West 106.92 feet (32.590 meters) along said south lot line to a point on a line being 53.00 feet (16.154 meters) easterly of and parallel with the centerline of survey of State Road 77, as shown on F.D.O.T. Right of Way Map F.P. #2178951 (Section 46060-2532) (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida); thence North 00°55'27" East 59.96 feet (18.277 meters) along said parallel line to the north line of said Lot 10; thence South 89°06'59" East 106.92 feet (32.590 meters) along said north lot line to POINT OF BEGINNING;

Containing 6,414 square feet (595.88 square meters), more or less.

SUBJECT TO ALL UTILITIES REMAINING IN PLACE AND IN USE.

Parcel ID: 17364-000-000

Property Address: 1332 MLK Blvd, Panama City, Florida 32401

EXHIBIT B

(See Attached Certificate of Liability Insurance)

SPARK

Small-Business Property Activation & Redevelopment Kickstart Program

INITIAL APPLICATION

The SPARK Application is the initial point of entry for parties interested in redeveloping publicly owned property within the Downtown North CRA. *Submission does not constitute an offer, bid, or guarantee of property award.*

1 Applicant Information

Applicant Name: James and Alesia Rhodes

Business/Organization Name (if applicable): Jaja Family Foods, LLC

Applicant Type: ☐ Individual ☒ Existing Business ☐ Start-Up Business
☐ Developer/Development Company ☐ Nonprofit Organization ☐ Partnership/Other

Primary Contact (if different from applicant): _____

Mailing Address: 921 N. Center Avenue

City, State, ZIP: Panama City, FL 32401

Phone: _____ Email: ohsojuicycafe@gmail.com

2 Property of Interest

Property Address (if known): 1332 MLK Blvd; Panama City, FL 32401

Parcel ID Number (if known): 17364-000-000

Are you interested only in this property? ☒ Yes ☐ No, I would consider other properties suitable for my proposed project.

Preferred method of obtaining the property:
☐ Purchase ☐ Long-term lease ☐ Either ☒ Other: 2 year lease with option to purchase at the end of the term

Proposed purchase price / lease amount: \$ 1.00 for lease If leasing, proposed lease term: 2 years

The proposed acquisition method, price, and terms are for preliminary consideration only and do not constitute a formal offer or bid. Final terms, if applicable, will be determined through the required property disposition and approval process.

3 Proposed Project

Proposed Project Type:
☐ Residential ☐ Affordable Housing ☒ Commercial ☐ Mixed-Use ☐ Nonprofit/Community Use ☐ Other

Briefly describe what you would like to develop on the property:
See attached letter and information.

If the project includes a business or commercial use, briefly describe the proposed business or activity:
See attached letter and information.

Briefly describe how the proposed project would contribute to redevelopment of the Downtown North CRA:
See attached letter and information.

Applicant Acknowledgment

I understand that submission of a SPARK Application is an initial expression of interest and does not constitute an offer, bid, contract, or guarantee of property award. I understand that I may be required to participate in a separate public offering or competitive disposition process before the property may be considered for award.

Applicant Signature: _____

Printed Name: Alesia Rhodes

Date: _____

Entity Name (if applicable): Jaja Family Foods, LLC

Jaja Family Foods

921 N Center Avenue
Panama City, FL 32401

City of Panama City

Jonathan Hayes
501 Harrison Avenue
Panama City, FL 32401

Dear Mr. Hayes,

JAJA Family Foods, LLC d/b/a Oh So Juicy Café is writing to formally express our interest in acquiring the city-owned property located at **1332 N MLK Blvd.**

If afforded the opportunity to acquire this parcel, we plan to develop it as the site of our permanent storefront. This project is thoughtfully designed to benefit the Glenwood community in several meaningful ways:

- **Youth Job Training:** The café will serve as a job training site for local teens, employing approximately 7–9 young people and providing them with valuable skills and work experience.
- **Economic Impact:** Our operations will generate both property and sales tax revenue, directly contributing to the city's economic growth.
- **Smart Design:** We are considering two building plans ranging from 800 to 1,100 sq. ft., each incorporating a drive-thru window for customer convenience.

In addition to these community benefits, this project carries personal significance for our family, as the property was once the site of our grandmother's home before the expansion of Highway 77. We see this as an opportunity to honor Glenwood's rich legacy while supporting the city's revitalization efforts and building a future our children can be proud of.

We are fully prepared to accept the deed restrictions proposed by the City of Panama City, specifically:

1. **Deed Reversion Clause:** If construction or meaningful development does not occur within 36 months of the closing date, ownership of the property will revert to the City.
2. **Ownership Restriction Clause:** We further agree that the property will not be sold, assigned, or transferred to another legal entity for a period of 10 years following the closing date.

We respectfully request information on the next steps, application procedures, and any formal processes required to advance this acquisition. We would welcome the opportunity to meet with you to discuss our plans in more detail.

Thank you for your time and consideration.

James & Alesia Rhodes

11 MARTIN LUTHER KING JR BLVD

Martin Luther King Jr Blvd

Martin Luther King Jr Blvd

PHASE 2

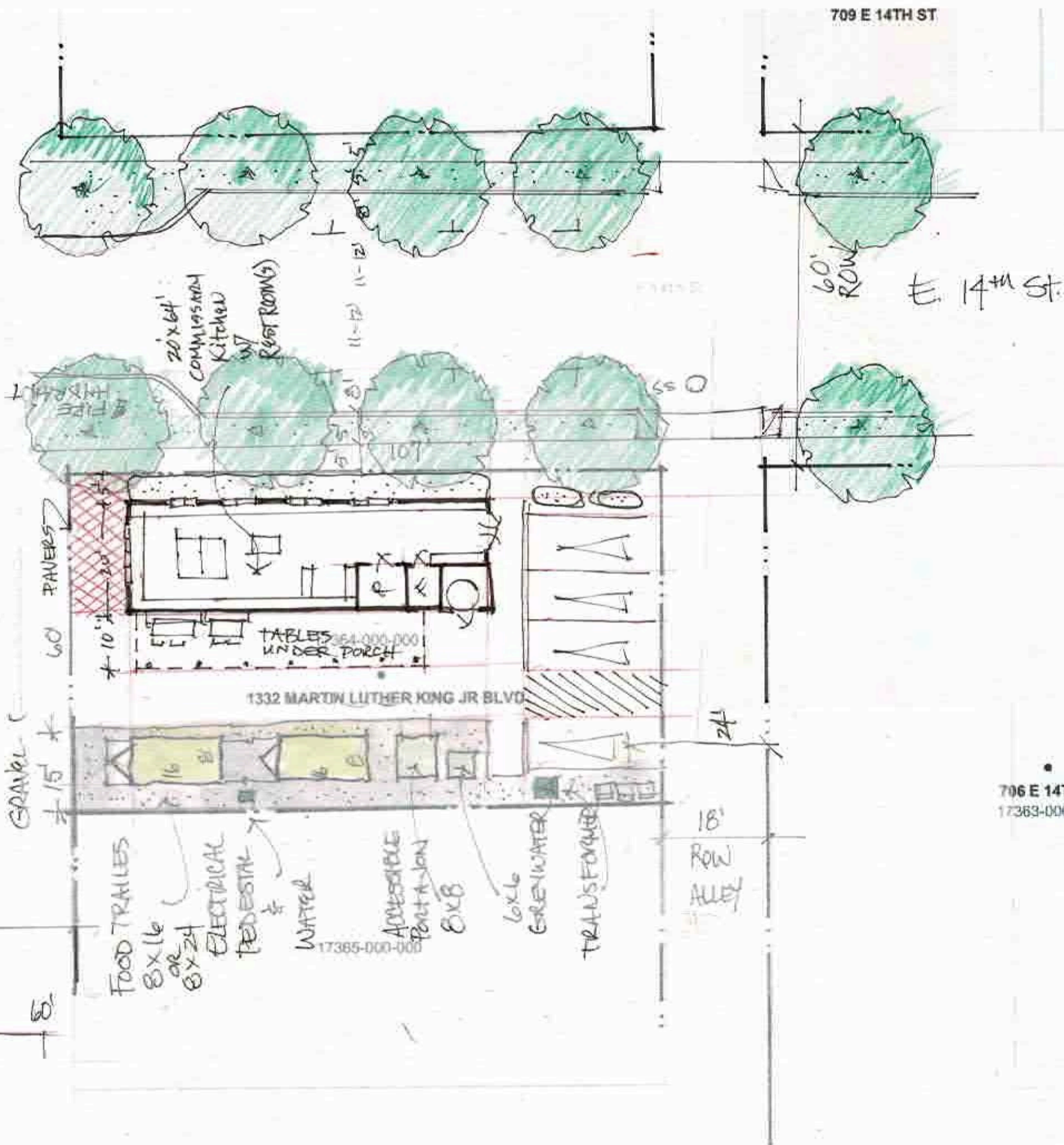
SINGLE STORY
COMMISSARY
KITCHEN

10 OCT 2025

RAJAN

MLK BLVD.

SCALE: 1" = 20'





Agenda Item Request Form

ITEM: Consideration of Glenwood Redevelopment Initiatives, Including proposed ground leases for City-Owned Properties at 1332 MLK Blvd. and 1346 N. Palo Alto Avenue and adoption of the SPARK Program (Small-Business Property Activation Redevelopment Kickstart) proposed by Mayor Branch.

BACKGROUND INFORMATION: Staff, at the request of Mayor Branch, requests consideration of two redevelopment actions and implementation of the SPARK program within the Glenwood CRA for City Commission review and direction. These items are intended to move underutilized City-owned properties into productive use and establish a consistent framework for future redevelopment proposals.

MLK Property 1332 MLK Blvd. (parcel # 17364-000-000)– Oh So Juicy Cafe (JAJA Family Foods, LLC):

The Commission is asked to consider a ground lease of City-owned property to JAJA Family Foods, LLC, doing business as Oh So Juicy Café. The proposal calls for leasing the property at \$1.00 per year for a two-year term to allow the project time to move from design into construction. The concept includes a small neighborhood café of approximately 800 to 1,100 square feet, offering desserts, beverages, light food service, and a drive-thru component. The project is anticipated to generate entry-level employment opportunities for local youth while adding a new commercial option within the Glenwood neighborhood. Supporting materials, including the Mayor's email request and conceptual sketches prepared by John Anderson, are included in the agenda packet.

1346 N. Palo Alto Avenue (parcel #16807-000-000):

The City has received a Letter of Intent from Schwartz Gainer of Glenwood Home Builders expressing interest in acquiring the City-owned parcel located at 1346 N. Palo Alto Avenue. The proposal is to construct an SFR (single-family residence) intended for long-term rental use. The property was originally purchased using Housing Funds; therefore, an outstanding balance of \$5,361.10 remains due to the Housing Fund. The applicant has indicated that financing, stamped construction drawings, and the necessary resources are in place to complete the project. The proposed agreement includes a deed reversion provision requiring that development commence within a defined timeframe or the property would revert back to City ownership.

SPARK Program:

The Small-Business Property Activation Redevelopment Kickstart (SPARK) Program is being presented to the City Commission for consideration to establish a structured process for the future disposition and redevelopment of City-owned properties within the Glenwood CRA. The concept was initially discussed during the June 11, 2025, CRA virtual workshop. The program establishes clear standards for eligibility, application procedures, evaluation criteria, development timelines, deed restrictions, and incentive structures. The intent is to promote timely redevelopment, reduce speculative holding of City property, and ensure consistent review of proposals moving forward. If adopted, SPARK would serve as the governing framework for

evaluating future redevelopment requests and administering City-owned parcels within the CRA.

DEPARTMENT HEAD RECOMMENDATION: Staff recommends the City Commission review the proposed redevelopment initiatives, provide direction on the (1) requested ground lease and (2) disposition of the Palo Alto Avenue property, and (3) consider adoption of the SPARK Program as the standardized framework for future redevelopment of eligible City-owned properties within the Glenwood CRA.

Budget Impact:

Budgeted? Yes: No: N/A

If more, where do you suggest funds come from? [Click here to enter text.](#)

Cost Center: N/A

Requested By: Mayor Allan Branch

Date: 6/25/2026

Prepared By: Gia Del Pozzo, Logistics/Purchasing Manager

Date: 6/29/2026

Reviewed By: Nevin J. Zimmerman, City Attorney

Date: 6/29/2026

Reviewed By: Brandy L. Waldron, Assistant City Manager

Date: 6/29/2026

Approved By: Jonathan H. Hayes, City Manager

Date: 6/30/2026

1332 MLK Blvd. – 17364-000-000



1346 N Palo Alto Ave – 16807-000-000



Jonathan Hayes

From: Allan Branch
Sent: Wednesday, July 1, 2026 11:44 AM
To: Jonathan Hayes
Subject: Re: FW: Agenda Item Request - Revised

Sounds great, you're welcome to include the following

My suggestions...

1332 MLK BLVD:

- \$1 lease for three years.
- This gives her a place for a temporary use of her food truck and us time to find a solution for stormwater with DOT.

1346 Palo Alto:

- Sell for \$20,000 to Mr. Gainer.
- Comp 1: [1344 N Palo Alto. \(\\$22,000\)](#)
- Comp 2: [133 Mercedes Ave \(\\$25,000\)](#)
- Comp 3: 16808-010-000 [N Palo Alto \(\\$25,000\)](#)
- *Others are welcome to find more comps, these are within the same block in the past 2 years.*

Allan Branch
Panama City Mayor

[Give us feedback](#), good or bad, we want to improve!

On Jul 1, 2026 at 9:32 AM -0500, Jonathan Hayes <jhayes@panamacity.gov>, wrote:

AB:

See attached. This will go on the agenda.

Any concerns or tweaks to the items please let me know.

The last item is the agenda item form. We will place under City Manager and I will intro and turn to you.