



**AGENDA  
HARBOR AND WATERWAYS BOARD MEETING  
THURSDAY, FEBRUARY 26, 2026  
5:30 PM  
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
  - A) January 22, 2026 Minutes**
- 4. CURRENT BUSINESS**
  - A) HWB-001669-2025 - 627 Calhoun Ave. Residential Marine Construction**
  - B) PZ-2026-5 - 605 Choctaw Drive Residential Marine Construction**
  - C) PZ-2026-15 - 82 Indian Bayou Drive Residential Marine Construction**
  - D) PZ-2026-19 - 702 Harbor Blvd. Residential Marine Construction**
  - E) PZ-2026-24 - 823 Cross St. Residential Marine Construction**
- 5. PUBLIC COMMENTS**
- 6. NEXT MEETING DATE: March 26, 2026**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

**MINUTES OF THE  
HARBOR AND WATERWAYS BOARD MEETING  
DESTIN CITY HALL ANNEX  
JANUARY 22, 2026 - 5:30 P.M.**

**1. CALL TO ORDER:**

Chairman Pro Tem Tadlock called the meeting of the Thursday, January 22, 2026, Destin Harbor and Waterways Board meeting to at approximately 5:30 p.m., at Destin City Hall Annex, with the Pledge of Allegiance immediately following.

**2. ROLL CALL:**

**Members Present:**

Guy Tadlock  
Jerrod Hayden  
Bill McKissick  
Ryan Holloway

**Members Absent:**

John Stephens  
Capt. Jim Green

**Staff:**

Rey Bailey City Clerk  
Jesse Hernandez Senior Planner  
Sherry Burney Planner  
Kyle Bauman Special Projects Attorney

**3. AGENDA APPROVAL:**

**Chairman Pro Tem Tadlock announced if there are no changes to the agenda, it is approved.**

**4. APPROVAL OF MINUTES:**

➤ **November 10, 2025**

**Motion by Board member McKissick, seconded by Committee member Hayden to approve the November 10, 2025 minutes as written, the motion passed**

**5. CURRENT BUSINESS:**

➤ **619 Choctaw Drive — Residential Marine Construction (PC-205-27)**

- Senior Planner Jesse Hernandez presented the project request to the members.
  - Construction of approximately 130 linear feet of seawall.
  - Correction noted on slide: 80 square feet of new marginal dock was referenced, then later described as 80 feet long by 6 feet wide.
- Site plan orientation discussed:
  - Canal identified on the north-facing side (as oriented on plans).
  - Proposed marginal dock and new seawall shown along canal edge.
- Property context:
  - Located on Holiday Isle on Choctaw Drive.
  - Parcel described as currently vacant, with plans to construct a residence in the near future, as required.
- Board questioned whether the dwelling was part of what was being approved.
  - Staff confirmed: Only the marine portion was before the Board for approval; dwelling shown on plans was not part of HB action.

**DRAFT**

- Discussion referenced plan elements including:
  - Seawall alignment following the property line.
  - Two (2) 25-foot wing walls (one each side) were discussed and pointed out on plan sheets (Chair referenced “page five next”/plan sheet location).
  - Dock width discussion:
    - Representative noted the plan reflects 5-foot and 6-foot references due to Holiday Isle measurement conventions (“technically six foot to the outside”).
    - Chair summarized the deck as roughly 5.5 feet.
  - Representative characterized the seawall as “straightforward,” marginal dock along seawall, and described it as not attached (as stated in discussion).

Public Comment / Applicant/Contractor Comment:

- Mr. Scott Shackley (W.F. Davis) spoke briefly, confirming:
  - The dock is a marginal dock along the seawall.
  - Explained the 5’ vs. 6’ depiction due to Holiday Isle convention; stated effective deck width around 5.5’.

**Motion by Board member Hayden, with Board member Holloway providing the second, the members voted 5-0 to recommend City Council approve the proposed residential marine construction project located at 619 Choctaw Drive to construct approximately 130 LF of new vinyl seawall, a new marginal dock measuring 80 feet long by 6 feet wide, with conditions:**

- **All applicable federal and state approvals shall be submitted with the Marine Construction Permit Application; and**
- **All regulations of the City’s Marine Siting LDC Section 11.05.00 shall be followed at all times.**

➤ **Quarterly Water Quality Update**

Mr. Hernandez provided the quarterly update based on Florida Health Department information they provided the city with.

- Results were characterized as within the good range, which is pretty common for this time of year.
- The particulate numbers were included in the packet.
- The Florida Health Department evaluates those particulate quantities.
- Nothing out of the ordinary; “pretty typical” for that time of year.
- The harbor pump has been off since late October (approximate timing stated).
  
- With Mr. Stephens being knowledgeable, it was suggested for both Mr. Burgess and Mr. Stephens possibly provide an update and baseline for water quality overview for the coming year.

➤ **Navigational Improvements Update:**

Mr. Hernandez explained that because of the letter that was sent to Congressman Petronis, the U.S. Coast Guard will be replacing channel markers.

- Coast Guard confirmed they will replace channel markers “3 and 4.”
- January 13, 2026: For the time being, the channel has been marked with lights at the entry a temporary measure, and staff will ensure they will not be the only solution. He did note that the Coast Guard appears to be moving faster than usual and is already working through manufacturing/installation steps for the replacement.

Board member McKissick questioned the location of where markers 3 and 4 are and it was relayed that they are the first two, once entering the jetties. He then asked whether the Coast Guard would add lights to other channel markers beyond the jetties. According to Mr. Hernandez, to staff’s knowledge, only the two repair/replacements described are planned at this time.

➤ **Norriego Point Property Update (State Purchase / County Management)**

Board member McKissick requested an update on the property purchased at Norriego Point, asking:

- Whether it was purchased by the State (noted as “Florida Forever program”) and the purchase has been finalized the deal is now closed.
- Who manages it (noted as County managing/caretaker role).
- What role/say the City of Destin has in the project.
- According to Mr. Bauman
  - When the property was purchased by the State, through Florida Forever, the seller nominated a caretaker.
  - The County was nominated and agreed to assume caretaker role and intended to take a lease from the State.
  - As of this meeting date, Mr. Bauman stated there has been no lease entered, to his knowledge, the process is ongoing, and currently it is in a holding pattern and any major decisions have not been made.
  - It was suggested for the members could look to watch the last Council meeting and the County Commission meeting held last Tuesday.

**6. ADJOURNMENT:**

With there being no further discussion, the meeting adjourned at 5:50 p.m.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Jim Green, Chairman

\_\_\_\_\_  
Kim Montgomery, Deputy City Clerk



## COMMUNITY DEVELOPMENT DEPARTMENT

# AGENDA ITEM

**HARBOR AND WATERWAYS BOARD MEETING DATE:** February 26, 2026

**TYPE OF AGENDA ITEM:** Action

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**TO:** Harbor and Waterways Board

**THRU:** Kimberly Kopp, City Attorney  
Daniel Butler, Principal Planner

**FROM:** Sherry Burney, Planner

**SUBJECT:** 627 Calhoun Avenue, Residential Marine Construction, HWB-001669-2025

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### **BACKGROUND:**

Erik Fleishman has applied for Harbor and Waterways Board review. The proposed project includes the removal of the existing dock, and the construction of a new residential dock with a boat house, totaling approximately 1,180 square feet.

The applicant seeks a recommendation for approval from the Harbor and Waterways Board for a residential marine construction project proposing a new residential with:

Total Square Feet:	1,180 SF
Total Number of Piers or Docks:	1
Total Length:	135 LF
Total Slip Density:	1
Located in:	Choctawhatchee Bay

### **DISCUSSION:**

The applicant requests Harbor and Waterways Board review for residential marine construction located at 627 Calhoun Avenue, within Choctawhatchee Bay.

The Harbor and Waterways Board is being asked to review the proposed Marine project per Land Development Code ***Section 11.05.01 - General regulations; prohibitions*** and ***Section 11.05.02 – Permitting procedures***. Below are Staff’s findings with respect to ***Section 11.05.01*** and ***Section 11.05.02***; items not applicable to this project are marked “Not Applicable.”

***11.05.01. General regulations; prohibitions.*** *This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities within and contiguous to the Harbor and waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:*

- A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.

*Staff response: The applicant has submitted for authorization from all appropriate agencies.*

- B. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

*Staff response: Not applicable.*

- C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to. Additionally, this is a proposed residential dock; therefore, no fuel/oil shall be sold here.*

- F. No new or existing dock shall be constructed or modified such that the length of any pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The proposed new dock will be four feet (4') in width, extending only 135 feet (135') waterward from the mean-high water line (MHWL). The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The proposed marginal dock will be four feet (4') in width, extending only 135 feet (135') waterward from the MHWL. The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless the dock is equipped with a sewage pump-out.

**Staff response:** *Not applicable.*

- J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- K. No boat shall be moored in the Harbor or waterways of Destin such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- L. No dock shall be constructed such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

**Staff response:** *Not applicable. See criteria below.*

- i. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

*Staff response: The approximate width of the property at the MHWL is 90'. Therefore, the maximum dock length allowable is 135'. The applicant is proposing a dock length of 135', complying with this criteria.*

- ii. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above.

*Staff response: Not applicable.*

- N. No dock shall be constructed or modified such that slip density exceeds one slip per eight linear feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

*Staff response: The proposed marine construction only contains one (1) slip, therefore complying with this requirement.*

- O. No boat or vessel, entering into, exiting or operating within Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other people within Destin Harbor, or would contribute to any adjacent land erosion.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- Q. No pier shall extend more than six feet into a canal right-of-way.

*Staff response: Not applicable*

- R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their

response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

**Staff response:** *Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026.*

- T. No dock shall unreasonably interfere with the riparian rights of others.

**Staff response:** *Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026. As proposed, the riparian rights of others are not interfered with.*

- U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.

**Staff response:** *This regulation applies to all applicable users of the harbor and waterways of Destin and shall be adhered to.*

- V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

**Staff response:** *Not applicable.*

- W. No construction shall be allowed, which violates any provision of the Standard Building Code, as adopted by the City.

**Staff response:** *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

- X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.

**Staff response:** *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

- Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- Z. No lot, or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection **11.05.01.M.2.**

*Staff response: Not applicable.*

Pursuant to **Section 11.05.03, Land Development Code (LDC)**, all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The applicant shall be responsible for the condition and repair of permitted docks and failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

**PUBLIC COMMENT:**

Staff have received no comments from the public to date.

**A. Link to Strategic Goals /Objectives:**

IV. Enhanced quality of life and safety for families.

**B. Effect on Budget (EOB):**

N/A

**C. Level of Service (LOS):**

N/A

**CONCLUSION:**

The applicant requests the Harbor and Waterways Board recommendation for approval for a residential marine construction project located at 627 Calhoun Avenue. Additionally, the applicant provided the Self-Certification file from the Florida Department of Environmental Protection (FDEP), File No.: 0468650001EE, along with United States Army Corps of Engineers (USACE) approval (SAJ-2012-00249).

City Staff reviewed the application and determined that the plans comply with **LDC Section 11.05.00, Marina Siting**, and the Coastal Management Element of the City's Comprehensive Plan (**Coastal Management Element Policy 6-1.1.6**).

**RECOMMENDED MOTION:**

I move that the Harbor and Waterways Board recommend that City Council approve the proposed residential marine construction project at 627 Calhoun Avenue, for the removal of the existing dock, and the construction of a new residential dock with a boat house, totaling approximately 1,180 square feet, with the following conditions:

1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application and shall be consistent with the City approved dock plans, including the proposed dock length; and
2. All regulations of the City's Marina Siting **LDC Section 11.05.00** shall be followed at all times.

**ALTERNATIVE MOTION:**

I move that the Harbor and Waterways Board recommend that City Council deny the proposed residential marine construction project at 627 Calhoun Avenue.

**Attachments:**

1. Scaled & Dimensioned Plan

**ITEM #** \_\_\_\_\_

2. House Plans
3. FDEP Authorization
4. Proof of Ownership
5. Adjacent Property Notification
6. USACE Submission

# SITE PLAN

Address:  
627 CALHOUN AVE  
DESTIN, FL 32541

Assessor's Parcel Number:  
00-2S-22-0630-0000-21A0

Parcel Area:  
0.64 Acres

Land Use:  
Residential  
Single Family Residence

Zoning: /

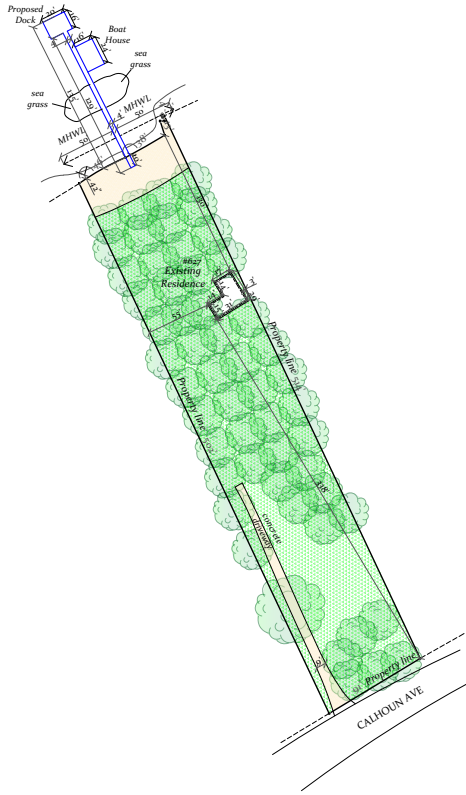
Legal Description:  
DESTIN M/P W1/2 OF LOT 21A

Subdivision:  
DESTIN MORENO POINT

Owner: FLEISHMAN, ERIK

Paper size & scale:  
11" x 17"; 1"=80'

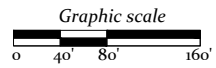
Date: July, 2025



Scale:  
1"=80'  
Paper size:  
11" x 17"

- Legend**
- Property line
  - Topography line
  - Wall line
  - Roof line
  - Retaining wall
  - Fence
  - Proposed addition

**Disclaimer**  
This is not a Legal Survey, nor is it intended to be or replace one.  
These measurements are approximate and are for illustrative purposes only.  
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

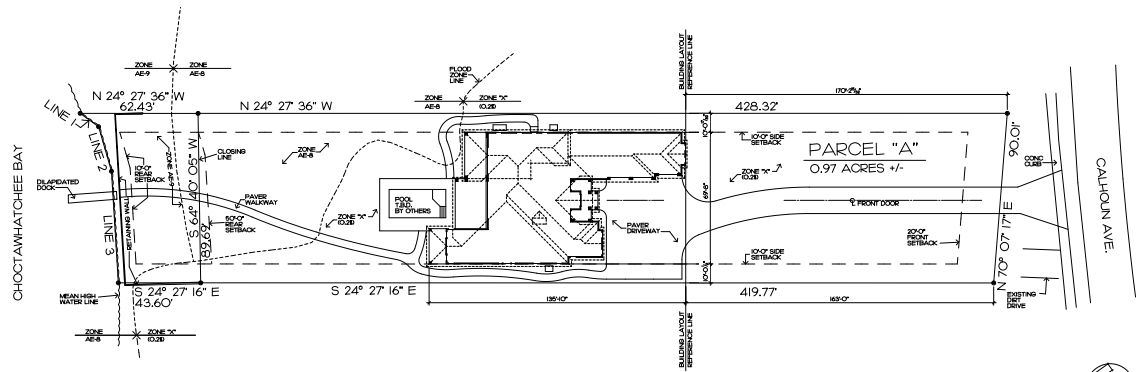


**DRAWING INDEX**

- 1. = SITE PLAN
- 2. = FOUNDATION PLAN
- 3. = 1ST FLOOR PLAN
- 4. = 2ND FLOOR PLAN I JOBT PLAN
- 5. = EXTERIOR ELEVATIONS
- 6. = EXTERIOR ELEVATIONS
- 7. = BUILDING SECTIONS
- 8. = ROOF AND TRUSS PLAN
- 9. = ELECTRICAL PLAN

**OPEN SPACE CALCULATIONS**

*TOTAL SQUARE FOOTAGE OF PROPERTY:	A	422,268 #
CLIENT IMPROVEMENT SQUARE FOOTAGE:	B	0
THIS WOULD INCLUDE SQUARE FOOTAGE AMOUNTS FOR SINGLE FAMILY DWELLING, AND SHEEDS OR DETACHED ACCESSORY STRUCTURES, POOLS, PATIOS, POOL DECKS, SIDEWALKS, DRIVEWAYS	C	13,825 #
PROPOSED ADDITIONAL IMPROVEMENTS SQUARE FOOTAGE:	D	67 #
HOUSE, SWIMMING POOL, ROOF TERRACE AND DRIVEWAYS		
ROOF TERRACE & DRIVEWAYS		
TOTAL IMPROVED IMPROVEMENTS		13,892 #
*TOTAL SQUARE FOOTAGE CALCULATED FROM BLEVEY		



**SITE PLAN**  
 1" = 30'-0"

**ROOF AND PLOT PLAN** 1" = 20'-0"

**LEGAL DESCRIPTION**

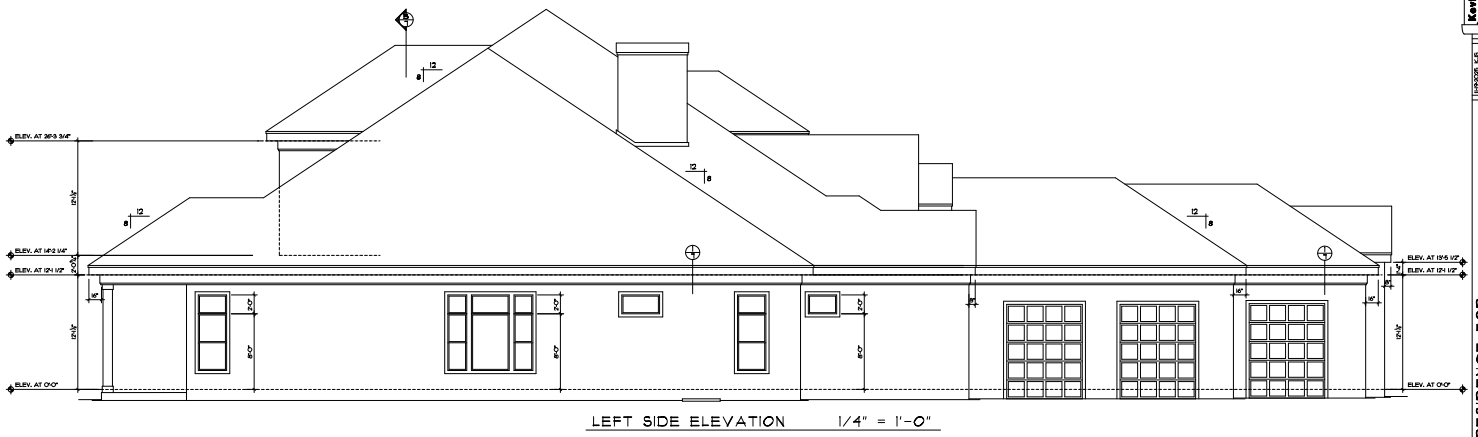
LOT WESTERLY HALF OF LOT 2  
 BLOCK 'A'  
 ADDRESS 621 CALHOUN AVE.  
 SUBDIVISION HARBOR FRONT MILITARY RESERVATION  
 CITY DESTIN, FLORIDA  
 COUNTY OKALOOSA

**SPECIAL NOTE:**  
 VERIFY ALL PROPERTY SETBACKS AND EASEMENT LINES PRIOR TO ANY CONSTRUCTION.

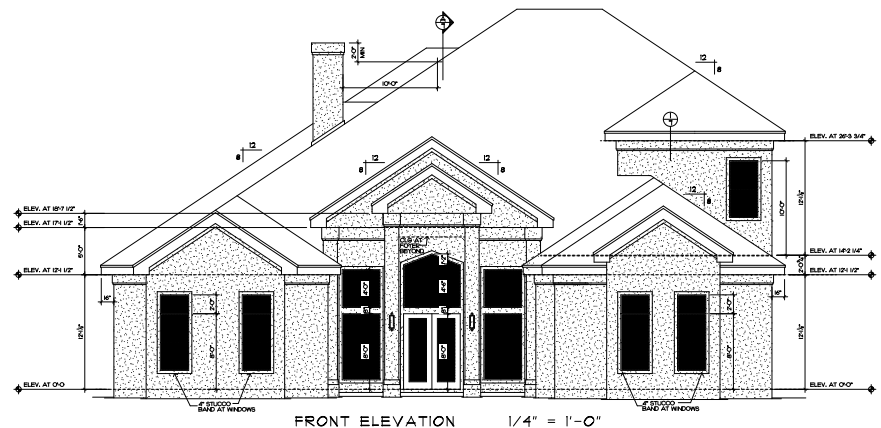








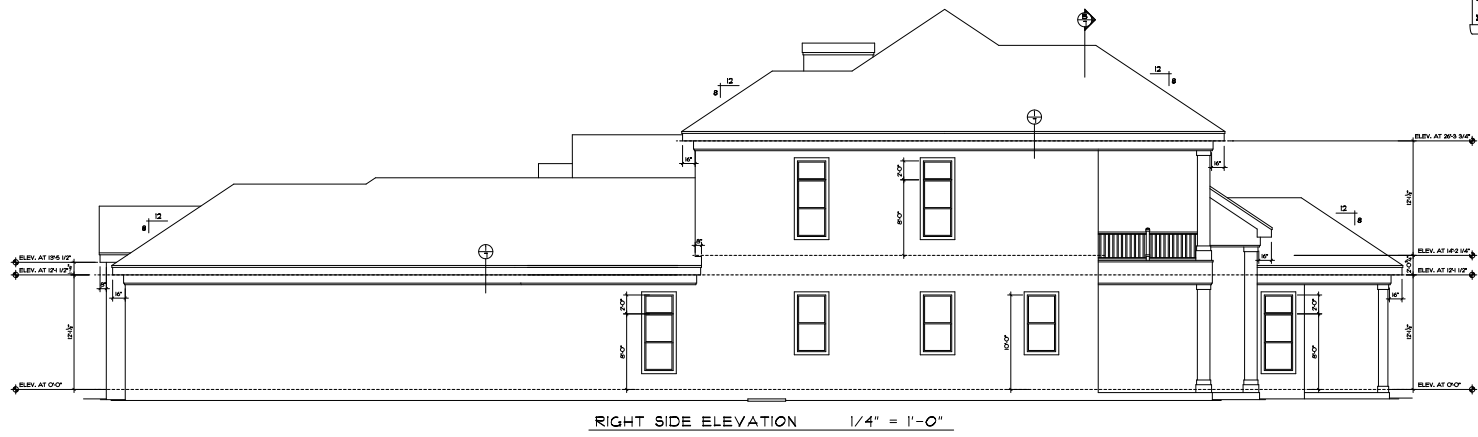
LEFT SIDE ELEVATION 1/4" = 1'-0"



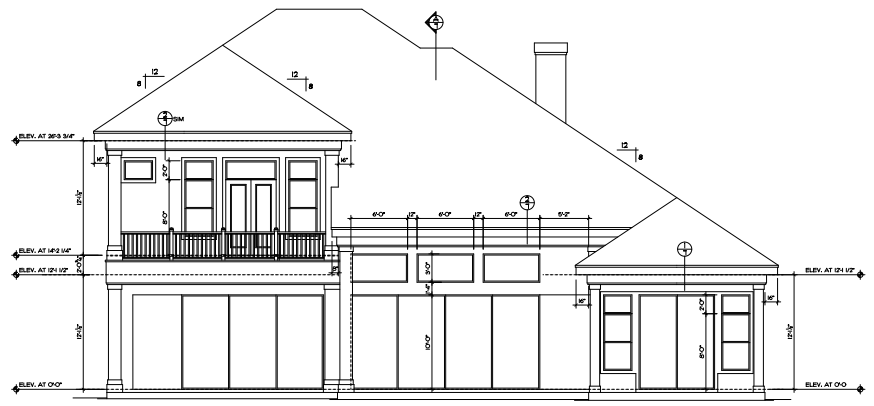
FRONT ELEVATION 1/4" = 1'-0"

A CUSTOM RESIDENCE FOR  
MR. AND MRS. FLEISHMAN  
621 CALHOUN AVE. - DESTIN, FLORIDA

EXTERIOR ELEVATIONS 1/4" = 1'-0"  
PLAN 1002B



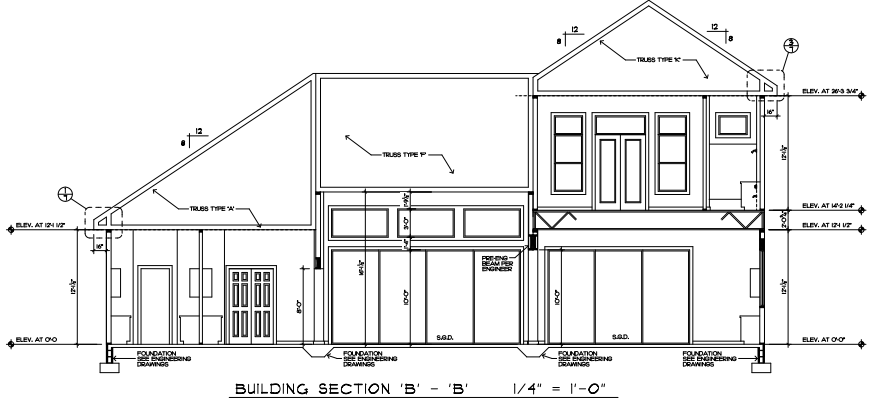
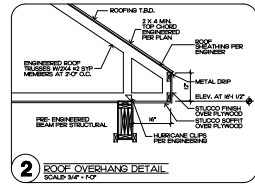
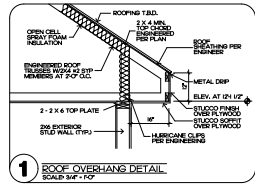
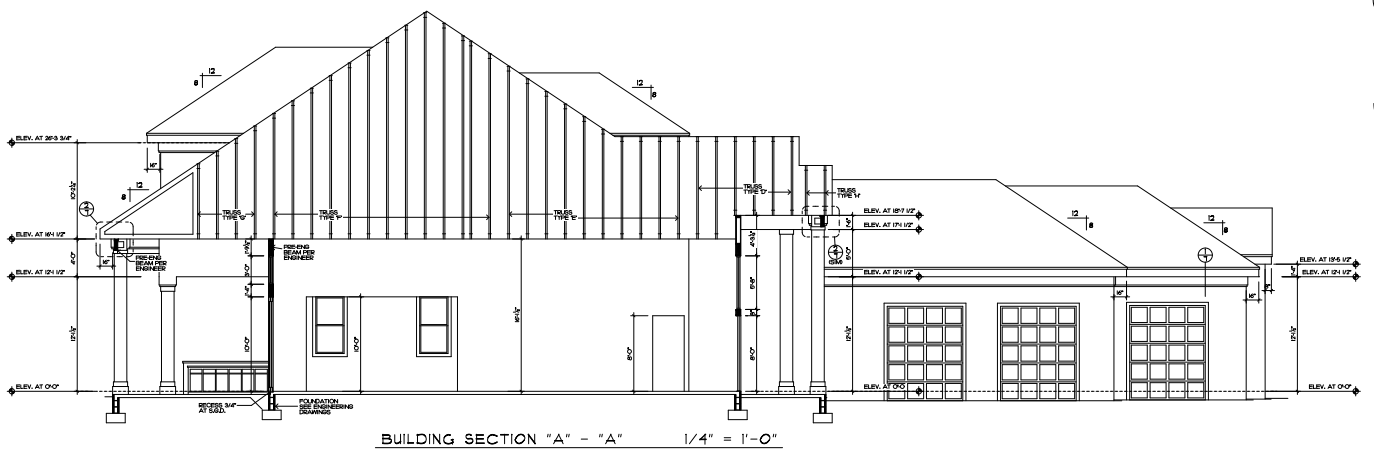
RIGHT SIDE ELEVATION 1/4" = 1'-0"

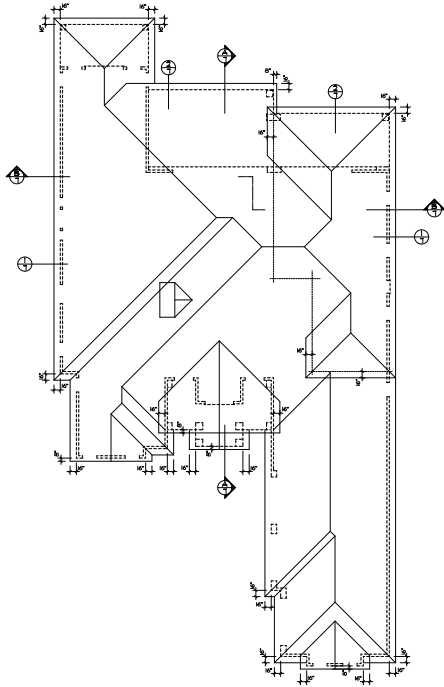
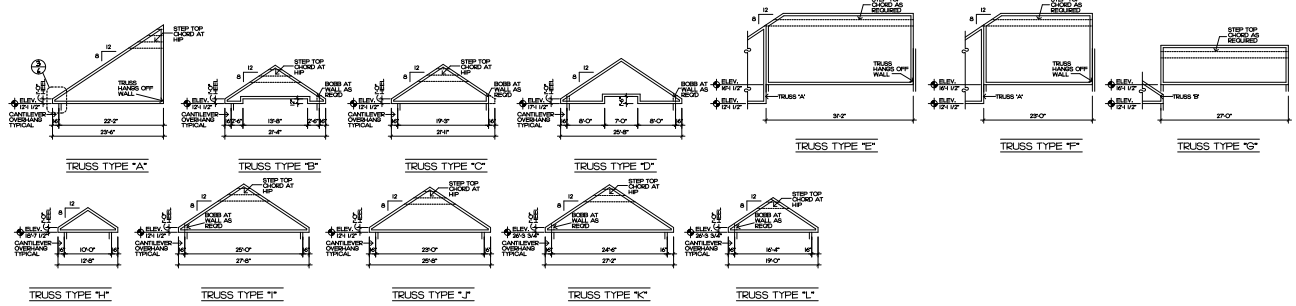


REAR ELEVATION 1/4" = 1'-0"

A CUSTOM RESIDENCE FOR  
MR. AND MRS. FLEISHMAN  
621 CALHOUN AVE. - DESTIN, FLORIDA

EXTERIOR ELEVATIONS 1/4" = 1'-0"  
PLAN 1002B



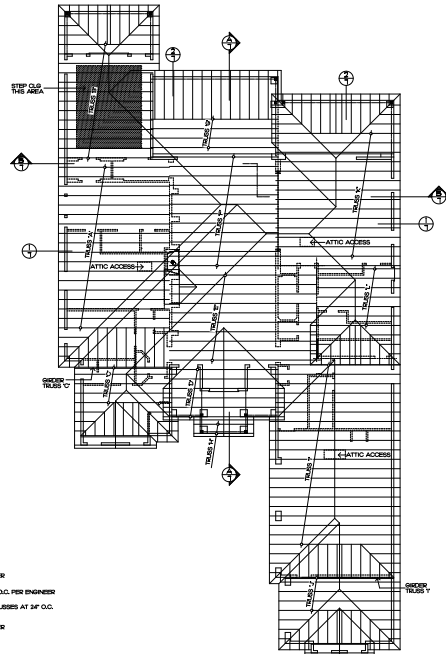


ROOF PLAN  
1/8" = 1'-0"

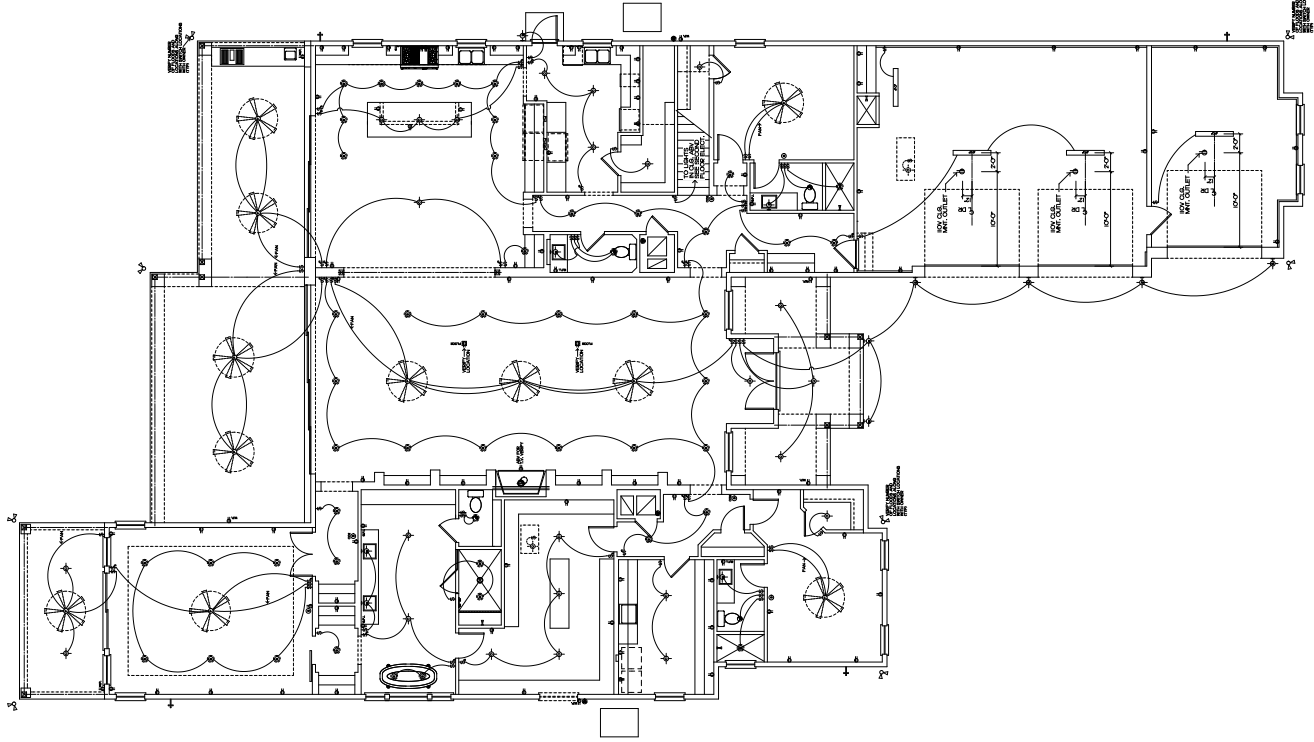
**LEGEND**

- PRE-ENGINEERED BEAM BY TRUSS MFG. / ENGINEER SEE PLAN
- - - - - 2"x4" DECK JOISTS AT 16" O.C. PER ENGINEER
- PRE-ENGINEERED ROOF TRUSSES AT 24" O.C.
- PRE-ENGINEERED BEAM BY TRUSS MFG. / ENGINEER

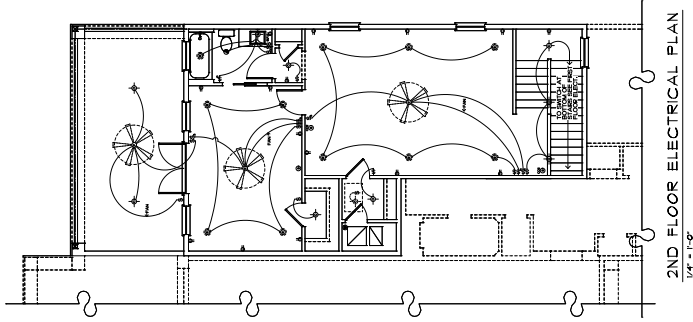
**NOTE:**  
TRUSS MANUFACTURER IS RESPONSIBLE ONLY FOR THE MANUFACTURE OF THE TRUSSES AS SHOWN ON THIS PLAN. THE USER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE TRUSSES AS SHOWN ON THIS PLAN TO CONSTRUCTION FOR APPROVAL.



TRUSS PLAN  
1/8" = 1'-0"



1ST FLOOR ELECTRICAL PLAN  
1/4" = 1'-0"



2ND FLOOR ELECTRICAL PLAN  
1/4" = 1'-0"

**ELECTRICAL LEGEND**

- 1. 100 AMP MAIN SERVICE PANEL
- 2. 100 AMP MAIN SERVICE PANEL
- 3. 100 AMP MAIN SERVICE PANEL
- 4. 100 AMP MAIN SERVICE PANEL
- 5. 100 AMP MAIN SERVICE PANEL
- 6. 100 AMP MAIN SERVICE PANEL
- 7. 100 AMP MAIN SERVICE PANEL
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FLORIDA DEPARTMENT OF  
**Environmental Protection**

**Ron DeSantis**  
Governor  
  
**Jay Collins**  
Lt. Governor  
  
**Alexis A. Lambert**  
Secretary

## Receipt for Submission

### SELF-CERTIFICATION FOR A PROJECT AT A PRIVATE, RESIDENTIAL SINGLE-FAMILY DOCK

02/02/2026

Self-Certification File No.: **0468650001EE**

File Name: **627 Calhoun Ave Destin, FL 32541 - Self-Certification Modify (General)**

Dear **Derrick Cottingham**: On **02/02/2026** you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Single-Family Dock ERP Exemption Self Certification Process for a project at private, single-family residence located at:

LAT - Degrees: **30** Minutes: **24** Seconds: **45.7362**  
LONG - Degrees: **-86** Minutes: **29** Seconds: **50.8089**  
SITE ADDRESS: **627 Calhoun Ave Destin, FL 32541**  
COUNTY: **Okaloosa**

For:

**Erik fleishman**  
**627 Calhoun ave Destin, FL 32541**

You have certified that the project you propose to construct at the above location meets all the conditions of the Self-Certification Process. A project that is built in conformance to those conditions (attached for reference) will:

1. Qualify for a regulatory exemption under Section 403.813(1)(b) of the Florida Statutes (F.S.) and Chapter 62-330, Florida Administrative Code (F.A.C.). As such, it is exempt from the need to obtain a DEP Environmental Resource Permit;
2. Qualify for Consent by Rule or Letter of Consent (as applicable) under Chapter 253, F.S. and Chapter 18-21, F.A.C. (and Chapter 258, F.S. and Chapter 18-20, F.A.C., if applicable), when the project is located on submerged lands owned by the State of Florida.

Your Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only for the specific project proposed, and only if the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

You have acknowledged that this Self Certification will automatically expire if:

1. Construction of the project is not completed within one year from the self-certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

Receipt of this Self-Certification constitutes authorization to use sovereignty/state-owned submerged lands, as required by rule 18-21.005, F.A.C.

The authorization must be visibly posted during all construction activities.

In waters that are accessible to manatees, obtain information on your mandatory Manatee Protection sign by [clicking here](#).

Prepared by:  
Mark A. Violette  
Mark A. Violette, P.A.  
36008 Emerald Coast Parkway, Suite 601A  
Destin, Florida 32541

File Number: 24-180KW

### General Warranty Deed

Made this October 1, 2024 A.D. by **Derek N. Adkins, an unmarried man**, whose address is: 627 Calhoun Avenue, Destin, Florida 32541, (hereinafter called the "grantor"), to **Erik Fleishman and Renee Freeland, husband and wife**, whose post office address is: 4920 Llano Drive, Woodland Hills, California 91364, (hereinafter called the "grantee"):

(Whenever used herein the term "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 Ten Dollars, (\$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 Okaloosa County, Florida, viz:


The Westerly Half of Lot 21A of the Moreno Point Military Reservation at Destin, Okaloosa County, Florida, more particularly described as follows: Beginning at a concrete post, the Southern corner of Lot 21A running thence N 59 Degrees 52' 20" E 90 feet to an iron pipe; thence N 29 Degrees 49' 10" W 480 feet to the shore line of Choctawhatchee Bay; thence with said shoreline 90 feet to the Northwest corner of Lot 21A; thence S 29 Degrees 49' 10" E 476 feet to the beginning.

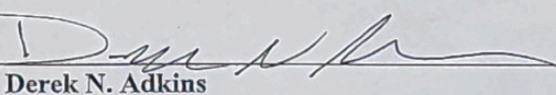
Parcel ID Number: **002S220630000021A0**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining. To Have and to Hold, the same in fee simple forever. 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 subject to all easements, right of way or other conditions and restrictions of the public records and for taxes accruing subsequent to December 31, 2022.

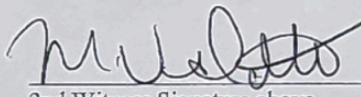
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
1st Witness Signature above  
Witness Printed Name Rachael Earley

  
Derek N. Adkins

Address: 1066 N County Rd 395  
Santa Rosa Bch, FL 32459

  
2nd Witness Signature above

Witness Printed Name  
**Mark Violette**

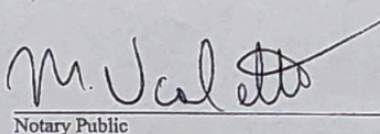
Address: 36008 Emerald Coast Pkwy  
Destin, Florida 32541

State of Florida  
County of Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of October, 2024, by Derek N. Adkins, an unmarried man, who is/are personally known to me or who has produced valid driver's license as identification.



**MARK VIOLETTE**  
Commission # HH 021503  
Expires November 15, 2024  
Bonded Thru Budget Notary Services

  
Notary Public

My Commission Expires: \_\_\_\_\_



# Community Development Planning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: [planning@cityofdestin.com](mailto:planning@cityofdestin.com)

February 19, 2026

**SUBJECT: Notification of Harbor & Waterways Board Application (HWB-001669-2025) – Residential Marine Construction – 627 Calhoun Ave.**

Dear Property Owner:

This letter is to notify you of a proposed marine construction project at **627 Calhoun Ave.** The marine construction application requires Harbor & Waterways Board review and recommendation. **The application will be heard by the Harbor & Waterways Board at 5:30 p.m. at the Destin City Hall Annex, 4100 Indian Bayou Trail on February 26, 2026.**

As an owner of property located near this project, *Destin Land Development Code (LDC) Sections 2.17.00 & 11.05.01.S* require a written notice providing you with the following information. This project includes the removal of the existing dock, and the construction of a new residential dock with a boat house, totaling approximately 1,180 square feet. If you would like to provide any comments, you may respond by sending an email to the email address listed below, or by appearing before the Harbor & Waterways Board at the meeting.

*This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide a response to the email address provided below.*

1. Name of Owner: Erik Fleishman
2. Name of Agent: N/A
3. Address of Project: 627 Calhoun Ave.
4. Parcel ID Number: 00-2S-22-0630-0000-21A0
5. Project Description: This project includes the removal of the existing dock, and the construction of a new residential dock with a boat house, totaling approximately 1,180 square feet.
6. Location of Application Package: To request that a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a Public Records Request (PRR) online: <http://www.cityofdestin.com/forms.aspx?fid=121>

If you have any questions or concerns regarding this letter, please do not hesitate to contact me at (850) 842-4647 or via email at [Planning@cityofdestin.com](mailto:Planning@cityofdestin.com).

Sincerely,

*Sherry Burney*

Sherry Burney  
Planner



CC: David Prichard, Community Development Director  
Planning Project File



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT  
PENSACOLA FIELD OFFICE  
41 N JEFFERSON STREET, SUITE 301  
PENSACOLA, FLORIDA 32502-5794

November 25, 2025

Regulatory Division  
North Permits Branch  
Pensacola Permits Section  
SAJ-2012-00249 (RGP-CTG)

Erik Fleishman  
627 Calhoun Avenue  
Destin, FL 32541  
Sent via email: [efleish@yahoo.com](mailto:efleish@yahoo.com)

Dear Mr. Fleishman:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit, which the Corps received on October 27, 2025. Your application was assigned file number SAJ-2012-00249. A review of the information and drawings provided indicates that the proposed work is removal of an existing dock and construction of a new single-family dock. The new dock will consist of a 200-foot by 4-foot access pier, 24-foot by 16-foot covered boat slip with a boat lift over barren substrate, 20-foot by 16-foot terminal platform over barren substrate, and the installation of associated support pilings, as depicted in the attached drawings. The total area of the dock will be 1,504 square feet. The access walkway will be elevated 5 feet above the MHWL, decking will have 1/2-inch spacing, and pilings will be spaced 10 feet on center. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located in Choctawhatchee Bay, at 627 Calhoun Avenue, in Section 00, Township 02 South, Range 22 West, Destin, Okaloosa County, FL.

This letter verifies your project, as described above and depicted on the enclosed drawings, is authorized by Regional General Permit (RGP) SAJ-20 and any subsequent modifications, if applicable. **This RGP authorization is valid until March 28, 2028.** If you commence or are under contract to commence this activity before the date that SAJ-20 expires or is revoked, you will have 12 months from the date of the expiration or revocation of SAJ-20 to complete the activity under the present terms and conditions of SAJ-20.

Please access the Corps' Jacksonville District Regulatory Division Source Book web page to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears

above. Once there, select "General Permits." Then you will need to select the specific SAJ permit noted above.

You must comply with all of the general and special conditions of the RGP, as well as any project-specific conditions included in this letter.

**General Conditions:**

1. The time limit for completing the work authorized ends on **March 28, 2028.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner on the attached transfer form and forward a copy to this office to validate the transfer of this authorization.
5. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

**Project Specific Special Conditions:**

The following project specific special conditions are included with this verification:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:
  - a. For electronic mail (preferred): [SAJ-RD-Enforcement@usace.army.mil](mailto:SAJ-RD-Enforcement@usace.army.mil) (not to exceed 15 MB).
  - b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2012-00249 (RGP-CTG), on all submittals.

2. **Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.
3. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at [https://www.publications.usace.army.mil/Portals/76/Eng\\_Form\\_6285\\_2024%20Dec%20FINAL.pdf](https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf)) and submit it to the Corps.
4. **Cultural Resources/Historic Properties:**
  - a. No structure or work shall adversely affect, impact, or disturb properties listed in the *National Register of Historic Places* (NRHP), or those eligible for inclusion in the NRHP.
  - b. If, during permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow sediments or above them, or protruding into water. The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.
  - c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

- d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.
5. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
6. **Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable project design criteria's (PDCs) contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at:  
<http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>
- JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.
7. **Manatee Conditions:** The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (attached). The most recent version of the Manatee Conditions must be utilized.

8. **Proposed Species/Critical Habitat for the Green Sea Turtle (*Chelonia mydas*):** The action falls within the range for the green sea turtle which is proposed critical habitat for the species under the Endangered Species Act. If the final critical habitat is designated and the authorized work has not been completed, the Permittee is required to stop work and ask the Corps to re-evaluate the effects of the permitted action on the green sea turtle and/or critical habitat, and if needed, complete Section 7 consultation with the National Marine Fisheries Service to address potential impacts to the green sea turtle and/or critical habitat.
9. **Dock Construction Guidelines:** The Permittee shall comply with the **Submerged Aquatic Vegetation section** of the “*Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*”, U.S. Army Corps of Engineers/National Marine Fisheries Service – November 2017 (Attached).
10. **Turbidity Barriers:** Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

This letter of authorization does not include conditions that would prevent the ‘take’ of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

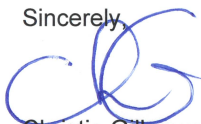
This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Please note U.S. Coast Guard regulations may require you as permittee to provide information for a Notice to the maritime community regarding your project. You should contact the Coast Guard Sector Mobile Waterways Management Branch (spw), [D8MarineInfo@uscg.mil](mailto:D8MarineInfo@uscg.mil) or by phone at (504) 671-2116 to determine if a Notice is necessary. Also any safety lights, signs and signals prescribed by the U.S. Coast Guard through their regulations or otherwise, must be installed and maintained at your expense as permittee on authorized facilities in navigable waters of the United States. To receive a U.S. Coast Guard Private Aids to Navigation marking determination, you are advised to contact the Eighth Coast Guard District (dpw), 500 Poydras St. Suite 1230, New Orleans, LA 70130, (504) 671-2330 or via email to: [D8oanPATON@uscg.mil](mailto:D8oanPATON@uscg.mil) prior to installation/construction of any fixed structures. For general information related to Private Aids to Navigation please visit the Eighth CG District web site at: <http://www.atlanticarea.uscg.mil/district-8/district-divisions/waterways/PATON>.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this RGP verification or have issues accessing the documents referenced in this letter, please contact Christie Gillenwater at the Pensacola Permits Section at 41 North Jefferson Street, Suite 301, by telephone at 850-502-6620, or by email at [Christie.T.Gillenwater@usace.army.mil](mailto:Christie.T.Gillenwater@usace.army.mil).

Sincerely,



Christie Gillenwater  
Project Manager

**Enclosures:**

Transfer Request Form  
Self-Certification Form via hyperlink  
Manatee Conditions  
Dock Construction Guidelines for SAV  
Drawings stamped by the Corps on November 25, 2025

**Cc:** [Droc19220@gmail.com](mailto:Droc19220@gmail.com)

**Agent:** Derrick Cottingham

**DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST**

**DA PERMIT NUMBER: SAJ-2012-00249 (RGP-CTG)**

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: [SAJ-RD-Enforcement@usace.army.mil](mailto:SAJ-RD-Enforcement@usace.army.mil) (not to exceed 15 MB).

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(TRANSFEEE-SIGNATURE)

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(DATE)

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(MAILING ADDRESS)

\_\_\_\_\_  
(CITY, STATE, ZIP CODE)

## STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at [ImperiledSpecies@myFWC.com](mailto:ImperiledSpecies@myFWC.com)
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at [MyFWC.com/manatee](http://MyFWC.com/manatee). Questions concerning these signs can be sent to the email address listed above.

# CAUTION: MANATEE HABITAT

All project vessels

**IDLE SPEED / NO WAKE**

When a manatee is within 50 feet of work  
all in-water activities must

**SHUT DOWN**

Report any collision with or injury to a manatee:

**Wildlife Alert:**

**1-888-404-FWCC(3922)**

cell \*FWC or #FWC



**Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in  
or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat  
U.S. Army Corps of Engineers/National Marine Fisheries Service  
November 2017**

**Submerged Aquatic Vegetation:**

1. Avoidance. The piling-supported structure shall be aligned so as to minimize the size of the footprint over SAV beds.
2. The height of piling-supported structure shall be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.
3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround shall be located at the midpoint of the piling-supported structure.
4. Over-SAV bed portions of the piling-supported structure shall be oriented in a north-south orientation to the maximum extent that is practicable.
5. a. If possible, terminal platforms shall be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.
  - b. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size of the platform shall be limited to 160 square feet. The grated deck material shall conform to the specifications stipulated below. The configuration of the platform shall be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet shall conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.
  - c. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform shall be limited to 120 square feet. The configuration of the platform shall be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section shall conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section shall be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3 feet above MHW section is constructed with grating material, it may be 3 feet wide.
6. One uncovered boat lift area is allowed. A narrow catwalk (2 feet wide if planks are used, 3 feet wide if grating is used ) may be added to facilitate boat maintenance along the outboard side of the boat lift and a 4-foot wide walkway may be added along the stern end of the boat lift, provided all such walkways are elevated 5 feet above MHW. The catwalk shall be cantilevered from the outboard mooring pilings (spaced no closer than 10 feet apart).
7. Pilings shall be installed in a manner which will not result in the formation of sedimentary deposits("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.
8. The spacing of pilings through SAV beds shall be a minimum of 10 feet on center.
9. The gaps between deckboards shall be a minimum of ½ inch.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.  
February 2003 – Manufacturer name changed from ChemGrate to FiberGrate  
May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.  
March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.  
November 2017 – Manufacturer of grated material updated to include Voyager Industries.

**Marsh:**

1. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.
2. The over-marsh portion of the piling-supported shall be elevated to at least 4 feet above the marsh floor.
3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

**Mangroves.**

1. The width of the piling-supported structure is limited to a maximum of 4 feet.
2. Mangrove clearing is restricted to the width of the piling-supported structure.
3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

**Grid Specifications and Suppliers**

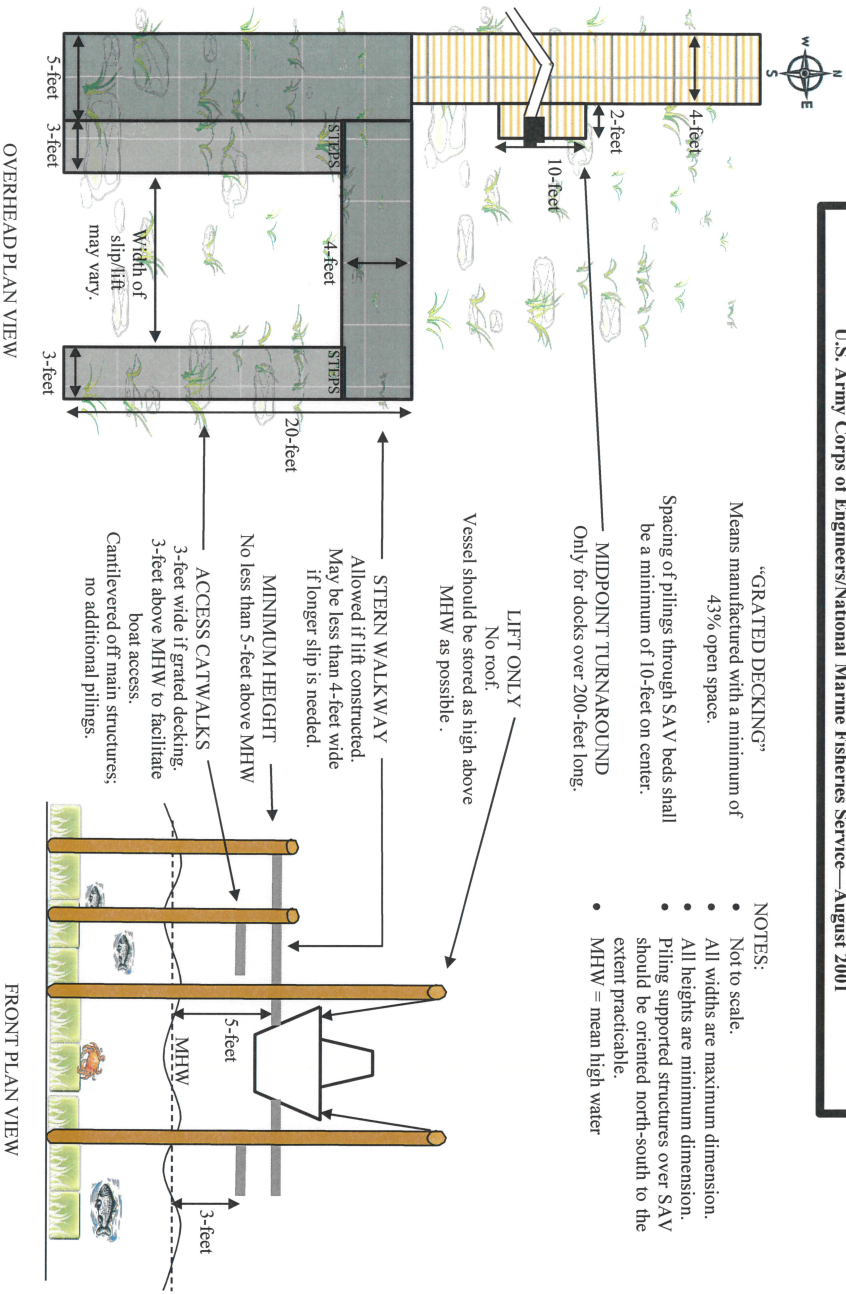
The following information does not constitute a U.S. Army Corps of Engineers endorsement or advertisement for any particular provider and is provided only as an example for those interested in obtaining these materials for piling-supported structure construction. Light-transmitting materials are made of various materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. **All light-transmitting materials used in construction for minor piling-supported structures shall have a minimum of forty-three (43) percent open space.**

A type of fiberglass grate panel is manufactured by SeaSafe (Lafayette, LA; phone: 1-800-326-8842) and FiberGrate (1-800-527-4043). A type of plastic grating is manufactured by ThruFlow Interlocking Panels (1-888-478-3569). Plastic grate panels are also distributed by Southern Pine Lumber Company (Stuart, FL; 772-692-2300). Grated panels can be obtained from Titan Deck/Voyager Industries (Brandon, MN; 877-207-4136; www.titandeck.net). Panels are available in a variety of sizes and thicknesses. For safety, the grate should contain an anti-slip texture which is integrally molded into the top surface. The manufacturer or local distributor should be consulted to ensure that the load-bearing capacity of the selected product is sufficient to support the intended purpose. Contact the manufacturer(s) for product specifications and a list of regional distributors.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.  
February 2003 - Manufacturer name changed from ChemGrate to FiberGrate  
May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.  
March 2008 - Added requirement for 43% open space in grids; added additional manufacturer of grating.  
November 2017 - Manufacturer of grated material updated to include Voyager Industries.

## DOCK EXAMPLE — GRATED TERMINAL PLATFORM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over  
Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat  
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



“GRATED DECKING”  
Means manufactured with a minimum of 43% open space.

Spacing of pilings through SAV beds shall be a minimum of 10-feet on center.

MIDPOINT TURNAROUND  
Only for docks over 200-feet long.

LIFT ONLY  
No roof.  
Vessel should be stored as high above MHW as possible.

STERN WALKWAY  
Allowed if lift constructed.  
May be less than 4-foot wide if longer slip is needed.

MINIMUM HEIGHT  
No less than 5-foot above MHW

ACCESS CATWALKS  
3-foot wide if grated decking.  
3-foot above MHW to facilitate boat access.  
Cantilevered off main structures; no additional pilings.

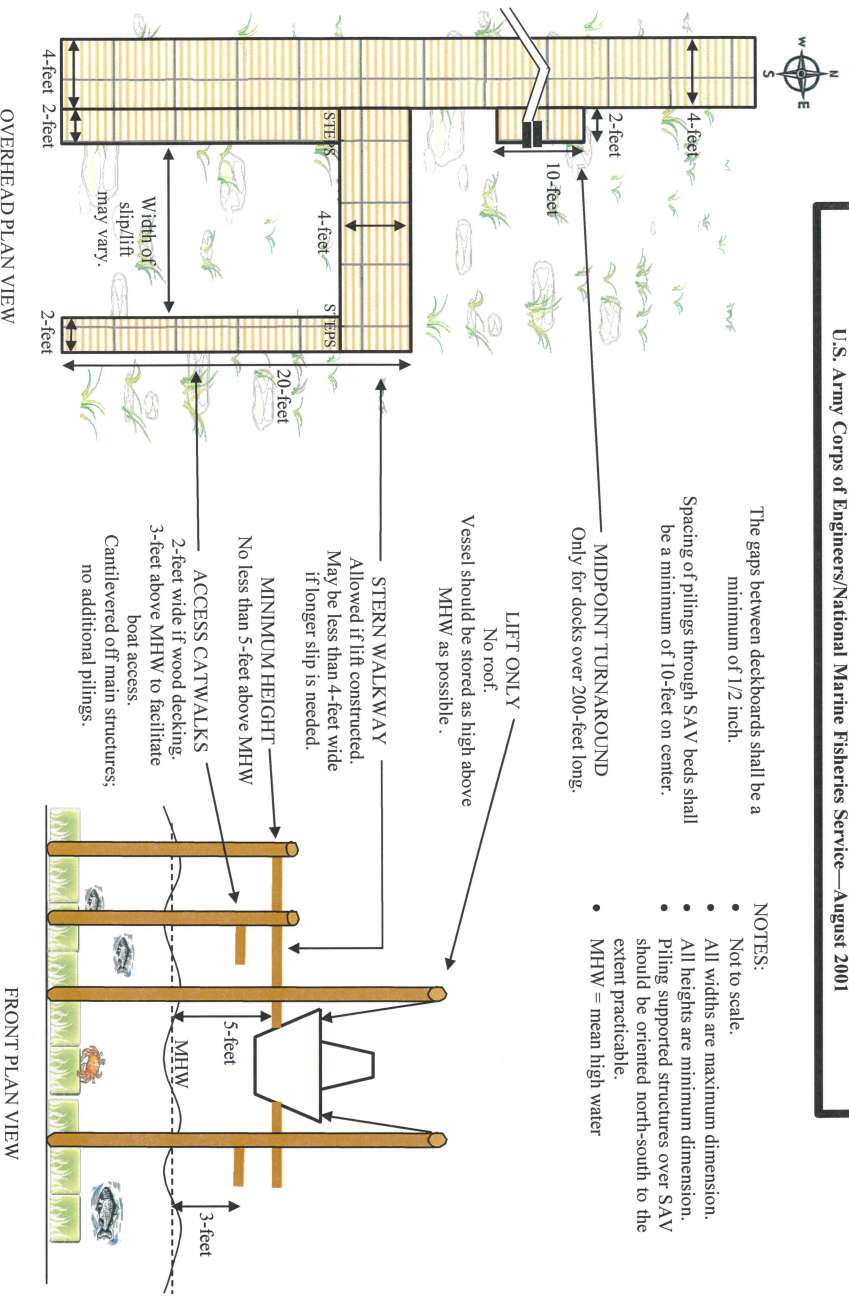
- NOTES:
- Not to scale.
  - All widths are maximum dimension.
  - All heights are minimum dimension.
  - Piling supported structures over SAV should be oriented north-south to the extent practicable.
  - MHW = mean high water

OVERHEAD PLAN VIEW

FRONT PLAN VIEW

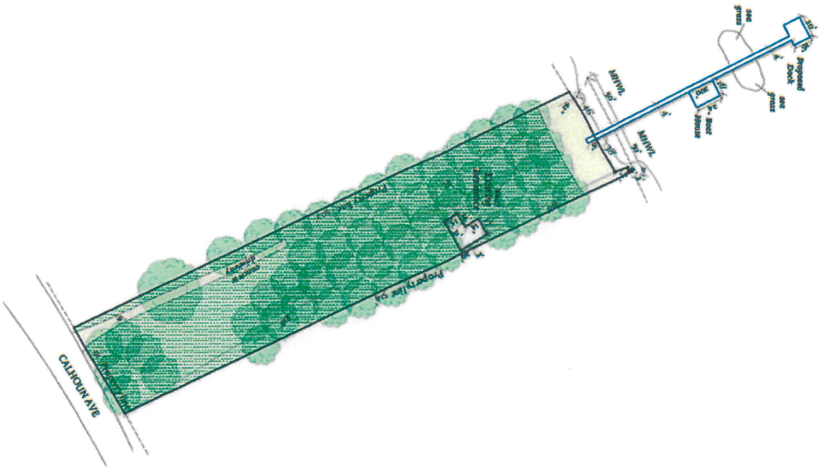
## DOCK EXAMPLE — WOOD PLANK TERMINAL PLATFORM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over  
Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat  
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



# SITE PLAN

Address:  
637 CALHOUN AVE  
DESTIN, FL 32524  
Assessor's Parcel Number:  
00-23-22-0690-0000-21A0  
Parcel Area:  
0.04 Acres  
Land Use:  
Residential  
Single Family Residence  
Zoning: /  
Legal Description:  
DESTIN M/P W/7/CF LOT 21A  
Subdivision:  
DESTIN MORENO POINT  
Owner: FLEISHMAN, ERIK  
Paper size & scale:  
11" x 17", 1" = 80'  
Date: July, 2025



SAJ-2012-00249-CTG Fleishman, Sheet 1 of 4, November 25, 2025



Scale:  
1" = 80'  
Paper size:  
11" x 17"

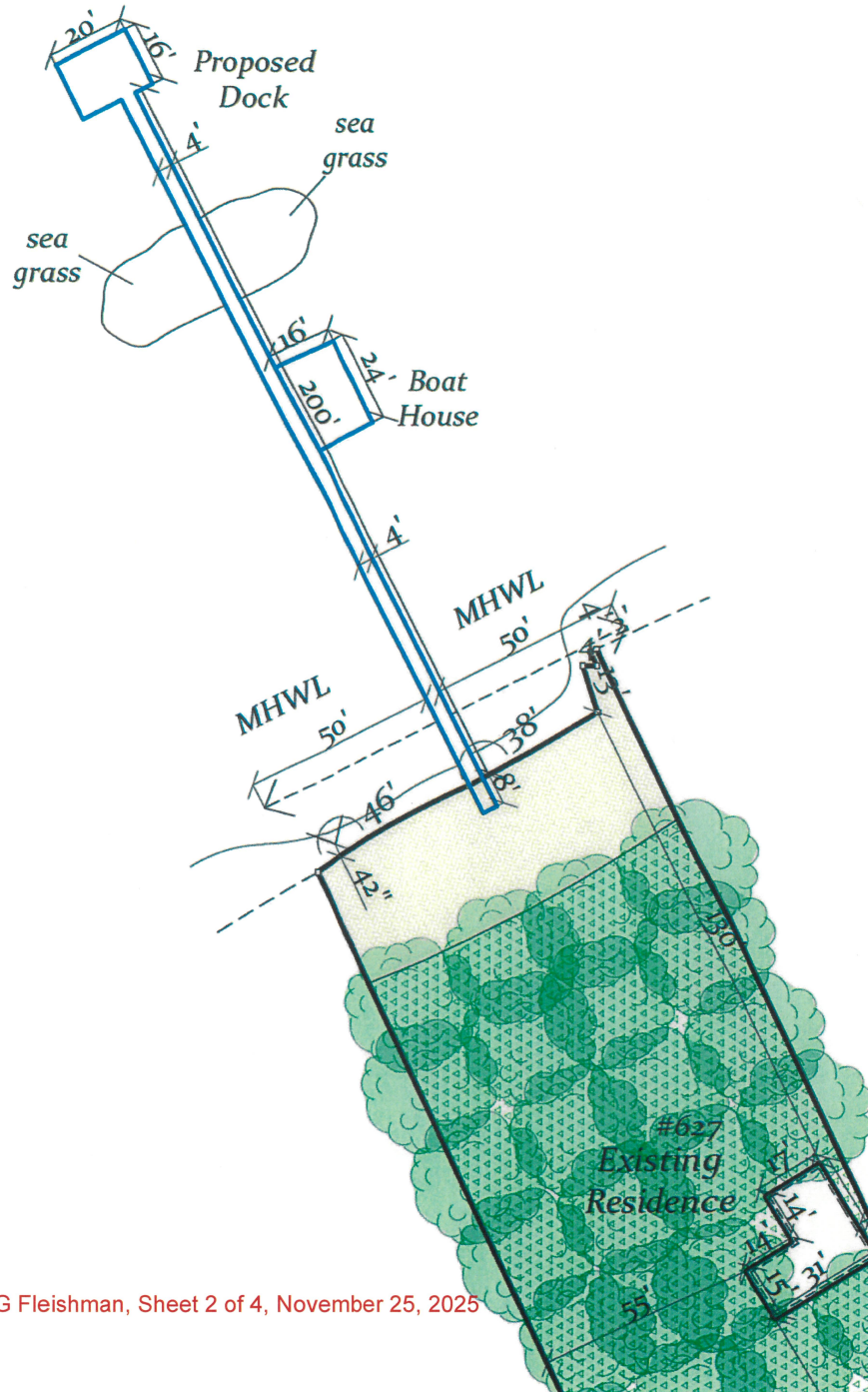
**Legend**

-----	Property line
-----	Topography line
-----	Wall line
-----	Roof line
-----	Existing wall
-----	Fence
-----	Proposed addition

**Disclaimer**

This is a preliminary site plan. It is not intended to be used for construction. The information is for informational purposes only. The client is responsible for obtaining all necessary permits and approvals. The information is provided as is, without any warranty, express or implied. The information is not to be used for any other purpose without the written consent of the provider.





Cross-sectional Dock

Rope Handrail

10'

33"

1/2"

1/2"

5'

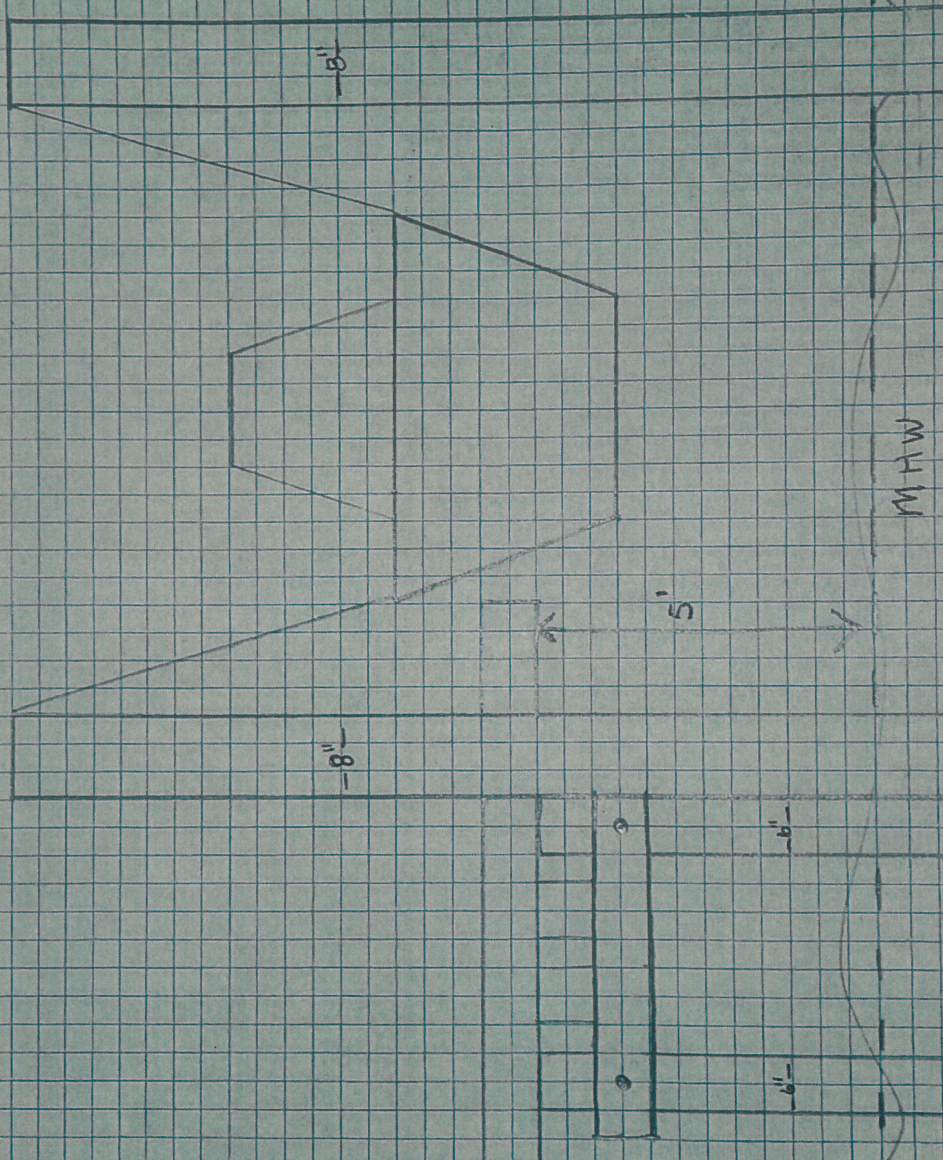
MHW 42"

MLW 30"

5'

5'

2" R Rap





## COMMUNITY DEVELOPMENT DEPARTMENT

## AGENDA ITEM

**HARBOR AND WATERWAYS BOARD MEETING DATE:** February 26, 2026

**TYPE OF AGENDA ITEM:** Action

---

**TO:** Harbor and Waterways Board

**THRU:** Kimberly Kopp, City Attorney  
Daniel Butler, Principal Planner

**FROM:** Sherry Burney, Planner

**SUBJECT:** 605 Choctaw Drive, Residential Marine Construction, PZ-2026-5

---

**BACKGROUND:**

Ronald and Katherine Brice have applied for Harbor and Waterways Board review. The proposed project includes the construction of a new marginal dock, measuring approximately 59 linear feet (59') long by 6 feet (6') wide along the seawall.

The applicant seeks a recommendation for approval from the Harbor and Waterways Board for a residential marine construction project proposing a new residential marginal dock with:

Total Square Feet:	354 SF
Total Number of Piers or Docks:	1
Total Length:	59 LF
Total Slip Density:	2 (within upland cut)
Located in:	Canals of Holiday Isle

**DISCUSSION:**

The applicant requests Harbor and Waterways Board review for residential marine construction located at 605 Choctaw Drive, within the canals of Holiday Isle.

The Harbor and Waterways Board is being asked to review the proposed Marine project per Land Development Code **Section 11.05.01 - General regulations; prohibitions** and **Section 11.05.02 – Permitting procedures**. Below are Staff's findings with respect to **Section 11.05.01** and **Section 11.05.02**; items not applicable to this project are marked "Not Applicable."

***11.05.01. General regulations; prohibitions.*** *This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities within and contiguous to the Harbor and waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:*

- A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.

*Staff response: The applicant has submitted for authorization from all appropriate agencies.*

- B. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

*Staff response: Not applicable.*

- C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to. Additionally, this is a proposed residential dock; therefore, no fuel/oil shall be sold here.*

- F. No new or existing dock shall be constructed or modified such that the length of any pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The proposed marginal dock will be fifty-nine feet (59') linear feet long, extending only 6 feet (6') waterward from the seawall. The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The proposed marginal dock will be fifty-nine feet (59') linear feet long, extending only 6 feet (6') waterward from the seawall. The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless the dock is equipped with a sewage pump-out.

**Staff response:** *Not applicable.*

- J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- K. No boat shall be moored in the Harbor or waterways of Destin such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- L. No dock shall be constructed such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

**Staff response:** *Total waterfront footage is approximately 90 LF. Proposed marginal dock length of 6 feet (6') is less than the width of the lot at the MHWL.*

- i. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

*Staff response: Not applicable.*

- ii. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above.

*Staff response: Not applicable.*

- N. No dock shall be constructed or modified such that slip density exceeds one slip per eight linear feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

*Staff response: The proposed marine construction only contains two (2) slips, therefore complying with this requirement.*

- O. No boat or vessel, entering into, exiting or operating within Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other people within Destin Harbor, or would contribute to any adjacent land erosion.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- Q. No pier shall extend more than six feet into a canal right-of-way.

*Staff response: The proposed marginal dock will be extending only 6 feet (6') waterward from the proposed seawall. The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum extension into the canal, as defined by the LDC.*

- R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their

response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

**Staff response:** *Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026. As proposed, the riparian rights of others are not interfered with.*

- T. No dock shall unreasonably interfere with the riparian rights of others.

**Staff response:** *Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026. As proposed, the riparian rights of others are not interfered with.*

- U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.

**Staff response:** *Not applicable.*

- V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

**Staff response:** *Not applicable.*

- W. No construction shall be allowed, which violates any provision of the Standard Building Code, as adopted by the City.

**Staff response:** *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

- X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.

**Staff response:** *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

- Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- Z. No lot, or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection **11.05.01.M.2.**

*Staff response: Not applicable.*

Pursuant to *Section 11.05.03, Land Development Code (LDC)*, all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The applicant shall be responsible for the condition and repair of permitted docks and failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

**PUBLIC COMMENT:**

Staff have received no comments from the public to date.

**A. Link to Strategic Goals /Objectives:**

IV. Enhanced quality of life and safety for families.

**B. Effect on Budget (EOB):**

N/A

**C. Level of Service (LOS):**

N/A

**CONCLUSION:**

The applicant requests the Harbor and Waterways Board recommendation for approval for a residential marine construction project located at 605 Choctaw Drive. Additionally, the applicant provided the Florida Department of Environmental Protection (FDEP) approval (Permit No. 0464181-001-EI/46), along with an email confirming United States Army Corps of Engineers (USACE) proof of submittal (SAJ-2025-02500).

City Staff reviewed the application and determined that the plans comply with *LDC Section 11.05.00, Marina Siting*, and the Coastal Management Element of the City's Comprehensive Plan (*Coastal Management Element Policy 6-1.1.6*).

**RECOMMENDED MOTION:**

I move that the Harbor and Waterways Board recommend that City Council approve the proposed residential marine construction project at 605 Choctaw Drive for the construction of a marginal dock measuring approximately 59 linear feet (59') long by 6 feet (6') wide.

1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and
2. All regulations of the City's Marina Siting *LDC Section 11.05.00* shall be followed at all times.

**ALTERNATIVE MOTION:**

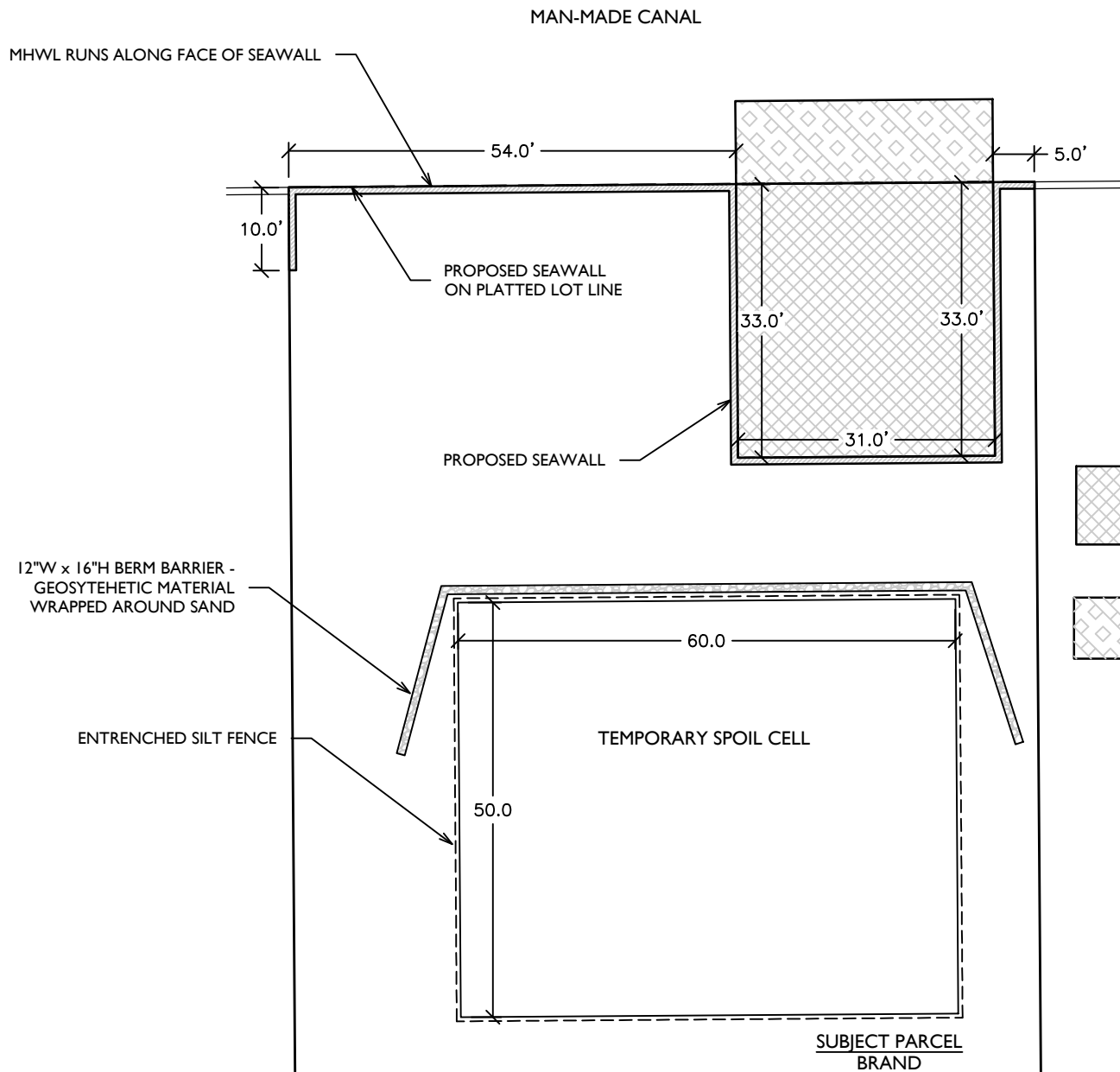
I move that the Harbor and Waterways Board recommend that City Council deny the proposed residential marine construction project at 605 Choctaw Drive.



**Attachments:**

1. Scaled & Dimensioned Plans
2. Boundary Survey
3. FDEP Authorization

**ITEM #** \_\_\_\_\_

4. Proof of Ownership
5. Army Corps Authorization
6. Existing Conditions
7. Agent Affidavit
8. HOA Authorization
9. Adjacent Property Notification



-  PROPOSED UPLAND CUT  
±1023 S.F.  
±380 C.Y. (±150 C.Y. BELOW MHWL)
-  PROPOSED MAINTENANCE DREDGE  
310 SQ. FT.  
30± CU. YDS.

SUBJECT PARCEL  
BRAND  
619 CHOCTAW DR  
DESTIN, FL 32451

605 CHOCTAW DRIVE, BRICE UPLAND CUT

PLAN VIEW  
JOB NO.: 2025.033

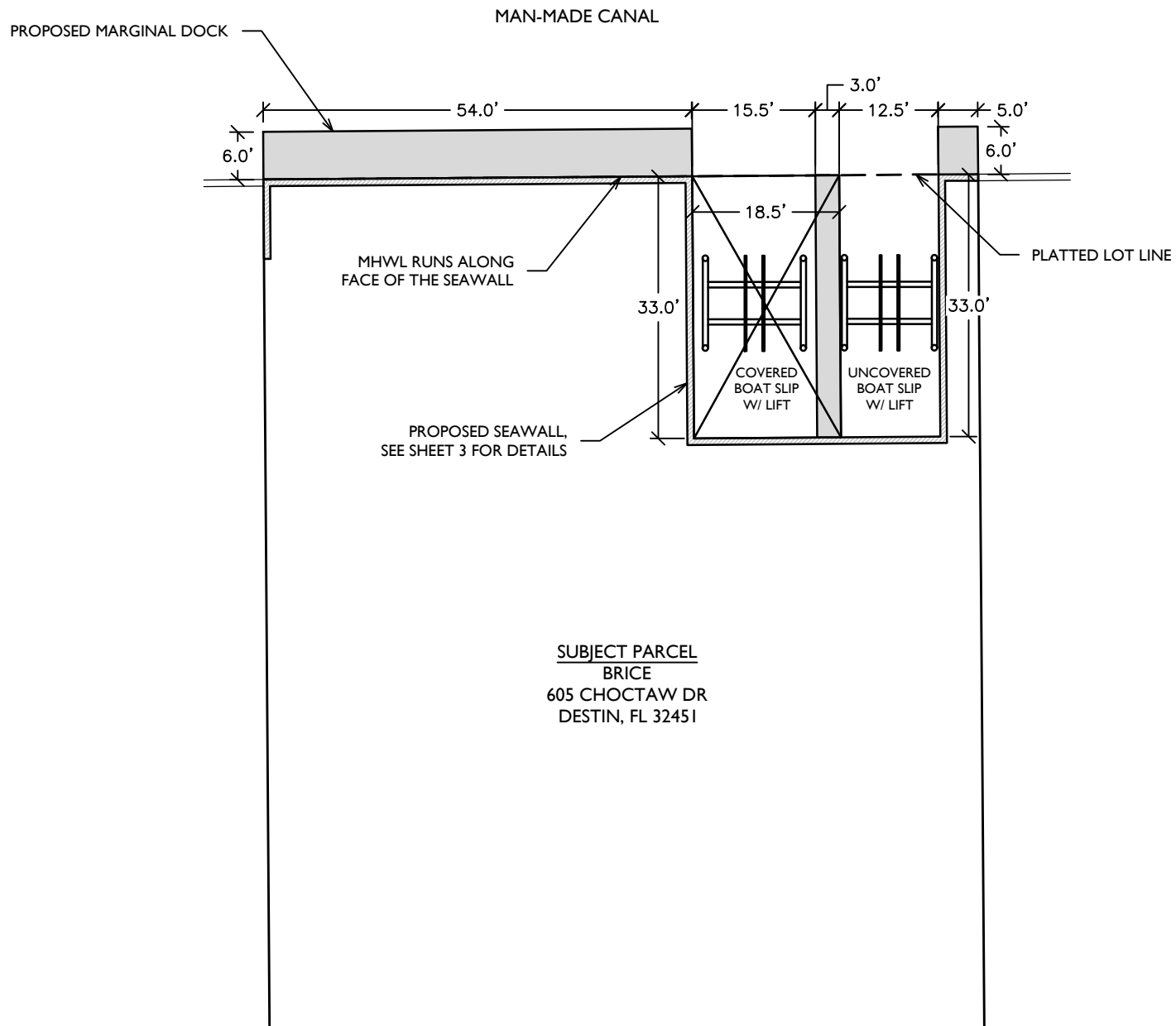
DRAWN BY: JAT      DRAWING DATE: 08.21.2025

SHEET: 3 OF 5

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





SUBJECT PARCEL  
BRICE  
605 CHOCTAW DR  
DESTIN, FL 32451

605 CHOCTAW DRIVE, BRICE UPLAND CUT

PLAN VIEW

JOB NO.: 2025.033

DRAWN BY: JAT

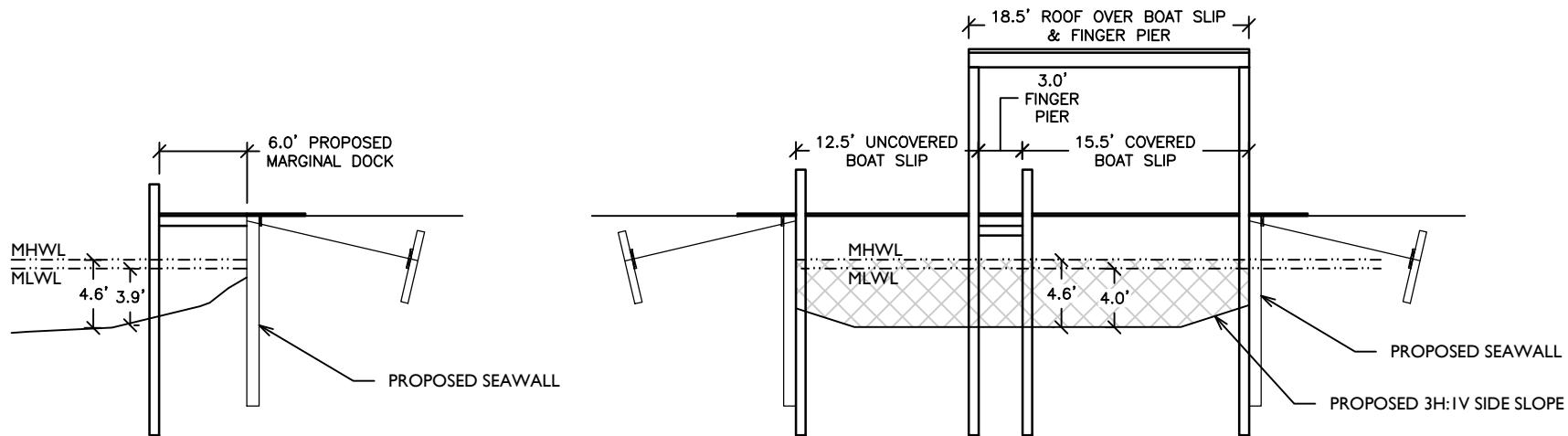
DRAWING DATE: 08.21.2025

SHEET: 4 OF 5


OAKHURST  
CONSULTING


JASON@OAKHURSTCONSULT.COM

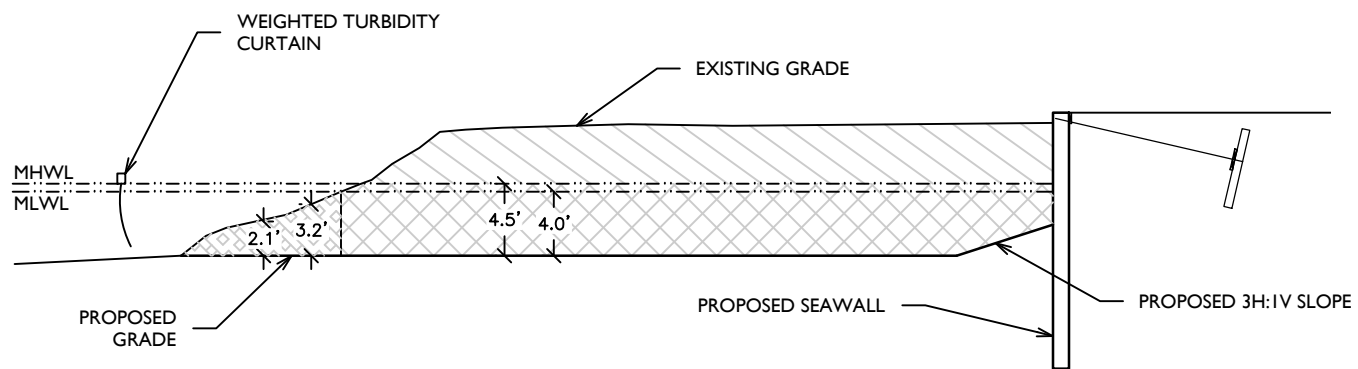




PROPOSED DOCK/DREDGE SECTION TYP.

 PROPOSED UPLAND CUT  
±1023 S.F.  
±380 C.Y. (±150 C.Y. BELOW MHWL)

 PROPOSED MAINTENANCE DREDGE  
310 SQ. FT.  
30± CU. YDS.



PROPOSED DREDGE SECTION TYP.

PROPOSED TEMPORARY GRADE, MATERIAL WILL BE SPREAD THROUGHOUT LOT WHEN DRIED

ENTRENCHED SILT FENCE

EXISTING GRADE



SPOIL CELL SECTION TYP.

605 CHOCTAW DRIVE, BRICE UPLAND CUT

PROFILE TYP.

JOB NO.: 2025.033

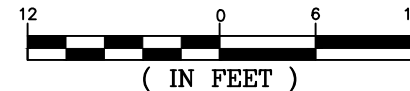
DRAWN BY: JAT

DRAWING DATE: 08.21.2025

SHEET: 5 OF 5

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM







# FLORIDA DEPARTMENT OF Environmental Protection

Northwest District  
160 W. Government Street, Suite 308  
Pensacola, Florida 32502-5794

Ron DeSantis  
Governor

Jay Collins  
Lt. Governor

Alexis A. Lambert  
Secretary

## **Permittee/Authorized Entity:**

Rono Brice  
1405 Shannon Pl  
Old Hickory, TN 37138  
[thirdandlindsley@aol.com](mailto:thirdandlindsley@aol.com)

## **Brice Upland Cut**

## **Authorized Agent:**

Jason Taylor  
1225 Oakview Rd  
Decatur, GA 30030  
[jason@oakhurstconsult.com](mailto:jason@oakhurstconsult.com)

## **Environmental Resource Permit**

**State-owned Submerged Lands Authorization – Not Applicable**

**U.S. Army Corps of Engineers Authorization – Separate Corps Authorization  
Required**

Okaloosa County  
Permit No.: 0464181-001-EI/46

**Permit Issuance Date: October 17, 2025**  
**Permit Construction Phase Expiration Date: October 17, 2030**



# FLORIDA DEPARTMENT OF Environmental Protection

Northwest District  
160 W. Government Street, Suite 308  
Pensacola, Florida 32502-5794

**Ron DeSantis**  
Governor

**Jay Collins**  
Lt. Governor

**Alexis A. Lambert**  
Secretary

## Environmental Resource Permit

**Permittee: Rono Brice**  
**Permit No: 0464181-001-EI/46**

### PROJECT LOCATION

The activities authorized by this permit are located at 605 Choctaw Drive, Destin, Florida 32541, Parcel No. 00-2S-24-2186-000E-0610, Section 0, Township 2 South, Range 24 West, in Okaloosa County, at 30°23'13.5105" North Latitude, 86°29'33.2218" West Longitude.

### PROJECT DESCRIPTION

The permittee is authorized to create a 1,023 sq. ft./0.02 ac./380 cu. yd. upland cut with two boat lifts, to perform a 310 sq. ft./0.007 ac./30 cu. yd. maintenance dredge, to create a temporary spoil cell and spread the dredged spoil throughout the lot once dried, to construct a 453 sq. ft. dock, and to construct a 156 linear ft. seawall within an artificial canal adjacent to Destin Harbor, a Class II Florida Waterbody and Prohibited Shellfish Harvesting Area. Authorized activities are depicted on the attached exhibits.

### AUTHORIZATIONS

#### **Brice Upland Cut**

#### Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

#### Sovereignty Submerged Lands Authorization

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21, F.A.C.

#### Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **may be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

#### Coastal Zone Management Consistent

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

#### Water Quality Certification Granted

This permit also constitutes a grant of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. issuance of the individual or conceptual approval permit under this chapter shall constitute certification of compliance with water quality standards.

#### Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

### **PERMIT CONDITIONS**

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit, as described.

**SPECIFIC CONDITIONS – ADMINISTRATIVE/EMERGENCIES**

1. The construction phase expires at 11:59 p.m. on the date indicated on the cover page of this permit.
2. For emergencies involving a serious threat to the public health, safety, welfare, or environment, the emergency telephone contact number is (800) 320-0519 (State Warning Point). The Department telephone number for reporting nonthreatening problems or system malfunctions is (850) 595-0663, day or night.
3. The mailing address for submittal of forms for the “Construction Commencement Notice”, “As-Built Certification ...”, “Request for Conversion of Stormwater Management Permit Construction Phase to Operation and Maintenance Phase”, or other correspondence is FDEP, SLERP, 160 W Government Street, Suite 308, Pensacola, Florida 32502.

**SPECIFIC CONDITIONS – PRIOR TO ANY CONSTRUCTION**

4. This permit does not authorize the construction of any additional structures not illustrated on the permit drawings.
5. Prior to the initiation of any work authorized by this permit, floating turbidity screens with weighted skirts shall be placed around the project area. The screens shall be maintained and shall remain in place for the duration of the project construction to ensure that turbidity levels outside the construction area do not exceed 29 NTU’s above background levels. The permittee shall be responsible for ensuring that turbidity control devices are inspected daily and maintained in good working order so that there are no violations of state water quality standards outside of the turbidity screens.
6. The following measures shall be taken by the permittee whenever turbidity levels within waters of the state exceed 29 NTUs above background:
  - a. Immediately cease all work contributing to the water quality violation.
  - b. Stabilize all exposed soils contributing to the violation, modify the work procedures that were responsible for the violation, and install more turbidity containment devices and repair any non-functioning turbidity containment devices.
  - c. Notify the Northwest District Office at (850) 595-8300 within 24 hours of the time the violation is first detected.

**SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES**

7. Any damage to wetlands outside of the authorized impact areas as a result of construction shall be immediately reported to the Department at (850)595-8300 and repaired by reestablishing the pre-construction elevations and replanting vegetation of the same species, size, and density as that in the adjacent areas. The restoration shall be completed within 30 days of completion of construction, and the Department shall be notified of its completion within that same 30-day period.
8. This permit does not authorize the construction of any additional structures not illustrated on the permit drawings. Examples of additional structures include but are not limited to

walkways, awnings, enclosed sides and covers over slip areas, finger piers, step-down stairs, storage closets and decking.

9. Best management practices for erosion control shall be implemented and maintained at all times during construction to prevent siltation and turbid discharges in excess of State water quality standards pursuant to Rule 62-302, F.A.C. Methods shall include, but are not limited to the use of staked hay bales, staked filter cloth, sodding, seeding, and mulching; staged construction; and the installation of turbidity screens around the immediate project site.

10. The permittee shall be responsible for ensuring erosion control devices/procedures are inspected and maintained daily during all phases of construction authorized by this permit until areas disturbed during construction are sufficiently stabilized to prevent erosion, siltation, and turbid discharges.

11. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.

12. There shall be no stock piling of tools, materials, (i.e., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within surface waters.

13. All cleared vegetation, excess lumber, scrap wood, trash, garbage and any other type of debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized in this permit.

14. All watercraft associated with the construction of the permitted structure shall only operate within waters of sufficient depth so as to preclude bottom scouring and prop dredging.

15. Dredging shall be limited to day light; no dredging activities are authorized to be conducted at night.

16. Areas to be dredged shall be dredged in accordance with the attached permit drawings and shall not exceed the areas and depths indicated on those drawings.

17. Spoil material shall not be disposed in wetlands.

18. The seawall shall be fully constructed prior to the placement of backfill material. Fill material used behind the seawall shall be clean fill and free of vegetative matter, trash, garbage, toxic or hazardous waste, or other unsuitable materials.

#### **SPECIFIC CONDITIONS - OTHER LISTED SPECIES**

19. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for

definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, Florida Fish and Wildlife Conservation Commission (FWC) staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to [ConservationPlanningServices@MyFWC.com](mailto:ConservationPlanningServices@MyFWC.com).

20. If new information (e.g. listing of new species, new critical habitat, etc.) shows that the magnitude of impacts to federally listed species has the potential for adverse effects, the U.S. Fish and Wildlife Service (USFWS) will notify the Department. The Department will initiate coordination with the permittee and with the USFWS to determine what adverse impacts are likely and if additional minimization measures, reporting, or monitoring are required in order to be consistent with the Endangered Species Act, as deemed necessary by USFWS.

21. The Permittee shall report any injured, sick, or dead federally or state listed animal(s) discovered onsite to the Florida Fish and Wildlife Conservation Commission Wildlife Alert number at 888-404-FWCC (3922).

22. The Permittee shall follow all [Standard Manatee Conditions for In-water Work](#) (2011).

#### **SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES**

23. Overboard discharges of trash, human or animal waste, or fuel shall not occur at the dock.

24. All structures authorized by this permit shall remain in operable condition and shall not be allowed to deteriorate or otherwise contribute to a water quality violation for the life of the facility.

#### **GENERAL CONDITIONS FOR INDIVIDUAL PERMITS**

The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction

as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
  - b. For all other activities – "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
  - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
  - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

- b. Within 30 days of submittal of the as-built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
  - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
  - b. Convey to the permittee or create in the permittee any interest in real property;
  - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
  - a. Immediately if any previously submitted information is discovered to be inaccurate; and
  - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities

involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

#### **NOTICE OF RIGHTS**

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

### Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us). Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

### Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent

intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

#### Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

#### Mediation

Mediation is not available in this proceeding.

#### FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

#### Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

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The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

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### **EXECUTION AND CLERKING**

Executed in Pensacola, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Kimberly R. Allen  
Permitting Program Administrator

KRA:re

### **Attachments:**

Standard Manatee Construction Conditions 2011, 2 pages  
Project Drawings and Design Specs., 5 pages

### **CERTIFICATE OF SERVICE**

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Richard Earle, FDEP, [Richard.Earle@FloridaDEP.gov](mailto:Richard.Earle@FloridaDEP.gov)  
Kimberly Allen, FDEP, [Kim.Allen@FloridaDEP.gov](mailto:Kim.Allen@FloridaDEP.gov)  
Russell Sullivan, FDEP, [Russell.Sullivan@FloridaDEP.gov](mailto:Russell.Sullivan@FloridaDEP.gov)  
USACE, [Terry.S.Hayes@usace.army.mil](mailto:Terry.S.Hayes@usace.army.mil)  
Rono Brice, Applicant, [thridandlindsley@aol.com](mailto:thridandlindsley@aol.com)  
Jason Taylor, Agent, [jason@oakhurstconsult.com](mailto:jason@oakhurstconsult.com)  
Okaloosa County, [mmartinez@myokaloosa.com](mailto:mmartinez@myokaloosa.com), [jautrey@myokaloosa.com](mailto:jautrey@myokaloosa.com),  
[sbitterman@myokaloosa.com](mailto:sbitterman@myokaloosa.com), [propertyappraiser@okaloosapa.com](mailto:propertyappraiser@okaloosapa.com)  
City of Destin, [planning@cityofdestin.com](mailto:planning@cityofdestin.com)

### **FILING AND ACKNOWLEDGMENT**

FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.



Clerk

October 17, 2025  
Date

### STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at [ImperiledSpecies@myFWC.com](mailto:ImperiledSpecies@myFWC.com)
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at [MyFWC.com/manatee](http://MyFWC.com/manatee). Questions concerning these signs can be sent to the email address listed above.

**CAUTION: MANATEE HABITAT**

**All project vessels**

**IDLE SPEED / NO WAKE**

When a manatee is within 50 feet of work  
all in-water activities must

**SHUT DOWN**

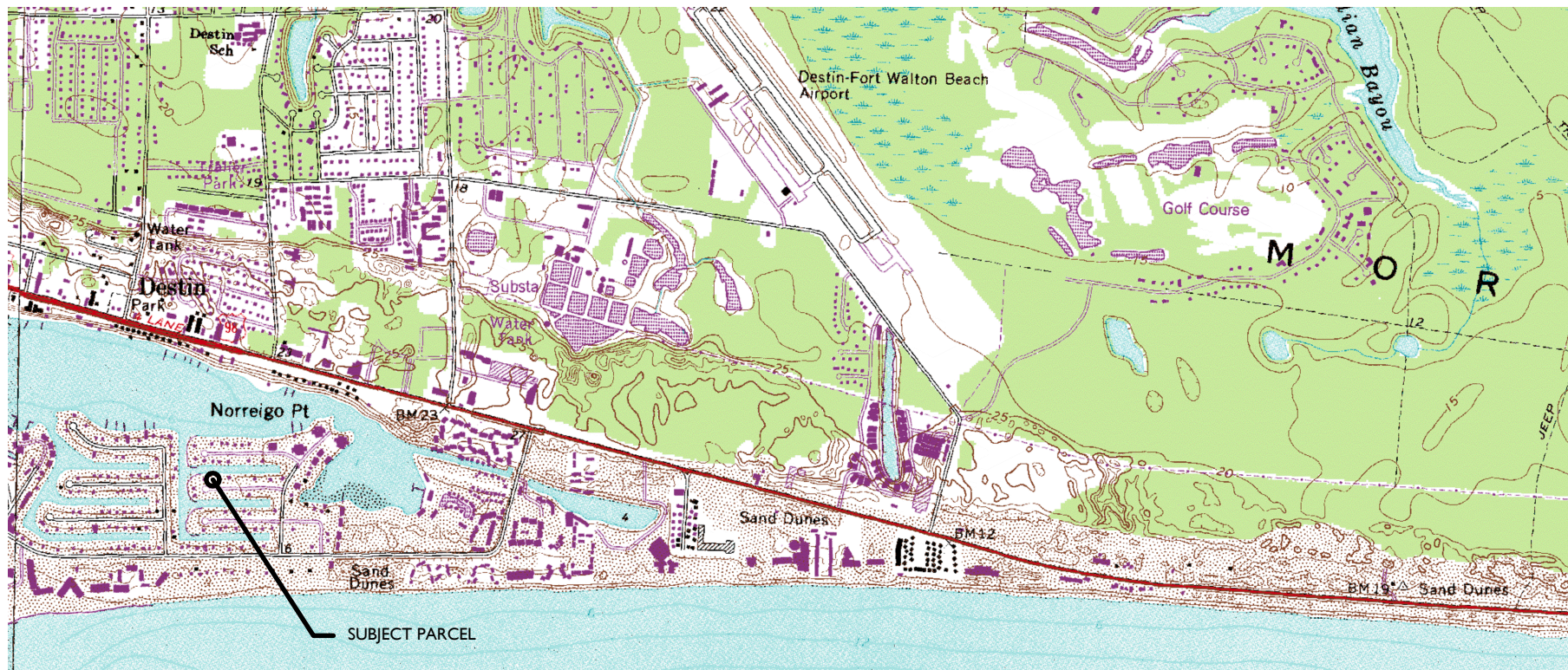
Report any collision with or injury to a manatee:

**Wildlife Alert:**

**1-888-404-FWCC(3922)**

cell \*FWC or #FWC





PROPERTY INFO

PID: 00-2S-24-2186-000E-0610  
SITUS: 605 CHOCTAW DRIVE  
DESTIN, FL 32541  
LAT: 30.3871228  
LONG: -86.492568

DRAWING INDEX

- 1- SITE LOCATION & SHEET INDEX
- 2-PLAN VIEW DEPICTED ONTO AERIAL
- 3-PLAN VIEW DREDGE
- 4-PLAN VIEW DOCK
- 5-PROFILE TYP.

RECORD OWNER

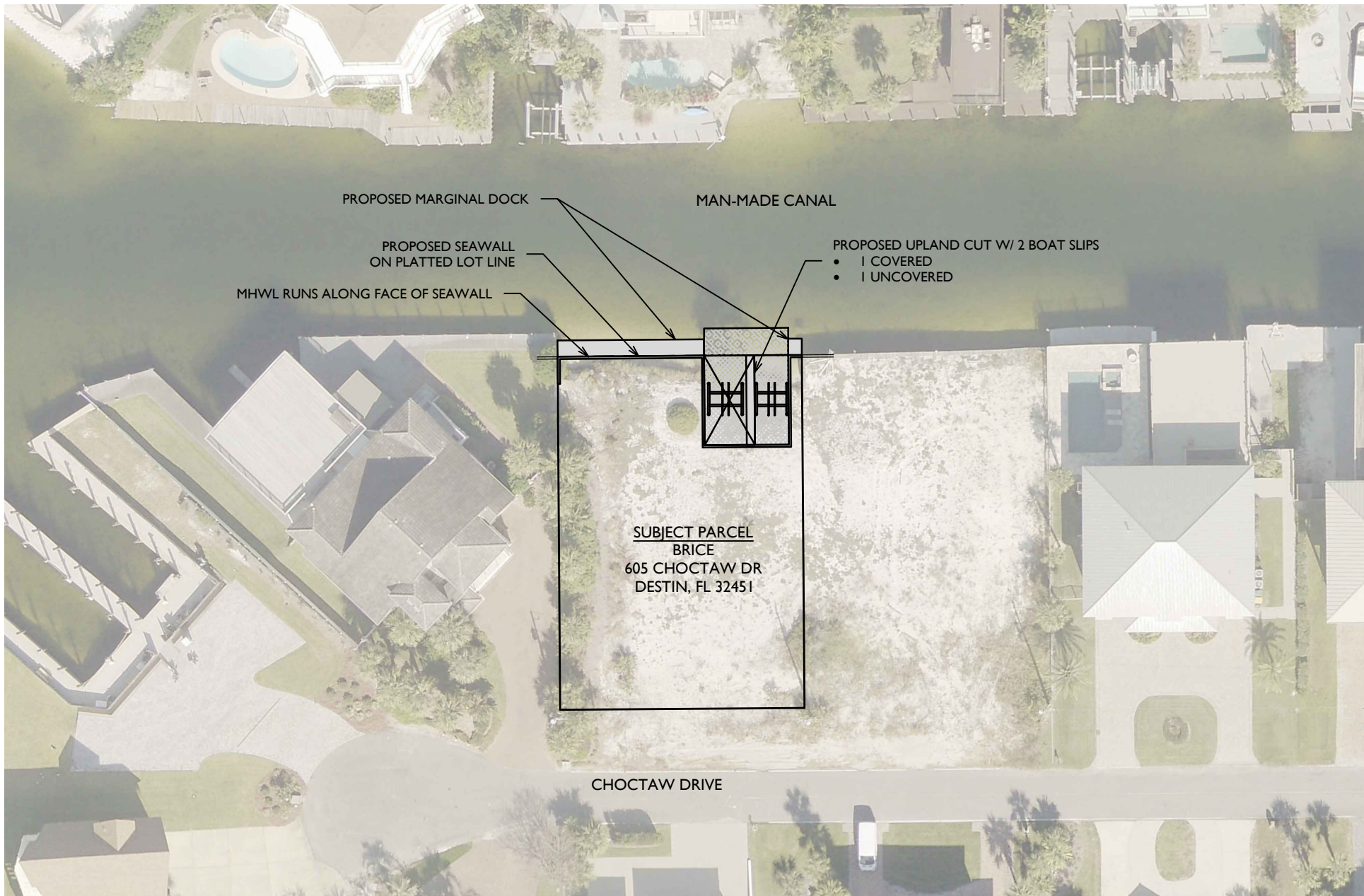
BRICE RONALD & KATHERINE  
1405 SHANNON PL  
OLD HICKORY, TN 37138

605 CHOCTAW DRIVE, BRICE UPLAND CUT  
 SITE LOCATION & DRAWING INDEX  
 JOB NO.: 2025.033  
 DRAWN BY: JAT      DRAWING DATE: 08.21.2025  
 SHEET: 1 OF 5

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM

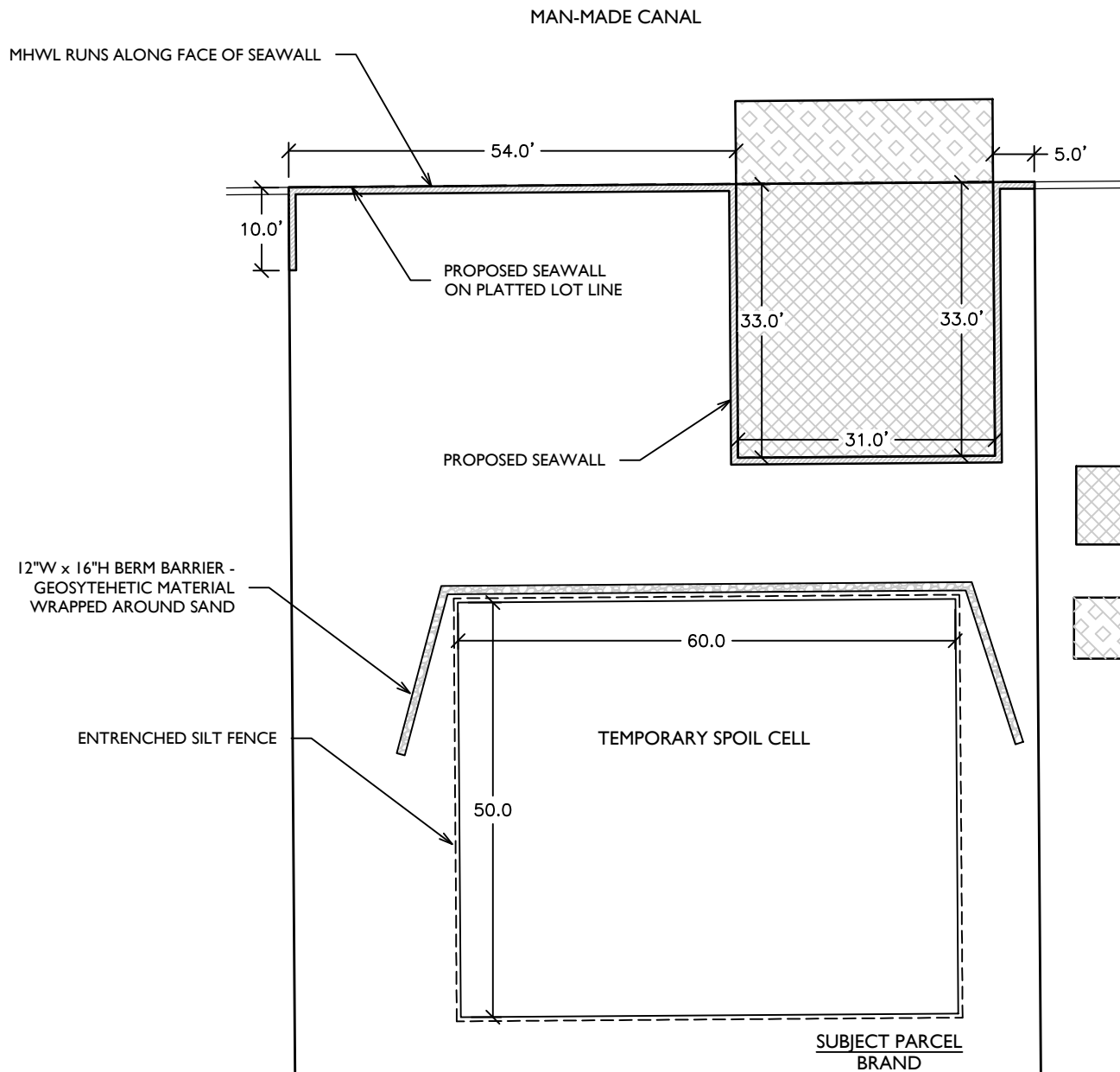






605 CHOCTAW DRIVE, BRICE UPLAND CUT  
 PLAN VIEW DEPICTED ONTO AERIAL  
 JOB NO.: 2025.033  
 DRAWN BY: JAT      DRAWING DATE: 08.21.2025  
 SHEET: 2 OF 5

**OAKHURST  
 CONSULTING**  
 JASON@OAKHURSTCONSULT.COM





-  PROPOSED UPLAND CUT  
±1023 S.F.  
±380 C.Y. (±150 C.Y. BELOW MHWL)
-  PROPOSED MAINTENANCE DREDGE  
310 SQ. FT.  
30± CU. YDS.

SUBJECT PARCEL  
BRAND  
619 CHOCTAW DR  
DESTIN, FL 32451

605 CHOCTAW DRIVE, BRICE UPLAND CUT

PLAN VIEW  
JOB NO.: 2025.033

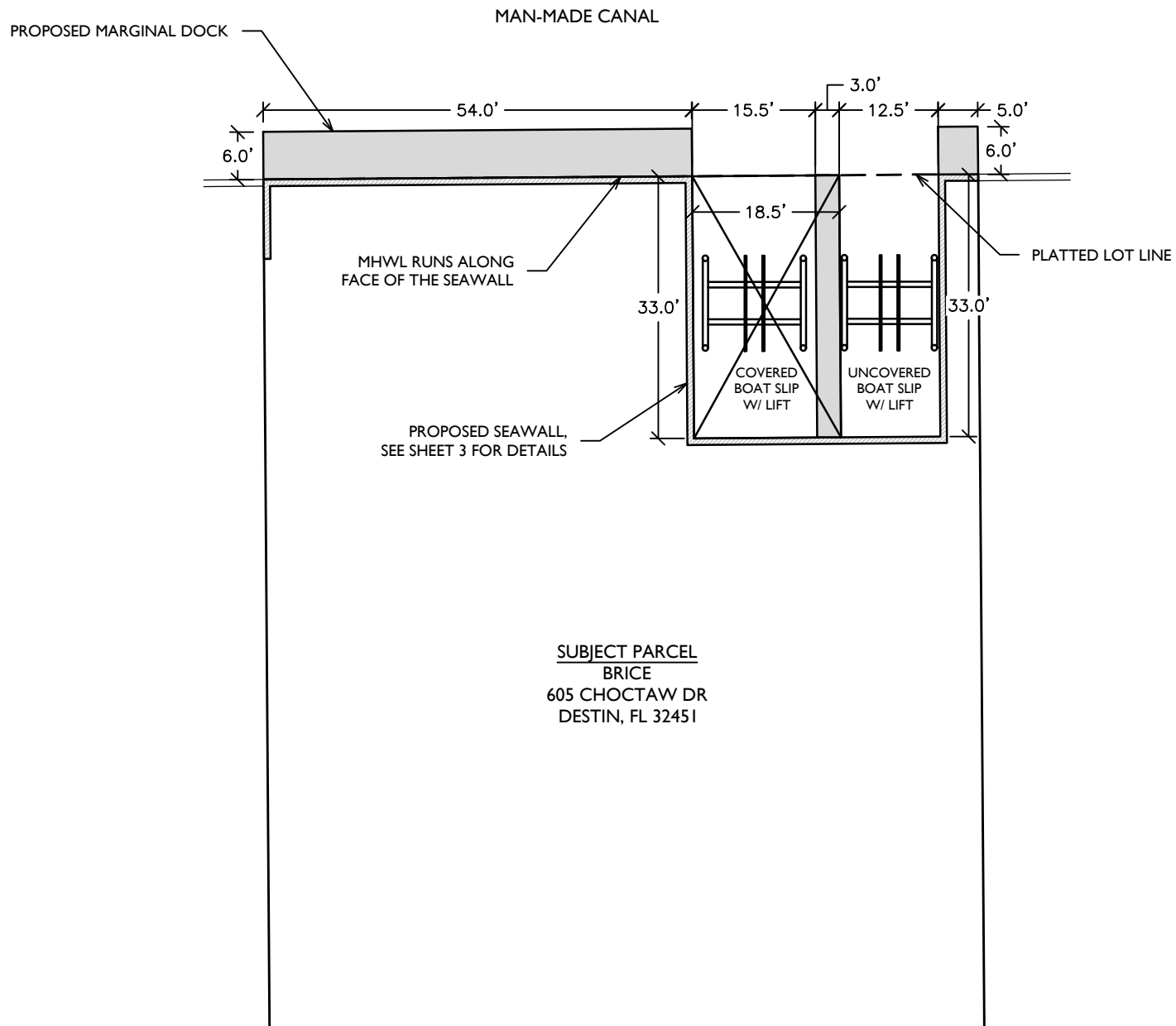
DRAWN BY: JAT      DRAWING DATE: 08.21.2025

SHEET: 3 OF 5

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





SUBJECT PARCEL  
BRICE  
605 CHOCTAW DR  
DESTIN, FL 32451

605 CHOCTAW DRIVE, BRICE UPLAND CUT

PLAN VIEW

JOB NO.: 2025.033

DRAWN BY: JAT

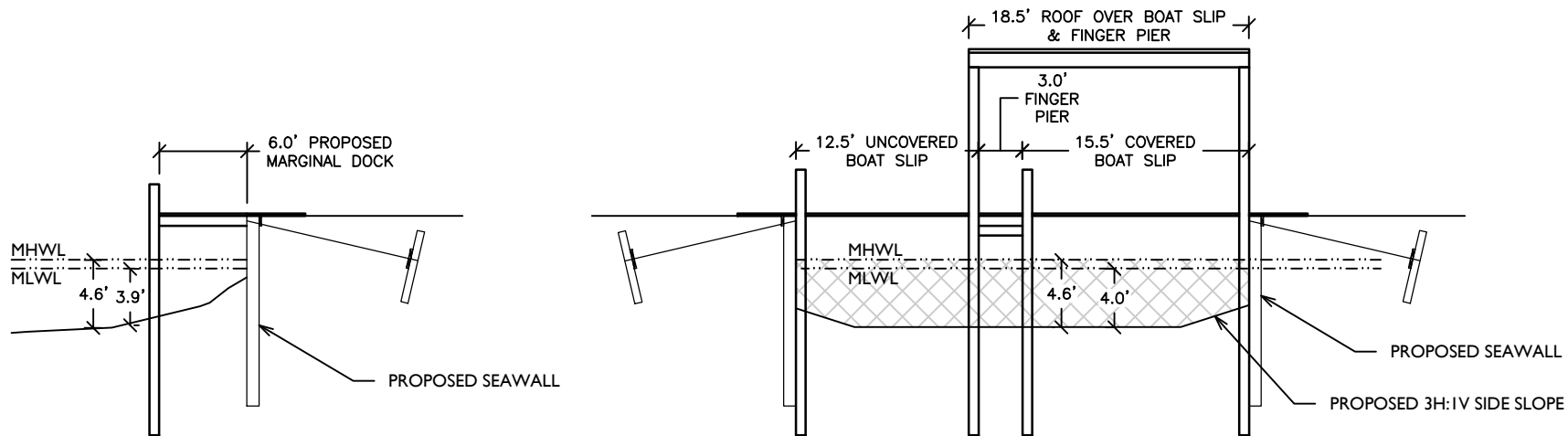
DRAWING DATE: 08.21.2025

SHEET: 4 OF 5


OAKHURST  
CONSULTING


JASON@OAKHURSTCONSULT.COM

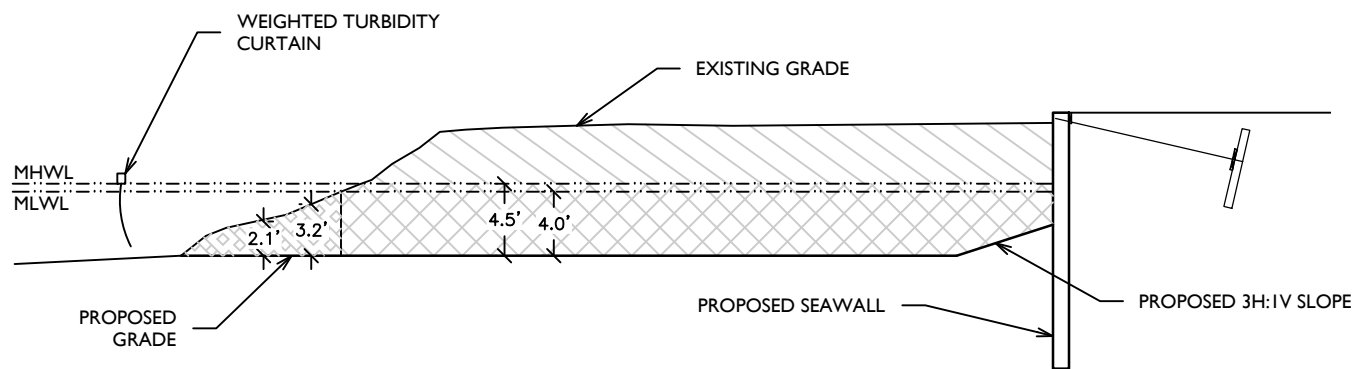




PROPOSED DOCK/DREDGE SECTION TYP.

 PROPOSED UPLAND CUT  
±1023 S.F.  
±380 C.Y. (±150 C.Y. BELOW MHWL)

 PROPOSED MAINTENANCE DREDGE  
310 SQ. FT.  
30± CU. YDS.

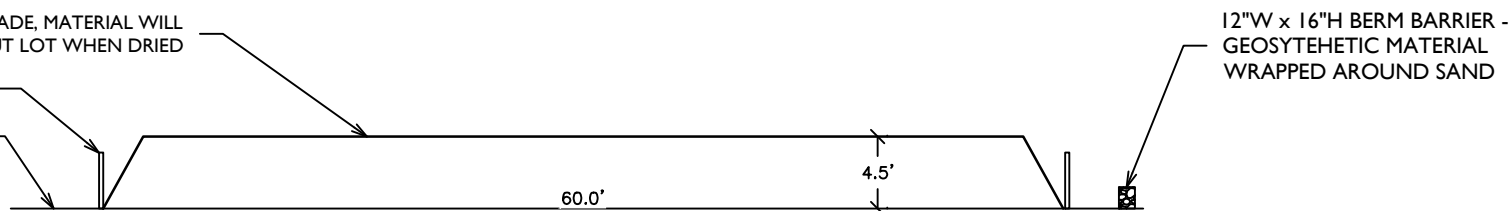


PROPOSED DREDGE SECTION TYP.

PROPOSED TEMPORARY GRADE, MATERIAL WILL BE SPREAD THROUGHOUT LOT WHEN DRIED

ENTRENCHED SILT FENCE

EXISTING GRADE



SPOIL CELL SECTION TYP.

605 CHOCTAW DRIVE, BRICE UPLAND CUT

PROFILE TYP.

JOB NO.: 2025.033

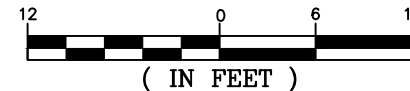
DRAWN BY: JAT

DRAWING DATE: 08.21.2025

SHEET: 5 OF 5

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM



**Prepared By:**

Northwest Florida Title and Escrow, LLC  
42 Business Centre Drive, Ste 307  
Miramar Beach, FL 32550

**File # 3769716**

08/21/2025 11:19:13 AM Total Pages: 3  
Fees: \$27.00 DeedDocTax2:\$8,750.00

Brad E Embry, Clerk of Circuit Court & Comptroller  
Okaloosa County, FL

Order No.: 2025-013

Property Appraiser's Parcel I.D. (folio) No(s):  
00-2S-24-2186-000E-0610

**ASSIGNMENT OF LEASEHOLD INTEREST**

THIS ASSIGNMENT OF LEASE is made the 1st day of May, 2025, by **Tertia G. Robbins, an unmarried woman**, whose address is 223 Spier Avenue, Allenhurst, NJ 07711 and **Venisa L. Wycherley, an unmarried woman**, whose address is 12 Canby Street, Holyoke, MA, 01040 ("Assignor"), as present owner(s) and holder(s) of a leasehold interest in the property described hereinbelow, in favor of unto **Ronald P. Brice and Katherine G. Brice, husband and wife** ("Assignee"), whose address is 1405 Shannon Place, Old Hickory, TN 37138; WITNESSETH:

Assignor(s), for and in consideration of Ten Dollars and 00/100 (\$10.00), the receipt, adequacy and sufficiency of which is hereby acknowledged, hereby assign, transfer and convey to the Assignee all of his/her/their rights, title and interest in and to the leasehold interest in and to the property commonly referred to as 605 Choctaw Drive, Destin, FL 32541 (the "Property"), described as follows:

Lot Sixty-One (61), Block E, Residential Section No. 4, on Holiday Isle, according to the plat thereof, as recorded in Plat Book 4, at Page 29, in the Public Records of Okaloosa County, Florida.

TO HAVE AND TO HOLD the same unto the Assignee for the full unexpired term of the Lease; Subject to assessments, taxes, conditions, restrictions, reservations, limitations, and easements of record.

Assignor(s) warrant he/she/they is/are the lawful owner(s) of the above-described leasehold interest in and to the Property; that the Lease is in full force and effect and not in default; and the Property is free and clear of and from all encumbrances, except as stated hereinabove; he/she/they have good right to make this assignment; and that Assignor(s) shall make such further assurances to perfect the leasehold estate in such property and every party thereof; and that Assignor(s) will defend the same against the lawful claims of all persons whomsoever.

Assignee, by acceptance of this assignment, assumes Assignor(s)' remaining leasehold obligations as such pertain to the Property.

***[SIGNATURES FOLLOW ON NEXT PAGE]***

IN WITNESS WHEREOF, ASSIGNOR(S) has/have executed this instrument effective the day and year first above written.

**ASSIGNOR(S):**

Tertia G. Robbins  
Tertia G. Robbins

**WITNESSES:**

Signed, sealed and delivered in presence of:

Francis E. Gorman

Witness Signature  
Francis E. Gorman

Printed Name of First Witness

501 Sylvania Ave. Avon, NJ 07717

Address of First Witness

Sharon A. Gorman  
Witness Signature

Sharon A. Gorman  
Printed Name of Second Witness

501 Sylvania Ave. Avon By The Sea, NJ 07717  
Address of Second Witness

STATE OF NJ

COUNTY OF MONMOUTH

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization this 29 day of April, 2025 by Tertia G. Robbins, who is personally known to me or who has produced NJ Drivers Lic (type of identification) as identification.

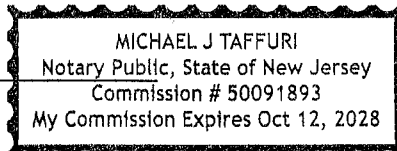
Michael J. Taffuri

Notary Public

Printed Name: Michael J. Taffuri

Commission # \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



IN WITNESS WHEREOF, ASSIGNOR(S) has/have executed this instrument effective the day and year first above written.

**ASSIGNOR(S):**

Venisa L. Wycherley  
Venisa L. Wycherley

**WITNESSES:**

Signed, sealed and delivered in presence of:

Jennifer Bardwell  
Witness Signature  
Jennifer Bardwell  
Printed Name of First Witness

1. S. Pleasant St Amherst Ma  
Address of First Witness 01002

K Wiley  
Witness Signature  
KATHERINE C. WILEY  
Printed Name of Second Witness

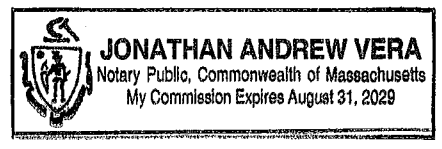
81 Corz St, Apt. 616, Northampton, MA  
Address of Second Witness 01060

STATE OF MASSACHUSETTS

COUNTY OF HAMPSHIRE

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization this 30<sup>th</sup> day of April, 2025 by Venisa L. Wycherley, who is personally known to me or who has produced MA DL - DRIVERS (type of identification) as identification.

[Signature]  
Notary Public



Printed Name: JONATHAN ANDREW VERA

Commission # N/A

My Commission Expires: 08/31/2029

Fw: [Non-DoD Source] Re: PN Posted / SAJ-2025-02500 Brice, Ron – Upland Cut Slip

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From: Ron Brice (thirdandlindsley@aol.com)

To: bdesigndestin@embarqmail.com; coleservices3472@yahoo.com

Date: Monday, January 5, 2026 at 09:51 AM CST

---

Good morning guys , Via this update from the Core this AM , looks like this permit could hit us in perhaps a couple weeks . Would be great to get this started. Thank you

Ron

Ron Brice  
3rd & Lindsley Nashville  
818 3rd Ave South  
Nashville, TN 37210

----- Forwarded Message -----

**From:** Pohlmann, Lauren K CIV USARMY CESAJ (USA) <lauren.k.pohlmann@usace.army.mil>

**To:** Jason Taylor <jason@oakhurstconsult.com>; Ron Brice <thirdandlindsley@aol.com>

**Sent:** Monday, January 5, 2026 at 09:06:35 AM CST

**Subject:** RE: [Non-DoD Source] Re: PN Posted / SAJ-2025-02500 Brice, Ron – Upland Cut Slip

Hi Jason,

Happy new year! I am working on finishing up the documents for this one and will get it sent for final approval this week. After that, I will be able to get the permit to you.

Thank you!

Lauren

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**From:** Jason Taylor <jason@oakhurstconsult.com>

**Sent:** Monday, December 29, 2025 7:00 AM

**To:** Ron Brice <thirdandlindsley@aol.com>

**Cc:** Pohlmann, Lauren K CIV USARMY CESAJ (USA) <Lauren.K.Pohlmann@usace.army.mil>

**Subject:** Re: [Non-DoD Source] Re: PN Posted / SAJ-2025-02500 Brice, Ron – Upland Cut Slip

Good morning Lauren and Happy Holidays!

Can you please provide us with an update on the status of this application?

Jason

Oakhurst Consulting

850-207-2442



**AGENT AFFIDAVIT  
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Katherine Brice am  
presently the owner and/or leaseholder at 605 Choctaw Drive, Destin FL, and desiring  
to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do  
make, constitute and appoint Compass Marine Group, LLC  
whose address is 115 Bailey Drive, Suite 2, Niceville, County of Okaloosa, State of Florida,  
my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as  
my agent in any and all matters pertaining to: Marine Construction at 605 Choctaw Drive.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of  
the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing  
lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal  
representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be  
transacted in my name, and that all endorsements and instruments executed by the said attorney for the  
purpose of caring out the foregoing powers shall contain my name, followed by that of my said attorney  
and the designation "Attorney-in-Fact."

OWNER  
Katherine Brice  
Signature  
Katherine Brice  
Printed Name

STATE OF Tennessee  
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of physical presence  or online

notarization, this 30th day of January, 2026, by  
(name of person acknowledging)  
Katherine Brice

David Nabors  
Signature of Notary  
David Nabors  
Printed Name of Notary or Seal



Personally known  OR Produced Identification   
Type of Identification Produced TN DL



**COMPASS**  
**MARINE GROUP**  
DOCKS, LIFTS, & SEAWALLS

January 31, 2026

Harbor and Waterways Board,

Please accept the email chain below in lieu of specific approval from Holiday Isle Improvement Association on the submitted marine project for 605 Choctaw Drive. The committee needs some additional information, but the project is currently under review and will be approved prior to our application for a City of Destin building permit. Our construction plans are being drafted and will include all information requested by HIIA.

Thank You,

**Elise Whittenburg**

Office Manager

Compass Marine Group

Direct 850-376-2861

Office 850-797-8428

**Re: 605 Choctaw Drive**

---

**From** Becky Carver <admin@holidayisleimprovement.com>

**Date** Thu 1/29/2026 1:18 PM

**To** Elise Whittenburg <Elise@mycompassmarine.com>

The ARB met on Wednesday, 1/28/2026 and tabled the project at 605 Choctaw Dr to construct a new seawall, dredge new upland boat slip, construct deck over boat slip, finger pier, and marginal docks along the canal. The committee would like to see the following information:

- An aerial drawing showing the elevated deck in relation to the rear property line (the committee acknowledges the “X” over the western slip of the site plan, but there is no indication to specifically delineate the actual dimensions of the covered area).
- The same aerial drawing should include a separate measurement to show the distance from the eastern property line to the elevated deck.
- A side elevation drawing indicating both the location of the rear property line, along with a measurement of the overall height as taken from the Mean High Water Line (MHWL).

The Committee will review the project once the requested information has been submitted to our office.

Becky Carver  
Administrative Assistant  
Holiday Isle Improvement Association, Inc.  
225 Main Street #19  
Destin, FL 32541

P: 850-837-4753

F: 850-837-4984

On Tue, Jan 27, 2026 at 8:34 AM Elise Whittenburg <[Elise@mycompassmarine.com](mailto:Elise@mycompassmarine.com)> wrote:

Check check. I'm on it! Seems unlikely that we'll be able to get that done by tomorrow - so let me know if anything comes up at the meeting. Thank you for your help.

**Elise Whittenburg**

Office Manager

Compass Marine Group

Direct 850-376-2861



---

**From:** Becky Carver <[admin@holidayisleimprovement.com](mailto:admin@holidayisleimprovement.com)>  
**Sent:** Tuesday, January 27, 2026 6:14 AM  
**To:** Elise Whittenburg <[Elise@mycompassmarine.com](mailto:Elise@mycompassmarine.com)>  
**Subject:** Re: 605 Choctaw Drive

I had to send the meeting notice to the committee yesterday afternoon, which included the application. If the updated information is not available prior to the meeting on Wednesday afternoon, the committee will table it until the next meeting, on February 11, 2026 (because they will not be able to approve anything until they have the information).

Becky Carver  
Administrative Assistant  
Holiday Isle Improvement Association, Inc.  
225 Main Street #19  
Destin, FL 32541

P: 850-837-4753  
F: 850-837-4984

On Mon, Jan 26, 2026 at 3:51 PM Elise Whittenburg <[Elise@mycompassmarine.com](mailto:Elise@mycompassmarine.com)> wrote:

No problem. I can get those things for you. Do you want to put the application to the side until we have those items?

Totally up to you. Whatever you think is best.

**Elise Whittenburg**  
Office Manager  
Compass Marine Group  
Direct 850-376-2861



---

**From:** Becky Carver <[admin@holidayisleimprovement.com](mailto:admin@holidayisleimprovement.com)>  
**Sent:** Monday, January 26, 2026 1:53 PM  
**To:** Elise Whittenburg <[Elise@mycompassmarine.com](mailto:Elise@mycompassmarine.com)>  
**Subject:** Re: 605 Choctaw Drive

Good Afternoon:

This is the first chance that I have had to look at the application submitted for 605 Choctaw Dr. I anticipate that the committee will ask for the following:

- An aerial drawing showing the elevated deck in relation to the rear property line (I see the "X" over the western slip of the site plan provided, but nothing is stated specifically to delineate the actual dimensions of the covered area.
- This same aerial drawing should include a separate measurement to show the distance from the from the eastern property line to the elevated deck (it looks like it would be  $12.5' + 5' = 17.5'$ , but the committee will want to see the total stated on the plan)
- A side elevation drawing indicating both the location of the rear property line, along with a measurement of the overall height as measured from the MWHL.

Thank you!

Becky Carver  
Administrative Assistant  
Holiday Isle Improvement Association, Inc.  
225 Main Street #19  
Destin, FL 32541

P: 850-837-4753  
F: 850-837-4984

On Thu, Jan 15, 2026 at 8:35 AM Elise Whittenburg <[Elise@mycompassmarine.com](mailto:Elise@mycompassmarine.com)> wrote:

Hi Becky,

Attached please find the permit application and supporting documents for the marine project at 605 Choctaw Dr.

Thank You,

**Elise Whittenburg**  
Office Manager  
Compass Marine Group  
Direct 850-376-2861



---

**From:** Becky Carver <[admin@holidayisleimprovement.com](mailto:admin@holidayisleimprovement.com)>

**Sent:** Wednesday, January 14, 2026 6:25 AM

**To:** Elise Whittenburg <[Elise@mycompassmarine.com](mailto:Elise@mycompassmarine.com)>

**Subject:** Re: 605 Choctaw Drive

Good Morning:

The marine portion of the project at 605 Choctaw Dr needs to be approved on its own.

Becky Carver  
Administrative Assistant  
Holiday Isle Improvement Association, Inc.  
225 Main Street #19  
Destin, FL 32541

P: 850-837-4753

F: 850-837-4984

On Tue, Jan 13, 2026 at 4:36 PM Elise Whittenburg <[Elise@mycompassmarine.com](mailto:Elise@mycompassmarine.com)> wrote:

Hi Ms. Becky,

We have a marine project starting at 605 Choctaw. Its my understanding they have house plans already approved. Do we need to submit a separate building permit for the marine project? Or did it get approved during the home submission?

Thank You,



# Community Development Planning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: [planning@cityofdestin.com](mailto:planning@cityofdestin.com)

February 13, 2026

**SUBJECT: Notification of Harbor & Waterways Board Application (PZ-2026-5) –Residential Marine Construction – 605 Choctaw Dr.**

Dear Property Owner:

This letter is to notify you of a Proposed Marine Construction Project at **605 Choctaw Dr.** The Marine Construction application requires Harbor & Waterways Board review and recommendation. **The application will be heard by the Harbor & Waterways Board at 5:30 p.m. at the Destin City Hall Annex, 4100 Indian Bayou Trail on February 26, 2026 (tentative).**

As an owner of property located near this project, *Destin Land Development Code (LDC) Sections 2.17.00 & 11.05.01.S* require a written notice providing you with the following information. This project proposes the construction of approximately 59 linear feet of marginal dock, 6 feet wide, along the seawall to your property line; therefore, the City is requesting your input on the matter. If you would like to provide any comments you may respond by sending an email to the email address listed below, or by appearing before the Harbor & Waterways Board at the meeting.

*This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide a response to the email address provided below.*

1. Name of Owner: Brice Ronald
2. Name of Agent: Elise Whittenburg, Compass Marine Group
3. Address of Project: 605 Choctaw Dr.
4. Parcel ID Number: 00-2S-24-2180-000E-0610
5. Project Description: The construction of approximately 59 linear feet of marginal dock, 6 feet wide along the seawall.
6. Location of Application Package: To request that a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a Public Records Request (PRR) online: <http://www.cityofdestin.com/forms.aspx?fid=121>

If you have any questions or concerns regarding this letter, please do not hesitate to contact me at (850) 842-4647 or via email at [Planning@cityofdestin.com](mailto:Planning@cityofdestin.com).

Sincerely,

Sherry Burney  
Planner



CC: David Prichard, Community Development Director  
Planning Project File





## COMMUNITY DEVELOPMENT DEPARTMENT

## AGENDA ITEM

**HARBOR AND WATERWAYS BOARD MEETING DATE:** February 26, 2026

**TYPE OF AGENDA ITEM:** Action

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**TO:** Harbor and Waterways Board

**THRU:** Kimberly Kopp, City Attorney  
Daniel Butler, Principal Planner

**FROM:** Sherry Burney, Planner

**SUBJECT:** 82 Indian Bayou Dr, Residential Marine Construction, PZ-2026-15

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**BACKGROUND:**

Mid Bay Homes LLC has applied for Harbor and Waterways Board review. The proposed project includes the construction of a new residential dock, totaling approximately 490 square feet.

The applicant seeks a recommendation for approval from the Harbor and Waterways Board for a residential marine construction project proposing a new residential dock with:

Total Square Feet:	490 SF
Total Number of Piers or Docks:	1
Total Length:	60 LF
Total Slip Density:	2
Located in:	Indian Bayou

**DISCUSSION:**

The applicant requests Harbor and Waterways Board review for residential marine construction located at 82 Indian Bayou Dr. within Indian Bayou.

The Harbor and Waterways Board is being asked to review the proposed Marine project per Land Development Code ***Section 11.05.01 - General regulations; prohibitions*** and ***Section 11.05.02 – Permitting procedures***. Below are Staff’s findings with respect to ***Section 11.05.01*** and ***Section 11.05.02***; items not applicable to this project are marked “Not Applicable.”

***11.05.01. General regulations; prohibitions.*** *This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities within and contiguous to the Harbor and waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:*

- A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.

*Staff response: The applicant has submitted for authorization from all appropriate agencies.*

- B. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

*Staff response: Not applicable.*

- C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to. Additionally, this is a proposed residential dock; therefore, no fuel/oil shall be sold here.*

- F. No new or existing dock shall be constructed or modified such that the length of any pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The width of Indian Bayou at the location of which this dock is to be placed is approximately 304 feet. The proposed new dock will be four feet (4') in width, extending 60 feet (60') waterward from the mean-high water line (MHWL). The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The width of Indian Bayou at the location of which this dock is to be placed is approximately 304 feet. The proposed dock will be four feet (4') in width, extending 60 feet (60') waterward from the mean-high water line. The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless the dock is equipped with a sewage pump-out.

**Staff response:** *Not applicable.*

- J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- K. No boat shall be moored in the Harbor or waterways of Destin such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- L. No dock shall be constructed such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

**Staff response:** Total waterfront footage is approximately 100 LF. Therefore, the proposed dock length is less than the width of the lot at the MHWL.

- i. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

**Staff response:** Not applicable.

- ii. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above.

**Staff response:** Not applicable.

- N. No dock shall be constructed or modified such that slip density exceeds one slip per eight linear feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

**Staff response:** The proposed marine construction would be providing two (2) slips; therefore, compliant with this requirement.

- O. No boat or vessel, entering into, exiting or operating within Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other people within Destin Harbor, or would contribute to any adjacent land erosion.

**Staff response:** This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

- P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.

**Staff response:** This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

- Q. No pier shall extend more than six feet into a canal right-of-way.

**Staff response:** Not applicable

- R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.

**Staff response:** This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

- S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their

response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

**Staff response:** *Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026. As proposed, the riparian rights of others are not interfered with.*

- T. No dock shall unreasonably interfere with the riparian rights of others.

**Staff response:** *Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026. As proposed, the riparian rights of others are not interfered with.*

- U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.

**Staff response:** *Not applicable.*

- V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

**Staff response:** *Not applicable.*

- W. No construction shall be allowed, which violates any provision of the Standard Building Code, as adopted by the City.

**Staff response:** *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

- X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.

**Staff response:** *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

- Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- Z. No lot, or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection **11.05.01.M.2.**

*Staff response: Not applicable.*

Pursuant to **Section 11.05.03, Land Development Code (LDC)**, all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The applicant shall be responsible for the condition and repair of permitted docks and failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

**PUBLIC COMMENT:**

Staff have received no comments from the public to date.

**A. Link to Strategic Goals /Objectives:**

IV. Enhanced quality of life and safety for families.

**B. Effect on Budget (EOB):**

N/A

**C. Level of Service (LOS):**

N/A

**CONCLUSION:**

The applicant requests the Harbor and Waterways Board recommendation for approval for a residential marine construction project located at 82 Indian Bayou Dr. Additionally, the applicant provided the Self-Certification file from the Florida Department of Environmental Protection (FDEP), File No.: 0462568001EE, which also states that no United States Army Corps of Engineers (USACE) review is required.

City Staff reviewed the application and determined that the plans comply with **LDC Section 11.05.00, Marina Siting**, and the Coastal Management Element of the City's Comprehensive Plan (**Coastal Management Element Policy 6-1.1.6**).

**RECOMMENDED MOTION:**

I move that the Harbor and Waterways Board recommend that City Council approve the proposed residential marine construction project at 82 Indian Bayou Dr. for the construction of a new residential dock, totaling approximately 490 square feet.

1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and
2. All regulations of the City's Marina Siting **LDC Section 11.05.00** shall be followed at all times.

**ALTERNATIVE MOTION:**

I move that the Harbor and Waterways Board recommend that City Council deny the proposed residential marine construction project at 82 Indian Bayou Dr.

**Attachments:**

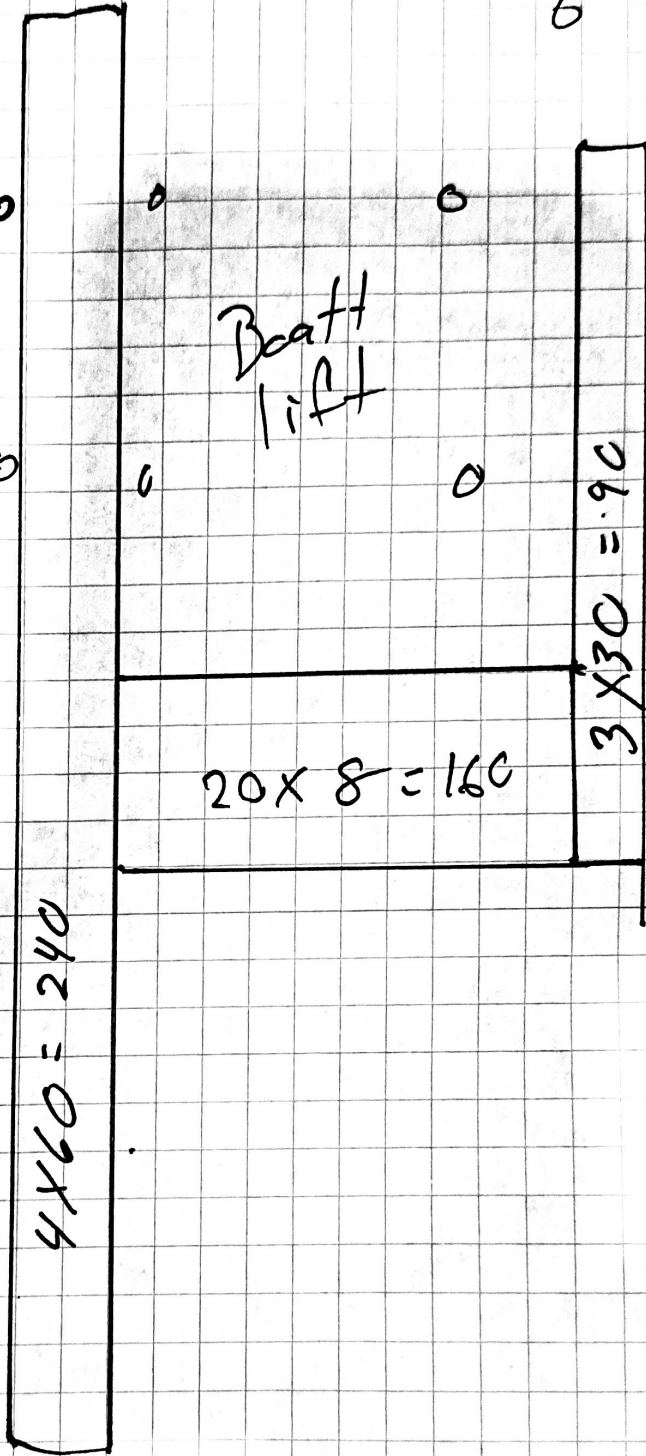
1. Scaled & Dimensioned Plans
2. Boundary Survey
3. FDEP Authorization

**ITEM # \_\_\_\_\_**

4. Proof of Ownership
5. Agent Affidavit
6. Existing Conditions
7. Adjacent Property Notification

Boat lift

Boat lift



$$\begin{array}{r} 190 \\ 160 \\ \hline 240 \\ 490 \end{array}$$

sqft of  
coverage

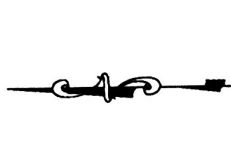
CERTIFICATE OF AUTHORIZATION No. 1488  
 CHOCTAW ENGINEERING, INC.  
 ENGINEERING • ENVIRONMENTAL • SURVEYING  
 121 TAYLOR AVENUE  
 FORT WALTER BEACH, FLORIDA 32117  
 P.O. BOX 1000  
 FTS. 904-0000  
 FAX: 904-242-0000  
 www.choctaweng.com



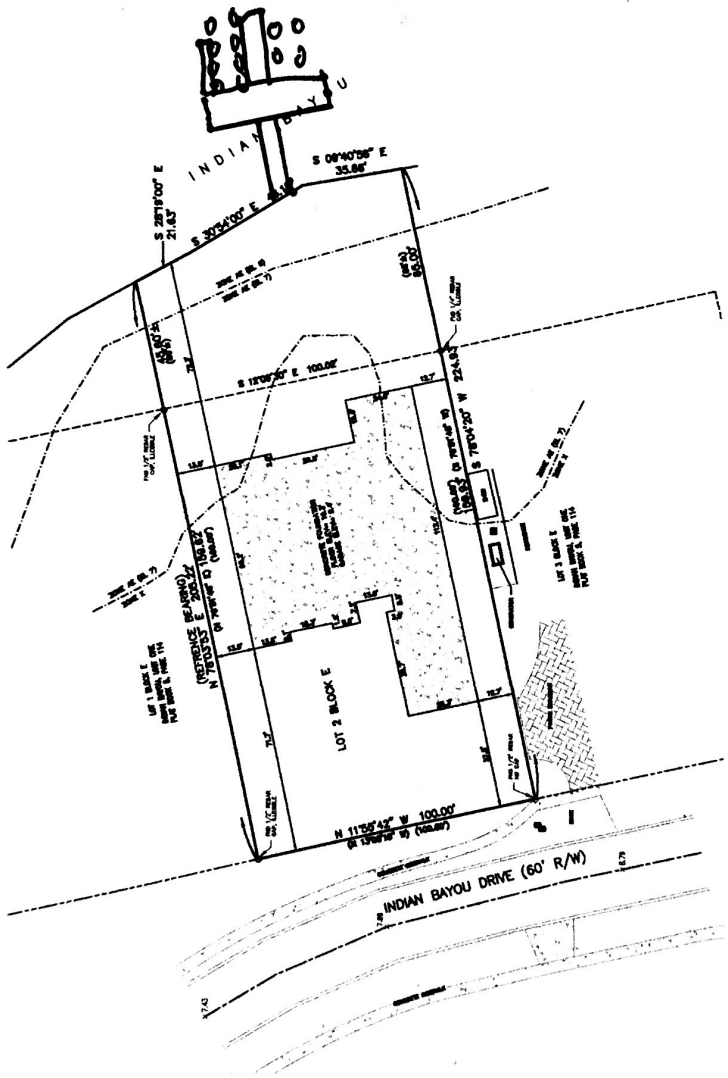
FOUNDATION SURVEY  
 JOSH HEWEN  
 LICENSE NO. 173277, Florida  
 P.M. & P.O. 14, UNINCORPORATED, TOWNSHIP 2 SOUTH  
 RANGE 23 WEST, DALLAS COUNTY, FLORIDA

BRAM E. PADOCK, Professional Surveyor & Mapper  
 License No. 173277, Florida  
 173277, Florida  
 173277, Florida  
 173277, Florida

Scale	1" = 40'
Date	11/11/11
Drawn	MSB
Checked	MSB
Project	FOUNDATION SURVEY
Client	PSM



- LEGEND
- 1. LOT 2, BLOCK E, MOYAM BRANCH, UNIT ONE
  - 2. LOT 3, BLOCK E, MOYAM BRANCH, UNIT ONE
  - 3. LOT 4, BLOCK E, MOYAM BRANCH, UNIT ONE
  - 4. LOT 5, BLOCK E, MOYAM BRANCH, UNIT ONE
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  - 98. LOT 99, BLOCK E, MOYAM BRANCH, UNIT ONE
  - 99. LOT 100, BLOCK E, MOYAM BRANCH, UNIT ONE



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THIS SURVEY WAS MADE UNDER THE AUTHORITY OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, LICENSE NO. 173277, FLORIDA.

DATE OF SURVEY: 11/11/11

DATE OF PLOTTING: 11/11/11

DATE OF PRINTING: 11/11/11

SCALE: 1" = 40'

PROJECT: FOUNDATION SURVEY

CLIENT: PSM

DRAWN BY: MSB

CHECKED BY: MSB

DATE: 11/11/11

PSM  
 FACILITY SURVEYING & MAPPING, INC.  
 1000 W. 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 (303) 733-1111  
 www.psm-survey.com



**FLORIDA DEPARTMENT OF  
Environmental Protection**

**Ron DeSantis**  
Governor

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

**Alexis A. Lambert**  
Secretary

**Receipt for Submission**

**SELF-CERTIFICATION FOR A PROJECT AT A  
PRIVATE, RESIDENTIAL SINGLE-FAMILY DOCK**

**07/10/2025**

Self-Certification File No.: **0462568001EE**

File Name: **82 Indian Bayou Dr. Destin, FL 32541 - Self Cert Exempt Dock with Boat Lift(s)  
(General)**

Dear **Joshua Reiker**: On **07/10/2025** you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Single-Family Dock ERP Exemption Self Certification Process for a project at private, single-family residence located at:

LAT - Degrees: **30** Minutes: **23** Seconds: **58.7656**  
LONG - Degrees: **-86** Minutes: **26** Seconds: **57.7266**  
SITE ADDRESS: **82 Indian Bayou Dr. Destin, FL 32541**  
COUNTY: **Okaloosa**

For:

**Joshua Reiker**  
**4137 Belcourt Dr. Destin, FL 32541**

You have certified that the project you propose to construct at the above location meets all the conditions of the Self-Certification Process. A project that is built in conformance to those conditions (attached for reference) will:

1. Qualify for a regulatory exemption under Section 403.813(1)(b) of the Florida Statutes (F.S.) and Chapter 62-330, Florida Administrative Code (F.A.C.). As such, it is exempt from the need to obtain a DEP Environmental Resource Permit.;
2. Qualify for Consent by Rule or Letter of Consent (as applicable) under Chapter 253, F.S. and Chapter 18-21, F.A.C. (and Chapter 258, F.S. and Chapter 18-20, F.A.C., if applicable), when the project is located on submerged lands owned by the State of Florida.

Your Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only for the specific project proposed, and only if the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

You have acknowledged that this Self Certification will automatically expire if:

1. Construction of the project is not completed within one year from the self-certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

Receipt of this Self-Certification constitutes authorization to use sovereignty/state-owned submerged lands, as required by rule 18-21.005, F.A.C.

The authorization must be visibly posted during all construction activities.

In waters that are accessible to manatees, obtain information on your mandatory Manatee Protection sign by [clicking here](#).

## FEDERAL STATE PROGRAMMATIC GENERAL PERMIT (SPGP)

You have certified that the project you propose to construct at the above location meets all the conditions of the SPGP Self-Certification Process and will be built in conformance to those conditions (attached for reference). Your proposed activity as certified is in compliance with the SPGP program. U.S. Army Corps of Engineers (Corps) Specific conditions apply to your project, attached. **No further permitting for this activity is required by the Corps. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.**

**Notifications to the Corps.** For all authorizations under this SPGP VI-R1, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

- a. **Commencement Notification.** Within 10 days before the date of initiating the work authorized by this permit or for each phase of the authorized project, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps
- b. **Corps Self-Certification Statement of Compliance form.** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
- c. **Permit Transfer.** When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
- d. **Reporting Address.** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.
  1. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.
  2. For electronic mail: [SAJ-RD-Enforcement@usace.army.mil](mailto:SAJ-RD-Enforcement@usace.army.mil) (not to exceed 10 MB).  
The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

This SPGP Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. You have recognized that your certification is effective only for the specific project proposed, and provided the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the SPGP Self-Certification Process. This Self-Certification will not apply if any substantial modifications are made to the project. You agree to contact the Department for review of any plans to construct additional structures or to modify the project, as changes may result in a permit being required.

You have acknowledged that this Self-Certification will automatically expire if:

1. construction of the project is not completed by midnight, July 27, 2026, unless construction commenced or a contract to construct was executed before July 27, 2026, in which case the time limit for completing the work authorized by the SPGP ends at midnight, July 27, 2027. However, in no case can construction continue for more than one year beyond the Self-Certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self-Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self-Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

If you have any questions, please contact your local Department District Office. Contact information can be found at:

[https://floridadep.gov/sites/default/files/SLERC\\_contacts\\_web\\_map\\_Q1\\_2017\\_Q.pdf](https://floridadep.gov/sites/default/files/SLERC_contacts_web_map_Q1_2017_Q.pdf).

For further information, contact the Corps directly at: <https://www.saj.usace.army.mil/Missions/Regulatory.aspx>. When referring to your project, please use the SPGP Self-Certification file number listed above.

Authority for review - an agreement with the U.S. Army Corps of Engineers entitled Coordination Agreement between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection State Programmatic General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act.

#### ADDITIONAL INFORMATION

This Self-Certification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, Water Management District, or local) that may be required for the project. Failure to obtain all applicable authorizations prior to construction of the project may result in enforcement.

If you have any questions or issues with the attached documents, please contact your local Department District Office:

Northwest District

[NWD\\_ERP\\_Applications@FloridaDEP.gov](mailto:NWD_ERP_Applications@FloridaDEP.gov)

Sincerely,

Florida Department of Environmental Protection.

#### Attachments:

FDEP Terms and Conditions

SPGP Terms and Conditions

Project Design Criteria



pdf

**648b6c4708b925ca6d74db**

**791955f99.pdf**

51 KB

pdf

**21fbcd6d2a45f07f23539e9**

**d5d6d518f.pdf**

51 KB

pdf

Tap to Download

**ProjectDesignCriteria\_1\_01.pdf**

3.5 MB

DC HHudgens  
JD Peacock II Clerk of Circuit Court Okaloosa County, FL

PREPARED BY:

MEAD LAW & TITLE  
24 Walter Martin Road NE  
Fort Walton Beach, Florida 32548  
File No: 44667TC

Property Appraiser's Parcel I.D. # 00-2S-22-1280-000E-0020

This **WARRANTY DEED** made the 25th day of June, A.D. 2024, by

**Anthony G. Clark and wife, Gina T. Clark**

whose post office address is: 90 Shirah Street, Destin, Florida 32541  
hereinafter called the grantor to

**Mid Bay Homes, LLC, a Florida limited liability company**

whose post office address is: 219 Scenic Gulf Drive, #1520, Miramar Beach, Florida 32550  
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 Okaloosa County, Florida, viz:

**LOT 2, BLOCK E, INDIAN BAYOU UNIT ONE, ACCORDING TO THE  
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 114  
THROUGH 117, INCLUSIVE, PUBLIC RECORDS OF OKALOOSA  
COUNTY, FLORIDA.**

**This conveyance is made subject to covenants, conditions, reservations, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to applicable zoning regulations and ordinances, governmental authorities' restrictions, and to real estate taxes.**

**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, 2023.**

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

[Signature]  
Anthony G. Clark

[Signature]  
Gina T. Clark

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Print Name: Tim Shepard

72 Indian Bay Dr  
Destin, FL 32541  
Address of Witness

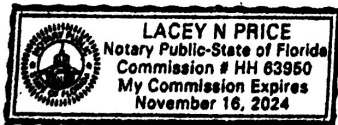
[Signature]  
Witness Print Name: Lacey N Price

4231 Canby Breeze Ln  
Crestview FL 32539  
Address of Witness

STATE OF FLORIDA

COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 25th day of June, 2024, by Anthony G. Clark and wife, Gina T. Clark



(affix notary seal)

[Signature]  
Notary Public  
Print Notary Name: Lacey N Price  
My Commission Expires: Nov 16, 24

Personally known to me \_\_\_\_\_

Produced DL as identification

**AGENT AFFIDAVIT  
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Craig Blase am  
presently the owner and/or leaseholder at 82 Indian Bayou Dr, and desiring  
to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do  
make, constitute and appoint Josh Reiker  
whose address is 4137 Belcourt Dr <sup>Destin</sup>, County of Okaloosa, State of FL,  
my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as  
my agent in any and all matters pertaining to: 82 Indian Bayou Dr Dock permit.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of  
the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing  
lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal  
representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be  
transacted in my name, and that all endorsements and instruments executed by the said attorney for the  
purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney  
and the designation "Attorney-in-Fact."

OWNER

Craig Blase  
Signature

Craig Blase  
Printed Name

STATE OF Florida

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence  or online

notarization, this 9 day of February, 2026, by  
(name of person acknowledging)

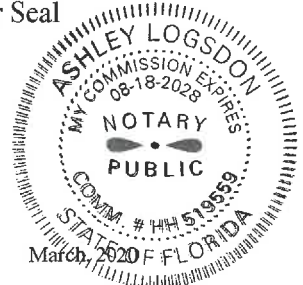
Craig Blase

Ashley Logsdon  
Signature of Notary

Ashley Logsdon  
Printed Name of Notary or Seal

Personally known \_\_\_\_\_ OR Produced Identification

Type of Identification Produced Drivers License







# Community Development Planning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: [planning@cityofdestin.com](mailto:planning@cityofdestin.com)

-+February 19, 2026

**SUBJECT: Notification of Harbor & Waterways Board Application (PZ-2026-15) – Residential Marine Construction – 82 Indian Bayou Dr.**

Dear Property Owner:

This letter is to notify you of a proposed marine construction project at **82 Indian Bayou Dr.** The Marine Construction application requires Harbor & Waterways Board review and recommendation. **The application will be heard by the Harbor & Waterways Board at 5:30 p.m. at the Destin City Hall Annex, 4100 Indian Bayou Trail on February 26, 2026.**

As an owner of property located near this project, *Destin Land Development Code (LDC) Sections 2.17.00 & 11.05.01.S* require a written notice providing you with the following information. This project proposes the construction of a new residential dock, totaling approximately 490 square feet. If you would like to provide any comments, you may respond by sending an email to the email address listed below, or by appearing before the Harbor & Waterways Board at the meeting.

*This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide a response to the email address provided below.*

1. Name of Owner: Josh Reiker
2. Name of Agent: Josh Reiker, Reiker Homes, LLC
3. Address of Project: 82 Indian Bayou Dr.
4. Parcel ID Number: 00-2S-22-1280-000E-0020
5. Project Description: the construction of a new residential dock, totaling approximately 490 square feet.
6. Location of Application Package: To request that a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a Public Records Request (PRR) online: <http://www.cityofdestin.com/forms.aspx?fid=121>

If you have any questions or concerns regarding this letter, please do not hesitate to contact me at (850) 842-4647 or via email at [Planning@cityofdestin.com](mailto:Planning@cityofdestin.com).

Sincerely,

Sherry Burney  
Planner

CC: David Prichard, Community Development Director  
Planning Project File





## COMMUNITY DEVELOPMENT DEPARTMENT

## AGENDA ITEM

**HARBOR AND WATERWAYS BOARD MEETING DATE:** February 26, 2026

**TYPE OF AGENDA ITEM:** Action

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**TO:** Harbor and Waterways Board

**THRU:** Kimberly Kopp, City Attorney  
Daniel Butler, Principal Planner

**FROM:** Sherry Burney, Planner

**SUBJECT:** 702 Harbor Blvd, Residential Marine Construction, PZ-2026-19

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**BACKGROUND:**

William F Davis Construction, Inc., on behalf of Patricia Bonezzi Revocable Trust, has applied for Harbor and Waterways Board review. The proposed project includes the removal of the existing dock, and the construction of a new residential dock with a covered boat slip, totaling approximately 1,090 square feet.

The applicant seeks a recommendation for approval from the Harbor and Waterways Board for a residential marine construction project proposing a new residential dock with a covered boat slip, containing the following:

Total Square Feet:	1,090 SF
Total Number of Piers or Docks:	1
Total Length:	68 LF
Total Slip Density:	1
Located in:	Destin Harbor

**DISCUSSION:**

The applicant requests Harbor and Waterways Board review for residential marine construction located at 702 Harbor Blvd., Destin Harbor.

The Harbor and Waterways Board is being asked to review the proposed Marine project per Land Development Code ***Section 11.05.01 - General regulations; prohibitions*** and ***Section 11.05.02 – Permitting procedures***. Below are Staff’s findings with respect to ***Section 11.05.01*** and ***Section 11.05.02***; items not applicable to this project are marked “Not Applicable.”

***11.05.01. General regulations; prohibitions.*** *This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities*

*within and contiguous to the Harbor and waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:*

- A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.

***Staff response:*** *The applicant has submitted for authorization from all appropriate agencies.*

- B. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

***Staff response:*** *Not applicable.*

- C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.

***Staff response:*** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

***Staff response:*** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

***Staff response:*** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to. Additionally, this is a proposed residential dock; therefore, no fuel/oil shall be sold here.*

- F. No new or existing dock shall be constructed or modified such that the length of any pier as completed is greater than 20 percent of the width of the Harbor or waterway at

the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The width of the harbor at the location in which this dock is to be placed is approximately 534 feet wide. The proposed new dock will be four feet (4') in width, extending 68 feet (68') waterward from the mean-high water line (MHWL). The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The width of the harbor at the location in which this dock is to be placed is approximately 534 feet wide. The proposed dock will be four feet (4') in width, extending 68 feet (68') waterward from the MHWL. The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless the dock is equipped with a sewage pump-out.

**Staff response:** *Not applicable.*

- J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- K. No boat shall be moored in the Harbor or waterways of Destin such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- L. No dock shall be constructed such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

**Staff response:** *Total waterfront footage is approximately 75 LF. The proposed dock length of 68 feet (68') is less than the width of the lot at the MHWL.*

- i. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

**Staff response:** *Not applicable.*

- ii. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above.

**Staff response:** *Not applicable.*

- N. No dock shall be constructed or modified such that slip density exceeds one slip per eight linear feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

**Staff response:** *The proposed marine construction contains only one (1) slip. Therefore, this requirement has been complied with.*

- O. No boat or vessel, entering into, exiting or operating within Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other people within Destin Harbor, or would contribute to any adjacent land erosion.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- Q. No pier shall extend more than six feet into a canal right-of-way.

**Staff response:** *Not applicable.*

- R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

**Staff response:** *Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026. As proposed, the riparian rights of others are not interfered with.*

- T. No dock shall unreasonably interfere with the riparian rights of others.

**Staff response:** *Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026. As proposed, the riparian rights of others are not interfered with.*

- U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.

**Staff response:** *Not applicable.*

- V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

**Staff response:** *Not applicable.*

- W. No construction shall be allowed, which violates any provision of the Standard Building Code, as adopted by the City.

**Staff response:** *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

- X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.

**Staff response:** *Applicant must obtain an approved Marine Construction Permit prior to any construction.*

- Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- Z. No lot, or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection **11.05.01.M.2**.

**Staff response:** *Not applicable.*

Pursuant to **Section 11.05.03, Land Development Code (LDC)**, all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The applicant shall be responsible for the condition and repair of permitted docks and failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

**PUBLIC COMMENT:**

Staff have received no comments from the public to date.

**A. Link to Strategic Goals /Objectives:**

IV. Enhanced quality of life and safety for families.

**B. Effect on Budget (EOB):**

N/A

**C. Level of Service (LOS):**

N/A

**CONCLUSION:**

The applicant requests the Harbor and Waterways Board recommendation for approval for a residential marine construction project located at 702 Harbor Blvd. Additionally, the applicant provided approval from the Florida Department of Environmental Protection (FDEP), File No.: 0468382-001-EG/66, along with an email confirming United States Army Corps of Engineers (USACE) proof of submittal (ENG-4345).

City Staff reviewed the application and determined that the plans comply with **LDC Section 11.05.00, Marina Siting**, and the Coastal Management Element of the City's Comprehensive Plan (**Coastal Management Element Policy 6-1.1.6**).

**RECOMMENDED MOTION:**

I move that the Harbor and Waterways Board recommend that City Council approve the proposed residential marine construction project at 702 Harbor Blvd, for the removal of the existing dock, and the construction of a new residential dock with a covered boat slip, totaling approximately 1,090 square feet, with the following conditions:

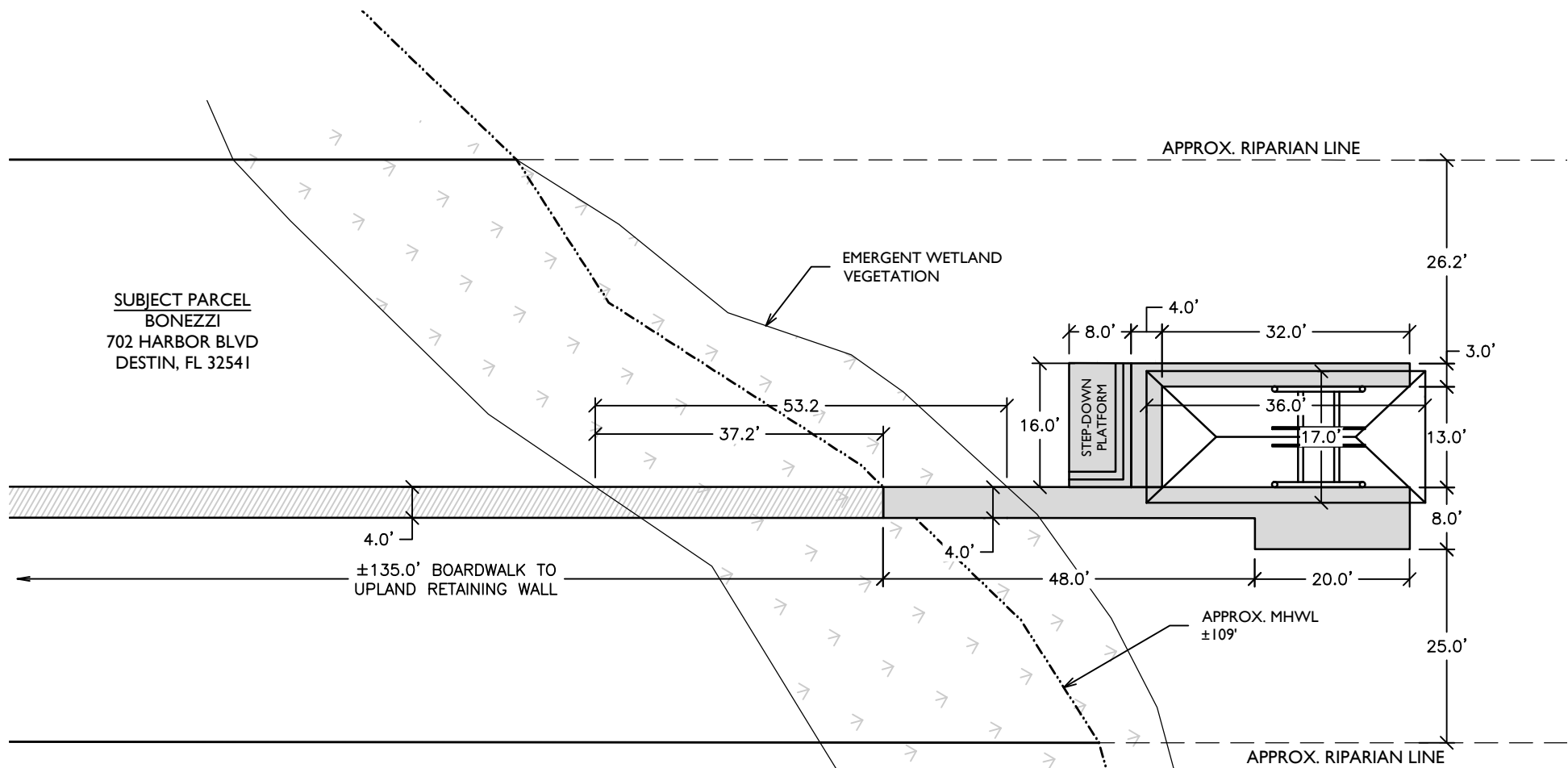
1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and
2. All regulations of the City's Marina Siting **LDC Section 11.05.00** shall be followed at all times.

**ALTERNATIVE MOTION:**

I move that the Harbor and Waterways Board recommend that City Council deny the proposed residential marine construction project at 702 Harbor Blvd.

**Attachments:**

1. Scaled & Dimensioned Plans
2. Boundary Survey
3. FDEP Authorization
4. Proof of Ownership
5. USACE Submission
6. Existing Conditions
7. Agent Affidavit
8. Adjacent Property Notification



**SUBJECT PARCEL**  
**BONEZZI**  
 702 HARBOR BLVD  
 DESTIN, FL 32541

PREEMPTED AREA CALCS:	
48'x4' ACCESS PIER	= 192 S.F.
20'x8' TERMINAL PLATFORM	= 160 S.F.
8'x16' STEP-DOWN PLATFORM	= 128 S.F.
16'x4' ACCESS WALK	= 64 S.F.
32'x3' CATWALK	= 96 S.F.
32'x13' COVERED BOAT SLIP	= 416 S.F.
17'x2' ROOF OVERHANG	= 34 S.F.
<b>TOTAL</b>	<b>= 1,090 S.F.</b>

702 HARBOR BLVD, BONEZZI DOCK

PLAN VIEW  
 JOB NO.: 2025.017

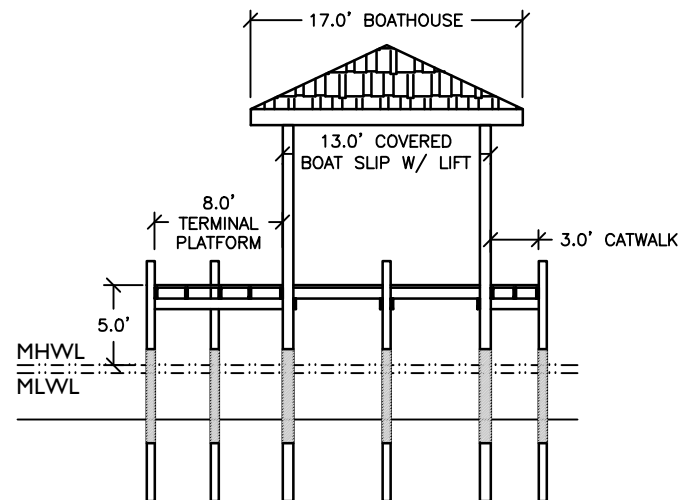
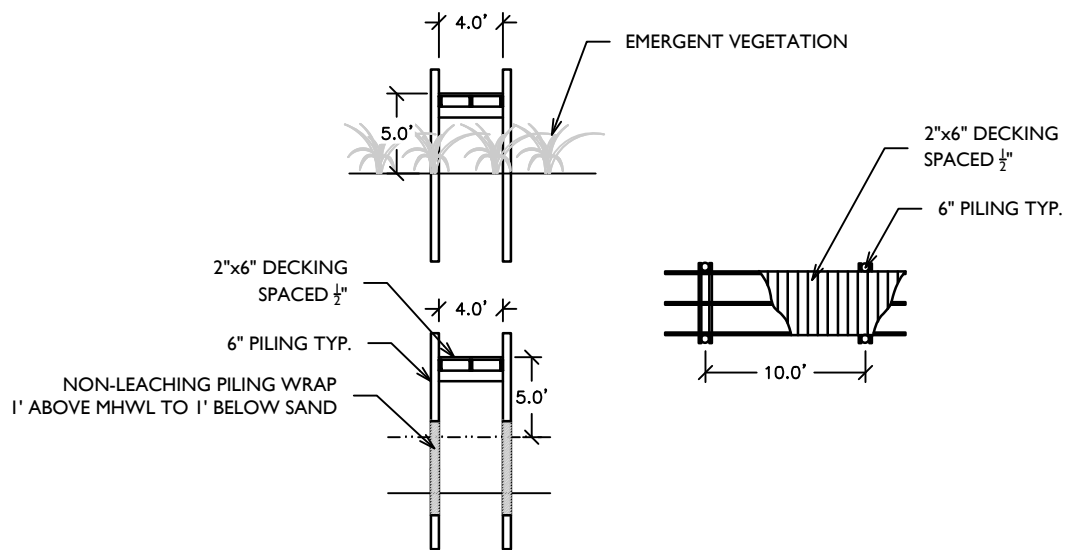
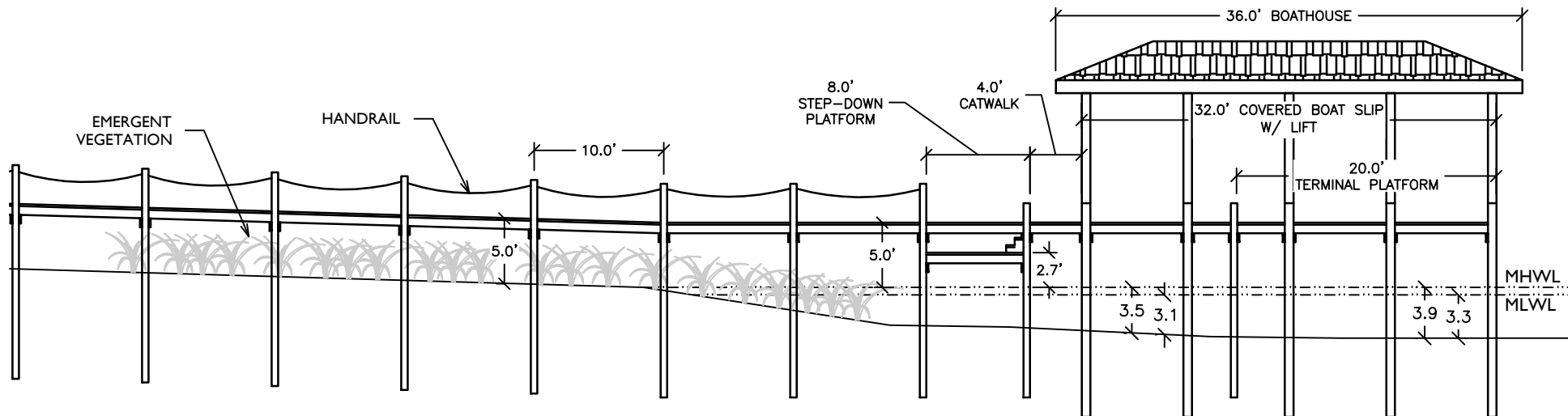
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SHEET: 4 OF 5

**OAKHURST**  
**CONSULTING**

JASON@OAKHURSTCONSULT.COM





702 HARBOR BLVD, BONEZZI DOCK

DOCK TYPICAL

JOB NO.: 2025.017

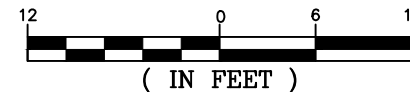
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SHEET: 5 OF 5

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM







Jason Taylor &lt;jason@oakhurstconsult.com&gt;

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**Department of the Army Application for Department of the Army (DA) Permit (ENG 4345) Request - Bonezzi Dock, 702 Harbor Blvd, Destin - Dock**

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rrs@usace.army.mil &lt;rrs@usace.army.mil&gt;

Sun, Jan 25, 2026 at 6:07 PM

To: pbonezzi@gmail.com, jason@oakhurstconsult.com

The U.S. Army Corps of Engineers, Jacksonville District has received your submission for a Application for Department of the Army (DA) Permit (ENG 4345) through the Regulatory Request System. The U.S. Army Corps of Engineers Regulatory program is committed to providing you with the highest level of public service.

Your request will be processed in the order it was received, and the assigned project manager will contact you if any additional information is required to complete the review of your request.

General information about the U.S. Army Corps of Engineers' Regulatory Program is available on the Regulatory Request System homepage at: <https://rrs.usace.army.mil>

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This mailbox is not monitored. If you have any questions, please contact your assigned project manager or reach out the Jacksonville District directly.



Jason Taylor &lt;jason@oakhurstconsult.com&gt;

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**Department of the Army Application for Department of the Army (DA) Permit (ENG 4345) Request - Bonezzi Dock, 702 Harbor Blvd, Destin - Dock**

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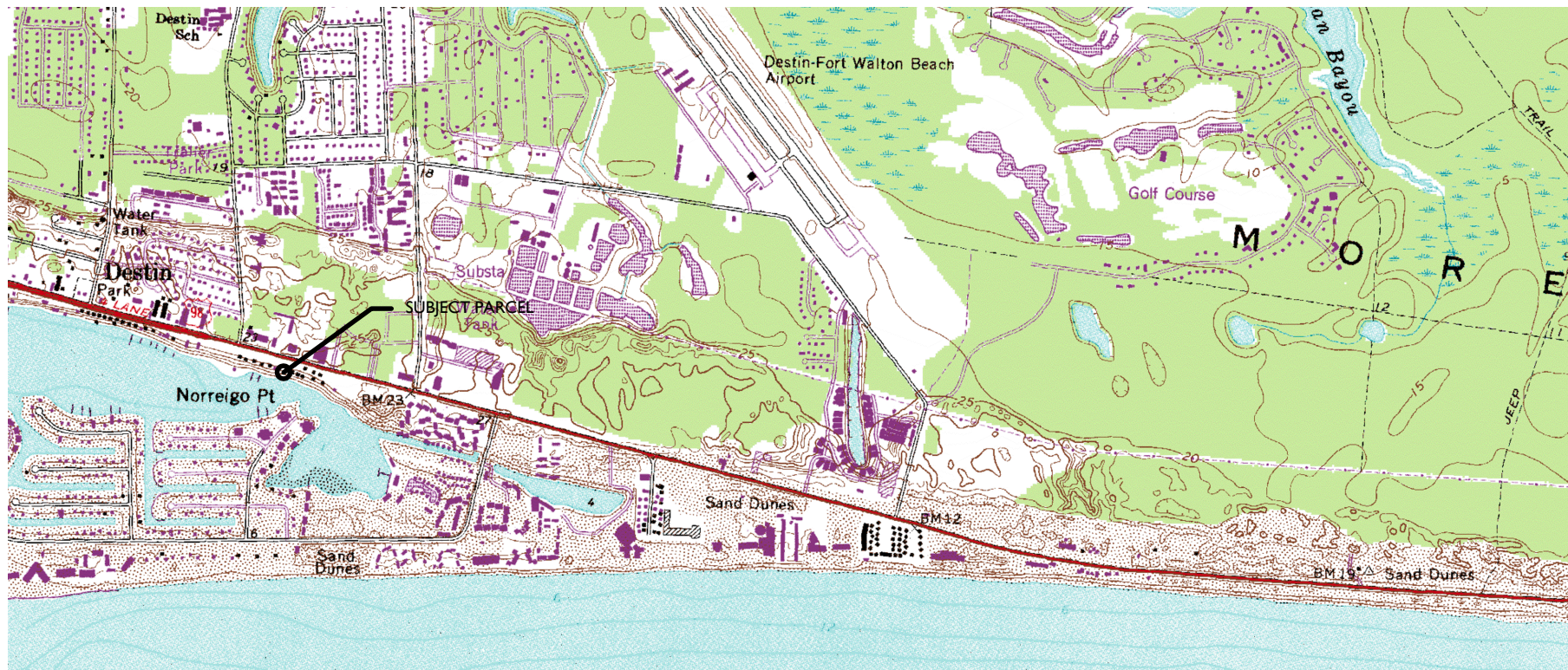
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PROPERTY INFO

PID: 00-2S-22-0700-000F-0030  
 SITUS: 702 HARBOR BLVD  
 DESTIN, FL 32541  
 LAT: 30.3901249  
 LONG: -86.4900815

DRAWING INDEX

- 1- SITE LOCATION & SHEET INDEX
- 2-EXISTING SITE CONDITIONS
- 3-PLAN VIEW DEPICTED ONTO AERIAL
- 4-PLAN VIEW
- 5-PROFILE TYP.

RECORD OWNER

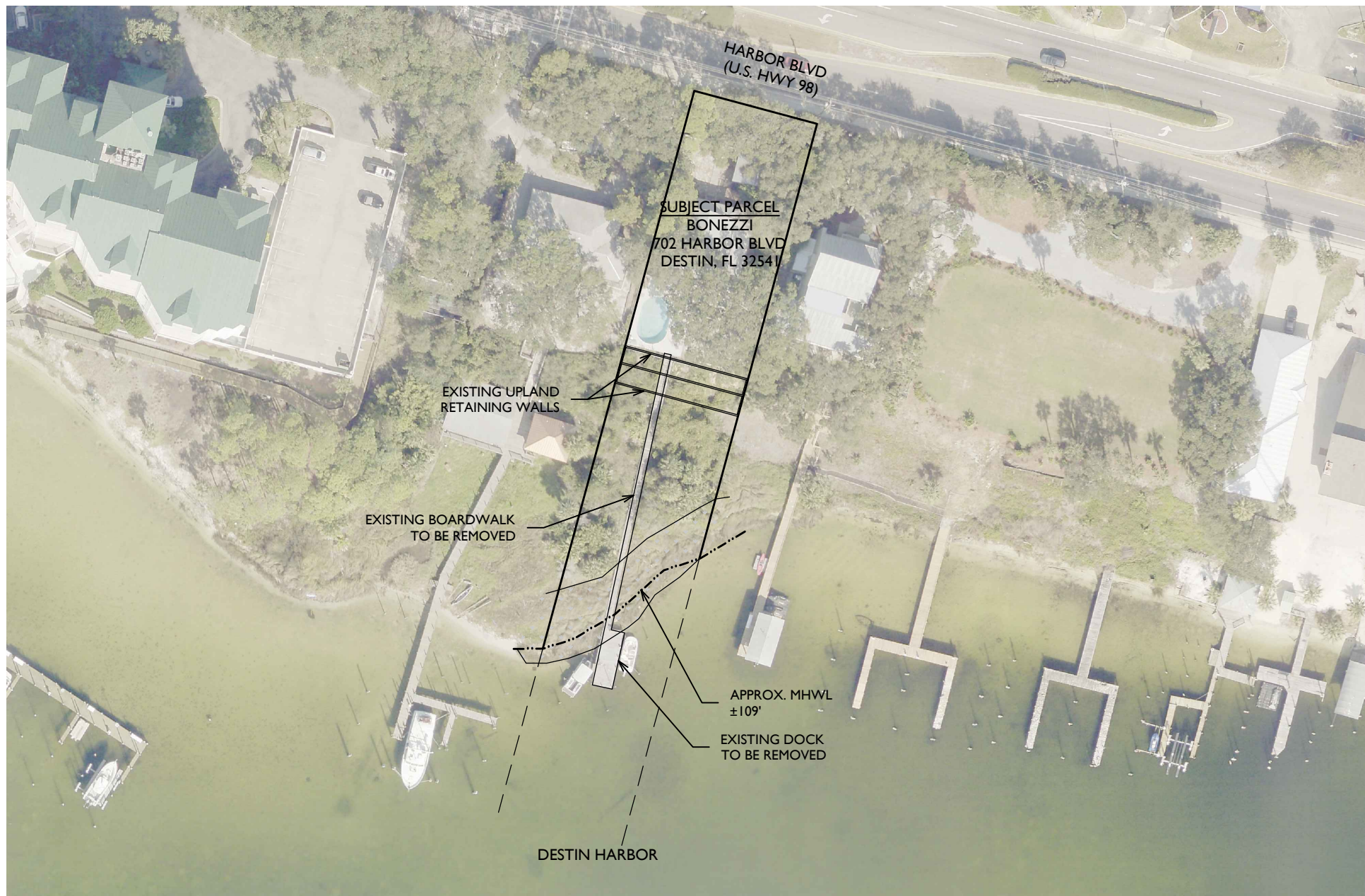
BONEZZI PATRICIA L REVOCABLE RUST  
 622 HARBOR BLVD #310  
 DESTIN FL 32541

702 HARBOR BLVD, BONEZZI DOCK  
 SITE LOCATION & DRAWING INDEX  
 JOB NO.: 2025.017  
 DRAWN BY: JAT      DRAWING DATE: 01.16.2026  
 SHEET: 1 OF 5

OAKHURST  
 CONSULTING

JASON@OAKHURSTCONSULT.COM





702 HARBOR BLVD, BONEZZI DOCK

EXISTING SITE CONDITIONS

JOB NO.: 2025.017

DRAWN BY: JAT

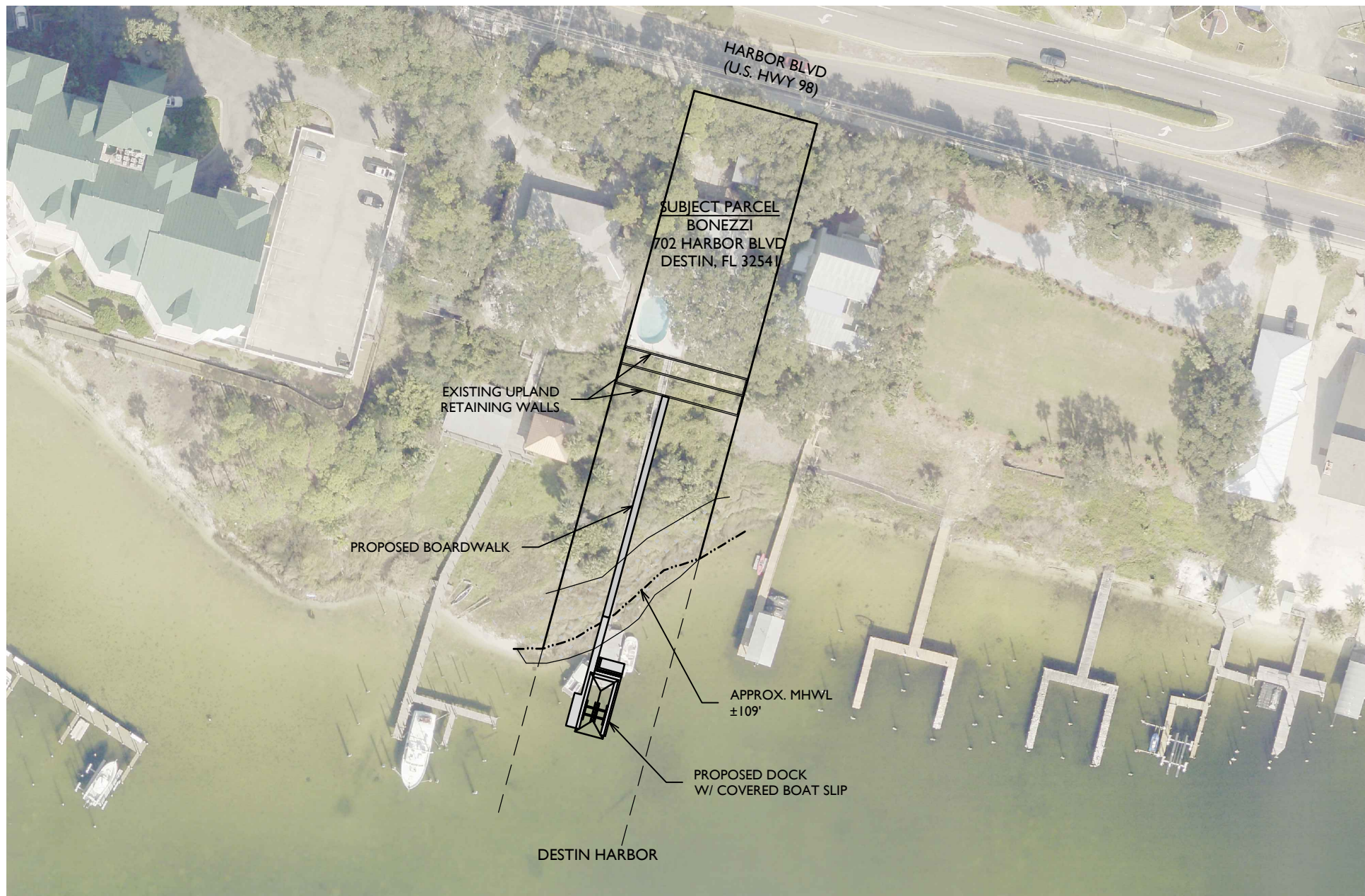
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SHEET: 2 OF 5

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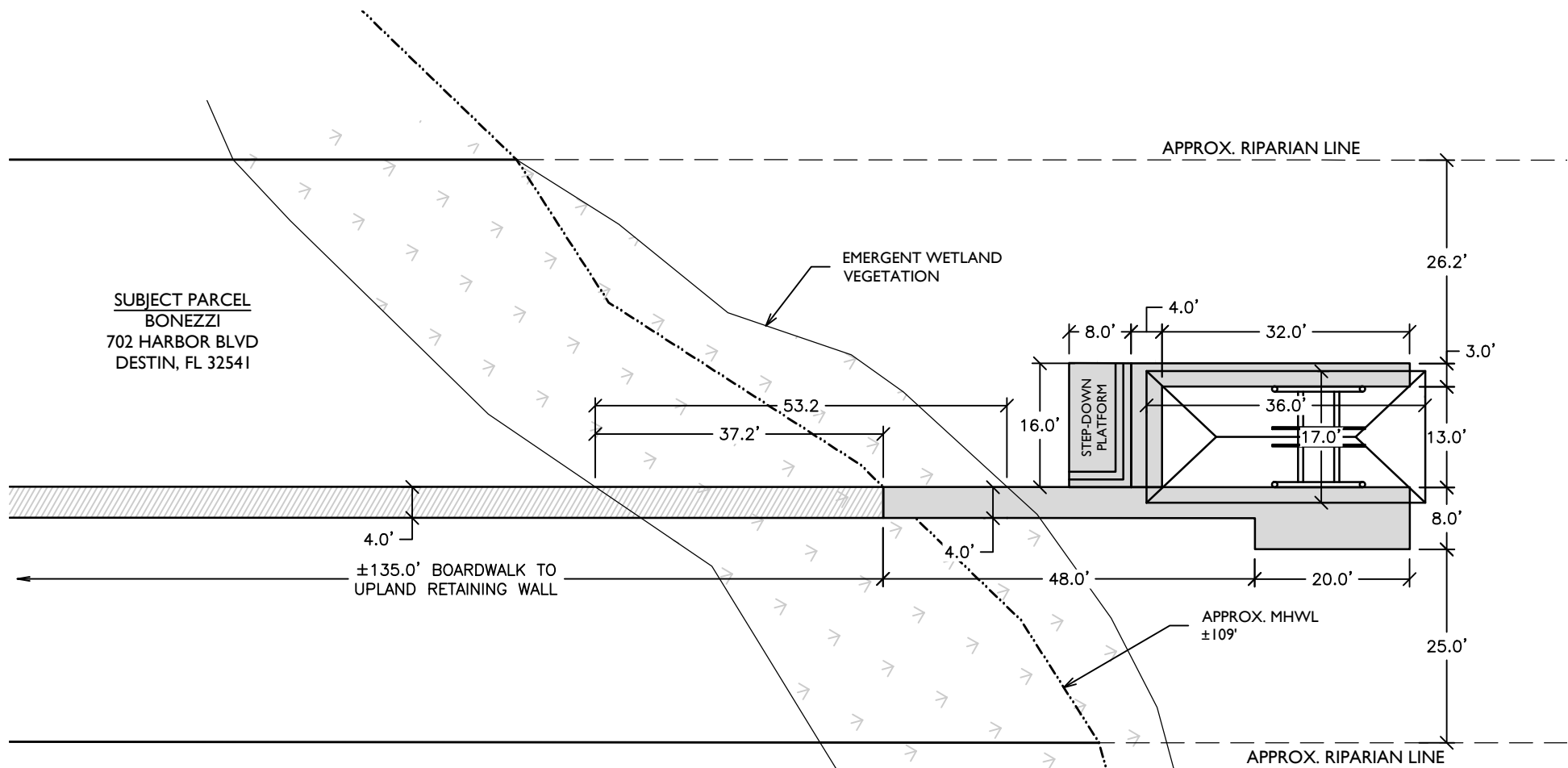


702 HARBOR BLVD, BONEZZI DOCK  
PLAN VIEW DEPICTED ONTO AERIAL  
JOB NO.: 2025.017  
DRAWN BY: JAT      DRAWING DATE: 01.16.2026  
SHEET: 3 OF 5

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





**SUBJECT PARCEL**  
**BONEZZI**  
 702 HARBOR BLVD  
 DESTIN, FL 32541

PREEMPTED AREA CALCS:	
48'x4' ACCESS PIER	= 192 S.F.
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702 HARBOR BLVD, BONEZZI DOCK

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 JOB NO.: 2025.017

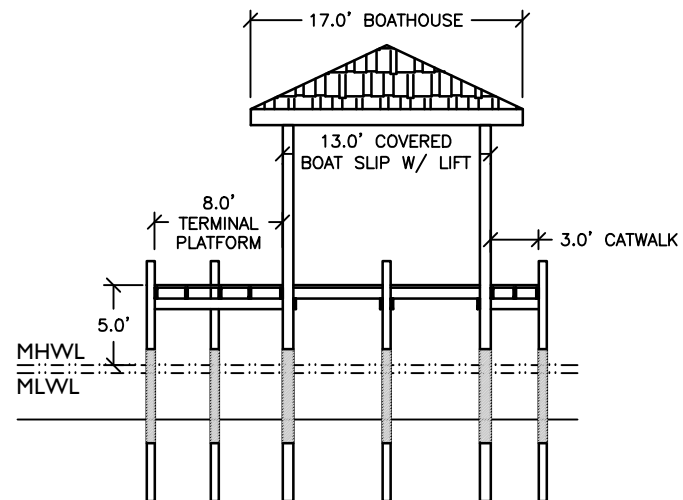
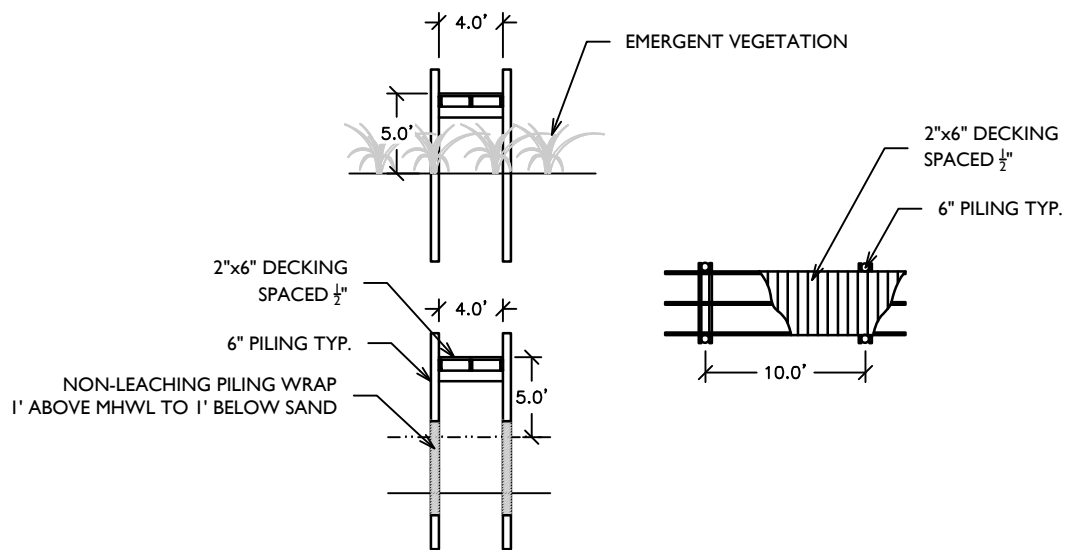
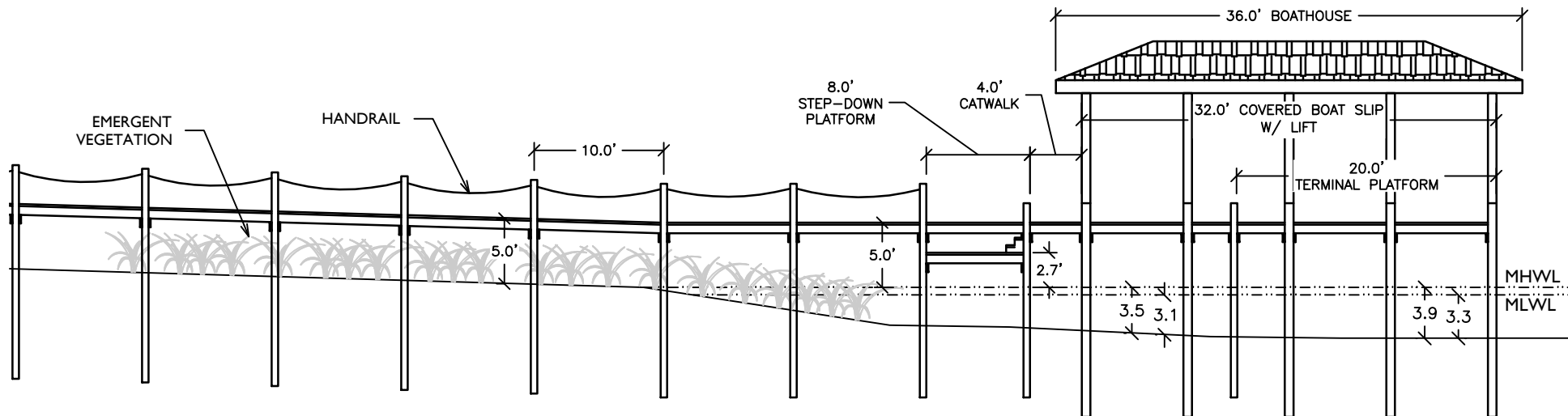
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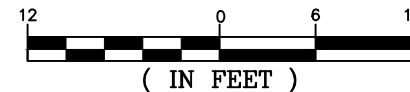




702 HARBOR BLVD, BONEZZI DOCK  
 DOCK TYPICAL  
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**Department of the Army Application for Department of the Army (DA) Permit (ENG 4345) Request - Bonezzi Dock, 702 Harbor Blvd, Destin - Dock**

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PETER BOYLAN TRUST  
708 HARBOR BLVD E  
DESTIN FL 32541

DAVID KREBS  
712 PLANET DR  
DESTIN FL 32541



## COMMUNITY DEVELOPMENT DEPARTMENT

## AGENDA ITEM

**HARBOR AND WATERWAYS BOARD MEETING DATE:** February 26, 2026

**TYPE OF AGENDA ITEM:** Action

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**TO:** Harbor and Waterways Board

**THRU:** Kimberly Kopp, City Attorney  
Daniel Butler, Principal Planner

**FROM:** Sherry Burney, Planner

**SUBJECT:** 823 Cross St, Residential Marine Construction, PZ-2026-24

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**BACKGROUND:**

Benjamin Causton has applied for Harbor and Waterways Board review. The proposed project includes the addition of approximately 404 square feet of new residential marine construction to the existing dock.

The applicant seeks a recommendation for approval from the Harbor and Waterways Board for a residential marine construction project proposing a 404 square foot addition to the existing residential dock with:

Total Square Feet:	404 SF
Total Number of Piers or Docks:	1
Total Length:	79 LF
Total Slip Density:	0
Located in:	Marler Bayou

**DISCUSSION:**

The applicant requests Harbor and Waterways Board review for residential marine construction located at 823 Cross St, within Marler Bayou.

The Harbor and Waterways Board is being asked to review the proposed Marine project per Land Development Code **Section 11.05.01 - General regulations; prohibitions** and **Section 11.05.02 – Permitting procedures**. Below are Staff’s findings with respect to **Section 11.05.01** and **Section 11.05.02**; items not applicable to this project are marked “Not Applicable.”

***11.05.01. General regulations; prohibitions.*** *This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities within and contiguous to the Harbor and waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:*

- A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.

*Staff response: The applicant has submitted for authorization from all appropriate agencies.*

- B. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

*Staff response: Not applicable.*

- C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

*Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to. Additionally, this is a proposed residential dock; therefore, no fuel/oil shall be sold here.*

- F. No new or existing dock shall be constructed or modified such that the length of any pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The proposed dock addition will extend 79 feet (79') waterward from the mean-high water line (MHWL). The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.

**Staff response:** *The proposed dock addition will extend 79 feet (79') waterward from the MHWL. The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

- H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless the dock is equipped with a sewage pump-out.

**Staff response:** *Not applicable.*

- J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- K. No boat shall be moored in the Harbor or waterways of Destin such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- L. No dock shall be constructed such that it constitutes a hazard to navigation.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

**Staff response:** *Total waterfront footage is approximately 108 LF. Therefore, the proposed dock length of 79 feet (79') is less than the width of the lot at the MHWL.*

- i. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

**Staff response:** *Not applicable.*

- ii. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above.

**Staff response:** *Not applicable.*

- N. No dock shall be constructed or modified such that slip density exceeds one slip per eight linear feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

**Staff response:** *The proposed addition would bring the total slip count up to two (2) slips. This project is compliant with this requirement.*

- O. No boat or vessel, entering into, exiting or operating within Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other people within Destin Harbor, or would contribute to any adjacent land erosion.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- Q. No pier shall extend more than six feet into a canal right-of-way.

**Staff response:** *Not applicable*

- R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.

**Staff response:** *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

- S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

**Staff response:** Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026. As proposed, the riparian rights of others are not interfered with.

- T. No dock shall unreasonably interfere with the riparian rights of others.

**Staff response:** Staff sent the Adjacent Property Notification to the neighboring properties on February 19, 2026. As proposed, the riparian rights of others are not interfered with.

- U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.

**Staff response:** Not applicable.

- V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

**Staff response:** Not applicable.

- W. No construction shall be allowed, which violates any provision of the Standard Building Code, as adopted by the City.

**Staff response:** Applicant must obtain an approved Marine Construction Permit prior to any construction.

- X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.

**Staff response:** Applicant must obtain an approved Marine Construction Permit prior to any construction.

- Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.

**Staff response:** This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

- Z. No lot, or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection **11.05.01.M.2**.

**Staff response:** Not applicable.

Pursuant to *Section 11.05.03, Land Development Code (LDC)*, all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The applicant shall be responsible for the condition and repair of permitted docks and failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

**PUBLIC COMMENT:**

Staff have received no comments from the public to date.

**A. Link to Strategic Goals /Objectives:**

IV. Enhanced quality of life and safety for families.

**B. Effect on Budget (EOB):**

N/A

**C. Level of Service (LOS):**

N/A

**CONCLUSION:**

The applicant requests the Harbor and Waterways Board recommendation for approval for a residential marine construction project located at 823 Cross St. Additionally, the applicant provided approval from the Florida Department of Environmental Protection (FDEP), File No.: 0386382-003-EG/46, along with United States Army Corps of Engineers (USACE) approval (SAJ-2020-02018).

City Staff reviewed the application and determined that the plans comply with *LDC Section 11.05.00, Marina Siting*, and the Coastal Management Element of the City's Comprehensive Plan (*Coastal Management Element Policy 6-1.1.6*).

**RECOMMENDED MOTION:**

I move that the Harbor and Waterways Board recommend that City Council approve the proposed residential marine construction project at 823 Cross St, for the addition of approximately 404 square feet to the existing residential dock, with the following conditions:

1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and
2. All regulations of the City's Marina Siting *LDC Section 11.05.00* shall be followed at all times.

**ALTERNATIVE MOTION:**

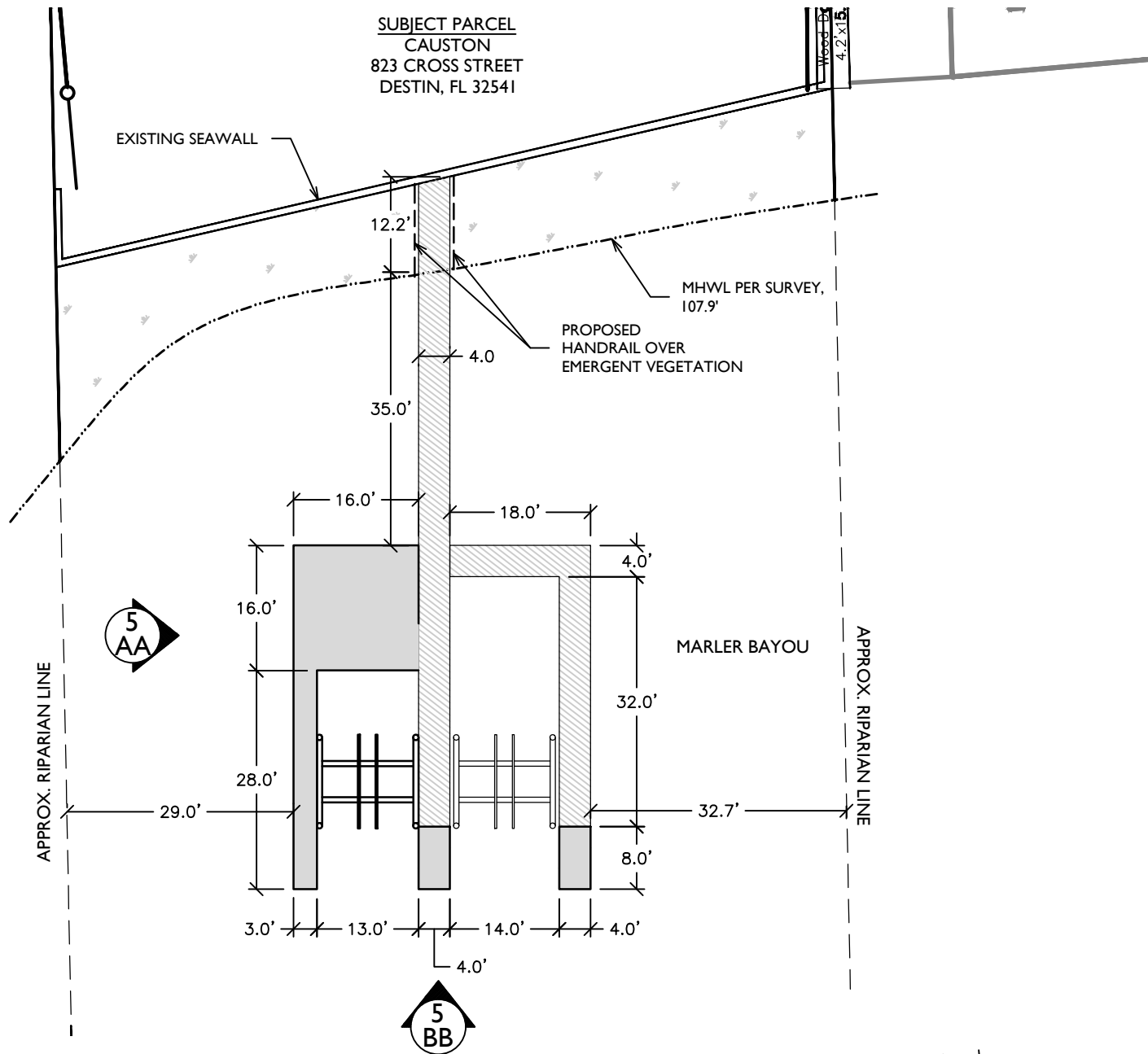
I move that the Harbor and Waterways Board recommend that City Council deny the proposed residential marine construction project at 823 Cross St.

**Attachments:**

1. Scaled & Dimensioned Plans
2. FDEP Authorization
3. Proof of Ownership
4. Existing Conditions Image
5. Existing Conditions Plans

**ITEM # \_\_\_\_\_**

6. USACE Approval
7. Adjacent Property Notification



**PREEMPTED AREA CALCS:**

71'x4' EXISTING ACCESS PIER	= 284 S.F.
8'x4' ACCESS PIER EXTENSION	= 32 S.F.
16'x16' PLATFORM	= 256 S.F.
28'x3' CATWALK	= 84 S.F.
50'x4' EXISTING CATWALK	= 200 S.F.
8'x4' CATWALK EXTENSION	= 32 S.F.
<b>TOTAL</b>	<b>= 888 S.F.</b>

823 CROSS ST, CAUSTON DOCK ADDITION

PLAN VIEW

JOB NO.: 2025.049

DRAWN BY: JAT

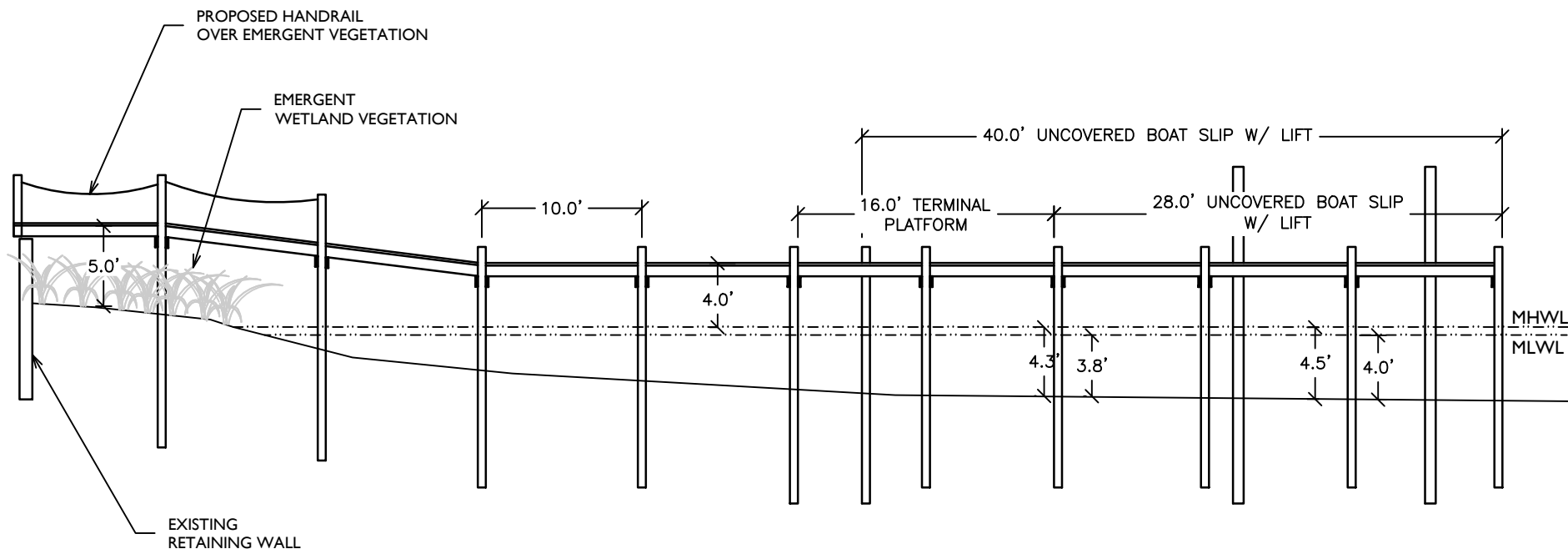
DRAWING DATE: 01.16.2026

SHEET: 4 OF 6

**OAKHURST  
CONSULTING**

JASON@OAKHURSTCONSULT.COM





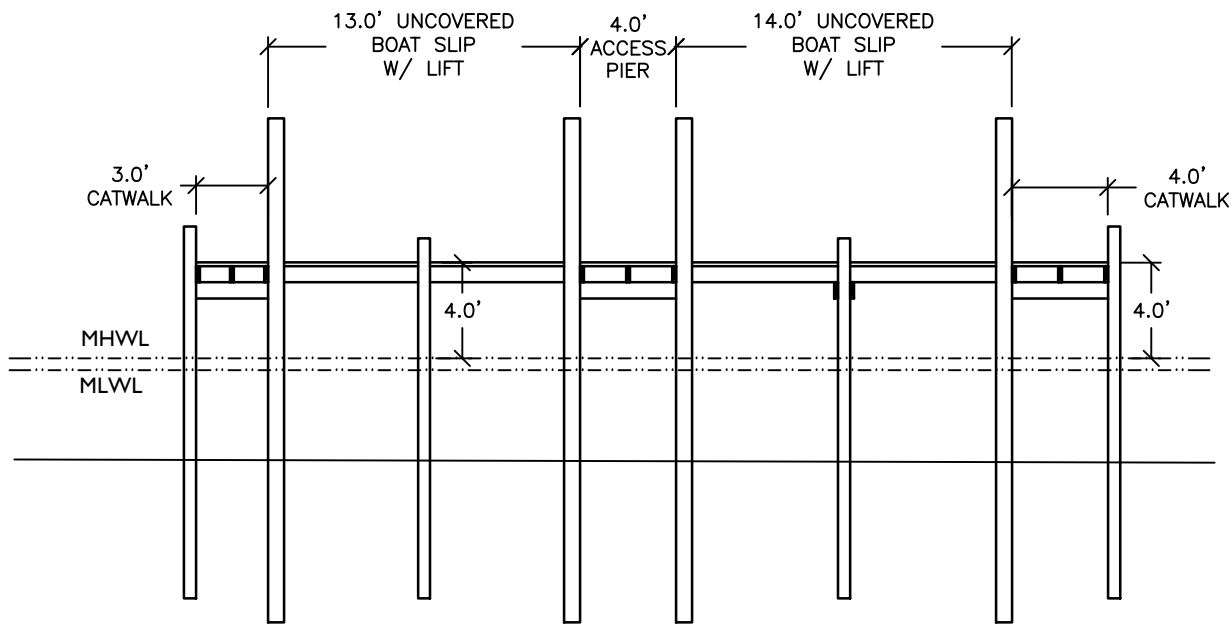
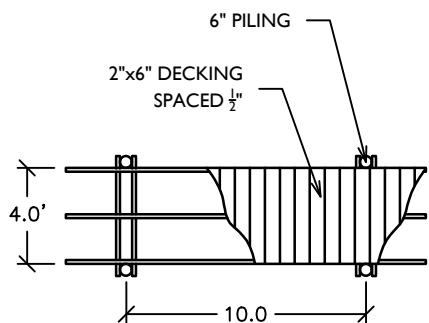
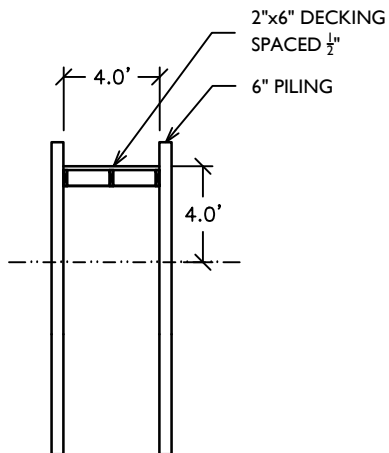
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823 CROSS ST, CAUSTON DOCK ADDITION  
DOCK PROFILE TYP.  
JOB NO.: 2025.049  
DRAWN BY: JAT DRAWING DATE: 01.16.2026  
SHEET: 5 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





SECTION BB TYP.

823 CROSS ST, CAUSTON DOCK ADDITION

SECTION TYP.

JOB NO.: 2025.049

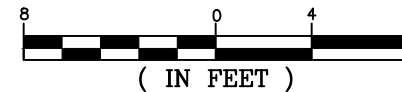
DRAWN BY: JAT

DRAWING DATE: 01.16.2026

SHEET: 6 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





# FLORIDA DEPARTMENT OF Environmental Protection

**Ron DeSantis**  
Governor

**Jay Collins**  
Lt. Governor

**Alexis A. Lambert**  
Secretary

Northwest District  
160 W. Government Street, Suite 308  
Pensacola, Florida 32502-5794

January 28, 2026

Benjamin Causton  
823 Cross St  
Destin, FL 32541  
[LBCAUSTON@gmail.com](mailto:LBCAUSTON@gmail.com)

File No. 0386382-003-EG/46, Okaloosa County

Dear Mr. Causton:

On December 22, 2025, we received your notice of intent to use a General Permit (GP), pursuant to Rule 62-330.427, Florida Administrative Code (F.A.C.) to perform the construction of a dock totaling 888 square-feet with two boat lifts, within Choctawhatchee Bay, Water Class II, 823 Cross St, Destin, Section 00, Township 2S South, Range 22 East, Okaloosa County.

Your intent to use a general permit has been reviewed by Department staff for three types of authorizations: (1) regulatory authorization, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal authorization. The authority for review and the outcomes of the reviews are listed below. Please read each section carefully.

**Your project did not qualify for the federal authorization; therefore, additional authorization may be required prior to commencement of the proposed activity. This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.**

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

## **1. Regulatory Review – Approved**

Based on the forms, drawings, and documents revised with your notice, it appears that the project meets the requirements for the General Permit under Rule 62-330.427, F.A.C. Any activities performed under a general permit are subject to general conditions required in Rule 62-330.405, F.A.C. (attached), and the specific conditions of Rule 62-330.427, F.A.C. (attached). Any deviations from these conditions may subject the permittee to enforcement action and possible penalties.

Please be advised that the construction phase of the GP must be completed within five years from the date the notice to use the GP was received by the Department. If you wish to continue this GP beyond the expiration date, you must notify the Department at least 30 days before its expiration.

Authority for review- Part IV of Chapter 373, F.S., Title 62, F.A.C. and in accordance with the operating agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C.

## **2. Proprietary Review – Granted**

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapter 253 of the Florida Statutes (F.S.) and 258, F.S. if located within an aquatic preserve, and Chapters 18-20 and 18-21 of the Florida Administrative Code.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for a letter of consent under Section 253.77, Florida Statutes, to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein.

During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

Please be advised that any use of sovereign submerged lands without specific prior authorization from the Board of Trustees will be considered a violation of Chapter 253, Florida Statutes and may subject the affected upland riparian property owners to legal action as well as potential fines for the prior unauthorized use of sovereign land.

Authority for review - Chapter 253 F.S., and Chapter 18-21, F.A.C., and Section 62-330.075, F.A.C. as required.

## **3. Federal Review- Not Included**

Your proposed activity as outlined in your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit VI-R1. **SEPARATE permit(s)** or authorization **may be required** from the U.S. Army Corps of Engineers.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

### **3.2 Coastal Zone Management Consistent**

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

### **3.3 Water Quality Certification Granted With Conditions**

This permit also constitutes a granted with conditions water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. State Water Quality Certification is granted when an activity meets all the terms and conditions of a general permit under Rule 62-330.052, F.A.C., and the applicable Rules 62-330.401 through 62-330.635, F.A.C.

### **Additional Information**

Please retain this general permit. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

### **NOTICE OF RIGHTS**

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

### **Petition for Administrative Hearing**

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;

- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us). Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

#### Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

#### Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

## EXECUTION AND CLERKING

Executed in Pensacola, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



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Una Cole  
Environmental Manager

Enclosures:

62-330.427, FAC

General Conditions for All General Permits, Ch. 62-330.405, F.A.C.

Special Consent Conditions

Project drawings, 6 pages

## CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Una Cole, FDEP, [Una.Cole@FloridaDEP.gov](mailto:Una.Cole@FloridaDEP.gov)

Chris Bickham, FDEP, [Chris.Bickham@FloridaDEP.gov](mailto:Chris.Bickham@FloridaDEP.gov)

Russell Sullivan, FDEP, [Russell.Sullivan@FloridaDEP.gov](mailto:Russell.Sullivan@FloridaDEP.gov)

Benjamin Causton, Applicant, [LBCAUSTON@GMAIL.COM](mailto:LBCAUSTON@GMAIL.COM)

Jason Taylor, Agent, [jason@oakhurstconsult.com](mailto:jason@oakhurstconsult.com)

Okaloosa County, [mmartinez@myokaloosa.com](mailto:mmartinez@myokaloosa.com), [jautrey@myokaloosa.com](mailto:jautrey@myokaloosa.com),

[sbitterman@myokaloosa.com](mailto:sbitterman@myokaloosa.com), [propertyappraiser@okaloosapa.com](mailto:propertyappraiser@okaloosapa.com), [planning@cityofdestin.com](mailto:planning@cityofdestin.com)

## FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Michelle Goldsmith  
Clerk

January 28, 2026  
Date

### **62-330.427 General Permit for Docks, Piers and Associated Structures.**

(1) A general permit is granted to any person to construct, extend, or remove a dock or pier and associated structures as described below:

(a) A private, single-family pier or dock with up to two boat lifts that, together with all existing structures on the shoreline of the property, does not exceed a total area of 2,000 square feet over surface waters. Such a structure:

1. Shall not accommodate the mooring of more than two vessels, either in the water or on a boat lift. Solely for purposes of this general permit, up to two personal watercraft as defined in section 327.02(33), F.S., may be moored in lieu of either or both allowable vessels of another type.

These limits shall not apply to the mooring, storage or other use of the dock or pier by:

a. Non-motor-powered vessels less than 16 feet in length that are stored on or under the dock or pier, or within an authorized mooring area; or

b. Personal watercraft, dinghies or similar small vessels that are stowed out of the water, upon a larger parent vessel that is moored at the dock in compliance with this general permit.

2. Shall be located such that all areas used for vessel mooring and navigational access already provide a minimum depth of two feet below the mean low water level for tidal waters, or two feet below the expected average low water depth for non-tidal waters as determined based on best available information for the water body at the project location; and

3. May include a roof over the vessel mooring areas, boat lifts, and terminal platform, or any portions thereof, subject to the applicable provisions of chapters 253 and 258, F.S., and the rules adopted thereunder. Portions of such roofs that overhang beyond the edge of decked portions of the pier or dock shall be included in the calculation of the total square footage of over-water structure allowed under paragraph (1)(a), above.

(b) A public fishing pier that does not exceed a total area of 2,000 square feet provided the structure is designed and built to discourage boat mooring by elevating the fishing pier to a minimum height of five feet above mean high water or ordinary high water, surrounding the pier with handrails, and installing and maintaining signs that state "No Boat Mooring Allowed."

(2) This general permit shall be subject to the following specific conditions:

(a) Construction or extension of the boat lift, boat mooring locations, or terminal platform, shall not occur over submerged grassbeds, coral communities or wetlands. However, the access walkway portion of the pier may traverse these resources provided it is elevated a minimum of five feet above mean high water or ordinary high water, contains handrails that are maintained in such a manner as to prevent use of the access walkways for boat mooring or access, and does not exceed a width of six feet, or a width of four feet in Aquatic Preserves;

(b) There shall be no structures enclosed by walls, screens, or doors on any side;

(c) The dock or pier will not facilitate vessel rentals, charters, or serve any other commercial purpose;

(d) There shall be no fish cleaning facilities, boat repair facilities or equipment, or fueling facilities on the structures authorized by this general permit. In addition, no overboard discharges of trash, human or animal waste, or fuel shall occur from any structures authorized by this general permit;

(e) This general permit shall not authorize the construction or extension of more than one dock or pier per parcel of land or individual lot. For the purposes of this general permit, multi-family

living complexes shall be treated as one parcel of property regardless of the legal division of ownership or control of the associated property; and

(f) Notwithstanding any other provisions of this general permit, the design, construction and operation of the dock or pier and associated vessels shall not conflict with any manatee protection plan approved and adopted under section 379.2431(2)(t), F.S.

*Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.418, 403.805(1) FS. Law Implemented 373.118(1), 373.406(5), 373.413, 373.4131, 373.414(9), 373.416, 373.418, 373.426, 403.814(1) FS. History—New 10-3-95, Formerly 62-341.427, Amended 10-1-13, 6-1-18.*

### **62-330.405 General Conditions for All General Permits**

The following general permit conditions are binding upon the permittee and are enforceable under chapter 373, F.S. These conditions do not apply to the general permit for stormwater management systems under section 403.814(12), F.S.

(1) The general permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit and may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

(2) The general permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit; and it does not authorize any violation of any other applicable federal, state, local, or special district laws (including, but not limited to, those governing the “take” of listed species).

(3) The general permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the general permit.

(4) The general permit does not relieve the permittee from liability and penalties when the permitted activity causes harm or injury to: human health or welfare; animal, plant or aquatic life; or property. It does not allow the permittee to cause pollution that violates state water quality standards.

(5) Section 253.77, F.S., provides that a person may not commence any excavation, construction, or other activity involving the use of state-owned or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required consent, lease, easement, or other form of authorization authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on state-owned lands.

(6) The authorization to conduct activities under a general permit may be modified, suspended or revoked in accordance with chapter 120, F.S., and section 373.429, F.S.

(7) The general permit is not transferable to a new third party. To be used by a different permittee, a new notice to use a general permit must be submitted in accordance with rule 62-330.402, F.A.C. Activities constructed in accordance with the terms and conditions of a general permit are automatically authorized to be operated and maintained by the permittee and subsequent owners in accordance with subsection 62-330.340(1), F.A.C. Any person holding the general

permit, persons working under the general permit, and owners of land while work is conducted under the general permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to sale, conveyance, or other transfer of ownership or control of the permitted project, activity, or the real property at which the permitted project or activity is located.

(8) Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the permitted system to ensure conformity with the plans and specifications approved by the general permit.

(9) The permittee shall maintain any permitted project or activity in accordance with the plans submitted to the Agency and authorized in the general permit.

(10) A permittee's right to conduct a specific activity under the general permit is authorized for a duration of five years.

(11) Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be implemented and maintained immediately prior to, during, and after construction as needed to stabilize all disturbed areas, including other measures specified in the permit to prevent adverse impacts to the water resources and adjacent lands. Erosion and sediment control measures shall be installed and maintained in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007)*, available at <https://www.flrules.org/Gateway/reference.asp?No=Ref-04227>, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, available at [http://publicfiles.dep.state.fl.us/DEAR/Stormwater\\_Training\\_Docs/erosion-inspectors-manual.pdf](http://publicfiles.dep.state.fl.us/DEAR/Stormwater_Training_Docs/erosion-inspectors-manual.pdf).

(12) Unless otherwise specified in the general permit, temporary vehicular access within wetlands during construction shall be performed using vehicles generating minimum ground pressure to minimize rutting and other environmental impacts. Within forested wetlands, the permittee shall choose alignments that minimize the destruction of mature wetland trees to the greatest extent practicable. When needed to prevent rutting or soil compaction, access vehicles shall be operated on wooden, composite, metal, or other non-earthen construction mats. In all cases, access in wetlands shall comply with the following:

(a) Access within forested wetlands shall not include the cutting or clearing of any native wetland tree having a diameter four inches or greater at breast height;

(b) The maximum width of the construction access area shall be limited to 15 feet;

(c) All mats shall be removed as soon as practicable after equipment has completed passage through, or work has been completed, at any location along the alignment of the project, but in no case longer than seven days after equipment has completed work or passage through that location; and

(d) Areas disturbed for access shall be restored to natural grades immediately after the maintenance or repair is completed.

(13) Barges or other work vessels used to conduct in-water activities shall be operated in a manner that prevents unauthorized dredging, water quality violations, and damage to submerged aquatic communities.

(14) The construction, alteration, or use of the authorized project shall not adversely impede

navigation or create a navigational hazard in the water body.

(15) Except where specifically authorized in the general permit, activities must not:

(a) Impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands; or

(b) Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to section 373.042, F.S., or a Works of the District established pursuant to section 373.086, F.S.

(16) If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S.

(17) The activity must be capable, based on generally accepted engineering and scientific principles, of being performed and of functioning as proposed, and must comply with any applicable District special basin and geographic area criteria.

(18) The permittee shall comply with the following when performing work within waters accessible to federally- or state-listed aquatic species, such as manatees, marine turtles, smalltooth sawfish, and Gulf sturgeon:

(a) All vessels associated with the project shall operate at "Idle Speed/No Wake" at all times while in the work area and where the draft of the vessels provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

(b) All deployed siltation or turbidity barriers shall be properly secured, monitored, and maintained to prevent entanglement or entrapment of listed species.

(c) All in-water activities, including vessel operation, must be shut down if a listed species comes within 50 feet of the work area. Activities shall not resume until the animal(s) has moved beyond a 50-foot radius of the in-water work, or until 30 minutes elapses since the last sighting within 50 feet. Animals must not be herded away or harassed into leaving. All onsite project personnel are responsible for observing water-related activities for the presence of listed species.

(d) Any listed species that is killed or injured by work associated with activities performed shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1(888)404-3922 and [ImperiledSpecies@myFWC.com](mailto:ImperiledSpecies@myFWC.com).

(e) Whenever there is a spill or frac-out of drilling fluid into waters accessible to the above species during a directional drilling operation, the FWC shall be notified at [ImperiledSpecies@myfwc.com](mailto:ImperiledSpecies@myfwc.com) with details of the event within 24 hours following detection of the spill or frac-out.

(19) The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any activity authorized by the general permit.

(20) The permittee shall immediately notify the Agency in writing of any submitted

information that is discovered to be inaccurate.

*Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.4145, 373.418, 403.805(1) FS. Law Implemented 373.044, 373.118(1), 373.129, 373.136, 373.406(5), 373.413, 373.4131, 373.414(9), 373.4145, 373.416, 373.422, 373.423, 373.429, 403.814(1) FS. History—New 10-3-95, Amended 10-1-07, Formerly 62-341.215, Amended 10-1-13, 6-1-18.*

### **Special Consent Conditions**

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.
3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.
5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

### **General Conditions for Authorizations for Activities on State-Owned Submerged Lands:**

All authorizations granted by rule or in writing under rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (j) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under chapter 253 or 258, part II, F.S.

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in sections 253.04 and 258.46, F.S., or chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in rules 68A-27.003, 68A-27.004 and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

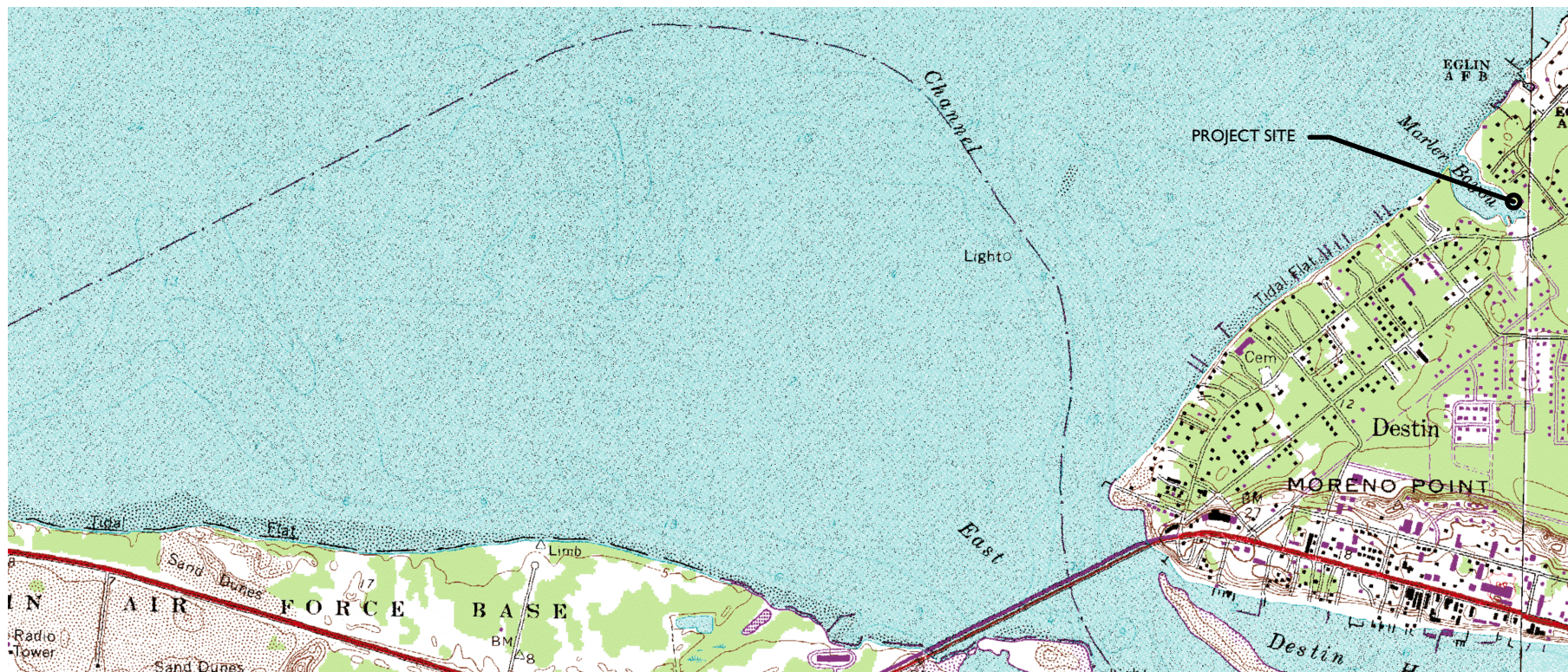
(g) Structures or activities shall not create a navigational hazard.

(h) Activities shall not interfere with the public easement for traditional uses of the sandy beaches provided in section 161.141, F.S.

(i) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(j) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

*Rulemaking Authority 253.03(7), 253.73 FS. Law Implemented 253.001, 253.03, 253.141, 253.0347, 253.665, 253.71, 253.68, 253.72, 253.74, 253.75, 253.77 FS. History—New 3-27-82, Amended 8-1-83, Formerly 16Q-21.04, 16Q-21.004, Amended 12-25-86, 1-25-87, 3-15-90, 8-18-92, 10-15-98, 12-11-01, 10-29-03, 12-16-03, 3-8-04, 10-27-05, 4-14-08, 9-1-09, 3-21-19.*



PROPERTY INFO

PID: 00-2S-22-0310-000D-0960  
 SITUS: 823 CROSS STREET  
 DESTIN, FL 32541  
 LAT: 30.4068868  
 LONG: -86.5005745

RECORD OWNER

BENJAMIN & NICOLE CAUSTON  
 823 CROSS STREET  
 DESTIN, FL 32541

DRAWING INDEX

- 1- SITE LOCATION & SHEET INDEX
- 2-EXISTING SITE CONDITIONS
- 3-PLAN VIEW DEPICTED ONTO AERIAL
- 4-PLAN VIEW
- 5-PROFILE TYP.
- 6-SECTION TYP.

823 CROSS ST, CAUSTON DOCK ADDITION

SITE LOCATION & DRAWING INDEX

JOB NO.: 2025.049

DRAWN BY: JAT

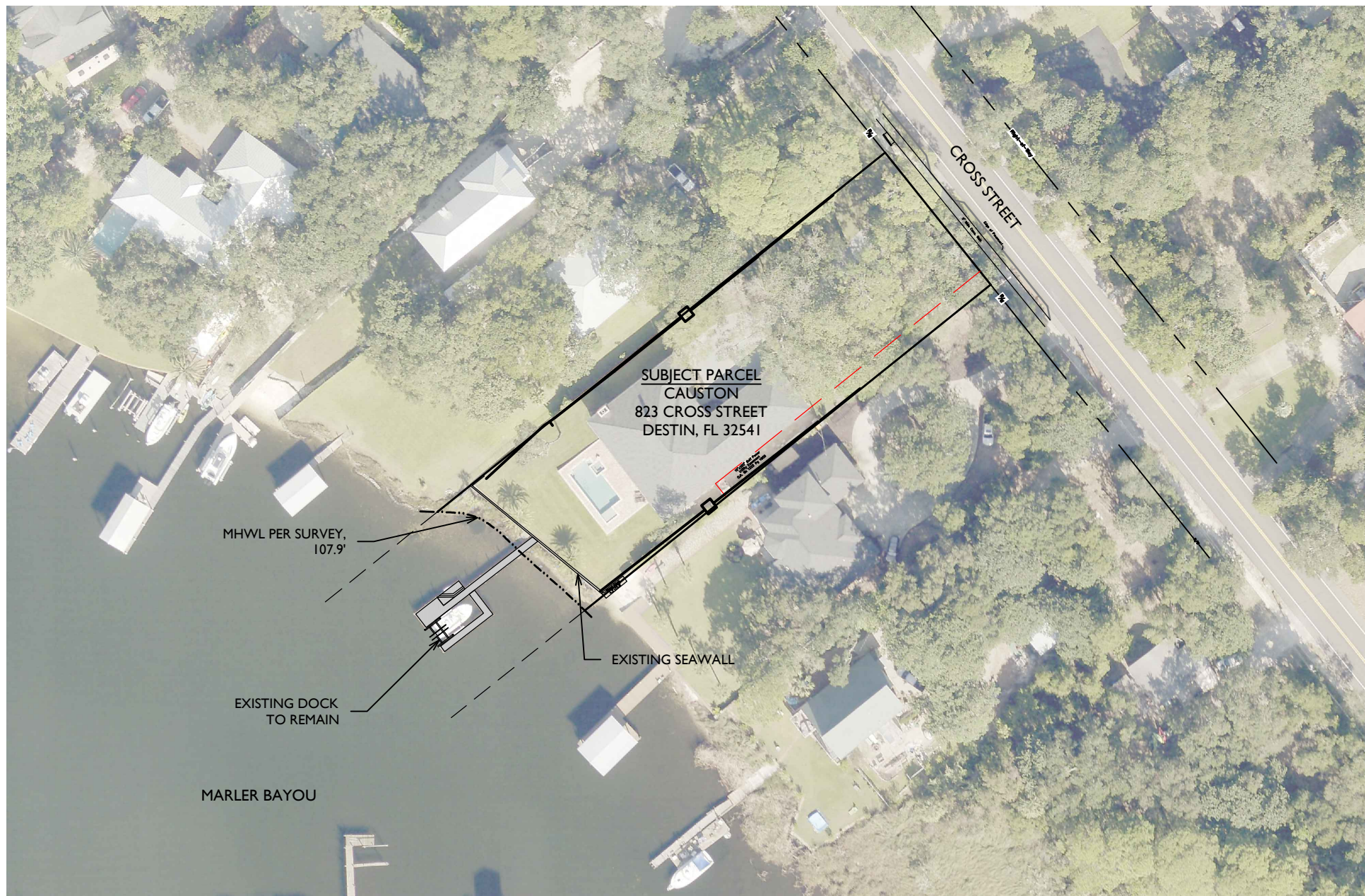
DRAWING DATE: 01.16.2026

SHEET: 1 OF 6

OAKHURST  
 CONSULTING

JASON@OAKHURSTCONSULT.COM





823 CROSS ST, CAUSTON DOCK ADDITION

EXISTING SITE CONDITIONS

JOB NO.: 2025.049

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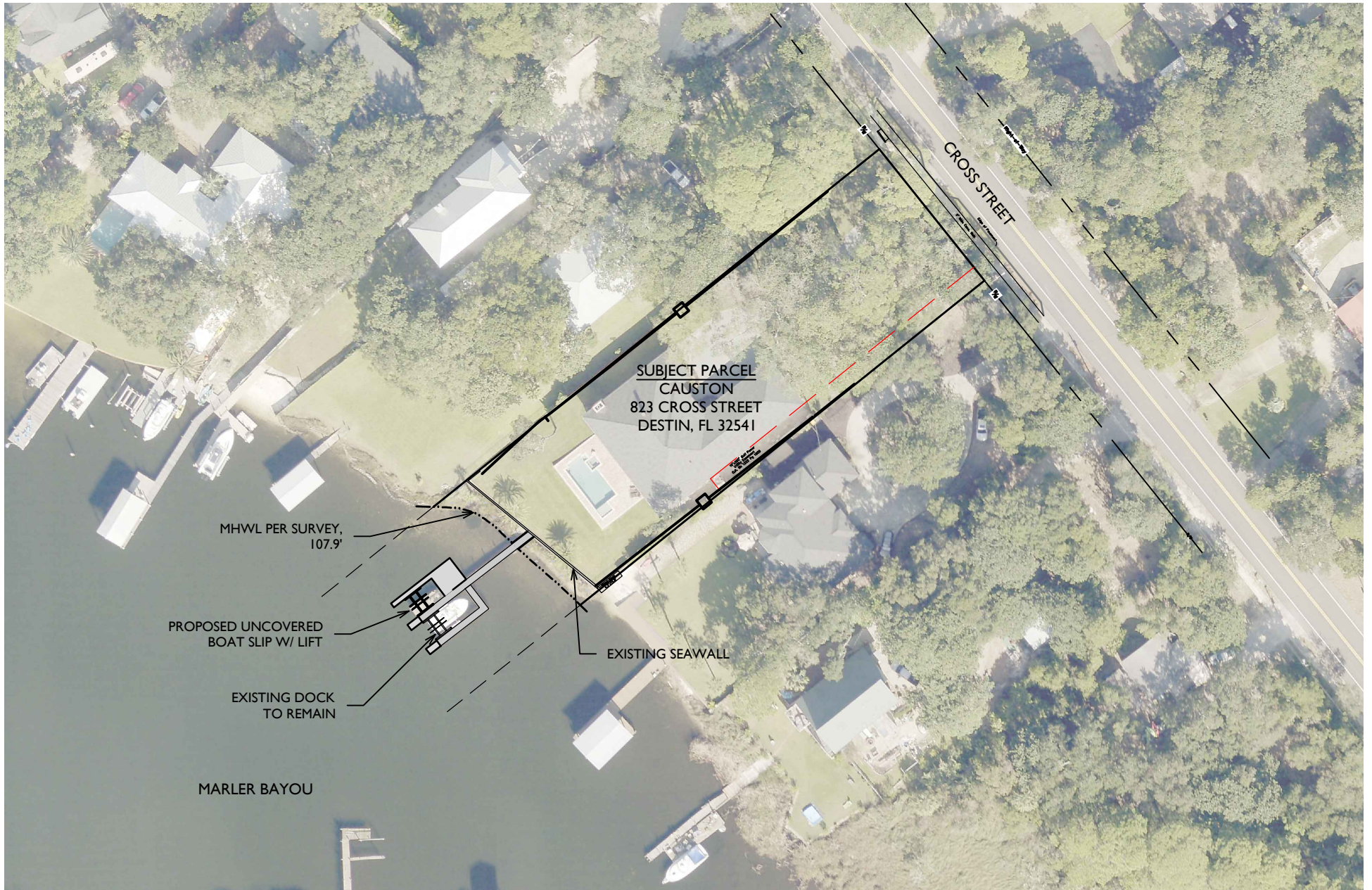
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SHEET: 2 OF 6

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823 CROSS ST, CAUSTON DOCK ADDITION

PLAN VIEW DEPICTED ONTO AERIAL

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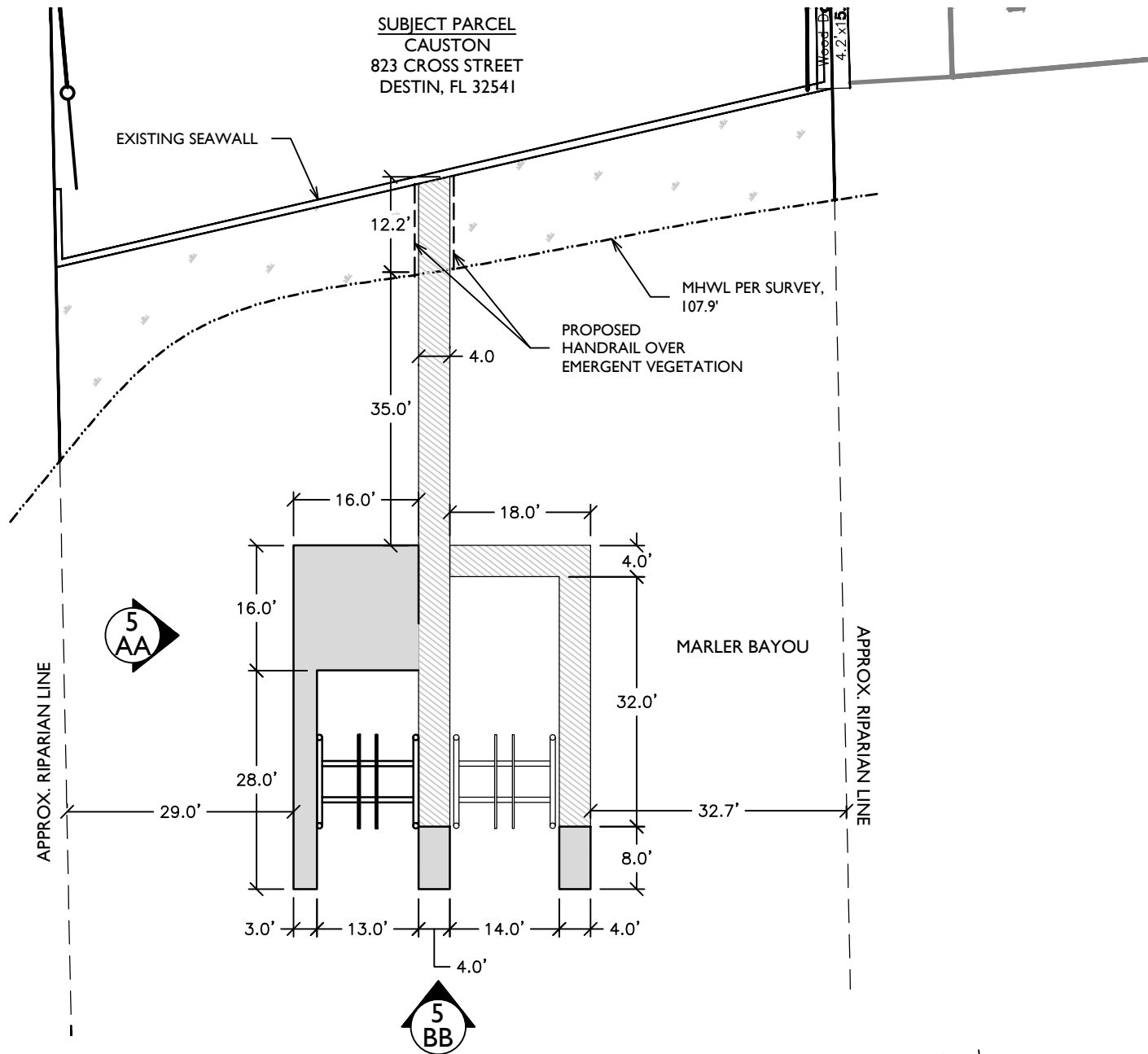
DRAWING DATE: 01.16.2026

SHEET: 3 OF 6

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PREEMPTED AREA CALCS:

71'x4' EXISTING ACCESS PIER	= 284 S.F.
8'x4' ACCESS PIER EXTENSION	= 32 S.F.
16'x16' PLATFORM	= 256 S.F.
28'x3' CATWALK	= 84 S.F.
50'x4' EXISTING CATWALK	= 200 S.F.
8'x4' CATWALK EXTENSION	= 32 S.F.
<b>TOTAL</b>	<b>= 888 S.F.</b>

823 CROSS ST, CAUSTON DOCK ADDITION

PLAN VIEW

JOB NO.: 2025.049

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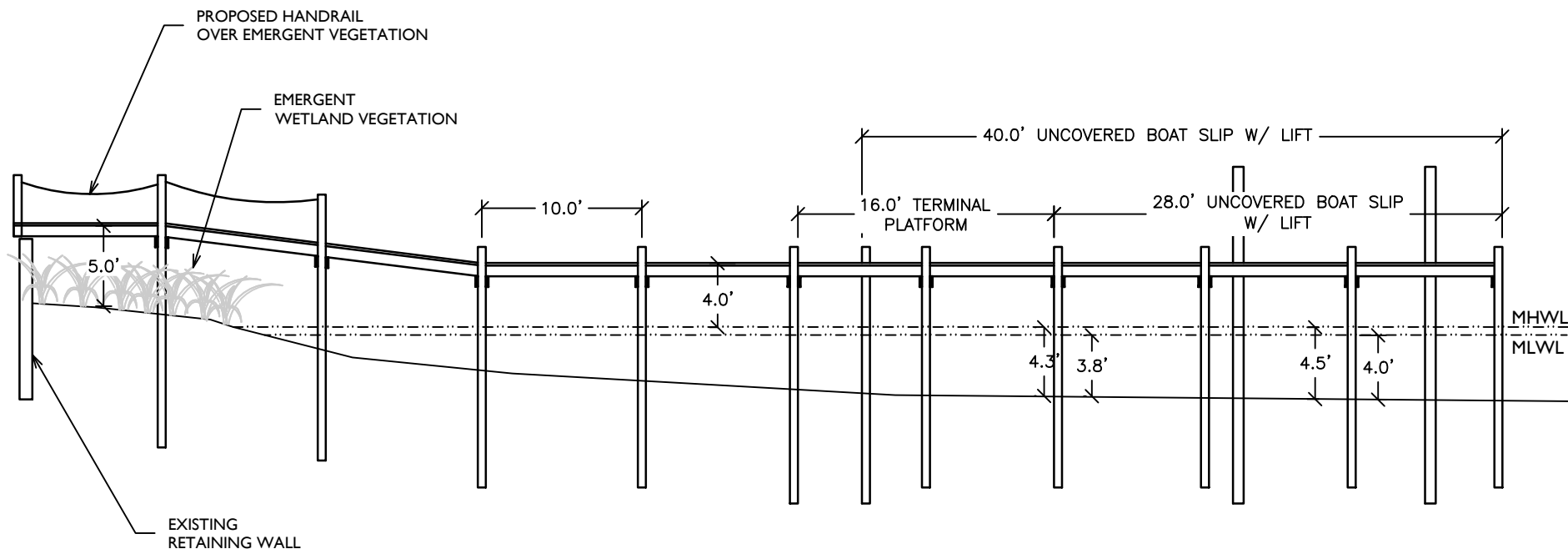
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SHEET: 4 OF 6

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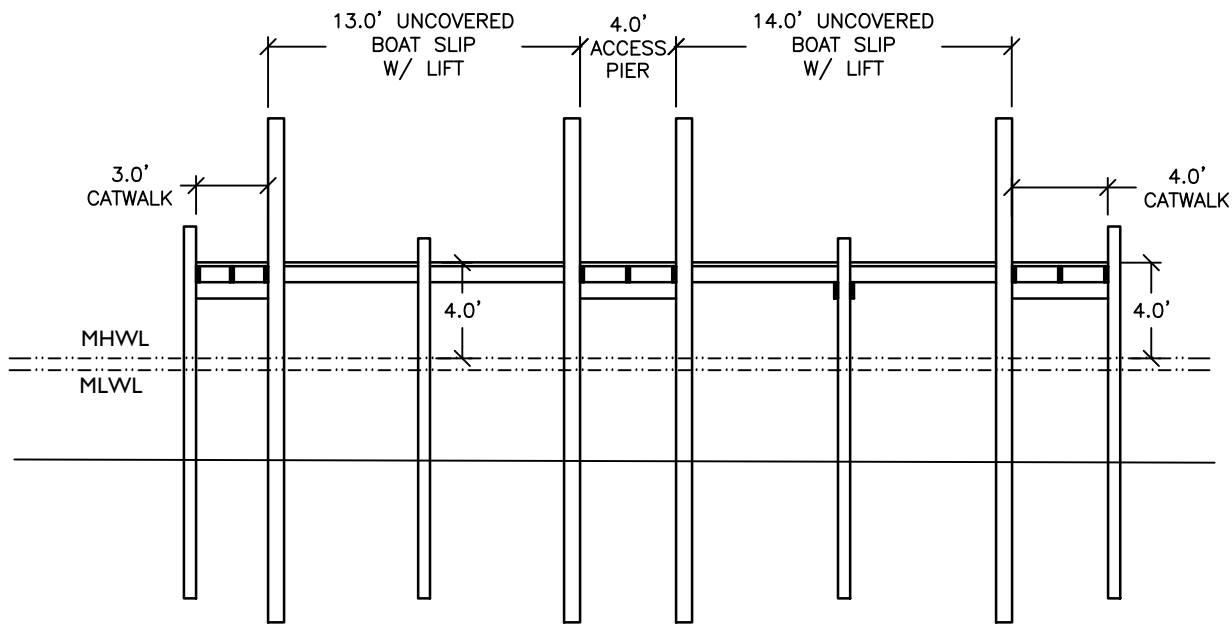
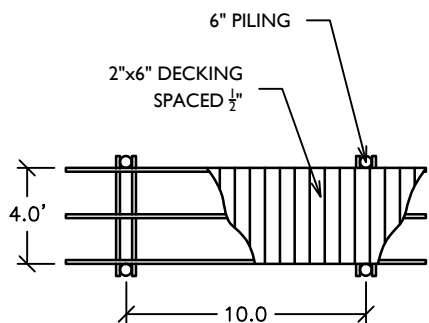
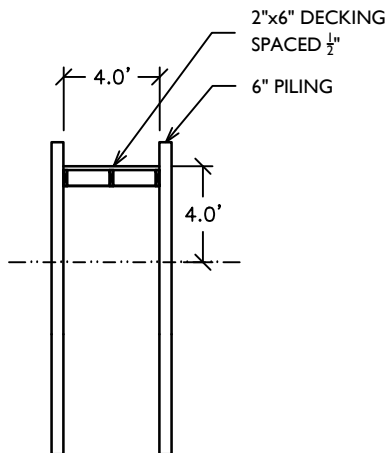
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AA SECTION AA TYP.

823 CROSS ST, CAUSTON DOCK ADDITION  
DOCK PROFILE TYP.  
JOB NO.: 2025.049  
DRAWN BY: JAT DRAWING DATE: 01.16.2026  
SHEET: 5 OF 6

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JASON@OAKHURSTCONSULT.COM





**5**  
**BB** SECTION BB TYP.

823 CROSS ST, CAUSTON DOCK ADDITION

SECTION TYP.

JOB NO.: 2025.049

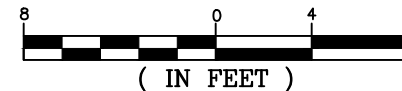
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DRAWING DATE: 01.16.2026

SHEET: 6 OF 6

**OAKHURST  
CONSULTING**

JASON@OAKHURSTCONSULT.COM



# Okaloosa County Property Appraiser

## Parcel Summary

**Parcel ID** 00-25-22-0310-000D-0950  
**Location Address** 821 CROSS ST  
 DESTIN 32541  
**Neighborhood** 222100.00  
**Brief Tax Description** CALHOUN S/D DESTIN LOT 95 BLK D  
 (Note: The Description above is not to be used on legal documents.)  
**Property Use Code** SINGLE FAMILY  
**Sec-Twp-Rng** 00-25-22  
**Tax District** 10-City of Destin  
**Millage Rate** 11.8466  
**Acreage** 0  
**Homestead** Yes  
**Acreage (GIS)** 0.68

[View Map](#)

## Owner Information

MUSSER LIVING TRUST   MUSSER DAVID L   MUSSER DAWN T  
 821 CROSS ST  
 DESTIN FL 32541

## Address Change Form

[Address Change Form](#)

## Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$662,917	\$506,437	\$509,354	\$473,767	\$378,042
Extra Features Value	\$12,250	\$16,048	\$16,048	\$16,048	\$16,048
Land Value	\$546,106	\$525,101	\$525,101	\$454,632	\$394,022
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	<b>\$1,221,273</b>	<b>\$1,047,586</b>	<b>\$1,050,503</b>	<b>\$944,447</b>	<b>\$788,112</b>
Assessed Value	\$843,677	\$819,900	\$796,019	\$772,834	\$750,324
Exempt Value	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$792,955	\$769,900	\$746,019	\$722,834	\$700,324
Maximum Save Our Homes Portability	\$377,596	\$227,686	\$254,484	\$171,613	\$37,788

## 2025 TRIM Notice

[Click Here to view the 2025 TRIM Notice \(PDF\)](#)

## Homestead Application

[Apply for Homestead Exemption](#)

## Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000120 - SFR BAYOU	100	FF	100	0

## Building Information

**Type** SINGLE FAM  
**Total Area** 4253  
**Heated Area** 3251  
**Exterior Walls** BRICK  
**Roof Cover** DIMEN/TIMB  
**Interior Walls** DRYWALL; DECORATIVE  
**Frame Type** N/A  
**Floor Cover** CLAY/CERMC; CARPET  
**Heat** AIR DUCTED  
**Air Conditioning** CENTRAL  
**Bathrooms** 3  
**Bedrooms** 4  
**Stories** 2  
**Actual Year Built** 1997  
**Effective Year Built** 1997

# Okaloosa County Property Appraiser

## Parcel Summary

**Parcel ID** 00-25-22-0310-000D-0970  
**Location Address** 825 CROSS ST  
 DESTIN 32541  
**Neighborhood** 222100.00  
**Brief Tax Description** CALHOUN S/D DESTIN LOT 97 BLK D AS PER  
 (Note: The Description above is not to be used on legal documents.)  
**Property Use Code** SINGLE FAMILY  
**Sec-Twp-Rng** 00-25-22  
**Tax District** 10-City of Destin  
**Millage Rate** 11.8466  
**Acres** 0  
**Homestead** Yes  
**Acres (GIS)** 0.82

[View Map](#)

## Owner Information

JACOBS JONATHAN R & MCPEAK J MCPEAK JENNIFER  
 825 CROSS ST  
 DESTIN FL 32541

## Address Change Form

[Address Change Form](#)

## Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$215,676	\$213,729	\$215,282	\$202,304	\$161,666
Extra Features Value	\$6,503	\$8,519	\$8,519	\$8,519	\$8,519
Land Value	\$574,848	\$552,738	\$552,737	\$478,560	\$414,760
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	<b>\$797,027</b>	<b>\$774,986</b>	<b>\$776,538</b>	<b>\$689,383</b>	<b>\$584,945</b>
Assessed Value	\$497,296	\$483,281	\$469,205	\$455,539	\$442,271
Exempt Value	\$55,722	\$55,000	\$55,000	\$55,000	\$55,000
Taxable Value	\$441,574	\$428,281	\$414,205	\$400,539	\$387,271
Maximum Save Our Homes Portability	\$299,731	\$291,705	\$307,333	\$233,844	\$142,674

## 2025 TRIM Notice

[Click Here to view the 2025 TRIM Notice \(PDF\)](#)

## Homestead Application

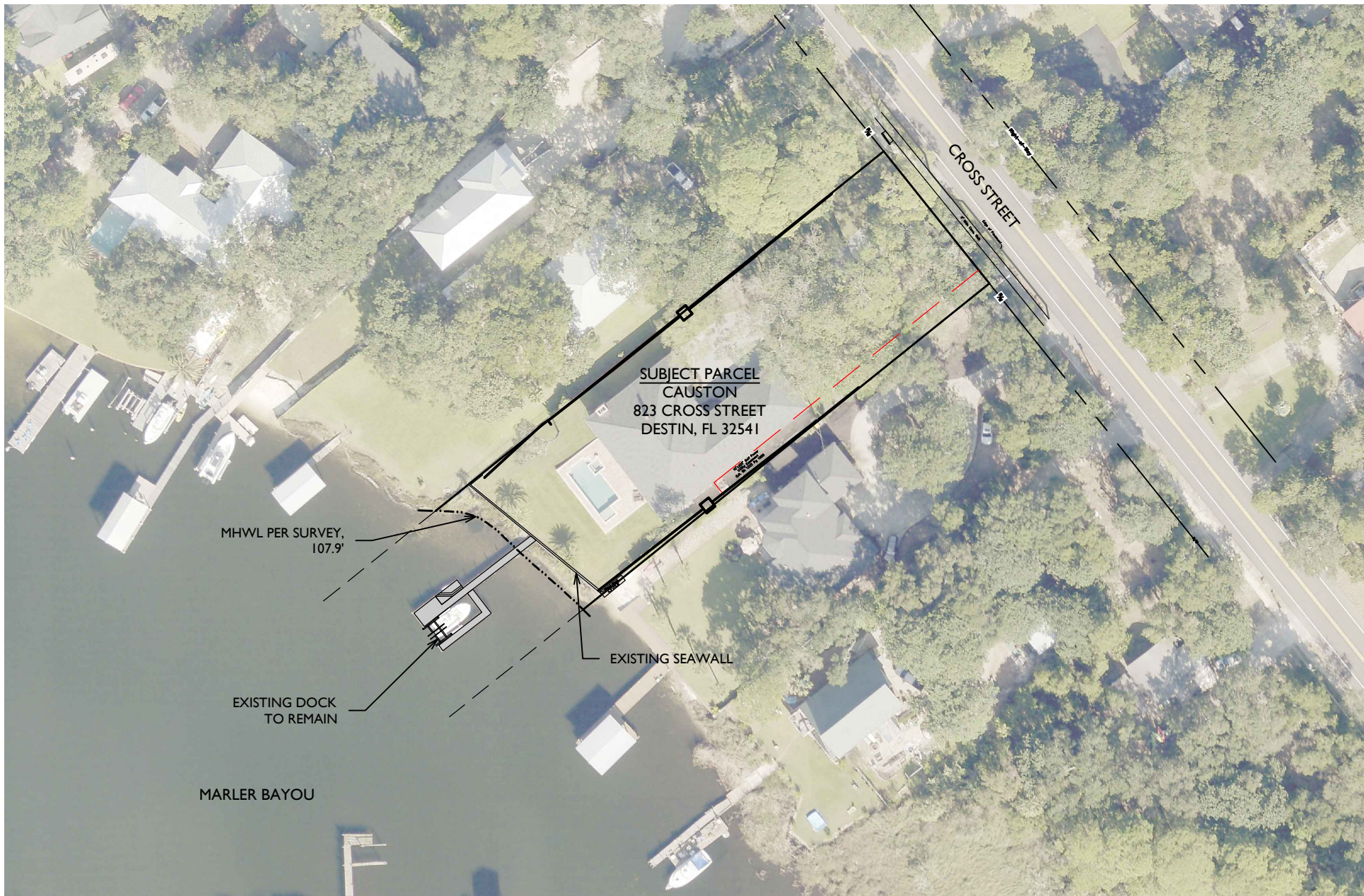
[Apply for Homestead Exemption](#)

## Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000120 - SFR BAYOU	100	FF	100	0

## Building Information

**Type** SINGLE FAM  
**Total Area** 2419  
**Heated Area** 2255  
**Exterior Walls** BRICK  
**Roof Cover** METAL  
**Interior Walls** WOOD PANEL; DRYWALL  
**Frame Type** N/A  
**Floor Cover** HARDWOOD; CLAY/CERMC  
**Heat** AIR DUCTED  
**Air Conditioning** CENTRAL  
**Bathrooms** 2  
**Bedrooms** 3  
**Stories** 1  
**Actual Year Built** 1961  
**Effective Year Built** 1961



823 CROSS ST, CAUSTON DOCK ADDITION

EXISTING SITE CONDITIONS

JOB NO.: 2025.049

DRAWN BY: JAT

DRAWING DATE: 01.16.2026

SHEET: 2 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





823 CROSS ST, CAUSTON DOCK ADDITION

PLAN VIEW DEPICTED ONTO AERIAL

JOB NO.: 2025.049

DRAWN BY: JAT

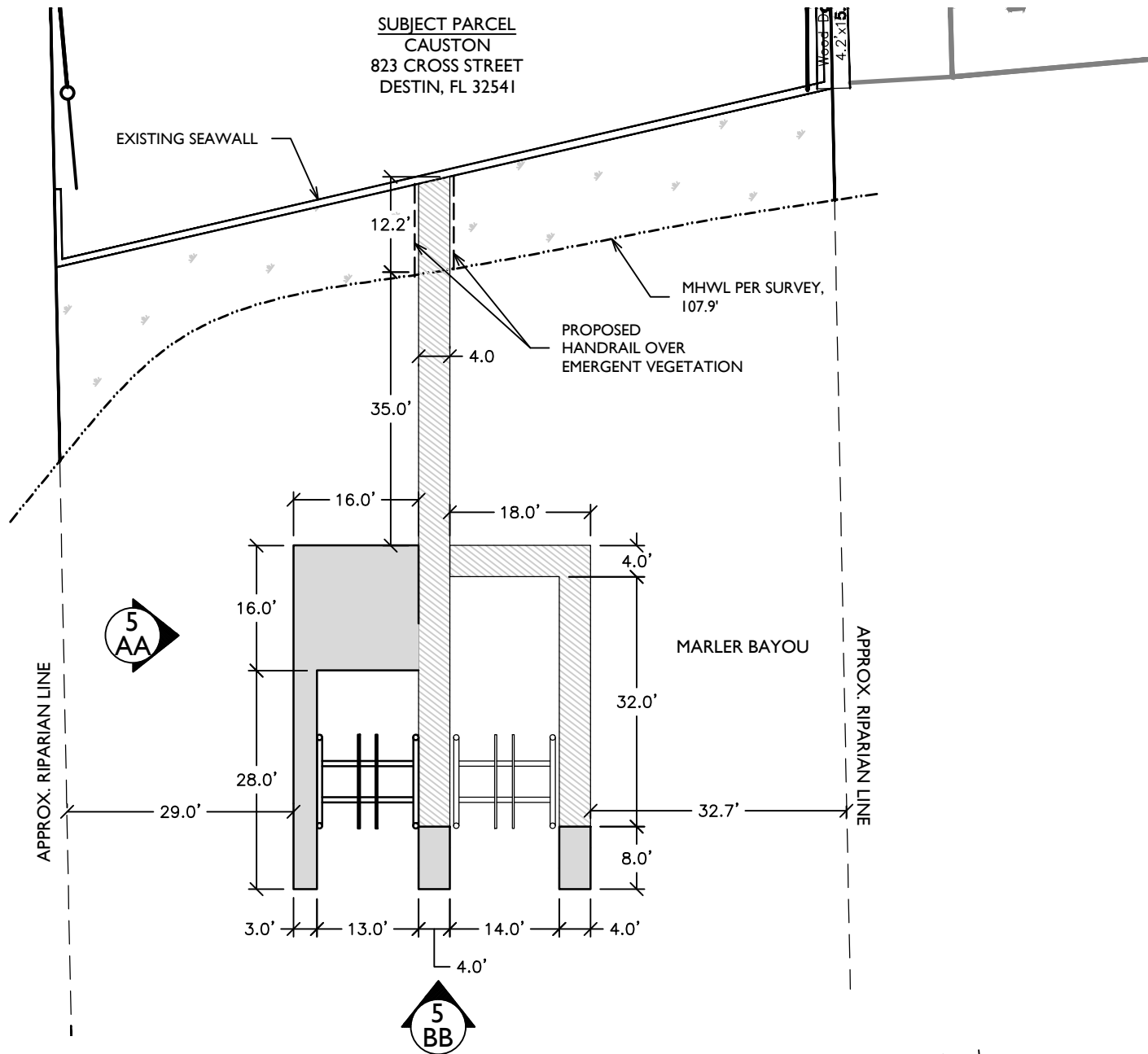
DRAWING DATE: 01.16.2026

SHEET: 3 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





**PREEMPTED AREA CALCS:**

71'x4' EXISTING ACCESS PIER	= 284 S.F.
8'x4' ACCESS PIER EXTENSION	= 32 S.F.
16'x16' PLATFORM	= 256 S.F.
28'x3' CATWALK	= 84 S.F.
50'x4' EXISTING CATWALK	= 200 S.F.
8'x4' CATWALK EXTENSION	= 32 S.F.
<b>TOTAL</b>	<b>= 888 S.F.</b>

823 CROSS ST, CAUSTON DOCK ADDITION

PLAN VIEW

JOB NO.: 2025.049

DRAWN BY: JAT

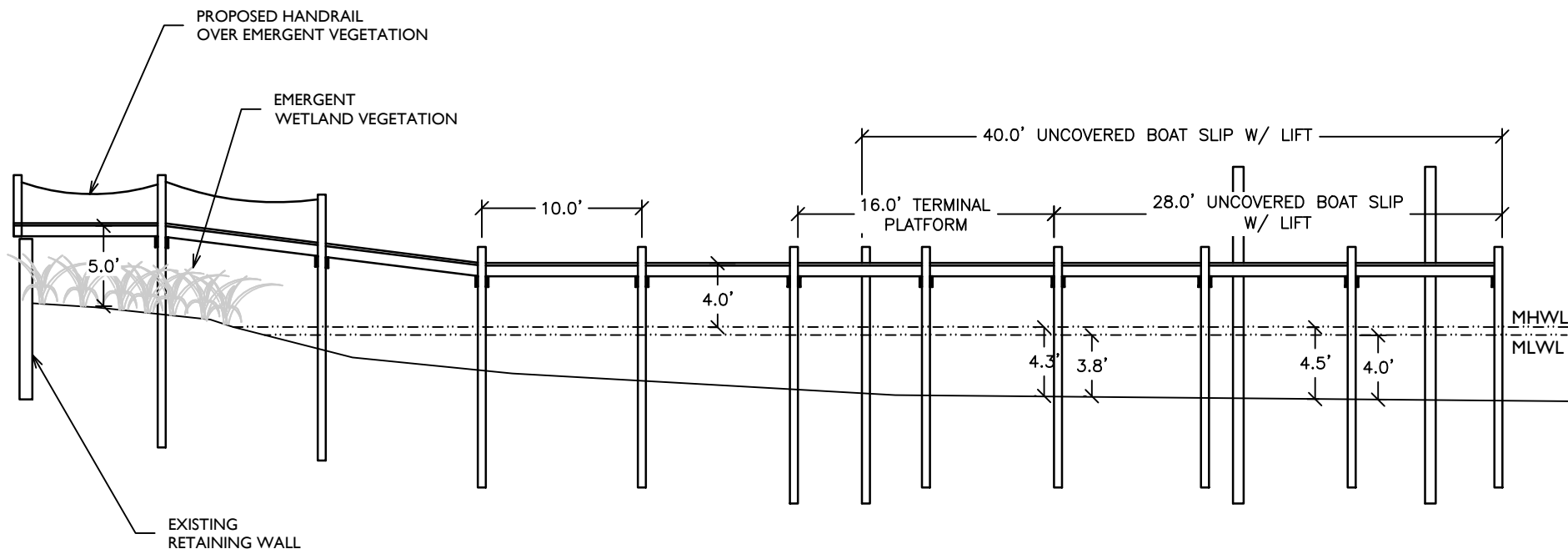
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SHEET: 4 OF 6

**OAKHURST**  
**CONSULTING**

JASON@OAKHURSTCONSULT.COM





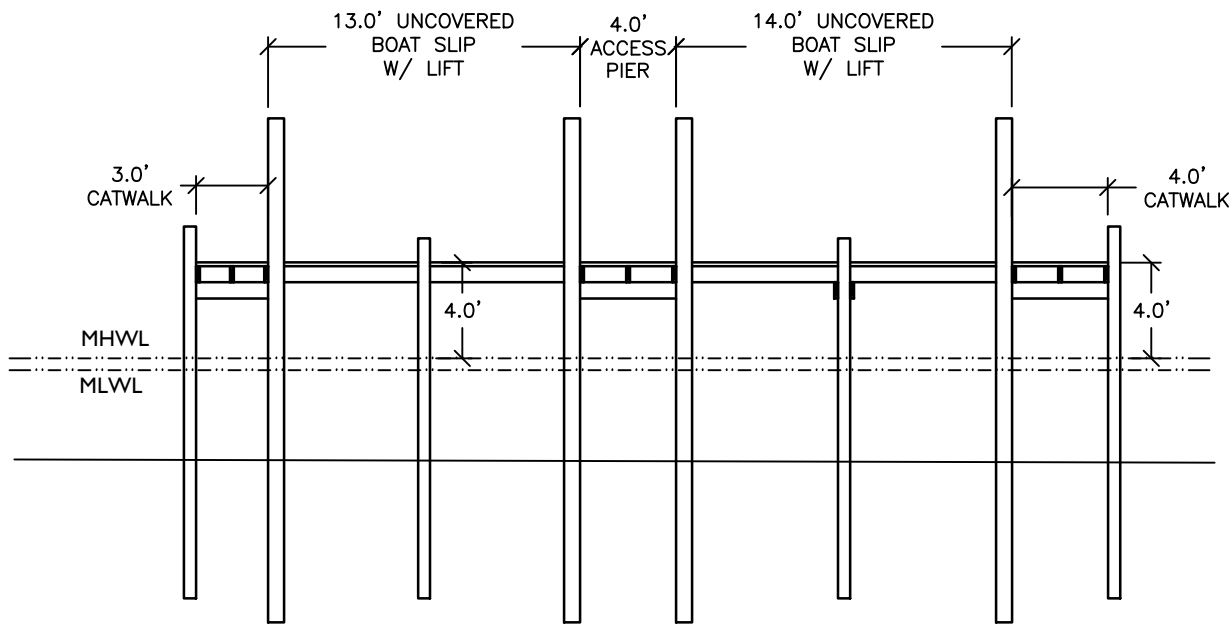
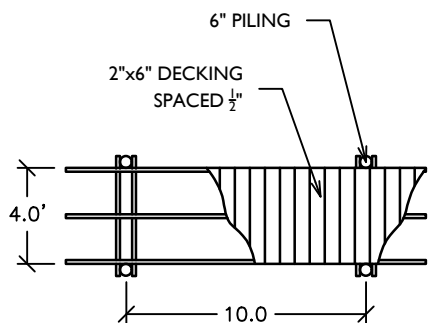
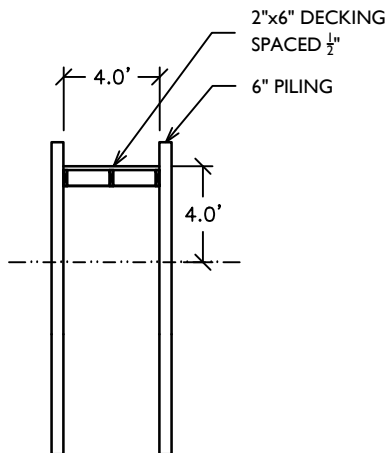
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AA SECTION AA TYP.

823 CROSS ST, CAUSTON DOCK ADDITION  
DOCK PROFILE TYP.  
JOB NO.: 2025.049  
DRAWN BY: JAT DRAWING DATE: 01.16.2026  
SHEET: 5 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





SECTION BB TYP.

823 CROSS ST, CAUSTON DOCK ADDITION

SECTION TYP.

JOB NO.: 2025.049

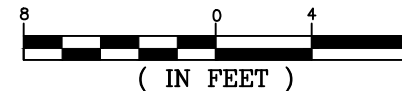
DRAWN BY: JAT

DRAWING DATE: 01.16.2026

SHEET: 6 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT  
701 SAN MARCO BOULEVARD  
JACKSONVILLE, FLORIDA 32207

January 7, 2026

Regulatory Division  
North Permits Branch  
Panama City Section  
SAJ-2020-02018

Benjamin Causton  
823 Cross Street  
Destin, FL 32541  
Sent via email: lbcauston@gmail.com

Dear Mr. Causton:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit, which the Corps received on December 22, 2025. Your application was assigned file number SAJ-2020-02018. A review of the information and drawings provided indicates that the proposed work would result in expansion of a single-family dock to include a covered 30-foot by 13-foot boat slip with lift, a 14-foot by 16-foot terminal platform, a 30-foot by 3-foot catwalk, and two 8-foot by 4-foot access walkways. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located in Marler Bayou at 823 Cross Street, in Section 35, Township 1 South, Range 23 West, Destin, Okaloosa County, Florida.

This letter verifies your project, as described above and depicted on the enclosed drawings, is authorized by Regional General Permit (RGP) SAJ-20 and any subsequent modifications, if applicable. **This RGP authorization is valid until March 28, 2028.** If you commence or are under contract to commence this activity before the date that SAJ-20 expires or is revoked, you will have 12 months from the date of the expiration or revocation of SAJ-20 to complete the activity under the present terms and conditions of SAJ-20.

Please access the Corps' Jacksonville District Regulatory Division web page to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: <https://www.sad.usace.army.mil/Missions/Regulatory/Florida/>. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Once there, select "Permitting," then "General Permits." Then you will need to select the specific SAJ permit noted above.

You must comply with all of the general and special conditions of the RGP, as well as any project-specific conditions included in this letter.

**General Conditions:**

1. The time limit for completing the work authorized ends on **March 28, 2028.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner on the attached transfer form and forward a copy to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

**Project Specific Special Conditions:**

The following project specific special conditions are included with this verification:

**1. Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

- a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2020-02018, on all submittals.

**2. Permit Conditions Prevail:** If information in the permit attachments conflict with the special conditions of this permit, the requirements of the permit special conditions shall prevail.

**3. Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.

**4. Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at [https://www.publications.usace.army.mil/Portals/76/Eng\\_Form\\_6285\\_2024%20Dec%20FINAL.pdf](https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf)) and submit it to the Corps.

**5. Cultural Resources/Historic Properties:**

a. No structure or work shall adversely affect, impact, or disturb properties listed in the National Register of Historic Places (NRHP), or those eligible for inclusion in the NRHP.

b. If, during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with native cultures or early colonial settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps at the addresses listed in the Reporting Address Special Condition within the same business day (8 hours). The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the

circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.

**6. Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

**7. Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable project design criteria's (PDCs) contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division web page in the Endangered Species section at: <https://www.sad.usace.army.mil/Missions/Regulatory/Florida/>.

JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

**8. Manatee Conditions:** The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011”. The most recent version of the Manatee Conditions must be utilized.

This letter of authorization does not include conditions that would prevent the ‘take’ of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits which may be required.

Thank you for your cooperation with our permit program. The Corps’ Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this RGP verification or have issues accessing the documents referenced in this letter, please contact Bryce Leisure, by telephone at 850-726-0427, or by email at [Bryce.A.Leisure2@usace.army.mil](mailto:Bryce.A.Leisure2@usace.army.mil).

Sincerely,

*Bryce Leisure*

Bryce Leisure  
Project Manager

Enclosures  
Transfer Form  
Manatee Condition  
Project Plans

Cc: Jason Taylor of Oakhurst Consulting  
Agent: [Jason@oakhurstconsult.com](mailto:Jason@oakhurstconsult.com)

**DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST**

**DA PERMIT NUMBER: SAJ-2020-02018**

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: [SAJ-RD-Enforcement@usace.army.mil](mailto:SAJ-RD-Enforcement@usace.army.mil) (not to exceed 15 MB).

\_\_\_\_\_  
(TRANSFEREE-SIGNATURE)

\_\_\_\_\_  
(SUBDIVISION)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(LOT)

\_\_\_\_\_  
(BLOCK)

\_\_\_\_\_  
(NAME-PRINTED)

\_\_\_\_\_  
(STREET ADDRESS)

\_\_\_\_\_  
(MAILING ADDRESS)

\_\_\_\_\_  
(CITY, STATE, ZIP CODE)

## STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at [ImperiledSpecies@myFWC.com](mailto:ImperiledSpecies@myFWC.com)
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at [MyFWC.com/manatee](http://MyFWC.com/manatee). Questions concerning these signs can be sent to the email address listed above.

# CAUTION: MANATEE HABITAT

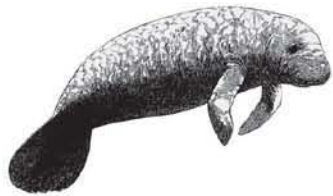
All project vessels

**IDLE SPEED / NO WAKE**

When a manatee is within 50 feet of work  
all in-water activities must

**SHUT DOWN**

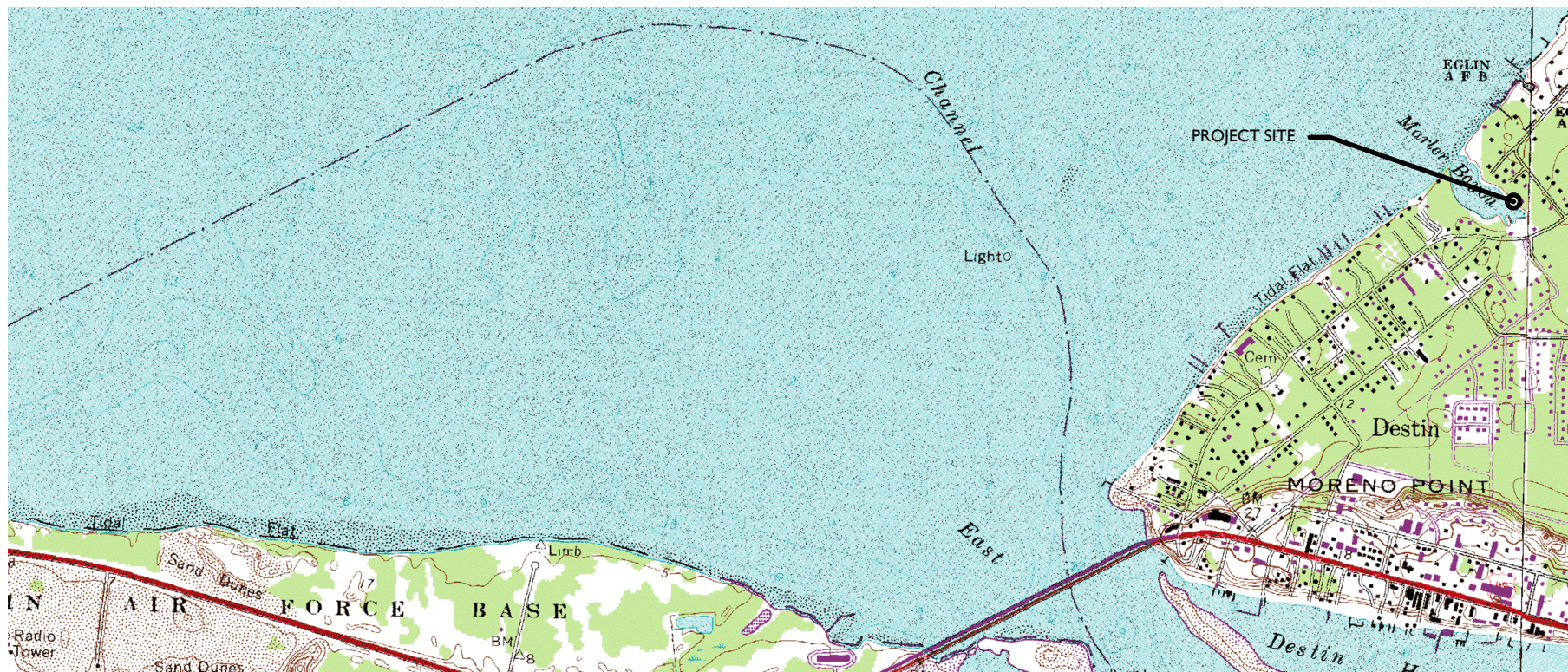
Report any collision with or injury to a manatee:



**Wildlife Alert:**

**1-888-404-FWCC(3922)**

cell \*FWC or #FWC



PROPERTY INFO

PID: 00-2S-22-0310-000D-0960  
 SITUS: 823 CROSS STREET  
 DESTIN, FL 32541  
 LAT: 30.4068868  
 LONG: -86.5005745

RECORD OWNER

BENJAMIN & NICOLE CAUSTON  
 823 CROSS STREET  
 DESTIN, FL 32541

DRAWING INDEX

- 1- SITE LOCATION & SHEET INDEX
- 2-EXISTING SITE CONDITIONS
- 3-PLAN VIEW DEPICTED ONTO AERIAL
- 4-PLAN VIEW
- 5-PROFILE TYP.
- 6-SECTION TYP.

823 CROSS ST, CAUSTON DOCK ADDITION

SITE LOCATION & DRAWING INDEX

JOB NO.: 2025.049

DRAWN BY: JAT

DRAWING DATE: 11.19.2025

SHEET: 1 OF 6

OAKHURST  
 CONSULTING

JASON@OAKHURSTCONSULT.COM





823 CROSS ST, CAUSTON DOCK ADDITION

EXISTING SITE CONDITIONS

JOB NO.: 2025.049

DRAWN BY: JAT

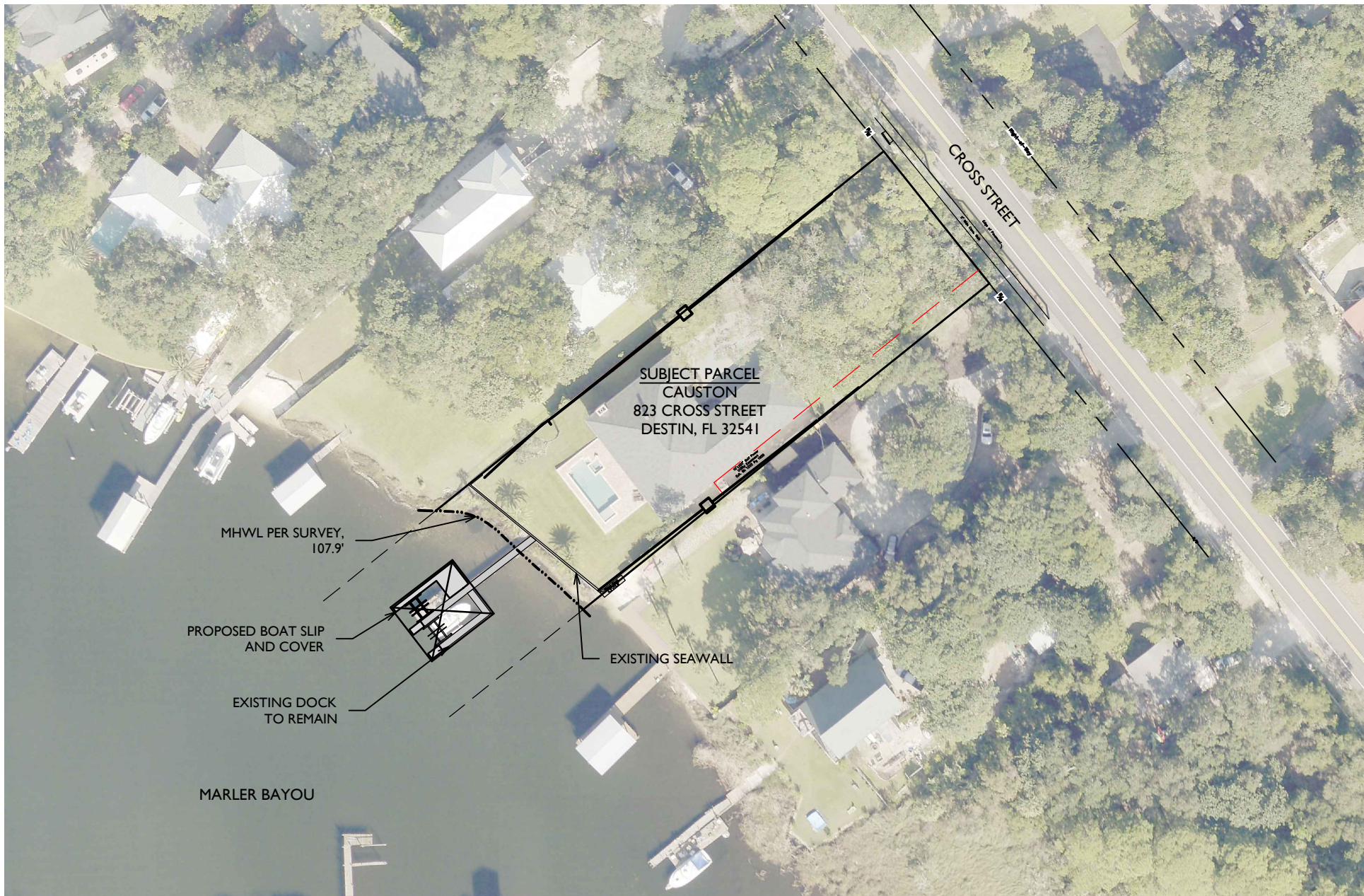
DRAWING DATE: 11.19.2025

SHEET: 2 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





823 CROSS ST, CAUSTON DOCK ADDITION

PLAN VIEW DEPICTED ONTO AERIAL

JOB NO.: 2025.049

DRAWN BY: JAT

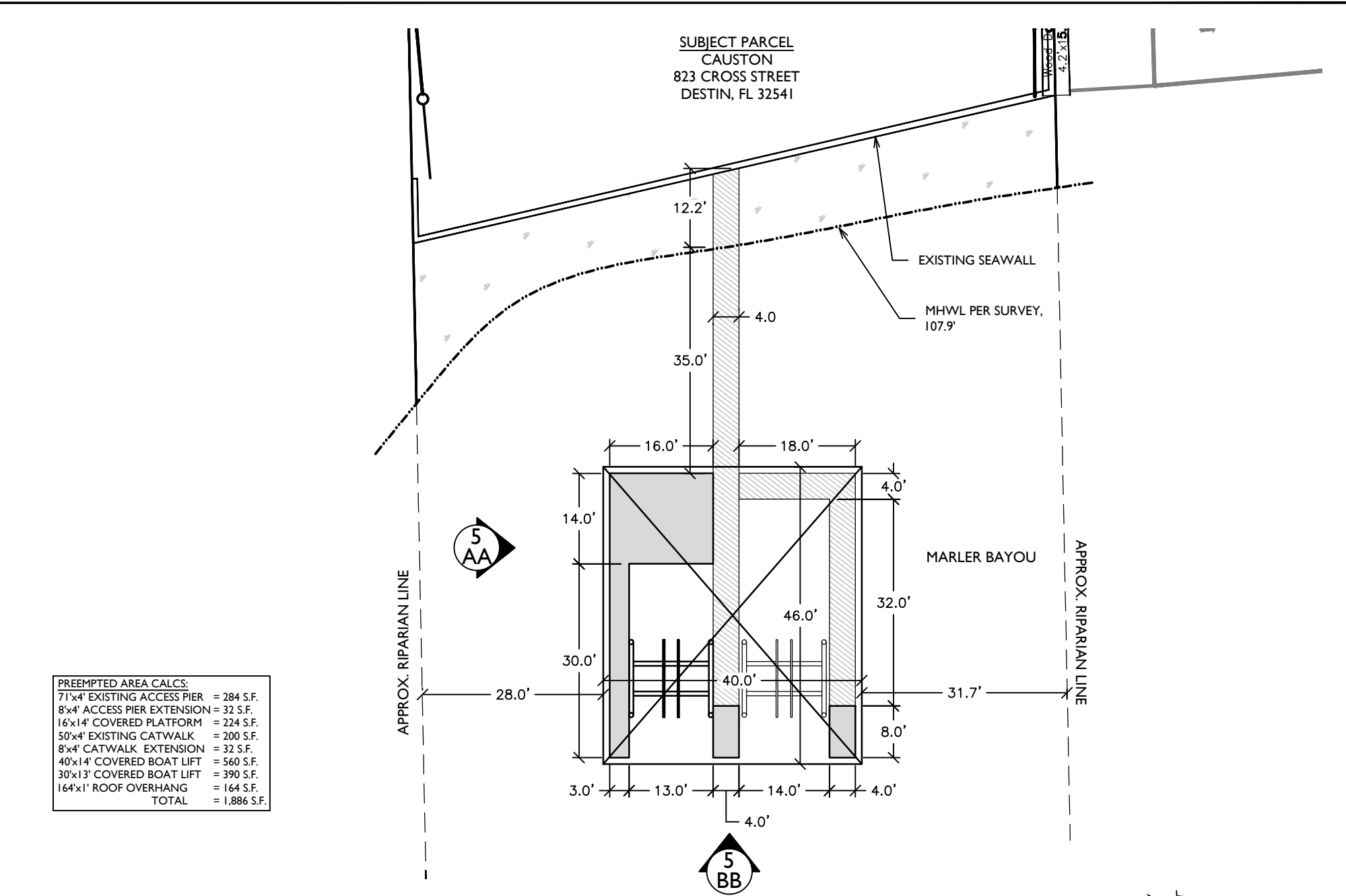
DRAWING DATE: 11.19.2025

SHEET: 3 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





**PREEMPTED AREA CALCS:**

71'x4' EXISTING ACCESS PIER	= 284 S.F.
8'x4' ACCESS PIER EXTENSION	= 32 S.F.
16'x14' COVERED PLATFORM	= 224 S.F.
50'x4' EXISTING CATWALK	= 200 S.F.
8'x4' CATWALK EXTENSION	= 32 S.F.
40'x14' COVERED BOAT LIFT	= 560 S.F.
30'x13' COVERED BOAT LIFT	= 390 S.F.
164'x1' ROOF OVERHANG	= 164 S.F.
<b>TOTAL</b>	<b>= 1,886 S.F.</b>

823 CROSS ST, CAUSTON DOCK ADDITION

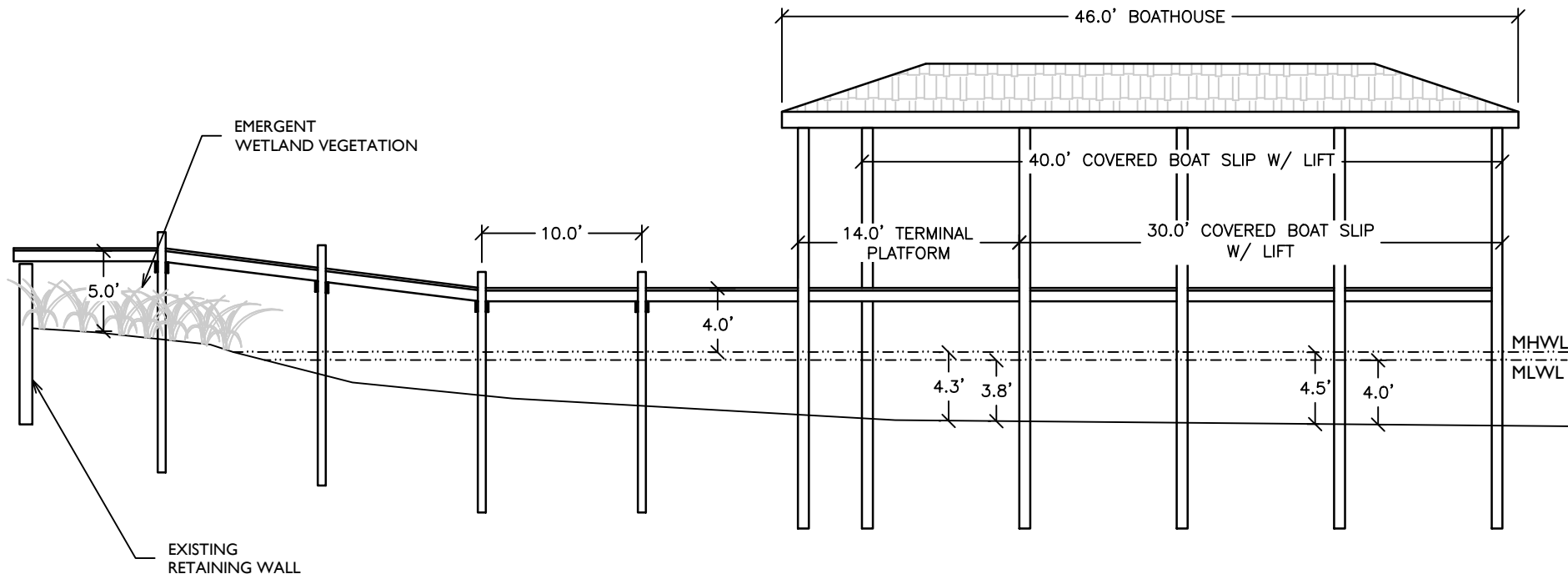
PLAN VIEW  
JOB NO.: 2025.049

DRAWN BY: JAT      DRAWING DATE: 11.19.2025  
SHEET: 4 OF 6

**OAKHURST  
CONSULTING**

JASON@OAKHURSTCONSULT.COM





5  
AA  
SECTION AA TYP.

823 CROSS ST, CAUSTON DOCK ADDITION

DOCK PROFILE TYP.

JOB NO.: 2025.049

DRAWN BY: JAT

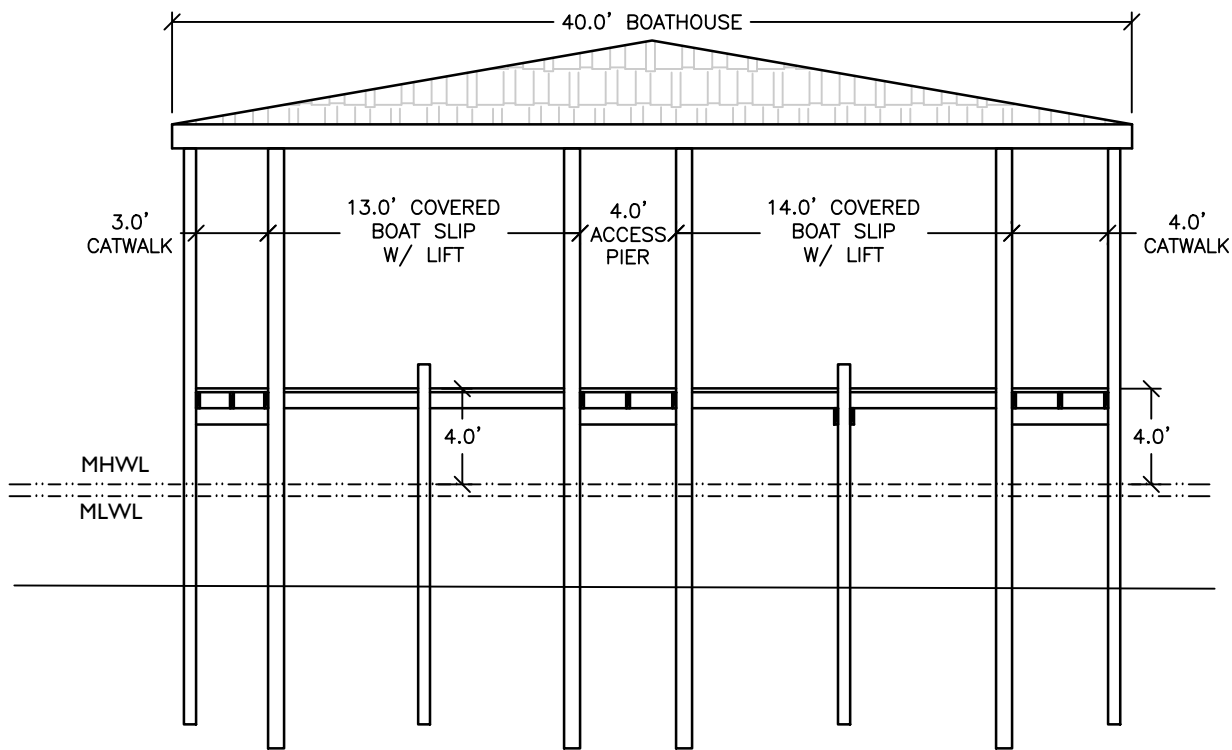
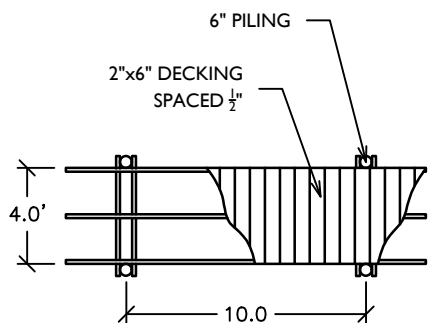
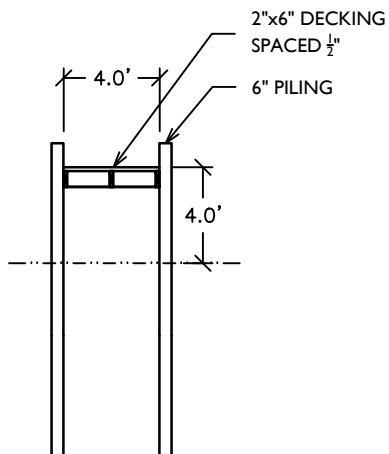
DRAWING DATE: 11.19.2025

SHEET: 5 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM





5  
BB SECTION BB TYP.

823 CROSS ST, CAUSTON DOCK ADDITION

SECTION TYP.

JOB NO.: 2025.049

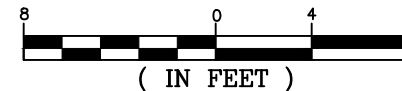
DRAWN BY: JAT

DRAWING DATE: 11.19.2025

SHEET: 6 OF 6

OAKHURST  
CONSULTING

JASON@OAKHURSTCONSULT.COM



Adjacent Property for 702 Harbor Blvd

Krebs David A, JR

712 Planet Dr

Destin, FL 32541

Boylan, Peter G Trust

7089 Harbor Blvd E

Destin, FL 32541

Circle K Stores

PO BOX 58085 DC-17

Phoenix, AZ 85072

Autozone Stores,LLC

123 S Front St

Memphis, TN 38103