

**DESTIN CITY COUNCIL MEETING
MARCH 2, 2026
ANNEX COUNCIL CHAMBERS
6:00 PM**

*****Core Value of the Month - Respect*****

CALL TO ORDER

*** INVOCATION**

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

- 1. PROCLAMATIONS / RECOGNITIONS / SPECIAL / **PUBLIC PRESENTATIONS / ANNOUNCEMENTS**
 - A. American Red Cross Month
 - B. FY 2025 Annual Audit and Financial Statements
 - C. National Flood Awareness Week - March 9-15, 2026
- 2. PUBLIC COMMENTS (Section 5 - Public Hearings has separate public comments time for these items)** (Note: Individual speakers will be limited to 3 minutes. At the discretion of the mayor, this 3 minute allowance may be adjusted depending on the level of business coming before the City Council)
- 3. *** CONSENT AGENDA**
 - A. Approval of minutes of January 5, 2026, Regular City Council Meeting
- 4. CITY MANAGER REPORTS Announcements**
 - A. Supporting America 250 - Resolution 26-03
 - B. State Park on Holiday Isle — Pursue Rezoning Property to Conservation
 - C. Confirmation of Community Development Director
 - D. Undergrounding/PSC Special Counsel- Amendment to Current Engagement with City
 - E. FY27 Budget Calendar
 - F. Arbitrage on Trustmark Loan
 - G. Crosstown Connector Phase II, possible fencing addition for Council consideration
 - H. Staff Pay Adjustments - **Informational Only**
 - I. Announcement
- 5. PUBLIC HEARINGS**
 - A. Second reading of Ordinance 25-28-LC - Amending Table 7-2 of the Land Development Code - "Table of Allowable Uses" to add coffee and tea manufacturing as a conditional use within the Industrial zoning district.
 - B. Second reading of Ordinance 26-11-CC - Amending Section 14-86 relating to application to city council for reduction of existing code compliance liens.

- C. First reading of Ordinance 26-12-LC — Amending the Land Development Code to define "Indoor Sports Recreation Establishments"; Amending Table 7-2 "Table of Allowable Uses" to allow indoor sports recreation establishments as a permitted use in the Industrial zoning district; Amending Article 8 "Transportation," Table 8-6, "Number of Vehicle and Bicycle Parking Spaces Required"; Modifying parking requirements for indoor sports recreation establishments as set forth herein.
- D. First reading of Ordinance 25-24-LC - Deleting Article 2 — Administration of the Land Development Code to remove and replace the existing Article 2 in its entirety; deleting Article 4 — Public participation of the Land Development Code to remove and replace Article 4 in its entirety; providing for regulations relating to General Administration; Development Orders; guarantees sureties and future improvement payment; providing for review processes for planning applications and general review, land division applications; miscellaneous planning applications, planned unit developments; marine construction applications, conditional uses, certificate of appropriateness, change of uses, appeals, special exceptions, variances; providing for regulations relating to telecommunications and wireless facilities; providing for site development and building permit review; providing for public procedures and meetings; establishing city boards and committees; providing for procedures for addressing and providing for development fees.

6. COMMENTS / PRESENTATIONS FROM MAYOR, COUNCIL, AND CITY ATTORNEY

- A. Councilmember Braden
- B. Councilmember Trammell
- C. Councilmember Destin
- D. Councilmember Bagby
- E. Councilmember Hebert
- F. Councilmember Geile
 - 1) Projects Status/Updates
- G. Councilmember Schmidt
- H. Mayor Wagner
 - 1) Crystal Beach Dr. - Ropes/alternative option for "no parking" signs
- I. City Attorney

7. PUBLIC COMMENTS

8. ADJOURN

****** Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council, or the City staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.***

Persons with disabilities who require assistance to participate in City meetings are requested to notify the City Clerk's Office at (850) 837-4242 in advance. Hearing Impaired: TTY: 711. Assistance also available through Human Resources, Title VI Coordinator, at (850) 837-4242.

Personas con discapacidades que necesitan asistencia o personas que necesiten ayuda con un idioma para participar en las reuniones de la ciudad, deberán notificar la oficina de la Secretaria Municipal al (850) 837-4242 antes de la reunión. Discapacidad auditiva: TTY: 711 (Solicitar Espanol CA). La ayuda tambien está disponible por Recursos Humanos, Coordinador del Título VI, al (850) 837-4242.



City of Destin

Proclamation

AMERICAN RED CROSS MONTH *MARCH 2026*

Whereas, in March, we celebrate American Red Cross Month by honoring our neighbors who make its humanitarian mission possible in Destin every day; their acts of kindness change lives, bringing relief, comfort, and hope when help cannot wait. This compassionate spirit runs deep in our community, just as it has for 145 years through the American Red Cross; and

Whereas, today, those who serve with the Northwest Florida Chapter light the way during emergencies — whether it's delivering shelter, food and comfort after disasters; providing a safe, lifesaving blood supply for patients facing conditions like cancer treatments, childbirth complications and traumatic injuries; assisting military members, veterans and their families with 24/7 global support; or empowering individuals with skills like first aid and CPR that save lives; and

Whereas, these collective efforts are a powerful reminder that the strength of our community lies in our shared commitment to one another. As we mark Red Cross Month, let us celebrate our local heroes and resolve to continue lifting each other up, so no one faces an emergency alone.

NOW, THEREFORE I, Mayor Bobby Wagner, on behalf of the Destin City Council, do hereby proclaim March 2026 as *American Red Cross Month*, and encourage all citizens to support this organization and its noble humanitarian mission.

SO DONE THIS 2ND DAY OF MARCH 2026
BY:

Bobby Wagner, Mayor

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Special Presentation
AGENDA OUTLINE NUMBER: 1.B.

TO: City Council

THRU: Kimberly Kopp, City Attorney
Larry Jones , City Manager

FROM: Krystal Strickland, Finance Director

DATE: February 24, 2026

SUBJECT: FY 2025 Annual Audit and Financial Statements

I. BACKGROUND: An annual audit of the City's financial operations is required in order to maintain legal reporting compliance for various State and Federal agencies and to comply with certain bond covenants within the City's debt instruments.

II. DISCUSSION: Mr. Wade Sansbury, CPA, Partner, will present the independent auditor's report on behalf of Mauldin & Jenkins, CPAs for the fiscal year ending September 30, 2025.

In addition to the regular audit, Mauldin & Jenkins also examined the City's Community Redevelopment Agency (CRA) in accordance with Florida Statute Section 163.387(6) and (7).

- A. Link to Strategic Goals / Objectives:** Goal #1: Financially sound city providing service excellence.
- B. Effect on Budget (EOB):** The presentation has no effect on the budget.
- C. Level of Service (LOS):**
- D. Legislative Sponsor:**
- E. Business Impact Statement:**

III. CONCLUSION: The annual independent audit provides for legal compliance and confirms the sound financial condition of the City. The auditor's unmodified opinion confirms that the financial statements are fairly presented in all material respects.

IV. RECOMMENDED MOTION: I move to accept the 2025 Annual Audit and Financial Statements for the City of Destin and for the City of Destin Community Redevelopment Agency.

ITEM # 2026-325

Attachments:

1. 2025 Auditor's Discussion & Analysis - City of Destin
2. 2025 Financial Statements - City of Destin



Going Further.

City of Destin, Florida

Auditor's Discussion and Analysis ***Financial and Compliance Audit Summary*** ***September 30, 2025***

Presented by:
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mjcpa.com



CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

PURPOSE OF ANNUAL AUDITOR'S DISCUSSION AND ANALYSIS

- ◆ Engagement Team and Firm Information.
- ◆ Overview of:
 - Audit Opinion;
 - Financial Statements;
 - Compliance Report.
- ◆ Required Communications under *Government Auditing Standards*.
- ◆ Accounting Recommendations and Related Matters.
- ◆ Answer Questions.







VISION

To be a trusted advisor, earning trust and building respect through our consistent commitment to sustainable excellence, leadership, and integrity.

CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

MAULDIN & JENKINS – BY THE NUMBERS







CONSISTENTLY RANKED AS A TOP ACCOUNTING FIRM IN THE U.S.


100+ year
HISTORY
OF QUALITY SERVICE

Serve 750+
GOVERNMENT CLIENTS


GOVERNMENTAL PARTNERS & DIRECTORS 31




190+ TEAM MEMBERS DEDICATED TO SERVING THE GOVERNMENTAL INDUSTRY



VISION
To be a trusted advisor, earning trust and building respect through our consistent commitment to sustainable excellence, leadership, and integrity.




350+ SINGLE AUDITS PERFORMED LAST YEAR COVERING ALMOST \$7 BILLION OF FEDERAL GRANTS



165,000+ HOURS ANNUALLY PROVIDED TO GOVERNMENTAL CLIENTS

180+ CURRENT CLIENTS AWARDED THE GFOA CERTIFICATE OF EXCELLENCE

8 STATES | **19 OFFICES**



Engagement Team Leaders for the City Include:

- Wade Sansbury, Engagement Lead Partner: 30 years of experience, 100% governmental
- Danny Rausch, Engagement Manager: Over 6 years of experience
- Trey Scott, Quality Assurance Engagement Partner: 19 years of experience, 100% governmental

CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

MAULDIN & JENKINS – ADDITIONAL INFORMATION

Other Industries and Services by Mauldin & Jenkins:

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

Industries Served: Over the years, our partners have developed expertise in certain industries representative of a cross section of the Florida economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings and loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-Term Healthcare
- Construction and Development
- Individuals, Estates and Trusts
- Real Estate Management

Services Provided: This diversity of practice enables our personnel to experience a wide variety of business, accounting and tax situations. We provide the traditional and non-traditional services such as:

- Financial Audit/Review/Compilation
- Compliance Audits and Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business and Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements and Business Valuation Issues
- Income Tax Planning and Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession and Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger/Acquisition and Expansion Financing

CITY OF DESTIN, FLORIDA
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GOVERNMENTAL ADVISORY SERVICES

Beyond traditional audit and accounting services and IT services, we provide advisory services that are wide-ranging in nature. Our experienced government advisory team helps governments, governmental agencies and special purpose governmental organizations balance fiscal responsibility with the latest business strategies to achieve targeted and overarching objectives. Our advisory services can be summarized via the following:



David Roberts
Partner, Governmental Advisory Services

David Roberts has more than 22 years of experience as a consultant and trusted advisor providing operational/organizational assessments and similar transformational projects for federal, state, and local governments across the country. David's experience includes leading numerous enterprise-wide/departmental/functional assessments and transformations over his career measuring the efficiency and effectiveness of organizational structures and culture, performance management, technology systems and strategies, staffing models, service delivery models, and customer satisfaction.

David helps his clients turn visions and goals into reality. He has helped multiple clients win national government industry awards for innovation, transformation, and cost savings.

David leads our Government Advisory practice, where he focuses on helping governments and individual agencies fulfill and exceed their financial, operational, and regulatory obligations to the public. David has completed hundreds of projects over his career. On the following page are sample management consulting projects demonstrating David's depth and breadth completed within the past 12 months.

CITY OF DESTIN, FLORIDA
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Operational and Performance Assessment – Walton County, Georgia

David led a multi-department Operational and Performance Assessment for Walton County. The scope included assessing organizational structure, operational efficiency, staffing levels and resource utilization, comparison to leading practices, and observations and recommendations to assist the County in achieving the desired future state. The final report included numerous observations with associated recommendations and a detailed Roadmap/Implementation Plan.

Outsourcing Feasibility Study – City of Rocky Mount, North Carolina

David led a feasibility study for the City of Rocky Mount to assess its current service delivery model for providing parks maintenance and landscaping services. City operations used of a hybrid model of both internal resources and third-party contractors to provide parks maintenance and landscaping. The project evaluated the pros and cons (both financial and non-financial) of: (1) maintaining the hybrid model, (2) performing all services in-house, and (3) performing all services externally.

Finance Functional Assessment – Richland County Library, South Carolina

David led a functional assessment of the Library's finance department. The project consisted of understanding the current state – current service provision, performance, workflow, business processes, internal controls, organizational structure, reporting, and communications. The current state was compared to leading practices and gaps were identified. An implementation roadmap was created that aligned recommendations to leaderships' vision to help the organization achieve its desired future state.

Grant Compliance Audit – Decide DeKalb (Georgia)

David led a Grant Compliance Assessment of various development projects for Decide DeKalb. The project reviewed the established grant and contractual criteria to be maintained by developers and compared with tenant information related to low income occupants. The project identified areas of compliance, non-compliance, and recommendations for remediation.

Forensic Audit – Confidential City

David led a forensic investigation into questionable cash management activity for a City Parks and Recreation department. The project reviewed bank account activity, cancelled checks, cash withdrawals, and purchased item documentation as well as conducted interviews with account cardholders to determine the collection, handling, and use of several hundred thousand dollars collected in fees, sponsorships, and contributions made to the City. Numerous observations and corresponding recommendations were developed to enhance internal controls, written policies, and procedures to correct conflicts of interest, mishandling of funds, and misappropriation of funds.

CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

INDEPENDENT AUDITOR'S REPORT

The independent auditor's report has specific significance to readers of the financial report.

Management's Responsibility for the Financial Statements

The financial statements are the responsibility of management. Management is also required to evaluate the City's ability to continue as a going concern.

Auditor's Responsibility

Our responsibility, as external auditors, is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Opinion

We have issued an unmodified audit report (i.e., "clean opinion"). The financial statements are considered to present fairly the financial position and results of operations as of, and for the year ended September 30, 2025.

Other Reporting

Government Auditing Standards require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

REVIEW OF ANNUAL COMPREHENSIVE FINANCIAL REPORT

General Information About the ACFR

An Annual Comprehensive Financial Report (ACFR) goes beyond the normal financial reporting required by accounting principles generally accepted in the United States. An ACFR includes, at a minimum, the following elements/sections:

- **Introductory Section:** General information on the City's structure and the services it provides.
 - Letter of Transmittal
 - Organizational Chart
 - Directory of Officials
 - Certificate of Achievement for Excellence in Financial Reporting

- **Financial Section:** Basic financial statements, footnotes and required supplementary information along with the auditor's report.
 - Independent Auditor's Report
 - Management Discussion and Analysis (MD&A)
 - Financial Statements and Footnotes

- **Statistical Section:** Broad range of financial, demographic information useful in assessing the City's economic condition, and this information covers multiple years.
 - Financial Trends Information
 - Revenue Capacity Information
 - Debt Capacity Information
 - Operating Information

In the end, an ACFR goes far beyond the basic requirements of annual financial reporting, and the City should be commended for going beyond the minimum and providing such a report.

Recognition and Award

Once completed, the fiscal year 2024 ACFR was submitted to the Government Finance Officers Association (GFOA) for determination if the report would merit the GFOA's Certificate of Achievement for Excellence in Financial Reporting. We are happy to inform everyone that the GFOA did indeed review the ACFR and awarded the City with the sought after Certificate.

The GFOA Certificate has been made a part of the City's 2025 fiscal year ACFR and is included in the Introductory Section.

CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

OVERVIEW OF FINANCIAL STATEMENTS

The financial statements as presented to you today include the basic financial statements as well as Management's Discussion and Analysis as prepared by City management.

The City's basic financial statements include three components: (1) government-wide financial statements; (2) fund financial statements; and (3) notes to the financial statements.

The **government-wide financial statements** provide a broad overview of all of the City's activities. The *Statement of Net Position* presents information on all assets and liabilities of the City, with the difference between the two reported as net position. The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. Revenues are categorized as program revenues or general revenues. Expenses are categorized by function.

The **fund financial statements** more closely resemble the financial statements as presented prior to the adoption of GASB Statement No. 34. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

COMPLIANCE REPORTS

The financial report package contains three compliance reports:

Yellow Book Report: The first compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. The tests of internal controls were those we determined to be required as a basis for designing our financial statement auditing procedures. Such tests also considered the City's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. In accordance with the respective standards, the report is not intended to provide an opinion, but to provide a form of negative assurance as to the City's internal controls and compliance with applicable rules and regulations.

Independent Auditor's Management Letter: The Independent Auditor's Management Letter is required to document the City's Compliance with the requirements of the Rules of the Auditor General. In accordance with the respective rules, the report is not intended to provide an opinion, but to provide a form of negative assurance as to the City's internal controls and compliance with applicable rules and regulations.

Independent Accountant's Report: The Independent Accountant's Report is required to provide the results of our examination procedures performed concerning the City's investment of public funds in accordance with Florida Statutes.

CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

REQUIRED COMMUNICATIONS

**The Auditor's Responsibility Under Government Auditing Standards
and Auditing Standards Generally Accepted in the United States of America**

Our audit of the financial statements of the City of Destin Florida (the "City") for the fiscal year ended September 30, 2025, was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing Standards*, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our opinion on the financial statements. However, they do not provide a basis for opining on the City's internal control or compliance with laws and regulations.

Accounting Policies

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the City. There are new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the City's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The City's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
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Management Judgments and Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the time to make the best judgments about accounting estimates and we considered this information in the scope of our audit. We considered this information and the qualitative aspects of management's calculations in evaluating the City's significant accounting policies. Estimates significant to the financial statements include such items as the estimated lives of depreciable assets, the estimated allowance for uncollectible accounts, and the assumptions used in the actuarial valuations for the pension and other post-employment benefit plans.

Financial Statement Disclosures

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency and clarity of the disclosures was considered as part our audit and in forming our opinion on the financial statements.

Significant Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management relating to the performance of the audit.

Audit Adjustments

During our audit of the City's basic financial statements as of and for the year ended September 30, 2025, there were no auditor adjustments proposed to the funds of the City. There were no passed adjustments or uncorrected misstatements.

Uncorrected Misstatements

We had no passed adjustments.

Disagreements with Management

We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

Representation from Management

We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without delay and in an organized manner.

Management's Consultations with Other Accountants

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

Significant Issues Discussed with Management

There were no significant issues discussed with management related to business conditions, plans or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations management had with us or other accountants about accounting or auditing matters. No major issues were discussed with management prior to our retention to perform the aforementioned audit.

Independence

We are independent of the City, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

Other Information in Documents Containing Audited Financial Statements

We are not aware of any other documents that contain the audited basic financial statements. If such documents were to be published, we would have a responsibility to determine that such financial information was not materially inconsistent with the audited statements of the City.

Required Supplementary Information

We applied certain limited procedures to the City's Budget Schedules, Pension and OPEB Schedules which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

CITY OF DESTIN, FLORIDA
AUDITOR'S DISCUSSION AND ANALYSIS
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ACCOUNTING RELATED MATTERS

Other Matters for Communication to the City Commission and Management

During our audit of the financial statements as of and for the year ended September 30, 2025, we noted other matters which we wish to communicate to you in an effort to keep the City abreast of accounting matters that could present challenges in financial reporting in future periods.

New Governmental Accounting Standards Board (GASB) Standards



As has been the case for the past ten years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

- a) **Statement No. 102, *Certain Risk Disclosures*** was issued in December 2023 and is effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

This statement defines a concentration as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

This statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. The disclosure should include descriptions of the following:

- The concentration or constraint.
- Each event associated with the concentration or constraint that could cause a substantial impact if the event had occurred or had begun to occur prior to the issuance of the financial statements.
- Actions taken by the government prior to the issuance of the financial statements to mitigate the risk.

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- b) **Statement No. 103, *Financial Reporting Model Improvements*** was issued in April 2025 and is effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

Management's Discussion and Analysis

This statement continues the requirement that the basic financial statements be preceded by management's discussion and analysis (MD&A), which is presented as required supplementary information (RSI). MD&A provides an objective and easily readable analysis of the government's financial activities based on currently known facts, decisions, or conditions and presents comparisons between the current year and the prior year. This statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. This statement emphasizes that the analysis provided in MD&A should avoid unnecessary duplication by not repeating explanations that may be relevant to multiple sections and that "boilerplate" discussions should be avoided by presenting only the most relevant information, focused on the primary government. In addition, this statement continues the requirement that information included in MD&A distinguish between that of the primary government and its discretely presented component units.

Unusual or Infrequent Items

This statement describes unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence. Furthermore, governments are required to display the inflows and outflows related to each unusual or infrequent item separately as the last presented flow(s) of resources prior to the net change in resource flows in the government-wide, governmental fund, and proprietary fund statements of resource flows.

Presentation of the Proprietary Fund Statement of Revenues, Expenses, and Changes in Fund Net Position

This statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. Operating revenues and expenses are defined as revenues and expenses other than nonoperating revenues and expenses. Nonoperating revenues and expenses are defined as: (1) subsidies received and provided, (2) contributions to permanent and term endowments, (3) revenues and expenses related to financing, (4) resources from the disposal of capital assets and inventory, and (5) investment income and expenses.

CITY OF DESTIN, FLORIDA
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In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses, and changes in fund net position, this statement requires that a subtotal for *operating income (loss) and noncapital subsidies* be presented before reporting other nonoperating revenues and expenses. Subsidies are defined as: (1) resources received from another party or fund: (a) for which the proprietary fund does not provide goods and services to the other party or fund, and (b) that directly or indirectly keep the proprietary fund's current or future fees and charges lower than they would be otherwise, (2) resources provided to another party or fund: (a) for which the other party or fund does not provide goods and services to the proprietary fund, and (b) that are recoverable through the proprietary fund's current or future pricing policies, and (3) all other transfers.

Major Component Unit Information

This statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

Budgetary Comparison Information

This statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present: (1) variances between original and final budget amounts, and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in notes to RSI.

- c) **Statement No. 104, *Disclosure of Certain Capital Assets***, was issued in September 2025 and is effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. The objective of this statement is to clarify which types of capital assets must be disclosed separately in the notes to the financial statements as well as to establish disclosure requirements for capital assets that are held for sale.

The following types of capital assets should be disclosed separately in the capital asset rollforward in the notes to the financial statements:

- Lease assets reported in accordance with Statement 87 by major class of underlying asset.
- Intangible right-to-use assets recognized by an operator in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, by major class of underlying public-public partnership asset.
- Subscription assets reported in accordance with Statement 96.
- Intangible assets other than those three items noted above; specifically, intangible assets that represent the right to use a type of underlying asset should not be disclosed in the same major class as any owned assets of that type.

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In addition, the statement requires that a capital asset held for sale should continue to be reported in the capital asset rollforward within the appropriate major class of asset. However, a government should disclose the historical cost and accumulated depreciation, as of the financial statement date, of capital assets held for sale, by major class of asset. In order to be considered held for sale, the statement specifies that:

- A government has decided to pursue the sale of the asset; and
- It is probable (likely to occur) that the sale will be finalized within one year of the financial statement date.

d) Statement No. 105, *Subsequent Events*. This statement defines subsequent events as transactions or other events that occur after the date of the financial statements but before the date the financial statements are available to be issued. This Statement describes the date the financial statements are available to be issued as the date at which: (1) the financial statements are complete in a form and format that complies with generally accepted accounting principles, and (2) approvals necessary for issuance have been obtained. That definition modifies the subsequent events time frame throughout the GASB literature. This Statement also requires the date through which subsequent events have been evaluated to be disclosed.

This statement clarifies the subsequent events that constitute recognized and nonrecognized events and establishes specific note disclosure requirements for nonrecognized events. The requirements of this statement are effective for fiscal years beginning after June 15, 2026, and all reporting periods thereafter. Earlier application is encouraged.

e) Other Pending or Current GASB Projects. As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:

- **Going Concern Uncertainties and Severe Financial Stress** is a major project where the goal is to address issues related to disclosures regarding going concern uncertainties and severe financial stress. The project will consider: (1) improvements to existing guidance for going concern considerations to address diversity in practice and clarify the circumstances under which disclosure is appropriate, (2) developing a definition of severe financial stress and criteria for identifying when governments should disclose their exposure to severe financial stress, and (3) what information about a government's exposure to severe financial stress is necessary to disclose. This technical topic is being examined by the GASB due to a wide diversity in practice regarding required presentation on the face of the financial statements, disclosures, etc. A preliminary views document on this topic is expected by late 2025 with an exposure draft to follow in 2025.

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- **Infrastructure Assets** is a project that will address issues related to accounting and financial reporting for infrastructure assets. The project will evaluate standard-setting options related to reporting infrastructure assets to make information: (1) more comparable across governments and more consistent over time, (2) more useful for making decisions and assessing government accountability, (3) more relevant to assessments of a government's economic condition, and (4) better reflect the capacity of those assets to provide service and how that capacity may change over time. Preliminary views document has been issued with comments due back to GASB by the end of January 2025.
- **Revenue and Expense Recognition** is a major project where the overall objective is to develop a comprehensive, principles-based model that would establish categorization, recognition, and measurement guidance applicable to a wide range of revenue and expense transactions. Achieving that objective will include: (1) development of guidance applicable to topics for which existing guidance is limited, (2) improvement of existing guidance that has been identified as challenging to apply, (3) consideration of a performance obligation approach to the GASB's authoritative literature, and (4) assessment of existing and proposed guidance based on the conceptual framework. The expected outcome of the project is enhanced quality of information that users rely upon in making decisions and assessing accountability. The GASB is currently reviewing comments and other input received from the stakeholder community during the preliminary views stage that was completed in 2021.

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**COMPLIMENTARY CONTINUING EDUCATION
AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS**

Complimentary Continuing Education. We provide complimentary continuing education for all of our governmental clients. Annually, we pick a couple of significant topics tailored to be of interest to governmental entities. We provide these complimentary services typically in the summer months over a two-day period and typically see 40 to 50 people. We obtain the input and services of experienced outside speakers along with providing the instruction utilizing our in-house professionals. We hope the City staff and officials can participate in this opportunity, and that it will be beneficial to them. Examples of subjects addressed in the past include:

- Accounting for Debt Issuances
- Best Budgeting Practices, Policies and Processes
- Annual Comprehensive Financial Report Preparation
- Capital Asset Accounting Processes and Controls
- Collateralization of Deposits and Investments
- Evaluating Financial and Non-Financial Health of a Local Government
- GASB No. 60, Service Concession Arrangements (webcast)
- GASB No. 61, the Financial Reporting Entity (webcast)
- GASB No.'s 63 & 65, Deferred Inflows and Outflows (webcast)
- GASB No.'s 67 & 68, New Pension Stds. (presented several occasions)
- GASB Updates (ongoing and several sessions)
- Grant Accounting Processes and Controls
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables and the Revenue Cycle
- Internal Revenue Service (IRS) Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances and Disclosure Requirements
- Policies and Procedures Manuals
- Segregation of Duties
- Single Audits for Auditees
- Uniform Grant Reporting Requirements and the New Single Audit

Governmental Newsletters. We produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins partners and managers, and are not purchased from an outside agency. The newsletters are produced and delivered periodically (approximately six times per year) and are intended to keep you informed of current developments in the government finance environment.

Communication. In an effort to better communicate our complimentary continuing education plans and newsletters, please email Meredith Black at mblack@mjcpa.com and provide to her individual names, mailing addresses, email addresses, and phone numbers of anyone you wish to participate and be included in our database.

CITY OF DESTIN, FLORIDA
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SEPTEMBER 30, 2025

CLOSING

If you have any questions regarding any comments, suggestions or recommendations set forth in this discussion, we will be pleased to discuss it with you at your convenience.

This information is intended solely for the use of the City's management, and others within the City's organization and is not intended to be and should not be used by anyone other than these specified parties. We appreciate the opportunity to serve the City of Destin, Florida and look forward to serving you in the future. Thank you.

City of



Destin,
Florida

**Annual Comprehensive
Financial Report
For Fiscal Year Ended
September 30, 2025**

CITY OF DESTIN, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

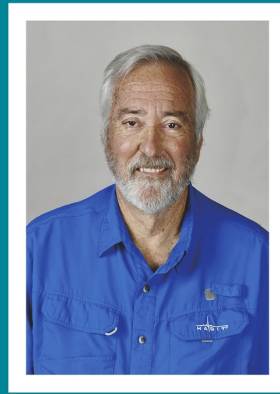
PREPARED BY:
CITY OF DESTIN FINANCE DEPARTMENT



DESTIN CITY COUNCIL



BOBBY WAGNER
MAYOR



DEWEY DESTIN
COUNCILMAN



JIM BAGBY
COUNCILMAN



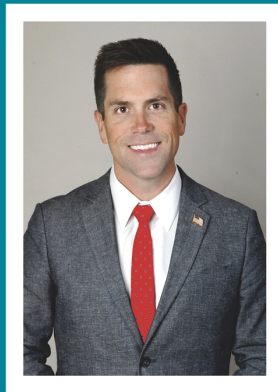
RODNEY BRADEN
COUNCILMAN



TOREY GEILE
COUNCILMAN



TERESA HEBERT
COUNCILWOMAN



KEVIN SCHMIDT
COUNCILMAN



SANDY TRAMMELL
COUNCILWOMAN

CITY OF DESTIN, FLORIDA

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INTRODUCTORY SECTION

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Office of the City Manager

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-269-9890 | www.cityofdestin.com

March 2, 2026

To the Honorable Mayor, Members of the City Council, and Citizens of the City of Destin:

We are pleased to present to you the Annual Comprehensive Financial Report (ACFR) of the City of Destin, Florida (the “City”) for the fiscal year ended September 30, 2025. Chapter 218.39, Florida Statutes require that a complete set of financial statements be published within nine months of fiscal year end and presented in conformance with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

This report consists of management’s representations concerning the finances of the City of Destin. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Destin has established a comprehensive internal control framework that is designed both to protect the government’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Destin’s financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Destin’s comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material aspects.

In compliance with the laws of the State of Florida, the City’s financial statements have been audited by Mauldin and Jenkins, LLC, Certified Public Accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City of Destin for the fiscal year ended September 30, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Destin’s financial statements for the fiscal year ended September 30, 2025, are fairly presented in conformity with GAAP. The independent auditor’s report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City of Destin was part of a broader, state mandated “Single Audit” designed to meet the special needs of state and federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government’s internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. This was not required for the fiscal year ended September 30, 2025. GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management’s Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Destin’s MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City of Destin incorporated and adopted the Council-Manager form of government in 1984. The City Council is composed of seven voting members with the Mayor casting tie-breaking votes only. The Mayor and Council, elected in November of even years by the City at-large, can serve up to two consecutive four-year terms. The City Council is the legislative body of the City Government. They consider and adopt ordinances and enact regulations for the maintenance of good government, the preservation of peace, welfare, health and safety and convenience of the citizens. The Council also reviews and adopts the City Budget, makes appropriations, levies taxes, authorizes bond issues, holds public hearings for citizen input, appoints committees and establishes municipal policies. Pursuant to City Charter, the City Manager is appointed by a super- majority vote of the City Council. The City Manager is the chief administrative officer of the City and serves directly at the pleasure of the City Council. The City Manager implements Council policies, directs and supervises the administration of all departments, programs, offices, and agencies of the City.

The City of Destin provides a range of services that include operations of cultural and recreational facilities and events, and the construction and maintenance of highways, streets, sidewalks, stormwater and other infrastructure. The City also provides community planning and Florida building code compliance services. Law enforcement is provided through a contractual arrangement with the Okaloosa Sheriff’s Office. Water and wastewater utilities and fire protection and lifeguard services are provided by other non-profit and governmental agencies working in close cooperation with City management.

Tourism is the major field of employment within the City of Destin. The City of Destin includes a planning area of 7.53 square miles and is located in Okaloosa County approximately 52 miles east of Pensacola, Florida, and 38 miles west of Panama City Beach, Florida. The Gulf of Mexico on the south and Choctawhatchee Bay on the north form the City’s natural boundaries. Destin is located on Florida’s Emerald Coast known for sugar-white beaches, crystal clear green water and warm, sunny days. Destin is home to approximately 14,640 full-time residents with an

estimated peak seasonal population of approximately 200,000. One of the City's most significant on-going challenges is to provide infrastructure and services to accommodate the seasonal population.

Budgetary Control: The annual budget serves as the foundation for the City of Destin's financial planning and control. The City Manager starts each new calendar year with a Visioning and Strategic Planning Session where department directors, city council members, and the citizens of Destin discuss their long-term vision for the City and strategically prioritize issues and projects. All departments of the City of Destin are required to submit requests for appropriation to the City Manager in the spring of each year. The City Manager evaluates these requests against the strategic planning session priorities and develops a proposed budget. The City Manager then presents this proposed budget to the council for review. The council is required to hold public hearings on the proposed budget and to adopt a final budget no later than September 30, the close of the City's fiscal year. The appropriated budget is prepared by fund and department. Budgetary control (the level at which expenditures cannot legally exceed appropriated amount) is maintained by the City Manager at the fund level and may be amended as necessary during the fiscal year. Budget-to-actual comparisons are provided in this report for each individual government fund for which an appropriated annual budget has been adopted. For the General Fund, this comparison is presented on page 29 as part of the basic financial statements for the government funds. For governmental funds, other than the General Fund and major special revenue funds, with appropriated annual budgets, this comparison is presented in the governmental fund subsection of this report, which starts on page 30. The City of Destin has no proprietary funds and no business-like activities.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Destin operates.

Local Economy: Tourism is one of Destin's largest industries, and Destin has made great strides to promote and market its commitment to serve as a community offering an outstanding quality of life to residents and visitors alike. After a long hot stretch of tourism activity spurred on by COVID in 2020, the area finally experienced a cooling effect in FY 2024. Occupancy of hotels and short-term rentals was nearly equal in FY 2023 through FY 2025. Although a bit slower than the prior year, the Okaloosa Tourist Development Council reported that FY 2025 bed tax collections and visitor estimates continue to be higher than pre-pandemic figures.

The City is centrally located in the panhandle of Florida. Destin is home to one of the largest and most elaborately equipped charter fishing fleets in the State of Florida. Known as the "World's Luckiest Fishing Village," the Destin Harbor lies closer to the 100 Fathom curve than any other harbor on Florida's west and north coast, providing speedy deep-water access. In addition to

fishing, recreational opportunities include golf, tennis, and water sports, including diving and snorkeling.

Besides tourism, Destin's economic base was dependent on the real estate and construction industries in the past. Nowadays, the City is nearly "built-out" with very few vacant parcels still available for development, and therefore residential and commercial construction is minimal compared to the tourist-related economy. During FY 2025, rising property values translated into higher ad valorem taxes. Ad valorem taxes are the City of Destin's largest single source of revenue. By City Charter the maximum rate of levy is limited to 2.0 mills, or \$2 per \$1,000 in property value. The rate for FY 2026 was set at 1.615 mills for the eleventh consecutive year.

Major Initiatives - Current and Future

Undergrounding Utilities: Undergrounding utilities is essential to hardening Destin's infrastructure to improve business continuity and to decrease recovery time in post-disaster scenarios. This is also a beautification initiative expected to increase property values and to enhance economic development opportunities. In FY 2021, the City hired a Project Management company to manage our ambitious utility undergrounding project. The Project Management company has completed a report that groups sections of the City into phases that have similar cost. The Project Manager has coordinated closely with FDOT and local utility providers. In late 2023, the City executed a binding cost estimate and a conversion agreement with FPL (formerly Gulf Power, a subsidiary of Nextera Energy) to convert overhead utilities to underground. A contractor was hired in the summer of 2024 through the City's transparent purchasing processes. Drilling conduit pathways began in the fall of 2024. This first phase along US Highway 98 from the Marler Bridge to Airport Road should be completed by the fall of 2026. This is the first area of seven identified.

Cross-Town Connector: For many years, the City of Destin has worked towards establishing a secondary main road for residents to get from the East side of town to the West side of town that would avoid the congestion of Highway 98. The final parcel required for this roadway was purchased in FY 2024. An engineering firm completed the design, funding was assembled and construction began in FY 2025. This section of roadway should be completed by July 2027.

Beach Acquisition: The purchase and development of beachfront property continues to be one of City Council's top objectives in order to preserve public access to Destin's waterways and beaches. During the summer months, the City's two small beach parks are regularly well beyond capacity with beachgoers. The highest percentage of complaints from citizens and visitors are concerns about the lack of access to the Gulf waters and disputes between property owners, vendors, and visitors. This initiative will restore developed areas of the beach to original natural beach and will provide additional public space for residents and visitors. City Council signed a revised interlocal agreement with and the Okaloosa County Tourism Development Department (TDD) to continue beachfront park development of the properties purchased in FY 2021 and to

acquire an additional 320+ feet of beachfront properties in early FY 2023. Administrative and financial assistance for these purchases is provided by the Trust for Public Lands (TPL). The land purchased at Tarpon Beach has completed the design phase and contractor solicitation in process. Construction began in 2025. The land purchased at the Shores of Crystal Beach is still in the design phase.

Norriego Point Stabilization and Recreational Amenities: This has been a high priority project for the Destin community. Due to the complex dynamics of the Destin East Pass, in FY 2011 the City Council appointed a Blue-Ribbon Panel of stakeholders to assist in the decision-making for the proposed design for stabilization of the Point. In late FY 2013, the City was notified the Florida Department of Environmental Protection (FDEP) was awarded a National Resource Damage Assessment (NRDA) grant to construct this project. In FY 2014, City staff began working with the State to implement this project. The project began in the fall of 2017 with the stabilization phase. In the fall of 2021, a developer worked with the City to extend the road and add parking for access to the park that FDEP has designed. FDEP is now managing the construction phase for the improvements to Norriego Point. The construction of recreation amenities began late in FY 2024 and was completed in the first quarter of FY 2026. Amenities include bathrooms, boardwalk, and hardening of the point. The hardening efforts on Norriego Point provide storm protection for the Destin Harbor and will help preserve the point for the future.

Roadway and Pedestrian Improvements: The Transportation Element of the Comprehensive Plan guides the City's regulations regarding street improvements for both motor vehicle and pedestrian needs. The City's plan is aimed at enhancing an efficient and high-quality multi-modal transportation system that balances community circulation needs with regional travel demand.

The adopted five-year capital improvement plan for FY 2026-2030 includes several pathway projects that will connect the Harbor Boardwalk with additional parking and will connect the library, community center, fishing museum, and three city parks. The City worked closely with a rate analyst to write a mobility project plan which was adopted by Council in FY 2025. The new mobility fees went into effect at the end of FY 2025, which should help raise funds for additional transportation infrastructure.

Joe's Bayou Renovation: In 2016, the City purchased a parcel of waterfront property that has long been desired by the City of Destin to complete its plans for the Joe's Bayou Recreation Area which will combine four properties into one recreational park. FDEP is managing the funding, design and construction of a bayfront park. Design was completed early in FY 2025 and construction is anticipated to start in FY 2026.

Community Redevelopment Agency

The Community Redevelopment Agency (CRA) is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area. The City of Destin continues to focus on redevelopment opportunities. The establishment of two districts within the Destin CRA help focus planning efforts for major capital improvements. One district is intent upon maintaining the vitality and heritage of our harbor district. The second district is to reinvigorate the vitality of a centralized downtown and town center area. There are also plans to improve connectivity throughout both districts.

Town Center CRA District

Major projects in the Town Center district of the CRA valued at over \$18 million were accomplished between 2005-2009 included:

- Construction of the Main Street and Legion Drive widening, stormwater management improvements, and multi-modal landscaping enhancements.
- Undergrounding of overhead utilities on Main Street.
- Airport Road widening, including stormwater management improvements and multi-modal amenities.

These projects were accomplished through a combination of grants and tax increment financing (TIF) revenue bonds.

Gulf Power Easement/Linear Park: One key project aimed at redeveloping the Town Center District is the proposed Linear Park. An objective outlined in the Town Center CRA plan is to improve non-vehicular pathways between Main Street and Airport Road. This linear park and multi-use pathway will connect portions of the Gulf Power easement. The project will provide a safe area for walking, jogging, biking and exercise. In addition, it will provide alternate access for residential areas off Airport Road to shops, restaurants and other amenities in the Town Center. With the assistance of a grant from the Florida Department of Transportation, an engineering design is nearly complete. There are a few easements to be attained to reach the 100% complete design. Upon completion, the City will approach donors to attain financing support before putting the construction out for bid.

Harbor CRA District

The major projects of the Harbor District CRA were mostly completed in 2009-2013:

- The reconstruction of Mountain Drive into a multi-modal roadway.
- The construction of the first phase of the Harbor Boardwalk.
- The construction of a long-term surface parking lot (Marler Street) on Harbor Boulevard with appropriate lighting, landscaping, and stormwater improvements.
- Melvin Street Drainage.

In 2014, focus was placed on safe pedestrian mobility in the Harbor District and along US 98. The City worked with the State of Florida Department of Transportation (FDOT) to conduct a Pedestrian Safety Assessment analysis of Hwy 98 from Marler Bridge to Airport Road. In the spring of FY 2016, FDOT installed five (5) signalized pedestrian crossings on Harbor Blvd/Highway 98. The City continues to work with engineers and FDOT to improve mobility and pedestrian safety in these areas. Towards this end, in FY 2024, the City purchased five parcels at the foot of the Marler Bridge.

Furthermore, the City is in the process of undertaking two major development efforts aimed at enhancing the festive atmosphere and experience of our redevelopment areas.

Additional Financial Policies that Affect the Financial Position

General Government Functions: The City’s accounting system is organized on a fund basis. A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts. The types of funds used are determined generally by the City Council upon recommendation of the City Manager and the Finance Director establishes accepted accounting policies and procedures, as well as the number of funds.

In accordance with Florida Statutes, Chapter 218.33, revenues are recorded by source to provide information necessary to: (1) prepare and control the budget, (2) record the collection of revenues, (3) prepare financial statements and schedules, and (4) prepare financial statistics.

Long-Term Financial Planning

The City’s responsiveness to emerging economic challenges and its careful long-range planning have been instrumental in maintaining Destin’s fiscal health. Fiscal conservatism, a streamlined budget, and operating efficiencies have resulted in a solid position for the City at the close of fiscal year 2025. Approval by Council of mission and goal statements allows staff to create strategic plans and a programmatic budget that directly responds to the Council’s vision, goals, and community expectations. The City continues to prioritize debt service and operations first in budgeting. Most capital projects are funded by grant revenues and impact fees. All levels of staff are encouraged to recommend cost saving ideas. We estimate cost savings from the FY 2025 efficiency efforts to be over \$400 thousand. Management requested that Council consider applying these savings to allowing staff to participate in the Florida Retirement System (FRS), which we believe will improve staff retention.

Statement of Philosophy: In 2021, the Mayor and City Council adopted a new vision statement: “Destin is a family oriented beach and fishing community where people want to live, work & play and where visitors are welcomed to respectfully enjoy our community and its resources.” City leaders have continued to reinforce and refine their support of this vision each year at their strategic planning sessions.

As indicated within this Vision Statement, the City of Destin is working at all levels to improve the quality of life within our community. Since the Budget is a policy document and serves as a statement of City policy in fiscal terms, it should be viewed as a reflection of the Council's established strategic goals of:

- 1) Financially sound city providing service excellence.
- 2) Enhanced quality of life and safety for families.
- 3) Economic development and revitalization.
- 4) Effective, efficient and aesthetically pleasing infrastructure.
- 5) Improve mobility and connectivity.
- 6) A green and sustainable environment.
- 7) Offer livable wages & benefits to attract & maintain a high caliber, qualified staff.

Plans articulated in the fiscal year 2026 Adopted Budget and Capital Improvement Plan continue to support basic governmental services (roads, parks, recreation, and stormwater, etc.) while also addressing the City Council's broad goals and citizens' expectations for the community.

Destin's financial plan requires many elements working in concert with one another. Some of these financial plan elements are financial resource planning, investment planning, strategic capital improvement project planning, and debt management. The Finance Department's management role is to maintain and enhance financial plan elements and ensure continued financial stability for the City of Destin.

Budget Planning: The City of Destin is required to adopt an annual budget in accordance with the City Charter and State Statutes. The City Manager is charged with preparing a proposed budget submission in July of each year for the fiscal year that begins the following October 1. Appropriations by department by fund and tax levies are adopted in September. The budget also authorizes the number of full-time equivalent positions available to City departments to deliver services. The budget may be amended by Council motion at a regular meeting or administratively if the change is within the same department and fund. Various thresholds of review and approval have been established for purchases and hiring as the budget is implemented. Amendments made by motion and resolution during the year are consolidated into Ordinance before the close of the fiscal year.

Capital Improvement Program: Destin's Capital Improvement Program projects are planned for five years and evaluated based on project totals of over \$25,000, a useful life of five years or more; and costs that do not reoccur annually, unless the project has multi-year elements. The operating cost impacts of projects are also planned and considered in developing future operating budget plans. Projects with significant operating impacts are carefully timed to avoid contingent liabilities, which future operating resources cannot meet. Pay-as-you-go funding sources are also conservatively estimated to avoid over-committing to capital construction using revenues that are not certain. Expending the pay-go funding sources can appear as an appropriation of fund

balance in years when construction occurs after years of saving up for a project. To the extent debt financing is used and/or required, capital project plans are sized to conform to existing debt management policies.

Debt Management: Destin has a financial policy which prohibits the issuance of debt for operating costs. With that as a governing framework, all debt issuances are for the purpose of financing capital infrastructure (or long-lived costly assets). Each debt issuance is evaluated against multiple additional policies addressing debt service as a percent of operating expenditures, tax and revenue bases for the repayment of debt, the overall debt burden on the community and statutory limitations and market factors affecting tax-exempt interest costs. In all cases a long-term analysis is made considering the financial (debt) capacity that fits the wherewithal (and willingness) of our community to pay for the capital projects. The annual debt service operating cost for each additional one million dollars in new debt averages about \$35,000 based on an average interest rate of 3.5 percent. Sizing of the City's Capital Improvement Program is based on the debt capacity in conjunction with conservatively estimated pay-as-you-go revenues which will help stabilize per capita debt and lower annual debt service costs to the City over the long-term.

Revenues pledged to the repayment of debt issues consist of general government's commitment to budget and appropriate, sales taxes, communication service taxes, and CRA tax increment funding (TIF). The Tax Increment Financing (TIF) revenues are calculated using the growth of property values above the base year property values within each CRA district. Annual requirements and debt transactions are reflected in the notes to the financial statements.

Internal Control: City management is responsible for establishing and monitoring internal controls to ensure that the City fulfills its fiduciary responsibility as custodian of public monies. The purpose of internal controls is to provide reasonable, but not absolute, assurance that City assets are safeguarded against loss through unauthorized use or disposition. The concept of reasonable assurance recognizes that the cost of control should not exceed the benefits likely to be derived and the valuation of costs and benefits requires estimates and judgments by management.

Fiduciary Operations: The City of Destin maintains a defined contribution plan for the City's full-time employees. The City's contributes 7.5% of the employee's annual earnings to the retirement program and will match the first 5% of the employee's contribution to their 457 retirement program. Additional information on the City's pension arrangements and post-employment benefits can be found in Notes 11 and 12 in the financial statements.

Financial Information

Management's Discussion and Analysis (MD&A) (starting on page 4) summarizes the Statement of Net Position and Statement of Activities and reviews the changes (from the beginning to the end of the period and current year to prior year). The Government-wide financial statements (in detail) are presented on pages 23 through 28 and are intended to present the City in a manner similar to private-sector businesses.

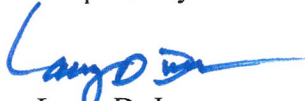
Additionally, the Fund Financial Statements (starting on page 29) are designed to address the Major (or more significant) individual funds by category. An explanation of these complementary presentations can be found in the MD&A (starting on page 6).

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Destin for its annual comprehensive financial report (ACFR) for the year ended September 30, 2024. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports. This was the twenty-eighth consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized ACFR. This report satisfied both GAAP and applicable legal requirements.

This achievement is the direct result of the efforts of many people and not the work of a single person. Our gratitude is given to the Mayor and City Council for their continuing attention, assistance, and cooperation regarding the financial operations of the City as well as to our residents for their support toward the planning and administration of the financial operations of the City in a responsible and progressive manner. We would also like to express our thanks to the staff of Mauldin and Jenkins, LLC, Certified Public Accountants for their professional services and assistance to the City of Destin. Lastly, we extend our sincere appreciation to all city employees, particularly our finance staff, for their hard work, professionalism, and dedication to ensuring Destin's financial stability.

Respectfully submitted,



Larry D. Jones
City Manager



Krystal Strickland, CPA, CGFO
Finance Director

CITY OF DESTIN EXECUTIVE

DIRECTORY

City Council

Bobby Wagner, Mayor
Dewey Destin, Mayor Pro Tem/Council
Torey Geile, Council
Terésa Herbert, Council
Sandy Trammell, Council
Kevin Schmidt, Council
Jim Bagby, Council
Rodney Braden, Council

City Manager

Larry Jones

Finance/Budget Director

Krystal Strickland

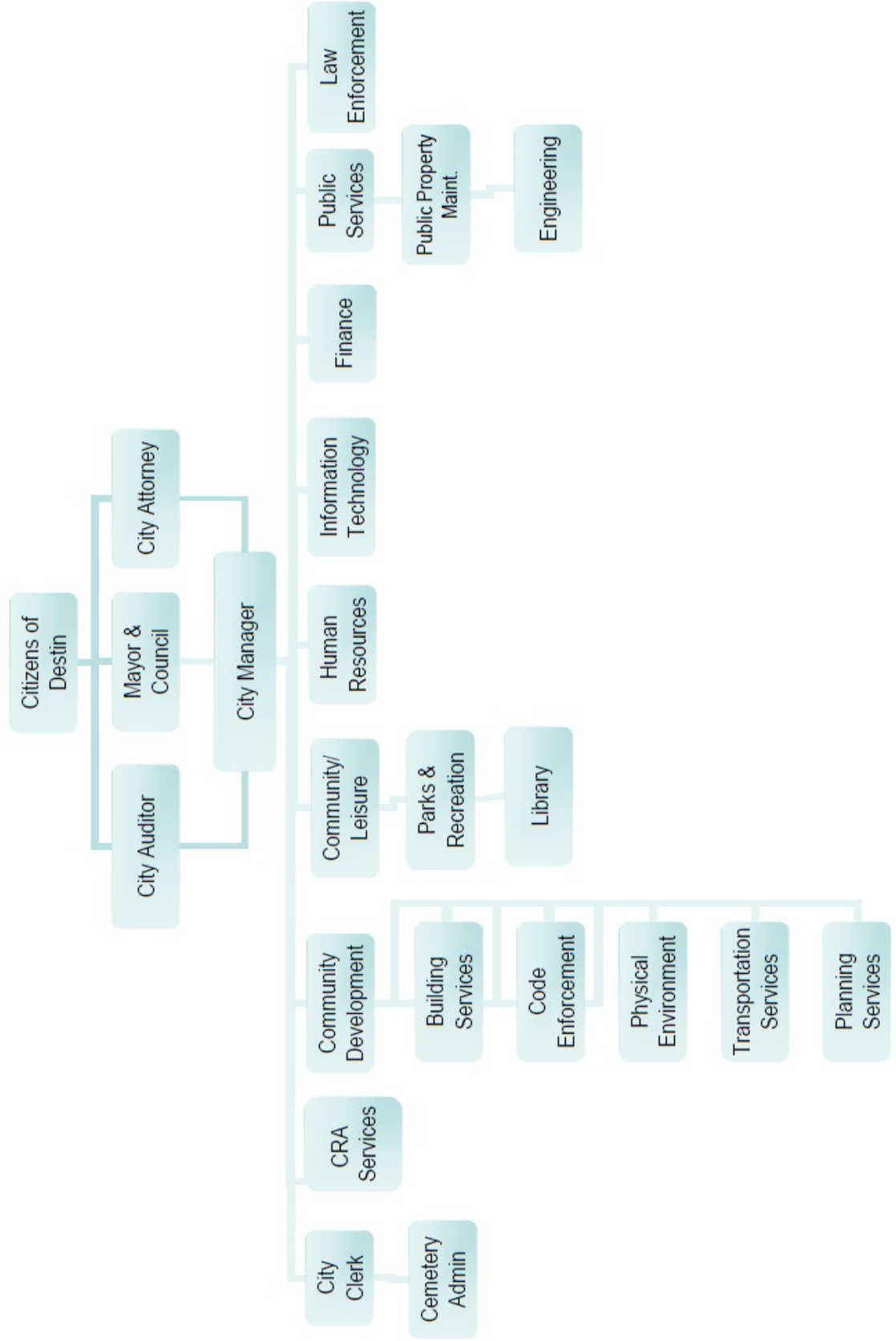
City Clerk

Rey Bailey

City Attorney

Kimberly Kopp
Romano Kopp Law, P.A.

City of Destin Organizational Chart





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Destin
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morill

Executive Director/CEO

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FINANCIAL SECTION

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Independent Auditor's Report

**Honorable Mayor and Members of
the City Council,
City of Destin, Florida**

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the **City of Destin, Florida** (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2025, and the respective changes in financial position and the respective budgetary comparisons for the General Fund, the CRA Town Center Fund, the Okaloosa Half-Penny Fund, and CRA Harbor Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 22 and the schedule of changes in the City's total OPEB liability and related ratios on page 57 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 20, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Bradenton, Florida
February 20, 2026

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CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

As management of the City of Destin, Florida (the "City") we offer readers of the City's financial statements this narrative overview and analysis of financial activities of the City for the fiscal year ended September 30, 2025. The City's Management Discussion and Analysis (MD&A) is designed to: (a) assist the reader in focusing on the significant financial issues, (b) provide an overview of the City's financial activities, (c) identify changes in financial position, (d) identify any material deviations from the financial plan (the approved budget), and (e) identify any individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with the additional information that we have furnished in our letter of transmittal.

FINANCIAL HIGHLIGHTS

- Assets plus deferred outflows of resources of the City of Destin exceeded liabilities plus deferred inflows of resources at the close of the most recent fiscal year by \$166 million (net position). Of this amount, \$95.7 million represents the net investment in capital assets (e.g. land, infrastructure, building, machinery, and equipment), \$19.6 million is restricted for use by regulatory agencies, grantors and debt covenants, and \$50.7 million is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position decreased by \$7.4 million during the current fiscal year. This decrease is primarily related to depreciation adjustments to capital assets. During the FY 2025 accounting software implementation, all older infrastructure and landscape improvement programs were deeply scrutinized resulting in change of useful lives and higher depreciation than in prior years (\$22 million vs usual \$4 million).
- Governmental Activities generated \$6.9 million in program revenues (\$737 thousand more than in the prior fiscal year). Capital grants were \$426 thousand higher in FY 2025 than FY 2024. Charges for services were \$124 thousand higher primarily due to one-time bond release administrative fees. Operating expenses increased \$22 million. Transportation, physical environment, and culture and recreation increased the most, all due to additional depreciation expense. An in-depth review of all assets resulted in shortening the useful life of many major land improvements and infrastructure and depreciation was adjusted accordingly. Personnel costs decreased slightly (\$80 thousand) and base operations increased \$900 thousand. Nearly half of the increase was for public safety (sheriff and lifeguard contracts), and there was an increase of approximately \$300 thousand for contracted professional services for general government activities.
- At the close of the current fiscal year, the City of Destin's governmental funds reported combined ending fund balances of \$69.7 million, an increase of \$25 million or 56% over the prior year. At the beginning of FY 2025, the City borrowed \$25 million for: (1) reimbursement for the purchase of 1 Harbor Blvd, (2) undergrounding of overhead utilities, and (3) to complete construction of the cross-town connector roadway. The governmental fund balance includes \$1.4 million Nonspendable fund balance, \$19.6 million is restricted by Florida statutes, grant agreements and debt service covenants, \$30.6 million has been committed by council resolutions and contracts, and \$18.1 million is unassigned.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$18.1 million, or 110% of the total General Fund operating expenditures.
- During fiscal year 2025, the City initiated \$51.7 thousand in copy machine financed purchases.
- During this fiscal year, the City invested \$13.8 million into capital assets such as undergrounding overhead utilities (\$8.3 million), roadway construction (\$3.8 million), renewing roadways and sidewalks (\$2.9 million), and replacing amenities at the Morgan Sports Center, like the playground, athletic field lighting, and the batting cage.

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of four parts – *Introductory Section, Financial Section, Statistical Section, and the Compliance Section*. Within the Financial Section, there is the *Independent Auditors' Report*, this *Management's Discussion and Analysis*, the *Basic Financial Statements, Required Supplementary Information* and an additional section that presents *Combining Statements* for non-major governmental funds. The basic financial statements include two kinds of statements that present different views of the City:

Government-wide – The first two statements are *government-wide financial statements* that provide both long-term and short-term information about the City's overall financial status.

Fund Financial Statements – The remaining statements are *fund financial statements* that focus on individual parts of the City government, reporting the City's operations in more detail than the government-wide statements. These fund financial statements focus on the short-term cashflows and exclude long-term items such as capital assets and long-term liabilities.

The focus of the Governmental Accounting Standards Board ("GASB") Statement Number 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* financial statements is on both the City as a whole (government-wide) and on the major individual funds. Both perspectives (government-wide and major funds) allow the user to address relevant questions, broaden a basis for comparison (such as year-to-year and government-to-government), and enhance the City's accountability.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Designed to be corporate-like, the *government-wide financial statements* typically consolidate governmental and business-type activities into two columns, which add to a total for the primary government entity. However, the City of Destin has only governmental activities and, therefore, one column is presented that provides readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets, deferred outflows, liabilities, and deferred inflows with the difference reported as net position. This statement combines and consolidates the governmental funds' current financial resources (short-term spendable resources) with capital assets and long-term obligations. Over time, increases or decreases in net position may serve as a useful indicator of the financial position of the City.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). *The City of Destin does not have any business-type activities*. The governmental activities of the City include general government (city clerk, city council, city manager, human resources, finance, city planning, facility and fleet maintenance and non-departmental expenses), public safety (code compliance, law enforcement, and building department services), physical environment (cemetery and stormwater), transportation (public works, streets, sidewalks, streetlights, engineering, traffic signage, median and right-of-way maintenance), economic development (community redevelopment agencies), human services (animal control), culture and recreation (library, parks, athletic fields, and community center) and debt service.

The government-wide financial statements are found on pages 23 and 24 of this report.

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

FUND FINANCIAL STATEMENTS

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the City rather than the City as a whole. The City of Destin's funds can be divided into two categories: governmental and fiduciary funds. Our City does not currently have any proprietary (business-like) funds.

GOVERNMENTAL FUNDS

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at fiscal year-end. Such information may be useful in evaluating a government's near-term financial requirements. The basic governmental fund financial statements are found on pages 25 through 34 of this report.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented in governmental funds with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenue, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains thirteen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenue, expenditures and changes in fund balances for four of the thirteen funds considered to be major funds. Individual fund data for each of these nonmajor governmental funds are provided in the form of combining statements and can be found on pages 58 through 65 of this report.

Major Governmental Funds:

General Fund
CRA Town Center Fund
CRA Harbor Fund
Okaloosa Half-Penny Fund
Capital Projects Fund

Non-major Governmental Funds:

Florida Building Code Fund
Parking Fund
Technology Fund
Water Quality Fund
Debt Service Fund

The City of Destin adopts annual appropriated budgets for all of the governmental funds. A budgetary comparison statement is presented within this report for each of those funds to demonstrate budgetary compliance.

PROPRIETARY FUNDS

Proprietary funds normally report business-type activities and provide the same type of information as the government-wide financial statements, only in more detail. The City of Destin has no business-type activities that meet the definition of this fund category.

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

FIDUCIARY FUNDS

Fiduciary funds are used to account for resources held for the benefit of parties outside the government.

The City maintains a defined contribution plan for the City's full-time employees. The City administers the retirement plan known as the "Employee Thrift Plan." The Board of Trustees operates the investment policy set forth by the City Council. All funds are held by Benjamin F. Edwards & Co., which also acts as the Investment Manager. As of September 30, 2025, total assets were stated at \$8.3 million, an increase of \$808 thousand as compared to the September 30, 2024 stated value of \$7.5 million. The increase in assets was due to realized and unrealized increases in value of \$1.7 million minus contributions net of withdrawals of \$205 thousand. Allocations of investments were represented as 99% mutual funds and 1% in cash and cash equivalents.

The accounting used for fiduciary funds is much like that used for proprietary funds. The basic fiduciary fund financial statements are found on pages 33 and 34 of this report.

NOTES TO FINANCIAL STATEMENTS

The notes to the financial statements provide additional information, which is essential to the full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 35 of this report.

OTHER INFORMATION

The combining statements, mentioned earlier in connection with nonmajor governmental funds, are presented immediately following the required supplementary information. The combining and individual nonmajor fund financial statements are found on pages 58 through 65 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Summary of net position. As noted earlier, over time net position may serve as a useful indicator of a government's financial position. There are six basic transactions that will affect the comparability of the Statement of Net Position summary presentation as reflected below:

- 1) **Net results of activities** will impact (increase/decrease) current assets and unrestricted net position.
- 2) **Borrowing for capital** items will increase current assets and long-term debt.
- 3) **Spending borrowed proceeds on new capital** items will reduce current assets and increase capital assets. Additionally, an increase in investments in capital assets plus an increase in related debt will not change the net investment in capital assets.
- 4) **Spending of non-borrowed current assets on new capital** items will reduce current assets, increase capital assets, reduce unrestricted net position, and increase net investment in capital assets.
- 5) **Principal payment on debt** will reduce current assets, reduce long-term debt, decrease unrestricted net position, and increase net investment in capital assets.
- 6) **Reduction of capital assets through depreciation** will reduce capital assets and net investment in capital assets.

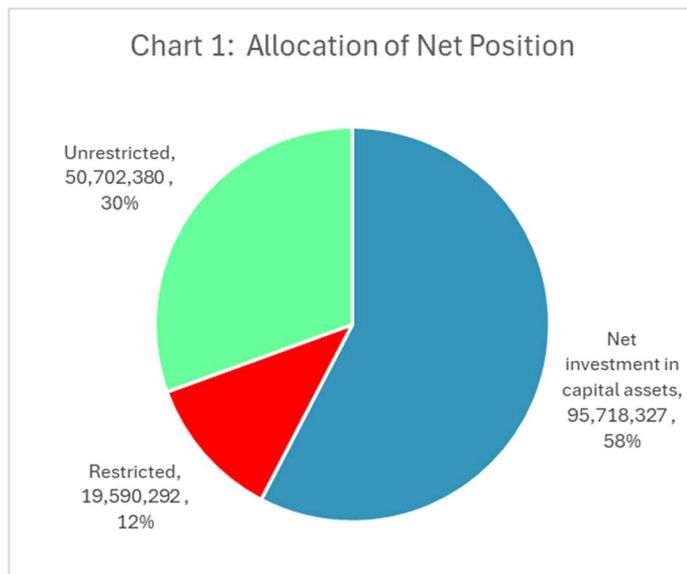
CITY OF DESTIN, FLORIDA

**MANAGEMENT’S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

In the case of the City of Destin, combined assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$166 million at the close of fiscal year 2025. (See Table 1 below.)

**Table 1
Statement of Net Position
As of September 30,
Governmental Activities**

	2025	2024	\$ Change	% Change
Current and other assets	\$ 72,940,360	\$ 46,966,852	\$ 25,973,508	55%
Capital assets	<u>141,870,808</u>	<u>152,336,021</u>	<u>(10,465,213)</u>	<u>-7%</u>
Total assets	<u>214,811,168</u>	<u>199,302,873</u>	<u>15,508,295</u>	<u>8%</u>
Deferred outflows	<u>40,029</u>	<u>46,652</u>	<u>(6,623)</u>	<u>-14%</u>
Other liabilities	3,727,523	2,349,436	1,378,087	59%
Long-term liabilities	<u>45,112,675</u>	<u>23,081,381</u>	<u>22,031,294</u>	<u>95%</u>
Total liabilities	<u>48,840,198</u>	<u>25,430,817</u>	<u>23,409,381</u>	<u>92%</u>
Net position:				
Net investment in capital assets	95,718,327	129,525,200	(33,806,873)	-26%
Restricted	19,590,292	6,705,708	12,884,584	192%
Unrestricted	<u>50,702,380</u>	<u>37,230,155</u>	<u>13,472,225</u>	<u>36%</u>
Total net position	<u>\$166,010,999</u>	<u>\$173,461,063</u>	<u>\$ (7,450,064)</u>	<u>-4%</u>



The largest portion of the City's net position, \$95.7 million (58% of total net position), reflects the investment in capital assets (e.g. land, infrastructure, buildings, machinery, and equipment) less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. An additional portion of the City's net position, \$19.6 million (12% of total net position) represents resources that are subject to external restrictions. The remaining balance of \$50.7 million (30% of total) is considered unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors.

The City's current and other assets increased \$25.9 million (55%). This increase is related to issuance of a \$25 million loan. The funds were borrowed to reimburse the city for the acquisition of a parcel of land at the foot of the Marler Bridge (1 Harbor Boulevard), to underground overhead utilities, and to complete construction of the cross-town connector roadway. Capital assets net values decreased 7% (\$10 million). This is the net result of \$13 million in capital asset additions and expensing \$22 million due to shortened lives of infrastructure and land improvements. More details on the changes in capital assets can be found in Note 7 of the financial statements found on page 47.

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

Total liabilities increased \$23.4 million (92%). The City paid down over \$3.5 million in debt and added \$25 million in loans and leases, which resulted in a net increase in total liabilities. More details regarding the changes in long-term liabilities can be found in Note 8 and Note 9 to the financial statements found in pages 48 through 52.

Summary of changes in net position. The following information is presented to assist the reader in understanding the different types of basic impacts that can affect revenues:

- 1) **Economic Condition** can reflect a declining, stable, or growing environment and has an impact on property taxes, sales, gas, or other tax revenues as well as consumer spending habits as it relates to building permits, user fees, and other consumption revenues.
- 2) The City Council has authority to set **increases or decreases in City rates** (permitting, impact fees, user fees, parking fees, etc.).
- 3) **Changing patterns in intergovernmental and grant revenues** (both recurring and non-recurring) can change and impact the annual comparisons.
- 4) **Market impacts on investment income** may cause investment revenues to fluctuate from the prior year.

Basic impacts that can affect expenses:

- 1) **Introduction or elimination of programs** and facilities can have an impact on staffing levels, operating costs, and capital outlay costs.
- 2) **Changes in service levels** can cause the City to increase or decrease expenses. The City of Destin outsources many activities, such as law enforcement, legal services, median maintenance, city executive management, and engineering services. Contracted services represent over 30% of the City's operating costs.
- 3) **Salary increases** such as cost of living, performance increase, and pension contributions can impact personnel costs. Staffing costs (salary and related benefits) represent 57% of the City's operating costs.
- 4) **Inflation** continues to edge upwards, therefore increasing the price of goods and services purchased by the City. The City is also a major consumer of certain commodities such as fuel, chemicals, supplies, parts, and construction materials to maintain our facilities which have experienced unusual commodity specific increases. In addition, the City has contracts with built-in annual increases.

The City's net position decreased by \$7.4 million (4%) during the fiscal year 2025. On the revenue side, the City collected nearly \$1.5 million more in property taxes during FY 2025 than the previous year. Short-term investments (money markets and CDs) earned particularly well during FY 2025 and added \$715 thousand to the net position. On the operating expense side, capital asset value adjustments resulted in over \$22 million in depreciation expense.

More detailed information regarding the changes in governmental revenues and expenses can be found following Table 2, which is a summary of the change in net position for governmental activities.

Current Year Impact – Governmental Activities

- Ad valorem property taxes increased \$1.4 million (10%) due to the increase of property values within the City. The millage rate has been maintained at 1.615 for each of the last nine fiscal years (since FY 2017). Upon incorporation in 1984, the City of Destin adopted a millage rate cap of 2 mills.
- Grants and contributions increased \$613 thousand (26%) from \$2.4 million in the prior year to \$3 million in FY 2025. Since 2017, grants and contributions average \$2.8 million per year. Most of the increase in FY 2025 was related to a one-time reimbursement from FEMA for reconstruction completed in 2016 (\$410 thousand), and a one-time grant from FDEP for a vulnerability study related to sea-level rise (\$200 thousand).
- Investment income earned during FY 2025 increased to \$2.9 million from \$2.1 million earned during FY 2024. A move to the equity in pooled cash accounting system improved treasury management, allowing more funds to be invested in money market and CDs.

CITY OF DESTIN, FLORIDA

**MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

**Table 2
Statement of Activities
For the Year Ended September 30,
Governmental Activities**

	<u>2025</u>	<u>2024</u>	<u>\$ Change</u>	<u>% Change</u>
Revenues:				
Program revenues:				
Charges for services	\$ 3,928,424	\$ 3,804,215	\$ 124,209	3%
Operating grants and contributions	1,774,958	1,588,462	186,496	12%
Capital grants and contributions	1,207,152	780,600	426,552	55%
General revenues:				
Property taxes	15,778,424	14,335,084	1,443,340	10%
Other taxes	3,681,658	3,629,177	52,481	1%
Franchise fees	3,313,735	3,243,280	70,455	2%
Government revenue sharing	2,372,449	2,400,830	(28,381)	-1%
Impact fees	172,558	171,129	1,429	1%
Investment income (loss)	2,890,580	2,174,754	715,826	33%
Miscellaneous	142,658	159,406	(16,748)	-11%
Total revenues	<u>35,262,596</u>	<u>32,286,937</u>	<u>2,975,659</u>	<u>9%</u>
Operating expenses:				
General government	6,303,395	4,415,633	1,887,762	43%
Public safety	5,284,689	5,222,285	62,404	1%
Physical environment	7,901,634	1,093,567	6,808,067	623%
Transportation	11,717,533	3,295,759	8,421,774	256%
Economic environment	160,101	178,185	(18,084)	-10%
Human services	65,804	74,829	(9,025)	-12%
Culture and recreation	9,957,230	5,122,449	4,834,781	94%
Interest	1,322,274	467,439	854,835	183%
Total operating expenses	<u>42,712,660</u>	<u>19,870,146</u>	<u>22,842,514</u>	<u>115%</u>
Change in net position	(7,450,064)	12,416,791	(19,866,855)	-160%
Net position, beginning of year	173,918,708	161,501,917	12,416,791	8%
Restatement for change in accounting principle	(457,645)		(457,645)	
Net position, beginning of year, as restated	<u>173,461,063</u>	<u>161,501,917</u>	<u>11,959,146</u>	<u>7%</u>
Net position end of year	<u>\$ 166,010,999</u>	<u>\$ 173,918,708</u>	<u>\$ (7,907,709)</u>	<u>-5%</u>

- Total governmental expenses increased \$22 million (115%) due to a revaluation of major infrastructure and land improvement assets resulting in confirmation of lower life expectancies.
- Overall, general operations (excluding depreciation) decreased by \$80 thousand. Executive staff of the City chose to take the Florida State DOGE guidelines seriously. Some contracts were negotiated down and other contracts were replaced with less expensive options. For example, we implemented a cost-offsetting plan structure for our health insurance, which avoided a 13.1% premium increase. We replaced our ERP and business licensing software with less expensive software and we believe this will result in \$20,000 per year in savings. Another example is we identified power meters that are rarely used and worked with Florida Power & Light to disconnect which should result in annual savings over \$6,000 per year.

CITY OF DESTIN, FLORIDA

**MANAGEMENT’S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

- GASB 101 recommends including more paid time off hours, like sick leave, in the calculation of the compensated absence liability. In the past, sick leave was excluded from this calculation as it is not paid out in event of termination of employment. We recalculated the compensated absence liability based upon the new GASB 101 guidelines and determined our liability at the beginning of the year was \$457 thousand higher. We chose to book this as a restatement of our FY 2025 beginning balance due to a change in accounting principle.

Chart 2 compares Expenses by Governmental Activity year over year:

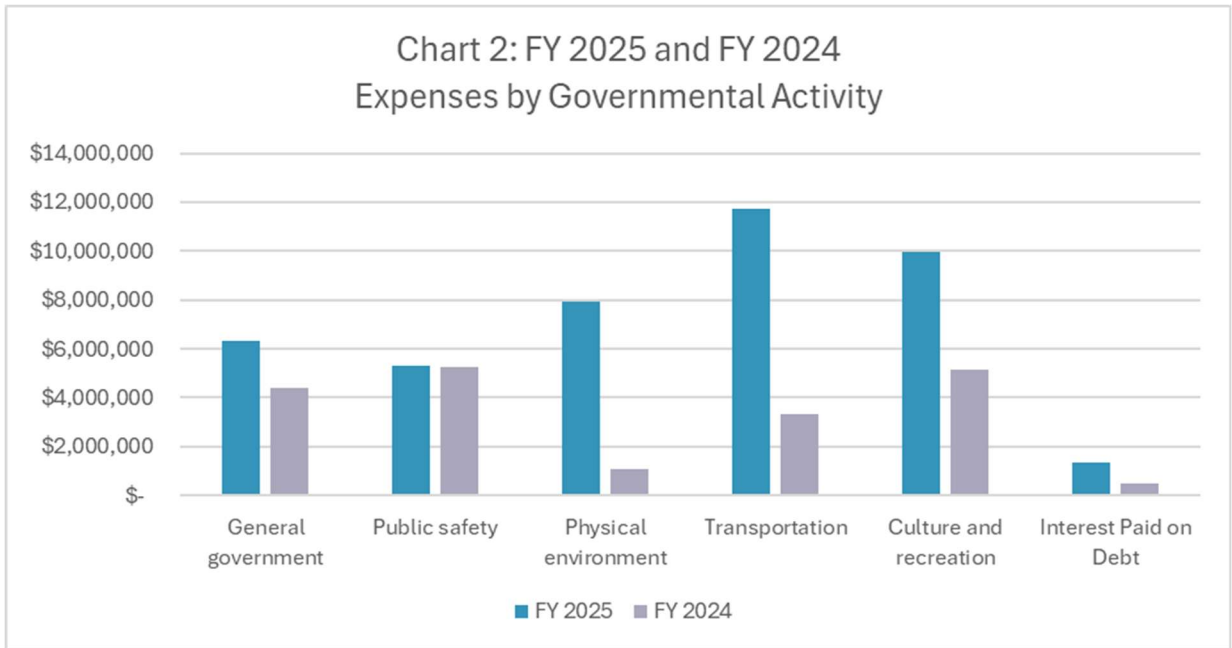
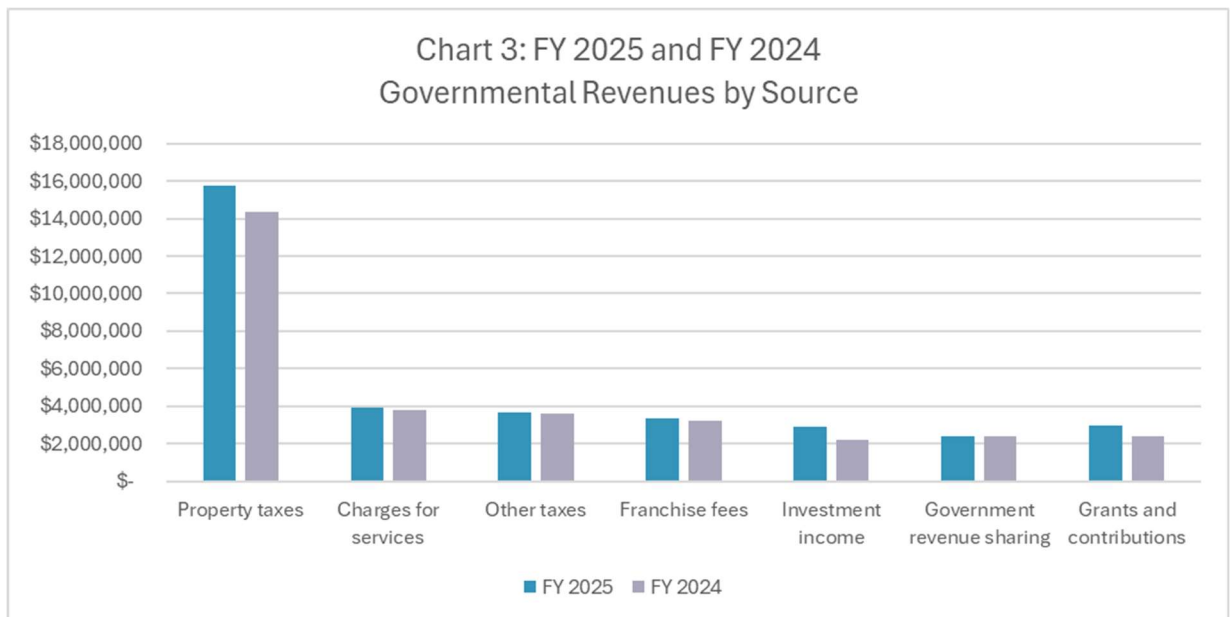


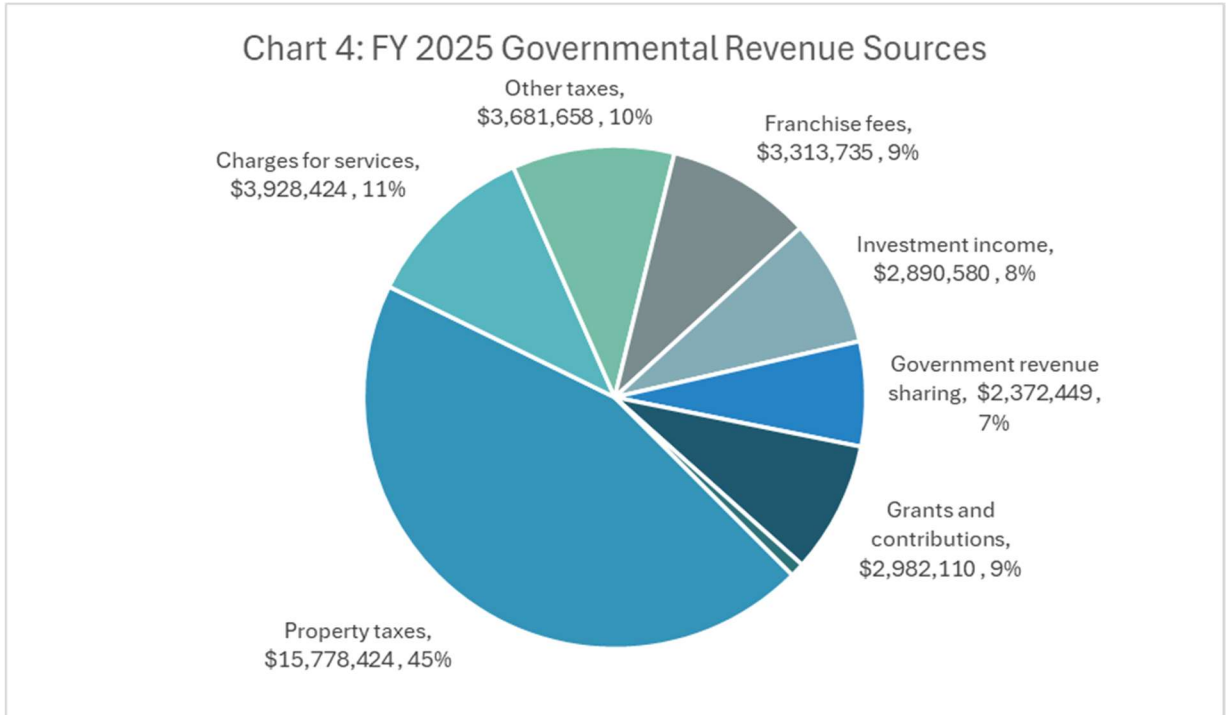
Chart 3 compares governmental revenues year over year by major revenue category:



CITY OF DESTIN, FLORIDA

**MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Chart 4 provides an overall view of the various governmental revenue sources:

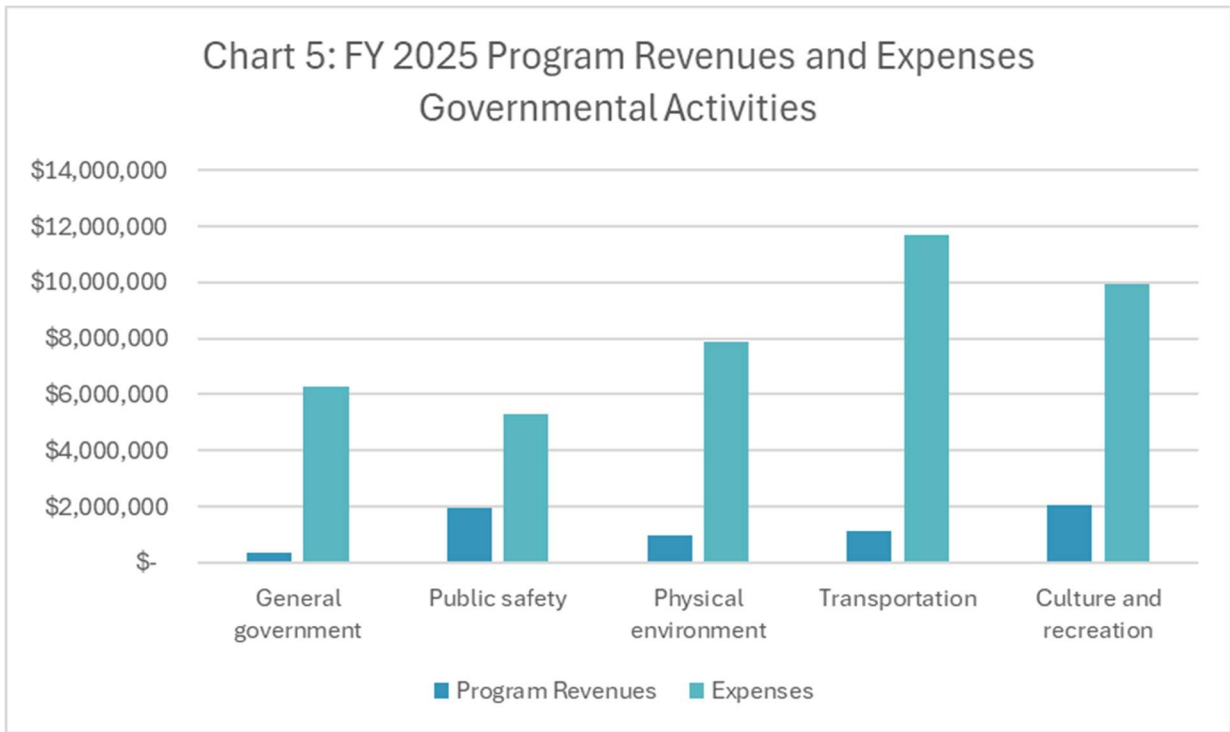


CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

Chart 5 compares program revenues to program expenses for each category of governmental activity. Program revenues include charges for services and grants. The cost of all governmental activities this year was \$42.7 million. This cost was financed by:

- Those who directly benefit from the programs through charges for services \$3.9 million (9% of total program expenses);
- Other governments and organizations that subsidize certain programs through shared revenues, grants and contributions \$5.3 million (13% of total program expenses);
- Other taxes, fees, and miscellaneous revenue of \$10.2 million (24%);
- Property taxes and tax incremental financing from both the City and the County of \$15.8 million (37%); and
- The remaining \$7.4 million (17%) of governmental activities was financed by the net position.



FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of September 30, 2025, the City's governmental funds reported combined ending fund balance of \$69.7 million, an increase of \$25 million (56%) as compared to the prior year. The increase in total governmental fund balance is from issuance of \$25 million in debt for our Capital Projects fund.

CITY OF DESTIN, FLORIDA

**MANAGEMENT’S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Fund balance of governmental funds consists of the following classifications (see Table 3);

**Table 3
Governmental Funds - Fund Balance
As of September 30,
Governmental Activities**

	<u>2025</u>	<u>2024</u>	<u>\$ Change</u>	<u>% Change</u>
Fund Balance				
<i>Nonspendable:</i>				
Interfund advance	\$ 1,441,124	\$ 10,661,624	\$ (9,220,500)	-86%
Prepays and deposits	245	11,158	(10,913)	-98%
<i>Restricted for:</i>				
Impact fees (park, mobility, library and police)	2,749,377	4,590,224	(1,840,847)	-40%
Other agreements (Water Quality, Grants, Gas Tax#2, Undergrounding)	13,104,626	1,339,163	11,765,463	879%
Debt service	1,395,005	362,653	1,032,352	285%
Community redevelopment agency	2,110,818	210,970	1,899,848	901%
Florida Building Code	230,466	202,698	27,768	14%
<i>Committed for:</i>				
Emergency operations	5,316,944	4,819,181	497,763	10%
Debt service reserve	5,614,662	3,341,938	2,272,724	68%
Emergency maintenance	5,316,944	4,819,181	497,763	10%
Infrastructure surtax	7,181,079	7,060,157	120,922	2%
Renewal and replacement	3,703,735	2,449,192	1,254,543	51%
Parking	2,720,233	1,836,116	884,117	48%
Technology	745,252	596,035	149,217	25%
<i>Unassigned</i>	18,103,212	2,423,643	15,679,569	647%
Total Fund Balance	<u>\$ 69,733,722</u>	<u>\$ 44,723,933</u>	<u>\$ 25,009,789</u>	<u>56%</u>

Nonspendable Fund Balance: \$1.4 million is classified as Nonspendable, which indicates these amounts are not available to pay near-term obligations. Our current nonspendable balance includes an interfund advance from the General Fund to the Town Center CRA fund (\$1.4 million) and prepaid expenditures (\$245).

Restricted Fund Balance: Approximately \$19.6 million is classified as restricted. External entities, such as the State of Florida, lenders and grantors placed restrictions on the use of these funds. State and City legislation restricts \$2.7 million of impact fees, which can only be expended upon “growth necessitated capital expenditures” and cannot be used to pay for operating expenses. \$13.1 million has been restricted by grant and interlocal agreements. \$1.4 million is in debt service accounts to be expended as per debt covenants. Over \$2.1 million is for expenditure within the Community Redevelopment Agency districts, and \$230 thousand is restricted for expenditures related to enforcing Florida Building Code as per state statutes.

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

Committed Fund Balance: \$30.6 million is classified as committed, to indicate amounts constrained to purposes by City Council through Ordinance or Resolution. City resolution 12-20 commits the equivalent of three months operating costs to be placed into the Emergency Operations reserve (\$5.3 million), one year's worth of debt service (\$5.3 million) is in a debt service reserve, and an equivalent to three months of operating costs is in an emergency maintenance reserve (\$5.3 million). Council has chosen to commit the Okaloosa Half Penny Local Infrastructure Surtax to specific capital projects (current fund balance of \$7.1 million). \$3.7 million has been committed to renew and replace certain infrastructure, capital components of facilities, and machinery (i.e. heavy equipment and vehicles). The balance of the Parking Fund \$2.7 million is committed to maintaining parking areas and to address parking issues. The \$745 thousand balance in the Technology Fund is to be used for hardware and software to process permits and licenses issued by the Building Official, Code Compliance, and Community Development departments.

Assigned Fund Balance: No funds are currently classified as assigned. Assigned indicates the City's intent to use for a specific purpose.

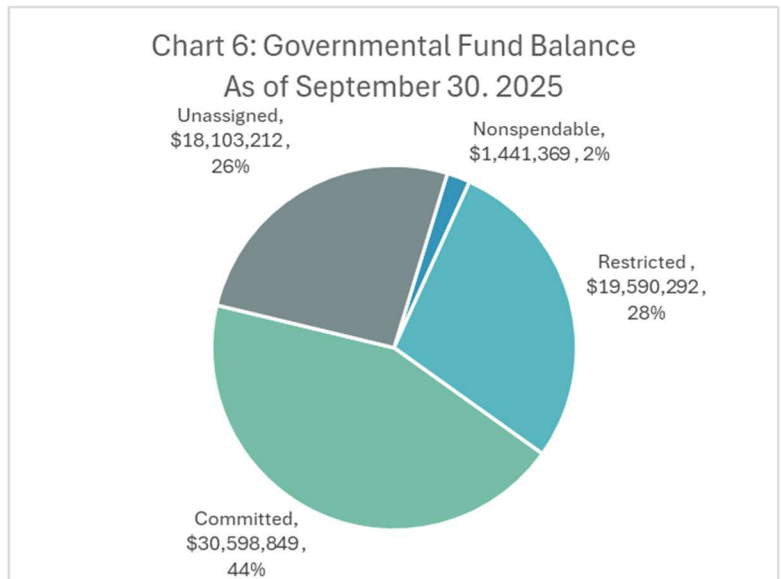
Unassigned Fund Balance: \$18.1 million is classified as unassigned which identifies net resources available for spending at the end of the fiscal year.

Chart 6 depicts the total governmental fund balance by major classification.

General Fund

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the fund balance totaled \$35.8 million, of which \$18.1 million is unassigned. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total expenditures. Unassigned fund balance represents 115%, or approximately 14 months, of the General Fund's total operating expenditures. (An additional 6 months operating funds is "committed" as a reserve in accordance with resolution 12-20).

The fund balance of the City's General Fund increased \$1.9 million (9%) during the current fiscal year from \$33.9 FY 2024 to \$35.8 million at end of FY 2025. While we tend to budget to keep the General Fund balance level, during FY 2025 actual revenues higher, resulting in a net increase of \$1.9 million.



The total revenues of the General Fund increased \$1.9 million from \$21.3 million in FY 2024 to \$23.2 million in FY 2025. Property taxes account for the majority of this increase (\$1.2 million). The millage rate was kept at the same rate, so the increase is due to changes in property values. The state of Florida caps property value increases on homesteaded properties to 3% per year. Only 13% of the city's parcels are residential with homestead exemptions. Intergovernmental revenues is the source of the remaining revenue increase, including a one-time FEMA reimbursement (\$410 thousand) related to post-hurricane reconstruction completed in 2016, and \$214 thousand from Florida Department of Environmental Protection (FDEP) for a vulnerability study.

The operating expenditures of the General Fund increased \$769 thousand (5%) from \$15 million in FY 2024 to \$15.8 million in FY 2025. The top three Governmental Fund activities of the City of Destin are Culture and Recreation (FY 2025 \$4.5 million), General Government administration (FY 2025 \$4.5 million), and Public Safety (FY 2025 \$4.2 million).

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

Culture and recreation expenditures increased \$517 thousand, from \$4.5 million (FY 2024) to \$5 million (FY 2025). The increase came from three locations: operations of the Morgan Sports Complex (\$197k), Community Center operations (\$117k), and outdoor parks operations (\$177k). Most of these increases are related to wages and benefits which were increased in FY 2024 based on compensation study results. The City is currently working on a master park and recreation plan to prioritize renewal and replacement for the most aged facilities that are in most demand.

General Government expenditures were \$636 thousand (7%) higher in FY 2025 than FY 2024. Nondepartmental expenditures accounted for most of this increase (\$369 thousand). Nondepartmental expenditures in the general fund are transfers out to other funds. Most of the increase in nondepartmental expenditures was for the transfer out to our Renewal and Replacement fund (in capital projects fund) as part of a five-year "catch-up" plan adopted by Council Resolution in 2023 for the years FY 2024 – FY 2028. Information Technology departmental expenditures were responsible for \$150 thousand of this increase. Most of this was related to personnel costs as we were fortunate to maintain a fully staffed department for all of FY2025. In addition, we maintained professional services contracts to aid with transitions to a new ERP system and new licensing and permitting software. We also paid for short-term extensions of the old software during the transition period and we took on a new three-year lease for copy machines city-wide.

Public Safety expenditures were \$72 thousand (2%) higher in FY 2025 than FY 2024. The increase in expenditures from FY 2024 to FY 2025 was related to our contracts for law enforcement and lifeguarding. The lifeguard contract received its first increase since 2007, increasing from \$100 thousand per year to \$282 thousand per year. Service levels remain mostly the same. The law enforcement contract increased a nominal amount related to an inflationary index. Cost savings in our Code Enforcement department offset the increases attributed to lifeguard and law enforcement. The Code Enforcement department was understaffed most of FY 2025, but we anticipate this will be rectified in FY 2026.

Capital Projects Fund

The second largest major governmental fund is the Capital Projects fund. This fund accounts for financial resources that are restricted, committed, or assigned to expenditure for capital outlays. The fund balance increased 8% (\$11.1 million) from a balance of \$8.1 million at the end of FY 2024 to \$19.2 million at the end of FY 2025. This is related to the \$25 million loan taken early in FY 2025 for capital projects. \$9 million of this capital project loan reimbursed for the purchase of land at 1 Harbor Blvd that was completed in FY 2024. \$11 million of the loan immediately became obligated to construction contracts to move overhead utility lines underground. The remaining amount is intended to pay for construction of our cross-town connector roadway. The crosstown connector roadway project was delayed while we awaited state grant funding awards. We anticipate this roadway project will see significant progress during FY 2026.

Capital projects completed during FY 2025 include replacement of the playground and batting cage at Morgan Sports Center, the staff parking was expanded at the library, fourteen streets were milled, repaved and restriped, and 10 heavy equipment items were replaced, including the City dump truck and two tractors.

Significant progress was made towards building new pickleball courts, installation of new athletic field lighting at Morgan Sports Center, additions of a boardwalk and bathrooms at Norriego Park, and undergrounding overhead utilities along highway 98 from the Marler Bridge to Airport Road. Construction began to complete the crosstown connector roadway and restoration of Clement Taylor Park is now underway.

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

Okaloosa Half Penny Fund

The Okaloosa Half Penny Fund is the third largest governmental fund. The residents of Okaloosa County voted in a half-penny infrastructure surtax for the ten-year period beginning January 2019. Council has committed these funds to be expended on beach park acquisition and development, undergrounding overhead utilities, renewing stormwater infrastructure, and to address roadway renewal and pedestrian safety issues. During FY 2025, the Okaloosa Half Penny fund balance increased \$121 thousand.

The City received 5% more (\$94 thousand) revenue in FY 2025 than FY 2024, split 33/66 between an increase in half penny sales tax collections (\$30k higher) and interest income (\$64k higher). Expenditures were \$1.5 million higher in FY 2025 than FY 2024. In FY 2025 the City used \$1.4 million to mill and resurface roadways and \$373 thousand towards the Undergrounding initiative.

CRA Town Center Special Revenue Fund

The CRA Town Center Special Revenue fund is the fourth largest governmental fund. The CRA Town Center Special Revenue fund balance increased \$1.1 million, from \$211 thousand at the end of FY 2024 to \$1.3 million at the end of FY 2025. Ad valorem tax and tax incremental financing revenues increased \$187 thousand (9%) from \$2 million collected in FY 2024 to \$2.2 million in FY 2025 because taxable property values in this area increased in this primarily commercial area. Expenditures remained neutral. The Town Center CRA district continues to repay debt borrowed in 2005 that widened Main Street and put in streetlights. The 2005 loan was refinanced in 2024. The Town Center CRA will continue to transfer out \$732 thousand per year to a debt service fund through the 2037 maturity date of the loan. In FY 2024, the Town Center CRA committed \$4 million towards undergrounding overhead utilities within its district. This will result in transfers out averaging \$286 thousand per year to 2037 to help pay the debt service on the loan taken to underground the utilities. In FY 2025 \$266 thousand was transferred out to help pay the undergrounding loan. An engineering design is nearly complete to construct a multi-modal pathway that will connect several neighborhoods and parks that border commercial and residential areas. Final easements are being negotiated to complete this engineering design.

CRA Harbor Special Revenue Fund

The CRA Harbor Special Revenue fund is the fifth largest governmental fund. The Harbor CRA fund balance increased from negative \$7.8 million at the end of FY 2024 to a positive \$790 thousand at the end of FY 2025. Early in FY 2025, the Harbor CRA district was reimbursed \$9 million with loan proceeds for the purchase of five parcels of land at the foot of the Marler Bridge (1 Harbor Blvd). The land at the foot of the Marler Bridge is under review for development into public space to include a park and pedestrian pathways connecting the north side of highway US-98 to the harbor and boardwalks on the south side of highway US-98. The Harbor CRA continues to transfer funds out to pay down the 2009 loan (refinanced in 2021) at an average of \$472 thousand per year to 2029. The Harbor CRA will also transfer out an average of \$1m per year to 2039 to payoff the loan related to 1 Harbor Blvd and to meet its commitment of \$4 million towards undergrounding overhead utilities within its district.

Fiduciary funds. The City's fiduciary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The Employee Thrift Plan had a restricted net position at September 30, 2025 of \$8.3 million. The total increase in net position was \$809 thousand. This increase is fully related to receipts of interest and dividends (\$522 thousand) plus the unrealized change in fair value (\$492 thousand). 99% of the assets are invested in mutual funds managed by Benjamin F. Edwards, and 1% in cash equivalent in the broker account.

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

GENERAL FUND BUDGETARY HIGHLIGHTS

The significant variances between the adopted budget, the final budget and the General Fund actuals are as follows:

- The adopted budget for revenue was adjusted during FY 2025 to account for \$156 thousand in additional grants (intergovernmental revenues) awarded during the year. The expenditure budget was likewise increased \$193 thousand for grants awarded and reduced by \$639 thousand to account for property tax discounts (up to 4% of levy in event payments are made early).
- The adopted expenditure budget for the General Fund was reduced \$3.2 million for general governmental expenditures related to issuance of a loan. The loan was issued through the Capital Projects fund instead of through the General Fund.
- Actual General Fund revenues collected were \$1.4 million more than the final adopted budget. The additional funds were primarily non-recurring. Details are found below.
- Actual General Fund expenditures were \$5.4 million lower than the final adopted budget. Most of the lower expenditures were in capital outlays, general government expenditures and culture and recreation expenditures. Details are found below.

The significant variances between the final budget and the year-end actual results are as follows:

Transfers In

When this budget was adopted, the City had planned to issue debt. Upon debt issuance, the proceeds were deposited into the Capital Projects fund instead of into the General Fund and budgetary adjustments were made accordingly.

Revenues

The general fund actual revenue results were \$1.4 million (6%) higher in total than budgeted, primarily attributed to the following reasons:

- Investment earnings were \$769 thousand higher than anticipated. Changing our accounting to a pooled cash system allowed for more funds to be moved into higher earning money market accounts and CDs. In addition, cash equivalent rates remained higher than in past years, earning 3- 5% instead of less than 1%.
- Charges for services earned \$314 thousand more than anticipated. This was due to collection of administrative fees to release development construction bonds. Such administrative fees are rare and non-recurring.
- Prior year delinquent tax collections were \$284 thousand higher than anticipated. The five-year average collection of delinquent taxes is \$22 thousand a year. The delinquent collections during FY 2025 were an anomaly difficult to predict.

Expenditures

The General Fund actual expenditure results were \$5.4 million (25%) lower in total than budgeted for the following reasons:

- Capital outlays were \$2.4 million lower than budgeted due to procurement-related delays.
- General Government expenditures were \$1.2 million lower than expected. Nearly half of this was related to a shortage of personnel. In addition, we did not expend as much as planned for community development professional services. The vacant positions are now filled and professional service budget for future years has been reduced.
- Culture and Recreation expenditures were \$935 thousand lower than budgeted. This was primarily due to staffing shortages for Parks and the Community Center. In addition, there was a delay in hiring a professional firm to update the City's master plan for parks and recreation. The master plan professional services are in process and expected to be completed in FY 2026.

CITY OF DESTIN, FLORIDA

**MANAGEMENT’S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

- Transportation expenditures were \$785 thousand lower than anticipated. We had budgeted \$325 thousand to dredge our Harbor Channel (maintenance), however planning delays resulted in moving the project to early 2026. The remainder of the underspend was primarily in personnel, as key positions were vacant for most of FY 2025. We also spent \$120 thousand less on repair and maintenance of road infrastructure. The oldest and most troublesome roadways were milled and resurfaced as part of our infrastructure renewal and replacement program.

Additional items of interest related to the City of Destin’s budgeted expenditures:

- Sheriff’s Contract: The City provides law enforcement services through a contract with the Okaloosa County Sheriff’s Office. This contract provides for all patrol activities including, beach patrol, marine patrol, and investigations.
- Capital Outlays: The City Council approved a capital improvement plan for the fiscal year 2025 budget that reflects the immediate needs of the City. The majority of capital outlays are tracked in the Capital Projects fund. These projects include improvements for public beach access, constructing an alternative route parallel to Highway 98 to access residential and commercial areas, expansion of parks and recreational amenities, and the continued work on renewing and replacing aged components of facilities and infrastructure.
- Beach Safety Patrol: For the eighteenth year, the Council approved funding to support the beach safety patrol operated by the Destin Fire Control District. The funding supports the labor, equipment and operational needs of the patrol activities. Okaloosa County and the Okaloosa County Tourist Development Council significantly support the beach and water safety through the Destin Fire Control District.

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS

The City’s investment in capital assets for its governmental activities as of September 30, 2025, was \$141.9 million (net of accumulated depreciation). This investment in capital assets includes land, buildings and improvements, machinery and equipment, park facilities, roads and sidewalks, and stormwater infrastructure. The total decrease in the City’s investment in capital assets for the current fiscal year was \$10.5 million or 7% overall, and is summarized as follows:

**Table 4
Capital Assets
(net of accumulated depreciation)**

	Governmental Activities			
	2025	2024	\$ Change	% Change
Land	\$ 93,669,988	\$ 93,669,988	\$ -	0%
Buildings	4,208,739	6,122,814	(1,914,075)	-31%
Improvements other than buildings	8,760,337	16,374,076	(7,613,739)	-46%
Infrastructure	17,134,426	26,214,768	(9,080,342)	-35%
Machinery and equipment	2,342,641	3,481,203	(1,138,562)	-33%
Library media and art	174,401	149,755	24,646	16%
Construction in progress	15,580,276	6,323,417	9,256,859	146%
Total capital assets	\$ 141,870,808	\$ 152,336,021	\$ (10,465,213)	-7%

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

Major capital asset events during the current year include the following:

- In preparation to move into a new accounting system, infrastructure and improvements other than buildings (aka land improvements) were closely evaluated. Many assets had their useful life reduced from 50 years down to 30 or less, and expense was recorded to more accurately reflect the lower remaining benefit for future years.
- The City invested approximately \$13 million into assets during FY 2025. Approximately \$4 million in capital asset projects were completed and \$9 million in capital asset projects are still ongoing.
- Completed capital additions (\$4m) included:
 - Roadway milling/resurfacing (\$2.5 million)
 - Replaced playground at Morgan Sport Center (\$650k)
 - Stormwater infrastructure projects (\$649k)
 - Sidewalk infrastructure replacement (\$215k)
 - Replaced 14 older items to include two tractors, nine mowers and one dumptruck (\$317k)
- Construction in progress (\$9m) include:
 - Undergrounding (\$7m)
 - Crosstown Connector Roadway (\$775k)
 - Morgan Sport Center Athletic field lighting replacement (\$836k)
 - Norriego Park improvements (\$239k)
 - Clement Taylor Park restoration (\$120k)
 - Crystal Beach and Tarpon Beach improvements (\$70k)

Additional information on the City's capital assets can be found in Note 7.

LONG TERM DEBT

At September 30, 2025, the City had total revenue notes payable of \$43.9 million. The majority of the City's debt represents notes secured solely by specified revenue sources (i.e. revenue notes). The City has no general obligation or special assessment debt. For general obligation debt greater than one year, the City is required to conduct a voter referendum process for approval.

During 2025, the City added one new revenue note in the amount of \$25 million. The note carries an interest rate of 3.48%. This new note is a loan from Trustmark in the amount of \$25 million for financing various capital improvement projects of the City, including without limitation: (i) the acquisition of certain real property located at 1 Harbor Boulevard, Destin, Florida for the purpose of providing public parks or other public facilities (the "1 Harbor Project"), (ii) the undergrounding of overhead utility facilities along Highway US 98 from the Marler Bridge to Airport Road (the "Undergrounding Project"), and (iii) the design, acquisition, construction and/or reconstruction of a crosstown roadway based on plans and specifications on file with the City. The note carries an interest rate of 3.48% and is amortized over 15 years with a balloon payment due November 7, 2029.

The City cancelled an old lease for copy machines and entered into a new agreement. The net effect of lease principal repayments and adding the new lease was negligible.

The City has no legal debt margin requirements set forth by the City's Charter or the Florida Statutes.

Additional information on long-term debt can be found in Notes 8 through 10 of this report.

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The State of Florida, by constitution, does not have a state personal income tax and therefore the State operates primarily using sales, gasoline, and corporate income taxes. Local governments (cities, counties, and school boards) primarily rely upon property and a limited array of permitted other taxes (sales, gasoline, utility service taxes) and fees (franchise, business license, permits) for their governmental activities. There are a limited number of state shared revenues and recurring and non-recurring grants from both the State and Federal government, which provide funding for specific programs, projects, or activities. For certain governmental activities (permitting, recreational programs) the user pays a related fee or charge associated with the service.

The City revenue forecast can be categorized into three major categories. The first category is recurring tax revenues, such as ad valorem and sales and use taxes. The second category is grants, and the third category is miscellaneous and other less predictable revenues.

Taxes and state shared revenues provide most of the operating revenue for the City. The City's ad valorem revenues have been increasing this past five years at 5-7% a year. The tax levy for FY 2026 is estimated to be 14% (\$2 million) lower than FY 2025, as we anticipate new laws will be passed that might remove homestead properties from the ad valorem tables from municipalities and counties. We anticipate this will be offset by short-term registration fees on condominiums, which we expect to bring in approximately \$2 million a year.

For the second year in a row, the City noticed a decline in tourism in the form of lower sales tax and lower gas tax receipts. During FY 2025 sales taxes were 1.8% lower than FY 2024, however, the State of Florida's Office of Tax Research projects the city will receive 10% (\$174 thousand) more in FY 2026.

The second category is grants (recurring and non-recurring). The City has a strong base of approximately \$800 thousand per year in recurring operating grants for parks, the library, and transportation (median and streetlight maintenance). Capital grants are generally non-recurring. For fiscal year 2026, the City will be investing \$14.6 million into parks, roadways and stormwater infrastructure from non-recurring grants from Federal, State, and County sources. These additional one-time grants account for 26% of the adopted FY 2026 expenditure budget of \$61.6 million.

The third category includes charges for services, permits, and other miscellaneous revenue. Some of these revenues tend to be fairly stable year over year, such as permits and licenses, community center fees and parking fees. In FY 2025, Council chose to expand the short-term rental registration program to include condominiums. Of the 16,000 parcels in the City, approximately 7,000 are condominiums, and we estimate over half of these condominiums are used as short-term rentals. The net increase in registration fees is expected to be \$2 million per year. These fees will help the City offset the impact on law enforcement and lifeguard services, and will help fund public information campaigns to improve visitors' knowledge of basic city ordinances related to noise, garbage and parking. Our census year-round population is estimated just under 15,000 residents, however, data shows over 90,000 people in town most of the year, and up to 200,000 during seasonal peaks.

Other charges, fees, and miscellaneous revenue are very unpredictable as they depend upon development (building permits and impact fees) and national interest rates (investment income). As the City has limited growth potential, it places great emphasis on redevelopment, which is essential for the continued financial and economic health of our community.

CITY OF DESTIN, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2025

On the expenditure forecast side, our base operating expenses tend to be 50/50 split between personnel costs and other base operating costs. Base operating costs have increased an average of 7% per year. The cost of personnel continues to rise. A compensation study resulted in salary and wage increases for nearly 80% of our budgeted positions. The increased wages went into effect for 30% of positions in FY 2023 and the remaining positions in FY 2024. We estimate costs will increase an additional 7% (\$700 thousand) in FY 2026, as Council has chosen to allow staff to participate in the Florida Retirement System (FRS) which will require staff to also participate in Social Security. We have moved our medical insurance to a partially self-funded program, which we hope will slow the rising cost of medical benefits, which was increasing over 10% per year.

Capital project expenditures vary greatly from year to year, as the majority of our projects are heavily dependent upon grant funding. The FY 2026 adopted capital project budget is \$22 million and will benefit from \$8.9 million in grant funding (40%). Nine of the fifteen major capital projects planned were started in FY 2025. The top five largest projects that we anticipate to complete during FY 2026 include Tarpon Beach park development, Crystal Beach park development, Clement Taylor park reconstruction, new outfall at Mattie Kelly Nature Walk, and the renewal and replacement program plans to invest over \$5 million into milling and repaving 37 roads that are more than 15 years past-due for repaving.

The operating expenditure forecast for FY 2025 is estimated to be \$25.3 million. The largest operating expenditure is for personnel. For FY 2025 we anticipate personnel costs to be 17% higher (\$1.5 million) than actuals for FY 2024. FY 2024 actuals were lower than anticipated due to turnover and difficulty filling positions. Council granted a 2.9% cost of living (COLA) increase effective October 1, 2024, and the FY 2025 budget assumes up to a 4% merit increase based on performance evaluations which occur upon an employee's hire date anniversary. Two new full-time positions (one for IT and one for Community Development) were adopted for FY 2025. At the same time, Code Compliance, Finance and Stormwater departments have placed a freeze upon 5.45 FTEs to save costs for FY 2025. Health benefit costs increased 6% for FY 2025 (\$106 thousand), same as 5-7% of prior years. Contractual service is the second largest operating expenditure category, which we expect to increase by 40% (\$1.6 million) above FY 2024 actuals. Most of the \$1.6 million increase is related to master planning and other studies.

The City began investing heavily in new technology to expand e-government services even before the COVID pandemic. In June 2021, our e-government software "COMPASS" went live. Since offering our citizens and developers ways to attain permits and licenses online, we have cut processing time significantly. Items that previous took 40+ days to accomplish are now commonly being accomplished in 10-15 days. During FY 2025, the City plans to continue upgrading this technology and working with software consultants to streamline these processes. Although implementation is costly, we estimate significant cost savings over the long-run to be recognized as early as FY 2026.

Regional economic indicators were also considered in preparing the 2025 budget.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, 4200 Indian Bayou Trail, Destin, Florida, 32541. The City's website address is www.cityofdestin.com.

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BASIC FINANCIAL STATEMENTS

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CITY OF DESTIN, FLORIDA

**STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
Assets	
Cash and cash equivalents	\$ 31,266,114
Investments	17,582,513
Restricted asset, cash and cash equivalents	22,946,204
Accounts receivable	339,988
Due from other governments	805,296
Prepaid items	245
Capital assets	
Non-depreciable	109,250,264
Depreciable, net	32,620,544
Total assets	214,811,168
Deferred outflows of resources	
Deferred charge on refunding	40,029
Total deferred outflows of resources	40,029
Liabilities	
Accounts payable	2,731,549
Due to other governments	455
Unearned revenue	416,358
Accrued liabilities	58,276
Accrued interest	520,885
Noncurrent liabilities	
Due within one year	4,734,876
Due in more than one year	40,377,799
Total liabilities	48,840,198
Net position	
Net investment in capital assets	95,718,327
Restricted for	
Capital improvements	15,477,279
Debt service	1,395,005
Florida Building Code enforcement	230,466
Community redevelopment	2,110,818
Water quality improvements	376,724
Unrestricted	50,702,380
Total net position	\$ 166,010,999

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA

**STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Functions/programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
					Governmental Activities
Governmental activities:					
General government	\$ 6,303,395	\$ 356,970	\$ -	\$ -	\$ (5,946,425)
Public safety	5,284,689	1,963,927	-	-	(3,320,762)
Physical environment	7,901,634	61,095	214,000	716,606	(6,909,933)
Transportation	11,717,533	970,849	146,317	8,520	(10,591,847)
Economic environment	160,101	-	-	410,416	250,315
Human services	65,804	-	-	-	(65,804)
Culture/recreation	9,957,230	575,583	1,414,641	71,610	(7,895,396)
Interest on long-term debt	1,322,274	-	-	-	(1,322,274)
Total governmental activities	<u>\$42,712,660</u>	<u>\$ 3,928,424</u>	<u>\$ 1,774,958</u>	<u>\$ 1,207,152</u>	<u>(35,802,126)</u>
		General revenues			
		Property taxes			15,778,424
		Sales, use and fuel taxes			2,521,707
		Communication services taxes			1,016,366
		Other general taxes			143,585
		Franchise taxes			3,313,735
		Unrestricted state revenue sharing			2,372,449
		Impact fees			172,558
		Investment income			2,890,580
		Miscellaneous income			142,658
		Total general revenues and transfers			<u>28,352,062</u>
		Change in net position			<u>(7,450,064)</u>
		Net position, beginning of year			173,918,708
		Restatement for change in accounting principle			<u>(457,645)</u>
		Net position, beginning of year, as restated			<u>173,461,063</u>
		Net position, end of year			<u>\$ 166,010,999</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA

BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	Special Revenue			Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
		CRA Town Center Fund	Okaloosa Half-Penny Fund	CRA Harbor Fund			
Assets							
Cash and cash equivalents	\$ 16,989,268	\$ -	\$ 7,039,276	\$ -	\$ 3,767,166	\$ 3,470,404	\$ 31,266,114
Investments	17,582,513	-	-	-	-	-	17,582,513
Due from other governments	616,332	-	188,964	-	-	-	805,296
Accounts receivable	250,161	-	-	-	89,827	-	339,988
Advance to other funds	1,441,124	-	-	-	-	-	1,441,124
Prepaid items	245	-	-	-	-	-	245
Restricted cash and cash equivalents	-	2,770,439	-	793,640	17,370,490	2,011,635	22,946,204
Total assets	\$ 36,879,643	\$ 2,770,439	\$ 7,228,240	\$ 793,640	\$ 21,227,483	\$ 5,482,039	\$ 74,381,484
Liabilities and fund balances							
Liabilities							
Accounts payable	\$ 618,428	\$ 8,609	\$ 47,161	\$ 3,142	\$ 2,046,469	\$ 7,740	\$ 2,731,549
Accrued liabilities	51,726	193	-	193	-	6,164	58,276
Due to other governments	-	-	-	-	-	455	455
Unearned revenue	416,358	-	-	-	-	-	416,358
Advance from other funds	-	1,441,124	-	-	-	-	1,441,124
Total liabilities	1,086,512	1,449,926	47,161	3,335	2,046,469	14,359	4,647,762
Fund balances							
Nonspendable	1,441,369	-	-	-	-	-	1,441,369
Restricted	-	1,320,513	-	790,305	15,477,279	2,002,195	19,590,292
Committed	16,248,550	-	7,181,079	-	3,703,735	3,465,485	30,598,849
Unassigned	18,103,212	-	-	-	-	-	18,103,212
Total fund balances	35,793,131	1,320,513	7,181,079	790,305	19,181,014	5,467,680	69,733,722
Total liabilities and fund balances	\$ 36,879,643	\$ 2,770,439	\$ 7,228,240	\$ 793,640	\$ 21,227,483	\$ 5,482,039	\$ 74,381,484

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA

**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances - governmental funds		\$ 69,733,722
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Governmental non-depreciable assets	\$ 109,250,264	
Governmental depreciable assets	80,913,733	
Accumulated depreciation	<u>(48,293,189)</u>	141,870,808
Deferred amounts on refunding are not financial resources but are reported as a liability in the statement of net position includes these charges, net of amortization.		
		40,029
Certain liabilities are not due and payable in the current period and are therefore not reported in the funds.		
Notes payable	(44,126,354)	
Accrued interest payable	(520,885)	
Compensated absences	(927,190)	
Total OPEB Liability	<u>(59,131)</u>	<u>(45,633,560)</u>
Net position of governmental activities		<u>\$ 166,010,999</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue				Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
	General Fund	CRA Town Center Fund	Okaloosa Half-Penny Fund	CRA Harbor Fund			
Revenues							
Taxes	\$ 13,557,973	\$ 2,265,258	\$ -	\$ 1,115,144	\$ 754,403	\$ -	\$ 17,692,778
Licenses and permits	3,335,865	-	-	-	923,578	1,066,005	5,325,448
Impact fees	-	-	-	-	172,558	-	172,558
Intergovernmental revenues	3,787,907	-	1,767,304	-	796,736	750,000	7,101,947
Charges for services	799,826	-	-	-	-	907,257	1,707,083
Fines and forfeitures	181,850	-	-	-	-	27,778	209,628
Investment income	1,406,528	115,720	287,051	38,806	891,386	151,089	2,890,580
Contributions	19,916	-	-	-	-	-	19,916
Miscellaneous revenues	130,976	-	-	11,682	-	-	142,658
Total revenues	<u>23,220,841</u>	<u>2,380,978</u>	<u>2,054,355</u>	<u>1,165,632</u>	<u>3,538,661</u>	<u>2,902,129</u>	<u>35,262,596</u>
Expenditures							
Current							
General government	4,489,482	-	1	-	48	19	4,489,550
Public safety	4,212,137	-	-	-	-	984,026	5,196,163
Physical environment	468,195	-	-	-	-	47,930	516,125
Transportation	1,964,476	-	-	-	-	77,729	2,042,205
Economic development	14,452	91,655	-	53,994	-	-	160,101
Human services	65,804	-	-	-	-	-	65,804
Culture and recreation	4,523,889	-	-	-	-	-	4,523,889
Capital outlay	658,045	181,033	1,808,717	-	11,180,245	28,375	13,856,415
Debt service							
Principal retirement	52,778	-	-	-	-	3,493,583	3,546,361
Interest	6,102	-	-	-	-	901,804	907,906
Total expenditures	<u>16,455,360</u>	<u>272,688</u>	<u>1,808,718</u>	<u>53,994</u>	<u>11,180,293</u>	<u>5,533,466</u>	<u>35,304,519</u>
Excess (deficiency) of revenues over (under) expenditures	<u>6,765,481</u>	<u>2,108,290</u>	<u>245,637</u>	<u>1,111,638</u>	<u>(7,641,632)</u>	<u>(2,631,337)</u>	<u>(41,923)</u>
Other financing sources (uses)							
Issuance of debt	51,712	-	-	-	25,000,000	-	25,051,712
Transfers in	-	-	229,151	9,000,000	3,600,000	4,852,630	17,681,781
Transfers out	(4,884,687)	(998,747)	(353,866)	(1,490,774)	(9,850,426)	(103,281)	(17,681,781)
Total other financing sources, net	<u>(4,832,975)</u>	<u>(998,747)</u>	<u>(124,715)</u>	<u>7,509,226</u>	<u>18,749,574</u>	<u>4,749,349</u>	<u>25,051,712</u>
Change in fund balances	1,932,506	1,109,543	120,922	8,620,864	11,107,942	2,118,012	25,009,789
Fund balances (deficit), beginning of year	33,860,625	210,970	7,060,157	(7,830,559)	8,073,072	3,349,668	44,723,933
Fund balances (deficit), end of year	<u>\$ 35,793,131</u>	<u>\$ 1,320,513</u>	<u>\$ 7,181,079</u>	<u>\$ 790,305</u>	<u>\$ 19,181,014</u>	<u>\$ 5,467,680</u>	<u>\$ 69,733,722</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances – total governmental funds	\$ 25,009,789
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>	
<p>Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is depreciated over their estimated useful lives.</p>	
Capital outlay	\$ 13,856,415
Less current year depreciation	<u>(22,655,666)</u>
	(8,799,251)
<p>The net effect of various miscellaneous transactions involving capital assets (i.e. sales) is to decrease net position.</p>	
	(1,665,962)
<p>The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.</p>	
Principal repayment of long-term debt	3,546,361
Issuance of new debt	<u>(25,051,712)</u>
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds.</p>	
Change in compensated absences	(64,171)
Amortization of bond premium	(6,623)
Change in accrued interest	(414,368)
OPEB expense	<u>(4,127)</u>
	<u>(489,289)</u>
Change in net position of governmental activities	<u><u>\$ (7,450,064)</u></u>

CITY OF DESTIN, FLORIDA

**STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes	\$ 13,274,175	\$ 13,274,175	\$ 13,557,973	\$ 283,798
Licenses and permits	3,632,800	3,632,800	3,335,865	(296,935)
Intergovernmental revenues	3,494,591	3,674,591	3,787,907	113,316
Charges for services	485,800	485,800	799,826	314,026
Fines and forfeitures	103,801	103,801	181,850	78,049
Investment income	637,400	637,400	1,406,528	769,128
Contributions	3,250	16,533	19,916	3,383
Miscellaneous revenues	16,901	16,901	130,976	114,075
Total revenues	<u>21,648,718</u>	<u>21,842,001</u>	<u>23,220,841</u>	<u>1,378,840</u>
Expenditures				
Current				
General government	5,265,651	5,643,083	4,489,482	1,153,601
Public safety	4,529,335	4,530,922	4,212,137	318,785
Physical environment	304,819	512,903	468,195	44,708
Transportation	2,807,468	2,749,494	1,964,476	785,018
Economic environment	15,900	15,900	14,452	1,448
Human services	75,355	92,769	65,804	26,965
Culture/recreation	5,378,368	5,459,636	4,523,889	935,747
Capital outlay	2,480,931	2,800,920	658,045	2,142,875
Debt service				
Principal retirement	79,610	129,502	52,778	76,724
Interest	8,175	10,236	6,102	4,134
Total expenditures	<u>20,945,612</u>	<u>21,945,365</u>	<u>16,455,360</u>	<u>5,490,005</u>
Excess of revenues over expenditures	<u>703,106</u>	<u>(103,364)</u>	<u>6,765,481</u>	<u>6,868,845</u>
Other financing sources (uses)				
Issuance of debt	166,720	166,720	51,712	(115,008)
Transfers in	11,240,082	-	-	-
Transfers out	(7,861,002)	(5,143,619)	(4,884,687)	258,932
Total other financing sources (uses)	<u>3,545,800</u>	<u>(4,976,899)</u>	<u>(4,832,975)</u>	<u>143,924</u>
Change in fund balance	<u>4,248,906</u>	<u>(5,080,263)</u>	<u>1,932,506</u>	<u>7,012,769</u>
Fund balance, beginning of year	<u>33,860,625</u>	<u>33,860,625</u>	<u>33,860,625</u>	<u>-</u>
Fund balance, end of year	<u>\$ 38,109,531</u>	<u>\$ 28,780,362</u>	<u>\$ 35,793,131</u>	<u>\$ 7,012,769</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA

**STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
CRA TOWN CENTER FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Property taxes	\$ 2,287,868	\$ 2,287,868	\$ 2,265,258	\$ (22,610)
Investment earnings	50,000	50,000	115,720	65,720
Total revenues	<u>2,337,868</u>	<u>2,337,868</u>	<u>2,380,978</u>	<u>43,110</u>
Expenditures				
Current				
Economic development	143,216	149,116	91,655	57,461
Capital outlay	-	198,520	181,033	17,487
Total expenditures	<u>143,216</u>	<u>347,636</u>	<u>272,688</u>	<u>74,948</u>
Excess of revenues over expenditures	<u>2,194,652</u>	<u>1,990,232</u>	<u>2,108,290</u>	<u>118,058</u>
Other financing (uses)				
Transfers out	<u>(1,039,159)</u>	<u>(998,826)</u>	<u>(998,747)</u>	<u>79</u>
Total other financing (uses)	<u>(1,039,159)</u>	<u>(998,826)</u>	<u>(998,747)</u>	<u>79</u>
Change in fund balance	1,155,493	991,406	1,109,543	118,137
Fund balance, beginning of year	<u>210,970</u>	<u>210,970</u>	<u>210,970</u>	<u>-</u>
Fund balance, end of year	<u>\$ 1,366,463</u>	<u>\$ 1,202,376</u>	<u>\$ 1,320,513</u>	<u>\$ 118,137</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA

**STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
OKALOOSA HALF PENNY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental revenues	\$ 1,671,485	\$ 1,671,485	\$ 1,767,304	\$ 95,819
Investment earnings	45,000	45,000	287,051	242,051
Total revenues	<u>1,716,485</u>	<u>1,716,485</u>	<u>2,054,355</u>	<u>337,870</u>
Expenditures				
Current				
General government	5	5	1	4
Capital outlay	3,300,000	4,121,792	1,808,717	2,313,075
Total expenditures	<u>3,300,005</u>	<u>4,121,797</u>	<u>1,808,718</u>	<u>2,313,079</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,583,520)</u>	<u>(2,405,312)</u>	<u>245,637</u>	<u>2,650,949</u>
Other financing (uses)				
Transfers in	-	229,151	229,151	-
Transfers out	<u>(353,866)</u>	<u>(353,866)</u>	<u>(353,866)</u>	<u>-</u>
Total other financing (uses)	<u>(353,866)</u>	<u>(124,715)</u>	<u>(124,715)</u>	<u>-</u>
Change in fund balance	(1,937,386)	(2,530,027)	120,922	2,650,949
Fund balance, beginning of year	7,060,157	7,060,157	7,060,157	-
Fund balance, end of year	<u>\$ 5,122,771</u>	<u>\$ 4,530,130</u>	<u>\$ 7,181,079</u>	<u>\$ 2,650,949</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA

**STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
CRA HARBOR FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Taxes	\$ 1,115,144	\$ 1,115,144	\$ 1,115,144	\$ -
Investment earnings	16,000	16,000	38,806	22,806
Miscellaneous revenues	12,700	12,700	11,682	(1,018)
Total revenues	<u>1,143,844</u>	<u>1,143,844</u>	<u>1,165,632</u>	<u>21,788</u>
Expenditures				
Current				
Economic environment	71,582	77,815	53,994	23,821
Total expenditures	<u>71,582</u>	<u>77,815</u>	<u>53,994</u>	<u>23,821</u>
Excess of revenues over expenditures	<u>1,072,262</u>	<u>1,066,029</u>	<u>1,111,638</u>	<u>45,609</u>
Other financing sources (uses)				
Transfers in	8,868,432	9,000,000	9,000,000	-
Transfers out	<u>(9,641,050)</u>	<u>(1,493,557)</u>	<u>(1,490,774)</u>	<u>2,783</u>
Total other financing sources (uses)	<u>(772,618)</u>	<u>7,506,443</u>	<u>7,509,226</u>	<u>2,783</u>
Change in fund balance	299,644	8,572,472	8,620,864	48,392
Fund balance (deficit), beginning of year	<u>(7,830,559)</u>	<u>(7,830,559)</u>	<u>(7,830,559)</u>	<u>-</u>
Fund balance (deficit), end of year	<u>\$ (7,530,915)</u>	<u>\$ 741,913</u>	<u>\$ 790,305</u>	<u>\$ 48,392</u>

CITY OF DESTIN, FLORIDA

STATEMENT OF FIDUCIARY NET POSITION
PENSION TRUST FUND
SEPTEMBER 30, 2025

Assets

Cash and cash equivalents	\$ 72,067
Investments:	
Mutual Funds	<u>8,216,394</u>
Total assets	<u>\$ 8,288,461</u>

Net Position

Restricted for pension benefits	\$ 8,288,461
Total net position	<u>8,288,461</u>
Total liabilities and net position	<u>\$ 8,288,461</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
PENSION TRUST FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Additions

Contributions	
Employer contributions	\$ 701,941
Investment income	
Net change in fair value of investments	522,860
Interest and dividends	491,577
Total additions	<u>1,716,378</u>

Deductions

Benefits and other withdrawals	<u>907,633</u>
Total deductions	<u>907,633</u>

Change in net position

808,745

Net position, beginning of year

7,479,716

Net position, end of year

\$ 8,288,461

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The City of Destin, Florida (the "City") was established as a municipality on November 9, 1984. The City's original charter was enacted as Chapter 84-422, Laws of Florida, on June 25, 1984. The present charter was certified November 9, 1984 by referendum. The City operates under a Council-Manager form of government and provides the following services: public safety (law enforcement and protective inspections), transportation (road and street facilities), culture and recreation (library, community center, parks and recreation, and special events), physical environment (cemetery), and general governmental services (including planning and zoning).

As required by generally accepted accounting principles (GAAP), these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The component units are included in the City's reporting entity because of the significance of their operational or financial relationships with the City. The City is financially accountable if it appoints a voting majority of the organization's governing board and: (1) it is able to impose its will on the organization, or (2) there is a potential for the organization to provide specific financial burden on the City. Blended component units are legally separate entities, but are in substance a part of the City's operations and therefore the data from these units are combined with the data from the primary government. The City has two blended component units as described below:

- The Community Redevelopment Agency (CRA) – Town Center CRA Special Revenue Fund was established by Resolution on March 3, 1998 and is governed by the members of the City Council. Although it is legally separate from the City, the CRA is reported as part of the primary government because its sole purpose is to finance and redevelop the City's designated town center area. The CRA - Town Center is reported as a special revenue fund using the blended method. Separate financial information for the CRA - Town Center can be obtained from the City.
- The Community Redevelopment Agency (CRA) – Harbor CRA Special Revenue Fund was established by Resolution on June 3, 2003 and is governed by the members of the City Council. Although it is legally separate from the City, the CRA is reported as part of the primary government because its sole purpose is to finance and redevelop the City's designated harbor area. The CRA - Harbor is reported as a special revenue fund using the blended method. Separate financial information for the CRA - Harbor can be obtained from the City.

Change in Reporting Entity

During the year, the City decided to consolidate its debt service funds into one fund for financial statement reporting purposes. As such, the City's previous debt service funds beginning fund balances were removed and grouped together with the new City Debt Service Fund as follows:

	Debt Service	2013 Revenue Refunding Note Series	2014 Revenue Refunding Note Series	2021 Revenue Refunding Note Series	2023 TDC Advance
Fund balances, beginning	\$ -	\$ 102,400	\$ 258,085	\$ 2,168	\$ -
Change in reporting entity	362,653	(102,400)	(258,085)	(2,168)	-
Fund balances, beginning, as restated	<u>\$ 362,653</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Measurement Focus, Basis of Accounting and Basis of Presentation

Government-Wide Financial Statements – Government-wide financial statements, including the statement of net position and statement of activities, present information about the City as a whole. These statements include the non-fiduciary financial activity of the primary government.

Government-wide and fiduciary fund financial statements are prepared using the economic resources measurement focus. The statement of activities presents a comparison between direct expenses and program revenues for each function or program of the City's governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and are thereby clearly identifiable to a particular function. Depreciation expense is allocated to the function for which the related asset is primarily used.

Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operations or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues, with certain exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental function or business segment is self-financing or draws from the general revenues of the City.

The effects of non-fiduciary interfund activity have been eliminated from the government-wide financial statements. However, interfund services provided and used are not eliminated in the process of consolidation.

The government-wide financial statements are prepared using the accrual basis of accounting, as are the fiduciary fund financial statements. Revenues are recognized when earned, and expenses are recognized when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized in the year for which they are levied. Revenues from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements imposed by the provider have been satisfied.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first and then unrestricted resources, as they are needed.

Fund Financial Statements – Fund financial statements report detailed information about the City in the governmental and fiduciary funds. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is reported in a separate column. Nonmajor funds are aggregated and reported in a single column. Because the focus of governmental fund financial statements differs from the focus of government-wide financial statements, a reconciliation is presented with each of the governmental fund financial statements.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when they become measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, compensated absences, and claims and judgments which are recognized when due. Allocations of non-cash costs, such as depreciation, are not recognized in governmental funds.

Property taxes, franchise taxes, licenses, interest and special assessments are susceptible to accrual. Sales taxes collected and held by the state at year-end on behalf of the City are also recognized as revenue. Other receipts and taxes become measurable and available when cash is received by the City and are recognized as revenue at that time.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Entitlements and shared revenues are recorded at the time of receipt or earlier if the accrual criteria are met. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met.

When restricted, committed, assigned, or unassigned resources are available for use in governmental fund financial statements, it is the City's policy to use restricted resources first, followed by committed, then assigned, and then unassigned resources as they are needed. Resources may be restricted by regulations (i.e. statutes and ordinances), or by covenants and agreements with external agencies such as lenders and grantors. Resources may be committed by Council resolution or motion. Resources become assigned through purchasing agreements and contracts with vendors.

The City reports the following major funds:

General Fund – This is the City's primary operating fund. This fund accounts for all financial resources of the general government, except those required to be accounted for in another fund. All general tax revenues and other receipts that are not restricted or committed by law or by contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the General Fund.

Community Redevelopment Agency – Town Center Special Revenue Fund – This fund is used to account for the proceeds of specific revenues (Tax Increment Financing Trust Funds) and the redevelopment activities relating to the City of Destin CRA Town Center.

Okaloosa Half Penny Fund – This fund is used to account for proceeds of the Okaloosa Half Penny Infrastructure Surtax. This surtax was voted in by Okaloosa County residents for the ten-year period beginning January 2019. These funds are committed to address critical infrastructure needs including public safety, traffic flow, water quality and can be used to leverage additional funding via grant or partner matches for infrastructure improvements. In April 2024, council revised the committed use of these funds towards the following capital projects: 50% for the Renewal & Replacement program specifically for transportation as overseen by the Public Works department, 38% for recreation for beach parks and addition of pickleball facilities, 11% to underground overhead utilities, and 1% for stormwater projects.

Community Redevelopment Agency – Harbor Special Revenue Fund – This fund is used to account for the proceeds of specific revenues (Tax Increment Financing Trust Funds) and the redevelopment activities relating to the City of Destin's Harbor District.

Capital Projects Fund – The majority of funds that are restricted or committed to capital projects are accounted for in the Capital Projects Fund. This includes impact fees restricted to growth-necessitated capital improvements, capital project grants, and funds committed for City's annual renewal and replacement program.

Fiduciary Funds

Fiduciary funds account for assets held by the City in a trustee capacity or as an agent on behalf of others. Fiduciary funds use the economic resources measurement focus and the accrual basis of accounting. Trust funds account for assets held by the City under the terms of a formal trust agreement.

Pension Trust Fund – This fund is accounted for using the accrual basis of accounting. The Pension Trust Fund accounts for the assets of the City's Employee Thrift Plan.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Cash Equivalents

Each fund's cash on hand, demand deposits, and short-term investments are considered cash and cash equivalents. For purposes of these statements, all highly liquid debt instruments (including restricted assets), with a maturity of three months or less when purchased, are considered to be cash equivalents.

Deposits and Investments

Cash deposits are held by banks qualified as public depositories under Florida law. All deposits are insured by Federal depository insurance and/or collateralized with securities held in Florida's multiple financial institution collateral pool as required by Chapter 280, Florida Statutes.

As governed by the Florida Statute 218 and the City's investment policy, the City is authorized to invest available surplus funds in investments including money market instruments, certificates of deposit, U.S. Treasury notes, U.S. agency bonds, mortgaged backed securities, investment grade corporate bonds, and asset backed securities. These investments may be bundled into mutual funds which hold only these types of investments or a portfolio with an investment manager that trades these types of investment instruments in a structured manner to enhance overall portfolio return. Investments are stated at the fair value on the financial statement date. U.S. Treasury notes and U.S. agency and instrumentalities obligations are valued at quoted market prices.

The City's investments and portfolio allocation is determined by the City Council by resolution adopting an investment policy. The portfolio of investments is maintained by an investment advisory firm as overseen by the Finance Director who provides a portfolio report quarterly to Council. The report provides a breakdown of the portfolio as well as its overall performance.

Pension Trust Funds may invest in direct obligations of the United States Government or other obligations unconditionally guaranteed by the United States Government, collateralized interest-bearing time deposits or savings accounts in state or federal banks or savings and loan associations, bonds, or indebtedness of United States corporations rated BAA or better, stocks of U.S. corporations which are listed on the national stock exchanges (limited to 50% of the assets of the fund) and investment accounts maintained by major national banks and insurance companies given the top rating by Best.

Fair Value Measurements and Disclosures

A framework has been established for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

- Level 1 - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the City has the ability to access.
- Level 2 - Inputs to the valuation methodology include:
 - Quoted prices for similar assets or liabilities in active markets;
 - Quoted prices for identical or similar assets or liabilities in inactive markets;
 - Inputs other than quoted prices that are observable for the assets or liabilities; and
 - Inputs that are derived principally from or corroborated by observable market data by correlation or other means.
- Level 3 - Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. There have been no changes in the methodologies used at September 30, 2025.

The following is a description of the valuation methodologies used for assets measured at fair value:

Mutual funds and equities - Valued at the closing price reported on the active market in which the individual securities are traded.

Corporate and government bonds - Valued at the closing price reported on the active markets in which the individual securities are traded.

Common trust funds - Valued at the net asset value (NAV) of shares held at year-end or as determined by the investment managers.

Alternative investments - Valued at the NAV of shares held at year-end or as determined by the investment managers.

Certificates of deposit - Valued at fair value.

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the City believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The City assesses the levels of the investments at each measurement date, and transfers between levels are recognized on the actual date of the event or change in circumstances that caused the transfer in accordance with its accounting policy regarding the recognition of transfers between levels of the fair value hierarchy.

Receivables and Payables

Interfund transactions are reflected as loans, services provided, reimbursements, or transfers. Loans between funds outstanding at the end of the fiscal year are referred to as either "due to other funds" or "due from other funds" (i.e., the current portion of interfund loans) or "advances" (i.e., the noncurrent portion of interfund loans). Any residual balances outstanding between governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances" and are not eliminated in the process of consolidation.

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

Services provided, deemed to be at market, or near market rates, are treated as revenues and expenditures/expenses. Reimbursements occur when one fund incurs a cost, charges the appropriate benefiting fund, and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide columnar presentation. All proprietary fund receivables are shown net of an allowance for uncollectibles. The City's allowance estimate is based on historical collection experience and a review of the current status of accounts receivable.

At September 30, 2025, the City considers all receivables collectible and accordingly does not have an allowance.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes

The City's ad valorem taxes are assessed by the Okaloosa County Property Appraiser and collected by the Okaloosa County Tax Collector in accordance with Florida Statutes. The City retains the right and duty to set millage rates. Property taxes are not recorded as receivables at September 30th because, though legally assessed as of January 1st, they are not due and payable until after the close of the current fiscal year. The following is the current property tax calendar:

Lien date	January 1, 2024
Levy date	November 1, 2024
Due date	March 31, 2025
Delinquency date	April 1, 2025

Discounts of 1% for each month taxes are paid prior to March 2025 are granted. Revenue recognition criteria for property taxes under GASB requires that only property taxes expected to be collected within 60 days of the current period be accrued. Property taxes which are uncollected as of the end of the fiscal year are generally immaterial in amount and highly susceptible to uncollectibility; therefore, they are not recorded as a receivable at the balance sheet date.

Capital Assets

Expenditures for capital assets acquired or constructed for general City purposes are reported in the governmental fund that financed the acquisition or construction. The capital assets acquired are reported at cost in the government-wide statement of net position but are not reported in the governmental fund financial statements. Assets are recorded at cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at their acquisition value at the date of donation. Donated capital assets received in a service concession arrangement are reported at acquisition value.

Capital assets are defined by the City as assets with an initial cost more than the following:

Land	All
Buildings and improvements	\$10,000
Infrastructure	\$10,000
Improvements - other	\$10,000
Equipment	\$10,000

Interest costs incurred during construction of general capital assets are not capitalized as part of the construction.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life is expensed as incurred.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	20 - 50 years
Improvements other than buildings	10 - 40 years
Machinery, equipment and vehicles	7 - 20 years
Infrastructure	20 - 50 years
Library media	5 years

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Compensated Absences

The policy of the City for paid time off was revised and restated on May 10, 2025. As part of this change, the City has gone to a “paid time off” policy and no longer has “sick leave” and “vacation leave”.

Paid Time Off (PTO)

Employees accrue Paid Time Off (PTO) based on their years of service with the City of Destin. PTO accrues biweekly per pay period and can be used for any purpose, including vacation, personal time, and medical leave.

Years of Service Accrued PTO Accrued Hours per pay period are as follows:

1st through 3rd year	6:47 hours per pay period
4th through 7th year	7:24 hours per pay period
8th through 12th year	8:19 hours per pay period
13+ years	9:13 hours per pay period

PTO Carryover Limits

Employees are encouraged to use their PTO within the year it is accrued. However, any unused PTO can be carried over into the next calendar year, up to a maximum of 480 hours. Any PTO above the 480-hour limit at the end of the year will be forfeited.

PTO Payout Upon Separation

Upon separation from the City, employees will be paid for a percentage of their unused accrued PTO based on their years of service as follows:

Years of Service	Payout
1-3 years	47.1% of accrued PTO
4-7 years	50% of accrued PTO
8-12 years	56.1% of accrued PTO
13+ years	60.9% of accrued PTO

Payout will be limited to 240 hours of accrued PTO.

Employees who leave in good standing (proper notice, no misconduct) will receive the PTO payout according to the schedule above. Employees terminated for cause will forfeit their PTO payout. Employees who do not give two weeks’ notice will have their payout reduced accordingly.

At September 30, 2025, the City had \$910,645 recorded as accumulated PTO.

Compensatory Leave

Compensatory leave is accrued at one and a half hours for every hour worked in excess of 40 for the week. An employee can use accumulated compensatory time as it is accrued. The maximum number of hours of compensatory leave that can be accrued is 480 hours. All accrued hours of compensatory leave is paid out to employees who resign or are terminated. All compensatory leave is liquidated in the General Fund. At September 30, 2025, the City had \$16,545 recorded as accumulated compensatory leave.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Liabilities

In the statement of net position, liabilities are classified as current and non-current. At September 30, 2025, the City had \$416,358 in unearned revenue recorded under current liabilities. This amount includes \$82,348 for fiscal year 2025 business licenses, \$262,290 for sidewalk infrastructure costs not yet incurred, and \$71,720 for unearned grant revenues. These amounts have been received but have not yet been earned. They will be earned upon expenditure of a qualifying expense. If they are not expended for a qualifying expense then they must be returned.

Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary funds statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

The difference between the reacquisition price (new debt) and the net carrying value of the old debt creates a deferred gain/loss from advance refunding of debt. This difference is deferred and amortized as a component of interest expense using the bonds outstanding method over the shorter of the remaining life of the old debt or the life of the new debt. The deferred account is offset against the new liability.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, gains/loss from refunding, as well as bond issuance costs during the current period. The face amount of debt issued is reported as other financing sources. Premiums and gains from refundings received on debt issuances are reported as other financing sources while discounts and losses from refundings on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Other Benefits

The Post-Employment Healthcare Benefits Plan is a single employer deferred benefit plan administered by the City. Former employees who retire from the City, and eligible dependents, may continue to participate in the City's plan for medical, and prescription drug coverage. Retirees are allowed to elect to continue with the Healthcare Benefits Plan and are required to contribute their premiums in full.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. At September 30, 2025, the City had \$40,029 recorded as deferred charge on refunding.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. At September 30, 2025, the City had no deferred inflows.

Fund Balance

In the fund financial statements, governmental funds report equity as fund balance. The following is a description of the City's various fund balance accounts:

Nonspendable - Amounts that are not in a spendable form (prepaid insurance and advances to other funds, for example) or are legally or contractually required to be maintained intact.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Restricted - Amounts that are constrained by external parties constitutionally, or through enabling legislation. Effectively, restrictions may be changed or lifted only with the consent of the resource provider.

Committed - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the government's highest level of decision-making authority which is the City Council. Commitments may be changed or lifted only by the government taking the same formal action (resolution) that imposed the constraint originally.

Assigned - Amounts intended to be used by the government for specific purposes. Intent can be expressed by the governing body (the City Council) or by an official or body (the City Manager) to whom the governing body delegates the authority. In governmental funds other than the General Fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund. At the end of each fiscal period the Council commits an amount of fund balance for encumbrances which represent outstanding purchase orders intended to be fulfilled.

Unassigned - The residual classification for the general fund and includes all amounts not contained in the other classifications. Unassigned also contains deficit fund balances for government funds other than the General Fund. Unassigned amounts are technically available for any other purpose.

Net Position

Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to property, plant and equipment, net of any related debt. Restricted net position represents the net position restricted by external parties, constitutional provisions or enabling legislation.

Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Budgetary Information

Budgets are adopted on a basis consistent with GAAP for the current fiscal year. For the year ended September 30, 2025, annual appropriated budgets were adopted by ordinance for all governmental funds. All appropriations lapse at year-end except for appropriations encumbered by purchase orders.

The City follows these procedures to establish the budgetary data reflected in the financial statements:

1. Prior to September 1st, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1st. The operating budget includes proposed expenditures and revenue sources. The City Council requires changes as deemed necessary, sets proposed millage rate, and establishes dates for tentative and final public budget hearings as prescribed by Florida Statutes.
2. Proposed budgets are advertised in a newspaper of general circulation in the City. Public hearings are conducted for the purpose of receiving input, responding to complaints, and providing reasons and explanations for intended actions to all citizens participating.
3. Prior to October 1st, the budgets for all governmental funds are legally enacted through passage of an ordinance. Budget amendments are periodically passed through resolutions during the fiscal year. Budgeted beginning fund balance in the accompanying financial statements reflects planned utilization of prior years' unassigned fund balance to the level required to accomplish current year objectives.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Budgetary control (the level which expenditures cannot legally exceed the appropriated amount) is maintained by the City Manager at the fund level and may be amended as necessary during the fiscal year.
5. Budgeted amounts reflected in the financial statements are originally adopted amounts as amended by the City Council or by City Manager in accordance with applicable City ordinances.
6. Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditures of resources are recorded in order to reserve that portion of the applicable appropriation, is employed in the governmental funds. Encumbrances outstanding at year-end are included in the reported components of fund balances and do not constitute expenditures or liabilities because the commitments will be appropriated and honored during the subsequent year.

NOTE 3 – DEPOSITS AND INVESTMENTS

The City's investments at September 30, 2025 consist of the following:

Investments - Governmental Funds	Maturity	Rating	Fair Value
U.S. Treasuries	10/15/25-08/15/35	U.S.	\$ 6,464,875
Mortgage and asset backed securities	12/01/25-06/01/45	AA+ to AAA	9,933,143
Investment grade corporate bonds	03/14/26-01/15/35	A- to AA+	1,184,495
Total investments - governmental funds			<u>\$ 17,582,513</u>
Investments - Pension Funds			Fair Value
American AMCAP Fund, Class A			\$ 695,004
American US Gov Money Market Fund Class A			270,265
American Bond Fund of America, Class A			583,191
American Capital Income Building Fund Class A			1,775,405
Europacific Growth Fund Class A			1,285,068
American Intermediate Bond Fund of America Class A			598,722
American Investment Company of America Class A			2,704,933
American Short-Term Bond Fund of America Class A			303,806
Total investments - pension fund			<u>\$ 8,216,394</u>

These investments are classified as Level 1.

Credit Risk

Section 218.415(17), Florida Statutes, limits investments to the State Board of Administration Local Government Surplus Funds Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act as provided in Section 163.01, Florida Statutes; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; investments in interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, Florida Statutes; and direct obligations of the United States Treasury. The City has established an investment policy in accordance with 218.415, Florida Statutes. The investment choices are listed in the City's policy and conform to the provisions of 218.415(16). The certificates of deposits are with a wide number of qualified public depositories to ensure they are all fully insured by the FDIC.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 3 – DEPOSITS AND INVESTMENTS (CONTINUED)

Interest Rate Risk

Section 218.415(17), Florida Statutes, limits investment maturities to provide sufficient liquidity to pay obligations as they come due. Although it has no formal policy, the City minimizes interest rate risk by structuring investments to mature to meet future operating cash requirements and maintains significant amounts of investments in short-term securities. The average portfolio maturity shall not be more than five years.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that the City will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The City has no formal policy for custodial risk. At September 30, 2025, none of the investments listed above are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributable to the quantity of the government's investment in a single issuer. Investments in single issuers that equal or exceed 5% of total investments have a reportable concentration of credit risk. The City does not have a formal policy that requires diversification of the portfolio with maximum limits per investment type. At September 30, 2025, the City held 36%, 17%, and 14% of its investment balance in U.S. Treasury notes, Freddie Mac, and Fannie Mae respectively.

NOTE 4 – ACCOUNTS RECEIVABLE

Accounts receivable at September 30, 2025 were as follows:

	Governmental Activities
Franchise fees	\$ 179,655
Electric franchise fee (restricted)	89,827
Solid waste franchise fees	48,641
Gas franchise fees	19,876
Other	1,989
	<u>\$ 339,988</u>

NOTE 5 – DUE FROM OTHER GOVERNMENTS

The amount due from other governments at September 30, 2025, were composed of the following:

	Governmental Activities
State of Florida:	
State Shared Taxes (1/2 Cent Sales Tax)	\$ 131,987
State Shared Taxes - Alcohol Business Tax	55,863
FDEP Operating Grant Leonard Destin Park	71,720
Okaloosa County:	
Tourist Development Council - Beach Operations	356,762
Okaloosa Half Penny Surtax (shared tax)	188,964
	<u>\$ 805,296</u>

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 6 – INTERFUND RECEIVABLES, PAYABLES, ADVANCES AND TRANSFERS

The City had no Interfund payables or receivables reported in the fund financial statements.

The General Fund advanced funds to the CRA Town Center Special Revenue Fund to make debt service payments and to the CRA Harbor Special Revenue Fund to purchase property in 2025.

	Advance From	Advance To
General Fund	\$ 1,441,124	\$ -
CRA Town Center Special Revenue Fund	-	1,441,124
	<u>\$ 1,441,124</u>	<u>\$ 1,441,124</u>

All transfers are routine and are consistent with the activities of the funds making the transfer. The following presents the interfund transfers for the year ended September 30, 2025:

	Transfers In	Transfer Out
General Fund ⁽¹⁾	\$ -	\$ 4,884,687
Capital Project Funds ⁽²⁾	3,600,000	9,850,426
CRA Town Center ⁽³⁾	-	998,747
Okaloosa Half-Penny Fund ⁽⁴⁾	229,151	353,866
Florida Building Code ⁽⁵⁾	-	103,281
CRA Harbor ⁽⁶⁾	9,000,000	1,490,774
Debt Service Fund ⁽⁷⁾	4,654,778	-
Other Special Revenue Funds ⁽⁸⁾	197,852	-
	<u>\$ 17,681,781</u>	<u>\$ 17,681,781</u>

- (1) The General fund transferred out \$94,571 to Other Special Revenue Funds, \$1,190,116 to the Debt Service Fund, and \$3,600,000 to the Capital Projects Fund.
- (2) The Capital Projects fund received \$3,600,000 from the General Fund and transferred out \$621,276 to the Debt Service Fund, \$9,000,000 to the CRA Harbor Fund, and \$229,151 to the Okaloosa Half Penny Fund.
- (3) The CRA Town Center Fund transferred out \$998,747 to the Debt Service Fund.
- (4) The Okaloosa Half Penny fund was reimbursed \$229,151 upon the issuance of the 2024 loan for Undergrounding capital expenditures. The Okaloosa Half Penny fund transferred \$353,866 to the Debt Service Fund.
- (5) The Florida Building Code fund transferred out 10% of permit revenue (\$103,281) to an Other Special Revenue fund.
- (6) The CRA Harbor fund was reimbursed \$9 million upon the issuance of the 2024 loan for the purchase of 1 Harbor Blvd. The Habor CRA fund transferred out \$1,490,774 to the Debt Service Fund.
- (7) The Debt Service Fund received \$4,654,778 to meet debt service requirements from the General Fund (\$1,901,116), from the CRA Town Center Fund (\$998,747), from the CRA Harbor Fund (\$1,490,774), from the Okaloosa Half Penny Fund (\$353,866), and from the Capital Projects fund (\$621,276).
- (8) The Permit Technology fund received \$197,852 from the Building fund (\$103,281) and the General Fund (\$94,571) as 10% of total permits issued.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7 – CAPITAL ASSETS

Capital asset balances and activity for the year ended September 30, 2025 were as follows:

	Balance 09/30/2024	Additions	Deletions/ Reclassifications	Balance 09/30/2025
Governmental Activities				
Capital assets, not being depreciated:				
Land	\$ 93,669,988	\$ -	\$ -	\$ 93,669,988
Construction in progress	6,323,417	9,308,570	(51,711)	15,580,276
Total capital assets, not being depreciated	<u>99,993,405</u>	<u>9,308,570</u>	<u>(51,711)</u>	<u>109,250,264</u>
Capital assets, being depreciated				
Buildings	13,201,683	13,671	(3,780,040)	9,435,314
Improvements other than buildings	40,287,476	741,508	(16,055,944)	24,973,040
Infrastructure	36,712,957	3,411,567	1,686,329	41,810,853
Leased assets	679,191	-	(410,392)	268,799
Machinery, equipment, vehicles	6,229,688	317,465	(2,457,659)	4,089,494
Library media and art	323,020	63,634	(50,421)	336,233
Total capital assets, being depreciated	<u>97,434,015</u>	<u>4,547,845</u>	<u>(21,068,127)</u>	<u>80,913,733</u>
Less accumulated depreciation for:				
Buildings	(7,078,869)	(340,449)	2,192,743	(5,226,575)
Improvements other than buildings	(23,913,400)	(7,225,273)	14,925,970	(16,212,703)
Infrastructure	(10,498,189)	(14,328,909)	150,671	(24,676,427)
Leased assets	(320,214)	(43,065)	305,898	(57,381)
Machinery, equipment, vehicles	(3,107,462)	(678,982)	1,828,173	(1,958,271)
Library media and art	(173,265)	(38,988)	50,421	(161,832)
Total accumulated depreciation	<u>(45,091,399)</u>	<u>(22,655,666)</u>	<u>19,453,876</u>	<u>(48,293,189)</u>
Total capital assets, being depreciated, net	<u>52,342,616</u>	<u>(18,107,821)</u>	<u>(1,614,251)</u>	<u>32,620,544</u>
Governmental activities capital assets, net	<u>\$ 152,336,021</u>	<u>\$ (8,799,251)</u>	<u>\$ (1,665,962)</u>	<u>\$ 141,870,808</u>

Depreciation expense for the year ended September 30, 2025 totaled \$22,655,666 for governmental activities and was allocated to specific functions as follows:

FUNCTION	DEPRECIATION
General government	\$ 117,128
Public safety	79,063
Physical environment	7,384,377
Transportation	9,665,554
Culture and recreation	5,409,544
Total	<u>\$ 22,655,666</u>

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 8 – CHANGES IN LONG-TERM DEBT

The following is a summary of changes in long-term debt of the City for the year ended September 30, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Capital improvement refunding revenue note, series 2013	\$ 3,421,437	\$ -	\$ (448,687)	\$ 2,972,750	\$ 461,429
Town center area redevelopment refunding revenue note, series 2014	7,600,705	-	(472,896)	7,127,809	489,258
Refunding revenue note, series 2021	5,872,000	-	(1,236,000)	4,636,000	1,259,000
TDC Advanced Funding Agreement, 2023 Revenue note, series 2025	5,520,863	-	(750,000)	4,770,863	750,000
Financed purchases	-	25,000,000	(586,000)	24,414,000	1,259,000
	205,998	51,712	(52,778)	204,932	45,374
	<u>22,621,003</u>	<u>25,051,712</u>	<u>(3,546,361)</u>	<u>44,126,354</u>	<u>4,264,061</u>
Compensated absences	863,019	64,171	-	927,190	467,815
Other post-employment benefits liability	55,004	9,686	(5,559)	59,131	3,000
	<u>918,023</u>	<u>73,857</u>	<u>(5,559)</u>	<u>986,321</u>	<u>470,815</u>
	<u>\$ 23,539,026</u>	<u>\$ 25,125,569</u>	<u>\$ (3,551,920)</u>	<u>\$45,112,675</u>	<u>\$ 4,734,876</u>

Compensated absences and the other postemployment benefits liability are liquidated from the General Fund which pays over 95% of personnel expenditures. Financed purchases are paid out of the General Fund, Revenue Note Series 2013 is paid out of the 2013 Revenue Refunding Note Series Fund, the Notes Series 2014 is paid out of the 2014 Revenue Refunding Note Series Fund and the Note Series 2021 is paid out of the 2021 Revenue Refunding Note Series Fund. The Advanced Funding Agreement is paid out of the 2023 Advanced Funding Agreement Fund.

NOTE 9 – NOTES PAYABLE

Capital Improvement Refunding Revenue Note, Series 2013

Effective August 26, 2013, the City closed on a \$7,610,000 note payable with STI Institutional & Government, Inc. Interest payments are due semiannually on February 1 and August 1. The note carries an interest rate of 3.04%. The final payment is due on August 1, 2031.

The Capital Improvement Revenue Note, Series 2013 ordinance provides for:

- A. Refunding certain outstanding debt of the City
The net proceeds of the Series 2013 revenue note were used to refund the Capital Improvement Revenue Bonds, Series 2002.
- B. Pledging the pledged funds to secure payment
The communication service tax and the half-cent sales tax were both pledged to secure payment of the principal and interest.
- C. Making certain other covenants and agreements in connection therewith
The City pledged to appropriate and budget adequate funds each year to make agreed-upon payments to the lender. The City deposits one-sixth (1/6) of interest coming due and one-twelfth (1/12) of principal coming due in a debt service fund bank account. The City covenants that in the case additional parity obligations are issued, the amount of pledged revenues will not be less than 1.4 of the maximum bond service requirements coming due. This ratio was 4.87 as of September 30, 2025.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – NOTES PAYABLE (CONTINUED)

Town Center Area Redevelopment Refunding Revenue Note, Series 2014

Effective March 11, 2014, the City closed on a \$11,871,000 note payable with Compass Mortgage Corporation (BBVA). BBVA was acquired by PNC Bank in 2021. Interest payments are due semiannually on December 1 and June 1 with principal payments due on June 1. The note carries an interest rate of 3.41%. In June 2015, the note was refinanced to extend the repayment period by ten years. The final payment is due on June 1, 2037.

The Town Center Area Redevelopment Refunding Revenue Note, Series 2014 ordinance provides for:

- A. Refunding certain outstanding obligations of the Community Redevelopment Agency of the City of Destin
The net proceeds of the Series 2014 revenue note were used to refund the Town Center Area Redevelopment Revenue Bonds Series 2005.
- B. Pledging the pledged funds to secure payment
The City covenants to budget and appropriate non-ad valorem revenues to pay principal and interest. Although non-ad valorem revenues are pledged, the City is using the Town Center CRA's ad valorem tax increment revenues to make the actual payments.

Non-Ad Valorem Refunding Revenue Note, Series 2021

Effective May 21, 2021, the City closed on a \$9,905,000 note payable with Key Government Finance, Inc. Interest and principal payments are made monthly. The note carries an interest rate of 1.139% and the final payment is due March 15, 2029.

The Non-Ad Valorem Refunding Revenue Note Series 2021 ordinance provides for:

- A. Financing the Acquisition of Certain Real Property within the City to be Used to Expand Public Beach Access
The 2021 series included \$2,819,000 of new debt to assist in the acquisition of two parcels of land in the Crystal Beach area that will be used to expand public beach access. Council has committed Okaloosa Half Penny local discretionary infrastructure surtax funds to increasing public beach access, and these funds will be used to repay this portion of the debt.
- B. Refunding certain debt obligations
The 2021 series refunded the Non-Ad Valorem Refunding Revenue Note, Series 2015A which was paying 2.71% and was scheduled to mature November 1, 2029 (\$3,489,000), and the Harbor CRA Second Replacement, Series 2009 Note, As Restructured September 19, 2015 which was paying 2.84% and was scheduled to mature July 31, 2029 (\$3,597,000).
- C. Pledging certain funds to secure payment
This note is secured by the City's covenant to budget and appropriate Non-Ad Valorem Revenues and is subject to an anti-dilution test. The anti-dilution test states that net available non-ad valorem revenues should be maintained at 1.25 or higher of maximum annual debt service. This ratio was recalculated upon issuance of the 2024 Loan from Trustmark as 3.75 as of November 7, 2025.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – NOTES PAYABLE (CONTINUED)

Okaloosa Tourism Development Council Advanced Funding Agreement 2023

In November 2022, the City closed on a property at Tarpon Beach. The Okaloosa Tourism Development Council paid the City's half of the acquisition and closing costs of \$7,020,863. In accordance with the Beach Acquisition interlocal agreement between the City of Destin and Okaloosa County amended and restated on 12/27/2022, the City shall repay this loan at the rate of \$750,000 per year until paid in full. The loan carries an interest rate of 0.0% and the final payment is due September 2032.

The advanced funding portion of this agreement provides for:

- A. Financing the Acquisition of Certain Real Property within the City to be Used to Expand Public Beach Access
The 2023 loan is to assist in the acquisition of parcels of land at Tarpon Beach that will be used to expand public beach access.
- B. Pledging certain funds to secure payment
This note is secured by Tourism Development taxes collected by Okaloosa County and approved for distribution to municipalities in accordance with an interlocal agreement. Okaloosa County borrowed from the beach renourishment reserves to provide this loan. In the event the County finds the urgent need to borrow from a commercial lender to accomplish urgent beach renourishment, the interest rate paid by the City will increase from 0% to cover the interest paid by the County to the lender.

Non-Ad Valorem Revenue Note, Series 2024

Effective November 7, 2024, the City closed on a \$25,000,000 note payable with Trustmark Bank. Interest and principal payments are due semiannually on October 1 and April 1. The note carries an interest rate of 3.48%. The note is amortized over 15 years with a balloon payment for the full balance is due at year five on November 7, 2029. The 2024 Non-Ad Valorem Revenue Note ordinance provides for:

- A. Financing various capital improvement projects of the City, including without limitation: (i) the acquisition of certain real property located at 1 Harbor Boulevard, Destin, Florida for the purpose of providing public parks or other public facilities (the "1 Harbor Project"), (ii) the undergrounding of overhead utility facilities along Highway US 98 from the Marler Bridge to Airport Road (the "Undergrounding Project"), and (iii) the design, acquisition, construction and/or reconstruction of a crosstown roadway based on plans and specifications on file with the City.
- B. Pledging certain funds to secure payment
The City covenants to budget and appropriate non-ad valorem revenues to pay principal and interest. Although non-ad valorem revenues are pledged, the City is using CRA TIF funds, Electric Franchise funds, and Gas Tax#2 funds to make the actual payments. The Harbor CRA is fully responsible for repayment of \$9,000,000 of the principal, which was used to purchase the land at 1 Harbor Blvd. In addition, each of the CRA districts have pledged up to \$4 million each towards debt service related to the principal borrowed to underground the overhead utilities.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – NOTES PAYABLE (CONTINUED)

Principal and interest amounts due on notes payable are as follows:

Year ending September 30,			
<i>TDC Advanced Funding Agreement, 2023</i>			
	Principal	Interest	Total
2026	\$ 750,000	\$ -	\$ 750,000
2027	750,000	-	750,000
2028	750,000	-	750,000
2029	750,000	-	750,000
2030	750,000	-	750,000
2031-2035	1,020,863	-	1,020,863
2036-2067	-	-	-
Subtotal	<u>\$ 4,770,863</u>	<u>\$ -</u>	<u>\$ 4,770,863</u>

Year ending September 30,			
<i>Non-Ad Valorem Refunding Revenue Note, Series 2021</i>			
	Principal	Interest	Total
2026	\$ 1,259,000	\$ 46,259	\$ 1,305,259
2027	1,267,000	31,886	1,298,886
2028	1,284,000	17,415	1,301,415
2029	826,000	2,754	828,754
2030	-	-	-
2031-2035	-	-	-
2036-2067	-	-	-
Subtotal	<u>\$ 4,636,000</u>	<u>\$ 98,314</u>	<u>\$ 4,734,314</u>

Year ending September 30,			
<i>Town Center Redevelopment Refunding Revenue Note, Series 2014</i>			
	Principal	Interest	Total
2026	\$ 489,258	\$ 243,058	\$ 732,316
2027	506,186	226,375	732,561
2028	523,700	209,114	732,814
2029	541,819	191,255	733,074
2030	560,566	172,779	733,345
2031-2035	3,107,533	563,592	3,671,125
2036-2067	1,398,747	71,952	1,470,699
Subtotal	<u>\$ 7,127,809</u>	<u>\$ 1,678,125</u>	<u>\$ 8,805,934</u>

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – NOTES PAYABLE (CONTINUED)

Year ending September 30,			
<i>Capital Improvement Refunding Revenue Note, Series 2013</i>			
	Principal	Interest	Total
2026	\$ 461,429	\$ 90,372	\$ 551,801
2027	474,534	76,344	550,878
2028	488,012	61,918	549,930
2029	501,870	47,083	548,953
2030	516,124	31,826	547,950
2031-2035	530,781	16,136	546,917
2036-2067	-	-	-
Subtotal	<u>\$ 2,972,750</u>	<u>\$ 323,679</u>	<u>\$ 3,296,429</u>

Year ending September 30,			
<i>Trustmark 2024 Loan</i>			
	Principal	Interest	Total
2026	\$ 1,259,000	\$ 839,411	\$ 2,098,411
2027	1,371,000	794,066	2,165,066
2028	1,418,000	745,955	2,163,955
2029	1,468,000	696,174	2,164,174
2030	18,898,000	328,825	19,226,825
2031-2035	-	-	-
2036-2067	-	-	-
Subtotal	<u>\$ 24,414,000</u>	<u>\$ 3,404,431</u>	<u>\$ 27,818,431</u>

GRAND TOTAL			
	Principal	Interest	Total
2026	\$ 4,218,687	\$ 1,219,100	\$ 5,437,787
2027	4,368,720	1,128,671	5,497,391
2028	4,463,712	1,034,402	5,498,114
2029	4,087,689	937,266	5,024,955
2030	20,724,690	533,430	21,258,120
2031-2035	4,659,177	579,728	5,238,905
2036-2067	1,398,747	71,952	1,470,699
Subtotal	<u>\$ 43,921,422</u>	<u>\$ 5,504,549</u>	<u>\$ 49,425,971</u>

NOTE 10 – FINANCED PURCHASE AGREEMENTS

In July 2021, the City entered into an agreement for land adjacent to City Hall as sporting fields (Morgans Sports Center). In August 2022, the agreement was extended to September 2042 and the annual payments were decreased. In September 2025, the agreement was extended to 2054. The present value of the future minimum payments was revised in fiscal year 2025 to \$145,540. As there is no explicit rate in the contract, the present value was calculated using the City's Weighted Average Cost of Capital (WACC) at fiscal year end 2023 of 2.55%.

In June 2024, the City entered into an agreement with UKG of Kronos Inc for certain UKG timekeeping modules and related equipment. The initial term is for three years, June 2024 to May 2027. As there is no explicit rate in the contract, the present value was calculated using the City's WACC at fiscal year end 2024 of 2.49%.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – FINANCED PURCHASE AGREEMENTS (CONTINUED)

In December 2024, the City entered into an agreement for eight copy machines over 36 months, December 2024 to November 2027. The agreement was recorded at the present value of the future minimum payments \$51,712, as of the inception date. As there is no explicit rate in the contract, the present value was calculated using the City's WACC at fiscal year-end 2025 of 3.08

Principal and interest amounts due on are as follows:

	Year ending September 30,		
	Principal	Interest	Total
2026	\$ 45,374	\$ 5,171	\$ 50,545
2027	21,138	3,930	25,068
2028	6,547	3,464	10,011
2029	3,637	3,363	7,000
2030	3,730	3,270	7,000
2031-2035	20,126	14,874	35,000
2036-2040	22,826	12,174	35,000
2041-2045	25,889	9,111	35,000
2046-2050	29,363	5,637	35,000
2051-2055	26,302	1,698	28,000
Total	<u>\$ 204,932</u>	<u>\$ 62,692</u>	<u>\$ 267,624</u>

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS

Plan Description

The Plan is a single employer defined benefit plan administered by the City. Pursuant to the provisions of Section 112.0801, Florida Statutes, former employees who retire from the City, and eligible dependents, may continue to participate in the City's health and hospitalization plan for medical, and prescription drug coverage. The City implicitly subsidizes the premium rates paid by retirees by allowing them to participate in the plan at blended group premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the plan on average than those of active employees. The City does not offer any explicit subsidies for retiree coverage. Retirees are required to enroll in the Federal Medicare program for their primary coverage as soon as they are eligible.

The rates paid by the retirees eligible for Medicare are reduced by the Medicare premium. The Plan does not issue a stand-alone report, and it is not included in the report of a Public Employee Retirement System or another entity.

Funding Policy

Contribution requirements of the City and plan members are established and may be amended through action from the City Council. The City has not advance-funded or established a funding methodology for the annual Other Post-Employment Benefit (OPEB) costs or the net OPEB obligation, and the Plan is financed on a pay-as-you-go basis from primarily the General Fund. No assets are being accumulated in a GASB-compliant trust. For the fiscal year ended September 30, 2025, no retirees received post-employment health care benefits.

Employees Covered by Benefit Terms

At September 30, 2023, the following employees were covered by the benefit terms:

Inactive Plan Members or Beneficiaries Currently Receiving Benefits	-
Inactive Plan Members or Entitled to But Not Yet Receiving Benefits	-
Active Plan Members	82
	<u>82</u>

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Total OPEB Liability

The City’s total OPEB liability of \$59,131 was measured as of September 30, 2025 and was determined by an actuarial valuation as of September 30, 2023.

Actuarial Assumptions and Other Inputs

The total OPEB liability was determined by an actuarial valuation as of September 30, 2023, updated to September 30, 2025, using the following actuarial assumptions:

Inflation	2.50%
Salary increases	2.50%
Discount rate	4.50%
Initial trend rate	7.50%
Ultimate trend rate	4.00%
Years to ultimate	51

Mortality rates were based on the PubG-2010 Mortality Tables projected to the valuation date using Scale MP-2019.

Changes in the Total OPEB Liability

Total OPEB liability as of September 30, 2024	\$	55,004
Changes for the year:		
Service cost		7,219
Interest		2,467
Differences between expected and actual experience		-
Changes of assumptions		(2,640)
Benefit payments		(2,919)
Total changes		<u>4,127</u>
Total OPEB liability as of September 30, 2025	\$	<u>59,131</u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City’s total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1- percentage-point higher than the current discount rate:

	1% Decrease (3.50%)	Current Discount Rate (4.50%)	1% Increase (5.50%)
Total OPEB liability	\$ 65,411	\$ 59,131	\$ 53,745

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Costs Trend Rates

The following presents the total OPEB liability of the City, as well as what the City’s total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rate:

	1% Decrease (3.00% - 6.00%)	Healthcare Cost Trend Rate Rate (4.00% - 7.00%)	1% Increase (5.00% - 8.00%)
Total OPEB liability	\$ 52,033	\$ 59,131	\$ 67,691

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the City recognized OPEB expense of \$9,146. At September 30, 2025, the City did not report deferred outflows of resources or deferred inflows of resources related to OPEB due to using the alternative measurement method. Additionally, since the measurement date was the same as the City's fiscal year, there are no contributions subsequent to the measurement date to report.

NOTE 12 – RETIREMENT PLANS

Deferred Compensation Plan

The City offers employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan is a tax-deferred supplemental retirement program that allows City employees to contribute a portion of their salary before federal income taxes to a retirement account. The assets are held in trust for the employee's benefit. The plan participants, individually, select and make changes in funding options made available by the independent plan administrator. Since plan participants select the investment fund or funds in which their deferred compensation accounts are invested, the City has no liability for investment losses. The City's fiduciary responsibility is to administer the plan properly and to assure the investment alternatives made available are reasonable.

In accordance with generally accepted accounting principles, the assets and liabilities of the plan are not reflected in the City's financial statements since the City has no fiduciary responsibilities, other than administrative, in connection with the Plan.

Employee Thrift Plan

The City established the City of Destin Employee Thrift Plan on May 1, 1987, a defined contribution plan, made available to all City employees who have attained the age of eighteen, in accordance with Internal Revenue Service Code, Section 401(a) and 501(a) as amended from time to time. The plan is administered by the City. Employees make no contributions to this plan. The City's contribution to the Plan is 7.5% of the participant's compensation for the plan year. If an employee contributes to the Deferred Compensation Plan, the City will also match the first 5% of the employee's contribution with an additional Thrift Plan contribution.

Participants vest 20% in the City's matching contribution after three years of continuous service and continue to vest at 20% per year until fully vested after seven years of continuous service. Participants are fully vested in the City's annual 7.5% non-matching contribution after 1,000 hours of service. The Plan does not issue separately audited financial statements.

Each participant's account is credited with the City's contribution and plan earnings, and charged with an allocation of administrative expenses. Allocations are based on participant earnings or account balances, as defined. The benefit to which a participant is entitled is the benefit that can be provided from the participant's vested account.

The City made all required contributions of \$701,941 during the fiscal year ended September 30, 2025. The contributions represent 10.89% of current year covered employee payroll of \$6,444,838.

NOTE 13 – COMMITMENTS AND CONTINGENCIES

Grants

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the State of Florida. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the City expects such amount, if any, to be immaterial.

CITY OF DESTIN, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 13 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

Litigation and Other Matters

The City is the defendant in various claims, generally concerning development issues. In the opinion of management, any future costs associated with these claims will not have a significant adverse effect on the accompanying financial statements, and accordingly, no provision for losses has been recorded.

Risk Management

The City purchases insurance coverage through commercial insurance carriers to cover liability, workers' compensation, automobile, personal property, marine equipment and crime/fidelity risks. The City's liability and workers' compensation policies are retrospective policies that require adjusted premium calculations following the end of the policy period; however, the City does not retain any risk of loss through these coverages. All policies have been maintained for several years without reductions in coverage. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

Remedies for Default

As part of notes payable and financed purchases there are terms in such agreements that state if the City were to default on such agreements that all payments are to become current and equipment from leases are to be returned to the lessor.

NOTE 14 – FUND BALANCE CONSTRAINTS

The constraints on fund balance as listed in aggregate in the balance sheet for governmental funds are detailed according to balance classification and fund as follows:

Fund Balance	General Fund	CRA Town Center	Okaloosa Half-Penny	Capital Project Fund	CRA Harbor District	Florida Building Code	Technology	Parking	Water Quality	Debt Service Fund	Total Governmental Funds
<i>Nonspendable:</i>											
Interfund advance	\$ 1,441,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,441,124
Prepays and deposits	245	-	-	-	-	-	-	-	-	-	245
<i>Restricted for:</i>											
Impact fees: park, traffic, library, and police	-	-	-	2,749,377	-	-	-	-	-	-	2,749,377
Other agreements: NPEB, stormwater, undergrounding, gas tax#2; grants	-	-	-	12,727,902	-	-	-	-	376,724	-	13,104,626
Debt service	-	-	-	-	-	-	-	-	-	1,395,005	1,395,005
CRA Town Center	-	1,320,513	-	-	-	-	-	-	-	-	1,320,513
CRA Harbor District	-	-	-	-	790,305	-	-	-	-	-	790,305
Florida building code enforcement	-	-	-	-	-	230,466	-	-	-	-	230,466
<i>Committed for:</i>											
Emergency operations	5,316,944	-	-	-	-	-	-	-	-	-	5,316,944
Debt service	5,614,662	-	-	-	-	-	-	-	-	-	5,614,662
Emergency maintenance	5,316,944	-	-	-	-	-	-	-	-	-	5,316,944
Infrastructure surtax	-	-	7,181,079	-	-	-	-	-	-	-	7,181,079
Renewal and replacement	-	-	-	3,703,735	-	-	-	-	-	-	3,703,735
Parking	-	-	-	-	-	-	-	2,720,233	-	-	2,720,233
Technology	-	-	-	-	-	-	745,252	-	-	-	745,252
<i>Unassigned:</i>	18,103,212	-	-	-	-	-	-	-	-	-	18,103,212
Total fund balance	\$ 35,793,131	\$ 1,320,513	\$ 7,181,079	\$ 19,181,014	\$ 790,305	\$ 230,466	\$ 745,252	\$ 2,720,233	\$ 376,724	\$ 1,395,005	\$ 69,733,722

NOTE 15 – SUBSEQUENT EVENT

The City has evaluated all subsequent events through February 20, 2026 the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

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CITY OF DESTIN, FLORIDA

**REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY
AND RELATED RATIOS**

Reporting period ending	9/30/2025	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018
Service cost	\$ 7,219	\$ 21,987	\$ 21,219	\$ 22,546	\$ 19,941	\$ 20,778	\$ 15,893	\$ 16,440
Interest	2,467	8,335	9,229	4,456	4,130	6,900	6,085	5,024
Differences between expected and actual experience	-	(41,718)	-	(22,688)	-	20,020	-	-
Changes of assumptions	(2,640)	(119,708)	(1,739)	(5,775)	(5,158)	(18,085)	8,106	(6,810)
Benefit payments	(2,919)	(9,399)	(10,817)	(8,796)	(8,085)	(8,916)	(6,805)	(6,272)
Net change in total OPEB liability	4,127	(140,503)	17,892	(10,257)	10,828	20,697	23,279	8,382
Total OPEB liability - beginning	55,004	195,507	177,615	187,872	177,044	156,347	133,068	124,686
Total OPEB liability - ending	<u>\$ 59,131</u>	<u>\$ 55,004</u>	<u>\$ 195,507</u>	<u>\$ 177,615</u>	<u>\$ 187,872</u>	<u>\$ 177,044</u>	<u>\$ 156,347</u>	<u>\$ 133,068</u>
Covered-employee payroll	\$ 5,295,327	\$ 5,166,172	\$ 4,643,128	\$ 4,529,881	\$ 2,899,114	\$ 2,828,403	\$ 2,873,422	\$ 2,803,339
Total OPEB liability as a percentage of covered-employee payroll	1.12%	1.06%	4.21%	3.92%	6.48%	6.26%	5.44%	4.75%

Notes to the Schedule:

Changes of assumptions - Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following rates are used in each period:

2025	2024	2023	2022	2021	2020	2019	2018
4.50%	4.06%	4.87%	4.77%	2.43%	2.14%	3.58%	4.18%

The schedule will present 10 years of information once it is accumulated.
There are no assets being accumulated in a trust to pay related benefits for the OPEB plan.

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**COMBINING AND INDIVIDUAL NONMAJOR FUND
FINANCIAL STATEMENTS**

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CITY OF DESTIN, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Special Revenue Funds				Debt Service Funds				Total Nonmajor Governmental Funds	
	Florida Building Code Fund	Technology Fund	Parking Fund	Water Quality Fund	Debt Service Fund	2013 Revenue Refunding Note Series Fund	2014 Revenue Refunding Note Series Fund	2021 Revenue Refunding Note Series Fund		2023 TDC Advance Fund
Assets										
Cash and cash equivalents	\$ -	\$ 748,657	\$ 2,721,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,470,404
Restricted cash and cash equivalents	238,581	-	-	376,724	1,396,330	-	-	-	-	2,011,635
Total assets	<u>\$ 238,581</u>	<u>\$ 748,657</u>	<u>\$ 2,721,747</u>	<u>\$ 376,724</u>	<u>\$ 1,396,330</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,482,039</u>
Liabilities and fund balances										
Liabilities										
Accounts payable	\$ 1,496	\$ 3,405	\$ 1,514	\$ -	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ 7,740
Accrued liabilities	6,164	-	-	-	-	-	-	-	-	6,164
Due to other governments	455	-	-	-	-	-	-	-	-	455
Total liabilities	<u>8,115</u>	<u>3,405</u>	<u>1,514</u>	<u>-</u>	<u>1,325</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,359</u>
Fund balances										
Restricted	230,466	-	-	376,724	1,395,005	-	-	-	-	2,002,195
Committed	-	745,252	2,720,233	-	-	-	-	-	-	3,465,485
Total fund balances	<u>230,466</u>	<u>745,252</u>	<u>2,720,233</u>	<u>376,724</u>	<u>1,395,005</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,467,680</u>
Total liabilities and fund balances	<u>\$ 238,581</u>	<u>\$ 748,657</u>	<u>\$ 2,721,747</u>	<u>\$ 376,724</u>	<u>\$ 1,396,330</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,482,039</u>

CITY OF DESTIN, FLORIDA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Special Revenue Funds				Debt Service Funds				Total Nonmajor Governmental Funds
	Florida Building Code Fund	Technology Fund	Parking Fund	Water Quality Fund	Debt Service Fund	2013 Revenue Refunding Note Series Fund	2014 Revenue Refunding Note Series Fund	2021 Revenue Refunding Note Series Fund	
Revenues									
Licenses and permits	\$ 1,008,068	\$ -	\$ -	\$ 57,937	\$ -	\$ -	\$ -	\$ -	\$ 1,066,005
Intergovernmental revenue	-	-	-	-	750,000	-	-	-	750,000
Charges for services	27,265	-	879,992	-	-	-	-	-	907,257
Fines and forfeitures	27,778	-	-	-	-	-	-	-	27,778
Investment income	5,347	26,357	81,854	14,551	22,980	-	-	-	151,089
Total revenues	<u>1,068,458</u>	<u>26,357</u>	<u>961,846</u>	<u>72,488</u>	<u>772,980</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,902,129</u>
Expenditures									
Current									
General government	-	-	-	-	19	-	-	-	19
Public safety	909,034	74,992	-	-	-	-	-	-	984,026
Physical environment	-	-	-	47,930	-	-	-	-	47,930
Transportation	-	-	77,729	-	-	-	-	-	77,729
Capital Outlay	28,375	-	-	-	-	-	-	-	28,375
Debt Service									
Principal retirement	-	-	-	-	3,493,583	-	-	-	3,493,583
Interest	-	-	-	-	901,804	-	-	-	901,804
Total expenditures	<u>937,409</u>	<u>74,992</u>	<u>77,729</u>	<u>47,930</u>	<u>4,395,406</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,533,466</u>
Excess (deficiency) of revenues over (under) expenditures	<u>131,049</u>	<u>(48,635)</u>	<u>884,117</u>	<u>24,558</u>	<u>(3,622,426)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,631,337)</u>
Other Financing Sources (Uses)									
Transfers in	-	197,852	-	-	4,654,778	-	-	-	4,852,630
Transfers out	(103,281)	-	-	-	-	-	-	-	(103,281)
Total other financing sources (uses)	<u>(103,281)</u>	<u>197,852</u>	<u>-</u>	<u>-</u>	<u>4,654,778</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,749,349</u>
Net change in fund balance	27,768	149,217	884,117	24,558	1,032,352	-	-	-	2,118,012
Fund balances, beginning	202,698	596,035	1,836,116	352,166	-	102,400	258,085	2,168	3,349,668
Change in reporting entity	-	-	-	-	362,653	(102,400)	(258,085)	(2,168)	-
Fund balances, beginning, as restated	<u>202,698</u>	<u>596,035</u>	<u>1,836,116</u>	<u>352,166</u>	<u>362,653</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,349,668</u>
Fund balances, ending	<u>\$ 230,466</u>	<u>\$ 745,252</u>	<u>\$ 2,720,233</u>	<u>\$ 376,724</u>	<u>\$ 1,395,005</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,467,680</u>

CITY OF DESTIN, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
FLORIDA BUILDING CODE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Licenses and permits	\$ 893,800	\$ 893,800	\$ 1,008,068	\$ 114,268
Charges for services	27,400	27,400	27,265	(135)
Fines and forfeitures	200	200	27,778	27,578
Investment earnings	350,001	1	5,347	5,346
Total revenues	<u>1,271,401</u>	<u>921,401</u>	<u>1,068,458</u>	<u>147,057</u>
Expenditures				
Current				
Public safety	1,125,961	1,126,430	909,034	217,396
Capital outlay	-	28,375	28,375	-
Total expenditures	<u>1,125,961</u>	<u>1,154,805</u>	<u>937,409</u>	<u>217,396</u>
Deficiency of revenues (under) expenditures	<u>145,440</u>	<u>(233,404)</u>	<u>131,049</u>	<u>364,453</u>
Other financing (uses)				
Transfers in	-	350,000	-	(350,000)
Transfers out	<u>(80,000)</u>	<u>(80,000)</u>	<u>(103,281)</u>	<u>(23,281)</u>
Total other financing (uses)	<u>(80,000)</u>	<u>270,000</u>	<u>(103,281)</u>	<u>(373,281)</u>
Change in fund balance	65,440	36,596	27,768	(8,828)
Fund balance, beginning of year	<u>202,698</u>	<u>202,698</u>	<u>202,698</u>	<u>-</u>
Fund balance, end of year	<u>\$ 268,138</u>	<u>\$ 239,294</u>	<u>\$ 230,466</u>	<u>\$ (8,828)</u>

CITY OF DESTIN, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
TECHNOLOGY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Investment earnings	\$ 5,400	\$ 5,400	\$ 26,357	\$ 20,957
Total revenues	<u>5,400</u>	<u>5,400</u>	<u>26,357</u>	<u>20,957</u>
Expenditures				
Current				
Public safety	70,360	140,820	74,992	65,828
Total expenditures	<u>70,360</u>	<u>140,820</u>	<u>74,992</u>	<u>65,828</u>
Deficiency of revenues under expenditures	<u>(64,960)</u>	<u>(135,420)</u>	<u>(48,635)</u>	<u>86,785</u>
Other financing sources				
Transfers in	166,030	166,030	197,852	31,822
Total other financing sources	<u>166,030</u>	<u>166,030</u>	<u>197,852</u>	<u>31,822</u>
Change in fund balance	101,070	30,610	149,217	118,607
Fund balance, beginning of year	596,035	596,035	596,035	-
Fund balance, end of year	<u>\$ 697,105</u>	<u>\$ 626,645</u>	<u>\$ 745,252</u>	<u>\$ 118,607</u>

CITY OF DESTIN, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
PARKING FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Charges for services	\$ 757,000	\$ 757,000	\$ 879,992	\$ 122,992
Investment earnings	30,200	30,200	81,854	51,654
Total revenues	<u>787,200</u>	<u>787,200</u>	<u>961,846</u>	<u>174,646</u>
Expenditures				
Current				
Transportation	141,605	141,605	77,729	63,876
Total expenditures	<u>141,605</u>	<u>141,605</u>	<u>77,729</u>	<u>63,876</u>
Change in fund balance	645,595	645,595	884,117	238,522
Fund balance, beginning of year	1,836,116	1,836,116	1,836,116	-
Fund balance, end of year	<u>\$ 2,481,711</u>	<u>\$ 2,481,711</u>	<u>\$ 2,720,233</u>	<u>\$ 238,522</u>

CITY OF DESTIN, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
WATER QUALITY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Licenses and permits	\$ 25,000	\$ 25,000	\$ 57,937	\$ 32,937
Investment earnings	1,200	1,200	14,551	13,351
Total revenues	<u>26,200</u>	<u>26,200</u>	<u>72,488</u>	<u>46,288</u>
Expenditures				
Current				
Physical environment	58,005	60,934	47,930	13,004
Transportation	110,000	107,071	-	107,071
Total expenditures	<u>168,005</u>	<u>168,005</u>	<u>47,930</u>	<u>120,075</u>
Change in fund balance	(141,805)	(141,805)	24,558	166,363
Fund balance, beginning of year	352,166	352,166	352,166	-
Fund balance, end of year	<u>\$ 210,361</u>	<u>\$ 210,361</u>	<u>\$ 376,724</u>	<u>\$ 166,363</u>

CITY OF DESTIN, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental revenues	\$ 750,000	\$ 750,000	\$ 750,000	\$ -
Investment earnings	1,200	1,200	22,980	21,780
Total revenues	<u>751,200</u>	<u>751,200</u>	<u>772,980</u>	<u>21,780</u>
Expenditures				
Current				
General government	110	110	19	91
Debt service				
Principal retirement	3,745,386	4,079,583	3,493,583	586,000
Interest	1,794,174	1,332,927	901,804	431,123
Total expenditures	<u>5,539,670</u>	<u>5,412,620</u>	<u>4,395,406</u>	<u>1,017,214</u>
Deficiency of revenues under expenditures	<u>(4,788,470)</u>	<u>(4,661,420)</u>	<u>(3,622,426)</u>	<u>1,038,994</u>
Other financing sources (uses)				
Issuance of debt	25,000,000	-	-	-
Transfers in	4,423,993	4,662,439	4,654,778	(7,661)
Transfers out	(24,634,504)	-	-	-
Total other financing sources (uses)	<u>4,789,489</u>	<u>4,662,439</u>	<u>4,654,778</u>	<u>(7,661)</u>
Change in fund balance	1,019	1,019	1,032,352	1,031,333
Fund balance, beginning, as restated	<u>362,653</u>	<u>362,653</u>	<u>362,653</u>	<u>-</u>
Fund balance, end of year	<u>\$ 363,672</u>	<u>\$ 363,672</u>	<u>\$ 1,395,005</u>	<u>\$ 1,031,333</u>

CITY OF DESTIN, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes	\$ 778,203	\$ 778,203	\$ 754,403	\$ (23,800)
Licenses and permits	1,035,175	1,035,175	923,578	(111,597)
Impact fees	-	-	172,558	172,558
Intergovernmental revenues	8,897,771	10,777,362	796,736	(9,980,626)
Investment earnings	73,100	73,100	891,386	818,286
Contributions	-	-	-	-
Miscellaneous revenues	-	-	-	-
Total revenues	<u>10,784,249</u>	<u>12,663,840</u>	<u>3,538,661</u>	<u>(9,125,179)</u>
Expenditures				
Current				
General government	5	5	48	(43)
Public safety	1	11	-	11
Physical environment	5	31	-	31
Transportation	17	500,015	-	500,015
Capital outlay	<u>33,163,976</u>	<u>34,868,065</u>	<u>11,180,245</u>	<u>23,687,820</u>
Total expenditures	<u>33,164,004</u>	<u>35,368,127</u>	<u>11,180,293</u>	<u>24,187,834</u>
Deficiency of revenues under expenditures	<u>(22,379,755)</u>	<u>(22,704,287)</u>	<u>(7,641,632)</u>	<u>15,062,655</u>
Other financing sources (uses)				
Issuance of debt	-	25,000,000	25,000,000	-
Transfers in	19,366,072	4,365,054	3,600,000	(765,054)
Transfers out	<u>(805,028)</u>	<u>(10,702,806)</u>	<u>(9,850,426)</u>	<u>852,380</u>
Total other financing sources (uses)	<u>18,561,044</u>	<u>18,662,248</u>	<u>18,749,574</u>	<u>87,326</u>
Change in fund balance	<u>(3,818,711)</u>	<u>(4,042,039)</u>	<u>11,107,942</u>	<u>15,149,981</u>
Fund balance, beginning of year	<u>8,073,072</u>	<u>8,073,072</u>	<u>8,073,072</u>	<u>-</u>
Fund balance, end of year	<u>\$ 4,254,361</u>	<u>\$ 4,031,033</u>	<u>\$ 19,181,014</u>	<u>\$ 15,149,981</u>

STATISTICAL SECTION

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STATISTICAL SECTION

This part of the City of Destin, Florida's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, required supplementary information, and supplementary information says about the City's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends	66-72
<i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	
Revenue Capacity	73-76
<i>These schedules contain information to help the reader assess the City's most significant local revenue sources.</i>	
Debt Capacity	77-79
<i>These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.</i>	
Demographic and Economic Information	80 and 81
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	
Operating Information	82-87
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.</i>	

Sources: Unless otherwise noted, the information in these schedules is derived from the City's financial reports for the relevant year.

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**Net Position by Component - Last Ten Years
(Unaudited)**

Fiscal Year	Net investment in Capital Assets	Restricted	Unrestricted	Total Net Position
2025	\$ 95,718,327	\$ 19,590,292	\$ 50,702,380	\$ 166,010,999
2024	129,525,200	6,705,708	37,687,800	173,918,708
2023	114,141,436	9,013,429	38,347,052	161,501,917
2022	100,905,387	5,073,775	33,510,788	139,489,950
2021	98,289,498	3,852,330	29,063,467	131,205,295
2020	91,184,514	3,891,401	25,247,364	120,323,279
2019	88,840,831	2,661,941	21,378,238	112,881,010
2018	89,128,737	2,570,097	17,831,698	109,530,532
2017	90,119,716	2,075,871	14,559,323	106,754,910
2016	88,760,939	1,488,351	14,101,586	104,350,876

Source: City Finance Department.

**Changes in Net Position - Last Ten Years
(Unaudited)**

	Fiscal Year				
	2025	2024	2023	2022	2021
Expenses					
General government	\$ 6,303,395	\$ 4,415,633	\$ 3,604,493	\$ 3,882,608	\$ 3,583,345
Public safety	5,284,689	5,222,285	4,441,808	3,960,949	3,756,665
Physical environment	7,901,634	1,093,567	996,593	1,180,082	646,171
Transportation	11,717,533	3,295,759	3,587,231	3,377,216	2,739,207
Economic environment	160,101	178,185	244,282	129,780	1,141,935
Human services	65,804	74,829	53,466	51,604	64,531
Culture and recreation	9,957,230	5,122,449	4,589,126	4,081,335	3,476,834
Debt service interest	1,322,274	467,439	513,582	550,710	637,571
Total expenses	42,712,660	19,870,146	18,030,581	17,214,284	16,046,259
Program revenue					
Charges for services					
General government	356,970	18,471	82,119	295,011	64,090
Public safety	1,963,927	2,059,874	2,047,595	1,904,763	1,793,926
Physical environment	61,095	170,798	82,338	27,474	50,965
Transportation	970,849	977,736	835,138	500,972	505,182
Culture and recreation	575,583	577,336	517,023	465,659	347,454
Operating grants and contributions	1,774,958	838,462	871,096	775,474	646,998
Capital grants and contributions	1,207,152	1,530,600	12,440,237	2,496,372	5,192,296
Total program revenue	6,910,534	6,173,277	16,875,546	6,465,725	8,600,911
Net expense	(35,802,126)	(13,696,869)	(1,155,035)	(10,748,559)	(7,445,348)
General revenue and other changes in net position					
Property taxes	15,778,424	14,335,084	12,464,569	10,794,578	9,892,776
Other taxes	3,681,658	9,273,287	9,568,412	3,496,780	3,480,413
Other revenue	8,891,980	2,505,289	1,134,021	4,741,856	4,954,175
Total general revenue	28,352,062	26,113,660	23,167,002	19,033,214	18,327,364
Change in net position	(7,450,064)	12,416,791	22,011,967	8,284,655	10,882,016
Net position, beginning	173,918,708	161,501,917	139,489,950	131,205,295	120,323,279
Cumulative effect of change in accounting principle	(457,645)	-	-	-	-
Net position, ending	\$ 166,010,999	\$ 173,918,708	\$ 161,501,917	\$ 139,489,950	\$ 131,205,295

Source: City Finance Department.

**Changes in Net Position - Last Ten Years
(Continued) (Unaudited)**

	Fiscal Year				
	2020	2019	2018	2017	2016
Expenses					
General government	\$ 4,028,182	\$ 3,695,191	\$ 3,532,139	\$ 2,981,384	\$ 2,889,172
Public safety	3,623,935	3,292,103	3,908,737	4,011,135	3,535,716
Physical environment	670,079	319,713	432,132	433,283	491,154
Transportation	2,866,166	3,252,517	3,053,455	3,141,933	2,842,564
Economic environment	1,152,796	1,146,463	1,209,950	1,274,262	1,289,854
Human services	63,494	62,808	55,220	107,287	54,394
Culture and recreation	2,702,912	2,323,177	2,274,564	2,242,446	2,340,627
Debt service interest	752,073	788,775	806,526	888,752	873,117
Total expenses	15,859,637	14,880,747	15,272,723	15,080,482	14,316,598
Program revenue					
Charges for services					
General government	601	2,457,688	2,495,996	2,223,122	2,317,742
Public safety	1,555,942	614,412	847,202	940,221	898,725
Physical environment	23,443	20,800	46,495	79,821	14,660
Transportation	178,174	140,017	119,218	60,534	49,514
Culture and recreation	331,925	401,939	406,050	402,708	456,828
Operating grants and contributions	2,082,880	734,898	1,407,851	2,450,238	1,727,351
Capital grants and contributions	197,999	43,520	30,544	70,120	42,081
Total program revenue	4,370,964	4,413,274	5,353,356	6,226,764	5,506,901
Net expense	(11,488,673)	(10,467,473)	(9,919,367)	(8,853,718)	(8,809,697)
General revenue and other changes in net position					
Property taxes	9,374,391	8,764,290	8,179,225	7,761,152	6,844,994
Other taxes	2,895,623	1,636,565	1,669,159	1,623,261	1,583,815
Other revenue	6,660,928	3,417,096	1,907,549	1,873,339	1,982,864
Total general revenue	18,930,942	13,817,951	11,755,933	11,257,752	10,411,673
Change in net position	7,442,269	3,350,478	1,836,566	2,404,034	1,601,976
Net position, beginning	112,881,010	109,530,532	106,754,910	104,350,876	102,748,900
Cumulative effect of change in accounting principle	-	-	939,056	-	-
Net position, ending	\$ 120,323,279	\$ 112,881,010	\$ 109,530,532	\$ 106,754,910	\$ 104,350,876

Source: City Finance Department.

**Fund Balances Governmental Fund - Last Ten Years
(Unaudited)**

	Fiscal Year				
	2025	2024	2023	2022	2021
General Fund					
Nonspendable	\$ 1,441,369	\$ 10,672,782	\$ 2,484,589	\$ 2,581,252	\$ 2,561,841
Restricted	-	-	-	-	-
Committed	16,248,550	13,562,068	12,137,934	13,683,891	10,084,733
Assigned	-	-	-	323,611	376,587
Unassigned	18,103,212	9,672,434	17,752,082	11,500,107	13,296,275
Total	\$ 35,793,131	\$ 33,907,284	\$ 32,374,605	\$ 28,088,861	\$ 26,319,436
All other governmental funds					
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	19,590,292	6,705,708	6,962,323	5,073,775	3,852,330
Committed	14,350,299	11,941,500	9,440,475	6,739,436	4,655,060
Assigned	-	-	-	533,466	2,535,604
Unassigned	-	(7,830,559)	(963,747)	(1,663,708)	(3,846,516)
Total all other governmental funds	\$ 33,940,591	\$ 10,816,649	\$ 15,439,051	\$ 10,682,969	\$ 7,196,478

Source: City Finance Department.

**Fund Balances Governmental Fund - Last Ten Years
(Continued) (Unaudited)**

	Fiscal Year				
	2020	2019	2018	2017	2016
General Fund					
Nonspendable	\$ 2,451,337	\$ 2,448,824	\$ 2,469,019	\$ 2,999,624	\$ 2,802,335
Restricted	3,247,659	2,584,256	2,480,877	1,977,027	1,373,526
Committed	8,411,205	10,129,498	9,657,663	9,674,570	10,340,837
Assigned	2,964,171	1,213,592	672,226	1,625,986	1,118,384
Unassigned	14,449,613	10,040,295	7,526,416	3,626,528	2,905,348
Total	\$ 31,523,985	\$ 26,416,465	\$ 22,806,201	\$ 19,903,735	\$ 18,540,430
All other governmental funds					
Nonspendable	\$ -	\$ -	\$ 88	\$ -	\$ -
Restricted	643,742	77,685	89,220	98,844	114,825
Committed	-	-	-	-	-
Assigned	44,332	329,948	279,391	255,797	276,444
Unassigned	(2,390,520)	(2,231,153)	(2,240,233)	(2,142,360)	(1,979,433)
Total all other governmental funds	\$ (1,702,446)	\$ (1,823,520)	\$ (1,871,534)	\$ (1,787,719)	\$ (1,588,164)

Source: City Finance Department.

**Changes in Fund Balances Governmental Funds - Last Ten Years
(Unaudited)**

	Fiscal Year				
	2025	2024	2023	2022	2021
Revenue					
Taxes	\$ 17,692,778	\$ 16,227,087	\$ 16,027,019	\$ 14,291,359	\$ 13,373,189
Licenses and permits	5,325,448	5,207,670	5,454,762	5,008,309	3,779,441
Impact fees	172,558	171,129	453,374	132,605	590,174
Intergovernmental	7,101,947	6,418,348	15,938,249	5,586,955	8,053,048
Charges for services	1,707,083	1,744,341	1,516,594	1,289,082	937,122
Fines and forfeitures	209,628	95,484	107,689	56,135	79,829
Investment income	2,890,580	2,174,754	578,203	(1,078,214)	19,983
Contributions	19,916	88,718	5,042	37,479	1,867
Miscellaneous income	142,658	142,951	128,584	36,503	50,972
Total revenue	35,262,596	32,270,482	40,209,516	25,360,213	26,885,625
Expenditures					
General government	4,489,550	4,221,678	3,454,019	3,640,884	3,403,184
Public safety	5,196,163	5,193,874	4,384,706	3,924,721	3,752,995
Physical environment	516,125	375,034	277,365	452,211	142,017
Transportation	2,042,205	1,981,627	1,896,884	1,589,395	1,663,328
Economic environment	160,101	178,185	244,282	129,781	107,900
Human services	65,804	74,829	53,466	51,604	64,531
Culture and recreation	4,523,889	4,313,088	3,772,845	3,292,184	2,854,316
Capital outlay	13,856,415	15,654,495	20,891,773	4,369,267	11,160,364
Debt service					
Principal	3,546,361	3,013,427	3,035,369	2,122,863	9,318,692
Interest	907,906	475,429	521,505	555,409	717,941
Total expenditures	35,304,519	35,481,666	38,532,214	20,128,319	33,185,268
Excess (deficiency) of revenue over expenditures	(41,923)	(3,211,184)	1,677,302	5,231,894	(6,299,643)
Other financing sources (uses)					
Transfers in	17,681,781	6,868,982	4,820,135	4,676,350	29,587,639
Transfers out	(17,681,781)	(6,868,982)	(4,820,135)	(4,676,350)	(29,587,639)
Issuance of debt	25,000,000	121,461	-	-	-
Proceeds of debt issuance	-	-	7,020,863	-	9,905,000
Debt service principal	-	-	-	-	-
Lease proceeds	51,712	-	343,661	24,021	89,019
Non-operating loss	-	-	-	-	-
Total other financing sources (uses)	25,051,712	121,461	7,364,524	24,021	9,994,019
Special item - Settlement	-	-	-	-	-
Net change in fund balance	\$ 25,009,789	\$ (3,089,723)	\$ 9,041,826	\$ 5,255,915	\$ 3,694,376
Debt service as a percentage of noncapital expenditures	20.8%	17.6%	20.2%	17.0%	45.6%

Source: City Finance Department.

**Changes in Fund Balances Governmental Funds - Last Ten Years
(Continued) (Unaudited)**

	Fiscal Year				
	2020	2019	2018	2017	2016
Revenue					
Taxes	\$ 12,270,014	\$ 12,309,961	\$ 11,766,912	\$ 11,192,022	\$ 10,316,957
Licenses and permits	3,342,590	1,079,465	1,008,548	930,187	885,870
Impact fees	456,051	160,720	671,922	801,424	446,936
Intergovernmental	4,050,502	3,494,078	2,889,811	3,734,054	3,232,561
Charges for services	513,137	512,089	568,635	525,860	568,018
Fines and forfeitures	106,750	28,981	44,278	46,812	47,238
Investment income	471,977	506,164	20,654	59,756	256,010
Contributions	4,035	6,871	8,608	24,772	22,848
Miscellaneous income	9,058	132,896	131,376	169,629	142,136
Total revenue	21,224,114	18,231,225	17,110,744	17,484,516	15,918,574
Expenditures					
General government	3,935,334	3,542,238	3,398,890	2,853,328	2,747,954
Public safety	3,408,341	3,061,601	2,779,558	2,610,831	2,410,183
Physical environment	27,374	31,346	88,226	90,710	148,581
Transportation	1,925,723	1,924,802	1,824,192	1,885,837	1,681,535
Economic environment	130,173	105,720	123,024	163,637	176,210
Human services	63,494	62,808	55,220	107,287	54,394
Culture and recreation	2,237,953	1,909,794	1,872,829	1,858,739	1,976,500
Capital outlay	1,937,657	1,607,301	1,877,832	4,762,510	3,075,354
Debt service					
Principal	1,622,596	1,533,487	1,485,956	1,417,449	1,087,340
Interest	745,697	793,850	836,554	874,429	822,369
Total expenditures	16,034,342	14,572,947	14,342,281	16,624,757	14,180,420
Excess (deficiency) of revenue over expenditures	5,189,772	3,658,278	2,768,463	859,759	1,738,154
Other financing sources (uses)					
Transfers in	2,255,374	4,171,759	6,343,303	3,907,488	2,971,389
Transfers out	(2,255,374)	(4,171,759)	(6,343,303)	(3,907,488)	(2,971,389)
Issuance of debt	-	-	50,188	303,991	-
Proceeds of debt issuance	-	-	-	-	-
Debt service principal	-	-	-	-	-
Lease proceeds	38,422	-	-	-	-
Non-operating loss	-	-	-	-	-
Total other financing sources (uses)	38,422	-	50,188	303,991	-
Special item - Settlement	-	-	-	-	-
Net change in fund balance	\$ 5,228,194	\$ 3,658,278	\$ 2,818,651	\$ 1,163,750	\$ 1,738,154
Debt service as a percentage of noncapital expenditures	16.8%	18.0%	18.6%	19.3%	17.2%

Source: City Finance Department.

City of Destin, Florida

Revenue Base - Last Ten Years
(Unaudited)

Fiscal Year	Real Property	Personal Property	Total Taxable Assessed Value	Total Direct Tax Rate	95% Budgeted for Operations
2025	\$ 8,598,438,014	\$ 131,921,569	\$ 8,730,359,583	1.6150	\$ 13,394,554
2024	7,816,671,888	124,688,876	7,941,360,764	1.6150	12,184,033
2023	6,858,730,342	108,747,526	6,967,477,868	1.6150	10,689,853
2022	5,980,379,074	102,386,732	6,082,765,806	1.6150	9,332,483
2021	5,586,981,183	99,760,236	5,686,741,419	1.6150	8,724,883
2020	5,289,909,655	100,875,258	5,390,784,913	1.6150	8,270,812
2019	4,940,251,366	96,041,092	5,036,292,458	1.6150	7,726,932
2018	4,637,572,095	94,406,296	4,731,978,391	1.6150	7,260,038
2017	4,419,401,166	88,815,805	4,508,216,971	1.6150	6,916,732
2016	4,202,250,899	83,206,674	4,285,457,573	1.6150	6,574,963

Source: Okaloosa County Property Appraiser DR-422 lines 1 and 2.
Adjusted when DR-403 Final Taxable Value is submitted to City by the Property Appraiser.

**Property Tax Rates Per \$1,000 of Taxable Value
All Direct and Overlapping Governments - Last Ten Years
(Unaudited)**

Fiscal Year	Direct Rate	Indirect Rate				Total Overlapping Rates	Total Direct and Overlapping Rates
	City of Destin	Destin Fire District	Okaloosa County	Okaloosa School Board	Northwest Florida Water District		
2025	1.61500	1.00000	3.83080	5.37700	0.02070	10.22850	11.84350
2024	1.61500	1.00000	3.83080	5.47700	0.02340	10.33120	11.94620
2023	1.61500	1.00000	3.83080	5.47700	0.02340	10.33120	11.94620
2022	1.61500	1.00000	3.83080	5.57900	0.02610	10.43590	12.05090
2021	1.61500	1.00000	3.83080	5.94300	0.02940	10.80320	12.41820
2020	1.61500	1.00000	3.83080	6.03500	0.03110	10.89690	12.51190
2019	1.61500	1.00000	3.83080	6.20600	0.03270	11.06950	12.68450
2018	1.61500	1.00000	3.83080	6.36100	0.03380	11.22560	12.84060
2017	1.61500	1.00000	3.83080	6.58800	0.03530	11.45410	13.06910
2016	1.61500	1.00000	3.43080	6.90700	0.03660	11.37440	12.98940

As of levy date, November 1 of each year listed.

Source: <https://okaloosapa.com/wp-content/uploads/sites/29/2023/10/2023-Final-Millage.pdf>

**Principal Taxpayers - Current Year and Ten Years Ago
(Unaudited)**

Taxpayer	September 30, 2025			Taxpayer	September 30, 2016		
	Taxable Assessed Value	Rank	Percent of City's Total Taxable Value		Taxable Assessed Value	Rank	Percent of City's Total Taxable Value
WCW OLYMPUS DESTIN LLC	\$ 72,391,338	1	0.83%	Emerald Grande, LLC	\$ 58,515,920	1	1.37%
DRH HBR OWNER LLC	69,319,346	2	0.79%	BR Henderson Beach, LLC	24,782,062	2	0.58%
PASSCO SEA GLASS DST	62,442,857	3	0.72%	Henderson Beach Properties	16,678,465	3	0.39%
BR HENDERSON BEACH LLC	53,823,861	5	0.62%	Paradise Isle Destin, LLC	10,987,116	4	0.26%
EMERALD GRANDE INC	49,676,280	4	0.57%	Wyndham Vacation Resorts Inc	8,825,520	5	0.21%
ARRIS DESTIN RETAIL LLC	41,619,110	6	0.48%	DBR Development, LLC	8,863,000	6	0.21%
HENDERSON BEACH PARTNERS LLC	35,754,623	7	0.41%	Shanri Holdings Corp	7,659,166	7	0.18%
PARADISE ISLE DESTIN LLC	18,196,517	8	0.21%	Crystal Beach Plaza, LLC	7,657,024	8	0.18%
KEY DESTIN OWNER LLC	16,860,330	9	0.19%	Forty Four Holdings, LLC	7,192,707	9	0.17%
EQUISOURCE HOLDINGS CORP	16,623,234	10	0.19%	Destin Pink Hotel, LLC	7,099,444	10	0.17%
Total Principal Taxpayers	<u>\$ 436,707,496</u>		<u>5.00%</u>		<u>\$ 158,260,424</u>		<u>3.69%</u>
Total Tax Value of Other	<u>\$ 8,293,652,087</u>		<u>95.00%</u>		<u>\$ 4,125,132,714</u>		<u>96.31%</u>
Total Taxable Assessed Value	<u><u>\$ 8,730,359,583</u></u>		<u><u>100.00%</u></u>		<u><u>\$ 4,283,393,138</u></u>		<u><u>100.00%</u></u>

Source: Okaloosa County Property Appraiser.

Property Tax Levies and Collections - Last Ten Years
(Unaudited)

Fiscal Year Ended September 30,	Taxes Levied For the Calendar Year	Collected within the Calendar Year of the Levy		Collections of Delinquent Taxes	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2025	\$ 14,099,531	\$ 13,395,621	95.01%	\$ 238,460	\$ 13,634,081	96.70%
2024	12,825,298	12,796,379	99.77%	132	12,796,511	99.78%
2023	11,252,477	10,801,654	95.99%	70,797	10,872,451	96.62%
2022	9,823,667	9,482,098	96.52%	-	9,482,098	96.52%
2021	9,184,087	8,827,350	96.12%	54,971	8,882,321	96.71%
2020	8,706,118	8,430,713	96.84%	3,561	8,434,274	96.88%
2019	8,133,612	7,879,410	96.87%	4,613	7,884,023	96.93%
2018	7,642,145	7,405,759	96.91%	1,809	7,407,568	96.93%
2017	7,280,770	7,031,699	96.58%	4,122	7,035,821	96.64%
2016	6,921,014	6,211,296	89.75%	3,797	6,215,093	89.80%

Source: DR-422 forms certified by Okaloosa County Tax Collector.

**Ratios of Outstanding Debt (Bonds and Notes) - Last Ten Years
(Unaudited)**

Fiscal Year Ended September 30,	2009 CRA Harbor Revenue Note (Restricted 2015)	2013 Capital Improvement Revenue Note	2014 CRA Town Center Revenue Refunding Note Series	2015 Revenue Refunding Note Series	Fiscal Year Ended September 30,
2025	\$ -	\$ 2,972,750	\$ 7,127,809	\$ -	2025
2024	-	3,421,436	7,600,705	-	2024
2023	-	3,857,733	8,057,786	-	2023
2022	-	4,281,980	8,499,581	-	2022
2021	-	4,694,511	8,926,602	-	2021
2020	3,986,827	5,095,650	9,339,342	4,035,000	2020
2019	4,429,808	5,485,711	9,738,279	4,379,000	2019
2018	4,770,168	5,865,001	10,123,875	4,714,000	2018
2017	5,096,625	6,233,816	10,496,575	5,039,000	2017
2016	5,409,749	6,592,446	10,856,811	5,359,000	2016

Note: Detail regarding the community redevelopment districts' outstanding debt can be found in the notes to the financial statements.

Ratios of Outstanding Debt (Bonds and Notes) - Last Ten Years
(Continued) (Unaudited)

2021 Revenue Refunding Note Series	2023 County Advance Funding Agreement	2024 Capital Improvement Revenue Note	Financed Purchases	Total Revenue Bonds, Notes, and Financed Purchases	Percentage of Personal Income	Per Capita
\$ 4,636,000	\$ 4,770,863	\$ 24,414,000	\$ 204,932	\$ 44,126,354	5.23%	3,014
5,872,000	5,520,863	-	205,998	22,621,002	2.69%	1,549
7,104,000	6,270,863	-	239,043	25,529,425	3.01%	1,749
8,312,000	-	-	106,708	21,200,269	2.74%	1,465
9,512,000	-	-	165,998	23,299,111	3.21%	1,639
-	-	-	166,965	22,625,804	3.25%	1,624
-	-	-	175,160	24,207,958	3.97%	1,801
-	-	-	268,401	25,741,445	4.50%	1,937
-	-	-	311,197	27,177,213	5.12%	2,072
-	-	-	72,665	28,290,671	5.47%	2,193

City of Destin, Florida
Direct and Overlapping Governmental Activities Debt
As of September 30, 2025
(Unaudited)

Jurisdiction	Net Debt Outstanding	Estimated Percentage Applicable to City of Destin ⁽¹⁾	Estimated Amount Applicable to City of Destin
Debt repaid with property taxes:			
Okaloosa County	\$ 85,148,498	29%	\$ 25,065,105
Okaloosa School Board ⁽²⁾	307,591,473	26%	80,351,598
Destin Fire District	974,587	84%	822,260
Northwest Florida Water District	864,469	29%	253,868
Subtotal, overlapping debt			<u>106,492,831</u>
City of Destin			<u>44,126,354</u>
Total direct and overlapping debt			<u><u>\$ 150,619,185</u></u>

⁽¹⁾ Based on ratio of assessed taxable value.

⁽²⁾ The Okaloosa School Board debt outstanding is as of June 30, 2024.

SOURCE: Okaloosa County, Florida Accounting Division and the School Board of Okaloosa County.

Note: Overlapping governments are those that coincide, at least in part, with geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the City of Destin. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the property taxpayers should be taken into account.

City of Destin, Florida

**Demographic and Economic Statistics
Last Ten Fiscal Years
(Unaudited)**

Fiscal Year	Population ⁽¹⁾	Per Capita Income ⁽²⁾	Total Personal Income	Unemployment Rate ⁽³⁾
2025	14,640	\$ 57,600	\$ 843,264,000	4.10%
2024	14,608	57,600	841,420,800	4.50%
2023	14,594	58,082	847,648,708	3.00%
2022	14,472	53,557	775,081,969	3.00%
2021	14,217	51,007	725,166,519	2.90%
2020	13,931	49,909	695,282,279	2.80%
2019	13,441	45,324	609,199,884	2.30%
2018	13,289	43,086	572,569,854	2.40%
2017	13,116	40,465	530,738,940	3.80%
2016	12,898	40,065	516,758,370	4.50%

⁽¹⁾ Furnished by the Bureau of Economic and Business Research.

⁽²⁾ Furnished by the U.S. Census Bureau - Quick Facts.

⁽³⁾ Furnished by the Bureau of Labor Statistics.

City of Destin, Florida

**Demographics
(Unaudited)**

2025

Land area (miles)	
Square miles incorporated	7.53
Land	6.78
Water	0.75
Gulf-front	6.60
Bay-front	5.81
City maintained streets	66.23
Paved	66.23
Unpaved	0.00
Estimated population	
Year-round	14,608
Seasonal-peak	200,000
Gender composition	
Female	47.3%
Male	52.7%
Median age	41.5
Racial composition	
White	83.3%
Hispanic	8.6%
Black	3.4%
American Indian	0.1%
Asian	0.8%
Other	3.8%
Median household income	\$89,141
Median earnings for full-time year-round workers	\$58,077
Number of households	14,191
Households with homestead exemption	3,667
Unemployment rate	4.10%

Source: City of Destin, Bureau of Labor Statistics for Crestview-Fort Walton Beach-Destin, Florida Bureau of Economic and Business Research (BEBR), Destin Chamber of Commerce, and Okaloosa Tax Collector.

Note: Information has not significantly changed for last ten years.

City of Destin, Florida

Principal Employers - Current Year
and Nine Years Ago
(Unaudited)

Employer	September 30, 2025				September 30, 2016		
	Approximate Numbers of Employees	Rank	Percent of Estimated Population		Approximate Numbers of Employees	Rank	Percent of Estimated Population
Walmart Supercenter	450	1	3.1%	ResortQuest International, Inc	1,150	1	9.3%
Big Kahuna's Water & Adventure Park	300	2	2.0%	AJ's Seafood and Oyster House	175	2	1.4%
Fudpuckers	250	3	1.7%	Crab Trap	175	3	1.4%
The Home Depot	200	4	1.4%	Cracker Barrel	175	4	1.4%
Harborwalk Hospitality LLC	200	5	1.4%	Destin Healthcare and Rehabilitation	175	5	1.4%
McGuire's Irish Pub of Destin	200	6	1.4%	Harbor Docks	175	6	1.4%
Destin Fire Control District	150	7	1.0%	Charter Boat's	175	7	1.4%
AJ's Seafood & Oyster Bar	150	8	1.0%	Holiday Inn	175	8	1.4%
Target	150	9	1.0%	Lucky Snapper Grill & Bar	175	9	1.4%
Club Wyndham Emerald Grande at Destin	150	10	1.0%	Track Recreation Center	175	10	1.4%
Total			<u>15.03%</u>	Total			<u>22.06%</u>

SOURCE: Okaloosa County Economic Development Council (One Okaloosa).

Operating Indicators by Function
Last Ten Fiscal Years
(Unaudited)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Government										
Public Records Requests	800	1,200	660	540	*	*	*	*	*	*
City Help Desk Requests	629	1,685	1,763	679	532	437	403	400	238	228
Instagram Followers	13,457	9,600	433	129	*	*	*	*	*	*
Facebook Followers	45,000	38,000	35,800	27,500	*	*	*	*	*	*
Facility Workorders	403	373	349	358	134	220	219	188	96	138
Planning Inspections Performed	391	349	294	123	*	*	*	*	*	*
Development Orders Approved	23	14	33	26	*	*	*	*	*	*
IT Help Desk Requests Received	1,365	1,500	923	1,327	*	*	*	*	*	*
Public Safety										
Sheriff - Calls for Service	38,952	38,680	39,105	36,371	38,130	41,493	*	*	*	*
Sheriff - Traffic Stops	5,995	6,367	4,640	4,702	3,255	4,598	*	*	*	*
Lifeguard - Beach Attendance	2,028,091	1,451,861	2,009,111	1,964,644	*	*	*	*	*	*
Lifeguard - Beach Preventative Acts	231,000	75,046	243,412	126,205	*	*	*	*	*	*
Code Compliance - Short-term Rental Registrations	1,046	1,076	1,156	1,087	1,117	*	*	*	*	*
Code Compliance - Livery Vessel Registrations	567	564	401	383	484	*	*	*	*	*
Emergency Mgmt - Work Orders	-	1	-	-	-	-	-	-	-	-
Building - Inspections	4,458	4,815	5,002	5,825	4,657	4,482	4,564	5,348	6,381	5,739
Building - Permits Issued	2,733	2,891	3,256	5,176	3,775	2,974	3,007	2,998	3,243	3,224
Building - New Buildings	66	75	158	89	135	45	47	67	92	86
Physical Environment										
Stormwater - Work Orders	125	152	53	74	85	20	45	39	38	83
Cemetery - Plots	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1,925
Cemetery - Plots Maintained	1,520	1,481	1,467	1,459	1,441	1,428	1,414	1,401	1,394	1,386
Cemetery - Plots Available	405	444	458	466	484	497	511	524	531	539
Cemetery - Plots Sold	39	14	8	18	13	14	13	7	8	5
Transportation										
Public Works - Work Orders	777	884	588	516	501	325	581	406	353	449
Public Works - Median Maint Cycles per Year	44	44	44	44	38	38	38	38	38	38
Engineering - Inspections Performed	1,318	1,142	930	255	*	*	*	*	*	*
Engineering - Projects Reviewed	440	261	127	142	*	*	*	*	*	*
Culture & Recreation										
Library - New Patron Enrollment	926	941	1,118	1,208	991	817	*	*	*	*
Library - Visitors	53,484	41,451	52,463	47,201	35,901	46,420	49,015	53,228	56,505	*
Morgan Sports Center - Users	161,111	154,180	124,697	*	*	*	*	*	*	*
Morgan Sports Center - Field Rentals	366	245	179	*	*	*	*	*	*	*
Community Center - Users	56,922	54,591	54,754	41,673	*	*	*	*	*	*
Community Center - Programs	36	36	31	28	*	*	*	*	*	*

* Not available

**Capital Asset Statistics by Function
Last Ten Fiscal Years
(Unaudited)**

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Public Safety										
Code Compliance - number of officers	12.8	15.2	8.8	8.8	7.2	8.5	7.0	7.0	7.0	7.0
Protective Inspection - number of inspectors	4	4	4	4	4	3	3	3	3	3
Code & Inspections - facilities, machinery, equipn	14	14	10	10	9	6	3	3	3	3
Physical Environment										
Cemetery - plots maintained	1,520	1,481	1,467	1,459	1,441	1,428	1,414	1,401	1,394	1,386
Stormwater improvements	3	6	3	3	2	2	-	15	2	6
Physical environment - machinery & equipment	4	4	4	4	3	3	3	3	3	33
Transportation										
Paved streets (miles)	62.69	62.59	62.39	62.39	62.39	65.00	65.00	65.00	65.00	65.00
Paved streets (sections)	257.00	257.00	257.00	257.00	257.00	258.00	258.00	258.00	258.00	258.00
Paved sections repaved	14.00	7.00	3.00	0.00	4.00	10.00	6.00	9.00	6.00	5.00
Paved parking spaces	456	456	456	456	456	456	456	456	456	456
Transportation: facilities, machinery, equipment	48	47	43	35	28	25	25	25	25	25
Culture & Recreation										
Library - circulation	78,560	70,230	68,843	67,134	76,600	75,850	77,100	68,500	70,000	65,000
Parks - number of parks/rec facilities	24	23	22	21	21	21	21	21	21	21
Parks - developed acreage	125	125	125	125	125	125	125	125	125	125
Parks - playgrounds	9	9	9	8	8	8	8	8	8	8
Parks & Recreation: facilities, machinery & equipm	178	170	150	140	130	129	128	113	105	98

City Employees - Last Five Years
(Unaudited)

1 FTE = 2080 hours/year

	Fiscal Year				
	2025	2024	2023	2022	2021
City Manager's Office					
City Manager	-	1.00	1.00	1.00	1.00
Deputy City Manager	-	-	1.00	1.00	1.00
Sr Administrative Professional	1.00	1.00	1.00	1.00	1.00
Public Information Manager	1.00	1.00	1.00	1.00	1.00
Grants Projects Manager	1.00	1.00	1.00	1.00	1.00
Assistant City Manager	1.00	1.00	-	-	-
Public Information Intern	0.73	0.73	0.73	-	-
Receptionist (2 PT @29 hours/week)	1.45	1.45	1.45	1.45	1.45
Subtotal	6.18	7.18	7.18	6.45	6.45
City Clerk's Office					
City Clerk	1.00	1.00	1.00	1.00	1.00
Deputy City Clerk	1.00	1.00	1.00	1.00	1.00
Records Technician	1.00	1.00	1.00	1.00	1.00
Subtotal	3.00	3.00	3.00	3.00	3.00
Finance and Budget					
Finance Director	0.90	0.90	0.90	1.00	1.00
Accountant	0.90	0.90	0.90	1.00	1.00
Accounting Clerk (AP)	0.90	0.90	0.90	1.00	1.00
Payroll Accounting Clerk	0.90	0.90	0.90	-	-
Accounting Clerk	-	0.90	0.90	-	-
Intern Finance	0.65	0.65	0.65	-	-
Subtotal	4.25	5.15	5.15	3.00	3.00
Human Resources					
HR/Risk Manager	1.00	1.00	1.00	1.00	1.00
HR the best Specialist	1.00	1.00	1.00	0.73	0.73
Subtotal	2.00	2.00	2.00	1.73	1.73
Facilities					
Maintenance Technician - Facilities	1.26	1.26	2.00	2.00	2.00
Maintenance Technician - Custodian	0.63	0.63	1.00	1.00	1.00
Subtotal	1.89	1.89	3.00	3.00	3.00
Community Development Office					
Community Development Director	0.67	0.67	0.67	0.67	0.67
Administrative Assistant	0.75	0.75	0.75	0.75	0.50
Principal Planner	0.90	0.90	1.00	1.00	1.00
Senior Planner	1.00	1.00	1.00	1.00	1.00
Planner	3.00	3.00	3.00	3.00	3.00
Geographic Information Systems Manager	1.00	1.00	1.00	1.00	1.00
Business Tax License Clerk	1.00	1.00	1.00	1.00	1.00
Subtotal	8.32	8.32	8.42	8.42	8.17
Information Technology					
IT Director	1.00	1.00	1.00	1.00	1.00
System Administrator	1.00	1.00	1.00	1.00	1.00
Systems Network Specialist	1.00	1.00	1.00	1.00	1.00
Subtotal	3.00	3.00	3.00	3.00	3.00
SUBTOTAL GENERAL GOVERNMENT	28.63	30.53	31.74	28.60	28.35

City Employees - Last Five Years
(Unaudited)

1 FTE = 2080 hours/year

	Fiscal Year				
	2025	2024	2023	2022	2021
Public Safety					
Crossing Guards (3 PT Seasonal)	-	-	0.90	0.90	0.90
Subtotal	-	-	0.90	0.90	0.90
Code Compliance					
Code Compliance Director	0.90	0.90	0.90	0.90	0.90
Code Compliance Deputy Director	0.90	0.90	0.90	0.90	0.90
Harbor Compliance Officer	-	-	0.90	0.90	0.90
Code Compliance Officers (5 FT @90% plus 1 PT @90%)	9.00	12.46	5.15	5.15	3.61
Administrative assistant	2.00	0.90	0.90	0.90	0.90
Subtotal	12.80	15.16	8.75	8.75	7.21
Emergency Management					
Emergency Management Director	0.20	0.20	0.20	-	-
Subtotal	0.20	0.20	0.20	-	-
Florida Building Code Enforcement (Building Inspections)					
Building Official	1.00	1.00	1.00	1.00	1.00
Building Inspector	2.00	2.00	2.00	2.00	2.00
Plans Examiner	1.00	1.00	1.00	1.00	1.00
Permit & License Tech	2.00	2.00	1.00	1.00	1.00
Permit & Licensing Administrator	1.00	1.00	1.00	1.00	1.00
Permit & Licensing Clerk	1.00	1.00	1.00	1.00	1.00
Code Compliance allocation (9@10%)	1.40	1.40	0.90	0.97	0.80
Com Dev Administrative allocation (1@25%; 1@33%)	0.58	0.58	0.58	0.58	0.83
Engineering/Stormwater allocation (1@60%+ 1x 0.10)	0.70	0.70	0.80	0.20	0.20
Subtotal	10.68	10.68	9.28	8.76	8.83
SUBTOTAL PUBLIC SAFETY	23.68	26.04	19.13	18.41	16.94
Physical Environment					
Stormwater Director	0.20	0.20	0.20	-	-
Stormwater Maintenance Tech	1.00	1.00	1.00	-	-
Stormwater Specialist	0.85	0.85	-	-	-
Equipment Operator	0.40	0.40	0.40	1.00	1.00
Subtotal	2.45	2.45	2.00	2.00	2.00
SUBTOTAL PHYSICAL ENVIRONMENT	2.45	2.45	2.00	2.00	2.00
Public Works Department					
Public Works Director	0.60	0.60	0.60	1.00	1.00
Deputy Public Works Director	1.00	1.00	1.00	1.00	1.00
Field Crew Supervisor	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Mechanic	0.67	0.67	0.67	1.00	1.00
Maintenance Technician-General	5.00	4.00	4.00	4.00	4.00
Equipment Operator	0.60	0.60	0.60	-	-
Computer Aided Design Operator	1.00	1.00	1.00	1.00	1.00
Subtotal	10.87	10.87	10.87	11.00	11.00
Engineering					
City Engineer (P.E.)	1.00	1.00	0.80	1.00	1.00
Engineering Assistant	1.00	1.00	0.20	-	-
Engineering Site Inspector	0.20	0.20	-	-	-
Engineer	0.80	0.80	0.80	1.00	1.00
Subtotal	3.00	3.00	1.80	2.00	2.00
SUBTOTAL TRANSPORTATION	13.87	13.87	12.67	13.00	13.00

City Employees - Last Five Years
(Unaudited)

1 FTE = 2080 hours/year

	Fiscal Year				
	2025	2024	2023	2022	2021
Community Redevelopment Agency					
CRA Manager (Town Center)	0.05	0.05	-	-	-
CRA Manager (Harbor)	0.05	0.05	-	-	-
CRA Finance Administrative Clerk (Town Center)	0.15	0.15	0.25	-	-
CRA Finance Administrative Clerk (Harbor)	0.15	0.15	0.25	-	-
Subtotal	0.40	0.40	0.50	-	-
SUBTOTAL ECONOMIC DEVELOPMENT					
	0.40	0.40	0.50	-	-
Library					
Library Director	1.00	1.00	1.00	1.00	1.00
Technical Services (Cataloger)	1.00	1.00	1.00	1.00	1.00
Circulation Desk Supervisor	1.00	1.00	1.00	1.00	1.00
Circulation Desk	1.00	1.00	1.00	1.00	1.00
Youth Services Librarian	1.00	1.00	1.00	1.00	1.00
Technology Specialist	1.00	1.00	1.00	1.00	1.00
Library Assistant (4 PT at 29/40 hrs/week)	3.18	3.18	2.90	2.90	2.90
Custodian	1.11	1.11	0.74	-	-
Subtotal	10.29	10.29	9.64	8.90	8.90
Parks (includes TDC/Waterfront and FDEP/Leonard Destin)					
Parks & Recreation Director	1.00	1.00	1.00	1.00	1.00
Parks & Recreation Deputy Director	1.00	1.00	1.00	1.00	1.00
Park Supervisor	1.00	1.00	1.00	1.00	1.00
Assistant Park Supervisor	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Maintenance Technician	16.18	16.18	12.11	11.45	11.45
Joe's Bayou Attendant (3 PT at 29/40 hrs/week)	2.18	2.18	2.18	2.18	1.45
Subtotal	23.36	23.36	19.29	18.63	17.90
Morgan Sports Complex					
Recreation Assistant	1.00	1.00	3.18	-	-
Recreation Program Coordinator	2.00	2.00	1.00	1.00	1.00
Recreation Assistant II	1.00	1.00	1.00	1.00	1.00
Recreation Assistant (2 PT at 29/40 hrs/week)	2.35	2.35	1.45	1.45	1.45
Field Maintenance Supervisor	-	-	-	-	-
Field Maintenance Technician	2.00	2.00	3.00	2.00	2.00
Parks Maintenance Tech/Mechanic	1.00	1.00	-	-	-
Groundskeeper	1.00	1.00	0.67	1.00	1.00
Scorekeepers (2 PT at 29/40 hrs/week)	-	-	-	1.45	1.45
Subtotal	10.35	10.35	10.30	7.90	7.90
Community Center					
Recreation Supervisor	1.00	1.00	1.00	1.00	1.00
Recreation Assistant II	2.00	2.00	1.00	1.00	1.00
Recreation Assistant (1 FT + 2 PT at 29/40)	3.90	3.90	5.18	2.45	2.45
Program Coordinator	-	-	1.00	1.00	1.00
Lead Program Coordinator	1.00	1.00	1.00	1.00	1.00
Maintenance Technician	2.00	2.00	1.00	2.00	2.00
Customer Service Recreation Specialist	1.00	1.00	1.00	1.00	1.00
Camp Counselors (4 PT at 29/40 hrs/week)	1.77	1.77	2.90	2.90	2.90
Subtotal	12.67	12.67	14.08	12.35	12.35
SUBTOTAL CULTURE AND RECREATION					
	56.66	56.66	53.30	47.78	47.05
Total budgeted FTEs	125.70	129.96	119.35	109.79	107.34
Total actual FTEs (labor hours/2080)	103.30	103.30	93.12	91.31	92.32

Information is provided for the most recent five years as this is the most relevant.
Source: Payroll

OTHER REPORTS

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Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

**Honorable Mayor and Members of
the City Commission,
City of Destin, Florida**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Destin, Florida (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated February 20, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Bradenton, Florida
February 20, 2026

**SUMMARY SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**SECTION I
SUMMARY OF AUDIT RESULTS**

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:
Material weaknesses identified? yes no

Significant deficiencies identified not considered to be material weaknesses? yes no

Noncompliance material to financial statements noted? yes no

Federal Programs and State Financial Assistance Projects

There was not an audit of major federal awards or state financial assistance programs as of September 30, 2025, due to the total amount expended being less than \$1,000,000 for federal awards and \$750,000 for state awards.

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES**

None noted.

**SECTION III
FEDERAL AWARDS AND STATE PROJECTS FINDINGS AND QUESTIONED COSTS**

Not applicable.

City of Destin, Florida

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS FOR THE YEAR ENDED SEPTEMBER 30, 2025

None reported.



Independent Auditor's Management Letter

**Honorable Mayor and Members of
the City Council,
City of Destin, Florida**

Report on the Financial Statements

We have audited the financial statements of the City of Destin, Florida (the "City"), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 20, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and On Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Schedule of Findings and Responses; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated February 20, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding annual financial report requiring correction.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed within the City's footnotes.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the City's geographical boundaries during the fiscal year under audit.

Special District Component Units

Section 10.554(1)(i)5.c, Rules of the Auditor General, requires that we determine whether or not a special district that is a component unit of a county, municipality, or special district, provided the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

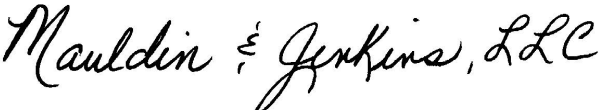
Additional Matters

Section 10.554(1)(i)3 Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Mayor and Members of the City Council, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Bradenton, Florida
February 20, 2026





Independent Accountant's Report

**Honorable Mayor and Members of
the City Council,
City of Destin, Florida**

We have examined the City of Destin, Florida's (the "City") compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management of the City is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the City complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

This report is intended solely for the information and use of the City and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

Mauldin & Jenkins, LLC

Bradenton, Florida
February 20, 2026

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CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Special Presentation
AGENDA OUTLINE NUMBER: 1.C.

TO: City Council

THRU: Larry Jones , City Manager
Rey Bailey, City Clerk

FROM: Michael Burgess, Public Works Director

DATE: 02/13/2026

SUBJECT: National Flood Awareness Week - March 9-15, 2026

I. BACKGROUND: The Florida Floodplain Manager's Association (FFMA) has declared the week of March 9th as Florida Flood Awareness Week.

II. DISCUSSION: Proclamation declaring the week of March 9, 2025 as Flood Awareness Week in the City of Destin.

- A. Link to Strategic Goals / Objectives:** II. Enhanced quality of life and safety for families
- B. Effect on Budget (EOB):** None
- C. Level of Service (LOS):** Promotion of flood insurance, flood safety, and flood mitigation activities to residents and businesses through awareness via social media posts.
- D. Legislative Sponsor:**
- E. Business Impact Statement:**

III. CONCLUSION: By this proclamation, the week of March 9, 2025, will be designated as Flood Awareness Week in the City of Destin. Citizens and area businesses will receive educational materials through the City's social media outlets concerning the importance of flood insurance and flood mitigation activities to protect their investment in our community and reduce losses in the case of a natural disaster.

IV. RECOMMENDED MOTION: Proclamation - no motion is required.

Attachments:

ITEM # 2026-395

1. Flood Awareness
Week 2026
Proclamation



City of Destin

Proclamation

FLOOD AWARENESS WEEK

WHEREAS, the City of Destin has experienced severe weather in the past in the form of extreme rainfall or tropical system events resulting in flooding in both coastal and riverine environments and this flooding has caused damage and flood losses to homes and buildings in all areas whether they are high-risk special flood hazard areas or low to moderate risk flood zones; and

WHEREAS, the City of Destin is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and

WHEREAS, the City of Destin participates in the Community Rating System at a Class 6, affording most of our property owners up to a 20 percent discount on their flood insurance premiums; and

WHEREAS, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and

WHEREAS, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents, the Florida Floodplain Managers Association (FFMA), has declared the week of March 9th - 15th, 2026, as ***Flood Awareness Week*** to promote awareness and increase knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies.

NOW, THEREFORE, I, Mayor Bobby Wagner, and on behalf of the Destin City Council, in coordination with the Association of State Floodplain Managers and the Florida Floodplain Managers Association, do hereby proclaim Monday, March 9th thru Sunday, March 15th as ***FLOOD AWARENESS WEEK*** in the City of Destin and further encourage the citizens of Destin to increase their knowledge of how to protect themselves and their property from flooding.

SO, DONE THIS 2ND DAY OF MARCH 2026
BY:

Bobby Wagner, Mayor

**REGULAR MEETING
DESTIN CITY COUNCIL
JANUARY 5, 2026
ANNEX COUNCIL CHAMBERS**

The Council of the City of Destin met in regular session with the following members and staff present:

Destin City Council

Mayor Bobby Wagner	Councilmember Rodney Braden
Councilmember Torey Geile	Councilmember Dewey Destin e
Councilmember Jim Bagby	Councilmember Kevin Schmidt
Councilmember Terésa Hebert	Councilmember Sandy Trammell

Destin City Staff

City Manager Larry Jones	City Clerk Rey Bailey
Public Works Director Michael Burgess	Parks & Recreation Director Lisa Firth
Public Information Director Tamara Young	Principal Planner Daniel Butler
Planner Sherry Burney	Building Official Noell Bell
City Engineer Robert Tomasek	Finance Director Krystal Strickland
Community Development Director David Prichard	HR Director Jaime Haynes
Projects/Grants/Contract Manager Jeffrey Cozadd	IT Director Andy Peters
City Attorney Kimberly Kopp	

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bobby Wagner called the meeting to order at 6:00 PM, which was then followed by the recitation of the Pledge of Allegiance.

AGENDA APPROVAL:

Motion by Councilmember Hebert, seconded by Councilmember Trammell, to approve the agenda passed

1. PROCLAMATIONS / RECOGNITIONS / SPECIAL / PUBLIC PRESENTATIONS / ANNOUNCEMENTS

A. 2025 Holiday Outdoor Decorating Contest Winners

The mayor recognized and presented award plaques to the following 2025 Holiday Outdoor Decorating Contest Winners:

- Best Decorated Home: Sarah Micholic 307 Cardinal Lane & Crystal Lynn, 301 Beach Drive
- Best Decorated Organization: Dolphin Point, 30 Moreno Point Road

- Best Decorated Business: La Paz, 950 Gulf Shore Drive
- Best of Holiday: Tara Shepard, 72 Indian Bayou Drive

B. Master Plan Presentation by Perez Planning and Design, LLC

Mr. Carlos Perez (Perez Planning & Design) presented the findings from the first two phases of the city's Parks and Recreation System Master Plan. He explained that Phase 1, the context analysis, reviewed existing conditions including the planning environment, the current park system, and community demographics, while Phase 2, the needs and priorities assessment, used a triangulated mixed-methods approach combining primary quantitative data, primary qualitative input, and secondary data. Public engagement was described as strong, including more than 450 survey responses and over 21,000 individual question responses, along with dot/coin voting activities and interviews conducted both one-on-one and through focus groups. From these inputs, he said the findings could be summarized into three overarching concepts: the need to modernize the parks system, the opportunity to integrate the system both physically through better trail/sidewalk connectivity and operationally through coordinated programs and alignment with other city plans, and the importance of optimizing the system – particularly given uncertainty about future funding after the November 2026 election.

Mr. Perez described Destin's seasonal population increase and an age distribution weighted toward adults, emphasizing the importance of multi-purpose, multi-generational investments. He reviewed recreation trends using a market potential index comparing Destin to state and national averages, highlighting above-average interest in activities such as pickleball, golf, tennis, and a wide range of fitness and wellness pursuits. Survey results were presented to show high park usage, with 87% of respondents reporting they use parks, and the most visited sites identified as Morgan Sports Complex, Clement Taylor Park, and Destin's beaches. He noted that when asked what prevents residents from using parks, the most common response was lack of parking/access, followed by concerns about facility maintenance. In a "how would you spend \$100" exercise for capital improvements, respondents across multiple engagement techniques most consistently prioritized improving and maintaining existing parks and facilities, followed by acquiring new parkland. A similar spending exercise for programs and operations showed a strong desire to increase staffing to improve maintenance and to expand community-wide events, and the consultants reported that many residents indicated a willingness to pay more in taxes for park improvements.

He also summarized park condition assessments, explaining that their team evaluated parks using a long-standing scoring method that benchmarks other parks against the system's strongest example, which they identified as Captain Leonard Destin Park. Overall, they rated the system as "fair," but said amenity conditions scored "poor," meaning many assets are aging and will require replacement rather than routine maintenance alone. He reviewed maintenance management findings within the modernize-integrate-optimize framework, citing challenges such as aging equipment, inconsistent access to specialized tools, outdoor storage that shortens equipment life, slow procurement processes, fragmented lifecycle planning dependent on other departments, inconsistent work order tracking across multiple systems, informal preventive maintenance displaced by urgent needs, and a peak-season workforce stretched thin and reliant on institutional knowledge rather than standardized documentation (noting standards were being developed as part of the project). He also reviewed program and service findings, stating that while offerings were strong for youth, adults, older adults, and special events, teens and young adults were underserved; demand was strong for fitness/wellness, nature and environmental education, arts, and aquatics but program depth was limited; evaluation and workflow practices were not consistently applied; pricing inconsistencies existed; and partnerships were present but not fully leveraged to expand staffing capacity, facility

access, or shared resources. They added that limited indoor/outdoor capacity constrained program growth, and that while operational metrics were tracked, they were not fully integrated into decision-making and evaluation cycles.

In the level-of-service analysis, the firm compared Destin's spending to peer jurisdictions using a five-year average. They reported that operations and maintenance spending appeared strong on a non-season per-capita basis, but that the per-capita figure dropped substantially during peak season due to the population surge, which they said aligned with staff reports of seasonal strain. They also stated that council should be commended for capital investment in parks and recreation over the last five years, but noted that most capital spending was focused on land acquisition while only a small share went to repairs and replacements, which they argued helps explain why the public repeatedly emphasized renewing and upgrading existing facilities. They then discussed potential statewide changes to property taxes that could appear on the November 2026 ballot and warned that, if approved by voters, such changes could reduce municipal revenues and affect the city's ability to provide services, making future prioritization and alternative funding strategies increasingly important.

After concluding the presentation, the council discussed whether to proceed with additional phases of the master plan. Some members questioned the cost of continuing – particularly the proposed visioning work – arguing that the city already has visioning sessions and has been actively investing in parks, and they expressed concern about paying for what felt like repetitive engagement rather than receiving direct, actionable outputs. Others emphasized that the city needs a clear, implementable plan with prioritized projects, order-of-magnitude costs, and operational impacts to support budgeting and help staff modernize facilities, staffing, and equipment. Council members asked specific questions about the market potential index (including why pickleball appeared high), the parking barrier finding given the parking at Morgan Sports Complex, and how relatively strong operations and maintenance spending could align with poor amenity scores; the consultants responded that the pickleball data likely reflected local spending on equipment even if residents play elsewhere, that parking constraints are most visible during high-demand periods and at beach access points, and that maintenance spending cannot overcome the need for capital replacement – especially when capital allocations have been heavily weighted toward land acquisition. Mr. Perez confirmed that the statistically valid survey was presented as having 95% confidence with a 2.5% margin of error, and discussion included how different engagement groups can skew results compared with statistically balanced sampling. Several members voiced concern that revenue constraints are likely if property tax reductions move forward, increasing interest in focusing on funding scenarios and implementation planning.

Councilmember Trammell made a motion to proceed with Perez Planning and Design LLC for phases three, four, and five of the Parks and Recreation Master Plan; seconded by Councilmember Geile.

Councilmember Destin offered a substitute motion to proceed directly to Phase 4, the Implementation Stage; that funding options be presented to the council; to invite Perez Planning LLC to participate in the upcoming Council Visioning Session; and to return to the council for a vote on Phase 5. Councilmember Hebert provided a second to the motion.

According to the firm, they were willing to work with the City Manager and staff to adjust scope but cautioned that skipping Phase Three could limit the data and cost/operational work needed to support implementation.

Motion passed 4-3 (Council members Hebert, Bagby, Destin, and Braden voted “yes”; Council members Schmidt, Geile, and Trammell voted “no”).

PUBLIC COMMENTS

Mr. Ricky Lynn Grant Jr. shared general remarks about his interest in becoming more involved in politics and local affairs, while also raising a pedestrian safety concern about the traffic signal near Indian Bayou, where he said vehicles turn while pedestrians are crossing.

Mr. Jeff Reese spoke about dog leash enforcement, explaining that although Destin may have a leash law, Okaloosa County reportedly follows a “call-back” policy instead. He expressed concern that this creates safety risks for both people and pets and urged clearer, stricter enforcement.

Mr. Rob Valatin thanked the council for hosting a recent town hall meeting and commended members for their transparency and community engagement, particularly regarding the parks and recreation study.

Mr. Alan Osborne provided detailed comments about Norriego Point and the state’s recent purchase of the property, encouraging the council to maintain its current zoning and marina development position. He also suggested requesting a state-level investigation into whether the property’s development rights were properly disclosed during the transaction and emphasized protecting local authority and taxpayer interests.

Ms. Laurie Sanders asked the city to revisit previously approved parking plans affecting the area in front of East Pass Towers 1 and 2, including concerns about parking layout, traffic flow, and the need for sidewalks near the marina and condominium entrances.

3. CONSENT AGENDA

- A. Support for FWB Around the Mound Alt 1B Project - Resolution No. 25-25
- B. Boardwalk Under the Bridge TA Grant - Resolution 25-26
- C. Approval of minutes of November 17, 2025, Regular City Council Meeting
- D. Approval of minutes of December 16, 2025, Regular City Council Meeting

Motion by Councilmember Hebert, seconded by Councilmember Trammell, to approve Consent Agenda item 3A through 3D, as printed above, passed 7-0.

4. CITY MANAGER REPORTS

- A. RFB 25-17-CM Crosstown Connector Phase 2 Construction

The City Manager noted that when the project was put out for bid in November, three proposals were received from CW Roberts, GF Coast Utility Contractors, and H&T Contracting. CW Roberts submitted the lowest bid at approximately \$5.66 million and received the highest evaluation score from the bid committee (121 out of 125 points). Staff recommended awarding the bid to CW Roberts, with the understanding that the contract will also require review and approval by the Florida Department of Transportation (FDOT), which is partially funding the project.

Motion by Councilmember Bagby, seconded by Councilmember Hebert, to award RFB 25-17-CM to CWR Contracting and request that staff bring a construction contract for council consideration, passed 7-0.

B. Kelly Street Speed Limit

The council reviewed a speed study conducted on Kelly Street, where the posted speed limit is 30 mph. The study found that 95% of drivers were traveling at or below the posted speed, with 85% averaging around 28 mph, leading staff to recommend no change. However, concerns were raised about confusing signage within the school zone between Spring Lake Drive and Benning Drive, particularly due to the presence of an elementary school, daycare, park activities, and heavy pedestrian traffic. Some council members advocated lowering the speed limit in that section to 25 mph out of caution, while others argued that the data did not support the change and that road design, rather than signage, was the root issue. Reports from the sheriff's office indicated no significant speeding complaints.

Councilmember Trammell moved to lower the speed limit to 25 MPH in the school zone between Spring Lake and Benning Drive; seconded by Councilmember Hebert. Motion passed 5-2, with Council members Braden and Geile dissenting.

C. LAZ Parking Management, authorization to execute a contract

The proposed contract includes license plate reader cameras, kiosks, enforcement staffing, and management of city-owned lots such as Zerby Community Center, Marler Park, and Joe's Bayou boat launch. The first-year cost is approximately \$337,897 due to equipment purchases, with ongoing annual operational costs around \$203,000 thereafter. Some members argued that enhanced enforcement and dynamic pricing would significantly increase parking revenue and improve compliance, potentially paying for the program itself. Others expressed concern over the increased cost compared to the prior \$80,000 annual contract with Passport and questioned whether hiring city staff directly would be more cost-effective. The agreement allows cancellation with 30 days' notice.

Councilmember Bagby moved to authorize the City Manager to execute the Agreement for Professional Service with LAZ Florida Parking, LLC, for parking management and enforcement services, in substantially the form presented, and to take any necessary administrative action consistent with this authorization. Motion was seconded by Councilmember Trammell and passed 6-1, with Councilmember Destin dissenting.

Councilmember Bagby moved to increase the FY 2026 Budget by \$337,897 in accordance with the amendment as published, seconded by Councilmember Hebert. Motion passed 7-0.

D. RFB 25-16-PW, Norriego Dredging Project bid, contract, and notice to proceed

The City Manager noted that after re-bidding the project, two responsive bidders were evaluated: Gator Dredging, which scored 99 out of 100 points, and Complete Site Services, which scored 82 out of 100. Pricing between the two was similar, but Gator Dredging was slightly lower and offered a more favorable timeline, with completion projected by early March if issued a notice to proceed immediately. Staff recommended awarding the contract to Gator Dredging and authorizing immediate execution and notice to proceed. The dredging work will remove sand from the harbor bottom and place it in designated embayment areas to restore shoreline profiles.

Councilmember Trammell moved to award the bid for RFB 25-16-PW to Gator Dredging, execute the Construction Contract, and issue the Notice to Proceed as soon as possible. Councilmember Hebert provided the second to the motion, which passed 7-0.

E. State Park Conservation Land Adjacent to City's Norriego Point Park (Holiday Isle)

The City Attorney explained that on December 10, the State of Florida purchased approximately four acres of privately owned property located entirely within the City of Destin, adjacent to city-owned property including Norriego Point Park and public parking areas. The property is surrounded by conservation and residential zoning. The agenda item included a draft lease between the State and Okaloosa County (not yet signed) and a draft management plan previously discussed at a town hall meeting. The City Attorney asked the council for direction on whether staff should reach out to the State to begin discussions about using the property for conservation purposes and potentially changing the future land use designation and zoning from High Density Residential (HDR) to Conservation. She emphasized that no zoning changes would occur without multiple public hearings and that the immediate request was simply for direction to initiate conversations with the State.

During public comment, Mr. Guy Tadlock, a nearby resident, expressed disappointment with the county's town hall meeting, stating that many residents felt the proposal was being pushed forward without adequate consideration of neighborhood concerns. He described Norriego Point Park as heavily used and valued by residents and worried that the county's proposed marina and commercial intensity would disrupt the character of the surrounding single-family neighborhood, strain parking, and negatively affect the existing park. He urged the council to explore options that would allow the City to manage both properties and preserve the area's character.

Mr. Jeff Shapiro, another resident, also praised the park but suggested practical improvements such as adding more trash receptacles to accommodate increased use. He questioned the need for a marina and suggested that docks could potentially be removed while still allowing public access, emphasizing preservation over commercial expansion.

Councilmember Bagby objected to the initial motion directing staff to take steps toward changing the zoning designation to Conservation. He argued that maintaining the current HDR designation preserved the city's leverage in negotiations with the state and county. If the city unilaterally changed the zoning, he warned, it would give up one of the few tools it had to influence the ultimate use of the property. He stressed the importance of working strategically with the state, particularly the legislative delegation and the Florida Department of Environmental Protection to ensure the land remained conservation-focused. He cautioned against taking premature action that could weaken the city's negotiating position.

The council then engaged in a broader discussion about concerns with the county's proposed marina and commercial elements, including potential parking demands and intensification inconsistent with conservation goals. Questions were raised about whether the state had complete information when approving the purchase and whether the city had been adequately included in prior discussions.

Councilmember Bagby moved to direct staff to engage the state in a conversation about a Conservation zoning on the piece of park property; seconded by Councilmember Trammell. Motion passed 6-1, with Councilmember Braden dissenting.

Councilmember Geile moved to adopt a resolution directing staff to formally request that the Florida Chief Financial Officer conduct an investigation into the State's purchase of the subject property, to ensure compliance with all applicable laws, regulations, and ethical standards. Seconded by Councilmember Schmidt.

Some members of the council characterized the motion as a request for transparency and verification to ensure all information presented to the state was accurate and complete. Others argued that such a resolution would appear accusatory, potentially damage relationships with state officials, and undermine efforts to work cooperatively with DEP and the legislative delegation. It was emphasized that the state had followed its established process, including obtaining appraisals, and that no evidence of wrongdoing had been presented. Supporters of the motion countered that requesting review did not equate to alleging criminal conduct but rather demonstrated accountability to residents seeking clarity.

Motion failed 3-4 (Council members Schmidt, Geile, and Braden voted “yes”; Council members Hebert, Bagby, Destin, and Trammell voted “no”).

F. Minutes from Committees and Boards (Informational Only)

G. Announcements

- 1) CRA Board Meeting scheduled for Tuesday January 20th, at 5:30 PM preceding the regular council meeting.
- 2) The Mattie Kelly Pier is closed while work is being done in that area.
- 3) A lot of milling and repaving work being done this month and next. The schedule for Regatta Bay South, Norriego Road, Magnolia and others are posted under News and Information on the city website.
- 4) The city’s annual Visioning Session will take place on Friday, January 23, in the Annex Chambers, starting at 9:00 AM.
- 5) The city has begun issuing annual parking passes to eligible residents today. Passes can be obtained at City Hall, Destin Community Center, or online.
- 6) The Buck Destin basketball court is being resurfaced. The courts will not be available for the next two weeks.7) The city has its instrum ents ready for the potential annexation survey. The consultants hired by the city will start working on it starting tomorrow.

5. PUBLIC HEARINGS

A. Second reading of Ordinance 26-03-LC - Deleting Section 7.08.00, Regulation of the Subdivision of Land, of the Land Development Code; replacing Section 7.08.00 by creating a new Article 5, Subdivision Regulations, of the Land Development Code.

The City Attorney read Ordinance 26-03-LC by title, and then presented it to the city council on second reading.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, DELETING SECTION 7.08.00, REGULATION OF THE SUBDIVISION OF LAND, OF THE LAND DEVELOPMENT CODE; REPLACING SECTION 7.08.00 BY CREATING A NEW ARTICLE 5, SUBDIVISION REGULATIONS, OF THE LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The mayor opened a public hearing to receive comments for or against the proposed ordinance. Having none the mayor closed the public hearing and turned the matter over to the city council for discussion and consideration.

Councilmember Bagby moved to approve Ordinance No. 26-03-LC on second reading, subject to the following clarifications and conditions:

- (1) All references within the ordinance to the “collection of stormwater” in residential neighborhoods shall be revised to read “the treatment of stormwater in residential neighborhoods.”**
- (2) Water connections shall be required in the same manner and under the same requirements as sewer connections.**

Motion was seconded by Councilmember Hebert and passed 7-0.

B. First reading of Ordinance 25-26-LC - an ordinance of the City of Destin, Florida, deleting section 7.13.00. “Nonconforming Uses and Structures” and section 16.08.00. “Nonconforming Signs”, of the Land Development Code and creating a new Article 3 “Nonconformities”; amending and updating regulations relating to Nonconformities; creating an exception for structures located within the South Harbor Mixed Use district (SHMU) that are damaged by natural disasters or certain other forces majeure by greater than fifty percent as setforth herein.

The City Attorney read Ordinance 25-26-LC by title, and then presented it to the city council on first reading.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, DELETING SECTION 7.13.00. “NONCONFORMING USES AND STRUCTURES” AND SECTION 16.08.00. “NONCONFORMING SIGNS”, OF THE LAND DEVELOPMENT CODE AND CREATING A NEW ARTICLE 3 “NONCONFORMITIES”; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The mayor opened a public hearing to receive comments for or against the proposed ordinance. Having none the mayor closed the public hearing and turned the matter over to the city council for discussion and consideration.

Councilmember Bagby moved to approve proposed Ordinance 25-26-LC on first reading, subject to the following conditions:

- 1) Any nonconforming structure rebuilt after damage must be limited to what was originally approved by the city, excluding unpermitted additions**
- 2) Nonconforming billboards shall not be repaired or replaced.**
- 3) If the primary structure on a parcel is damaged by more than 50 percent, the entire parcel, including all site elements such as parking and landscaping must be brought into compliance with current regulations, except where the ordinance provides a limited exemption for properties within the South Harbor Mixed Use District.**

Motion was seconded by Councilmember Trammell.

Councilmember Bagby explained that the first amendment would require any rebuilt structure to match what was originally approved by the City, rather than simply what physically existed at the time of destruction. He expressed concern that some properties may have added unapproved auxiliary units, sheds, carports, or other improvements over time, and he did not want the ordinance to allow those unpermitted additions to be rebuilt. His second amendment addressed billboards. He stated that billboards were previously intended to be phased out over time and not repaired or extended through cosmetic upgrades. He wanted to ensure the new ordinance did not conflict with that earlier policy or allow repairs that would effectively prolong their lifespan. His third amendment clarified that if a primary structure on a property is damaged by more than 50%, then – except within the South Harbor Mixed-Use District – the entire parcel should be brought into compliance with current code requirements. He noted that some lots may have multiple nonconforming elements, such as parking or site layout issues, and argued that if the primary structure must be rebuilt, the rest of the property should also be required to comply.

Councilmember Braden voiced opposition to the ordinance. He stated that he had not supported it previously and would not support it now. He questioned the premise of preserving the city’s “heritage,” arguing that much of Destin’s original character had already been lost decades ago. He specifically referenced harbor-area establishments and said he did not believe there were structures remaining that justified special protection. In his view, if buildings were destroyed, they should be rebuilt to current standards rather than preserved in nonconforming status.

Councilmember Destin explained that he had suggested elements of the harbor exemption at the prior meeting. He clarified that his intent was not to protect billboards or nonconforming signs and said he would support removing sign protections from the ordinance. He stated that his goal was to preserve certain traditional harbor structures that still reflect the city’s past. He cited past examples, such as buildings destroyed by hurricanes that were not allowed to be rebuilt due to code restrictions, resulting in a permanent loss. He expressed concern that without the exemption, a major storm could eliminate the remaining traditional harbor buildings. At the same time, he emphasized that any rebuilt structure would still have to comply with fire codes, building codes, and life-safety requirements.

Additional discussion among council members focused on what constitutes a historic or traditional structure, whether preservation should be limited to the South Harbor area or applied citywide, and whether aesthetic standards such as an “Old Florida” architectural style should eventually be adopted to guide redevelopment. Questions were also raised about how broadly the protections should apply and whether other elements beyond structures should be considered.

The motion passed 4-3 (Council members Hebert, Bagby, Destin, and Trammell voted “yes”; Council members Schmidt, Geile, and Braden voted “no”).

C. First reading of Ordinance 26-05-LC - Amending Article 8, “Transportation” of the Land Development Code; amending section 8.06.00 “vehicle and parking standards” and section 8.09.00 “multimodal transportation district”; deleting multimodal transportation district (MMTD) and replacing with “parking standards for commercial mixed-use, multifamily and transit oriented development”; amending and removing parking reduction options; removing on-site parking maximums; removing alternative parking options as set forth herein; deleting map 8-4 “multimodal transportation district map.

The City Attorney read Ordinance 26-05-LC by title, and then presented it to the city council on first reading.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 8, "TRANSPORTATION"; OF THE LAND DEVELOPMENT CODE; AMENDING SECTION 8.06.00 "VEHICLE AND PARKING STANDARDS" AND SECTION 8.09.00 "MULTIMODAL TRANSPORTATION DISTRICT"; DELETING MULTIMODAL TRANSPORTATION DISTRICT (MMTD) AND REPLACING WITH "PARKING STANDARDS FOR COMMERCIAL MIXED-USE, MULTIFAMILY AND TRANSIT ORIENTED DEVELOPMENT"; AMENDING AND REMOVING PARKING REDUCTION OPTIONS; REMOVING ON-SITE PARKING MAXIMUMS; REMOVING ALTERNATIVE PARKING OPTIONS AS SET FORTH HEREIN; DELETING MAP 8-4 MULTIMODAL TRANSPORTATION DISTRICT MAP"; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The mayor opened a public hearing to receive comments for or against the proposed ordinance. Having none the mayor closed the public hearing and turned the matter over to the city council for discussion and consideration.

Councilmember Trammell proposed amending the ordinance to add specific parking requirements for low-speed vehicles (LSVs), noting that they are increasingly prevalent throughout Destin and require smaller, designated spaces. She emphasized the need for the city to be forward-thinking by formally incorporating LSV parking standards into the code.

Councilmember Destin raised questions about the scope and purpose of the multi-modal transportation district, recalling that it was once concentrated around the harbor but learning that it now encompasses nearly the entire city. He argued that if the multi-modal district is effectively citywide, then granting parking credits tied to multi-modal provisions is self-defeating, particularly if the city no longer intends to meaningfully implement a multi-modal framework. He also questioned eliminating shared parking agreements outright, suggesting that legitimate arrangements – such as businesses with differing hours of operation – might still be appropriate.

The mayor echoed concerns about unintended consequences in removing multi-modal credits and shared parking provisions wholesale. He noted that developments had recently made extensive use of multi-modal credits despite limited practical multi-modal infrastructure and expressed concern that the broad applicability of the district could lead to excessive reductions in parking. At the same time, he cautioned that eliminating parking maximums while increasing minimums could unintentionally create large expanses of asphalt. He emphasized the importance of balancing adequate parking with open space protections and ensuring any shared parking agreements are enforceable rather than operating on an informal honor system.

The discussion expanded to transportation planning more broadly, including identifying and mapping transit stops within the city, coordinating with county transportation updates, and potentially encouraging tourism-focused transportation solutions – such as shuttles serving resorts, the harbor, and destinations like Henderson Beach State Park – to reduce congestion caused by visitors unfamiliar with local roads. Council members also stressed the need for clear definitions and enforcement mechanisms if shared parking were to remain, and consideration of how open space regulations interact with parking requirements.

The Community Development Director summarized several proposed changes based on tonight's discussion: Ensuring LSV parking requirements are properly incorporated and consistent with recently adopted standards; reconsidering whether eliminating shared parking entirely is appropriate and, if retained, how to define and enforce it; evaluating concerns about parking minimums and maximums, including whether increases beyond minimum requirements should require conditional approval based on demonstrated need; and examining broader transportation

elements while potentially separating more aspirational tourism transportation ideas from the immediate ordinance revisions.

Councilmember Hebert moved to direct staff to bring back the ordinance with considerations referenced by the Community Development Director. Motion was seconded by Councilmember Trammell and passed 7-0.

6. COMMENTS / PRESENTATIONS FROM MAYOR, COUNCIL, AND CITY ATTORNEY

A. Councilmember Braden

Councilmember Braden asked for an update on the community center repairs, noting that funds had previously been spent to assess the building's issues. Staff responded that draft inspection requirements and bid documents are being completed for roof, windows, and siding repairs. A more specific timeline will be provided soon.

Councilmember Braden asked about enforcement of the city's leash law after a resident reported being told by the county that no such law exists. It was noted that the county may not enforce such matters if no county ordinance exists. Staff clarified that the City of Destin does have a leash ordinance. Enforcement is handled through a contract with PAWS for animal control. If an issue occurs within city limits, residents should contact code compliance or the Sheriff's Office, depending on whether it is a loose animal/public safety issue or a standard code violation.

- B. Councilmember Trammell
- C. Councilmember Destin
- D. Councilmember Bagby
- E. Councilmember Hebert

Councilmember Hebert requested to attend the upcoming legislative delegation meetings in Tallahassee alongside city leadership and the lobbyist. She also expressed interest in setting up meetings with legislators regarding city projects. Other members indicated that council members may attend at their discretion.

- F. Councilmember Geile
- G. Councilmember Schmidt

Councilmember Schmidt asked about the schedule for restriping Kelly Street and Benning Drive. Staff explained that Benning Drive had already been resurfaced and restriped in prior years. Kelly Street needs restriping, and a quote has been received. Discussion included potentially narrowing lane widths during restriping and possibly adding painted bike lanes to help slow traffic and improve safety.

- H. Mayor Wagner
- I. City Attorney

- 1) City Manager Contract - Anniversary of Agreement

Motion by Councilmember Schmidt, seconded by Councilmember Hebert, to move this item to the next council meeting passed 7-0.

7. PUBLIC COMMENTS

Mr. Alan Osborne urged the council to pursue further investigation into a recent land transaction involving state funding, arguing that citizens have a duty to question government decisions. He expressed concern about potential overpayment and whether full disclosures were made during the process. He encouraged council members not to avoid difficult questions out of fear of political consequences.

Ms. Marcie Bell referenced documentation related to a Florida Forever application submitted in 2025 concerning the same property. She stated that public records, including letters from county and city officials, indicate prior awareness and support of aspects of the project. She encouraged the council and public to review the documents for clarity on the timeline and involvement.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 10:55 PM

Bobby Wagner, Mayor

ATTEST:

Rey Bailey, City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.A.

TO: City Council
THRU: Larry Jones , City Manager
FROM: Kimberly Kopp, City Attorney
DATE: February 20, 2026
SUBJECT: Supporting America 250 - Resolution 26-03

I. BACKGROUND: WHEREAS, The President of the United States and the Governor of Florida have issued proclamations recognizing 2026 as the year we celebrate the Revolutionary War and the founding of the United State of America establishing our new Republic; and

WHEREAS, the City of Destin, Florida wishes to join them and encourage our citizenry and visitors to celebrate as well, through attendance and participation in various special “once in a lifetime” activities and events conducted over the 2026 year; and

WHEREAS, the City Council wishes to honor the men and women who fought for, and died to form our first government, military services; and gave their all standing up to tyranny, and taxation without representation and a lack of personal and religious freedoms that came with being a colony of Great Britain; and

WHEREAS, the City Council desires to support the Okaloosa County America 250 Commission and the County’s plan to provide an America 250 grand parade in the county seat near the courthouse; memorial service honoring Revolutionary War patriot ancestors, a public gala event, educational programs in our schools, and other activities designed to educate young people about the history of the Revolution and the principles of our founding fathers who gave us our Constitution and bill of rights; and

II. DISCUSSION: Resolution 26-03 provides that the City Council designates the year of 2026 as the “America 250 Celebration Year” in the City of Destin; and supports the “Okaloosa County America 250 Commission”; which is to operate from the date of adoption through January 31, 2027; and desires to participate in supporting America 250 with the other municipalities and Okaloosa County.

A. Link to Strategic Goals / Objectives:

- B. Effect on Budget (EOB):
- C. Level of Service (LOS):
- D. Legislative Sponsor: Teresa Hebert
- E. Business Impact Statement:

III. CONCLUSION:

IV. RECOMMENDED MOTION: I move to adopt Resolution 26-03.

Attachments:

1. Res 26__ Supporting America 250

RESOLUTION NO. 26-03

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA SUPPORTING AMERICA 250; SUPPORTING OKALOOSA COUNTY'S ESTABLISHMENT OF THE AMERICA 250 COMMISSION; SUPPORTING THE AMERICA 250 COMMISSION; PROVIDING FOR TRANSMITTAL OF RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The President of the United States and the Governor of Florida have issued proclamations recognizing 2026 as the year we celebrate the Revolutionary War and the founding of the United State of America establishing our new Republic; and

WHEREAS, the City of Destin, Florida wishes to join them and encourage our citizenry and visitors to celebrate as well, through attendance and participation in various special "once in a lifetime" activities and events conducted over the 2026 year; and

WHEREAS, the City Council wishes to honor the men and women who fought for, and died to form our first government, military services; and gave their all standing up to tyranny, and taxation without representation and a lack of personal and religious freedoms that came with being a colony of Great Britain; and

WHEREAS, the City Council desires to support the Okaloosa County America 250 Commission and the County's plan to provide an America 250 grand parade in the county seat near the courthouse; memorial service honoring Revolutionary War patriot ancestors, a public gala event, educational programs in our schools, and other activities designed to educate young people about the history of the Revolution and the principles of our founding fathers who gave us our Constitution and bill of rights; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The above and foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Support for America 250, and Okaloosa County's America 250 Commission.

Be it resolved the City Council hereby designates the year of 2026 as the "America 250 Celebration Year" in the City of Destin; hereby supports the "Okaloosa County America 250 Commission"; which is to operate from the date of adoption through January 31, 2027, and will participate in support for America 250 with the other municipalities and Okaloosa County.

Section 3. Transmittal of Resolution.

Upon the Destin City Council's approval of this Resolution, the adopted Resolution will be forwarded to the Okaloosa County Board of County Commissioners and all municipalities within Okaloosa County.

Section 4. Effective Date.

This Resolution shall become effective upon adoption by the Destin City Council and signature of the Mayor.

PASSED and ADOPTED this 2nd day of March, 2026.

Mayor Bobby Wagner

ATTEST:

Rey Bailey, City Clerk

Approved as to form and legal sufficiency
for the City of Destin, only.

Kimberly Romano Kopp, City Attorney

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.B.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM:

DATE: February 20, 2026

SUBJECT: State Park on Holiday Isle — Pursue Rezoning Property to Conservation

I. BACKGROUND: During the Regular City Council meeting on February 17, 2026, Councilman Destin made the following motion which passed by Council:

Councilmember Destin moved to place an item on the agenda for the next city council meeting to take a vote on working collaboratively with Okaloosa County to pursue rezoning of the subject property to Conservation – consistent with the Norriego Point Park – and to jointly move forward with development of a public park that reflects the community input expressed by county residents. Councilmember Hebert seconded the motion, which passed 4-0.

II. DISCUSSION: As discussed at prior meetings both at the City and County level, the current land use entitlements for the State Park property adjacent to the City's Norriego Point Park prohibit nonresidential uses. Since it appears a condo will not be built on the property, given that the State's purchase was described as for "conservation," the entitlements of the property should be updated so that the property may be maintained for non-residential purposes. This process would include:

1. Amendment to the City's Comprehensive Plan (Future Land Use Designation on the Property)

2. Rezoning of the Property, and
3. Amendment to the existing Development Order.

All three of these referenced land use applications would require City Council approvals and public hearings with the public invited to participate, which would occur generally as follows:

Public Hearing One: Future Land Use Map (FLUM) amendment at Land Planning Agency (LPA) meeting

Public Hearing Two: Rezoning at LPA meeting
(Public hearings 1 and 2 would likely be done at the same LPA meeting)

Public Hearing Three: FLUM amendment at City Council meeting (first reading of FLUM ordinance)

Public Hearing Four: Rezoning at City Council meeting (first reading of zoning ordinance)
(Public hearings 3 and 4 would likely be done at the same City Council meeting)

Public Hearing Five: FLUM amendment at City Council meeting (second reading of FLUM ordinance)

Public Hearing Six: Rezoning at City Council meeting (second reading of zoning ordinance)
(Public hearings 5 and 6 would likely be done at the same City Council meeting)

Notably, as has been discussed, the docks are legally classified as a residential use tied to a condominium that was never constructed. Without amendment to the Development Order, they cannot lawfully be used independently. In order to comply with existing codes, the docks would need to be removed or a Major Amendment to Development Order 21-23 would be required, with an additional public hearing before the City Council.

Pursuant to the Council vote on February 17, 2026, the City Council is calling for a vote as to whether to discuss with Okaloosa County officials rezoning the property from High Density Residential to Conservation. Although Okaloosa County currently has no lease or legal interest in the property of which the City is aware, this discussion contemplates that the County might at some point in the future desire to obtain such an interest. Therefore, the City is considering exploring the rezoning (and change to Future Land Use) with the County. Ultimately, if the County agrees to collaborate with the City in this regard, then discussions would ensue with the property owner (the State of Florida).

The Comprehensive Plan states, in relevant part that:

OBJECTIVE 1-2.8: CONSERVATION LAND USE DESIGNATION. *The FLUM (Map 1-1), shall identify lands that are environmentally fragile for long-term preservation by designating them as "CON." Environmentally fragile lands shall be referred to as conservation resources, which are defined in Rule 9J-5.003(30), Florida Administrative Code. The protection and preservation of conservation resources shall be achieved through the implementation of the following Policies.*

Policy 1-2.8.1: Conservation (CON). *The FLUM shall designate lands that are natural and coastal resources as "CON." It is the intent of the "CON" land use designation to provide for the long-term protection and preservation of environmentally sensitive natural resource systems. The LDC shall be amended to ensure no development is permitted within "CON" designated areas, other than beach accessways, such as dune walkovers, parking, docks, restroom facilities, and passive recreation.*

The City's Land Development Code is consistent with the Comprehensive Plan, pursuant to State Law.

Importantly:

- Norriego Point Park, which is adjacent to the newly acquired State Park, contains the Conservation (CON) future land use designation and zoning.
- The Conservation district is **highly restrictive** and intended for environmental preservation.
- Marinas are **not** permitted in either the Conservation (CON) Future Land Use Designation and Zoning District.
- Under the City's Land Development Code (Section 7.12.06(BB) and Table 7-2), development within CONSERVATION (CON) is limited to beach accessways such as dune walkovers, parking areas, docks, restroom facilities (up to one story), and passive recreation. Norriego Point currently holds a Future Land Use Designation and Zoning of Conservation, and this zoning would maintain consistency between the State and City Park.

Finally, please note that if the future land use and zoning for this Property are changed, any proposed use would still need to be consistent with all additional applicable provisions of the Comp Plan and LDC, State and federal permitting requirements, any applicable easements, and any required development order amendments.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor: City Council on February 17, 2026

E. Business Impact Statement:

III. CONCLUSION: The City Council directed that this item be included on the March 2, 2026 City Council agenda for a Council Vote on whether to collaborate with Okaloosa County to change the zoning from City High Density Residential to City Conservation as outlined above. Please note that an accompanying Future Land Use Map amendment would also be required.

IV. RECOMMENDED MOTION: I move to direct staff to collaborate with Okaloosa County to change the City's Future Land Use and Zoning from High Density Residential to Conservation.

Or, take no action at this time.

Attachments:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.C.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Jamie Haynes

DATE: February 25, 2026

SUBJECT: Confirmation of Community Development Director

I. BACKGROUND:

II. DISCUSSION:

Ms. Deater has demonstrated the qualifications necessary to serve as Community Development Director through her experience, expertise, and tenure with the City of Destin. She brings more than twenty years of relevant land planning experience in Florida, including sixteen years in supervisory roles.

She previously served the City of Destin as Community Development Director. Prior to that appointment, she worked as a consultant with HNTB and served as Director of Development Services for Seminole County, Florida. In that capacity, she oversaw the operations of the Planning and Development Division, the Building Division, and the Development Review Engineering Division.

A. Link to Strategic Goals / Objectives: Financially Sound City
Providing Service Excellence

B. Effect on Budget (EOB): This is an approved position in the FY26 operating budget.

C. Level of Service (LOS): Filling this position will enhance service to our key customer groups.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: Ms. Deater has 20 years of planning experience, several of which were in

managerial roles. Ms. Deater's education and experience will be a valuable addition to Team Destin.

IV. RECOMMENDED MOTION: I move to confirm the City Manager's recommendation to hire Tina Deater as the City's Community Development Director.

Attachments:

1. Resume- Tina Deater

Summary: I have twenty-three years of relevant land planning experience, with seventeen years of that in supervisory positions. I am currently a Principal Planner with the Central Massachusetts Regional Planning Commission and prior to that I was the Community Development Director for the City of Destin.

Central Massachusetts Regional Planning Commission, Worcester, MA

Principal Planner (January 2025-Present)

- Works with communities to develop Master Plans.
- Writes and submits grant applications on behalf of towns in the Central Massachusetts district.
- Drafts and presents zoning bylaw amendments.

Community Development Department, Destin, FL

Planner/Community Development Director (February 2024-January 2025)

- Managed all aspects of the Planning, Building and Code Compliance Divisions.
- Coordinated with the public, elected, and appointed officials.
- Reviewed building permits, Conditional Uses, Special Exceptions, rezonings, and comprehensive plan amendments for regulatory compliance.
- Processed applications for the Local Planning Agency, Board of Adjustment, the Harbor & Waterways Board, and City Council.

The Escape Hatch Escape Rooms and Mystery Soup Games, Kissimmee, FL

Business Owner (2021-2024)

- Responsible for all aspects of business operations, including customer service, hiring, training, budget, scheduling, payroll, troubleshooting and issue resolution.
- Established and maintained positive relationships with customers and the business community.
- Managed all aspects of premises acquisition and build-out including due diligence, lease negotiations, and construction.

HNTB, Inc., Lake Mary, FL

Principal Planner (2018-2021)

- In-house consultant at FDOT District 5 in the role of Community Planning Coordinator.
- Coordinated with Metropolitan Planning Organizations, developers and local governments to facilitate development projects and work program development.
- Reviewed development plans, subdivision plans, site plans, rezonings, comprehensive plan amendments and Developments of Regional Impact for regulatory compliance.
- Evaluated context classification on state roadway facilities in compliance with the FDOT Complete Streets Policy and Design Manual, using ArcMap GIS.

TINA DEATER, AICP

Education

M.S.P., Urban and Regional Planning,
Florida State University, Tallahassee,
Florida, 2002

B.A., Anthropology, Cum Laude,
University of Central Florida, Orlando,
Florida, 2000

Certifications & Training

AICP Certification, 2005

Professional Affiliations

American Planning Association (APA)

Development Services Department, Seminole County, FL

Director of Development Services (2014 – 2018)

- Managed the day-to-day operations of the Planning and Development Division, the Building Division, and the Development Review Engineering Division.
- Coordinated with the public, elected, and appointed officials daily.
- Chairperson of the County's Development Review Committee, with responsibility for assessing project feasibility and determining regulatory compliance.
- Reviewed development plans, subdivision plans, site plans, rezonings, and comprehensive plan amendments for regulatory compliance.
- Prepared and reviewed development agreements.
- Facilitated development projects through the public hearing process.
- Prepared and presented the Department budget for Board approval.

Development Services Department, Seminole County, FL

- **Development Services Department, Asst. Director (2013 – 2014)**
- **Planning and Development Division Manager (2011 – 2013)**
- **Planning and Development Division, Asst. Manager (2006 – 2011)**
- **Principal Coordinator, Current Planning (2005 – 2006)**
- **Senior Planner (2003 – 2005)**
 - In all positions, I demonstrated exceptional work ethic, project management, communication, team management, and analytical skills, which led to consistent promotions with increased levels of responsibility.
 - Reviewed development plans, subdivision plans, site plans, rezonings, and comprehensive plan amendments for regulatory compliance.
 - Coordinated with the public, elected and appointed officials daily.
 - Facilitated development projects through the public hearing process.
 - Prepared and reviewed development agreements.

Technical Skills

- Advanced PC skills, including use of Excel, Word and PowerPoint
 - Adobe Acrobat
 - SharePoint
 - Experience using ARCGIS
-

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.D.

TO: City Council

THRU: Kimberly Kopp, City Attorney
 Larry Jones , City Manager

FROM:

DATE: February 25, 2026

SUBJECT: Undergrounding/PSC Special Counsel- Amendment to Current Engagement with City

I. BACKGROUND: Schef Wright practices extensively on matters involving utilities and energy law. With more than 39 years of experience working directly on energy issues in Florida, he currently specializes in representing consumers, consumer groups, renewable energy producers, independent power producers, and local governments with utility issues, including rates, power purchase contract negotiations and litigation, power plant siting and permitting, power line undergrounding, energy sustainability, and franchise negotiations. He has provided special counsel representation to the City of Destin in this regard since 2016.

II. DISCUSSION: The City Manager and City Attorney have received a request from Schef Wright, Esq., to update his law firm affiliation and hourly billing rate. Mr. Wright currently provides special counsel services to the City of Destin related to the City's electric franchise, undergrounding project, and related matters, and has been doing so since 2016.

Mr. Wright's discounted government rate for the City has been \$225.00 per hour since 2016, notwithstanding that his current rate for new government clients is currently \$300 per hour and his current rate for nongovernmental clients is \$500 per hour. Mr. Wright has not requested an increase from the City of Destin since 2016, and is currently requesting counsel approval to increase his rate going forward to \$275.00.

Mr. Wright performs work on an "as-needed" basis with the City of Destin. From September 2025 through the date of this staff report, Mr. Wright has billed the City approximately three hours. However, in the past, such as during implementation of the City's major undergrounding project or electric franchise negotiations, his services were used more frequently.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): The FY 2026 adopted budget includes \$35,046 to cover Franchise Attorney Fees (001.5140.531004 Franchise Attorney).

- C. Level of Service (LOS):
- D. Legislative Sponsor:
- E. Business Impact Statement:

III. CONCLUSION: Mr. Wright is a valuable and highly specialized attorney and his proposed billable rate is reasonable given his 39 years of experience, expertise and specialty.

IV. RECOMMENDED MOTION: I move to accept the updated engagement letter from Mr. Wright, as presented.

Attachments:

1. Destin-GBKW
Engagement
Letter.02-24-2026
2. Engagement Letter -
Destin-Gulf Power
Franchise Matters.05-
09-2016
3. Copy of Email
Request from Schef
Wright

Sidney C. Bigham, III
Michael P. Bist*
Garvin B. Bowdent†
Robert B. Celander
Charles R. Gardner*
Robert A. "Gus" Harper, III
Kimberly L. King
John T. LaVia, III
Elizabeth J. Maykut‡
Timothy J. Perry¥
Edward W. Wood
Robert Scheffel "Schef" Wright



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*Of Counsel

†Board Certified in Real Estate

‡Board Certified in Elder Law

¥Also Licensed in Alabama

February 24, 2026

Larry Jones, City Manager
City of Destin
City Hall
4200 Indian Bayou Trail
Destin Florida 32541

Re: Engagement to Represent the City of Destin

Dear Mr. Jones,

As I have discussed with your City Attorney, Kimberly Kopp, this letter will confirm the engagement of my law firm, Gardner, Bist, King & Wood ("GBKW") to represent the City of Destin ("City" or "Destin") in connection with various matters relating to power line undergrounding, contracts, rates, terms of service, and similar issues. As you will know, I have represented the City in connection with such issues since May 2016. The occasion for establishing this new engagement relationship is the combination of my former firm, Gardner, Bist, Bowden, Dee, LaVia, Wright, Perry & Harper, P.A. ("Gardner Bist"), with the attorneys formerly of King & Wood, P.A. This engagement letter sets forth our understanding as to the nature and scope of the services that GBKW will provide in connection with this matter and related matters, our agreement regarding fees for the contemplated services, and the terms on which fees and costs will be charged in the course of the proposed engagement. The substantive terms of this engagement are similar to those in the City's previous engagement with my former firm; the one exception is that this engagement provides for an increase in our hourly rates, which have not been increased since 2016, from \$225 per hour to \$275 per hour.

Scope of Representation and Services to be Provided

As under the previous engagement with the Gardner Bist firm, this engagement will involve GBKW's representing and providing advice and counsel to the City of Destin in connection with issues relating to the conversion of overhead utility facilities to underground service and to any other utility-related issues identified by the City.

As has been our agreed mode of operation since 2016, within the Firm, I will have primary responsibility for this representation. In my work on utility matters, I frequently involve another of the Firm's partners, John T. "Jay" LaVia; Jay and I have been law partners since 1994. During the course of the representation, we will expect to receive direction primarily from you, from City Attorney Kimberly Kopp, and from any other City personnel designated by you.

Fees for Services and Cost Reimbursement

The Firm will charge the City of Destin for actual time expended in connection with this matter. Our current rates for the City, which represent substantial discounts from our normal rates, are set forth on the attached schedule. These rates will not be increased before January 1, 2028.

To the extent necessary, the Firm will also charge for reimbursement of certain out-of-pocket costs and expenses, together with applicable taxes, if any, including: photocopying costs, telecopying costs, all reasonable travel expenses (coach class for domestic air flights and mileage reimbursement at the then-current rate authorized by the U.S. Internal Revenue Service or by Florida Statutes, whichever is less, express courier service (e.g., Federal Express) charges, extraordinary postage (e.g. Express Mail or postage expenses for a large-volume mailing), computer research charges, court reporting fees, filing fees, and recording costs. In the event unusually large costs or expenses are anticipated, we may either request an advance deposit to cover such expenditures or request that you pay for such items directly. With respect to experts, our normal practice is to assist clients in identifying and recruiting such experts, but to have the experts enter separate contracts with you and bill you separately and directly for their services. We understand that the City may have specific billing protocols and requirements as to documentation that must accompany

our invoices, and we agree to conform to and abide by all reasonable protocols and related requirements.

Conflict Identification Policy and Practices

Of course, our firm strictly follows the requirements of The Florida Bar regarding conflicts of interest. At this time, we have not identified any conflicts with our representation of the City of Destin. Further, considering the specific subject matter of this engagement, we do not anticipate that we would encounter any conflicts of interest in the course of our representation of the City of Destin.

Payment of Fees and Costs

No initial retainer payment is required for this representation. Invoices for fees and costs will be submitted to you monthly, shortly after the first of each month, and we expect payment within 30 days. If you have any problem with any bill at any time, please call me and we will resolve it.

Commencement of Representation

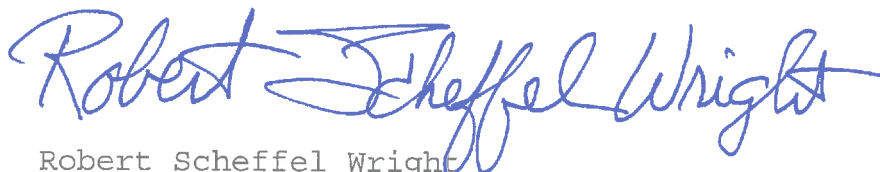
Since my work for the City has continued on an uninterrupted basis both before and after the creation of our new law firm, I propose that we mutually recognize that this engagement of GBKW by the City commenced effective on September 1, 2025. Please confirm your acceptance of this engagement letter by signing in the space indicated below and returning one copy of this engagement letter to me. My signature below confirms the Firm's agreement to the engagement on the terms set forth above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Thank you again for the opportunity to be of service. I look forward to continuing the pleasant and productive relationship with the Destin team that we have enjoyed for the past ten years.

Cordially yours,

GARDNER BIST KING & WOOD

A handwritten signature in blue ink that reads "Robert Scheffel Wright". The signature is written in a cursive, flowing style.

Robert Scheffel Wright
For the Firm

Engagement accepted and agreed to this ___ day of _____, 2026.

CITY OF DESTIN, FLORIDA

By: _____

Title: _____

GARDNER BIST KING & WOOD

SCHEDULE OF 2026-2027 BILLING RATES FOR THE CITY OF DESTIN

<u>ATTORNEY/SERVICE PROVIDER</u>	<u>HOURLY RATE</u>
JOHN T. LAVIA, III	\$ 275
ROBERT SCHEFFEL WRIGHT	\$ 275
OTHER ATTORNEYS*	\$ 275

* ONLY WITH SPECIFIC PRIOR AUTHORIZATION



Gardner, Bist, Bowden, Bush,
Dee, LaVia & Wright, P.A.

ATTORNEYS AT LAW

Michael P. Bist
Garvin B. Bowden**
Benjamin B. Bush
David S. Dee
Erin W. Duncan

1300 Thomaswood Drive
Tallahassee, Florida 32308

Charles R. Gardner
John T. LaVia, III
Robert Scheffel "Scheff" Wright

www.gbwlegal.com

**Board Certified Real Estate Lawyer

Telephone
850-385-0070

Facsimile
850-385-5416

May 6, 2016

Greg Kisela, City Manager
City of Destin
City Hall
4200 Indian Bayou Trail
Destin Florida 32541

Re: Engagement to Represent The City of Destin

Dear Mr. Kisela,

Thank you again for engaging Gardner, Bist, Bowden, Bush, Dee, LaVia & Wright, P.A. ("Gardner Bist" or the "Firm") to represent the City of Destin ("City") with regard to the City's negotiation of a new franchise agreement with Gulf Power Company, in connection with the potential purchase of Gulf Power Company's electric distribution facilities in the City, and in connection with the City's interests in pursuing a project or projects to convert existing overhead electric and other utility facilities to underground service. This engagement letter sets forth our understanding as to the nature and scope of the services that the Firm will provide in connection with this matter, our agreement regarding fees for the contemplated services, and the terms on which fees and costs will be charged in the course of the proposed engagement.

Scope of Representation and Services to be Provided

As we discussed, this engagement will involve our representing, and providing advice and counsel to, the City of Destin in connection with negotiating a new or renewal franchise agreement with Gulf Power, and also in connection with the potential purchase of Gulf Power's electric distribution facilities located in Destin pursuant to the current franchise agreement between the City and Gulf. Also

as we discussed, this engagement may include our representing and advising the City in connection with a project or projects to convert existing overhead electric distribution facilities and other utility facilities to underground service.

As we discussed, within the Firm, I will have primary responsibility for this representation. In my work on utility matters, I frequently involve another of the Firm's partners, John T. "Jay" LaVia; Jay and I have been law partners since 1994. During the course of the representation, we will expect to receive direction primarily from you, from City Attorney Jerome Miller, and from any other City personnel designated by you.

Fees for Services and Cost Reimbursement

The Firm will charge the City of Destin for actual time expended in connection with this matter. Our current rates for the City, which represent substantial discounts from our normal rates, are set forth on the attached schedule. These rates will not be increased before January 1, 2018.

To the extent necessary, the Firm will also charge for reimbursement of certain out-of-pocket costs and expenses, together with applicable taxes, if any, including: photocopying costs, telecopying costs, all reasonable travel expenses (coach class for domestic air flights and mileage reimbursement at the then-current rate authorized by the U.S. Internal Revenue Service or by Florida Statutes, whichever is less, express courier service (e.g., Federal Express) charges, extraordinary postage (e.g. Express Mail or postage expenses for a large-volume mailing), computer research charges, court reporting fees, filing fees, and recording costs. In the event unusually large costs or expenses are anticipated, we may either request an advance deposit to cover such expenditures or request that you pay for such items directly. With respect to experts, our normal practice is to assist clients in identifying and recruiting such experts, but to have the experts enter separate contracts with you and bill you separately and directly for their services. We understand that the City may have specific billing protocols and requirements as to documentation that must accompany our invoices, and we agree to conform to and abide by all reasonable protocols and related requirements.

Conflict Identification Policy and Practices

Of course, our firm strictly follows the requirements of The Florida Bar regarding conflicts of interest. At this time, we have not identified any conflicts with our representation of the City of Destin. This specifically includes my conclusion that the

representation contemplated herein will not conflict with our representation of The Howard Group's interests in electric undergrounding projects in Destin and in adjacent areas of Walton County and Okaloosa. Of course, the City is our client, and thus the City has the right to decline this representation for any reason. Further, considering the specific subject matter of this engagement, we do not anticipate that we would encounter any conflicts of interest in the course of our representation concerning the City's franchise with Gulf Power, the possible acquisition of Gulf's facilities, or the undergrounding project or projects within the City of Destin.

Payment of Fees and Costs

No initial retainer payment is required for this representation. Invoices for fees and costs will be submitted to you monthly, shortly after the first of each month, and we expect payment within 30 days. If you have any problem with any bill at any time, please call me and we will resolve it.

Commencement of Representation

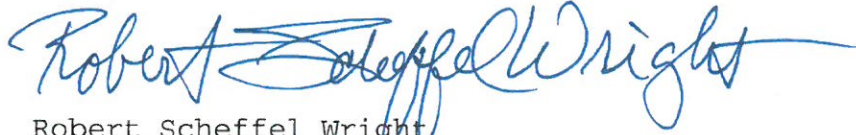
Our engagement with respect to this matter will commence upon your confirmation and acceptance of this engagement letter by signing in the space indicated below and returning one copy of this engagement letter to me. My signature below confirms the Firm's agreement to the engagement on the terms set forth above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Thank you again for the opportunity to be of service. I look forward to working with you and the Destin team on this matter.

Cordially yours,

GARDNER, BIST, BOWDEN, BUSH,
DEE, LaVIA & WRIGHT, P.A.



Robert Scheffel Wright
For the Firm

Engagement accepted and agreed to this 9th day of May 2016.

CITY OF DESTIN, FLORIDA

By: 

Title: CITY MANAGER

GARDNER, BIST, BOWDEN, BUSH,
DEE, LAVIA & WRIGHT, P.A.

SCHEDULE OF 2016-2017 BILLING RATES FOR THE CITY OF DESTIN

<u>ATTORNEY/SERVICE PROVIDER</u>	<u>HOURLY RATE</u>
JOHN T. LAVIA, III	\$ 225
ROBERT SCHEFFEL WRIGHT	\$ 225
OTHER ATTORNEYS *	\$180-\$325

* ONLY WITH SPECIFIC PRIOR AUTHORIZATION

From: [Kimberly Kopp](#)
To: [Schef Wright](#)
Cc: [Krystal Strickland](#); [Jeffrey Cozadd](#); [Larry Jones](#)
Subject: Re: New Engagement Letter for My "New" Law Firm
Date: Tuesday, February 24, 2026 1:22:07 PM
Attachments: [image001.png](#)
[image001.png](#)

Good morning Schef, please address the letter to Larry Jones, city manager. We can add it to the March 2 council meeting if we receive it before the end of the day tomorrow. If we receive it after that time, it will have to wait for the second meeting in March. Please include everyone on this email when you send it over. Thanks!
Sent from my iPhone

On Feb 24, 2026, at 1:18 PM, Schef Wright <schef@gbkwlaw.com> wrote:

Dear Kim, Krystal, and Jeff –

As of September 1, 2025, my law firm took on a new identity when our attorneys combined with the attorneys of another small law firm, King & Wood, P.A., to form Gardner Bist King & Wood (“GBKQ”). In catching up on my billing since then, I realized that I have not replaced the engagement letter between the City of Destin and Gardner, Bist, Bowden, Dee, LaVia, Wright, Perry & Harper, P.A., through which I have been serving the City since 2016. As you would know, I have worked very few (less than 3 total) hours since September.

So, I am drafting a replacement engagement letter between the City and GBKW, and I have one question and one request. The question is, To whom should I address the engagement letter? Louis, Kim, Jeff, Krystal? And the request is: May I please increase my hourly rate from \$225 per hour to \$275 per hour? (This still represents a substantial discount from our firm’s usual hourly rates.)

Thanks very much for advising me regarding the addressee and for considering my request to increase my rate.

All the best,

Schef

Robert Scheffel "Schef" Wright

Gardner Bist King & Wood

1300 Thomaswood Drive

Tallahassee, Florida 32308

Telephone 850/385-0070

Facsimile 850/385-5416

Cell 850/933-2016

e-mail: Schef@gbkwlaw.com

Firm Website: www.gbkwlaw.com



CONFIDENTIALITY NOTICE

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CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.E.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Krystal Strickland, Finance Director
Rey Bailey, City Clerk

DATE: 02/23/2026

SUBJECT: FY27 Budget Calendar

I. BACKGROUND:

The City's fiscal year is October 1 to September 30th. In accordance with the City Charter and State Statute, a budget must be adopted for the new fiscal year before September 30th. The budget requires two public hearings, which cannot take place on the same day/time as budget public hearings for Okaloosa County or the Okaloosa School Board. The first budget public hearing is advertised on the TRIM notices mailed to all property owners in August. The TRIM notice includes the tentative millage adopted by council resolution before August 4th.

II. DISCUSSION:

Attached is the budget calendar to adopt a budget for fiscal year 2027. The attached budget calendar includes all the details regarding State of Florida Truth in Millage (TRIM) requirements and staff deadlines for components of the Budget book, in addition to recommended dates for Council Workshops.

The City of Destin's resolution 25-24 set regular council meetings in September for:
 September 8, 2026
 September 21, 2026

These two dates do not conflict with Okaloosa County or School District Budget Public Hearings, and so staff recommend the adopted dates for Budget public hearings 1 and 2.

Below are the critical dates affecting Council and public involvement in the FY 2027 budget adoption:

DATE	DESCRIPTION
Monday, June 8, 2026	Budget Workshop #1: Operations
Tuesday, July 1, 2026	Property Appraiser publishes property values for Ad Valorem calculations
Monday, July 13, 2026	Budget Workshop#2: Capital Projects and full comprehensive budget discussion
Monday, July 20, 2026	Regular Council Meeting - Set Tentative Millage rate and date of Budget Public Hearing #1 (DUE TO COUNTY BY 8/4/26 FOR TRIM NOTICES)
Aug 3 - Aug 7, 2026	Individual Budget Briefs with Council Members
Monday, August 10, 2026	OPTIONAL Budget Workshop#3
Tuesday, September 8, 2026	Regular Council Meeting and Budget Public Hearing #1
Monday, September 21, 2026	Regular Council Meeting and Final Public Budget Hearing (must be held within 15 days of public hearing #1)

- A. Link to Strategic Goals / Objectives:** Goal #1: Financially sound city providing service excellence
- B. Effect on Budget (EOB):**
- C. Level of Service (LOS):**
- D. Legislative Sponsor:**
- E. Business Impact Statement:**

III. CONCLUSION:

IV. RECOMMENDED MOTION: I move to adopt the budget calendar as proposed.

Attachments:

1. FY27 Budget Calendar

**City of Destin
Calendar to Adopt FY 2027 Budget**

UPDATED: 2/23/2026 3:40 PM

Date Event/Deadlines

Truth-In-Millage Compliance Schedule

January Events/Deadlines

1/23/2026 Strategic Visioning Session

April Events/Deadlines

4/15/2026 Aclarian Budget Entry Refresher - All Administrative Assistants & Senior Leaders

4/15/2026 to
5/8/2026 Operating Budget Entry

4/29/2026 City Manager requests budget from Sheriff and Fire Department

May Events/Deadlines

5/1/2026 All Personnel Budget requests due to HR (Tuition Reimbursements, OT, FTEs, Position
Reclassifications)

5/8/2026 "Next Year Operating Expense Budget" and "Next Year Revenue Budget" -
Administrative Assistants Complete Input into ACLARIAN

5/13/2026 "Next Year Operating Expense Budget" and "Next Year Revenue Budget" - Directors
Review & APPROVE in ACLARIAN

5/13/2026 "Next Year *Personnel* Budget" - HR "APPROVE" in Aclarian

5/14/2026 to Finance -Consolidate data for Budget Committee Review

5/18/2026

5/20/2026 **Budget Committee (Senior Leaders) REVIEW & PRIORITIZE**

5/22/2026 to Finance/City Manager Create Operating Budget Slide Presentation

5/28/2026

5/25/2026 *HOLIDAY - MEMORIAL DAY*

June Events/Deadlines

6/3/2026 Publish Agenda Packet for City Council Budget Workshop#1

6/8/2026 **City Council Budget Workshop #1 Operations**

6/9/2026 PRT Meeting - Review RR, discuss new Capital Projects and Forms

6/12/2026 Renewal & Replacement Requests Due to Public Works Director

6/16/2026 Grant Revenue Estimate Review (Grants Manager and Finance Director)

6/22/2026 Capital Improvement Project Request Sheets - Prep for review at 06/23/2026 PRT
Meeting

**City of Destin
Calendar to Adopt FY 2027 Budget**

UPDATED: 2/23/2026 3:40 PM

<u>Date</u>	<u>Event/Deadlines</u>
6/23/2026	PRT Meeting - Review Capital Project Forms and prioritize
6/25/2026	5-year Capital Improvement Plan Review with City Manager

July Events/Deadlines

7/1/2026	Property Appraiser Certifies Taxable Value (Day 1)
7/3/2026	HOLIDAY - INDEPENDENCE DAY
7/6/2026	Discussion Tentative Millage Rate & Revenue Figures with City Manager
7/7/2026	Revise and Update Operating and 5-Year CIP Budgets
7/8/2026	Publish Agenda Packet for City Council Budget Workshop#2
7/8/2026	Harbor CRA Review Tentative Budget
7/13/2026	City Council Budget Workshop #2 Capital & Millage
7/15/2026	Town Center CRA Review Tentative Budget
7/20/2026	Council Adopts Tentative Millage Rate Adopt (due to Property Appraiser August 4th)

August Events/Deadlines

8/2/2026	Tentative Budget Document Draft Due
8/3/2026 to 8/7/2026	Individual Budget Briefs with City Council
8/4/2026	Certify Millage Rate and Public Hearing#1 Date with Property Apprasier Form DR420 (Day 35)
8/10/2026	OPTIONAL - Budget Workshop #3 with Council
8/12/2026	Optional - Harbor CRA Review Tentative Budget Review#2
8/19/2026	Optional - Town Center CRA Review Tentative Budget Review#2
8/24/2026	Publish Tentative Budget online
8/25/2026	TRIM Notice mailed by Property Appraiser to property owners (Day 55)
8/26/2026	Send draft budget ad that will be published after 1st Public Hearing to DOR for review

Truth-In-Millage Compliance Schedule

Day 1: Property Appraiser Certifies Taxable Value

Day 35 (Aug 4th): Certify Millage Rate and Public Hearing #1 with Property Appraiser

Day 55 (Aug 25th): TRIM Notices mailed by Property Appraiser to property owners

**City of Destin
Calendar to Adopt FY 2027 Budget**

UPDATED: 2/23/2026 3:40 PM

Date Event/Deadlines

Truth-In-Millage Compliance Schedule

September Events/Deadlines

Budget Public Hearings cannot be on same day as hearings for the County and for the School District

Tentative Budget must be posted to Website at least 2 days before Public Hearing #1 FS 166.251

Days 65-80 (September 3-18): Public Hearing #1 (aka Tentative Budget and Proposed Millage Rate Hearing)

Send budget ad on the Friday before the Wednesday printing
(or on Wednesday for a Friday printing)

Day 95 (Sept 18-Oct 3): Within 15 days after Public Hearing #1, advertise intent to adopt final millage and budget

Days 97-100: Hold Final Public Hearing to adopt final millage and budget 2-5 days after the newspaper advertisement

Within 3 days after the Final Budget Hearing, send the resolution/ordinance adopting final millage to property appraiser, tax collector and DOR

9/3/2026	Okaloosa County Budget Public Hearing #1)
9/4/2026	Post Tentative Budget to Website (hard deadline)
9/7/2026	LABOR DAY
9/8/2026	1st Public Hearing - Millage Rate & Budget Ordinances
9/15/2026	Budget Ad submitted to Destin Log for publication on 9/18/26
9/18/2026	Budget Ad Published and distributed by Destin Log
9/21/2026	Final Public Hearing - Millage Rate & Budget Ordinances and Regular Council Meeting
9/23/2026	Ordinances adopting Millage Rate & Budget sent to Property Appraiser and Tax Collector

**City of Destin
Calendar to Adopt FY 2027 Budget**

UPDATED: 2/23/2026 3:40 PM

<u>Date</u>	<u>Event/Deadlines</u>
9/25/2026	Certification of Final Taxable Rev (DR-422 sent to Property Appraiser, Tax Collector, and Department of Revenue (FDOR))

Truth-In-Millage Compliance Schedule

Within 3 days after receiving DR-422, the taxing authority certifies final millage to the property appraiser.

October Events/Deadlines

10/20/2026 Remit DR-487 Certification of TRIM compliance

Other Important Dates

07/27/26	School Board 1st Budget Hearing
09/03/26	Okaloosa County 1st Budget Hearing
09/14/26	School Board Final Budget Hearing
09/15/26	Okaloosa County Final Budget Hearing

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.F.

TO: City Council

THRU: Kimberly Kopp, City Attorney
Larry Jones , City Manager

FROM: Krystal Strickland, Finance Director

DATE: 02/24/2026

SUBJECT: Arbitrage on Trustmark Loan

I. BACKGROUND: On November 7, 2024, the City of Destin borrowed tax-exempt funds from Trustmark bank at a rate of 3.48%.

These loan proceeds are subject to IRS code sections 141-150, which include arbitrage provisions. The IRS arbitrage rules include:

- 1) loan proceeds must be invested to result in a reasonable yield
- 2) the difference between the interest received MINUS the interest paid on the loan should be paid (rebated) to the IRS

The current estimate is the the rebate to be paid to the IRS approximately \$150,000.

II. DISCUSSION:

There is an exception to the Arbitrage rule which may allow a tax-exempt entity to retain the interest earned on construction loan funds. The exception is known as the "2-year Construction Exception".

The rule applies only to the funds intended for construction (\$16m). The exception *excludes* loan proceeds used for land purchase (\$9m) as outlined in the Tax Arbitrage certification letter signed upon loan closing (see attached).

To meet the exception rule, all construction loan proceeds plus any investment earnings must be fully expended within 24 months of the loan issuance. Specifically, there are four expenditure milestones, all four of which must be met to avoid paying the arbitrage rebate to the IRS. We have met the first two milestones. Our arbitrage specialists calculated the final two milestones as follows:

DATE SPENDING REQUIREMENT

05/07/2026 75% \$12,459,704

11/07/2026 100% \$16,000,000 + all interest earned (est \$773,618)

ISSUE: Finance is concerned we will not meet the next expenditure milestone.

\$12,459,704 MILESTONE #3 05/07/2026

9,695,387 Expended to 02/25/2026

546,466 estimated payments 02/25/26 - 04/31/26

\$2,217,851 Shortfall to meet milestone #3 05/07/2026

HOW DID WE GET HERE?

The Crosstown connector roadway construction experienced a significant time delay while we awaited FDOT (grantor) permission to release the road construction RFB. However, 10/20/2025, nearly a year after the loan close date, FDOT granted \$2 million to the City of Destin towards roadway construction. While we anticipated the grant award, our estimates for roadway construction were higher than the actual awarded bid. The net result is \$2,2 million of unencumbered loan and interest proceeds.

RECOMMENDED STEPS TO MEET 2-YEAR EXCEPTION (and save \$150,000)

Only capital improvement expenditures can be included in the milestone calculations.
Prepayment of loan proceeds does not count towards the arbitrage spending milestones.

1. BUDGET AMENDMENT

Approve an amending budget transfer for the following capital projects expected to be completed and paid by 05/07/2026:

\$ Amount	Project Name	Estimated Date	Completion Fund
\$126,609	MSC Batting Cage	Exps Paid FY26 YTD	001 Gen Fund
71,475	Dalton Threadgill Turf + ancillary	Exps Paid FY26 YTD	001 Gen Fund
298,563	Pickleball Courts	April 2026	001 Gen Fund
323,114	Clement Taylor Park Reno	Exps Paid FY26 YTD	001 Gen & 313 Park Impact
115,449	Undergrounding (UCoF)	Exps Paid FY26 YTD	109 Infra Surtax
16,435	Mattie Kelly Outfall	February 2026	109 Infra Surtax
816,205	Road Milling/Repaving	Exps Paid FY26 YTD	301 RR (gen fund)
450,000	446 Calhoun Property	April 2026	103 Parking Fund

\$2,217,850			

2. REVIEW ARBITRAGE STATUS AUGUST/SEPT 2026

If we adopt the proposed budget transferring amendment, there is a high likelihood we will meet the final Arbitrage milestone.

However, it would be prudent to review the status again in August/September 2026, especially because we have another potential State Appropriation of \$2 million.

Current outlook for the Final Arbitrage Milestone:

\$16,773,618 MILESTONE #4 (FINAL - 11/07/2026)
9,695,387 Expended to 02/25/2026
4,860,380 Contract Balances (ADS, UnitiFiber CWR, HALFF)

\$2,217,850 Shortfall to meet milestone #4 (final milestone) 11/07/2026 - THIS SHORTFALL
WILL BE MET IF THE ATTACHED BUDGET AMENDMENT IS ADOPTED.
=====

3. CONSIDER ADDITIONAL OPTIONS AFTER 11/07/2026

After arbitrage milestones have been met, we recommend Council review the total cost savings that may have occurred and consider options. More information will be available in November 2026. It will be a good time to revisit potential homestead act impacts, investment and debt rate trends, and consider investing the savings (in capital projects or financial investments) and steps to accelerate debt repayment.

- A. Link to Strategic Goals / Objectives:**
- B. Effect on Budget (EOB):**
- C. Level of Service (LOS):**
- D. Legislative Sponsor:**
- E. Business Impact Statement:**

III. CONCLUSION: Staff recommend adopting the attached budget amendment to allow expenditure of the 2024 construction loan proceeds in a timely manner.

IV. RECOMMENDED MOTION: Council moves to adopt the attached budget amendment.

Attachments:

1. 324 FUND BUDGET
ADJUSTMENTS
2. Tax Arbitrage Certification

CITY OF DESTIN Budget Amendment Form

Fiscal Year: 2026

Posted Date: _____

Fund	Department	Project/Grant	GL Account String	Remaining Budget	Requested Increase/ (Decrease)	Revised Budget
324 Construction Loan	5722 Morgan Sport Center	100040 MSC Batting Cage	324.5722.565000 Capital Improvement		\$ 126,609.34	
324 Construction Loan	5726 Parks	100075 Dalton Threadgill Turf	324.5726.565000 Capital Improvement		\$ 71,475.39	
324 Construction Loan	5726 Parks	100038 Pickleball	324.5726.565000 Capital Improvement		\$ 298,563.25	
324 Construction Loan	5726 Parks	100041 Clement Taylor Park Reno	324.5726.565000 Capital Improvement		\$ 73,113.82	
324 Construction Loan	5726 Parks	100041 Clement Taylor Park Reno	324.5726.565000 Capital Improvement		\$ 250,000.00	
324 Construction Loan	5392 Undergrounding	100064 Undergrounding	324.5392.565000 Capital Improvement		\$ 115,449.00	
324 Construction Loan	5380 Stormwater	100058 Mattie Kelly Outfall	324.5380.565000 Capital Improvement		\$ 16,435.00	
324 Construction Loan	5410 Transportation	100046 Road RR	324.5410.565000 Capital Improvement		\$ 816,205.00	
324 Construction Loan	5450 Parking	TBD 446 Calhoun for DLL Parking	324.5410.565000 Capital Improvement		\$ 450,000.00	
324 Construction Loan	5410 Transportation	100018 CrossTown Connector	324.5410.565000 Capital Improvement		\$ (2,217,850.80)	
TOTAL					<u>\$ -</u>	

Fund	Department	Project/Grant	GL Account String	Remaining Budget	Requested Increase/ (Decrease)	Revised Budget
------	------------	---------------	-------------------	------------------	-----------------------------------	----------------

Purpose: Revise FY 2026 Budget to reclass certain capital projects to 324 Budget (2024 Construction Loan Project Expense Fund)

Created by/Date: _____

Entered by/Date: _____

Approved by/Date: _____

CITY OF DESTIN Budget Amendment Form

Fiscal Year: 2026

Posted Date: _____

Fund	Department	Project/Grant	GL Account String	Remaining Budget	Requested Increase/ (Decrease)	Revised Budget
001 General Fund	5722 Morgan Sport Center	100040 MSC Batting Cage	001.5722.565000 Capital Improvement		\$ (126,609.34)	
001 General Fund	5726 Parks	100075 Dalton Threadgill Turf	001.5726.565000 Capital Improvement		\$ (71,475.39)	
001 General Fund	5726 Parks	100038 Pickleball	001.5726.565000 Capital Improvement		\$ (298,563.25)	
001 General Fund	5726 Parks	100041 Clement Taylor Park Reno	001.5726.565000 Capital Improvement		\$ (73,113.82)	
001 General Fund	3000 nondepartmental		001.3000.395000 Deduction of Fund Balance		\$ 569,761.80	
TOTAL					<u><u>\$ -</u></u>	

Purpose: Reduces use of GF fund balance by transferring capital projects to 324 construction loan

Created by/Date: _____

Entered by/Date: _____

Approved by/Date: _____

CITY OF DESTIN Budget Amendment Form

Fiscal Year: 2026

Posted Date: _____

Fund	Department	Project/Grant	GL Account String	Remaining Budget	Requested Increase/ (Decrease)	Revised Budget
109 Oka Half Infra	5392 Undergrounding	100064 Undergrounding	109.5392.565000 Capital Improvement		\$ (115,449.00)	
109 Oka Half Infra	5380 Stormwater	100058 Mattie Kelly Outfall	109.5380.565000 Capital Improvement		\$ (16,435.00)	
109 Oka Half Infra	3000 nondepartmental		109.3000.395000 Deduction of Fund Balance		\$ 131,884.00	
TOTAL					<u><u>\$ -</u></u>	

Purpose: Reduces use of 109 Oka Half fund balance by transferring capital projects to 324 construction loan

Created by/Date: _____

Entered by/Date: _____

Approved by/Date: _____

CITY OF DESTIN Budget Amendment Form

Fiscal Year: 2026

Posted Date: _____

Fund	Department	Project/Grant	GL Account String	Remaining Budget	Requested Increase/ (Decrease)	Revised Budget
313 Park Impact Fees	5726 Parks	100041 Clement Taylor Park Reno	313.5726.565000 Capital Improvement		\$ (250,000.00)	
313 Park Impact Fees	3000 nondepartmental		313.3000.395000 Deduction of Fund Balance		\$ 182,858.00	
313 Park Impact Fees	5000 nondepartmental		313.5000.595000 Addition to Fund Balance		\$ 67,142.00	
TOTAL					<u>\$ -</u>	

Purpose: Reduces use of 313 Park Impact Fee fund balance by transferring capital projects to 324 construction loan

Created by/Date: _____

Entered by/Date: _____

Approved by/Date: _____

CITY OF DESTIN Budget Amendment Form

Fiscal Year: 2026

Posted Date: _____

Fund	Department	Project/Grant	GL Account String	Remaining Budget	Requested Increase/ (Decrease)	Revised Budget
301 RR	5410 Transportation	100046 Road RR	109.5380.565000 Capital Improvement		\$ (816,205.00)	
301 RR	3000 nondepartmental		301.3000.395000 Deduction of Fund Balance		\$ 816,205.00	
TOTAL					\$ -	

Purpose: Reduces use of 301 Renew/Replace (gen fund) balances by transferring capital projects to 324 construction loan

Created by/Date: _____

Entered by/Date: _____

Approved by/Date: _____

**TAX CERTIFICATE AS TO ARBITRAGE AND
THE PROVISIONS OF SECTIONS 141-150 OF
THE INTERNAL REVENUE CODE OF 1986, AS AMENDED**

\$25,000,000

City of Destin, Florida

Non-Ad Valorem Revenue Note, Series 2024

In connection with the issuance by the City of Destin, Florida (the "City") of its \$25,000,000 Non-Ad Valorem Revenue Note, Series 2024 (the "Series 2024 Note"), the City makes and enters into this Tax Certificate as to Arbitrage and the Provisions of Section 141-150 of the Internal Revenue Code of 1986, as amended (this "Tax Certificate").

The City acknowledges that the opinion of Note Counsel regarding the exclusion of interest on the Series 2024 Note from gross income under Section 103(a) and Sections 141-150 of the Internal Revenue Code of 1986, as amended (the "Code") and the Income Tax Regulations promulgated thereunder (the "Regulations") is rendered in reliance upon the representations and statements of fact and expectations contained herein and assumes the City's continued compliance with the provisions of this Tax Certificate.

1. The Series 2024 Note is being issued pursuant to and under the authority of Article VIII, Section 2 of the Constitution of the State of Florida, Chapter 163, Part III, Florida Statutes, Chapter 166, Parts I and II, Florida Statutes, the municipal charter of the City, and other applicable provisions of law, and Ordinance No. 24-19-CN enacted by the City Council of the City on November 4, 2024, as supplemented by a Resolution adopted by the City Council of the City on November 4, 2024 (collectively, the "Ordinance"). The proceeds of the Series 2024 Note will be used to finance the various capital improvement projects of the City, including without limitation, (i) the acquisition of certain real property located at 1 Harbor Boulevard, Destin, Florida for the purpose of providing public parks or other public facilities (the "1 Harbor Project"), (ii) the undergrounding of overhead utility facilities along Highway US 98 from the Marler Bridge to Airport Road (the "Undergrounding Project"), and (iii) the design, acquisition, construction and/or reconstruction of a crosstown roadway based on plans and specifications on file with the City (the "Crosstown Connector Project," together with the 1 Harbor Project and the Undergrounding Project, the "2024 Project").

Unless otherwise specifically defined, all capitalized terms used in this Tax Certificate shall have the same meanings as those set forth in the Ordinance or the Regulations.

2. On the basis of the facts, estimates and circumstances in existence on the date hereof, we reasonably expect the following with respect to the Series 2024 Note being issued this day and as to the use of the proceeds thereof:

(a) Total proceeds in the amount of \$25,000,000.00 (the "Sale Proceeds") are expected to be derived by the City from the sale of the Series 2024 Note to Trustmark National Bank (the "Original Purchaser") and are expected to be needed and fully expended, together with anticipated investment earnings thereon, to pay costs of the 2024 Project.

(b) Costs of issuing the Series 2024 Note will be paid from other legally available funds of the City.

(c) The total proceeds to be received from the sale of the Series 2024 Note, together with the investment earnings thereon estimated in the amount of \$612,938.26, do not exceed the total of the amounts necessary for the purposes described above.

(d) The City does not expect to sell or otherwise dispose of any property comprising a part of the 2024 Project prior to its final maturity date.

(e) Pursuant to Section 1.148-7(j)(1), the City elects to treat the portion of the Series 2024 Note issued to finance the 1 Harbor Project in the amount of \$9,000,000.00 (the "Acquisition Portion") and the portion of the Series 2024 Note issued to finance the Undergrounding Project and the Crosstown Connector Project in the aggregate amount of \$16,000,000.00 (the "Construction Portion") as separate issues for purposes of meeting the spending exceptions to arbitrage rebate further described in Appendix I to Exhibit D hereto. The City expects, as of the issue date, that at least seventy-five percent of the available construction proceeds of the Construction Portion will be allocated to construction expenditures (as defined in Section 1.148-7(g) of the Regulations) for property owned by a governmental unit.

3. It is reasonably expected that binding contracts or commitments obligating the expenditure of not less than five percent of the Sale Proceeds toward the cost of the 2024 Project will be entered into by the City within six months from the date hereof. The construction of the 2024 Project and the allocation of the Sale Proceeds to the costs of the 2024 Project will proceed with due diligence. It is expected that the 2024 Project will be completed and at least 85 percent of the Sale Proceeds will be allocated to 2024 Project expenditures within three years of the date hereof. The City shall account for the allocation of Sale Proceeds to 2024 Project expenditures not later than 18 months after the later of the date the expenditure is made or the date that the 2024 Project is placed in service, but in no event later than five years after the date of issuance of the Series 2024 Note. The City agrees to maintain records detailing the allocation of the Sale Proceeds to those 2024 Project costs financed by the Series 2024 Note throughout the term of the Series 2024 Note and for a period of three years thereafter. The City's expectations with respect to the expenditure of the proceeds are set forth in the Schedule attached as Exhibit B hereto.

4. Not more than 50 percent of the proceeds of the Series 2024 Note will be invested in obligations having a substantially guaranteed yield of four years or more.

5. The Debt Service Fund will be used primarily to achieve a proper matching of the Pledged Revenues and the debt service on the Series 2024 Note within each bond year, and amounts deposited in such fund will be depleted at least once annually except for a reasonable carryover amount not to exceed the greater of (A) the earnings on such funds for the immediately preceding Bond Year, or (B) 1/12 of the debt service on the Series 2024 Note for the immediately preceding Bond Year.

6. Other than the Debt Service Fund, there are no funds or accounts of the City established pursuant to the Ordinance or otherwise that are reasonably expected to be used to pay debt service on the Series 2024 Note, or which are pledged as collateral (or subject to a negative pledge) for the Series 2024 Note and for which there is a reasonable assurance on the part of the Original Purchaser that amounts therein would be available to pay debt service on the Series 2024 Note if the City encounters financial difficulties.

7. Except for preliminary expenditures, such as architectural, engineering, surveying, soil testing, and similar costs, proceeds of the Series 2024 Note will not be used to reimburse the City for costs related to the 1 Harbor Project paid prior to the date which is 60 days before August 7, 2023, the date that the City initially evidenced its intent to ultimately finance such expenditures through the issuance of debt. Except for preliminary expenditures, such as architectural, engineering, surveying, soil testing, and similar costs, proceeds of the Series 2024 Note will not be used to reimburse the City for costs related to the Undergrounding Project paid prior to the date which is 60 days before October 16, 2023, the date that the City initially evidenced its intent to ultimately finance such expenditures through the issuance of debt. Except for preliminary expenditures, any 2024 Project costs paid prior to the date of issuance of the Series 2024 Note which are to be reimbursed from proceeds of the Series 2024 Note will be reimbursed not later than 18 months after the later of (a) the date the original expenditure was paid; or (b) the date that the portion of the 2024 Project to which the reimbursement relates was placed in service, but in no event later than 3 years after the date that the original expenditure was paid.

8. The following represents the expectations of the City with respect to the investment of such proceeds of the Series 2024 Note:

(a) Sale Proceeds to be applied to pay 2024 Project costs may be invested at an unrestricted yield for a period not to exceed three years from the date hereof.

(b) Investment earnings on obligations acquired with amounts described in subparagraph (a) above may be invested at an unrestricted yield for a period not to exceed three years from the date hereof or one year from the date of receipt, whichever period is longer.

(c) Amounts described in subparagraphs (a) and (b) that may not be invested at an unrestricted yield pursuant to such subparagraphs, may be invested at an

unrestricted yield to the extent such amounts do not exceed \$100,000 (the "Minor Portion").

(d) Amounts described in subparagraphs (a) through (c) that may not be invested at an unrestricted yield pursuant to such subparagraphs shall be invested at a yield not in excess of the yield of the Series 2024 Note plus 1/8 of one percentage point.

(e) Amounts deposited in the Debt Service Fund allocated to the payment of debt service on the Series 2024 Note may be invested at an unrestricted yield for a period of 13 months from the date of first deposit of such amounts to such fund. Investment earnings on such amounts which are retained in the Debt Service Fund may be invested at an unrestricted yield for a period of 13 months from the date of receipt of the amount earned.

(f) Amounts described in subparagraph (e) that may not be invested at an unrestricted yield pursuant to such subparagraph may be invested at an unrestricted yield to the extent such amount does not exceed the Minor Portion reduced by the amounts described in subparagraph (c) that are invested at a yield in excess of the yield of the Series 2024 Note.

(g) Amounts described in subparagraph (f) that may not be invested at an unrestricted yield pursuant to such subparagraph shall be invested at a yield not in excess of the yield on the Series 2024 Note or be invested in tax-exempt obligations under Section 103(a) of the Code the interest on which is not an item of preference within the meaning of Section 57(a)(5) of the Code.

To the extent that any amounts described in this Paragraph 8 are not permitted to be invested at an unrestricted yield, the City may satisfy the applicable yield restriction by causing the appropriate amount of yield reduction payments to be made to the United States to the extent permitted by Section 1.148-5(c) of the Regulations.

9. For purposes of this Tax Certificate, "yield" means that yield which when used in computing the present worth of all payments of principal and interest to be paid on an obligation produces an amount equal to the purchase price of such obligation. The yield on obligations acquired with the proceeds derived from the sale of the Series 2024 Note and the yield on the Series 2024 Note shall be calculated by the use of the same frequency interval of compounding interest. In the case of the Series 2024 Note, the purchase price is \$25,000,000.00. The purchase price of the Series 2024 Note and the interest rate thereon were arrived at as a result of an arm's length negotiation between the City and the Original Purchaser. The Original Purchaser has represented to the City in its certificate attached as Exhibit C hereto that it is acquiring the Series 2024 Note for its own account and is not acting as a broker or other intermediary for the purpose of reselling the Series 2024 Note to other investors. Any investments acquired with amounts that may not be invested at an unrestricted yield pursuant

to Paragraph 8 above shall be purchased at prevailing market prices and shall be limited to securities for which there is an established market, shall be United States Treasury Obligations - State and Local Government Series, or shall be tax-exempt obligations under 103(a) of the Code the interest on which is not an item of tax preference within the meaning of Section 57(a)(5) of the Code.

In accordance with such meaning of the term yield, the yield of the Series 2024 Note has been determined by Ford & Associates, Inc. (the "Financial Advisor") to be not less than 3.480342%, as shown in the Schedules attached as Exhibit A hereto.

10. No portion of the proceeds of the Series 2024 Note will be used as a substitute for other funds of the City which were otherwise to be used to pay costs of the 2024 Project and which will be used to acquire, directly or indirectly, securities producing a yield in excess of the yield of the Series 2024 Note.

11. The weighted average maturity of the Series 2024 Note does not exceed 120 percent of the reasonably expected economic life of the assets to be financed with the proceeds of the Series 2024 Note (within the meaning of Section 147(b) of the Code).

12. There are no other obligations of the City that (i) are being sold at substantially the same time as the Series 2024 Note (within 15 days); (ii) are being sold pursuant to a common plan of financing together with the Series 2024 Note, and (iii) will be paid out of substantially the same source of funds as the Series 2024 Note.

13. The City has covenanted in the Ordinance that so long as the Series 2024 Note remains outstanding, the moneys on deposit in any fund or account maintained in connection with the Series 2024 Note, will not be used in any manner that would cause the Series 2024 Note to be an "arbitrage bond" within the meaning of Section 148 of the Code or bonds not described under Section 103(a) of the Code and the applicable regulations promulgated from time to time thereunder. Accordingly, the City shall comply with the guidelines and instructions in the Arbitrage Letter of Instructions from Note Counsel, dated the date hereof, by which the City shall, among other things, pay or cause to be paid to the United States an amount equal to the sum of (i) the excess of the aggregate amount earned from the investment of "Gross Proceeds" of the Series 2024 Note from the date of issue over the amount that would have been earned if such amounts had been invested at a yield equal to the yield of the Series 2024 Note, plus (ii) the income or earnings attributable to the excess amount described in (i). See Exhibit D attached hereto.

14. Neither the City nor any person related to the City has entered or is expected to enter into any hedging transaction (such as an interest rate swap, cap or collar transaction) with respect to the Series 2024 Note.

15. None of the proceeds of the Series 2024 Note will be used (directly or indirectly) to acquire any "nongovernmental output property" as defined in Section 141(d) of the Code or to make or finance a loan to any person other than the City.

16. None of the proceeds of the Series 2024 Note will be used to finance "output facilities" (as that term is used in Section 141(b)(4) of the Code).

17. The City will not take any action which would cause the Series 2024 Note to be a "private activity bond" within the meaning of Section 141 of the Code. The City will not permit any person other than a state or local governmental unit or as a member of the general public (a "Nonexempt Person") to use, through sale, lease, management contract, output contract or similar agreement, portions of the 2024 Project, which in the aggregate exceed 10 percent of the 2024 Project (based upon the cost of such portions of the 2024 Project). The percentage limitation described in the preceding sentence shall be reduced to five percent if the private use of the 2024 Project is not related to any governmental use or is disproportionate to governmental use, all as described in Section 141(b)(3) of the Code.

18. The City acknowledges that in determining whether all or any portion of the 2024 Project is used, directly or indirectly, in the trade or business of a Nonexempt Person for purposes of Paragraph 17 above, use of any portion of the 2024 Project by a Nonexempt Person pursuant to a lease, management contract, service contract, output contract or other arrangement must be examined. The City represents that all management and service contracts with persons who are not employees of the City or another state or local governmental unit for use of any portion of the 2024 Project comply with the guidelines set forth in IRS Revenue Procedure 2017-13. The City represents that all future management and service contracts that it may enter into with respect to the 2024 Project will comply with the provisions of Revenue Procedure 2017-13 or any subsequently promulgated revenue procedure or regulations of the Internal Revenue Service, unless the City receives an opinion from Note Counsel that such contract will not adversely impact the exclusion of interest on the Series 2024 Note from gross income for purposes of federal income taxation. The City agrees to maintain copies of all leases, management contracts, service contracts, output contracts, and other preferential use arrangements with Nonexempt Persons with respect to the use of the 2024 Project throughout the term of the Series 2024 Note and for a period of three years thereafter.

19. The City reasonably expects that the 2024 Project will be owned and operated throughout the term of the Series 2024 Note in a manner which complies with the requirements set forth in Paragraph 17 above. The City will not change the ownership or use of all or any portion of the 2024 Project (whether by sale, lease or other agreement) in a manner that fails to comply with Paragraph 17 above, unless it receives an opinion of Note Counsel that such change of ownership or use will not adversely affect the exclusion of interest on the Series 2024 Note from gross income for federal income tax purposes.

20. The City is not aware of any facts or circumstances that would cause it to question the accuracy of the representations made by the Original Purchaser in its certificate attached as Exhibit C hereto, or the accuracy of the computations performed by the Financial Advisor in the Schedules attached as Exhibit A hereto.

21. The payment of the principal of and interest on the Series 2024 Note is not and will not be guaranteed directly or indirectly by the federal government within the meaning of Section 149(b) of the Code.

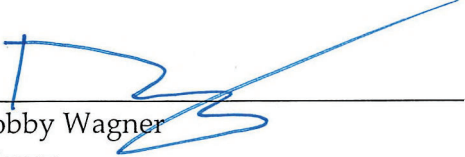
22. This Tax Certificate is, in part, to serve as a guideline in implementing the requirements of Sections 141 to 150 of the Code. If regulations, rulings, announcements and notices validly promulgated under the Code contain requirements which differ from those outlined here which must be satisfied for the Series 2024 Note to be tax-exempt or in order to avoid the imposition of penalties under Section 148 of the Code, pursuant to the covenants contained in the Ordinance, the City is obligated to take such steps as are necessary to comply with such requirements. If under those pronouncements, compliance with any of the requirements of this Tax Certificate is not necessary to maintain the exclusion of interest on the Series 2024 Note from gross income and alternative minimum taxable income or to avoid the imposition of penalties on the City under Section 148 of the Code, the City shall not be obligated to comply with that requirement. The City has been advised to seek the advice of competent counsel with a nationally recognized expertise in matters affecting exclusion of interest on municipal bonds from gross income in fulfilling its obligations under the Code to take all steps as are necessary to maintain the tax-exempt status of the Series 2024 Note.

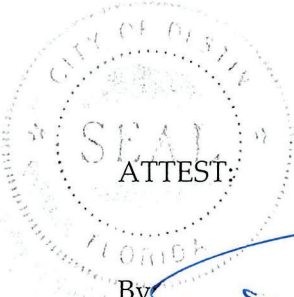
23. To the best of our knowledge, information and belief, the above expectations are reasonable.


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IN WITNESS WHEREOF, we have hereunto set our hands this 7th day of November, 2024.

CITY OF DESTIN, FLORIDA

By: 
Name: Bobby Wagner
Title: Mayor



By: 
Name: Rey Bailey
Title: City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.G.

TO: City Council

THRU: Larry Jones , City Manager
Krystal Strickland, Finance Director
Jeffrey Cozadd, Projects, Grants and Contracts Manager

FROM: Michael Burgess, Public Works Director

DATE: 02/24/2026

SUBJECT: Crosstown Connector Phase II, possible fencing addition for Council consideration

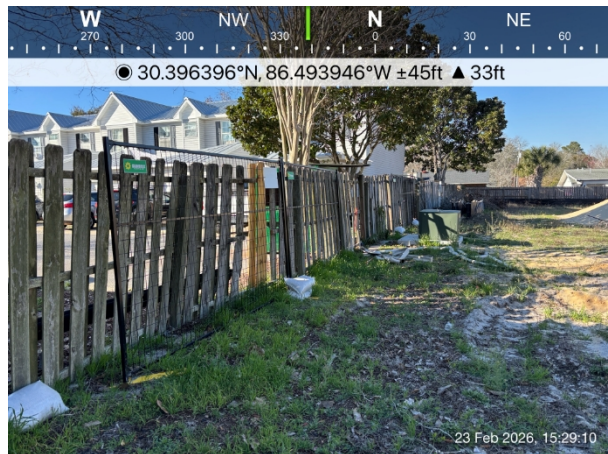
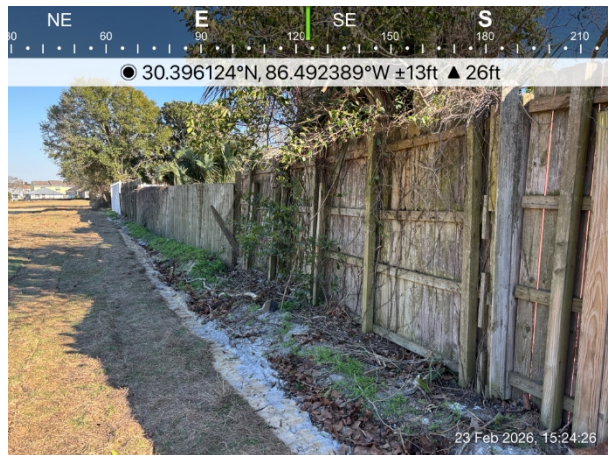
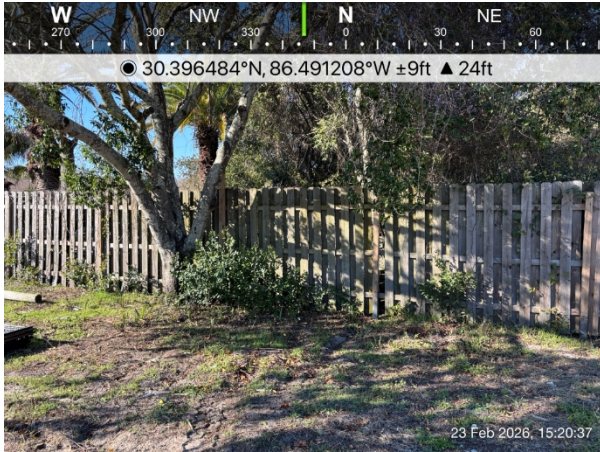
I. BACKGROUND: The Crosstown Connector (CTC) Phase 2 project (RFB 25-17-CM) includes roadway, curb, sidewalk, drainage, lighting, signing, landscaping, and irrigation improvements.

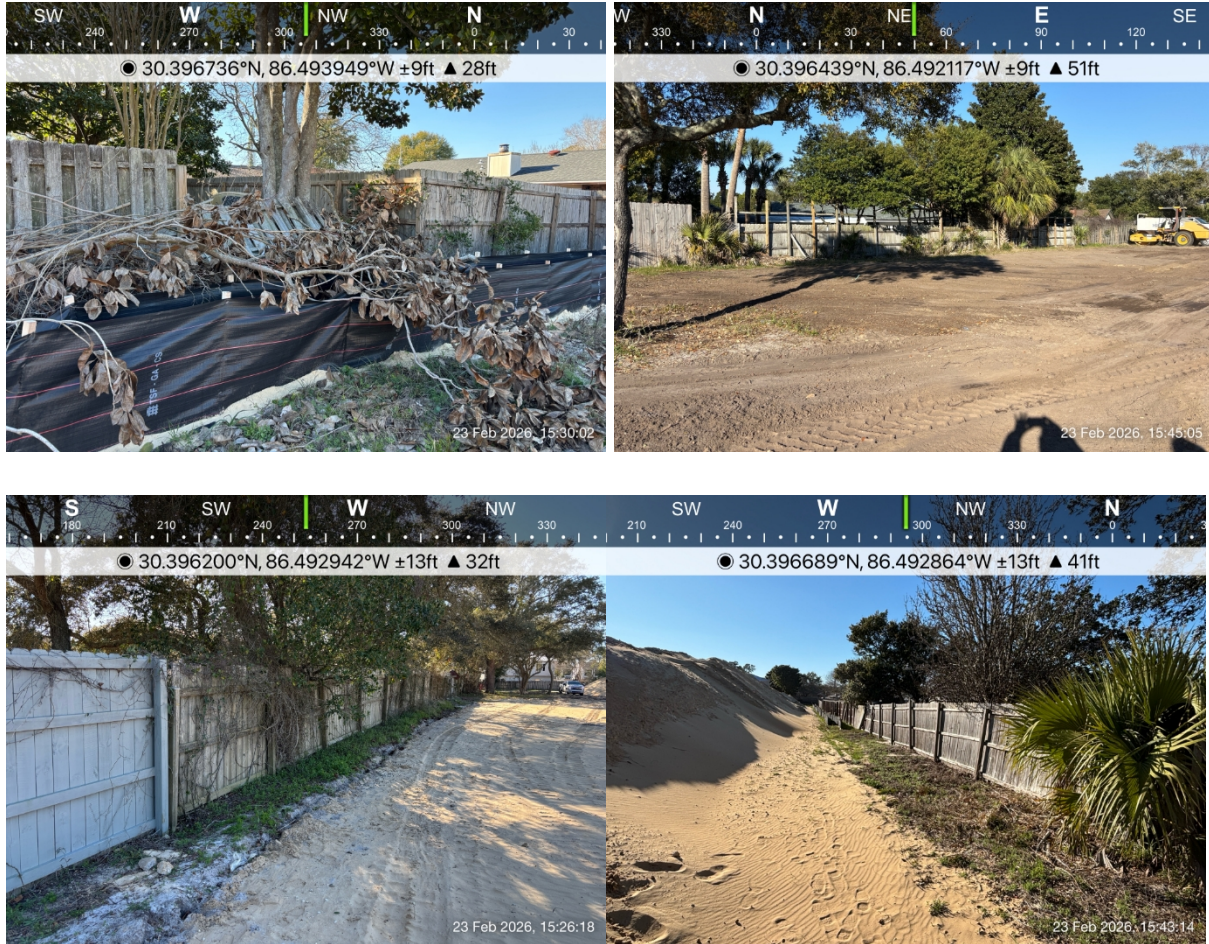
Along the corridor limits, several existing privacy fences are located adjacent to the new roadway. These fences (see attached photos) are:

- In varying states of repair
- Constructed of different materials (vinyl, wood panel, shadowbox)
- Different colors and construction styles
- Visually inconsistent

As the Crosstown Connector becomes operational, these fence conditions will remain highly visible from the public right-of-way and may detract from the overall appearance and finished quality of the project.

Staff is requesting Council direction on installation of approximately 2,500 linear feet of uniform 8-foot-tall vinyl (or similar composite) privacy fencing to “bookend” and unify the corridor. See the attachment depicting the placement of proposed fencing in green.





II. DISCUSSION: The proposed scope of a potential change order (or bid document) would include:

- Removal of deteriorated fencing where applicable (if encroaching on CTC property)
- Installation of approximately 2,500 LF of 8’ vinyl privacy fence
- Neutral color selected by Council
- Wind-rated, reinforced posts appropriate for coastal conditions
- Coordination with existing project limits

A. Aesthetic Continuity

The Crosstown Connector represents a significant capital investment. A consistent privacy fence would:

- Provide a finished and cohesive corridor appearance
- Complement new roadway, landscaping, and lighting
- Eliminate mismatched and deteriorated fence sections

B. Durability and Maintenance

Compared to wood fencing, vinyl/composite fencing:

- Resists rot, warping, and discoloration
- Requires minimal maintenance
- Provides longer service life
- Performs better in humid and coastal environments

C. Residential Buffering

An 8-foot privacy fence enhances:

- Visual screening from roadway activity
- Headlight buffering
- Noise and light mitigation (limited but beneficial to adjacent residential properties)

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence

IV. Effective, Efficient, and Aesthetically Pleasing Infrastructure

B. Effect on Budget (EOB): The cost of this project ranges from \$150,000 to \$225,000 based on fencing material type, potential removal of existing fences that encroach on CTC property, site grading, etc.

Transportation Impact fees were budgeted for FY 2026 to complete the Crosstown Connector Roadway that are available to cover this added expense.

	Transportation Impact Fees 311.5410.565000 Proj 100018
FY 26 Adopted Budget*	1,571,000
Previous Expenses/Encumbrances	(1,118,054)
Available Program Budget	452,946
This Agreement +(-)	(225,000)
FY 26 Remaining Program Budget	\$ 227,946

Procurement Options

Option A – Change Order to Existing Contractor

Advantages:

- Contractor already mobilized
- Seamless coordination with active construction
- Avoids additional mobilization costs
- Faster completion timeline

Option B – Separate Competitive Bid

Advantages:

- Standalone competitive pricing
- Potentially broader vendor pool

Disadvantages:

- Additional mobilization and administrative costs
- Delayed installation
- Separate construction schedule

C. **Level of Service (LOS)**: Approval of this item would:

- Improve corridor appearance and project finish quality
- Provide consistent residential buffering
- Reduce future maintenance concerns
- Enhance public perception of infrastructure investment

Failure to act will result in continued visual inconsistency and potential future maintenance and aesthetic complaints.

D. **Legislative Sponsor**:

E. **Business Impact Statement**:

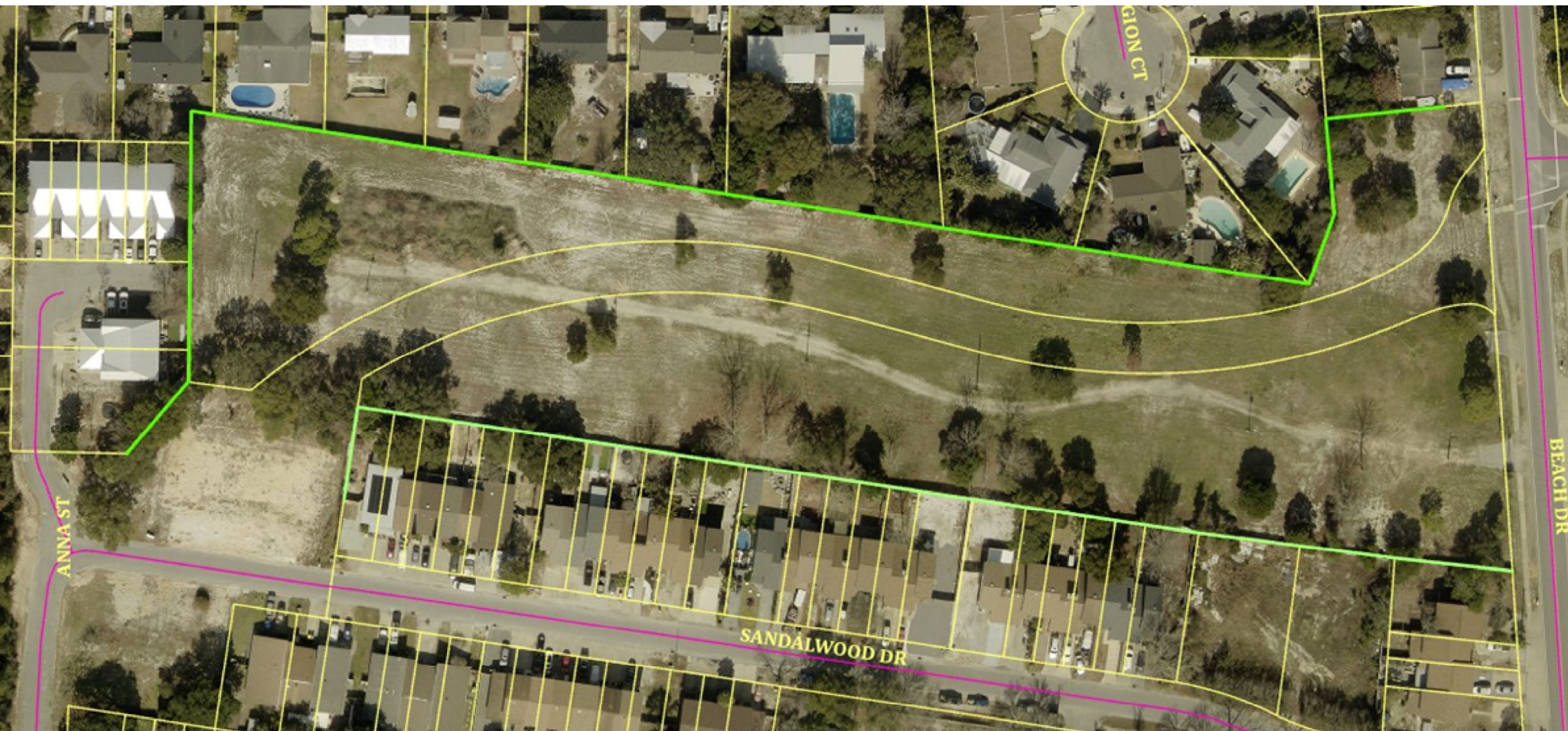
III. CONCLUSION: The Crosstown Connector is a long-term transportation investment for the City. Installation of approximately 2,500 linear feet of 8-foot vinyl privacy fencing would enhance aesthetics, improve residential buffering, and provide a durable, low-maintenance solution consistent with the quality of the new corridor improvements.

Council direction is requested regarding procurement method and budget authorization.

IV. RECOMMENDED MOTION: I move to authorize the City Manager to negotiate and execute a change order under RFB 25-17-CM, Crosstown Connector Construction Phase 2, for installation of approximately 2,500 linear feet of 8-foot vinyl privacy fencing in an amount not to exceed \$225,000.

Attachments:

1. CTC Fencing Project Area 022426



CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.H.

TO: City Council

THRU: Krystal Strickland, Finance Director
 Larry Jones , City Manager

FROM: Jamie Haynes

DATE: February 20, 2026

SUBJECT: Staff Pay Adjustments - Informational Only

I. BACKGROUND: Councilmember Geile moved to direct staff to calculate and present to the council the total cost to the city of providing city employees with salary increases of 1%, 2%, and 3% for the council’s review. The motion was seconded by Councilmember Schmidt and passed 3-2, with Council members Destin and Bagby dissenting.

II. DISCUSSION: At the regular City Council meeting, Councilmember Geile moved to direct staff to calculate the total cost to the City to provide salary increases of 1%, 2%, and 3%. Below are the calculations for the total impact of the increases for the remainder of FY26 and the total annual cost of the increase.

A. Link to Strategic Goals / Objectives: Offer livable wages & benefits to attract and maintain high caliber, qualified staff

B. Effect on Budget (EOB):

FY 26 Impact

	1% Increase	2% Increase	3% Increase
Gross	\$40,487.73	\$80,975.46	\$121,463.19
Social Security	\$1,747.79	\$3,495.58	\$5,243.36
Medicare	\$587.07	\$1,174.14	\$1,761.22
FRS	\$3,872.41	\$7,744.81	\$11,617.22
Thrift	\$922.32	\$1,844.64	\$2,766.96

Total FY26 Budget Impact \$47,617.32 \$95,234.63 \$142,851.95

Total Annual Increases FY26	1% Increase	2% Increase	3% Increase
Gross	\$65,792.56	\$131,585.12	\$197,377.68
Social Security	\$2,840.16	\$5,680.31	\$8,520.47
Medicare	\$953.99	\$1,907.98	\$2,861.98
FRS	\$6,292.66	\$12,585.32	\$18,877.98
Thrift	\$1,498.77	\$2,997.54	\$4,496.31
 Total Annual Impact	 \$77,378.14	 \$154,756.28	 \$232,134.41
Full Year 2 Impact (FY27)	\$80,473.26	\$160,946.53	\$241,419.79
Full year 3 impact (FY28)	\$83,692.19	\$167,384.39	\$251,076.58

- C. Level of Service (LOS):**
- D. Legislative Sponsor:**
- E. Business Impact Statement:**

III. CONCLUSION: A 1%, 2%, or 3% salary increase has both an immediate budget impact in FY26 and a larger continued impact in future years. In FY26 (16 remaining pay periods), the estimated total budget impact would be approximately \$47,617 for a 1% increase, \$95,235 for a 2% increase, and \$142,852 for a 3% increase, reflecting higher wages and also increased employer costs for Social Security, Medicare, FRS retirement contributions, and Thrift Plan contributions. Once fully annualized, the recurring yearly cost rises to about \$77,378 for 1%, \$154,756 for 2%, and \$232,134 for 3%. The salary increases over the FY27 and FY28 budget years are calculated with a combined assumption of COLA and merit increase at 4%. The increases are approximately \$83,692 (1%), \$167,384 (2%), and \$251,077 (3%) annually by FY28. In summary, each additional 1% increase represents roughly \$77,000–\$84,000 in ongoing annual costs. It is also important to note that the number of Thrift Plan participants will decrease over time and FRS participants will increase, creating additional expenses.

IV. RECOMMENDED MOTION: For information only.

Attachments:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Public Hearing
AGENDA OUTLINE NUMBER: 5.A.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Daniel Butler, Principal Planner
Noell Bell, Chief Building Official

DATE: February 11, 2026

SUBJECT: Second reading of Ordinance 25-28-LC - Amending Table 7-2 of the Land Development Code - "Table of Allowable Uses" to add coffee and tea manufacturing as a conditional use within the Industrial zoning district.

I. BACKGROUND:

On November 7, 2025, staff received an application for a Land Development Code (LDC) Text Amendment. The applicant, Webb Rouse of Perfect Cupp, LLC, is requesting to add the use of "Coffee and Tea Manufacturing" (NAIC 311920) to ***LDC Article 7, Table 7-2: Table of Allowable Uses*** as a permitted use within the Industrial (IN) zoning district. ***Please note that while this is an applicant-initiated text amendment, the amendment would modify the list of permitted, conditional and prohibited uses in the zoning district, and therefore approval of this Ordinance would be zoning-district wide.***

The applicant provided the following statement of intent with the application submittal:

"Perfect Cupp, LLC is going to provide toll roasting and private labeling services to the coffee industry. It has been determined that coffee roasting and related coffee processing/packaging services are not called out specifically in the Destin land use record. Based on Perfect Cupp's strong desire to establish the business in our community we are submitting this request to add the land use (Currently understood as NAICS 311) to our existing facility with accommodations for expansion based on growth forecasts."

The City Council approved this proposed Ordinance on first reading on February 17, 2026. It is now before the City Council on second reading for consideration of adoption.

II. DISCUSSION:

The purpose and intent of the Industrial (IN) Zoning District is outlined **LDC Section 7.12.06.X**, which provides the following:

“The Industrial zoning district is intended to provide the city with strategically located sites, principally within the southeast quadrant of Main street and Airport road, designed to accommodate arrangements of industrial and limited commercial development types. It is the intent of the IN zoning district to specifically not allow permanent or seasonal residential uses, except for residences for night watchmen or custodians whose presence on industrial sites is necessary for security.”

The purpose and intent are derived from **Future Land Use Element Policy 1-2.5.1** of the **Comprehensive Plan**. This policy further articulates that industrial uses include:

“Manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities, and other similar land uses that shall be regulated through appropriate LDC procedures and substantive Policy. Potentially harmful environmental impacts shall be mitigated prior to development approval. These uses typically generate heavy truck traffic, require significant acreage, are difficult to screen and buffer from residential areas, and therefore, should be located in more sparsely developed unincorporated areas.”

Additionally, the Comprehensive Plan states:

*“The City shall work with industrial interest groups to pursue selective industrial expansion as set forth herein in **Policy 1-1.4.3**.”*

Policy 1-1.4.3 provides the following:

*“**Selective Industrial Expansion Policy.** The City shall pursue a strategy of selective expansion of its industrial base. The City shall encourage industries that contribute optimally to the City's economy and that of the Emerald Coast. Highest priority shall be directed toward recruiting industries which:*

- 1. Generate high levels of employment together with higher than average wage and salaries.*
- 2. Promote an industrial mix to counterbalance the impact of cyclical economic changes.*
- 3. Produce services/products that complement the needs and resources of existing industry within the City and the region.*
- 4. Provide industry and service activities required to support and attract prime industrial land uses which are compatible with the City's growth management and resource conservation goals, objectives and Policies.*
- 5. Contribute net revenue to the City of Destin and thus enhance the fiscal capacity of the City.*
- 6. Do not adversely impact the City's natural resources, including groundwater quality; preservation of air quality; infrastructure; and public facility improvement needs.”*

Based on the Comprehensive Plan, Staff has determined that coffee and tea manufacturing

meets the purpose and intent of the Industrial zoning district as outlined in both the LDC and the Comprehensive Plan. Furthermore, allowing coffee and tea manufacturing would align with many facets of the intent of “Selective Industrial Expansion” as articulated in *Comprehensive Plan Policy 1-1.4.3*.

While the amendment request offers several opportunities and benefits, Staff has identified a number of moderate concerns. Coffee and tea manufacturing, depending on the filtration systems used, can produce emissions and strong odors that may be unsettling or bothersome to individuals.

For this reason, Staff recommends adding “Coffee and Tea Manufacturing” to *LDC Article 7, Table 7-2: Table of Allowable Uses* as a “conditional use” rather than a “permitted use.” Given the proximity of certain parcels within the Industrial zoning district to residential areas, Staff believes that potential emissions and odors can be more effectively mitigated through the conditional use process outlined in *LDC Section 7.12.10*. This process will allow the Local Planning Agency and City Council to review and approve each coffee or tea manufacturing proposal on a case-by-case basis, ensuring that applicants provide adequate site plans and appropriate mitigation measures to minimize adverse impacts on surrounding residential districts.

A. Link to Strategic Goals / Objectives: III. Economic Development and Revitalization

B. Effect on Budget (EOB): None.

C. Level of Service (LOS): None.

D. Legislative Sponsor: Applicant Initiated

E. Business Impact Statement:

1. Summary of proposed Ordinance 25-28-LC

An Ordinance amending Table 7-2 in the Land Development Code under Article 7 – Land Use, Type, Density, Intensity, Zoning and Regulatory Controls to include coffee and tea manufacturing as a conditional use within the Industrial Zoning District.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city.

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

None. Currently, coffee and tea manufacturing are not permitted within the City of Destin. This ordinance merely creates an opportunity for businesses to exercise this land use within the Industrial Zoning District as a conditional use.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

None. Currently, coffee and tea manufacturing are not permitted within the City of Destin. This ordinance merely creates an opportunity for businesses to exercise this land

use within the Industrial Zoning District as a conditional use. The only fees for businesses would be startup costs for businesses attempting to enter the coffee and tea manufacturing industry for the first time within Destin City Limits.

c. An estimate of the City’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

No new or additional regulatory costs will be incurred other than those required for a business tax receipt or change of use application as required by existing code.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

None. There are no existing coffee or tea manufacturing facilities existing within city limits.

4. Any additional information the board determines may be useful.

None.

III. CONCLUSION:

Staff recommends that the City Council approve the proposed LDC text amendment adding “Coffee and Tea Manufacturing” as a “conditional use” within the Industrial zoning district in *Table 7-2: Table of Allowable Uses of the Land Development Code*. This amendment is consistent with the adopted Comprehensive Plan, aligns with the purpose and intent of the Industrial zoning district, and supports “Selective Industrial Expansion” as outlined in *Comprehensive Plan Policy 1-1.4.3*.

Designating this activity as a “conditional use” will allow the City Council to evaluate each proposal individually and ensure that appropriate mitigation measures are implemented to minimize potential adverse impacts on nearby residential districts.

At the regularly scheduled LPA meeting on Thursday, January 22, 2026, the LPA unanimously recommended City Council approve ordinance 25-28-LC.

IV. RECOMMENDED MOTION:

I move that the City Council adopt the proposed LDC Text Amendment adding “Coffee and Tea Manufacturing” as a “conditional use” within the Industrial zoning district in *Table 7-2: Table of Allowable Uses of the Land Development Code* on second reading.

ALTERNATIVE MOTION:

I move that the City Council approve/deny the LDC Text Amendment as proposed.

Attachments:

ITEM # 2026-415

1. 2.11.26 revised ORD.
25-28-LC Table 7-2 _
Allowable Uses Coffee
and Tea Manufacturing
(1)

ORDINANCE NO. 25-28-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA; AMENDING TABLE 7-2 OF THE LAND DEVELOPMENT CODE “TABLE OF ALLOWABLE USES” TO ADD COFFEE AND TEA MANUFACTURING (NAIC 311920) AS A CONDITIONAL USE WITHIN THE INDUSTRIAL ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter and Section 166.021, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Chapter 163, Part II, of Florida Statutes, entitled the Community Planning Act ("Act"), empowers and requires the City Council to plan for the City’s future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the City; and

WHEREAS, the City Council desires to add coffee and tea manufacturing as a permitted use in the Industrial zoning district to Table 7-2 “Table of Allowable Uses” in the Land Development Code; and

WHEREAS, City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

WHEREAS, a public hearing has been conducted after due public notice by the Local Planning Agency and its recommendations reported to the City Council; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in section 3 of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, underline language is language to be added, language that is not in strike-thru or underlined is not to be changed. The symbol * represents sections of the Code of Ordinances that have been skipped and remain unchanged.**

SECTION 4. INCORPORATION INTO LAND DEVELOPMENT CODE. This ordinance shall be incorporated into the City of Destin's Land Development Code and any section or paragraph number, or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

ADOPTED THIS ____ DAY OF _____, 2026.

By: _____
Bobby Wagner, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney, for the City of Destin, only.

Rey Bailey, City Clerk

Kimberly Romano Kopp, City Attorney

First Reading: _____

Second Reading: _____

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Public Hearing
AGENDA OUTLINE NUMBER: 5.B.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: David Prichard, Community Development Director

DATE: February 23, 2026

SUBJECT: Second reading of Ordinance 26-11-CC - Amending Section 14-86 relating to application to city council for reduction of existing code compliance liens.

I. BACKGROUND: The City of Destin is authorized under Chapter 162, Florida Statutes, to impose daily fines and liens on private property pursuant to the statutory process for code enforcement. The City Council additionally set forth a process in its City Code of Ordinances to process requests for reductions of these liens pursuant to objective criteria set forth in the City Code, as well as pursuant to a chart providing for maximum lien reduction percentages. On February 2, 2026, the City Council expressed that it has been overly constrained by the maximum lien reduction percentages set forth in the City Code of Ordinances, and directed Staff and the City Attorney to remove it from the Code of Ordinances, while maintaining all remaining portions of the Code relating to the lien reduction application process and criteria considered in evaluating a lien reduction application.

II. DISCUSSION: The Council directed Staff and the City Attorney to amend the Code to remove the required percentage reduction maximums set forth in Section 14-86(c), and proposed Ordinance 26-11-CC accomplishes this directive. The City Code of Ordinances currently provides in relevant part:

Sec. 14-86. - Application to city council for reduction of existing code compliance lien.

(a)

The city council shall have the authority to reduce any lien imposed by the city's special magistrate for code compliance based on the criteria set forth in [section 14-87](#) of this Code, and subject to the maximum reduction amounts set forth in subsection [14-86\(c\)](#).

(b)

It shall be the responsibility of the applicant for the lien reduction to demonstrate, and each application shall contain, written statements of fact addressing the criteria prescribed in

[section 14-87.](#)

(c)

All lien reduction requests are subject to the following maximum percentage reductions:

Length of time the Violation Remained Non-Compliant with Special Magistrate's Order	Percentage Reduction
Up to 1 year	Reduction up to no more of lien amount
More than 1 year, up to 2 years	Reduction up to no more of lien amount
More than 2 years, up to 5 years	Reduction up to no more of lien amount
More than 5 years, up to 10 years	Reduction up to no more of lien amount
More than 10 years, up to 15 years	Reduction up to no more of lien amount
More than 15 years	None

(d)

Each request for a lien reduction, and each decision appealed shall be the subject matter of a separate application.

(e)

Nothing herein shall obligate the city council to reduce any code compliance lien.

Sec. 14-87. - Required criteria for reduction of existing code compliance lien.

The following criteria must be considered in order for the city council to reduce a lien imposed by the special magistrate in a code compliance case:

(1)

The amount of any administrative and out-of-pocket costs incurred by the city which are directly associated with the underlying code enforcement case and lien, including, but not limited to, code compliance staff and attorney time, postage, advertising and recording costs,

and other city expenses related to any measure taken by the city to abate a nuisance caused by the violation;

(2)

The gravity and number of the violation(s);

(3)

The amount of the requested reduction;

(4)

Whether the applicant was responsible for the violation which caused the lien;

(5)

Whether the applicant is or will be a bona fide purchaser of the subject property and is filing or has filed for a homestead exemption evidencing a desire to reside within the city on a non-transient basis, or whether the property is or will be acquired for investment purposes;

(6)

The time it took to bring the property into compliance;

(7)

The accrued amount of the code compliance fine or lien as compared to the current market value of the property;

(8)

Any previous or subsequent code violations pertaining to the property unless an order finding a violation is under appeal at the time of determination;

(9)

Any previous or subsequent code violations of the applicant pertaining to other properties owned within the city, unless an order finding a violation is under appeal at the time of the determination;

(10)

Any relevant information contained in any title policy required to be submitted to the city under this section;

(11)

Any demonstrated financial hardship;

(12)

Any other mitigating circumstance which may warrant the reduction or satisfaction of the penalty or fine; and

(13)

Any other administrative review criteria relevant to whether it is equitable to reduce or release a lien which is adopted by the city manager, in writing, and is intended to be applied to all applications on a uniform basis.

Proposed Ordinance 26-11-CC removes Section 14-86(c), only. Section 14-86(c) provides that all lien reduction requests are subject to the maximum percentage reductions that are also set forth in this section, with no other code changes. Deletion of section 14-86(c) removes constraints on Council related to maximum reductions, but continues to provide objective criteria for granting requests.

Notably, staff is also improving processes relating to notifications of lien imposition, beyond

that which the statute requires. Before a lien is imposed, staff will make efforts to contact the property owner via telephone in addition to the statutory mail/posting notices. Further, staff intends to provide updates to property owners on a quarterly basis each year to ensure that property owners are aware of lien amount accruals and to further encourage compliance.

The City Council approved this Ordinance on first reading on February 17, 2026. It is now before Council on second reading for consideration of adoption.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor: City Council direction on 2/2/26.

E. Business Impact Statement: 1. **Summary of proposed Ordinance 26-11-CC**

Code compliance liens on private property typically accrue with a daily fine until the property comes into compliance with City Codes. Sometimes, when a property comes into compliance, a property owner will request a reduction in the total lien amount. The current Code currently limits the amount by which the Council may reduce the lien. Proposed Ordinance 26-11-CC removes this maximum lien reduction amount, allowing the City Council to reduce a lien from 0 to 100 percent based on the criteria that is already set forth in the Code.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city.

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

No additional costs to private property owners (including businesses). Costs to owners may be further reduced by this Ordinance since liens can be reduced by greater numbers if the existing criteria are met.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

None.

c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

No new or additional regulatory costs will be incurred.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

Only business owners of private property with a code compliance lien imposed on such property, now or in the future, are impacted, and the ordinance allows for greater potential cost reductions to these property owners, not less.

4. Any additional information the board determines may be useful.

This ordinance is beneficial to private property owners and allows the Council to reduce liens in greater amount than the Code currently allows.

III. CONCLUSION:

Staff recommends approval of Ordinance 26-11-CC.

IV. RECOMMENDED MOTION: I move to approve Ordinance 26-11-CC on second reading.

Attachments:

1. Ordinance 26-11-CC Lien Reduction Revisions

ORDINANCE NO. 26-11-CC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING SECTION 14-86 RELATING TO APPLICATIONS TO CITY COUNCIL FOR REDUCTION OF EXISTING CODE COMPLIANCE LIENS; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 162, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Chapter 162, Florida Statutes, authorizes municipalities to place code enforcement liens on certain properties pursuant to the process set forth therein; and

WHEREAS, such code enforcement liens typically accrue with a daily fine for each day the property remains out of compliance with City codes and ordinances; and

WHEREAS, the City's Code of Ordinances sets forth a process whereby property owners can request a reduction in the total amount due on their lien, which the City Council may approve in whole or in part, or deny, in the Council's discretion and based on the criteria set forth in section 14-87 of the City Code of Ordinances; and

WHEREAS, the City Council desires to remove its previously self-imposed limits on the maximum percentage amount the City Council is permitted to reduce, which was set forth in section 14-86(c) prior to adoption of this Ordinance; and

WHEREAS, the City Council desires to provide for the health, safety and welfare of its residents and visitors; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

WHEREAS, public hearings have been conducted by the City Council after due public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in Section 3 of this ordinance that is ~~strike-thru~~ is language

proposed to be deleted, underlined language is to be added, and language that is not in strike-thru or underlined is not to be changed. The symbol *** represents sections of the Code of Ordinances that have been skipped and remain unchanged.

SECTION 3. CHAPTER 14. OFFENSES AND MISCELLANEOUS PROVISIONS

ARTICLE III. CODE ENFORCEMENT BOARD; SPECIAL MAGISTRATE

Sec. 14-86. Applications to city council for reduction of existing code compliance lien.

(a) The city council shall have the authority to reduce any lien imposed by the city's special magistrate for code compliance based on the criteria set forth in section 14-87 of this Code, and subject to the maximum reduction amounts set forth in subsection 14-86(e).

(b) It shall be the responsibility of the applicant for the lien reduction to demonstrate, and each application shall contain, written statements of fact addressing the criteria prescribed in section 14-87.

(c) All lien reduction requests are subject to the following maximum percentage reductions:

Length of time the Violation Remained Non-Compliant with Special Magistrate's Order	Percentage Reduction
Up to 1 year	Reduction up to no more than 30% of lien amount
More than 1 year, up to 2 years	Reduction up to no more than 25% of lien amount
More than 2 years, up to 5 years	Reduction up to no more than 10% of lien amount
More than 5 years, up to 10 years	Reduction up to no more than 5% of lien amount
More than 10 years, up to 15 years	Reduction up to no more than 2% of lien amount
More than 15 years	None

(dc) Each request for a lien reduction, and each decision appealed shall be the subject matter of a separate application.

(ed) Nothing herein shall obligate the city council to reduce any code compliance lien.

SECTION 4. INCORPORATION INTO CODE OF ORDINANCES. This ordinance shall be incorporated into the City of Destin's Land Development Code and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

ADOPTED THIS ____ DAY OF _____, 2026.

By: _____
Bobby Wagner, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney for the City of Destin, only.

DRAFT

Rey Bailey, City Clerk

Kimberly Romano Kopp, City Attorney

First Reading: _____

Second Reading: _____

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Public Hearing
AGENDA OUTLINE NUMBER: 5.C.

TO: City Council

THRU: Kimberly Kopp, City Attorney
Larry Jones , City Manager

FROM: Daniel Butler, Principal Planner
Noell Bell, Chief Building Official

DATE: February 24, 2026

SUBJECT: First reading of Ordinance 26-12-LC — Amending the Land Development Code to define "Indoor Sports Recreation Establishments"; Amending Table 7-2 "Table of Allowable Uses" to allow indoor sports recreation establishments as a permitted use in the Industrial zoning district; Amending Article 8 "Transportation," Table 8-6, "Number of Vehicle and Bicycle Parking Spaces Required"; Modifying parking requirements for indoor sports recreation establishments as set forth herein.

I. BACKGROUND: On February 2, 2026, the City Council requested an amendment to the Land Development Code that would allow indoor sports recreation establishments as a permitted use within the Industrial zoning district. Council further directed that staff also address potential parking requirements/reductions appropriately given the nature of the use and unoccupied portions of the square footage for batting cages and similar such unoccupied space within the indoor sports recreation complex.

II. DISCUSSION: Currently, indoor sports recreation establishments are prohibited in the Industrial zoning district. As noted above, this is a City Council-initiated text amendment that proposes to allow indoor sports recreation establishments as a permitted use in the Industrial zoning district. Specifically, the proposed ordinance (1) amends Table 7-2 to allow indoor sports recreation establishments as permitted use, and (2) amends Table 8-6 to set forth the required parking for the indoor sports recreation establishments.

With respect to parking, the City Council recognized that while current parking requirements are based on square footage, certain reductions may be appropriate where indoor sports recreation establishments utilize large portions of unpopulated space for recreational areas such as batting cages. Therefore, staff recommends that indoor sports recreation establishments are

required to provide 1 parking space per 500 square feet, except that square footage occupied by batting cages shall be required to provide two (2) space(s) per batting cage.

The proposed Ordinance is a commercial use appropriate for the Industrial zoning district and is therefore consistent with the relevant provisions of the Comprehensive Plan. The Comprehensive Plan provides the following Objective and Policy with respect to the Industrial FLU designation:

OBJECTIVE 1-2.5: ESTABLISH INDUSTRIAL LAND USE DESIGNATION. The FLUM (Map 1-1), shall delineate land for existing and anticipated future industrial needs and requisite support services.

Policy 1-2.5.1: Industrial (IN). The Industrial (IN) designation is designed to accommodate arrangements of industrial and limited commercial development types, with the intent to promote natural resource enhancement and to promote open spaces around buildings. Density is not provided within this FLUM designation, and therefore, residential uses are prohibited, including short-term residential uses. This provision shall not prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes. The industrial land use designation shall be allocated to industrial sites accessible to Airport facilities, and/or major thoroughfares. The sites shall be buffered from residential neighborhoods. The allocation of land use designations should provide a high priority to industry's frequent need for strategically located lands which are accessible to air and highway transport facilities, as well as labor markets and necessary urban services. The industrial (IN) designation is intended to provide strategically located sites principally within the southeast quadrant of Main Street and Airport Road. The City shall work with industrial interest groups to pursue selective industrial expansion as set forth herein in Policy 1-1.4.3.

Industrial uses include: Manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities, and other similar land uses that shall be regulated through appropriate LDC procedures and substantive Policy. Potentially harmful environmental impacts shall be mitigated prior to development approval. These uses typically generate heavy truck traffic, require significant acreage, are difficult to screen and buffer from residential areas, and therefore, should be located in more sparsely developed unincorporated areas.

A. Link to Strategic Goals / Objectives: III. Economic development and revitalization

B. Effect on Budget (EOB): None.

C. Level of Service (LOS): None.

D. Legislative Sponsor: Councilman Schmidt

E. Business Impact Statement: **1. Summary of proposed Ordinance 26-12-LC**

An Ordinance amending the Land Development Code to define “Indoor Sports Recreation Establishments”; allowing indoor sports recreation establishments as a permitted use in the industrial district, and providing for required parking.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city.

None.

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

None. Currently, this particular use is not specifically defined within the City of Destin. This ordinance creates an opportunity for businesses to exercise this land use within the Industrial Zoning District.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

None.

c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

No new or additional regulatory costs will be incurred other than those required for a business tax receipt or change of use application as required by existing code.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

There is currently one known business that desires to locate an indoor sports recreation establishment within the industrial zoning district, and the opportunity is open to any others within the district as well.

4. Any additional information the board determines may be useful.

None.

III. CONCLUSION: Staff believes that the proposed Ordinance is consistent with the Council's directive as well as consistent with the Comprehensive Plan, and recommends City Council approval. Also, at the regularly scheduled Local Planning Agency (LPA) meeting on Thursday, February 19, 2026, the LPA unanimously recommended City Council approve Ordinance 26-12-LC with the changes discussed.

IV. RECOMMENDED MOTION: I move to approve proposed Ordinance 26-12-LC on first reading.

Attachments:

1. 3_3_26 Ord. 26-12-LC Indoor Sports Recreation Establishments

ORDINANCE NO. 26-12-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE TO DEFINE “INDOOR SPORTS RECREATION ESTABLISHMENTS”; AMENDING TABLE 7-2 “TABLE OF ALLOWABLE USES” TO ALLOW INDOOR SPORTS RECREATION ESTABLISHMENTS AS A PERMITTED USE IN THE INDUSTRIAL ZONING DISTRICT; AMENDING ARTICLE 8 “TRANSPORTATION”, TABLE 8-6 “NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED”; MODIFYING PARKING REQUIREMENTS FOR INDOOR SPORTS RECREATION ESTABLISHMENTS; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Chapter 163, Part II, of Florida Statutes, entitled the Community Planning Act ("Act"), empowers and requires the City Council to plan for the City’s future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the City; and

WHEREAS, the City Council desires to encourage the development of additional sports recreational facilities including but not limited to indoor batting cages, to serve residents, visitors, and their families in appropriately zoned areas of the City; and

WHEREAS, the City Council has determined it is appropriate and in the best interest of the public to allow indoor sports recreational establishments in the Industrial zoning district; and

WHEREAS, the City Council recognizes that while current parking requirements are based on square footage, certain reductions may be appropriate where indoor sports recreational establishments utilize large portions of open space for recreational areas such as batting cages; and

WHEREAS, the City Council desires to efficiently and effectively regulate parking standards for indoor sports recreational establishments in a manner that balances the public health safety and welfare with land owners' private property rights; and

WHEREAS, the Local Planning Agency held a public hearing, with all required public notice on February 19, 2026, for the purpose of providing recommendations to the City Council with regard to this Ordinance amending the Land development Code and recommended that the City Council adopt the Ordinance amending the Land Development Code; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

WHEREAS, the City Council desires to provide for the health, safety and welfare of its citizens by modernizing and simplifying the LDC; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in Sections 3, 4 and 5 of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, underline language is language to be added, language that is not in strike-thru or underlined is not to be changed. The symbol * represents sections of the Land Development Code that have been skipped and remain unchanged.**

SECTION 3. Article 3 – DEFINITIONS.

Indoor Sports Recreation Establishments: An establishment providing completely enclosed sports recreation activities. Accessory uses shall be permitted to include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Nothing herein shall be construed to abrogate the prohibitions on sports gambling or any other gambling, which are prohibited by Chapter 14, Article 7 of the City Code of Ordinances (“Gambling Prohibited in City Limits”).

SECTION 4. Article 7 - LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS.

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-	CBR	TCMU	CMU	CMU-V	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
***	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Sector 71 Arts, Entertainment, and Recreation																												
713990 All other amusement and recreation industries										C		C	C			C	P	C	P	P	P	P	P				P	P
<u>Indoor Sports Recreation Establishments</u>																								P				
***	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Footnotes																												
P = Permitted Use, C = Conditional Use, and A = Accessory Use																												

SECTION 5. Article 8- TRANSPORTATION.

TABLE 8-6: NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED			
Uses		Maximum Vehicle Parking (within Old Desting MMTD); otherwise, Minimum Vehicle Parking	Minimum Bicycle Parking
***		***	***
713990 All other amusement and recreation industries		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
	a) Indoor shooting ranges	1 space for every shooting lane plus 1 space for every 250 square feet of retail sales gross floor area	10%

	b) Skating rinks	1 space for every 200 square feet of gross floor area	10%
	c) Stables	1 space for every 5 horses boarded on-site	0%
	d) Tennis, handball, and racquetball facilities	2 spaces for every court, plus required parking for additional uses on-site	10%
	<u>e) Indoor sports recreation establishments (including batting cages)</u>	<u>2 spaces for every batting cage, plus 1 space for every 500 square feet of additional gross floor area</u>	<u>10%</u>

SECTION 6. INCORPORATION INTO LAND DEVELOPMENT CODE. This ordinance shall be incorporated into the City of Destin's Land Development Code and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 7. CONFLICTING PROVISIONS. City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 8. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 9. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

(Signatures follow on next page)

**ADOPTED THIS ____ DAY OF _____,
2026.**

By: _____
Bobby Wagner, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has
been reviewed and approved by the City Attorney
for the City of Destin, only.

Kimberly Romano Kopp, City Attorney

Rey Bailey, City Clerk

First Reading: _____
Second Reading: _____

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: March 2, 2026
BOARD/COMMITTEE: City Council
TYPE OF AGENDA ITEM: Public Hearing
OUTLINE NUMBER: 5.D

TO: City Council

THRU: Larry Jones, City Manager
Kimberly Kopp, City Attorney
Noell Bell, Chief Building Official

FROM: Daniel Butler, Principal Planner

DATE: February 24, 2026

SUBJECT: Article 2 — Administration of the Land Development Code to remove and replace the existing Article 2 in its entirety; deleting Article 4 — Public participation of the Land Development Code to remove and replace Article 4 in its entirety; providing for regulations relating to General Administration; Development Orders; guarantees sureties and future improvement payment; providing for review processes for planning applications and general review, land division applications; miscellaneous planning applications, planned unit developments; marine construction applications, conditional uses, certificate of appropriateness, change of uses, appeals, special exceptions, variances; providing for regulations relating to telecommunications and wireless facilities; providing for site development and building permit review; providing for public procedures and meetings; establishing city boards and committees; providing for procedures for addressing and providing for development fees.

I. BACKGROUND:

On April 5, 2021, City Council unanimously approved the scope of work and budget to completely rewrite the Land Development Code (LDC). Since then, Staff has diligently advanced the project through comprehensive review and drafting. Major activities included:

- **Review of Comprehensive Plan Policies**
- **Developing Planning Areas and their associated Intent Statements**
- **Review of the LDC text chapter by chapter**

Following extensive internal and public review since early 2023, the final staff drafts of Articles 1 and 2 were presented to the City Council at its workshop on September 23, 2024. Public comments and recommendations from the Local Planning Agency (LPA) and other boards have been incorporated. Staff used the discussion and guidance provided at the Council workshop and incorporated changes. Further refinements were made based on re-reviews by new incoming staff, that provide better organization and clarity. The specific changes are discussed below.

II. DISCUSSION:

What to expect in the New LDC: Staff and 3TP Ventures have worked collaboratively to modernize and simplify the LDC. The updated code emphasizes clearer language, improved organization, and streamlined processes. The most notable improvements include revisions to language, format, organization, and consolidation.

Draft of *Article 2 – Administration* has now been available for public review since March 6, 2023. The draft has gone through several review iterations with community development staff, several other departments and the City’s land use attorney, and public review and discussion at several LPA meetings. Review criteria were based on the new LDC’s purpose and intent, feedback from the LPA and other boards or committees, and for compliance with the City’s adopted comprehensive plan and state statutes. Below is a brief synopsis of what to expect from the draft language of Article 2.

Article 2 – Administration has been reorganized, updated, and has consolidated all application or procedural review processes into one single article. It combines the current Article 2, elements of Articles 4 & 18, and other processes and procedures from the existing LDC. The draft of this article is drastically different from the existing code. First, it flows from enforcement responsibilities, the explanation of how to determine what each application is, to how it is processed, and then established the roles and responsibilities of each Board and Committee.

Language: The rewrite simplifies the LDC language for clarity, ideally allowing users to easily understand requirements without legal or staff interpretation.

Format: The revised LDC eliminates lengthy, dense paragraphs and introduces clearer headings, bookmarks, and hyperlinks for online navigation. Graphics are used where appropriate to visually represent regulations and minimum standards.

Organization: The new structure addresses one of the main challenges of the current LDC—difficulty locating specific regulations. Procedures are now grouped logically by application type, with dedicated sections for land development, land division, and planned unit developments (PUDs). Key additions include:

1. New **Planning Application Types Table** - previously known as the “**User’s Guide**.”
2. New **Annexation Process Procedures**
3. A new comprehensive **Planned Unit Development (PUD)** process and procedure which includes clear regulations as to what can be a PUD, community benefit requirements, and what a development must do if utilizing the PUD process.
4. New **special exceptions** process - *Section 2.12.03 - Special Exceptions*
5. New **addressing** regulations - *Section 2.17 - Procedures for Addressing*

Recent Updates/Changes to Organization

Below is an overview of the organizational and language changes to Article 2 from the November 6 LPA meeting and those made since the council workshop in September 2024.

Changes made since December 4, 2025 LPA Meeting

- **Major Development Order criteria**
 - Require any project proposing to utilize a Shared Parking Analysis to submit a Major Development Order application.
- **Change of Use vesting language**
 - Allows any approved Change of Use two (2) years to become vested.
- **Minor Formatting changes**
 - Removed the word ‘whether’ from Conditional Use section.
 - Added ‘ad-hoc’ for the ex-officio member of military installations.

Changes from LPA meeting on November 6, 2025:

- 2.01.04.C.14 - Added "Amendments to the LDC, or comprehensive plan, including the zoning or future land use maps."
- 2.01.05.B.2.c - Fixed the formatting issue in the previous draft.
- 2.03.02.A.1.b - Added the "or easements" to provide clarity and specificity.
- 2.08.03.A - Removed the minimum areas by "Planning Area" and added language for a minimum of five (5) acres for a PUD across the city.
- 2.15.02.D.2. - Removed "Local Planning Agency" and added "Council, board, or committee" to the language.

Changes made since the September 2024 Council Workshop:

- **2.01 - General Administration**
 - 2.01.03 moved from 2.02.02
 - 2.01.04 moved from 2.02.03 - Renamed “Notice to the Public.”
 - B. Clarified which applications require notice to the public.
 - B.25 added specific exemptions
 - 2.01.05 moved from 2.02.05
 - *2.02.04 Staff Reports - removed and turned into a policy letter.*
- **2.02 - Development Orders**
 - 2.02.01. updated and includes more specific regulations.
 - 2.02.02. moved from 2.03.02
 - 2.02.02.A. more clearly defines a Development Orders and when they are required.
 - 2.02.02.B. moved from 2.03.02.A.
 - 2.02.02.C. moved from 2.03.02.B. and consolidated with B.1.
 - *2.03.02.B.1.b. “required elements of a development order” - removed and turned into a policy letter.*
 - 2.02.02.D., E., & F. moved from 2.03.02.D
- **2.03 - Guarantees, Sureties, and Future Improvement Payments**
 - 2.03.01 moved from 2.02.06.A.
 - *2.02.06.9.f. & g. - moved to Article 5, Section 5.02.01.E. & F.*
 - 2.03.02 moved from 2.02.06.B.

- **2.04 - Planning Application Types and General Review Processes** (previously Sec. 2.03)
 - 2.04.01 - moved from 2.03.01 Table 2-1 and updated to reflect the reorganization.
 - 2.04.02 - moved from 2.06.01.
 - 2.04.02.C.1.a. - includes specific exemptions for Pre-application meetings.
 - *2.06.01.C.3.a. - e. - removed and turned into a policy letter.*
 - 2.04.03 - moved from 2.06.02

- **2.05 - Land Division Applications and Review Process**
 - 2.05.01 & 2.05.02 are created out of the new language per Ordinance 25-17-LC.
 - All sections in 2.06 pertaining to the review process for land division applications were consolidated into the corresponding Section 2.05.
 - 2.05.03. moved from 2.06.05
 - 2.05.04. & 2.04.05. moved from 2.06.06.
 - 2.05.06. moved from 2.06.07.
 - 2.05.07. moved from 2.06.08.
 - *2.06.08. Final Plat Approval and Release of Plat - replaced with 2.05.01 & 02.*

- **2.06 - Land Development Applications and Review Process**
 - 2.06.01 is a combination of the previous 2.06.01 but also elements were consolidated here with redundant requirements for Land Development applications.
 - All sections in 2.06 pertaining to the review process for land division applications were consolidated into the corresponding Section 2.06.
 - 2.06.02. moved from 2.05.01 & 2.06.10.
 - 2.06.03. moved from 2.05.02 & 2.06.11.
 - 2.06.04. moved from 2.05.03 & 2.06.12.
 - 2.06.05. moved from 2.04.05. & 2.06.10., .11, & .12
 - 2.06.06. moved from 2.06.13.

- **2.07. - Miscellaneous Planning Application and Review Process**
 - 2.07.01. moved from 2.06.03.
 - 2.07.02. moved from 2.06.04.
 - 2.07.03. moved from 2.06.09.

- **2.08. - Planned Unit Development Application and Review Process** (*previously Sec 2.07*) - No Change

- **2.09. - Marine Construction Applications and Review Process** (*previously Sec 2.08*)
 - 2.09.03. moved from 2.02.03.A.1.c.

- **2.10. - Conditional Use and Certificate of Appropriateness Review Process** (*previously Sec 2.09*)

- **2.11. - Change of Use and Special Event Application and Review Process** (*previously Sec 2.10*)
 - 2.10.03. & .04. *“Special Events” will be moved to the Code of Ordinances*

- **2.12. - Appeals, Special Exception, and Variance Application and Review Process -**
(previously Sec 2.11)
 - Section 2.12 was “Procedures for Right-of-Way Construction Review” and moved to Section 2.14.08. & 09.
- **2.13. - Telecommunications and Wireless Facilities - No Change**
- **2.14. - Site Development and Building Permit Review (previously Procedures for Construction and Building Permit Review)**
 - 2.14.01. was changed to “Site Development Permits and previous paragraphs A. & B. were reorganized into A., B., C., & D. to facilitate site development specificity
 - 2.14.08 moved from 2.12.01.
 - 2.14.09. moved from 2.12.02.
- **2.15. - Procedures for Public Hearings or Meetings - No Change**
- **2.16. - Establishment of City Boards and Advisory Committees -**
 - Added requirements for members to be City of Destin residents to all boards.
- **2.17. - Procedures for Addressing - No Change**
- **2.18. - Development Review Fees - No Change**

Consolidation: The revised Article 2 retains current provisions and incorporates the following:

Article 2 - Administration

- **Section 2.01 - General Administration**
 - Current Section 2.01, 2.03, 2.04, 2.17, & 2.18
- **Section 2.02 - Development Orders**
 - Current Sections 2.08 & 2.21
- **Section 2.03 - Guarantees, Sureties, & Future Improvement Payments**
 - Current Section 2.20
 - New Fee in Lieu regulations
- **Section 2.04 - Planning Applications and General Review Process**
 - Current Sections 2.05 and portions of 2.06 & 2.21
 - Inclusion of a user chart with hyperlinks to specific procedural sections
- **Section 2.05 - Land Division Applications and Review Process**
 - Portions of current Sections 2.05, 2.06, 2.09, & 2.19
- **Section 2.06 - Land Development Applications and Review Process**
 - Portions of current Sections 2.05, 2.06 2.07, 2.08, 2.09, & 2.24
- **Section 2.07 - Miscellaneous Planning Applications and Review Process**

- Current Sections 2.02 and 8.01.00
- New Annexation process
- **Section 2.08 - Planned Unit Developments**
 - New regulations for PUDs & portions of 7.14
- **Section 2.09 - Marine Construction Applications**
 - Portions of Current Section 11.05
- **Section 2.10 - Condition Use and Certificate of Appropriateness Review Process**
 - Portions of Current Sections 2.25
- **Section 2.11 - Change of Use application and Review Process**
 - Current Section 2.28, and Current Historic Overlays procedures in Section 7.12.06
- **Section 2.12 - Appeal, Special Exception, and Variance Applications and Review Process**
 - Current Section 2.25
 - New language on appeals of City Council and BOA
 - New process for Special Exceptions
- **Section 2.13 - Telecommunications and Wireless Facilities**
 - Current Section 7.19
- **Section 2.14 - Site Development and Building Permit Review**
 - Portions of previous Article 20 (moved Building Regulations from LDC to COO)
 - Portions of current Section 11.05
 - Portions of current Section 8.01.00
- **Section 2.15 - Procedures for Public Hearings or Meetings**
 - Portions of current Article 4
- **Section 2.16 - Establishment of City Boards and Advisory Committees**
 - Portions of current Article 4
- **Section 2.17 - Procedures for Addressing**
 - New addressing requirements and regulations
- **Section 2.18 - Development Review Fees**
 - Reference to the adopted Schedule of Fees

September 2024 City Council Articles 1 & 2 Workshop Topics:

Below is a brief overview of the major topics of discussion during the September 2024 City Council Workshop concerning Articles 1 & 2. The minutes from this workshop are also attached.

- PUDs

- Minimum lot size should be set to 5 acres across the board and increasing this minimum in certain commercial hubs. The purpose is to require the developer the ability to provide meaningful public benefits that provide the benefit they're supposed to.
 - *At the November 6, 2025 LPA meeting the LPA recommended a standard 5 acres across the city for all PUDs*

- **Special Events**

- Based on the discussion and internal review, the Special Event process is proposed to be removed and placed in the Code of Ordinances. This will allow for a broader review of the criteria and avoid complicating the LDC.

- **Plat/Subdivision Reviews**

- Due to SB 784, plats are now required to be administratively approved. However, the development plans that subdivisions will still be required to be reviewed under the same process as the Minor or Major Developments, as applicable.

A. Link to Strategic Goals / Objectives:

- #2. A green and sustainable environment,
- #3. Improve mobility and connectivity
- #4. Enhanced quality of life and safety for families
- #5. Economic development and revitalization
- #6. Effective, efficient, and aesthetically pleasing infrastructure

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): N/A

D. Legislative Sponsor:

E. Business Impact Statement:

City of Destin Business Impact Statement – Ord 25-24-LC

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance:

Ord. 25-24-LC repeals and replaces Article 2 - Administration of the current Land Development Code (LDC) for the City of Destin. It provides updates and clarity on the City's various applications and their associated review processes.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

There is no expected direct economic impact of the proposed ordinance on private, for-profit businesses within the City of Destin, as the City currently has an adopted LDC section that provides for administration of applications.

3. Estimate of direct compliance costs that businesses may reasonably incur:

There are no direct compliance costs associated with adopting this proposed ordinance.

4. Any new charge or fee imposed by the proposed ordinance:
The adoption of this proposed ordinance imposes no new fees.

5. Estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
There is no regulatory cost associated with adopting this proposed ordinance.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
Any business, existing or future, will be regulated by the proposed ordinance as well as any amendments to the Land Development Code in the future.

III. CONCLUSION:

Article 2 outlines the administration of the various City applications and the associated review process. Approval of Article 2 – Administration will establish a new, updated version in the Land Development Code, implemented at a date to be determined.

At the regularly scheduled Local Planning Agency (LPA) meeting on Thursday, February 19, 2026, the LPA unanimously voted to recommend City Council approve proposed Ordinance 25-24-LC.

IV. RECOMMENDED MOTION:

I move that the City Council approve Ordinance 25-24-LC on first reading.

ALTERNATIVE MOTION:

I move that the City Council approve Ordinance 25-24-LC with the following modifications:
_____.

Attachments:

1. ORDINANCE 25-24-LC
2. EXHIBIT A TO ORD 25-24-LC - Article 2 Administration
3. Background Working Draft Article 2 Administration
4. City Council Minutes 09-23-2024 Workshop
5. Article 2 Ordinance Presentation

ORDINANCE NO. 25-24-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, DELETING ARTICLE 2, ADMINISTRATION, OF THE LAND DEVELOPMENT CODE TO REMOVE AND REPLACE THE EXISTING ARTICLE 2 IN ITS ENTIRETY; DELETING ARTICLE 4, PUBLIC PARTICIPATION, OF THE LAND DEVELOPMENT CODE TO REMOVE AND REPLACE ARTICLE 4 IN ITS ENTIRETY; PROVIDING FOR REGULATIONS RELATING TO GENERAL ADMINISTRATION; DEVELOPMENT ORDERS; GUARANTEES, SURETIES AND FUTURE IMPROVEMENT PAYMENTS; PROVIDING FOR REVIEW PROCESSES FOR PLANNING APPLICATIONS AND GENERAL REVIEW, LAND DIVISION APPLICATIONS; MISCELLANEOUS PLANNING APPLICATIONS, PLANNED UNIT DEVELOPMENTS, MARINE CONSTRUCTION APPLICATIONS, CONDITIONAL USES, CERTIFICATES OF APPROPRIATENESS, CHANGE OF USES, APPEALS, SPECIAL EXCEPTIONS, VARIANCES; PROVIDING FOR REGULATIONS RELATING TO TELECOMMUNICATIONS AND WIRELESS FACILITIES; PROVIDING FOR SITE DEVELOPMENT AND BUILDING PERMIT REVIEW; PROVIDING FOR PUBLIC PROCEDURES AND MEETINGS; ESTABLISHING CITY BOARDS AND COMMITTEES; PROVIDING FOR PROCEDURES FOR ADDRESSING AND PROVIDING FOR DEVELOPMENT FEES; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 2, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Chapter 163, Part II, of Florida Statutes, entitled the Community Planning Act ("Act"), empowers and requires the City Council to plan for the City's future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the City; and

WHEREAS, a comprehensive review of the entire Land Development Code has not taken place in some time; and

WHEREAS, the City Council has a goal of updating the Land Development Code to promote consistency with the latest state and federal laws, as well as best practices for land development in Florida; and

WHEREAS, the City Council has undertaken an effort to rewrite portions of its Land Development Code (“LDC”) to improve usability, implement missing elements of the Comprehensive Plan, and modernize development standards; and

WHEREAS, the City Council desires to clean up items in the LDC related to inconsistencies in the existing code, problems identified in the course of everyday implementation, or items that were missing or outdated due to changes in the City’s practices or development typologies; and

WHEREAS, the City Council endeavors to modernize the LDC by addressing items that will result in structural improvements to the LDC or areas where best practices have changed significantly since the relevant regulations were last updated; and

WHEREAS, the City Council desires to improve areas of development and land use that are insufficiently addressed by the current code; and

WHEREAS, the City Council desires to maintain the quality of life for City residents by protecting environmental resources, protecting existing neighborhoods, and protecting wildlife areas and natural amenities; and

WHEREAS, the City Council seeks to discourage sprawl development and provide guidance for infill development; and

WHEREAS, the City Council retained 3TP Ventures as a consultant to assist City staff with a comprehensive rewrite of the Land Development Code (“LDC”); and

WHEREAS, City Staff has presented various versions of Article 2 of the LDC to the City’s Land Planning Agency and incorporated recommendations from the LPA into the proposed Article 2; and

WHEREAS, City Staff has held multiple workshops before the City Council and incorporated policies discussed at the City Council workshops into the proposed LDC; and

WHEREAS, the City Council desires to provide for the health, safety and welfare of its citizens by modernizing and simplifying the LDC; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

WHEREAS, this Ordinance 25-24-LC deletes and replaces in its entirety the existing Article 2 of the City Land Development Code entitled “ADMINISTRATION”; and

WHEREAS, this Ordinance 25-24-LC deletes and replaces in its entirety the existing

Article 4 of the City Land Development Code entitled “PUBLIC PARTICIPATION”; and

WHEREAS, the Local Planning Agency held a public hearing, with all required public notice on December 4, 2025, for the purpose of providing recommendations to the City Council with regard to this Ordinance 25-24-LC, and recommended that the City Council adopt the Ordinance amending the Land Development Code; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

SECTION 3. Article 2 of the City of Destin Land Development Code, entitled “ADMINISTRATION” is deleted in its entirety and replaced with the new Article 2 set forth in Exhibit “A” to this Ordinance, attached hereto and fully incorporated herein by this reference. Exhibit “A” to this Ordinance constitutes ARTICLE 2 of the City of Destin’s Land Development Code as of the Effective Date of this Ordinance.

SECTION 4. Article 4 of the City of Destin Land Development Code, entitled “PUBLIC PARTICIPATION” is deleted in its entirety and replaced with the new Article 2 set forth in Exhibit “A” to this Ordinance, attached hereto and fully incorporated herein by this reference. Exhibit “A” to this Ordinance constitutes ARTICLE 2 of the City of Destin’s Land Development Code as of the Effective Date of this Ordinance.

SECTION 5. INCORPORATION INTO LAND DEVELOPMENT CODE. This ordinance shall be incorporated into the City of Destin's Land Development Code and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 6. CONFLICTING PROVISIONS. Special Acts of the Florida Legislature applicable to the incorporated area of the City of Destin, City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 7. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

(Signature Page Follows)

SECTION 8. EFFECTIVE DATE. This ordinance shall become effective on October 1, 2026, provided it is adopted by the City Council and signed by the Mayor prior to October 1, 2026.

**ADOPTED THIS ___ DAY OF _____,
2026.**

By:

Bobby Wagner, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney for the City of Destin, only.

Rey Bailey, City Clerk

Kimberly Romano Kopp, City Attorney

First Reading:
Second Reading:

EXHIBIT "A"

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ARTICLE 2 - ADMINISTRATION

SECTION 2.01 GENERAL ADMINISTRATION

SECTION 2.01.01 ADMINISTRATOR

- A. The City Manager or designee shall administer and enforce this Code.
- B. All questions of interpretation and enforcement shall be presented to the City Manager or designee first, and any questions of interpretations of the City Manager or designee can be appealed to the Board of Adjustment.
- C. The City Manager or designee shall have the authority to reject materials or suspend work when not in conformity with approved plans and specifications.

SECTION 2.01.02. PURPOSE AND INTENT

The purpose of this Code is to protect the health, safety, and the public welfare of the citizens of Destin. This Code was enacted to provide a consolidated reference source for land development regulations of the City of Destin. It implements those development related policies mandated by the Florida statutes and the City's policies outlined in the Comprehensive Plan. Where a conflict exists between the Land Development Code (LDC) and other city ordinances, the Land Development Code takes precedence. The LDC establishes site design criteria and provides review procedures for development and permit applications. Procedures for appealing decisions are provided in Section 2.12 of this article.

SECTION 2.01.03 SUBMITTALS

- A. Applications for development review shall be submitted through the Community Development Department.
- B. A completed application shall be signed by all owners, or their agent, of the property subject to the proposed development plan.
 1. In the case of corporate ownership, the authorized signature shall be accompanied by a letter showing proof of the authorized individual role or office in the corporation on the corporate letterhead.
 2. Signatures by other parties will be accepted with notarized proof of authorization by the owners.
- C. All preliminary and final development plans submitted shall conform to the standards outlined in the City of Destin's Development and Subdivision checklists and shall be submitted electronically.

SECTION 2.01.04 NOTICE TO THE PUBLIC

- A. Written notice shall be provided to owners of property within 300 feet of land subject to applications which require a public hearing, or for the following applications:
 1. Lot Split
 2. Replat
 3. Minor Subdivision
 4. Major Subdivision
 5. Simple Development
 6. Minor Development

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7. Major Development
 8. Technical Deviation
 9. Simple Deviation
 10. Minor Deviation
 11. Major Deviation
 12. Development Agreements
 13. Planned Unit Development
 14. Amendments to the LDC or comprehensive plan including the zoning or future land use maps
 15. ROW / Easement Vacation
 16. Conditional Use
 17. Special Exception
 18. Variance
 19. Marina Siting Exception
 20. Any application deemed by the City Manager or designee to have enough public impact that it warrants a notice to the public.
- B. The following applications do not require a notice to the public:
1. Change of Use
 2. Right-of-Way Construction
 3. Administrative Appeal
 4. Appeals of City Council
- C. The Okaloosa County Property Appraiser's address records will be utilized to identify addresses for notification purposes.
- D. Written notice shall be provided to owners of property within 300 feet of land subject development-related applications including but not limited to:
- E. The failure of any person to receive notice shall not invalidate an action if a good faith effort was made to comply with the notice requirements of this code.
- F. Sign notice posted on property:
1. All applications shall post a sign on the property, meeting the criteria below:
 - a. The placement on the subject property shall be a maximum of five feet from the adjacent right-of-way, and clearly visible and legible from the right-of-way.
 - b. The minimum size of the sign shall be 24 inches by 36 inches.
 - c. The sign shall clearly indicate the following:
 1. Project Name or Number
 2. Applicant's or Agent's name
 3. Emergency contact phone number of the responsible party for said development site who is available 24 hours a day, seven days a week.
 2. The sign must be posted at least two (2) weeks prior to the public hearing and must remain on-site until final approval and shall be removed within five days of approval.
- G. Notice Procedures for Public Hearings
1. All public hearings and public meetings shall be held at regularly scheduled times and days, as indicated by the City.
 2. All public hearings require a published advertisement in a newspaper of general paid circulation, interest, and readership within the city.
 - a. The advertisement shall include:
 1. An identification of who is holding the hearing or meeting.
 2. The date, time, and place.

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3. General subject of the hearing or meeting.
4. The location where copies of the proposed matter may be reviewed; and
5. The advertisement will encourage the public to provide written and/or verbal comments on the matters under consideration.
- b. The first published notice of a public hearing or meeting shall appear ten (10) to twenty-one (21) days prior to the date of the hearing or meeting.
- c. The second published notice of public hearing shall appear five (5) to eight (8) days prior to the hearing or meeting.
3. The City Council may, by a two-thirds vote, enact an emergency ordinance without complying with the requirements of this Section.
 - a. Emergency enactment procedures for land use plans adopted shall be pursuant to state statutes Part II, Ch. 163.
 - b. Exceptions: No emergency ordinance or resolution shall be enacted that:
 1. Establishes or amends any Future Land Use or Zoning map designation of a parcel or parcels of land.
 2. Changes the permitted, conditional, or prohibited uses within a zoning district.
4. Additional Noticing Requirements:
 - a. Amendments to the Comprehensive Plan, Land Development Code, or the official zoning map require the following additional noticing requirements:
 1. A written notice shall be sent at least 30 days prior to the first public hearing date and shall contain:
 - (i) How the proposed amendment affects property owners.
 - (ii) The time and place for one or more public hearings on such ordinance.
 2. For ordinances involving a parcel or parcels of land less than ten contiguous acres, the City shall mail a notice to all real property owners whose land will be re-designated by enactment of the ordinance.
 3. For ordinances involving a parcel or parcels of land greater than ten contiguous acres.
 - (i) The City Council shall hold two advertised public hearings on the proposed ordinances.
 - (ii) The second public hearing shall be held at least ten days after the first public hearing.

SECTION 2.01.05 WITHDRAWAL OF APPLICATIONS

- A. An application for development approval may be withdrawn at any time by the applicant or their representative.
- B. The City may declare an application withdrawn if resubmittal of materials is not received within thirty (30) calendar days from receipt of comments from the City.
 1. The City shall notify the applicant seven (7) calendar days before an application is declared withdrawn.
 2. An extension may be requested by the applicant for up to thirty (30) calendar days.
 - a. No more than two (2) extensions, for a maximum of sixty (60) calendar days, may be requested by the applicant during the application review process.
 - b. An extension request shall be submitted no later than seven (7) days prior to submittal deadline.
 - c. Any requested and approved extension extends any decision deadline requirement by the number of days the extension is approved for.

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- C. The withdrawal of any application for development review will result in the application losing its position in the Community Development Department's plan review queue.
- D. To restart review of a withdrawn application, the applicant must submit a new application with all required materials and repayment of all application or other required review fees.

SECTION 2.02. DEVELOPMENT ORDERS

SECTION 2.02.01 AUTHORIZATION FOR DEVELOPMENT ORDERS

- A. All development plans shall require a development order, ensuring that all proposed activities comply with this LDC and any applicable state and/or federal requirements.
 - 1. The engineering standards for stormwater, sewage, water, streets, traffic, and other engineering concerns as adopted and amended by the City of Destin.
- B. Development activity is authorized through a development permit if the proposed development conforms to:
 - 1. The City of Destin's Land Development Code.
 - 2. The engineering standards for stormwater, sewage, water, streets, traffic, and other engineering concerns as adopted and amended by the City of Destin.
 - 3. The Florida Building Code and fire codes as adopted and amended by the City of Destin.

SECTION 2.02.02 DEVELOPMENT ORDERS

- A. A development order is an order granting, denying, or granting with conditions an application for approval of development.
 - 1. Development orders are generally required for all new developments, substantive and substantial changes, or additions and deviations to an existing development.
 - 2. An approved development order is required prior to the city's issuance of any development permit(s). The development order is not a development permit.
- B. No property shall have more than one development order application under review by the City at any one time.
- C. Provided the development plan meets or exceeds all applicable requirements of the Land Development Code, City Comprehensive Plan, and City Code of Ordinances, the City shall issue a development order to the developer within ten (10) business days from the approval date of said development order application.
- D. An approved development order is required prior to the city's issuance of any required development permit(s). The development order is not a development permit.
- E. A development order is valid for a period of one year from the date of issuance.
- F. Development orders that require a permit for development:
 - 1. Any permit needed must be obtained by issuance from the city for either the construction of infrastructure or construction of the entire project.
 - 2. If a building permit is not issued within one year from the date of issuance of the development order, then the development order becomes null and void.
 - 3. Construction must commence within six (6) months after issuance of building permit or development permit.
 - 4. If construction activity ceases for a period of one-hundred and eighty (180) days after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void.

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G. Exemptions from Development Orders:

1. A development permit may be issued without a development order (or deviation thereof) if any of the following conditions apply:
 - a. Alterations to existing improved properties that will not alter gross floor area, use of structure or land, or change/add to the impervious surface of the site.
 - b. The construction or alteration of one attached or detached single family dwelling.
 - c. The resurfacing with the same material of a vehicle use area that conforms to all requirements of this Code.
 - d. The land, parcel or property of the proposed project is subject to a replat, or lot split granted pursuant to procedures in Sections 2.05 of this Article.
 - e. Determination by the City Manager or designee
 1. A determination shall not conflict with any requirement or provision of the LDC or the Comprehensive plan.

H. Development Order Extension:

1. The applicant may request one extension to a development order, not to exceed 12 months from the date of original expiration.
 2. An applicant shall submit an application for extension no less than forty-five (45) calendar days prior to expiration of the original development order.
 3. The application shall include:
 - a. Proof of ownership and agent affidavit (if applicable).
 - b. A narrative describing why development has not commenced.
 4. Once an application is received, it will be forwarded to the Community Development Director for final determination.
 5. The fee for an extension is half (1/2) the cost of the original application.
- I. An approved development plan or permit must be issued prior to or in conjunction with a clearing permit before clearing of land. It is the intent of this paragraph to prohibit any clearing, grading, or demolition of land or structures without first having an approved development with a corresponding approved site plan conforming to all applicable city regulations and this Code.
1. A clearing Permit can only be issued if in conjunction with a building permit or development permit.
 2. If the building permit or development permit becomes null and void so does the clearing, grading, or demolition permit.
 3. If a clearing permit is issued and the lot, land, or parcel is cleared, but no construction occurs within one (1) month of completion of clearing, grading, or demolition, the site shall comply with Section 6.04.06. or 6.04.07. as applicable and be stabilized with:
 - a. Sod
 - b. Hydroseeding
 - c. Or other City Engineer approved alternative.

SECTION 2.03. GUARANTEES, SURETIES, AND FUTURE IMPROVEMENT PAYMENTS

SECTION 2.03.01 GUARANTEES AND SURETIES

A. Purpose

1. The purpose of this section is twofold. First to ensure that the infrastructure that will serve an approved development, whether public or private, will get installed, constructed, or built, in a

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- prompt and timely manner. Second it ensures that those elements required to support the approved development will be free and clear of defects for the life of the maintenance period.
2. Nothing in this Section shall be construed as relieving the developer or applicant of any requirement relating to concurrency or maintenance of level of service as may be required by this Code or the Comprehensive Plan.
 3. The City retains the right to refuse an applicant or developer the option of posting security/surety based upon the past performance of an applicant.
- B. Applicability
1. The provisions of this Section apply to all proposed developments in the city, including, but not limited to, subdivisions, PUD's, private road subdivisions, and private developments having any of the following conditions:
 - a. Requesting approval of final plat prior to completion of infrastructure.
 - b. Providing a roadway, multi-modal or pedestrian corridor as identified as a need by the city.
 - c. Providing or modifying public or private right-of-way (ROW) for single-family or multi-family subdivisions.
 2. The developer, after any development order is issued but before any construction permit is issued, shall provide the surety to ensure that all required infrastructure is satisfactorily constructed according to the approved development plan.
- C. Requirements
1. Signed agreement that all improvements, whether required by this Code or constructed at the developer's option, shall be constructed in accordance with the standards and provisions of this Code and approved plans.
 2. The projected total cost, to include materials and labor for installation, for each improvement proposed. This cost shall be prepared and provided by a Florida-licensed Professional Engineer and shall be signed, sealed, and dated.
 - a. Separate projected costs for:
 1. Private infrastructure elements
 - (i) Common areas
 - (ii) Regional retention/detention ponds
 2. Private ROW infrastructure improvements
 3. Public ROW infrastructure improvements
 3. The terms of the agreement shall indicate that all required improvements shall be satisfactorily constructed within the period stipulated.
 - a. The term shall not exceed the timelines identified in the development order.
 - b. Any extension to time must be in writing and must be approved by the City Engineer.
 - c. Failure to complete the work in the time allocated, the developer forfeits the surety, and the City shall use the funds to construct any infrastructure that is remaining.
 4. All developers upon application shall sign an agreement to indemnify and hold harmless the City, its officers, employees, and agents who perform improvements not fulfilled by the developer or owner as identified in security/surety documents.
 5. Developers agree to provide property access to city employees and/or authorized agents who perform improvements not fulfilled by the developer or owner and identified in security/surety documents. Property access will be unrestricted to areas necessary to complete necessary work elements.
- D. Surety Type & Amount:

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1. The City Manager or designee shall be responsible for determining the adequacy of the security/surety proposed to be provided by the developer.
 2. All sureties shall be no less than one hundred twenty-five percent (125%) of the cost of construction identified in paragraph C.2 above.
 - a. The City Manager, on the recommendation of the City Engineer or designee, may require a higher contingency amount for any surety.
 3. Should the surety be utilized for any reason, and the funds from the surety are not sufficient to complete all required work, the developer shall be responsible for any fund amount above the original surety.
 4. Surety requirements may be met but are not limited to the following:
 - a. Deposit in the form of cash, certified check, cashier's check, money order (required for Certificate of Occupancy).
 - b. Irrevocable letter(s) of credit.
 - c. Performance or surety (insurance) bond(s) issued by insurance companies licensed to do business in the State of Florida
 5. The following conditions shall apply to the posting or reduction of any surety.
 - a. An administrative fee is added to the cost of surety. This amount may be found in accordance with the latest adopted Fee Resolution and shall be assessed at the time of application and post surety. The Administrative fee does not include any inspection fees.
 - b. A ten percent (10%) surety handling fee will be added to any surety in accordance with the latest adopted Fee Resolution.
 6. Upon approval of the City Manager or designee, the amount of security/surety may be reduced, not more than once during the term of the improvements, before the completion and final acceptance of required improvements. In no case, shall the amount of the security/surety be reduced by one of the following, whichever is higher:
 - a. Less than fifty percent (50%) of the original surety amount.
 - b. The amount necessary for completing the remaining infrastructure improvements plus twenty-five percent (25%).
 7. Surety documents must reflect:
 - a. The names of the subdivision or development
 - b. The developer and developer's authorized agents
- E. Acceptance of work.
1. Preliminary acceptance of public infrastructure improvements:
 - a. The City Engineer, or designee, shall perform a final walk-through of construction with developer. Upon determination that the project improvements were built to approved plans and specifications, the City Engineer shall make a recommendation to Council to preliminary approve said infrastructure at the next available meeting.
 - b. The City Council, at their discretion, will approve/disapprove the preliminary acceptance of the infrastructure subject to a warranty period.
 - c. Forty-five (45) calendar days after City Council approval, the developer and contractor shall provide a clean lien certificate from the county clerk's office. The developer may request release of original surety once all the following takes place:
 1. These certificates are received by the engineering department, and
 2. The developer obtains the maintenance surety as outlined in this section, and

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3. The developer's engineer shall provide certification(s) that all infrastructure was constructed in accordance with the approved plan(s).
 - (i) A physical survey of locations and elevations shall be provided of all infrastructure.
 - (ii) Testing documentation shall be provided to the City Engineer or designee, along with copies of Florida Department of Environmental Protection (FDEP) certification(s) or other certifications provided by State agencies.
- d. Developer agrees to warranty the public infrastructure for a period of one (1) year or whenever all warranty work is completed, whichever is longer.
- e. The one-year warranty period shall begin upon acceptance by the City Council above.
- f. Developer must post a new maintenance surety in an amount equal to twenty-five percent (25%) of the total construction cost of the improvements to ensure maintenance is completed.
2. Initial Acceptance of private infrastructure improvements:
 - a. The developer shall work with the Engineering Department to inspect milestones during construction.
 - b. The developer's engineer shall provide certification(s) that all infrastructure was constructed in accordance with the approved plan(s).
 1. A physical survey of locations and elevations shall be provided of all infrastructure.
 2. Testing documentation shall be provided to the City Engineer or designee, along with copies of Florida Department of Environmental Protection (FDEP) certification(s) or other certifications provided by State agencies.
 3. Inspection by the developer's engineer will not preclude the City Engineer or designee from inspecting aspects during construction.
 - c. The City Engineer, or designee, shall perform a final walk-through of construction with developer. Upon determination that the project improvements were built to approved plans and specifications, the city shall issue an acceptance for release of surety.
 - d. Developer provides documentation that a legal entity has been established under Chapter 718, 719, or 720 of Florida Statutes to maintain the ROW and common areas. (Further discussion elsewhere in L.D.C.)
3. Maintenance (Warranty) Period Public Infrastructure
 - a. The developer shall have sixty (60) calendar days from notification of any deficiency by the Engineering Department to repair said deficiency. For failure, by the developer, to properly repair the deficiency in a timely manner, the developer shall forfeit the maintenance surety, and the city will use the surety to complete said work.
4. Permanent Acceptance Public Infrastructure improvements
 - a. The below does not resolve the developer from the requirements of the warranty period above.
 - b. Responsibility for acquiring permanent acceptance shall be the developer's.
 - c. Sixty (60) calendar days before expiration of the warranty period, the developer shall contact the city's Engineering Department to walk through project to identify deficiencies.
 - d. Infrastructure will only be permanently accepted into the city's maintenance program once all identified defects are corrected by the developer.
 - e. The developer shall have sixty (60) calendar days from notification of any deficiency by the Engineering Department to repair said deficiency. For failure, by the developer, to properly

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- repair the deficiency in a timely manner, the developer shall forfeit the maintenance surety, and the city will use the surety to complete said work.
- f. Once developer has completed repairs, the City Engineer, or designee, shall perform a final walk-through of the project. Upon determination that the project is no longer has outstanding issues, the City Engineer shall make a recommendation to Council to permanently approve said infrastructure at the next available meeting.
 - g. The City Council, at their discretion, will approve/disapprove the permanent acceptance of the infrastructure.
 - h. After City Council approval, the developer may request release of maintenance surety.

SECTION 2.03.02 FUTURE IMPROVEMENT PAYMENT (FEE IN-LIEU OF)

- A. Purpose
 1. The provisions of this section may apply to any proposed developments in the city adjacent to public ROW, public easements, or city owned property; when the required infrastructure cannot be installed or constructed, due to circumstances outside of the city or the developer's immediate control. Examples include, but not limited to:
 - a. Improvements to and along the U.S. 98 corridor.
 - b. Improvements required by this code on current unimproved public ROW or easement.
 - c. Improvements impacted by an upcoming public project.
 - d. Other circumstances deemed by the City Manager or City Engineer.
- B. Nothing herein shall be construed as relieving the developer or applicant of any requirement in the LDC.
- C. This Section does not modify any existing agreements between a developer and the City for development orders granted prior to the effective date of this Section.
- D. If a circumstance is granted in accordance with this section, the applicant shall provide the projected total cost for each improvement that is granted.
 1. Each Item shall have the cost for materials and labor (construction).
 2. The City Engineer shall determine if price is current with prevailing rates.
 3. The City Engineer reserves the right to require future improvement payments be provided by a licensed Florida Professional Engineer.
- E. Amount and type of future improvement payment:
 1. Payment requirements shall be the form of either cash, certified check, cashier's check, money order.
 2. The amount of payment shall be 120 percent of the total construction cost for the required improvements ("future improvement payment").
 3. In addition to the future improvement payment, developers shall pay an administrative fee which can be found in accordance with the latest adopted Fee Resolution.
- F. Future improvement payment shall be made prior to the issuance of construction or development permits.
- G. Future improvement payment: At such time that the improvements can be constructed within the public right-of-way, easement, or city-owned property; the City shall construct such improvements and use the future improvement payment to pay for the costs of the improvements.
 1. If the future improvement payment is not sufficient to pay for the improvements, developers shall pay any shortfall to the city.

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SECTION 2.04. PLANNING APPLICATIONS AND GENERAL REVIEW PROCESSES

SECTION 2.04.01 GENERAL REVIEW PROCEDURES FOR ALL APPLICATIONS

- A. All application types listed in Table 2.04-1 Planning Application Types Table shall follow the procedures in this section unless specifically identified elsewhere in this Article.
- B. All applications for development orders or deviations to a development order shall be processed in a timely manner and in accordance with F.S. § 166.033. This entails prompt reviews and responses from both the applicant and the city.
 - 1. No property shall have more than one development order application under review by the city at any one time.
- C. Pre-application meeting: The purpose of the Pre-Application Meeting is to facilitate coordination of the proposed development, or other process, between city staff, applicable external agencies, and the applicant(s).
 - 1. A Pre-application meeting is required before submitting an application or development plan.
 - a. The following applications do not require a pre-application review:
 - 1. Building or any type of construction permit
 - 2. Appeal of City Council or the Board of Adjustment
 - 3. Final Plat
 - 4. Change of Use
 - 5. Certificate of Appropriateness
 - 2. City staff will direct the applicant to all appropriate Technical Review Committee agencies for a preliminary review prior to filing for formal city review, if necessary. This includes but is not limited to:
 - a. Destin Water Users
 - b. Destin Fire Control
 - c. Florida Power & Light
 - 3. A Pre-Application Meeting Summary will be provided to the applicant within ten (10) business days.
 - 4. The meeting summary is preliminary and shall not be considered a comprehensive review or final comments.
 - 5. The City reserves the right to provide more comments at the time of formal application review.
 - 6. No comment made by any persons associated with the city during any pre-application meeting, discussion, or summary shall be considered either as approval or rejection of the proposed development or development plans.
- D. Formal Application Submittal
 - 1. Submittal of all applications for review shall be submitted through the City's online application portal.
 - a. All materials required by city staff or in the application checklist shall be submitted for review.
 - b. Payment of the application is required at time of submittal.
 - 1. Fees for development applications can be found in the City's Schedule of Fees
- E. Completeness Review:
 - 1. Once an application is submitted, staff will conduct a completeness review to ensure all required materials were submitted as identified by staff and or in the development application checklist.

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2. If all materials are submitted and fees paid, Staff will begin the Substantive review of the application per the appropriate procedures per specific application type in the proceeding sections.
 3. If any required materials are missing or fees are not paid, Staff will notify the applicant via a Completeness Review letter of all the missing items within thirty (30) calendar days of application, except as listed below.
 - a. Staff shall provide a Completeness Letter within twenty-one (21) days from application submittal date for:
 1. Simple development or deviation
 2. Lot split
 3. Replat
 4. The applicant must provide the missing materials within thirty (30) days of the date of the Completeness Review letter.
 - a. If the applicant does not submit within thirty (30) days, the application will be deemed withdrawn per Section 2.01.05.
- F. Substantive Application Review:
1. Once an application is deemed complete Staff will conduct a substantive review of the application materials, and staff shall:
 - a. Determine conformity of the proposed development with the Comprehensive Plan, this Code, and other applicable requirements.
 - b. Consider any rule, objective or policy of the Comprehensive Plan or any other criterion applicable when recommending either approve, approve with conditions, approve with modifications, or deny the application.
 2. Technical Review Committee (TRC) Review:
 - a. Once an application is deemed complete Staff will forward the application to the appropriate TRC members.
 1. Each TRC member shall limit their review to their area of expertise pertaining to their professional and functional experience of their appointed role on the TRC.
 - b. The Community Development Director will determine if a TRC meeting will be required for an application at any time during the review of an application.
 - c. The following application types are exempt from TRC review, unless determined necessary by the City Manager or designee.
 1. Annexation
 2. Zoning and FLUM Map Amendments
 3. LDC or Comprehensive Plan Amendments
 4. Lot Split or Lot Line Adjustment
 5. Simple Development Order
 6. Simple Deviation
 7. Change of Use, except as otherwise identified in this Code.
 8. Conditional Use
 9. Certificate of Appropriateness
 10. Harbor & Waterways Board applications
 11. Board of Adjustment Applications

EXHIBIT “A”

- d. The TRC shall be allowed a thorough review of application materials from a minimum of two (2) weeks to a maximum of four (4) weeks, based on the scope of the proposed development.
 - 1. If staff identifies the need for more review time, a request will be made to the applicant.
- e. TRC members shall provide comments to city staff pertaining to the specific professional expertise.
 - 1. If a TRC member does not provide comment(s) within the allotted time specified for the review, it is assumed the TRC member approves the development.
- f. City staff will provide the applicant with all TRC review comments within ten (10) calendar days of the end of the identified TRC review period through a Development Review Report (DRR).
- g. If the TRC approves the application, staff will prepare the application for the appropriate approval procedure identified in the proceeding sections.
- h. If the TRC denies the application, comments will be provided to the applicant for their review and resubmittal of materials.
- i. Resubmittal of application materials shall be required within thirty (30) days of receipt of the Corrections Report.
- j. If the applicant does not resubmit within thirty (30) days, the application will be deemed withdrawn per Section 2.02.05.

SECTION 2.04.02 APPLICATION DENIAL

- A. If, after the appropriate approval body review, an application is denied, no future application for the same or similar request or procedure may be processed within the time frame listed below:
 - 1. One (1) year for any application requiring City Council approval.
 - 2. Three (3) months for all other applications.

SECTION 2.04.03 PLANNING APPLICATION TABLE

- A. Application type will be determined by the City Manager or designee after a preliminary review of the proposed planning application, development, or project.

Table 2.04-1 Planning Application Types Table			
<i>Land Division Applications</i>			
Type	Prior DO Issued	Application Details	Final Approval Authority
Plat Approval	Yes	2.05.02	City Manager or designee
Lot Split	N/A	2.05.03	City Manager or designee
Replat	N/A	2.05.04	City Manager or designee
Minor Subdivision	N/A	2.05.05	City Manager or designee
Major Subdivision	N/A	2.05.06	City Council
<i>Land Development Applications</i>			
Type	Prior DO Issued	Application Details	Final Approval Authority
Simple Development	No	2.06.01	City Manager or designee
Minor Development	No	2.06.02	City Manager or designee
Major Development	No	2.06.03	City Council
Technical Deviation	Yes	2.06.04.A	City Manager or designee
Simple Deviation	Yes	2.06.04.B	City Manager or designee
Minor Deviation	Yes	2.06.04.C	City Manager or designee

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Major Deviation	Yes	2.06.04.D	City Council
Development Agreements	No	2.06.05	City Council
Planned Unit Development	No	2.08	City Council
Miscellaneous Planning Applications			
Type	Prior DO Issued	Application Details	Final Approval Authority
Amendments			
Zoning Map	N/A	2.07.01	City Council
Future Land Use Map			
LDC Text			
Comp Plan Text			
Annexation	N/A	2.07.02	City Council
ROW / Easement Vacation	N/A	2.07.03	City Council
Land Use Applications			
Type	Prior DO Issued	Application Details	Final Approval Authority
Conditional Use	N/A	2.10.01	City Council
Certificate of Appropriateness	N/A	2.10.02 ; 2.10.03	City Council
Change of Use	N/A	2.11.02	City Manager or designee
Special Construction Applications			
Type	Prior DO Issued	Application Details	Final Approval Authority
Marine Construction / Harbor and Waterways Board	N/A	2.09	Chief Building Official or City Council depending on scope of project
Right-of-Way Construction	N/A		City Manager or designee
Appeals, Exceptions, and Variances			
Type	Prior DO Issued	Application Details	Final Approval Authority
Administrative Appeal	N/A	2.11.01	Board of Adjustment
Appeals of City Council	N/A	2.11.02	Circuit Court
Special Exception	N/A	2.11.03	Board of Adjustment
Variance	N/A	2.11.04	Board of Adjustment
Marina Siting Exception	N/A	2.11.04	Board of Adjustment
Appeals of the BOA	N/A	2.11.05	Circuit Court

SECTION 2.05. LAND DIVISION APPLICATIONS AND REVIEW PROCESSES

The following application types involve rearranging established lot lines or dividing land into two or more parcels. Any development that requires a minor subdivision or major subdivision shall complete the Preliminary Plat prior to submitting development or building permits for the required infrastructural permits. The City Manager or designee may waive the requirement for a preliminary plat for a minor subdivision. Final Plat approval shall be completed prior to submitting any application for building permits.

SECTION 2.05.01 GENERAL PROCEDURES FOR SUBDIVISION OR RESUBDIVISION OF LAND

- A. The administrative authority to receive, review, and process plat or replat submittals shall be the City Manager or designee. The City Manager or designee is responsible for approving, approving with conditions, or denying the proposed plat or replat.
- B. Except as provided by Article 5 - Subdivision Regulations, no person shall divide any parcel of property into two or more parcels without complying with the provisions of this section.

EXHIBIT "A"

- C. Final Approval of any corresponding plats for a subdivisions shall follow the requirements of Section 2.05.01. & 2.05.02.
- D. Each proposed lot must conform to the requirements of this Code, the City's Comprehensive Plan, City Ordinances, and those standards specified by F.S. chapter 177.
- E. Right-of-way dedication, identified by the Community Development Director, may be required if any lot abuts a street right-of-way that does not conform to current City Standards.
 - 1. If any lot abuts a street right-of-way that does not conform to the design specifications provided in this Code, the owner may be required to dedicate one-half the right-of-way width necessary to meet the minimum design requirements.

SECTION 2.05.02 PLAT APPROVAL PROCESS

- A. The developer shall submit to the community development department one physical copy or other reproducible drawing of the plat as prescribed by F.S. § 177.071, size 24 inches by 36 inches, duly signed as required.
- B. Upon receipt of a plat application submittal, the City shall provide written notice in response to the submittal within seven days acknowledging receipt, identifying any missing documents or information required, and providing information regarding the approval process including requirements and timeframes. Requirements of the plat approval process may include but are not limited to approvals by the Community Development Department, City Engineer, Destin Water Users, and the local fire control district.
- C. The City Manager or City Manager's designee must approve, approve with conditions, or deny the submittal within the timeframe identified in the initial written notice. Denial must be accompanied by an explanation citing unmet requirements. The city may not request or require the applicant to file a written extension of time but may grant an extension of time requested by the applicant.
- D. A plat or replat submitted under this part must be administratively approved if the plat or replat complies with the requirements of section 177.091, Florida Statutes.
- E. Development Plans: The developer shall submit to the community development department, simultaneously with its plat application, a copy of the development plan conforming to the requirements set forth in Article 5 - Subdivision Regulations, Article 6 - General Development Regulations, and any other applicable requirements, ~~the Destin Design Manual~~ including specifications for drainage, streets and other improvements, and applicable laws and regulations. Final drawings and specifications shall be prepared, signed, dated and sealed by a professional engineer registered in the State of Florida.
- F. Recording Plats: If approved, the plat will then be submitted by the developer to the office of the clerk of court for recording. After recording, one recorded digital copy (size 24 inches by 36 inches) and one copy of the recorded homeowner's association documents, if applicable, shall be filed with the community development department within ten days.
- G. Disapproval. If the proposed subdivision is disapproved, upon final consideration, before further consideration, the developer must resubmit his plans as a completely new design indicating substantial differences from the disapproved design.

SECTION 2.05.03 LOT SPLIT

- A. A lot split is the division of a lot that results in either:
 - 1. A lot line adjustment between two platted lots or tracts of land

EXHIBIT "A"

2. The creation of exactly one (1) additional lot or tract of land provided the following conditions are met:
 - a. The lot to be split is platted or has a legal description of record; and
 - b. Each lot proposed either:
 1. Abuts a public or approved private street.
 2. Has a recorded perpetual cross-access easements existing on the lot to be split.
 - (i) If necessary, a recorded perpetual cross-access easement can be created by the lot split and shall be clearly shown on the recorded lot split.
 - c. The lot split shall meet the criteria in the City Land Development Code.
- B. A Lot Split may not require a development order as determined by the City Manager or designee.
- C. Lot Split Approval Process
 1. Formal application to the community development department, accompanied with the following:
 - a. Application fee
 - b. One digital copy of the proposed lot split
 - c. A statement that no new streets, water, sewer, drainage structures, or other infrastructure are required off-site to provide sufficient access and services to the subject land
 - d. Legal descriptions and acreage of the two proposed lots or tracts of land and a scaled drawing showing the intended division and all structures shall be prepared by a duly licensed land surveyor registered in the state
 2. Upon approval of the lot split by the City Manager or designee, the determination shall be duly recorded in the public records of Okaloosa County and recorded on the appropriate city maps and documents.
 3. No further division of any lot approved lot split is permitted under this Section, unless a plat is prepared and approved in accordance with this Code.
 4. All plats shall meet state statute and City standards.
 5. The Community Development Director may grant waivers from the platting requirements of this chapter for divisions of land that constitute a lot split.

EXHIBIT "A"

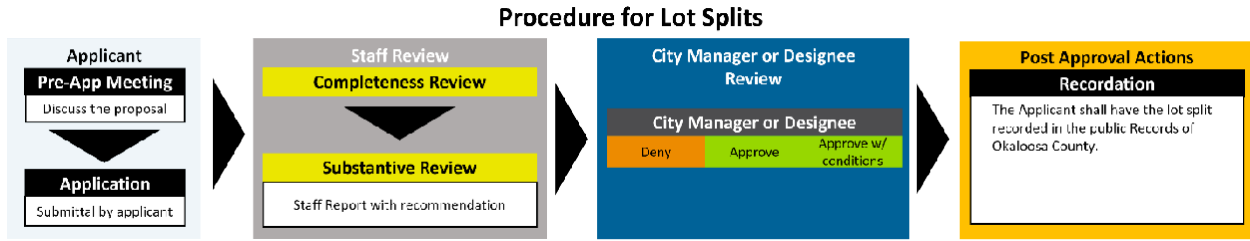


Figure 2-1: Lot Split - One additional lot example

Lot Split - One Additional Lot

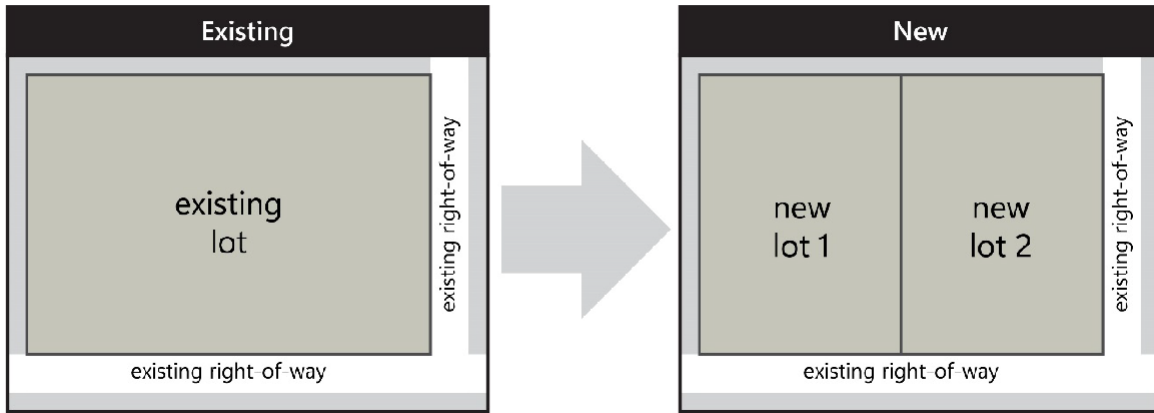
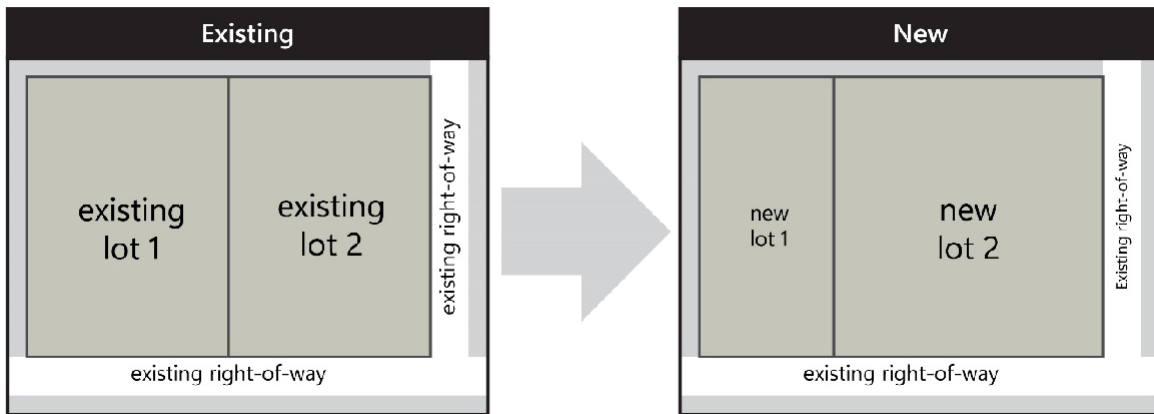


Figure 2-2: Lot Split - Lot Line Adjustment example

Lot Split - Lot Line Adjustment



SECTION 2.05.04 REPLAT

- A. A replat is the subdivision of a platted parcel or platted parcels within the same platted subdivision, that complies with the following requirements:
 1. Reduces the number of lots involved.
 2. Increases the area of two or more adjacent lots or parcels of land.
 3. No roadway, drainage, or other improvements are required.
 4. The final lot configuration complies with the standards of this Code.
- B. A Replat may require a development order as determined by the City Manager or designee.

EXHIBIT "A"

C. Replat Approval Process

1. Replats require notification to adjacent property owners and a notice posted on the property per Section 2.01.04 once approved by the TRC.
2. Replats shall follow the same approval process as a minor development per Section 2.06.03.

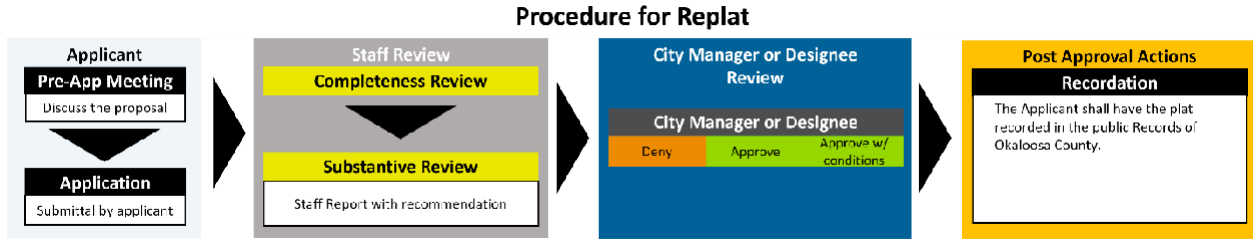
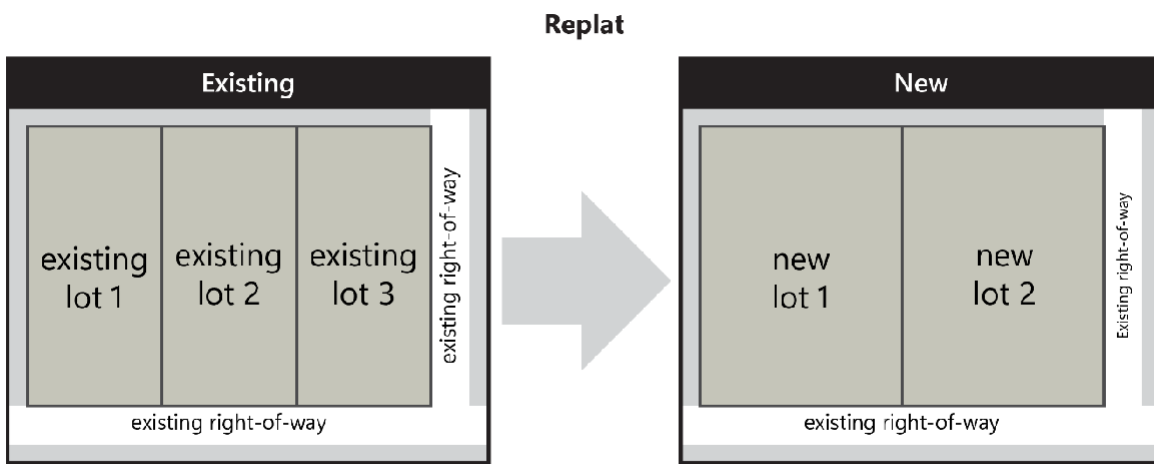


Figure 2-3: Replat example



SECTION 2.05.05 MINOR SUBDIVISION

- A. A minor subdivision is the division of land whether previously platted or not, that results in nine (9) or fewer lots; and
 1. All lots front on an existing public or private right-of-way; and
 2. There is no dedication of land to the city or an owners' association.
- B. Minor Subdivision Approval Process
 1. Minor subdivisions require notification to adjacent property owners and a notice posted on the property per Section 2.01.04 once approved by the TRC.
 2. Minor subdivisions shall follow the same approval process as a minor development per Section 2.06.03.

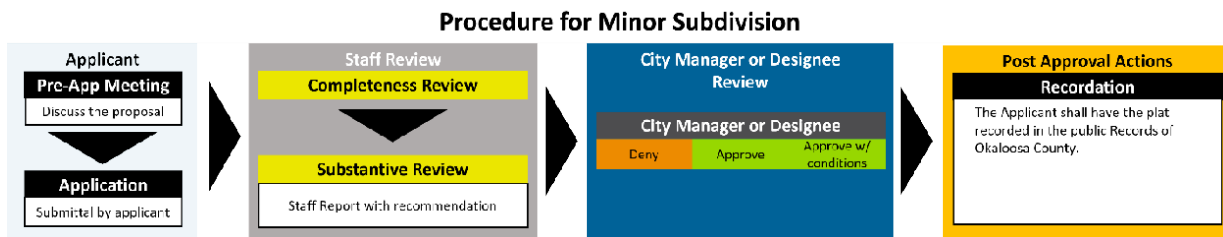
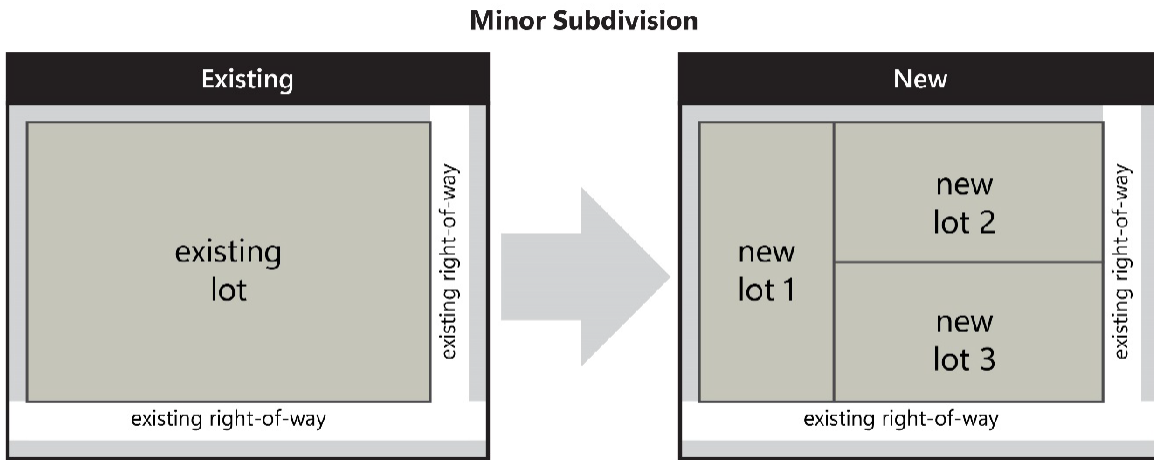


EXHIBIT "A"

Figure 2-4: Minor Subdivision example



SECTION 2.05.06 MAJOR SUBDIVISION

- A. A major subdivision is the division of land resulting in either:
 1. Ten (10) or more new lots.
 2. The subdivision requires the dedication of future public or private right-of-way, to either the city or an owners' association.
- B. Major Subdivision Approval Process
 1. Major subdivisions require notification to adjacent property owners and a notice posted on the property per Section 2.01.04 once approved by the TRC.
 2. Major subdivisions shall follow the same approval process as a major development per Section 2.06.04.

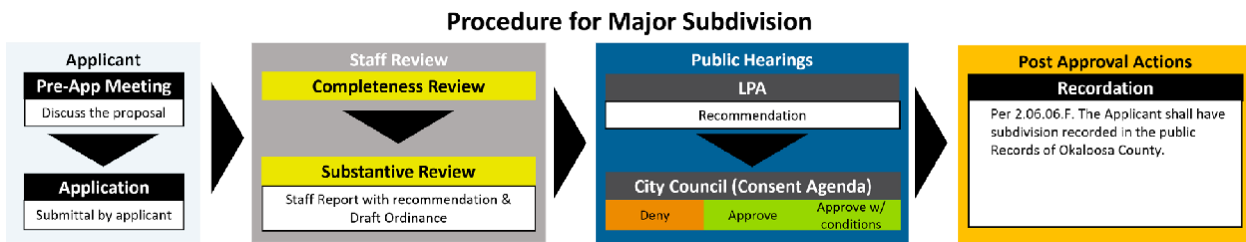
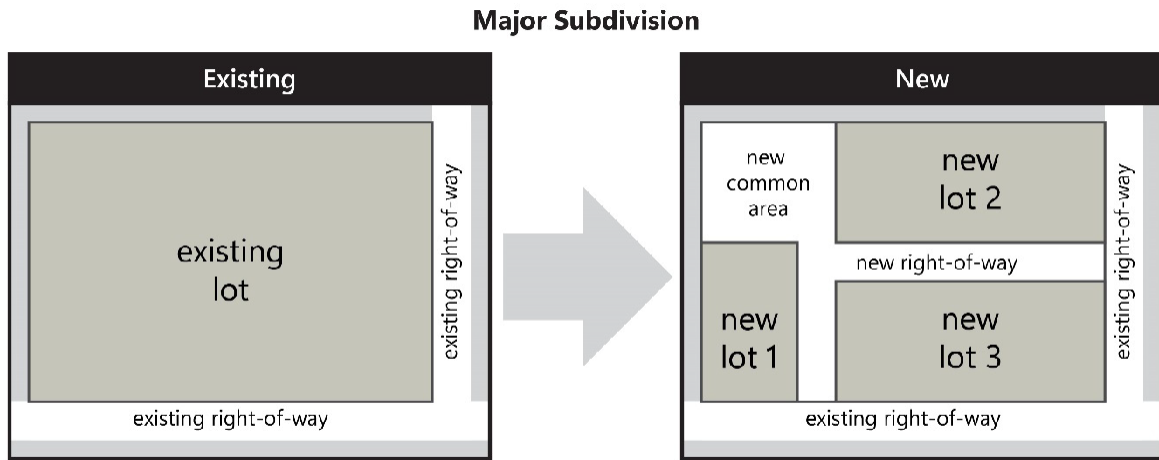


EXHIBIT "A"

Figure 2-5: Major Subdivision example



SECTION 2.06. LAND DEVELOPMENT APPLICATIONS AND REVIEW PROCESS

The following are development application types that do not include the division of land.

SECTION 2.06.01 GENERAL REQUIREMENTS

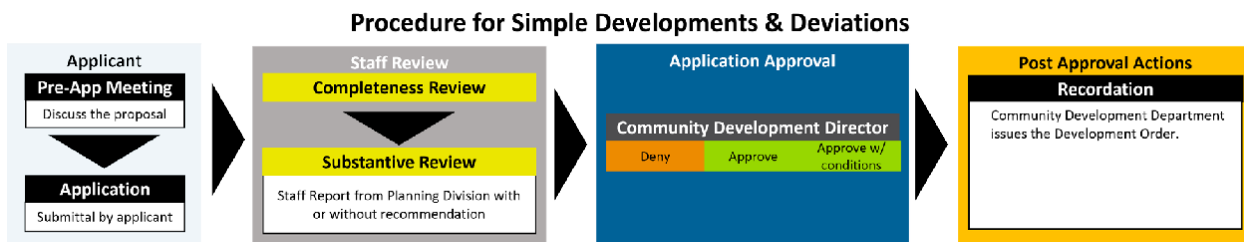
- A. All proposed developments shall meet current comprehensive plan and LDC requirements for site development.
- B. If development is proposed on a site that does not meet the Comprehensive Plan, then:
 1. All new proposed development on site shall meet current comprehensive plan and LDC requirements, and
 2. The site shall elements for access shall be brought up to current regulations, and
 3. No expansion of non-conforming or non-compliant elements shall be allowed.
- C. If the proposal is approved, approved with conditions, by the appropriate approval process, the City Manager shall authorize the issuance of a development order that complies with Section 2.02.
- D. If the proposal is approved with modifications, the City Manager shall authorize the issuance of a development order that complies with Section 2.02 once the required modifications have been completed and approved by the appropriate TRC members.
- E. If the proposal is denied based upon the applicant's failure to meet the requirements of this Code in the proposed development plan(s), the application will become null and void, and the applicant will lose in-line priority consideration for concurrency.

SECTION 2.06.02 SIMPLE DEVELOPMENTS

- A. There is existing development on site, and it does not have a valid or vested development order on the property, lot(s), or parcel(s).
- B. The proposed changes do not require review by any external Technical Review Committee agency or entity.
- C. The proposed application meets one of the following criteria:
 1. Proposes a change to the use of any structure or land, and the proposed change of use does not require additional parking spaces beyond those already existing on the site.

EXHIBIT “A”

2. Or a Any proposed changes to existing development will not increase impervious surface area beyond 750 square feet. Any increase in impervious surface up to 750 square feet must meet all applicable stormwater requirements.
 3. Does not meet any of the criteria of a minor development per Section 2.05.03 or major development per Section 2.05.04.
- D. Simple developments do not apply to the change of use of a single-family home to a Short-term rental.
- E. If a property has any previously approved simple development or deviation and the new proposed development after approval would exceed the thresholds established in this Section, it no longer qualifies as a simple development.
- F. Simple Development Approval Process
1. Simple developments require notification to adjacent property owners and a notice posted on the property per Section 2.01.04.
 2. The City Manager or designee may approve, approve with conditions, approve with modifications, or deny any proposed application identified as simple developments.
 3. City staff shall make a recommendation to the City Manager or designee based upon the review of compliance with the City’s LDC, Comprehensive Plan, other city regulations, or any applicable development order.
 4. If the proposal is approved, the Community Development Director shall authorize the issuance of a development order that complies with Section 2.02.
 5. If the proposal is denied based upon the applicant’s failure to meet the requirements of this Code, the application can:
 - a. Be reevaluated if the applicant submits materials that meet the requirements of this Code, or
 - b. Become null and void.
 1. The applicant will lose in-line priority consideration for concurrency.

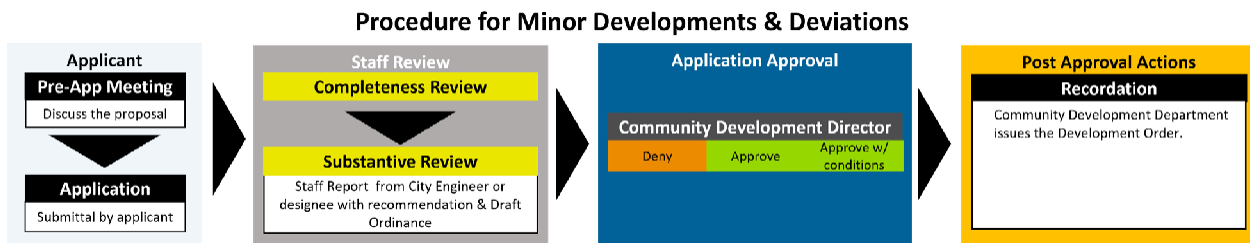


SECTION 2.06.03 MINOR DEVELOPMENTS

- A. A development application shall be designated as a minor development if it satisfies one or more of the following criteria:
1. Commercial, industrial, or mixed-use development plans proposing development of 9,999 square feet or less of gross floor area.
 2. Development activity of 9,999 square feet or less, such as a park, active recreation, open air development, or similar development, which involves either:
 - a. Any change in land use
 - b. Any construction of buildings or structures
 - c. Any change in the use of any structure or land that generates vehicle trips.
 3. Residential development plans consisting of 9 or fewer dwelling units.

EXHIBIT “A”

4. Minor subdivisions development plans
 5. Demolition of a multi-family or non-residential structure or building, unless determined as unsafe by the building official or other regulatory agency.
 6. Any application determined by the City Manager or designee needing higher level of review beyond the simple deviation due to:
 - a. Having an impact upon the surrounding properties or community by virtue of the proposed development, or
 - b. It is identified as being of significant interest to the general public.
- B. Minor Development Review Process
1. Minor developments require notification to property owners and a notice posted on the property per Section 2.01.04. once the project is sent to the TRC.
 2. Upon review and recommendation of approval by city staff and approval by the TRC, The Community Development Director may approve, approve with conditions, approve with modifications, or deny any proposed projects identified as minor developments.
 3. City staff shall make a recommendation to the Community Development Director based upon the review of compliance with the City’s LDC, Comprehensive Plan, other city regulations, or any applicable development order.
 - a. The recommendation shall include any TRC comments not resolved or recommendations from the TRC.
 4. If the proposal is approved or approved with conditions, the City Manager or designee shall authorize the issuance of a development order.
 5. If the proposal is approved with modifications, a development order may be authorized by the City Manager or designee once the required modifications have been completed and approved by the appropriate TRC members.
 6. If the proposal is denied based upon the applicant's failure to meet the requirements of this Code in the proposed development plan(s), the application will become null and void,
 - a. The applicant will lose in-line priority consideration for concurrency.

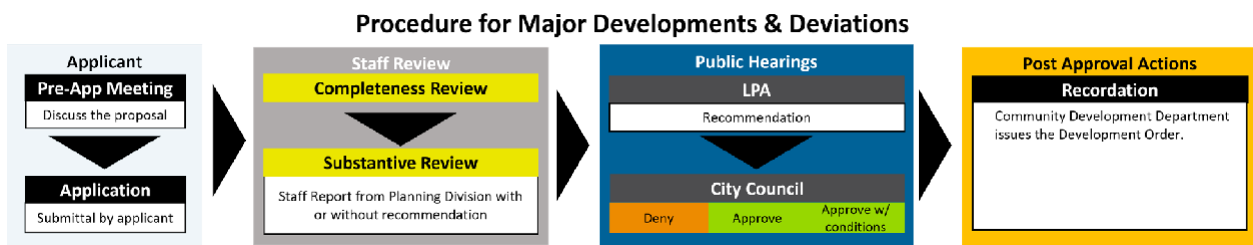


SECTION 2.06.04 MAJOR DEVELOPMENTS

- A. A development application shall be deemed a major development if it satisfies one or more of the following criteria:
1. Non-residential and mixed-use proposing development equal to or greater than 10,000 square feet or more of gross floor area.
 2. 10,000 square feet or more of development activity such as a park, active recreation, open air development, or similar development, which involves either:
 - a. Any change in land use,
 - b. Any construction of buildings or structures, or
 - c. Any change in the use of any structure or land that generates vehicle trips.

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3. Residential development plans consisting of ten or more dwelling units.
 4. Major subdivisions development plans
 5. All Planned Unit Developments (PUDs).
 6. New telecommunications towers.
 7. Any project proposing to utilize a Shared Parking Analysis.
 8. Any application submittal identified by the City Manager or designee as needing City Council review due to:
 - a. Having an impact upon the surrounding properties or community by virtue of the proposed development, or
 - b. It is identified as being of significant interest to the general public.
- B. Major Development Approval Process
1. Major developments require notification to property owners and a notice posted on the property per Section 2.01.04. once the project is sent to the TRC.
 2. Once the application has been reviewed and approved, approved with conditions, or approved with modifications by the TRC and city staff, staff shall prepare a staff report through the City Manager to the Local Planning Agency (LPA).
 3. The LPA, at a publicly noticed quasi-judicial public hearing, shall forward a recommendation of approval, approval with conditions, approval with modifications, or denial to the City Council after review and consideration of the proposed development based on the,
 - a. Staff Report
 - b. The City’s Land Development Code,
 - c. The City’s Comprehensive Plan,
 - d. City Ordinances
 - e. Public testimony
 - f. Information given by the applicant
 4. The City Council, at a publicly noticed quasi-judicial public hearing, shall approve, approve with conditions, approve with modifications, table, or deny the proposed development after review and consideration of the proposed development based on the,
 - a. The LPA’s recommendation
 - b. Staff Report
 - c. The City’s Land Development Code
 - d. The City’s Comprehensive Plan,
 - e. City Ordinances
 - f. Public testimony
 - g. Information given by the applicant.



[SECTION 2.06.05 DEVIATIONS TO DEVELOPMENT](#)

EXHIBIT "A"

For those applications or properties with active or vested development orders, all changes shall be approved by the City through a deviation to the existing development order.

- A. Technical Deviation: Modifications or amendments that become necessary due to technical or engineering considerations, or unknown site conditions that are not in conflict with the criteria for a minor or major deviation listed in this Section.
 - 1. Technical deviations cannot propose any deviation from the intent and purpose of the approved development order
 - 2. Any technical deviation shall be the minimum modification to overcome the particular difficulty.
 - 3. Technical deviations shall not be approved if it conflicts with or cause a violation of any standard or requirement of the Comprehensive Plan, a CRA Master Plan, or the LDC.
 - 4. Such deviations shall be limited to modifying the following elements:
 - a. The distance shown on the approved development plan between any structure or group of structures, and any other structure or group of structures within the approved development.
 - 1. Deviations to reduce setbacks to the external property line or structure not within the development shall follow the appropriate deviation process as determined by the City Manager or designee.
 - b. Vehicular circulation elements
 - c. The relocation or increasing the size of any open space
 - d. Any stormwater element
 - e. Any final grade
 - f. The types of landscaping elements and their arrangement within the required landscaping buffer area
 - g. Relocation or construction of accessory structures
 - 5. Technical deviation applications shall follow the same procedures for a simple development as outlined in Section 2.06.02.
- B. Simple Deviations to a Development Order: A simple deviation to a development order is an application that requires review only by city staff members involved in the development review process.
 - 1. Simple deviations to a development order shall be determined by the City Manager or designee using the following criteria:
 - a. Proposed changes to the previously approved development do not require review by any external TRC member or entity.
 - b. The proposed changes to the development plan only include rearranging or reducing, any:
 - 1. driveways/accessways.
 - 2. number of parking spaces.
 - 3. impervious surface, or
 - 4. buildings on the subject property.
 - c. The proposed changes will bring the property into compliance with the existing stormwater regulations as described in the LDC without exceeding criteria for other deviations listed below.
 - 2. Simple deviations application shall follow the same procedures for a simple development as outlined in Section 2.06.02.
- C. Minor Deviation to a Development Order: A deviation to a development order shall be deemed minor if it satisfies one or more of the following criteria:
 - 1. A change from the development order that requires the review of external Technical Review Committee members.

EXHIBIT "A"

2. The addition of floor area or impervious surface for Commercial, Industrial, or Mixed-use developments not to exceed 9,999 square feet total in combination with existing floor area or impervious surface.
 3. The addition of land development activity not to exceed 9,999 square feet or less in combination with existing development, of development activity such as a park, active recreation, open air development, or similar development, which means, but is not limited to:
 - a. Any change in land use
 - b. Any construction of buildings or structures
 - c. Any change in the use of any structure
 4. Demolition of a non-residential or multi-family building, unless determined as unsafe by the building official or other regulatory agency.
 5. Minor deviation applications shall follow the same procedures for a minor development as outlined in Section 2.06.03.
- D. Major Deviations to a Development Order: A deviation to a development order shall be deemed major if it satisfies at least one of the following criteria:
1. The addition of gross floor area for Commercial, Industrial, or Mixed-use developments exceeding 10,000 square feet total in combination with existing floor area.
 2. The addition of land development activity exceeding 10,000 square feet of development activity such as a park, active recreation, open air development, or similar development, which means, but is not limited to:
 - a. Any change in land use
 - b. Any construction of buildings or structures
 - c. Any change in the use of any structure
 3. Residential development plans proposing additional units that total ten or more dwelling units in combination with existing dwelling units.
 4. Any change to a condition in the development order that was expressly imposed by the City Council.
 5. Any proposed change that adversely affects the compatibility of the existing development.
 6. Any proposed change that the City Manager or designee, determines should be reviewed by the City Council due to the community impact.
 7. Major deviations application shall follow the same procedures for a major development as outlined in Section 2.06.04.

SECTION 2.06.06 DEVELOPMENT AGREEMENTS

- A. Development agreements as specified in this Code are proposed developments that require negotiations between local, state, or federal governments, public utility providers, taxing districts and other related agencies, and not to be used for private development.
- B. Development agreements are processed by submission of an application by either the City or other entity involved in the development.
- C. Based on the proposed development, the Community Development Director shall identify if it is a simple, minor, or major development and the appropriate materials that will be required for application submittal.
 1. The corresponding fee shall also apply.

EXHIBIT "A"

2. Payment of application fees, submission of applications, engineering plans, surveys or any other expenditures shall not vest any rights to complete development or to obtain any requested zoning or land use classification amendments.
- D. Negotiation of development agreements:
1. The City Manager or designee shall review the application package and negotiate such further terms and conditions as the City Manager or designee shall deem to be appropriate and necessary to protect the public's interest, safety, health or welfare.
 2. Once the parties agree on the terms and conditions of a development agreement, or if further negotiations are not anticipated, the City Manager or designee and staff shall draft a staff report, including:
 - a. Land use types
 - b. Density or intensity
 - c. Placement of proposed buildings, improvements, and impervious ground cover on the site.
 - d. Location, type, and method of maintenance of open space and public use areas, if any.
 - e. Preservation of natural features or protection of sensitive lands, if any.
 - f. Proposed parking areas and internal traffic circulation
 - g. Stormwater management
 - h. Water and sewage distribution, collection, and treatment systems.
 3. The existence of a tentative agreement, staff report, or recommendation shall not be sufficient governmental acts upon which reliance may be placed, such that,
 - a. Any further expenditures by either party would vest any right to continue development.
 - b. Nor shall such actions constitute partial performance entitling any party to a continuation or extension of the development agreement.
 4. The City Council, by majority vote, may act to adopt, amend, extend, modify, revoke, or cancel any proposed or existing development agreement at a publicly noticed hearing.
 - a. Where mutual consent is required by law, the City Council may act to authorize such consent prior to all other parties doing so only upon the condition that the act is not complete or official until a binding agreement is contemporaneously signed by the mayor and the representatives of all other parties.
 - b. In the event state or federal laws are enacted after the execution of a development agreement that creates a non-conformity or non-compliance with the terms or conditions of the agreement, then the agreement shall be modified or revoked as necessary to comply with the relevant state or federal laws.
- E. Development Agreement Requirements:
1. All development agreements shall, at a minimum, include the following:
 - a. A legal description of the land subject to the agreement.
 - b. A statement identifying the legal and equitable interest of all parties having any interest in the property described in a. above.
 1. Such statements shall be certified by an attorney-at-law licensed to practice in the State of Florida.
 - c. The development uses permitted on the land,
 - d. Densities and intensities
 - e. Building height.
 - f. The land use designation under the City of Destin Comprehensive Plan for all property included within the terms of the proposed agreement.

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- g. The current zoning classification of the property.
- h. A description of public facilities that will service the development, including who shall provide and maintain such facilities.
- i. The date any new facilities, if needed, will be constructed.
- j. A schedule to ensure public facilities will be available and sufficient to meet the development's impacts.
- k. A description of any reservations or dedications of land for public purposes.
- l. A description of all local development permits approved or needed to be approved for the development of the land.
- m. A finding that the development permitted or proposed is consistent with the City of Destin Comprehensive Plan and land development regulations, as required by F.S. § 163.3231.
- n. A description of any conditions, restrictions, terms, or other requirements determined to be necessary by the city for the public health, safety, or welfare of its citizens.
- o. A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction, shall not relieve the parties from complying with the laws and regulations governing permitting requirements, conditions, terms, or restrictions.
- 2. A development agreement may provide that the entire development or any phase thereof be commenced or concluded within a specific period of time.
- F. Recording the development agreement:
 - 1. Within 14 days after the city enters into, extends, amends, modifies, revokes, or cancels a development agreement, the City Clerk shall have the agreement or the action on the agreement recorded with the Clerk of the Circuit Court in the official records of Okaloosa County.
- G. Periodic review:
 - 1. The city shall review the land and progress of development subject to the development agreement at least once every 12 months to determine compliance with the terms and conditions of the agreement.
 - 2. Fourteen (14) days Prior to the city's review of the status of a development agreement, the developer shall submit a progress report to the City indicating all activities and achievements since the execution of the development agreement and, if applicable, since the previous periodic report.
 - 3. If during the periodic review the City finds based on substantial competent evidence a failure to comply with the terms of the development agreement, the City, following the notice and hearing provisions of Sections 2.01.04. and 2.15 may:
 - a. Modify the agreement as necessary to obtain and ensure compliance with the terms of the agreement; or
 - b. Revoke the agreement to protect the public's interest, health, safety, or welfare.
- H. Legal status of development agreements:
 - 1. The burdens of a development agreement shall be binding upon, and the benefits of the agreement shall inure to all successors in interest to the parties to the agreement.
 - 2. The city's regulations and policies governing the development of land in effect at the time of execution of a development agreement shall govern the development of all land specified in the development agreements for its stated duration.

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3. The city may only apply subsequently adopted laws and policies to then existing development agreements if, after one duly noticed public hearing, the city determines any one of the following:
 - a. That such laws and policies are specifically anticipated and provided for in a development agreement; or
 - b. That such laws and policies are not in conflict with the prior laws and policies governing existing development agreements, and do not prevent development of the land uses, intensities, or densities set forth in existing development agreements; or
 - c. That such laws and policies are essential to public health, safety, or welfare, and expressly state that they shall apply to existing development agreements; or
 - d. That substantial changes have occurred in pertinent conditions existing at the time of approval of certain development agreements; or
 - e. That certain development agreements were based upon substantially inaccurate information supplied by the owner/developer.
- I. Enforcement:
 1. The following may file an action for injunctive relief in the Circuit Court of Okaloosa County to enforce the terms of a development agreement with the provisions of F.S. § 163.3220—163.3242:
 - a. Any aggrieved or adversely affected party as defined in F.S. § 163.3215(2); or
 - b. The state land planning agency.

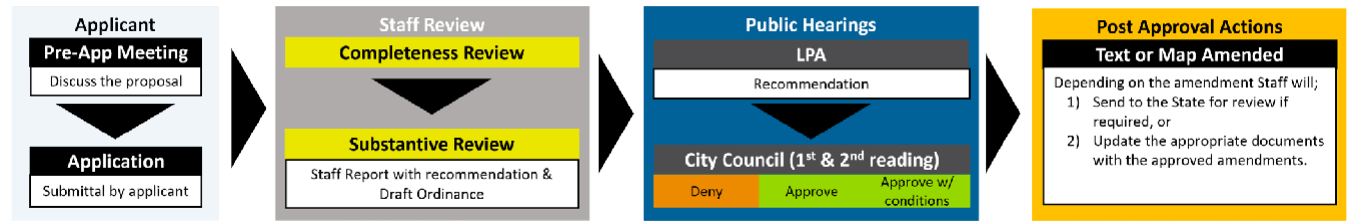
SECTION 2.07 MISCELLANEOUS PLANNING APPLICATIONS AND REVIEW PROCESS

SECTION 2.07.01 PROCEDURES FOR AMENDMENTS TO THE LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN, ZONING MAP, OR FUTURE LAND USE MAP

- A. The text of this Code, Comprehensive Plan and the official zoning district map or the Future Land Use Map boundaries may be amended or supplemented.
- B. Proposed changes may be suggested or recommended by:
 1. City Council
 2. City Manager
 3. Local Planning Agency
 4. Community Development Director
 5. By a property owner
 6. By petition of the owners of 51 percent or more of the area or properties involved in the proposed change.
- C. The Community Development Department will review and forward the application and a staff report and draft ordinance with or without a recommendation for approval, approval with conditions, or denial to the Local Planning Agency (LPA) for its review at a public hearing, along with a draft ordinance.
- D. The LPA will forward the staff report with its recommendation and a draft ordinance to the City Council for consideration at a public hearing.
- E. The City Council shall then approve, approve with conditions, table, or deny the application.
- F. If approved on first reading at city council, a second reading will be heard at the next available city council meeting. (all the scheduled hearings must meet noticing requirements, so no need to include)
 1. If State review is required, then the second reading shall occur within thirty (30) days of receiving State approval.

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Procedure for LDC text, Zoning or FLUM map, or Comprehensive Plan Amendment

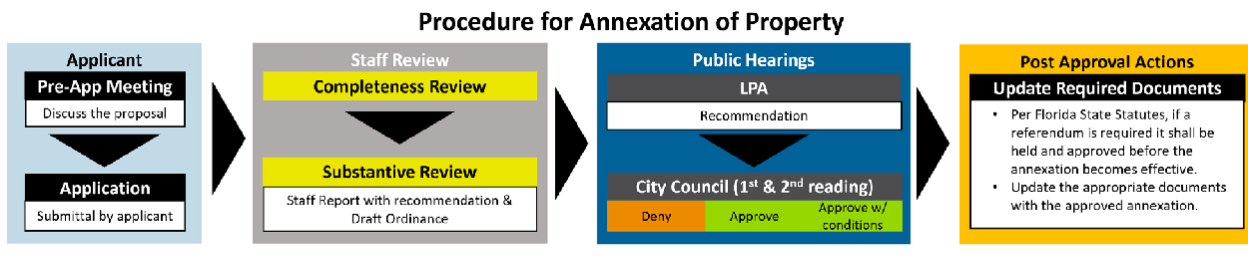


SECTION 2.07.02 ANNEXATION OF PROPERTY

- A. Annexation into the city may be initiated by either the City of Destin or by individuals or groups of property owners.
 1. In any instance of annexation, the property proposed to be annexed shall be contiguous to the city limits.
- B. The City shall manage growth of the physical city limits without creating hardships and unnecessary costs for existing residents and business owners by properly assessing any city initiated or property owner-initiated request of annexation through:
 1. The promotion of orderly growth by facilitating long-range planning for the provision of municipal services to proposed development and redevelopment areas.
 2. The application of appropriate land use regulations, development and property maintenance standards, fire, and construction codes and environmental regulations.
 3. Ensuring that residents and businesses outside the corporate limits share the tax and maintenance for facilities, streets, and utilities necessary to meet the demand.
- C. Annexations may be initiated by:
 1. Any property owner may request annexation into the city if contiguous to the city limits.
 2. The city may initiate annexation of contiguous, compact, unincorporated land in the following ways:
 - a. The City may annex enclaves of 110 acres or less through an interlocal agreement with Okaloosa County; except for undeveloped or unimproved real property, pursuant to F.S. § 171.046.
 - b. The City may annex an enclave with fewer than 25 registered voters by city ordinance when the annexation is approved in a referendum by at least 60 percent of the registered voters who reside in the enclave, except for undeveloped or unimproved real property, pursuant to F.S. § 171.046.
 - c. The city may annex land by referendum election, pursuant to the procedures set forth in F.S. § 171.0413.
- D. Annexations Applications:
 1. Annexations whether property owner-initiated or city initiated, shall address in the application, the criteria listed in Section 2.07.02.B. above, and the following if applicable:
 - a. Elimination of enclaves. Enclaves are areas of county jurisdiction that are surrounded by the city.
 - b. Enhance the city economic and tax base: The request shall demonstrate how annexing the proposed area into the city will benefit the City's tax base and not create a deficit in the City's revenue, budget, or create any other financial burden on the City or residents.
 - c. Impacts on the city's infrastructure: The request shall demonstrate how annexing the proposed area will not create a negative impact upon the City's infrastructure, including but not limited to:
 1. Roads and streets

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2. Stormwater facilities
3. Other city services
2. The Community Development Department shall develop a staff report and ordinance for review by:
 1. The Local Planning Agency at a public hearing for a recommendation and consideration to City Council.
 2. City Council shall consider at a public hearing the recommendation and determine whether to approve, approve with conditions, table, or deny the request on First reading.
 - (i) If approved on first reading at city council, a second reading will be heard at the next available city council meeting. (all the scheduled hearings must meet noticing requirements, so no need to include)
 - (ii) If the Annexation meets the criteria of Section 2.07.02.C.2.c. then the referendum per F.S. § 171.0413 shall be held and approved before the annexation becomes effective.

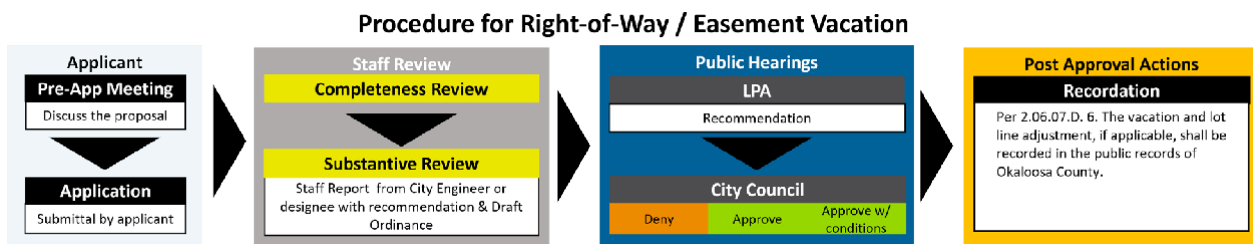


SECTION 2.07.03 RIGHT-OF-WAY/EASEMENT VACATION

- A. The vacation of city right-of-way or easement shall mean the subject right-of-way or easement is transferred to the adjacent private property owner(s) if no longer used by the city or general public, or easement holder.
- B. A Right-of-Way (ROW) or easement vacation involves the abandonment of a Public or Private ROW or easement across or on a lot, parcel, property, or other land.
- C. The vacation of ROW results in the directly adjoining property owners of the subject ROW to gain property either:
 1. Fully across the ROW if there is no property subjected to the original plat across the ROW.
 2. To centerline of the ROW if there is a property subjected to the original plat across the ROW
- D. The vacation of an easement abandons the rights of the easement holder and releases the property owner of any encumbrances the easement held on or across the subject lot, parcel, property, or other land.
- E. Any vacation of ROW or an easement shall require any subject plat to be updated through the most appropriate Land Division application type.
 1. If a plat is not applicable, then the most appropriate Land Division process shall be initiated in conjunction with the vacation application at the applicant's expense.
- F. The vacation of city right-of-way or easement shall mean the subject right-of-way or easement is transferred to the adjacent private property owner(s) if no longer used by the city or general public, or easement holder.
- G. Right-of-Way/Easement Vacation Approval Process

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1. Vacations require notification to adjacent property owners and a notice posted on the property per Section 2.01.04 once approved by the TRC.
2. If vacated, the right-of-way is divided equally to adjacent property owners. It is the responsibility of the applicant(s) to complete all required applications and approvals which may result from such a vacation.
3. All applications for a right-of-way or easement vacation shall follow the following procedures:
 - a. If the request requires the reconfiguration of lot lines or the subdivision of a parcel or a lot of land, the appropriate application per Section 2.05. shall be applied for and run concurrently with the vacation application.
 - b. City staff shall contact all utility providers or various stakeholders for input on the proposed vacation.
 - c. The City Engineer or designee shall forward a staff report with a recommendation to the Local Planning Agency (LPA) at a public hearing.
 - d. The LPA shall forward a recommendation to approve, approve with conditions, or deny the request to the City Council.
 - e. City Council may, upon receiving the recommendation of the LPA, approve, approve with conditions, table, or deny the application to vacate a ROW/easement based upon the following criteria:
 1. The requested vacation is consistent with the Comprehensive Plan.
 2. The ROW does not provide sole access to any property.
 3. The vacation would not jeopardize the current or future location of any utility.
 4. The proposed vacation is not detrimental to the public interest. City ownership of the ROW is no longer necessary to accomplish any valid city purpose. The city has not granted any easements which will be adversely affected by the vacation.
 5. No city owned right-of-way, or any portion thereof, may be vacated if the city's right-of-way shares any boundary with a water body.
 6. Any proposed vacation of Scenic Highway 98 shall require a voter approved ballot referendum.
 - f. If City Council approves or approves the application with conditions, the applicant shall record the new lot configuration in the public records of Okaloosa County.
 - g. If the City Council denies a vacation request, the applicant shall wait one (1) year before reapplying for reconsideration.



SECTION 2.08 PLANNED UNIT DEVELOPMENT APPLICATION AND REVIEW PROCESS

SECTION 2.08.01 PURPOSE AND INTENT

- A. The Purpose of a Planned Unit Development (PUD) is to implement the purpose statement of the zoning district and Planning Area in which the project is located, utilizing an alternative approach

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to the design of the property, and related physical facilities. A PUD incorporates special development characteristics, which help achieve city goals identified in the adopted Strategic Plan, Comprehensive Plan, and Master Plans of the Community Redevelopment Areas (CRA), if applicable, and provide an overall benefit to the community as determined by the PUD objectives.

- B. The intent of the proposed PUD shall:
1. Encourage efficient use of land and resources, promoting greater efficiency in public and utility services.
 2. Encourage innovative development through new planning and building practices or trends.
 3. Develop an enhanced product that exceeds the minimum requirements of the LDC compared to a development implementing the strict application of the LDC.
 4. Implement compatibility with adjacent and nearby land developments.

SECTION 2.08.02 STANDARDS FOR PLANNED UNIT DEVELOPMENTS

- A. The City Council may approve, approve with conditions, or deny a PUD based upon the following standards:
1. PUD Objectives: The PUD shall meet the purpose statement of the PUD, and
 - a. Shall achieve at least five (5) of the strategies from the objectives as outlined in Section 2.08.04.
 1. No more than two (2) strategies can be utilized per objective to meet the minimum of five (5) strategies.
 2. No strategy may be utilized more than once per PUD proposal.
 - b. Demonstrate why modifications to the zoning regulations are necessary to meet the purpose and intent for a PUD.
 - c. The City Council should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a PUD, and
 2. Compatibility and Design: The proposed PUD is appropriately designed, consistent, and compatible with:
 - a. Adopted policies set forth in the City of Destin Comprehensive Plan and appropriate Planning Area.
 - b. Adopted Community Redevelopment Area Master Plan applicable to the site where the PUD will be located.
 - c. The proposed PUD shall meet the purpose and intent of the Planning Area where the project is located.
 3. Design and Compatibility: The proposed PUD will be located and is designed to achieve a more enhanced product, design, and compatibility by demonstrating:
 - a. The project will result in a more enhanced product than would be achievable through strict application of the land use regulations.
 - b. The scale, mass, and intensity of the proposal is compatible with the neighborhood and Planning Area where the PUD will be located.
 - c. The proposal is compatible with the building and site design policies stated in an applicable Comprehensive Plan/Master Plan.
 - d. The building orientation in the proposal is compatible with the neighborhood where the PUD will be located and/or the policies stated in the Comprehensive Plan and/or applicable Master Plan related to building and site design.
 - e. The building setbacks along the perimeter of the development:
 1. Maintain the visual character of the neighborhood and the character described in the Comprehensive Plan and/or applicable Master Plan.
 2. Provide sufficient space for private amenities.

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3. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
4. Provide adequate sight lines to streets, driveways, and sidewalks.
5. Provide sufficient space for maintenance.
- f. The building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction.
- g. The lighting is designed for safety and visual interest while minimizing impacts on surrounding property.
- h. The dumpsters, loading docks and/or service areas are appropriately located and screened.
- i. The parking areas and internal vehicular networks are appropriately buffered from adjacent uses.
4. Landscaping: The proposed PUD preserves, maintains and/or provides native landscaping where appropriate by demonstrating:
 - a. That mature native trees located along the periphery of the property and along the street will be preserved and maintained.
 - b. That existing landscaping that provides additional buffering to the abutting properties will be maintained and preserved.
 - c. That proposed landscaping is designed to lessen potential impacts created by the proposed PUD.
 - d. Whether proposed landscaping is appropriate for the scale of the development.
5. Mobility: The proposed PUD supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood by demonstrating:
 - a. The drive access to local streets will not negatively impact the safety, purpose, and character of the street.
 - b. The site design considers safe circulation for a range of transportation options including:
 1. Safe and accommodating pedestrian environment and pedestrian-oriented design, and orientation to transit where available; and
 2. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 3. Minimizing conflicts between different transportation modes.
 - c. The site design of the proposed development promotes or enables access to adjacent uses and amenities.
 - d. The proposed design provides adequate emergency vehicle access; and
 - e. The loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
6. Existing Site Features: The proposed PUD preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.
7. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.
8. Supplemental Standards:
 - a. Where a proposed PUD is directly adjacent to either the Gulf of Mexico, Choctawhatchee Bay, The Destin Harbor, and bayous, or the property encompasses private beach, the proposed PUD shall include the following and will count towards two (2) of the five strategies required:
 1. A ten-foot (10') wide minimum public access easement(s) from publicly accessible land to the Gulf of Mexico, Choctawhatchee Bay, The Destin Harbor, bayous, or properties that encompass private beach; and

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2. Dedication of land or beach property or a public easement to the city for the purposes of public use of Gulf of Mexico, Choctawhatchee Bay, The Destin Harbor, bayous, or properties that encompass private beach, at a minimum of:
 - (i) one-hundred feet (100') land ward from wet sand or shoreline; and
 - (ii) one-hundred feet (100') of beach front.
 - (a) If the project consists of less than one-hundred feet (100') of beach front, then the entire beach front access shall be dedicated or provided by a public access easement.
 3. A minimum of ten parking space per one-hundred feet of beach front and shall meet ADA standards.
 - b. Where a PUD is proposed in the Town Center CRA (TCCRA) Objective 3, Strategy 1 shall be utilized with 20% of the units set to 80% AMI and will satisfy all five (5) required points.
 1. The affordable housing shall also be maintained by deed restrictions or other documentation that holds the affordability in perpetuity.
 - c. If a PUD is proposed in the Town Center Commons Planning Area but outside of the TCCRA, affordable housing shall be implemented.
 1. Points will be awarded towards the required five (5) points based on the percentage of units offered at 80% AMI or below as shown in Table 2.08-2 of Section 2.08.04.
- B. When approving a PUD, City Council may change, alter, modify, or waive the following provisions of LDC:
1. Zoning And Subdivision Regulations: Any provisions of the city's zoning or subdivision regulations as they apply to the proposed PUD.
 - a. Exceptions: The following elements of the zoning or subdivision regulations shall not be changed, altered, modified, or waived by the PUD process
 1. Uses: City Council shall not approve any use that is not allowed in the zoning district in which the PUD is located.
 2. Parking: The parking facility must be located within the PUD area and can only be used for the uses within the PUD.
 3. Building Height: Building height shall not exceed the allowed maximum height of the underlying zoning district.
 4. Density: Residential PUDs shall not exceed the density limitation of the zoning district or Future Land Use Designation of the Comprehensive Plan where the PUD is proposed except as allowed below.
 - (i) The calculation of PUD density may include open space acreage that is provided as Community Benefit and public amenity, open to the public, whether privately owned or dedicated to the public.
 - b. Screening: Screening for solid waste, mechanical equipment, or other elements as required by the LDC or Design Manual.
 - c. Signs: Signs shall not be reviewed or approved through the PUD process. Additionally, requests to exceed any dimensional limitation of signage shall not be considered in any review of a PUD application.
 - d. Landscaping: Landscaping shall meet the minimum requirement of the underlying zoning district.

SECTION 2.08.03 MINIMUM AREA

- A. A proposed PUD shall have a minimum net lot area of five (5) acres or more for any parcel or tract of land under single ownership or control.

SECTION 2.08.04 COMMUNITY BENEFIT

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- A. A PUD shall apply and implement the following objectives per Section 2.08.02.A.1, through the PUD process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal of the PUD:
1. Objective 1 - Open Space and Natural Lands: Preserving, protecting, or creating open space and natural lands:
 - a. Strategies:
 1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds, public beaches, or other similar types of facilities.
 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
 3. Development of connected greenways and/or wildlife corridors.
 4. Daylighting, or exposing streams, creeks, drainage areas or other water bodies that have been covered, filled, or piped.
 5. Inclusion of local food production areas, such as community gardens.
 6. Clustering of development to preserve open spaces.
 2. Objective 2 - Historic Preservation: Preserving, protecting, or creating historic areas within the city.
 - a. Strategies:
 1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the city either architecturally and/or historically, and that contribute to the general welfare of the residents of the city.
 2. Preservation of, or enhancement of, historically significant landscapes that contributes to the character of the city and contributes to the general welfare of the city's residents.
 3. Objective 3 - Housing: Providing affordable housing or types of housing that helps achieve the city's housing goals and policies:
 - a. Strategies:
 1. Affordable housing developed for those with incomes that are at or below eighty percent (80%) of the Area Median Income (AMI).
 2. The proposal includes housing types, excluding detached single-family housing, which are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.
 3. The following points will be awarded, at the following rates, towards the required five (5) points based on percentage of units offered at 80% AMI or below.

Table 2.08-2 Points awarded for Affordable Housing	
a.	<u>2 points for 5% of units</u>
b.	<u>3 points for 10% of units</u>
c.	<u>4 points for 15% of units</u>
d.	<u>5 points for 20% of units</u>
 4. Objective 4 - Mobility: Enhances accessibility and mobility:
 - a. Strategies:
 1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.
 2. Improvements that encourage transportation options other than just the automobile which excludes the required transportation infrastructure.
 5. Objective 5 - Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

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- a. Strategies:
 1. Energy Use and Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.
 2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.
 3. Site Planning: Design and inclusion of a mix of uses to encourage the reduction of resource consumption and impacts to public facilities or services.
6. Objective 6 - Comprehensive Plan/Master Plan Implementation: A project that implements a specific Goal, Objective, or Policy of the adopted Comprehensive Plan or Master Plan.
 - a. Strategies:
 1. A project that implements a specific goal, objective, or policy of the adopted Comprehensive Plan or Master Plan not related to compliance standards listed in Section 2.08.02.

SECTION 2.08.05 PROCEDURES

- A. Application: The applicant must file a complete application for PUD review with the Community Development Department containing the following information. Certain information may be deemed unnecessary to adequately evaluate the application by the Community Development Director.
 1. A complete written description, with supporting graphics, of the proposed PUD including:
 - a. How the proposed PUD meets the purpose and Intent of these PUD regulations.
 - b. The zoning regulations being modified in the PUD.
 - c. The Comprehensive Plan or CRA Master Plan objectives, goals, and policies being met.
 - d. How the proposed PUD is compatible with other properties in the neighborhood(s).
 - e. What and how the proposed PUD provides and meets the community benefit requirement per Section 2.08.04.
 2. Existing conditions surveys
 3. Site plan depicting all proposed development
 4. Architectural graphics including elevations, profiles, conceptual floor plans and cross sections
 5. Preliminary subdivision plat or final plat, if applicable or required
 6. Traffic impact analysis
 7. A statement describing the care and maintenance of all open space or recreational facilities.
 8. Other information or documentation the Community Development Director may deem necessary for proper review and analysis of a particular application.
- B. Application Review
 1. Review of the application will follow the same procedures as the major development process per Section 2.06.03.
 2. Any other required supplemental applications for a proposed PUD, such as subdivision or plat of land, will follow the applicable process per this Article.
- C. Authority: The City Council, following a recommendation from the Local Planning Agency, may approve PUDs for uses listed in the tables of permitted and conditional uses for each category of zoning district or districts. The approval shall be in accordance with the standards and procedures set forth in this Article and other regulations applicable to the district in which the property is located.
- D. City Council Decision:
 1. A request for a PUD does not constitute an assurance or presumption of approval.

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2. A proposed PUD shall be evaluated on an individual basis, in relation to its compliance with the following to determine whether the PUD is appropriate and compatible in the proposed location:
 - a. The standards of this Section
 - b. The standards for the zoning district in which it is located
 - c. Other standards and regulations within this Code
 - d. Comprehensive Plan and other city ordinances
 3. The City Council may approve or approve with conditions as necessary or appropriate for the PUD to comply with the standards and factors set forth in this Section.
 4. The City Council may approve any PUD with modifications, and the subsequent development order may be authorized by the City Manager or designee once the required modifications have been completed and approved by the appropriate TRC members.
 5. The City Council may deny an application for PUD if it finds that the proposal does not meet any of the criteria below:
 - a. Does not meet the intent of the base zoning district.
 - b. It is not appropriate or compatible with the Planning Area as outlined in the city's adopted Comprehensive Plan.
 - c. Does not meet the purpose and intent of this Article.
 - d. It is not consistent with the standards and factors set forth in this section.
 - e. Other criteria not listed here but linked to any Strategic or Comprehensive Plan goal, policy, or objective, or if it does not meet the minimum criteria of the LDC.
- E. Any person adversely affected by a final decision of the City Council may appeal per Section 2.12.02.

SECTION 2.08.06 TIME LIMIT ON APPROVED PLANNED UNIT DEVELOPMENT

- A. No PUD approval shall be valid for a period longer than one year unless:
 1. A building permit has been issued, or
 2. Complete building plans have been submitted to the Building Division of the Community Development Department and are under review.
- B. If a PUD expires, the applicant loses rights to all approvals pertaining to the proposed PUD.
- C. The City Manager or designee may grant one extension of a PUD for up to one additional year from previous approval date:
 1. The application materials required for an extension request shall meet the same requirements for a development order extension as outlined in Section 2.02.02.H.
 2. PUD Extension requests must be submitted 60 calendar days prior to the expiration of the PUD approval.
- D. If a PUD expires the applicant may request to reinstate the PUD for twelve (12) months, by requesting a public hearing before City Council, within six (6) months after expiration.
 1. The application materials required for an extension request shall meet the same requirements for a development order extension as outlined in Section 2.03.02.E.
 2. If a PUD expires and is reinstated, it shall not be allowed to request an extension or another reinstatement.

SECTION 2.08.07 DEVIATIONS TO A PLANNED UNIT DEVELOPMENT

- A. Following PUD approval, the development plan approved by the City Council shall constitute the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the PUD process.
- B. Deviations or amendments to the PUD may be allowed pursuant to this Section.
 1. No deviation shall be made in the construction, development, or use without a new application under the provisions of this Article.

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2. Any deviation to the approved development plan not authorized by the original approval or any subsequent approved modification or amendment of this section shall be considered a modification.
3. Major Deviations:
 - a. Major deviations are deviations from a final approved development plan, including any change; to
 1. A condition in the development order that was expressly imposed by the City Council;
or
 2. Any change that adversely affects the compatibility of the proposed project; or
 3. Any change that the City Manager or his designee, determines should be reviewed by the City Council due to the community impact of the proposed change; or
 4. Any characteristic of the approved PUD including but not limited to the following:
 - (i) Any increase of the total building footprint by 10% or more.
 - (ii) Any increase in density, not to exceed the underlying zoning district, or Future Land Use Designation in the city's comprehensive plan.
 - (iii) Any decrease in open space.
 - (iv) Any increase or decrease in parking spaces by 10% or more.
 - (v) Request for additional uses not previously considered in the original approval.
 - (vi) Any increase of an originally approved use by, square footage, parking requirements, slip count or increase of capacity of use.
 - (vii) Any reduction of external setbacks, not to exceed the minimum setbacks as required by the underlying zoning district.
 - (viii) Any reduction of approved landscaping or tree canopy cover by 10% or more, not to exceed the required minimum landscaping requirement.
 - (ix) Any alteration of the overall design theme or defining exterior or site architectural characteristics.
 - b. Such major deviations shall be consistent with the intent and purpose of the approved PUD plan and shall be the minimum necessary to achieve the intent of the deviation and shall not be approved if such modifications would result in a violation of any standard or requirement of Comprehensive Plan, CRA Master Plan, or LDC.
 - c. Major deviations applications shall follow the same procedures as a major development application outline in Section 2.06.04. of this Article.
- C. Minor Deviations:
 1. Minor deviations are deviations to an approved PUD that is not a major deviation nor a technical deviation as identified in Section 2.06.04.
 2. Such minor deviations shall be consistent with the intent and purpose of the approved PUD plan and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such modifications would result in a violation of any standard or requirement of Comprehensive Plan, CRA Master Plan, or LDC.
 3. Minor deviation applications shall follow the same procedures for a minor development as outlined in Section 2.06.03.
- D. Technical Deviation: Deviations that appear necessary considering technical or engineering considerations and not in conflict with any minor deviation per Section 2.06.03 or a major deviation per Section 2.06.04.
 1. Such technical modifications shall be consistent with the intent and purpose of the approved PUD plan and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such modifications would result in a violation of any standard or requirement of Comprehensive Plan, CRA Master Plan, or LDC.

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2. Such deviations shall be limited to modifying the following elements:
 - a. The distance as shown on the approved development plan between any one structure or group of structures, and any other structure or group of structures.
 1. Except, a modification that decreases the setback between a proposed building and an existing building or property line external to the proposed PUD.
 - b. Vehicular circulation element
 - c. The location or increasing the size of any open space
 - d. Any stormwater element
 - e. Final grade
 - f. The types of landscaping elements and their arrangement within the required landscaping buffer area
 - g. Relocation or construction of accessory structures
- E. Technical modifications or amendments application shall follow the same procedures for a simple development as outlined in Section 2.06.02.

SECTION 2.08.08 DISCLOSURE OF PRIVATE INFRASTRUCTURE COSTS FOR PLANNED UNIT DEVELOPMENTS

- A. PUDs, approved under this Article, shall include provisions for disclosure of future private infrastructure maintenance and replacement costs to unit owners.
 1. Infrastructure Maintenance Estimates: Using generally accepted accounting principles, the developer shall calculate initial cost estimates for maintenance and capital improvements of all infrastructure for the PUD for a period of fifty (50) years following the recording of the subdivision plat or the estimated date of first unit occupancy of the PUD, whichever is later.
 - a. The initial disclosure estimates shall cover all private infrastructure items and shall be prepared for five (5) increments of ten (10) years each.
 - b. Infrastructure cost estimates shall include roads, sidewalks, curbs, gutters, water, and sewer pipes and related facilities, drainage systems, landscaped or paved common areas, and other similar facilities ("infrastructure")
 2. Initial Estimate Disclosure: The following measures shall be incorporated to ensure owners and future owners receive adequate disclosure of potential infrastructure maintenance and replacement costs:
 - a. The cost estimate shall be recorded with and referenced on the recorded plat for any PUD.
 - b. The recorded plat shall also contain a statement entitled "notice to purchasers" disclosing that the infrastructure is privately owned, and the maintenance, repair, replacement, and operation of the infrastructure is the responsibility of the property owners or owner association and shall not and will not be assumed by the city.
 - c. If there is no plat associated with the PUD, then a notice shall be recorded in the public Records of Okaloosa County on all properties affected and involved in the PUD.
 - d. The cost estimate shall be specifically and separately disclosed to the purchaser of any property in the PUD, upon initial purchase, and upon all future purchases for the duration of the fifty (50) year period.
 3. Maintenance Statements: The entity responsible for the operation and maintenance of the infrastructure shall, at least once each calendar year, notify all property owners in the PUD of:
 - a. The estimated yearly expenditures for maintenance, repair, operation, or replacement of infrastructure
 - b. The actual expenditures incurred, for maintenance, repair, operation, or replacement of infrastructure, and at least once each calendar year shall notify all property owners of the

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actual expenditures incurred and shall specify the reason(s) for any variance between the estimated expenditures and the actual expenditures.

4. Maintenance Responsibilities: The property owners in a PUD shall be collectively and individually responsible, on a pro-rata basis, for operating, maintaining, repairing and replacing infrastructure to the extent necessary to ensure that access to the PUD is available to the city for emergency and other services and to ensure that the condition of the private infrastructure allows for the city's continued and uninterrupted operation of public facilities to which the private infrastructure may be connected or to which it may be adjacent.

SECTION 2.09 MARINE CONSTRUCTION APPLICATIONS

SECTION 2.09.01 PURPOSE AND INTENT

- A. Marine construction in Destin requires compliance with the Marina Siting in Section 7.02 and may require review by the Harbor and Waterways Board (HWB) and or City Council, to preserve and protect one of Destin's premier natural resources, the Destin Harbor and waterways that fall within the city's jurisdiction.
- B. The bodies of water and waterways under the jurisdiction of the City of Destin for the purposes of enforcement of this Code are:
 1. The Destin Harbor
 2. The canals of Holiday Isle
 3. Indian Bayou (If the upland property is within the city limits)
 4. Joe's Bayou
 5. Marler Bayou
 6. Choctawhatchee Bay (If the upland property is within the city limits)

SECTION 2.09.02 MARINE CONSTRUCTION PROJECT CATEGORY

- A. Marine Construction Classification: The following includes the three categories and category criteria:
 1. Category 1: Marine Construction projects shall be considered Category 1 if one of the following criteria applies:
 - a. Residential docks eligible for self-certification from Florida Department of Environmental Protection (FDEP)
 - b. Boat lifts in existing slips
 - c. Upland slips
 - d. Seawalls that are upland of the declared mean high-water line
 - e. Seawalls that are waterward of the declared mean high-water line that are exempt from Florida Department of Environmental Protection review.
 2. Category 2: Marine Construction projects shall be considered Category 2 if any of the following criteria applies:
 - a. Residential docks not qualifying for FDEP self-certification
 - b. Residential docks with 3-9 slips
 - c. Residential docks requiring U.S. Army Corps of Engineers (USACE) approval
 - d. Residential docks proposed within twenty-five feet (25') of any established or implied riparian setback from adjacent properties
 - e. Seawalls that are waterward of the declared mean high-water line that are not exempt from Florida Department of Environmental Protection review.

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3. Category 3: Marine Construction projects shall be considered Category 3 if any of the following criteria applies:
 - a. Residential docks with 10 or more slips
 - b. Commercial docks
 - c. Other non-residential docks
 - d. Oil abatement plans
 - e. Dredge and/or Fill requests
 1. Application Materials require proof of submittal to state and federal agencies as applicable.
 2. Proposed dredge and fill applications require a Marine Construction Permit review and shall have state and federal approvals at time of Marine Construction permit application submittal.

SECTION 2.09.03 HARBOR AND WATERWAYS BOARD REVIEW

- A. Written notice for all Harbor and Waterways Board reviews shall be required by Certified mail and shall only be provided to:
 1. Adjacent property owners
 2. Owners of property on the opposing shore for water bodies less than 100 feet in width
- B. Category 1 Marine construction applications do not require Harbor and Waterways Board review and are reviewed through a building or marine construction permit application as outlined in Section 2.09.05.
- C. All marine construction applications deemed Category 2 shall require submittal of a Harbor and Waterways Board application.
 1. Category 2 and 3 applications are reviewed by the HWB during a public hearing for recommendation to City Council.
 2. A complete application must be received a minimum of 30 days prior to the Harbor and Waterways Board meeting.
 - a. Applications will not be scheduled for a meeting until all required materials have been received.
 3. All objections received before the meeting will be forwarded to the HWB prior to the public hearing.
 4. All objections heard during a public hearing of the HWB will be forwarded to City Council.
- D. All marine construction applications deemed Category 3 shall require review by the Harbor and Waterways Board for recommendation to City Council for review at a public hearing.

SECTION 2.09.04 CITY COUNCIL REVIEW

- A. All marine construction applications deemed Categories 2 or 3 shall require review and approval by City Council prior to the issuance of any building permits and the start of construction.
 1. Category 2 applications shall be reviewed by City Council on the Consent Agenda during a publicly noticed meeting.
 2. Category 3 applications shall be reviewed by City Council at a publicly noticed meeting during a public hearing per Sections 2.01.04. and 2.15.
- B. The City Council shall approve, approve with conditions, or deny the application at the next available regularly scheduled City Council meeting.

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- C. All objections received before the public hearing will be forwarded to the City Council prior to the scheduled meeting.

SECTION 2.09.05 MARINE CONSTRUCTION PERMITS

- A. All marine construction permits must be obtained within one (1) year of final approval by the City.
 - 1. If construction permits are not obtained within one (1) year, the applicant may resubmit a new marine construction application.
 - 2. All marine construction permits must remain valid or be completed. If any permit becomes invalid, an applicant must follow any process and review required by Section 2.09 to reinstate construction.
- B. Approval of all applicable state or federal permits is required at the time of marine construction permit application submittal.
- C. The project will be subject to all current regulations of the city at the time of permit submittal.
- D. Marine Construction permits must be obtained in accordance with Section 2.14.03.

SECTION 2.10 CONDITIONAL USE AND CERTIFICATE OF APPROPRIATENESS REVIEW PROCESS

SECTION 2.10.01 CONDITIONAL USES

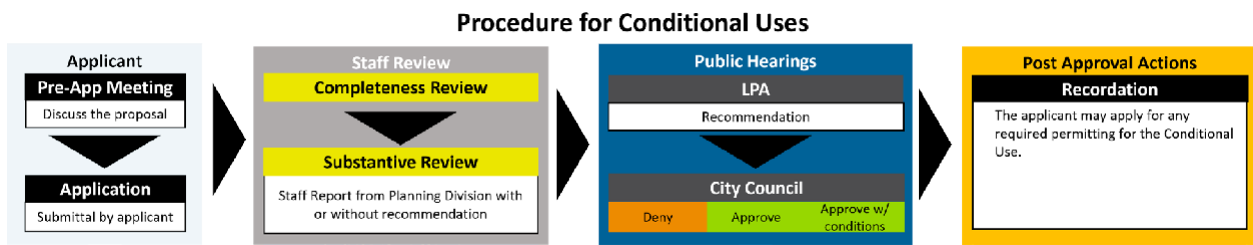
- A. The following shall apply to all applications for a conditional use in any zoning district:
 - 1. A complete application for any conditional use shall be filed and approved before any development permit or change of use can be approved.
 - 2. An application for a conditional use shall include:
 - a. A narrative describing how the proposed development meets the following criteria.
 - 1. Land use compatibility: The applicant shall demonstrate the conditional use is compatible and harmonious with adjacent land uses and the general character of the area. This includes but is not limited to:
 - (i) An analysis of the proposed scale, density or intensity, traffic-generating characteristics, and off-site impacts.
 - (ii) A statement and description of compatibility of the proposed use(s) with adjacent land uses and how the use(s) will not adversely impact land use activities in the immediate vicinity.
 - 2. Sufficient Size: The site shall meet the minimum standards required per the applicable zoning district and will be capable to accommodate urban design enhancements such as, but not limited to:
 - (i) Screening, buffers, landscaping, and open space
 - (ii) Off-street parking, efficient internal traffic circulation
 - (iii) Infrastructure needed to mitigate against potential adverse impacts of the proposed use.
 - 3. Mitigative Techniques: The applicant shall demonstrate that the conditional use and site plan are designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses.
 - (i) The design scheme shall address all off-site impacts to the immediate vicinity, including community infrastructure, to ensure the adverse impacts are not detrimental to the general public health, safety, and welfare.

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4. Hazardous Waste: No use generating hazardous waste or using hazardous materials shall be located in the city unless the location is consistent with the Comprehensive Plan and this Code.
 - (i) Any proposed use generating hazardous waste or that requires hazardous materials for its operations shall use city, state, or federally approved mitigative techniques to prevent all adverse impacts to the general health, safety, and welfare.
 - (ii) If hazardous waste or materials are generated or utilized, all applicable state and federal regulations shall be met.
 - (iii) The site plan shall identify all hazardous waste and hazardous material areas and shall utilize the best management principles and practices.
 - (iv) The use shall not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
5. Proliferation of Uses: Over-proliferation of similar uses within a zoning district shall not be permitted. The applicant shall demonstrate the use is not being overproliferated with their proposal.
 - (i) The City Council shall review the existing uses within the zoning district to determine whether a conditional use shall be approved or denied.
6. Compliance with applicable laws, regulations, and ordinances: The applicant shall demonstrate compliance with all applicable local, state, or federal laws, regulations, and ordinances.
 - (i) If permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to an approval of a conditional use to protect the public health, safety, and welfare.
- b. The narrative shall also describe the following characteristics:
 1. Traffic generation
 2. Square feet of enclosed building for each specific use
 3. Proposed employment
 4. Proposed number and type of service vehicles
 5. Off-street parking needs
 6. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
 7. Include a description of any measures proposed to mitigate any possible adverse impacts on properties in the immediate vicinity
- c. A site plan that shows the nature of the proposed development identifying the following if applicable:
 1. Land use types
 2. Density or intensity
 3. Placement of proposed buildings, improvements, and impervious ground cover on the site
 4. Location, type, and method of maintenance of open space and public use areas if any
 5. Preservation of natural features or protection of sensitive lands if any
 6. Proposed parking areas and internal traffic circulation
 7. Stormwater management
 8. Water and sewage distribution, collection, and treatment systems.
 9. Open space

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10. Setbacks from adjacent properties
11. Screening and buffers
12. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites
- d. Off-site improvements required to mitigate impacts of the conditional use such as but not limited to:
 1. Utilities
 2. Public facilities, especially any improvements required to ensure compliance with concurrency management
 3. Roadway or signalization improvements, or other similar improvements
 4. Accessory structures or facilities
 5. Other unique facilities/structures proposed as part of site improvements
3. If any of the above-listed characteristics or on or off-site elements do not apply to the project, the applicant shall state in the narrative why it is not applicable.
- B. Approval for Conditional Uses:
 1. The LPA, at a quasi-judicial public hearing, shall forward a recommendation of approval, approval with conditions, approval with modifications, or denial to the City Council after review and consideration of the proposed conditional use based upon the applicable criteria, this Code, the comprehensive plan, and city ordinances.
 2. The City Council, at a quasi-judicial public hearing, shall approve, approve with conditions, approve with modifications, or deny the proposed development after review and consideration of the proposed development based on the LPA’s recommendation, applicable criteria, this Code, the comprehensive plan, and city ordinances.
 3. Conditional use shall be denied if the City Council determines the proposed conditional use does not meet the criteria provided in this section or the proposed conditional use is adverse to the public's interest.
- C. If the proposed conditional use requires a development order the appropriate development application type shall be identified per this Article and the appropriate application process shall be followed.
- D. If the proposed conditional use requires any development order, the conditional use and development order shall run concurrently, and one shall not be approved before the other.
- E. If an applicant desires to change the use of an existing structure on a site and the property is located within the Harbor District Overlay or Zerbe-Calhoun Historic District Overlay, the applicant is required to apply for a certificate of appropriateness with the conditional use per Section 2.10.03.
- F. Appeals of the City Council on a conditional use application are by writ of certiorari to the circuit court.



SECTION 2.10.02. CONDITIONAL USES IN OVERLAY DISTRICTS

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- A. In addition to the criteria and processes outlined in Section 2.10.01. Conditional uses proposed in the Harbor or Zerbe-Calhoun Historic Overlay Districts should meet the following intents and standards.
1. The Harbor District Overlay and the and the Zerbe-Calhoun Historic District Overlay intend to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the district that are reminiscent of past eras, events, and persons important in local, state, or national history, or by providing significant examples of architectural styles of the past. To accomplish this the district may develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize the South Harbor Mixed Use and North Harbor Mixed Use zoning districts, promote the tourist trade and interest, and foster knowledge of the city's living heritage. Therefore, conditional uses in these overlay districts should meet one or more of the following criteria:
 - a. Historical significance: Proposed changes of use, developments, or redevelopments in the overlay district, should show character, interest, or value as part of the development, heritage, or cultural characteristics of the harbor area, or exemplify the cultural, political, economic, or social heritage of the City of Destin.
 - b. Architectural significance: Proposed changes of use, developments or redevelopments should portray an era of history characterized by distinctive architectural period(s)/style(s) and embody those distinguishing characteristics of an architectural type and contain elements of architectural design, detail, materials, or craftsmanship that represent a significant era in the history of the Destin Harbor area.
 - c. Environmental significance in the Harbor District Overlay: Proposed changes of use, developments or redevelopments should enhance the variety, interest, and sense of identity of the Harbor area by the protection of the unique natural and man-made environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.
 - d. Environmental significance in the Zerbe-Calhoun Historic District Overlay: Proposed changes of use, developments or redevelopments should enhance the variety, interest, and sense of identity of the Zerbe-Calhoun area by the protection of the unique natural and manmade environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the Bay.
 - e. To the extent that there is any conflict between the permissibility of any specific use in the underlying zoning district and the overlay, the provisions of the underlying zoning district shall apply.

SECTION 2.10.03 CERTIFICATE OF APPROPRIATENESS IN OVERLAY DISTRICTS

- A. The certificate of appropriateness intends to allow the preservation of historically significant structures and/or property in the Harbor and Zerbe-Calhoun Overlay Districts.
- B. The City Council may grant a certificate of appropriateness to an applicant seeking to preserve an existing structure constructed prior to 1975 on a site which is deemed historically, architecturally, or environmentally significant.
- C. A certificate of appropriateness shall meet one or more of the criteria listed in Section 2.10.02.
- D. To further the intent and purpose of Harbor District Overlay and Zerbe-Calhoun Historic District Overlay, the City Council may waive or modify the following requirements of this Code:

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1. Parking requirements
2. Requirements for lot area, width, depth
3. Building setbacks
4. Open space
- E. The City Manager or designee may determine there is a serious threat to public health, safety or welfare, and the waivers listed in paragraph D of this section shall not be granted.
- F. A property owner may apply to designate a structure or site as significant pursuant to this section. Such an application may include a request for a conditional use, if applicable.
- G. Applications for a certificate of appropriateness (with or without a conditional use) shall be submitted to the Community Development Department and shall include:
 1. A narrative detailing why the property or structure is historically, architecturally, or environmentally significant.
 2. A narrative demonstrating the property or structure meets the criteria listed in Section 2.10.02.
 3. A signed, sealed survey of the existing conditions of subject property, dated within six (6) months of the application date.
- H. City staff and the City Land Use Attorney shall review a certificate of appropriateness (with or without a conditional use) application for sufficiency and shall forward the request to the City Council through the City Manager.
- I. The City Council, at a quasi-judicial public hearing, shall approve, approve with conditions, approve with modifications, or deny the proposed certificate of appropriateness after review and consideration of the applicable criteria, this Code, the comprehensive plan, and city ordinances.
- J. If the proposal is approved, the City Council shall issue a certificate of appropriateness by final order as evidence of the approval under the terms of the Harbor District Overlay or Zerbe-Calhoun Historic District Overlay.
 1. The order shall include findings of fact and conclusions of law detailing:
 - a. The certificate of appropriateness (with or without a conditional use) approves the,
 1. Uses
 2. Structures
 3. Parking, (as applicable)
 4. Any other items depicted on the survey
 5. Any city code waivers authorized by approval of the survey submitted by the applicant,
 6. The change of use and development or re-development depicted on the survey has been made are approved by the City Council
 7. Any action by applicants following issuance of a certificate of appropriateness shall be in accord with the application and material approved and any conditions or modifications approved by the City Council.
 - b. The elements listed above may continue use as is until such time that the applicant abandons the uses for a period of at least 180 days.
- K. Nothing in this section releases the applicant from any requirement to obtain a Business Tax Receipt on the subject property, if applicable.
- L. Appeals:
 1. Any appeal of a City Council decision on a determination under this section shall be by petition for certiorari review to the circuit court of Okaloosa County, Florida, based solely on the record of the hearing before the City Council. The application forms shall contain a venue selection provision requiring venue to be in Okaloosa County.

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2. The applicant is responsible for providing a verbatim transcript of the record of that hearing.
3. Such an appeal must be filed within 30 days after the date the city renders its order.

SECTION 2.11 CHANGE OF USE APPLICATION AND REVIEW PROCESS

SECTION 2.11.01 CHANGE OF USE APPLICABILITY AND CRITERIA

- A. Existing developments are required to be consistent with existing development order(s) and city, state, or federal regulations as applicable when changes in the use or modifications to the site are proposed.
- B. A change of use permit shall be required for any property, lot, parcel of land, structure, or site for the following changes, which includes all permanent, temporary, and seasonal uses:
 1. A property, structure, or portion thereof is, or is proposed to be, a different land use than the approved use or existing use.
 2. Properties and/or structures where the intensity of a use is increased, which results in additional impacts including but not limited to:
 - a. Additional required parking
 - b. Structure or site modifications
 - c. Impacts affecting the public welfare, as determined by the City Manager or designee.
 3. The addition of a use to a site with a single-use or multiple uses currently in operation.
 4. The addition of more of impervious surface or gross floor area to any structure.
 5. Any change of use upon the property affecting the current condition of the property, any structure, or any pervious or impervious surface.
 6. Any change of use/development of building/structure/parcel of land that generates vehicle trips above current levels at the property location.
- C. Proposed changes or expansions to a space may be permitted once reviewed and approved through the change of use process and:
 1. The property is compliant with applicable city, state, or federal regulations as applicable, or with an applicable development order.
- D. The City Manager or designee may determine whether a development order is necessary if the proposed change of use meets any of the land development application types criteria listed in Section 2.06.

SECTION 2.11.02 CHANGE OF USE APPLICATION REVIEW AND APPROVAL

- A. Any proposed change of use shall require an application to be submitted to the City for review of the existing conditions against the new proposed condition and impacts.
 1. Staff may require review by any TRC member if the change of use is identified as affecting their services.
 - a. If the TRC member charges a fee for their review or there is a 3rd party review required, the applicant will be required to pay for this extra cost.
- B. An application must include all information and supplemental items required in the City of Destin Checklist at a minimum.
 1. Additional materials may be requested and required by the City Manager or designee if determined that more information is required for City staff to fully assess the proposed scope of the change of use.

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- C. The City Manager or designee may require any additional applications to be submitted as part of the change of use permitting process, as necessary, pursuant to this Code or other city ordinance.
- D. Once an application is determined to comply with local, state, or federal codes, regulations, or conditions of applicable development orders, City staff may approve the change of use.
- E. Change of use approvals are tied to the property and remain valid if established within two years of date of approval and the site, use, or structure is not changed or modified from the approved condition of the approved change of use.
- F. Change of uses shall be established within two (2) years of approval date to remain valid. If the change of use is not established within two (2) years from date of approval, it becomes null and void and a new change of use must be applied for.
 - 1. Either event below establishes an approved change of use:
 - a. A building permit that is pulled within two years of the date of approval, for the use, and remains a valid permit or a certificate of completion or occupancy is issued for the building permit establishes or makes the change of use valid.
 - b. An issued use registration, such as but not limited to short-term rental registration, that does not require a building permit.
- G. A change of use approval may be revoked if the use or site conditions or elements are changed without city approval.
 - 1. The City may require a new change of use application or development or building permit at the property owner's expense, if the use or site conditions or elements are changed without city approval.
- H. An application for a change of use permit shall be denied if one (or more) of the following conditions exist:
 - 1. There is a pending code compliance violation on the subject property.
 - a. Unless a change of use is required to come into compliance.
 - 2. A recorded code compliance lien exists on the subject property.
 - 3. There is a development order on the property, and the City Manager or designee determines that the property is not currently in compliance with such existing development order.
 - 4. Any of the criteria or requirements for a change of use permit application is/are not met.

SECTION 2.12 APPEAL, SPECIAL EXCEPTION, AND VARIANCE APPLICATION AND REVIEW PROCESS

SECTION 2.12.01 APPEALS OF ADMINISTRATIVE OFFICIALS

- A. All appeals of any requirement, decision, or determination made by an administrative official or the Local Planning Agency enforcing the Code of Ordinances or this Code, shall be taken before the Board of Adjustment (BOA).
- B. The BOA may, upon appeal, reverse or affirm, in whole or in part, or may modify the order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance.
- C. The BOA may hear any dispute including, but not limited to:
 - 1. A finding of concurrency deficiency
 - 2. Refusal on the part of the city to issue a development order
 - 3. An appeal by an affected person or party
 - 4. Determination or interpretation of this Code made by any city official or board.

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- D. Appeals by any affected person or party must be applied for within 30 calendar days of rendition of the order, requirement, decision, or determination in question.
- E. The appellant must include a narrative for the reason of an appeal in the application.
- F. The City Manager, or designee, shall arrange for an appeal hearing before the BOA and notify the appellant of the date, time, and place of the hearing.
- G. The appellant has the burden of demonstrating the decision in question was in error.
- H. The administrative official(s) involved, or the LPA, shall have the opportunity to present information and arguments to support their decision.
- I. A majority vote of all the members present of the board at the hearing shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official or to decide in favor of the applicant on any matter upon which the board is required to pass under any such ordinance.
- J. The BOA shall base its decision on the requirements of the City of Destin Comprehensive Plan and the Land Development Code or Code of Ordinances at the time of the appeal.
- K. The Board shall make its decision based upon its usual voting procedures.
- L. The decision shall be issued in writing stating the reasoning involved.
- M. The BOA order shall be rendered within 60 calendar days of the close of the hearing.
- N. No further administrative appeal is available beyond this stage, though the appellant retains the right of appeal through the judicial system as provided by law.
- O. Appeal Review Procedures:
 - 1. Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, administrative official, board, or bureau of the city affected by an interpretation of this Code.
 - a. The Community Development Department shall provide all the documents, plans, papers, or other materials from which the decision was made, to the BOA.
 - b. An appeal to the BOA stays all work on the premises and all proceedings in furtherance of the action appealed from.
 - 1. Except in situations where the appropriate official determines and certifies to the BOA that a stay would cause imminent peril to life or property.
 - 2. In such cases, proceedings or work shall not be stayed except by a restraining order, granted by the BOA or by a court of record on application, on notice to the officer from whom the appeal is taken and on due cause shown.
 - 2. All appeals must have a complete application submitted thirty (30) calendar days prior to the next available scheduled Board of Adjustment hearing.
 - 3. City staff shall notify all parties when the appeal scheduled for presentation to the Board of Adjustment
 - 4. Any party may appear in person, by agent, or by attorney.
 - 5. All administrative appeals shall be quasi-judicial public hearings and be conducted in accordance with Section 2.15.

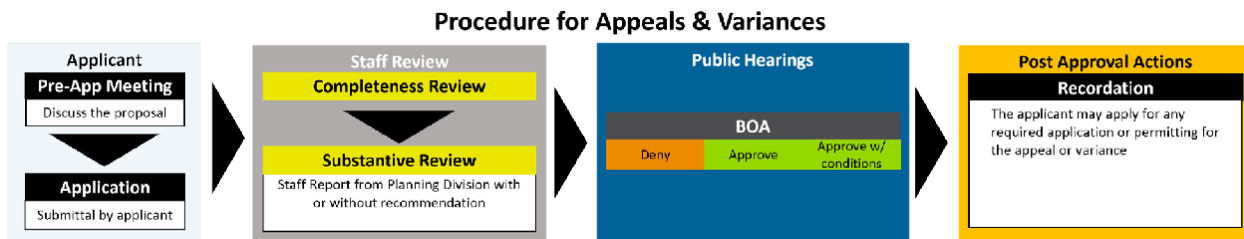


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SECTION 2.12.02 APPEALS OF CITY COUNCIL

- A. A decision of the City Council may be appealed to the appropriate circuit court of the state within 30 days of rendition of the City Council's final order.
- B. During the pendency of any appeal, no further action shall be taken on the application except pursuant to an order of the court or after final determination by the court as to the merits of the appeal.
- C. If an application is denied by the City Council, it may not be resubmitted to the City or reconsidered by the City Council for one (1) calendar year, except pursuant to an order of a court of competent jurisdiction.

SECTION 2.12.03 SPECIAL EXCEPTIONS

- A. A property owner may apply for a special exception as authorized by this Code in certain instances as identified.
- B. The procedures and fees for a special exception review shall follow the same as an appeal of administrative official per Section 2.12.01 above.
- C. The City Manager or designee shall require the criteria for a conditional use per Section 2.10 of this Article to be the basis of review for a special exception unless other criteria are identified to be more appropriate.

SECTION 2.12.04 VARIANCES

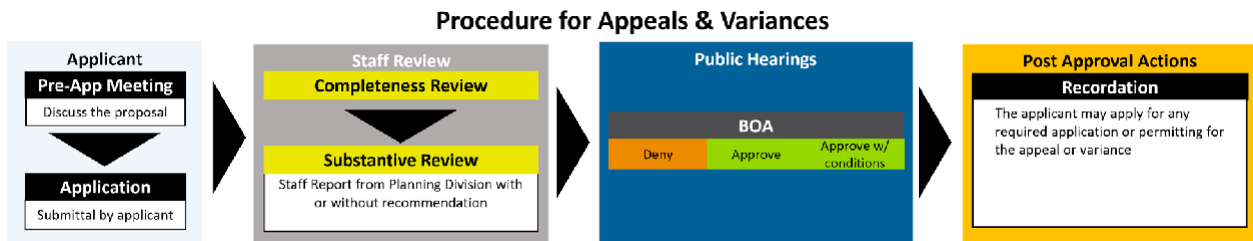
- A. A property owner or authorized agent may request a variance from the terms of any regulation in the Land Development Code not contrary to the public interest.
 - 1. Under no circumstances shall the BOA grant a variance to elements of the zoning or subdivision regulations listed below. Any application requesting a variance from the following will be rejected by the Community Development Department and all fees returned to the applicant.
 - a. Any provision or requirement of the Comprehensive Plan.
 - b. Building height
 - c. Density or intensity.
 - d. Dimensional limitation of signage.
 - e. Number of signs allowed per property.
 - f. Required landscaping.
 - g. Screening for solid waste, mechanical equipment, or other required screening elements.
 - h. Uses per the underlying zoning district of the property except as allowed in Article 3 – Nonconformities of this Code.
 - 2. The BOA may grant a variance to the items c. and f. listed in paragraph A.1. above on property that is subject to Article 3 – Nonconformities due to Public Agency Action, only if a variance would not have been required prior to the public agency action.
 - 3. Approval of a variance for any element in the same zoning district or in other zoning districts shall not be considered grounds for the authorization of a variance.
- B. To authorize any variance from the regulations of this Code as allowed per this section, the BOA shall find:
 - 1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - 2. That the special conditions and circumstances do not result from the actions of the applicant.

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3. That granting the variance requested will not confer on the applicant any special privilege that is denied by any zoning ordinance to other lands, buildings, or structures in the same zoning district.
 4. That literal interpretation of the provisions of any zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance and would work unnecessary and undue hardship on the applicant.
 5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 6. That the grant of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- C. Each request for a variance shall be the subject matter of a separate application.
- D. The BOA may approve an exception for docks and pilings to be extended beyond the maximum length limits and slip density, Per LDC Section 7.03. Marina Siting, provided that, in addition to the criteria listed in Section 2.12.04.B., the following criteria are also met:
1. That site-specific environmental conditions would impede placement of slips near or next to the shoreline.
 2. That site specific environmental conditions exist prohibiting dredging.
 3. That the proposed layout of the dock and pilings does not create a hazard to navigation.
 4. That no additional slips are obtained than would otherwise fit into a dock of the maximum size allowed without the exception.
- E. It shall be the responsibility of the applicant for variances to the Land Development Code to demonstrate and each application shall contain statements of fact establishing the criteria prescribed above.
- F. Each request for a variance as allowed by Section 2.12.04 shall be originated by the filing of an application with the Community Development Department.
- G. The application must be supported by the appropriate materials to support the request. Failure to provide complete information will permit the board to continue or dismiss, without prejudice, any application. The application at a minimum shall include the following:
1. Letter of request from the applicant which contains the request(s) for variance(s), or appeal(s) of an administrative decision.
 2. Statements of fact setting out compliance with the criteria established by Section 2.12.04.B when required.
 3. Proof by the applicant of ownership or interest in the land for which the request is sought, if applicable.
 4. A complete legal description of the parcel of land for which the request is sought.
 5. A current survey dated and stamped no less than 180 days illustrating the existing site conditions.
 6. A site plan, to scale, showing the proposed improvement or location of the specific request. The site plan shall contain an affidavit that the plan accurately depicts the property, improvements, and proposed improvements.
 7. Any other documents or requirements which are mandated by city regulation or deemed necessary by staff in reference to the specific request made. This may include but is not limited to the structure location or ancillary mechanical equipment location of the request.

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- H. The City Manager, or designee, shall have the discretion to refuse to accept an application which does not include supporting documents required by this section or other regulation.
- I. The application and any supporting materials must demonstrate the need and the requirements of Section 2.12.04.B.
- J. Findings: The Board of Adjustment shall make objective findings of fact and report in its minutes the findings of fact relied upon in concluding whether or not the criteria described in Section 2.12.04.B. are met.
 - 1. In granting any variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with any zoning ordinance.
 - a. Violation of any condition safeguard of an approved variance shall be deemed a violation of the zoning ordinance.
 - b. The BOA may approve a reasonable time limit for applicant action to vest the approved variance by either setting a start or completion date.
 - 1. Any approved timeline in conjunction with a building or other development permit shall follow the limits required per the building code.
- K. Action time limit: An action for which a variance is required shall begin no later than six months and completed no later than 12 months from the grant of variance, or time limit determined by the BOA.
- L. Public Hearing: All public hearings shall be quasi-judicial and conducted in accordance with Section 2.15.



SECTION 2.12.05 APPEALS OF THE BOARD OF ADJUSTMENT

- A. Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, may apply to the Circuit Court for judicial relief within 30 days after rendition of the decision by the board of adjustment.
- B. Review in the circuit court shall be by petition for writ of certiorari, which shall be governed by the Florida Appellate Rules.

SECTION 2.13 TELECOMMUNICATION AND WIRELESS FACILITIES

The purpose and intent of this Article is to provide a uniform and comprehensive set of standards for the development, installation and/or replacement of commercial telecommunication towers, antennas, and related facilities. The regulations contained herein are designed to protect and promote public health, safety, community welfare and the aesthetic quality of the City, while at the same time not unduly restricting the development of needed telecommunication facilities and encouraging managed development of telecommunication infrastructure.

SECTION 2.13.01 NEW TELECOMMUNICATION FACILITIES (TOWERS) ON PUBLIC OR PRIVATE PROPERTY

- A. No new telecommunications tower facility shall be installed, erected, or constructed until:

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1. A development order has been issued pursuant to Section 2.02. of this Article.
2. A building permit has been issued.
- B. All plans for new commercial telecommunications towers shall be submitted to the Community Development Department.
 1. The review and approval procedure shall be consistent with the procedures outlined in Section 2.06.04. – Major Developments of the Land Development Code and the standards set forth herein.
- C. The City shall consider the following in the review and consideration of an application and imposition of reasonable approval conditions:
 1. Applications to place a telecommunications facility on public or private property shall contain all required submittal materials for a major development, and:
 - a. any additional information requested by the city that is found reasonably necessary to review the application.
 2. No new telecommunication tower shall be permitted unless the applicant demonstrates that no existing tower or alternative tower structure, regardless of whether it is located within the city, can accommodate the applicant's proposed antenna.
 - a. All evidence submitted shall be prepared by appropriately licensed professionals or qualified industry experts.
 - b. Evidence submitted shall demonstrate that no existing towers or approved, or suitable alternative structures are located within the geographic antenna placement area required to meet the applicant's engineering requirements, and shall consist of one or more of the following:
 1. That existing towers or alternative tower structures within the search radius, or combinations thereof, cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed Florida professional engineer.
 2. The planned equipment would exceed the structural capacity of the existing or approved tower or alternative tower structures, as documented by a qualified and licensed Florida professional engineer, and
 - (i) The existing or approved tower, or alternative tower structure cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.
 3. That the applicant's proposed antenna(s) would cause electromagnetic interference with the antennas on the existing towers or alternative tower structures, or the antennas on the existing towers or alternative tower structures would cause interference with the applicant's proposed antenna and the interference cannot be prevented at a reasonable cost.
 4. That the cost or contractual provisions required by the tower owner to use an existing tower or structure or to adapt an existing tower or alternative tower structure for shared use are unreasonable.
 - (i) Costs exceeding new tower development are presumed to be unreasonable as demonstrated by a commercial real estate appraisal from a MAI certified appraiser.
 5. That other unforeseen reasons that make it unfeasible to locate the planned telecommunications equipment upon an existing or approved alternative tower structure.

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3. The following standards shall apply to approval of all telecommunications facilities:
 - a. The applicant shall demonstrate, using the latest technological evidence, why the antenna or tower must be placed in a proposed location to serve its necessary function in the company's grid system.
 1. Part of the demonstration shall include a drawing showing the boundaries of the area around the proposed location which would also permit the antenna to function properly in the company's grid system. The area shall be considered the allowable zone.
 - b. The applicant shall demonstrate that the telecommunication tower is no higher than necessary to function satisfactorily and to accommodate the co-location requirement.
 1. All towers shall be designed to accommodate the co-location of other telecommunication antennas as follows:
 - (i) For towers up to 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least two providers; and
 - (ii) For towers greater than 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least three providers.
 - c. Telecommunication towers shall be monopole construction unless it is demonstrated that another type of tower is required for safety purposes.
 - d. All telecommunication towers shall be fitted with anti-climbing devices as approved by the manufacturers.
 - e. Screening per Article 6 of this Code shall be required around the telecommunication facility unless the antenna is mounted on an existing structure.
 - f. Adequate parking shall be required for users of the tower and such maintenance personnel as normal operations require. If the site is not fully automated, the number of required parking spaces shall equal the number of employees working on the largest shift.
 - g. The owner of property used as a telecommunication facility shall maintain such property and all structures in good condition and free of trash, outdoor storage, weeds, and other debris.
 - h. All telecommunications facilities shall comply with and abide by all applicable provisions of the state, federal, and city laws, regulations, and ordinances, in placing or maintaining a telecommunications facility on private property.

SECTION 2.13.02 EXISTING OR COLLOCATED TELECOMMUNICATIONS FACILITIES

- A. Any existing telecommunications facility or the collocation of telecommunications equipment, expansion, or modification shall only require Building Permit review.
 1. Application review shall follow Florida State Statutes and federal regulations.
 - a. Within fourteen (14) days after receiving an application, the city must determine and notify the applicant, by electronic mail, if the application is deemed complete.
 - b. Approval, approval with conditions, or denial shall be given within sixty (60) days.
 1. If no decision is sent to the applicant within sixty (60) days, the application shall be deemed approved.
- B. Additional antennas shall be allowed in any zoning district if located on an existing tower or alternative tower structure and shall not be considered an expansion to an existing tower or alternative tower structure.
 1. The addition of an antenna to an existing tower or alternative tower structure shall require certification from a professional engineer that the design capacity of the tower or alternative

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tower structure will safely accommodate the additional antenna prior to the issuance of a building permit.

- C. City may deny a proposed collocation of a facility if the collocation:
1. Materially interferes with the safe operation of traffic control equipment.
 2. Materially interferes with sight lines or clear zones for transportation, pedestrians, or public safety purposes.
 3. Materially interferes with compliance with the Americans with Disabilities Act or similar federal or state standards regarding pedestrian access or movement.
 4. Materially fails to comply with the most current edition of the FDOT Utility Accommodation Manual.
 5. Fails to comply with city's applicable codes.

SECTION 2.13.03 TELECOMMUNICATIONS FACILITIES IN THE RIGHT-OF-WAY

- A. Any existing telecommunications facility or the collocation of telecommunications equipment, expansion, or modification shall only require Right-of-Way (ROW) Permit review.
1. Application review shall follow Florida State Statutes and federal regulations.
 - a. Within ten (10) business days after receiving an application, the city must determine and notify the applicant, by electronic mail, if the application is deemed complete.
 - b. Approval, approval with conditions, or denial shall be given within sixty (60) days.
 1. If no decision is sent to the applicant within sixty (60) calendar days, the application shall be deemed approved.
 2. Within ten (10) business days after the date of submitting a complete application, the city may request the proposed location of a facility be moved to another location in the public rights-of-way, and placed on an alternative:
 - a. City pole
 - b. Existing structure
 - c. Wireless support structure
 - d. Place a new utility pole
 3. The City and applicant may negotiate the alternative location for thirty (30) calendar days after the date of the request.
 - a. At the end of the thirty (30) calendar day negotiation period, if the alternative location is agreed upon by the applicant, the applicant will notify the City of this acceptance.
 - b. The application is deemed granted for any new location where there is agreement, and all other locations in the application.
 4. If no agreement is reached, the applicant will notify the city of the nonagreement.
 - a. The City shall approve or deny the original application within ninety (90) calendar days after the date the application was filed.
 5. A request for an alternative location, or a rejection of an alternative location must be in writing and provided by electronic mail.
 6. The City and applicant may agree to extend the sixty (60) calendar day application review period.
- B. The City will notify the applicant of approval or denial.
1. The City shall specify, in writing, any basis for denial, including the specific code provisions on which the denial was based.
 2. Applicants may cure the deficiencies identified by the City and resubmit the application within thirty (30) calendar days after notice of the denial is sent to applicant.

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3. The City shall approve or deny the revised application within thirty (30) calendar days after receipt, or the application will be deemed approved.
4. City may deny a proposed telecommunications facility change, modification, or expansion in the ROW if the proposed change, modification, or expansion:
 - a. Materially interferes with the safe operation of traffic control equipment.
 - b. Materially interferes with sight lines or clear zones for transportation, pedestrians, or public safety purposes.
 - c. Materially interferes with compliance with the Americans with Disabilities Act or similar federal or state standards regarding pedestrian access or movement.
 - d. Materially fails to comply with the most current edition of the FDOT Utility Accommodation Manual.
 - e. Fails to comply with city's applicable codes.
- C. Emergency: In the case of an emergency, an applicant may restore its damaged facilities in the public rights-of-way to their pre-emergency condition or replace its destroyed facilities in the public rights-of-way with facilities of the same size, character, and quality, all without first applying for or receiving a permit.
 1. The term "emergency" shall mean a condition that affects the public's health, safety, or welfare, which includes an unplanned out-of-service condition of a pre-existing service.
 2. Applicants shall provide prompt notice to the city of the repair or replacement of a wireless facility in the public rights-of-way in the event of an emergency and shall be required to obtain an after-the-fact permit if a permit would have originally been required to perform the work undertaken in the public rights-of-way in connection with the emergency.
- D. If the installation and/or the operation of any telecommunication facility is determined by the City Building Official, to be inherently dangerous, or a demonstrable health hazard, the facility shall be declared to be a nuisance, and all operation thereof shall cease.
 1. The telecommunication provider and/or owner of the facility shall be provided with a thirty (30) calendar day opportunity to cure.
 - a. Operation of the facility may continue unless there is imminent danger of the structure collapsing.
 - b. This provision shall be applicable to telecommunication facilities located in the city prior to adoption of this Land Development Code.

SECTION 2.14 SITE DEVELOPMENT AND BUILDING PERMIT REVIEW

SECTION 2.14.01 SITE DEVELOPMENT PERMITS

- A. After a development order has been issued, the applicant may apply for the necessary site development permits.
- B. The site development permits may include, right-of-way, infrastructure, or site disturbance.
- C. The city shall issue the necessary site development permits if applied for within 12 months and they are consistent with the approved development order.
- D. If the application for a site development permit deviates from the development plan the city shall notify the applicant within the identified and appropriate review deadlines.

SECTION 2.14.02 BUILDING PERMITS

- A. A building permit application is required for review, approval, and issuance by the City Manager or designee for any structure that is:

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1. Erected
 2. Moved
 3. Modified
 4. Structurally altered
- B. All applications for building permits shall be accompanied by all items required per the City of Destin's applicable checklists and scaled and dimensioned:
1. Building plans, if applicable
 2. Site plans
 3. Site survey dated within one year and application date
 4. The issued building permit shall conform and comply with the provisions of this Code, unless the applicant is issued an order approving any special exception or variance from the Board of Adjustment.
- C. A 12-month construction trailer permit may be issued for a lot during active construction of a permanent structure on such lot.
1. The construction trailer shall be removed within two weeks following the issuance of a Certificate of Occupancy or Certificate of Completion.
 2. The renewal of a 12-month permit shall be at the discretion of the City Manager or designee.
- D. All construction involving the paving or increasing of impervious coverage of properties requires a building permit subject to approval by the City Engineer or designee.
- E. Marine Construction permits are required for docks, piers, boathouses, bulkheads and seawalls, and dredge and fill operations, which are allowed in all zoning districts and shall follow review procedures in Section 2.14.03.
1. Commercial docks are only allowed on properties that allow for commercial uses.
 2. Applications for marine construction shall follow the requirements and procedures outlined in Section 2.14.03.
 3. Approvals by other concerned agencies are required for all structures in or adjacent to the water.

SECTION 2.14.03 MARINE CONSTRUCTION PERMITS

- A. Marine construction projects are required to be reviewed in accordance with Section 2.09 prior to obtaining a marine construction permit, if applicable.
- B. All categories of marine construction are required to obtain a building permit from the city.
1. Docks on private lakes are exempt from Harbor & Waterways Board review and do not require a marine construction permit.
- C. Any recommendation for approval or approval by the Harbor and Waterways Board or City Council does not exempt the applicant from the requirement of obtaining a building permit or other approvals or authorizations from the city and/or other state and federal agencies.
- D. All applicable state and federal approvals or authorizations shall be submitted with all marine construction permits.
1. Any application without these approvals will be incomplete and the City will hold off on reviewing the application until these approvals are submitted.
- E. The following procedures shall be adhered to by any applicant proposing to construct a new dock or alter, remodel, add riprap to, or reconstruct an existing dock in the Harbor or waterways of Destin and shall require a permit from the city:

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1. Persons desiring to construct a new dock or alter, remodel, add riprap to, or reconstruct an existing dock shall apply for, obtain a permit, and appropriate approvals as identified in Section 2.09 of this Article, from the city prior to construction.
2. Each application shall be complete and include all required supplemental items as indicated in the City of Destin's application checklists.
3. All marine construction permit applications shall contain all required documents, including state and federal approval as necessary or applicable. Permit applications for marine construction shall include, but are not limited to, the following:
 - a. A Boundary Survey or Plat, to include:
 1. Location of the mean high-water line (MHWL)
 2. Linear feet of water frontage
 - b. Accurate measurements for depth and width in several locations in the vicinity of the proposed dock, in addition to:
 1. Linear feet and/or total square footage of the proposed project
 2. Boathouse height, if applicable
 3. Identification of environmentally sensitive areas, if applicable (i.e., sea grass)
 - c. Accurate location of applicant's shoreline, and the opposing shoreline with corresponding measurements, if applicable (i.e., Destin Harbor, Joe's Bayou, Indian Bayou)
 - d. Riparian setbacks from property lines.
 - e. Other site-specific information.
- F. Proposed projects located within the Destin Harbor and adjacent canals require a Net Positive Environmental Benefit (NPEB) fee, equal to twenty-five percent (25%) of the cost of construction paid to the City of Destin by the applicant prior to issuance of a Marine Construction or Building Permit.
- G. Upon completion of a dock, or other structure requiring a permit, a final inspection shall be conducted by the city. After the final inspection is complete, a certificate of completion will be issued for such dock or structure.
- H. Joint ownership docks: Permits may be granted for joint ownership of a dock at the common riparian boundary for two adjacent property owners, subject to the following conditions:
 1. No permits shall be granted to persons other than the title of record owners of the abutting upland properties.
 2. The permit application must be signed by the owners of record of all abutting upland properties that have access to the facility.
 3. The permit shall provide that all parties shall have equal rights under the permit and shall be held jointly responsible for compliance with all rules, regulations and conditions set forth in the permit and this Code.
 4. The regulations for setbacks apply to joint ownership docks with the exception that docks may be extended over the common property lines or implied riparian line.
- I. The City may issue permits for maintenance or cosmetic improvement to existing and previously approved docks or marine facilities.
 1. No permit shall be issued for maintenance or cosmetic improvements to docks or marina facilities which propose to repair or replace more than 50% a non-conforming dock or marina facility.
 2. Any proposed repairs to a non-conforming dock or marine facility that exceeds 50% of the square footage of the dock or marine facility shall be brought into conformance.

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3. Any dock that is required to come into conformance shall follow the appropriate approval process identified in Section 2.09.
- J. All construction shall be inspected by the City for compliance with applicable building codes.
 1. The permittee 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.
- K. The city reserves full rights, power, and authority to revoke a permit at any time for good cause.
 1. If the permittee fails to remove said structure within the time specified upon revocation of the permit, the city shall have the right to immediately remove the structure or structures, at the cost and expense of the permittee.
 2. Good cause shall include, but not be limited to, violation of any permit condition, or any provision of this ordinance.
- L. Dredging and filling requires recommendation by the Harbor and Waterways Board, and approvals by the City Council and concerned agencies are required.

SECTION 2.14.04 SIGN PERMITS

- A. Review of permits for signs are required as identified in Article 8 of this code.
- B. Permit applications shall include:
 1. All applicants or owners contact information.
 2. Designer of record's contact and licensure information
 3. The name, address, telephone number and license number of the sign contractor and or manufacturer.
 4. The address and name of the business where the sign is to be erected.
 5. Zoning district
 6. Building façade square footage/frontage for building or attached signs of the tenant space and or the road frontage for ground or free-standing signs of the premises.
 7. Plans prepared by a Florida registered professional engineer or design professional and sealed by the same that include at a minimum:
 - a. The type of sign
 - b. Sign square footage of proposed and existing signage
 - c. Height and location of proposed and existing signage
 - d. A fully dimensioned and scaled site plan showing:
 - i. Lot frontage,
 - ii. Building frontage,
 - iii. Parking areas
 - iv. Location of all existing and proposed signs.
 - v. For ground signs, the site plan must show the distance of the leading edge and foundation to the property line/right-of-way line and edge of pavement.
 - vi. Structure, type of construction, sign supports.
 - vii. Wind load calculations and footer details as required by the City's adopted building code.
 8. Summary table listing location type and area of any existing and proposed signs.
 9. For building signs, provide an elevation of the building, showing placement of all proposed and existing signage.
 10. If the sign is to be electrically lit, additional information is to be provided regarding the testing laboratory or the ETL Number, and the name and address of the electrical contractor.

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- a. An electrical permit showing electrical details shall be submitted in addition to the sign permit.

SECTION 2.14.05 INSPECTIONS AND CERTIFICATES OF OCCUPANCY

- A. All permits issued by the Community Development Department through the Building Division shall have inspections completed according to the specific requirements of the permit or as required by the Florida Building Code.
- B. Certificate of Occupancy and Certificate of Completion requirement:
 1. Builders and/or developers shall obtain a Certificate of Occupancy or Certificate of Completion as appropriate prior to using any building, structure, or infrastructure for business, residential or other uses in which the public health, safety and welfare are involved.
 2. A Certificate of Occupancy or Certificate of Completion shall be obtained from the Community Development Department for all buildings and structures for which utility service is required.
 3. No building or structure within the city for which utility service is required shall be occupied or used without first obtaining a certificate of occupancy or certificate of completion from the city.

SECTION 2.14.06 SURVEYS FOR CERTAIN WORK

- A. A foundation survey shall be submitted to the Community Development Department after the foundation inspection has been completed and before vertical construction commences for structures involving habitable space, and either a:
 1. Poured foundation
 2. Pile foundation showing:
 - a. Location of all piles
 - b. Finished Floor Elevation
 - c. Placement of lowest structural member
 - d. Placement of all exterior decks
- B. The foundation survey shall be prepared by or under the direct supervision of a registered land surveyor and certified by same.
- C. All surveys shall utilize NAD83 Florida State Planes, North Zone, US Foot.
- D. Vertical construction shall not commence before review and approval of the foundation survey by the Community Development Department.
 1. Any work undertaken prior to submission and approval of the foundation survey shall be done at the builder's risk and remediated if the foundation survey is found to be out of compliance.
 2. A revised site plan may be submitted for review.
 - a. If the new plan meets the development standards of this Code, the Community Development Department may approve the plans.
 - b. If the new plans do not meet the development standards of this Code, the Community Development Department shall not approve the plans.
- E. Any work completed that was not permitted with the original approval shall require review by City staff.
 1. If found not in compliance with this Code all work shall be stopped and remediated.
- F. As-built survey: The following project types shall require an as-built survey to be submitted to the City Building Division prior to the issuance of a certificate of occupancy:
 1. All building projects which require a foundation survey,
 2. All projects proposing a swimming pool.

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- G. The as-built survey shall be prepared by or under the direct supervision of a registered land surveyor and certified by same.
- H. No certificate of occupancy shall be issued until the Community Development Department has received, reviewed, and approved the survey.
 - 1. If a violation is determined to exist,
 - a. No Certificate of Occupancy shall be issued.
 - b. No permanent electric power shall be connected.
 - c. The structure shall not be occupied until the violation has been remedied.

SECTION 2.14.07 FIRE DISTRICT REVIEW

- A. Review of applications and projects located in the City of Destin by the local fire control district is required.
- B. All building permits for non-residential and multi-family projects shall be approved by the local fire control district.
- C. Approvals or disapprovals by the fire control district are required prior to the issuance of a certificate of completion or occupancy.

SECTION 2.14.08 RIGHT-OF-WAY PERMITS

- A. Purpose: The public rights-of-way within the City of Destin are a unique and physically limited resource and are an important amenity that is critical to the travel and transport of persons and property in the city.
- B. The public rights-of-way must be regulated, managed, and controlled in a manner that ensures minimal inconvenience to the public, and enhances the health, safety and general welfare of the city and its citizens.
- C. No unauthorized encroachment shall be permitted onto existing rights-of-way.
- D. Strict adherence to the building setback requirements described in Article 4 of this Code shall serve to protect rights-of-way from encroachment.
- E. All activities (e.g., paving, landscaping, etc.), in a public ROW is prohibited unless:
 - 1. A ROW permit is submitted to the Community Development Department and reviewed and approved by the City Engineer or designee.
 - 2. The following activities conducted in the right-of-way are not required to obtain a ROW permit:
 - a. The installation and repair of mailboxes
 - b. Installation of sod
 - c. Irrigation

SECTION 2.14.09. UTILITIES IN THE RIGHT-OF-WAY

- A. No public utility shall commence any construction or maintenance project which involves work in a public place within the city without first obtaining a permit from the city.
- B. Application:
 - 1. Any public utility seeking a permit for a construction project shall submit a ROW permit to the Community Development Department for review and approved by the City Engineer or designee.
 - 2. The application shall include all required documentation as stated in the Design Manual, and any additional information that is deemed necessary for a particular project by the City Manager or designee.

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- C. The City Manager or designee may require the permit holder for projects, determined to have a community wide impact, to post a construction warranty or surety performance and indemnity bond, at the election of the utility provided.
 - 1. The Bond shall ensure restoration of public property and rights-of-way to the satisfaction of the City Manager, or his designee.
 - 2. Public utilities chartered by the state legislature are excluded from the requirements of this section.
- D. If the public utility elects to issue its construction warranty to the City as provided for in paragraph C. above, it shall be in the form prescribed by the City.
- E. Bond: If the public utility elects to file a bond as provided in paragraph C, it shall be in the form of a performance and indemnity bond.
 - 1. The required warranty or bond shall be filed with the city prior to start of the project by the public utility.

SECTION 2.15 PROCEDURES FOR PUBLIC HEARINGS OR MEETINGS

SECTION 2.15.01 PUBLIC HEARING PROCEDURES

- A. Pursuant to the provisions of Section 2-29 of the Code of Ordinances, the public hearing on any application shall be conducted in accordance with the most recent edition of Robert's Rules of Order.
- B. Regular hearing types at public meetings are general public hearings and quasi-judicial public hearings. The following includes the procedures for each type of public hearing.

SECTION 2.15.02 GENERAL PUBLIC HEARING

- A. Public hearings and meetings regarding any matter shall be conducted to encourage and afford members of the public a reasonable opportunity to present their views on any matter under consideration.
- B. The chairman may, at their discretion, rule out-of-order public comments deemed repetitious or not germane to the matter under discussion.
- C. An agenda for the meeting shall be posted in or near the meeting room and generally available to those in attendance.
- D. The sequence of activities at such meetings regarding the matters under consideration shall be as follows:
 - 1. The chairman or designee must announce the matter for consideration by reading any required public notice.
 - 2. Written staff reports, if prepared, shall be provided to the Council, board, or committee and made available to all concerned parties who request the report and published on the City's website at least three days prior to consideration.
 - 3. Receipt of comments from the proponents and opponents of the matter in as nearly equal proportions as possible. All speakers will be required to fill out address cards so that an accurate record of participants can be maintained.
 - 4. Close public input except for direct questions as may be initiated by the members of the board, committee, agency, or council.
 - 5. Board, committee, agency, or council member discussion, debate, and recommendation by majority vote prior to considering the next matter or adjournment.

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- E. The board, committee, agency, or council shall transmit its written recommendations on each matter decided to the City Council as soon as possible. Included in this recommendation shall be a response to the substantive public comments received during consideration of the matter.
- F. The board, committee, agency, or council shall conclude consideration of the agenda no later than 11:30 p.m. No agenda item may be initiated after 10:30 p.m. unless a majority vote agrees to do so. Agenda items not considered on this date will be placed first on the agenda for the next available date that meets applicable notice requirements.
- G. A meeting summary or minutes shall be prepared in conformance with the applicable public records laws of the state.

SECTION 2.15.03 QUASI-JUDICIAL PUBLIC HEARING

- A. Quasi-judicial hearings are used to guarantee that the applicant, the City, and any interested party have due process.
- B. Order of proceeding with public hearing:
 - 1. The order of proceeding with the public hearing as specified hereinafter on an application before the board shall be followed, but may be varied from, in the exercise of discretion of the chairman or by majority vote of the board.
 - 2. The chairman, or his or her designee, shall read into the record the notice of the public hearing, unless waived in whole or in part by the interested parties present, and shall examine the proof of publication of the notice and announce that the notice was properly published, indicating the dates published and the newspaper in which such notice occurred.
 - 3. The chairman, or his or her designee, shall read into the record the application, and any additional information which the applicant has attached to the application, and shall announce the attachment of any supporting documents with a brief description of each.
 - 4. The chairman, or his or her designee, shall then read into the record any deficiencies which the staff has determined exist in the application.
 - a. If the deficiencies have been cured by the applicant, such should be noted on the record, and the public hearing should proceed.
 - b. If the deficiencies have not been cured, and the applicant is unable to cure them within the time of publication of the notice of public hearing, the chairman may ask if the applicant wishes to continue, postpone, or recess the public hearing.
 - c. If the deficiencies are a result of the board or staff, the board may continue, postpone, or recess the matter for a reasonable time sufficient to cure the deficiencies.
 - d. If, in the opinion of the legal advisor, the deficiencies are such that no action on the application would cure the deficiencies, then the board may deny the request, after giving the applicant an opportunity to be heard on curing the deficiencies, if applicable.
 - 5. The chairman shall then read into the record any and all comments of the staff.
 - 6. The chairman shall then call upon the applicant. The applicant shall then be given an opportunity to make a statement and present any additional testimony, information and supporting documents.
 - 7. The chairman shall then call upon the staff. Staff shall then be given an opportunity to make a statement and present any additional testimony, information and supporting documents.
 - 8. The chairman shall then call upon the public for any comments, testimony, information, and documents in support of granting the application.

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9. The chairman shall then call upon the public for any comments, testimony, information, and documents against granting the application.
10. The chairman shall then call upon the applicant for any rebuttal.
11. The chairman shall then call upon the staff for any rebuttal.
12. The chairman shall then call upon the public for any rebuttal.

SECTION 2.15.04 BOARD DELIBERATION

- A. The board shall deliberate upon the application and testimony and other evidence of the applicant, staff, and members of the public.
- B. The board during deliberation may call upon the applicant, staff, or members of the public to answer questions which the board may have regarding the application.
- C. The board may postpone, continue, or recess deliberation on the application, until a time when the board believes that the matter may be disposed of in a prompt fashion. Such a situation may occur when the staff, legal advisor or the applicant are unable to answer questions from the board and require additional time to provide information.
- D. Deliberation may continue so long as the board has questions of the applicant, staff, or members of the public.
- E. Deliberation may be ended in the same manner as for closing debate, with the exception of only a majority vote needed or upon announcement by the chairman without objection from a member of the board.
- F. Evidence at the hearing:
 1. The burden of proof shall be upon the applicant to establish the standards per Section 2.12. of this Code for the granting of a variance.
 2. The burden of proof shall be upon the applicant to establish evidence to support the granting of a conditional use per Section 2.10. Once evidence is established supporting the granting of the conditional use, the burden of proof shifts to the staff to demonstrate by competent substantial evidence that the conditional use requested is not in the public interest.
 3. The burden of proof shall be upon the applicant to establish, by a preponderance of the evidence, an error when such applicant is appealing an administrative decision.
- G. Testimony commonly is not under oath; however, by filing the application, preparing the comments, or participating in the public hearing, the applicant, staff, and members of the public certify the testimony or evidence which they give, or proof is true and correct to the best of their knowledge and belief. However, the chairman, in the exercise of his or her discretion, or on a majority vote of the board, reserves the right to swear in any witness.
- H. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern the proceedings.
- I. The members of the board, applicant, staff, or public shall be free to challenge the testimony or evidence of any party presenting the same. The board shall be free to disregard testimony or evidence that it feels is without merit.
- J. All evidence of a type commonly relied upon by a reasonable, prudent person in the conduct of his affairs shall be admissible, whether or not such evidence would be admissible in a trial in the courts of this state.
- K. Irrelevant, immaterial, or unduly repetitious evidence shall be excluded by the chairman.
- L. Any member of the board may question any person presenting evidence or testimony to the board.

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- M. All questions or challenges to evidence shall be presented to the chairman. The chairman may, in the exercise of his discretion, allow questions directly to the person whose testimony or evidence is being challenged.
- N. Any ruling by the chairman may be challenged and overturned by a majority vote of the board.
- O. Motion to grant or deny:
 - 1. After deliberation on the application is closed, a motion may be made to grant or deny the application.
 - 2. The motion shall state the objective findings of fact upon which the board bases its decision.
 - 3. The motion shall briefly state what evidence was relied upon in making the findings of fact.
 - 4. The board may consult with the legal advisor to determine if any additional requirements must be met to grant or deny the application.
 - 5. The motion may contain other factors which the board considered in making its decision, such as, but are not limited to commencing construction without a permit, defective plans, etc.
 - 6. The motion may also contain safeguards or conditions which are required to assure conformity with the ordinances and protect public health, safety, and welfare.
 - 7. Pursuant to Section 2.12.04.K., the motion may also contain time frames within which any activity, pursuant to a variance, is commenced and completed.
 - 8. The motion may also make the granting of the application contingent upon the applicant complying with certain conditions and safeguards.
 - 9. When the board passes a motion granting or denying the application, the result pronounces the order of the board, for the purposes of granting or denying the relief requested and commences the time for filing an appeal to such order.
 - 10. When the board passes a motion denying the application, the chairman or designee should advise the applicant of the appeal rights provided in Section 2.12 of this Article.
 - 11. After the board has passed a motion which either grants or denies the application with or without conditions, and no appeal has been made, the City Clerk shall compile the motion into written form and present the order to the chairman for execution.

SECTION 2.16 ESTABLISHMENT OF CITY BOARDS AND ADVISORY COMMITTEES

SECTION 2.16.01 TECHNICAL REVIEW COMMITTEE (TRC)

- A. The City shall establish and maintain a Technical Review Committee (TRC) for the purpose of providing for the professional and technical review of development applications.
- B. The TRC members may be provided items to review in relation to their areas of expertise and shall confine their review to the areas so designated.
- C. The TRC shall review applications for compliance with the provisions of this City Land Development Code, and all applicable federal, state, and local building codes.
- D. City staff may hold meetings with individual or multiple TRC members as needed.
- E. Membership:
 - 1. The membership shall include:
 - a. The City Attorney
 - b. An appropriate individual from the following city departments, as applicable:
 - 1. Community Development Department, Principal Planner, or designee
 - 2. Community Development Department, Chief Building Official, or designee
 - 3. Community Development Department, City Engineer, or designee

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4. Public Services Department
5. Parks and Recreation Department
- c. An appropriate individual from the following agencies:
 1. Destin Fire Control District (nominee must have experience as a firefighter)
 2. Okaloosa County School District (for new residential subdivisions and long-term multi-dwelling developments only)
- d. An appropriate individual from the following utilities:
 1. Water utility provider Users (nominees must have technical experience in the area of water utilities)
 2. Gas utility provider (nominee must have technical experience in the area of gas utilities)
 3. Local electrical utility provider (nominee must have technical experience in the area of electrical utilities)
 4. Wastewater utility servicer (nominee must have technical experience in the area of wastewater utilities)
- e. The City Manager or designee may appoint and remove the City staff representatives and include any additional TRC members that may be necessary for the review of a proposed development or application.
- F. Membership on the TRC shall be terminated if any conditions below applies to a TRC Member:
 1. Files a lawsuit against the city
 2. Is convicted of a felony, or a crime involving moral turpitude.
 3. Fails to review projects timely to such a degree that the City Manager, Community Development Director, and Land Use Attorney all three agree is causing a detriment to the function of the TRC.
- G. Conduct of TRC meetings:
 1. The City Manager or designee will determine if a TRC meeting is required for an application.
 2. If a meeting is required:
 - a. The TRC agenda shall be distributed to the members and applicants at least seven working days prior to the regularly scheduled meeting.
 - b. The meetings shall be open to the public and reasonable notice of the time, place and agenda shall be given and posted. The attendance of the applicant or agent is not required but is encouraged.
 - c. On development applications to be reviewed by the TRC, the City Manager or designee, shall be responsible for the following:
 1. Agenda preparation and distribution
 2. Chairing the meeting
 3. Notification to applicants of the regularly scheduled date, time, and place for consideration of the application.
 4. Written summary to applicants of the TRC review.
 - d. The City Clerk shall be responsible for the recording of the minutes of each TRC meeting.

SECTION 2.16.02 LOCAL PLANNING AGENCY (LPA)

- A. In accordance with the adopted City of Destin Comprehensive Plan and with the Community Planning Act, F.S. § 163.3161 et seq., and chapter 163, part II the Local Planning Agency (LPA) serves as the land development regulation commission.

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- B. The City shall establish and maintain the LPA consisting of seven members who shall be appointed by the City Council.
- C. The terms of members of the Local Planning Agency shall run concurrently with the appointees.
- D. All members shall reside in the City of Destin.
- E. The LPA shall also include an ad-hoc ex-officio member who is a representative of a military installation on behalf of all military installations located within the jurisdiction.
 - 1. The military installation representative shall serve as a non-voting member.
 - 2. The City Manager or designee will comply with the notice requirements, as required by F.S. § 163.3175, by providing the commanding officer of the local military installation with information relating to:
 - a. Proposed changes to the Comprehensive Plan, or plan amendments
 - b. Proposed changes to land development regulations which, if approved, would affect the intensity, density, or use of the land adjacent to or in close proximity to the military installation.
 - 3. The military installation shall have the opportunity to review and comment on the proposed changes.
- F. The Local Planning Agency shall elect a chairman and vice-chairman.
 - 1. Terms of the chairman and vice-chairman shall be for one year, with eligibility for re-election.
- G. The Local Planning Agency shall adopt rules necessary to conduct its affairs and in keeping with applicable laws and regulations.
- H. The Local Planning Agency shall perform the following functions, duties, and responsibilities:
 - 1. Perform the functions, duties, and responsibilities prescribed by F.S. § 163.3174(4).
 - 2. Perform any other functions, duties, and responsibilities assigned to it by the City Council or by general or special law.
- I. Proceedings and process:
 - 1. A quorum is necessary at any meeting for the LPA to take official action.
 - 2. The Local Planning Agency shall either recommend the City Council approve, approve with conditions, or deny, or table any item under consideration for its action.
 - a. The Local Planning Agency may continue, for future action, any item under consideration for its actions a maximum of 60 days from the date that the item was first heard.
 - 3. The Local Planning Agency's public hearing and public meetings regarding any matter shall be conducted in accordance with Section 2.15.02 or 2.15.03.
 - 4. After the Local Planning Agency makes a recommendation regarding any matter described, the City Council shall hold at least one public hearing to consider the recommendation.
 - a. The hearing may be continued to a date certain upon a majority vote.
 - 5. An agenda for the hearing shall be posted in, or near, the meeting room and be generally available to those in attendance.
 - 6. The City Council public hearings shall be conducted in accordance with Section 2.15.02 or 2.15.03.

SECTION 2.16.03 BOARD OF ADJUSTMENT (BOA)

- A. The City shall establish and maintain a Board of Adjustment (BOA) consisting of seven members who shall be appointed by the City Council.
- B. The terms of members of the Board of Adjustment shall run concurrently with the appointees.
- C. All members shall reside in the City of Destin.

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- D. The Board of Adjustment shall have the following powers and duties:
 - 1. To hear and decide appeals when it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance.
 - 2. To authorize special exception requests as authorized in this Code per Section 2.12.03.
 - 3. To authorize variance requests from the LDC or zoning ordinance per Section 2.12.04.
 - 4. The Board of Adjustment may approve an exception for docks and pilings to be extended beyond the limits allowed regarding dock length and slip density, provided that the criteria in Section 2.12.04.D is met.
- E. All public hearings before the Board of Adjustment shall be quasi-judicial hearings and conducted in accordance with Section 2.15.03 of this Article.

SECTION 2.16.04 HARBOR AND WATERWAYS BOARD (HWB)

- A. The purpose of the board is to monitor the conditions of and impact of growth and development on the tidally influenced waters within and surrounding the City of Destin, herein referred to as the harbors and waterways of Destin.
- B. The City of Destin establishes and shall maintain the Destin Harbors and Waterways Board consisting of seven members who shall be appointed by the City Council.
 - 1. All succeeding appointments shall be for a term of four years, or until successors are appointed and qualified.
- C. All members shall reside in the City of Destin.
- D. The board membership shall include, to the extent possible,
 - 1. One (1) commercial fisherman
 - 2. One (1) pleasure boat owner
 - 3. One (1) environmentalist
 - 4. One (1) sports fisherman
 - 5. One (1) layman.
- E. Powers: The board is empowered to:
 - 1. Monitor the overall condition of the harbors and waterways of Destin including, but not limited to:
 - a. Water depths
 - b. Water quality
 - c. Dredging activities of public or private entities
 - d. Violations of litter laws
 - e. Sanitation requirements
 - f. Laws, ordinances, rules, or regulations affecting activities in the harbors and waters of Destin.
 - 2. Recommend to the City Manager or City Council appropriate action with respect to securing the enforcement of such laws, ordinances, rules or regulations, or the enactment of such ordinances.
 - 3. Discuss city issues related to the water quality and condition of the Destin Harbor and surrounding waterways and make recommendations to the City Council related to such issues.
 - 4. Make policy recommendations to the Comprehensive Plan and Land Development Code related to future development surrounding the Destin Harbor and restoration of the harbor and waterways of Destin.

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5. Review and make recommendations to City Council on proposed marine construction in the Destin Harbor and surrounding waterways.
- F. City Council Review
 1. The board shall submit to the City Council, during the month of November, an annual report summarizing the activities of the board for the fiscal year and recommendations made by it to the City Council during the year and the action of the City Council during the year on any and all recommendations made by the board in that or former years.
 2. After the Harbor and Waterways Board makes a recommendation regarding any matter described, the City Council shall consider the recommendation by either:
 - a. A public hearing in the case of a Category 3 HWB review
 - b. On their consent agenda in the case of Category 2 HWB review
 3. The City Council public hearings shall be conducted in accordance with Section 2.15.

SECTION 2.16.05 ADVISORY COMMITTEES

- A. The City Council may, from time to time, appoint advisory committees to participate in the matters subject to public meeting requirements outlined in Section 2.15.

SECTION 2.17 PROCEDURES FOR ADDRESSING

SECTION 2.17.01 NAMING OF STREETS

- A. All streets and private ways in the city shall be named.
- B. In new developments, the developer shall submit suggested street and private way names to the City as part of the subdivision or PUD application.
- C. Unnamed streets or private ways shall be named by the City Council, as shown on the approved subdivision or PUD plan, after recommendation by the Okaloosa County Department of Public Safety.

SECTION 2.17.02 STREET NAME CHANGE REQUESTS

- A. All street name changes shall be processed according to the following procedures.
 1. Street name change requests as a matter of preference must be submitted to the Community Development Department.
 2. An application for a preference request street name change must include the following:
 - a. An explanation of how the requested street name will be compatible with adjacent street locations, historical character, or theme.
 - b. Written proof of notification to:
 1. All Utility providers
 2. Florida Department of Transportation
 3. County Address Coordinator with statement of simplicity for the emergency system
 4. United States Post Office
 - c. A non-refundable application fee for processing the request is due at the time of submission of application.
 - d. Notarized signatures of at least 75% of the abutting property owners.
 - e. The impact (cost) on public/private utilities, business, and property owners for undertaking change.
 - f. Compatibility with adjacent streets: location and historical character or theme.

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1. Consideration shall be given to commemorating local distinguished citizens, national heroes, typical fishes, animals, trees, shrubs, and flowers.
- g. Ease of locating the street for people new to or unfamiliar with the area.
3. Application review process. Once an application has been submitted to the Community Development Department and deemed complete, City staff shall take the following actions:
 - a. The Community Development Department will distribute the application to the following divisions, departments, and agencies:
 1. Planning Division, Principal Planner
 2. Building Division, Chief Building Official
 3. Engineering Department, City Engineer
 4. Code Compliance Division
 5. Public Services Department, Public Services Director
 6. Clerk's Office, City Clerk
 7. Destin Fire Department
 8. Okaloosa County Sheriff's Office
 9. Okaloosa County Emergency Response Department
 10. Okaloosa County Geographic Information Systems (GIS) Department
 - b. Once received, all representatives will review the application based on their specific technical criteria or regulations.
 1. Recommendations from all representatives regarding the application shall be returned to the Community Development Department within 30 calendar days.
 - c. The City Manager, or designee, shall review the recommendations and forward all petition information and recommendations through the City Manager's office to the City Council for final approval or denial.
 - d. The City Council shall then schedule a public hearing to review the application, which shall be conducted in accordance with Section 2.15. of this Article.
 - e. Upon approval of any preference request, the petitioner will be responsible for reimbursing the City of Destin for the actual cost of completing required changes including any cost of updating official documents and installation of all applicable street signs.

SECTION 2.17.03 SYSTEM ESTABLISHED

- A. A uniform system of numbering buildings shall be established and maintained on file by the Community Development Department.
- B. The official property numbering maps maintaining the "numbering system" are hereby adopted, incorporated herein by reference, and made a part of this Article. The Planning Division shall administratively accomplish future amendments.

SECTION 2.17.04 ADMINISTRATION AND NUMBER ASSIGNMENT.

- A. The City's GIS Division will be responsible for managing, coordinating, and maintaining the "numbering system." Administrative procedures for assigning numbers shall include as a minimum:
 1. The owner or occupant of any building to which a number has been assigned will be notified in writing of the number assigned.
 2. Should an existing property or building have, exhibit or be addressed by a number in conflict with the uniform "numbering system," notice shall be given to the owner or occupant whose building is in conflict.

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3. The city will take the appropriate steps to properly readdress the property or building not in compliance with the numbering system.
- B. Standards: All principal buildings, docks and piers in the city shall be assigned and have their assigned numbers displayed, whether or not mail is delivered to such locations.
 1. Numbers need not be displayed on accessory buildings.
 2. Docks and piers shall be assigned the same number as the principal building, or, for vacant lots, the same number as would be assigned a principal building if existing.
 3. Physical numbering shall conform to the following minimum standards:
 - a. Assigned numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts, with Arabic numerals not less than three inches in height and one-half inch in width.
 - b. Numbers must be in a color contrasting to the building or other background.
 - c. In the case of a principal building which has multiple entrances, the assigned number shall be displayed on each separate front entrance.
 - d. Any different numbers which might be mistaken for or confused with the number assigned in accordance with the "numbering system" shall be removed.
 - e. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence, or mailbox at a level to ensure visibility.
 - f. Assigned numbers for all docks and piers shall be displayed in such a fashion so as not to be confused with channels or other marine markers at their waterward extremity, facing away from the dock or pier.
 1. Numbers shall be positioned to be constantly between five and eight feet above the mean high-water line.
- C. No building permit shall be issued for any principal building, dock or pier until the owner has procured the required number or numbers for the premises, building, dock, or pier.
- D. No certificate of occupancy shall be issued until the owner has displayed the required number or numbers in accordance with this Article.

SECTION 2.18 DEVELOPMENT REVIEW FEES

SECTION 2.18.01 LAND DEVELOPMENT AND RIGHT-OF-WAY CONSTRUCTION FEES

- A. Land Development Fees: There shall be fees established and collected for the review of all development activity in the city.
- B. These fees shall be established by the City Council by resolution and shall be reviewed no less than annually during the budget process.
- C. Review fees may include but are not limited to all procedures identified in Table 2-1
- D. There shall also be fees established for outside consultant cost recovery, mailing and advertising.
 1. The City shall pay the initial invoice from the consultant.
 2. The City will then invoice the applicant and add a 10% administration fee.
 - a. The invoice shall be paid before final approval by staff, any Board, or City Council.
- E. A comprehensive list of the fees is included in the City of Destin Fee Schedule.
- F. There shall be ROW permits fees established for the review of all development activity within the public ROW of the city.
 1. Review fees may include but are not limited to the following:

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- a. ROW permit processing
 - b. commercial (non-residential)
 - c. residential (single or two-family lots)
 - d. re-inspections (commercial and residential)
2. A comprehensive list of the fees is included in the City of Destin Fee Schedule.

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ARTICLE 2 ADMINISTRATION¹

2.01.00. Administrator.

- A. — The City Manager or his or her designee shall administer and enforce this Code.
- B. — It is the intent of this Code that all questions of interpretation and enforcement shall be first presented to the City Manager or his or her designee, and that recourse from the decisions of the City Manager or his or her designee shall be to the Board of Adjustment.

(Ord. No. 04-23-LC, § 3, 8-16-04)

2.02.00. Procedures for ordinance or rezoning amendments.

The regulations, restrictions, and zoning district boundaries set forth in the land development code may be amended, supplemented, or changed. Proposed changes may be suggested by the City Council, the City Manager or designee, by a single property owner, or by petition of the owners of 51 percent or more of an area involved in the proposed change. Applications for an ordinance or rezoning amendment must be submitted to the Community Development Department. The Community Development Department will then review and forward the application and a staff report with a recommendation for approval, approval with conditions, or denial to the Local Planning Agency (LPA) for its review. The LPA, after a public hearing and due public notice, will then forward its staff report and recommendation to the City Council for approval, approval with conditions, or denial. The City Council shall then approve, approve with conditions, or deny the application. If an application for an ordinance or rezoning amendment is disapproved by the City Council, the applicant shall not reapply for the same ordinance or rezoning amendment for a period of one year from the date of disapproval by the City Council.

(Ord. No. 04-23-LC, § 3, 8-16-04)

2.03.00. General administration procedures.

This article sets forth application and review procedures required for obtaining development orders and permits as may be required. Procedures for appealing decisions also are provided.

(Ord. No. 04-23-LC, § 3, 8-16-04)

2.04.00. Withdrawal of applications.

An application for development approval may be withdrawn at any time. Caution: The withdrawal of any application for development approval which occurs after the publication of any notices which may be required by this Code or other law will result in the application losing its relative position in priority for plan review and will require the applicant to resubmit its application at the initial step in the development review process required for the particular development. Such resubmittal will require payment of the necessary fees in order to activate the plan review process and reestablish relative position and priority for plan review.

Note: Nothing in this section shall be construed to prevent the Local Planning Agency (LPA) or the City Council from delaying action or decision on any application. In the event the LPA or City Council votes to delay review or decision on any application, said application will retain its relative position and priority for plan review purposes.

¹Editor's note(s)—Ord. No. 04-23-LC, § 3, adopted August 16, 2004, amended Art. 2, in its entirety, to read as herein set out. Prior to inclusion of said ordinance, Art. 2 pertained to similar subject matter. See also the Land Development Code Comparative Table.

2.05.00. Authorization for development permit.

No development activity may be commenced without a final development order.

2.05.01. *Prerequisites to issuance of a development permit.* No development order or permit shall be issued unless the proposed development activity:

- A. Is authorized by a development order issued pursuant to this Code; and
- B. Conforms to the Florida building codes and fire codes as adopted by the City; and
- C. Conforms to the engineering standards labeled "TECHNICAL CONSTRUCTION STANDARDS" and any other engineering standard for stormwater, sewage, water, streets, traffic and other engineering concerns as may be adopted by the City of Destin.

2.05.02. *Exceptions to the requirement for a development order.* A construction permit may be issued without a development order if any of the following conditions apply:

- A. Construction has begun or was approved prior to the adoption of this ordinance;
- B. Alterations to existing improved properties that will not alter gross floor area, use of structure or land, or change/add to the impervious surface of the site;
- C. The construction or alteration of a one- or two-family dwelling on a lot in a valid recorded subdivision, approved prior to the adoption of this Code;
- D. The resurfacing of a vehicle use area that conforms to all requirements of this Code;
- E. A minor replat granted pursuant to procedures in Section 2.19.01 of this Code;
- F. Clearing and grading of land:

- 1. *Single family lots:* the clearing and grading is limited to the proposed development area. The applicant shall submit a site plan indicating the proposed development area prior to issuance of the clearing permit.
- 2. *All other lots:* the clearing and grading is limited to the proposed development area. The applicant shall submit:
 - a. A site plan indicating the proposed development area;
 - b. An existing tree survey with all trees of 12-inch diameter at breast height or greater;
 - c. A landscape plan, in accordance with Section 12.04.07, which identifies the trees and landscaping to be replanted (reforestation, front perimeter, common areas, and soil erosion control) after the clearing and grading is completed;
 - d. An erosion and sedimentation control plan; and
 - e. All applicable federal and state permits.

All items identified within the submitted landscape plan must be planted within 30 days after the completion of the clearing/grading. Clearing, grading, and replanting activities shall be completed within 90 days of the issuance of the permit. Failure to satisfy these requirements will result in a code violation and the doubling of the required tree counts for the site; and

- G. Minor alterations to existing improved properties, for which a development order has not been previously issued, that will alter gross floor area, use of structure or land, or change/add to the impervious surface of the site provided that:

1. The proposed change does not require additional parking spaces beyond those already existing on the site;
2. The proposed change cannot increase impervious surface area beyond 750 square feet. An increase in impervious surface up to 750 square feet must meet the requirements of Section 10.03.02.1.2.b.;
3. The proposed change does not exceed de minimis level of service standards for concurrency; and
4. Sufficient information (site plan drawn to scale, existing versus proposed development, existing conditions, etc.) generally in accordance with Section 2.18.02. General plan requirements must be provided at the time a building permit application is submitted to the City.

It is the intent of this subsection to exempt projects that adhere to the criteria listed in numbers 1, 2, and 3 above from the formal development order process, but not the requirements of the Land Development Code. This process moves the review of a project against the Land Development Code requirements from the Development Order stage to the Building Permit stage. A building permit cannot be issued for a project that does not meet the requirements of the Land Development Code.

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 04-24-LC, § 2, 9-8-04; Ord. No. 04-26-LC, § 3, 9-8-04; Ord. No. 18-06-LC, § 2, 11-5-18)

2.06.00. Pre-application procedures.

Prior to filing for a formal and scheduled review of proposed development plans, if required by this Code, by the Technical Review Committee, the applicant shall request the Community Development Director, or designee, to set a time for discussion of the proposed development. Checklists set forth in Article 17 appropriate to the proposed development shall be provided to the applicant by the Planning Director, or designee. In addition, the applicant shall be directed to the appropriate City departments or other agencies so that the applicant may obtain information from such department(s) and/or agency(s) prior to filing for formal review, if necessary, by the City Technical Review Committee.

Note: No comment made by any persons associated with the City during any pre-application conference or discussion shall be considered either as approval or rejection of the proposed development or development plans.

2.06.01. Designation of plans as minor or major developments. Before submitting a development plan for formal review, the applicant shall provide the City with sufficient information to make a determination as to whether or not the plan will be designated a major or minor development. For purposes of these procedures, all development plans shall be designated, in writing, by the City Manager, or his designee, as either exempt from the development order process (in accordance with Section 2.05.02), a minor development, or major development according to the criteria below.

A. Major development. A development order application shall be deemed a major development if it satisfies one or more of the following criteria:

1. Non-residential and mixed-use development plans consisting of more than 10,000 square feet of gross floor area.
2. Ten thousand square feet or more of "land development activity-generating traffic." "Land development activity-generating traffic" means (a) any change in land use, (b) any construction of buildings or structures, or (c) any change in the use of any structure, that generates vehicle trips.
3. Residential development plans consisting of ten or more dwelling units.

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4. Subdivisions.
 5. All planned unit developments (PUDs).

B. *Minor development.* A development plan shall be designated as a minor development if it is neither a major development nor a development exempt under Section 2.05.02 of this Code.

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 05-13-LC, § 3, 8-22-05; Ord. No. 18-06-LC, § 2, 11-5-18; Ord. No. 19-19-LC, § 2, 10-21-19)

2.07.00. Procedures for development review.

All applications for a major or minor development order or a major or minor deviation to a development order shall be processed in a timely manner and in accordance with F.S. § 166.033. This shall entail prompt review and responses from both the applicant and the City. No property shall have more than one development order application under review by the City at any one time. The applicant shall adhere to the following procedures when seeking approval for a major or minor development order or a major or minor deviation to a development order:

- A. A pre-application meeting is required prior to the submittal of a Development Order Application. The applicant for a proposed development order shall submit a complete application package (i.e. application, development plans, applicable fees, etc. ...) to the Community Development Department.
- B. Within 30 working days of receipt of the application package for review, the Community Development Department shall perform an application completeness review and either:
 1. Determine that the application package is incomplete and inform the developer, in writing, of the deficiencies. The applicant shall submit an amended application package for application completeness review by the Community Development Department within 30 days. If the applicant fails to submit an amended application package within 30 calendar days, the application is considered withdrawn; or
 2. Determine that the application package is complete as received, inform the developer, in writing of completeness, or of the TRC meeting date, if such a meeting is required in the discretion of the community development director.
 3. Within 120 days after the City has deemed the application complete or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the City must approve, approve with conditions, or deny the application. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application must include written findings supporting the City's decision, which shall be reviewed by the City Land Use Attorney prior to finalization.
- C. *TRC Procedures.* The Community Development Department shall make available to each TRC member a copy of the application package, which at a minimum shall contain all information which is pertinent to the member's functional area(s) and the TRC meeting date at which the application submittal comments will be reviewed. The TRC members shall review the proposed application package and submit comments, if any, in writing to the Community Development Department. Each TRC member shall limit their review to their area of expertise, which shall be

defined at the time the TRC member's appointment is approved by the City Council. Staff shall either approve, approve with conditions, approve with modifications, or deny and shall:

1. Determine conformity of the proposed development with the Comprehensive Plan, this Code, other applicable requirements and the items enumerated in subsection B. above.
2. Hear and address concerns and desires of surrounding landowners and other affected persons.
3. Consider any rule, objective or policy of the Comprehensive Plan or any other criterion applicable to the particular development proposals in formulating a recommendation to either approve, approve with conditions, approve with modifications or deny the application.

2.07.01. *Major developments.* The following procedures, in addition to those listed in Section 2.07.00, shall apply to all major development order applications:

A. Once the application has been to the TRC meeting and each individual TRC member, as it pertains to their area of expertise, has come to the conclusion that the proposal can be approved, approved with conditions, approved with modifications or denied, the Community Development Department shall prepare and forward each TRC member's written recommendation, through the City Manager to the City Council. A list of all pending Major developments shall be provided by the Community Development Director to the City Council, each month, prior to the first regularly scheduled Council meeting, or the tenth day of the month, whichever occurs first. In addition to the written recommendations of each TRC member, information provided to the City Council in the technical staff report shall include, but not be limited to, the following:

1. Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site and surrounding land uses.
2. Impact on concurrency requirements and level of service standards (LOS).
3. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas, if any; the preservation of natural features or protection of sensitive lands, if any; proposed parking areas; internal traffic circulation systems, if any; the approximate total ground coverage of paved areas and structures; stormwater management, and water and sewage distribution, collection and treatment systems.
4. Conformity of the proposed development with the Comprehensive Plan, this Code and other applicable regulations.
5. Other applicable factors, rules, regulations or criteria prescribed by the Comprehensive Plan, this Code or other law.

B. Following the required public notice and hearing, the City Council shall either approve, approve with conditions, approve with modifications or deny the Community Development staff's recommendation and shall:

1. Determine conformity of the proposed development with the Comprehensive Plan, this Code, other applicable requirements and the items enumerated in A. above.
2. Hear and address concerns and desires of surrounding landowners and other affected persons.

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3. Consider any rule, objective or policy of the Comprehensive Plan or any other criterion applicable to the particular development proposals in formulating its recommendation to either approve or deny the development proposal.
 4. If the proposal is approved or approved with conditions, the City Council shall instruct the City Manager, or designee, to authorize the issuance of a development order that complies with Section 2.08.00
 5. If the proposal is approved with modifications, a development order may be authorized by the City Manager, or his designee, once the required modifications have been completed and approved by the appropriate TRT members.
 6. If the proposal is denied based upon the applicant's failure to meet the requirements of this Code in the proposed development plan(s), the application will become null and void, the applicant will lose in-line priority consideration for concurrency. The applicant will have to submit a new application and start the review process over in order to secure consideration for approval of the proposal.

2.07.02. Minor developments. The following procedures, in addition to those listed in Section 2.07.00, shall apply to all minor development order applications:

- A. Once the application has been reviewed and each individual TRC member, as it pertains to their area of expertise, has come to the conclusion that the proposal can be approved, approved with conditions, approved with modifications, or denied, the Community Development Department shall authorize the issuance of a development order that complies with Section 2.08.00. A list of all pending Minor developments shall be provided by the Community Development Director to the City Council, each month, prior to the first regularly scheduled Council meeting, or the tenth day of the month, whichever occurs first.
- B. If the proposal is approved with modifications, a development order may be authorized by the Community Development Director, or his designee, once the required modifications have been completed and approved by the appropriate TRC members.
- C. If the proposal is denied based upon the applicant's failure to meet the requirements of this Code in the proposed development plan(s), the application will become null and void, the applicant will lose in-line priority consideration for concurrency. The applicant will have to submit a new application and start the review process over in order to secure consideration for approval of the proposal.

2.07.03. Major or minor deviations to a development order. Deviations to a development order may constitute either a major deviation or a minor deviation, as defined within Article 3, Definitions of this Land Development Code. The following regulations establish the procedures for processing such deviations:

- A. Deviations which have been determined as a minor deviation(s) shall necessitate a formal amendment of such order. Such an amendment shall be reviewed and processed pursuant to the requirements of Sections 2.07.00 and 2.07.02.
- B. Deviations which have been determined as a major deviation(s) shall necessitate a formal amendment of such order. Such an amendment shall be reviewed and processed pursuant to the following requirements:

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1. Major deviations to an existing minor development order shall be reviewed and processed pursuant to the requirements of Sections 2.07.00 and 2.07.02. However, should the deviation satisfy any of the criteria set forth in Section 2.06.01 A., when combined with the initial approval and any other authorized deviations, the deviation shall then be reviewed and processed pursuant to the requirements of Section 2.07.01.
 2. Major deviations to an existing major development order shall be reviewed and processed pursuant to the requirements of Sections 2.07.00 and 2.07.01.

2.07.04. Simple deviations to a development order. A simple deviation to a development order is a project that does not require review by the Technical Review Team (TRT) members, but instead requires review only by City staff members involved in the development review process. Simple deviations to a final development order shall be determined by the Community Development Director or designee using the following criteria:

- A. Changes to the previously approved development plan cannot require approval by non-City staff members of the (TRT) (e.g. Destin Water Users, Destin Fire Control District, Okaloosa Gas Company, etc...). If a proposed change triggers this requirement then the application is required to be processed according to the procedures stated in Section 2.07.00 and either Section 2.07.01, 2.07.02 or 2.07.03; and
- B. The proposed changes to the development plan only include rearranging or reducing, in accordance with Code provisions, any driveways/accessways, parking, impervious surface, stormwater management facilities, or buildings on the subject property.

Vending, whether permanent, temporary, or mobile, on the exterior of a developed site shall be considered a change of use and shall be processed as a simple deviation unless it does not meet the criteria listed in Subsections A. and B. listed above.

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 04-26-LC, § 3, 9-8-04; Ord. No. 05-04-LC, § 3, 4-4-05; Ord. No. 07-32-LC, § 3, 5-7-07; Ord. No. 07-30-LC, § 3-7, 9-4-07; Ord. No. 11-14-LC, § 3, 1-17-12; Ord. No. 18-06-LC, § 2, 11-5-18; Ord. No. 19-19-LC, § 2, 10-21-19)

2.08.00. Development order.

Provided the development plan meets all requirements of the Land Development Code and Code of Ordinances the City shall issue a development order to the developer within seven calendar days from the approval date of said development order application. The development order is not a construction permit. An approved development order is required prior to the City's issuance of any construction permit(s). A development order shall, as a minimum, include the following:

- A. An approved final development plan with findings and conclusions;
- B. A listing of federal, state or regional permits, if any, which must be obtained prior to the issuance of any development permit;
- C. If modifications must be made to the development plan before a development order may be issued, a listing of those modifications and the time limit for submitting a modified plan (not more than 14 calendar days);
- D. Notification that development shall commence within a 12-month period and continue until completion in accordance with terms and conditions of approval;
- E. If necessary to maintain concurrency, a schedule of construction phasing consistent with the availability of capacity of one or more services and/or facilities;

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- F. If necessary or required, a schedule of public services or public facilities to be provided by the applicant, prior to the issuance of any certificate of occupancy or within specified time periods;
 - G. Any alternate service impact mitigation measures to which the applicant has committed in a recordable written instrument;
 - H. A security in the amount of 120 percent of the cost of any public improvements required as a result of the anticipated impact of the development or as required by regulations in this Code or other law; and
 - I. Such other conditions as may be required to assure compliance with this Code, the comprehensive plan or other law.

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 04-26-LC, § 3, 9-8-04)

2.09.00. Procedures for the coordination of plat and development plan approval.

This procedure applies to all projects that require plat and development plan approval. This procedure is established to ensure efficient processing of approved developments seeking building permits and will also eliminate piecemeal plat approvals.

1. Plats and development plans may be processed simultaneously through the required approval procedures identified in Sections 2.07.00. Procedures for development plan review and 2.19.00. Procedures for subdivision or resubdivision of land.
2. If the applicant wishes to process these items (plat and development plan) separately, approval of the plat will be required prior to the approval of the development plan.
3. At no time will the City approve a site plan, which requires plat, prior to the plat being approved by the appropriate approving body (e.g., City Manager or City Council).
4. Projects approved prior to the effective date of this code that, as a condition, require plat approval prior to issuance of building permits are not affected by this Code. However, any requests for amendments to active development orders will not be processed until the required plat has been approved.

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 04-26-LC, § 3, 9-8-04)

2.10.00—2.14.00. Reserved.

Ord. No. 24-20-LC, § 3, adopted January 6, 2025, repealed §§ 2.10.00—2.14.00, which pertained to construction permits, post-permit changes; building permits; application for building permit; expiration of building permit and derived from Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 04-26-LC, § 3, 9-8-04.

2.15.00. Certificates of zoning compliance for new, altered, or nonconforming uses.

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefore by the City Manager or his designee stating that the proposed use of the building or land conforms to the requirements of this article. Failure to obtain a certificate of zoning compliance shall be a violation of this article.

(Ord. No. 04-23-LC, § 3, 8-16-04)

2.16.00. Construction and use to be as provided in application, plans, permits, and certificates of zoning compliance.

~~Building permits or certificates of zoning compliance issued on the basis of plans and applications approved by the City Manager or his designee authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this article.~~

~~(Ord. No. 04-23-LC, § 3, 8-16-04)~~

2.17.00. Notice.

- A. ~~Written notice shall be provided to owners of property within 300 feet of land subject to all development related applications. Development related applications shall include all of the following types of applications: deed of gift, lot reconfigurations, minor replats, major and minor subdivisions, major and minor development orders, major and minor deviations to previously approved development orders, conditional uses, variances, right-of-way vacations, future land use map amendments and zoning map amendments. Notice for Harbor and Waterways Board applications need only be provided to adjacent property owners. The written notice shall include, at a minimum, the following: the name of the owner of the property, the name of the authorized agent (if applicable), the address of the subject property or tax parcel identification number if an address has not been issued for the property, project description, location map of the subject property, and a statement informing the public of the location where the proposed application package can be viewed, unless otherwise provided in Florida Statutes. Unless otherwise provided by law, regulation or decision, addresses for a mailed notice required by this code shall be obtained from the records of the Okaloosa County Tax Collector. The failure of any person to receive notice shall not invalidate an action if a good faith effort was made to comply with the notice requirements of this code.~~
- B. ~~Any development related application or applicant requiring a public meeting with the Local Planning Agency or Board of Adjustment shall post a sign, meeting the following requirements, on the property:~~
- ~~1. The sign must be prominently placed on the development site, shall be visible from the adjacent right-of-way and shall not be located further than five feet from the adjacent right-of-way. The required content of the sign shall be legible as viewed from the adjacent right-of-way;~~
 - ~~2. Such sign shall be not larger than 24 inches by 36 inches and not smaller than 18 inches by 24 inches in size;~~
 - ~~3. The sign must clearly indicate the name of the project, name of the applicant, and 24 hours a day, seven days a week emergency contact phone number of the responsible party for said development site; and~~
 - ~~4. The sign must be continuously on the property of the development site and shall be removed from said property within five working days after the issuance of Certificate of Completion or Certificate of Occupancy (whichever applies).~~

~~(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 09-14-LC, § 3, 8-17-09; Ord. No. 18-06-LC, § 2, 11-5-18; Ord. No. 19-19-LC, § 2, 10-21-19)~~

2.18.00. Submittals.

~~2.18.01. Applications. Applications for development review shall be available from the Community Development Department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposed development plan. Signatures by other parties will be accepted with notarized proof of~~

authorization by the owners. In the case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and embossed with the corporate seal.

2.18.02. *General plan requirements.* All preliminary and final development plans submitted pursuant to this code shall conform to the following standards:

- A. All plans shall be drawn to a scale of one-inch equals 20 feet, unless the City Manager, or his designee, determines that a different scale is sufficient or necessary for proper review of the proposal.
- B. For all multifamily residential and all nonresidential development proposals, the trimline sheet size shall be 24 inches by 36 inches. A one-half-inch margin shall be provided on all sides except for the left binding side(s) where a two-inch margin shall be provided if multiple sheets are used.
- C. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.
- D. The front cover sheet of each plan shall include:
 - 1. A general vicinity or location map drawn to scale showing the position of the proposed development in the section, township and range, together with the principal roads, City limits, and any other pertinent orientation information.
 - 2. A complete legal description of the property.
 - 3. The name(s), address(es) and telephone number(s) of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.
 - 4. The name, business address and telephone number of those individuals responsible for the preparation of the drawing(s).
- E. Each sheet shall contain a title block with the name of the development, stated and graphic scale, a north arrow and date.
- F. The plan shall show the boundaries of the property with a metes and bounds description referenced to a section, township and range and tied to a section or quarter section or subdivision name and lot numbers.
- G. The area of the property shown in square feet and acres.
- H. The applicant shall submit a sufficient number of copies of the proposed plans, as determined by the Community Development Department, necessary to complete the review.
- I. Applicants for all developments shall submit sufficient documentation which clearly conveys the required information. It is the responsibility of the developer (applicant) to submit sufficient information in a form that allows ready determination of whether the requirements of this code have been met.
- J. Unless otherwise noted, plans for all development projects shall contain:
 - 1. The location of existing property or right-of-way lines, both for private and public property, streets, buildings, transmission lines, sewers, sidewalks, airports, bridges, culverts, drainpipes, water mains, fire hydrants, and any other public or private easements.
 - 2. Any land rendered unusable for development purposes by deed restrictions or other legally enforceable covenants or limitations.
 - 3. All watercourses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.

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4. The location of environmentally sensitive lands designated pursuant to article 11 of this code, if any.
 5. Existing land use, the zoning district of the subject site, and the land use category under the comprehensive plan.
 6. The location and intensity or density of the proposed development.
 7. A general parking and circulation plan.
 8. Points of ingress and egress and any planned public or private roads, rights-of-way, pedestrian ways, bicycle paths or transportation facilities.
 9. The existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public stormwater management systems.
 10. Proposed location and sizing of potable water and wastewater facilities to serve the proposed development.
 11. Proposed open space areas on the development site and types of activities proposed to be permitted on such open space areas.
 12. Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
 13. A description of how the plan mitigates or avoids potential conflicts between land uses including a compatibility review (if required) as provided in Section 7.09.01.
 14. Architectural elevations of all buildings sufficient to convey the basic architectural intent of the proposed improvements.
 15. A soils map of the site.
 16. A recent aerial photograph encompassing the project area and identifying the project area and total land areas. The scale shall be no smaller than one inch equals 400 feet.
 17. A map of vegetative cover including the location and identity, by common name, of all protected trees.
 18. A topographic map of the site clearly showing the location, identification and elevation of benchmarks, including at least one benchmark for each major water control structure.
 19. A map showing the locations of any soil borings or percolation tests as may be required by this Code.
 20. The location of any underground or overhead utilities, culverts and drains on the property and within 100 feet of the proposed development boundary.
 21. The 100-year flood elevation boundaries, the CCCL, CHHA, and shoreline protection zone, where appropriate.
 22. Total area calculation with percentage of total site to be covered by impervious surface(s) and landscaping.
 23. Grading plans specifically including perimeter grading.
 24. Construction phase lines.
 25. Building plans showing the location, dimensions, gross floor area, floor plan for multifamily residential structures including hotels and motels, and proposed use of buildings. For the purposes of this criteria, hotel and motel dwelling units are considered residential floor space.
 26. Building setback distances from property lines, abutting rights-of-way and all adjacent buildings and structures.
 27. Minimum floor elevations of buildings within the 100-year floodplain, if any.
 28. The location, dimensions, type, composition and intended use of all ancillary structures.
 29. The location and specifications of any proposed refuse dumpsters or containers.

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30. ~~Cross sections and specifications of all proposed pavement.~~
 31. ~~Typical and special roadway and drain sections and summaries of quantities.~~
 32. ~~Information sufficient to determine compliance with the landscape and tree protection regulations of this Code (reference article 12).~~
 33. ~~The location, accompanied by all necessary drawings, construction plans, wiring plans, etc., of all proposed signs.~~
 34. ~~The proposed number, minimum area and location of lots, if the development involves a subdivision of land.~~
 35. ~~All lots shall be numbered either by progressive numbers or in blocks progressively numbered or lettered except that blocks in numbered editions bearing the same name may be numbered consecutively throughout several editions.~~
 36. ~~All interior excluded parcels shall be indicated and labeled accordingly.~~
 37. ~~All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.~~
 38. ~~Total number and type of residential units categorized according to number of bedrooms. The total number of residential units per gross acre shall be given.~~
 39. ~~Location of on-site potable water wells, if any, and potable water wells within 200 feet of any property line, if any.~~
 40. ~~Restrictions pertaining to the type and use of existing or proposed improvements, waterways, open spaces, buffer strips and the like shall require the establishment of restrictive covenants and such covenants shall be submitted with the final development plan for recordation.~~
 41. ~~If the development includes private streets, an ownership and maintenance association document shall be submitted with the final development plan and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to the City or any other public agency.~~
 42. ~~If the development is to be phased for any reason, a master plan for the entire project shall be submitted with the development plan for the first phase or phases for which approval is sought. In addition, a schedule indicating approximate development phasing, including the sequence for each phase, shall be included.~~
 43. ~~The manner in which historic and archeological sites on or near the site will be protected.~~

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 04-26-LC, § 3, 9-8-04)

2.19.00. Procedures for subdivision or resubdivision of land.

2.19.01. Generally.

- A. ~~These regulations shall be administered by the community development and engineering departments. It is the responsibility of such community development and engineering departments to carry out the provisions of this section and make recommendations as to the suitability of proposed subdivisions.~~
- B. ~~Except as provided by Section 7.08.08, no person shall divide any parcel of property into two or more parcels without complying with the provisions of this section.~~

2.19.02. Preliminary approval.

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- A. Preliminary approval is not required. However, the developer is encouraged to request preliminary approval whenever the developer is not certain that the proposed subdivision will meet all requirements of applicable laws and regulations. Preliminary submittals shall consist of three copies of drawings or other data indicating the concept of the proposed subdivision. The Community Development Director or designee will return comments, if any, from the Technical Review Committee to the developer.
 - B. The public hearing, after the due public notice requirement specified in Section 4.01.00 is fulfilled for any given project when advertised and held in the preliminary approval process and any later consideration on preliminary or final approval, may be considered without readvertising under old business.
 - C. Upon preliminary approval the developer may proceed with producing the required documents and request final approval.
 - D. If the proposed subdivision is disapproved upon consideration for preliminary approval, before further consideration the developer must resubmit his plans as a completely new design indicating substantial differences from the disapproved design.

2.19.03. Final approval.

- A. *Final plat requirements.* The developer shall submit to the community development department three copies of the mylar or other reproducible drawing of the final plat as prescribed by F.S. § 177.071, size 24 inches by 36 inches, duly signed as required.
- B. *Construction drawings.* The developer shall submit to the community development department three copies of the final construction drawings conforming to the requirements set forth in Section 7.08.00 including specifications for drainage, streets and other improvements, and applicable laws and regulations. Final drawings and specifications shall be prepared, signed, dated and sealed by a professional engineer registered in the State of Florida. One copy of the final drawings will be returned to the developer.
- C. *Other approvals.* Approvals by the City Engineer, Destin Water Users, Inc., and the Destin Fire Department are required. Approvals by other concerned agencies may be required.
- D. *Final action by City Council.* Where proposed major development includes the subdivision or resubdivision of land and the dedication of right-of-way, final approval of such subdivision or resubdivision shall be made by the City Council in accordance with this Code and general law. Upon receiving the recommendation of the technical review committee, the City Council will consider the subdivision for approval.
- E. *Recording plats.* The plat will then be submitted by the developer to the office of the clerk of court for recording. After recording, one recorded mylar copy (size 24 inches by 36 inches), two paper copies of the recorded copy (size 24 inches by 36 inches), two reduced paper copies of the recorded copy (size 11 inches by 17 inches) and one copy of the recorded homeowners association documents, if applicable, shall be filed with the community development department within ten days.
- F. *Disapproval.* If the proposed subdivision is disapproved, upon final consideration, before further consideration, the developer must resubmit his plans as a completely new design indicating substantial differences from the disapproved design.

2.19.04. Minor replats/minor subdivisions. Where development involves a minor replat or minor subdivision as defined in Article 3, the City may issue a construction permit without requiring a final development order. However, City approval of the minor replat or minor subdivision is required prior to the issuance of a construction

permit. Minor replats or minor subdivisions do not follow the procedures outlined in Sections 2.19.02 or 2.19.03, but rather follow the procedures outlined in this subsection only.

- A. Submittals consisting of an application and supporting documentation (agent affidavit, proof of ownership, etc...) three copies of drawings and other data indicating the concept of the proposed subdivision shall be delivered to the Community Development Department. The City Manager or designee will return comments, if any, to the developer.
- B. Prior to approval of a minor replat or minor subdivision by the City Manager or designee, the following standards shall be met:
 - 1. Each proposed lot must conform to the requirements of this Code, adopted ordinances of the City, and those standards specified by F.S. chapter 177.
 - 2. If any lot abuts a street right-of-way that does not conform to the design specifications provided in this Code, the owner may be required to dedicate one-half the right-of-way width necessary to meet the minimum design requirements.
- C. In the case of minor replats/minor subdivisions which involve a total of three or fewer lots, one single-family residential structure shall be permitted on each lot as a matter of right, provided the minimum lot size, dimension, and setback requirements of this Code are met.
- D. After receiving City approval, the developer is required to record the minor replat or minor subdivision in the official county records at no expense to the City. After recording, one recorded mylar copy (size 24 inches by 36 inches), two paper copies of the recorded copy (size 24 inches by 36 inches), two reduced paper copies of the recorded copy (size 11 inches by 17 inches) and one copy of the recorded homeowners association documents, if applicable, shall be filed with the Community Development Department within ten days.
- E. If the proposed subdivision is disapproved, upon final consideration, before further consideration, the developer must resubmit his plans as a completely new design indicating substantial differences from the disapproved design.

2.19.05. *Lot splits.* The Community Development Director may grant waivers from the platting requirements of this chapter for divisions of land that constitute a lot split:

- A. For purposes of this section, the term "lot split" shall mean a division of a tract of land or lot that will result in either a lot line adjustment between two platted lots or tracts of land or the creation of exactly one (1) additional lot or tract of land provided the following conditions are met:
 - 1. The lot or tract of land to be split is a previously platted lot or legal description of record.
 - 2. Each lot or tract of land created hereunder shall abut a public or approved private street, unless perpetual cross-access easements already exist on the lot to be split or are determined not to be necessary, or, if necessary, are provided by separate instrument.
 - 3. The lot split shall in every respect meet the criteria established elsewhere in this chapter and the City Land Development Code for the category of zoning and other relevant Codes under which the property is zoned.
- B. Every lot split shall be processed in the following manner:
 - 1. An application form provided by the community development department shall be completed and filed with the department, accompanied with the following:

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- a) ~~An application fee approved by the city council by resolution;~~
 - b) ~~Three paper copies of the proposed lot split;~~
 - c) ~~A statement indicating whether new streets, water, sewer, drainage structures, or other infrastructure are required off-site to provide sufficient access and services to the subject land; and~~
 - d) ~~Legal descriptions and acreage of the two proposed lots or tracts of land and a scaled drawing showing the intended division shall be prepared by a duly licensed land surveyor registered in the state. If a lot or tract of land contains any principal or accessory structures, a survey showing the structures on the lot or tract of land shall accompany the application.~~

2. ~~Upon approval of the lot split by determination of the Community Development Director, the determination shall be duly recorded in the public records of Okaloosa County and recorded on the appropriate city maps and documents.~~

C. ~~No further division of an approved lot split is permitted under this section, unless a plat is prepared and approved in accordance with this chapter.~~

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 07-32-LC, § 4, 5-7-07; Ord. No. 19-36-LC, § 3, 12-16-19; Ord. No. 20-03-LC, § 3, 2-18-20)

2.20.00. Guarantees and sureties.

A. ~~*Applicability.* The provisions of this section apply to all proposed developments in the City, including, but not limited to, subdivisions, PUD's, private road subdivisions and private developments.~~

1. ~~Nothing in this section shall be construed as relieving the developer or applicant of any requirement relating to concurrency or maintenance of level of service as may be required by this Code or the comprehensive plan.~~
2. ~~Any item which may be deemed as a health, safety and welfare issue by the City Manager, or his or her designee, is not subject to the posting of security/surety.~~
3. ~~Infrastructure is the only items which are subject to the posting of a security/surety. No buildings or portions thereof shall be applicable for the posting of security/surety under this section. Securities/sureties may be posted for provisions of the landscape plan in accordance with Section 12.04.07.E.~~
4. ~~The City retains the right to refuse an applicant or developer the option of posting security/surety based upon the past performance of an applicant.~~

B. ~~*Improvements, agreements required.* The approval of any development plan shall be subject to the developer providing assurance that all required improvements, including, but not limited to, storm drainage facilities, streets and highways, water and sewer lines, street lights, signage, striping, parking facilities, sidewalks, open space and recreation facilities shall be satisfactorily constructed according to the approved development plan. The following information shall be provided by applicant:~~

1. ~~Agreement that all improvements, whether required by this Code or constructed at the developer's option, shall be constructed in accordance with the standards and provisions of this Code.~~
2. ~~The term of the agreement indicating that all required improvements shall be satisfactorily constructed within the period stipulated. The term shall not exceed five years from the recording~~

of the plat or 30 percent occupancy of the development, whichever comes first. NOTE: Nothing in this section shall be construed to relieve the applicant of meeting any concurrency requirements applicable to the project.

3. The projected total cost for each improvement. Cost for construction shall be proposed by an estimate prepared and provided by a Florida-registered Professional Engineer (signed, sealed and dated).
4. Specification of the improvements to be made together with the time table for making improvements.
5. Agreement that upon failure of the applicant to make required improvements (or to cause them to be made) according to the schedule for making said improvements, the City shall utilize the security/surety provided in connection with the agreement.
6. The amount and type of security/surety provided to insure performance.
7. Provisions that the amount of the security/surety may be reduced periodically as construction proceeds and improvements are made.
8. All developers upon application shall sign an agreement to indemnify and hold harmless the City, its officer, employees and agents who perform improvements not fulfilled by the developer or owner as identified in security/surety documents.
9. Developers agree to provide property access to City employees and/or their authorized agents who perform improvements not fulfilled by the developer or owner and identified in security/surety documents. Property access will be unrestricted to areas necessary to complete necessary work elements.
10. Prior to release of bond or security/surety, the City shall review the project account records for any unpaid invoices or fees due to the City. All developers and applicants agree and consent to the City recovering all unpaid invoices and fees from the security/surety prior to the release of security/surety.

C. *Amount and type of security/surety:*

1. The City Manager, or his or her designee, shall be responsible for determining the adequacy of the security/surety proposed to be provided by the developer. Should the security/surety be forfeited and, for any reason, the funds from the security/surety are not sufficient to complete all required work, the developer and/or contractor shall be responsible for any fund amount above the original surety, security or any other form of guarantee.
2. Security/Surety requirements may be met but are not limited to the following:
 - a. Deposit in the form of Cash, Certified Check, Cashier's Check or Money Order (required for Certificate of Occupancy);
 - b. Irrevocable letter(s) of credit (Commercial/Designated Places of Assembly/Multi-Family only);
 - c. Performance or surety (insurance) bond(s) issued by insurance companies licensed to do business in the State of Florida (Commercial/Designated Places of Assembly/Multi-Family, subdivision, P.U.D., Plat release only); or
 - d. Certificates of Deposit issued by State or Federally licensed banks provided that the Certificate of Deposit can be converted to cash (or any other asset) only with the prior approval of the City (for Commercial/Designated Places of Assembly/Multi-Family only).
NOTE: Interest earned on the Certificate of Deposit shall be retained by the applicant if the applicant completes the required improvements secured by the Certificate of Deposit within

the time limits established in the Final Development Order. The City shall retain all interest earnings on the Certificate of Deposit if, for any reason, the City is required to use the Certificate of Deposit, or any portion thereof, for completion of improvements required of the applicant. Use of this technique will require evidence of agreement between the applicant, the bank issuing the Certificate of Deposit, and the City.

3. The amount of security/surety for single family residential development shall be a minimum of \$1,500.00 or 120 percent, whichever is greater, of the total construction costs for the required improvements (public and private). The amount of security/surety for all other developments shall be a minimum of \$5,000.00 or 200 percent, whichever is greater, of the total construction costs for the required improvements (public and private). Upon approval of the City Manager, or his or her designee, the amount of security/surety may be reduced commensurate with the completion and final acceptance of required improvements not more than once during the term of the improvements. In no case, however, shall the amount of the security/surety be reduced to less than the designated minimum, necessary for completing the remaining required improvements. The following conditions also will apply to the posting of any security/surety:
 - a. Amount of security/surety which will be permitted shall not exceed 10% of the project cost provided on the building permit application.
 - b. Administrative fee of \$250.00 shall be assessed and paid at the time of application and post of security/surety. The Administrative fee does not include any inspection fees.
 - c. Security/surety handling fee of ten percent of the total amount of security/surety shall be assessed and paid prior to reduction or release of said security/surety.
 - d. Inspection fees are outlined in most current fee resolution and shall be assessed and paid prior to reduction or release of security/surety.
4. Security/surety documents must reflect the names of the subdivision or planned unit development and the developer and developer's authorized agents.
5. Security/surety shall be provided prior to the issuance of the final development order.
6. Expiration of surety may be extended in time, not more than two occasions for a total of 16 months, after which the security/surety shall be forfeited in accordance with this section. Extension of time shall be based on merits of completion of bonded items as inspected and determined by the City Manager or his or her designee.

D. Inspection of improvements.

1. Inspection of the following phases of construction may be conducted by the City Engineer. These phases shall be inspected and certified by the developer's engineer:
 - a. Subgrade or stabilized subgrade;
 - b. Curbs and concrete work;
 - c. Roadway base;
 - d. Surface course;
 - e. Drainage structures and systems.
2. The developer's engineer shall provide certification(s) that all infrastructure, including potable water and wastewater systems, have been constructed in accordance with the approved development plan. Testing documentation shall be provided to the City Engineer, along with

copies of DEP certification(s). Inspection by the developer's engineer will not preclude the City Engineer from inspecting any and all aspects of construction.

3. The City Engineer shall be given 48-hour advance notification of scheduled inspections.

4. The City Engineer shall have the authority to reject materials or suspend work when not in conformity with approved plans and specifications.

5. If a developer does not schedule any inspections required by this section, the inspection fees for that unscheduled inspection shall be triple the usual inspection fee.

E. *Procedures for acceptance by the City.*

1. *Preliminary acceptance.* Preliminary acceptance of physical improvements is subject to:

a. Within two weeks prior to presentation to City Council for preliminary acceptance, the City Engineer shall inspect the facilities, review all documentation, including test data, submitted by the developer and determine that the project improvements were built to approved plans and specification.

b. The developer has posted the required security/surety as specified in section 2.20.00.F.1.c to insure maintenance for a period of one year from the date of preliminary acceptance by the City Council. The security/surety provided for the installation of physical improvements as specified in Section 2.20.00.B shall not expire until the installation of physical improvements has been preliminarily accepted by the City. Responsibility of acquiring preliminary acceptance shall be the developer's.

2. *Permanent acceptance.* The infrastructure will not be permanently accepted into the City's maintenance program until all defects are corrected by the developer within 60 days of notification of deficiencies by the City Engineer. In addition, failure to make required corrections specified by the City Engineer shall result in a forfeiture of securities/sureties. Responsibility for acquiring permanent acceptance shall be the developer's.

3. The City of Destin shall establish a administrative procedure for the acceptance of developments in the City. These developments shall include, but not be limited to subdivisions, planned unit developments (PUD's), private road subdivisions and private developments.

F. *Maintenance of improvements (subdivisions, planned unit developments (PUD's), private road subdivisions or private developments).*

1. A maintenance agreement and security/surety shall be provided for all streets to assure the City that all required improvements shall be maintained by the developer according to the requirements of this Code, including but not limited to roads, streets, stormwater drainage, sidewalks, street lights, open space and recreation areas.

a. There shall be a minimum maintenance period of one year.

b. The maintenance period shall begin with the preliminary acceptance by the City Council of construction of the improvements. (section E. herein)

c. During the maintenance period, the developer shall schedule bi-annual inspections to be done jointly by the City Engineer and a representative of the developer. These inspections shall be scheduled at mid-year and prior to permanent acceptance by the City Council. The City Engineer shall advise the developer, in writing, of any corrective measures to be made

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- during the maintenance period. It shall be the developer's responsibility to make required corrections prior to the expiration of the maintenance security/surety.
- d. The security/surety shall be in an amount equal to 25 percent of the construction cost of the improvements and will be held for a period of 18 months or upon permanent acceptance, which ever is greater.
2. Whenever proposed development provides for the creation of facilities or improvements which are not proposed for dedication to the City, a legal entity shall be created to be responsible for the ownership and maintenance of such facilities and/or improvements.
- a. When the proposed development is to be organized as a condominium under the provisions of Chapter 718, F.S., common facilities and property shall be conveyed to the condominium association pursuant to that law.
- b. When no condominium is to be organized, an owner's association shall be created, and all common facilities and properties shall be conveyed to that association.
- c. When a development requires an owner's association, proof of the establishment of the association must be filed with the community development director prior to a development order being issued. A recorded copy of the documents must be provided to the City before preliminary acceptance.
- d. The developer shall submit a proposed infrastructure maintenance plan and budget. The proposed budget must be submitted for review by the City Engineer.
3. An organization established for the purpose of owning and maintaining common facilities not proposed for dedication to the City shall be created by covenants running with the land. Such covenant shall be included with the final plat. Such organization shall not be dissolved nor shall it dispose of any common facilities or open space by sale or otherwise without first offering to dedicate the same to the City.
- G. *Penalty.* Any person who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any provisions of this article shall be punished as provided in Section 1-9 of Destin's Code of Ordinances.
- 2.20.01. *Future improvement payment.*
- A. *Applicability:* The provisions of this section apply to all proposed developments in the City of Destin or adjacent to public rights of way.
1. Nothing herein shall be construed as relieving the developer or applicant of any requirement relating to concurrency or maintenance of level of service as may be required by this Code or the Comprehensive Plan.
2. This section does not modify existing agreements between a developer and the City for final development orders granted prior to the effective date of this section.
3. This section shall apply to situations when improvements can not be installed or constructed within a public right of way, easement, or City owned property within the City of Destin, due to circumstances outside of the City of Destin or the developer's immediate control. Examples of such situations include, but are not limited to improvements to and along the U.S. Highway 98 corridor, including Emerald Coast Parkway and unimproved public rights of way within the City of Destin and when a City improvement schedule coincides with an adjacent development.

B. *Improvements required:* The approval of any development plan shall be subject to the developer providing an assurance payment that all required improvements within a public ROW, easement, or City owned property, including, but not limited to, sidewalks, pedestrian tracks or pathways, signage other than traffic control, handrails and permanent striping will be constructed according to the approved development plan at an undisclosed later date by the City of Destin. The following information shall be provided by the developer:

1. The projected total cost for each improvement. Cost for construction shall be proposed by a signed and sealed and dated estimate prepared and provided by the developer's Florida Professional Engineer.
2. The amount and type of payment provided to assure construction.

C. *Amount and type of future improvement payment:*

1. The City Manager, or his or her designee, shall be responsible for determining the adequacy of the amount of the payment proposed to be provided by the developer.
2. Payment requirements shall be one of the following:
 - a. Certified check;
 - b. Cashiers check;
 - c. Money order; or
 - d. Cash.
3. The amount of payment shall be 120 percent of the total construction cost for the required improvements ("future improvement payment").
4. In addition to the future improvement payment, developer shall pay an administrative fee.

D. *Future improvement payment* shall be made prior to the to issuance of a development order for commercial projects or a building permit for residential projects.

E. *Future improvement payment.* At such time that the improvements can be made to the public right-of-way, easement, or City-owned property, the City shall construct such improvements and use the future improvement payment to pay for the costs of the improvements. After completion of the improvements, any unused portion of the future improvement payment shall be returned to developer. If the future improvement payment is not sufficient to pay for the improvements, developer shall pay any shortfall to the City.

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 07-32-LC, § 5, 5-7-07)

2.21.00. Final development order and extension of the commencement of construction deadline.

A final development order is valid for a period of one year from the date of issuance. However, a building permit must be issued for either the construction of infrastructure or construction of the entire project and construction must commence within said one year period after which the permitted development activity may be completed provided the conditions of this section continue to be satisfied. If a building permit is not issued within one year from the date of issuance of the final development order or a building permit is issued and construction has not commenced within one year from the date of issuance of the final development order, then the development order becomes null and void. "Construction of infrastructure" shall be defined as site work, grading, or other construction activity (not including land clearing and grubbing or demolition of existing structures) related

to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations. If construction activity ceases for a period of one year after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void. No extensions to this deadline shall be allowed, except as set forth in section 2.21.01.

2.21.01. Criteria for a request to extend the 12-month deadline to obtain a building permit and commence construction.

- A. An applicant who desires to extend the 12-month deadline shall submit a written request to the community development department, no less than 30 days, prior to the expiration of the 12-month deadline to obtain a building permit and commence construction.
- B. An applicant may receive only one extension, and such extension shall not exceed one year.
- C. As a condition of approval for such an extension, the applicant's project shall meet any and all applicable code requirements that were adopted subsequent to the approval of the final development order for which an extension is being requested. The applicant will have to file an application, to amend to the previously approved development order, with the City prior to the issuance of any City permit for the subject property.
- D. *Special economic condition extension.* An applicant who desires to extend a previously approved active final development order shall submit a written request to the community development department, no later than April 30, 2014, which extension shall be deemed automatically granted. The extension shall commence from the current expiration date of the active final development order for a period of one year. Nothing herein shall be deemed to affect any other extension otherwise allowed by either this Code or general law, except that it is expressly intended the expiration date of a final development order that has been previously extended by operation of general law may be further extended by operation of this subsection.

2.21.02. Determination regarding request for extension. All applications for extensions, as identified in section 2.21.01, shall be reviewed by the community development director with input from the appropriate technical review committee members for approval, approval with conditions, or disapproval.

2.21.03. Establishing an application fee. The City reserves the right to establish, by resolution, an application fee, for processing and reviewing requests for extensions of time authorized by section 2.21.01.

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 09-17-LC, § 3, 10-19-09; Ord. No. 14-01-LC, § 3, 3-3-14)

2.22.00. Appeals.

When it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official or the local planning agency in the enforcement of any requirement of this code, the Code of Ordinances or Land Development Code, now existing or to be promulgated in the future by the City, the issue in dispute shall be taken before the Board of Adjustment. Such issue may include, but it not limited to, a finding of concurrency deficiency or refusal on the part of the City to issue a final development order.

2.22.01. Any appeal by any citizen must be filed in writing with the City Manager, or designee, within 30 calendar days of rendition of the decision in question, and the reasons for such appeal shall be set forth therein. The City Manager, or designee, shall arrange for an appeal hearing before the Board of Adjustment and notify the appellant in writing of the date, time and place of the hearing.

2.22.02. The appellant shall have the burden of affirmatively demonstrating that the decision in question was in error. The administrative official(s) involved, or chairman of the Planning Commission, shall have the opportunity to present information and argument to support their decision.

2.22.03. The Board of Adjustment shall base its decision on the requirements of the City's Comprehensive Plan and this Code. The Board shall make its decision based upon its usual voting procedures, the decision shall be issued in writing stating the reasoning involved, and it shall be rendered within 60 days of the close of the hearing. No further administrative appeal is available beyond this stage, though the appellant retains the right of appeal through the judicial system as provided by law.

(Ord. No. 04-23-LC, § 3, 8-16-04)

2.23.00. Reserved.

Editor's note(s)—Ord. No. 04-26-LC, § 3, adopted Sept. 8, 2004, repealed § 2.23.00, which pertained to deviations to a final development order. See also the Land Development Code Comparative Table.

2.24.00. Development agreements.

A.—*Definitions.* For the purpose of this section, the definitions set forth in F.S. § 163.3221, are hereby adopted by reference and shall apply and control all development agreements entered into by the City of Destin.

B.—*Development agreement requirements.*

1.—All development agreements shall, at a minimum, include the following:

- a.—A legal description of the land subject to the agreement.
- b.—A statement identifying the legal and equitable interest of all persons having any interest in the property described in a. above. The statement of ownership interests of any joint ventures, partnerships or corporations shall reveal all principals or directors and officers, as appropriate. Such statements shall be certified by a title company or an attorney-at-law licensed to practice in the State of Florida.
- c.—The duration of the agreement, which shall meet the terms set forth in subsection C. of this section.
- d.—The development uses permitted on the land, including population densities, and building intensities and height.
- e.—The land use designation under the City's Comprehensive Plan for all property included within the terms of the proposed agreement.
- f.—The current zoning classification of the property.
- g.—A description of public facilities that will service the development, including who shall provide and maintain such facilities.
- h.—The date any new facilities, if needed, will be constructed.
- i.—A schedule to assure public facilities are available concurrent with impacts of the development.
- j.—A description of any reservations or dedications of land for public purposes.
- k.—A description of all local development permits approved or needed to be approved for the development of the land.
- l.—A finding that the development permitted or proposed is consistent with the City's comprehensive plan and land development regulations, as required by Section 163.3231 of the Act.
- m.—A description of any conditions, restrictions, terms, or other requirements determined to be necessary by the City for the public health, safety or welfare of its citizens.

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- n.—A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction, shall not relieve the development of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions.
- 2.—A development agreement may provide that the entire development or any phase thereof be commenced or concluded within a specific period of time.
- C.—*Duration of development agreements.* The term of a development agreement shall not exceed five years. A development agreement may only be extended by mutual consent of the City Council and the developer, subject to public hearings in accordance with Section D. No extension shall exceed five years or such time as the Act may provide.
- D.—*General requirements for notices and hearings.*
- 1.—Before entering into, amending, modifying, canceling, or revoking a development agreement, the City shall conduct at least two public hearings, one of which shall be held by the local planning agency prior to a final public hearing before the City Council.
 - 2.—The day, time and place at which the next scheduled public hearing will be held shall be announced at the prior public hearing.
 - 3.—Notice of intent to consider a development agreement at a scheduled public hearing shall be provided:
 - a.—By advertising the required notice in a newspaper of general circulation and readership in Okaloosa County approximately seven days before each public hearing on the application;
 - b.—By mailing no sooner than 14 calendar days prior to the first public hearing to all property owners of record as listed in the Okaloosa County Property Appraiser's office records, whose property lies within 300 feet of the subject property;
 - c.—In writing, to adjacent or affected local governments or their agencies pursuant to policies in the Intergovernmental Coordination Element of the Comprehensive Plan; and
 - d.—By posting on the property to be developed.
 - 4.—Required notice of intent to consider a development agreement shall specify:
 - a.—The time, place, and location of the scheduled hearings (2);
 - b.—The location of the land subject to the development agreement;
 - c.—The development uses proposed on the property, including the proposed population densities and proposed building intensities and height; and
 - d.—Instructions for obtaining further information, including the place(s) where a copy of the proposed agreement can be obtained.
- E.—*Development agreement procedures.*
- 1.—*Submission of development agreement packages; fees.*
 - a.—Applications requesting consideration by the City of a developer's proposed or amended development agreement shall be submitted on such forms as may be provided by the City. In addition to the information required by Subsection B. of this section, the application shall contain such information as is reasonably necessary to process and fully consider the application.

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- b. Application packages shall be accompanied by such fees and charges as may be imposed by the City Council by resolution for proper filing and processing.
 - c. Payment of application fees, submission of applications, engineering plans, surveys or any other expenditures shall not vest any rights to complete development or to obtain any requested zoning or land use classification amendments.

2. *Negotiation of development agreements.*

- a. The City Manager and City staff shall review the developer's application package and negotiate such further terms and conditions as the City Manager shall deem to be appropriate and necessary to protect the public's interest, safety, health or welfare.
- b. Once a tentative agreement has been reached as to the terms and conditions of a development agreement, or further negotiations are not anticipated or will not reach a consensus on the development agreements' terms or conditions, the City Manager and staff shall draft a report, including any recommendations, of the City Council consideration along with the tentative agreement.
- c. The existence of a tentative agreement, staff report or recommendation shall not be sufficient governmental acts upon which reliance may be placed, such that further expenditures by a developer would vest any right to continue development; nor shall such actions constitute partial performance entitling the owner to a continuation or extension of the development agreement.

3. *Adoption, amendment, extension, modification, revocation and cancellation procedures:*

- a. Following such notice and public hearings as may be otherwise required, the City Council by majority vote, may act to adopt, amend, extend, modify, revoke or cancel any proposed or existing development agreement.
- b. Where mutual consent is required by law, the City Council may act to authorize such consent prior to all other parties so doing only upon the condition that the act is not complete or official until a binding agreement is contemporaneously signed by the mayor and the representatives of all other parties.

F. *Recording the development agreement.*

1. Within 14 days after the City enters into, extends, amends, modifies, revokes, or cancels a development agreement, the City Clerk shall have the agreement or the action on the agreement recorded with the Clerk of the Circuit Court in the Official Records of Okaloosa County.
2. A copy of the recorded development agreement and any recorded action on the agreement shall be submitted to the Florida Department of Community Affairs within 14 days after the agreement is recorded.
3. Pursuant to F.S. § 163.3239, no development agreement shall be effective until 30 days after having been received by the Department of Community Affairs.
4. Prior to the City's review of the status of a development agreement, the developer or property owner shall, within 14 days of the City's annual review of the development agreement, submit to the City a progress report indicating all activities and achievements since the execution of the development agreement and, if applicable, since the previous periodic report.

G. *Periodic review.*

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1. ~~The City may review the land and progress of development subject to the development agreement at least once every 12 months to determine if there has been compliance with the terms and conditions of the development agreement during the period under review. The agreement shall continue in force as is, pending the next review.~~
 2. ~~If as part of its review, the City makes a finding on the basis of substantial competent evidence that there has been a failure to comply with the terms of the development agreement, the City, following the notice and hearing provisions of Subsection D., may:~~
 - a. ~~Modify the agreement as necessary to obtain and ensure compliance with the terms of the agreement; or~~
 - b. ~~Revoke the agreement in order to protect the public's interest, health, safety or welfare.~~

H. ~~Amendment, modification, extension, revocations and cancellation of agreements.~~

1. ~~In addition to being extended pursuant to Subsection C. development agreements may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest upon proper notice and hearing set forth in Subsection D.~~
2. ~~In the event state or federal laws are enacted after the execution of a development agreement which are applicable to and preclude the parties' compliance with the terms or conditions of a development agreement, then such agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws upon proper notice and hearing set forth in Subsection D.~~

I. ~~Legal status of development agreements.~~

1. ~~The burdens of a development agreement shall be binding upon, and the benefits of the agreement shall inure to all successors in interest to the parties to the agreement.~~
2. ~~The City's regulations and policies governing the development of land in effect at the time of execution of a development agreement shall govern the development of all land specified in the development agreements for its stated duration.~~
3. ~~The City may only apply subsequently adopted laws and policies to then-existing development agreements if, after one duly noticed public hearing, the City determines any one of the following:~~
 - a. ~~That such laws and policies are specifically anticipated and provided for in a development agreement; or~~
 - b. ~~That such laws and policies are not in conflict with the prior laws and policies governing existing development agreements, and do not prevent development of the land uses, intensities, or densities set forth in existing development agreements; or~~
 - c. ~~That such laws and policies are essential to the public health, safety or welfare, and expressly state that they shall apply to existing development agreements; or~~
 - d. ~~That substantial changes have occurred in pertinent conditions existing at the time of approval of certain development agreements; or~~
 - e. ~~That certain development agreements were based upon substantially inaccurate information supplied by the owner/developer.~~

J. ~~Enforcement.~~

1. ~~The following may file an action for injunctive relief in the Circuit Court of Okaloosa County to enforce the terms of a development agreement with the provisions of F.S. §§ 163.3220—163.3242:~~

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- a. Any aggrieved or adversely affected party as defined in F.S. § 163.3215(2); or
 - b. The state land planning agency.

2. Violations of this section or a development agreement shall be subject to penalties provided in Section 1-9 of the Code of Ordinances.

(Ord. No. 04-23-LC, § 3, 8-16-04)

2.25.00. Board of adjustment.

2.25.01. *Establishment; appointment.* There is hereby established a board of adjustment consisting of seven members who shall be appointed by the City Council.

2.25.02. *Terms of members.* After the first seven appointments to the board, all succeeding appointments shall be for a term of three years, or until their successors are appointed and qualified.

2.25.03. *Functions, duties and responsibilities.* The board of adjustment shall have the following powers and duties:

- A. To hear and decide appeals when it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance.
- B. To hear and decide such conditional uses as the board of adjustment is specifically authorized to pass on under the terms of any zoning ordinance, to decide such questions as are involved in the determination of when conditional uses should be granted, and to grant conditional uses with appropriate conditions and safeguards or to deny conditional uses when not in harmony with the purpose and intent of any zoning ordinance. When reviewing an application for a conditional use, the following criteria shall be considered. Any applicant for a proposed conditional use shall provide plans that demonstrate compliance with the following general criteria:
 - 1. *Size, Location, or Number of Conditional Uses.* Size, location, or number of conditional uses in an area shall be limited so as to maintain the overall character of the district in which said conditional uses are located. The proposed conditional use(s) shall be compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, drainage, dust, lighting, appearance, etc.
 - 2. *Hours of Operation.* Hours of operation may be limited by the board of adjustment to ensure compatibility with adjoining properties. For instance, hours of operation may be restricted to avoid potential adverse impacts on a conforming residential use or on an adjacent single-family residential zoning district.
 - 3. *Factors Impacting Scale and Intensity of Conditional Uses.* The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure, and similar site plan improvements needed to mitigate potential adverse impacts of the proposed use, including its design, mass, height, and scale. The board of adjustment may impose conditions that require supplemental development standards to ensure compatibility with surrounding development.

In granting any conditional use, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with any zoning ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of the zoning ordinance.

The board of adjustment may prescribe a reasonable time limit within which the action for which the conditional use is required shall be begun or completed or both.

- C. To authorize upon appeal such variance from the terms of any zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of such ordinance would result in unnecessary and undue hardship. In order to authorize any variance from the terms of the conditions, the board of adjustment must find:
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 2. That the special conditions and circumstances do not result from the actions of the applicant.
 3. That granting the variance requested will not confer on the applicant any special privilege that is denied by any zoning ordinance to other lands, buildings, or structures in the same zoning district.
 4. That literal interpretation of the provisions of any zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance and would work unnecessary and undue hardship on the applicant.
 5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 6. That the grant of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with any zoning ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the zoning ordinance.

The board of adjustment may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both.

- D. Under no circumstances, except as permitted above, shall the board of adjustment grant a variance to permit a use not generally or by conditional uses permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

2.25.04. *Applications.* It shall be the responsibility of the applicant for conditional uses or variances to ordinances to demonstrate and each application shall contain statements of fact establishing the criteria prescribed in Subsections 2.25.03(B) through (J), as applicable. Each request for conditional uses or variance, and each decision appealed, shall be the subject matter of a separate application.

2.25.05. *Findings.* The board of adjustment shall make objective findings of fact and report in its minutes the findings of fact relied upon in concluding whether or not the criteria described in Subsections 2.25.03(B) through (J), as applicable, are met, and whether or not the request is consistent with the City's comprehensive plan, and no issuance of any conditional use or variance to any City ordinance shall issue unless the applicable criteria and plan compliance are met.

2.25.06. *Action time limit.* An action for which a variance or conditional use is required shall be begun no later than six months and completed no later than 12 months from the grant of variance or conditional use, or such other reasonable time limit as shall be determined for the grant of variance or conditional use by the board of adjustment.

2.25.07. *Review of administrative orders.* In exercising its powers, the board of adjustment may, upon appeal, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance, and may make any necessary order, requirement, decision, or determination, and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote of a majority of all the members of the board shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official or to decide in favor of the applicant on any matter upon which the board is required to pass under any such ordinance.

2.25.08. *Appeal from decision of administrative official.* Appeals to the board of adjustment may be taken by any person aggrieved or by any officer, board, or bureau of the City affected by any decision of an administrative official under any zoning ordinance. Such appeal shall be taken within 30 days after rendition of the order, requirement, decision, or determination appealed from by filing with the officer from whom the appeal is taken and with the board of adjustment a notice of appeal specifying the grounds thereof. The appeal shall be in the form prescribed by the rules of the board. The administrative official from whom the appeal is taken shall, upon notification of the filing of the appeal, forthwith transmit to the board of adjustment all the documents, plans, papers, or other materials constituting the record upon which the action appealed from was taken.

2.25.09. *Stay of work and proceedings on appeal.* An appeal to the board of adjustment stays all work on the premises and all proceedings in furtherance of the action appealed from, unless the official from whom the appeal was taken shall certify to the Board of Adjustment that, by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except by a restraining order, which may be granted by the board of adjustment or by a court of record on application, on notice to the officer from whom the appeal is taken and on due cause shown.

2.25.10. *Hearing of appeals.* The board of adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person, by agent, or by attorney. For procedural purposes, an application for a special exception shall be handled by the board of adjustment the same as for appeals.

2.25.11. *Judicial review of decisions.* Any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment, or any officer, department, board, commission, or bureau of the City, may apply to the circuit court for judicial relief within 30 days after rendition of the decision by the board of adjustment. Review in the circuit court shall be by petition for writ of certiorari, which shall be governed by the Florida Appellate Rules.

2.25.12. *Rules of procedure for the board of adjustment.*

A. *Definitions.* For the purpose of this section the following terms, phrases, words, abbreviations and their derivations shall have the following meaning herein given. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. Words not defined shall be given their common and ordinary meaning, or for those so included, the meaning found in Section 1-2 of the codified ordinances of the City.

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1. ~~Applicant shall mean the person(s) filing the application, the representative of the person(s) filing the application, or the attorney representing the person(s) filing the application.~~
 2. ~~Application shall mean the application form and supporting documents and, where the context so requires, the variance requested by the application, or special exception required by the application, or the administrative action or interpretation being reviewed by the application.~~
 3. ~~Board shall mean the Board of Adjustment of the City of Destin.~~
 4. ~~Chairman shall mean the chairman of the Board of Adjustment of the City of Destin.~~
 5. ~~Code shall mean the codified ordinances of the City of Destin, Florida, unless otherwise designated.~~
 6. ~~Legal advisor shall mean the City Attorney or other attorney appointed by the City Council to serve in the capacity of legal advisor to the Board of Adjustment of the City of Destin.~~
 7. ~~Site plan shall mean a drawing, to scale, which accurately depicts the property and proposed improvements.~~
 8. ~~Survey shall mean a sketch or survey prepared by a registered land surveyor and certified within the last 90 days prior to the date of application.~~

B. ~~Application requirements.~~

1. ~~Each request for a variance, conditional use, or appeal of an administrative decision as allowed by Section 2.25.03 shall be originated by the filing of an application with the community development director or his or her designee.~~
2. ~~The form of the application shall be approved by the legal advisor and the board.~~
3. ~~The application must be supported by the following:~~
 - a. ~~Letter of request from the applicant which contains the request(s) for variance(s), conditional use(s), or appeal(s) of an administrative decision.~~
 - b. ~~Statements of fact setting out compliance with the criteria established by Section 2.25.03 of the Code when required.~~
 - c. ~~Proof by the applicant of ownership or interest in the land for which the request is sought, if applicable.~~
 - d. ~~A complete legal description of the parcel of land for which the request is sought.~~
 - e. ~~A site plan, to scale, showing the proposed improvement or location of the specific request. The site plan shall contain an affidavit that the plan accurately depicts the property, improvements and proposed improvements. The applicant may provide a current survey (not older than 90 days) which provides the same information, in lieu of a site plan.~~
 - f. ~~Any other documents or requirements which are mandated by the Code or deemed necessary by staff in reference to the specific request made. By way of example and not of limitation, such requirements might be a drawing of the structure of a sign as required by the sign ordinance or, in the case of a swimming pool, a drawing of the location of the pump and filter equipment.~~
4. ~~The community development director, or designee, shall have the discretion to refuse to accept an application which does not include support documents required by this section or the Code.~~

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5. The application and any supporting materials must demonstrate the need and the requirements of Section 2.25.03(B) through (J) of the Code as applicable. Failure to provide complete information will permit the board to continue or dismiss, without prejudice, any application.

C. *City staff responsibilities.*

1. The City staff, hereinafter referred to as "staff," has the responsibility for the everyday business of the City, and as regards matters that may come before the board, to insure compliance with ordinances of the City.
2. Staff shall provide assistance to the applicant of a technical nature regarding the requirements of the Code and identification of elements of plan noncompliance with the Code.
3. Staff must review all applications for technical completeness and report its opinion to the board.
4. Staff, as designated by the Community Development Director, must review the site plan or survey attached to the application and provide a statement that staff has viewed the property and finds that the site plan accurately depicts the property, to the best of the staff's knowledge. It is understood that staff should not act as a surveyor or in any way guarantee the site plan(s) attached to the application, but should provide the board with information that the site plan(s) does or does not accurately depict the property for the purposes of the specific request and disposition by the board.

D. *Public hearings generally.*

1. Pursuant to Section 2.25.10 of this Code, the board shall fix a reasonable time for hearing the specific request.
2. Pursuant to the provisions of Section 2-29 of the Code of Ordinances, the public hearing on any application shall be conducted in accordance with Robert's Rules of Order. However, as the hearings held by the board are quasi-judicial, certain additional rules and procedures are proper. These rules are to guarantee that the applicant, the City, and any interested party have due process. In addition, the rules will provide a forum for the hearing which is easy to follow, provides evidence in a logical progression, and provides the board an opportunity to dispose of applications in a reasonable time.
3. The agenda for each regular meeting shall be followed as prepared by the Community Development Director or his or her designee. The chairman may, in the exercise of his or her discretion, or upon majority vote of the board, alter the agenda to dispose of items in a prompt and efficient manner. The chairman may in the exercise of his or her discretion, or upon a consensus of the board, also request, but may not compel, an applicant to postpone, continue or recess a matter to a later time or date. The board may, for good cause, continue a matter to a later time or date.
4. The City Clerk or his or her designee is responsible to keep minutes of the public hearings and meetings of the board. These minutes shall include, but are not limited to: the evidence presented by the applicant, the staff and members of the public; deliberation of the board; and the decision of the board. The minutes are not verbatim transcripts of the proceedings.

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5. ~~The applicant is responsible for ensuring that a verbatim record of the proceeding is made if required for his or her purposes.~~

E. ~~Order of proceeding with public hearing.~~

1. ~~The order of proceeding with the public hearing as specified hereinafter on an application before the board shall be followed, but may be varied from, in the exercise of discretion of the chairman or by majority vote of the board.~~
2. ~~The chairman, or his or her designee, shall read into the record the notice of the public hearing, unless waived in whole or in part by the interested parties present, and shall examine the proof of publication of the notice and announce that the notice was properly published, indicating the dates published and the newspaper in which such notice occurred.~~
3. ~~The chairman, or his or her designee, shall read into the record the application, and any additional information which the applicant has attached to the application, and shall announce the attachment of any supporting documents with a brief description of each.~~
4. ~~The chairman, or his or her designee, shall then read into the record any deficiencies which the staff has determined exist in the application.~~
 - a. ~~If the deficiencies have been cured by the applicant, such should be noted on the record and the public hearing should proceed.~~
 - b. ~~If the deficiencies have not been cured, and the applicant is unable to cure them within the time of publication of the notice of public hearing, the chairman may ask if the applicant wishes to continue, postpone or recess the public hearing.~~
 - c. ~~If the deficiencies are a result of the board or staff, the board may continue, postpone, or recess the matter for a reasonable time sufficient to cure the deficiencies.~~
 - d. ~~If, in the opinion of the legal advisor, the deficiencies are such that no action on the application would cure the deficiencies, then the board may deny the request, after giving the applicant an opportunity to be heard on curing the deficiencies, if applicable.~~
5. ~~The chairman shall then read into the record any and all comments of the staff.~~
6. ~~The chairman shall then call upon the applicant. The applicant shall then be given an opportunity to make a statement and present any additional testimony, information and supporting documents.~~
7. ~~The chairman shall then call upon the staff. Staff shall then be given an opportunity to make a statement and present any additional testimony, information and supporting documents.~~
8. ~~The chairman shall then call upon the public for any comments, testimony, information and documents in support of granting the application.~~
9. ~~The chairman shall then call upon the public for any comments, testimony, information and documents against granting the application.~~
10. ~~The chairman shall then call upon the applicant for any rebuttal.~~
11. ~~The chairman shall then call upon the staff for any rebuttal.~~
12. ~~The chairman shall then call upon the public for any rebuttal.~~

F. ~~Board deliberation.~~

1. ~~The board shall deliberate upon the application and testimony and other evidence of the applicant, staff and members of the public.~~

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2. ~~The board during deliberation may call upon the applicant, staff or members of the public to answer questions which the board may have regarding the application.~~
 3. ~~The board may postpone, continue or recess deliberation on the application, until a time when the board believes that the matter may be disposed of in a prompt fashion. Such a case may occur when the staff, legal advisor or the applicant are unable to answer questions from the board and require additional time to provide information.~~
 4. ~~Deliberation may continue so long as the board has questions of the applicant, staff or members of the public.~~
 5. ~~Deliberation may be ended in the same manner as for closing debate, with the exception of only a majority vote needed or upon announcement by the chairman without objection from a member of the board.~~

G. ~~Evidence at the hearing.~~

1. ~~Variance.~~ The burden of proof shall be upon the applicant to establish the standards required in Section 2.25.03 (G) of this Code for the granting of a variance.
2. ~~Conditional uses.~~ The burden of proof shall be upon the applicant to establish evidence to support the granting of a conditional use. Once evidence is established supporting the granting of the conditional use, the burden of proof shifts to the staff to demonstrate by competent substantial evidence that the conditional use requested is adverse to the public interest.
3. ~~Administrative decision appeal.~~ The burden of proof shall be upon the applicant to establish, by a preponderance of the evidence, an error when such applicant is appealing an administrative decision.
4. ~~Testimony commonly is not under oath; however, by filing the application, preparing the comments or participating in the public hearing, the applicant, staff and members of the public certify the testimony or evidence which they give or proffer is true and correct to the best of their knowledge and belief. However, the chairman, in the exercise of his or her discretion, or on a majority vote of the board, reserves the right to swear in any witness.~~
5. ~~Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern the proceedings.~~
6. ~~The members of the board, applicant, staff or public shall be free to challenge the testimony or evidence of any party presenting the same. The board shall be free to disregard testimony or evidence that it feels is without merit.~~
7. ~~All evidence of a type commonly relied upon by a reasonable, prudent person in the conduct of his affairs shall be admissible, whether or not such evidence would be admissible in a trial in the courts of this state.~~
8. ~~Irrelevant, immaterial or unduly repetitious evidence shall be excluded by the chairman.~~
9. ~~Any member of the board may question any person presenting evidence or testimony to the board.~~
10. ~~All questions or challenges to evidence shall be presented to the chairman. The chairman may, in the exercise of his discretion, allow questions directly to the person whose testimony or evidence is being challenged.~~
11. ~~Any ruling by the chairman may be challenged and overturned by a majority vote of the board.~~

H. ~~Motion to grant or deny.~~

- ~~1. After deliberation on the application is closed, a motion may be made to grant or deny the application.~~
- ~~2. The motion shall state the objective findings of fact, prescribed in Sections 2.25.03(B) through (J), as applicable, upon which the board bases its decision.~~
- ~~3. The motion shall briefly state what evidence was relied upon in making the findings of fact.~~
- ~~4. The board may consult with the legal advisor to determine if any additional requirements must be met in order to grant or deny the application.~~
- ~~5. The motion may contain other factors which the board considered in making its decision, such as, but not limited to: commencing construction without a permit, defective plans, etc.~~
- ~~6. The motion may also contain safeguards or conditions which are required to assure conformity with the ordinances and protect the public health, safety and welfare.~~
- ~~7. Pursuant to Section 2.25.06 of this Code, the motion may also contain time frames within which any activity, pursuant to a variance or special exception, are commenced and completed.~~
- ~~8. The motion may also make the granting of the application contingent upon the applicant complying with certain conditions and safeguards.~~
- ~~9. When the board passes a motion granting or denying the application, the result pronounces the order of the board, for the purposes of granting or denying the relief requested, and commences the time for filing an appeal to such order.~~
- ~~10. When the board passes a motion denying the application, the chairman or his designee should advise the applicant of the appeal rights provided in Section 2.25.11, "Judicial review of decisions," of this Code.~~
- ~~11. After the board has passed a motion which either grants or denies the application with or without conditions, and no appeal has been made, the planning and zoning secretary shall compile the motion into written form and present the order to the chairman for execution.~~

(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 06-01-LC, § 4, 12-18-06; Ord. No. 10-11-LC, § 3, 12-20-10)

2.26.00. Vested rights determinations.

For purposes of this entire chapter on vested rights determinations, the term "and" is conjunctive, and the term "or" is disjunctive.

2.26.01. *Intent.* This chapter is intended to provide implementing land development regulations consistent with Policy 1-2.1.5 of the City's adopted Comprehensive Plan.

- ~~A. The intent of the procedure for vested rights determinations is to provide for a fair and equitable process for the determination of whether a property owner has vested rights as of April 2, 2018.~~
- ~~B. The purchase of property in reliance on then existing zoning, without more, shall not vest the purchaser's right to develop in accordance with said zoning.~~
- ~~C. The City does not deem there are any applicants eligible for Vested Rights within the City, wherein the claimed vested right would allow a property owner to not provide parking onsite of the proposed development, for 100 percent of the maximum allowed occupancy, whether commercial or residential, of the proposed project.~~

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- D. The City deems that no applicants shall receive recognition of a Vested Right that impermissibly obligates the City to provide its credit for the benefit of the applicant.

2.26.02. Eligibility to apply for a vested rights determination.

- A. This process is only available to property owners who personally, or through their predecessors in title, can provide written proof that prior to June 8, 2018, they applied to the City of Destin to build something on the property that was never built on a specific parcel of property, and that they are able to meet one of the four categories of applications set forth below in section 2.26.03.
- B. The scope of any such request for a vested right shall be limited to what was applied for in the original application filed with the City prior to June 8, 2018, and shall be further limited to any written input or opinions provided by staff at the time of the denial or approval. Any application relied upon by the applicant, along with any input or opinions from staff, must be attached to any application submitted under this chapter.
- C. One may not apply if they are seeking a determination as to anything that was subject to an unexpired development order, which was pending as of June 8, 2018, and any building heights, density, and/or intensity requirements in the unexpired development order shall continue to be legal after the date of the adoption of the Comprehensive Plan, and shall expire on the expiration date contained within the development order.
- D. An applicant may only submit one application for a vested rights determination per parcel, which will require the applicant to indicate which category the applicant is applying under. The categories are mutually exclusive, and applicants shall only select one category for their application. If an applicant selects more than one category, then the application shall be summarily denied if not corrected within three months of the effective date of this chapter.

2.26.03. Application categories. A property owner may make application to the City Council for a vested rights determination if they fall within one of the four categories listed below:

A. *Category One.*

- i. The applicant received a development order, which expired sometime in the five calendar years prior to April 2, 2018, and prior to expiration of the development order, the applicant conveyed and constructed a tangible public benefit, for the citizens of Destin, and said public benefit was completely conveyed and constructed prior to the expiration of the development order, with the applicant incurring ascertainable monetary costs at the time of conveyance or construction.
- ii. Any such written agreement evincing the development order must be attached to the application, and failure to do so will result in a summary denial of the application.
- iii. This category of applicant shall be eligible for a one year revival of the expired development order subject to modifications of the design of the project within the development order, consistent with this section of the code.
- iv. The project shall be modified to require all parking for the development be contained onsite, without any increase in the height, square footage, or footprint of the project.
- v. Any order approving of an application from this section, may result in a reduced number of units for the development, and a potential redesign to include an onsite parking garage.
- vi. An order granting or denying an application under this section shall be filed in the public records of Okaloosa County.

B. *Category Two.*

- i. ~~The applicant is party to, or is the assignee of a party named to a fully performed written annexation agreement, and is/was promised certain development rights within the annexation agreement, said development rights not having a defined expiration/termination date within the annexation agreement.~~
- ii. ~~Any applicant in this category shall be eligible to apply for an amendment to the annexation agreement that will provide a vesting recognition of the development rights within the annexation agreement, with a maximum five-year expiration/termination of the development rights conferred within the annexation agreement.~~
- iii. ~~If the annexation agreement contains express and identifiable parking specifications that contradict Section A.iv., above, then the contents of the annexation agreement shall control.~~
- iv. ~~Any such written agreement must be attached to the application, and failure to do so will result in a summary denial of the application.~~
- v. ~~An order granting or denying an application under this section shall be filed in the public records of Okaloosa County.~~

C. *Category Three.*

- i. ~~The applicant previously applied for a development order, which was denied.~~
- ii. ~~Despite the denial, the applicant can produce an express written agreement that expressly sets forth, on the face of the document itself, an identifiable vested development right benefitting the applicant.~~
- iii. ~~Any such written agreement must be attached to the application, and failure to do so will result in a summary denial of the application.~~
- iv. ~~The applicant shall be required to prove the following:~~
 - a. ~~The applicant, prior to April 2, 2018, made a substantial change in position or has incurred extensive obligations or expenses.~~
 - b. ~~The following are not considered development expenditures or obligations:~~
 1. ~~Expenditures for legal and other professional services that are not related to the design or construction of improvements;~~
 2. ~~Any form of taxes paid, or incurred;~~
 3. ~~Expenditures for acquisition of the land, including purchase price and all closing costs.~~
 4. ~~Obligations to any third parties, including but not limited to investors or creditors of the applicant.~~
- v. ~~This category of applicant shall be eligible for a one year revival of the expired development order subject to modifications of the design of the project within the development order.~~
- vi. ~~The project shall be modified to require all parking for the development be contained onsite, without any increase in the height, footprint, or square footage of the project.~~
- vii. ~~Any order approving of an application from this section, may result in a reduced number of units for the development, and a potential redesign to include an onsite parking garage.~~
- viii. ~~An order granting or denying an application under this section shall be filed in the public records of Okaloosa County.~~

D. ~~Category Four.~~

- ~~i. The applicant duly applied for a development order prior to June 8, 2018, and did not receive a final decision for approval or denial prior to June 8, 2018. A formal written application and payment of appropriate applicable fees must have been received by the City prior to June 8, 2018.~~
- ~~ii. Category Four applications for vested rights determinations are subject to the following limitations:
 - ~~a. The application is for a minor development; and~~
 - ~~b. The gross floor area of the proposed structure is less than 4,000 square feet; and~~~~
- ~~iii. This category of applicant shall be required to submit an application for a vested rights determination by (insert date that is six months after effective date of this ordinance).~~

~~2.26.04. Procedure for applying and determining vested rights.~~

- ~~A. Applications for a vested rights determination shall be submitted to the city manager on a form to be provided by the City.~~
- ~~B. Such application must be filed within six months after the Council passes this ordinance on second reading.~~
- ~~C. Failure to file an application within the required period will constitute an abandonment of any claim to vested rights.~~
- ~~D. The owner of the subject property must either sign the application or give written authorization~~
- ~~E. Judicial relief will not be available unless administrative remedies set forth in this article are exhausted.~~
- ~~F. The City Manager, in consultation with the City Land Use Attorney, and City Attorney, and City Staff, shall review a vested rights determination application for sufficiency, shall forward the request to the City Council once it is deemed the application includes all required information.~~
- ~~G. The City Manager shall schedule a public hearing before the City Council, which hearing shall be held not later than 45 days after receipt of an application, said hearing may be continued once, at the discretion of the City Council, upon request of the applicant to the City Council or for good cause.~~
- ~~H. Written notice of the date, time, place and purpose of the hearing shall be mailed by the City Clerk to all owners of property located within 150 feet of the boundaries of the property for which vested rights are sought, according to the latest certified tax roll. (For purposes of this article, such an owner is deemed a "party of record"). Said notice shall be mailed not later than 15 days prior to the date of the scheduled hearing. Additionally, notice will be published in a local newspaper of general circulation at least ten days prior to the public hearing.~~
- ~~I. The applicant shall provide a proposed order to the City Council a minimum of ten days prior to the hearing on the application.~~
- ~~J. The City Council shall render an order to either issue or deny a vested rights determination on the application.~~
- ~~K. The order shall be mailed to the applicant and shall include findings of fact and conclusions of law, and shall state specifically (i) what rights, if any, are vested; (ii) what laws or regulations those rights are vested against; and (iii) what limitations or requirements apply for the applicant to preserve those vested rights.~~

~~2.26.05. Appeals.~~

- ~~A. Any appeal of a City Council decision on a vested rights determination shall be by petition for certiorari review to the Circuit Court of Okaloosa County, Florida, based solely on the record of the hearing before the City Council. The application forms shall contain a venue selection provision requiring venue to be in Okaloosa County.~~
- ~~B. The applicant is responsible for providing a verbatim transcript of the record of that hearing.~~
- ~~C. Such an appeal must be filed within 30 days after the date the City renders its order.~~

~~2.26.06. Prohibited clauses within proposed order. Any proposed Order provided to the City Council shall not include:~~

- ~~A. Any change to add a new land use or to change the vested mix of land uses that alters the basic character of the vested development; or~~
- ~~B. Any change in access to the project that would increase the development's transportation impacts.~~

~~2.26.07. Ultra vires revocation. A vested rights determination shall be revoked by operation of law if the applicant, the applicant's predecessor in interest, the applicant's principals or officers, or the applicant's predecessor in interest's principals or officers, are found to have engaged in criminal or fraudulent activities during the negotiation, execution, or performance of any agreements related to either the application submitted under this chapter, or within the actions that led to the formation of the proposed project as originally presented to the City prior to April 2, 2018.~~

~~2.26.08. Notice of this ordinance. Any individual or entity who has applied to the City of Destin for any Development Order within the last five years, whom (1) owns waterfront property within the SHMU, CMU, or NHMU, (2) owns any undeveloped property along Highway 98, or (3) owns any undeveloped property south of Highway 98, shall be provided a copy of this ordinance mailed by certified mail return receipt requested.~~

~~(Ord. No. 18-16-LC, § 2, 9-5-18; Ord. No. 18-26-LC, § 2, 12-17-18)~~

2.27.00. Technical Review Committee (TRC).

~~2.27.01. Establishment. There is hereby created a committee to be known as the Technical Review Committee (TRC) for the purpose of providing for the professional and technical review of development order applications as specified under section 2.26.03 of this Code.~~

~~2.27.02. Membership.~~

- ~~A. The initial membership on the TRC shall be capped at nine members, and terms on the committee shall be for four years, unless the member resigns from the committee, is removed from the committee by a majority vote of the City Council, or has their membership terminated pursuant to subsection B.~~
- ~~B. Membership on the TRC shall be terminated if the member: (1) files a lawsuit against the City, (2) is convicted of a felony, or a crime involving moral turpitude, or (3) fails to timely review projects to such a degree that the City Manager, Community Development Director, and Land Use Attorney all three agree is causing a detriment to the function of the TRC.~~
- ~~C. The membership shall include:~~

- ~~1. The City Land Use Attorney;~~

~~An appropriate individual from the following city departments, as applicable:~~

-
2. ~~Community Development Department, Planning;~~
 3. ~~Public Services Department;~~
 4. ~~Parks and Recreation Department;~~
 5. ~~Community Development Department, Building Official or Building Official's designee;~~

~~An appropriate individual from following agencies:~~

6. ~~Destin Fire Control District (nominee must have experience as a firefighter);~~

~~An appropriate individual from following utilities:~~

7. ~~Destin Water Users (nominee must have technical experience in the area of water utilities);~~
8. ~~Okaloosa Gas District (nominee must have technical experience in the area of gas utilities);~~
9. ~~Gulf Power (nominee must have technical experience in the area of electrical utilities).~~

- D. ~~The City Manager may appoint and remove the City Staff representatives, under Section 2.06.02.C.2.—5. above, as the City Manager may deem appropriate.~~
- E. ~~Other than the City Land Use Attorney, the City Manager shall provide the names of the nominees for the other four positions to the City Council, for the City Council's approval by a majority vote. The consideration and vote by City Council shall not be part of the Consent Agenda.~~

~~2.27.03. Functions, duties and responsibilities of TRC. The TRC members may be provided items to review in relation to their areas of expertise, and shall confine their review to the areas so designated. Subject to these limitations, the TRC shall review the following applications for compliance with the provisions of this City Land Development Code, and all applicable building codes:~~

1. ~~Major/Minor development order;~~
2. ~~Major/Minor deviations to development orders;~~
3. ~~Major subdivisions; and~~
4. ~~Planned unit developments.~~

~~2.27.04. Conduct of TRC meetings.~~

- A. ~~The TRC staff shall hold regular monthly meetings at the established time and place unless cancelled due to lack of items to be discussed or acted upon.~~
- B. ~~The TRC agenda shall be distributed to the members and applicants at least seven working days prior to the regularly scheduled meeting.~~
- C. ~~The meetings shall be open to the public and reasonable notice of the time, place and agenda shall be given and posted. Attendance of the applicant or agent is not required but is encouraged.~~
- D. ~~On development applications to be reviewed by the TRC, the Community Development Director, or other person designated by the City Manager, shall be responsible for the following:~~
 1. ~~Agenda preparation and distribution;~~
 2. ~~Chairing the meeting;~~
 3. ~~Recording the minutes;~~
 4. ~~Notification to applicants of the regularly scheduled date, time and place for consideration of the application;~~
 5. ~~Written notification to applicants of the outcome of the TRC review.~~

E. ~~At the second City Council meeting each month, the City Land Use Attorney shall provide a brief monthly update, under City Land Use Attorney's designated portion of the Agenda, summarizing the activities of the TRC.~~

(Ord. No. 18-06-LC, § 2, 11-5-18; Ord. No. 19-19-LC, § 2, 10-21-19)

EXHIBIT "A"

City of Destin, FL - Article 2 - Administration

2.28.00. Intent of process for change of use permits.

When the use of a space changes, the risk factors and neighborhood impacts associated with the space can also change. Alterations to the existing building/space may be required to meet the requirements of the City Land Development Code, Comprehensive Plan, Code of Ordinances, and/or building or fire code requirements for the new use. Alterations to the existing building and/or site may therefore be required to meet the Land Development Code requirements for the new use. The change of use permit process is intended to help identify those requirements and protect the public health, safety and welfare.

Development and redevelopment opportunities exist within the City. Existing developments are required to be consistent with existing development order(s) and expansion or changes to a space should not be permitted if a property is not currently in compliance with applicable city or state codes, or with an applicable development order.

A change of use review process is intended to allow the City to address all allowable past, present and future uses, where changes have occurred or are proposed to occur on the property. This process is intended to allow the City to ensure compliance with all current land use regulations, and to allow the City to consider and address potential impacts related to access, fire protection, lighting, noise, parking, signage, traffic, traffic safety, and vehicular access, and other impacts affecting the public health, safety or welfare.

2.28.01. Change of use permits.

A. *Applicability and criteria.* A change of use permit shall be required for the following types of changes, which includes all permanent, temporary, and seasonal uses:

1. A property or structure (including portions of a property or structure) is, or is proposed to be, a different land use than the approved use or existing use. (Examples may include, but are not limited to, a new retail use where a warehouse use was previously approved or permitted, or an amenity proposed for a residential use has been changed to a commercial use.)
2. Properties and/or structures where the intensity of a use is increased, which results in additional impacts including but not limited to additional required parking, structure or site modifications, or other impacts affecting the public welfare, as determined by the Community Development Director or designee (Examples may include, but are not limited to, a retail center allowing a mobile vendor to operate).
3. The addition of a use to a site with a number of different uses current in operation, resulting in multiple uses on one site. (Examples may include, but are not limited to, a commercial building with multiple suites that may include commercial, retail, or restaurant uses.)
4. Establishment of new or expanded home occupations. (Examples may include, but are not limited to, home offices for businesses or realtors, or computer software consultants that provide technical assistance to customers).

B. *Prima facie evidence of change of use.* The following shall be prima facie evidence of a change of use:

1. The addition of 750 square feet or more of gross floor area to any structure or impervious surface.
2. Any change of use upon the property affecting 750 square feet or more of the property, of any structure, or of any pervious or impervious surface.
3. Any change of use/development of building/structure/parcel of land that generates vehicle trips above the current concurrency levels at the property location.

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City of Destin, FL - Article 2 - Administration

- ~~C. *Additional applications.* The City may require additional applications be submitted as part of the change of use permitting process, including but not limited to applications for a development order, development order exemption, major or minor amendment to a development order, conditional use, or any other application determined to be necessary by the Community Development Director or designee, pursuant to any city code or ordinance.~~
- ~~D. *Eligibility.* An application for a change of use permit shall be denied if any one (or more) of the following conditions exist:~~
- ~~a. There is a pending code compliance violation on the subject property; or~~
 - ~~b. A recorded code compliance lien exists on the subject property; or~~
 - ~~c. There is a development order on the property and the Community Development Director or designee determines that the property is not currently in compliance with such existing development order; or~~
 - ~~d. The application submitted is not complete, is missing any information, and/or is missing any required fee; or~~
 - ~~e. Any of the criteria or requirements set forth in section 2.28.01(A) or (B) for a change of use permit application is/are not met.~~

~~2.28.02. *Change of use permit application requirements.*~~

- ~~1. A complete application must include the following information, at a minimum, and the Community Development Director or designee may require additional information if the Community Development Director or designee determines that more information is needed based on the scope of the change of use:
 - ~~a. Identification of the type of change of use (i.e., properties and structures requesting a different land use; increases in density/intensity; addition of a use to a site with a different use current in operation resulting in multiple uses on one site; home occupations; and off-site businesses.~~
 - ~~b. Applicant information.~~
 - ~~c. Owner information.~~
 - ~~d. Subject property address and parcel ID.~~
 - ~~e. Detailed description of proposed change of use.~~
 - ~~f. Current and/or previous use of property.~~
 - ~~g. Duration of change of use (permanent, seasonal or temporary).~~~~
- ~~2. Owner authorization.~~
- ~~3. Proof of ownership.~~
- ~~4. List of all shared parking agreements for subject property from property owner (if applicable).~~
- ~~5. List of all uses on the property, as well as the gross floor area of each use.~~
- ~~6. Floor plan (if applicable).~~
- ~~7. Site plan, drawn to scale to include:
 - ~~a. Property lines.~~
 - ~~b. All existing structures.~~
 - ~~c. Parking space layout.~~~~

(Ord. No. >19-16-LC, § 2, 10-21-19)

Article 2 ADMINISTRATION0F

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FINAL DRAFT

EXHIBIT "A"

City of Destin, FL - Article 2 - Administration

4.00.00. Public participation.

4.00.01. Purpose. The purpose of this article is to delineate procedures for public participation in all matters relating to the city's comprehensive plan. These procedures apply to consideration of all draft documents required for preparation of the comprehensive plan, the formal adoption process of the comprehensive plan, amendments to the comprehensive plan, preparation and adoption of the evaluation and appraisal report, and any other matters deemed appropriate by the City Council. The notice procedures in section 4.01.00 below shall also apply to all other public hearings held in the City of Destin, and to any other noticed public meetings as deemed appropriate by the City Council.

4.00.02. Definitions. The terms "citizen participation" and "public participation" are synonymous and apply to affected persons, substantially affected persons and aggrieved or adversely affected parties as defined in F.S. §§ 163.3184(1), 163.3213(2)(a) and 163.3215(2), respectively.

(Ord. No. 03-06-LC, § 4, 7-7-03; Ord. No. 12-01-LC, § 3, 6-4-12)

4.01.00. Notice procedures.

A. All public hearings and public meetings shall be held after 5:00 p.m. Monday through Thursday. Workshops may be held at other times deemed appropriate.

B. The planning division will advertise in a newspaper of general paid circulation, interest and readership within the city, that a public hearing or public meeting, as the case may be, will be held to consider any of the matters described in section 4.00.01 above. The advertisement will include an identification of who is holding the hearing or meeting, as well as the date, time, place and general subject of the hearing or meeting and the location where copies of the proposed matter may be reviewed. The advertisement will encourage the public to provide written and/or verbal comments on the matters under consideration. Workshops may be held without advertising.

C. The first publication of notice of public hearing shall appear not less than ten days prior to the date of the hearing or meeting and the second publication of notice of public hearing shall appear not less than five days prior to the hearing or meeting. Notice of all public hearings shall also be posted on the City of Destin internet website not less than ten days prior to the hearing or meeting.

D. A notice of all such public hearings or meetings will be posted in a conspicuous place in city hall at least seven days prior to the hearing or meeting. Notice will be given to the appropriate media representatives at least 24 hours before all public hearings, public meetings and workshops. Workshops may be held without the seven-day notice.

E. A notice will be provided of any public hearing, public meeting, or workshop, to any person, group, agency or government that registers with the city to receive such notice at least 14 days prior to the hearing or meeting. The group, agency or government receiving such notice shall be responsible to notify their membership of the particulars involved.

F. The City Council may, by a two-thirds vote, enact an emergency ordinance without complying with the requirements of paragraph B. of this subsection. However, no emergency ordinance or resolution shall

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City of Destin, FL - Article 2 - Administration

be enacted which establishes or amends the actual zoning map designation of a parcel or parcels of land or that changes the actual list of permitted, conditional, or prohibited uses within a zoning category. Emergency enactment procedures for land use plans adopted pursuant to F.S. pt. II, ch. 163 shall be pursuant to that part.

G. — Ordinances that amend the Comprehensive Plan, the Land Development Code, or the Official Zoning Map shall also satisfy the following additional public hearing notice requirements:

1. — In cases in which the proposed ordinance changes the actual zoning map designation for a parcel or parcels of land involving less than ten contiguous acres, the City shall notify by mail each real property owner whose land will be re-designated by enactment of the ordinance and whose address is known by reference to the latest ad valorem tax records. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for one or more public hearings on such ordinance. Such notice shall be given at least 30 days prior to the date set for the first public hearing.

2. — The City Council shall hold two advertised public hearings on ordinances that amend the Comprehensive Plan, the Land Development Code or the Official Zoning Map. The second public hearing shall be held at least ten days after the first public hearing.

(Ord. No. 12-01-LC, § 4, 6-4-12)

4.02.00. Local planning agency procedures.

A. — The local planning agency's public hearing and public meeting regarding any matter shall be conducted so as to encourage and afford members of the public reasonable opportunity to present their views on any matter under consideration. The chairman may, at his or her discretion, rule out-of-order public comments deemed repetitious or not germane to the matter under discussion. An agenda for the meeting shall be posted in or near the meeting room and generally available to those in attendance.

1. — The sequence of activities at such planning agency's meeting regarding the matters under consideration shall be as follows:

a. — Announcement of the matter for consideration by the chairman, or designee, with the reading of any required public notice by the chairman or his designee.

b. — Presentation of staff reports/comments, if any, whether written or verbal. Written staff reports, if prepared, shall be provided to the local planning agency, applicable agencies, media, proponents and any group registered pursuant to section 4.01.E at least three days prior to consideration.

c. — Receipt of comments from the proponents and opponents of the matter in as nearly equal proportions as possible. All speakers will be required to fill out address cards so that an accurate record of participants can be maintained.

d. — Close public input except for direct questions as may be initiated by the members of the local planning agency.

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~~e. Local planning agency discussion, debate and recommendation by majority vote prior to considering the next matter or adjournment.~~

~~2. The local planning agency shall transmit its written recommendation on each matter decided to the City Council as soon as possible. Included in this recommendation shall be a response to the substantive public comments received during consideration of the matter.~~

~~3. The local planning agency shall conclude consideration of the agenda no later than 11:30 p.m. No agenda item may be initiated after 10:30 p.m. unless a majority vote agrees to do so. Agenda items not considered at this date will be placed first on the agenda for the next available date that meets applicable notice requirements.~~

~~4. A meeting summary or minutes shall be prepared in conformance with the applicable public records laws of the state.~~

4.03.00. City Council procedures.

~~A. After the local planning agency makes a recommendation regarding any matter described, the City Council shall hold at least one public hearing to consider the recommendation. The hearing may be continued to an announced time certain upon a majority vote. An agenda for the hearing shall be posted in, or near, the meeting room and be generally available to those in attendance.~~

~~B. The City Council public hearing shall encourage and afford members of the public reasonable opportunity to present their views on any matter under consideration. The chairman may, at his or her discretion, rule out of order public comments deemed repetitious or not germane to the matter under discussion.~~

~~C. The sequence of activities regarding matters under consideration shall be as follows:~~

~~1. Announcements of the matter for consideration by the chairman with the reading of any public notice by the chairman or his designee.~~

~~2. Presentation of staff reports/comments, if any, whether written or verbal. Written staff reports, if prepared, shall be provided to the City Council, applicable agencies, proponents and any group registered pursuant to section 4.01. The recommendation of the local planning agency shall also be presented in written form.~~

~~3. Receipt of comments from the proponents and opponents of the matter in as nearly equal proportions as possible. All speakers will be required to fill out address cards so that an accurate record of participants can be maintained.~~

~~4. Close public input except for direct questions as may be initiated by the members of the City Council.~~

~~5. City Council discussion, debate and approval, adoption or enactment, as appropriate for the specific matter, by majority vote prior to considering the next matter or adjournment.~~

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~~D. — The City Council shall conclude consideration of the agenda no later than 11:30 p.m. No agenda item may be initiated after 10:30 p.m. unless a majority vote to do so. Agenda items not considered at this hearing will be placed first on the agenda of the next date available that meets applicable notice requirements.~~

~~E. — A meeting summary or minutes shall be prepared in conformance with the applicable public records laws of the state.~~

~~4.04.00. Advisory committees.~~

~~A. — The City Council may, from time to time, appoint advisory committees to participate in the matters subject to public meeting requirements of the local planning agency.~~

~~4.05.00. Local planning agency.~~

~~In accordance with the adopted City of Destin comprehensive plan and with the Florida Local Government Comprehensive Planning and Land Development Regulation Act, F.S. § 163.3161 et seq., and chapter 163, part II the local planning agency (LPA) serves as the land development regulation commission.~~

~~4.05.01. Establishment; appointment. There is hereby established a local planning agency consisting of seven members who shall be appointed by the city council. In addition to the seven members appointed by the city council, the local planning agency shall include an ex officio member who is a representative of the Okaloosa County School District appointed by the Okaloosa County School Board as a nonvoting member. The school board representative shall attend those meetings at which the local planning agency considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. The school board representative is not counted in the quorum. The local planning agency shall also include an ex officio member who is a representative of a military installation on behalf of all military installations located within the jurisdiction. The military installation representative shall serve as a non-voting member. The city manager or his or her designee will comply with the notice requirements, as required by F.S. § 163.3175, by providing the commanding officer of the local military installation with information relating to the proposed changes to the comprehensive plan, plan amendments, and proposed changes to land development regulations which, if approved, would affect the intensity, density, or use of the land adjacent to or in close proximity to the military installation. The military installation shall have the opportunity to review and comment on the proposed changes.~~

~~4.05.02. Terms of members. The terms of members of the local planning agency shall be four years.~~

~~4.05.03. Terms of officers and rules. The local planning agency shall elect a chairman and vice-chairman. The terms of the chairman and vice-chairman shall be for one year, with eligibility for re-election. The local planning agency shall adopt rules necessary to conduct of its affairs and in keeping with applicable laws and regulations.~~

~~4.05.04. Functions, duties, and responsibilities. The local planning agency shall perform the following functions, duties, and responsibilities:~~

~~A. — Perform the functions, duties, and responsibilities of prescribed by F.S. § 163.3174(4).~~

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~~B. — Perform any other functions, duties, and responsibilities assigned to it by the city council or be general or special law.~~

~~4.05.05. Proceedings. A quorum is necessary at any meeting in order for the agency to take official actions. The local planning agency shall either recommend the city council approve, approve with conditions, deny, an item under consideration for its action. The local planning agency may continue for future action any item under consideration for its actions a maximum of 60 days from the date that the item was first heard.~~

~~(Ord. No. 03-06-LC, § 4, 7-7-03; Ord. No. 05-01-LC, § 3, 2-7-05)~~

~~4.06.00. Harbors and waterways board.~~

~~4.06.01. Composition; appointment; terms of members. The Destin Harbors and Waterways Board continues and consists of seven members who shall be appointed by the City Council. All succeeding appointments shall be for a term of four years, or until successors are appointed and qualified. All members shall reside in the City. The board membership shall include, to the extent possible, one commercial fisherman, one pleasure boat owner, one environmentalist, one sports fisherman and one layman.~~

~~4.06.02. Jurisdiction. The purpose of the board is to monitor the conditions of and impact of growth and development on the tidally influenced waters within and surrounding the City of Destin, herein referred to as the harbors and waterways of Destin.~~

~~4.06.03. Powers. The board is empowered to:~~

~~A. — Inventory all existing and potential sources of pollution and to qualify their relative contributions to the water quality of the harbors and waterways of Destin.~~

~~B. — Monitor the overall condition of the harbors and waterways of Destin including, but not limited to, water depths, water quality, dredging activities of public or private entities, violations of litter laws, sanitation requirements or other laws, ordinances, rules or regulations affecting activities in the harbors and waters of Destin and to recommend to the city manager or City Council appropriate action with respect to securing the enforcement of such laws, ordinances, rules or regulations, or the enactment of such ordinances.~~

~~C. — Recommend a current comprehensive plan for future growth development and restoration of the harbors and waterways of Destin and amendments thereto, which will upon adoption by the City Council be incorporated in the city's comprehensive plan. Review of other public and private studies and recommendations of merit by the board are encouraged.~~

~~D. — Cooperate and consult with city boards and departments, the regional planning council and water management district for planning and performance purposes.~~

~~E. — Recommend to the City Council needed actions respecting compliance with assurance programs by any governmental agency.~~

~~F. — Recommend funding programs to the City Council including, but not limited to, securing grants or other public or private application funding, soliciting donations, establishing rents and assessing fees.~~

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G. — Recommend to the City Council the purchase, leasing or other acquisition of real or person personal property and disposal thereof.

4.06.04. Employment of experts. The board may, with the consent of the City Council, employ consulting technical experts as the need may arise.

4.06.05. Annual report to City Council's three-year program; cost estimates. The board shall submit to the City Council, during the month of August, an annual report summarizing the activities of the board for the fiscal year and recommendations made by it to the City Council during the year and the action of the City Council during the year on any and all recommendations made by the board in that or former years. The annual report of the board shall also contain a program for improvements to the harbor plan, year by year, during the three years next ensuing, with cost estimates and recommendations as to how the costs should in the opinion of the board be met.

(Ord. No. 04-08-LC, § 3, 4-19-04)

**MINUTES
WORKSHOP
DESTIN CITY COUNCIL
SEPTEMBER 23, 2024
ANNEX COUNCIL CHAMBERS
5:30 PM**

The Council of the City of Destin met in special session with the following members and staff present:

Destin City Council

Mayor Bobby Wagner
Councilmember Jim Bagby
Councilmember Kevin Schmidt

Councilmember Dewey Destin
Councilmember Terésa Hebert

City of Destin Staff

Interim City Manager Larry Jones
Community Development Director Tina Deater
Projects/Grants/Contract Manager Jeffrey Cozadd
Senior Planner Daniel Butler
Planner Jesse Hernandez
City Attorney Kyle Bauman

City Clerk Rey Bailey
Finance Director Krystal Strickland
Principal Planner Steve O'Connor
Planner Sheri Burney
Planner Ashley Dominguez

PUBLIC COMMENTS:

Ms. Monica Wallis, representing Destin Water Users, informed the council of a few minor issues related to utilities and Article II of the Land Development Code, specifically involving the right-of-way permit and the TRC (Technical Review Committee) process. She noted that these were likely minor errors, such as typographical mistakes, and overall, the document looked good.

WORKSHOP

- A. Article 1: General Provisions/Legal**
- B. Article 2: Administration**

The city's Principal Planner Steve O'Connor provided an overview of proposed updates to Articles 1 and 2 in the city's Land Development Code (LDC).

Article 1 will retain most of its current provisions but will incorporate elements from the existing Article 2, specifically vested rights. Additionally, a new citation authority will be added, clarifying the city's power to cite and enforce the updated LDC.

Article 2 will retain its core elements and integrate portions from the current Article 4, such as noticing requirements, public involvement protocols, and boards and committees' procedures. Two major changes in Article 2 include:

Special Event Process: A new formal process will address special events, an area currently lacking procedural guidelines. This change was spurred by recent challenges involving unregulated events, such as a church carnival, which had to be managed under a temporary "change of use" process.

Certificate of Appropriateness: Previously combined with conditional use and historical district provisions in Article 4, the certificate of appropriateness will now have a distinct process to streamline historic district regulations.

Additionally, Mr. O'Connor outlined a formalized process for special exceptions, particularly for dual-zoned properties. This process, reviewed by the Board of Adjustment, allows for boundary adjustments of up to 50 feet between zones as needed. Updates also include new PUD (Planned Unit Development) regulations and enhancements in address assignment practices.

Language and Format Enhancements: The revised LDC aims to be more accessible by reducing legal jargon, reformatting to improve readability, and ensuring clear references for each section and subsection. Unlike the previous code, which often lacked clarity, the new structure includes explicit section references to reduce confusion. Additionally, the updated LDC incorporates more graphics, like flowcharts, to visually represent procedural steps, enhancing overall user comprehension.

Planned Unit Development (PUD) Regulation Changes: Current PUD guidelines allow broad flexibility, permitting developers to request variances on any aspect of the LDC, subject only to City Council approval. This lack of restriction creates an environment where developers may bypass standard regulations with little oversight or criteria, leading to inconsistent applications of the code.

The proposed updates to the PUD regulations introduce stricter requirements, enhancing City Council's and staff's control over PUD applications. Key changes include:

- **Minimum Land Size:** A specified minimum land area is required to apply for a PUD.
- **Scope of Requests:** Clear limitations on the types of variances developers can request within a PUD.
- **Public Benefit Requirement:** Developers must fulfill a public benefit criterion based on a new point system. Each PUD must accumulate at least five points from predefined strategies and objectives in the updated regulations, ensuring each PUD contributes positively to the community.
- **Point System Rules:** Points are structured to prevent over-reliance on any single strategy within a specific objective, ensuring balanced and meaningful contributions.

DISCUSSION:

A detailed discussion focused on updates to the PUD process, centering on proposed regulations in Section 207. Mr O'Connor highlighted that the updated section is designed to enhance the city's control over PUD applications, mandating minimum land sizes based on planning areas to restrict smaller parcels from applying for PUDs. He cited the need for

substantial land to ensure that PUDs deliver significant public benefits, pointing to newly established minimum land requirements that vary by area. For example, the Town Center and Gulf Resort areas require a minimum of five acres.

Councilmember Bagby expressed concerns about some minimum lot sizes, particularly in high-density areas like the Harbor planning area, where the minimum size is set at 0.5 acres. He emphasized that small parcels lack the capacity to offer meaningful public benefits, particularly given the PUD's aim to allow exceptions from standard zoning rules in exchange for substantial community benefits. Councilmember Destin also questioned the value of allowing PUDs for small lots, observing that such allowances could undermine the PUD process if exceptions are granted to developers without ample space to provide robust public benefits.

The council members discussed increasing minimum acreage requirements, suggesting a threshold of 5 acres across the board and proposing even higher minimums for specific commercial hubs. Councilmember Destin supported this adjustment, advocating for higher standards to ensure PUD projects make significant contributions to the city's infrastructure and recreational offerings, rather than allowing developers to avoid standard zoning rules on smaller parcels.

Regarding the public benefits required of PUD projects, Mr. O'Connor noted that developments in certain zones, such as Town Center Mixed-Use areas, must provide affordable housing, designating at least 20% of units at an affordability level of 80% of the Area Median Income (AMI). Councilmember Bagby inquired about the specificity of the AMI standard, suggesting it could be narrowed by ZIP code for greater relevance, to which the city attorney confirmed legality. Mr. O'Connor clarified that the PUD's objectives, particularly around open space and recreational amenities, are designed to demand larger lot sizes to meet goals for accessible community spaces, parking, and potentially community gardens or local food production areas.

Further discussion touched on the inclusion of public spaces as PUD benefits. Council members voiced concerns over the adequacy of such benefits in previous projects, referencing instances where proposed parks or gardens lacked general accessibility, particularly parking, making them less beneficial for the wider community. They emphasized that benefits should be clearly defined to ensure developers provide accessible and meaningful public amenities.

The city attorney reinforced the updates by noting that the new PUD standards are more objective, reducing subjectivity in approvals and ensuring legally defensible standards. Concluding, the council members agreed to pursue further refinement of the acreage requirements and public benefit standards to align with the community's long-term goals, reinforcing that the revised PUD process should prioritize significant, measurable public contributions rather than flexible zoning leniency alone.

Special Event Approval Process: The current code mentions special event approvals in various sections without defining a formal approval process. When applicants propose events that do not align with standard uses, they have typically applied under the temporary change of use process. However, this process often triggers stringent requirements, potentially making it challenging for temporary events to meet current development standards.

The revised code introduces a dedicated special event approval process focused on specific criteria:

- **Event Feasibility:** Evaluation criteria include parking availability, restroom facilities, and other event-specific needs.
- **Conditional Approvals:** The new process gives staff and city council the authority to set conditions on special event approvals when warranted to address site-specific concerns, ensuring events can be managed without imposing undue burdens.

DISCUSSION:

Council members discussed regulations and exemptions for special event permits, focusing on events held by churches and schools, as well as defining thresholds for when special event permits are required. Key issues addressed included the need to balance community impact and regulatory oversight without unnecessarily encumbering routine gatherings at religious and educational institutions.

Mr. O'Connor explained that the current LDC lacked specific guidance for events such as church carnivals, which led staff to seek council review. This proposal aimed to codify a process for assessing special event permits, ensuring that community-impacting events are reviewed without burdening small gatherings.

Councilmember Destin raised concerns over the criteria for requiring special event permits, especially for routine activities like Vacation Bible School, which typically would not require extensive permitting. He suggested creating specific thresholds based on attendance numbers or other criteria, proposing that activities with under 100 attendees might not necessitate a permit.

Councilmember Schmidt echoed the need for clear thresholds, mentioning that large events with hundreds of attendees would likely need regulation due to their impact on traffic and surrounding communities.

The council explored whether certain institutions, like churches and schools, should be exempt from special event permits, unless events reached a size or impact level significant enough to warrant review. It was suggested that while small, routine church events should be exempt, larger-scale events impacting neighborhood traffic and parking should be regulated.

Mr. O'Connor clarified that under the proposed standards, institutions such as schools with large, recurring events (e.g., football games) would not typically trigger special event permitting, as such uses are already included in their development orders.

Councilmember Hebert noted the importance of addressing safety for large gatherings at schools or other high-traffic areas and ensuring coordination with local law enforcement as part of the permit review.

Councilmember Schmidt proposed that attendance numbers and operational hours could be used as criteria to determine when a permit is required. For instance, events expecting more than 100 people per day or continuing beyond 8 p.m. could be subject to special event permits to minimize neighborhood disruption. Council members agreed that these thresholds would allow for common sense in enforcement while preserving community safety and standards. Mr. O'Connor also emphasized that these thresholds would be flexible based on council feedback and could include specific exemptions for regular community activities.

The Council discussed the timing for special event permit applications, with a 90-day advance submission for large events and flexibility for smaller gatherings. Councilmember Bagby raised concerns about ensuring fair enforcement and consistency, especially to prevent applicants from underreporting attendance to bypass stricter review.

Mr. O'Connor assured the council that the current proposal includes mechanisms for enforcement, including citation authority for code violations and the ability to shut down events that exceed approved attendance numbers. He confirmed that enforcement responsibilities would primarily rest with property owners or event coordinators.

Councilmember Bagby questioned the designation of the City Manager's authority in permit approvals, emphasizing the need for a clear hierarchy and accountability in enforcement. Mr. O'Connor clarified that the City Manager could delegate approval authority to the Community Development Director, but significant or impactful decisions could still be referred to the council for final determination.

Mr. O'Connor suggested that organizations hosting regular, recurring events apply for a minor Development Order (DO) amendment rather than repeat special event permits. Examples included car shows at The Palms and weekly beach services, where a standing amendment could simplify compliance and reduce administrative overhead. Council members supported this approach as a practical solution for regular events, reducing the need for repetitive applications and permitting processes.

Addressing noise, Mr. O'Connor confirmed that noise ordinances under Chapter 14, Article 2, would remain in effect. This included restrictions on excessive noise and specific requirements for events involving amplified sound. Council members expressed confidence in this aspect, ensuring consistency in managing noise complaints and public safety.

In summary, the council aligned on the importance of creating clear, fair, and enforceable standards for special events while minimizing unnecessary regulation for routine or smaller gatherings. They emphasized striking a balance between flexibility for the community's regular events and protecting public safety and neighborhood tranquility. Staff committed to refining the criteria based on council guidance and ensuring that both the permitting process and enforcement actions are reasonable and effective.

Next, Mr. O'Connor provided an update on the review process for major subdivisions and related developmental projects. He presented that the Local Planning Agency (LPA) recommended major subdivisions undergo LPA review as a preliminary advisory step rather than proceeding directly to the city council. This would enable a structured pathway where the LPA acts as a recommending body, allowing the city council to make final approvals after an initial review by the LPA. Council members generally agreed, noting this structure would avoid potential delays if projects needed substantial revisions following council review.

Harbor and Waterways Board Review

A comprehensive discussion unfolded regarding the Harbor and Waterways Board's review process for marine construction projects. Mr. O'Connor outlined three distinct project categories, each with varying requirements:

1. **Category 1:** Primarily residential dock projects that meet state-level self-certification. These would proceed directly to marine construction permitting without needing Harbor and Waterways Board review.

2. **Category 2:** Includes residential docks requiring more oversight (three to nine slips) or seawalls not qualifying for exemption, which would necessitate review by the Harbor and Waterways Board and would then proceed to the city council as part of the consent agenda.
3. **Category 3:** Covers non-residential and multifamily marine developments or residential slips with ten or more slips, requiring both Harbor and Waterways Board and city council public meetings.

Council members discussed potential complexities with seagrass and state permits, questioning how these environmental factors might impact projects under these categories. Mr. O'Connor noted that any non-self-certifiable project involving state-regulated marine areas would likely fall under Category 2, demanding Harbor and Waterways Board review.

Simplifying the Public Notice Process

Several council members voiced support for standardizing public notice timeframes to simplify administration and enhance public accessibility. They noted inconsistencies in current notice requirements, which span from 24-hour to 21-day advance notices based on project type and medium (newspapers, websites, or physical postings).

Mr. O'Connor explained that the range in timing was partly to prevent excessively early notices (e.g., six months in advance), which may reduce public awareness by meeting only minimum notice standards close to a hearing date. The council members agreed that standardizing notice times—such as adopting a consistent 10-day minimum—could reduce confusion, streamline compliance, and improve transparency.

Councilmember Schmidt suggested leveraging additional digital platforms and online public notice postings, which may increase accessibility for residents. The City Attorney proposed implementing QR codes on public notice signs to allow residents easier access to detailed project information.

Addressing Quorum and Committee Attendance

The council also engaged in a robust discussion about challenges in maintaining quorums for committee meetings. Ms. Sandy Trammell, current committee member and former councilmember, highlighted the issue of absentee members leading to frequent quorum issues, noting that some members seldom attend meetings, while others attend only briefly to be marked "present." She advocated for stronger council oversight to address attendance patterns and suggested mandatory workshops for more essential committee matters to ensure participation.

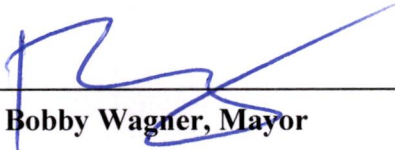
Councilmember Bagby supported enforcing attendance requirements by implementing a system where members are contacted after three absences, allowing them an opportunity to resign if they cannot consistently participate.

Councilmember Schmidt raised the possibility of reducing the number of committees or consolidating overlapping responsibilities to alleviate the administrative burden on staff. He noted that boards like the Harbor and Waterways Board have stringent requirements for diverse roles (e.g., sports fisherman, environmentalist) that may complicate the recruitment process.

Other members of the council expressed support for exploring simplification opportunities, especially given the strain on staff resources; noting that consolidating tasks and revisiting the roles of some committees could indeed make council actions more efficient.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 7:00 PM.



Bobby Wagner, Mayor

ATTEST:



Rey Bailey, City Clerk

Article 2 - Administration

Community Development
Planning Division
December 4, 2025





Overview

- What can be found in Article 2?
- Major Changes
 - Language
 - Format
 - Organization
 - Changes since CC workshop
 - Special Event (removed from Art. 2 and will be located in the CoO)
 - Consolidation
- September 23, 2024 City Council workshop



What is in Article 1 & 2?

- Article 2 - contains all of Articles 2 & 4
 - Addition of procedures or processes mentioned in the LDC
 - Certificate of Appropriateness
 - Special Exceptions
 - Addressing
 - Revamped PUD Regulations



Language

- The current LDC is cumbersome to read
- Current language has allowed inconsistent interpretations and challenges in enforcement
- Written in a more readable manner (reduced “legalese”)
- Easier for users (residents, developers, staff) to read and understand the regulations



Format

- Significant deviation from the current LDC format
- Easier to read and better flowing document
- Reduced multi-sentence run-on paragraphs
- Sections are bookmarked and hyperlinked
- Charts replace paragraphs wherever appropriate
- Use of graphics was increased



Organization

• 2.01 - General Administration

- 2.01.03 moved from 2.02.02
- 2.01.04 moved from 2.02.03 - Renamed “Notice to the Public”
 - B. Clarified which applications require notice to the public.
 - B.25 added specific exemptions
- 2.01.05 moved from 2.02.05
- 2.02.04 *Staff Reports - removed and turned into a policy letter*

• 2.02 - Development Orders

- 2.02.01. updated and includes more specific regulations.
- 2.02.02. moved from 2.03.02
 - 2.02.02.A. more clearly defines a development order and when they are required.
 - 2.02.02.B. moved from 2.03.02.A.
 - 2.02.02.C. moved from 2.03.02.B. and consolidated with B.1.
 - 2.03.02.B.1.b. “required elements of a development order” - removed and turned into a policy letter
 - 2.02.02.D., E., & F. moved from 2.03.02.D

• 2.03 - Guarantees, Sureties, and Future Improvement Payments

- 2.03.01 moved from 2.02.06.A.
 - 2.02.06.9.f. & g. - moved to **Article 5, Section 5.02.01.E. & F.**
- 2.03.02 moved from 2.02.06.B.

• 2.04 - Planning Application Types and General Review Processes (previously Sec. 2.03)

- 2.04.01 - moved from 2.03.01 Table 2-1 and updated to reflect the reorganization.
- 2.04.02 - moved from 2.06.01.
 - 2.04.02.C.1.a. - includes specific exemptions for Pre-application meetings.

- 2.06.01.C.3.a. - e. - removed and turned into a policy letter

- 2.04.03 - moved from 2.06.02

• 2.05 - Land Division Applications and Review Process

- 2.05.01 & 2.05.02 are created out of the new language per Ordinance 25-17-LC.
- All sections in 2.06 pertaining to the review process for land division applications were consolidated into the corresponding Section 2.05.
 - 2.05.03. moved from 2.06.05
 - 2.05.04. & 2.04.05. moved from 2.06.06.
 - 2.05.06. moved from 2.06.07.
 - 2.05.07. moved from 2.06.08.
 - 2.06.08. *Final Plat Approval and Release of Plat - replaced with 2.05.01 & 02.*

• 2.06 - Land Development Applications and Review Process

- 2.06.01 is a combination of the previous 2.06.01 but also elements were consolidated here with redundant requirements for Land Development applications.
- All sections in 2.06 pertaining to the review process for land division applications were consolidated into the corresponding Section 2.06.
 - 2.06.02. moved from 2.05.01 & 2.06.10.
 - 2.06.03. moved from 2.05.02 & 2.06.11.
 - 2.06.04. moved from 2.05.03 & 2.06.12.
 - 2.06.05. moved from 2.04.05. & 2.06.10., .11, & .12
 - 2.06.06. moved from 2.06.13.



Organization, cont.

- **2.07. - Miscellaneous Planning Application and Review Process**
 - 2.07.01. moved from 2.06.03.
 - 2.07.02. moved from 2.06.04.
 - 2.07.03. moved from 2.06.09.
- **2.08. - Planned Unit Development Application and Review Process** (*previously Sec 2.07*) - set minimum size to 5 acres across the city.
- **2.09. - Marine Construction Applications and Review Process** (*previously Sec 2.08*)
 - 2.09.03. moved from 2.02.03.A.1.c.
- **2.10. - Conditional Use and Certificate of Appropriateness Review Process** (*previously Sec 2.09*)
 - *No Change*
- **2.11. - Change of Use and Special Event Application and Review Process** (*previously Sec 2.10*)
 - 2.10.03. & .04. "Special Events" will be moved to the Code of Ordinances
- **2.12. - Appeals, Special Exception, and Variance Application and Review Process** - (*previously Sec 2.11*)
 - Section 2.12 was "Procedures for Right-of-Way Construction Review" and moved to Section 2.14.08. & 09.
- **2.13. - Telecommunications and Wireless Facilities** - *No Change*
- **2.14. - Site Development and Building Permit Review** (*previously Procedures for Construction and Building Permit Review*)
 - 2.14.01. was changed to "Site Development Permits and previous paragraphs A. & B. were reorganized into A., B., C., & D. to facilitate site development specificity
 - 2.14.08 moved from 2.12.01.
 - 2.14.09. moved from 2.12.02.
- **2.15. - Procedures for Public Hearings or Meetings** - *No Change*
- **2.16. - Establishment of City Boards and Advisory Committees** -
 - Added requirements for members to be City of Destin residents to all boards.
- **2.17. - Procedures for Addressing** - *No Change*
- **2.18. - Development Review Fees** - *No Change*



Consolidation

- **Article 2 - Administration**
 - **Section 2.01 - General Administration**
 - Current Section 2.01, 2.03, 2.04, 2.17, & 2.18
 - **Section 2.02 - Development Orders**
 - Current Sections 2.08 & 2.21
 - **Section 2.03 - Guarantees, Sureties, & Future Improvement Payments**
 - Current Section 2.20
 - New Fee in Lieu regulations
 - **Section 2.04 - Planning Applications and General Review Process**
 - Current Sections 2.05 and portions of 2.06 & 2.21
 - Inclusion of a user chart with hyperlinks to specific procedural sections
 - **Section 2.05 - Land Division Applications and Review Process**
 - Portions of current Sections 2.05, 2.06, 2.09, & 2.19
 - **Section 2.06 - Land Development Applications and Review Process**
 - Portions of current Sections 2.05, 2.06 2.07, 2.08, 2.09, & 2.24
 - **Section 2.07 - Miscellaneous Planning Applications and Review Process**
 - Current Sections 2.02 and 8.01.00
 - New Annexation process
 - **Section 2.08 - Planned Unit Developments**
 - New regulations for PUDs & portions of 7.14
 - **Section 2.09 - Marine Construction Applications**
 - Portions of Current Section 11.05
 - **Section 2.10 - Condition Use and Certificate of Appropriateness Review Process**
 - Portions of Current Sections 2.25
 - **Section 2.11 - Change of Use application and Review Process**
 - Current Section 2.28, and Current Historic Overlays procedures in Section 7.12.06
 - **Section 2.12 - Appeal, Special Exception, and Variance Applications and Review Process**
 - Current Section 2.25
 - New language on appeals of City Council and BOA
 - New process for Special Exceptions
 - **Section 2.13 - Telecommunications and Wireless Facilities**
 - Current Section 7.19.
 - **Section 2.14 - Site Development and Building Permit Review**
 - Portions of previous Article 20 (moved Building Regulations from LDC to COO)
 - Portions of current Section 11.05
 - Portions of current Section 8.01.00
 - **Section 2.15 - Procedures for Public Hearings or Meetings**
 - Portions of current Article 4
 - **Section 2.16 - Establishment of City Boards and Advisory Committees**
 - Portions of current Article 4
 - **Section 2.17 - Procedures for Addressing**
 - New addressing requirements and regulations
 - **Section 2.18 - Development Review Fees**
 - Reference to the adopted Schedule of Fees

