DESTIN CITY COUNCIL MEETING
APRIL 7, 2026
ANNEX COUNCIL CHAMBERS
5:35 PM

*****Core Value of the Month - Transparency *****

CALL TO ORDER

*** INVOCATION (Pastor David J. Butler - Faith Assembly Christian Church)**

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

A. Destin City Center Location (Visioning Item)

B. Section 1: Council Objectives: Council's Critical, Important, and Desirable Priorities

2) Remove Critical Priority No. 1.1 and adjust and renumber the remaining priorities, accordingly, including elevating items through 1.9 into the critical priorities list (Councilmember Bagby's visioning item)

C. Available Funding Summary - **Informational Only**

D. Destin's Core Values: Prioritized Strategic Goals

1) Amend Strategic Goal No. 6 (Councilmember Bagby's visioning item)

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

A. Proclamation - Water Conservation Month

B. Proclamation - Arbor Day Celebration

C. Proclamation — Child Abuse Prevention Month — Emerald Coast Children's Advocacy Center

D. Presentation - Rapid Flashing Beacon Potential Placement - Beach Dr near Sandpiper Cir and at 101 Matthew Blvd

E. Short-Term Rental Ordinance Enforcement - Robert Clifford

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. Public Parking Support for Destin's 69th Annual Blessing of the Fleet and Community Fish Fry on Thursday, May 14, 2026

B. Mattie Kelly Outfall - CO # 2

C. PZ-2026-50 - 3 Cross Court Residential Marine Construction

D. HWB-001669-2025 - 627 Calhoun Ave. Residential Marine Construction

E. Approval of minutes of February 17, 2026, Regular City Council Meeting

F. Approval of minutes of March 2, 2026, Regular City Council Meeting.

G. Approval of minutes of March 16, 2026, Regular City Council Meeting

4. CITY MANAGER REPORTS Announcements

A. Mobility Fee Reduction Request - Amvets

B. Update - Holiday Isle Park Property Recently Acquired by State of Florida

C. Recommendation of Replacement Streetlight Fixtures for Discontinued "Destin-Prague" Model, FPL Request

D. RFB 26-01-PW Community Center Roof

E. Work Authorization for Dewberry - 4 Prong Lake Initial Design, Survey, Professional Services

F. Clement Taylor Park - CO # 2

G. 446 Calhoun Ave - Engineering Services

H. Emergency Purchase Order, Harbor Pump Repairs

I. Code Compliance Activity Report

J. Revised Health Insurance Cost Share Proposal

K. Minimum Wage Adjustments

L. Commuter Policy

M. Permit Valuation Validation Process - **Informational Only**

N. Announcements

5. PUBLIC HEARINGS

A. Second reading of Ordinance 26-14-LC - Amending the official zoning map in the Land Development Code, Section 7.12.01(A)2, to include a change in the zoning designation of real property generally located at 446 Calhoun Avenue.

B. Second reading of Ordinance 26-15-PC - Amending the comprehensive plan; providing for the adoption of a small scale amendment to the comprehensive plan future land use map to include a change in future land use designation of real property generally located at 446 Calhoun Avenue.

C. First reading of Ordinance 26-13-LC - Amending Section 11.05.00, "Marina Siting" of the Land Development Code to require staff level review of single-family residential docks; removing the requirement for review by Harbor and Waterways Board of single-family residential docks; and removing the requirement for city council review of single-family residential docks.

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

A. Councilmember Braden

B. Councilmember Trammell

1) Naming of Parks/Structures

C. Councilmember Destin

D. Councilmember Bagby

1) Short-term Rental Ordinance Enforcement.

E. Councilmember Hebert

F. Councilmember Geile

1) Projects Status/Updates

G. Councilmember Schmidt

H. Mayor Wagner

I. City Attorney

City Legal Matters

A. Request for legislative sponsor for ordinance clarifying definition of "beach"

B. Request for approval of Fisher Consultants to provide Expert Witness services in pending City litigation

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.***

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ITEM # 2026-477

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: A.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney
Tina Deater, Community Development Director

FROM: Noell Bell, Chief Building Official
Krystal Strickland, Finance Director

DATE: 03/6/2026

SUBJECT: Destin City Center Location (Visioning Item)

I. BACKGROUND:

The Destin City Center Visioning Master Plan was developed by SRS Consulting Firm and presented to Council in April of 2025, followed by a public workshop on June 9, 2025.

During the January 2026 visioning session, Council requested to bring back the Destin City Center plans for a Council vote, so that staff can have a plan on how to proceed.

II. DISCUSSION:

The City Center Visioning Master Plan proposes a Destin Gateway Facility area, which highlights Destin's fishing heritage, and the Morgan Civic & Recreational Complex, which consolidates civic functions and enhances community life by bringing the municipal services and public amenities together.

The plan includes a phased implementation strategy approach and the potential cost of implementation.

A. Link to Strategic Goals / Objectives:

1. II. Enhanced Quality of life and safety for families
2. III. Economic development and revitalization
3. 1.1 Work with stakeholders to pursue the Destin City Center; Phase 1 Feasibility Study (II., III.) (OPR: CD)
4. 1.9 Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations (OPR: PR)

B. Effect on Budget (EOB):

C. Level of Service (LOS): N/A

D. Legislative Sponsor: Jim Bagby

E. Business Impact Statement:

III. CONCLUSION:

The Vision Plan positions Destin to embrace strategic, community-supported development that balances economic growth with preservation of local identity and enhanced quality of life for both residents and visitors.

IV. RECOMMENDED MOTION: Council's discretion:

1) Select one location
2) Select both locations
3) Select another location, such as Town Center CRA District near Publix, which was briefly mentioned in the full SRS report.
4) Table item

Attachments:

1. Short - Destin City Center Visioning Plan
2. Full - FINAL Destin City Center Visioning Plan



City Center

Visioning Master Plan

CITY OF DESTIN


DESTIN LITTLE LEAGUE
CALHOUN AVE
BUS ROUTE 32
BENNING DR
CLEMENT TAYLOR PARK
5 MIN. WALK
CAPTAIN LEONARD DESTIN PARK
LIBRARY
GATEWAY SITE
HARBOR ONE
MARLER PARKING LOT
HARBOR BLVD
BUS ROUTE 30
CAPTAIN ROYAL MELVIN HERITAGE PARK AND PLAZA
PROPOSED CONNECTIVITY IMPROVEMENTS
PROPOSED SUN TRAILS
EXISTING SUN TRAILS
BIKE LANES (FDOT)
CITY PROPERTIES
BUS STOPS
0
20
40
1000

GATEWAY
FISHING VILLAGE



EXISTING COMPONENTS

- A Destin History & Fishing Musem
- B Existing Police Department
- C Existing Cemetery

PLAN COMPONENTS

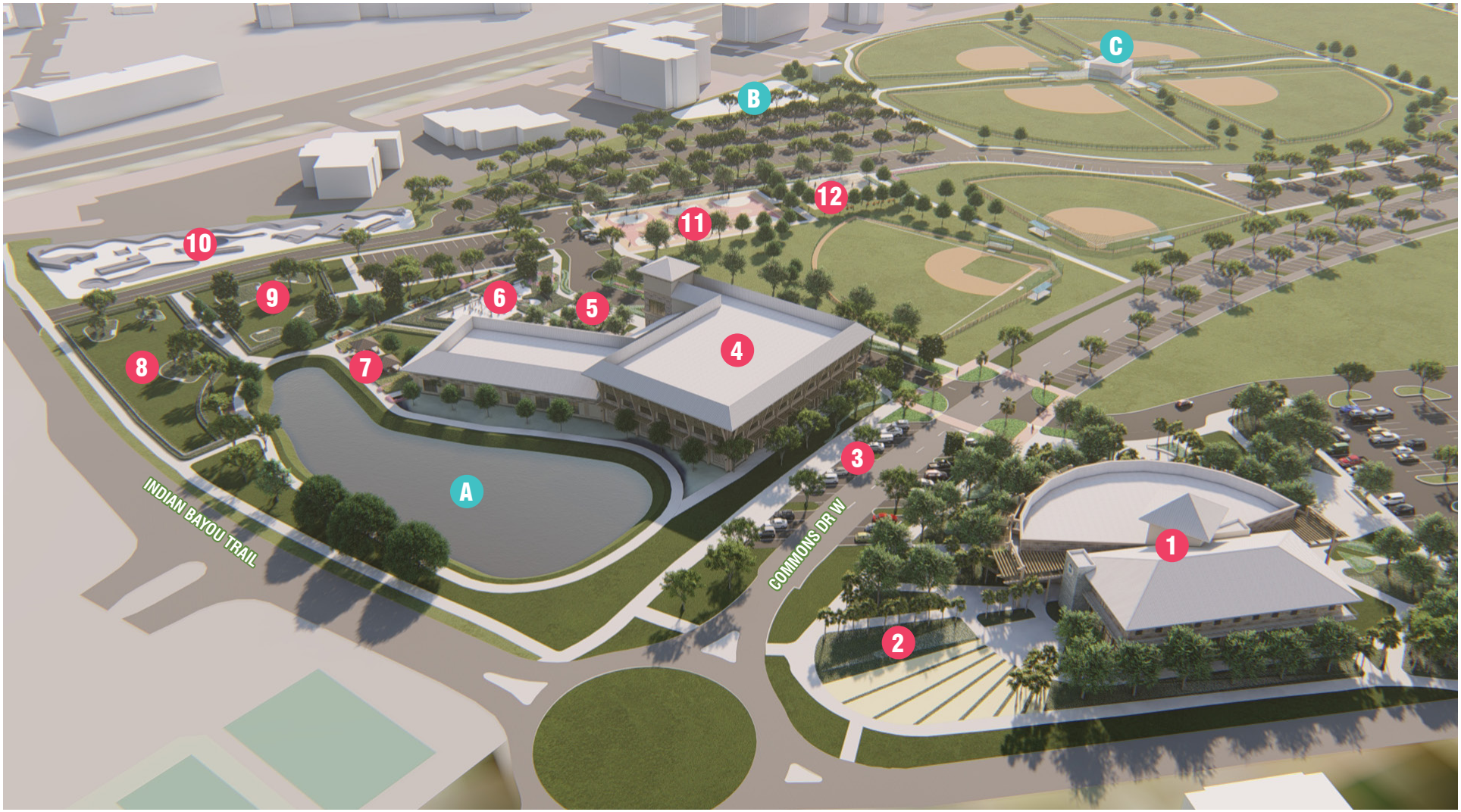
1. Weigh-in Station / Welcome Sign
2. Bait Shop
3. New Destin History & Fishing Museum
4. Open Lawn
5. Outdoor Stage
6. 3-story parking garage (300+ spaces)
7. Back-of-House staging area
8. Replica Destin School House
9. Outdoor seating
10. Replica Destin Family Homestead
11. Relocated Post Office
12. Replica Fish Camp
13. Children's Playground
14. Bus stop
15. Historic Firetruck

Weigh-In Station as a Welcome Sign: This feature highlights Destin's ongoing relationship with fishing. Serving as both a practical weigh-in station for anglers and a symbolic gateway, it stands as a living monument to the city's maritime roots.



MORGAN CIVIC & RECREATIONAL COMPLEX

CITY HALL / COMMUNITY CENTER



EXISTING COMPONENTS

- A Lake
- B Renovated Playground
- C Morgan Sports Center

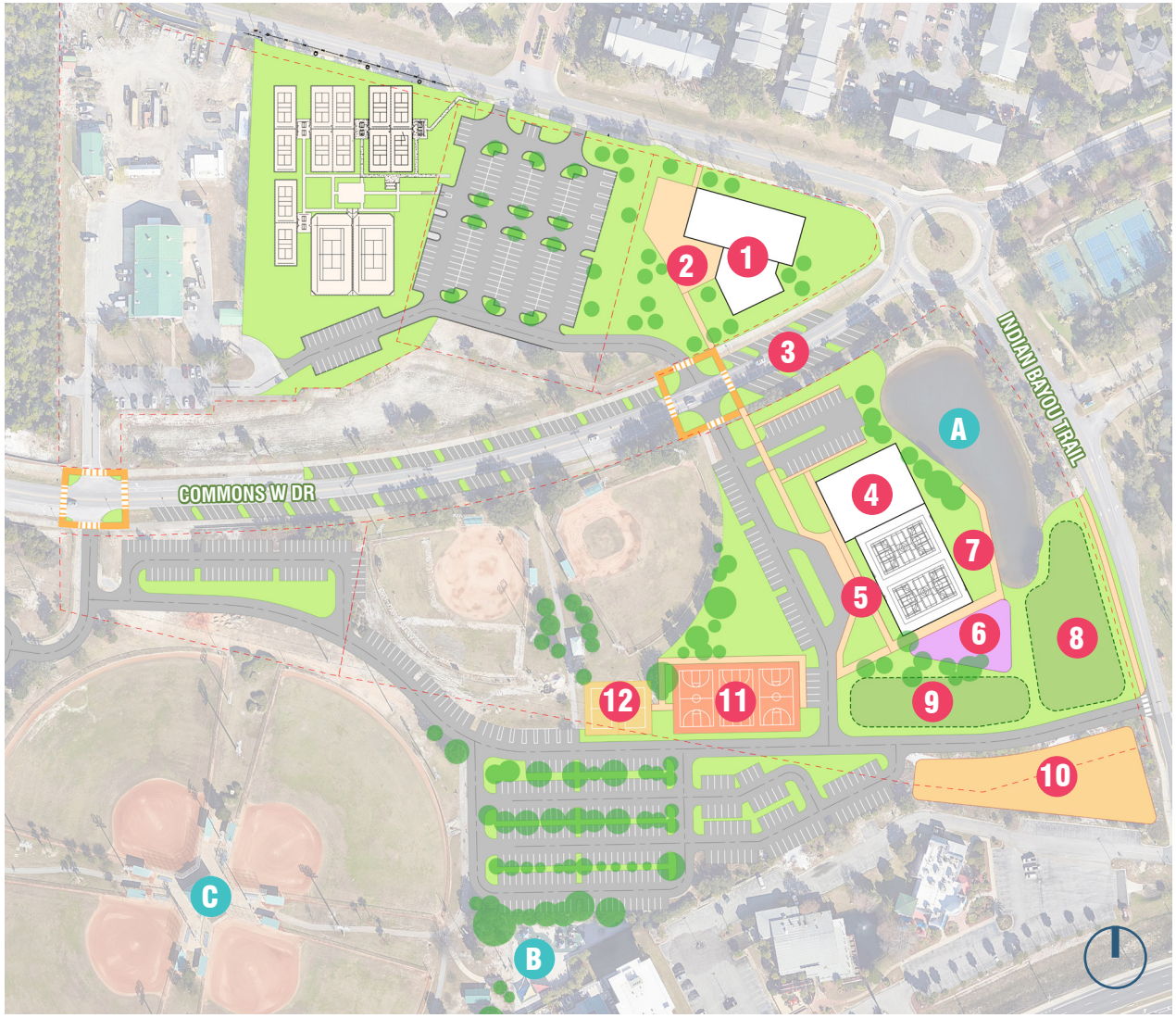
PLAN COMPONENTS

1. City Hall
2. City Hall Plaza
3. Angled Parking along Harbor Blvd
4. Community Center
5. Community Center Plaza
6. Children's Playground
7. Picnic Shelters
8. Large dog area
9. Small dog area
10. Skatepark
11. Outdoor basketball courts
12. Sand volleyball courts

As part of Destin's long-term vision to consolidate civic functions and enhance community life, the Morgan Sports Complex emerges as a pivotal site for a new City Hall and Community Center. By bringing municipal services and public amenities together in one comprehensive campus, the City can foster efficiency, promote cross-departmental collaboration, and create a dynamic environment where residents of all ages gather, learn, and recreate.



OVERALL SITE PLAN



PLAN COMPONENTS

1. City Hall
2. City Hall Plaza
3. Angled Parking along Harbor Blvd
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8. Large dog area
9. Small dog area
10. Skatepark
11. Outdoor basketball courts
12. Sand volleyball courts

A Unified Civic and Community Campus: The central objective is to develop a cohesive setting in which government operations and community programming coexist seamlessly, reflecting both New Urbanist and Landscape Urbanist principles.

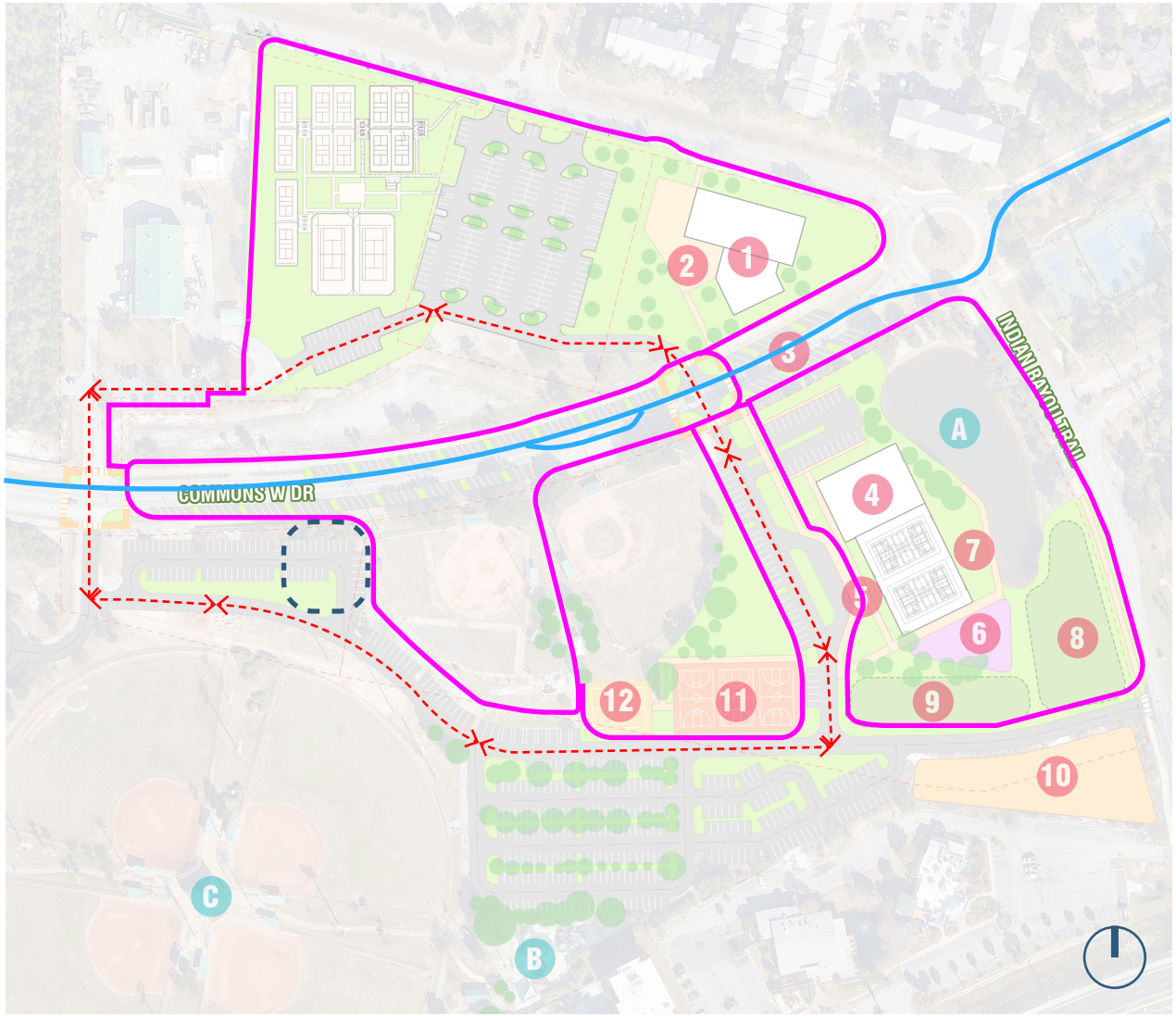
EXISTING COMPONENTS

A Lake

B Renovated Playground

C Morgan Sports Center

CONNECTIVITY NETWORK



Pedestrian
Vehicular
Bus Route
Food Truck Parking

Enhanced Circulation and Safety: A more pedestrian- and cyclist-friendly environment is a core element of the Morgan Sports Complex campus design:

Looped System Connecting North and South: A revised roadway layout and clearly marked pedestrian paths allow staff and visitors to circulate safely between the new City Hall and the Community Center. Maintaining consistent signage, adequate lighting, and accessible routes ensures seamless transitions between buildings.

Traffic-Calming Measures on Commons Drive W: Strategically placed speed tables, landscaped medians, or raised crosswalks help slow vehicular traffic and protect non-motorized travelers. Off-street parking areas reduce congestion along the main thoroughfare, decreasing conflict points for drivers, walkers, and cyclists.

Green Infrastructure and Streetscapes: Incorporating native trees, bioswales, and permeable pavements provides ecological benefits and enhances the overall aesthetic. Such elements reinforce sustainably-focused principles by handling stormwater naturally and creating a healthier microclimate for users.

VISIONING MASTER PLAN
COST ESTIMATE

COST - Fishing Village

ARCHITECTURAL COMPONENTS		
• NEW DESTIN HISTORY AND FISHING MUSEUM +/- 6,250 SF	$	3,125,000.00
• BAIT AND TACKLE GIFT SHOP +/- 1,000 SF	$	400,000.00
• FISH CAMP REPLICA +/- 500 SF	$	200,000.00
• RELOCATE ORIGINAL POST OFFICE	$	75,000.00
• DESTIN HOME REPLICA +/- 500 SF	$	200,000.00
• DESTIN SCHOOL REPLICA +/- 1,460 SF	$	584,000.00
• 300 SPACE PARKING GARAGE	$	11,250,000.00
SUB-TOTAL	**$**	**15,834,000.00**
CONTINGENCY	$	3,166,800.00
TOTAL	**$**	**19,000,800.00**

SITE IMPROVEMENTS, ENGINEERING, ETC.		
• SITE PREP	$	43,000.00
• WALKWAYS AND OPEN SPACE	$	215,000.00
• LANDSCAPING	$	600,000.00
• PLACE-MAKING	$	850,000.00
• IMPROVED STREETSCAPE	$	950,000.00
SUB-TOTAL	**$**	**2,658,000.00**
CONTINGENCY	$	797,400.00
TOTAL	**$**	**3,455,400.00**

GRAND TOTAL	**$**	**22,456,200.00**

COST - Morgan Civic & Recreational Complex

ARCHITECTURAL COMPONENTS		
• CITY HALL +/- 30,000 SF	$	12,000,000.00
• COMMUNITY CENTER +/- 40,000 SF	$	16,000,000.00
SUBTOTAL	**$**	**28,000,000.00**
CONTINGENCY	$	4,200,000.00
TOTAL	**$**	**32,200,000.00**

SITE IMPROVEMENTS, ENGINEERING, ETC.		
• CITY HALL PARKING LOT	$	150,000.00
• CITY HALL SITE PREP	$	51,000.00
• CITY HALL WALKWAYS AND OPEN SPACE	$	150,000.00
• CITY HALL LANDSCAPING	$	255,000.00
• CITY HALL PLACE-MAKING	$	850,000.00
• CC SITE PREP	$	60,000.00
• CC WALKWAYS AND OPEN SPACE	$	115,000.00
• CC LANDSCAPING	$	195,000.00
• CC PLACE-MAKING	$	632,000.00
• CC PLAYGROUND	$	600,000.00
• CC NEW PLAY COURTS	$	22,000.00
• CC FITNESS AREAS	$	35,000.00
• PARK SKATE PARK	$	2,000,000.00
• PARK NEW PARKING AREAS	$	630,000.00
• PARK NEW FOOD TRUCK PARKING	$	420,000.00
• PW WALKWAYS AND CONNECTIVITY	$	85,000.00
• IMPROVED COMMONS DRIVE	$	2,100,000.00
SUB-TOTAL	**$**	**8,350,000.00**
CONTINGENCY	$	2,450,000.00
TOTAL	**$**	**10,800,000.00**

GRAND TOTAL	**$**	**43,000,000.00**

FINAL STEPS

A PHASED IMPLEMENTATION STRATEGY

1A

TEMPORARY RELOCATION AND DEMOLITION

City Staff Move to Temporary Trailer Offices

Before construction begins, existing City Hall personnel will relocate to temporary trailer offices. This ensures uninterrupted service and accommodates ongoing administrative functions during demolition.

Demolition of Existing City Hall and Annex

Once vacated, the outdated City Hall and its annex can be demolished, clearing space for the new Community Center (at the current City Hall site) and the new City Hall (on the annex site). This coordinated approach reduces overall project timelines and concentrates construction activity in a single phase.

1B

OCCUPATION OF NEW CITY HALL

City Staff Transition

Following construction and final inspections, staff currently in temporary offices will relocate to the new City Hall. The updated facility will promote cross-departmental collaboration and provide the public with more convenient, centralized services.

2

COMMUNITY CENTER RELOCATION AND FISHING VILLAGE CONSTRUCTION

Vacating the Existing Community Center in the Harbor CRA

Once the new Community Center at the Morgan Sports Complex is ready, staff and programming from the old Harbor CRA site will transition to the new facility.

Demolition of Harbor CRA Community Center

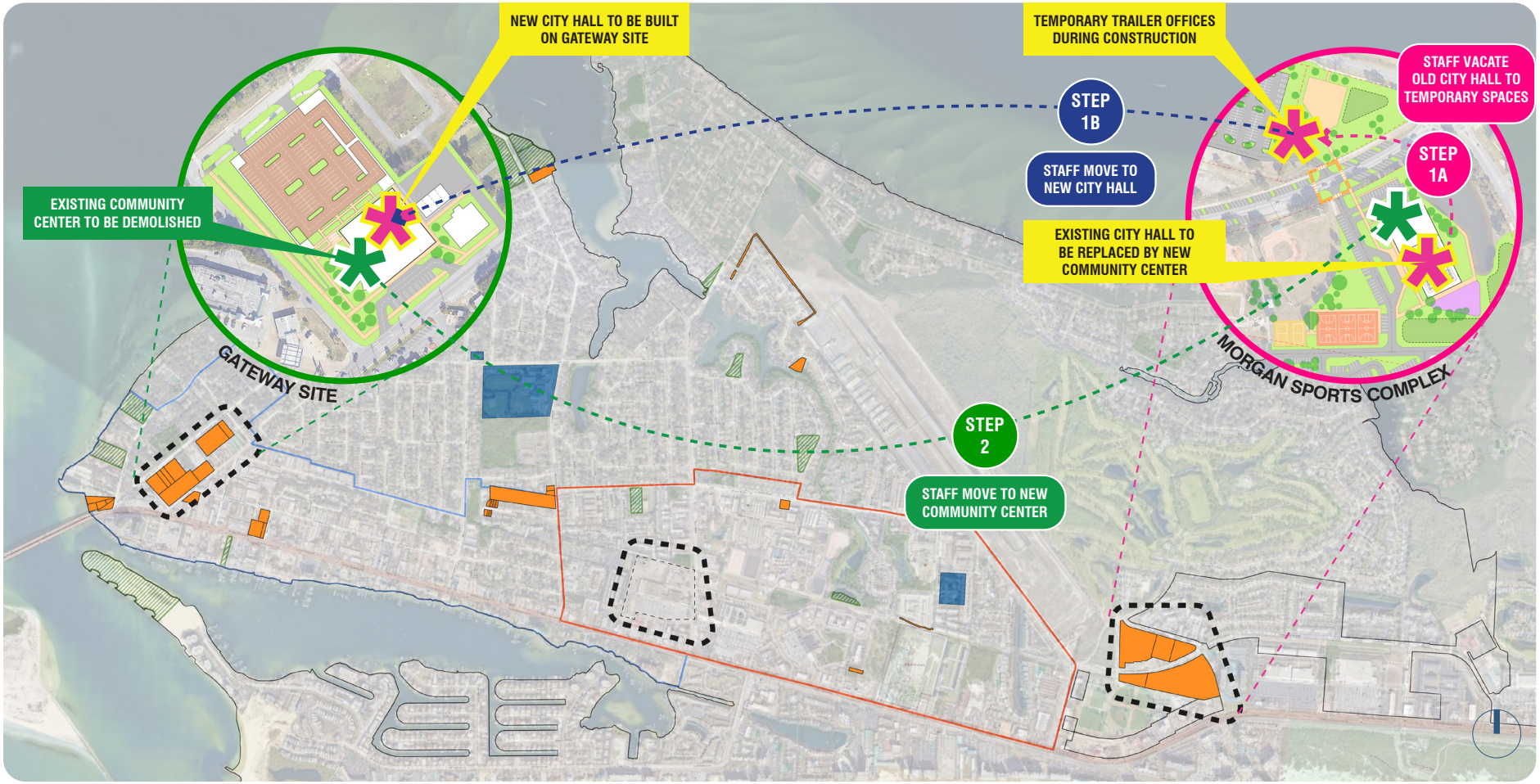
Demolishing the outdated building frees up space for the Fishing Village concept, a historically inspired development that enhances Destin's cultural identity and fosters unique event programming.

3

FINAL COMPLETION AND OCCUPANCY

All Facilities Operational

When construction and site improvements conclude, both the City Hall and Community Center at the Morgan Sports Complex—and the new Fishing Village in the Harbor CRA—will be fully open to the public. Residents will enjoy updated civic amenities and cultural attractions, enabling Destin to realize its broader Vision Plan.



PHASED IMPLEMENTATION



City Center

Visioning Master Plan

CITY OF DESTIN

ACKNOWLEDGMENTS

The Consultant Team would like to thank all of those who have contributed to the **City Center Visioning Master Plan**. In addition we would like to recognize and thank the following individuals for their support, direction, and guidance throughout the planning process.

City of Destin:
Bobby Wagner, Mayor
Dewey Destin, Councilman
Jim Bagby, Councilman
Rodney Braden, Councilman
Torey Geile, Councilman
Teresa Hebert, Councilwoman
Kevin Schmidt, Councilman
Sandy Trammell, Councilwoman

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Nicholas Amadori, Architectural Designer I
Ilan Aronovski, Architectural Designer I

Calvin, Giordano & Associates (Subconsultant Team):
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Sophia Neves, *PLA, ASLA*, Landscape Architect

SRS
A Zyscovich Company

Calvin, Giordano & Associates, Inc.
A SAFEbuilt® COMPANY

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EXECUTIVE SUMMARY

PURPOSE AND OVERVIEW

The Vision Plan for the City of Destin, Florida, strategically outlines a comprehensive approach to urban planning and community enhancement, informed by thorough research, stakeholder engagement, and design analysis. Recognizing Destin's rich maritime heritage and evolving demographic dynamics, the Plan integrates principles from best practices in urban design and planning to foster sustainable, resilient, and inclusive development.

Destin's historical identity as the "World's Luckiest Fishing Village" remains central to the Vision Plan, highlighting opportunities to preserve and celebrate the city's maritime heritage. Strategic development at key city-owned sites—Harbor One, the Harbor Community Redevelopment Area (CRA), the Gateway site, and the Morgan Sports Complex—will anchor new urban design strategies. Adopting Florida Vernacular architecture combined with eclectic aesthetics to strengthen cultural identity, enhance connectivity, and improve municipal efficiency through centralized civic campuses and consolidated city functions.

The planning process identified significant community-driven themes through extensive stakeholder engagement, surveys, and analysis. These themes emphasized enhancing walkability, expanding recreational opportunities, ensuring sustainable development, and improving overall community services. Specific recommendations include developing Complete Streets with multimodal access, increasing green infrastructure such as rain gardens, bioswales, and permeable surfaces, and creating versatile, multigenerational public spaces for community programming and events.

Central to the Vision Plan are principles derived from good urban design practices—promoting walkability, community-driven design, and mixed-use environments—and good sustainable design—emphasizing ecological integration, green infrastructure, and sustainable public spaces. To realize these principles, the plan focuses on several key city-owned sites, notably Harbor One, the Harbor Community Redevelopment Area (CRA), the Gateway site, and the Morgan Sports Complex.
Urban design strategies incorporate Florida Vernacular architecture paired with eclectic design aesthetics to reflect local traditions, maritime heritage, and climatic responsiveness. Architectural elements such as elevated porches, sloped roofs, local materials, and innovative contemporary touches like metal roofs and glass walls are emphasized to seamlessly blend Destin's past and future identities.

Significant emphasis is placed on enhanced connectivity and multimodal mobility, guided by Complete Streets principles, including widened sidewalks, dedicated bike lanes, improved crosswalks, traffic-calming measures, and ADA-compliant infrastructure. These interventions aim to facilitate safer, more accessible pedestrian and cyclist experiences throughout the city.



The Morgan Sports Complex emerges as a pivotal site in the plan, envisioned as a unified civic and community hub. Central to the plan is the Morgan Sports Complex, envisioned as a comprehensive civic and community hub. It will house a consolidated City Hall and a new multigenerational Community Center designed to alleviate operational inefficiencies caused by currently fragmented municipal departments. By centralizing key departments such as permitting, finance, and planning within one campus, the city will streamline operations, enhance cross-departmental collaboration, and improve public service accessibility.

The Gateway site within the Harbor CRA is proposed to transform into a vibrant cultural hub through the development of a “Fishing Village,” featuring historical reconstructions, interactive exhibits, and multi-functional spaces for community events. This approach enhances Destin’s distinct fishing heritage and fosters year-round cultural engagement and economic vitality.

To support sustainable economic growth and tourism, the plan advocates for heritage-based placemaking strategies, including symbolic installations such as a “Weigh-In Station” to honor the city’s legacy as the “World’s Luckiest Fishing Village.” Additionally, promoting locally owned businesses and enhancing tourism corridors through improved aesthetics and safer multimodal connections are critical components.

Green infrastructure, such as rain gardens, bioswales, permeable paving, and ecological corridors with native plantings, is systematically integrated across sites to manage stormwater sustainably, enhance biodiversity, and mitigate environmental impacts of urbanization.

A carefully phased implementation strategy is outlined, starting with temporary relocations and demolition of outdated municipal buildings, followed by new construction of City Hall and Community Center facilities. Concurrently, ongoing community engagement, exploration of diverse funding sources—including federal, state, and private partnerships—and continuous stakeholder feedback mechanisms are recommended to ensure successful project execution and community alignment.

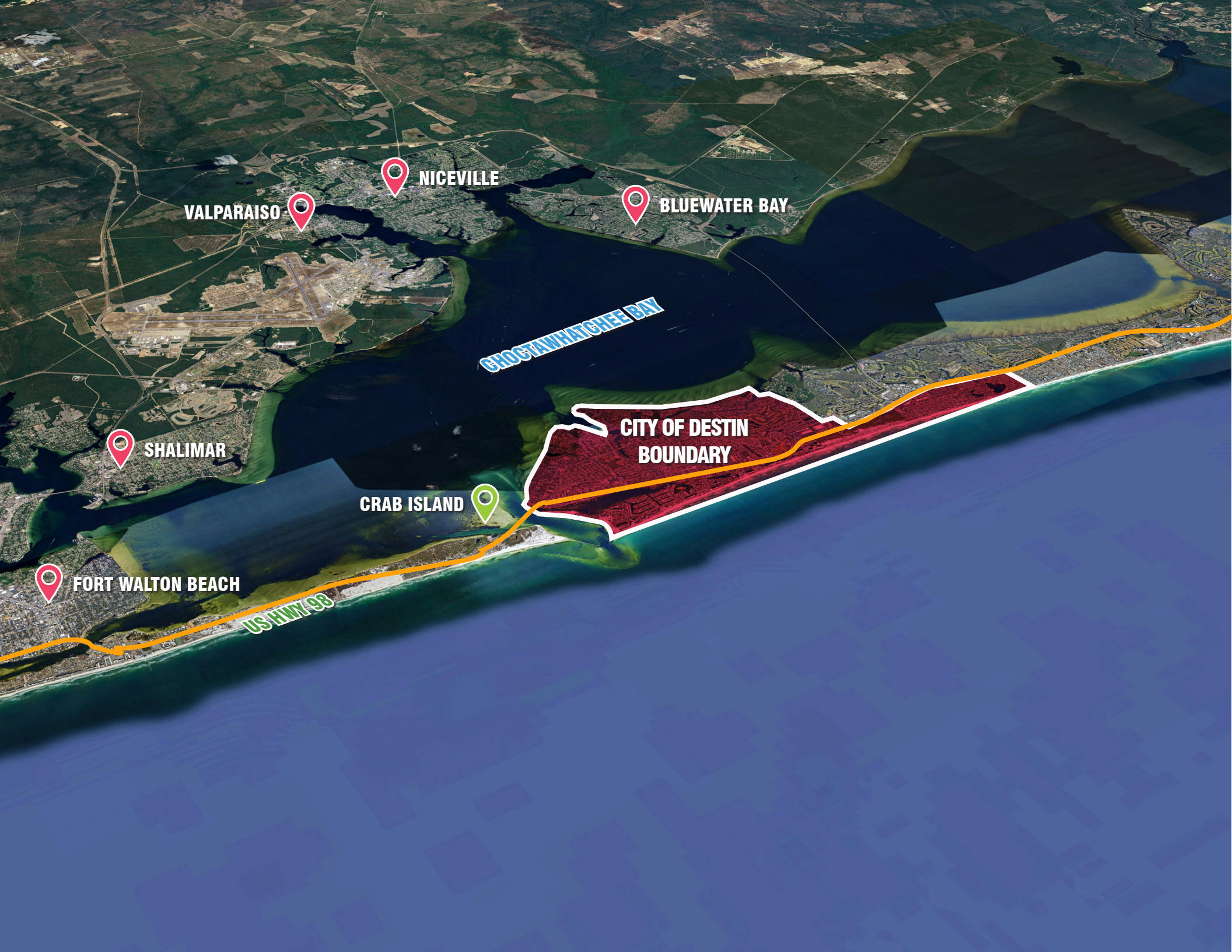
Overall, this Vision Plan positions Destin to embrace strategic, community-supported development that balances economic growth with preservation of local identity, ecological stewardship, and enhanced quality of life for both residents and visitors. Through targeted interventions, phased implementations, and community-centric design, the City aims to foster a vibrant, cohesive, and resilient future that resonates deeply with residents and visitors alike.


DES
WORLD'S LUCKIEST


TIN
FISHING VILLAGE

INTRODUCTION

01


NICEVILLE
VALPARAISO
BLUEWATER BAY
CHOCTAWHATCHEE BAY
CITY OF DESTIN
BOUNDARY
SHALIMAR
CRAB ISLAND
FORT WALTON BEACH
US HWY 98





INTRODUCTION

CONTEXTUAL OVERVIEW OF THE CITY OF DESTIN

Situated along the vibrant Gulf Coast of Northwest Florida, the City of Destin is renowned for its pristine beaches, extensive golf courses, and the bustling Destin Harbor Boardwalk. Beyond its contemporary allure, Destin carries a rich history dating back to the seventh century A.D., underscored by archaeological artifacts demonstrating the presence and sustenance of American Indian populations primarily reliant upon abundant local seafood. Subsequent exploration by Spanish adventurers nearly a millennium later continues to echo through archaeological discoveries of shipwrecks within local waters, reinforcing Destin's extensive maritime legacy.

Destin's modern history finds its roots firmly anchored in the 19th century, specifically around the year 1845, with the settlement of Leonard Destin, an industrious fisherman from New London, Connecticut. Leonard Destin, alongside his descendants, established a vital economic and cultural framework for the community, primarily through fishing and maritime navigation. Notably, they mastered Destin's East Pass, a critical navigational channel connecting the Gulf of Mexico situated strategically between Panama City and Pensacola. This passage has historically facilitated significant commercial and recreational fishing, deeply embedding fishing into the identity of the city.

Historically, fishing techniques evolved significantly, from indigenous practices and the usage of seine nets operated from yawls—small oar-powered boats—to advanced recreational methods such as rods and reels, ultimately leading Destin to house the largest charter fishing fleet within the state of Florida. This deep-rooted fishing heritage earned Destin its nickname, the "World's Luckiest Fishing Village," a title proudly echoed through community pride and economic vitality. The Primrose, a meticulously restored seine fishing boat from the 1920s now displayed at Destin's History and Fishing Museum, symbolizes the city's resilient and adaptive maritime legacy.

CHANGING DEMOGRAPHICS

Over time, Destin's urban fabric and population dynamics have experienced substantial shifts, accommodating long-term residents, an increasing number of new inhabitants, seasonal visitors, and tourists. Recognizing this diversification, the vision plan was strategically developed to establish and address shared objectives, fostering community cohesion and sustainability. Critical to this plan was identifying opportunities capable of concurrently supporting the various demographic groups while sustaining Destin's robust economic framework.

OBJECTIVES & GOALS

The vision plan articulated clear strategic directions under three primary objectives, structured around foundational questions:

Understanding Destin's Past (How did we get HERE?):
Comprehensive due diligence and active stakeholder engagement provided insights into historical, economic, and social contexts, thereby laying a solid foundation for informed planning.

Determining Destin's Future Trajectory (Where are we GOING?):
Thorough analysis and programming were conducted to define actionable goals aligned with community aspirations and sustainable urban growth.

Establishing Pathways for Implementation (How do we get THERE?):
Conclusive recommendations encompassed feasible, actionable strategies and solutions tailored to effectively achieve outlined objectives.

The vision plan crystallized its strategy through three specific goals designed to bolster community development and civic identity:

Site Identification for Civic Facilities:
Strategic selection of optimal sites for a new City Hall and Community Center, emphasizing central accessibility, community connectivity, and resilience against climatic challenges, thereby enhancing Destin's civic infrastructure.

Facility Programming Definition:
Clearly outlined programs and functions proposed for the new civic facilities, ensuring that they comprehensively serve community needs, foster inclusivity, and provide economic stimulus by attracting both residents and visitors.

Reconnecting Architectural Identity to Destin's Heritage:
Adoption of a cohesive architectural language explicitly reflecting Destin's historical, cultural, and economic identity, thereby reinforcing community pride, enhancing place-making, and nurturing the City's distinct sense of place.

IMPLEMENTATION STRATEGY

In alignment with these objectives and goals, strategic implementation will prioritize interdisciplinary approaches involving urban planning, architecture, landscape architecture, engineering, and community engagement. This integrated method ensures solutions that are sustainable, resilient, economically viable, and reflective of Destin's unique historical and cultural narrative.



WORK CONDUCTED

02


WHARF
FRESH SHRIMP

PHASE 1: PRELIMINARY RESEARCH + DATA GATHERING

PURPOSE OF DUE DILIGENCE

GIS Data and Collateral from City Staff
The project team has obtained Geographic Information System (GIS) layers illustrating land use, zoning boundaries, transportation networks, environmental features, and other relevant datasets. Such spatial data are critical for visualizing existing conditions, identifying opportunities for connectivity, and detecting constraints such as floodplains, sensitive habitats, or outdated infrastructure.

Existing Planning Documents and Adopted Initiatives
Staff provided a suite of policy frameworks, including comprehensive plans, corridor studies, design guidelines, and any established sustainability or resiliency initiatives. Reviewing these documents ensures alignment with current local priorities and policies. Where applicable, the project team also cross-referenced county or regional plans to maintain consistency across jurisdictions.

Zoning Codes and Policy Guidelines
Zoning regulations and development standards were reviewed for insights into permissible land uses, density requirements, form-based considerations, and environmental overlays. Understanding the existing regulatory environment allows the planning team to pinpoint barriers to innovative design—such as insufficient mixed-use allowances—and identify areas where code adjustments might foster more walkable, mixed-use, and ecologically integrated development patterns.

BEST PRACTICES FOR STREETSCAPES AND PARK DESIGN

In parallel with the local document review, the team examined best practices pertinent to the public realm, drawing upon standard principles from good urban design. The following themes guide the best practices research:

Complete Streets and Multimodal Connectivity: Emphasizing safe, multimodal corridors ensures that pedestrians, cyclists, transit users, and motorists can navigate comfortably and efficiently. Best practices encourage narrower travel lanes where feasible, wider sidewalks, and integrated bike lanes that enhance both safety and the public realm experience.

Green Infrastructure and Stormwater Management: Incorporating rain gardens, bioswales, and permeable pavements can capture and treat stormwater at its source. This improves water quality, reduces flood risk, and creates visually appealing streetscapes that reinforce local ecology.

Context-Sensitive Park Programming: Parks are most successful when they reflect local cultural values and ecological conditions. This involves choosing appropriate plant materials (native or drought-tolerant), incorporating flexible spaces for community gatherings, and ensuring accessible routes for all ages and abilities.

Place-Making Elements: Thoughtful details—such as public art, seating areas, wayfinding signage, and lighting—help transform streets and parks into places of community identity. Ensuring these features align with local history or cultural traditions can strengthen a sense of pride and belonging.

INVENTORY OF EXISTING LAND USES, INFRASTRUCTURE, NATURAL FEATURES, AND PUBLIC AMENITIES

The planning team prepared a detailed inventory of how land is currently used (e.g., residential, commercial, industrial, institutional), noting any vacant or underutilized parcels that could represent redevelopment or infill opportunities. Additionally, key natural features (wetlands, urban forests, waterways) and existing public amenities (parks, community centers, libraries) were mapped and cataloged. This step helps uncover areas where improved connectivity, ecological preservation, or public-space enhancements can yield the greatest benefit.

See the Apendix for the full Due Diligence package.

STAKEHOLDER ENGAGEMENT AND INTERVIEWS

Elected Officials, Chamber of Commerce, and Community Stakeholders: Interviews were conducted to gain insights into local economic conditions, future growth visions, and pressing community concerns. Elected officials provided perspectives on current policy directions, while the Chamber of Commerce highlighted economic development priorities—such as supporting small businesses and attracting new investment.

Site Visits and Facility Assessments: On-the-ground observations are essential for capturing nuances not readily apparent from maps or policy documents. By touring existing parks, streetscapes, and public facilities, the team noted maintenance needs, accessibility challenges, and opportunities for aesthetic or functional upgrades.

Identifying Facility and Infrastructure Needs: Preliminary facility assessments covered aspects like building conditions, signage, parking, and landscaping. Where existing infrastructure—sidewalks, water lines, electrical conduits—showed signs of aging or capacity constraints, these findings were documented for consideration in future capital improvements.

PUBLIC SURVEY QUESTIONNAIRE AND USER SURVEYS

To complement interviews and site observations, a draft survey was developed to solicit feedback from a broader cross-section of the community. The questionnaire will gather qualitative and quantitative data on topics such as:

Current mobility patterns (walking, biking, driving, public transit)

Perceived quality and accessibility of existing parks and open spaces

Priorities for new or improved amenities (e.g., playgrounds, dog parks, community gardens)

Willingness to support sustainability initiatives or policy changes (e.g., green building standards, complete street retrofits)

Suggestions for economic development (desired commercial or civic uses)

Responses to this survey will inform subsequent design decisions and policy recommendations, ensuring that the final plan aligns with the community's preferences and needs.



HIGHLIGHTS FROM DUE DILIGENCE

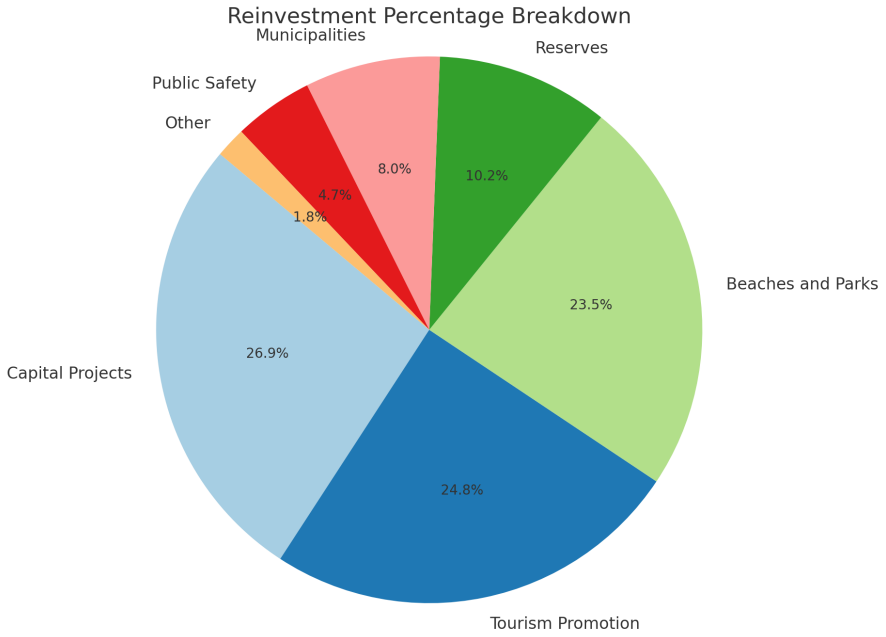
Community Enthusiasm for Public Realm Improvements: Early interviews indicate a strong local desire for enhanced streetscapes, potentially including sidewalk expansions, street trees, and improved crosswalks to encourage walkability and slow traffic.

Need for Updated Park Amenities: Preliminary reviews suggest that many parks and recreational areas could benefit from contemporary, inclusive play equipment and more robust landscape design that integrates green infrastructure techniques.

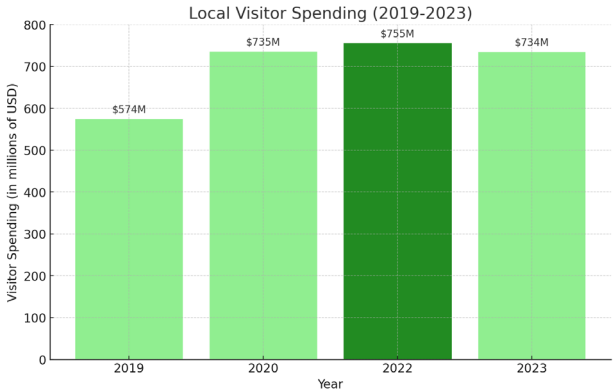
Opportunities in Underutilized Spaces: Analysis of GIS data reveals several underused parcels near commercial corridors and transit nodes. With the right zoning refinements or incentives, these parcels could become mixed-use developments that reinforce walkable neighborhoods and bolster local economic vitality.

Commitment to Sustainability and Resiliency: Existing policy documents reflect a growing interest in climate adaptation and environmental stewardship. Stakeholders have signaled support for green infrastructure, tree canopy preservation, and renewable energy incentives to reduce long-term resource consumption.

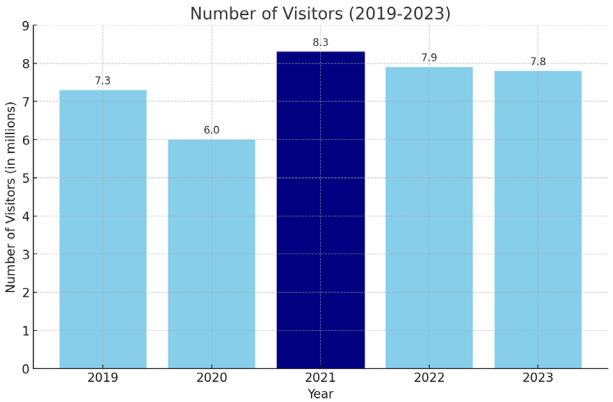
Effective Stakeholder Collaboration: Initial conversations have underscored a willingness across municipal officials, the local business community, and residents to collaborate on innovative solutions. The challenge lies in balancing market realities with community aspirations, ensuring both social equity and economic feasibility.



REINVESTMENT COMPARISONS



LOCAL VISITOR SPENDING



NUMBER OF VISITORS

SAMPLE OF CITY-OWNED FACILITIES VISITED AND ANALYZED



DESTIN HISTORY & FISHING MUSEUM



DESTIN COMMUNITY CENTER



DESTIN CITY HALL



DESTIN CITY HALL ANNEX BUILDING

KEY OBSERVATIONS FROM SITE VISITS AND FACILITY NEEDS ANALYSIS

During recent site visits and conversations with City staff, stakeholders, and community members, several critical observations emerged regarding the distribution and functionality of the City's facilities. These insights are integral to shaping a cohesive, long-term master plan that addresses operational efficiency, enhances community access, and fosters a sense of place and identity. Below is a detailed narrative of the key findings and their implications.

DISTRIBUTION OF PROGRAMMING ACROSS MULTIPLE PROPERTIES

The City currently operates across three distinct properties:

A Community Center building located in the Harbor CRA district, which hosts public programs and events.

City Hall and an annex building (a converted church) situated across a main road.

Recreational fields at the Morgan Sports Complex, utilized for sporting events and community gatherings.

Because these facilities are spread out, staff members, residents, and visitors must regularly travel between sites to attend events, conduct administrative business, or access public services. From an urban planning and design perspective, this dispersal of civic functions can diminish opportunities for cohesive place-making and may discourage multimodal travel if walking or biking between facilities is inconvenient or unsafe.

IMPACTS ON STAFF, RESIDENTS, AND VISITORS

This decentralized arrangement impacts multiple user groups:

Staff: Municipal employees are divided among several buildings and, in many cases, occupy makeshift or improvised office spaces. This physical separation impedes collaborative work, complicates internal communication, and may reduce overall staff efficiency.

Residents: Citizens often must visit more than one location to handle administrative tasks or attend community programs. For those with limited mobility or unreliable transportation, this can pose a significant barrier.

Visitors: Out-of-town guests, contractors, or individuals seeking public records or attending public hearings can find it confusing or time-consuming to navigate between different buildings.

New Urbanist principles highlight the importance of centralized civic hubs that encourage social interaction and streamline service delivery. A consolidated facility or closely co-located municipal campus can create a more inclusive, accessible environment for all users.

FACILITY CONSTRAINTS AND GROWING OPERATIONAL DEMANDS

As the City grows, its administrative and community programming needs also evolve. Site visits revealed several constraints:

Outdated or Insufficient Office Space: Many departments are squeezed into repurposed rooms originally designed for other functions, such as classrooms or community gathering areas. This lack of purpose-built civic space disrupts staff work and hinders public accessibility.

Inefficient Internal Circulation: Because the City Hall complex was once a church, hallways, rooms, and public counters do not align well with traditional municipal operations. The layout complicates public interactions and can lead to confusion for visitors seeking services.

Fragmented Department Locations: Departments that would benefit from close proximity—such as permitting, code enforcement, and planning—are often located in separate parts of the building or across different properties entirely. This reduces opportunities for cross-departmental synergy and can slow down project approvals or day-to-day coordination.

ROADWAY BISECTING THE CITY HALL CAMPUS

Commons Drive West, a busy two-way road that connects key East–West destinations, physically divides the City Hall and annex properties. This condition poses several challenges:

Pedestrian Safety and Comfort: Staff and visitors who need to move between the main City Hall building and the annex must cross this thoroughfare, which may not have adequate pedestrian infrastructure (e.g., well-marked crosswalks, traffic-calming measures, or signalization).

Visibility and Wayfinding: The street potentially creates confusion for people unfamiliar with local landmarks, as they must navigate an active road network to access civic services or programs. Wayfinding signage and thoughtful site design are essential to help mitigate this separation.

Opportunities for Redevelopment: In a future planning phase, there may be potential to reconfigure or improve the roadway environment, integrating traffic-calming measures, complete street strategies, and possibly reorienting municipal facilities to create a more unified civic campus.

POTENTIAL NEXT STEPS AND PLANNING CONSIDERATIONS

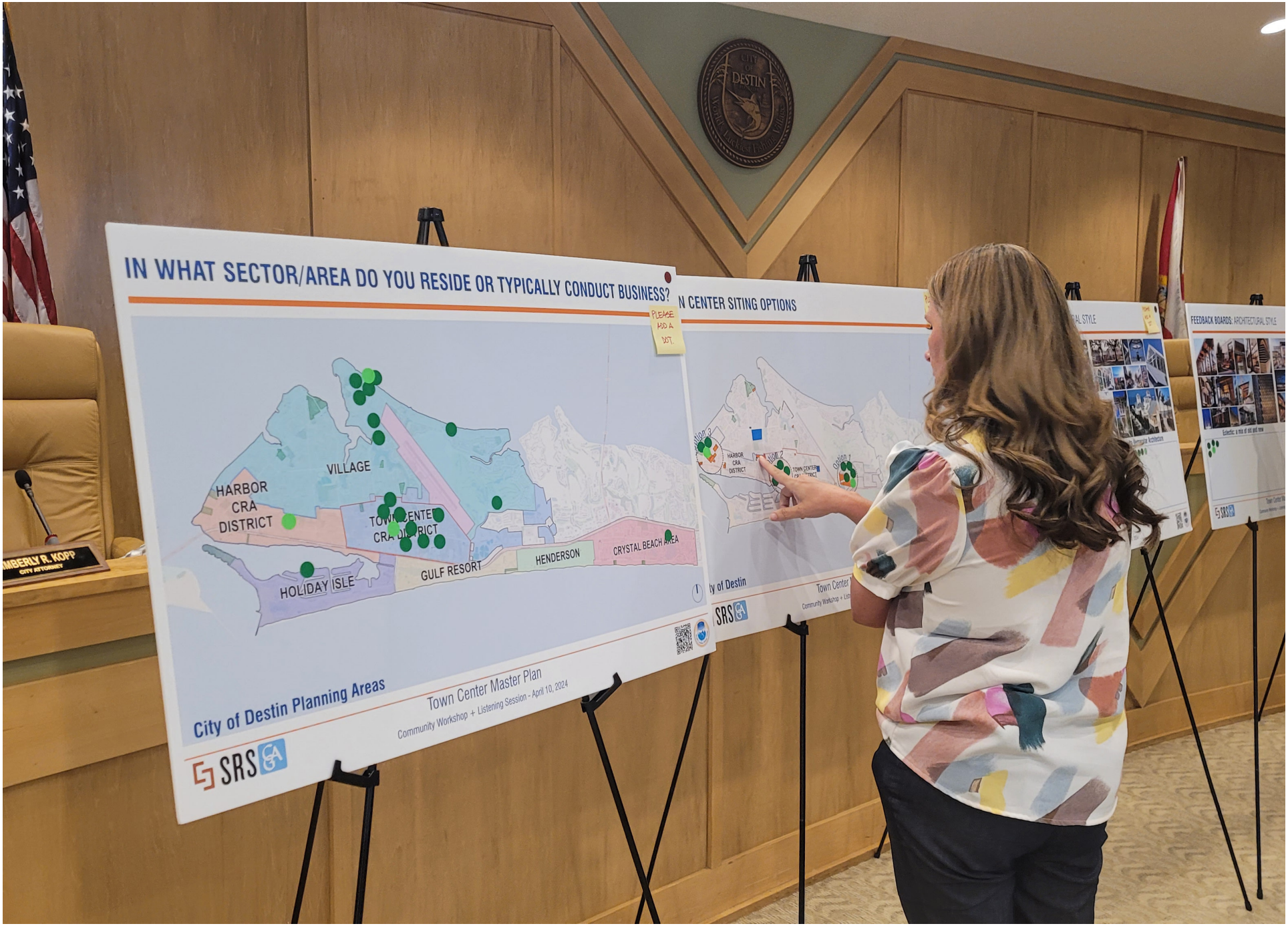
While these observations present immediate challenges, they also highlight opportunities for strategic improvements:

Consolidated Civic Campus: Explore the feasibility of a centralized complex or a “municipal corridor” to enhance interdepartmental collaboration and streamline public services. Careful site planning could enhance walkability, reduce vehicular trips, and strengthen place-making opportunities.

Adaptive Reuse vs. New Construction: Determine whether it is more cost-effective and operationally beneficial to retrofit existing structures or develop a new facility designed around contemporary municipal needs. Sustainably-focused urbanism principles can guide the integration of green infrastructure and public gathering spaces within or around new or renovated facilities.

Complete Streets and Connectivity: Evaluate how Commons Drive West and other key routes can be redesigned to support safe pedestrian crossings, bike lanes, and slow-moving vehicular traffic. This would encourage alternative modes of travel and create a more cohesive experience between civic buildings.

Community Engagement: In future phases, gather input from residents, business owners, and other stakeholders on preferred facility layouts, service improvements, and desired amenities. This participation will help shape a civic identity that is broadly supported and reflects shared community values.



ON-SITE LISTENING SESSION

PHASE 2: SURVEY & ON-SITE ENGAGEMENT

PURPOSE OF PUBLIC ENGAGEMENT

This phase focuses on gathering direct input from the public through surveys, community forums, and interactive charrettes. The aim is to ensure that residents, business owners, and other stakeholders have a clear avenue to share their perspectives and influence the emerging Vision Plan. By analyzing the feedback collected, we can identify overarching themes that will shape future development and policy decisions in Destin.

INTRODUCTION AND OBJECTIVES

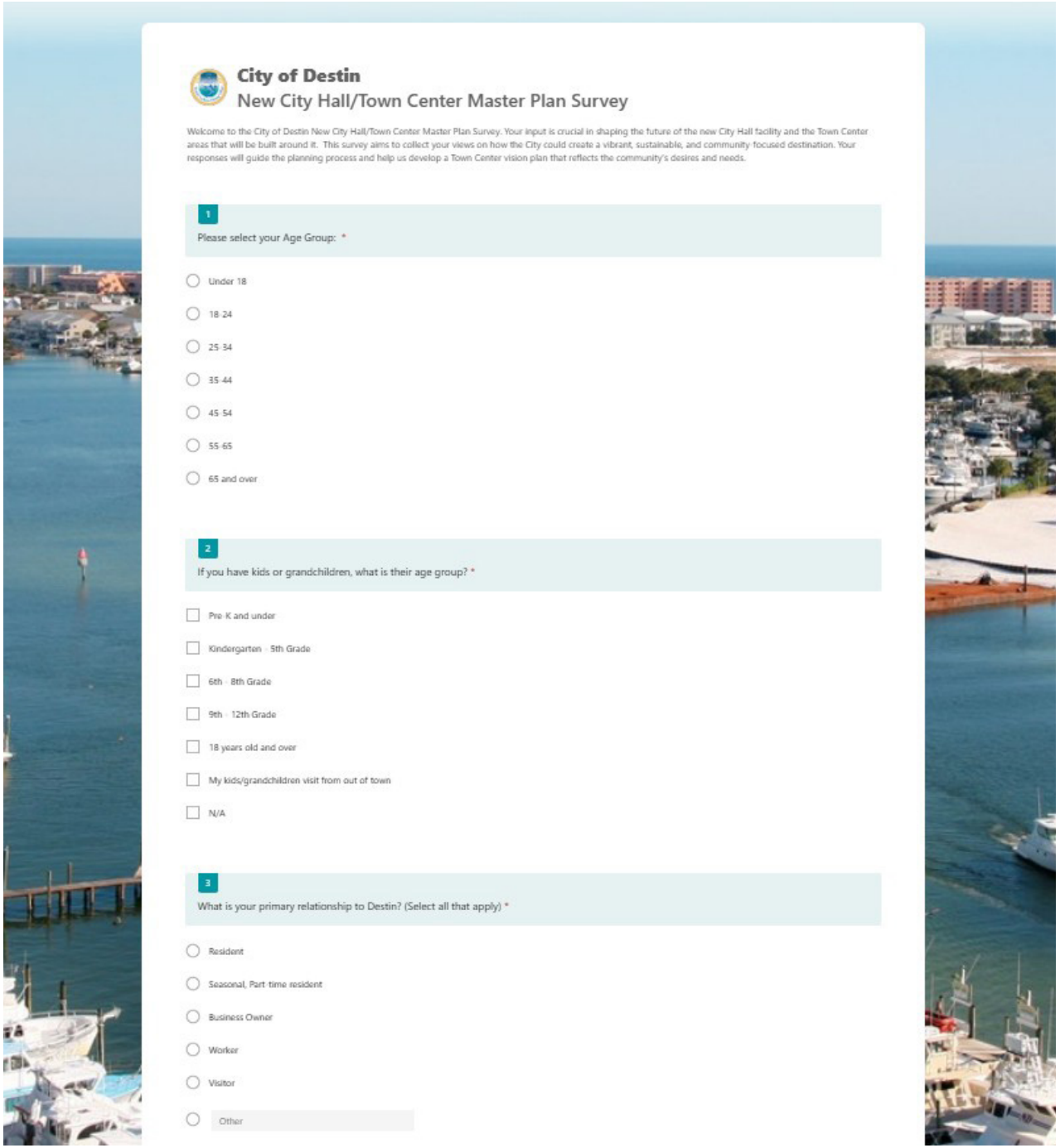
The public survey questionnaire served as a primary tool for understanding community values, identifying specific issues, and forming a shared vision of Destin's future. Emphasizing inclusivity, the survey offered a channel for all residents—whether newly arrived or long-standing members of the community—to highlight concerns, share aspirations, and propose ideas for public realm enhancements and municipal services. From an urban design and planning perspective, this approach reflects the best practices of good, integrated urban design best practices, including community-centered, walkable environments, and integrating ecological systems into urban form.

PUBLIC SURVEY QUESTIONNAIRE OBJECTIVE

The City posted the survey on its online platforms, disseminating it widely through social media channels, the municipal website, and local newsletters. The objectives of the survey were two-fold:

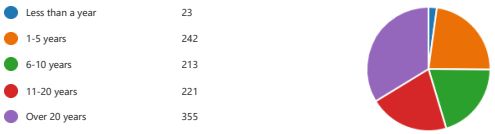
Venue for Community Voices: Provide a straightforward mechanism for residents to communicate their wishes and concerns. This includes both everyday quality-of-life issues (e.g., traffic congestion, pedestrian safety, recreational facilities) and long-range ideas (e.g., sustainable growth strategies, resilient infrastructure, and place-making improvements).

Defining Direction for the Vision Plan: Capture the broad themes and preferences emerging from the community's feedback. These themes act as a filter or framework for the developing Vision Plan—guiding the city's priorities for streetscape enhancements, park design, economic development, public facility upgrades, and other key planning initiatives.

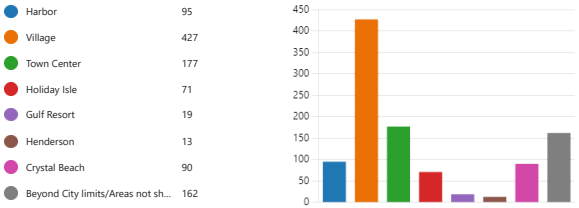


SURVEY SNAPSHOT

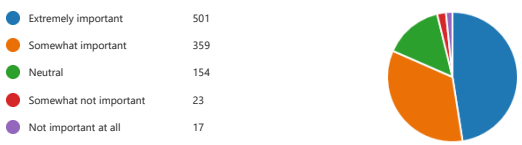
How long have you lived/worked in Destin?



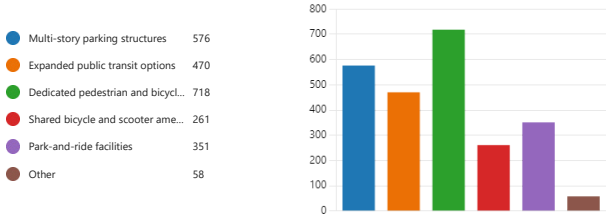
From among the areas shown on the map, in what sector/areas do you reside?



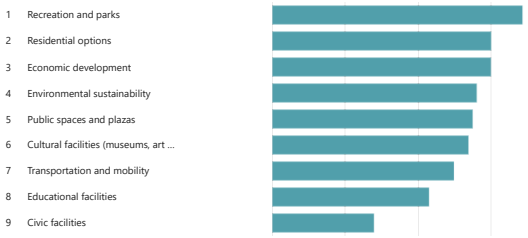
How important is it that the City's properties reflect Destin's cultural and historical heritage in its design?



What parking and transportation components should be included in the new City Hall/City Center? (Select all that apply).



Please tell us which of the following have a greater impact on where you live/work? (From among the list below, please prioritize them in order of importance by shifting the most important to the top.)



PRELIMINARY SURVEY RESULTS: KEY THEMES

After compiling the total results from the survey after it was closed, several trends surfaced:

Enhanced Connectivity and Walkability: Many respondents identified the need for safer pedestrian crossings, better sidewalk continuity, improved bike lanes, and more convenient public transit options. This highlights a shared desire for "Complete Streets" solutions and underscores the city's aspiration to become more inclusive and multimodal.

Investments in Parks and Open Spaces: A consistent theme was the call for improved recreational amenities—such as updated playgrounds, diverse sports facilities, and nature trails. Residents value Destin's natural beauty, suggesting that integrating green infrastructure and preserving ecological features should be a cornerstone of any future planning effort.

Strong Sense of Community Identity: Participants expressed enthusiasm for enhancing Destin's unique coastal character through place-making strategies—public art, cultural events, and design guidelines that celebrate local traditions. This interest aligns with New Urbanist principles of creating memorable, community-oriented environments.

Sustainability and Resiliency: Survey feedback reflected an awareness of environmental challenges such as stormwater management, rising sea levels, and habitat conservation. Many respondents endorsed measures like permeable pavements, rain gardens, native plantings, and renewable energy in municipal operations, signaling broad support for forward-thinking climate adaptation measures.

Desire for Improved Public Facilities: Echoing earlier assessments, residents noted that city services and administrative functions are dispersed, making it harder to access government resources and community events. A consolidated set of civic facilities emerges as a top priority to foster efficiency and community pride.

IMPLICATIONS FOR THE VISION PLAN

The survey's emerging themes will shape the content of upcoming planning documents, including proposed goals, strategies, and implementation steps. For example, a strong interest in walkability and multimodal transportation may lead to formal recommendations for complete street retrofits, sidewalk gap infill programs, and expanded transit routes. Likewise, broad support for park improvements could guide investments toward innovative park renovations, the creation of new pocket parks in underserved areas, or the inclusion of green infrastructure in existing public spaces.

Meanwhile, the desire for a consolidated civic campus or improved municipal facilities could spur discussions around potential site relocations, departmental reorganizations, or reimagining road alignments to facilitate seamless campus design. Underpinning all these efforts is the principle that civic infrastructure should not only be functional but also serve as a catalyst for strengthening community cohesion and reflecting local values.

BROAD THEMES EXTRACTED FROM SURVEY RESULTS

Through the City's online survey and preliminary community conversations, five overarching themes emerged. These focus areas reflect the public's collective vision for Destin's future, balancing economic vitality with the preservation of local heritage. These themes will guide the next phases of planning and inform how best to weave together community priorities, municipal services, and design best practices.

STRONG INTEREST IN **PARKS, RECREATION, AND OUTDOOR EVENTS**

A significant portion of respondents expressed enthusiasm for more active and passive recreation options. Outdoor festivals, open-air markets, and cultural gatherings resonated with many residents as opportunities to reinforce community ties and support local businesses. These preferences align with the principles of great urban design, which emphasize vibrant public spaces that foster social interaction, and sustainably-focused urban design, which integrates environmental stewardship into public realm design. By investing in upgraded park facilities, multi-functional gathering areas, and well-coordinated event programming, the City can nurture an authentic year-round destination for both residents and visitors.

INCORPORATION OF **GREEN SPACES** AND **DEDICATED PEDESTRIAN/BICYCLE PATHS**

Community members consistently called for more walkable and bike-friendly corridors, complemented by expanded green spaces. Respondents highlighted the need for dedicated paths and trails that improve connectivity between neighborhoods, parks, schools, and commercial centers. From a planning perspective, this suggests prioritizing Complete Streets strategies—such as clearly marked crosswalks, wider sidewalks, and protected bike lanes. These improvements not only enhance safety and mobility but also promote environmental sustainability by reducing automobile dependence and incorporating green infrastructure elements (e.g., bioswales, rain gardens) along pedestrian routes.

CONCERNS OVER **GROWING DEVELOPMENT**

While acknowledging the economic benefits of new development, many survey participants voiced apprehension about rapid growth altering the city's small-town appeal. These concerns underscore the importance of context-sensitive design and smart growth principles. Future planning initiatives should address height, density, architectural character, and infrastructure capacities to balance growth with preservation of local quality of life. Encouraging infill development on underutilized parcels, fostering mixed-use projects, and establishing clear design guidelines can help channel new projects into forms that enrich rather than undermine Destin's charm.

MORE PUBLIC IMPROVEMENTS FOR **RESIDENTS AND FAMILIES**

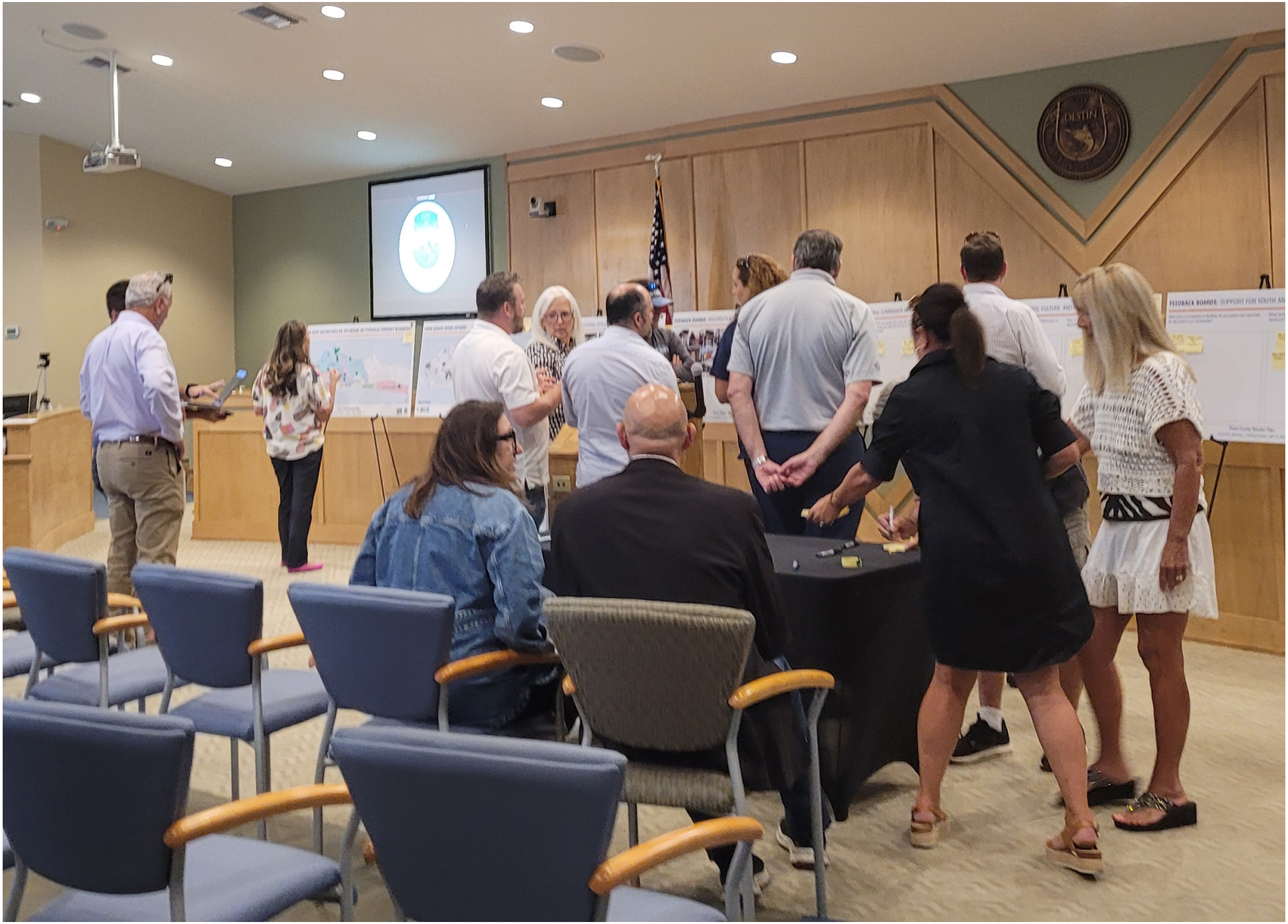
Many residents expressed a desire for additional amenities that cater specifically to year-round community members, rather than only to visitors. This might include family-friendly playgrounds, affordable indoor recreational centers, community gardens, or expanded library services. Such improvements build upon the concept of livability, supporting vibrant neighborhoods where people of all ages and backgrounds can flourish. By pairing these initiatives with robust community engagement efforts, the City can make certain that public spaces and programs remain inclusive and adaptable to evolving demographic needs.

PRESERVING **CULTURAL HERITAGE** AND FISHING VILLAGE ORIGINS

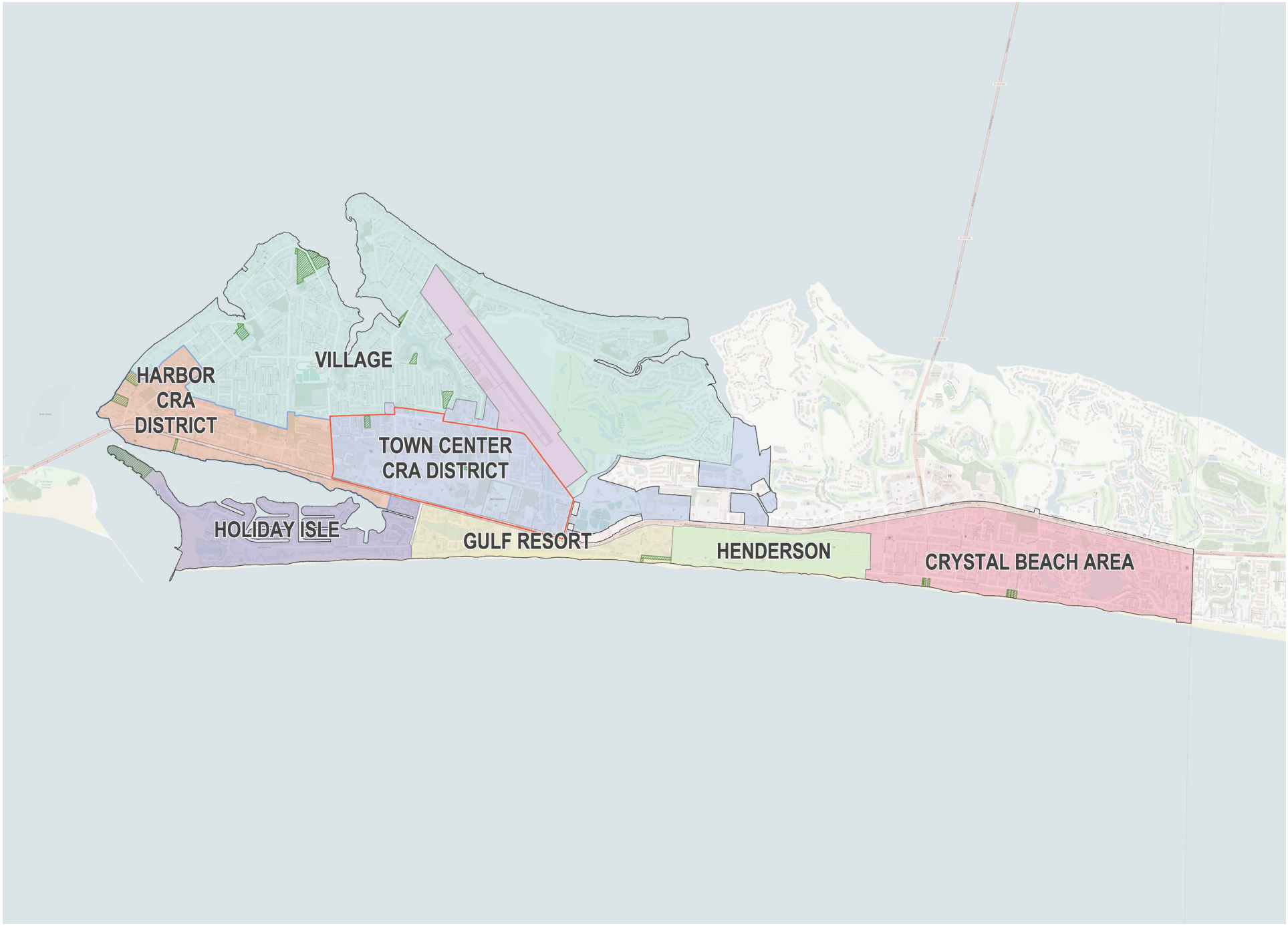
Destin's identity is deeply rooted in its history as a fishing village, and residents are keen to see that character reflected in civic properties, streetscapes, and community spaces. This theme calls for a deliberate approach to place-making, incorporating elements such as public art, interpretive signage, and architectural motifs that celebrate the city's maritime heritage. Emphasizing local materials, design details inspired by traditional fishing structures, and storytelling through landscaping can all reinforce Destin's unique identity. Ensuring that new public facilities and renovations pay homage to this heritage can unite old and new elements of the community fabric.

ON-SITE ENGAGEMENT AND OBJECTIVES

1/22/2024	**City Council Meeting for Contract Award**
2/12/2024	Meeting w/ Publix Site Developer
2/23/2024	Destin City Center Master Plan Kick-Off Meeting
2/29/2024	**Destin Vision Session Meeting**
3/5/2024	Destin HR and Finance Department Interviews
3/6/2024	Destin Public Information, Code Compliance, Library and Public Works Interviews
3/7/2024	Destin Grants and City Clerk Department Interviews
3/11/2024	Destin Planning, Engineering, Parks & Recreation, Community Development and Building Department Interviews
3/13/2024	Meeting w/ the Destin Chamber of Commerce
3/19/2024	Destin GIS and OCSO Department Interviews
3/21/2024	Destin Parks & Recreation Department Interview
3/25/2024	Destin IT Department Interview and Okaloosa EMS Interview
4/10/2024	Destin City Center Master Plan Community Meeting (CANCELLED DUE to STORM)
5/22/2024	**Destin City Center Master Plan Listening Session 01**
6/12/2024	Meeting w/ Publix Site Developer
6/26/2024	Meetings w/ Mayor Wagner, Councilman Bagby, Councilwoman Hebert and Councilman Geile
6/27/2024	Meeting w/ Councilman Destin
6/28/2024	Meeting w/ Councilman Stephens
7/1/2024	Meetings w/ Councilman Schmidt and Councilman King
8/2/2024	Meeting w/ Publix Site Developer
8/7/2024	**Destin City Center Master Plan Public Workshop**
8/26/2024	Meetings w/ Mayor Wagner and Councilman Bagby
8/27/2024	Meeting w/ Councilman Stephens
8/28/2024	Meetings w/ Councilman Schmidt, Councilman King and Councilman Destin
9/16/2024	**City Council Meeting for Progress Update on Destin City Center Master Plan**
12/16/2024	**City Council Meeting for Destin City Center Master Plan Final Presentation**



ON-SITE ENGAGEMENT



CITY OF DESTIN PLANNING AREAS

PHASE 3: ANALYSIS AND PROGRAMMING

INTRODUCTION

As the planning process moves from data collection and public engagement to in-depth analysis, it becomes increasingly important to clarify how the findings translate into actionable priorities. This phase connects the community's vision and concerns with the practical realities of civic operations, development pressures, and infrastructure constraints. Below is a detailed narrative of the gaps, challenges, and opportunities identified for Destin's city facilities and overall community programming.

PURPOSE

In the previous phases, city staff and stakeholders highlighted numerous operational, spatial, and cultural issues affecting Destin's civic fabric. The public survey results, stakeholder interviews, and site assessments exposed inefficiencies in the distribution of city departments, barriers to walkability, and a rising tension between tourist-oriented development and local identity. The goal of this analysis is to consolidate these findings and begin formulating programming strategies that address both the short-term operational needs and the broader long-term vision for Destin.

GAPS IN EXISTING CITY FACILITIES

Fragmented Departments and Miscommunication: Currently, city administrative and programmatic functions are spread across multiple buildings and geographic locations. Departments that rely on close coordination—such as permitting, finance, and planning—are not physically adjacent, causing communication bottlenecks and redundancies. This arrangement leads to disjointed workflows and an inconsistent experience for residents seeking city services.

Disproportionate Allocation of Space: The repurposing of buildings—such as the former church that now serves as City Hall Annex—has resulted in a mismatch between the available rooms and the needs of various departments. Makeshift offices and awkward internal circulation not only hinder operations but also project an image of inefficiency to the public.

Inconvenient Public Programming: Community programs are offered in multiple locations. Parents with children in different activities must frequently drive back and forth between sites like the Community Center and Morgan Sports Complex. In a city with heavy tourist traffic, this contributes to congestion, frustration, and reduced civic participation.

URBAN CONNECTIVITY CHALLENGES

Limited Multimodal Infrastructure: Despite having several key amenities—such as the Community Center, Destin History & Fishing Museum, and Destin Library—in close proximity, the streets serving these sites are not designed to support safe walking or biking. This undercuts the fundamental New Urbanist principle of creating walkable neighborhoods and leads to over-reliance on automobiles.

Parking Competition and Congestion: During peak tourism season, drivers converge on the same arteries and public parking areas. Residents often compete with visitors for spots near popular destinations, fueling resentment and eroding trust in city management. The resulting traffic congestion further discourages non-motorized travel.

Growing Disconnection from Harbor CRA Identity: The Harbor Community Redevelopment Area (CRA) offers a walkable, historic environment with cultural attractions. Yet many visitors (and even some residents) opt to drive within the CRA due to insufficient pedestrian amenities or perceived safety issues. This undermines efforts to preserve and highlight the neighborhood's fishing-village heritage.

TENSION BETWEEN SHORT-TERM AND LONG-TERM PROJECTS

Ongoing Capital Improvement Projects: The City has numerous ongoing initiatives aimed at enhancing multimodal connectivity and public infrastructure. However, funding streams and project timelines vary widely, often complicating coordination across different phases. There is a gap between shorter-term opportunities (e.g., minor street retrofits) and the transformative potential of long-range projects (e.g., a comprehensive civic center redevelopment).

Potential FDOT Encroachment: Proposed Florida Department of Transportation improvements on US 98 could encroach approximately 75 feet onto newly acquired city property (Harbor One site). This proposal presents both a complication—reducing usable civic land—and an opportunity to collaborate with FDOT on improved mobility solutions. Negotiations will need to balance state-level transportation priorities with local place-making and land-use goals.

Rapid Resort Development and Short-Term Rentals: While tourism-oriented development has bolstered city revenues, it also alters the visual and cultural fabric of Destin. Tall structures and large complexes depart from the traditional fishing-village atmosphere, sparking community concern over losing the city's distinct identity. At the same time, increased tax revenue from these developments could fund public projects—if strategically aligned with community goals.



AREAS OF ANALYSIS



EXISTING CITY HALL

OPPORTUNITIES FOR COLLABORATION AND PUBLIC BENEFIT

Public–Private Partnerships: Developers have shown interest in incorporating new municipal facilities into their mixed-use projects, recognizing that a civic presence can anchor and enliven a development. However, these discussions often become mired in concerns over profit vs. public benefit. Establishing clear standards for civic integration—such as shared open spaces, public walkways, or green infrastructure—can guide negotiations toward mutually beneficial outcomes.

Leveraging Tourism Revenue for Resident-Focused Improvements: Additional tax revenue from resorts and short-term rentals could finance infrastructure upgrades—such as expanded sidewalks, improved bicycle facilities, and enhanced public transit. By earmarking certain funds specifically for community-oriented investments, the City can show residents tangible benefits derived from tourism growth, thereby fostering a spirit of inclusion rather than competition.

Embracing Best Practices Principles in Urban Design: Both frameworks underscore the value of designing urban environments that support walkability, ecological resiliency, and cohesive public spaces. Applying these principles to city facility planning could involve clustering municipal services in a central civic campus, implementing complete street retrofits around existing amenities, and weaving green stormwater infrastructure into streetscape designs.

CULTURAL HERITAGE AND PUBLIC IDENTITY

Destin's legacy as a fishing village is a touchstone for many residents, who fear that high-rise resorts and homogenized commercial developments are diminishing the city's unique character. Community members have voiced a desire for public spaces and municipal facilities that reflect local traditions. Drawing on place-making strategies—such as interpretive signage, architectural elements inspired by historical fishing structures, and curated cultural events—can help ensure that new development or facility expansions honor Destin's roots.

The analysis of Destin's facilities, infrastructure, and emerging development patterns paints a picture of a community at a crossroads. On one hand, tourism-related growth offers financial resources and opportunities to revitalize public spaces. On the other, the fragmentation of city departments and the strain on local infrastructure have led to operational inefficiencies and public mistrust.

MOVING FORWARD, THE CITY CAN USE THESE FINDINGS TO:

Develop **comprehensive programming** for a consolidated civic campus or closely co-located municipal facilities that reduce travel burdens on residents and staff.

Prioritize **multimodal enhancements** (sidewalks, bike lanes, transit amenities) that reinforce walkability, reduce traffic conflicts, and celebrate Destin's coastal heritage.

Structure **public–private partnerships** around explicit community benefits, ensuring that new development aligns with local identity and fosters equitable access to services and amenities.

Coordinate short-term projects and long-term infrastructure strategies to maintain continuity in design, funding, and impact.

OPPORTUNITIES IN THE EXISTING CITY FACILITIES

INTRODUCTION

As Destin evolves, existing city properties offer significant potential for strengthening community life, celebrating local heritage, and integrating resilient, ecologically oriented design solutions. The following sections examine how each site can adapt to meet both the City's current needs and the broader aspirations identified through community surveys and stakeholder input. By aligning these redevelopment possibilities with design principles (walkability, mixed-use environments, community cohesion) and sustainable approaches (green infrastructure, ecological integration), the City can create spaces that are both functional and emblematic of Destin's heritage.

INTEGRATING OPEN SPACES, GREEN INFRASTRUCTURE, AND TREE CANOPY

Survey responses highlight a strong community desire for more public open spaces, enhanced vegetation, and improved tree canopy. These elements not only improve aesthetics and environmental quality but also foster a sense of civic pride and promote social well-being.

Reassessing Development of City Sites: Publicly owned properties can be reconfigured to include informal gathering areas, park-like terraces, and native plantings. By prioritizing such spaces in every new or existing facility, the City can support events ranging from local festivals to smaller neighborhood get-togethers, all while bolstering ecological resilience through sustainable landscaping and stormwater management practices.

Green Infrastructure Opportunities: Incorporating green infrastructure—such as rain gardens, bioswales, and permeable pavements—ensures that both new and renovated facilities not only manage stormwater more effectively, but also enhance the scenic and ecological value of public grounds. These features can help Destin meet broader sustainability goals and safeguard critical habitats amid ongoing development pressures.

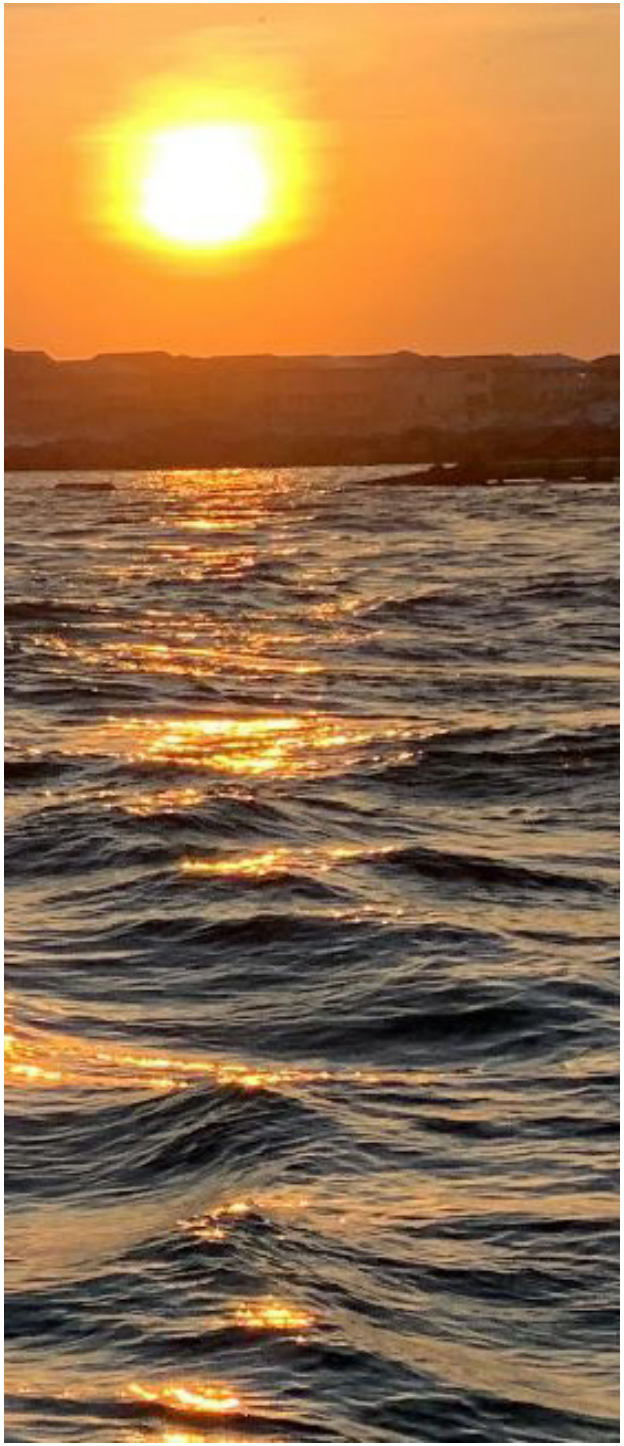


THE HARBOR ONE SITE

Located at Destin's western-most end, the Harbor One site represents an undeveloped lot with significant potential for public waterfront access and scenic enjoyment, especially during sunset hours.

Waterfront Access and View Corridors: Redeveloping this property with a focus on pedestrian-friendly design and landscape integration can allow residents and visitors to immerse themselves in Destin's coastal beauty. A thoughtfully planned public promenade, boardwalk, or waterfront park could feature seating areas, interpretive signage about local ecology and fishing traditions, and possibly small-scale commercial amenities (e.g., cafés, food kiosks) that complement the natural setting.

Tourism and Local Identity: As Destin continues to grow, the Harbor One site could function as a signature public space that showcases the city's blend of maritime heritage and contemporary vibrancy. Including design elements inspired by Destin's fishing-village history—such as stylized pavilions or art installations—would tie this site to the city's cultural identity. This can be done while still accommodating events or gatherings aimed at both tourists and year-round residents.





THE GATEWAY SITE (COMMUNITY CENTER IN THE HARBOR CRA)

Positioned in the heart of the Harbor Community Redevelopment Area (CRA), the Gateway site hosts Destin's existing Community Center and sits adjacent to the Destin History & Fishing Museum.

Potential for Structured Parking and Multimodal Connectivity: The sloped topography opens the possibility of constructing a three-story parking garage that supports both city staff and public visitors. Integrating a "park-on-the-roof" or "green deck" could maximize usable space while blending the structure into its surroundings. Coupled with improved sidewalk networks and bike paths, this would help accommodate local mobility needs while enhancing walkability in the Harbor CRA.

Cultural Heritage and Place-Making: The adjacency of the History & Fishing Museum underscores the importance of retaining and celebrating Destin's maritime past. A new civic plaza or multi-use gathering space in front of the museum could host seasonal festivals, live performances, or farmers' markets that reflect the area's history. Architectural accents, interpretive signage, and public art installations could highlight the city's long-standing relationship with the fishing industry, linking the site's identity to broader themes of cultural preservation.

Catalyst for Harbor CRA Revitalization: By creating an inviting and multifunctional community venue, the Gateway site could become a focal point for neighborhood-scale regeneration—supporting local businesses, tourism, and day-to-day community life. Upgrades to adjacent streetscapes, crosswalks, and lighting can further stimulate an environment that invites pedestrians to linger and engage with nearby shops, museums, and green spaces.





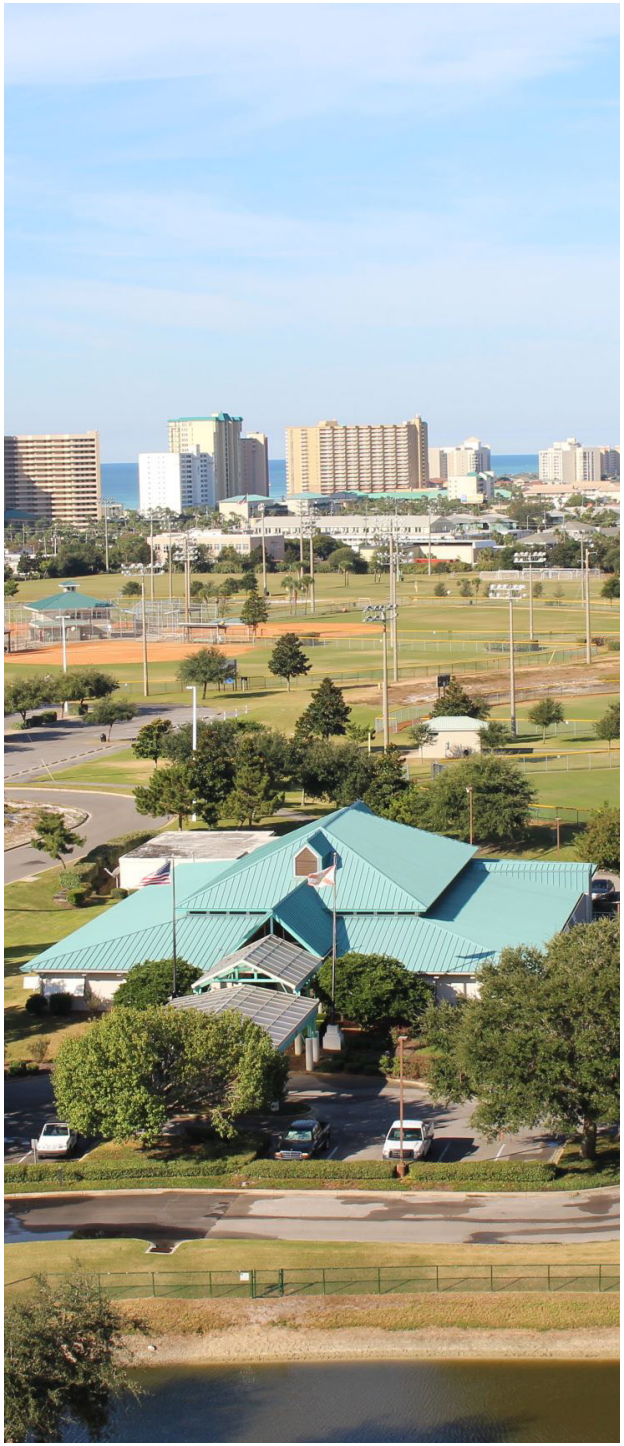
THE MORGAN SPORTS COMPLEX

Though it sits outside the core of the Town Center CRA, the Morgan Sports Complex offers a unique opportunity to establish a large-scale civic campus with significant programming flexibility.

Potential for Event and Recreational Hub: With ample open areas, the complex can accommodate big gatherings (e.g., outdoor concerts, sports tournaments, holiday festivities) and smaller community events (e.g., neighborhood picnics, youth sports clinics). Strategically designed pathways and signage can encourage synergy between these recreational zones and any new municipal buildings on-site.

Improving Circulation and Access: The current configuration across North and South properties on either side of Commons Drive W creates safety and connectivity challenges for pedestrians, cyclists, and drivers. A loop road system or realigned entries could enhance circulation, while improved pedestrian crossing features (e.g., raised crosswalks, traffic-calming installations) would strengthen on-site safety. Landscaping elements, shade trees, and seating areas can break up the large spans of pavement often associated with sports complexes, creating a more welcoming, park-like environment.

Expansion of Civic Functions: If the City envisions consolidating certain departments or services at the Morgan Sports Complex, the site's ample space allows for purpose-built structures that could incorporate administrative offices, public meeting areas, or other municipal needs. Co-locating civic offices with sports and recreation facilities encourages day-to-day community interactions and can help brand the complex as Destin's central hub for civic life.



OPPORTUNITIES IN THE EXISTING CITY FACILITIES

INSIGHTS

Across these properties—Harbor One, the Gateway site, and the Morgan Sports Complex—Destin has multiple avenues to enhance public open space, showcase local history, and meet growing demands for both community services and tourism infrastructure. As Phase 3 transitions into the creation of conceptual designs and programmatic frameworks, the City can use this analysis to:

1. Identify quick-win improvements—like adding landscaping and simple wayfinding—that immediately boost user experience.

2. Outline mid- and long-term projects (e.g., structured parking, waterfront promenades, new civic buildings) that can be sequenced with available funding and external partnerships.

3. Weave Destin's fishing-village heritage into the design language, ensuring that all new facilities and open spaces strengthen the city's unique sense of place.

4. Maintain a balance between local values—walkability, historical continuity, ecological stewardship—and the economic necessities of a growing tourist destination.





CITY-WIDE CONNECTIVITY

INTRODUCTION

Destin's success as a vibrant, livable community depends on how well its transportation networks accommodate everyday needs and evolving tourist demands. Current patterns highlight significant imbalances in how open spaces and infrastructure serve different user groups. Addressing these challenges through urbanism principles will help the City craft a holistic mobility strategy that prioritizes equitable access, safety, and aesthetic quality.

GAPS IN THE EXISTING CITY-WIDE CONNECTIVITY

Congested Arterials and Divergent User Needs: US 98 functions as the primary artery for residents and tourists alike. When traffic on US 98 becomes congested, drivers turn to secondary routes, causing increased stress on other local streets. As the City contemplates improvements—such as landscaping, sidewalks, or intersection upgrades—it faces the dilemma of choosing which routes merit the highest priority. Enhancements could focus on the tourist corridor (to improve visitor perceptions and ease flow) or on neighborhoods (to improve daily commutes, reduce cut-through traffic, and increase safety). Failing to address both perspectives in a balanced manner risks further fracturing community trust and exacerbating mobility challenges.

Imbalance in Open Spaces and Pedestrian Infrastructure: Although the Harbor CRA contains popular amenities and cultural attractions, many full-time residents live elsewhere—particularly in Destin's "Village" area. However, walkable routes that connect neighborhoods to these core destinations are limited. Sidewalks are often narrow (5 feet) and located directly adjacent to vehicle lanes, creating an uncomfortable pedestrian experience. Additionally, some unincorporated areas depend on Destin's amenities, further straining the city's roadway network and available open spaces.

Under-Recognized City Center: According to the pre-design survey, the Town Center Community Redevelopment Area (CRA) is the central place where many people work or conduct business. Yet it currently lacks the cohesive identity and public spaces that define a "City Center." The absence of visible gateways, consistent streetscape treatments, or a prominent civic gathering space prevents the area from functioning as the communal heart of Destin, leaving residents and visitors without a clear sense of place or orientation.

OPPORTUNITIES IN THE EXISTING CITY-WIDE CONNECTIVITY

Small-Scale Urban Design Interventions: Destin's geographic scale is relatively modest, suggesting that even targeted, incremental interventions can yield significant improvements in the user experience. These strategies might include:

Pedestrian Safety Enhancements: Upgrading crosswalks with raised platforms or better signage, widening sidewalks, or adding tree lawns for shade and comfort.

Tactical Placemaking: Quick, lower-cost projects—such as curb extensions, painted bike lanes, or parklets—that can be tested on a pilot basis and refined over time.

Wayfinding and Branding: Clearly marked signage and consistent aesthetic cues can unify the Harbor CRA, Town Center CRA, and outlying neighborhoods under a cohesive Destin identity.

Balancing Tourist and Resident Needs: By applying Complete Streets concepts to key corridors beyond US 98, the City can foster safer, more appealing routes for both visitors and residents. For example, side streets or collector roads that serve popular recreational areas or schools can be retrofitted to support pedestrians, cyclists, and transit. At the same time, a more aesthetically appealing tourist corridor—featuring landscaping, clear signage, and well-designed public spaces—can enhance the overall economic vitality of Destin without detracting from everyday quality of life.

Leveraging Compact City Center Principles: The Town Center CRA can be re-envisioned as a distinct focal point with civic uses (e.g., a new City Hall, consolidated municipal buildings), community gathering spaces, and mixed-use development that promotes walkability. This "downtown" nucleus would benefit from high-quality streetscaping, community events, and integration with the surrounding Harbor CRA. In doing so, the City would effectively create a "live-work-play" district that reflects both the historical charm of Destin's fishing roots and the contemporary appeal of a modern coastal city.

Inter-Agency Cooperation and Vision-Driven Funding: Collaborations with state or federal transportation agencies—like FDOT—can harness additional funding streams for multimodal projects. A clear city-wide connectivity plan also lays the groundwork for applying for grants dedicated to green infrastructure, trail expansions, or transit enhancements. Ensuring that each new project aligns with the overarching vision for Destin allows the city to coordinate phased improvements effectively while maintaining design consistency.

INSIGHT

Destin's city-wide connectivity challenges present a critical turning point. While heavy dependence on US 98 underscores the need for improved arterials and tourist corridors, there is also a clear call from residents for safer, more comfortable local routes. By weaving small urban design interventions, inclusive public spaces, and strategic multimodal upgrades into the city fabric, Destin can cultivate a balanced transportation network that embraces both its tourism-based economy and the well-being of its year-round population.

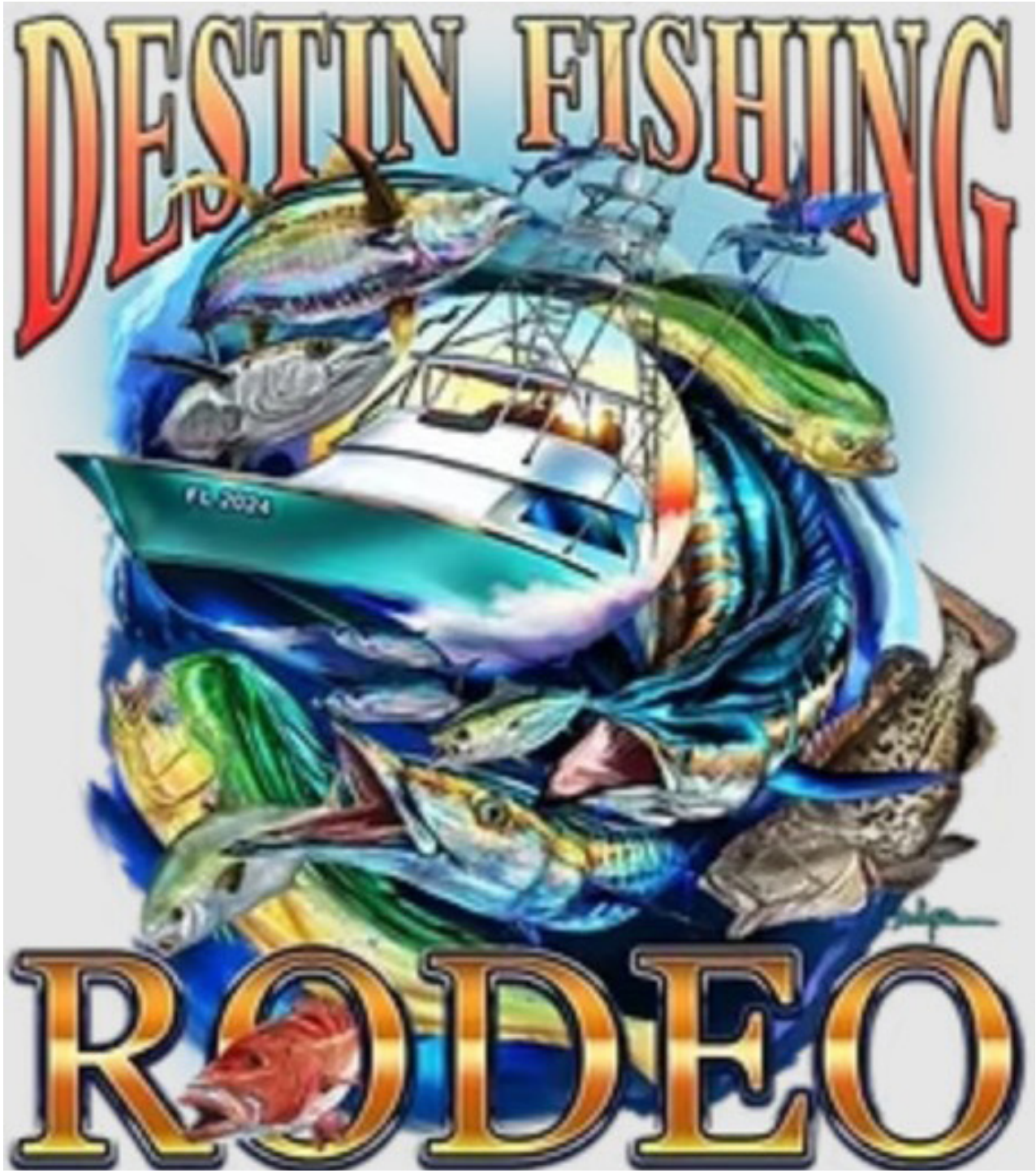
Moving into subsequent planning phases, the City can:

1. Develop prioritized improvement plans for identified corridors, guided by data on traffic volumes, crash history, and community desires.

2. Implement low-cost pilot projects that enhance walkability or test new traffic patterns, ensuring lessons learned inform permanent solutions.

3. Frame Town Center CRA revitalization as a central project, reinforcing it as a civic hub that complements the Harbor CRA's cultural and recreational draws.

4. Coordinate across governmental and private-sector partners to fund and execute a cohesive, future-forward connectivity strategy.




MROCK II

HIGHLIGHTS FROM SCHEMATIC PLANNING-LEVEL DESIGNS, REFINED PROGRAMMING, & STAKEHOLDER FEEDBACK

During this phase, the project team translated insights from earlier data collection and community engagement into preliminary design concepts and refined programmatic strategies. In keeping with urban design principles of walkable, human-scaled environments and sustainably-focused urbanism perspectives emphasizing green infrastructure and ecological integration, the team explored multiple ways to distribute civic functions among existing city-owned properties. Below is a comprehensive look at the emerging ideas and how stakeholder feedback shaped these planning-level designs.

1 ITERATING SCHEMATIC OPTIONS AND SITING STRATEGIES

Drawing from prior assessments, the design team developed a series of site layout concepts that considered both the operational demands of City Staff and the long-term goals

2 REFINING PROGRAMMING FOR GREATER SYNERGY

One of the key takeaways from earlier analyses was that several programs were underused due to inadequate allocation of spaces.

3 PUBLIC ENGAGEMENT AND STAKEHOLDER FEEDBACK

The design team regularly hosted workshops, open houses, and council presentations to exhibit early schematics. Renderings, maps, and diagrams helped stakeholders visualize different siting choices and architectural styles

4 KEY TAKEAWAYS AND NEXT STEPS

The evolving schematic designs strive to honor existing community attachments while optimizing facility layouts for improved staff performance and enhanced resident engagement. Feedback gathered in these early design presentations will serve as the foundation for further refinements.

COMPREHENSIVE VIEW OF IDEAS AND STAKEHOLDER FEEDBACK

1

ITERATING SCHEMATIC OPTIONS AND SITING STRATEGIES

Multiple Combinations of Facility Locations

Drawing from prior assessments, the design team developed a series of site layout concepts that considered both the operational demands of City Staff and the long-term goals for creating welcoming, inclusive civic spaces. Each scenario examined different ways to cluster administrative offices, recreational programming, and cultural amenities on the Harbor One site, Gateway site, and Morgan Sports Complex, among other city-owned parcels.

Minimizing Disruption to Daily Operations

The team also weighed the logistics of relocating City Staff during construction or renovation. Temporary trailer offices emerged as a viable short-term solution, ensuring that municipal services could continue uninterrupted if certain existing structures—like the current City Hall—were demolished and rebuilt on the same site. This planning step is critical to maintain normal City operations and public accessibility throughout the build-out process.

2

REFINING PROGRAMMING FOR GREATER SYNERGY

Addressing Underutilized Sites

One of the key takeaways from earlier analyses was that several programs were underused due to inadequate allocation of spaces. To address this, the design team looked for ways to consolidate complementary activities in close proximity, making it simpler and more appealing for residents to engage with multiple programs.

Gateway Site in the Harbor CRA

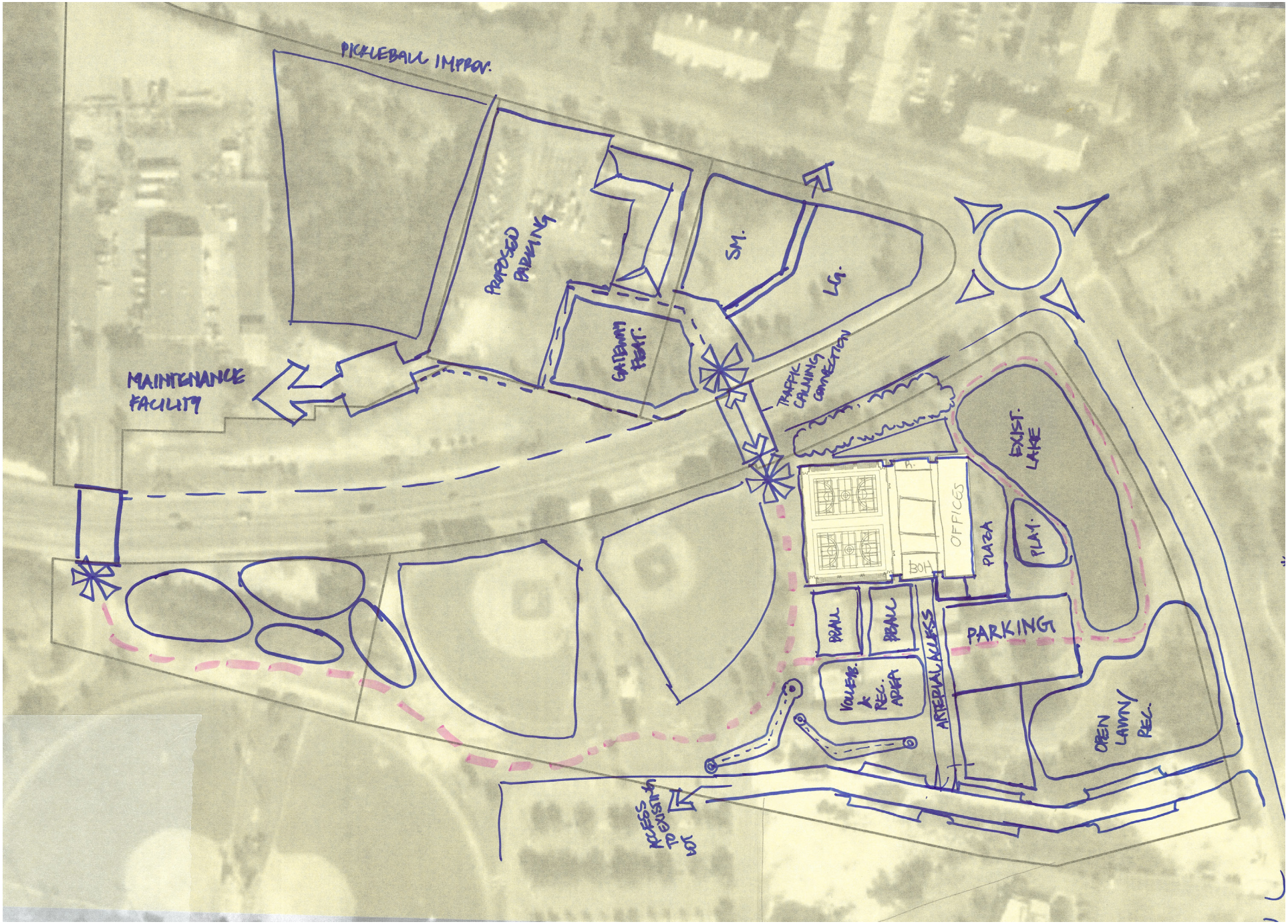
Reimagined as a cultural and educational hub, celebrating Destin's rich fishing heritage and hosting informal community events. Its central location and adjacency to the Fishing Museum encourage synergy between historical interpretation, tourism, and local gatherings.

Morgan Sports Complex

Positioned as the city's primary venue for large-scale sporting events, tournaments, and open-air gatherings. This focus would alleviate the strain on smaller sites, improving the efficiency and quality of recreation programming.

Multi-Generational Appeal

By grouping similar activities (e.g., youth sports, adult fitness programs, and large festivals) within the same property, the City can foster a sense of communal identity and cross-generational interaction. Parents attending a youth baseball game could conveniently participate in a fitness class, or community members enjoying a local music festival could also learn about Destin's maritime legacy at an on-site interpretive display.



SKETCH DURING SCHEMATIC DESIGN


HARBOR
BOARDWALK
HARBOR
BOARDWALK

3

PUBLIC ENGAGEMENT AND STAKEHOLDER FEEDBACK

Showcasing Design Options

The design team regularly hosted workshops, open houses, and council presentations to exhibit early schematics. Renderings, maps, and diagrams helped stakeholders visualize how different siting choices and architectural styles might align with Destin's broader vision for connectivity, historical preservation, and sustainable growth.

Addressing Sentimental Ties to Existing Public Buildings

Some residents voiced concern about significantly altering or replacing longtime community landmarks, fearing a loss of sentimental value. In these discussions, the design team worked to identify the specific events, memories, and architectural features that contributed to the emotional resonance of these buildings. Incorporating these elements into new proposals—whether through adaptive reuse, integrating recognizable design motifs, or programming the same beloved events—ensures that legacy and tradition remain part of Destin's evolving cityscape.

Community Values and Priorities

Attendees repeatedly emphasized:

Celebration of Local History: Residents want public spaces that preserve Destin's "small fishing village" identity, prompting designers to integrate cultural elements—such as maritime-themed public art, heritage markers, and interpretive signage—into each concept.

Family-Friendly Atmosphere: Families see a need for safe, welcoming spaces that cater to all ages, from playgrounds and splash pads for children to shaded seating areas and walking paths for seniors.

Enhanced Open Spaces: Many participants expressed a strong preference for outdoor venues designed for festivals, farmers' markets, and informal gatherings.

Civic Life in Public Spaces: Stakeholders want to see new or renovated facilities become catalysts for broader community interaction, whether through event programming, public art displays, or educational exhibits that deepen local pride.

4

KEY TAKEAWAYS AND NEXT STEPS

Balancing Heritage with Modern Efficiency

The evolving schematic designs strive to honor existing community attachments while optimizing facility layouts for improved staff performance and enhanced resident engagement. This balance is crucial to fostering trust and enthusiasm among stakeholders who may be hesitant about significant changes.

Holistic Civic Programming

By distributing programs thoughtfully among the Morgan Sports Complex, Gateway site, and other suitable properties, Destin can nurture a range of recreational, educational, and cultural activities that reflect the community's diverse interests. Establishing clear roles for each site avoids duplication and directs resources where they can have the greatest impact.

Continued Community Dialogue

Feedback gathered in these early design presentations will serve as the foundation for further refinements. The next stages will involve more detailed site designs, cost estimates, and phasing strategies, ensuring that public engagement remains an integral part of the process. Collaborations with local organizations, potential private partners, and other governmental agencies will help align funding opportunities and long-term operational plans.



PHASE 4: FINAL PROGRAMMING AND RECOMMENDATION

INTRODUCTION

In the final stage of planning, the project team has synthesized community feedback, environmental considerations, and operational needs into cohesive design strategies. The overarching goal remains to celebrate Destin's heritage, embrace a modern coastal identity, and promote sustainable, inclusive development. Below is a detailed narrative of the proposed architectural and urban design solutions, reflecting a balance between walkable, community-focused design and ecological integration and green infrastructure.

PURPOSE

From the earliest public surveys to the refined schematic designs, the City's residents and stakeholders have consistently expressed a desire to reinforce Destin's maritime roots, create welcoming public amenities, and consolidate municipal operations to improve service delivery. The final recommendations presented here outline how each key property can evolve to meet these objectives, while respecting the unique constraints and opportunities of each site.

ARCHITECTURAL STYLES



FLORIDA VERNACULAR

A scaled comparison of the footprint of the area designated for Destin's City Center is being provided to illustrate the amazing opportunity that exists to create a concentration of dense development that can be attractive to potential developers, buyers and investors. With the exception of Brickell and Downtown Coral Gables, the remaining areas are all recently established as locations allowing for higher development densities with a mix of uses.



ECLECTIC (MIX OF OLD AND NEW)

HARBOR ONE

EMBRACING PASSIVE RECREATION AND SCENIC VISTAS

On the western-most edge of Destin, the Harbor One site emerges as an ideal location for **open, primarily passive recreation.** The design team envisions an outdoor amphitheater—unlit and with minimal parking provided only for ADA compliance—to encourage day-time gatherings and sunset viewings. Avoiding permanent structures within the **75-foot FDOT encroachment** area preserves future flexibility should the proposed bridge approach expand.

Outdoor Amphitheater for Passive Events: Seating areas and gentle terracing will be oriented to frame panoramic views of the water, fostering an intimate connection with Destin's coastal environment. The amphitheater will rely on the natural topography and selectively placed vegetation to define performance and seating zones, ensuring minimal environmental footprint.

Predominantly Open Space: Landscaped lawns, walking paths, and carefully integrated native plantings create a comfortable setting for informal recreation, such as picnics, sunset strolls, and community gatherings. This open-space emphasis underscores urban design principles by preserving coastal ecosystems and ensuring that built interventions harmonize with the site's natural character.



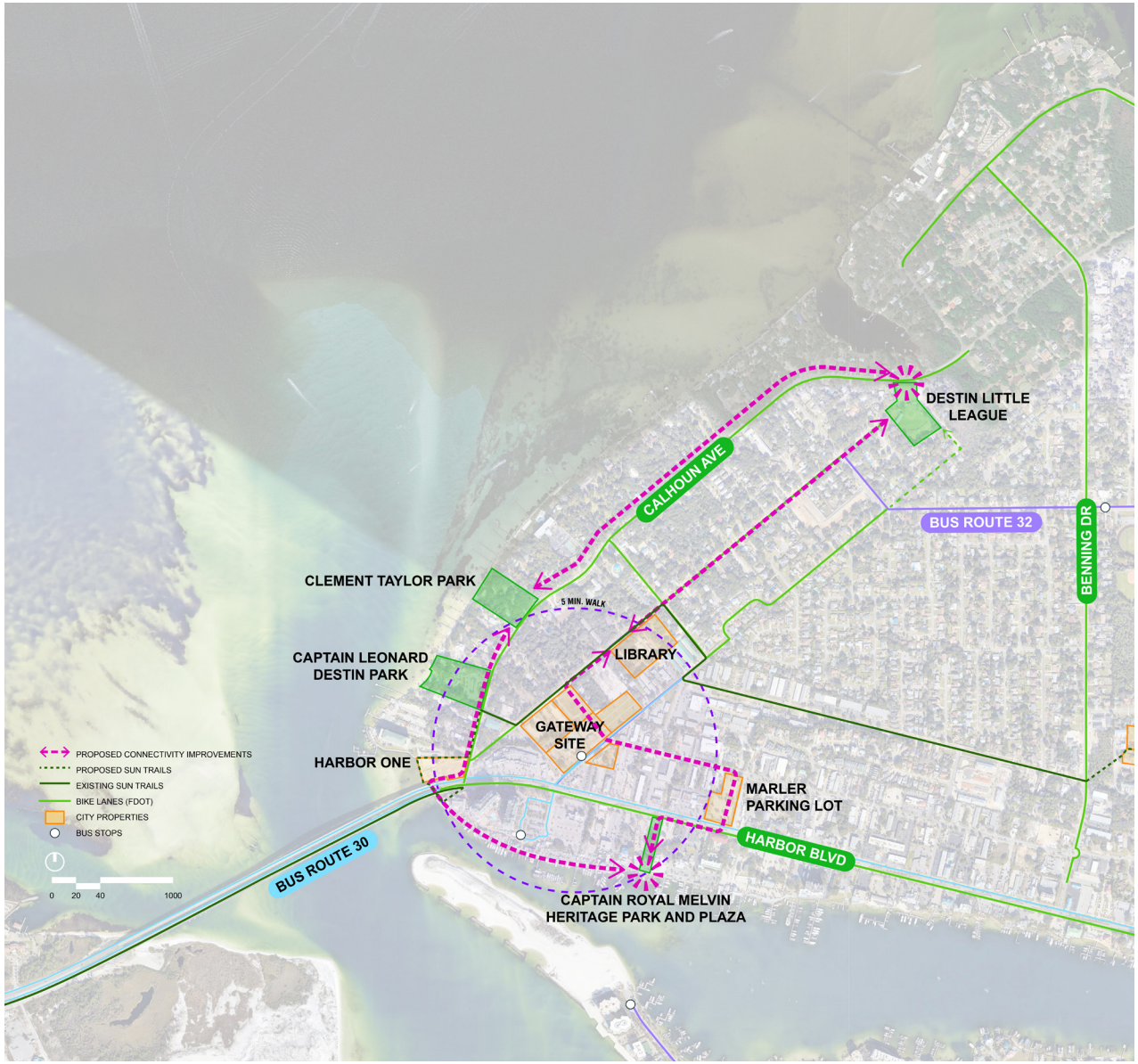
HARBOR CRA NETWORK

STRENGTHENING THE NETWORK AND CITY-WIDE LINKAGES

To revitalize the public realm and reconnect existing assets, a series of Connectivity Improvements are proposed throughout the Harbor Community Redevelopment Area (CRA). Key enhancements include improved pedestrian and bicycle connections between the Destin Little League Park and the Captain Royal Melvin Heritage Park and Plaza.

Enhanced Pedestrian Experience: Wider sidewalks, improved crosswalks, and green infrastructure elements—such as bioswales and street trees—will make walking and biking safer and more pleasant. By limiting curb cuts and introducing traffic-calming features, the project aims to reduce vehicular dominance, in line with New Urbanist best practices.

Multi-Modal Continuity: Strategically placed wayfinding signs, designated bike lanes, and ADA-accessible pathways strengthen the sense of a cohesive district. This enhanced connectivity allows both visitors and residents to move seamlessly among parks, plazas, and cultural venues, reinforcing the Harbor CRA as a place where social, recreational, and economic activities intersect.



GATEWAY SITE
A “FISHING VILLAGE” TRIBUTE

Situated in the heart of the Harbor CRA, the Gateway site transforms into a living showcase of Destin’s maritime past while providing new opportunities for cultural and recreational programming. Proposed features include a recreation of historical elements—such as the old Fish Camp, Destin Family Homestead, School House, and Post Office—with an open lawn and outdoor amphitheater.

Historical Reconstruction and Cultural Events: Modeled on traditional structures, these rebuilt facilities serve as interactive exhibits celebrating the City’s origins. Visitors can learn about Destin’s fishing legacy while participating in modern cultural events, from outdoor concerts to seasonal festivals. This merging of past and present embodies the public’s desire to honor history while cultivating new community traditions.

Eclectic Architectural Style and Florida Vernacular: Informed by survey results and stakeholder interviews, the design team proposes an Eclectic aesthetic that harmoniously blends old and new forms. Florida Vernacular design elements—like elevated porches, broad eaves, and ventilation-friendly layouts—adapt naturally to the coastal climate. The amphitheater, Fishing Museum, and other structures can adopt these stylistic references, reinforcing a sense of authenticity throughout the site.

Central Open Lawn and Outdoor Amphitheater: To support ongoing community gatherings, a landscaped lawn anchors the “Fishing Village” concept, offering flexible space for informal picnics, small-group performances, and other civic events. An adjacent amphitheater can host larger gatherings, blending historical ambiance and modern amenities.



MORGAN SPORTS CIVIC & RECREATIONAL COMPLEX

NEW FACILITIES: CITY HALL AND COMMUNITY CENTER

A core outcome of the programming analysis is the recommendation to consolidate City departments into a new, purpose-built City Hall and to develop a new Community Center equipped to serve Destin's multigenerational needs.

New City Hall Facilitating Collaboration: The proposed City Hall design ensures proximity among complementary departments (such as Permitting, Finance, and Planning), reducing inefficiencies caused by today's fragmented layout. Shared meeting rooms, central lobbies, and integrated technology foster inter-departmental communication. This arrangement not only enhances City staff performance but also provides a more straightforward experience for residents accessing municipal services.

Community Center for All Ages: To meet the breadth of recreational, educational, and social needs, the new Community Center will feature flexible indoor spaces—such as classrooms, multipurpose rooms, and fitness studios—as well as well-designed outdoor areas tailored for sports, leisure, and community events. Emphasizing universal design and accessibility ensures that residents from all generations and mobility levels can participate fully in civic life.

Phased Construction and Interim Solutions: A Phased approach can minimize the disruption by major construction. Temporary trailer offices or short-term relocations will maintain essential services while avoiding burdens on staff and community members. Clear communication strategies around construction timelines will help residents plan accordingly and sustain public trust throughout the transition.



KEY FINDINGS AND ANALYSIS

03



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KEY FINDINGS AND ANALYSIS

PURPOSE

This section summarizes the opportunities, gaps, and needs identified through the preceding phases of research, stakeholder engagement, and schematic design exploration. By recognizing both the constraints and potential inherent in Destin's existing conditions, these findings lay the groundwork for targeted solutions that integrate form-focused urban design ideals (community-centric and walkable environments) with sustainably-focused design principles (ecologically informed and resource-efficient spaces).

OPPORTUNITIES

REIMAGINING PUBLIC LANDS

The public's desire for additional open spaces, tree canopy, and green infrastructure creates a window for rethinking existing and future civic sites. Incorporating more outdoor amenities—such as flexible lawns, shaded seating areas, native plantings, and stormwater mitigation features—can transform these properties into vibrant gathering spaces that encourage both social interaction and environmental stewardship.

ESTABLISHING A MULTI-FUNCTIONAL CIVIC CAMPUS AT THE MORGAN SPORTS COMPLEX

Although the Morgan Sports Complex lies outside the Town Center CRA, it holds substantial potential for hosting a variety of events—from large-scale festivals to smaller community programs. By addressing circulation challenges on Commons Drive W and implementing a loop system or improved pedestrian crossings, the Complex could evolve into a safe, accessible hub of civic life. This opportunity dovetails with the broader vision of creating an interconnected network of public spaces throughout Destin.

GAPS

INEFFICIENT ALLOCATION OF MUNICIPAL DEPARTMENTS

Existing civic facilities are scattered across multiple buildings and sites. This segmentation results in miscommunication among City Staff, hampering the overall efficiency of municipal operations. Departments requiring close collaboration—such as permitting, finance, and planning—remain physically separated, creating duplication of efforts and confusion for residents seeking services.

FRAGMENTED CIVIC IDENTITY

Rapid development of resorts and short-term rentals has injected new revenue into city coffers but also transformed Destin's built form. High-rise developments and sprawling complexes clash with the community's memory of a close-knit fishing village characterized by ample open space. This ongoing shift underscores the need for cohesive urban design guidelines and strategies that preserve Destin's authentic sense of place.

NEEDS

CONSOLIDATED GOVERNMENT OPERATIONS

A unified or closely co-located space for municipal functions can streamline daily operations, enhance cross-departmental synergy, and simplify public access to services. By bringing staff and services under one roof—or in proximate buildings linked by walkable corridors—the City can reduce inefficiencies and support a more transparent, user-friendly experience for residents and businesses.

MULTI-GENERATIONAL RECREATIONAL AMENITIES

The community consistently emphasizes the need for diverse, inclusive programming that appeals to all ages. Indoor and outdoor facilities should accommodate children's activities, adult exercise classes, senior programs, and communal gatherings, ensuring equitable access and fostering social cohesion among different demographic groups.

VERSATILE PUBLIC SPACES FOR LARGE AND SMALL EVENTS

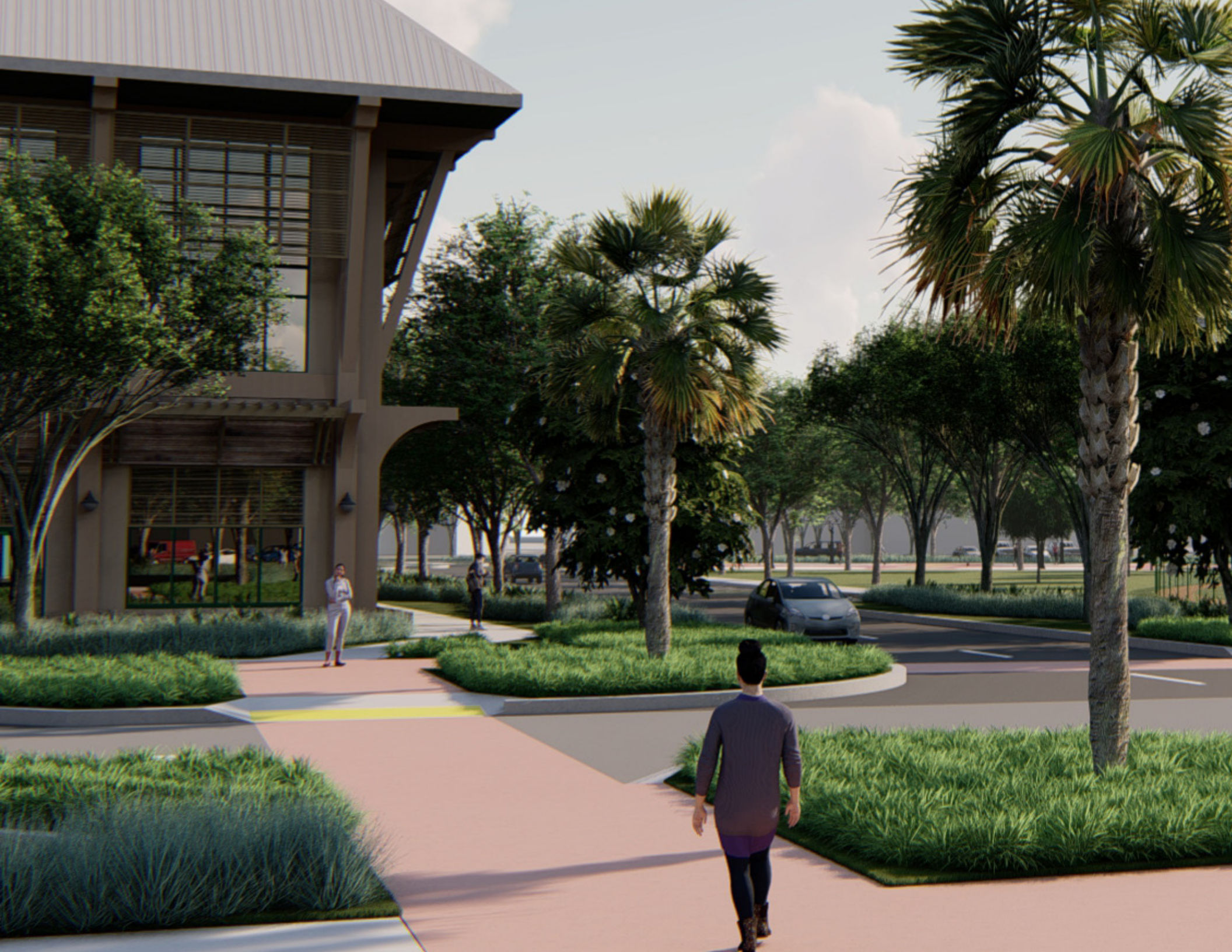
Destin's growing population and tourism market calls for flexible, well-designed outdoor areas capable of hosting everything from neighborhood picnics to major cultural events. These spaces should be adaptable, with features like open lawns, amphitheaters, and pavilions that can be used year-round.

PRESERVATION AND CELEBRATION OF LOCAL HERITAGE

Protecting Destin's fishing-village legacy remains a core community value. Public spaces, parks, and civic buildings can incorporate historical references—architectural motifs, interpretive signage, or museum displays—to celebrate the city's origins and keep local traditions alive for residents and visitors alike.

ENHANCED PUBLIC HEALTH, SAFETY, AND WELLBEING

Building on principles of Complete Streets and sustainable design, Destin must prioritize pedestrian and cyclist safety throughout the urban fabric. Improvements could include widened sidewalks, clearly marked bike lanes, well-lit crosswalks, and traffic-calming measures that enable residents and visitors to move comfortably and confidently through the city.



POTENTIAL BEST PRACTICES FOR DESIGN OF NEW FACILITIES

Informed by public input, stakeholder interviews, and an analysis of local conditions, the following best practices focus on creating facilities that support Destin's cultural identity, ecological well-being, and community-oriented lifestyle. These recommendations draw from good design principles—emphasizing walkability, mixed-use development, and vibrant public spaces, advocating for green infrastructure, environmental stewardship, and contextual site design.

1 ARCHITECTURAL CHARACTER

Promote the creation of well-scaled character districts and sub districts to foster a sense of neighborhood and locality.

2 GREEN SPACES

Reinforce the connection between the City Center development vision and the existing lake on its north to create an active, attractive waterfront destination.

3 RECREATIONAL PROGRAMMING

Anchor a high-quality public realm with pedestrian-scaled public open spaces with a generous number of inter-connected trails, parks and plazas.

4 GREEN INFRASTRUCTURE

Develop a fine-grained pedestrian-scaled network of streets and blocks that facilitates ease of connectivity.

5 HONORING CULTURAL HERITAGE

Fully leverage and capitalize on the available existing and planned transit facilities for the Palmetto Station.

6 STORMWATER MANAGEMENT

Respond to area traffic conditions, particularly those along the impacting corridor through a distribution of a new internal road network.

7 ENERGY EFFICIENCY

Establish and reduced parking requirements that reflect the transit accessibility afforded by the proximity of the MetroRail and its urban character.

BEST PRACTICES

1

ARCHITECTURAL CHARACTER: FLORIDA VERNACULAR AND ECLECTIC AESTHETICS

Florida Vernacular Inspiration

Drawing on the regional tradition of raised floors, wide porches, and sloping roofs ensures that new facilities respond to the local climate. This architecture also evokes a sense of place, tying modern development to the city's coastal heritage.

Eclectic Balance of Old and New

An eclectic design approach allows contemporary materials, technologies, and aesthetics to mingle with time-honored building forms. This can be achieved through creative reinterpretations of historic elements—like wood siding or lattice detailing—paired with modern steel, glass, or concrete components. This balance helps evolve Destin's identity without forsaking its fishing-village roots.

2

PARKS, GARDENS, AND GREEN SPACES

Integration of Parks and Gardens

Incorporating landscaped courtyards, small pocket parks, and community gardens within civic properties fosters social interaction, offers shade and respite, and enhances stormwater management through vegetated areas.

Dedicated Walking and Biking Trails

Strategically placed pathways encourage active transportation, connecting public buildings, parks, and neighborhoods in a safe, cohesive network. Trails should include wayfinding signage, rest areas, and water stations to accommodate all user groups.

Universally Designed Playgrounds

Play areas that consider children of all abilities underscore Destin's commitment to inclusivity. Incorporating sensory play features, accessible surfacing, and safe, age-appropriate equipment ensures that children can engage equitably in outdoor recreation.

3

CULTURAL AND RECREATIONAL PROGRAMMING

Festivals and Marketplaces

By allocating flexible open spaces within or adjacent to new facilities, the City can host farmers' markets, seasonal festivals, and craft fairs. These events bolster the local economy, spotlight regional traditions, and foster a sense of community ownership.

Restaurants and Cafés

Complementing civic spaces with small-scale food and beverage outlets encourages year-round vibrancy, drawing both residents and visitors. Locally owned establishments can highlight regional cuisine and fortify the sense of place.

Performing Arts Center

A dedicated venue for concerts, theatrical productions, and community events enriches Destin's cultural fabric. Its design can incorporate Florida Vernacular or eclectic motifs, further reinforcing the community's heritage in a contemporary way.

4

GREEN INFRASTRUCTURE AND LANDSCAPING

Landscaping Incorporated into Buildings

Green roofs, living walls, or courtyard plantings reduce heat island effects, improve air quality, and enhance aesthetics. Such features naturally align with sustainably-focused urban design principles by weaving vegetation into the fabric of built environments.

Public Art and Decorative Elements

Sculptures, murals, and other artistic expressions can celebrate Destin's fishing history, coastal ecology, or cultural milestones. Integrated art installations also serve as memorable landmarks and foster local pride.

Local Materials and Construction Techniques

Sourcing regionally available materials—such as certain types of wood or native stone—lowers transportation impacts and supports the local economy. Traditional craftsmanship can be combined with modern building methods for long-lasting, contextually sensitive structures.

5

HONORING CULTURAL AND HISTORICAL HERITAGE

Architectural Homage to Destin's Past

Facilities should feature elements reminiscent of traditional fish camps, boathouses, and coastal cottages, whether through form, color palette, or detailing. Historical markers, interpretive signage, and curated exhibitions can further illuminate Destin's story for residents and visitors.

Interactive Museum or Interpretive Spaces

Incorporating small exhibit areas in civic buildings or adjacent pavilions allows for permanent or rotating displays about local history. Such spaces can highlight maritime artifacts, personal narratives, and photographs, cultivating shared cultural awareness.

6

PERMEABLE SURFACES AND GREEN STORMWATER MANAGEMENT

Green Infrastructure Deployment

Rain gardens, bioswales, and permeable paving help detain and filter stormwater while blending seamlessly into public landscapes. These best practices enhance resiliency, reduce flood risk, and support local ecosystems.

Ecological Corridors and Native Plantings

Strategically chosen native species support pollinators, stabilize soils, and reduce irrigation demands. Connecting green infrastructure elements across multiple sites can establish "ecological corridors" that benefit wildlife and improve overall urban biodiversity.

BEST PRACTICES

7

ZONING AND DESIGN STANDARDS FOR ENERGY EFFICIENCY

Form-Based Codes or Design Guidelines

Replacing or supplementing existing zoning with clear form-based codes can ensure that new development maintains pedestrian-friendly frontages, activates the public realm, and conserves local character.

High-Performance Building Standards

Encouraging or mandating energy-efficient design (e.g., LEED or similar certifications) reduces long-term operating costs and carbon footprints. Passive cooling strategies, renewable energy installations, and efficient water use all align with sustainable growth objectives.

Public Realm Enhancements

Streetscape standards should include tree-lined sidewalks, minimal setbacks, and human-scaled lighting, creating inviting environments for walking or cycling. This approach strengthens street life, fosters social interaction, and boosts overall safety.







OBSERVATIONS ON INFRASTRUCTURE, LAND USE, AND PUBLIC AMENITIES

In evaluating the Harbor Community Redevelopment Area (CRA), it becomes apparent that enhanced connectivity between key destinations can significantly improve the neighborhood's livability and bolster its role as an active civic and cultural hub. Linking the Destin Little League Park to the Captain Royal Melvin Heritage Park and Plaza through targeted infrastructure upgrades stands out as a strategic move to unify recreational spaces, encourage walkability, and celebrate the area's coastal heritage.

1 EXISTING INFRASTRUCTURE

Within the Harbor CRA, streets and pedestrian paths often reflect past development patterns that prioritize automobile travel. Sidewalks and bike lanes can be limited or discontinuous, discouraging active transportation

2 LAND USE

Existing land use and public amenities serve a critical role for youth recreation and local community bonding. However, residents and visitors need multiple methods to arrive at these local destinations serendipitously.

3 CONNECTIVITY IMPROVEMENTS

To address these limitations and forge a stronger Harbor CRA "network," a set of infrastructure enhancements would connect Destin Little League Park to Captain Royal Melvin Heritage Park and Plaza more seamlessly.

4 CONNECTIVITY STRATEGY

By improving walkability between the Destin Little League Park and Captain Royal Melvin Heritage Park and Plaza, the City can foster greater community engagement, reduce auto dependency, stregthen local identity, and encourage healthier lifestyles.

OBSERVATIONS ON INFRASTRUCTURE, LAND USE, AND PUBLIC AMENITIES

1

EXISTING INFRASTRUCTURE AND CIRCULATION

Within the Harbor CRA, streets and pedestrian paths often reflect past development patterns that prioritize automobile travel. While many roads provide basic vehicular access to recreational sites, sidewalks and bike lanes can be limited or discontinuous, discouraging active transportation. As a result, children, families, and other residents heading to Little League games or community events frequently rely on personal vehicles, contributing to congestion and parking challenges near popular amenities.

2

LAND USE AND PUBLIC AMENITIES

Destin Little League Park

Positioned near residential neighborhoods, this well-used sports complex is pivotal for youth recreation and local community bonding. However, its potential as a broader communal asset is not fully realized if visitors cannot easily reach complementary attractions—like parks, plazas, and waterfront walkways—on foot or by bike.

Captain Royal Melvin Heritage Park and Plaza

Serving as a scenic waterfront gathering place that showcases Destin's history, this park and plaza help foster a sense of shared identity. Yet limited multimodal connections can keep certain residents—particularly those without reliable car access—from engaging with these cultural and recreational offerings.

3

PROPOSED CONNECTIVITY IMPROVEMENTS

Complete Streets Upgrades

Widened sidewalks, clearly marked crosswalks, and designated bike lanes would encourage safe active transportation between recreational sites. Traffic-calming measures—like raised intersections and landscaped medians—could also reduce vehicle speed and improve pedestrian comfort.

Green Corridors and Wayfinding

Thoughtfully placed tree plantings or bioswales along sidewalks help soften the streetscape, mitigate stormwater runoff, and provide shade for pedestrians. Distinctive signage and mile markers can guide residents and visitors to local landmarks while highlighting the area's fishing-village heritage.

Pedestrian-Scaled Lighting and Safety Features

Installing well-designed streetlights, especially near intersections and key crossings, ensures visibility and encourages evening use of public spaces. Safety elements (e.g., reflective crosswalk markings, mid-block crossings, or pedestrian islands) can further protect non-vehicular travelers.

4

SIGNIFICANCE OF THE CONNECTIVITY STRATEGY

Foster Greater Community Engagement

Children participating in sports and families attending games gain better access to the waterfront, local history exhibits, and community events.

Reduce Auto Dependency

Providing reliable pedestrian and bicycle infrastructure can help cut down on local traffic congestion, lower carbon emissions, and reduce parking needs near these popular destinations.

Strengthen Local Identity

A well-connected Harbor CRA highlights Destin's roots as a coastal fishing village by making historical and recreational sites more accessible, reinforcing a shared sense of place.

Encourage Healthier Lifestyles

Safe, appealing routes promote daily exercise, from walking and jogging to casual cycling, benefiting overall public health.





RECOMMENDATIONS

04


PRIMROSE

RECOMMENDATIONS

On December 16, 2024, the design team presented the final Vision Plan recommendations to the City Council. These proposals are anchored by the principles of good design —walkability, community-driven design, and mixed-use environments, green infrastructure, ecological integration, and thoughtful public space. Below is a narrative summary of the recommended strategies for facilities, streetscapes, parks, and community engagement.

OVERVIEW

The final plan outlines distinct functions for each major city-owned site—Harbor One, the Harbor CRA Network, the Gateway Site, and the Morgan Sports Complex—ensuring that new or upgraded facilities respond to evolving municipal needs, community aspirations, and local heritage. By weaving historical elements with modern architectural styles, the City can preserve Destin's fishing-village identity while embracing forward-thinking development.

1 URBAN DESIGN STRATEGIES

To cultivate a cohesive identity and reinforce Destin's heritage and livability, urban design should embrace principles of architectural integration, connectivity, and green infrastructure.

2 LAND USE AND PROGRAMMING

Land use and public programming should foster community engagement, efficiency, and inclusivity through a civic campus, flexible community spaces, and contextual development.

3 SUPPORTING LOCAL ECONOMY

To sustain economic vibrancy while preserving local character through heritage-based placemaking, tourism infrastructure and experience enhancement, and leveraging public-private partnerships.

4 SUPPORTING RESIDENTS' NEEDS

Strategies should prioritize daily quality of life for year-round residents with inclusive amenities, accessible community services, and preservation of cultural identity.

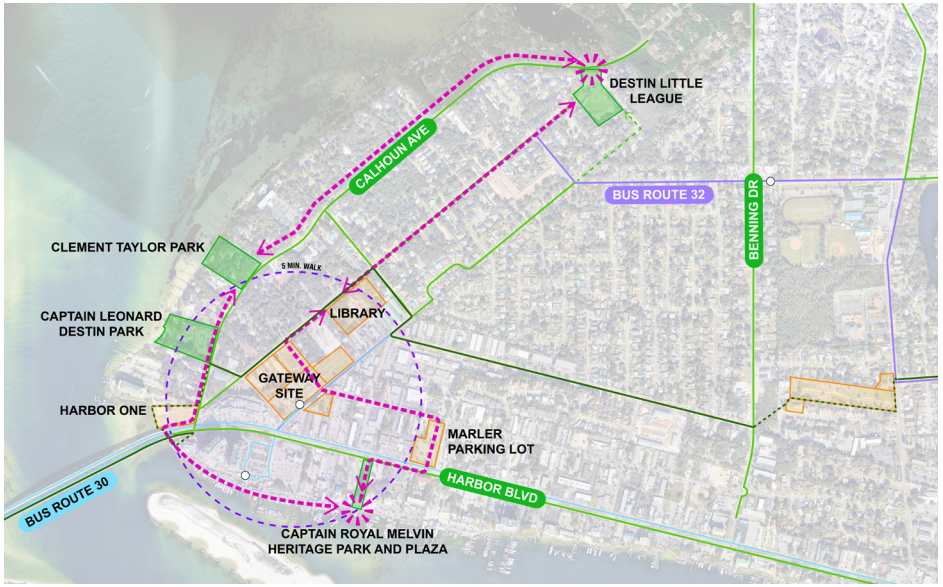
5 IMPLEMENTATION STRATEGIES

To effectively realize this comprehensive vision, phased and structured approaches are recommended to use a phased development approach, target funding and financial strategies, and continuous community engagement.

SITE-SPECIFIC RECOMMENDATIONS



HARBOR ONE



HARBOR CRA NETWORK

Design Intent: The amphitheater focuses on daytime gatherings, scenic overlooks, and minimal environmental impact. Without fixed lighting, the space retains a low-key atmosphere conducive to passive recreation like acoustic performances or sunset viewing.

Minimal Parking for ADA Compliance: By restricting on-site parking to accessible spaces, the plan preserves open green space. Visitors are encouraged to reach the site by walking, biking, or other forms of shared transportation to reduce congestion and maintain the site's tranquil character.

FDOT Encroachment Buffer: No permanent structures will be built within the 75-foot area reserved for a potential new bridge approach. This preserves future flexibility while safeguarding investments in public amenities.

The City's planning team cataloged existing bus routes, stops, and established FDOT bike lanes. These data sets were then overlaid with potential routes for future SUN Trails, identifying opportunities to connect missing links or expand bicycle infrastructure.

Destin Little League Park to Captain Royal Melvin Heritage Park and Plaza: Enhanced sidewalks, safe crosswalks, and bike-friendly corridors can unify these recreational and cultural assets, promoting a more pedestrian-oriented environment.

Green Infrastructure and Wayfinding: Incorporating bioswales, native plantings, and directional signage fosters safer and more pleasant walking experiences for both residents and tourists.



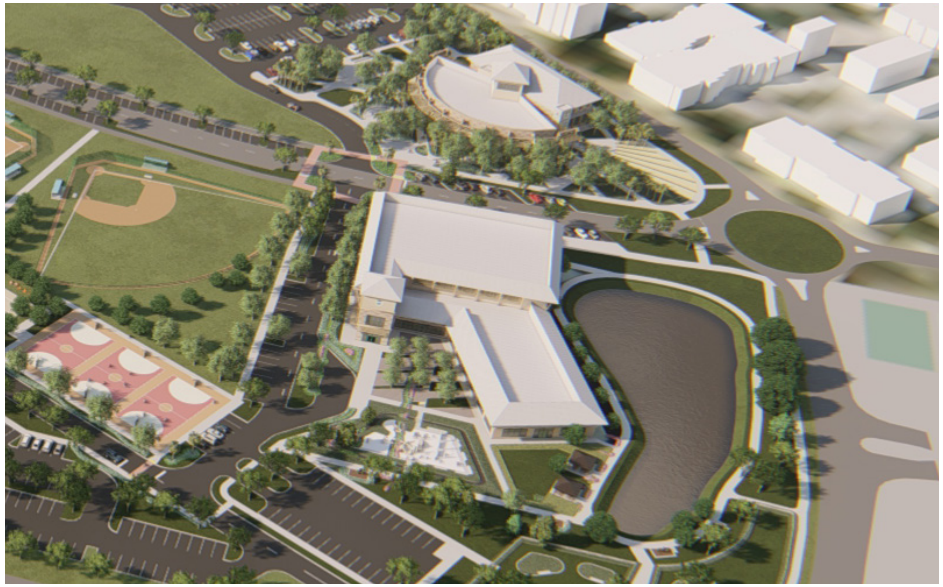
GATEWAY SITE (EXISTING COMMUNITY CENTER LOCATION)

Recreation of Old Destin: Small-scale structures reminiscent of an old Fish Camp, Destin Family Homestead, School House, and Post Office invite visitors to walk through historical scenes, blending education with leisure.

Cultural Events and New Memories: A central open lawn and outdoor amphitheater support community gatherings, festivals, and concerts. Programming balances nostalgia with modern entertainment, cultivating ongoing civic engagement.

Eclectic Architectural Style: Mixing traditional silhouettes with contemporary touches ensures the site retains a vibrant identity. A new Fishing Museum can tie old and new threads together—showcasing artifacts while leveraging modern exhibits and technology.

Weigh-In Station as a Welcome Sign: This feature highlights Destin's ongoing relationship with fishing. Serving as both a practical weigh-in station for anglers and a symbolic gateway, it stands as a living monument to the city's maritime roots.



MORGAN CIVIC & RECREATIONAL COMPLEX

As part of Destin's long-term vision to consolidate civic functions and enhance community life, the Morgan Sports Complex emerges as a pivotal site for a new City Hall and Community Center.

Unified Civic and Community Campus: The central objective is to develop a cohesive setting in which government operations and community programming coexist seamlessly, reflecting both New Urbanist and Landscape Urbanist principles

Architectural Character: Design plans emphasize a Florida Vernacular aesthetic enriched by Eclectic elements, uniting tradition with modern flair.

Programming for Year-Round Engagement: The new Community Center expands Destin's capacity to host events of varying sizes and purposes.

Enhanced Circulation and Safety: A more pedestrian- and cyclist-friendly environment is a core element of the Morgan Sports Complex campus design.


CHOCTAWHATCHEE BAY
DESTIN HISTORY & FISHING MUSEUM
EXISTING COMMUNITY CENTER
DESTIN LIBRARY
CLEMENT TAYLOR PARK
CAPTAIN LEONARD DESTIN PARK
CAPTAIN ROYAL MELVIN HERITAGE PARK
HARBOR ONE SITE
CRAB ISLAND
HARBOR CRA


US HWY 98


HARBOR ONE



HARBOR ONE

OUTDOOR AMPHITHEATER FOR PASSIVE EVENTS



PLAN COMPONENTS

1. Platform for small, outdoor events
2. Picnic shelters
3. Hammock benches
4. Expansion of Harbor Boardwalk
5. Future SUN Trail connection
6. Potential 75’ encroachment by FDOT for new bridge approach on US HWY 98

Design Intent: The amphitheater focuses on daytime gatherings, scenic overlooks, and minimal environmental impact. Without fixed lighting, the space retains a low-key atmosphere conducive to passive recreation like acoustic performances or sunset viewing.

Minimal Parking for ADA Compliance: By restricting on-site parking to accessible spaces, the plan preserves open green space. Visitors are encouraged to reach the site by walking, biking, or other forms of shared transportation to reduce congestion and maintain the site’s tranquil character.

FDOT Encroachment Buffer: No permanent structures will be built within the 75-foot area reserved for a potential new bridge approach. This preserves future flexibility while safeguarding investments in public amenities.



HARBOR CRA NETWORK
ENHANCED CONNECTIVITY

Inventory and Overlay of Transit and Trail Routes

The City's planning team cataloged existing bus routes, stops, and established FDOT bike lanes. These data sets were then overlaid with potential routes for future SUN Trails, identifying opportunities to connect missing links or expand bicycle infrastructure.

Proposed Connectivity Improvements

Destin Little League Park to Captain Royal Melvin Heritage Park and Plaza: Enhanced sidewalks, safe crosswalks, and bike-friendly corridors can unify these recreational and cultural assets, promoting a more pedestrian-oriented environment.

Green Infrastructure and Wayfinding: Incorporating bioswales, native plantings, and directional signage fosters safer and more pleasant walking experiences for both residents and tourists.




DESTIN LITTLE LEAGUE
CALHOUN AVE
BUS ROUTE 32
BENNING DR
CLEMENT TAYLOR PARK
5 MIN. WALK
CAPTAIN LEONARD DESTIN PARK
LIBRARY
GATEWAY SITE
HARBOR ONE
MARLER PARKING LOT
HARBOR BLVD
BUS ROUTE 30
CAPTAIN ROYAL MELVIN HERITAGE PARK AND PLAZA
PROPOSED CONNECTIVITY IMPROVEMENTS
PROPOSED SUN TRAILS
EXISTING SUN TRAILS
BIKE LANES (FDOT)
CITY PROPERTIES
BUS STOPS
0
20
40
1000


GATEWAY



GATEWAY
FISHING VILLAGE



EXISTING COMPONENTS

- A Destin History & Fishing Musem
- B Existing Police Department
- C Existing Cemetery

PLAN COMPONENTS

1. Weigh-in Station / Welcome Sign
2. Bait Shop
3. New Destin History & Fishing Museum
4. Open Lawn
5. Outdoor Stage
6. 3-story parking garage (300+ spaces)
7. Back-of-House staging area
8. Replica Destin School House
9. Outdoor seating
10. Replica Destin Family Homestead
11. Relocated Post Office
12. Replica Fish Camp
13. Children's Playground
14. Bus stop
15. Historic Firetruck

Weigh-In Station as a Welcome Sign: This feature highlights Destin's ongoing relationship with fishing. Serving as both a practical weigh-in station for anglers and a symbolic gateway, it stands as a living monument to the city's maritime roots.



GATEWAY
FISHING VILLAGE

Inspirational Historical Imagery: Archival photographs from the Destin History and Fishing Museum influence design elements—such as façades, color palettes, and materials—to echo the city's fishing-village past.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION


PRIMROSE




BACK PORCH
COLD BEER
SOFT DRINKS
SANDWICHES
OPEN



GATEWAY
FISHING VILLAGE

Proposed “Fishing Village” Concept

Recreation of Old Destin: Small-scale structures reminiscent of an old Fish Camp, School House, and Post Office invite visitors to walk through historical scenes, blending education with leisure.

Cultural Events and New Memories: A central open lawn and outdoor amphitheater support community gatherings, festivals, and concerts. Programming balances nostalgia with modern entertainment, cultivating ongoing civic engagement.

Eclectic Architectural Style: Mixing traditional silhouettes with contemporary touches ensures the site retains a vibrant identity. A new Fishing Museum can tie old and new threads together—showcasing artifacts while leveraging modern exhibits and technology.





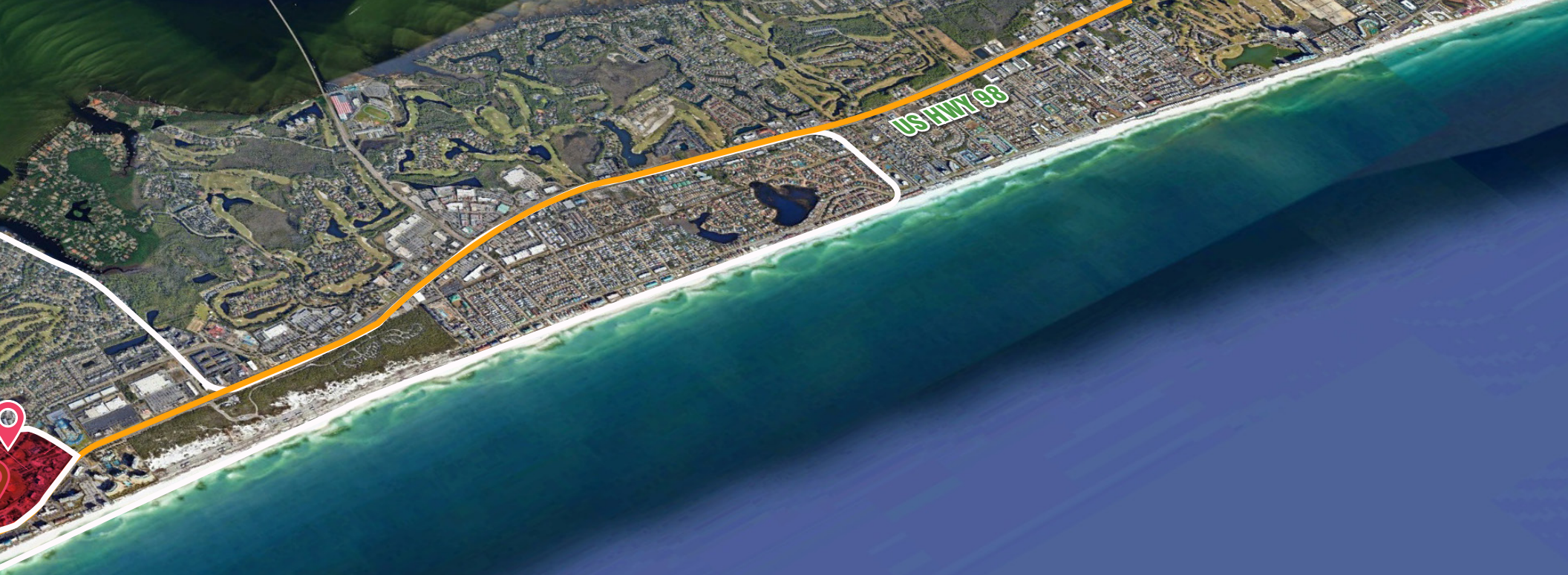








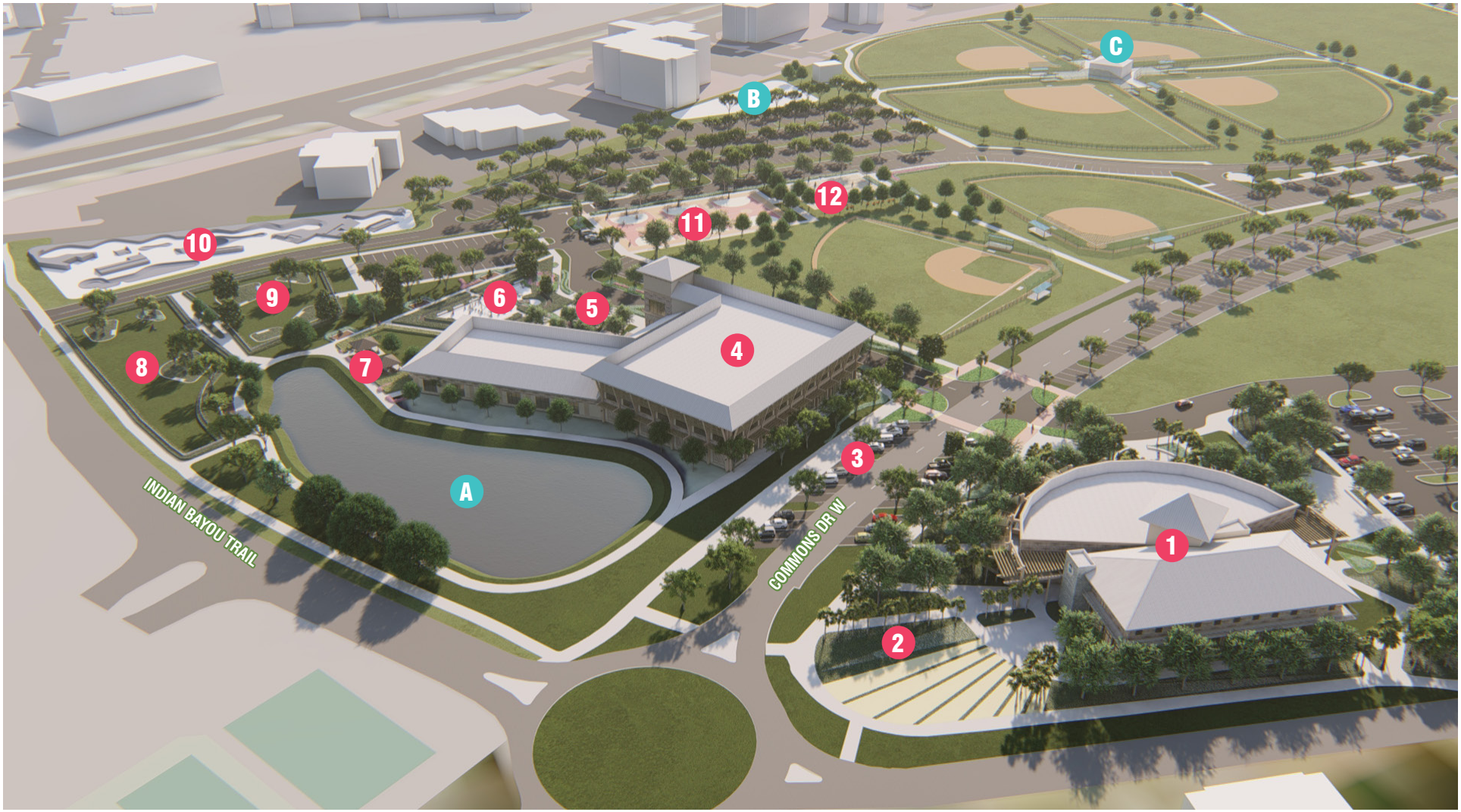
MORGAN CIVIC & RECREAT



TIONAL COMPLEX

MORGAN CIVIC & RECREATIONAL COMPLEX

CITY HALL / COMMUNITY CENTER



EXISTING COMPONENTS

- A Lake
- B Renovated Playground
- C Morgan Sports Center

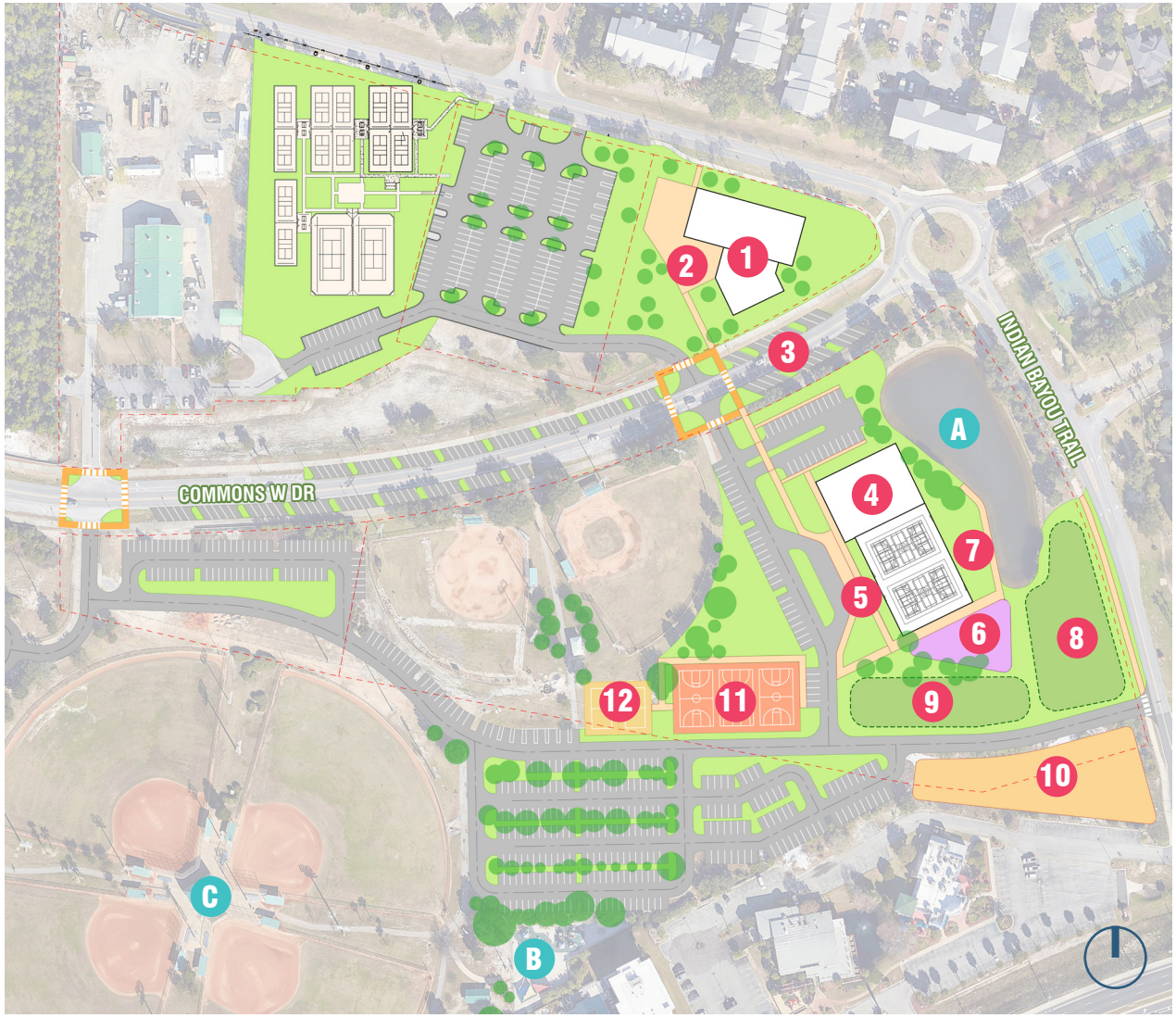
PLAN COMPONENTS

1. City Hall
2. City Hall Plaza
3. Angled Parking along Harbor Blvd
4. Community Center
5. Community Center Plaza
6. Children's Playground
7. Picnic Shelters
8. Large dog area
9. Small dog area
10. Skatepark
11. Outdoor basketball courts
12. Sand volleyball courts

As part of Destin's long-term vision to consolidate civic functions and enhance community life, the Morgan Sports Complex emerges as a pivotal site for a new City Hall and Community Center. By bringing municipal services and public amenities together in one comprehensive campus, the City can foster efficiency, promote cross-departmental collaboration, and create a dynamic environment where residents of all ages gather, learn, and recreate.



OVERALL SITE PLAN



PLAN COMPONENTS

1. City Hall
2. City Hall Plaza
3. Angled Parking along Harbor Blvd
4. Community Center
5. Community Center Plaza
6. Children's Playground
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11. Outdoor basketball courts
12. Sand volleyball courts

A Unified Civic and Community Campus: The central objective is to develop a cohesive setting in which government operations and community programming coexist seamlessly, reflecting both New Urbanist and Landscape Urbanist principles.

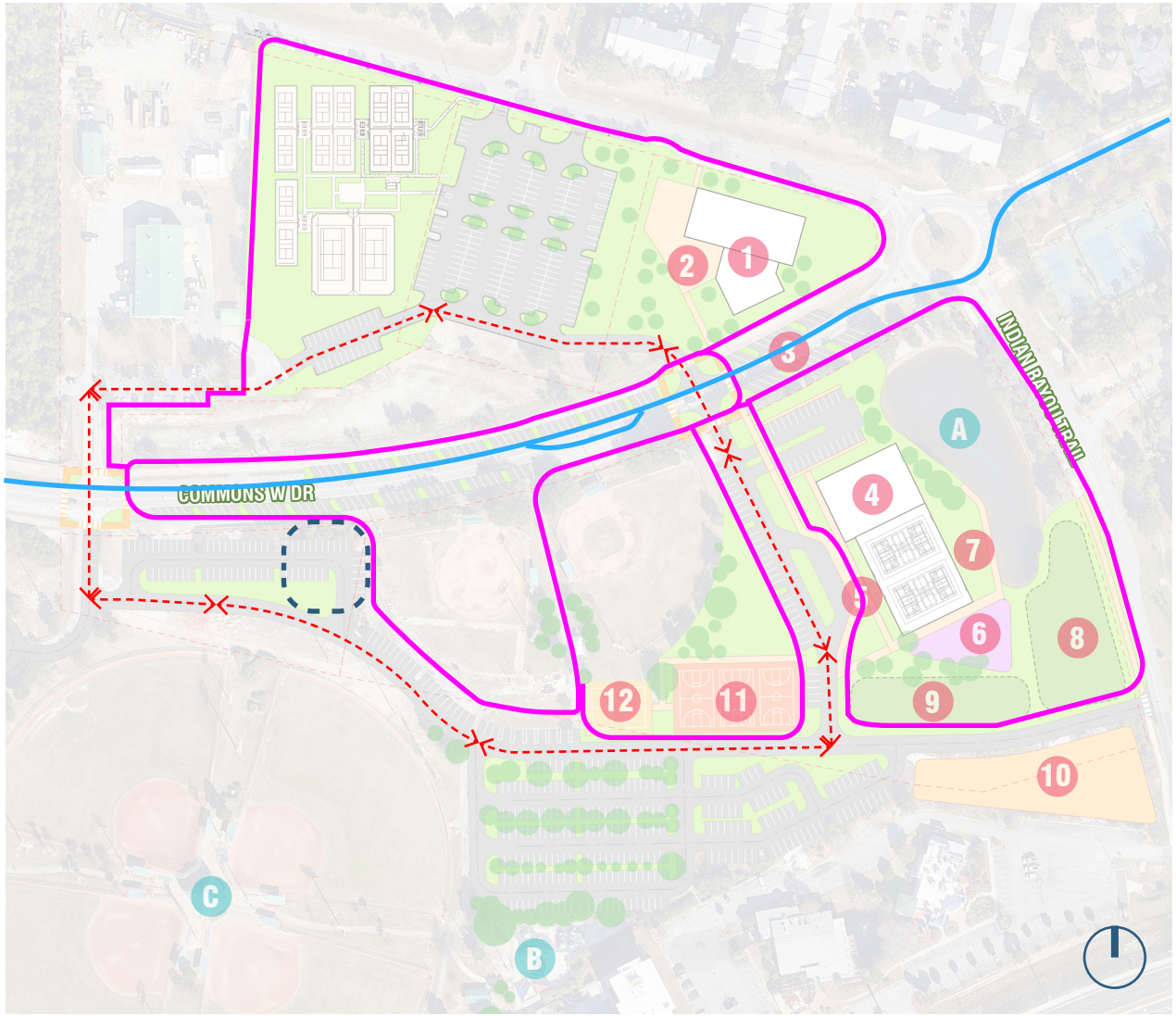
EXISTING COMPONENTS

A Lake

B Renovated Playground

C Morgan Sports Center

CONNECTIVITY NETWORK



Pedestrian
Vehicular
Bus Route
Food Truck Parking

Enhanced Circulation and Safety: A more pedestrian- and cyclist-friendly environment is a core element of the Morgan Sports Complex campus design:

Looped System Connecting North and South: A revised roadway layout and clearly marked pedestrian paths allow staff and visitors to circulate safely between the new City Hall and the Community Center. Maintaining consistent signage, adequate lighting, and accessible routes ensures seamless transitions between buildings.

Traffic-Calming Measures on Commons Drive W: Strategically placed speed tables, landscaped medians, or raised crosswalks help slow vehicular traffic and protect non-motorized travelers. Off-street parking areas reduce congestion along the main thoroughfare, decreasing conflict points for drivers, walkers, and cyclists.

Green Infrastructure and Streetscapes: Incorporating native trees, bioswales, and permeable pavements provides ecological benefits and enhances the overall aesthetic. Such elements reinforce sustainably-focused principles by handling stormwater naturally and creating a healthier microclimate for users.

MORGAN CIVIC & RECREATIONAL COMPLEX

CITY HALL / COMMUNITY CENTER

ARCHITECTURAL CHARACTER: FLORIDA VERNACULAR AND ECLECTIC STYLING

Design plans emphasize a Florida Vernacular aesthetic enriched by Eclectic elements, uniting tradition with modern flair:

Ties to Cultural Heritage

Traditional features—such as deep porches, pitched roofs, and exposed rafters—reference Destin's maritime roots. Subtle nods to fish camp or coastal cottage motifs serve as reminders of the city's historical identity.

Forward-Thinking Adaptability

Contemporary materials and design details—like metal roofing or minimalist glass walls—reflect Destin's aspirations for a sustainable and future-oriented civic complex. This blend of old and new underscores the city's evolution from a small fishing village to a thriving coastal destination.

PROGRAMMING FOR YEAR-ROUND ENGAGEMENT

The new Community Center expands Destin's capacity to host events of varying sizes and purposes:

Indoor and Outdoor Versatility

Multi-purpose rooms, meeting halls, and landscaped courtyards allow for everything from large-scale festivals and sports tournaments to more intimate family gatherings. Scheduling multiple events simultaneously will accommodate different community interests, maximizing participation and resource use.

Social and Educational Opportunities

Beyond recreational programming, the center can also accommodate workshops, cultural exhibits, and after-school activities. Promoting interactive learning and community-building honors the New Urbanist ideal of fostering social cohesion through well-designed, communal spaces.

COMMUNITY ENGAGEMENT STRATEGIES

Throughout implementation, ongoing outreach will ensure that residents, local businesses, and community leaders remain active participants:

Public Workshops and Open Houses:

Regular events to gather feedback on design refinements, scheduling of new facility openings, and operational details.

Collaborations with Historical Societies and Cultural Organizations:

Partnerships that strengthen programming—e.g., joint festivals, exhibitions, and interpretive signage.

Youth Involvement:

Involving student ambassadors in the planning and design process fosters early ownership and ensures facilities cater to emerging generational needs.


Community Center








CITY HALL


CITY
ESTIN

CITY HALL AND CHAMBER

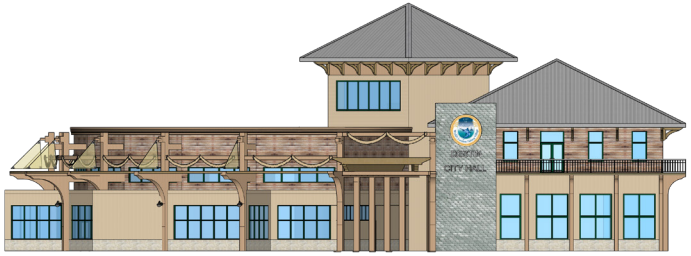
Civic Core for Municipal Services: New City Hall on the North Side of Commons Drive W. Housing critical departments under one roof reduces inefficiencies caused by physical fragmentation. By locating these offices near each other, staff can more easily collaborate on planning, permitting, and administrative tasks, while residents can access multiple services in one trip.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION











COMMUNITY CENTER



COMMUNITY CENTER

Multigenerational Community Center: Community Center on the South Side of Commons Drive W. Featuring ample indoor and outdoor space, the center will support a wide range of activities—from youth sports and senior programs to art classes and community workshops. This arrangement not only meets present-day needs but also adapts readily to future demands as Destin's population grows and diversifies.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION


Community Center







VISIONING MASTER PLAN
COST ESTIMATE

COST - Fishing Village

ARCHITECTURAL COMPONENTS		
• NEW DESTIN HISTORY AND FISHING MUSEUM +/- 6,250 SF	$	3,125,000.00
• BAIT AND TACKLE GIFT SHOP +/- 1,000 SF	$	400,000.00
• FISH CAMP REPLICA +/- 500 SF	$	200,000.00
• RELOCATE ORIGINAL POST OFFICE	$	75,000.00
• DESTIN HOME REPLICA +/- 500 SF	$	200,000.00
• DESTIN SCHOOL REPLICA +/- 1,460 SF	$	584,000.00
• 300 SPACE PARKING GARAGE	$	11,250,000.00
SUB-TOTAL	**$**	**15,834,000.00**
CONTINGENCY	$	3,166,800.00
TOTAL	**$**	**19,000,800.00**

SITE IMPROVEMENTS, ENGINEERING, ETC.		
• SITE PREP	$	43,000.00
• WALKWAYS AND OPEN SPACE	$	215,000.00
• LANDSCAPING	$	600,000.00
• PLACE-MAKING	$	850,000.00
• IMPROVED STREETSCAPE	$	950,000.00
SUB-TOTAL	**$**	**2,658,000.00**
CONTINGENCY	$	797,400.00
TOTAL	**$**	**3,455,400.00**

GRAND TOTAL	**$**	**22,456,200.00**

COST - Morgan Civic & Recreational Complex

ARCHITECTURAL COMPONENTS		
• CITY HALL +/- 30,000 SF	$	12,000,000.00
• COMMUNITY CENTER +/- 40,000 SF	$	16,000,000.00
SUBTOTAL	**$**	**28,000,000.00**
CONTINGENCY	$	4,200,000.00
TOTAL	**$**	**32,200,000.00**

SITE IMPROVEMENTS, ENGINEERING, ETC.		
• CITY HALL PARKING LOT	$	150,000.00
• CITY HALL SITE PREP	$	51,000.00
• CITY HALL WALKWAYS AND OPEN SPACE	$	150,000.00
• CITY HALL LANDSCAPING	$	255,000.00
• CITY HALL PLACE-MAKING	$	850,000.00
• CC SITE PREP	$	60,000.00
• CC WALKWAYS AND OPEN SPACE	$	115,000.00
• CC LANDSCAPING	$	195,000.00
• CC PLACE-MAKING	$	632,000.00
• CC PLAYGROUND	$	600,000.00
• CC NEW PLAY COURTS	$	22,000.00
• CC FITNESS AREAS	$	35,000.00
• PARK SKATE PARK	$	2,000,000.00
• PARK NEW PARKING AREAS	$	630,000.00
• PARK NEW FOOD TRUCK PARKING	$	420,000.00
• PW WALKWAYS AND CONNECTIVITY	$	85,000.00
• IMPROVED COMMONS DRIVE	$	2,100,000.00
SUB-TOTAL	**$**	**8,350,000.00**
CONTINGENCY	$	2,450,000.00
TOTAL	**$**	**10,800,000.00**

GRAND TOTAL	**$**	**43,000,000.00**

FINAL STEPS

06


Community Center

FINAL STEPS

The final stage of the Vision Plan provides a clear path forward for phased construction, department relocations, and future studies to ensure a smooth transition into Destin's new civic and community spaces. Implementing these steps in an orderly sequence will help minimize disruptions, maintain continuity in public services, and uphold the City's commitment to efficient, resident-centered operations.

A PHASED IMPLEMENTATION STRATEGY

1A TEMPORARY RELOCATION

1B OCCUPATION OF NEW CITY HALL

2 RELOCATION & CONSTRUCTION

3 COMPLETION & OCCUPANCY

B RECOMMENDATIONS FOR ADDITIONAL STUDIES

1 FEDERAL, STATE, AND LOCAL GRANTS

2 PUBLIC-PRIVATE PARTNERSHIPS

3 STAKEHOLDER ENGAGEMENT

FINAL STEPS

A PHASED IMPLEMENTATION STRATEGY

1A

TEMPORARY RELOCATION AND DEMOLITION

City Staff Move to Temporary Trailer Offices

Before construction begins, existing City Hall personnel will relocate to temporary trailer offices. This ensures uninterrupted service and accommodates ongoing administrative functions during demolition.

Demolition of Existing City Hall and Annex

Once vacated, the outdated City Hall and its annex can be demolished, clearing space for the new Community Center (at the current City Hall site) and the new City Hall (on the annex site). This coordinated approach reduces overall project timelines and concentrates construction activity in a single phase.

1B

OCCUPATION OF NEW CITY HALL

City Staff Transition

Following construction and final inspections, staff currently in temporary offices will relocate to the new City Hall. The updated facility will promote cross-departmental collaboration and provide the public with more convenient, centralized services.

2

COMMUNITY CENTER RELOCATION AND FISHING VILLAGE CONSTRUCTION

Vacating the Existing Community Center in the Harbor CRA

Once the new Community Center at the Morgan Sports Complex is ready, staff and programming from the old Harbor CRA site will transition to the new facility.

Demolition of Harbor CRA Community Center

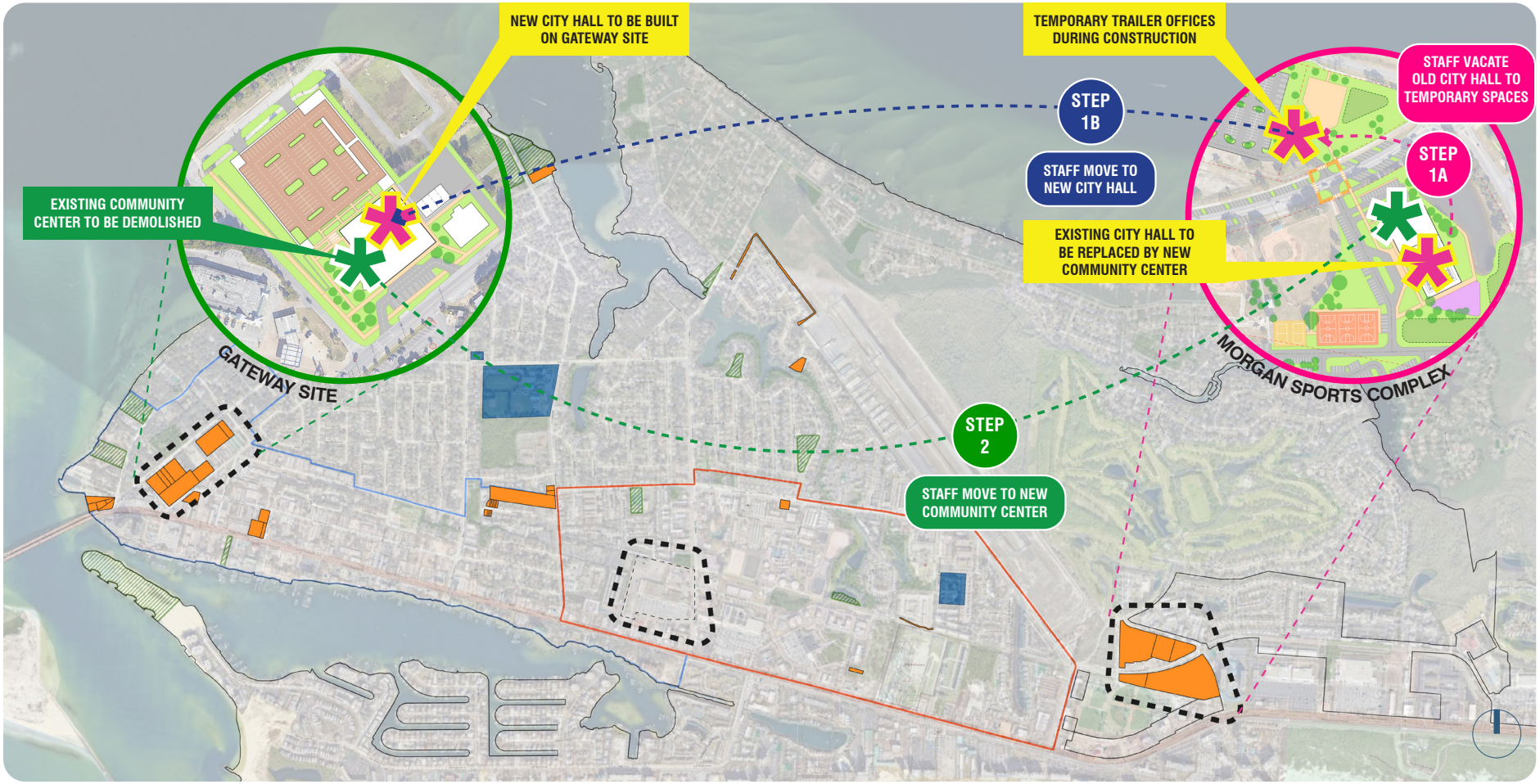
Demolishing the outdated building frees up space for the Fishing Village concept, a historically inspired development that enhances Destin's cultural identity and fosters unique event programming.

3

FINAL COMPLETION AND OCCUPANCY

All Facilities Operational

When construction and site improvements conclude, both the City Hall and Community Center at the Morgan Sports Complex—and the new Fishing Village in the Harbor CRA—will be fully open to the public. Residents will enjoy updated civic amenities and cultural attractions, enabling Destin to realize its broader Vision Plan.



PHASED IMPLEMENTATION

FINAL STEPS

B RECOMMENDATIONS FOR ADDITIONAL STUDIES

1

FEDERAL, STATE, AND LOCAL GRANTS

Identifying specialized funding sources, such as Federal Highway Administration (FHWA) grants for pedestrian or green infrastructure, or historic preservation grants for cultural site development, can ease the financial burden on local budgets.

2

PUBLIC-PRIVATE PARTNERSHIPS (P3S)

Collaborations with private investors, developers, or philanthropic organizations may expand the City's capacity to fund larger capital projects—such as structured parking or museum expansions—while preserving the public benefit.

3

ONGOING STAKEHOLDER ENGAGEMENT

Confirming community support through workshops and meetings strengthens grant applications and negotiations with potential partners, demonstrating that projects align with public goals and local priorities.







CONCLUSION

OVERVIEW

These next steps position Destin for a smooth transition into modern, culturally enriched civic spaces while maintaining consistent delivery of municipal services. A phased implementation—complemented by targeted funding strategies—ensures that Destin can integrate good planning and design principles into each stage of development. By thoughtfully sequencing demolition, construction, and relocations, the City minimizes disruption, secures public trust, and sets the stage for a more vibrant, walkable, and historically resonant future.





APPENDICES

05

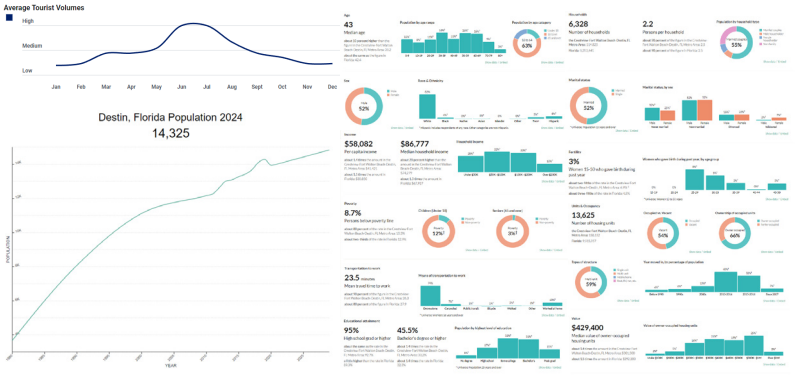
APPENDIX - A
DUE DILIGENCE

City of Destin Master Plan Survey

Introduction:
Welcome to the City of Destin Master Plan Community Survey. Your input is crucial in shaping the future of Destin. This survey aims to collect your views on how the city's properties should be programmed and utilized to create a vibrant, sustainable, and community-focused destination. Your responses will guide the planning process and help us develop a vision plan that reflects the community's desires and needs.

1. **Age Group:**
   - Under 18
   - 18-24
   - 25-34
   - 35-44
   - 45-54
   - 55-64
   - 65 and over
2. **How long have you lived in Destin?**
   - Less than a year
   - 1-5 years
   - 6-10 years
   - 11-20 years
   - Over 20 years
3. **What is your primary relationship to Destin?** (Select all that apply)
   - Resident
   - Business owner
   - Worker
   - Visitor
   - Seasonal, Part-Time Resident
4. **What are your top priorities?** (Rank all options)
   - Economic development
   - Environmental sustainability
   - Cultural facilities
   - Recreation and parks
   - Residential options
   - Transportation and mobility
   - Public spaces and plazas
   - Educational facilities
   - Civic facilities
5. **What types of recreational facilities would you like to see?** (Select all that apply)
   - Parks and gardens
   - Playgrounds
   - Sports courts (basketball, tennis, etc.)
   - Walking and biking trails
   - Community center
6. **What kind of cultural and entertainment options are important?** (Select all that apply)
   - Performing arts center
   - Museum or gallery
   - Restaurants and cafes
   - Nightlife venues
   - Festivals and marketplaces
   - Library
   - Passive pocket parks
7. **How would you describe the architectural style that should define Destin?**
   - Traditional and historical
   - Modern and contemporary
   - Eclectic: a mix of old and new
   - Florida Vernacular
8. **What architectural features are important to you for buildings?** (Select all that apply)
   - Sustainable/green building designs
   - Local materials and construction techniques
   - Public art and decorative elements
   - Landscaping and greenery incorporated into buildings
9. **To what extent should the City's properties reflect Destin's cultural and historical heritage in its design?**
   - Very important
   - Somewhat important
   - Neutral
   - Somewhat unimportant
   - Not important at all
10. **What mix of land uses do you believe is critical for the success of the City?** (Rank in order of importance)
    - Retail and shopping
    - Residential
    - Office and Professional Uses
    - Entertainment and leisure
    - Cultural, Civic, and Educational
    - Open spaces and parks
11. **What level of development density do you think is appropriate for Destin?**
    - Low density (fewer, spaced-out buildings)
    - Medium density (balanced mix of building types and open spaces)
    - High density (more buildings, higher structures)
    - Variable density (different areas with different densities)
12. **How should the City address parking and transportation to manage increased density?** (Select all that apply)
    - Multi-story parking structures
    - Expanded public transit options
    - Dedicated pedestrian and bicycle paths
    - Shared bicycle and scooter amenities
    - Park-and-ride facilities
13. **In terms of development intensity, what balance should be struck between commercial and residential spaces?**
    - Heavily commercial with some residential
    - Balanced commercial and residential
    - Heavily residential with some commercial
14. **What strategies should be employed to ensure that development is sustainable and resilient to environmental challenges?** (Select all that apply)
    - Incorporation of sustainability metrics in architectural design (LEED, Sites, Etc.)
    - Incorporation of green spaces and permeable surfaces
    - Use of sustainable building materials and technologies
    - Development of green infrastructure (e.g., rain gardens, green roofs)
    - Zoning and design standards that promote energy efficiency

City of Destin Population Trends



City of Destin
Tourism

Number of Visitors
2019 - 7.3 million
2020 - 6.0 million
2021 - 8.3 million
2022 - 7.9 million
2023 - 7.8 million



Visitor spend locally
2019 - $574 million
2021 - $735 million
2022 - $755 million
2023 - $734 million

City of Destin
Tourism

- 6 of the top 10 taxpayers in Okaloosa County were in the tourism industry.
- An estimated 56% of the annual sales tax is collected during the tourist season.
- $734 million in Direct Spend in our community.
- $259 in visitor spend is attributed to every $1 spent on advertising & marketing.

COUNTY-WIDE TOURISM NUMBER OF UNITS/BREAKDOWN

15,497 total units

	Subdistrict	Expansion
Condo	7,381	17
Hotel/Motel	4,559	1,841
Vacation Rental	1,388	241
Other	40	30
Total	13,368	2,129

City of Destin
Census Data

Official Population Estimate (Permanent Residents): April 1, 2023
Prepared by the University of Florida, Bureau of Economic & Business Research

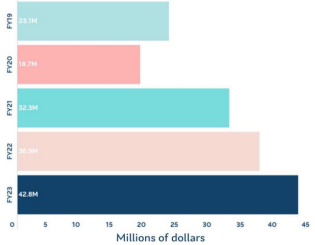
JURISDICTION: **Destin** COUNTY: **Okaloosa County**

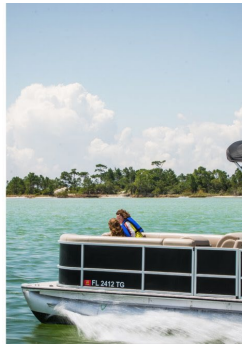
CENSUS POPULATION 4/1/2020	TOTAL POPULATION CHANGE	PRELIMINARY POPULATION ESTIMATE 4/1/2023	INMATE POPULATION 4/1/2023	PRELIMINARY POPULATION ESTIMATE LESS INMATES 4/1/2023
13,931	663	14,594	0	14,594

13,931 ⟸ Your 2020 Census count from the U.S. Census Bureau (CANNOT be challenged here)
663 ⟸ Your preliminary estimate of population change since 2020 (CAN be challenged)
14,594 ⟸ Your preliminary population estimate for 2023 (including any inmates)
14,594 ⟸ The preliminary population estimate for state revenue-sharing use (FY 2024-2025)

City of Destin
Tourism

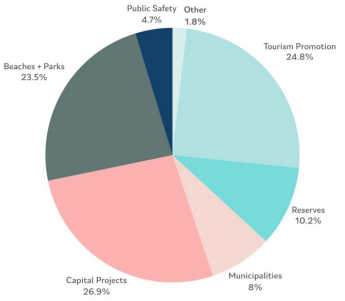
Tourism Tax Revenue



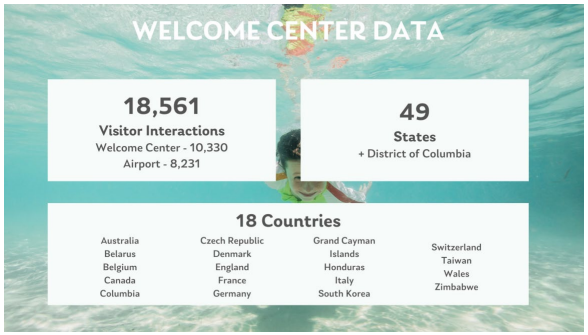


Destin Reinvesting Percentage

REINVESTING TO RECREATE



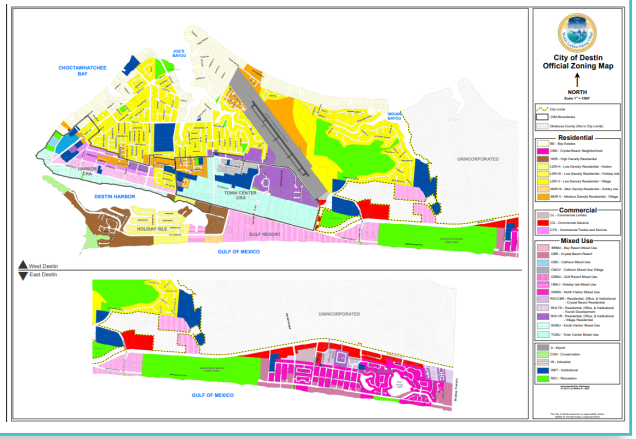
City of Destin
Tourism Demographics



City of Destin Zoning Map



City of Destin
Zoning Map



Zoning Factsheet Institutional



ZONING FACTSHEET

INSTITUTIONAL (INST) (excerpt from LDC 7.12.06.Q)

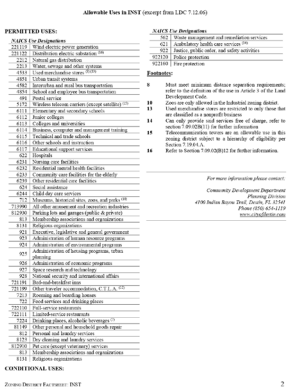
Purpose and intent: The Institutional zoning district is intended to accommodate public and semi-public facilities and services, private natural resource conservation and passive open space areas, and similar uses.

Dimensional Requirements in HMU (excerpt from LDC 7.12.08)

Institutional (INST)		
Dwelling Units		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35/3
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Minimum Floor Area Ratio		.50
Minimum Open Space (%)		25%

Footnotes:

None.



Allowable Uses in INST (excerpt from LDC 7.12.06)

PERMITTED USES:

NAICS Use Designations

221119	Wind electric power generation
221122	Distribution electric substation 166
2212	Natural gas distribution
2213	Water, sewage and other systems
4581	Used merchandise store 169
4851	Urban transit systems
4982	Interurban and rural bus transportation
4854	School and employee bus transportation
491	Postal service
4921	Couriers and messenger couriers (except satellites) 175
4931	Temporary and storage services
4932	Postal colleges
6113	Colleges and universities
6114	Business, computer and management training
6115	Technical and trade schools
6116	Other schools and instruction
6117	Educational support services
622	Hospitals
6231	Nursing care facilities
6232	Residential mental health facilities
6233	Community care facilities for the elderly
6239	Other residential care facilities
624	Social assistance
6244	Child day care services
712	Museums, historical sites, zoos, and parks 150
713990	All other amusement and recreation industries
812990	Parking lots and garages (public & private)
813	Membership associations and organizations
8131	Religious organizations
921	Executive, legislative and general government
923	Administration of human resource programs
924	Administration of environmental programs
925	Administration of housing, urban planning
926	Administration of economic programs
927	Space research and technology
928	National security and international affairs
721191	Bed-and-breakfast inns
721199	Other traveler accommodation, C.U.A. 155
7211	Rooming and boarding houses
722	Food services and drinking places
722110	Full-service restaurants
722211	Limited-service restaurants
7224	Drinking places, alcoholic beverages 171
81149	Other personal and household goods repair
8122	Personal and laundry services
8123	Dry cleaning and laundry services
8129501	Pet care (except veterinary) services
813	Membership associations and organizations
8131	Religious organizations

For more information please contact:
Community Development Department
Planning Division
4096 Indian Bayou Trail, Destin, FL 32541
Phone: (850) 654-4119
www.cityofdestin.com

CONDITIONAL USES:

Zoning District Factsheet: INST — 1

Zoning District Factsheet: INST — 2

Zoning Factsheet Conservation



ZONING FACTSHEET

CONSERVATION (CON) (excerpt from LDC 7.12.06.Q)

Purpose and intent: The Conservation zoning district is intended to apply only to publicly owned property designated as natural and coastal resources with the intent of providing for the long-term protection and preservation of environmentally sensitive natural resource systems. No development is permitted within CON designated areas, other than beach accessories, such as dune walkovers, parking, docks, restroom facilities, and passive recreation. It is the intent of the CON zoning district to specifically not allow permanent or seasonal residential uses.

Dimensional Requirements in CON (excerpt from LDC 7.12.08)

Conservation (CON)		
Dwelling Units		None
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		15'/1 Story
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Minimum Floor Area Ratio		0.15
Minimum Open Space (%)		80%

Footnotes:

None



Allowable Uses in CME/V (excerpt from LDC 7.12.06)

PERMITTED USES:

NAICS Use Designations

6651	Passive recreation [11]

CONDITIONAL USES:

None.

Footnotes:

11 Passive recreation includes the following as accessory uses: beach accessories, such as dune walkovers, parking lots, docks, and restroom facilities (W-A.

For more information please contact:
Community Development Department
Planning Division
4100 Indian Bayou Trail, Destin, FL 32541
Phone: (850) 654-4119 option 2
www.cityofdestin.com

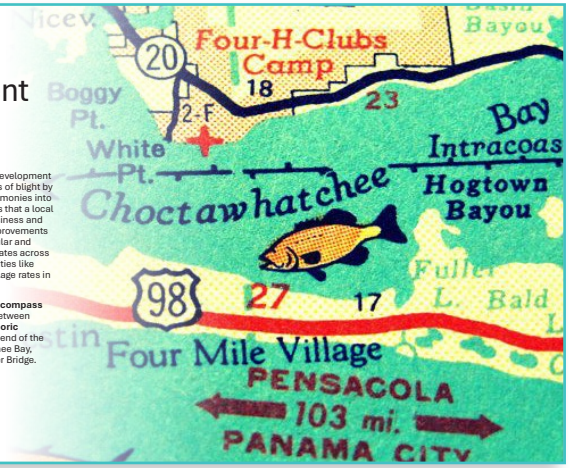
Zoning District Factsheet: CON — 1

City of Destin Planning Areas and Sub-areas



Community Redevelopment Areas

- The City of Destin has two Community Redevelopment Areas (CRA), created to alleviate conditions of blight by reinvesting TIF (Tax Incremental Financing) monies into those areas. CRA areas are one of few tools that a local government can use to encourage new business and redevelopment, invest in infrastructure improvements and rebuild blighted areas. They are a popular and effective redevelopment tool, used in 44 states across the country, and are essential for communities like Destin, which boasts one of the lowest millage rates in the state for a coastal city of its size.
- **The two CRA areas** in the City of Destin **encompass the Town Center,** located north of US 98 between Airport Road and Beach Drive, **and the historic Harbor,** including waterfront from the east end of the unique Destin Harbor to the Choctawhatchee Bay, approximately 1,000 feet north of the Marler Bridge.

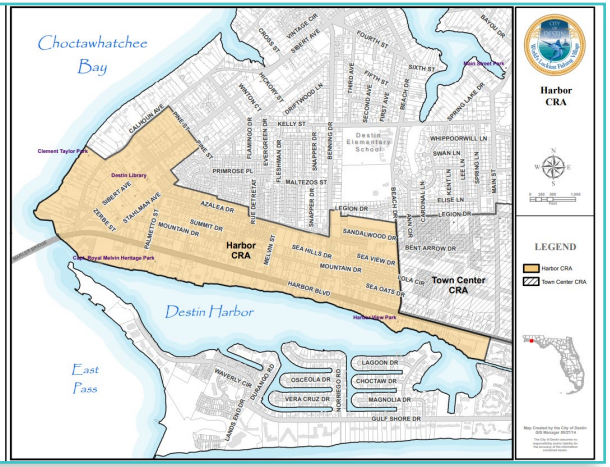


Harbor CRA

- The Harbor Community Redevelopment Area, encompassing approximately 397 acres, was established by Resolution on June 3 , 2003, with a 40 year term that expires on June 2, 2043. It was modified by the terms of an Interlocal Agreement between the City of Destin and Okaloosa County on November 7, 2005, and approved by the Okaloosa County Board of County Commissioners on November 15, 2005. The term of the Redevelopment Area is not renewable without the approval of the County.
- The Harbor Redevelopment Plan identifies approximately $70 million dollars worth of capital improvements. Tax increment pledged to bond repayment has been used to help fund several projects identified in the plan, including the following:
  - Mountain Drive reconstruction from Stahlman Avenue to Benning Drive, including substantial stormwater improvements, multi-modal enhancements and limited conversion of overhead to underground utilities.
  - Marler Street parking lot site acquisition and construction
  - Harbor Boardwalk phase I design and construction
  - Captain Royal Melvin Heritage Park and Plaza site acquisition and design
- Challenges
  - Continue to implement pedestrian mobility, streetscape and safety improvements
  - Support undergrounding of overhead utilities within the district
  - Find a safe way to conduct pedestrians from the North side of HWY 98 to the South side for all Harbor District businesses to benefit
  - Cashflow is a challenge for this district. With the purchase of 1 Harbor Boulevard (at the Marler Bridge), all of the annual TIF revenues will be transferred out to debt service funds through FY2029.



Harbor CRA

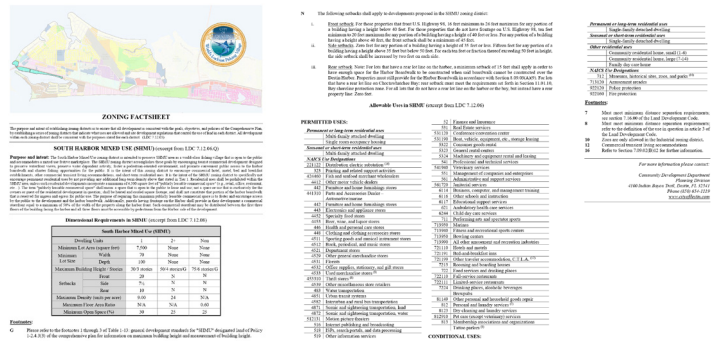


Harbor CRA

Zoning Map



Zoning Factsheet South Harbor Mixed Use

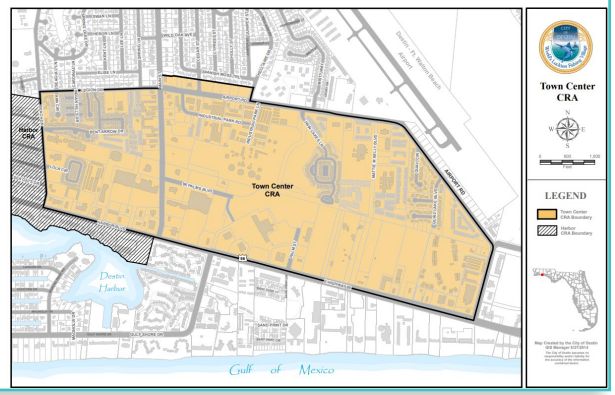


Town Center CRA

- The Town Center Community Redevelopment Area, encompassing approximately 517 acres, was established by Resolution on March 3, 1998, with a 30 year term that expires on March 2, 2028. The area is located north of US 98, and bounded substantially by Airport Road to the east and north, and Beach Drive on the west.
- The first portion of the project included reconstruction of Main Street from US 98 to Airport Road, and reconstruction of Legion Drive from Main Street to Beach Drive, including associated stormwater improvements, traffic signalization, multi-modal and landscaping enhancements, and conversion of overhead to underground utilities. A second phase of the project reconstructed Airport Road from the Main Street area to U.S. Highway 98, including stormwater improvements, multi-modal enhancements and traffic signalization improvements.
- Challenges
  - Promote the renovation of commercial properties that will increase the overall property values in the CRA.
  - Obtain participation from property owners and businesses in further beautification of the Town Center CRA
  - Promote development within the CRA

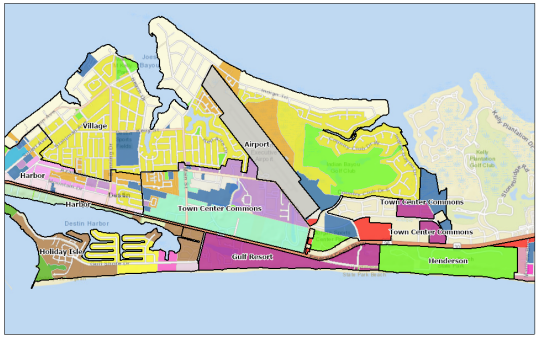


Town Center CRA



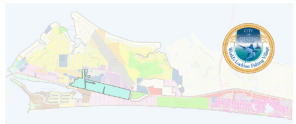
Town Center CRA

Zoning Map





Zoning Factsheet Town Center Mixed Use



ZONING FACTSHEET

TOWN CENTER MIXED USE (TCMU) (excerpt from LDC 7.12.06.)

Dimensional Requirements in Zoning Districts (excerpt from LDC 7.12.06)

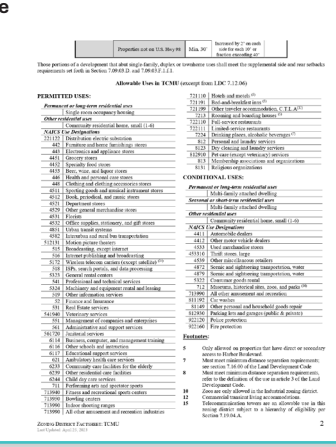
Town Center Mixed Use (TCMU)

Dwelling Units			2+	None
Maximum Lot Area (square feet)		9001	None	None
Maximum Lot Size	Width	50'	None	None
	Depth	100'	None	None
Maximum Building Height	Harbor	35' / 3 stories	50' / 4 stories	75' / 6 stories
Setbacks	Front	10'	K	K
	Side	5'	K	K
	Rear	10'	K	K
Maximum Density (Units per acre)		8.0	24.0	N/A
Maximum Floor Area Ratio		N/A	N/A	1.5
Minimum Open Space (%)		25	25	25

Footnotes:

K The following setbacks shall apply to developments proposed in TCMU zoning district:

Building Height	Setbacks		
		Front	Side	Rear
Less than 45'	Properties on U.S. Hwy 98	50' - 24'	0	0
	Properties not on U.S. Hwy 98	10' - 24'		
More than 45'	Properties on U.S. Hwy 98	Min. 45'		0



Allowable Uses in TCMU (excerpt from LDC 7.12.06)

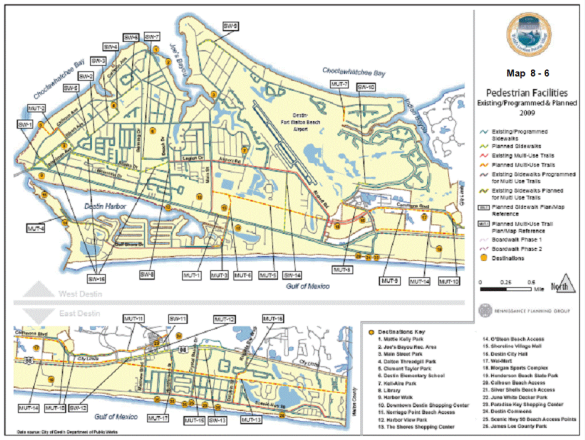
PERMITTED USES:

CONDITIONAL USES:

Footnotes:

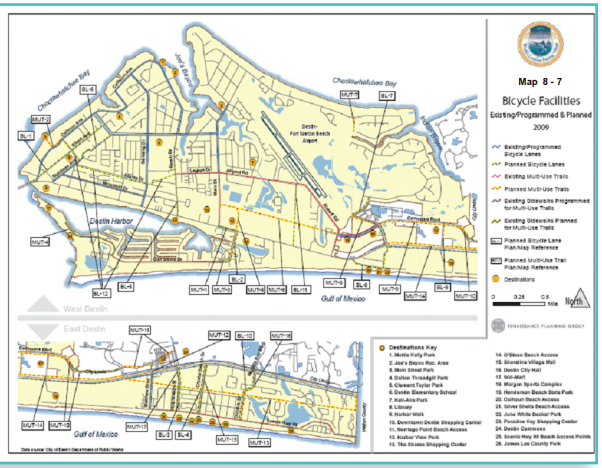
City of Destin

Pedestrian Facilities

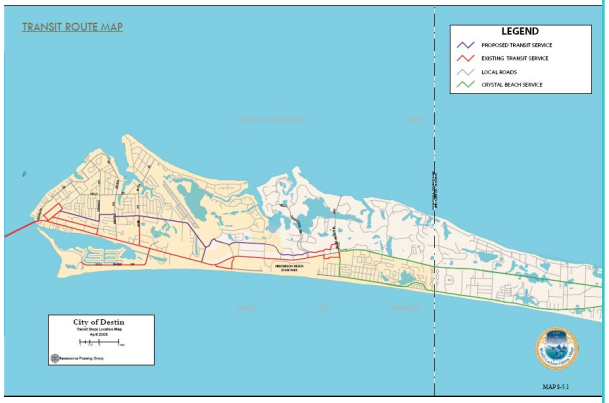


City of Destin

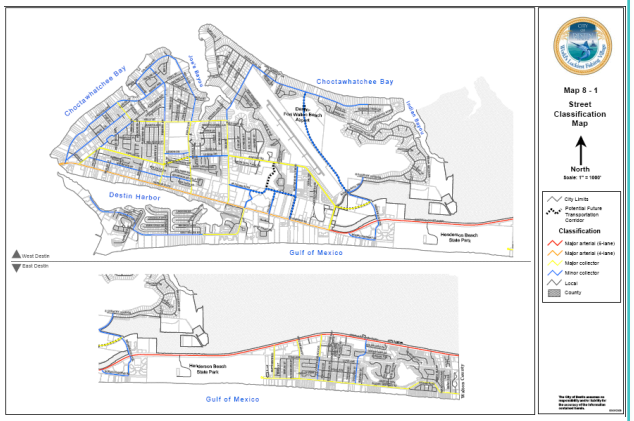
Bicycle Facilities



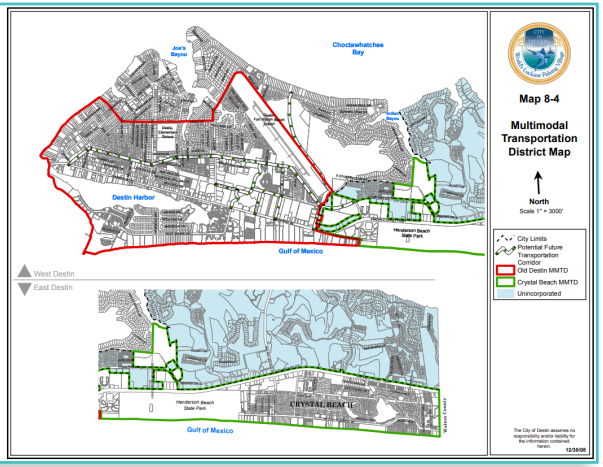
City of Destin
Transit Routes Map



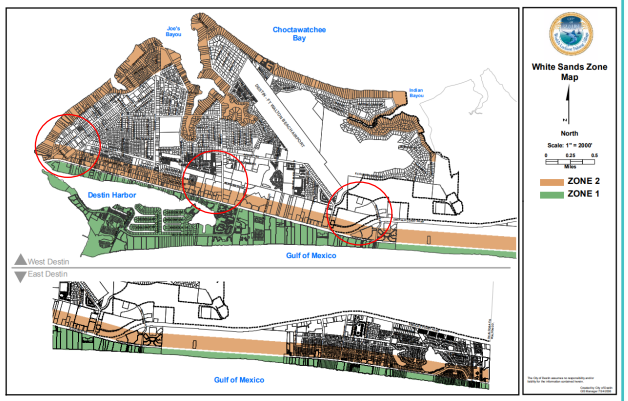
City of Destin
Streets Map



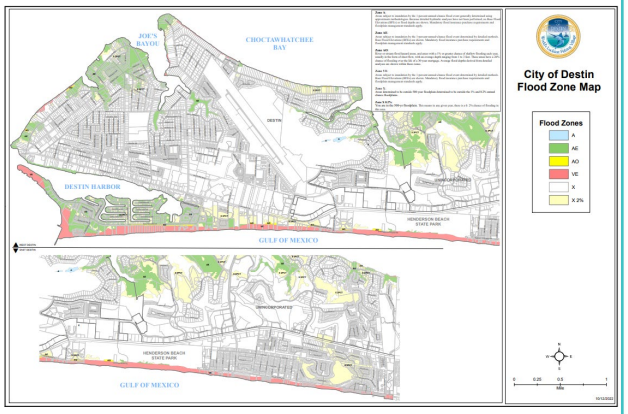
City of Destin
MMTD Map



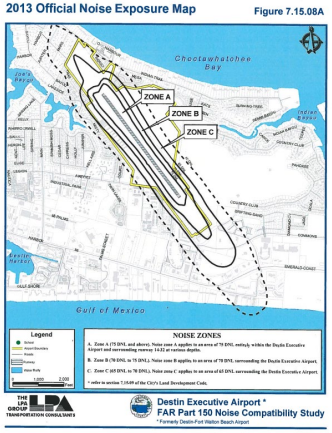
City of Destin
White Sand Map



City of Destin
Flood Zone Map



City of Destin
Noise Exposure Map



Future Feasibility Project-Proposed Solutions Demographics

SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road

Table 5.1.2: Future Conditions Safety Analysis (Expected Crash Rate)

Crash Type	No-Build	Four-Lane Access Management	Six-Lane Access Management
Total	170.7	157.3 (-8%)	147.3 (-13.7%)
Fatal/Injury	63.1	57.8 (-8%)	70.9 (12.4%)
Property Damage Only	107.6	99.4 (-8%)	76.4 (-29.0%)

Note: Crash Rate is expressed as crashes per year. Percentages indicate the difference from the No-Build condition.

Table 4.4.3: Design Year (2050) – Travel Time Summary

Peak	US 98 Extents	Travel Time (hh:mm:ss) No-Build	4-Lane Access Management[1]	6-Lane Access Management[1]
Midday	**Eastbound:** 5 miles west of Stahlman Ave to Airport Rd	1:26:45	1:15:34 (0:11:11)	0:49:36 (0:37:09)
	Westbound: 5 miles east of Airport Rd to Calhoun Ave	1:23:25	1:03:49 (0:16:36)	0:36:04 (0:44:21)
PM	**Eastbound:** 5 miles west of Stahlman Ave to Airport Rd	0:47:44	0:53:25 (-0:05:41)	0:32:44 (0:15:00)
	Westbound: 5 miles east of Airport Rd to Calhoun Ave	0:55:16	0:44:57 (0:10:20)	0:43:45 (0:11:32)

[1] Values in parenthesis indicate travel time savings when compared to the No-Build Alternative

Table 6.1.1: Evaluation Matrix

Evaluation Criteria	Alternatives Considered: No-Build	Four-Lane Access Management	Six-Lane Access Management
Social and Economic Resources			
Number of Parcels Impacted	0	0	83
Number of Community Focal Points Impacted	0	0	2
Acreage Impacted	0	0	4.2
Estimated Business Relocations	0	0	14
Recreation Areas Impacted	0	0	0
Cultural Resources			
NRHP Eligible Buildings Potentially Impacted	0	0	0
NRHP Eligible Resource Groups Potentially Impacted	0	0	0
NRHP Eligible Archaeological Sites Potentially Impacted	0	0	0
Natural Resources			
Wetlands Impacted (acres)	0	0	0
FFH Impacted (acres)	0	0	0
100-year Floodplains Impacted (acres)	0	0	0
Potential Species Impact	None	None	Low
Physical Resources			
Number of Potential Contamination Sites Impacted	0	0	12
Air Quality Impacts	None	None	None
Utility Impacts	None	Low	Moderate
Noise Impacts	None	None	Low
Preliminary Project Costs ($ millions)			
Estimated Design Cost	$0	$1.5	$7.3
Estimated Right-of-Way Cost	$0	$0	$125.9
Estimated Construction Cost	$0	$9.8	$48.4
Total Project Cost	$0	$11.3	$181.6

Future Feasibility Project

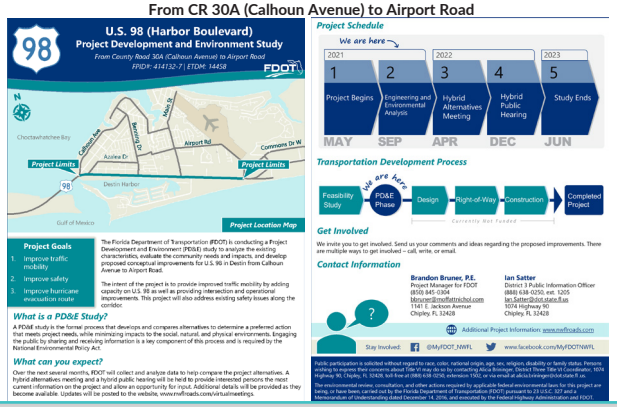
SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road

The purpose of this project is to improve traffic mobility on US 98, provide intersection and operational imporvements to facilitate the movement of residential and tourists travelling through the City of Destin along Florida's coastal region. The project also addresses safety issues.



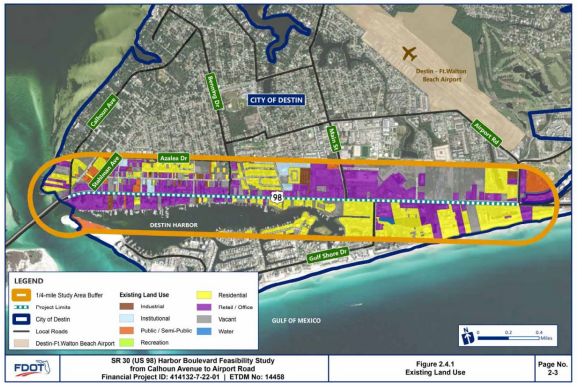
Future Feasibility Project

SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road



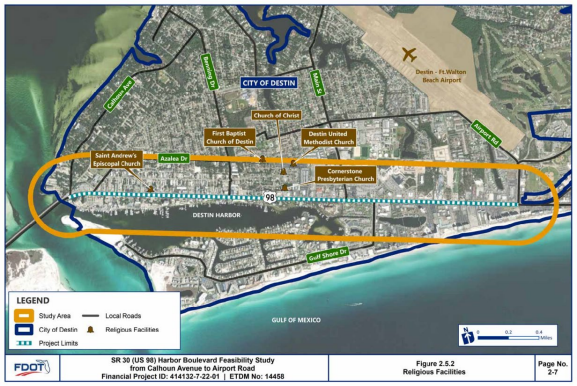
Future Feasibility Project-Existing Land Use

SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road



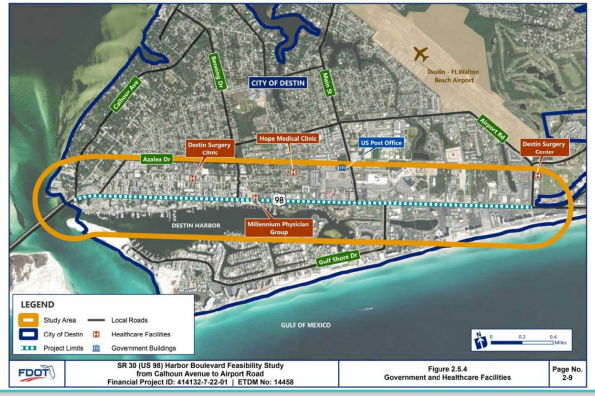
Future Feasibility Project-Existing Religious Facilities

SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road



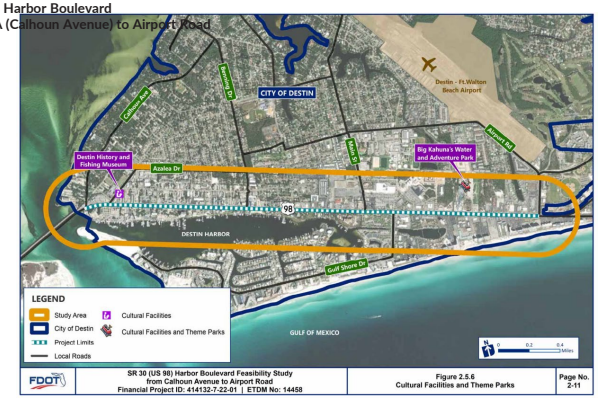
Future Feasibility Project-Existing Government Healthcare Facilities

SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road



Future Feasibility Project-Existing Cultural Facilities and Theme Parks

SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road



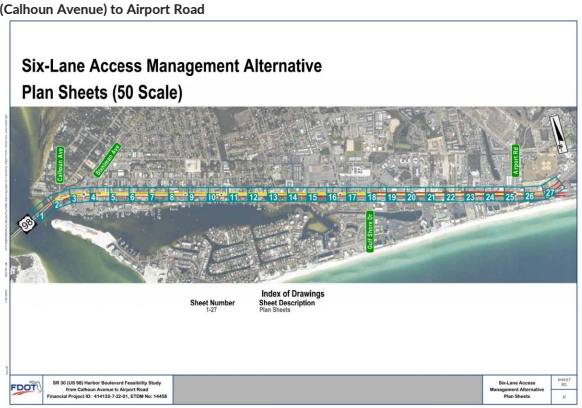
Future Feasibility Project-Historical Crash Heat Map

SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road



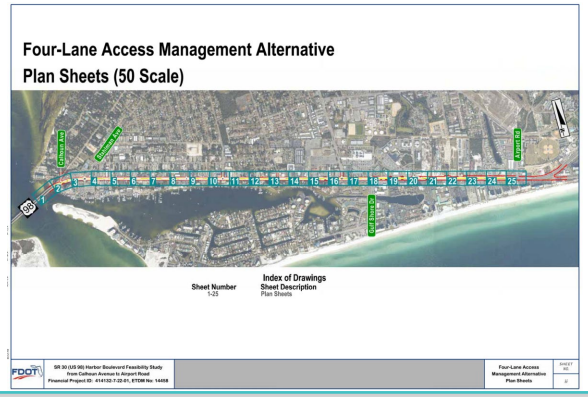
Future Feasibility Project-Proposed Solution 1

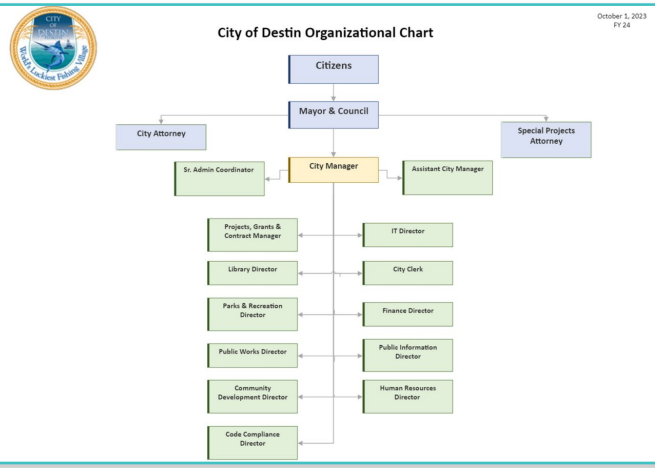
SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road



Future Feasibility Project-Proposed Solution 2

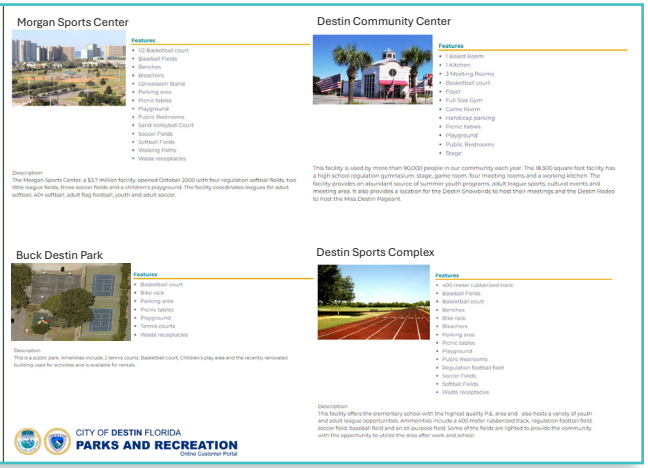
SR 30 (US98) Harbor Boulevard
From CR 30A (Calhoun Avenue) to Airport Road



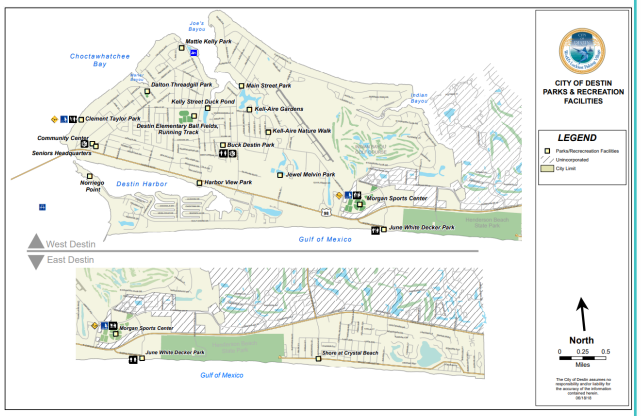


Facilities/ Parks

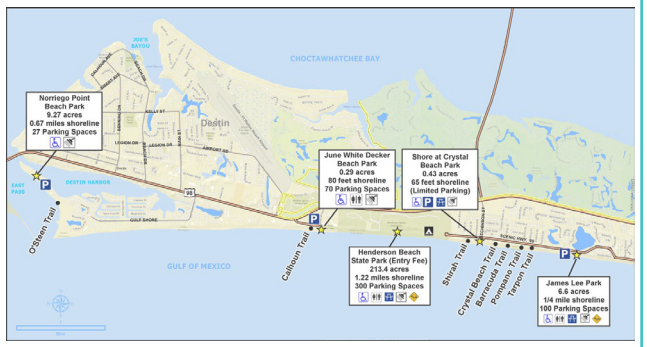
- The Parks and Recreation Department maintains and operates 31 properties including:
- 3 indoor facilities
- 3 sports complexes
- 5 boat ramps
- 12 public beach access points
- Rental pavilions



City of Destin
Facilities/ Parks Map



City of Destin
Public Beach Parks and Trails Map



Destin Community Center Events Calendar

DESTIN COMMUNITY CENTER
101 STAHLMAN AVENUE
DESTIN, FL 32541
654-5184

February 2024

Changes to the calendar are made daily.

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			8:00-9:00am Walking Club 9:00-9:45am HIIT 10:00-11:00am Chair Yoga 11:00-12:00pm Zumba Gold 12:30-2:30 Line Dancing 1:30-3:30pm Kidz Klub 5:00-9:00pm Basketball Games 5:00-9:00pm Basketball banquets 6:00pm Hatha & Vinyasa Yoga	8:00-9:00am Walking Club 9:00-1:00pm Table Tennis 10:30-2:30pm Pickleball 2:30-5:30pm Open Gym 3:30-5:30pm Kidz Klub 5:00-9:00pm Basketball Games 5:00-9:00pm Basketball banquets	~~8am-1pm ECTT-CXL~~ 8:00am Basketball Games 8am-5pm Basketball banquets
4 8:30-9:30am Shape and Sculpt 9:00-1:00pm Table Tennis 10:00-11:00am Chair Yoga 10:00-12:00pm SB Registration 11:00-12:00pm Zumba Gold 12:30-3:30pm Pickleball 1:30-4:30pm Ballroom Dancing 1:30-3:30pm Kidz Klub 5:00-9:00pm Basketball Practice	5 9:00-2:00pm SB Craft Show 8:30am SB Meeting 11:00am SB Meeting 1:30-5:30pm Kidz Klub 5:30-8:30pm ECTT 5:00-9:00pm Basketball Practice	6 8:30-9:30am Shape and Sculpt 9:00-1:00pm Table Tennis 10:00-11:00am Chair Yoga 10:30-1:30pm Pickleball 1:30-3:30pm Pickleball Lessons 1:30-5:30pm Kidz Klub 5:00-9:00pm Basketball Practice	7 8:00-9:00am Walking Club 9:00-9:45am HIIT 10:00-11:00am Chair Yoga 11:00-12:00pm Zumba Gold 12:30-2:30 Line Dancing 1:30-3:30pm Kidz Klub 5:00-9:00pm Basketball Games 5:30-7:30pm Basketball Banquets	8 8:00-9:00am Walking Club 9:00-1:00pm Table Tennis 10:30-2:30pm Pickleball 2:30-5:30pm Open Gym 3:30-5:30pm Kidz Klub 5:00-9:00pm Basketball Games 5:30-7:30pm Basketball Banquets	9 8:00am Basketball Games 8:00am Basketball Banquets ~~8am-1pm ECTT-CXL~~	10 11
11 8:30-9:30am Shape and Sculpt 9:00-1:00pm Table Tennis 10:00-11:00am Chair Yoga 10:00-12:00pm SB Registration 11:00-12:00pm Zumba Gold 12:30-3:30pm Pickleball 1:30-4:30pm Ballroom Dancing 1:30-3:30pm Kidz Klub 5:30-7:30pm Basketball Games 5:30-7:30pm Basketball Banquets	12 8:30am SB Meeting 11:00am SB Meeting 1:30-5:30pm Kidz Klub 1:30-7:30pm Basketball Games ~~5:30-8:30pm ECTT-CXL~~	13 8:30-9:30am Shape and Sculpt 9:00-1:00pm Table Tennis 10:30-1:30pm Pickleball 1:30-3:30pm Pickleball Lessons 1:30-5:30pm Kidz Klub 5:30-7:30pm Basketball Games 5:30-7:30pm Basketball Banquets	14 8:00-9:00am Dale McGregor 8:30-9:30am Shape and Sculpt 9:00-1:00pm Table Tennis 10:30-1:30pm Pickleball 1:30-3:30pm Pickleball Lessons 1:30-5:30pm Kidz Klub 5:30-7:30pm Basketball Games 5:30-7:30pm Basketball Banquets *Center closes at 6:00pm*	15 8:00-9:00am Walking Club 9:00-9:45am HIIT 10:00-11:00am Chair Yoga 11:00-12:00pm Zumba Gold 12:30-2:30 Line Dancing 2:30pm Spring Craft Show set up 5:30-7:30pm Open Gym **10:00am-4:00pm Spring Craft Show**	16 **9:00-3:30pm Spring Craft Show**	17 18
18 **Center Closed for PRESIDENTS' DAY**	19 8:30am SB Meeting 11:00am SB Meeting 1:30-5:30pm Kidz Klub 5:30-8:30pm ECTT 5:30-8:30pm Open Gym	20 8:30-9:30am Shape and Sculpt 9:00-1:00pm Table Tennis 10:30-1:30pm Pickleball 1:30-3:30pm Open Gym 1:30-5:30pm Kidz Klub 5:30-8:30pm Open Gym	21 8:00-9:00am Walking Club 9:00-9:45am HIIT 10:00-11:00am Chair Yoga 11:00-12:00pm Zumba Gold 12:30-2:30 Line Dancing 2:30-5:30pm Open Gym 3:30-5:30pm Kidz Klub 5:30-8:30pm Open Gym 6:00pm Hatha & Vinyasa Yoga	22 8:00-9:00am Walking Club 9:00-1:00pm Table Tennis 10:30-2:30pm Pickleball 11:30-1:30pm Senior Lunch 2:30-5:30pm Open Gym 3:30-5:30pm Kidz Klub 6:00pm Coaches Game	23 9:00am-1:00pm ECTT 9:00am-1:00pm Open Gym	24 25 8:00am-6:00pm Tienda la Mexicana
25 8:30-9:30am Shape and Sculpt 9:00-1:00pm Table Tennis 10:00-11:00am Chair Yoga 11:00-12:00pm Zumba Gold 12:30-3:30pm Pickleball 1:30-4:30pm Ballroom Dancing 1:30-3:30pm Kidz Klub 5:30-8:30pm Adult Open Gym	26 7:30-8:15am SB Registration 8:30am SB Meeting 11:00am SB Meeting 1:30-5:30pm Kidz Klub 5:30-8:30pm ECTT 5:30-8:30pm Open Gym	27 8:30-9:30am Shape and Sculpt 9:00-1:00pm Table Tennis 10:30-1:30pm Pickleball 1:30-3:30pm Open Gym 1:30-5:30pm Kidz Klub 5:30-8:30pm Open Gym	28 8:30-9:30am Shape and Sculpt 9:00-1:00pm Table Tennis 10:00-11:00am Chair Yoga 11:00-12:00pm Zumba Gold 1:30-3:30pm Open Gym 1:30-5:30pm Kidz Klub 5:30-8:30pm Open Gym	29 8:00-9:00am Walking Club 9:00-9:45am HIIT 10:00-11:00am Chair Yoga 11:00-12:00pm Zumba Gold 12:30-2:30 Line Dancing 2:30-5:30pm Kidz Klub 5:30-8:30pm Open Gym 6:00pm Hatha & Vinyasa Yoga		

City Sports Events/ Programs

Youth Sports League Information 2023-2024

Sport	Ages	Registration	League Begins	Fees	Schedule
Basketball League	5-16	October 10- October 27, 2023	Practices: November Games: December	$45/$65	Game Schedule
Youth Flag Football	6-13	September 29- October 13, 2023	November 2023	$75/$85	Game Schedule Parent Info Sheet
Destin Dolphin Cheerleading	5-12	June 5th-July 7th, 2023	August 2024	$65/$50	Game Schedule Parent Info Sheet
Youth Spring Soccer	3-13	March 1-March 15, 2024	Practice: Start April 1 Games: Start April 19	$25/$40	Parent Info Sheet Schedule: 4U 6U 8U 10U 13U Field Layout
Youth Tackle Football	7-12	May 5- May 19, 2023	Practice: July 24th Games: August 26th	$120/$150	

Adult Sports League Information 2023-2024

Sport	League Begins	Team Fee	Individual Fees (Res/Non-Res)	Schedules/Standings
Coed Softball	September 11, 2023	$275	$20/$40	Upper/Lower Division Schedule
Men's Softball	TBA	$250	$20/$40	Schedule
Adult Flag Football	Registration: TBA First Game: TBA		$20/$40	Schedule Standings
Adult Kickball	TBA			
Adult Basketball	Captain's Meeting: TBD First Game: TBD **At the Destin Community Center**	$100	$20/$40	Sponsorship Form

Senior Program Information 2024

Monthly Activities	
Chair Exercise	Lunch bunch outings
Bingo	Movies at Community Center
Book Club	Pickleball
Party Bridge	Ping Pong
Golf	Poker
Pot luck parties	Tennis
Walking Club	Billiards

Senior Events Calendar

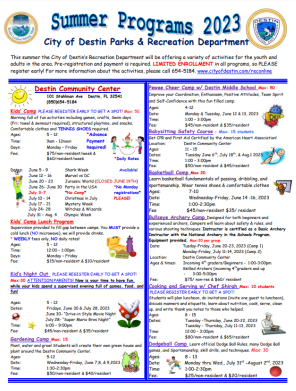
"BUCK" DESTIN SENIOR CENTER
724 LEGION DRIVE
Travis Bailey 850-420-2747
tbailey@cityofdestin.com

City of Destin
Recreation Department
Seniors of Destin
FEBRUARY 2024

www.cityofdestin.com

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
MON & TUE Bridge- Pls Advise 850-420-2728 Ok Fishin' Lady Wolfe 850-420-4761	Billiards every Tuesday 9AM	Knitting/Crocheting every Wednesday 11AM	YAHTZEE 10AM-12PM	Chair Fitness 10AM	Our Tennis Courts on Legion Dr. are open for play!
Chair Fitness 10:00am Party Bridge 1230-4pm FLY FISHING 5PM	Billiards 9am Party Bridge 1230-4PM	Chair Fitness M/W/F 10AM Knitting/Crocheting 11am-2pm	YAHTZEE 10am	Chair Fitness 9:30AM at Buck Destin Sr. Center 11am Bring a prize!	PICKLEBALL @ Destin Comm. Ctr. Mon-12:30pm-3:30pm Wed-10:30am-1:30pm Fri-10:30am-1:30pm
Chair Fitness 10AM Party Bridge 1230-4PM	BILLIARDS 9AM Party Bridge 1230-4PM	VALENTINES DAY CHAIR FITNESS 10AM Knitting/Crocheting 11am-2pm	YAHTZEE 10am	Chair Fitness 930AM 11:30 Sr. Lunch Bunch @ PEDROS $15 all inclusive! RSVP at 850-654-5184	SPRING CRAFT SHOW @ Destin Comm. Ctr. Friday 930am-400pm Saturday 900am-3pm
PRESIDENTS' DAY All City Facilities Closed	Billiards 9am Party Bridge 1230-4PM	Chair Fitness every M/W/F 10am Knitting/Crocheting 11am-2pm	Yahtzee 10AM-12PM	Chair Fitness 930 AM Senior Potluck/Birthday 11:30am @ Destin Comm. Ctr. Guest speaker: Dr. Stickler "Dermatology Update"	Pickleball any time at Buck Destin Courts
CHAIR FITNESS 10am PARTY BRIDGE 1230-4PM	Billiards 9AM-12PM Party Bridge 1230PM-4PM	Chair Fitness 10am Knitting/Crocheting 11am-2pm	YAHTZEE 10AM		FITNESS

Kids Summer Program





City of Destin

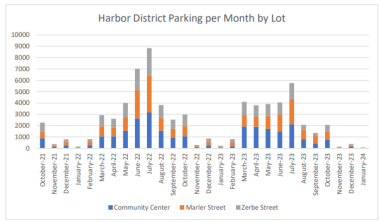
Parks and Recreation Programs

Adult Coed Softball	September 11, 2023
Youth Basketball League	October 10- October 27, 2023
Youth Flag Football	September 29- October 13, 2023
Destin Dolphin Cheerleading	June 5th-July 7th, 2023
Youth Spring Soccer	March 1-March 15, 2024
Youth Tackle Football	May 5- May 19, 2023

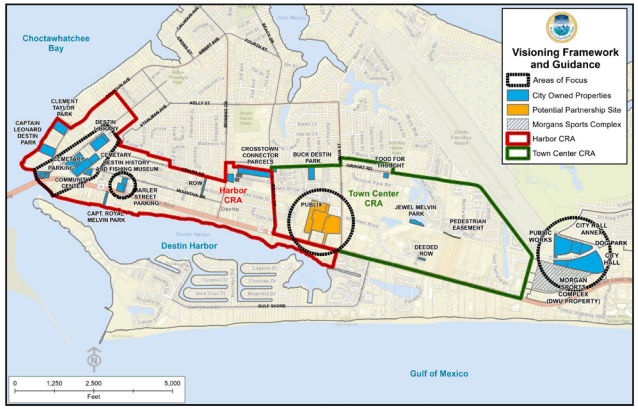
Spring Craft Show	February 16 & 17, 2024	Destin Community Center
Easter Egg Hunt	March 30, 2024	Morgan Sport Center
Spring Break Camp	March 18-22, 2024	Destin Community Center
Founders' Day	May 4, 2024	Destin Community Center
Community Yard Sale	TBA	Buck Destin
Independence Bike Parade	July 2, 2024	Destin Elementary Track
Independence Day Fireworks	July 4, 2024	East Pass
Big Truck Day	August 4, 2023	Destin Community Center
Fall Festival	October 28, 2024	Destin Community Center
Pinfish Classic	November 2, 2024	Docks behind AJ's Seafood
Holiday Craft Show	November 17&18, 2023	Destin Community Center
Holiday Baking Class	November 21 &22, 2023	Destin Community Center
Christmas Tree Lighting	November 30, 2023	Destin Community Center
Outdoor Decorating Contest	December 9-20, 2024	Citywide
Christmas Parade (Application and Rules / Parade Map)	December 14, 2024	Hwy 98 from Beach to Stahlman Ave.

City of Destin, FL
Department of Public Works & Emergency Management
Parking Statistics - Harbor District FY22 thru Present

	Number of Transactions		
	Community Center	Marler Street	Zerbe Street
October-21	901	523	846
November-21	128	106	134
December-21	264	278	253
January-22	52	40	67
February-22	253	321	236
March-22	1064	899	964
April-22	1058	789	760
May-22	1543	1218	1233
June-22	2640	2482	1899
July-22	3171	3274	2398
August-22	1563	1136	1114
September-22	924	807	800
October-22	1066	901	1015
November-22	80	88	137
December-22	277	258	327
January-23	65	50	104
February-23	179	349	282
March-23	1917	1015	1171
April-23	1901	868	1033
May-23	1712	1152	1045
June-23	1475	1514	1051
July-23	2128	2233	1394
August-23	804	808	460
September-23	429	659	270
October-23	770	739	554
November-23	58	56	32
December-23	147	127	105
January-24	34	8	40
Number of Pay Spaces (approx.)	**82**	**142**	**75**
***payment not required for Handicap spaces or with HC tag/placard**			



City Owned Projects



City Owned Projects

101 Calhoun Ave. Capt. Leonard Destin Park

Okaloosa County Property Appraiser

Owner Information

PUNZIANO CARMINE J & TERRI G
151 CALHOUN AVE #101
DESTIN, FL 32541

Building Information

Type	
Total Area	800
Heated Area	800
Exterior Walls	
Roof Cover	
Interior Walls	
Frame Type	
Floor Cover	
Heat	
Air Conditioning	
Bathrooms	1
Bedrooms	1
Stories	0
Actual Year Built	1973
Effective Year Built	1973

Building Area Types

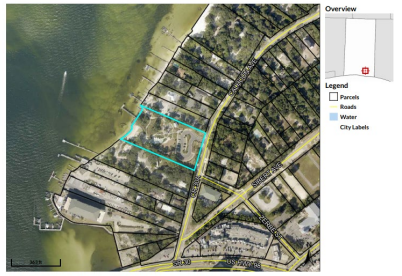
Type	Description	Sq. Footage
BAS	BASE AREA	240
BAS	BASE AREA	288
CAN	CANOPY	12
CAN	CANOPY	660
FOP	F OPN PRCH	96

Year	2020
Acres	3.29
Property Class	MUNICIPAL
Taxing District	10

Parcel ID	00-2S-22-0630-0000-11A3
Physical Address	101 CALHOUN AVE DESTIN
Mailing Address	CITY OF DESTIN CAPT LEONARD DESTIN PARK 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541

Land Value	$2,447,380
Ag Land Value	$0
Building Value	$37,972
Misc Value	$92,290
Just Value	$2,577,641
Assessed Value	$2,415,590
Exempt Value	$2,415,590
Taxable Value	$0

Last 2 Sales		
Date	Price	Reason
8/3/2020	0	UNQUAL/FEDERAL/STATE/LOCAL GOV
3/2/2016	$5000000	UNQUAL/RELIG,CHARITY,BENEV ORG



Leonard Destin Park Overview



Location

1. Expanded Dock for Accessibility
2. Expanded Beach Area
3. Handicap Beach Access (Mats or Decking)
4. Raised Wooden Deck w/ Platform
5. Boardwalk
6. Heron Rookery Protection Zone (Planted w/ Native Grasses)
7. Kayak Launch from Deck
8. Expanded Boardwalk/Deck
9. Large Picnic Pavilion w/ Interpretation
10. Boardwalk between Heron Rookery Trees w/ Interpretive Signage
11. Restrooms w/ Outdoor Showers
12. Splash Pad
13. Expanded Fruit Tree Grove
14. Interpretation (Full-size Historical Scow Boat for Interaction)
15. Covered Interpretation/Signage
16. Public Art/Welcome Signage
17. Playground
18. Parking for ~30 Cars
19. Emergency Vehicle Access
20. Stormwater Treatment (as needed)
21. Pedestrian Access from Calhoun Avenue

SCALE: 1" = 30'
0 15' 30' 60' 90'

Trust for Public Land
Kimley»Horn
Wood+Partners

Project Overview:
In 2015, The Trust for Public Land purchased the 3.42-acre property at 101 Calhoun Ave. with Deep Water Horizon Oil Spill Natural Resource Damage Assessment early restoration funds with a vision to create a park for the public, provide public access to the water and help preserve the history of the community. Once the project is complete, The Trust for Public Land will give the park to the city along with operations and maintenance funds for 10 years.

Historic Significance:
Captain Leonard Destin Park is located on the same plot of land as the original homestead of its namesake. The history of the site informs the design, including simple architectural forms with clean lines, painted white wood siding and a grove of fruit trees reminiscent of a time when the land was a dwelling place and source of sustenance for early settlers. Today the site is home to a heron rookery, as well as over 150 years of memories of its inhabitants, including boat building and fishing.

Park Design:
The park will reflect the importance of water to the area and to the City of Destin in particular. Conceptually, the water is the origin of movement. Curvilinear contours in the land, patterns in the paving, and paths/walls all "flow" from the waterfront. Strong, familiar, structural forms create the foundation of the site itself- reiterating the site's importance as a place of origin. Materials are familiar at their core, but the shapes and spaces that emerge reflect the idea of currents and flow in a way that feels more present-day. The movement inherent in the resulting design connects the park's features together and suggest the flow of ideas, development, and energy from this former homestead to the city that became Destin. The park transports a historic site to a place of gathering that celebrates



City Owned Projects

101 Stahlman Ave Destin Community Center Parking

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	157838	SF	250



Parcel ID	00-25-22-0310-000D-3750	Physical Address	101 STAHLMAN AVE DESTIN
Acres (GIS)	3.62	Mailing Address	CITY OF DESTIN DESTIN COMMUNITY CENTER 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305
Property Class	MUNICIPAL		
Taxing District	10		

		Last 2 Sales				
Land Value	$1,340,040	Date	Price	Reason	Qual
Ag Land Value	$0	3/1/1988	$100	N/A	U
Building Value	$1,058,780	9/2/1980	$1500	N/A	U
Misc Value	$98,921				
Just Value	$2,497,743				
Assessed Value	$2,497,740				
Exempt Value	$2,497,740				
Taxable Value	$0				

Building Area Types

Type	Description	Sq. Footage	Year
AOF	AVG OFFICE	5512	1993
BAS	BASE AREA	4036	1993
CAN	CANOPY	344	1993
FST	F STORAGE	255	1993
BAS	BASE AREA	15460	1992
CAN	CANOPY	24	2003
CAN	CANOPY	72	2002
FOP	F OPN PRCH	117	1992
FOP	F OPN PRCH	410	1992
BAS	BASE AREA	567	1980

City Owned Projects

285 Harbor Blvd. Merler Street Public Parking

Okaloosa County Property Appraiser

Owner Information

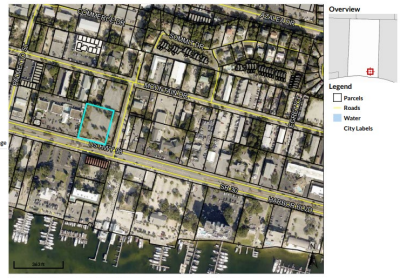
CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	200	FF	200

Extra Features

Description	Number of Items	Length x Width x Height
ASPHAT		0 x 0 x



Parcel ID	00-25-22-0310-000B-1230	Physical Address	285 HARBOR BLVD DESTIN
Acres	1.14	Mailing Address	CITY OF DESTIN PUBLIC PARKING CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541
Property Class	MUNICIPAL		
Taxing District	10		

		Last 2 Sales			
Land Value	$1,155,000	Date	Price	Reason	Qual
Ag Land Value	$0	12/31/2009	$3125000	UNQUAL/FEDERAL/STATE/LOCAL GOV	U
Building Value	$0	4/1/1996	$685000	N/A	U
Misc Value	$39,830				
Just Value	$1,194,830				
Assessed Value	$879,714				
Exempt Value	$879,714				
Taxable Value	$0				

City Owned Projects

104 Sibert Ave. Zerbe Street Public Parking

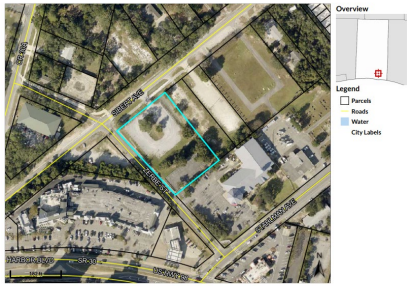
Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	60095	SF	212



Parcel ID	00-25-22-0310-0000-3760	Physical Address	104 SIBERT AVE DESTIN
Acres	1.38	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305
Property Class	MUNICIPAL		
Taxing District	10		

		Last 2 Sales			
Land Value	$510,206	Date	Price	Reason	Qual
Ag Land Value	$0	2/9/2000	$300000	UNQUAL/CORRECTIVE/QCD,TD	U
Building Value	$0	3/1/1982	$100	N/A	U
Misc Value	$0				
Just Value	$510,206				
Assessed Value	$424,521				
Exempt Value	$424,521				
Taxable Value	$0				

Destin Harbor District Parking



Public Parking Lots

Destin Community Center **PAY-TO-PARK** and **Permit Parking**

Merler Street **PAY-TO-PARK** and **Permit Parking** (Corner of Merler St. and Hwy. 98)

Zerbe Street **PAY-TO-PARK** and **Permit Parking** (Corner of Zerbe St. and Sibert Ave.)

There are four designated pedestrian crosswalks along Hwy. 98 (east to west) in the Harbor District: Melvin St., Marler Street Parking Lot; Palmetto St.; and Stahlman Ave. Please use these crosswalks to cross Hwy. 98.







City Owned Projects

101 Stahlman Ave Destin Community Center

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	157838	SF	250

Building Information

Type	MUNICIPAL	Type	MUNICIPAL	Type	MUNICIPAL
Total Area	19083	Total Area	567	Total Area	6137
Heated Area	18460	Heated Area	567	Heated Area	5538
Exterior Walls	WD FR STUC	Exterior Walls	ABOVE AVG - BRICK	Exterior Walls	CONC BLOCK
Roof Cover	ABCT METAL	Roof Cover	DIMEN TIMB	Roof Cover	BUILT-UP
Interior Walls	DRYWALL	Interior Walls	DRYWALL	Interior Walls	DRYWALL
Frame Type	STEEL	Frame Type	WOOD FRAME	Frame Type	MASONRY
Floor Cover	CARPET, HARDWOOD	Floor Cover	CARPET	Floor Cover	CONC FINISH
Heat	AIR DUCTED	Heat	AIR DUCTED	Heat	NONE
Air Conditioning	CENTRAL	Air Conditioning	CENTRAL	Air Conditioning	NONE
Bathrooms	0	Bathrooms	0	Bathrooms	0
Bedrooms	0	Bedrooms	0	Bedrooms	0
Stories	1	Stories	1	Stories	1
Actual Year Built	1992	Actual Year Built	1980	Actual Year Built	1993
Effective Year Built	1992	Effective Year Built	1980	Effective Year Built	1993

Building Area Types

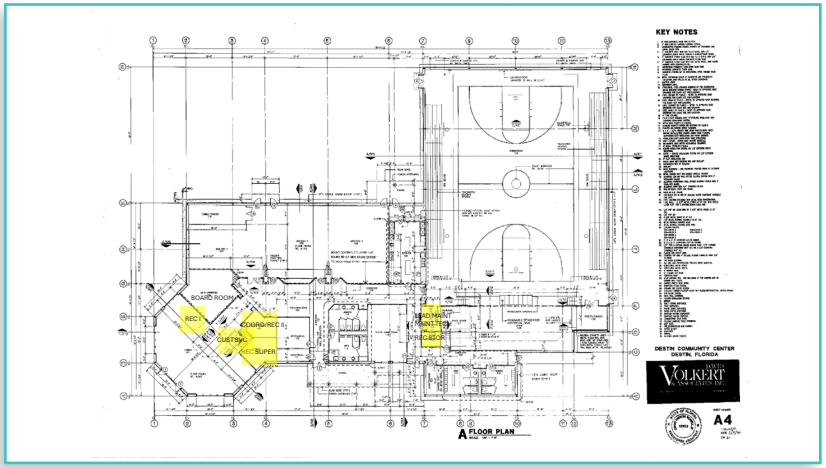
Type	Description	Sq. Footage	Year
AOF	AVG OFFICE	5512	1993
BAS	BASE AREA	4036	1993
CAN	CANOPY	344	1993
FST	F STORAGE	255	1993
BAS	BASE AREA	15460	1992
CAN	CANOPY	24	2003
CAN	CANOPY	72	2002
FOP	F OPN PRCH	117	1992
FOP	F OPN PRCH	410	1992
BAS	BASE AREA	567	1980

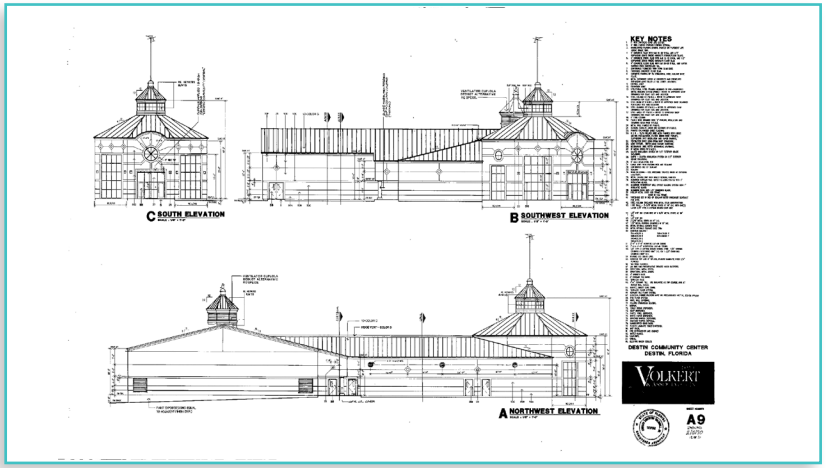


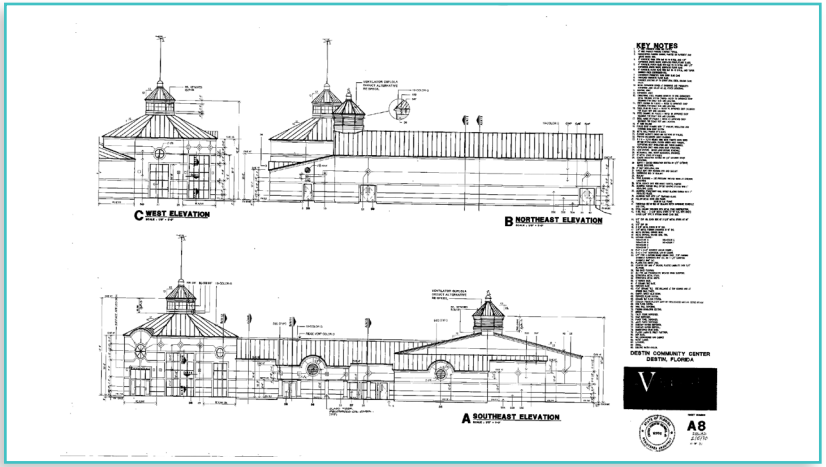
Parcel ID	00-25-22-0310-000D-3750	Physical Address	101 STAHLMAN AVE DESTIN
Acres (GIS)	3.62	Mailing Address	CITY OF DESTIN DESTIN COMMUNITY CENTER 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305
Property Class	MUNICIPAL		
Taxing District	10		

		Last 2 Sales			
Land Value	$1,340,040	Date	Price	Reason	Qual
Ag Land Value	$0	3/1/1988	$100	N/A	U
Building Value	$1,058,780	9/2/1980	$1500	N/A	U
Misc Value	$98,921				
Just Value	$2,497,743				
Assessed Value	$2,497,740				
Exempt Value	$2,497,740				
Taxable Value	$0				









City Owned Projects

131 Calhoun Ave Clement Taylor Park

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	324.5	EF	330

Building Information

Type	RECREATION
Total Area	460
Heated Area	375
Exterior Walls	CBSTUCCO
Roof Cover	COMP SHNGL
Interior Walls	MINIMUM
Frame Type	REIN CONC
Floor Cover	CLAY/CERMC
Heat	NONE
Air Conditioning	NONE
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	1985
Effective Year Built	1985

Building Area Types

Type	Description	Sq Footage	Year
BAS	BASE AREA	375	1985
FOP	F OPN PRCH	85	1985



Parcel ID	00-2S-22-0630-0000-1400	Physical Address	131 CALHOUN AVE DESTIN	Land Value	$1,798,920	Last 2 Sales			
Acres (GIS)	3.39	Mailing Address	CITY OF DESTIN CLEMENT TAYLOR PARK 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305	Ag Land Value	$0	Date	Price	Reason	Qual
Property Class	MUNICIPAL			Building Value	$8,442	3/1/1990	$100	N/A	U
Taxing District	10			Misc Value	$32,625	1/1/1977	$49500	N/A	U
				Just Value	$1,839,990				
				Assessed Value	$1,839,990				
				Exempt Value	$1,839,990				
				Taxable Value	$0				

Clement Taylor Park Renovation

Status: RESTORE Act Grant Funds Pending

Project Narrative

The site of Clement E. Taylor Park was once the location of Destin's one-room school house, used until the 1950's. After the school building was deserted and demolished, the area was used and designated as a park. Since Destin's incorporation in 1984, the City has continued to make improvements, the last of which was in 2002 when the city added a swimming area, small gazebo and fishing pier, and playground equipment. The park covers 3.39 acres and is located north of the Destin Bridge on the Choctawhatchee Bay in the midst of old Destin.

Accessible by foot, bike, and car, it is the city's most popular and utilized park. More and more visitors are discovering this hidden "jewel" as it abuts the edge of Destin's Historic Harbor District and parking areas for the Harbor Boardwalk. Covered with large shade trees of oak and magnolia, carpeted with grass, and fed by bay breezes, the park is a cool retreat for families to play and picnic even on the hottest of summer days. This park is also the site for numerous weddings and reunions each year. Typical wildlife, such as squirrels and birds, abound. The park's habitat is also home to less observable creatures such as the red fox, the hermit crab, and the endangered Little blue heron.

The management intent of Clement Taylor Park is to protect and enhance the natural coastal habitat along Choctawhatchee Bay while providing passive recreational amenities and environmental awareness for the public. As beautiful as the natural setting is, the current amenities are in great need of a "facelift!" Needed improvements include: demolition of the existing 30+ year-old restrooms to be replaced with a new bathroom facility and second picnic pavilion; demolition of the existing playground to be rebuilt for ADA compliance, expanded ages, and special needs, with new equipment and safety surfacing; reconfiguration of the non-impervious parking area for more capacity; renovation of the fishing dock; addition of a kayak launch; replacement of concrete pathways; removal of old pilings from the Bay; enhancement of the littoral exfiltration system previously installed through a city partnership with the Choctawhatchee Basin Alliance (CBA); and additional environmental education signage.

The City is partnering with the both the CBA and the Kiwanis Club of Destin in completing this project. The Kiwanis Club is seeking a $25,000 grant to supplement the purchase of new playground equipment specifically for Clement Taylor Park; the CBA has pledged its continuing support in enhancing the littoral system as needed and assisting in the development of a seagrass protection education sign near the dock area. The design for the park upgrades is at time of application 30% complete but will be 100% complete by end of June 2015. Permitting is expected to take three to six months.

First-quality public parks, water access, and open space are integral to enhancing the quality of life of a region. Okaloosa County's long-term sustainability and economic growth are based on attracting people, businesses, and visitors to our community. Investing in our recreational infrastructure is a key ingredient to being competitive - and successful - in this venture. Surprisingly, pavilion rental records at Clement Taylor Park reveal that 40% of the events scheduled at the park are done so by out-ofowners. The new pavilion planned nearer the water will create an even more beautiful setting for a wedding, and with two pavilions, recreation staff believe that rental revenues will more than double. Furthermore, the City's investment of adding a wide, lighted and landscaped pathway wending its way south along the Bay will link Clement E. Taylor Park to visitor parking areas, the Harbor Boardwalk, and the Destin History and Fishing Museum. The overall redevelopment will serve as a catalyst for visitors to spend more time leisurely exploring and enjoying the entire Harbor District's diverse offerings and be a significant addition to our area's economic vitality.








City Owned Projects

150 Sibert Ave. Destin Library

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	134948	FF	250

Building Information

Type	PUBLIC LIB
Total Area	14956
Heated Area	13256
Exterior Walls	ABOVE AVG; DECOR BLK
Roof Cover	ARCT METAL
Interior Walls	DECORATIVE; DRYWALL
Frame Type	WOOD FRAME
Floor Cover	CARPET; HARDTILE
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	2003
Effective Year Built	2003

Building Area Types

Type	Description	Sq Footage	Year
BAS	BASE AREA	13256	2003
CAN	CANOPY	50	2003
CAN	CANOPY	370	2003
CAN	CANOPY	1272	2003



Parcel ID	00-2S-22-0310-0000-1500	Physical Address	150 SIBERT AVE DESTIN	Land Value	$1,145,710	Last 2 Sales			
Acres (GIS)	3.30	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0	Date	Price	Reason	Qual
Property Class	MUNICIPAL			Building Value	$731,783	6/10/1998	$180000	UNQUAL/CORRECTIVE/QCD,TD	U
Taxing District	10			Misc Value	$54,970	1/1/1977	$9545	N/A	U
				Just Value	$1,932,461				
				Assessed Value	$1,932,460				
				Exempt Value	$1,932,460				
				Taxable Value	$0				

Destin Library Overview

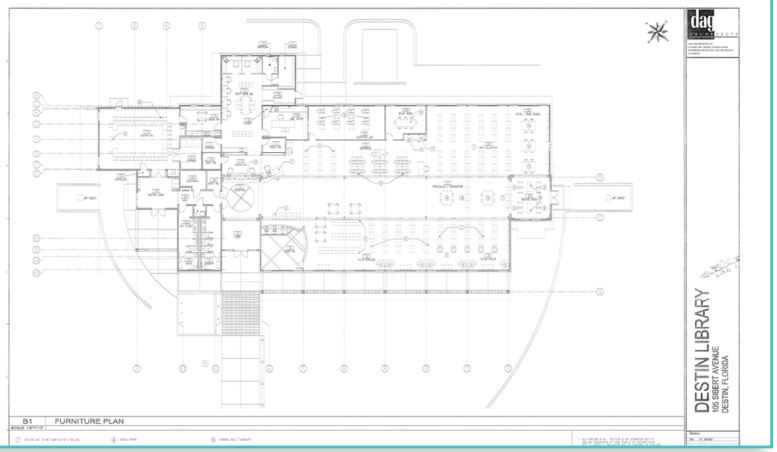
The Destin Library was founded in 1940 as a volunteer-run community lending library. Housed in the the Sunday school room of the First Presbyterian Church on Calhoun Avenue, the library consisted of approximately 200 volumes. The collection was largely the result of one man's generosity: Mr. Albert Fox of Syracuse, NY donated the books for the express purpose of founding a library in the village he would eventually call home. The library collection was housed in several different facilities over the years; after outgrowing the church it was moved to the upper floor of the old Destin Community Center building, and then to the purpose-built library across the street at 108 Stahlman Avenue. The Stahlman Avenue library was expanded to include a thrift shop to support library operations by the Friends of the Destin Library. (That building now houses the Destin History and Fishing Museum.)

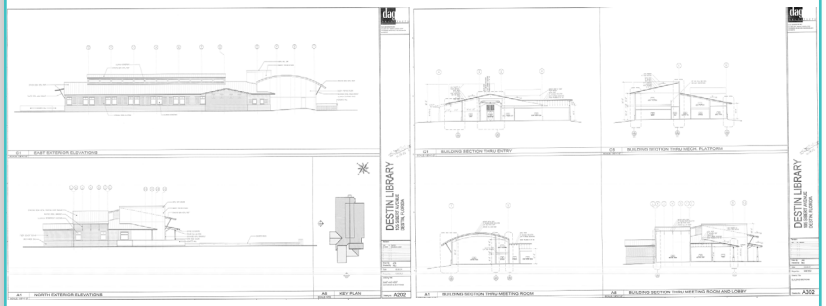
In 1989, five years after the City of Destin was incorporated as a self-governing municipality, the Destin Library was added as a department of the City government organization. The Friends of the Destin Library continue to support library programming and facility improvements. In 2002 ground was broken for the new Sibert Avenue library facility, and its doors officially opened to the public on St. Patrick's Day of 2003. This 13,000 square foot facility continues to evolve, with the addition of private study rooms and a digital media lab in 2014.

Destin Library









City Owned Projects

206 Harbor Blvd. Capt. Royal Melvin Hertiage

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRL
DESTIN, FL 32541

Land Information

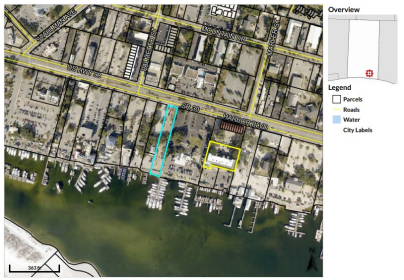
Land Use	Number of Units	Unit Type	Frontage	Depth
010021 COMMHASBR	68	FF	68	490

Building Information

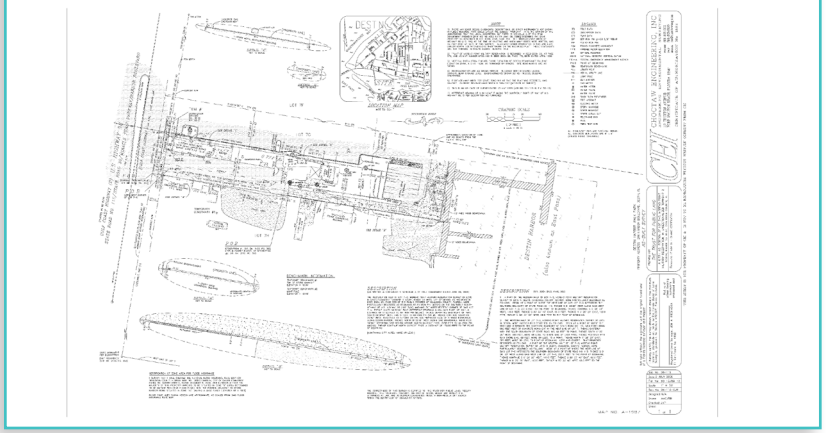
Type	MUNICIPAL
Total Area	1200
Heated Area	992
Exterior Walls	CB STUCCO
Roof Cover	BUILT-UP
Interior Walls	MINIMUM
Frame Type	MASONRY
Floor Cover	CONC FINISH
Heat	NONE
Air Conditioning	NONE
Bathrooms	0
Bedrooms	0
Stories	0
Actual Year Built	2022
Effective Year Built	2022

Building Area Types

Type	Description	Sq. Footage	Year
BAS	BASE AREA	992	2022
FOP	F OPN PRCH	208	2022



Parcel ID	00-2S-22-0630-0000-07G1	Physical Address	206 HARBOR BLVD DESTIN	Land Value	$665,763	Last 2 Sales Date	Price	Reason	Qual
Acres (GIS)	0.77	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0	4/29/2019	$100	UNQUAL/CORRECTIVE/QCD,TD	U
Property Class	MUNICIPAL			Building Value	$61,269	12/21/2006	$100	N/A	U
Taxing District	10			Misc Value	$90,691				
				Just Value	$817,723				
				Assessed Value	$778,576				
				Exempt Value	$778,576				
				Taxable Value	$0				



Captain Royal Melvin Heritage Park

Status: RESTORE Act Grant Funds Approved

Management objectives for the site include:
1. Provide urban open space
2. Provide access to Destin Harbor
3. Provide environmental education and awareness
4. Provide and preserve local history and heritage
5. Provide passive recreational opportunities

Recreation Improvements:
- Resource center on the southwest portion of the property
- Small playground
- Harbor and Wildlife Observation Platform with educational signage
- Harbor Boardwalk
- Picnic pavilion

General:
- Terraced walkway from Harbor Boulevard to harbor boardwalk
- Undergrounding of utilities
- Trash cans at various locations throughout park (continued participation in the FWCC Monofilament Recycling Program)
- Benches
- Drinking fountain and restrooms at resource center
- Bike racks near park entrance at Harbor Boulevard
- Safe road crossing facilities











City Owned Projects

3949 Commons Drive Destin Public Works

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
000100 - MUNICIPAL	10.33	AC	0

Building Information

Type	SERV SHOP
Total Area	12222
Heated Area	10342
Exterior Walls	CONC BLOCK; MOD METAL
Roof Cover	ABCT METAL
Interior Walls	MINIMUM; DRYWALL
Frame Type	STEEL
Floor Cover	CONC FINSH
Heat	FORCED AIR
Air Conditioning	NONE
Bathrooms	0
Bedrooms	0
Stories	1.5
Actual Year Built	2001
Effective Year Built	2001

Building Area Types

Type	Description	Sq Footage	Year
ACF	AVG OFFICE	2277	2001
ACF	AVG OFFICE	760	2003
ACF	AVG OFFICE	336	2022
BAS	BASE AREA	3519	2001
BAS	BASE AREA	3450	2003
CAN	CANOPY	363	2001
UUS	UF UP STRY	1517	2001

Okaloosa County Property Appraiser



Parcel ID	00-2S-22-0000-0001-A13Q	Physical Address	3949 COMMONS DR DESTIN	Land Value	$3,894,330	Last 2 Sales		
Acres (GIS)	10.33	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305	Ag Land Value	$0	Date	Price	Reason
Property Class	MUNICIPAL			Building Value	$430,303	6/1/2000	$1500000	UNQUAL/CORRECTIVE/QCD,TD
Taxing District	10			Misc Value	$58,549	12/1/1995	$1526400	N/A
				Just Value	$4,383,179			
				Assessed Value	$3,362,960			
				Exempt Value	$3,362,960			
				Taxable Value	$0			

Public Works Department

Responsibilities & Services

The City's Department of Public Works provides maintenance on all publicly-owned streets, storm sewer infrastructure, grounds, facilities and public equipment. In addition, the Department oversees 15 continuing services contracts that provide technical expertise that the City does not possess in-house.

Committees

The Public Works/Public Safety Committee's role is to identify and review various public works and safety issues and make recommendations to City Council. In addition, this committee also serves as the community's Surtax Advisory Board

Narrative

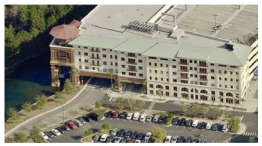
The Department of Public Works is responsible for the following Key Functions:

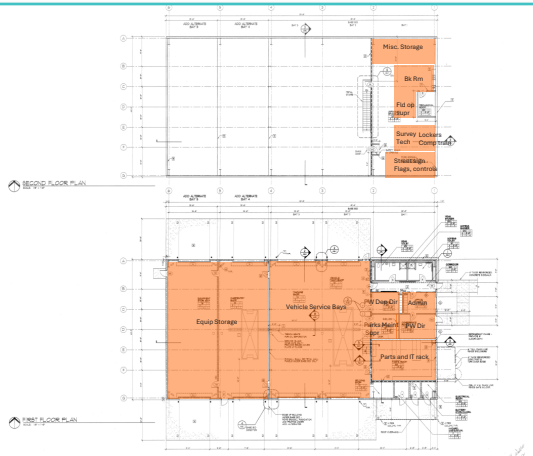
- Facilities Maintenance
- Fleet Maintenance
- Stormwater Management
- Pavement Management
- Beautification/Right-of-Way Maintenance
- Asset/Management & Support Services
- Contract Administration
- Emergency Management

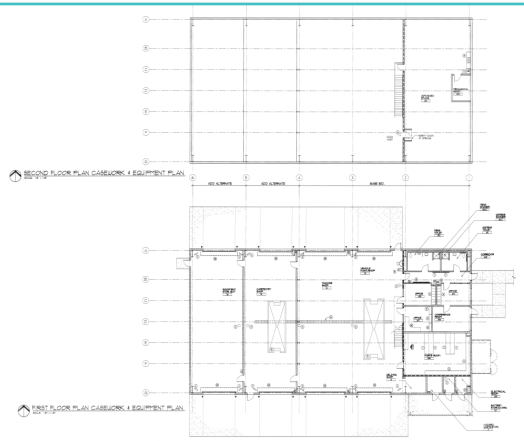


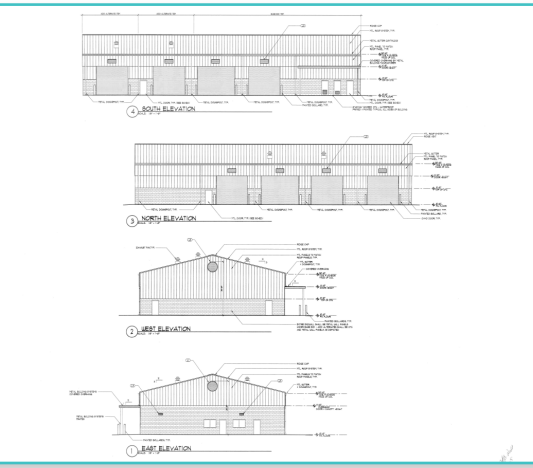


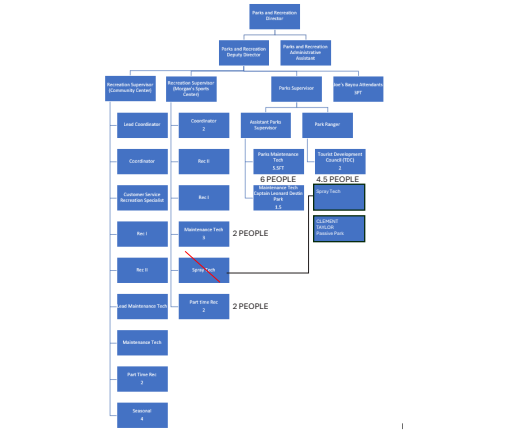












City Owned Projects

3950 Commons Drive

Destin Sports Complex Morgan Sports

Okaloosa County Property Appraiser

Owner Information

DESTIN WATER USERS INC
PO BOX 308
DESTIN, FL 32540

Land Information

Land Use	Number of Units	Unit Type	Frontage
007000 - MUNICIPAL	25.69	AC	0

Building Information

Type	RECREATION
Total Area	6630
Heated Area	3080
Exterior Walls	WD/BRK/CRS
Roof Cover	ABCT METAL
Interior Walls	DRYWALL
Frame Type	MASONRY
Floor Cover	VINYL TILE
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	0
Bedrooms	0
Stories	2
Actual Year Built	2001
Effective Year Built	2001

Building Area Types

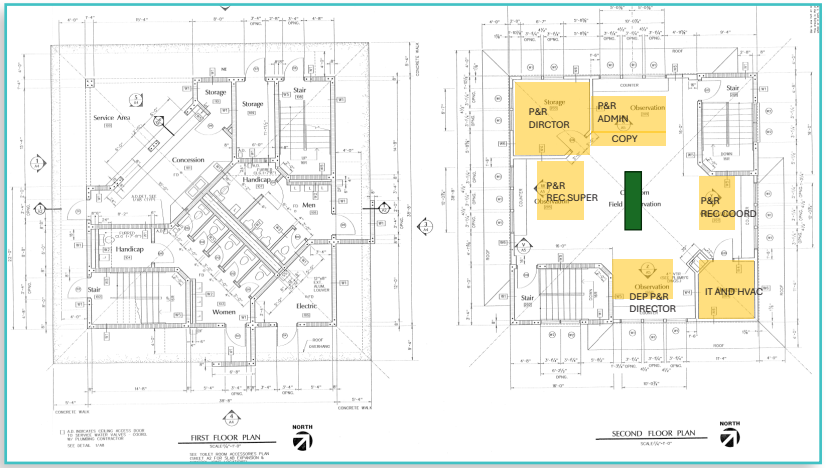
Type	Description	Sq Footage	Year
ACP	AVG CP HCS	1680	2001
BAS	BASE AREA	1680	2001
CAN	CANOPY	368	2001
CAN	CANOPY	533	2001
CAN	CANOPY	2352	2001
FOP	F OPN PRCH	217	2001



Overview

Legend
- Parcels
- Roads
- Water
- City Labels

Parcel ID	00-25-22-2300-000F-0020	Physical Address	3950 COMMONS DR DESTIN	Land Value	$9,684,920	Last 2 Sales	Date	Price	Reason	Qual
Acres (GIS)	25.69	Mailing Address	DESTIN WATER USERS INC PO BOX 308 DESTIN, FL 32540-0308	Ag Land Value	$0		n/a	0	n/a	n/a
Property Class	MUNICIPAL			Building Value	$148,574		n/a	0	n/a	n/a
Taxing District	10			Misc Value	$541,293					
				Just Value	$10,374,791					
				Assessed Value	$6,235,090					
				Exempt Value	$6,235,090					
				Taxable Value	$0					





Morgan Sports Center

Features

1.1/2 Basketball court
2.Baseball Fields
3.Benches
4.Bleachers
5.Concession Stand
6.Parking area
7.Picnic tables
8.Playground
9.Public Restrooms
10.Sand Volleyball Court
11.Soccer Fields
12.Softball Fields
13.Walking Paths
14.Waste receptacles

Description
The Morgan Sports Center, a $3.7 million facility, opened October 2000 with four regulation softball fields, two little league fields, three soccer fields and a children's playground. The facility coordinates leagues for adult softball, 40+ softball, adult flag football, youth and adult soccer.









Morgan Sports Center

Destin Disc Golf



City Owned Projects

4100 Indian Bayou Trail City Hall Annex

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	2.5	AC	0

Building Information

Type	LO-RISE OF
Total Area	11287
Heated Area	10525
Exterior Walls	CB STUCCO
Roof Cover	ABCT METAL
Interior Walls	DRYWALL
Frame Type	WOOD FRAME
Floor Cover	CARPET
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	1992
Effective Year Built	2000

Building Area Types

Type	Description	Sq Footage	Year
BAS	BASE AREA	10525	1992
FOP	F OPN PRCH	182	1992
FOP	F OPN PRCH	280	1992
FOP	F OPN PRCH	300	1992



Overview

Legend
- Parcels
- Roads
- Water
- City Labels

Parcel ID	00-25-22-0000-0001-A13A	Physical Address	4100 INDIAN BAYOU TRL DESTIN	Land Value	$1,229,420	Last 2 Sales	Date	Price	Reason	Qual
Acres (GIS)	2.50	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305	Ag Land Value	$0		6/15/2005	$1618000	N/A	Q
Property Class	MUNICIPAL			Building Value	$584,651		6/25/2001	$92800	QUAL/PHY PROP CHGD AFTER SALE	U
Taxing District	10			Misc Value	$46,682					
				Just Value	$1,860,753					
				Assessed Value	$1,860,750					
				Exempt Value	$1,860,750					
				Taxable Value	$0					

City Owned Projects

4200 Indian Bayou Trl

Destin Public Works

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	11.95	AC	0

Building Information

Type	MUNICIPAL	Type	MUNICIPAL	Type	UTILITY CB
Total Area	14537	Total Area	1600	Total Area	308
Heated Area	12031	Heated Area	1520	Heated Area	308
Exterior Walls	WD FR STUC	Exterior Walls	WD FR STUC	Exterior Walls	CB STUCCO
Roof Cover	ARCT METAL	Roof Cover	BUILT-UP	Roof Cover	METAL
Interior Walls	DRYWALL	Interior Walls	MINIMUM	Interior Walls	MINIMUM
Frame Type	STEEL	Frame Type	MASONRY	Frame Type	MASONRY
Floor Cover	CARPET, WD LAMINAT	Floor Cover	CONC FINISH	Floor Cover	CONC FINISH
Heat	AIR DUCTED	Heat	AIR DUCTED	Heat	NONE
Air Conditioning	CENTRAL	Air Conditioning	CENTRAL	Air Conditioning	NONE
Bathrooms	0	Bathrooms	0	Bathrooms	0
Bedrooms	0	Bedrooms	0	Bedrooms	0
Stories	1	Stories	1	Stories	1
Actual Year Built	1994	Actual Year Built	1994	Actual Year Built	2006
Effective Year Built	1994	Effective Year Built	1994	Effective Year Built	2006

Building Area Types

Type	Description	Sq. Footage	Year
BAS	BASE AREA	308	2006
BAS	BASE AREA	12031	1994
CAN	CANOPY	395	1994
FCP	F CARPORT	1134	1994
FOP	F OPN PRCH	99	1994
FOP	F OPN PRCH	176	1994
FOP	F OPN PRCH	180	1994
UOP	UNF OP PRH	266	2015
UOP	UNF OP PRH	316	2015
BAS	BASE AREA	1520	1994
FOP	F OPN PRCH	40	1994

Okaloosa County Property Appraiser



Overview



Legend
Parcels
Roads
Water
City Labels

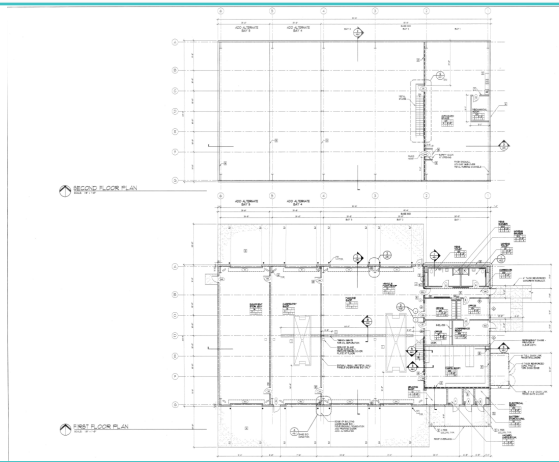
Parcel ID	00-25-22-0000-0001-A13B	Physical Address	4200 INDIAN BAYOU TRL DESTIN	Land Value	$4,505,050	Last 2 Sales	Date	Price	Reason	Qual
Acres (GIS)	11.95			Ag Land Value	$0		6/1/1993	$148200	N/A	U
Property Class	MUNICIPAL	Mailing Address	CITY OF DESTIN DESTIN CITY HALL 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305	Building Value	$648,906		5/1/1993	$474000	N/A	U
Taxing District	10			Misc Value	$143,165					
				Just Value	$5,297,125					
				Assessed Value	$4,490,490					
				Exempt Value	$4,490,490					
				Taxable Value	$0					

City Hall Annex

The Community Development Department is located at this location and includes:

- Building Division
- Planning Division
- The council chambers are also located here.
- Finance
- Human Resources
- IT/GIS
- Office of the City Clerk
- Office of the City Manager
- Public Information
- Public Services
- Parks & Recreation







City Owned Projects

4200 Indian Bayou Trl

Destin City Hall

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	11.95	AC	0

Building Information

Type	MUNICIPAL	Type	MUNICIPAL	Type	UTILITY CB
Total Area	14537	Total Area	1600	Total Area	308
Heated Area	12031	Heated Area	1520	Heated Area	308
Exterior Walls	WD FR STUC	Exterior Walls	WD FR STUC	Exterior Walls	CB STUCCO
Roof Cover	ARCT METAL	Roof Cover	BUILT-UP	Roof Cover	METAL
Interior Walls	DRYWALL	Interior Walls	MINIMUM	Interior Walls	MINIMUM
Frame Type	STEEL	Frame Type	MASONRY	Frame Type	MASONRY
Floor Cover	CARPET, WD LAMINAT	Floor Cover	CONC FINISH	Floor Cover	CONC FINISH
Heat	AIR DUCTED	Heat	AIR DUCTED	Heat	NONE
Air Conditioning	CENTRAL	Air Conditioning	CENTRAL	Air Conditioning	NONE
Bathrooms	0	Bathrooms	0	Bathrooms	0
Bedrooms	0	Bedrooms	0	Bedrooms	0
Stories	1	Stories	1	Stories	1
Actual Year Built	1994	Actual Year Built	1994	Actual Year Built	2006
Effective Year Built	1994	Effective Year Built	1994	Effective Year Built	2006

Building Area Types

Type	Description	Sq. Footage	Year
BAS	BASE AREA	308	2006
BAS	BASE AREA	12031	1994
CAN	CANOPY	395	1994
FCP	F CARPORT	1134	1994
FOP	F OPN PRCH	99	1994
FOP	F OPN PRCH	176	1994
FOP	F OPN PRCH	180	1994
UOP	UNF OP PRH	266	2015
UOP	UNF OP PRH	316	2015
BAS	BASE AREA	1520	1994
FOP	F OPN PRCH	40	1994

Okaloosa County Property Appraiser

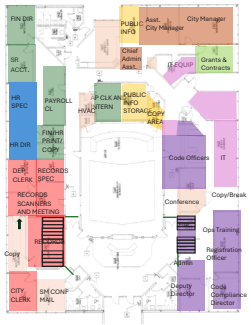


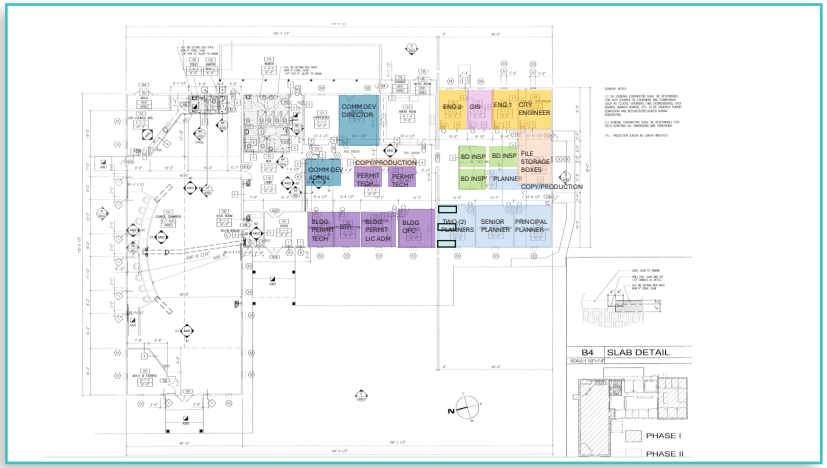
Overview



Legend
Parcels
Roads
Water
City Labels

Parcel ID	00-25-22-0000-0001-A13B	Physical Address	4200 INDIAN BAYOU TRL DESTIN	Land Value	$4,505,050	Last 2 Sales	Date	Price	Reason	Qual
Acres (GIS)	11.95			Ag Land Value	$0		6/1/1993	$148200	N/A	U
Property Class	MUNICIPAL	Mailing Address	CITY OF DESTIN DESTIN CITY HALL 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305	Building Value	$648,906		5/1/1993	$474000	N/A	U
Taxing District	10			Misc Value	$143,165					
				Just Value	$5,297,125					
				Assessed Value	$4,490,490					
				Exempt Value	$4,490,490					
				Taxable Value	$0					

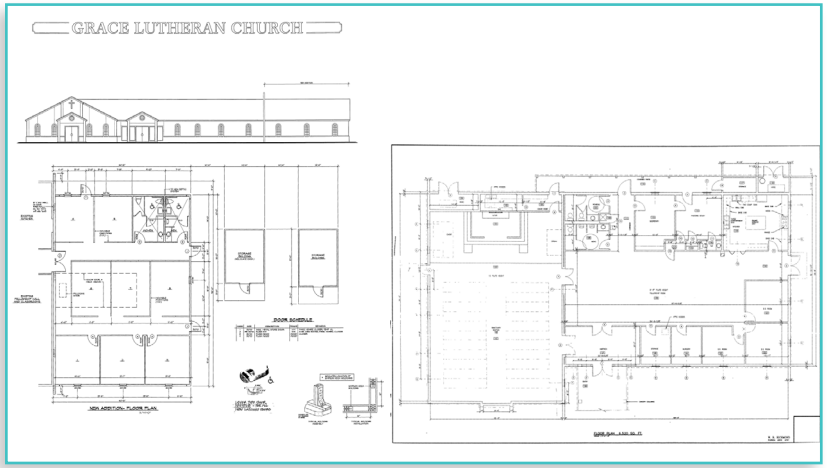












City Owned Projects

111 Stahlman Ave
Destin Memorial Cemetery-Phase 1

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
0094D - MORTUARY	65754	SF	300	204



Parcel ID	00-2S-22-0310-0000D-00A1	Physical Address	111 STAHLMAN AVE DESTIN	Land Value	$103,092	Last 2 Sales			
Acres (GIS)	1.39	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305	Ag Land Value	$0	Date	Price	Reason	Qual
Property Class	MUNICIPAL			Building Value	$0	3/1/1988	$100	N/A	U
Taxing District	10			Misc Value	$3,400	1/1/1977	$6000	N/A	U
				Just Value	$106,492				
				Assessed Value	$106,492				
				Exempt Value	$106,492				
				Taxable Value	$0				

City Owned Projects

120 SIBERT AVE

Destin Memorial Cemetery-Phase 2

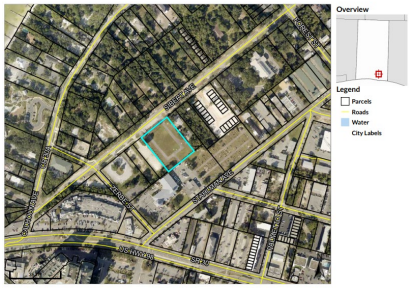
Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	67215	SF	225

Okaloosa County Property Appraiser



Parcel ID	00-25-22-0310-000D-3800	Physical Address	120 SIBERT AVE DESTIN	Land Value	$114,131	Last 2 Sales			
Acres (GIS)	1.54	Mailing Address	CITY OF DESTIN DESTIN MEMORIAL CEMETARY 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0	Date	Price	Reason	Qual
Property Class	MUNICIPAL			Building Value	$0	8/1/2001	$250000	N/A	Q
Taxing District	10			Misc Value	$19,565	12/1/1980	$100	N/A	U
				Just Value	$133,696				
				Assessed Value	$106,426				
				Exempt Value	$106,426				
				Taxable Value	$0				

Destin Memorial Cemetery

"The Destin Memorial Garden, located at Village Baptist Church in Destin, FL, is home to The Lest We Forget Statute. This life size bronze statue depicting Jesus embracing a soldier has touched so many lives and has a broad meaning. It is surrounded by engraved bricks and a peaceful, manicured garden. We are all Soldiers in Gods Army and that we all are in the Arms of Jesus. We can have a positive impact on those around us by being an extension of his hands."

The first burial in the cemetery's Phase 1 section on Stahlman Avenue took place in 1971, when the Destin area was still governed by Okaloosa County. The city was incorporated in 1984, began managing the cemetery four years later and opened Phase 2 on Sibert Avenue in 2002, according to city information.
While upright headstones are permitted in Phase 1, all of the burial plots in this section have been sold. Because plots with upright headstones require more maintenance, the city has allowed only ground-level grave markers in Phase 2.

Phase 2 currently can be completely mowed using riding mowers, with very little string trimming required, the installation of upright headstones would require workers to use push mowers and string trimmers.
That extra work could involve an estimated annual maintenance cost increase of $1,465 to $2,430, according to city information.
Destin officials currently charge residents $1,030 per plot and nonresidents $1,545 per plot in Phase 2. The city doesn't charge an annual maintenance fee.
Because of the higher anticipated maintenance cost for plots with upright headstones, however, staff suggests possibly increasing the residential and nonresidential rates for such plots. One suggestion calls for a $2,000 residential rate and $3,000 nonresidential rate for such plots.



City Owned Projects

108 Stahlman Ave

Destin History and Fishing Museum

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	151	EF	100

Building Information

Type	MUNICIPAL	Type	MUNICIPAL
Total Area	5532	Total Area	387
Heated Area	5129	Heated Area	375
Exterior Walls	BRICK	Exterior Walls	AVERAGE
Roof Cover	COMP SHNGL	Roof Cover	ABCT METAL
Interior Walls	DRYWALL	Interior Walls	WALL BD/WD
Frame Type	WOOD FRAME	Frame Type	WOOD FRAME
Floor Cover	TERRAZZO; CARPET	Floor Cover	PINE WOOD
Heat	AIR DUCTED	Heat	CONVECTION
Air Conditioning	CENTRAL	Air Conditioning	NONE
Bathrooms	0	Bathrooms	0
Bedrooms	0	Bedrooms	0
Stories	1	Stories	0
Actual Year Built	1967	Actual Year Built	1965
Effective Year Built	1967	Effective Year Built	1965

Building Area Types

Type	Description	Sq Footage	Year
BAS	BASE AREA	1529	1967
FOP	F-OPN PRCH	69	1967
FOP	F-OPN PRCH	144	1967
PTO	PATIO	290	2004
BAS	BASE AREA	375	1965
FOP	F-OPN PRCH	12	1965

Okaloosa County Property Appraiser



Parcel ID	00-25-22-0310-000B-2100	Physical Address	108 STAHLMAN AVE DESTIN	Land Value	$574,497	Last 2 Sales			
Acres (GIS)	0.79	Mailing Address	CITY OF DESTIN DESTIN LIBRARY 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0	Date	Price	Reason	Qual
Property Class	MUNICIPAL			Building Value	$126,792	2/1/1989	$100	N/A	U
Taxing District	10			Misc Value	$18,289	1/1/1979	$100	N/A	U
				Just Value	$719,578				
				Assessed Value	$590,949				
				Exempt Value	$590,949				
				Taxable Value	$0				

Destin History & Fishing Museum

The Museum is a 501 C3 Non-Profit run by a Board of Directors. Since our founding in 2005 the museum has preserved and taught our city's history. The museum features the history of the early pioneers from the 1830s and the history of the fishing industry from seine boats to the boats that you see in the Destin Harbor today.









City Owned Projects

285 Harbor Blvd

Marler Street Parking

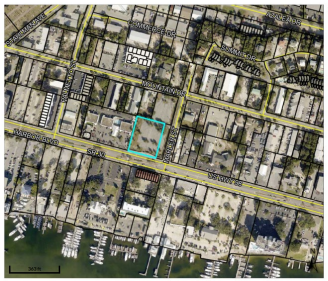
Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

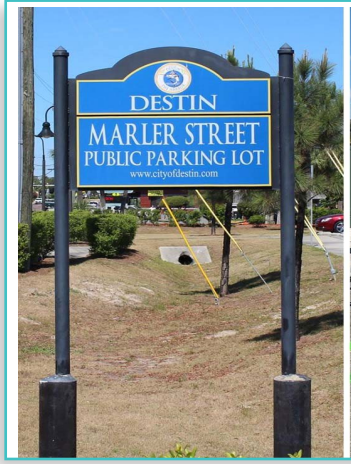
Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	200	FF	200

Okaloosa County Property Appraiser



Parcel ID	00-25-22-0310-000B-1230	Physical Address	285 HARBOR BLVD DESTIN	Land Value	$1,155,000	Last 2 Sales			
Acres (GIS)	1.14	Mailing Address	CITY OF DESTIN PUBLIC PARKING CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541	Ag Land Value	$0	Date	Price	Reason	Qual
Property Class	MUNICIPAL			Building Value	$0	12/31/2009	$3125000	UNQUAL/FEDERAL/STATE/LOCAL GOV	U
Taxing District	10			Misc Value	$39,830	4/1/1996	$685000	N/A	U
				Just Value	$1,194,830				
				Assessed Value	$879,714				
				Exempt Value	$879,714				
				Taxable Value	$0				





City Owned Projects

724 Legion Dr, Destin, Fl 32541

Buck Destin Park

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	1.65	AC	180

Building Information

Type	MUNICIPAL
Total Area	2047
Heated Area	1991
Exterior Walls	BRICK
Roof Cover	DIMEN/TIMB
Interior Walls	DRYWALL
Frame Type	WOOD FRAME
Floor Cover	HARDTILE
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	1985
Effective Year Built	1990

Building Area Types

Type	Description	Sq. Footage	Year
BAS	BASE AREA	1991	1985
FOP	F OPN PRCH	56	1985
UOP	UNF OP PRH	40	1985



Overview

Legend
- Parcels
- Roads
- Water
- City Labels

Parcel ID	00-25-22-0000-0001-0160	Physical Address	724 LEGION DR DESTIN	Land Value	$622,036	Last 2 Sales			
Acres (GIS)	1.65	Mailing Address	CITY OF DESTIN DESTIN PARK 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0	Date	Price	Reason	Qual
Property Class	MUNICIPAL			Building Value	$95,155	9/1/1988	$125000	N/A	U
Taxing District	10			Misc Value	$52,081	n/a	0	n/a	n/a
				Just Value	$769,272				
				Assessed Value	$543,318				
				Exempt Value	$543,318				
				Taxable Value	$0				

Buck Destin park

Features

1.Basketball court
2.Bike rack
3.Parking area
4.Picnic tables
5.Playground
6.Tennis courts
7.Waste receptacles

Description
This is a public park. Amenities include, 2 tennis courts, Basketball court, Children's play area and the recently renovated building used for activities and is available for rentals.











City Owned Projects

908 Airport Rd

Food For Thought

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	148	FF	148

Building Information

Type	LO-RISE OF
Total Area	2908
Heated Area	1904
Exterior Walls	AVERAGE
Roof Cover	DIMEN/TIMB
Interior Walls	DRYWALL
Frame Type	WOOD FRAME
Floor Cover	VINYL TILE
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	1989
Effective Year Built	2000

Building Area Types

Type	Description	Sq. Footage	Year
BAS	BASE AREA	1120	1989
BAS	BASE AREA	784	2015
FOP	F OPN PRCH	168	1989
PTO	PATIO	364	1989
PTO	PATIO	270	2016
UOP	UNF OP PRH	202	2016



Overview

Legend
- Parcels
- Roads
- Water
- City Labels

Parcel ID	00-25-22-0000-0050-0020	Physical Address	908 AIRPORT RD DESTIN	Land Value	$207,051	Last 2 Sales			
Acres (GIS)	0.48	Mailing Address	CITY OF DESTIN RABBIT PATCH PRODUCE 4200 INDIAN BAYOU TRL DESTIN, FL 32541	Ag Land Value	$0	Date	Price	Reason	Qual
Property Class	MUNICIPAL			Building Value	$97,300	5/5/2014	$400000	UNQUAL/FEDERAL/STATE/LOCAL GOV	U
Taxing District	10			Misc Value	$5,775	12/22/2011	$360000	UNQUAL/NOT EXPOSED TO OPEN MKT	U
				Just Value	$310,126				
				Assessed Value	$310,126				
				Exempt Value	$310,126				
				Taxable Value	$0				

Food for Thought

Established in 2010, Food For Thought Outreach started as a small family project to serve food insecure students in one school for one year. With a $300 budget, Founder Tiffanie Nelson partnered with her son's school to begin providing critical access to food to children in need. Over the past eleven years, Food For Thought has grown into the go-to organization for fighting childhood hunger in Walton and Okaloosa Counties. The organization has grown to meet the ever-changing needs of the community and currently provides weekly access to food to 3,600 food insecure school aged children across 35 school locations.

food for thought









City Owned Projects

1999 Cordgrass Ct

Jewel Melvin Park

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	1	LT	0



Overview

Legend
- Parcels
- Roads
- Water
- City Labels

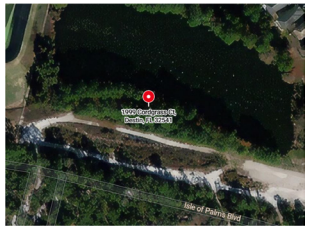
Parcel ID	00-25-22-5330-0000-0870	Physical Address	1999 CORDGRASS CT DESTIN	Land Value	$74,960	Last 2 Sales			
Acres (GIS)	0.96	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0	Date	Price	Reason	Qual
Property Class	MUNICIPAL			Building Value	$0	n/a	0	n/a	n/a
Taxing District	10			Misc Value	$0	n/a	0	n/a	n/a
				Just Value	$74,960				
				Assessed Value	$74,960				
				Exempt Value	$74,960				
				Taxable Value	$0				

Jewel Melvin Park

Features

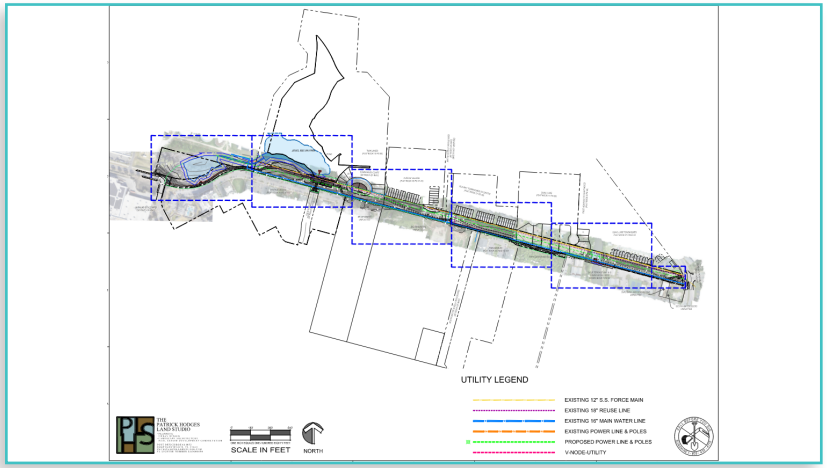
- Benches
- Nature walk
- Parking area
- Picnic tables

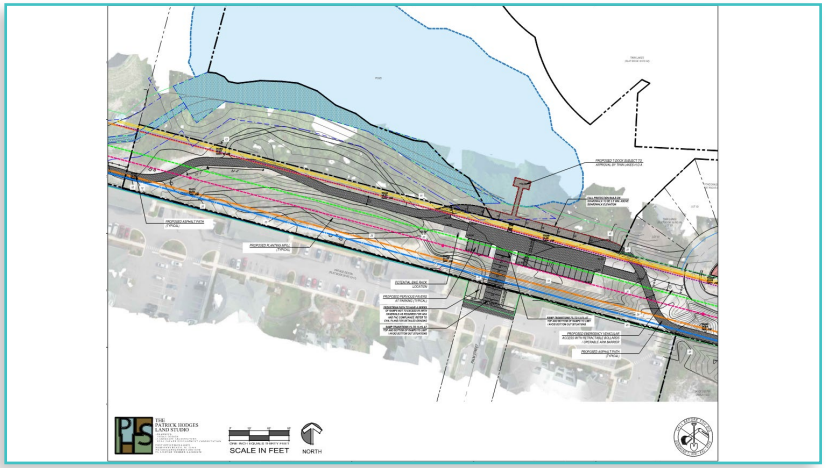
Description
Jewel Melvin Park is a neighborhood park located on along the southern shoreline of Twin Lakes. The park features improved parking area, trails, benches and picnic tables.

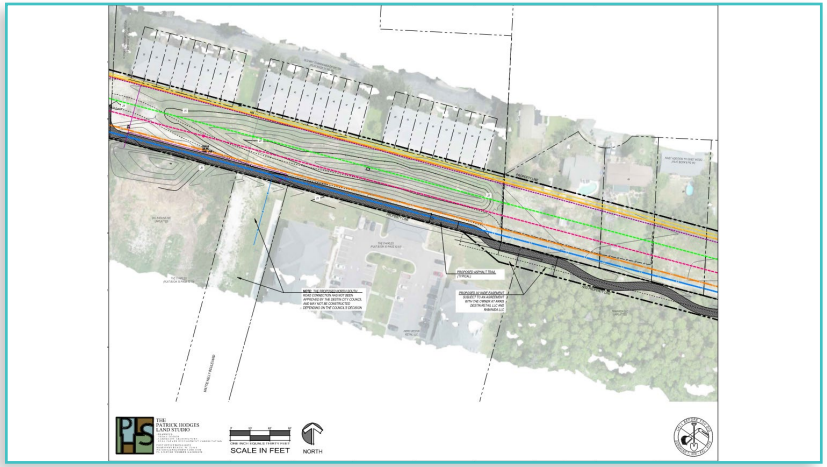














City Owned Projects

4100 Indian Bayou Trl
Destin Dog Park

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	2.5	AC	0

Building Information

Type	LO RISE OF
Total Area	11287
Heated Area	10525
Exterior Walls	CB STUCCO
Roof Cover	ABCT METAL
Interior Walls	DRYWALL
Frame Type	WOOD FRAME
Floor Cover	CARPET
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	1992
Effective Year Built	2000

Building Area Types

Type	Description	Sq Footage	Year
BAS	BASE AREA	10525	1992
FOP	F OPN PRCH	182	1992
FOP	F OPN PRCH	280	1992
FOP	F OPN PRCH	300	1992

Okaloosa County Property Appraiser



Overview

Legend
Parcels
Roads
Water
City Labels

Parcel ID	00-2S-22-0000-0001-A13A	Physical Address	4100 INDIAN BAYOU TRL DESTIN	Land Value	$1,229,420	Last 2 Sales Date	Price	Reason	Qual
Acres (GIS)	2.50	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305	Ag Land Value	$0	6/15/2005	$1618000	N/A	Q
Property Class	MUNICIPAL			Building Value	$584,651	6/23/2001	$92800	QUALIPHY PROP CHGD AFTER SALE	U
Taxing District	10			Misc Value	$46,682				
				Just Value	$1,860,753				
				Assessed Value	$1,860,750				
				Exempt Value	$1,860,750				
				Taxable Value	$0				

City Owned Projects

711 Hickory Street
Dalton Threadgill Park

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	400	FF	400

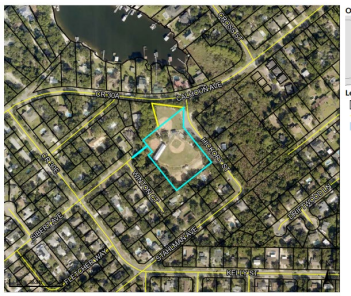
Building Information

Type	RECREATION
Total Area	4752
Heated Area	1304
Exterior Walls	CONC BLOCK
Roof Cover	BUILT UP
Interior Walls	MINIMUM
Frame Type	MASONRY
Floor Cover	CONC FINSH
Heat	FORCED AIR
Air Conditioning	ROOF TOP
Bathrooms	0
Bedrooms	0
Stories	2
Actual Year Built	1982
Effective Year Built	1982

Building Area Types

Type	Description	Sq Footage	Year
BAS	BASE AREA	400	1982
CAN	CANOPY	2730	2021
FOP	F OPN PRCH	51	1982
FST	F STORAGE	238	1982
FST	F STORAGE	266	2006
FUS	F UP STORY	400	1982
UOP	UNF OP PRH	375	2006
UST	UNF STORAG	48	1982
UST	UNF STORAG	224	1982

Okaloosa County Property Appraiser



Overview

Legend
Parcels
Roads
Water
City Labels

Parcel ID	00-2S-22-0310-000D-1820	Physical Address	711 HICKORY ST DESTIN	Land Value	$519,452	Last 2 Sales Date	Price	Reason	Qual
Acres (GIS)	2.80	Mailing Address	CITY OF DESTIN DALTON THREADGILL LITTLE LEAGUE PARK 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0	3/1/1988	$100	N/A	U
Property Class	MUNICIPAL			Building Value	$29,081	1/1/1977	$2800	N/A	U
Taxing District	10			Misc Value	$44,172				
				Just Value	$592,705				
				Assessed Value	$592,705				
				Exempt Value	$592,705				
				Taxable Value	$0				



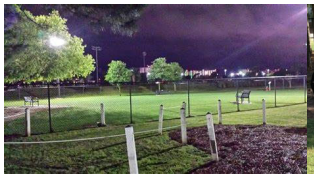


Destin Dog Park

Features
1.Benches
2.Dog Watering Stations
3.Parking area

Description
The Destin Dog Park was opened in January of 2012 through a cooperative effort between the City and a dedicated group of resident volunteers who raised matching funds for the project. The park is approximately 3 acres and includes separate area for large dogs and small dogs. Both areas have lush Bermuda grass open space and shaded areas with pines and oaks. The facility has watering stations for dogs and their two legged companions, benches and waste receptacles.









City Owned Projects

880 KELL-AIRE DR
Kell-Aire Gardens Park

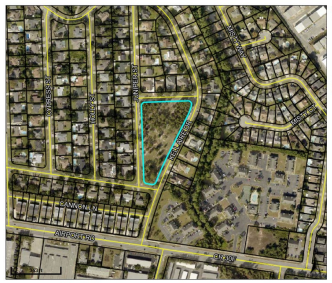
Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008220 - RECREATION	2.91	AC	0

Okaloosa County Property Appraiser

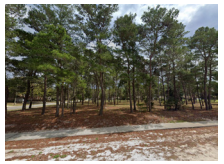


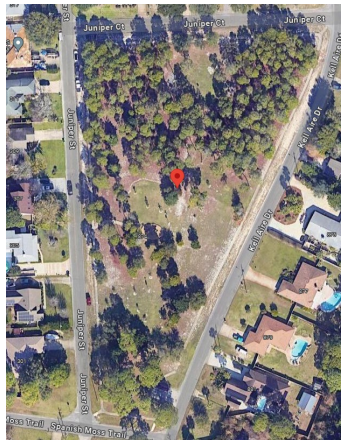


Parcel ID	00-25-22-3090-0000-PRK1	Physical Address	880 KELL-AIRE DR DESTIN	Land Value	$1,371	Last 2 Sales	Date	Price	Reason	Qual
Acres (GIS)	2.91	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0		n/a	0	n/a	n/a
Property Class	MUNICIPAL			Building Value	$0		n/a	0	n/a	n/a
Taxing District	10			Misc Value	$0					
				Just Value	$1,371					
				Assessed Value	$1,371					
				Exempt Value	$1,371					
				Taxable Value	$0					









City Owned Projects

820 BEACH DR
Joe's Bayou (Resub)

Owner Information

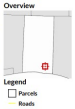
CITY OF DESTIN
4200 INDIAN BAYOU TRL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	400	FF	400

Okaloosa County Property Appraiser





Parcel ID	00-25-22-1360-0020-0070	Physical Address	820 BEACH DR DESTIN	Land Value	$1,435,160	Last 2 Sales	Date	Price	Reason	Qual
Acres (GIS)	3.90	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541	Ag Land Value	$0		10/27/2016	$2000000	UNQUAL/FEDERAL/STATE/LOCAL GOV	U
Property Class	MUNICIPAL			Building Value	$0		7/1/2005	$1261500	UNQUAL/DEED TO/FROM FINAN INST	U
Taxing District	10			Misc Value	$0					
				Just Value	$1,435,161					
				Assessed Value	$1,403,080					
				Exempt Value	$1,403,080					
				Taxable Value	$0					



City Owned Projects

800 BEACH DR
Joe's Bayou Recreation Area

Okaloosa County Property Appraiser

Owner Information

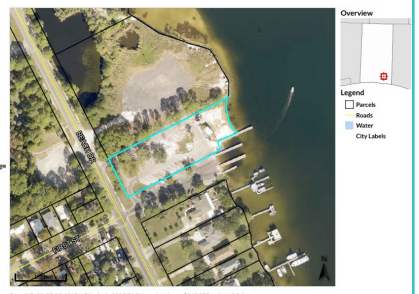
CITY OF DESTIN
4200 INDIAN BAYOU TRL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	150	FF	150

Building Information

Type	LO-RISE OF
Total Area	308
Heated Area	308
Exterior Walls	CONC BLOCK
Roof Cover	ARCT METAL
Interior Walls	MINIMUM
Frame Type	MASONRY
Floor Cover	CONC FINISH
Heat	FORCED AIR
Air Conditioning	THRU WALL
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	2007
Effective Year Built	2007



Parcel ID	00-25-22-1360-0020-0150	Physical Address	800 BEACH DR DESTIN	Land Value	$919,975	Last 2 Sales	Date	Price	Reason		Qual
Acres (GIS)	1.45	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305	Ag Land Value	$0		2/3/1998	$100	QUAL/CREDIBLE,VERIF/DOC/EVIDEN		U
Property Class	MUNICIPAL			Building Value	$15,365		9/25/1996	$390000	N/A		Q
Taxing District	10			Misc Value	$78,777						
				Just Value	$1,014,117						
				Assessed Value	$1,014,120						
				Exempt Value	$1,014,120						
				Taxable Value	$0						








City Owned Projects

800 BEACH DR
Resub of Mattie Kelly Park

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	150	FF	150

Building Information

Type	LO-RISE OF
Total Area	308
Heated Area	308
Exterior Walls	CONC BLOCK
Roof Cover	ARCT METAL
Interior Walls	MINIMUM
Frame Type	MASONRY
Floor Cover	CONC FINISH
Heat	FORCED AIR
Air Conditioning	THRU WALL
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	2007
Effective Year Built	2007

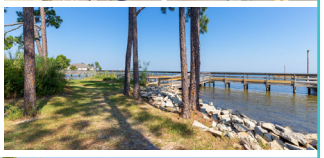
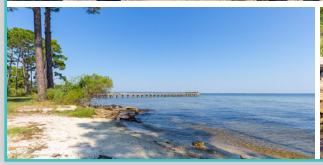
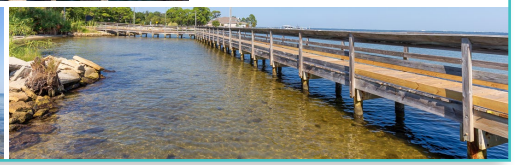
Building Area Types

Type	Description	Sq Footage	Year
AOF	AVG OFFICE	98	2007
BAS	BASE AREA	210	2007



Parcel ID	00-25-22-1360-0020-0010	Physical Address	840 BEACH DR DESTIN	Land Value	$978,240	Last 2 Sales	Date	Price	Reason		Qual
Acres (GIS)	1.46	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0		12/1/1993	$299000	N/A		U
Property Class	MUNICIPAL			Building Value	$0		10/1/1992	$100	N/A		U
Taxing District	10			Misc Value	$20,236						
				Just Value	$998,476						
				Assessed Value	$998,476						
				Exempt Value	$998,476						



City Owned Projects

800 BEACH DR
Resub of Mattie Kelly Park

Okaloosa County Property Appraiser

Owner Information

CITY OF DESTIN
4200 INDIAN BAYOU TRL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
008900 - MUNICIPAL	150	FF	150

Building Information

Type	LO-RISE OF
Total Area	308
Heated Area	308
Exterior Walls	CONC BLOCK
Roof Cover	ARCT METAL
Interior Walls	MINIMUM
Frame Type	MASONRY
Floor Cover	CONC FINISH
Heat	FORCED AIR
Air Conditioning	THRU WALL
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	2007
Effective Year Built	2007

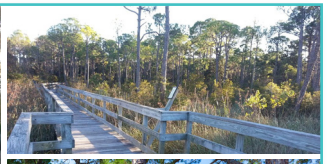
Building Area Types

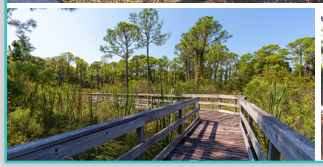
Type	Description	Sq Footage	Year
AOF	AVG OFFICE	98	2007
BAS	BASE AREA	210	2007



Parcel ID	00-25-22-1360-0020-0010	Physical Address	840 BEACH DR DESTIN	Land Value	$978,240	Last 2 Sales	Date	Price	Reason		Qual
Acres (GIS)	1.46	Mailing Address	CITY OF DESTIN 4200 INDIAN BAYOU TRL DESTIN, FL 32541-4305	Ag Land Value	$0		12/1/1993	$299000	N/A		U
Property Class	MUNICIPAL			Building Value	$0		10/1/1992	$100	N/A		U
Taxing District	10			Misc Value	$20,236						
				Just Value	$998,476						
				Assessed Value	$998,476						
				Exempt Value	$998,476						






City Owned Projects

107 Stahlman Avenue
Okaloosa County Sheriffs Office East District

Okaloosa County Property Appraiser

Owner Information

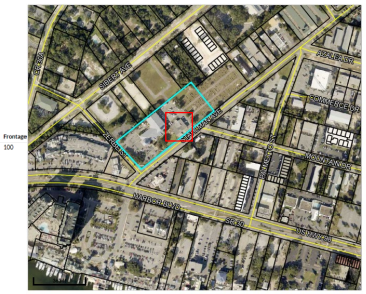
CITY OF DESTIN
4200 INDIAN BAYOU TRL
DESTIN, FL 32541

Land Information

Land Use	Number of Units	Unit Type	Frontage
000900 - MUNICIPAL	151	EF	100

Building Information

Type	MUNICIPAL	Type	MUNICIPAL
Total Area	5532	Total Area	387
Heated Area	5129	Heated Area	375
Exterior Walls	BRICK	Exterior Walls	AVERAGE
Roof Cover	COMP SHNGL	Roof Cover	ARCT METAL
Interior Walls	DRYWALL	Interior Walls	WALL BD/WD
Frame Type	WOOD FRAME	Frame Type	WOOD FRAME
Floor Cover	TERRAZZO, CARPET	Floor Cover	PINE WOOD
Heat	AIR DUCTED	Heat	CONVECTION
Air Conditioning	CENTRAL	Air Conditioning	NONE
Bathrooms	0	Bathrooms	0
Bedrooms	0	Bedrooms	0
Stories	1	Stories	0
Actual Year Built	1967	Actual Year Built	1965
Effective Year Built	1967	Effective Year Built	1965



Parcel ID	00-25-22-0310-0000-3750	Physical Address	101 STAHLMAN AVE DESTIN	Land Value	$1,340,040	Last 2 Sales Date	Price	Reason	Qual
Acres (GIS)	3.62	Mailing Address	CITY OF DESTIN DESTIN COMMUNITY CENTER 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541-4305	Ag Land Value	$0	3/1/1998	$100	N/A	U
Property Class	MUNICIPAL			Building Value	$1,058,780	9/2/1980	$1500	N/A	U
Taxing District	10			Misc Value	$98,921				
				Just Value	$2,497,743				
				Assessed Value	$2,497,740				
				Exempt Value	$2,497,740				
				Taxable Value	$0				

Okaloosa County Sheriff's Office

Go to the Okaloosa County Sheriff's Office website now

The Okaloosa County Sheriff's Office (OCSO) serves as the City of Destin's policing agency through an annual contract that designates twelve uniformed officers for enforcement duties within the city limits. In addition to providing manpower, the OCSO serves as a strong partner and advocate to further public safety issues in Destin; a deputy attends all city council meetings, keeps the city manager informed of all police activities within the city, provides monthly performance measures, acquires and administers grants for extra traffic enforcement within Destin city limits, and provides increased policing along our roadways and beaches during special events, high tourist season and spring break.





PUBLIX SITE

771 E HARBOR BLVD 100
Downtown Destin Grocery Development

Okaloosa County Property Appraiser

Owner Information

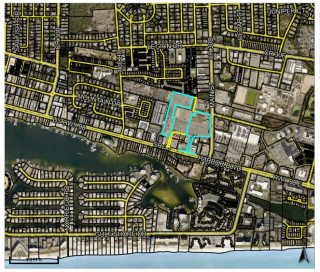
PUBLIX SUPER MARKETS INC
PO BOX 407
LAKELAND, FL 33802

Land Information

Land Use	Number of Units	Unit Type	Frontage
001000 - COMM VACANT	73	FF	73
001000 - COMM VACANT	12.6	AC	0

BUILDING AND CONSTRUCTION DATA:

OCCUPANCY CLASSIFICATION (FBC 309): CONSTRUCTION TYPE (FBC TABLE 601):	Mercantile IIIB, Yes
MAXIMUM AREA ALLOWED ACTUAL BUILDING AREA: PUBLIX TOTAL AREA	UNLIMITED AREA EXCEPTION 7,600 SF 61,598 SF 69,198 SF
MAXIMUM BUILDING HEIGHT ACTUAL BUILDING HEIGHT:	70'-0" 29'-8"
CLIMATE ZONE PER (FECC - C301) INSULATION REQUIREMENTS PER (FECC - C402.1.3):	2A
ROOF: MASS: METAL FRAMED: UNHEATED SLABS:	29ci 5.7ci (Ungrouted cells filled w/ Core Fill 50)) R13 + R6.5ci NA



Parcel ID	00-25-22-0000-0011-0060	Physical Address	771 E HARBOR BLVD 200 DESTIN	Land Value	$5,171,670	Last 2 Sales Date	Price	Reason	Qual
Acres (GIS)	13.26	Mailing Address	PUBLIX SUPER MARKETS INC DOWNTOWN SHOPPING CENTER PO BOX 407 LAKELAND, FL 33802-0407	Ag Land Value	$0	6/7/2023	$15000000	QUAL/PHY PROP CHGD AFTER SALE	Q
Property Class	VACANT COMMERCIAL			Building Value	$1,093,130				
Taxing District	10			Misc Value	$478,316	6/26/2002	$650000	n/a	U
				Just Value	$6,743,117				
				Assessed Value	$6,466,450				
				Exempt Value	$0				
				Taxable Value	$6,466,450				

PUBLIX SITE

771 E HARBOR BLVD 100
Downtown Destin Grocery Development

Okaloosa County Property Appraiser

Owner Information

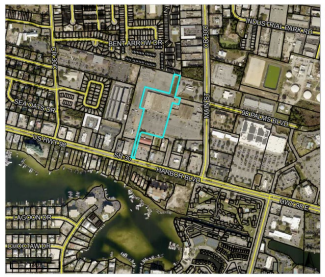
PUBLIX SUPER MARKETS INC
PO BOX 407
LAKELAND, FL 33802

Land Information

Land Use	Number of Units	Unit Type	Frontage
001000 - COMM VACANT	40	FF	40
001000 - COMM VACANT	6.54	AC	0

BUILDING AND CONSTRUCTION DATA:

OCCUPANCY CLASSIFICATION (FBC 309): CONSTRUCTION TYPE (FBC TABLE 601):	Mercantile IIIB, Yes
MAXIMUM AREA ALLOWED ACTUAL BUILDING AREA: PUBLIX TOTAL AREA	UNLIMITED AREA EXCEPTION 7,600 SF 61,598 SF 69,198 SF
MAXIMUM BUILDING HEIGHT ACTUAL BUILDING HEIGHT:	70'-0" 29'-8"
CLIMATE ZONE PER (FECC - C301) INSULATION REQUIREMENTS PER (FECC - C402.1.3):	2A
ROOF: MASS: METAL FRAMED: UNHEATED SLABS:	29ci 5.7ci (Ungrouted cells filled w/ Core Fill 50)) R13 + R6.5ci NA



Parcel ID	00-25-22-0000-0011-006G	Physical Address	771 E HARBOR BLVD 100 DESTIN	Land Value	$1,632,670	Last 2 Sales Date	Price	Reason	Qual
Acres (GIS)	6.88	Mailing Address	PUBLIX SUPER MARKETS INC DOWNTOWN DESTIN SHOPPING CTR PO BOX 407 LAKELAND, FL 33802-0407	Ag Land Value	$0	6/7/2023	$15000000	QUAL/PHY PROP CHGD AFTER SALE	Q
Property Class	VACANT COMMERCIAL			Building Value	$784,897				
Taxing District	10			Misc Value	$243,183	11/30/1989	$9021900	QUAL/MULT-PROP W/MULT-TAXIDS	Q
				Just Value	$2,660,745				
				Assessed Value	$2,660,750				
				Exempt Value	$0				
				Taxable Value	$2,660,750				











Future Mixed Use (City Hall)

Harbor & Main Townhomes

HARBOR & MAIN | Townhomes

Considerations

- ***Detention*** – City to provide single detention pond to serve City Hall and Residential
- ***Parking*** – City Hall requires 160 parking spaces
  - 85 spaces provided (includes ~20 shared spaces for Residential guest parking)
  - Underground detention could be explored to yield additional 120 parking spaces
- ***Parcel Division*** – Acreage demarcation and City Hall parcel value to be determined
- ***Residential Development*** – Open space requirements satisfied; Residential unit count below maximum density



Option 3 - BTR (Build to Rent)

(with Townhomes)

dwell design studio

Density Study

Harbor Boulevard | Destin, FL
Revised January 03, 2024

FPL Site

34854 EMERALD COAST PKWY
Florida Power & Light

Owner Information

FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX - PSX/JB
JUNO BEACH, FL 33408

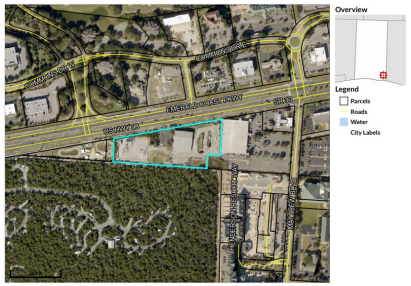
Land Information

Land Use	Number of Units	Unit Type	Frontage
009100 - UTILITY	4.08	AC	0

Building Information

Type	STORG WHSE
Total Area	17797
Heated Area	8298
Exterior Walls	MOD METAL
Roof Cover	ABCT MTL
Interior Walls	MINIMUM
Frame Type	STEEL
Floor Cover	CONC FINSH
Heat	NONE
Air Conditioning	NONE
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	1987
Effective Year Built	1990

Okaloosa County Property Appraiser



Parcel ID	00-2S-22-0000-0001-0400	Physical Address	34854 EMERALD COAST PKWY DESTIN	Land Value	$706,577	Last 2 Sales Date	Price	Reason	Qual
Acres (GIS)	4.08			Ag Land Value	$0	12/1/1985	$325000	N/A	Q
Property Class	UTILITIES	Mailing Address	FLORIDA POWER & LIGHT COMPANY PROPERTY TAX - PSX/JB 700 UNIVERSE BLVD JUNO BEACH, FL 33408	Building Value	$395,178	n/a	0	n/a	n/a
Taxing District	10			Misc Value	$58,505				
				Just Value	$1,160,260				
				Assessed Value	$1,160,260				
				Exempt Value	$0				
				Taxable Value	$1,160,260				

Future Cross Town Connector project

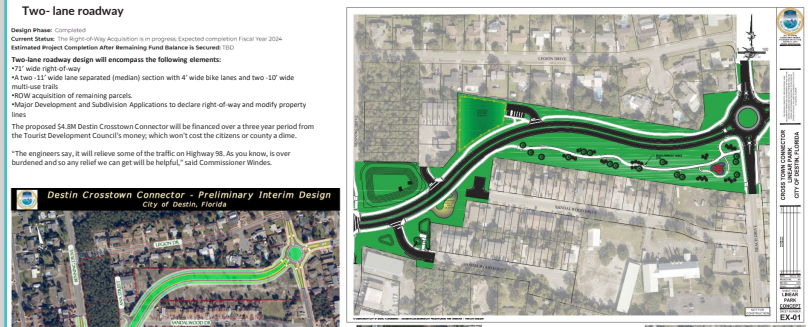
Two- lane roadway

Design Phase: Completed
Current Status: The Right-of-Way Acquisition is in progress. Expected completion Fiscal Year 2024
Estimated Project Completion After Remaining Fund Balance is Secured: TBD

Two-lane roadway design will encompass the following elements:
- 71' wide right-of-way
- A two -11' wide lane separated (median) section with 4' wide bike lanes and two -10' wide multi-use trails
- ROW acquisition of remaining parcels.
- Major Development and Subdivision Applications to declare right-of-way and modify property lines

The proposed $4.8M Destin Crosstown Connector will be financed over a three year period from the Tourist Development Council's money; which won't cost the citizens or county a dime.

"The engineers say, it will relieve some of the traffic on Highway 98. As you know, is over burdened and so any relief we can get will be helpful," said Commissioner Windes.







City of Destin Schools

Preschool

- **Jacob's Ladder Preschool** — Destin, FL 32541 | (850) 837-4464
- **First Baptist Destin Preschool** — Destin, FL 32541 | (850) 837-7645
- **Corpus Christ School of Religion** — Destin, FL 32541 | (850) 654-5423
- **The Roane School** — Destin, FL 32541 | (850) 650-0137
- **The Village Preschool** — Destin, FL 32541 | (850) 837-8107
- **Childcare Network 105 - Benning** — Destin, FL 32541 | (850) 654-7832
- **Noah's Ark of Destin Inc** — Destin, FL 32541 | (850) 650-3504
- **Faith Coast Academy** — Destin, FL 32541 | (850) 837-8688

Elementary School

- **Destin Elementary School** — Destin, FL 32541 | (850) 833-4360

Assisted Living Facilities

- **Brookdale Destin** — Destin, FL 32541 | (850) 267-1600
- **SYNERGY Homecare** — Destin, FL 32541 | (850) 687-3965
- **Destin Healthcare and Rehabilitation Center** — Destin, FL 32541 | (850) 654-4588
- **Emerald Coast Adult Day Care Center LLC** — Destin, FL 32541 | (850) 460-2929

Middle School

- **Destin Middle School** — Destin, FL 32541 | (850) 833-4360

High school

- **Destin High School** — Destin, FL 32541 | (850) 833-4360

Destin Schools and Living Facilities Map





City of Destin Architectural Styles

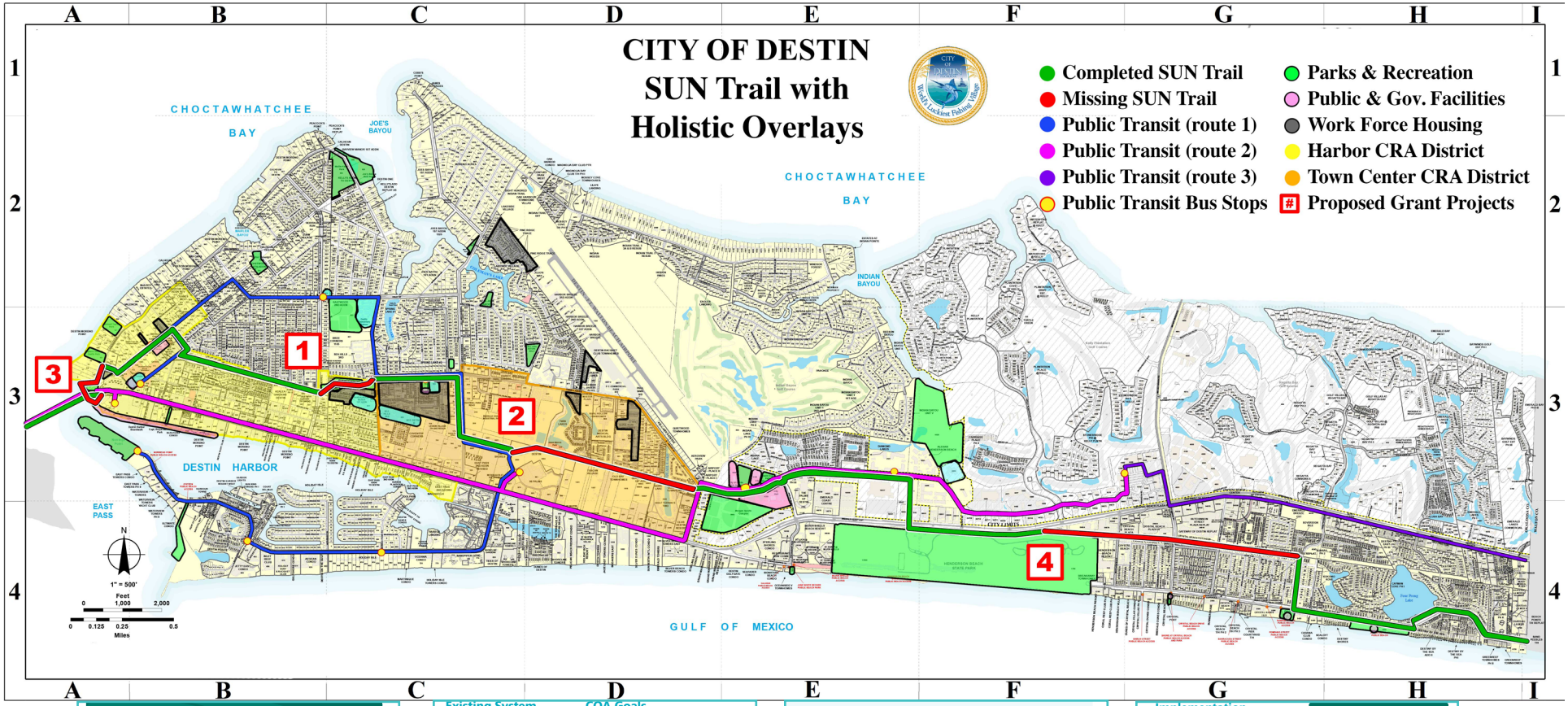
- Traditional and Historical
- Modern and contemporary
- Eclectic: a mix of old and new
- Florida Vernacular

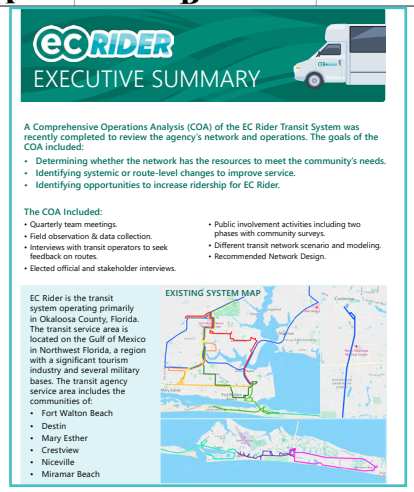


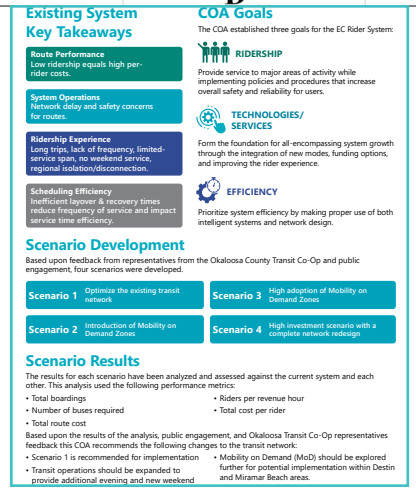


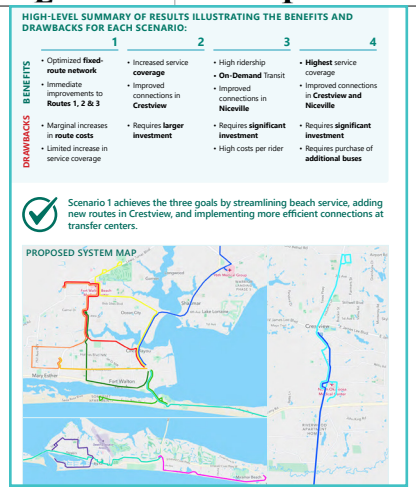


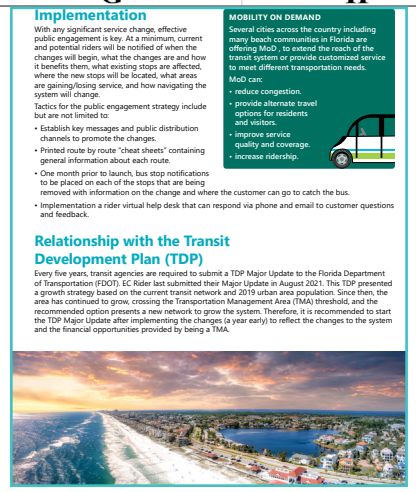



CITY OF DESTIN
SUN Trail with
Holistic Overlays
Completed SUN Trail
Missing SUN Trail
Public Transit (route 1)
Public Transit (route 2)
Public Transit (route 3)
Public Transit Bus Stops
Parks & Recreation
Public & Gov. Facilities
Work Force Housing
Harbor CRA District
Town Center CRA District
Proposed Grant Projects
CHOCTAWHATCHEE BAY
JOE'S BAYOU
INDIAN BAYOU
DESTIN HARBOR
EAST PASS
GULF OF MEXICO
CITY LIMITS
1
2
3
4
1" = 500'
Feet
0 1,000 2,000
Miles
0 0.125 0.25 0.5


ecRIDER
EXECUTIVE SUMMARY
A Comprehensive Operations Analysis (COA) of the EC Rider Transit System was recently completed to review the agency's network and operations. The goals of the COA included:
• Determining whether the network has the resources to meet the community's needs.
• Identifying systemic or route-level changes to improve service.
• Identifying opportunities to increase ridership for EC Rider.
The COA Included:
• Quarterly team meetings.
• Field observation & data collection.
• Interviews with transit operators to seek feedback on routes.
• Elected official and stakeholder interviews.
• Public involvement activities including two phases with community surveys.
• Different transit network scenario and modeling.
• Recommended Network Design.
EC Rider is the transit system operating primarily in Okaloosa County, Florida. The transit service area is located on the Gulf of Mexico in Northwest Florida, a region with a significant tourism industry and several military bases. The transit agency service area includes the communities of:
• Fort Walton Beach
• Destin
• Mary Esther
• Crestview
• Niceville
• Miramar Beach
EXISTING SYSTEM MAP


Existing System Key Takeaways
Route Performance
Low ridership equals high per-rider costs.
System Operations
Network delay and safety concerns for routes.
Ridership Experience
Long trips, lack of frequency, limited-service span, no weekend service, regional isolation/disconnection.
Scheduling Efficiency
Inefficient layover & recovery times reduce frequency of service and impact service time efficiency.
COA Goals
The COA established three goals for the EC Rider System:
RIDERSHIP
Provide service to major areas of activity while implementing policies and procedures that increase overall safety and reliability for users.
TECHNOLOGIES/ SERVICES
Form the foundation for all-encompassing system growth through the integration of new modes, funding options, and improving the rider experience.
EFFICIENCY
Prioritize system efficiency by making proper use of both intelligent systems and network design.
Scenario Development
Based upon feedback from representatives from the Okaloosa County Transit Co-Op and public engagement, four scenarios were developed.
Scenario 1 Optimize the existing transit network
Scenario 2 Introduction of Mobility on Demand Zones
Scenario 3 High adoption of Mobility on Demand Zones
Scenario 4 High investment scenario with a complete network redesign
Scenario Results
The results for each scenario have been analyzed and assessed against the current system and each other. This analysis used the following performance metrics:
• Total boardings
• Number of buses required
• Total route cost
• Riders per revenue hour
• Total cost per rider
Based upon the results of the analysis, public engagement, and Okaloosa Transit Co-Op representatives feedback this COA recommends the following changes to the transit network:
• Scenario 1 is recommended for implementation
• Transit operations should be expanded to provide additional evening and new weekend
• Mobility on Demand (MoD) should be explored further for potential implementation within Destin and Miramar Beach areas.


HIGH-LEVEL SUMMARY OF RESULTS ILLUSTRATING THE BENEFITS AND DRAWBACKS FOR EACH SCENARIO:
1
2
3
4
BENEFITS
• Optimized fixed-route network
• Immediate improvements to Routes 1, 2 & 3
• Increased service coverage
• Improved connections in Crestview
• High ridership
• On-Demand Transit
• Improved connections in Niceville
• Highest service coverage
• Improved connections in Crestview and Niceville
DRAWBACKS
• Marginal increases in route costs
• Limited increase in service coverage
• Requires larger investment
• Requires significant investment
• High costs per rider
• Requires significant investment
• Requires purchase of additional buses
Scenario 1 achieves the three goals by streamlining beach service, adding new routes in Crestview, and implementing more efficient connections at transfer centers.
PROPOSED SYSTEM MAP


Implementation
With any significant service change, effective public engagement is key. At a minimum, current and potential riders will be notified of when the changes will begin, what the changes are and how it benefits them, what existing stops are affected, where the new stops will be located, what areas are gaining/losing service, and how navigating the system will change.
Tactics for the public engagement strategy include but are not limited to:
• Establish key messages and public distribution channels to promote the changes.
• Printed route by route "cheat sheets" containing general information about each route.
• One month prior to launch, bus stop notifications to be placed on each of the stops that are being removed with information on the change and where the customer can go to catch the bus.
• Implementation a rider virtual help desk that can respond via phone and email to customer questions and feedback.
MOBILITY ON DEMAND
Several cities across the country including many beach communities in Florida are offering MoD , to extend the reach of the transit system or provide customized service to meet different transportation needs.
MoD can:
• reduce congestion.
• provide alternate travel options for residents and visitors.
• improve service quality and coverage.
• increase ridership.
Relationship with the Transit Development Plan (TDP)
Every five years, transit agencies are required to submit a TDP Major Update to the Florida Department of Transportation (FDOT). EC Rider last submitted their Major Update in August 2021. This TDP presented a growth strategy based on the current transit network and 2019 urban area population. Since then, the area has continued to grow, crossing the Transportation Management Area (TMA) threshold, and the recommended option presents a new network to grow the system. Therefore, it is recommended to start the TDP Major Update after implementing the changes (a year early) to reflect the changes to the system and the financial opportunities provided by being a TMA.

EXISTING AND PROPOSED BUILDING PROGRAMMING

CITY HALL	EXISTING SQUARE FOOTAGE			PROPOSED SQUARE FOOTAGE						
Program Component	No. of Spaces	SF of Space	Existing SF Sub-TOTAL	No. of Spaces	SF of Space	Proposed SF Sub-TOTAL	Occupancy Ratio	No. of Occupants	Details	Adjacencies
DESTIN CITY HALL SPECIFIC SPACES										
CITY MANAGER							Occupancy Count			
City Manager	1	490	490	1	250	250	100	2.50	Private office setting, L shape desk with two chairs for visitors. Current size fine	No department specific.
Assistant City Manager	1	263	263	1	175	175	100	1.75	Private office setting, L shape desk with two chairs for visitors. Current size fine	
TOTAL NET SF CITY MANAGER			753 SF			425 SF		4 OCC		
PROJECTS, GRANTS & CONTRACTS										
Grants and Contracts	1	235	235	1	175	175	100	1.75	Private office setting, L shape desk with two chairs for visitors. Current size fine	Works with Parks& Rec, Public Works, Finance and Enigineers
TOTAL NET SF PROJECTS, GRANTS & CONTRACTS			235 SF			175 SF		2 OCC		
PUBLIC INFORMATION										
Public Info	1	133	133	1	175	175	100	1.75		Works with IT and Grants & Contracts
Copy Area	1	97	97	1	125	125	300	0.42		
Public Info Storage	1	206	206	1	200	200	300	0.67		
TOTAL NET SF PUBLIC INFORMATION			436 SF			500 SF		3 OCC		
INFORMATION TECHNOLOGY										
Director IT	1	250	250	1	175	175	100	1.75	Private work space. Appropriate size but storage could be nearby.	IT works hand in hand with HR and Finance. Request to be away from the Code officers (too noisy)
Future Help Desk	0	0	0							
Help Desk	2	122	244	3	64	192	100	1.92		
Network Engineer										
IT Storage	1	36	36							
	1	109	109	1	150	175	300	0.58		
TOTAL NET SF INFORMATION TECHNOLOGY			250 SF			542 SF		4 OCC		
FINANCE										
Finance Director	1	237	237	1	175	175	100	1.75	Private office setting, L shape desk with two chairs for visitors. Current size fine	Finance works with HR and IT
Senior Accountant	1	210	210	1	64	64	100	0.64	Current spaces are fine, howeverbeing an open room setting would be fine as well. Entire department works together. Sunlight in work space would be nice.	
Payroll Clerk	1	158	158	1	64	64	100	0.64		
Assist. Payroll Clerk and Intern	1	205	205	1	64	64	100	0.64		
Intern	0	0	0	1	64	64	100	0.64		
Closet	1	99	99	1	125	125	300	0.42		
Finance/HR Dedicated Copy/Print	1	92	92	1	150	150	300	0.50	Stores paperwork but overflow goes to City Clerk.	
TOTAL NET SF FINANCE			1,001 SF			706 SF		5 OCC		
CITY CLERK										
City Clerk	1	238	238	1	175	175	100	1.75	Private office Prefered. Centralized location and access to public. Works with	Stores and destroys documents for every department. Especially Finance and HR
Deputy City Clerk	1	198	198	1	175	175	100	1.75	Private office Prefered. Centralized location and access to public. Works with everyone.	
Records Management Specialist	1	134	134	1	125	125	100	1.25		
Records Scanners and Meeting	1	366	366	1	250	250	15	16.67		
Mail Room	1	188	188	1	250	250	300	0.83	Mayor meets people here when visiting. Can use more space or an extra office space	
Records Vault	1	388	388	1	300	300	300	1.00	Clears old documents and with new age technology the amount of paperwork will decrease. Overstacked filing.	
City Clerk Dedicated Copy/ Print	1	231	231	1	250	250	300	0.83		
TOTAL NET SF CITY CLERK			1,743 SF			1,525 SF		24 OCC		

CITY HALL (continued)	EXISTING SQUARE FOOTAGE			PROPOSED SQUARE FOOTAGE						
Program Component	No. of Spaces	SF of Space	Existing SF Sub-TOTAL	No. of Spaces	SF of Space	Proposed SF Sub-TOTAL	Occupancy Ratio	No. of Occupants	Details	Adjacencies
HUMAN RESOURCES										
HR Director	1	221	**221**	1	175	**175**	**100**	**1.75**	Close door office space with desk that has a return and extra cradenza	HR works with IT and Finance
HR Specialist	1	208	**208**	1	125	**125**	**100**	**1.25**	Current office space is fine but private office is not neccesary	
TOTAL NET SF HUMAN RESOURCES			**429 SF**			**300 SF**		**3 OCC**		
CODE COMPLIANCE										
Code Compliance Director	1	240	**240**	1	175	**175**	**100**	**1.75**	Private office setting, L shape desk with two chairs for visitors. Current size fine	Works with Building Department and planning.
Code Compliance Deputy Director	1	197	**197**	1	175	**175**	**100**	**1.75**	Private office setting, L shape desk with two chairs for visitors. Current size fine	
Code Compliance Admin	1	120	**120**	1	64	**64**	**100**	**0.64**	Small work station outside of office. Could use more space. Office optional	
Code Compliance Registration	1	151	**151**	1	125	**125**	**100**	**1.25**	Private office setting, L shape desk with two chairs for visitors. Current size fine	
Code Compliance Ops Training	1	151	**151**	1	125	**125**	**100**	**1.25**	Private office setting, L shape desk with two chairs for visitors. Current size fine	
File Room	1	230	**230**	1	200	**200**	**300**	**0.67**	High Density filing system for work and equipment.	
Storage	1	109	**109**	1	100	**100**	**300**	**0.33**	Storage space fine	
Code Officers	1	377	**377**	1	375	**375**	**100**	**3.75**	Need more space for future employees. Open work work space enviroment.	
Copy/Print	1	96	**96**	1	150	**150**	**300**	**0.50**	Appropriate copy area but shared with break area (Fridge/Microwave)	
Vehicle Bay	0	0	**0**	1	750	**750**	**500**	**1.50**	Per Director request a vehicle bay where they could unload equipment and store outdoor equipment.	
TOTAL NET SF CODE COMPLIANCE			**1,671 SF**			**2,239 SF**		**13 OCC**		
MEETING/COLLABORATIVE SPACES										
Council Chambers	1	3,522	**3,522**	1	3,600	**3,600**	**7**	**514.29**	City Hall Annex	Used by every Department
AV Equipment for Chamber	1	83	**83**	1	125	**125**	**300**	**0.42**		
Training Room	1	2,020	**2,020**	1	2,000	**2,000**	**7**	**285.71**	Nice size for big events would like to keep a room around the same size.	
Small Meeting Room	1	157	**157**	2	168	**336**	**15**	**22.40**	Small meeting room to accommodate 2-6 person client or team meeting. Table, Chairs, whiteboard, outlet, moniter etc.	
Medium Meeting Room	1	206	**206**	3	216	**648**	**15**	**43.20**	Medium meeting room to accommodate 6-12 person department and client meetings. Table, Chairs, whiteboard, TV, outlet, moniter, conference room speaker etc.	
Large Meeting Room	1	248	**248**	2	250	**500**	**15**	**33.33**	City council meeting room that used most by Development Director.	
Board Room	0	0	**0**	1	420	**420**	**15**	**28.00**	Moved from the Community Center	
TOTAL NET SF MEETING/COLLABORATIVE SPACES			**6,236 SF**			**7,629 SF**		**927 OCC**		
PLANNING										
Principal Planner	1	180	**180**	1	175	**175**	**100**	**1.75**	Desk and round table for meetings. Ok current size	Works with Engineering, GIS and Code Compliance
Senior Planner	1	187	**187**	1	175	**175**	**100**	**1.75**	L shape desk. Ok size	
Planner(2)	2	90	**180**	2	125	**250**	**100**	**2.50**	Currently in one office space and can be in an open floor space with 4 cubicle	
Planner	1	36	**36**	1	125	**125**	**100**	**1.25**	Planning department works with GIS and Engineers often	
Future Planner	0	0	**0**	1	125	**125**	**100**	**1.25**	Future annexation could mean 2 more Planners.	
Copy/Production	1	27	**27**	1	125	**125**	**300**	**0.42**	Share w/ Building Department and GIS	
TOTAL NET SF PLANNING			**610 SF**			**975 SF**		**9 OCC**		
BUILDING DEPARTMENT										
Building Official	1	166	**166**	1	175	**175**	**100**	**1.75**	Current spaces are fine but office has no character	Works with Planning, Engineeringa and Community Development
Building Permit Licensing Official	1	155	**155**	1	125	**125**	**100**	**1.25**	Still gets some public traffic. 30 people in a week in Annex bldg post covid.	
Business Tax Receipt	1	191	**191**	1	125	**125**	**100**	**1.25**		
Building Permit Tech	1	137	**137**	1	125	**125**	**100**	**1.25**		
Permit Tech	1	93	**93**	1	125	**125**	**100**	**1.25**	Process Submittals	

EXISTING AND PROPOSED BUILDING PROGRAMMING

CITY HALL (continued)	EXISTING SQUARE FOOTAGE			PROPOSED SQUARE FOOTAGE						
Program Component	Spaces	SF of Space	TOTAL	Spaces	SF of Space	Sub-TOTAL	Occupancy Ratio	No. of Occupants	Details	Adjacencies
BUILDING INSPECTORS										
Building Inspectors	3	121	**363**	3	80	**240**	**100**	**2.40**	Plan reviewers Mech, electrical, plumbing, building and flood.	Works with Building Department
Future additional Building Inspector	0	0	**0**	1	80	**80**	**100**	**0.80**	Annexation plan on adding one more bldg inspector. Could be open floor	
Future Receptionist	0	0	**0**	1	64	**64**	**100**	**0.64**	Eventually with want to have a future receptionist. Some walk in stills…	
TOTAL NET SF DESTIN CITY HALL BUILDING INSPECTOR			**363 SF**			**384 SF**		**4 OCC**		
COMMUNITY DEVELOPMENT										
Community Development Director	1	140	**140**	1	175	**175**	**100**	**1.75**		Works most with Building Dept, Planning and Engineers
Community Development Administrator	1	180	**180**	1	125	**125**	**100**	**1.25**		
TOTAL NET SF DESTIN CITY HALL COMMUNITY DEVELOPMENT			**320 SF**			**300 SF**		**3 OCC**		
ENGINEERING										
Engineer II	1	138	**138**	1	175	**175**	**100**	**1.75**	Idea brought up about about maybe becoming hybrid.	Works with GIS, Buidling Dept and Planning
Engineer I	1	117	**117**	1	125	**125**	**100**	**1.25**	Interaction with planning department a lot. Engineer 1&2 with permitting	
City Engineer	1	159	**159**	1	175	**175**	**100**	**1.75**	General meetings are 5-8 people, team meetings are 3. Need more meeting space.	
TOTAL NET SF DESTIN CITY HALL ENGINEERING			**414 SF**			**475 SF**		**5 OCC**		
GIS										
GIS	1	117	**117**	1	175	**175**	**100**	**1.75**	Currently 1 position in Gis, with annex maybe add an additional eventually	Works with Engineering and Planning.
Future GIS				1	125	**125**	**100**	**1.25**	Future Annexation could mean 1 more GIS.	
TOTAL NET SF DESTIN CITY HALL GIS			**117 SF**			**300 SF**		**3 OCC**		
Common Spaces										
Meditation Room	0	0	**0**	1	125	**125**	**100**	**1.25**	New moms needed a private, safe, and clean place to express breast milk while at work. Private space for personal needs.	
City Hall Break Room	1	248	**248**	1	700	**700**	**15**	**46.67**		
City Hall Annex Break Room	1	332	**332**							
Coffee Sation				2	80	**160**	**300**	**0.53**		
Storage	1	201	**201**	2	200	**400**	**300**	**1.33**		
Reception	1	2,558	**2,558**	1	1,600	**1,600**	**7**	**228.57**	Welcome entrance with help finding department spaces and security.	
Mens Restrooms (Lobby/Council Chamber)	1	145	**145**	1	288	**288**				
Womens Restrooms (Lobby/Council Chamber)	1	171	**171**	1	456	**456**				
Mens Restrooms (Staff ONLY)	1	126	**190**	1	200	**200**				
Womens Restrooms (Employee Area)	1	154	**154**	1	200	**200**				
Council Private Toilet Room(s)	1	60	**60**	2	50	**100**				
Mens Restroom	1	130	**130**	0	0	**0**				
Womens Restroom	1	167	**167**	0	0	**0**				
A/C	1	64	**64**	0	0	**0**				
	1	20	**20**	0	0	**0**				
	1	30	**30**	0	0	**0**				
Janitor	1	61	**61**							
	1	16	**16**	1	150	**150**				
	1	35	**35**							
Lobby	1	423	**423**	0	0	**0**				
Foyer	1	180	**180**	0	0	**0**				
Mechanical & Storage	1	187	**187**	0	0	**0**				
Mechanical Room	1	43	**43**	1	400	**400**	**300**	**1.33**		
	1	69	**69**							
Server Room	0	0	**0**	1	200	**200**				
Electrical Room	0	0	**0**	1	200	**200**				

Sub-TOTAL NET SF of CITY HALL			**21,154 SF**			**22,454 SF**		**1,297 OCC**		
30% for CIRCULATION						**6,736 SF**				
5% for WALLS						**1,123 SF**				
Circulation & Walls (City Hall & Annex)			**4,851 SF**							
TOTAL GROSS SF of CITY HALL			**26,005 SF**			**30,313 SF**				

COMMUNITY CENTER	EXISTING FLOOR PLAN			PROPOSED FLOOR PLAN				
Program Component	No. of Spaces	SF of Space	Existing SF Sub-TOTAL	No. of Spaces	SF of Space	Proposed SF Sub-TOTAL	Occupancy Ratio	No. of Occupants	Details
DESTIN COMMUNITY CENTER SPECIFIC SPACES									
Athletic Director	1	93	**93**	1	175	**175**	**100**	**1.75**	
Rec Supervisor	1	156	**156**	1	175	**175**	**100**	**1.75**	
Customer Service	1	79	**79**	1	64	**64**	**100**	**0.64**	
Lobby	1	1,307	**1,307**	1	1,500	**1,500**	**15**	**100.00**	
Rec I	1	101	**101**	1	125	**125**	**100**	**1.25**	
Coordination/ Rec II	1	136	**136**	1	125	**125**	**100**	**1.25**	
Board Room	1	420	**420**	0	0	**0**	**0**	**0.00**	moved over to City Hall (large meeting)
Electrical Room	2	75	**150**	1	150	**150**	**300**	**0.50**	
Mechanical Room	1	207	**207**	1	400	**400**	**300**	**1.33**	
Meeting I	1	839	**839**	1	1,000	**1,000**	**15**	**66.67**	
Meeting 2	1	974	**974**	1	1,000	**1,000**	**15**	**66.67**	
Meeting 3	1	952	**952**	1	1,000	**1,000**	**15**	**66.67**	
Table/ Chairs	1	217	**217**	1	300	**300**	**300**	**1.00**	
Kitchen	1	455	**455**	1	450	**450**	**300**	**1.50**	
Pantry	1	64	**64**	1	100	**100**	**300**	**0.33**	
Womens Restroom	1	184	**184**	1	450	**450**	**0**	**0.00**	
Mens Restroom	1	172	**172**	1	300	**300**	**0**	**0.00**	
Staff Single User Restrooms	0	0	**0**	2	50	**100**	**0**	**0.00**	
Janitor	1	20	**20**	1	80	**80**	**300**	**0.27**	
Youth Game Room	1	450	**450**	1	500	**500**	**15**	**33.33**	
Supplies	1	55	**55**	1	80	**80**	**300**	**0.27**	
Back Stage	1	1,165	**1,165**	1	1,800	**1,800**	**15**	**120.00**	
Maintenance	1	102	**102**	1	200	**200**	**300**	**0.67**	
Mens Locker Room	1	188	**188**	1	300	**300**	**0**	**0.00**	
Womens Locker Room	1	190	**190**	1	300	**300**	**0**	**0.00**	
Tables/ Chairs	1	166	**166**	1	300	**300**	**300**	**1.00**	
Gym	1	8,484	**8,484**	2	8,484	**16,968**		**450.00**	Bleacher Seats
Storage	0	0	**0**	1	500	**500**	**300**	**1.67**	moved from Morgan Sports Complex
Parks & Recreation Director	0	0	**0**	1	175	**175**	**100**	**1.75**	moved from Morgan Sports Complex
Parks & Recreation Supervisor	0	0	**0**	1	125	**125**	**100**	**1.25**	moved from Morgan Sports Complex
Parks & Recreation Administrator	0	0	**0**	1	64	**64**	**100**	**0.64**	moved from Morgan Sports Complex
Deputy Parks & Recreation Director	0	0	**0**	1	64	**64**	**100**	**0.64**	moved from Morgan Sports Complex
Conference Room	0	0	**0**	1	206	**206**	**15**	**13.73**	moved from Morgan Sports Complex
TOTAL NET SF DESTIN COMMUNITY CENTER SPECIFIC SPACES			**17,326 SF**			**29,076 SF**		**936.52 OCC**	
30% for CIRCULATION						**8,723 SF**			
5% for WALLS						**1,454 SF**			
Circulation & Walls			**6,716 SF**						
TOTAL GROSS SF COMMUNITY CENTER SPECIFIC SPACES			**24,042 SF**			**39,253 SF**			

APPENDIX - B
PUBLIC ENGAGEMENT

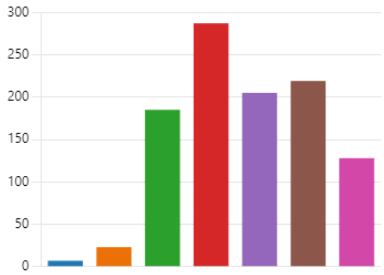
PUBLIC QUESTIONNAIRE SURVEY RESULTS

City of Destin New City Hall/City Center Master Plan Survey

1054 Responses **09:09** Average time to complete **Closed** Status

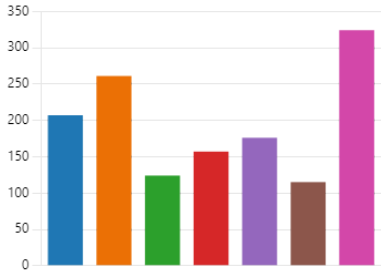
1. Please select your Age Group:

Under 18	7
18-24	23
25-34	185
35-44	287
45-54	205
55-65	219
65 and over	128



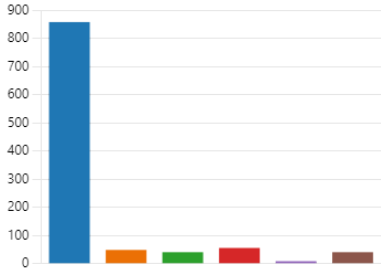
2. If you have kids or grandchildren, what is their age group?

Pre-K and under	207
Kindergarten - 5th Grade	261
6th - 8th Grade	124
9th - 12th Grade	157
18 years old and over	176
My kids/grandchildren visit fro...	115
N/A	324



3. What is your primary relationship to Destin? (Select all that apply)

Resident	858
Seasonal, Part-time resident	49
Business Owner	41
Worker	56
Visitor	9
Other	41



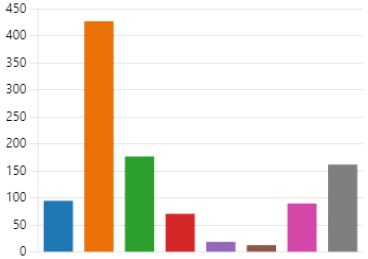
4. How long have you lived/worked in Destin?

Less than a year	23
1-5 years	242
6-10 years	213
11-20 years	221
Over 20 years	355



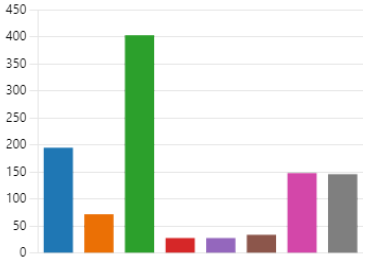
5. From among the areas shown on the map, in what sector/areas do you reside?

Harbor	95
Village	427
Town Center	177
Holiday Isle	71
Gulf Resort	19
Henderson	13
Crystal Beach	90
Beyond City limits/Areas not sh...	162



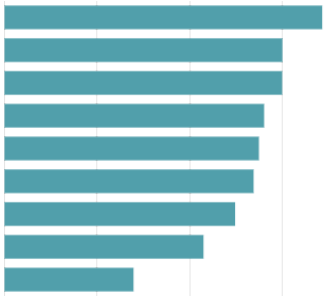
6. From among the areas shown on the map, in what sector/area do you typically conduct business?

Harbor	195
Village	72
Town Center	403
Holiday Isle	28
Gulf Resort	28
Henderson	34
Crystal Beach	148
Beyond City limits/Areas not sh...	146



7. Please tell us which of the following have a greater impact on where you live/work? (From among the list below, please prioritize them in order of importance by shifting the most important to the top.)

1	Recreation and parks
2	Residential options
3	Economic development
4	Environmental sustainability
5	Public spaces and plazas
6	Cultural facilities (museums, art ...
7	Transportation and mobility
8	Educational facilities
9	Civic facilities



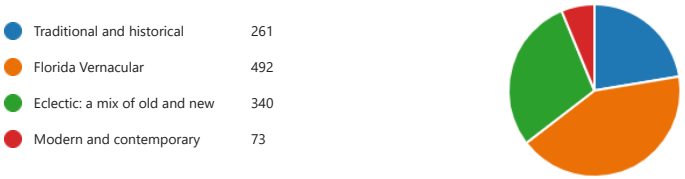
8. What facilities do you think are critical to be linked to the new City Hall/City Center?
(From among the list below, please prioritize them in order of importance by shifting the most important to the top.)



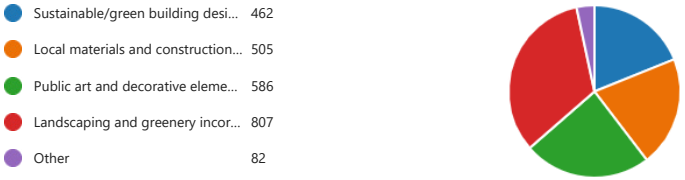
9. What type of cultural/entertainment options do you see as most important to be included in the new City Hall/City Center?
(From among the list below, please prioritize them in order of importance by shifting the most important to the top.)



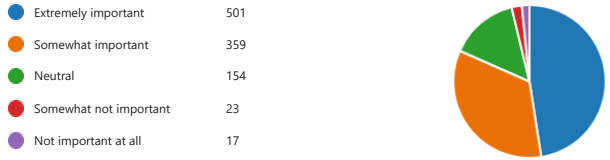
10. Which style do you think should best represent the identity of Destin?



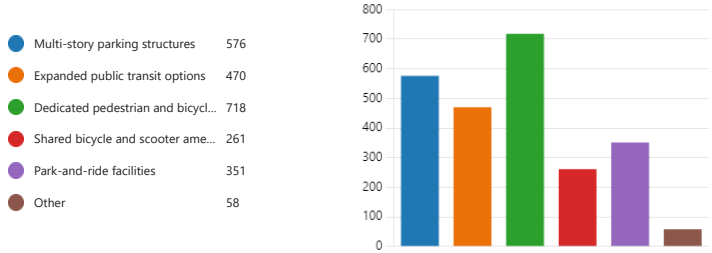
11. What features are most important to be included in the new City Hall/City Center?
(Select all that apply).



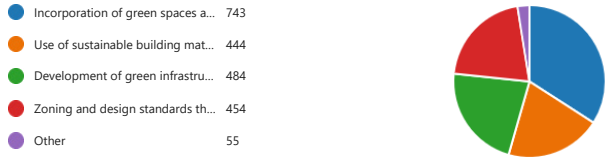
12. How important is it that the City's properties reflect Destin's cultural and historical heritage in its design?



13. What parking and transportation components should be included in the new City Hall/City Center?
(Select all that apply).



14. What sustainability strategies are most important to include in the new City Hall/City Center?
(Select all that apply.)



15. Please share with us any additional comments or suggestions not reflected in this survey that you feel should be included in the new City Hall/City Center.

301
Responses

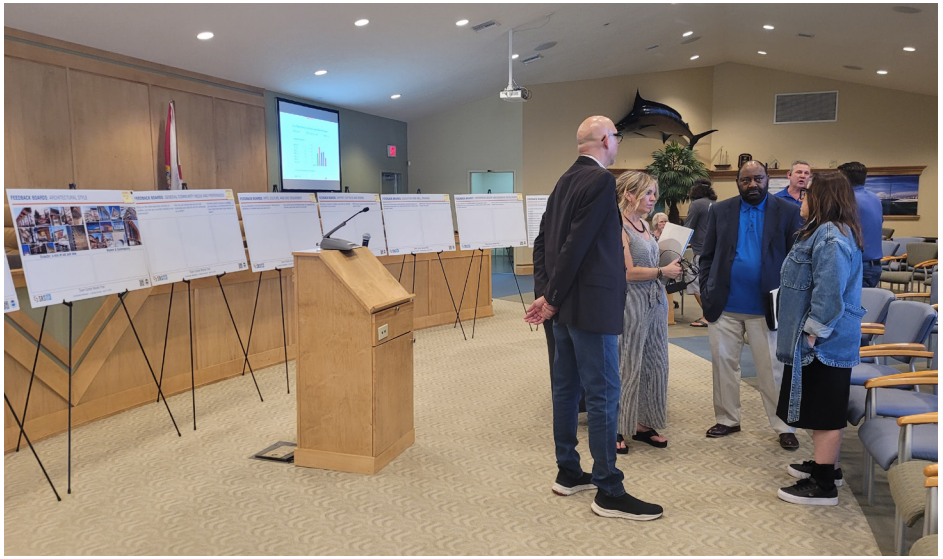
Latest Responses

Update

87 respondents (**30**%) answered **Destin** for this question.

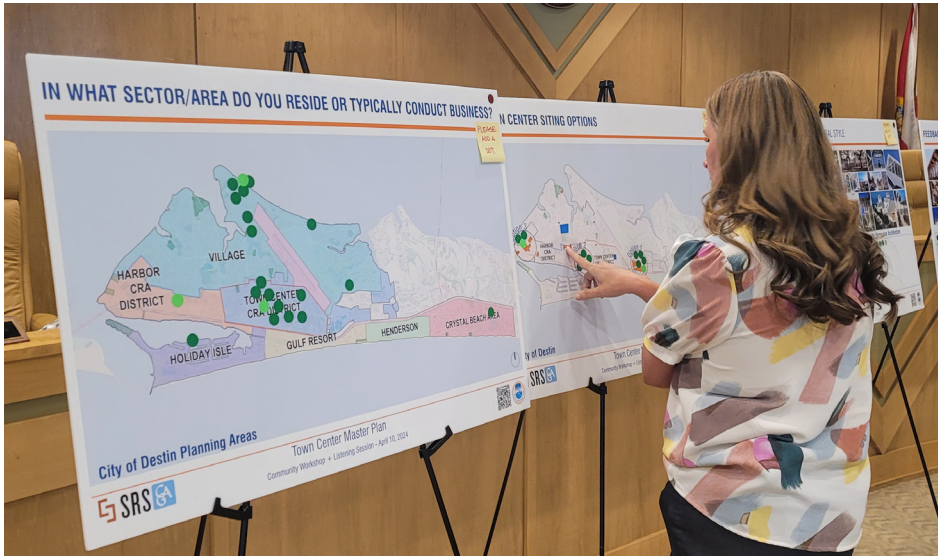


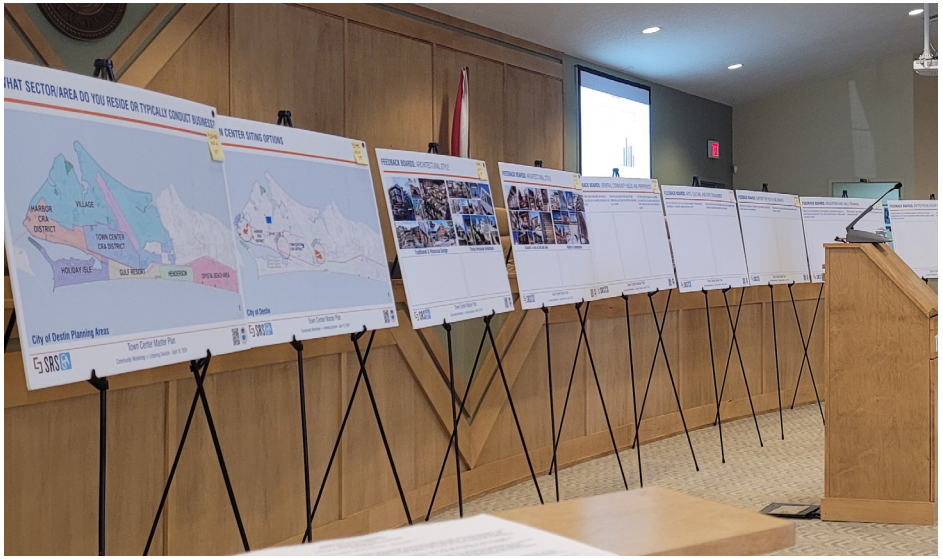
LISTENING SESSION 01 - MAY 21, 2024










HAT SECTOR/AREA DO YOU RESIDE OR TYPICALLY CONDUCT BUSINESS?
N CENTER SITING OPTIONS
HARBOR CRA DISTRICT
VILLAGE
TOWN CENTER CRA DISTRICT
HOLIDAY ISLE
GULF RESORT
HENDERSON
SPECIAL ROAD AREA
City of Destin Planning Areas
Town Center Master Plan
SRS

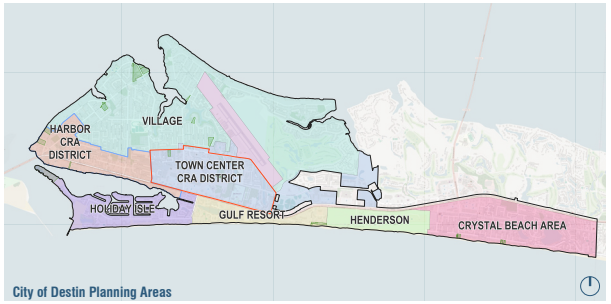

CHITECTURAL STYLE
FEEDBACK BOARDS: ARCHITECTURAL STYLE
Historical Design
Florida Vernacular Architecture
Eclectic: a mix of old and new
Town Center Master Plan
SRS





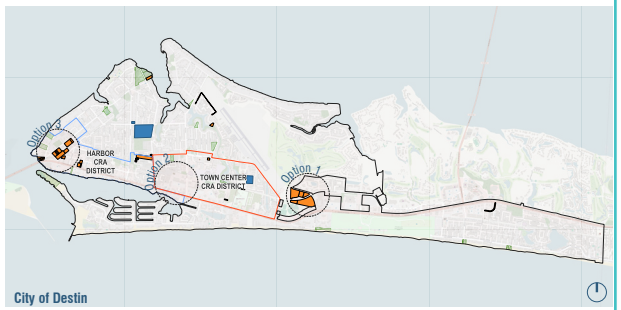
LISTENING SESSION 01 - MAY 21, 2024

IN WHAT SECTOR/AREA DO YOU RESIDE OR TYPICALLY CONDUCT BUSINESS?



City of Destin Planning Areas

TOWN CENTER SITING OPTIONS



City of Destin

FEEDBACK BOARDS: ARCHITECTURAL STYLE



Traditional & Historical Design



Florida Vernacular Architecture

FEEDBACK BOARDS: ARCHITECTURAL STYLE



Eclectic: a mix of old and new



Modern & Contemporary

FEEDBACK BOARDS: GENERAL COMMUNITY NEEDS AND PREFERENCES

What are the most important services or facilities you feel are currently missing in our community?

How do you envision the new city hall improving your daily life and the community as a whole?

Are there specific programs or activities you would like to see offered within the new Town Center that cater to your interests or needs?

FEEDBACK BOARDS: EDUCATION AND SKILL TRAINING

Would you be interested in participating in educational classes or skill-training workshops? If so, what specific topics or skills would you like to learn?

What barriers, if any, have you faced in accessing education or skill training in the past?

FEEDBACK BOARDS: ARTS, CULTURE, AND CIVIC ENGAGEMENT

Are you interested in arts and cultural programs? What types of exhibitions or activities would you like to see?

How can the new city hall facilitate greater civic engagement and volunteer opportunities within the community?

FEEDBACK BOARDS: SUPPORT FOR YOUTH AND SENIORS

What types of programs or facilities do you believe are important for the youth in our community?

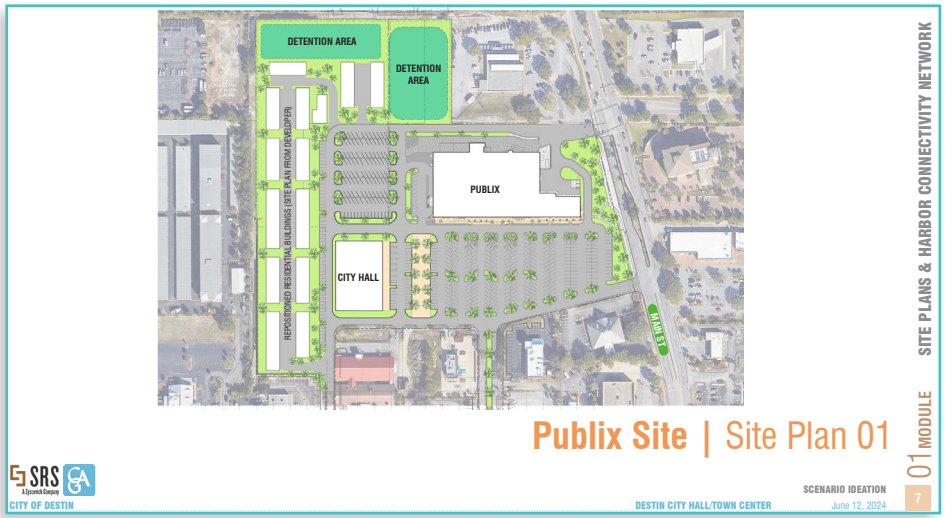
What services or spaces would enhance the quality of life for seniors in Destin?

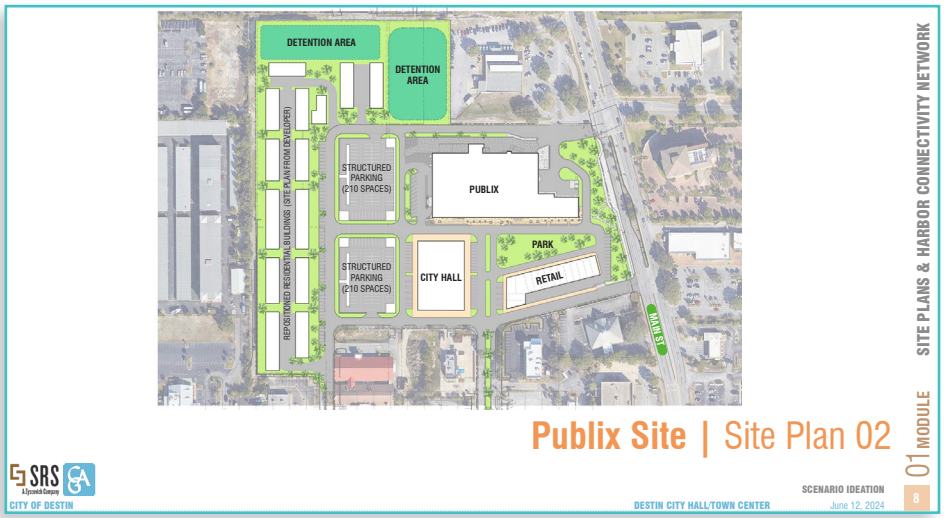
FEEDBACK BOARDS: ENTREPRENEURSHIP AND ECONOMIC DEVELOPMENT

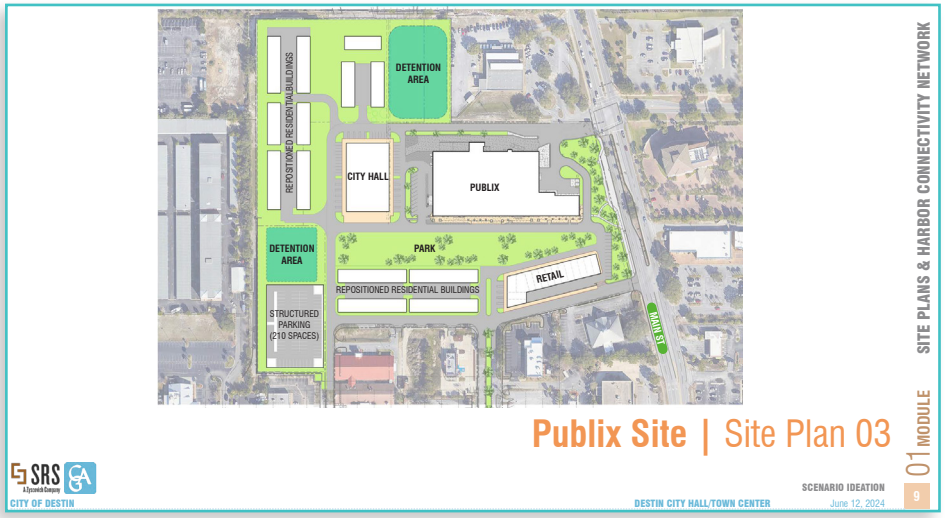
Is there interest in co-working spaces or resources for local entrepreneurs and small businesses? What specific support would be most beneficial?

How can the new city hall contribute to economic development and support local businesses?

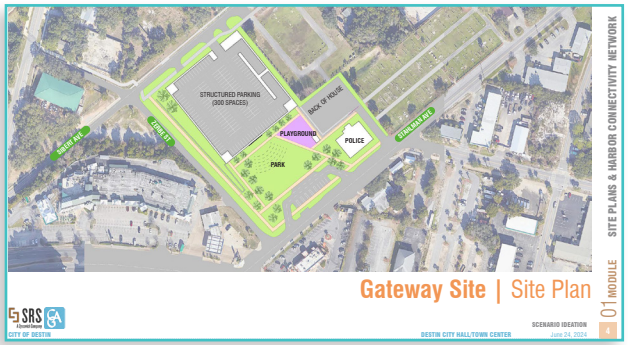
MEETING WITH DEVELOPER - MAY 21, 2024



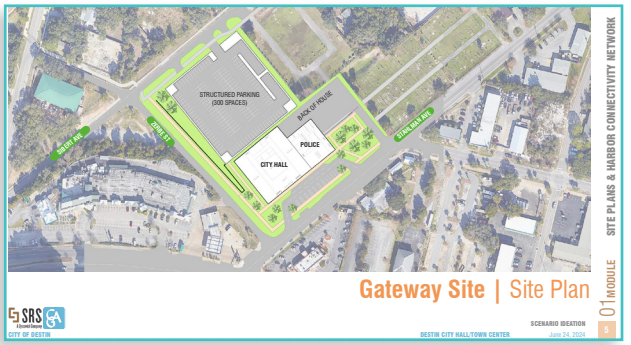




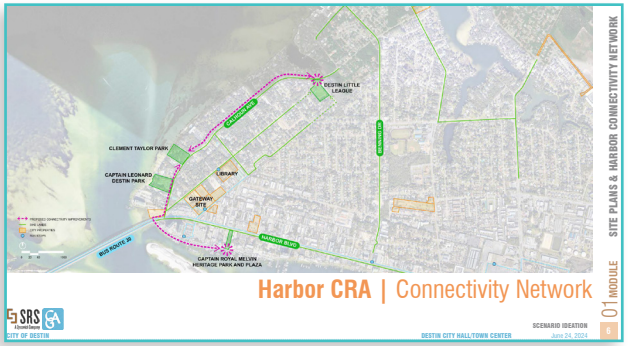
MEETINGS WITH COUNCIL - JUNE 24, 2024



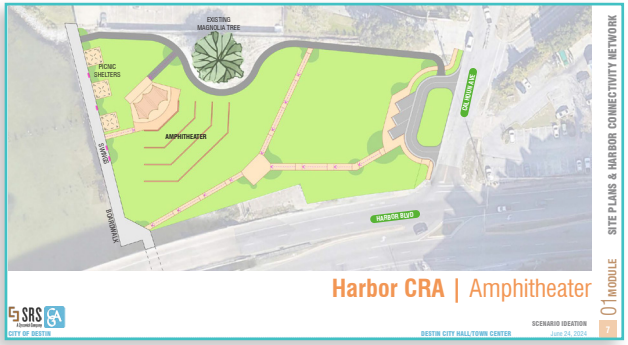
Gateway Site | Site Plan



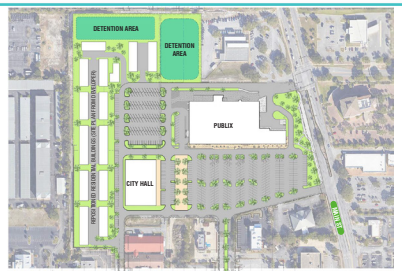
Gateway Site | Site Plan



Harbor CRA | Connectivity Network



Harbor CRA | Amphitheater



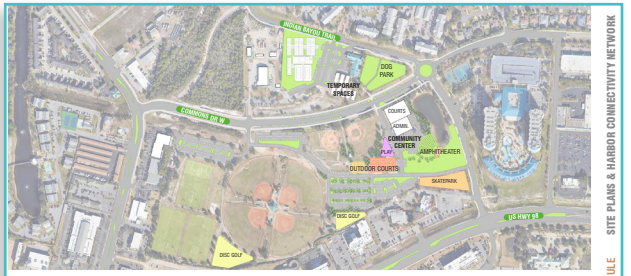
Publix Site | Site Plan 01



Publix Site | Site Plan 02



Publix Site | Site Plan 03



Morgan Sports Center | Site Plan



Gateway Site (Zerbe Street)

- The existing PD remains in place. A two-story parking structure, accessible via Sibert Street, is built on the NE corner. PD has an expanded back-of-house area.

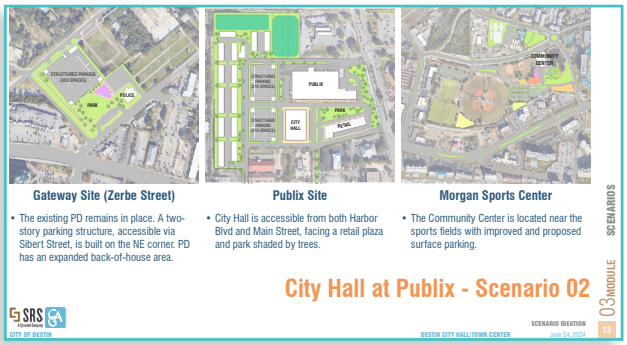
Publix Site

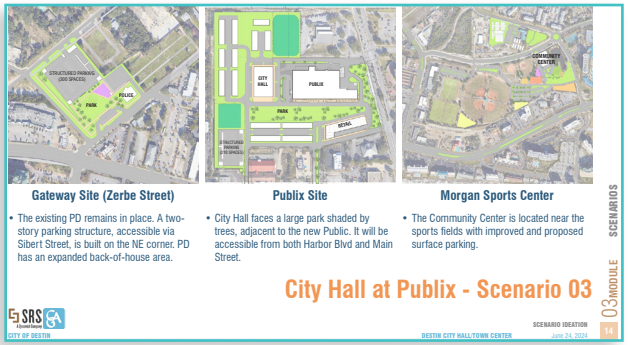
- City Hall is accessible from both Harbor Blvd and Main Street, facing a small plaza shaded by trees.

Morgan Sports Center

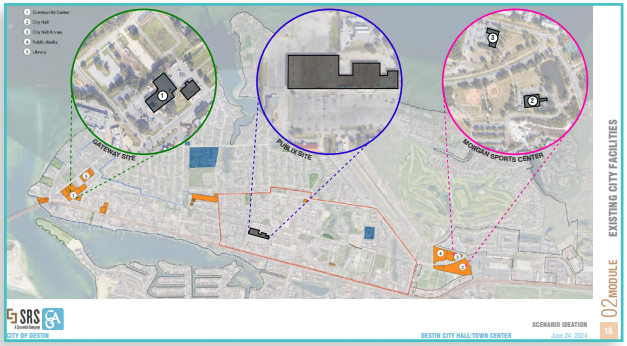
- The Community Center is located near the sports fields with improved and proposed surface parking.

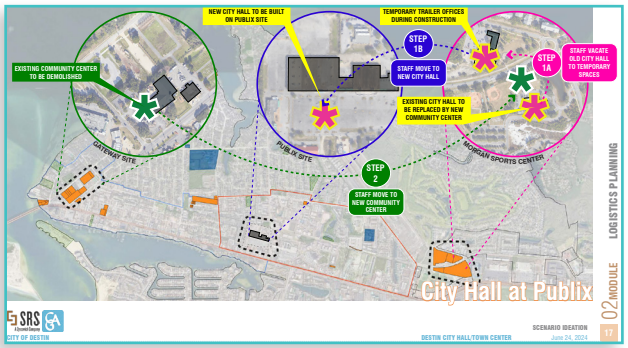
City Hall at Publix - Scenario 01

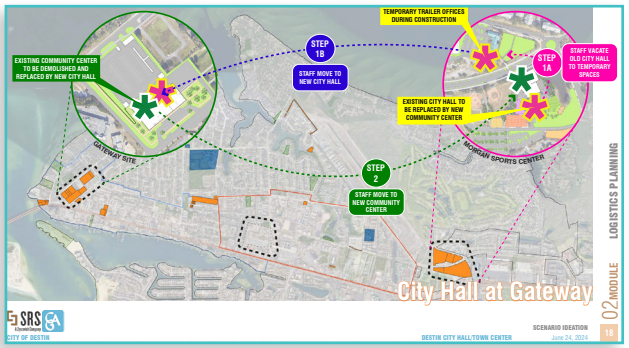

Gateway Site (Zerbe Street)
Publix Site
Morgan Sports Center
• The existing PD remains in place. A two-story parking structure, accessible via Sibert Street, is built on the NE corner. PD has an expanded back-of-house area.
• City Hall is accessible from both Harbor Blvd and Main Street, facing a retail plaza and park shaded by trees.
• The Community Center is located near the sports fields with improved and proposed surface parking.
City Hall at Publix - Scenario 02
SCENARIOS
03 MODULE


Gateway Site (Zerbe Street)
Publix Site
Morgan Sports Center
• The existing PD remains in place. A two-story parking structure, accessible via Sibert Street, is built on the NE corner. PD has an expanded back-of-house area.
• City Hall faces a large park shaded by trees, adjacent to the new Public. It will be accessible from both Harbor Blvd and Main Street.
• The Community Center is located near the sports fields with improved and proposed surface parking.
City Hall at Publix - Scenario 03
SCENARIOS
03 MODULE


Gateway Site (Zerbe Street)
Morgan Sports Center
• City Hall and PD face Zerbe Street with pedestrian bridges to a two-story parking structure, accessible via Sibert Street. PD has a second access to a back-of-house area.
• The Community Center is located near the sports fields with improved and proposed surface parking.
City Hall at Gateway
SCENARIOS
03 MODULE


GATEWAY SITE
PUBLIX SITE
MORGAN SPORTS CENTER
EXISTING CITY FACILITIES
02 MODULE


NEW CITY HALL TO BE BUILT ON PUBLIX SITE
TEMPORARY TRAILER OFFICES DURING CONSTRUCTION
EXISTING COMMUNITY CENTER TO BE DEMOLISHED
STEP 1B
STAFF MOVE TO NEW CITY HALL
STEP 1A
STAFF VACATE OLD CITY HALL TO TEMPORARY SPACES
EXISTING CITY HALL TO BE REPLACED BY NEW COMMUNITY CENTER
STEP 2
STAFF MOVE TO NEW COMMUNITY CENTER
GATEWAY SITE
PUBLIX SITE
MORGAN SPORTS CENTER
City Hall at Publix
LOGISTICS PLANNING
02 MODULE


TEMPORARY TRAILER OFFICES DURING CONSTRUCTION
EXISTING COMMUNITY CENTER TO BE DEMOLISHED AND REPLACED BY NEW CITY HALL
STEP 1B
STAFF MOVE TO NEW CITY HALL
STEP 1A
STAFF VACATE OLD CITY HALL TO TEMPORARY SPACES
EXISTING CITY HALL TO BE REPLACED BY NEW COMMUNITY CENTER
STEP 2
STAFF MOVE TO NEW COMMUNITY CENTER
GATEWAY SITE
MORGAN SPORTS CENTER
City Hall at Gateway
LOGISTICS PLANNING
02 MODULE

PUBLIC WORKSHOP - AUGUST 01, 2024

HARBOR ONE



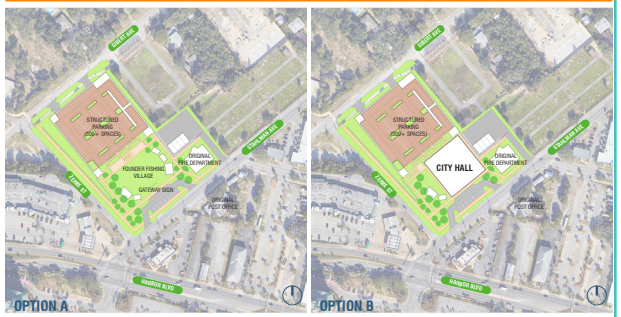
Town Center Master Plan
Community Workshop - August 6, 2024

HARBOR CRA - NETWORK



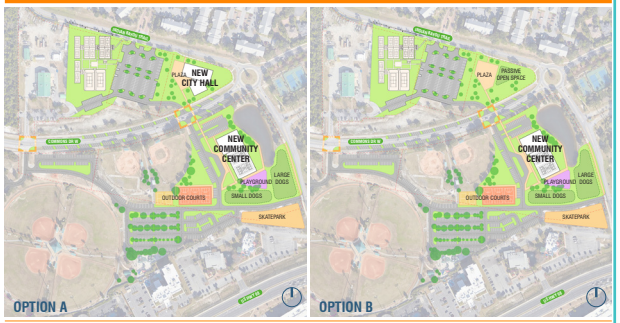
Town Center Master Plan
Community Workshop - August 6, 2024

GATEWAY SITE



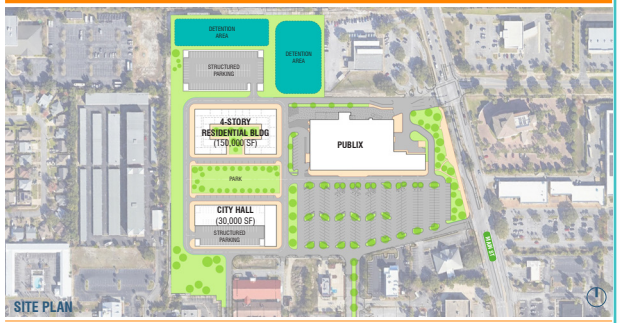
Town Center Master Plan
Community Workshop - August 6, 2024

MORGAN SPORTS COMPLEX



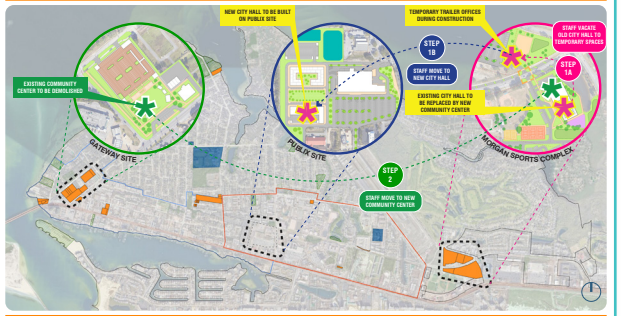
Town Center Master Plan
Community Workshop - August 6, 2024

PUBLIX SITE



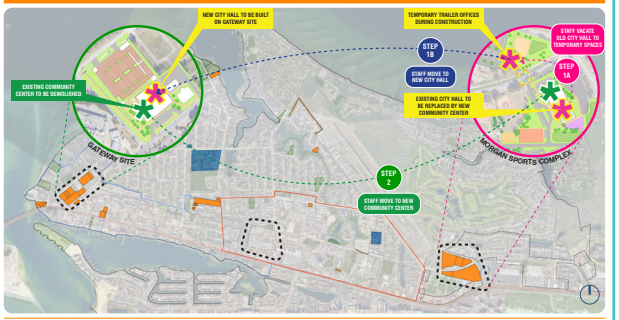
Town Center Master Plan
Community Workshop - August 6, 2024

SCENARIO A



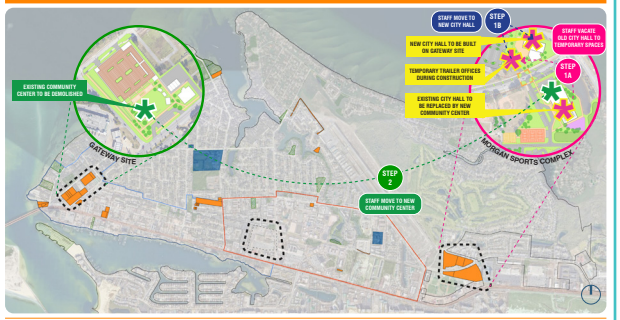
Town Center Master Plan
Community Workshop - August 6, 2024

SCENARIO B



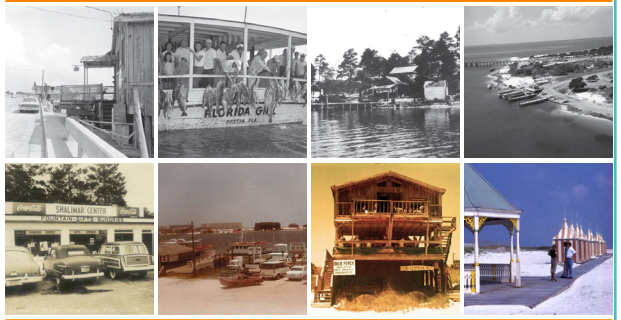
Town Center Master Plan
Community Workshop - August 6, 2024

SCENARIO C



Town Center Master Plan
Community Workshop - August 6, 2024

HISTORIC DESTIN IMAGES



Town Center Master Plan
Community Workshop - August 6, 2024

APPENDIX - C
FINAL PRESENTATION

PROJECT HISTORY

Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

INTRODUCTION

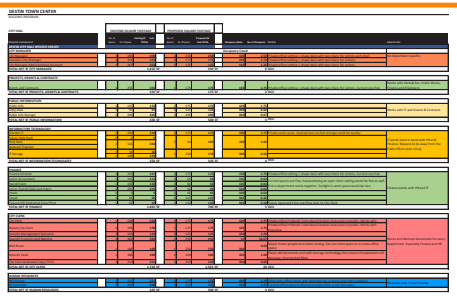




- 2 IN PERSON COMMUNITY MEETINGS.
- 301 COMMENTS RECORDED FOR DIGITAL SURVEY.
- 1 INDIVIDUAL MEETING WITH EACH GROUP CITY DEPARTMENT.
- 2 COLLECTIVE MEETINGS WITH CITY LEADERSHIP.
- 2 INDIVIDUAL MEETINGS WITH MAYOR AND COUNCIL MEMBERS.
- 1 MEETING WITH DESTIN CHAMBER OF COMMERCE.
- 4 MEETINGS WITH PUBLIX SITE DEVELOPER.

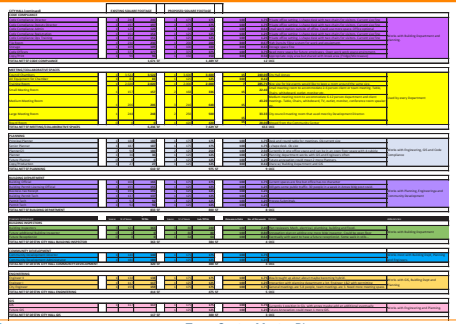
Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

INTRODUCTION-DUE DILIGENCE



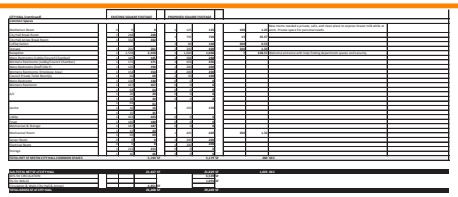
Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

INTRODUCTION-DUE DILIGENCE



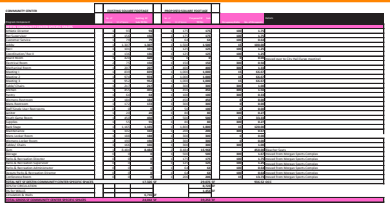
Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

INTRODUCTION-DUE DILIGENCE



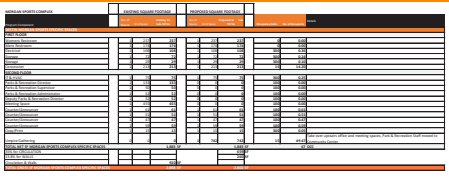
Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

INTRODUCTION-DUE DILIGENCE



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

INTRODUCTION-DUE DILIGENCE

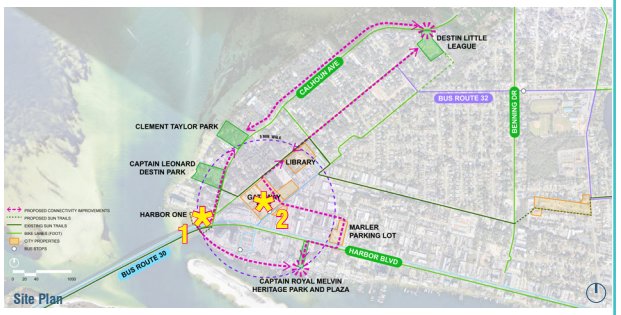


Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

GATEWAY 'DISTRICT'

Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

HARBOR CRA - GATEWAY 'DISTRICT'



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

HARBOR ONE
GATEWAY DISTRICT

GATEWAY DISTRICT - Harbor One Open Space

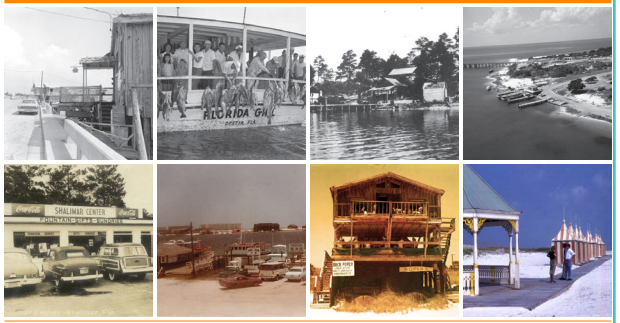


FISHING VILLAGE
GATEWAY DISTRICT

GATEWAY DISTRICT - Fishing Village

- CELEBRATION OF DESTIN'S HISTORY.
- DESTIN WEIGH IN PICTURE SPOT.
- VESSELS AND NAUTICAL HERITAGE.
- FISH CAMP REPLICA.
- ORIGINAL POST OFFICE DESTIN HOMESTEAD REPLICA.
- DESTIN SCHOOL REPLICA NEW DESTIN HISTORY AND FISHING MUSEUM.
- OUTDOOR LAWN AND PLAY AREAS.
- BAIT AND TACKLE GIFT SHOP.
- OUTDOOR STORAGE.
- OUTDOOR STAGE AREA.
- 300 SPACE PARKING GARAGE.
- PUBLIC ART.

GATEWAY DISTRICT - Inspirational Historic Images



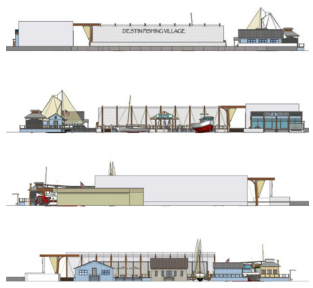
GATEWAY DISTRICT - Fishing Village



GATEWAY DISTRICT - Fishing Village



GATEWAY DISTRICT - Fishing Village



GATEWAY DISTRICT - Fishing Village



FINAL RECOMMENDATIONS TO COUNCIL - DECEMBER 16, 2024

GATEWAY DISTRICT - Fishing Village



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

GATEWAY DISTRICT - Fishing Village



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

GATEWAY DISTRICT - Fishing Village

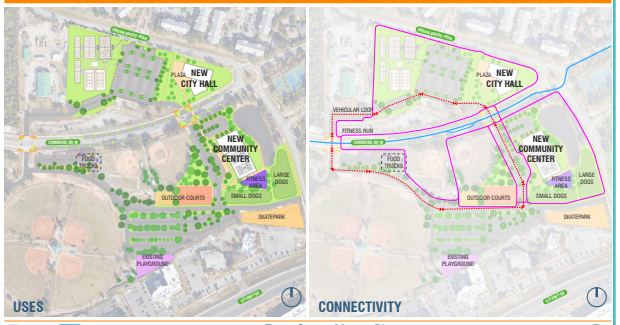


Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX

Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Bird's Eye View



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Bird's Eye View



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

CITY HALL

MORGAN SPORTS COMPLEX

Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - City Hall

- NEW +/- 30,000 SF CITY HALL AT PROMINENT POSITION ADJACENT TO ROUNDABOUT.
- DOG PARK MOVE TO MORGAN SPORTS COMPLEX SITE.
- EXISTING CITY HALL ANNEX REMAIN DURING CONSTRUCTION.
- OUTDOOR DINING AREAS FOR STAFF AND PUBLIC GATHERING.
- NEW PARKING AND DRIVES FLOWING DEMOLITION OF CITY HALL ANNEX.
- PROPOSED PICKLEBALL COURTS TO REMAIN.
- PUBLIC WORKS COMPOUND TO REMAIN.
- IMPROVED AND SAFER CONNECTIVITY TO MORGAN SPORTS COMPLEX.
- FLORIDA VERNACULAR/ NAUTICAL BUILDING.

Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - City Hall



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - City Hall



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - City Hall



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - City Hall



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - City Hall



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

COMMUNITY CENTER

MORGAN SPORTS COMPLEX

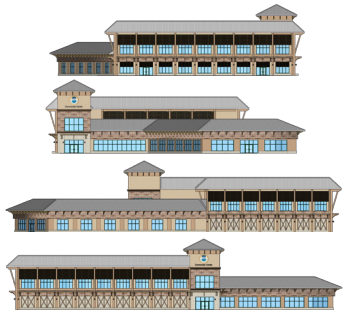
Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Community Center

- NEW +/- 40,000 SF COMMUNITY CENTER AT PROMINENT POSITION ADJACENT TO ROUNDABOUT.
- 2 BASKETBALL COURTS INCLUDING VOLLEYBALL AND INDOOR SOCCER STRIPING.
- 3 MULTIPURPOSE ROOMS.
- YOUTH GAMEROOM.
- LOBBY AND PRE-FUNCTION AREA.
- KITCHEN AREA.
- ADMINISTRATIVE OFFICES.
- STORAGE.
- RESTROOM AND SHOWER LOCKER ROOMS
- OUTDOOR GATHERING AREAS.
- PERIMETER WALKING TRAILS.
- IMPROVED AND SAFER CONNECTIVITY TO NEW CITY HALL SITE AND THE BALANCE OF MORGAN SPORTS COMPLEX.
- FLORIDA NAUTICAL BUILDING VERNACULAR.

Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Community Center



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Community Center



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

FINAL RECOMMENDATIONS TO COUNCIL - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Community Center



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Community Center



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MORGAN CIVIC & RECREATIONAL COMPLEX - Community Center



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Park Improvements



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Park Improvements



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Park Improvements



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Park Improvements



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MORGAN CIVIC & RECREATIONAL COMPLEX - Park Improvements



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Park Improvements



Town Center Master Plan
Presentation to Council - DECEMBER 16, 2024

MORGAN CIVIC & RECREATIONAL COMPLEX - Park Improvements



COST
ORDER OF MAGNITUDE

COST - Fishing Village

ARCHITECTURAL COMPONENTS		
• NEW DESTIN HISTORY AND FISHING MUSEUM+/- 6,250 SF	$	3,125,000.00
• BAIT AND TACKLE GIFT SHOP +/- 1,000 SF	$	400,000.00
• FISH CAMP REPLICA +/- 500 SF	$	200,000.00
• RELOCATE ORIGINAL POST OFFICE	$	75,000.00
• DESTIN HOME REPLICA +/- 500 SF	$	200,000.00
• DESTIN SCHOOL REPLICA +/- 1,460 SF	$	584,000.00
• 300 SPACE PARKING GARAGE	$	11,250,000.00
SUB-TOTAL	**$**	**15,834,000.00**
CONTINGENCY	$	3,166,800.00
TOTAL	**$**	**19,000,800.00**

SITE IMPROVEMENTS, ENGINEERING, ETC.		
• SITE PREP	$	43,000.00
• WALKWAYS AND OPEN SPACE	$	215,000.00
• LANDSCAPING	$	600,000.00
• PLACE-MAKING	$	850,000.00
• IMPROVED STREETSCAPE	$	950,000.00
SUB-TOTAL	**$**	**2,658,000.00**
CONTINGENCY	$	797,400.00
TOTAL	**$**	**3,455,400.00**

GRAND TOTAL	**$**	**22,456,200.00**

COST - Morgan Civic & Recreational Complex

ARCHITECTURAL COMPONENTS		
• CITY HALL +/- 30,000 SF	$	12,000,000.00
• COMMUNITY CENTER +/- 40,000 SF	$	16,000,000.00
SUBTOTAL	**$**	**28,000,000.00**
CONTINGENCY	$	4,200,000.00
TOTAL	**$**	**32,200,000.00**

SITE IMPROVEMENTS, ENGINEERING, ETC.		
• CITY HALL PARKING LOT	$	150,000.00
• CITY HALL SITE PREP	$	51,000.00
• CITY HALL WALKWAYS AND OPEN SPACE	$	150,000.00
• CITY HALL LANDSCAPING	$	255,000.00
• CITY HALL PLACE-MAKING	$	850,000.00
• CC SITE PREP	$	60,000.00
• CC WALKWAYS AND OPEN SPACE	$	115,000.00
• CC LANDSCAPING	$	195,000.00
• CC PLACE-MAKING	$	632,000.00
• CC PLAYGROUND	$	600,000.00
• CC NEW PLAY COURTS	$	22,000.00
• CC FITNESS AREAS	$	35,000.00
• PARK SKATE PARK	$	2,000,000.00
• PARK NEW PARKING AREAS	$	630,000.00
• PARK NEW FOOD TRUCK PARKING	$	420,000.00
• PW WALKWAYS AND CONNECTIVITY	$	85,000.00
• IMPROVED COMMONS DRIVE	$	2,100,000.00
SUB-TOTAL	**$**	**8,350,000.00**
CONTINGENCY	$	2,450,000.00
TOTAL	**$**	**10,800,000.00**

GRAND TOTAL	**$**	**43,000,000.00**

ITEM # 2026-460

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: B.

TO: City Council

THRU: Larry Jones , City Manager

FROM: Larry Jones , City Manager

DATE: January 28, 2026

SUBJECT: Section 1: Council Objectives: Council's Critical, Important, and Desirable Priorities

I. BACKGROUND:

II. DISCUSSION:

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:

IV. RECOMMENDED MOTION:

Attachments:

1. 2024 Strategic Plan Poster_Item 1.1 highlighted

ADOPTED CONDENSED DESTIN STRATEGIC PLAN SUMMARY FOR FISCAL YEAR 2024

VISION 2035:

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.

PRIORITIZED CUSTOMERS:

YEAR-ROUND CITY OF DESTIN RESIDENTS
CITY OF DESTIN-BASED BUSINESSES
CITY OF DESTIN VISITORS

DESTIN'S CORE VALUES:

Respect, Teamwork, Stewardship, Integrity, Professionalism and Transparency

PRIORITIZED STRATEGIC GOALS

I. Financially sound city providing service excellence
II. Enhanced quality of life and safety for families
III. Economic development and revitalization
IV. Effective, efficient and aesthetically pleasing infrastructure
V. Improve mobility and connectivity
VI. A green and sustainable environment
VII. Offer livable wages and benefits to attract and maintain a high caliber, qualified staff

SECTION 1: COUNCIL OBJECTIVES FY2024 - 2029

COUNCIL'S CRITICAL PRIORITIES:

1.1 Work with stakeholders to pursue the Destin City Center; Phase 1 Feasibility Study (II., III.) (OPR: CD)
1.2 Public Waterfront acquisition initiative; Acquire property at the foot of the Marler Bridge (II., IV., V.) (OPR: GPC)
1.3 Underground Utilities; Begin Phase 1 (II., IV., VI.) (OPR: GPC)
1.4 Stahlman and US 98 pedestrian vehicle improvement concepts in cooperation with FDOT (II., V.) (OPR: CD/ENG)
1.5 Pedestrian access concepts under the Marler Bridge (II., V.) (OPR: CD/ENG)
1.6 Two–lane Crosstown Connector Beach to Benning; Phase 1 (II., V.) (OPR: CD/GPC)
1.7 Improve parking, explore options (i.e., parking garage, surface parking), (V.) (OPR: PW, CD)
1.8 Annexation of unincorporated enclaves (I.) (OPR: CD/CMO)

COUNCIL'S IMPORTANT PRIORITIES:

1.9 Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations (OPR: PR)

COUNCIL'S DESIRABLE PRIORITIES:

1.10 Support for regional Transit and Ferry systems (V.) (OPR: GPC)
1.11 City Marina (Phase 1 Feasibility Study) (III, V.) (OPR: CD)
1.12 Support Beach Re-nourishment, planning/scheduling in partnership with the County/State (II., VI.) (OPR: CD)
1.13 Support regional workforce housing initiatives (CD)

ADOPTED CONDENSED DESTIN STRATEGIC PLAN SUMMARY FOR FISCAL YEAR 2024

SECTION 2: MANAGEMENT OBJECTIVES FY2024

2.1 Keep resources (Staff, Time, Money) aligned with the adopted Strategic Plan and the adopted budget when asked/directed to reprioritize tasks and/or projects
2.2 Research/track grants and other funding sources for current and future projects (CM)
2.3 Develop and implement process improvements for consistent application of policies and procedures
2.4 Improve communication and information sharing with Council/Public/Staff (PIO)
2.5 Ensure volunteer committees complete their workplans and obtain council approval for each (CLK)
2.6 Review and update departmental Key Functions/Services annually, by the month of December
2.7 Receive an "unmodified" (good) audit opinion for annually (FIN)
2.8 Implement Council approved Harbor Capacity Study recommendations by established due date (CD)
2.9 Establish Independent Park Foundation to assist City with acquisitions, renovations and maintenance (P&R)
2.10 Work with the County/State to have derelict vessels removed within 120 days of reporting (CMO)

SECTION 3: MANAGEMENT IN PROGRESS FY24-29

3.1 Memorialize institutional knowledge OPR: HR (I.)
3.2 Plan for renewal and replacement of city facilities and infrastructure OPR: PW (I., IV.)
3.3 Monitor & Manage current grant & funding awards OPR: GPC (I.)
3.4 Find and secure new funding opportunities for city services and city projects OPR: GPC (I.)
3.5 Complete Land Development Code (LDC) revisions OPR: CD (I.)
3.6 Develop/Implement Wayfinding Program; Improve the City's gateways OPR: CD (II., IV.)
3.7 Provide orientation and key training to Board and Committee members OPR: CLK (I.)
3.8 Improve sidewalks (install missing sections, improve user safety, wider, more walkable) OPR: PW, CD (II., IV.)
3.9 Redevelopment (Update CRA's Master Plans) OPR: CD (III.)
3.10 Re-establish Environmental Committee OPR: Code (VI.)

SECTION 4: MAJOR PROJECTS FY 2024-2029

4.1 Evaluate and Manage COMPASS software (In Progress)
4.2 Harbor Capacity Study (USACE) (Phase 2) (III., VI.)
4.3 Impact Fee Study (In Progress) (I., II., III., IV., V., VI.)
4.4 Building Permit Fee Study (In Progress) (I.)
4.5 Develop and implement the Mobility Plan and associated Fees (In Progress) (I., II., V.)
4.6 Update Business Tax Receipts (BTR) Fee Schedule and processes (In Progress) (I.)
4.7 Pickleball Courts: Complete design and construct. (In Progress) (II., VI.)
4.8 FDOT Median Improvement project (In Progress) (IV.)
4.9 Norriego Point Park improvements Phase III - Recreation Components (Pending GSD Roadway extension)
4.10 Renovate Clement Taylor Park (Pending UST authorization to proceed) (II., VI.)
4.11 Redevelop Joe's Bayou Recreation Area (In Progress) (II., VI.)
4.12 Continuity of streetlights/Conversion to LEDS (In Progress) (II., VI.)
4.13 Implement prioritized stormwater improvements based on the Stormwater Master Plan (In Progress) (II., V., VI.)
4.14 Linear Trail/Sun Trail: (In partnership with FPL) Secure additional funding, complete design, secure required easements, construct Phase 1 trail from Mattie Kelly Blvd to 98 Palms (In Progress) (II., VI.)
4.15 Research Stormwater Utility options and Funding (II., III., VI.)
4.16 Undergrounding of utilities (In Progress) (II., III., IV.)
4.17 Provide safe pedestrian access to the harbor from the north side of Highway 98 (In Progress) (II., III., V.)
4.18 Complete Beach to Benning portion of the Crosstown Connector (In Progress) (II., IV., V.)
4.19 Complete improvements to the Shore at Crystal Beach Park & Tarpon Park (In Progress) (II., VI.)

ITEM # 2026-461

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: B.

TO: City Council

THRU: Larry Jones , City Manager

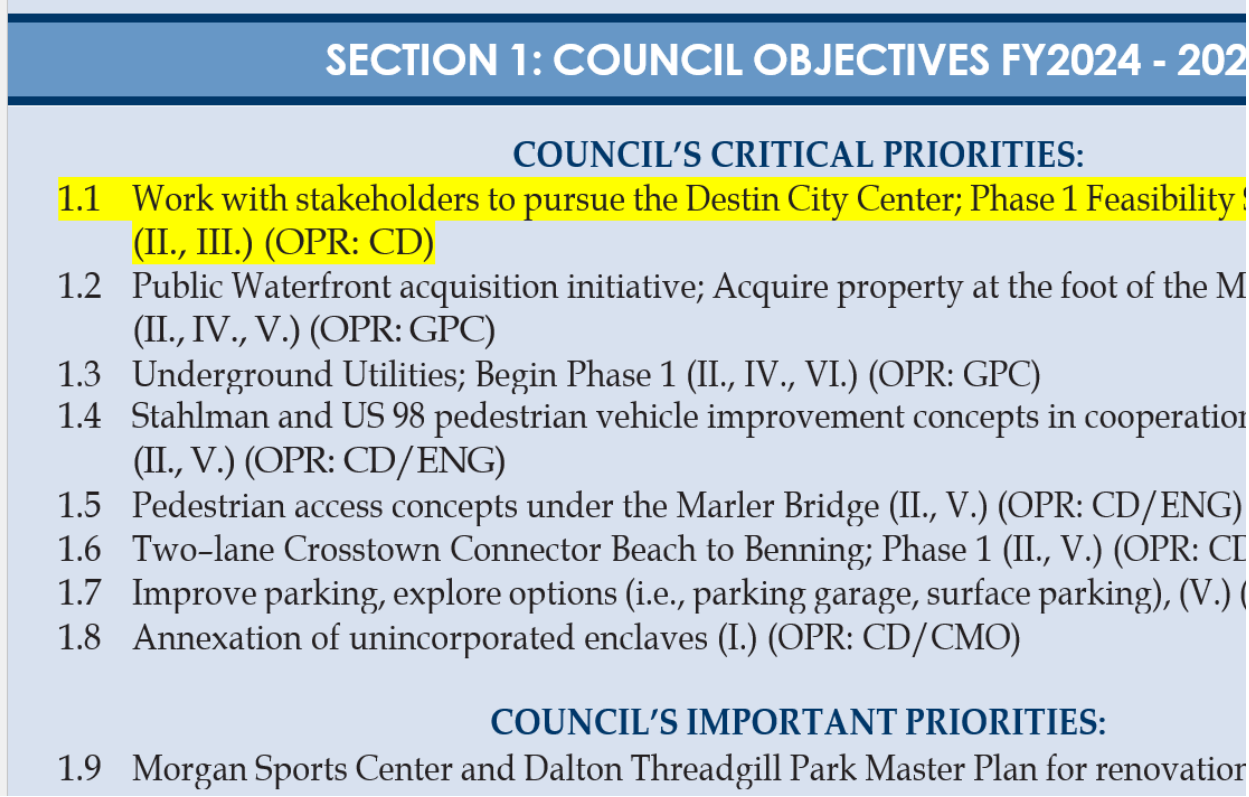
FROM: Larry Jones , City Manager

DATE: January 28, 2026

SUBJECT: 2) Remove Critical Priority No. 1.1 and adjust and renumber the remaining priorities, accordingly, including elevating items through 1.9 into the critical priorities list (Councilmember Bagby's visioning item)

I. BACKGROUND: During the visioning session on January 23, 2026, Councilmember Bagby formally requested that the following item be placed on the agenda for the next regular council meeting, at which time he intends to make the following motion: Motion to Remove Critical Priority 1.from the Council's strategic priorities and adjust and renumber the remaining priorities accordingly, including elevating items through 1.9 into the critical priorities list.

II. DISCUSSION:



SECTION 1: COUNCIL OBJECTIVES FY2024 - 202

COUNCIL'S CRITICAL PRIORITIES:

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1.4 Stahlman and US 98 pedestrian vehicle improvement concepts in cooperation (II., V.) (OPR: CD/ENG)
1.5 Pedestrian access concepts under the Marler Bridge (II., V.) (OPR: CD/ENG)
1.6 Two-lane Crosstown Connector Beach to Benning; Phase 1 (II., V.) (OPR: CD
1.7 Improve parking, explore options (i.e., parking garage, surface parking), (V.) (
1.8 Annexation of unincorporated enclaves (I.) (OPR: CD/CMO)

COUNCIL'S IMPORTANT PRIORITIES:

1.9 Morgan Sports Center and Dalton Threadgill Park Master Plan for renovation

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:

IV. RECOMMENDED MOTION: Motion to Remove Critical Priority 1.from the Council's strategic priorities and adjust and renumber the remaining priorities accordingly, including elevating items through 1.9 into the critical priorities list.

Attachments:

1. 2024 Strategic Plan Poster_Item 1 highlighted
2. 2024 Strategic Plan-Prioritization

ADOPTED CONDENSED DESTIN STRATEGIC PLAN SUMMARY FOR FISCAL YEAR 2024

VISION 2035:

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.

PRIORITIZED CUSTOMERS:

YEAR-ROUND CITY OF DESTIN RESIDENTS
CITY OF DESTIN-BASED BUSINESSES
CITY OF DESTIN VISITORS

DESTIN'S CORE VALUES:

Respect, Teamwork, Stewardship, Integrity, Professionalism and Transparency

PRIORITIZED STRATEGIC GOALS

I. Financially sound city providing service excellence
II. Enhanced quality of life and safety for families
III. Economic development and revitalization
IV. Effective, efficient and aesthetically pleasing infrastructure
V. Improve mobility and connectivity
VI. A green and sustainable environment
VII. Offer livable wages and benefits to attract and maintain a high caliber, qualified staff

SECTION 1: COUNCIL OBJECTIVES FY2024 - 2029

COUNCIL'S CRITICAL PRIORITIES:

1.1 Work with stakeholders to pursue the Destin City Center; Phase 1 Feasibility Study (II., III.) (OPR: CD)
1.2 Public Waterfront acquisition initiative; Acquire property at the foot of the Marler Bridge (II., IV., V.) (OPR: GPC)
1.3 Underground Utilities; Begin Phase 1 (II., IV., VI.) (OPR: GPC)
1.4 Stahlman and US 98 pedestrian vehicle improvement concepts in cooperation with FDOT (II., V.) (OPR: CD/ENG)
1.5 Pedestrian access concepts under the Marler Bridge (II., V.) (OPR: CD/ENG)
1.6 Two–lane Crosstown Connector Beach to Benning; Phase 1 (II., V.) (OPR: CD/GPC)
1.7 Improve parking, explore options (i.e., parking garage, surface parking), (V.) (OPR: PW, CD)
1.8 Annexation of unincorporated enclaves (I.) (OPR: CD/CMO)

COUNCIL'S IMPORTANT PRIORITIES:

1.9 Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations (OPR: PR)

COUNCIL'S DESIRABLE PRIORITIES:

1.10 Support for regional Transit and Ferry systems (V.) (OPR: GPC)
1.11 City Marina (Phase 1 Feasibility Study) (III, V.) (OPR: CD)
1.12 Support Beach Re-nourishment, planning/scheduling in partnership with the County/State (II., VI.) (OPR: CD)
1.13 Support regional workforce housing initiatives (CD)

ADOPTED CONDENSED DESTIN STRATEGIC PLAN SUMMARY FOR FISCAL YEAR 2024

SECTION 2: MANAGEMENT OBJECTIVES FY2024

2.1 Keep resources (Staff, Time, Money) aligned with the adopted Strategic Plan and the adopted budget when asked/directed to reprioritize tasks and/or projects
2.2 Research/track grants and other funding sources for current and future projects (CM)
2.3 Develop and implement process improvements for consistent application of policies and procedures
2.4 Improve communication and information sharing with Council/Public/Staff (PIO)
2.5 Ensure volunteer committees complete their workplans and obtain council approval for each (CLK)
2.6 Review and update departmental Key Functions/Services annually, by the month of December
2.7 Receive an "unmodified" (good) audit opinion for annually (FIN)
2.8 Implement Council approved Harbor Capacity Study recommendations by established due date (CD)
2.9 Establish Independent Park Foundation to assist City with acquisitions, renovations and maintenance (P&R)
2.10 Work with the County/State to have derelict vessels removed within 120 days of reporting (CMO)

SECTION 3: MANAGEMENT IN PROGRESS FY24-29

3.1 Memorialize institutional knowledge OPR: HR (I.)
3.2 Plan for renewal and replacement of city facilities and infrastructure OPR: PW (I., IV.)
3.3 Monitor & Manage current grant & funding awards OPR: GPC (I.)
3.4 Find and secure new funding opportunities for city services and city projects OPR: GPC (I.)
3.5 Complete Land Development Code (LDC) revisions OPR: CD (I.)
3.6 Develop/Implement Wayfinding Program; Improve the City's gateways OPR: CD (II., IV.)
3.7 Provide orientation and key training to Board and Committee members OPR: CLK (I.)
3.8 Improve sidewalks (install missing sections, improve user safety, wider, more walkable) OPR: PW, CD (II., IV.)
3.9 Redevelopment (Update CRA's Master Plans) OPR: CD (III.)
3.10 Re-establish Environmental Committee OPR: Code (VI.)

SECTION 4: MAJOR PROJECTS FY 2024-2029

4.1 Evaluate and Manage COMPASS software (In Progress)
4.2 Harbor Capacity Study (USACE) (Phase 2) (III., VI.)
4.3 Impact Fee Study (In Progress) (I., II., III., IV., V., VI.)
4.4 Building Permit Fee Study (In Progress) (I.)
4.5 Develop and implement the Mobility Plan and associated Fees (In Progress) (I., II., V.)
4.6 Update Business Tax Receipts (BTR) Fee Schedule and processes (In Progress) (I.)
4.7 Pickleball Courts: Complete design and construct. (In Progress) (II., VI.)
4.8 FDOT Median Improvement project (In Progress) (IV.)
4.9 Norriego Point Park improvements Phase III - Recreation Components (Pending GSD Roadway extension)
4.10 Renovate Clement Taylor Park (Pending UST authorization to proceed) (II., VI.)
4.11 Redevelop Joe's Bayou Recreation Area (In Progress) (II., VI.)
4.12 Continuity of streetlights/Conversion to LEDS (In Progress) (II., VI.)
4.13 Implement prioritized stormwater improvements based on the Stormwater Master Plan (In Progress) (II., V., VI.)
4.14 Linear Trail/Sun Trail: (In partnership with FPL) Secure additional funding, complete design, secure required easements, construct Phase 1 trail from Mattie Kelly Blvd to 98 Palms (In Progress) (II., VI.)
4.15 Research Stormwater Utility options and Funding (II., III., VI.)
4.16 Undergrounding of utilities (In Progress) (II., III., IV.)
4.17 Provide safe pedestrian access to the harbor from the north side of Highway 98 (In Progress) (II., III., V.)
4.18 Complete Beach to Benning portion of the Crosstown Connector (In Progress) (II., IV., V.)
4.19 Complete improvements to the Shore at Crystal Beach Park & Tarpon Park (In Progress) (II., VI.)

DESTIN STRATEGIC PLAN:
PROPOSED RANKING OF CRITICAL PRIORITIES

VISION 2035:

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.

PRIORITIZED CUSTOMERS:

YEAR-ROUND CITY OF DESTIN RESIDENTS
CITY OF DESTIN-BASED BUSINESSES
CITY OF DESTIN VISITORS

Directions: Rank the following critical priorities 1 through 7, with 1 being what you think should be the highest Council priority and 7 being what you think should be the lowest Council priority. Each ranking number should only be used once.

COUNCIL'S CRITICAL PRIORITIES:

Rank: ____ 1.1 Public Waterfront acquisition initiative; Acquire property at the foot of the Marler Bridge (II., IV., V.) (OPR: GPC)

Rank: ____ 1.2 Underground Utilities; Begin Phase 1 (II., IV., VI.) (OPR: GPC)

Rank: ____ 1.3 Stahlman and US 98 pedestrian vehicle improvement concepts in cooperation with FDOT (II., V.) (OPR: CD/ENG)

Rank: ____ 1.4 Pedestrian access concepts under the Marler Bridge (II., V.) (OPR: CD/ENG)

Rank: ____ 1.5 Two–lane Crosstown Connector Beach to Benning; Phase 1 (II., V.) (OPR: CD/GPC)

Rank: ____ 1.6 Improve parking, explore options (i.e., parking garage, surface parking), (V.) (OPR: PW, CD)

Rank: ____ 1.7 Annexation of unincorporated enclaves (I.) (OPR: CD/CMO)

Rank: ____ 1.8 Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations (OPR: PR)

Councilmember Signature: _____

ITEM # 2026-539

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: C.

TO: City Council

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

FROM: Krystal Strickland, Finance Director

DATE: March 31, 2026

SUBJECT: Available Funding Summary - **Informational Only**

I. BACKGROUND: At the January 23, 2026 visioning session, a list of available funding was provided to Council members. A request was made to categorize the list by restriction and to provide the reference number to the relevant motion, resolution, or statute.

At the February 2, 2026 council meeting, the following motion was made:
Motion by Councilmember Schmidt, seconded by Councilmember Geile, to provide the Available Funding Summary List to the Harbor CRA Advisory Committee, Town Center CRA Advisory Committee, Public Works/Safety Committee, and the Parks & Rec Committee, to review and discuss at their next meetings, and provide their feedback to the city council, passed 5-0.

At the March 2, 2026 meeting a major budget amendment was passed by Council. The attached available funding list has been revised as of March 30, 2026, accounting for changes made by the budget amendment and also reduced $2 million in event the State increases homestead exemptions.

On March 16, 2026, Council passed a resolution to potentially invest up to $5 million in the state owned land next to Norriego Point Park. This amount has not yet been removed from the "available funding" list, however, the "notes/recommendations" column is marked.

In addition, to place the available funding list in context, two 5-year projections are attached. One assumes we refinance the 2024 loan before it comes due November 2029 (FY 2030). The second 5-year projection assumes we do not refinance, but instead pay the balance in full on the due-date (11/07/2029 at beginning of FY 2030).

II. DISCUSSION: The requested information is attached for City Council as a reference.

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: This item is informational.

IV. RECOMMENDED MOTION:

Attachments:

1. 2026 0330 Available Funding
2. 2026p06 March Trend REFI 2030 at 5
3. 2026p06 March Trend NO REFI payoff in 2030

Available Funding - updated March 30, 2026

Funding Source	Funds Available to Program (FY27+)	Restriction	Notes/Recommendations
001 General Fund	863,500.00		Reduced by $2m (homestead exemptions)
105 Permit Technology	742,052.00	Council Motion 08/08/2019 10% of permits, licenses, registrations into Technology	
103 Parking	2,823,983.00	Council Resolution 21-03 - parking related expenditures	Assign $75k to Dalton Threadgill Parking Lot engineering design (446 Calhoun)
307 Electric Franchise	2,052,076.61	ORD 21-22-CN Electric Franchise Agreement - restricts 10% towards Undergrounding	Request survey/engineering estimate from FPL ($25k) for the next phase
	6,481,611.61	***Subtotal - Council may change motions, resolutions, ordinance***	
324 Construction Loan	93,052.48	... to finance the various capital improvement projects of the City, including without limitation, (i) the acquisition of ... 1 Harbor Boulevard..., (ii) the undergrounding..; and (iii) a crosstown roadway ...	Reduced by $530,000 with 03/02/20226 Budget Amendment to reclass capital project expenditures to meet Arbitrage Milestone #3.
109 Oka Half Penny	2,523,261.00	See referendum passed in 2018 and 212.055(3): 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.	Apply to Gulf Shore Park (Norriego)
TDC (upon request)	1,300,000.00	125.0104 and Interlocal Agreement between TDC and Okaloosa Municipalities: to promote tourism or finance facilities that attract visitors	Apply to Gulf Shore Park (Norriego)
	3,916,313.48	***Subtotal - Council has wide authoritity within stated parameters***	
State Statutory Restrictions:			
106 Town Center CRA	2,028,125.79	163.330 to 163.463 Items in CRA master plan FY27 planned $1m MultiUseTrl	
306 Gas Tax#2	751,514.46	206.41(1)(e) and 336.025 Transportation elements in the comp plan	
310 Public Safety Impact	20,163.26	163.31801 growth necessitated CIP	
311 Transportation Impact	986,555.39	163.31801 growth necessitated CIP	
312 Library Impact	9,993.82	163.31801 growth necessitated CIP	
313 Park Impact	490,546.93	163.31801 growth necessitated CIP	Apply to Gulf Shore Park (Norriego)
	4,286,899.65	***Subtotal - State rules apply***	
	14,684,824.74		

City of Destin

FY 2026 10/01/2025 - 03/24/2026

last updated: 3/23/2026 3:43 PM

REFI $18M 10/01/29 AT 5%

Council Trend	Actuals FY 2021	Actuals FY 2022	Actuals FY 2023	Actuals FY 2024	Actuals FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
10 Taxes	11,759,383	12,586,559	14,309,803	16,227,087	17,692,778	18,295,227	16,513,126	15,987,695	16,448,675	16,918,855	17,412,220
11 Intergovermental Revenue	9,709,504	7,291,675	17,655,465	6,418,348	7,101,947	16,414,004	6,107,047	6,271,522	4,949,817	4,568,689	4,688,687
12 Permits, Fees, & Special Assessments	4,371,500	5,146,489	5,935,313	5,477,266	5,498,006	5,843,227	7,348,500	7,436,600	7,527,500	7,621,000	7,717,200
13 Charges For Services	937,122	1,289,083	1,488,332	1,645,874	1,707,083	1,295,930	1,685,800	1,721,500	1,758,000	1,795,700	1,834,300
14 Judgements, Fines, & Forfeits	79,829	56,135	107,889	95,484	209,628	211,430	89,200	90,700	92,300	93,900	95,600
15 Miscellaneous Revenues	129,392	(955,932)	784,989	2,479,554	3,138,645	1,838,616	1,841,297	1,595,292	1,682,199	1,781,051	1,715,459
16 Other Sources	9,994,019	24,021	7,364,524	121,461	25,051,712	-	54,900	56,500	58,200	18,059,900	61,700
17 Transfers In	16,438,707	3,673,261	4,268,705	6,154,515	18,529,213	8,971,385	9,613,682	9,616,243	8,139,568	5,884,629	5,464,364
Total Cash In	53,419,454	29,111,290	51,915,020	38,619,588	78,929,013	52,869,820	43,253,552	42,776,052	40,656,259	56,723,724	38,989,530
20 Personnel Services	4,429,923	4,855,693	5,232,060	6,457,343	6,444,838	6,404,893	7,105,200	7,460,500	7,833,700	8,225,300	8,636,300
21 Personnel Taxes & Benefits	1,582,993	1,689,851	1,895,052	2,598,245	2,394,146	2,668,048	3,295,364	3,459,834	3,632,655	3,814,376	4,005,273
22 Operating Expenses	5,910,812	6,572,386	7,012,866	7,341,406	8,224,897	10,578,740	9,356,352	9,438,061	9,908,814	9,993,097	10,291,045
23 Grants And Aids	46,209	16,724	16,752	14,452	15,452	15,452	16,400	16,900	17,400	17,900	18,400
24 Debt Service	10,113,422	2,678,273	3,556,874	3,488,857	4,454,266	5,539,942	5,559,792	5,562,313	5,090,955	21,476,020	3,834,503
25 Capital Outlay	11,160,363	4,369,267	20,890,887	15,654,494	13,856,416	28,251,040	5,874,527	5,221,949	3,883,422	3,261,690	3,204,358
26 Transfers Out	16,438,707	3,673,261	4,268,705	6,154,515	18,529,213	8,971,385	9,613,682	9,616,243	8,139,568	5,884,629	5,464,364
Total Cash Out	49,682,429	23,855,455	42,873,195	41,709,311	53,919,227	62,429,500	40,821,317	40,775,801	38,506,513	52,673,012	35,454,244
NET CHANGE	3,737,026	5,255,835	9,041,824	(3,089,723)	25,009,786	(9,559,679)	2,432,236	2,000,251	2,149,746	4,050,712	3,535,286
BEGINNING BALANCE	28,451,746	33,497,898	38,771,832	47,813,656	44,723,933	69,638,335	60,174,039	62,606,275	64,606,526	66,756,271	70,806,984
ENDING BALANCE	32,188,772	38,753,733	47,813,656	44,723,933	69,733,719	60,163,311	62,606,275	64,606,526	66,756,271	70,806,984	74,342,270

GENERAL FUND	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
001 General Fund-10 Taxes	9,333,547	9,707,935	11,009,276	12,396,299	13,557,973	14,100,202	12,157,626	11,517,495	11,860,275	12,208,755	12,576,720
001 General Fund-11 Intergovermental Revenue	3,097,642	3,504,893	3,404,404	3,243,574	3,787,907	3,279,943	3,482,147	3,590,422	3,702,567	3,818,689	3,938,687
001 General Fund-12 Permits, Fees, & Special As	2,885,812	3,238,420	3,556,779	3,343,823	3,335,865	3,605,988	5,306,750	5,389,450	5,474,650	5,562,350	5,652,650
001 General Fund-13 Charges For Services	462,744	863,412	691,489	722,920	799,826	555,664	723,400	730,200	736,900	744,000	751,100
001 General Fund-14 Judgements, Fines, & Forfe	79,829	56,135	107,689	57,434	181,850	173,739	59,700	60,300	61,000	61,700	62,400
001 General Fund-15 Miscellaneous Revenues	114,428	(997,002)	686,219	1,636,890	1,642,916	757,258	780,390	816,992	803,166	780,750	776,229
001 General Fund-16 Other Sources	89,019	24,021	29,683	121,461	51,712	-	54,900	56,500	58,200	59,900	61,700
001 General Fund-17 Transfers In	4,360,660	0	107,974	(9,131)	-	-	-	-	-	-	-
Total Cash In	20,423,680	16,397,815	19,593,512	21,513,270	23,358,050	22,472,795	22,564,913	22,161,358	22,696,758	23,236,144	23,819,486
001 General Fund-20 Personnel Services	3,938,276	4,368,366	4,654,034	5,798,223	5,858,718	5,795,685	6,459,200	6,782,100	7,121,400	7,477,300	7,850,900
001 General Fund-21 Personnel Taxes & Benefit	1,421,705	1,537,623	1,684,798	2,344,080	2,159,947	2,423,151	2,983,164	3,131,952	3,288,179	3,452,569	3,625,305
001 General Fund-22 Operating Expenses	5,712,161	6,207,801	6,464,139	6,898,051	7,789,814	9,190,773	8,286,707	8,534,805	8,789,616	9,051,540	9,321,630
001 General Fund-23 Grants And Aids	46,209	16,724	16,752	14,452	15,452	15,452	16,400	16,900	17,400	17,900	18,400
001 General Fund-24 Debt Service	4,242,696	89,533	14,116	46,540	58,879	102,111	62,400	64,200	66,000	67,900	69,800
001 General Fund-25 Capital Outlay	471,863	397,875	254,591	364,100	658,045	974,147	222,400	226,000	229,800	233,600	237,600
001 General Fund-26 Transfers Out	3,534,857	2,010,547	2,281,853	4,515,146	4,884,687	3,755,351	3,902,754	4,401,264	4,668,588	3,430,972	3,010,428
Total Cash Out	19,367,768	14,628,469	15,370,284	19,980,592	21,425,543	22,256,669	21,933,024	23,157,220	24,180,983	23,731,781	24,134,063
NET CHANGE	1,055,912	1,769,345	4,223,228	1,532,678	1,932,506	216,125	631,889	(995,862)	(1,484,225)	(495,637)	(314,577)
BEGINNING BALANCE	23,997,750	26,319,435	28,104,719	32,327,947	33,860,625	35,793,131	36,009,256	36,641,145	35,645,283	34,161,058	33,665,421
ENDING BALANCE	25,053,662	28,088,780	32,327,947	33,860,625	35,793,131	36,009,256	36,641,145	35,645,283	34,161,058	33,665,421	33,350,844

BUILDING INSPECTION (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
101 Florida Building Code Fund-12 Permits, Fees	893,629	976,330	866,534	931,689	1,008,068	1,173,820	903,750	903,750	903,750	903,750	903,750
101 Florida Building Code Fund-13 Charges For S	-	-	27,583	24,500	27,265	37,818	28,900	29,800	30,700	31,600	32,500
101 Florida Building Code Fund-14 Judgements,	-	-	200	38,050	27,778	37,692	29,500	30,400	31,300	32,200	33,200
101 Florida Building Code Fund-15 Miscellaneou	-	50	2,048	9,058	5,347	7,021	15,217	10,501	4,540	-	-
101 Florida Building Code Fund-17 Transfers In	258,921	-	-	-	-	-	-	-	-	-	-
Total Cash In	1,152,550	976,380	896,365	1,003,297	1,068,458	1,256,350	977,367	974,451	970,290	967,550	969,450
101 Florida Building Code Fund-20 Personnel Se	491,647	487,327	552,584	627,272	551,531	565,463	608,000	638,400	670,300	703,800	739,000
101 Florida Building Code Fund-21 Personnel Ta	161,287	152,228	203,594	243,926	223,606	230,746	296,533	311,322	326,963	343,325	360,518
101 Florida Building Code Fund-22 Operating Ex	100,047	103,997	159,499	143,953	133,897	84,209	139,815	133,215	126,615	126,015	129,615
101 Florida Building Code Fund-25 Capital Outla	-	-	-	56,750	28,375	-	-	-	-	-	-
101 Florida Building Code Fund-26 Transfers Ou	88,818	97,084	84,922	70,958	103,281	99,180	90,200	90,200	90,200	90,200	90,200
Total Cash Out	841,800	840,635	1,000,599	1,142,859	1,040,690	979,599	1,134,548	1,173,137	1,214,078	1,263,340	1,319,333
NET CHANGE	310,750	135,745	(104,234)	(139,562)	27,768	276,752	(157,182)	(198,686)	(243,787)	(295,790)	(349,883)
BEGINNING BALANCE	-	310,750	446,494	342,260	202,698	230,466	507,218	350,036	151,350	(92,437)	(388,228)
ENDING BALANCE	310,750	446,494	342,260	202,698	230,466	507,218	350,036	151,350	(92,437)	(388,228)	(738,111)

NPEB WATER QUALITY (Committed by City Ordinance)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
102 Npeb Water Quality Fund-12 Permits, Fees,	1,884	5,575	54,961	122,967	57,937	34,138	25,000	25,000	25,000	25,000	25,000
102 Npeb Water Quality Fund-15 Miscellaneous	540	281	1,409	10,647	10,636	7,737	9,938	6,600	6,224	5,686	-
102 Npeb Water Quality Fund-17 Transfers In	-	-	336,837	-	-	-	-	-	-	-	-
Total Cash In	2,424	5,856	393,207	133,614	68,573	41,875	34,938	31,600	31,224	30,686	25,000
102 Npeb Water Quality Fund-22 Operating Exp	-	32,500	-	20,581	35,934	137,258	45,667	46,994	248,435	49,888	51,355
102 Npeb Water Quality Fund-25 Capital Outlay	-	18,025	(884)	147,438	-	-	-	-	-	450,000	-
102 Npeb Water Quality Fund-26 Transfers Out	-	-	336,837	-	-	-	-	-	-	-	-
Total Cash Out	-	50,525	335,953	168,019	35,934	137,258	45,667	46,994	248,435	499,888	51,355
NET CHANGE	2,424	(44,669)	57,254	(34,406)	32,639	(95,384)	(10,728)	(15,394)	(217,210)	(469,203)	(26,355)
BEGINNING BALANCE	270,710	273,134	228,465	285,719	251,314	188,569	188,569	177,841	162,446	(54,764)	(523,966)
ENDING BALANCE	273,134	228,465	285,719	251,314	283,953	177,841	177,841	162,446	(54,764)	(523,966)	(550,322)

PARKING (Committed by Council Resolution)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
103 Parking Fund-13 Charges For Services	474,378	425,670	769,260	898,454	879,992	702,448	933,500	961,500	990,400	1,020,100	1,050,700
103 Parking Fund-14 Judgements, Fines, & Forfe	-	-	-	-	-	-	-	-	-	-	-
103 Parking Fund-15 Miscellaneous Revenues	-	74	4,448	44,724	81,854	67,717	86,900	94,362	117,392	141,737	167,457
Total Cash In	474,378	425,744	773,708	943,178	961,846	770,165	1,020,400	1,055,862	1,107,792	1,161,837	1,218,157
103 Parking Fund-22 Operating Expenses	-	77,900	90,696	77,046	77,729	360,090	280,304	288,187	296,288	304,509	313,615
103 Parking Fund-25 Capital Outlay	-	-	-	60,873	-	-	725,000	-	-	-	-
103 Parking Fund-26 Transfers Out	474,378	-	-	-	-	-	-	-	-	-	-
Total Cash Out	474,378	77,900	90,696	137,919	77,729	360,090	1,005,304	288,187	296,288	304,509	313,615
NET CHANGE	-	347,845	683,011	805,259	884,117	410,074	15,097	767,675	811,504	857,329	904,542
BEGINNING BALANCE	-	-	347,845	1,030,856	1,836,115	2,720,233	3,130,307	3,145,404	3,913,079	4,724,583	5,581,912
ENDING BALANCE	-	347,845	1,030,856	1,836,115	2,720,233	3,130,307	3,145,404	3,913,079	4,724,583	5,581,912	6,486,454

PERMITTING TECHNOLOGY (Committed by Council Resolution)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
105 Permit & License Technology Fund-15 Misce	308	262	2,528	18,253	26,356	20,886	28,000	22,913	25,282	27,461	29,437
105 Permit & License Technology Fund-17 Trans	170,890	184,317	189,484	171,778	197,852	216,323	367,305	367,965	368,645	369,345	370,065
Total Cash In	171,197	184,579	192,012	190,032	224,209	237,209	395,305	390,878	393,927	396,806	399,502
105 Permit & License Technology Fund-22 Oper	3,912	34,860	100,790	36,343	74,992	129,473	484,515	311,915	321,315	330,915	340,815
105 Permit & License Technology Fund-25 Capit	114,378	-	-	-	-	-	-	-	-	-	-
105 Permit & License Technology Fund-26 Trans	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	118,290	34,860	100,790	36,343	74,992	129,473	484,515	311,915	321,315	330,915	340,815
NET CHANGE	52,908	149,719	91,221	153,689	149,217	107,736	(89,210)	78,963	72,612	65,891	58,687
BEGINNING BALANCE	148,499	201,406	351,125	442,346	596,035	745,252	852,988	763,778	842,742	915,354	981,245
ENDING BALANCE	201,406	351,125	442,346	596,035	745,252	852,988	763,778	842,742	915,354	981,245	1,039,932

TOWN CENTER CRA ends 2037 (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
106 Cra Town Center Fund-10 Taxes	971,820	1,360,169	1,684,231	2,078,235	2,265,258	2,273,265	2,403,200	2,475,300	2,549,500	2,626,000	2,704,800
106 Cra Town Center Fund-15 Miscellaneous Re	1,004	868	9,023	92,127	115,720	81,185	122,800	88,484	132,249	179,434	232,535
Total Cash In	972,824	1,361,037	1,693,254	2,170,362	2,380,978	2,354,450	2,526,000	2,563,784	2,681,749	2,805,434	2,937,335
106 Cra Town Center Fund-20 Personnel Service	-	-	12,721	15,924	17,295	21,872	19,000	20,000	21,000	22,100	23,200
106 Cra Town Center Fund-21 Personnel Taxes &	-	-	3,330	5,123	5,303	7,075	7,884	8,330	8,807	9,291	9,775
106 Cra Town Center Fund-22 Operating Expens	67,418	76,862	130,633	67,452	69,057	112,552	73,215	75,415	77,615	79,915	82,315
106 Cra Town Center Fund-25 Capital Outlay	-	-	114,905	175,218	181,033	8,875	1,000,000	-	-	-	-
106 Cra Town Center Fund-26 Transfers Out	731,280	731,489	731,704	731,928	998,747	1,000,110	1,000,923	1,001,185	1,001,488	924,103	924,383
Total Cash Out	798,698	808,351	993,293	995,645	1,271,435	1,150,485	2,101,021	1,104,930	1,108,910	1,035,409	1,039,673
NET CHANGE	174,125	552,686	699,962	1,174,717	1,109,543	1,203,965	424,979	1,458,854	1,572,839	1,770,026	1,897,663
BEGINNING BALANCE	(2,390,520)	(2,216,394)	(1,663,709)	(963,747)	210,970	1,320,512	2,524,477	2,949,456	4,408,310	5,981,149	7,751,175
ENDING BALANCE	(2,216,394)	(1,663,709)	(963,747)	210,970	1,320,512	2,524,477	2,949,456	4,408,310	5,981,149	7,751,175	9,648,838

HARBOR CRA ends 2043 (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
107 Cra Harbor District Fund-10 Taxes	660,381	711,831	820,248	987,062	1,115,144	1,221,723	1,183,000	1,218,400	1,255,000	1,292,600	1,331,400
107 Cra Harbor District Fund-15 Miscellaneous F	688	568	4,425	57,161	50,487	20,458	53,600	14,504	13,800	14,200	15,708
107 Cra Harbor District Fund-17 Transfers In	-	-	-	-	9,000,000	-	-	-	-	-	-
Total Cash In	661,070	712,399	824,673	1,044,223	10,165,631	1,242,181	1,236,600	1,232,904	1,268,800	1,306,800	1,347,108
107 Cra Harbor District Fund-20 Personnel Servi	-	-	12,721	15,924	17,294	21,872	19,000	20,000	21,000	22,100	23,200
107 Cra Harbor District Fund-21 Personnel Taxes	-	-	3,330	5,115	5,290	7,075	7,784	8,230	8,707	9,191	9,675
107 Cra Harbor District Fund-22 Operating Expe	27,273	38,467	67,096	54,195	31,410	65,559	33,215	34,215	35,215	36,215	37,215
107 Cra Harbor District Fund-25 Capital Outlay	-	-	-	9,047,363	-	-	-	-	-	-	-
107 Cra Harbor District Fund-26 Transfers Out	524,678	481,057	479,995	482,835	1,490,774	1,531,240	1,526,532	1,530,202	1,287,144	797,714	797,714
Total Cash Out	551,951	519,524	563,141	9,605,431	1,544,768	1,625,746	1,586,531	1,592,647	1,352,066	865,220	867,804
NET CHANGE	109,119	192,875	261,532	(8,561,208)	8,620,862	(383,565)	(349,931)	(359,743)	(83,266)	441,580	479,304
BEGINNING BALANCE	167,124	276,243	469,119	730,650	(7,830,558)	790,304	406,739	56,809	(302,934)	(386,200)	55,380
ENDING BALANCE	276,243	469,119	730,650	(7,830,558)	790,304	406,739	56,809	(302,934)	(386,200)	55,380	534,684

FDEP WATER QUALITY (Restricted by Grantor Agreement)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
108 Fdep Water Quality Fund-15 Miscellaneous	215	116	632	3,844	3,915	3,414	4,200	2,009	1,676	1,321	943
108 Fdep Water Quality Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	215	116	632	3,844	3,915	3,414	4,200	2,009	1,676	1,321	943
108 Fdep Water Quality Fund-22 Operating Expe	-	-	-	11,996	11,996	20,700	12,715	13,115	13,515	13,915	14,315
108 Fdep Water Quality Fund-25 Capital Outlay	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	-	-	-	11,996	11,996	20,700	12,715	13,115	13,515	13,915	14,315
NET CHANGE	215	116	632	(8,152)	(8,081)	(17,286)	(8,515)	(11,106)	(11,839)	(12,594)	(13,372)
BEGINNING BALANCE	108,041	108,256	108,372	109,004	100,852	92,771	75,485	66,970	55,864	44,025	31,430
ENDING BALANCE	108,256	108,372	109,004	100,852	92,771	75,485	66,970	55,864	44,025	31,430	18,058

OKALOOSA HALF PENNY ends 12/2028 (Committed by Council Motion)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
109 Okaloosa Half-Penny Fund-11 Intergoverme	1,613,806	1,704,800	1,717,216	1,737,174	1,767,304	1,486,342	1,874,900	1,931,100	497,250	-	-
109 Okaloosa Half-Penny Fund-15 Miscellaneou	1,665	4,085	31,185	222,595	287,049	203,002	304,500	177,752	182,421	189,256	-
109 Okaloosa Half-Penny Fund-17 Transfers In	2,799,809	-	-	-	229,151	-	-	-	-	-	-
Total Cash In	4,415,280	1,708,885	1,748,401	1,959,770	2,283,504	1,689,344	2,179,400	2,108,852	679,671	189,256	-
109 Okaloosa Half-Penny Fund-22 Operating Exp	-	-	0	3	1	-	15	15	15	15	-
109 Okaloosa Half-Penny Fund-25 Capital Outlay	2,917,509	292,816	322,450	260,964	1,808,717	817,635	100,000	100,000	100,000	-	-
109 Okaloosa Half-Penny Fund-26 Transfers Out	127,000	353,084	353,394	353,648	353,866	1,853,976	2,353,114	1,853,208	351,844	-	-
Total Cash Out	3,044,508	645,900	675,844	614,614	2,162,584	2,671,612	2,453,129	1,953,223	451,859	15	-
NET CHANGE	1,370,771	1,062,984	1,072,557	1,345,156	120,920	(982,268)	(273,729)	155,630	227,813	189,241	-
BEGINNING BALANCE	2,208,690	3,579,462	4,642,446	5,715,003	7,060,159	7,181,078	6,198,811	5,925,081	6,080,711	6,308,524	6,497,765
ENDING BALANCE	3,579,462	4,642,446	5,715,003	7,060,159	7,181,078	6,198,811	5,925,081	6,080,711	6,308,524	6,497,765	6,497,765

2013 LOAN DEBT SERVICE 3.04% (Payoff 08/2031)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
213 2013 Revenue Refunding Note Fund-15 Mis	474	273	625	8,561	5,772	7,388	1,153	1,162	1,172	1,182	1,192
213 2013 Revenue Refunding Note Fund-17 Trai	555,913	555,378	554,278	553,426	552,698	551,498	550,720	549,766	548,786	547,777	426,513
Total Cash In	556,387	555,652	554,903	561,986	558,470	558,886	551,873	550,929	549,958	548,960	427,705
213 2013 Revenue Refunding Note Fund-22 Ope	-	-	0	2	2	2	10	10	10	10	10
213 2013 Revenue Refunding Note Fund-24 Deb	556,047	555,245	554,420	553,571	552,698	551,801	550,878	549,929	548,953	547,949	546,917
213 2013 Revenue Refunding Note Fund-26 Trai	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	556,047	555,245	554,420	553,573	552,701	551,803	550,888	549,939	548,963	547,959	546,927
NET CHANGE	340	407	483	8,413	5,770	7,083	984	990	995	1,000	(119,222)
BEGINNING BALANCE	92,757	93,097	93,504	93,987	102,400	108,169	115,252	116,237	117,226	118,221	119,222
ENDING BALANCE	93,097	93,504	93,987	102,400	108,169	115,252	116,237	117,226	118,221	119,222	(0)

2014 LOAN DEBT SERVICE 3.41% (Payoff 06/2037)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
214 2014 Revenue Refunding Note Fund-15 Mis	612	335	1,390	10,577	5,938	8,467	6,300	2,788	2,816	2,844	2,872
214 2014 Revenue Refunding Note Fund-17 Trai	731,280	731,489	731,704	731,928	732,080	732,477	732,561	732,814	733,074	733,345	733,625
Total Cash In	731,892	731,824	733,094	742,504	738,018	740,943	738,861	735,602	735,890	736,189	736,497
214 2014 Revenue Refunding Note Fund-22 Ope	-	-	0	3	3	3	10	10	10	10	10
214 2014 Revenue Refunding Note Fund-24 Deb	730,720	731,418	731,631	731,852	732,167	732,361	732,561	732,814	733,074	733,345	733,625
214 2014 Revenue Refunding Note Fund-26 Trai	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	730,720	731,418	731,631	731,854	732,169	732,364	732,571	732,824	733,084	733,355	733,635
NET CHANGE	1,172	406	1,463	10,650	5,849	8,579	6,290	2,778	2,806	2,834	2,862
BEGINNING BALANCE	244,394	245,566	245,971	247,435	258,085	263,934	272,513	278,803	281,581	284,387	287,220
ENDING BALANCE	245,566	245,971	247,435	258,085	263,934	272,513	278,803	281,581	284,387	287,220	290,083

2021 LOAN DEBT SERVICE 1.139% (Payoff 03/2029)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
221 2021 Revenue Refunding Note Fund-15 Mis	51	40	240	1,435	589	937	600	43	43	-	-
221 2021 Revenue Refunding Note Fund-16 Oth	9,905,000	-	-	-	-	-	-	-	-	-	-
221 2021 Revenue Refunding Note Fund-17 Trai	1,103,919	1,302,077	1,296,404	1,306,514	1,296,482	1,305,259	1,298,886	1,301,415	824,432	-	-
Total Cash In	11,008,970	1,302,117	1,296,643	1,307,949	1,297,071	1,306,196	1,299,486	1,301,458	824,475	-	-
221 2021 Revenue Refunding Note Fund-22 Ope	-	-	11	74	7	5	15	15	15	-	-
221 2021 Revenue Refunding Note Fund-24 Deb	504,664	1,302,077	1,296,403	1,306,514	1,296,482	1,305,259	1,298,886	1,301,415	828,754	-	-
221 2021 Revenue Refunding Note Fund-26 Trai	10,503,768	-	-	-	-	-	-	-	-	-	-
Total Cash Out	11,008,432	1,302,077	1,296,414	1,306,589	1,296,489	1,305,264	1,298,901	1,301,430	828,769	-	-
NET CHANGE	538	40	229	1,361	581	932	585	28	(4,293)	-	-
BEGINNING BALANCE	-	538	578	807	2,168	2,749	3,681	4,266	4,293	0	0
ENDING BALANCE	538	578	807	2,168	2,749	3,681	4,266	4,293	0	0	0

2023 LOAN 0% (Payoff 09/2032)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
223 2023 Tdc Advance Fund-11 Intergovermenta	-	-	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
223 2023 Tdc Advance Fund-16 Other Sources	-	-	7,020,863	-	-	-	-	-	-	-	-
223 2023 Tdc Advance Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	-	-	7,770,863	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
223 2023 Tdc Advance Fund-24 Debt Service	-	-	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
223 2023 Tdc Advance Fund-25 Capital Outlay	-	-	7,020,863	-	-	-	-	-	-	-	-
223 2023 Tdc Advance Fund-26 Transfers Out	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	-	-	7,770,863	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
NET CHANGE	-	-	-	-	-	-	-	-	-	-	-
BEGINNING BALANCE	-	-	-	-	-	-	-	-	-	-	-
ENDING BALANCE	-	-	-	-	-	-	-	-	-	-	-

2024 LOAN DEBT SERVICE 3.48% (Payoff 10/2029 possible ext to 10/2039)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
224 2024 Capital Project Note Fund-15 Miscellar	-	-	-	-	10,681	15,143	11,300	11,131	11,246	11,363	15,050
224 2024 Capital Project Note Fund-16 Other So	-	-	-	-	-	-	-	-	-	18,000,000	-
224 2024 Capital Project Note Fund-17 Transfer:	-	-	-	-	2,073,518	2,165,829	2,164,210	2,164,283	2,164,630	1,734,161	1,734,161
Total Cash In	-	-	-	-	2,084,199	2,180,971	2,175,510	2,175,414	2,175,876	19,745,524	1,749,211
224 2024 Capital Project Note Fund-22 Operatin	-	-	-	-	6	3	15	15	15	15	15
224 2024 Capital Project Note Fund-24 Debt Ser	-	-	-	-	1,064,040	2,098,411	2,165,066	2,163,955	2,164,174	19,376,825	1,734,161
224 2024 Capital Project Note Fund-26 Transfer:	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	-	-	-	-	1,064,046	2,098,414	2,165,081	2,163,970	2,164,189	19,376,840	1,734,176
NET CHANGE	-	-	-	-	1,020,154	82,557	10,429	11,444	11,687	368,684	15,035
BEGINNING BALANCE	-	-	-	-	-	1,020,154	1,102,711	1,113,140	1,124,584	1,136,270	1,504,954
ENDING BALANCE	-	-	-	-	1,020,154	1,102,711	1,113,140	1,124,584	1,136,270	1,504,954	1,519,989

RENEWAL & REPLACEMENT FUND (Committed by Council Resolution)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
301 Renewal & Replacement Fund-10 Taxes	558,055	558,937	551,429	531,379	528,883	484,385	530,000	530,000	530,000	530,000	530,000
301 Renewal & Replacement Fund-12 Permits, F	-	-	-	-	-	47,668	-	-	-	-	-
301 Renewal & Replacement Fund-15 Miscellan	3,139	2,233	13,906	176,445	137,732	151,968	146,200	135,797	143,891	162,499	180,930
301 Renewal & Replacement Fund-17 Transfers	2,064,000	900,000	1,052,025	3,400,000	3,600,000	4,000,000	4,500,000	4,500,000	3,500,000	2,500,000	2,200,000
Total Cash In	2,625,194	1,461,170	1,617,360	4,107,823	4,266,615	4,684,021	5,176,200	5,165,797	4,173,891	3,192,499	2,910,930
301 Renewal & Replacement Fund-22 Operating	-	-	0	2	1	-	30	30	30	30	30
301 Renewal & Replacement Fund-25 Capital Ou	1,719,072	963,379	1,265,843	3,910,898	3,012,069	5,210,237	3,827,127	4,895,949	3,553,622	2,578,090	2,966,758
301 Renewal & Replacement Fund-26 Transfers	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	1,719,072	963,379	1,265,843	3,910,900	3,012,070	5,210,237	3,827,157	4,895,979	3,553,652	2,578,120	2,966,788
NET CHANGE	906,122	497,790	351,517	196,923	1,254,545	(526,216)	1,349,043	269,817	620,239	614,379	(55,858)
BEGINNING BALANCE	496,839	1,402,960	1,900,750	2,252,268	2,449,191	3,703,735	3,177,519	4,526,562	4,796,379	5,416,618	6,030,997
ENDING BALANCE	1,402,960	1,900,750	2,252,268	2,449,191	3,703,735	3,177,519	4,526,562	4,796,379	5,416,618	6,030,997	5,975,138

CAPITAL GRANTS (Restricted by Grant Agreements)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
305 Capital Grant Fund-11 Intergovermental Rev	4,998,056	2,081,982	11,783,845	687,600	796,736	10,897,719	-	-	-	-	-
305 Capital Grant Fund-15 Miscellaneous Reven	53	28,713	157	859	681	50,000	-	-	-	-	-
305 Capital Grant Fund-16 Other Sources	-	-	313,978	-	-	-	-	-	-	-	-
305 Capital Grant Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	4,998,110	2,110,695	12,097,980	688,458	797,417	10,947,719	-	-	-	-	-
305 Capital Grant Fund-22 Operating Expenses	-	-	-	27,500	7	478,097	-	-	-	-	-
305 Capital Grant Fund-24 Debt Service	-	-	210,305	100,380	-	-	-	-	-	-	-
305 Capital Grant Fund-25 Capital Outlay	5,059,427	2,251,591	11,684,078	562,354	898,565	10,442,986	-	-	-	-	-
305 Capital Grant Fund-26 Transfers Out	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	5,059,427	2,251,591	11,894,382	690,234	898,572	10,921,083	-	-	-	-	-
NET CHANGE	(61,318)	(140,896)	203,598	(1,776)	(101,155)	26,636	-	-	-	-	-
BEGINNING BALANCE	26,762	26,815	(127,303)	76,295	74,519	(26,635)	0	0	0	0	0
ENDING BALANCE	(34,556)	(114,081)	76,295	74,519	(26,635)	0	0	0	0	0	0

Gas Tax #2 (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
306 Gas Tax#2 Fund-10 Taxes	235,580	247,687	244,619	234,112	225,519	215,653	239,300	246,500	253,900	261,500	269,300
306 Gas Tax#2 Fund-15 Miscellaneous Revenues	330	580	5,122	34,565	38,648	26,360	41,000	42,200	43,400	44,700	46,000
306 Gas Tax#2 Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	235,910	248,267	249,741	268,677	264,167	242,012	280,300	288,700	297,300	306,200	315,300
306 Gas Tax#2 Fund-22 Operating Expenses	-	-	0	4,158	1	1	15	15	15	15	15
306 Gas Tax#2 Fund-25 Capital Outlay	-	-	3,790	261,034	16,556	-	-	-	-	-	-
306 Gas Tax#2 Fund-26 Transfers Out	-	-	-	-	260,000	271,123	281,347	281,357	281,402	242,783	242,783
Total Cash Out	-	-	3,790	265,192	276,556	271,124	281,362	281,372	281,417	242,798	242,798
NET CHANGE	235,910	248,267	245,951	3,484	(12,389)	(29,112)	(1,062)	7,328	15,883	63,402	72,502
BEGINNING BALANCE	197,933	433,843	682,110	928,061	931,545	919,156	890,044	888,982	896,310	912,193	975,595
ENDING BALANCE	433,843	682,110	928,061	931,545	919,156	890,044	888,982	896,310	912,193	975,595	1,048,098

ELECTRIC FRANCHISE ends 2051 (Restricted by City Ordinance)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
307 Electric Franchise For Undergrounding-12 P	-	793,559	1,003,666	907,658	923,578	795,249	930,000	930,000	930,000	930,000	930,000
307 Electric Franchise For Undergrounding-15 M	-	43	7,898	59,955	108,189	95,692	114,700	103,625	120,868	138,627	158,720
307 Electric Franchise For Undergrounding-17 T	-	-	-	-	765,054	-	-	-	-	-	-
Total Cash In	-	793,602	1,011,564	967,613	1,796,820	890,941	1,044,700	1,033,625	1,050,868	1,068,627	1,088,720
307 Electric Franchise For Undergrounding-22 O	-	-	0	12	1	-	15	15	15	15	15
307 Electric Franchise For Undergrounding-25 C	-	-	-	765,054	97,500	908,000	-	-	-	-	-
307 Electric Franchise For Undergrounding-26 T	-	-	-	-	361,276	460,405	458,812	458,828	458,901	398,857	398,857
Total Cash Out	-	-	0	765,065	458,777	1,368,405	458,827	458,843	458,916	398,872	398,872
NET CHANGE	-	793,602	1,011,563	202,548	1,338,043	(477,464)	585,873	574,782	591,952	669,755	689,848
BEGINNING BALANCE	-	-	793,602	1,805,165	2,007,713	3,345,756	2,868,292	3,454,165	4,028,947	4,620,899	5,290,654
ENDING BALANCE	-	793,602	1,805,165	2,007,713	3,345,756	2,868,292	3,454,165	4,028,947	4,620,899	5,290,654	5,980,502

PUBLIC SAFETY IMPACT FEE (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
310 Police Impact Fee Fund-12 Permits, Fees, &	5,756	1,278	6,265	1,792	1,865	2,702	1,900	1,900	1,900	1,900	1,900
310 Police Impact Fee Fund-15 Miscellaneous Re	19	15	75	337	629	924	700	757	836	918	1,002
310 Police Impact Fee Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	5,775	1,293	6,341	2,129	2,493	3,626	2,600	2,657	2,736	2,818	2,902
310 Police Impact Fee Fund-22 Operating Expen	-	-	0	11	11	11	15	15	15	15	15
310 Police Impact Fee Fund-25 Capital Outlay	-	7,500	-	-	-	-	-	-	-	-	-
310 Police Impact Fee Fund-26 Transfers Out	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	-	7,500	0	11	11	11	15	15	15	15	15
NET CHANGE	5,775	(6,207)	6,340	2,118	2,483	3,615	2,585	2,642	2,721	2,803	2,887
BEGINNING BALANCE	8,521	14,296	8,090	14,430	16,549	19,031	22,646	25,231	27,873	30,594	33,397
ENDING BALANCE	14,296	8,090	14,430	16,549	19,031	22,646	25,231	27,873	30,594	33,397	36,284

MOBILITY FEE (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
311 Transportation Impact Fee Fund-12 Permits	425,970	92,400	331,669	131,989	127,393	156,998	135,200	139,300	143,500	147,800	152,200
311 Transportation Impact Fee Fund-15 Miscella	(940)	1,853	9,588	63,691	74,831	60,120	79,400	38,337	43,666	49,280	55,191
311 Transportation Impact Fee Fund-17 Transfe	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	425,031	94,253	341,257	195,679	202,224	217,118	214,600	177,637	187,166	197,080	207,391
311 Transportation Impact Fee Fund-22 Operati	-	-	0	1	1	1	30	30	30	30	30
311 Transportation Impact Fee Fund-25 Capital	765,570	348,393	226,873	34,952	18,209	1,143,278	-	-	-	-	-
311 Transportation Impact Fee Fund-26 Transfe	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	765,570	348,393	226,874	34,953	18,210	1,143,279	30	30	30	30	30
NET CHANGE	(340,540)	(254,140)	114,384	160,726	184,014	(926,161)	214,570	177,607	187,136	197,050	207,361
BEGINNING BALANCE	2,119,890	1,762,568	1,530,378	1,644,762	1,805,488	1,989,502	1,063,341	1,277,911	1,455,518	1,642,654	1,839,704
ENDING BALANCE	1,779,351	1,508,428	1,644,762	1,805,488	1,989,502	1,063,341	1,277,911	1,455,518	1,642,654	1,839,704	2,047,065

LIBRARY IMPACT FEE (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
312 Library Impact Fee Fund-12 Permits, Fees, &	38,286	9,298	50,570	9,323	10,838	7,552	11,500	11,800	12,200	12,600	13,000
312 Library Impact Fee Fund-15 Miscellaneous F	332	212	1,393	9,740	11,750	8,171	12,500	8,680	9,294	9,939	10,614
312 Library Impact Fee Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	38,618	9,510	51,963	19,063	22,588	15,723	24,000	20,480	21,494	22,539	23,614
312 Library Impact Fee Fund-22 Operating Expe	-	-	0	11	1	1	15	15	15	15	15
312 Library Impact Fee Fund-25 Capital Outlay	-	2,542	-	-	24,185	25,358	-	-	-	-	-
Total Cash Out	-	2,542	0	11	24,186	25,358	15	15	15	15	15
NET CHANGE	38,618	6,968	51,962	19,051	(1,598)	(9,635)	23,985	20,465	21,479	22,524	23,599
BEGINNING BALANCE	159,994	198,611	205,580	257,542	276,594	274,996	265,360	289,345	309,811	331,290	353,814
ENDING BALANCE	198,611	205,580	257,542	276,594	274,996	265,360	289,345	309,811	331,290	353,814	377,413

PARKS IMPACT FEE (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
313 Park Impact Fee Fund-12 Permits, Fees, & S	120,162	29,629	64,869	28,025	32,463	19,112	34,400	35,400	36,500	37,600	38,700
313 Park Impact Fee Fund-15 Miscellaneous Rev	5,979	468	2,679	18,090	20,683	13,871	21,900	16,653	18,215	19,856	21,579
313 Park Impact Fee Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	126,141	30,097	67,548	46,115	53,146	32,983	56,300	52,053	54,715	57,456	60,279
313 Park Impact Fee Fund-22 Operating Expense	-	-	0	11	1	1	15	15	15	15	15
313 Park Impact Fee Fund-25 Capital Outlay	68,157	87,145	(1,622)	7,497	98,772	-	-	-	-	-	-
313 Park Impact Fee Fund-26 Transfers Out	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	68,157	87,145	(1,622)	7,509	98,772	1	15	15	15	15	15
NET CHANGE	57,984	(57,049)	69,170	38,607	(45,626)	32,983	56,285	52,038	54,700	57,441	60,264
BEGINNING BALANCE	410,562	467,311	403,697	472,867	511,473	465,847	498,830	555,115	607,154	661,853	719,294
ENDING BALANCE	468,546	410,263	472,867	511,473	465,847	498,830	555,115	607,154	661,853	719,294	779,558

City of Destin
FY 2026 10/01/2025 - 02/28/2026
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NO REFI

Council Trend	Actuals FY 2021	Actuals FY 2022	Actuals FY 2023	Actuals FY 2024	Actuals FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
10 Taxes	11,759,383	12,586,559	14,309,803	16,227,087	17,692,778	18,295,227	16,513,126	15,987,695	16,448,675	16,918,855	17,412,220
11 Intergovermental Revenue	9,709,504	7,291,675	17,655,465	6,418,348	7,101,947	16,414,004	6,107,047	6,271,522	4,949,817	4,568,689	4,688,687
12 Permits, Fees, & Special Assessments	4,371,500	5,146,489	5,935,313	5,477,266	5,498,006	5,843,227	7,348,500	7,436,600	7,527,500	7,621,000	7,717,200
13 Charges For Services	937,122	1,289,083	1,488,332	1,645,874	1,707,083	1,295,930	1,685,800	1,721,500	1,758,000	1,795,700	1,834,300
14 Judgements, Fines, & Forfeits	79,829	56,135	107,889	95,484	209,628	211,430	89,200	90,700	92,300	93,900	95,600
15 Miscellaneous Revenues	129,392	(955,932)	784,989	2,479,554	3,138,645	1,838,616	1,841,297	1,596,828	1,683,751	1,782,618	1,504,485
16 Other Sources	9,994,019	24,021	7,364,524	121,461	25,051,712	-	54,900	56,500	58,200	59,900	61,700
17 Transfers In	16,438,707	3,673,261	4,268,705	6,154,515	18,529,213	8,971,385	9,613,682	9,616,243	8,139,568	22,371,413	3,730,203
Total Cash In	53,419,454	29,111,290	51,915,020	38,619,588	78,929,013	52,869,820	43,253,552	42,777,588	40,657,811	55,212,074	37,044,396
20 Personnel Services	4,429,923	4,855,693	5,232,060	6,457,343	6,444,838	6,404,893	7,105,200	7,460,500	7,833,700	8,225,300	8,636,300
21 Personnel Taxes & Benefits	1,582,993	1,689,851	1,895,052	2,598,245	2,394,146	2,668,048	3,295,364	3,459,834	3,632,655	3,814,376	4,005,273
22 Operating Expenses	5,910,812	6,572,386	7,012,866	7,341,406	8,224,897	10,578,740	9,356,352	9,438,061	9,908,814	9,993,097	10,291,030
23 Grants And Aids	46,209	16,724	16,752	14,452	15,452	15,452	16,400	16,900	17,400	17,900	18,400
24 Debt Service	10,113,422	2,678,273	3,556,874	3,488,857	4,454,266	5,386,335	5,559,792	5,562,313	5,090,955	21,626,020	2,100,342
25 Capital Outlay	11,160,363	4,369,267	20,890,887	15,654,494	13,856,416	28,251,040	5,874,527	5,221,949	3,883,422	3,261,690	3,204,358
26 Transfers Out	16,438,707	3,673,261	4,268,705	6,154,515	18,529,213	8,971,385	9,613,682	9,616,243	8,139,568	22,371,413	3,730,203
Total Cash Out	49,682,429	23,855,455	42,873,195	41,709,311	53,919,227	62,275,892	40,821,317	40,775,801	38,506,513	69,309,795	31,985,907
NET CHANGE	3,737,026	5,255,835	9,041,824	(3,089,723)	25,009,786	(9,406,072)	2,432,236	2,001,787	2,151,297	(14,097,721)	5,058,489
BEGINNING BALANCE	28,451,746	33,497,898	38,771,832	47,813,656	44,723,933	69,638,335	60,327,647	62,759,882	64,761,669	66,912,966	52,815,245
ENDING BALANCE	32,188,772	38,753,733	47,813,656	44,723,933	69,733,719	60,316,918	62,759,882	64,761,669	66,912,966	52,815,245	57,873,734

GENERAL FUND	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
001 General Fund-10 Taxes	9,333,547	9,707,935	11,009,276	12,396,299	13,557,973	14,100,202	12,157,626	11,517,495	11,860,275	12,208,755	12,576,720
001 General Fund-11 Intergovermental Revenue	3,097,642	3,504,893	3,404,404	3,243,574	3,787,907	3,279,943	3,482,147	3,590,422	3,702,567	3,818,689	3,938,687
001 General Fund-12 Permits, Fees, & Special As	2,885,812	3,238,420	3,556,779	3,343,823	3,335,865	3,605,988	5,306,750	5,389,450	5,474,650	5,562,350	5,652,650
001 General Fund-13 Charges For Services	462,744	863,412	691,489	722,920	799,826	555,664	723,400	730,200	736,900	744,000	751,100
001 General Fund-14 Judgements, Fines, & Forfe	79,829	56,135	107,689	57,434	181,850	173,739	59,700	60,300	61,000	61,700	62,400
001 General Fund-15 Miscellaneous Revenues	114,428	(997,002)	686,219	1,636,890	1,642,916	757,258	780,390	816,992	803,166	780,750	760,531
001 General Fund-16 Other Sources	89,019	24,021	29,683	121,461	51,712	-	54,900	56,500	58,200	59,900	61,700
001 General Fund-17 Transfers In	4,360,660	0	107,974	(9,131)	-	-	-	-	-	-	-
Total Cash In	20,423,680	16,397,815	19,593,512	21,513,270	23,358,050	22,472,795	22,564,913	22,161,358	22,696,758	23,236,144	23,803,789
001 General Fund-20 Personnel Services	3,938,276	4,368,366	4,654,034	5,798,223	5,858,718	5,795,685	6,459,200	6,782,100	7,121,400	7,477,300	7,850,900
001 General Fund-21 Personnel Taxes & Benefit	1,421,705	1,537,623	1,684,798	2,344,080	2,159,947	2,423,151	2,983,164	3,131,952	3,288,179	3,452,569	3,625,305
001 General Fund-22 Operating Expenses	5,712,161	6,207,801	6,464,139	6,898,051	7,789,814	9,190,773	8,286,707	8,534,805	8,789,616	9,051,540	9,321,630
001 General Fund-23 Grants And Aids	46,209	16,724	16,752	14,452	15,452	15,452	16,400	16,900	17,400	17,900	18,400
001 General Fund-24 Debt Service	4,242,696	89,533	14,116	46,540	58,879	102,111	62,400	64,200	66,000	67,900	69,800
001 General Fund-25 Capital Outlay	471,863	397,875	254,591	364,100	658,045	974,147	222,400	226,000	229,800	233,600	237,600
001 General Fund-26 Transfers Out	3,534,857	2,010,547	2,281,853	4,515,146	4,884,687	3,755,351	3,902,754	4,401,264	4,668,588	4,303,045	2,906,378
Total Cash Out	19,367,768	14,628,469	15,370,284	19,980,592	21,425,543	22,256,669	21,933,024	23,157,220	24,180,983	24,603,855	24,030,013
NET CHANGE	1,055,912	1,769,345	4,223,228	1,532,678	1,932,506	216,125	631,889	(995,862)	(1,484,225)	(1,367,711)	(226,225)
BEGINNING BALANCE	23,997,750	26,319,435	28,104,719	32,327,947	33,860,625	35,793,131	36,009,256	36,641,145	35,645,283	34,161,058	32,793,347
ENDING BALANCE	25,053,662	28,088,780	32,327,947	33,860,625	35,793,131	36,009,256	36,641,145	35,645,283	34,161,058	32,793,347	32,567,123

BUILDING INSPECTION (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
101 Florida Building Code Fund-12 Permits, Fees	893,629	976,330	866,534	931,689	1,008,068	1,173,820	903,750	903,750	903,750	903,750	903,750
101 Florida Building Code Fund-13 Charges For S	-	-	27,583	24,500	27,265	37,818	28,900	29,800	30,700	31,600	32,500
101 Florida Building Code Fund-14 Judgements,	-	-	200	38,050	27,778	37,692	29,500	30,400	31,300	32,200	33,200
101 Florida Building Code Fund-15 Miscellaneou	-	50	2,048	9,058	5,347	7,021	15,217	10,501	4,540	-	-
101 Florida Building Code Fund-17 Transfers In	258,921	-	-	-	-	-	-	-	-	-	-
Total Cash In	1,152,550	976,380	896,365	1,003,297	1,068,458	1,256,350	977,367	974,451	970,290	967,550	969,450
101 Florida Building Code Fund-20 Personnel Se	491,647	487,327	552,584	627,272	551,531	565,463	608,000	638,400	670,300	703,800	739,000
101 Florida Building Code Fund-21 Personnel Ta	161,287	152,228	203,594	243,926	223,606	230,746	296,533	311,322	326,963	343,325	360,518
101 Florida Building Code Fund-22 Operating Ex	100,047	103,997	159,499	143,953	133,897	84,209	139,815	133,215	126,615	126,015	129,615
101 Florida Building Code Fund-25 Capital Outla	-	-	-	56,750	28,375	-	-	-	-	-	-
101 Florida Building Code Fund-26 Transfers Ou	88,818	97,084	84,922	70,958	103,281	99,180	90,200	90,200	90,200	90,200	90,200
Total Cash Out	841,800	840,635	1,000,599	1,142,859	1,040,690	979,599	1,134,548	1,173,137	1,214,078	1,263,340	1,319,333
NET CHANGE	310,750	135,745	(104,234)	(139,562)	27,768	276,752	(157,182)	(198,686)	(243,787)	(295,790)	(349,883)
BEGINNING BALANCE	-	310,750	446,494	342,260	202,698	230,466	507,218	350,036	151,350	(92,437)	(388,228)
ENDING BALANCE	310,750	446,494	342,260	202,698	230,466	507,218	350,036	151,350	(92,437)	(388,228)	(738,111)

NPEB WATER QUALITY (Committed by City Ordinance)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
102 Npeb Water Quality Fund-12 Permits, Fees,	1,884	5,575	54,961	122,967	57,937	34,138	25,000	25,000	25,000	25,000	25,000
102 Npeb Water Quality Fund-15 Miscellaneous	540	281	1,409	10,647	10,636	7,737	9,938	6,600	6,224	5,686	-
102 Npeb Water Quality Fund-17 Transfers In	-	-	336,837	-	-	-	-	-	-	-	-
Total Cash In	2,424	5,856	393,207	133,614	68,573	41,875	34,938	31,600	31,224	30,686	25,000
102 Npeb Water Quality Fund-22 Operating Exp	-	32,500	-	20,581	35,934	137,258	45,667	46,994	248,435	49,888	51,355
102 Npeb Water Quality Fund-25 Capital Outlay	-	18,025	(884)	147,438	-	-	-	-	-	450,000	-
102 Npeb Water Quality Fund-26 Transfers Out	-	-	336,837	-	-	-	-	-	-	-	-
Total Cash Out	-	50,525	335,953	168,019	35,934	137,258	45,667	46,994	248,435	499,888	51,355
NET CHANGE	2,424	(44,669)	57,254	(34,406)	32,639	(95,384)	(10,728)	(15,394)	(217,210)	(469,203)	(26,355)
BEGINNING BALANCE	270,710	273,134	228,465	285,719	251,314	188,569	188,569	177,841	162,446	(54,764)	(523,966)
ENDING BALANCE	273,134	228,465	285,719	251,314	283,953	177,841	177,841	162,446	(54,764)	(523,966)	(550,322)

PARKING (Committed by Council Resolution)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
103 Parking Fund-13 Charges For Services	474,378	425,670	769,260	898,454	879,992	702,448	933,500	961,500	990,400	1,020,100	1,050,700
103 Parking Fund-14 Judgements, Fines, & Forfe	-	-	-	-	-	-	-	-	-	-	-
103 Parking Fund-15 Miscellaneous Revenues	-	74	4,448	44,724	81,854	67,717	86,900	94,362	117,392	141,737	167,457
Total Cash In	474,378	425,744	773,708	943,178	961,846	770,165	1,020,400	1,055,862	1,107,792	1,161,837	1,218,157
103 Parking Fund-22 Operating Expenses	-	77,900	90,696	77,046	77,729	360,090	280,304	288,187	296,288	304,509	313,615
103 Parking Fund-25 Capital Outlay	-	-	-	60,873	-	-	725,000	-	-	-	-
103 Parking Fund-26 Transfers Out	474,378	-	-	-	-	-	-	-	-	-	-
Total Cash Out	474,378	77,900	90,696	137,919	77,729	360,090	1,005,304	288,187	296,288	304,509	313,615
NET CHANGE	-	347,845	683,011	805,259	884,117	410,074	15,097	767,675	811,504	857,329	904,542
BEGINNING BALANCE	-	-	347,845	1,030,856	1,836,115	2,720,233	3,130,307	3,145,404	3,913,079	4,724,583	5,581,912
ENDING BALANCE	-	347,845	1,030,856	1,836,115	2,720,233	3,130,307	3,145,404	3,913,079	4,724,583	5,581,912	6,486,454

PERMITTING TECHNOLOGY (Committed by Council Resolution)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
105 Permit & License Technology Fund-15 Misce	308	262	2,528	18,253	26,356	20,886	28,000	22,913	25,282	27,461	29,437
105 Permit & License Technology Fund-17 Trans	170,890	184,317	189,484	171,778	197,852	216,323	367,305	367,965	368,645	369,345	370,065
Total Cash In	171,197	184,579	192,012	190,032	224,209	237,209	395,305	390,878	393,927	396,806	399,502
105 Permit & License Technology Fund-22 Oper	3,912	34,860	100,790	36,343	74,992	129,473	484,515	311,915	321,315	330,915	340,815
105 Permit & License Technology Fund-25 Capit	114,378	-	-	-	-	-	-	-	-	-	-
105 Permit & License Technology Fund-26 Trans	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	118,290	34,860	100,790	36,343	74,992	129,473	484,515	311,915	321,315	330,915	340,815
NET CHANGE	52,908	149,719	91,221	153,689	149,217	107,736	(89,210)	78,963	72,612	65,891	58,687
BEGINNING BALANCE	148,499	201,406	351,125	442,346	596,035	745,252	852,988	763,778	842,742	915,354	981,245
ENDING BALANCE	201,406	351,125	442,346	596,035	745,252	852,988	763,778	842,742	915,354	981,245	1,039,932

TOWN CENTER CRA ends 2037 (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
106 Cra Town Center Fund-10 Taxes	971,820	1,360,169	1,684,231	2,078,235	2,265,258	2,273,265	2,403,200	2,475,300	2,549,500	2,626,000	2,704,800
106 Cra Town Center Fund-15 Miscellaneous Re	1,004	868	9,023	92,127	115,720	81,185	122,800	88,484	132,249	179,434	165,595
Total Cash In	972,824	1,361,037	1,693,254	2,170,362	2,380,978	2,354,450	2,526,000	2,563,784	2,681,749	2,805,434	2,870,395
106 Cra Town Center Fund-20 Personnel Service	-	-	12,721	15,924	17,295	21,872	19,000	20,000	21,000	22,100	23,200
106 Cra Town Center Fund-21 Personnel Taxes &	-	-	3,330	5,123	5,303	7,075	7,884	8,330	8,807	9,291	9,775
106 Cra Town Center Fund-22 Operating Expens	67,418	76,862	130,633	67,452	69,057	112,552	73,215	75,415	77,615	79,915	82,315
106 Cra Town Center Fund-25 Capital Outlay	-	-	114,905	175,218	181,033	8,875	1,000,000	-	-	-	-
106 Cra Town Center Fund-26 Transfers Out	731,280	731,489	731,704	731,928	998,747	1,000,110	1,000,923	1,001,185	1,001,488	3,155,440	733,625
Total Cash Out	798,698	808,351	993,293	995,645	1,271,435	1,150,485	2,101,021	1,104,930	1,108,910	3,266,746	848,915
NET CHANGE	174,125	552,686	699,962	1,174,717	1,109,543	1,203,965	424,979	1,458,854	1,572,839	(461,311)	2,021,480
BEGINNING BALANCE	(2,390,520)	(2,216,394)	(1,663,709)	(963,747)	210,970	1,320,512	2,524,477	2,949,456	4,408,310	5,981,149	5,519,838
ENDING BALANCE	(2,216,394)	(1,663,709)	(963,747)	210,970	1,320,512	2,524,477	2,949,456	4,408,310	5,981,149	5,519,838	7,541,318

HARBOR CRA ends 2043 (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
107 Cra Harbor District Fund-10 Taxes	660,381	711,831	820,248	987,062	1,115,144	1,221,723	1,183,000	1,218,400	1,255,000	1,292,600	1,331,400
107 Cra Harbor District Fund-15 Miscellaneous F	688	568	4,425	57,161	50,487	20,458	53,600	14,504	13,800	14,200	14,600
107 Cra Harbor District Fund-17 Transfers In	-	-	-	-	9,000,000	-	-	-	-	-	-
Total Cash In	661,070	712,399	824,673	1,044,223	10,165,631	1,242,181	1,236,600	1,232,904	1,268,800	1,306,800	1,346,000
107 Cra Harbor District Fund-20 Personnel Servi	-	-	12,721	15,924	17,294	21,872	19,000	20,000	21,000	22,100	23,200
107 Cra Harbor District Fund-21 Personnel Taxes	-	-	3,330	5,115	5,290	7,075	7,784	8,230	8,707	9,191	9,675
107 Cra Harbor District Fund-22 Operating Expe	27,273	38,467	67,096	54,195	31,410	65,559	33,215	34,215	35,215	36,215	37,215
107 Cra Harbor District Fund-25 Capital Outlay	-	-	-	9,047,363	-	-	-	-	-	-	-
107 Cra Harbor District Fund-26 Transfers Out	524,678	481,057	479,995	482,835	1,490,774	1,531,240	1,526,532	1,530,202	1,287,144	9,451,752	-
Total Cash Out	551,951	519,524	563,141	9,605,431	1,544,768	1,625,746	1,586,531	1,592,647	1,352,066	9,519,257	70,090
NET CHANGE	109,119	192,875	261,532	(8,561,208)	8,620,862	(383,565)	(349,931)	(359,743)	(83,266)	(8,212,457)	1,275,910
BEGINNING BALANCE	167,124	276,243	469,119	730,650	(7,830,558)	790,304	406,739	56,809	(302,934)	(386,200)	(8,598,657)
ENDING BALANCE	276,243	469,119	730,650	(7,830,558)	790,304	406,739	56,809	(302,934)	(386,200)	(8,598,657)	(7,322,747)

FDEP WATER QUALITY (Restricted by Grantor Agreement)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
108 Fdep Water Quality Fund-15 Miscellaneous	215	116	632	3,844	3,915	3,414	4,200	2,009	1,676	1,321	943
108 Fdep Water Quality Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	215	116	632	3,844	3,915	3,414	4,200	2,009	1,676	1,321	943
108 Fdep Water Quality Fund-22 Operating Expe	-	-	-	11,996	11,996	20,700	12,715	13,115	13,515	13,915	14,315
108 Fdep Water Quality Fund-25 Capital Outlay	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	-	-	-	11,996	11,996	20,700	12,715	13,115	13,515	13,915	14,315
NET CHANGE	215	116	632	(8,152)	(8,081)	(17,286)	(8,515)	(11,106)	(11,839)	(12,594)	(13,372)
BEGINNING BALANCE	108,041	108,256	108,372	109,004	100,852	92,771	75,485	66,970	55,864	44,025	31,430
ENDING BALANCE	108,256	108,372	109,004	100,852	92,771	75,485	66,970	55,864	44,025	31,430	18,058

OKALOOSA HALF PENNY ends 12/2028 (Committed by Council Motion)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
109 Okaloosa Half-Penny Fund-11 Intergoverme	1,613,806	1,704,800	1,717,216	1,737,174	1,767,304	1,486,342	1,874,900	1,931,100	497,250	-	-
109 Okaloosa Half-Penny Fund-15 Miscellaneou	1,665	4,085	31,185	222,595	287,049	203,002	304,500	177,752	182,421	189,256	-
109 Okaloosa Half-Penny Fund-17 Transfers In	2,799,809	-	-	-	229,151	-	-	-	-	-	-
Total Cash In	4,415,280	1,708,885	1,748,401	1,959,770	2,283,504	1,689,344	2,179,400	2,108,852	679,671	189,256	-
109 Okaloosa Half-Penny Fund-22 Operating Exp	-	-	0	3	1	-	15	15	15	15	-
109 Okaloosa Half-Penny Fund-25 Capital Outlay	2,917,509	292,816	322,450	260,964	1,808,717	817,635	100,000	100,000	100,000	-	-
109 Okaloosa Half-Penny Fund-26 Transfers Out	127,000	353,084	353,394	353,648	353,866	1,853,976	2,353,114	1,853,208	351,844	-	-
Total Cash Out	3,044,508	645,900	675,844	614,614	2,162,584	2,671,612	2,453,129	1,953,223	451,859	15	-
NET CHANGE	1,370,771	1,062,984	1,072,557	1,345,156	120,920	(982,268)	(273,729)	155,630	227,813	189,241	-
BEGINNING BALANCE	2,208,690	3,579,462	4,642,446	5,715,003	7,060,159	7,181,078	6,198,811	5,925,081	6,080,711	6,308,524	6,497,765
ENDING BALANCE	3,579,462	4,642,446	5,715,003	7,060,159	7,181,078	6,198,811	5,925,081	6,080,711	6,308,524	6,497,765	6,497,765

2013 LOAN DEBT SERVICE 3.04% (Payoff 08/2031)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
213 2013 Revenue Refunding Note Fund-15 Mis	474	273	625	8,561	5,772	7,388	1,153	1,162	1,172	1,182	1,192
213 2013 Revenue Refunding Note Fund-17 Trai	555,913	555,378	554,278	553,426	552,698	551,498	550,720	549,766	548,786	547,777	426,513
Total Cash In	556,387	555,652	554,903	561,986	558,470	558,886	551,873	550,929	549,958	548,960	427,705
213 2013 Revenue Refunding Note Fund-22 Ope	-	-	0	2	2	2	10	10	10	10	10
213 2013 Revenue Refunding Note Fund-24 Deb	556,047	555,245	554,420	553,571	552,698	551,801	550,878	549,929	548,953	547,949	546,917
213 2013 Revenue Refunding Note Fund-26 Trai	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	556,047	555,245	554,420	553,573	552,701	551,803	550,888	549,939	548,963	547,959	546,927
NET CHANGE	340	407	483	8,413	5,770	7,083	984	990	995	1,000	(119,222)
BEGINNING BALANCE	92,757	93,097	93,504	93,987	102,400	108,169	115,252	116,237	117,226	118,221	119,222
ENDING BALANCE	93,097	93,504	93,987	102,400	108,169	115,252	116,237	117,226	118,221	119,222	(0)

2014 LOAN DEBT SERVICE 3.41% (Payoff 06/2037)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
214 2014 Revenue Refunding Note Fund-15 Mis	612	335	1,390	10,577	5,938	8,467	6,300	2,788	2,816	2,844	2,872
214 2014 Revenue Refunding Note Fund-17 Trai	731,280	731,489	731,704	731,928	732,080	732,477	732,561	732,814	733,074	733,345	733,625
Total Cash In	731,892	731,824	733,094	742,504	738,018	740,943	738,861	735,602	735,890	736,189	736,497
214 2014 Revenue Refunding Note Fund-22 Ope	-	-	0	3	3	3	10	10	10	10	10
214 2014 Revenue Refunding Note Fund-24 Deb	730,720	731,418	731,631	731,852	732,167	732,361	732,561	732,814	733,074	733,345	733,625
214 2014 Revenue Refunding Note Fund-26 Trai	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	730,720	731,418	731,631	731,854	732,169	732,364	732,571	732,824	733,084	733,355	733,635
NET CHANGE	1,172	406	1,463	10,650	5,849	8,579	6,290	2,778	2,806	2,834	2,862
BEGINNING BALANCE	244,394	245,566	245,971	247,435	258,085	263,934	272,513	278,803	281,581	284,387	287,220
ENDING BALANCE	245,566	245,971	247,435	258,085	263,934	272,513	278,803	281,581	284,387	287,220	290,083

2021 LOAN DEBT SERVICE 1.139% (Payoff 03/2029)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
221 2021 Revenue Refunding Note Fund-15 Mis	51	40	240	1,435	589	937	600	43	43	-	-
221 2021 Revenue Refunding Note Fund-16 Oth	9,905,000	-	-	-	-	-	-	-	-	-	-
221 2021 Revenue Refunding Note Fund-17 Trai	1,103,919	1,302,077	1,296,404	1,306,514	1,296,482	1,305,259	1,298,886	1,301,415	824,432	-	-
Total Cash In	11,008,970	1,302,117	1,296,643	1,307,949	1,297,071	1,306,196	1,299,486	1,301,458	824,475	-	-
221 2021 Revenue Refunding Note Fund-22 Ope	-	-	11	74	7	5	15	15	15	-	-
221 2021 Revenue Refunding Note Fund-24 Deb	504,664	1,302,077	1,296,403	1,306,514	1,296,482	1,305,259	1,298,886	1,301,415	828,754	-	-
221 2021 Revenue Refunding Note Fund-26 Trai	10,503,768	-	-	-	-	-	-	-	-	-	-
Total Cash Out	11,008,432	1,302,077	1,296,414	1,306,589	1,296,489	1,305,264	1,298,901	1,301,430	828,769	-	-
NET CHANGE	538	40	229	1,361	581	932	585	28	(4,293)	-	-
BEGINNING BALANCE	-	538	578	807	2,168	2,749	3,681	4,266	4,293	0	0
ENDING BALANCE	538	578	807	2,168	2,749	3,681	4,266	4,293	0	0	0

2023 LOAN 0% (Payoff 09/2032)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
223 2023 Tdc Advance Fund-11 Intergovermenta	-	-	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
223 2023 Tdc Advance Fund-16 Other Sources	-	-	7,020,863	-	-	-	-	-	-	-	-
223 2023 Tdc Advance Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	-	-	7,770,863	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
223 2023 Tdc Advance Fund-24 Debt Service	-	-	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
223 2023 Tdc Advance Fund-25 Capital Outlay	-	-	7,020,863	-	-	-	-	-	-	-	-
223 2023 Tdc Advance Fund-26 Transfers Out	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	-	-	7,770,863	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
NET CHANGE	-	-	-	-	-	-	-	-	-	-	-
BEGINNING BALANCE	-	-	-	-	-	-	-	-	-	-	-
ENDING BALANCE	-	-	-	-	-	-	-	-	-	-	-

2024 LOAN DEBT SERVICE 3.48% (Payoff 10/2029 possible ext to 10/2039)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
224 2024 Capital Project Note Fund-15 Miscellar	-	-	-	-	10,681	15,143	11,300	12,667	12,797	12,930	-
224 2024 Capital Project Note Fund-16 Other So	-	-	-	-	-	-	-	-	-	-	-
224 2024 Capital Project Note Fund-17 Transfer:	-	-	-	-	2,073,518	2,165,829	2,164,210	2,164,283	2,164,630	18,220,945	-
Total Cash In	-	-	-	-	2,084,199	2,180,971	2,175,510	2,176,950	2,177,427	18,233,875	-
224 2024 Capital Project Note Fund-22 Operatin	-	-	-	-	6	3	15	15	15	15	-
224 2024 Capital Project Note Fund-24 Debt Ser	-	-	-	-	1,064,040	1,944,804	2,165,066	2,163,955	2,164,174	19,526,825	-
224 2024 Capital Project Note Fund-26 Transfer:	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	-	-	-	-	1,064,046	1,944,807	2,165,081	2,163,970	2,164,189	19,526,840	-
NET CHANGE	-	-	-	-	1,020,154	236,165	10,429	12,980	13,238	(1,292,965)	-
BEGINNING BALANCE	-	-	-	-	-	1,020,154	1,256,318	1,266,747	1,279,727	1,292,965	(0)
ENDING BALANCE	-	-	-	-	1,020,154	1,256,318	1,266,747	1,279,727	1,292,965	(0)	(0)

RENEWAL & REPLACEMENT FUND (Committed by Council Resolution)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
301 Renewal & Replacement Fund-10 Taxes	558,055	558,937	551,429	531,379	528,883	484,385	530,000	530,000	530,000	530,000	530,000
301 Renewal & Replacement Fund-12 Permits, F	-	-	-	-	-	47,668	-	-	-	-	-
301 Renewal & Replacement Fund-15 Miscellan	3,139	2,233	13,906	176,445	137,732	151,968	146,200	135,797	143,891	162,499	180,930
301 Renewal & Replacement Fund-17 Transfers	2,064,000	900,000	1,052,025	3,400,000	3,600,000	4,000,000	4,500,000	4,500,000	3,500,000	2,500,000	2,200,000
Total Cash In	2,625,194	1,461,170	1,617,360	4,107,823	4,266,615	4,684,021	5,176,200	5,165,797	4,173,891	3,192,499	2,910,930
301 Renewal & Replacement Fund-22 Operating	-	-	0	2	1	-	30	30	30	30	30
301 Renewal & Replacement Fund-25 Capital Ou	1,719,072	963,379	1,265,843	3,910,898	3,012,069	5,210,237	3,827,127	4,895,949	3,553,622	2,578,090	2,966,758
301 Renewal & Replacement Fund-26 Transfers	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	1,719,072	963,379	1,265,843	3,910,900	3,012,070	5,210,237	3,827,157	4,895,979	3,553,652	2,578,120	2,966,788
NET CHANGE	906,122	497,790	351,517	196,923	1,254,545	(526,216)	1,349,043	269,817	620,239	614,379	(55,858)
BEGINNING BALANCE	496,839	1,402,960	1,900,750	2,252,268	2,449,191	3,703,735	3,177,519	4,526,562	4,796,379	5,416,618	6,030,997
ENDING BALANCE	1,402,960	1,900,750	2,252,268	2,449,191	3,703,735	3,177,519	4,526,562	4,796,379	5,416,618	6,030,997	5,975,138

CAPITAL GRANTS (Restricted by Grant Agreements)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
305 Capital Grant Fund-11 Intergovermental Rev	4,998,056	2,081,982	11,783,845	687,600	796,736	10,897,719	-	-	-	-	-
305 Capital Grant Fund-15 Miscellaneous Reven	53	28,713	157	859	681	50,000	-	-	-	-	-
305 Capital Grant Fund-16 Other Sources	-	-	313,978	-	-	-	-	-	-	-	-
305 Capital Grant Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	4,998,110	2,110,695	12,097,980	688,458	797,417	10,947,719	-	-	-	-	-
305 Capital Grant Fund-22 Operating Expenses	-	-	-	27,500	7	478,097	-	-	-	-	-
305 Capital Grant Fund-24 Debt Service	-	-	210,305	100,380	-	-	-	-	-	-	-
305 Capital Grant Fund-25 Capital Outlay	5,059,427	2,251,591	11,684,078	562,354	898,565	10,442,986	-	-	-	-	-
305 Capital Grant Fund-26 Transfers Out	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	5,059,427	2,251,591	11,894,382	690,234	898,572	10,921,083	-	-	-	-	-
NET CHANGE	(61,318)	(140,896)	203,598	(1,776)	(101,155)	26,636	-	-	-	-	-
BEGINNING BALANCE	26,762	26,815	(127,303)	76,295	74,519	(26,635)	0	0	0	0	0
ENDING BALANCE	(34,556)	(114,081)	76,295	74,519	(26,635)	0	0	0	0	0	0

Gas Tax #2 (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
306 Gas Tax#2 Fund-10 Taxes	235,580	247,687	244,619	234,112	225,519	215,653	239,300	246,500	253,900	261,500	269,300
306 Gas Tax#2 Fund-15 Miscellaneous Revenues	330	580	5,122	34,565	38,648	26,360	41,000	42,200	43,400	44,700	46,000
306 Gas Tax#2 Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	235,910	248,267	249,741	268,677	264,167	242,012	280,300	288,700	297,300	306,200	315,300
306 Gas Tax#2 Fund-22 Operating Expenses	-	-	0	4,158	1	1	15	15	15	15	15
306 Gas Tax#2 Fund-25 Capital Outlay	-	-	3,790	261,034	16,556	-	-	-	-	-	-
306 Gas Tax#2 Fund-26 Transfers Out	-	-	-	-	260,000	271,123	281,347	281,357	281,402	1,232,826	-
Total Cash Out	-	-	3,790	265,192	276,556	271,124	281,362	281,372	281,417	1,232,841	15
NET CHANGE	235,910	248,267	245,951	3,484	(12,389)	(29,112)	(1,062)	7,328	15,883	(926,641)	315,285
BEGINNING BALANCE	197,933	433,843	682,110	928,061	931,545	919,156	890,044	888,982	896,310	912,193	(14,448)
ENDING BALANCE	433,843	682,110	928,061	931,545	919,156	890,044	888,982	896,310	912,193	(14,448)	300,837

ELECTRIC FRANCHISE ends 2051 (Restricted by City Ordinance)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
307 Electric Franchise For Undergrounding-12 P	-	793,559	1,003,666	907,658	923,578	795,249	930,000	930,000	930,000	930,000	930,000
307 Electric Franchise For Undergrounding-15 M	-	43	7,898	59,955	108,189	95,692	114,700	103,625	120,868	138,627	46,541
307 Electric Franchise For Undergrounding-17 T	-	-	-	-	765,054	-	-	-	-	-	-
Total Cash In	-	793,602	1,011,564	967,613	1,796,820	890,941	1,044,700	1,033,625	1,050,868	1,068,627	976,541
307 Electric Franchise For Undergrounding-22 O	-	-	0	12	1	-	15	15	15	15	15
307 Electric Franchise For Undergrounding-25 C	-	-	-	765,054	97,500	908,000	-	-	-	-	-
307 Electric Franchise For Undergrounding-26 T	-	-	-	-	361,276	460,405	458,812	458,828	458,901	4,138,150	-
Total Cash Out	-	-	0	765,065	458,777	1,368,405	458,827	458,843	458,916	4,138,165	15
NET CHANGE	-	793,602	1,011,563	202,548	1,338,043	(477,464)	585,873	574,782	591,952	(3,069,538)	976,526
BEGINNING BALANCE	-	-	793,602	1,805,165	2,007,713	3,345,756	2,868,292	3,454,165	4,028,947	4,620,899	1,551,361
ENDING BALANCE	-	793,602	1,805,165	2,007,713	3,345,756	2,868,292	3,454,165	4,028,947	4,620,899	1,551,361	2,527,887

PUBLIC SAFETY IMPACT FEE (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
310 Police Impact Fee Fund-12 Permits, Fees, &	5,756	1,278	6,265	1,792	1,865	2,702	1,900	1,900	1,900	1,900	1,900
310 Police Impact Fee Fund-15 Miscellaneous Re	19	15	75	337	629	924	700	757	836	918	1,002
310 Police Impact Fee Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	5,775	1,293	6,341	2,129	2,493	3,626	2,600	2,657	2,736	2,818	2,902
310 Police Impact Fee Fund-22 Operating Expen	-	-	0	11	11	11	15	15	15	15	15
310 Police Impact Fee Fund-25 Capital Outlay	-	7,500	-	-	-	-	-	-	-	-	-
310 Police Impact Fee Fund-26 Transfers Out	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	-	7,500	0	11	11	11	15	15	15	15	15
NET CHANGE	5,775	(6,207)	6,340	2,118	2,483	3,615	2,585	2,642	2,721	2,803	2,887
BEGINNING BALANCE	8,521	14,296	8,090	14,430	16,549	19,031	22,646	25,231	27,873	30,594	33,397
ENDING BALANCE	14,296	8,090	14,430	16,549	19,031	22,646	25,231	27,873	30,594	33,397	36,284

MOBILITY FEE (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
311 Transportation Impact Fee Fund-12 Permits	425,970	92,400	331,669	131,989	127,393	156,998	135,200	139,300	143,500	147,800	152,200
311 Transportation Impact Fee Fund-15 Miscella	(940)	1,853	9,588	63,691	74,831	60,120	79,400	38,337	43,666	49,280	55,191
311 Transportation Impact Fee Fund-17 Transfe	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	425,031	94,253	341,257	195,679	202,224	217,118	214,600	177,637	187,166	197,080	207,391
311 Transportation Impact Fee Fund-22 Operati	-	-	0	1	1	1	30	30	30	30	30
311 Transportation Impact Fee Fund-25 Capital	765,570	348,393	226,873	34,952	18,209	1,143,278	-	-	-	-	-
311 Transportation Impact Fee Fund-26 Transfe	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	765,570	348,393	226,874	34,953	18,210	1,143,279	30	30	30	30	30
NET CHANGE	(340,540)	(254,140)	114,384	160,726	184,014	(926,161)	214,570	177,607	187,136	197,050	207,361
BEGINNING BALANCE	2,119,890	1,762,568	1,530,378	1,644,762	1,805,488	1,989,502	1,063,341	1,277,911	1,455,518	1,642,654	1,839,704
ENDING BALANCE	1,779,351	1,508,428	1,644,762	1,805,488	1,989,502	1,063,341	1,277,911	1,455,518	1,642,654	1,839,704	2,047,065

LIBRARY IMPACT FEE (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
312 Library Impact Fee Fund-12 Permits, Fees, &	38,286	9,298	50,570	9,323	10,838	7,552	11,500	11,800	12,200	12,600	13,000
312 Library Impact Fee Fund-15 Miscellaneous F	332	212	1,393	9,740	11,750	8,171	12,500	8,680	9,294	9,939	10,614
312 Library Impact Fee Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	38,618	9,510	51,963	19,063	22,588	15,723	24,000	20,480	21,494	22,539	23,614
312 Library Impact Fee Fund-22 Operating Expe	-	-	0	11	1	1	15	15	15	15	15
312 Library Impact Fee Fund-25 Capital Outlay	-	2,542	-	-	24,185	25,358	-	-	-	-	-
Total Cash Out	-	2,542	0	11	24,186	25,358	15	15	15	15	15
NET CHANGE	38,618	6,968	51,962	19,051	(1,598)	(9,635)	23,985	20,465	21,479	22,524	23,599
BEGINNING BALANCE	159,994	198,611	205,580	257,542	276,594	274,996	265,360	289,345	309,811	331,290	353,814
ENDING BALANCE	198,611	205,580	257,542	276,594	274,996	265,360	289,345	309,811	331,290	353,814	377,413

PARKS IMPACT FEE (Restricted by State Statute)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
313 Park Impact Fee Fund-12 Permits, Fees, & S	120,162	29,629	64,869	28,025	32,463	19,112	34,400	35,400	36,500	37,600	38,700
313 Park Impact Fee Fund-15 Miscellaneous Rev	5,979	468	2,679	18,090	20,683	13,871	21,900	16,653	18,215	19,856	21,579
313 Park Impact Fee Fund-17 Transfers In	-	-	-	-	-	-	-	-	-	-	-
Total Cash In	126,141	30,097	67,548	46,115	53,146	32,983	56,300	52,053	54,715	57,456	60,279
313 Park Impact Fee Fund-22 Operating Expense	-	-	0	11	1	1	15	15	15	15	15
313 Park Impact Fee Fund-25 Capital Outlay	68,157	87,145	(1,622)	7,497	98,772	-	-	-	-	-	-
313 Park Impact Fee Fund-26 Transfers Out	-	-	-	-	-	-	-	-	-	-	-
Total Cash Out	68,157	87,145	(1,622)	7,509	98,772	1	15	15	15	15	15
NET CHANGE	57,984	(57,049)	69,170	38,607	(45,626)	32,983	56,285	52,038	54,700	57,441	60,264
BEGINNING BALANCE	410,562	467,311	403,697	472,867	511,473	465,847	498,830	555,115	607,154	661,853	719,294
ENDING BALANCE	468,546	410,263	472,867	511,473	465,847	498,830	555,115	607,154	661,853	719,294	779,558

ITEM # 2026-458

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: D.

TO: City Council

THRU: Larry Jones , City Manager

FROM: Larry Jones , City Manager

DATE: January 28, 2026

SUBJECT: Destin's Core Values: Prioritized Strategic Goals

I. BACKGROUND:

II. DISCUSSION:

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:

IV. RECOMMENDED MOTION:

Attachments:

1. 2024 Strategic Plan Poster
2. 2024 Strategic Plan Poster

ADOPTED CONDENSED DESTIN STRATEGIC PLAN SUMMARY FOR FISCAL YEAR 2024

VISION 2035:

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.

PRIORITIZED CUSTOMERS:

YEAR-ROUND CITY OF DESTIN RESIDENTS
CITY OF DESTIN-BASED BUSINESSES
CITY OF DESTIN VISITORS

DESTIN'S CORE VALUES:

Respect, Teamwork, Stewardship, Integrity, Professionalism and Transparency

PRIORITIZED STRATEGIC GOALS

I. Financially sound city providing service excellence
II. Enhanced quality of life and safety for families
III. Economic development and revitalization
IV. Effective, efficient and aesthetically pleasing infrastructure
V. Improve mobility and connectivity
VI. A green and sustainable environment
VII. Offer livable wages and benefits to attract and maintain a high caliber, qualified staff

SECTION 1: COUNCIL OBJECTIVES FY2024 - 2029

COUNCIL'S CRITICAL PRIORITIES:

1.1 Work with stakeholders to pursue the Destin City Center; Phase 1 Feasibility Study (II., III.) (OPR: CD)
1.2 Public Waterfront acquisition initiative; Acquire property at the foot of the Marler Bridge (II., IV., V.) (OPR: GPC)
1.3 Underground Utilities; Begin Phase 1 (II., IV., VI.) (OPR: GPC)
1.4 Stahlman and US 98 pedestrian vehicle improvement concepts in cooperation with FDOT (II., V.) (OPR: CD/ENG)
1.5 Pedestrian access concepts under the Marler Bridge (II., V.) (OPR: CD/ENG)
1.6 Two–lane Crosstown Connector Beach to Benning; Phase 1 (II., V.) (OPR: CD/GPC)
1.7 Improve parking, explore options (i.e., parking garage, surface parking), (V.) (OPR: PW, CD)
1.8 Annexation of unincorporated enclaves (I.) (OPR: CD/CMO)

COUNCIL'S IMPORTANT PRIORITIES:

1.9 Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations (OPR: PR)

COUNCIL'S DESIRABLE PRIORITIES:

1.10 Support for regional Transit and Ferry systems (V.) (OPR: GPC)
1.11 City Marina (Phase 1 Feasibility Study) (III, V.) (OPR: CD)
1.12 Support Beach Re-nourishment, planning/scheduling in partnership with the County/State (II., VI.) (OPR: CD)
1.13 Support regional workforce housing initiatives (CD)

ADOPTED CONDENSED DESTIN STRATEGIC PLAN SUMMARY FOR FISCAL YEAR 2024

SECTION 2: MANAGEMENT OBJECTIVES FY2024

2.1 Keep resources (Staff, Time, Money) aligned with the adopted Strategic Plan and the adopted budget when asked/directed to reprioritize tasks and/or projects
2.2 Research/track grants and other funding sources for current and future projects (CM)
2.3 Develop and implement process improvements for consistent application of policies and procedures
2.4 Improve communication and information sharing with Council/Public/Staff (PIO)
2.5 Ensure volunteer committees complete their workplans and obtain council approval for each (CLK)
2.6 Review and update departmental Key Functions/Services annually, by the month of December
2.7 Receive an "unmodified" (good) audit opinion for annually (FIN)
2.8 Implement Council approved Harbor Capacity Study recommendations by established due date (CD)
2.9 Establish Independent Park Foundation to assist City with acquisitions, renovations and maintenance (P&R)
2.10 Work with the County/State to have derelict vessels removed within 120 days of reporting (CMO)

SECTION 3: MANAGEMENT IN PROGRESS FY24-29

3.1 Memorialize institutional knowledge OPR: HR (I.)
3.2 Plan for renewal and replacement of city facilities and infrastructure OPR: PW (I., IV.)
3.3 Monitor & Manage current grant & funding awards OPR: GPC (I.)
3.4 Find and secure new funding opportunities for city services and city projects OPR: GPC (I.)
3.5 Complete Land Development Code (LDC) revisions OPR: CD (I.)
3.6 Develop/Implement Wayfinding Program; Improve the City's gateways OPR: CD (II., IV.)
3.7 Provide orientation and key training to Board and Committee members OPR: CLK (I.)
3.8 Improve sidewalks (install missing sections, improve user safety, wider, more walkable) OPR: PW, CD (II., IV.)
3.9 Redevelopment (Update CRA's Master Plans) OPR: CD (III.)
3.10 Re-establish Environmental Committee OPR: Code (VI.)

SECTION 4: MAJOR PROJECTS FY 2024-2029

4.1 Evaluate and Manage COMPASS software (In Progress)
4.2 Harbor Capacity Study (USACE) (Phase 2) (III., VI.)
4.3 Impact Fee Study (In Progress) (I., II., III., IV., V., VI.)
4.4 Building Permit Fee Study (In Progress) (I.)
4.5 Develop and implement the Mobility Plan and associated Fees (In Progress) (I., II., V.)
4.6 Update Business Tax Receipts (BTR) Fee Schedule and processes (In Progress) (I.)
4.7 Pickleball Courts: Complete design and construct. (In Progress) (II., VI.)
4.8 FDOT Median Improvement project (In Progress) (IV.)
4.9 Norriego Point Park improvements Phase III - Recreation Components (Pending GSD Roadway extension)
4.10 Renovate Clement Taylor Park (Pending UST authorization to proceed) (II., VI.)
4.11 Redevelop Joe's Bayou Recreation Area (In Progress) (II., VI.)
4.12 Continuity of streetlights/Conversion to LEDS (In Progress) (II., VI.)
4.13 Implement prioritized stormwater improvements based on the Stormwater Master Plan (In Progress) (II., V., VI.)
4.14 Linear Trail/Sun Trail: (In partnership with FPL) Secure additional funding, complete design, secure required easements, construct Phase 1 trail from Mattie Kelly Blvd to 98 Palms (In Progress) (II., VI.)
4.15 Research Stormwater Utility options and Funding (II., III., VI.)
4.16 Undergrounding of utilities (In Progress) (II., III., IV.)
4.17 Provide safe pedestrian access to the harbor from the north side of Highway 98 (In Progress) (II., III., V.)
4.18 Complete Beach to Benning portion of the Crosstown Connector (In Progress) (II., IV., V.)
4.19 Complete improvements to the Shore at Crystal Beach Park & Tarpon Park (In Progress) (II., VI.)

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SECTION 4: MAJOR PROJECTS FY 2024-2029

4.1 Evaluate and Manage COMPASS software (In Progress)
4.2 Harbor Capacity Study (USACE) (Phase 2) (III., VI.)
4.3 Impact Fee Study (In Progress) (I., II., III., IV., V., VI.)
4.4 Building Permit Fee Study (In Progress) (I.)
4.5 Develop and implement the Mobility Plan and associated Fees (In Progress) (I., II., V.)
4.6 Update Business Tax Receipts (BTR) Fee Schedule and processes (In Progress) (I.)
4.7 Pickleball Courts: Complete design and construct. (In Progress) (II., VI.)
4.8 FDOT Median Improvement project (In Progress) (IV.)
4.9 Norriego Point Park improvements Phase III - Recreation Components (Pending GSD Roadway extension)
4.10 Renovate Clement Taylor Park (Pending UST authorization to proceed) (II., VI.)
4.11 Redevelop Joe's Bayou Recreation Area (In Progress) (II., VI.)
4.12 Continuity of streetlights/Conversion to LEDS (In Progress) (II., VI.)
4.13 Implement prioritized stormwater improvements based on the Stormwater Master Plan (In Progress) (II., V., VI.)
4.14 Linear Trail/Sun Trail: (In partnership with FPL) Secure additional funding, complete design, secure required easements, construct Phase 1 trail from Mattie Kelly Blvd to 98 Palms (In Progress) (II., VI.)
4.15 Research Stormwater Utility options and Funding (II., III., VI.)
4.16 Undergrounding of utilities (In Progress) (II., III., IV.)
4.17 Provide safe pedestrian access to the harbor from the north side of Highway 98 (In Progress) (II., III., V.)
4.18 Complete Beach to Benning portion of the Crosstown Connector (In Progress) (II., IV., V.)
4.19 Complete improvements to the Shore at Crystal Beach Park & Tarpon Park (In Progress) (II., VI.)

ITEM # 2026-317

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: D.

TO: City Council

THRU: Larry Jones , City Manager

FROM: Larry Jones , City Manager

DATE: January 28, 2026

SUBJECT: 1) Amend Strategic Goal No. 6 (Councilmember Bagby's visioning item)

I. BACKGROUND: During the visioning session on January 23, 2026, Councilmember Bagby formally requested that the following item be placed on the agenda for the next regular council meeting, at which time he intends to make the following motion: Motion to Amend Strategic Goal No. 6. Change the title to "Promote and protect our natural environment."

II. DISCUSSION:

DESTIN'S CORE VALUES:

Respect, Teamwork, Stewardship, Integrity, Professionalism and

PRIORITIZED STRATEGIC GOALS

I. Financially sound city providing service excellence
II. Enhanced quality of life and safety for families
III. Economic development and revitalization
IV. Effective, efficient and aesthetically pleasing infrastructure
V. Improve mobility and connectivity
VI. A green and sustainable environment
VII. Offer livable wages and benefits to attract and maintain a high caliber, qualif

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:

IV. RECOMMENDED MOTION: Motion to Amend Strategic Goal No. 6. Change the title to "Promote and protect our natural environment."

Attachments:

1. 2024 Strategic Plan Poster_Goal 6 highlighted

ADOPTED CONDENSED DESTIN STRATEGIC PLAN SUMMARY FOR FISCAL YEAR 2024

VISION 2035:

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.

PRIORITIZED CUSTOMERS:

YEAR-ROUND CITY OF DESTIN RESIDENTS
CITY OF DESTIN-BASED BUSINESSES
CITY OF DESTIN VISITORS

DESTIN'S CORE VALUES:

Respect, Teamwork, Stewardship, Integrity, Professionalism and Transparency

PRIORITIZED STRATEGIC GOALS

I. Financially sound city providing service excellence
II. Enhanced quality of life and safety for families
III. Economic development and revitalization
IV. Effective, efficient and aesthetically pleasing infrastructure
V. Improve mobility and connectivity
VI. A green and sustainable environment
VII. Offer livable wages and benefits to attract and maintain a high caliber, qualified staff

SECTION 1: COUNCIL OBJECTIVES FY2024 - 2029

COUNCIL'S CRITICAL PRIORITIES:

1.1 Work with stakeholders to pursue the Destin City Center; Phase 1 Feasibility Study (II., III.) (OPR: CD)
1.2 Public Waterfront acquisition initiative; Acquire property at the foot of the Marler Bridge (II., IV., V.) (OPR: GPC)
1.3 Underground Utilities; Begin Phase 1 (II., IV., VI.) (OPR: GPC)
1.4 Stahlman and US 98 pedestrian vehicle improvement concepts in cooperation with FDOT (II., V.) (OPR: CD/ENG)
1.5 Pedestrian access concepts under the Marler Bridge (II., V.) (OPR: CD/ENG)
1.6 Two–lane Crosstown Connector Beach to Benning; Phase 1 (II., V.) (OPR: CD/GPC)
1.7 Improve parking, explore options (i.e., parking garage, surface parking), (V.) (OPR: PW, CD)
1.8 Annexation of unincorporated enclaves (I.) (OPR: CD/CMO)

COUNCIL'S IMPORTANT PRIORITIES:

1.9 Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations (OPR: PR)

COUNCIL'S DESIRABLE PRIORITIES:

1.10 Support for regional Transit and Ferry systems (V.) (OPR: GPC)
1.11 City Marina (Phase 1 Feasibility Study) (III, V.) (OPR: CD)
1.12 Support Beach Re-nourishment, planning/scheduling in partnership with the County/State (II., VI.) (OPR: CD)
1.13 Support regional workforce housing initiatives (CD)

ADOPTED CONDENSED DESTIN STRATEGIC PLAN SUMMARY FOR FISCAL YEAR 2024

SECTION 2: MANAGEMENT OBJECTIVES FY2024

2.1 Keep resources (Staff, Time, Money) aligned with the adopted Strategic Plan and the adopted budget when asked/directed to reprioritize tasks and/or projects
2.2 Research/track grants and other funding sources for current and future projects (CM)
2.3 Develop and implement process improvements for consistent application of policies and procedures
2.4 Improve communication and information sharing with Council/Public/Staff (PIO)
2.5 Ensure volunteer committees complete their workplans and obtain council approval for each (CLK)
2.6 Review and update departmental Key Functions/Services annually, by the month of December
2.7 Receive an "unmodified" (good) audit opinion for annually (FIN)
2.8 Implement Council approved Harbor Capacity Study recommendations by established due date (CD)
2.9 Establish Independent Park Foundation to assist City with acquisitions, renovations and maintenance (P&R)
2.10 Work with the County/State to have derelict vessels removed within 120 days of reporting (CMO)

SECTION 3: MANAGEMENT IN PROGRESS FY24-29

3.1 Memorialize institutional knowledge OPR: HR (I.)
3.2 Plan for renewal and replacement of city facilities and infrastructure OPR: PW (I., IV.)
3.3 Monitor & Manage current grant & funding awards OPR: GPC (I.)
3.4 Find and secure new funding opportunities for city services and city projects OPR: GPC (I.)
3.5 Complete Land Development Code (LDC) revisions OPR: CD (I.)
3.6 Develop/Implement Wayfinding Program; Improve the City's gateways OPR: CD (II., IV.)
3.7 Provide orientation and key training to Board and Committee members OPR: CLK (I.)
3.8 Improve sidewalks (install missing sections, improve user safety, wider, more walkable) OPR: PW, CD (II., IV.)
3.9 Redevelopment (Update CRA's Master Plans) OPR: CD (III.)
3.10 Re-establish Environmental Committee OPR: Code (VI.)

SECTION 4: MAJOR PROJECTS FY 2024-2029

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4.19 Complete improvements to the Shore at Crystal Beach Park & Tarpon Park (In Progress) (II., VI.)

City of Destin

Proclamation

Water Conservation Month

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, the State of Florida Water Management Districts and Destin Water Users, Inc. are working together to increase awareness about the importance of water conservation; and

WHEREAS, the City of Destin and the State of Florida have designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida' precious water resources; and

WHEREAS, Destin Water Users, Inc. has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school and citizens can make a difference when it comes to conserving water, and

WHEREAS, every business, industry, school, and citizen can help by saving water and thus promote a healthy economy and community; and

WHEREAS, outdoor irrigation comprises a large portion of water use, Destin Water Users, Inc. will encourage citizens and businesses to focus on improving outdoor irrigation efficiency.

NOW, THEREFORE, I, Bobby Wagner, by virtue of the authority vested in me as Mayor of the City of Destin, do hereby proclaim the month of April as:

Water Conservation Month

The City of Destin, Florida calls upon all residents and businesses to help protect our precious water resources by practicing water-saving measures and increasing awareness of the importance of conservation. In recognition of the 27th year of Water Conservation Month, this year's focus will be on ensuring that outdoor irrigation systems operate efficiently by using properly functioning rain shutoff devices. By making sure these devices are installed, connected, and working as intended, our community can prevent unnecessary watering, reduce waste, and make better use of the rainfall we receive.

SO, DONE THIS 17TH DAY OF APRIL 2026
BY:

_____

Bobby Wagner, Mayor

ITEM # 2026-500

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Presentation
AGENDA OUTLINE NUMBER: 1.B.

TO: City Council

THRU: Larry Jones , City Manager

FROM: Lisa Firth, Parks & Rec Director

DATE:

SUBJECT: Proclamation - Arbor Day Celebration

I. BACKGROUND: This year is our 24th year as a Tree City USA program participant.

II. DISCUSSION: Proclamation

A. Link to Strategic Goals / Objectives: Strategic Goal #6: A green and sustainable environment

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

1. Arbor Day

City of Destin

Proclamation

DESTIN ARBOR DAY

WHEREAS, in 1872, J. Sterling Morton passionately proposed the planting of trees as an act of stewardship, leading to the establishment of Arbor Day—a legacy celebrated now throughout our nation and around the world; and

WHEREAS, Arbor Day's inaugural celebration inspired the planting of more than a million trees, igniting a global movement that continues to grow, transforming our environment and communities; and

WHEREAS, trees are vital guardians of our environment, reducing soil erosion, moderating temperatures, cleansing the air we breathe, and producing life-giving oxygen. They provide essential habitats for countless wildlife species, supporting biodiversity and ecological balance; and

WHEREAS, trees in Destin significantly enhance our quality of life by increasing property values, strengthening the economic vitality of our commercial areas, and beautifying our neighborhoods. They offer shade, tranquility, and a connection to nature that rejuvenates our spirits and uplifts our community; and

WHEREAS, while palm trees are iconic and decorative for our coastal community, they are botanically classified as grasses and provide limited environmental benefits, such as reduced shade, minimal oxygen production, and limited habitat value compared to true tree species;

WHEREAS, our commitment to planting and preserving true trees today will ensure a healthier, more sustainable Destin for generations to come, creating a legacy of environmental stewardship and community pride;

NOW, THEREFORE, I, Bobby Wagner, Mayor of the City of Destin, on behalf of the Destin City Council, passionately proclaim April 24, 2026, as ARBOR DAY IN DESTIN, FLORIDA

SO DONE THIS 7th DAY OF APRIL 2026
By:

_____

Bobby Wagner, Mayor

City of Destin

Proclamation

CHILD ABUSE PREVENTION MONTH

WHEREAS, in April, we take time to raise awareness and strengthen our community's commitment to protect children and support families; and

WHEREAS, every child deserves a safe, stable, and nurturing environment in which to grow and thrive; and

WHEREAS, preventing child abuse and neglect requires the collective effort of families, educators, organizations, and community members; and

WHEREAS, raising awareness and supporting prevention efforts can help protect children and strengthen families.

NOW, THEREFORE, I, Mayor Bobby Wagner, on behalf of the Destin City Council, do hereby proclaim April as ***Child Abuse Prevention Month*** in Destin, Florida, and encourage all residents to work together to ensure every child has a safe and healthy childhood.

SO DONE THIS 7TH DAY OF APRIL 2026
By:

_____
Bobby Wagner, Mayor

ITEM # 2026-507

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Presentation
AGENDA OUTLINE NUMBER: 1.D.

TO: City Council

THRU: Michael Burgess, Public Works Director
Krystal Strickland, Finance Director
Larry Jones , City Manager

FROM: Joe Bodi, Deputy Director, Public Works

DATE: March 11, 2026

SUBJECT: Presentation - Rapid Flashing Beacon Potential Placement - Beach Dr near Sandpiper Cir and at 101 Matthew Blvd

I. BACKGROUND: The PW/PS Committee Chair, Jim Wood, will present the item. PW/PS Committee requests the Council's consideration of rapid flashing beacons at two existing crosswalks. The first crosswalk is located on Beach Dr. near the intersection with Sandpiper Cir. This crosswalk is a mid-block crosswalk across Beach Drive. Beach Drive is a major collector as defined by LDC Article 8.03. Children traveling to Destin Elementary from these neighborhoods would cross here to continue to the elementary school along the existing sidewalk network. This crosswalk is anticipated to become a major crosswalk, with the proximity of the new front entrance of the school renovation, upon completion of construction. Street lighting is present.

The second location is the intersection of 101 Matthew Blvd. This crosswalk is a mid-block configuration crossing Matthew Blvd. Matthew Blvd is a major collector as defined by LDC, Article 8.03. This crosswalk is near the intersection with Emerald Coast Pkwy. Traffic driving north tends to speed up in an attempt to catch the traffic signal. Street lighting is present. The PW/PS Committee reviewed and recommended approval for rapid flashing beacons for both crosswalk locations.

II. DISCUSSION: Both locations would provide additional safety devices for the walking public at these mid-block crosswalks and Beach Dr. provide a safer route for school-aged students and Matthew Blvd would provide safer traveling for the walking public. The committee requests city council consideration of rapid flashing beacons across the collector roads at the identified locations. The cost is approximately $10,000 for each location to provide the rapid flashing beacons. It would be funded by the Public Works and Public Safety

Committee's discretionary funds.

A. Link to Strategic Goals / Objectives: II. Enhanced Quality of Life and Safety for Families

B. Effect on Budget (EOB): The cost is approximately $10,000 for each location (x 2 locations = $20,000) to provide the rapid flashing beacons.

	109.5410.565000 Oka Half Penny-Transportation-Capital Projects Proj: 100063 Safety
FY 26 Adopted Budget*	$ 132,071
Internal Budget Transfers	-
Revised Budget	132,071
Previous Expenses/Encumbrances	(32,071)
Available Program Budget	100,000
This Agreement +(-)	(20,000)
FY 26 Remaining Program Budget	$ 80,000

*FY 26 Adopted Budget includes prior year amounts rolled forward for open PO balances

C. Level of Service (LOS): The LOS provides additional safety to the existing pedestrian system.

D. Legislative Sponsor: N/A

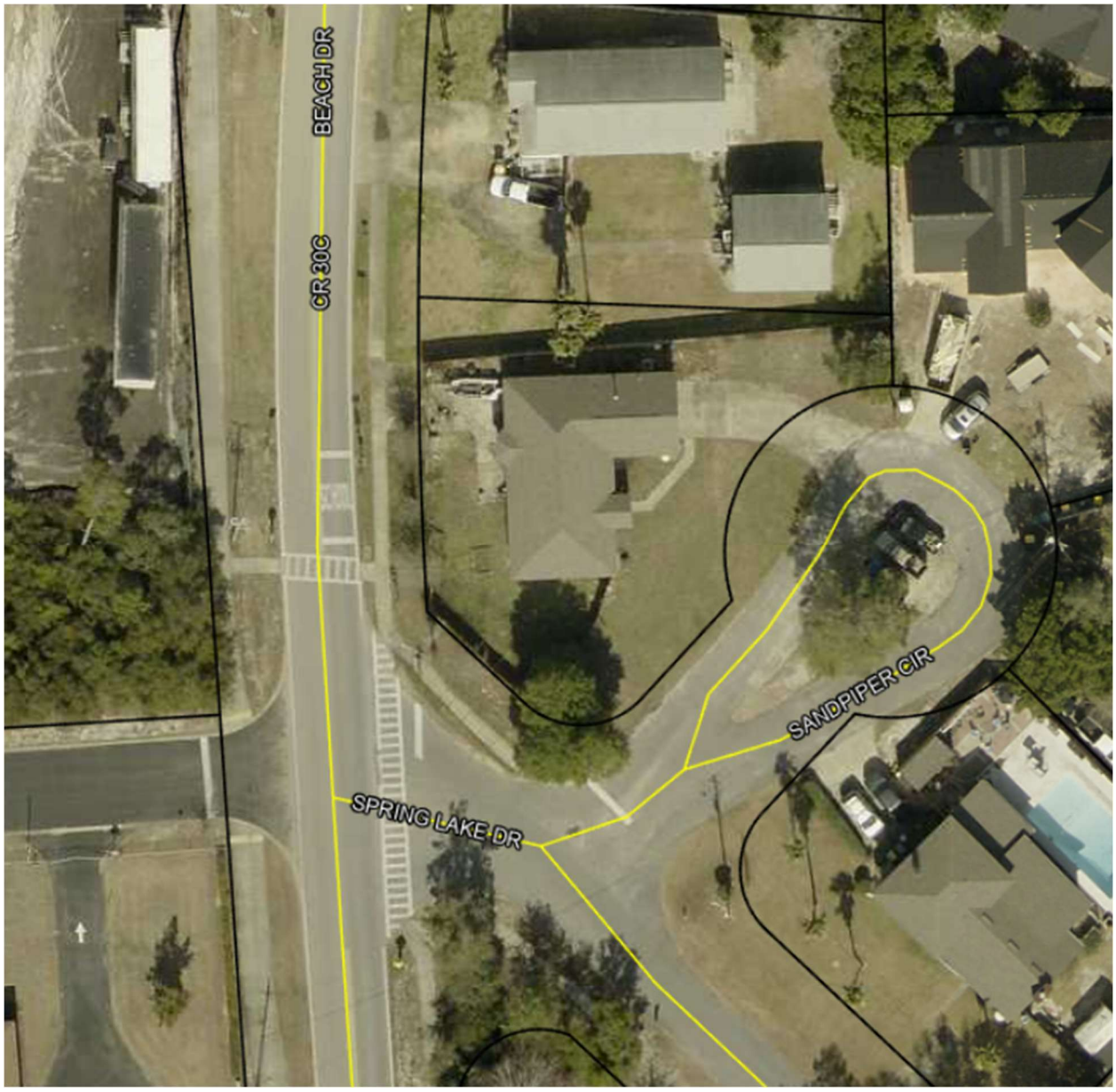
E. Business Impact Statement: N/A

III. CONCLUSION: The rapid flashing beacons provided at both locations would provide additional safety devices for the walking public and provide a safer route for school-aged students.

IV. RECOMMENDED MOTION: I move that City Council approve the Public Works and Public Safety Committee's recommendation for and direct the City Manager to place the rapid flashing beacons at the existing mid-block crosswalks on Beach Dr. near Sandpiper Cir and at 101 Matthew Blvd. It would be funded by the Public Works and Public Safety Committee's discretionary funds.

Attachments:

1. Beach Matthew



Beach Dr near Sandpiper Cir



101 Matthew Blvd

SPEAKER'S FORM

City of Destin Council Meeting

To better serve the community, the City Council requires that all items or requests to be presented before Council be submitted to the City Clerk's Office by **noon on Tuesday of the week prior to the meeting**. Any supporting materials, such as handouts, reports, or PowerPoint presentations, must also be included at that time. This advance submission provides Council members with sufficient opportunity to review your request and make any necessary inquiries, and it allows staff to contact you if additional information is needed or in response to action directed by the Council.

When completing the required submission form, please ensure that all fields marked with an asterisk (*) are filled out. Late or incomplete forms, particularly those missing required information, will not be heard and will instead be deferred to a future meeting pending receipt of all necessary details. Presentations are limited to **five minutes**, and all comments should be directed to the **Mayor**.

The City of Destin appreciates your cooperation and compliance with these guidelines, which help ensure efficient and productive Council meetings.

***** PLEASE PRINT *****

DATE OF REQUEST: 4-1-26 ***COUNCIL MEETING DATE:** 4-7-26

***NAME:** ROBERT K CLIFFORD ***PHONE #:** 760-214-3894

ADDRESS: 74 BARRACUDA ST DESTIN **EMAIL:** ROBERTKCLIFFORD@GMAIL.COM

***TOPIC/ISSUE** ① OVERBUILDING OF RESIDENTIAL SHORT TERM RENTAL STRUCTURES

② CODE COMPLIANCE AND ENFORCEMENT FOR SHORT TERM RENTALS

***HAVE YOU SPOKEN WITH CITY STAFF ABOUT THIS ISSUE? If so, who and when?**

YES, RECENTLY - DINAH, NOELL, JESSE, ETC.

***DESIRED ACTION BY COUNCIL?** ① REDUCE PARKING LIMITS FOR NEW STRS TO LIMIT SCALE OF STRUCTURES

② BOLSTER SUPPORT OF STAFF TO ALLOW LOGICAL SCREENING OF BUILDING PERMITS

③ CONSISTENTLY AND AGGRESSIVELY ENFORCING EXISTING CODE WITH STR LICENSE REVOCATION, CITATIONS, AND FINES.

PRESENTATION MATERIALS ATTACHED? : YES X **NO**____ **# OF PAGES**_____

SEE EMAIL



Sleeps36, GulfView, Firepit, Beach@2min walk, Cart

Entire villa in Destin, Florida
16+ guests · 11 bedrooms · 2[illegible] beds · 12.5 baths

★ 2 reviews

Hosted by Sherrie
3 months hosting

Enjoy the pool and hot tub
Swim or soak at this home.

Self check-in
Check yourself in with the smartlock

Add dates for prices
2 reviews

Check availability


Emergency Contact
850-749-2201
2025
DestinGem.com
host@destingem.com
Occupancy: 24
Parking: 10

Beach@3min walk, Golf cart, Elevator

Highlights

Games
A rare find - enjoy a variety of games available on-site.

Discover nearby landmarks
Close to Destin Commons

11 bedrooms

12+ bathrooms

Sleeps 36

7000 sq ft

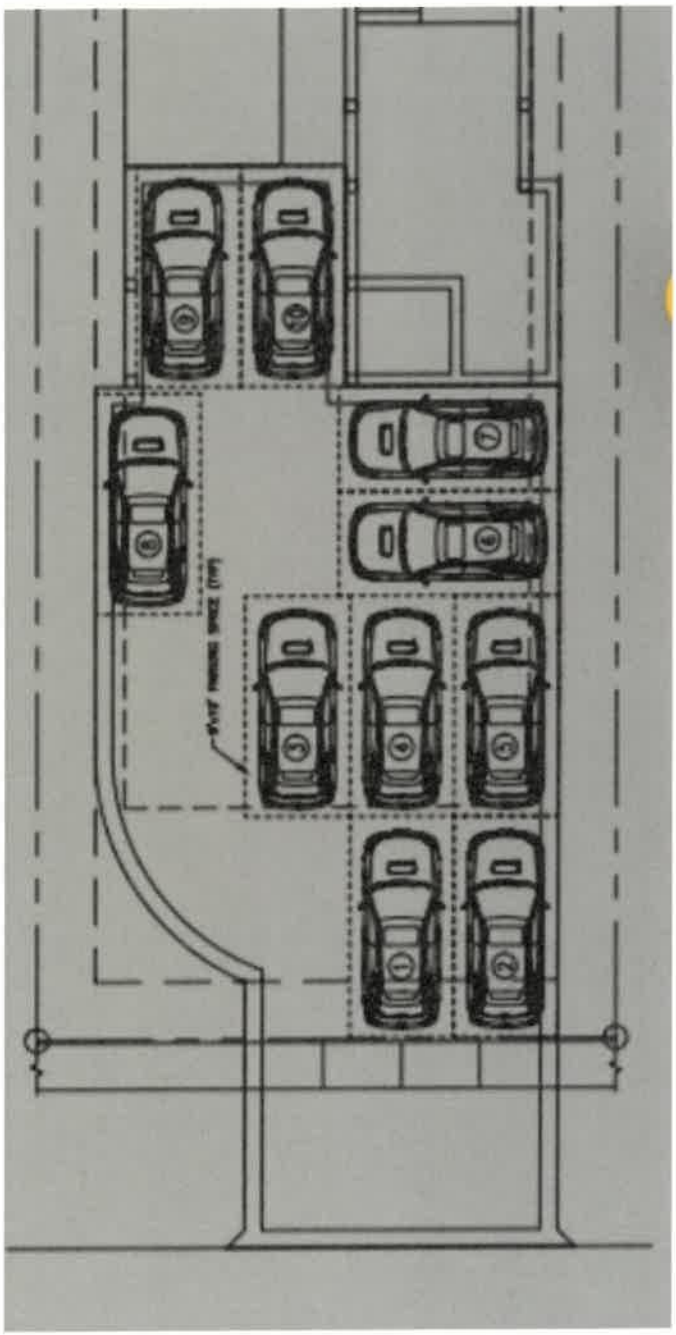
Popular amenities

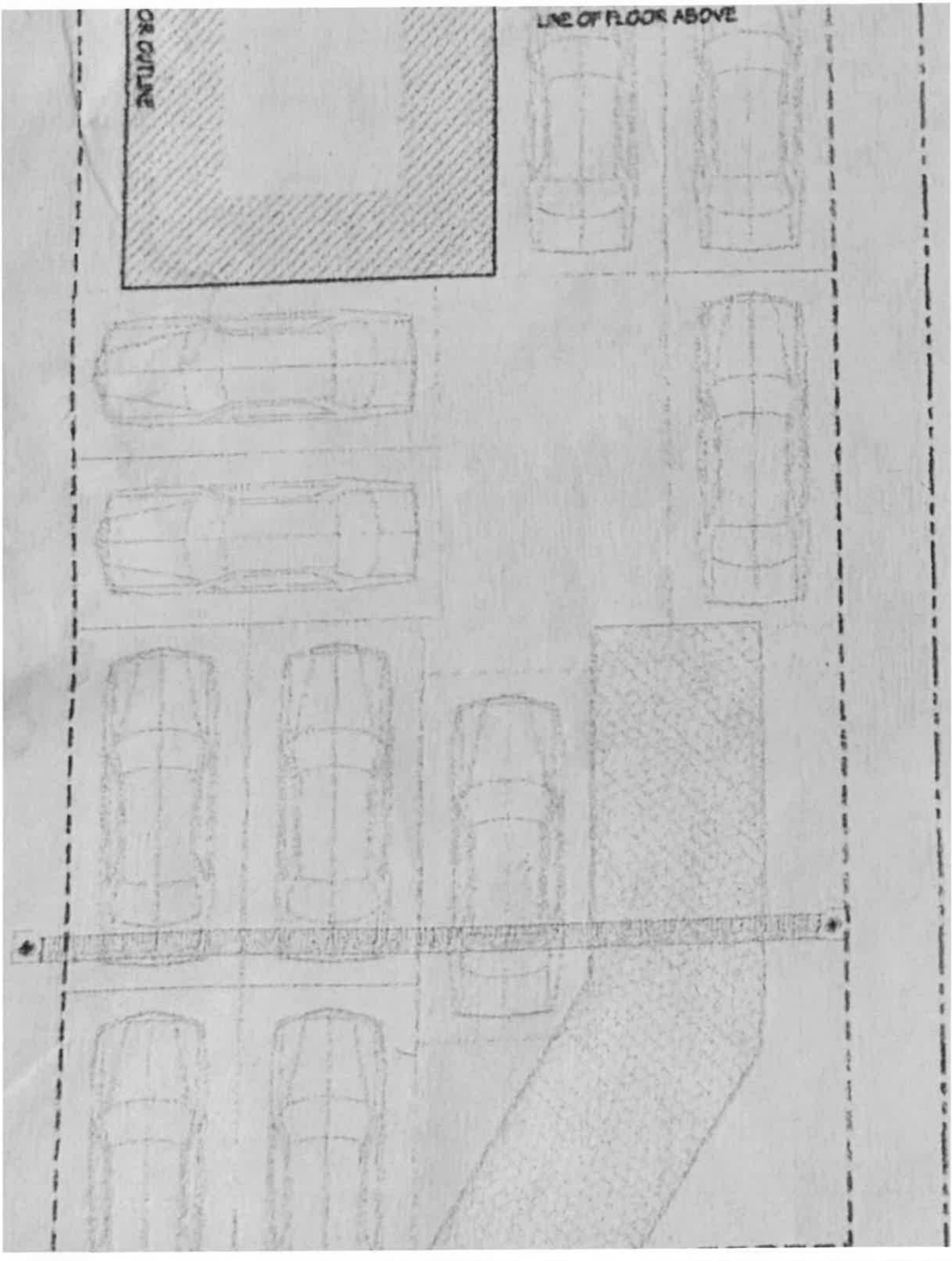
Ocean view

Pool

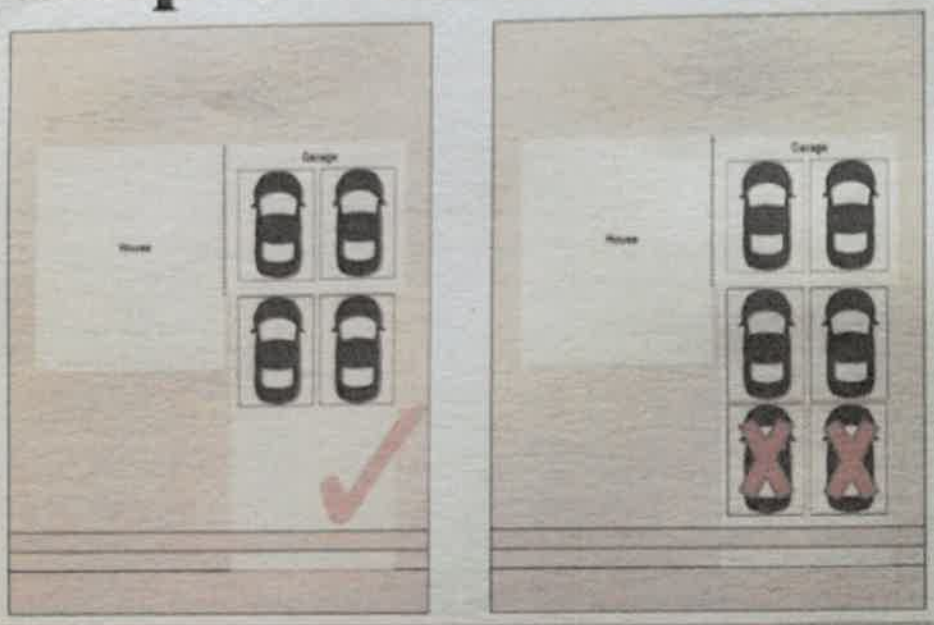
Hot tub

Kitchen


9'x18' PARKING SPACE (TYP.)


LINE OF FLOOR ABOVE

Step Two: *Continued*



Parking Requirements

- Required parking spaces must meet the dimensional requirements of the City's Land Development Code (LDC) Table 8-3
- Short-term rentals must have 1 parking space per bedroom, unless the house was built prior to December 5, 2016, then two total spaces are required
- Parking spaces may not block the sidewalk or be in the right-of-way (ROW)
- Tandem parking is allowed, but no more than two parked cars can be in tandem (See example above)

Bedroom 10

1 king bed



Bedroom 11

4 bunk beds

Liv

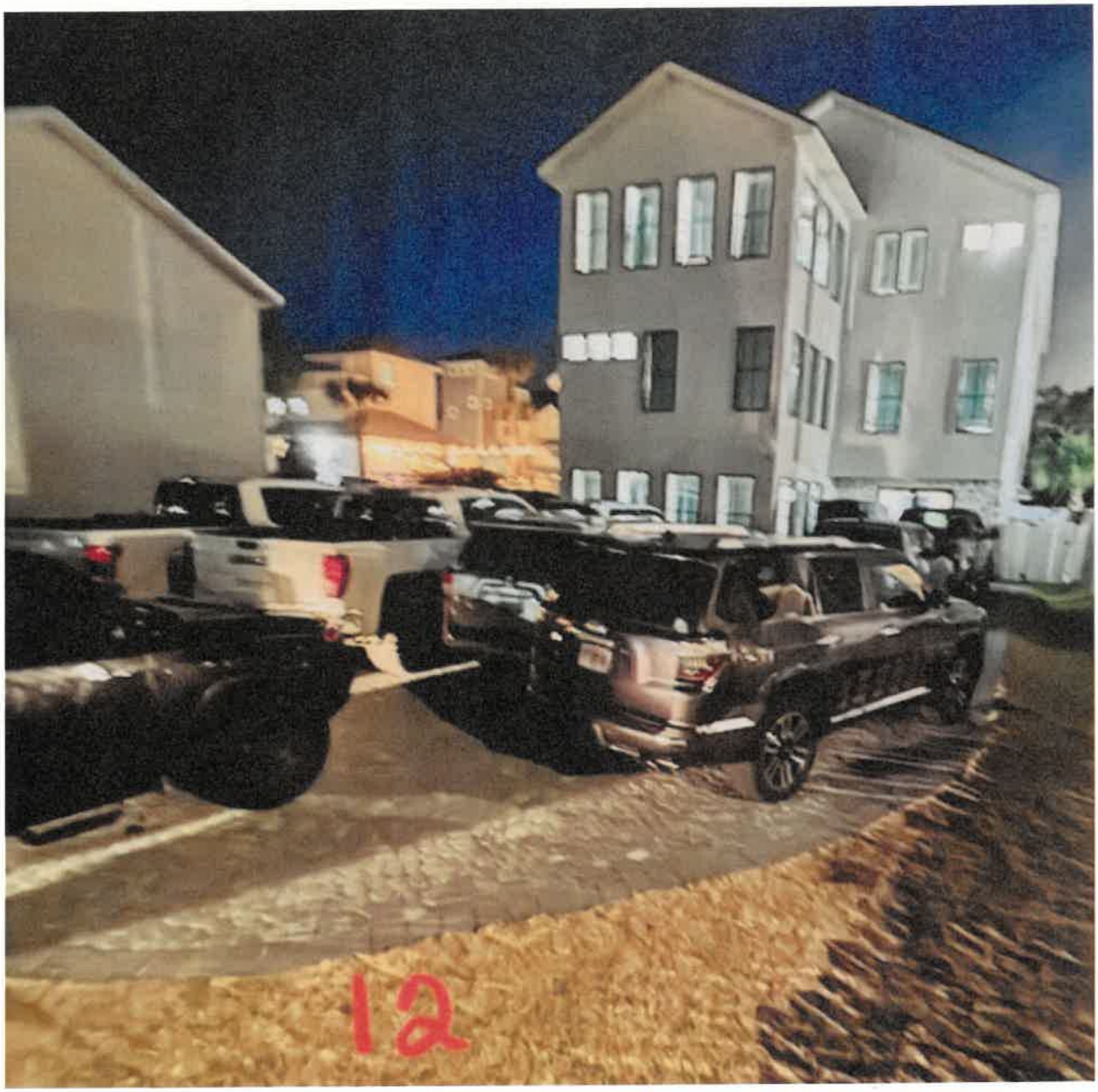
2 s

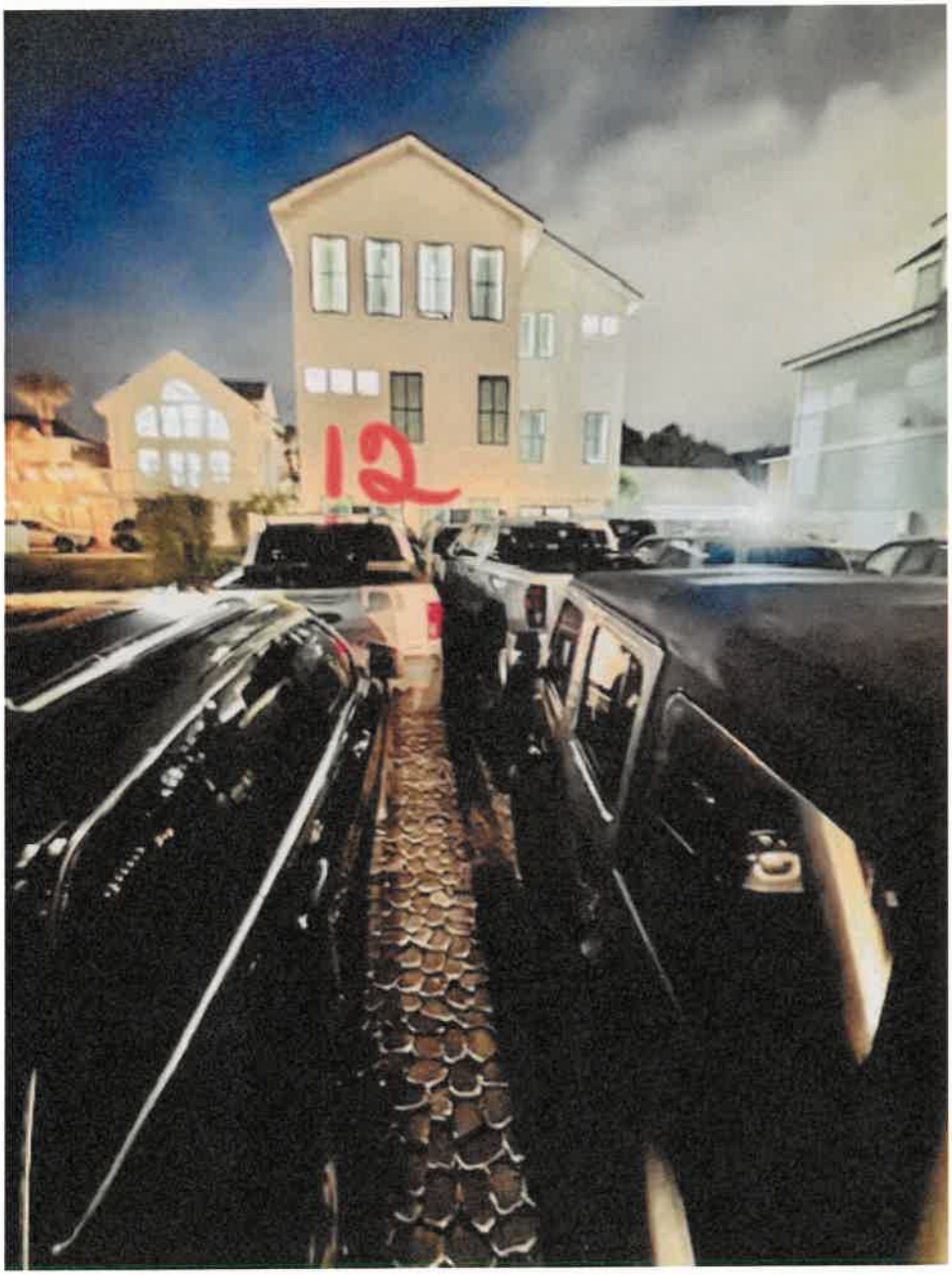
What this place offers

- Shared beach access
- Kitchen
- Wifi
- Dedicated workspace
- Free driveway parking on premises – 13 spaces

Show all 75 amenities




12


12

Bedroom 10
1 king bed

Bedroom 11
4 bunk beds

Liv
2 s

What this place offers

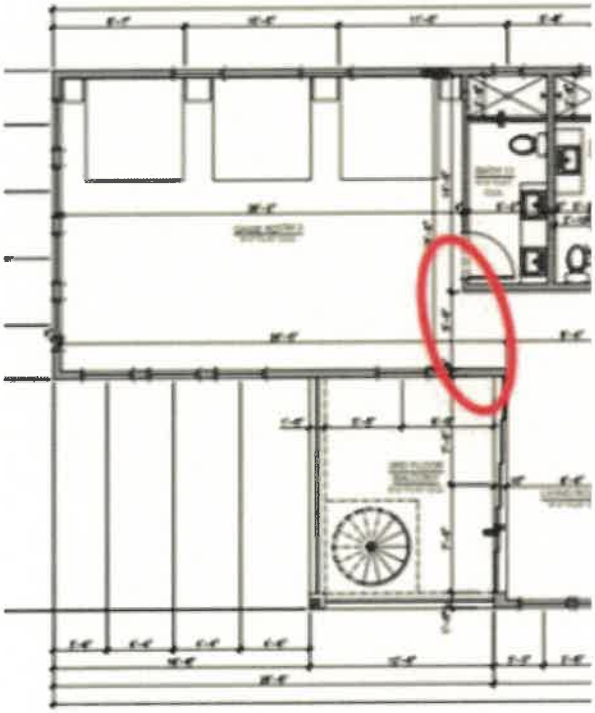
- Shared beach access
- Kitchen
- Wifi
- Dedicated workspace

(d) All marketing and/or advertising for short-term rental units must contain (i) information concerning the occupancy limit of the short-term rental unit, and (ii) the maximum parking available on the property. Advertising for more than the allowable occupancy or allowable parking is prima facie evidence of a violation of the City Code. Further, failure to include such occupancy limits and maximum parking availability is prima facie evidence of a violation of the City Code.

(e) Minimum provisions for short-term rental agreements: Short term rentals shall be rented, leased or occupied pursuant

[redacted]

Crop



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ITEM # 2026-528

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Consent Agenda
AGENDA OUTLINE NUMBER: 3.A.

TO: City Council

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

FROM: Larry Jones , City Manager
Michael Burgess, Public Works Director

DATE: March 12, 2025

SUBJECT: Public Parking Support for Destin's 69th Annual Blessing of the Fleet and Community Fish Fry on Thursday, May 14, 2026

I. BACKGROUND: The Blessing of the Fleet was the catalyst for beginning Destin's Annual Week of Blessings activities. The Destin Week of Blessings Committee and the Immanuel Anglican Church have requested that the city waives the parking fees at the Marler Parking Lot on Harbor Blvd on Thursday, May 14, 2026, beginning at 2:00 PM in support of this long-standing community event, and concluding at the end of the event.

II. DISCUSSION: Immanuel Anglican Church is the event sponsor, but the Church of Destin and the entire community participate in this event. The Blessings of the Fleet Committee will post appropriate signs.

A. Link to Strategic Goals / Objectives: II. Enhanced quality of life and safety for families.

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: The City Council has granted approval to waive the parking fees at the Marler Parking Lot in support of this event annually since 2019.

IV. RECOMMENDED MOTION: I move that the parking fees at the Marler Parking Lot for the 2026 Blessings of the Fleet be waived effective at 2:00 PM on May 14, 2026, through the end of the event.

ITEM # 2026-528

Attachments:

1. 69th ANNUAL (BOF)

IMMANUEL
ANGLICAN CHURCH
POINTING THE WAY TO JESUS
The Rev. Canon Dr. Robert Cornelison, Rector

Consent Agenda Request for the Destin City Council

(Submitted Feb 24, 2026)

Request for Parking Support for Destin's 69th Annual Blessing of the Fleet (BOF) and Community Fish Fry, Ascension Day, Thursday, May 14, 2026.

Whereas: The City of Destin recognizes the importance of maintaining a vibrant and active harbor, and,
Whereas: The City of Destin has always been supportive of its charter fishing fleet and the many commercial seaborne vessels that make their living from the sea and support our many visiting tourists, and,
Whereas: We want to invoke God's continued protection and blessing upon those who make their living from the sea, and,
Whereas: Many participants in the BOF (attendees and vessel participants) are not citizens of Destin and therefore do not have free parking access to the City's Marler parking lot,

Therefore: The Destin Week of Blessings Committee requests the City of Destin continue as an official sponsor of this year's annual Blessing of the Fleet and Community Fish Fry by suspending the city's Marler parking lot fee on Harbor Blvd on Thursday, May 14, 2026, after 2 PM in support of Destin's 69th annual Blessing of the Fleet events.
Therefore: Request the city post signs at the parking lot's two entrances indicating parking will be free after 2 PM on May 14 in support of this year's Blessing of the Fleet.

BOF Date: Thursday, May 14, 2026, 4 pm (always on Ascension Day, 40 days after Easter).
BOF Location: On the docks at the Destin Fishing Fleet Marina, behind Brotula's restaurant.

Blessing of the Fleet Background:

-- The Blessing of the Fleet is Destin's second oldest tradition beginning in May 1958 (second only to the annual Fishing Rodeo).

-- The Blessing of the Fleet was the catalyst for the beginning of Destin's Week of Blessings activities which are now held annually in conjunction with the Blessing of the Fleet.

-- Immanuel Anglican Church is the event sponsor, but the pastors of the "Church of Destin", the entire Destin community, and members of our surrounding communities participate in this event.

Respectfully submitted,

Rev. Canon Dr. Rob Cornelison, Rector
Immanuel Anglican Church
immanuel@iacdestin.org, 850-837-6324

ITEM # 2026-546

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 3.B.

TO: City Council

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

FROM: Robert Tomasek, City Engineer

DATE: 03/25/2026

SUBJECT: Mattie Kelly Outfall - CO # 2

I. BACKGROUND: **RFB 25-13-PW** Mattie Kelly Outfall (Beach Dr Culvert Replacement) is a project to replace the existing undersized culverts with a plate arch structure. This item is for Change Order # 2. Change Order # 1 was previously approved administratively. CO # 1 along with CO # 2 brings the total amount above the city manager's approval authority.

II. DISCUSSION: Attached is Change Order # 2, which will also serve as the final closeout change order for the project. This change order adds fencing to the project that was omitted. It also adds and subtracts pay items to actual quantities placed during the course of the project.

A. Link to Strategic Goals / Objectives: Enhanced quality of life and safety for families

B. Effect on Budget (EOB): The City has a capital grant from FDEP for the Outfall at Mattie Kelly Nature Walk with available budgeted funds.

	305.5380.565000 Grant#500056 State-FDEP-Mattie Kelly
FY 26 Adopted Budget	1,000,000
Previous Expenses/Encumbrances	(577,319)
Available Program Budget	422,681
This Agreement +(-)	(9,959)
FY 26 Remaining Program Budget	$ 412,722

C. Level of Service (LOS): LOS is increased

D. **Legislative Sponsor:**
E. **Business Impact Statement:**

III. CONCLUSION: This change order adds $9,959.39 to the project and will be paid for using the FDEP grant funding.

IV. RECOMMENDED MOTION: I move that city council approve change order # 2 for the Mattie Kelly Outfall project and instruct the city staff and city manager to execute.

Attachments:

1. RFB 25-13-PW CO 2

Engineering Department

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | www.cityofdestin.com
engineering@cityofdestin.com

March 17, 2026

PROJECT NAME: **Mattie Kelly Outfall Project**
CONTRACTOR: **RBM Contracting Services, LLC**
CONTRACT DATE: **December 2, 2025**
PROJECT NO: **25-13-PW**
CHANGE ORDER: **No. 2**

The following changes are hereby made to the Contract Documents:

REF NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
2.1	Pavement Patch / Repair / Overlay	3.33	SY	$ 72.00	$ 239.76
2.2	4" Concrete Sidewalk	31.33	SY	$ 86.00	$ 2,694.38
2.6	6" Thermoplastic Lane Striping	4	LF	$ 6.00	$ 24.00
4.6	Chain Link Fence	1	LS	$ 8,250.00	$ 8,250.00
				TOTAL INCREASE	**$ 11,208.14**

REF NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
2.3	Double Silt Fence	111	LF	$ 11.25	$ 1,248.75
				TOTAL DECREASE	**$ 1,248.75**

I. GENERAL: Change Order No. 2 is necessary to add required fencing between the sidewalk and the headwall; also, to final all bid items to actual quantities.

II. REQUIRED CHANGES & JUSTIFICATION:
Item 4.6 is a new item number. During the course of construction there was reference to removing the existing fence located between the sidewalk and the existing headwall. The plans failed to mention replacing the fence. This fence is required for public safety and ADA. The price is for all equipment, labor and material for erecting the fence. This item is a Lump Sum added item.
See attached the request and price sheet from the contractor for this change order.

Items 2.1, 2.2, 2.6 & 2.3. These items increased or decreased based on the actual quantities of items placed or constructed on site. This change order includes all items to complete job.

III. PAYMENT: Payment due upon acceptance by the City Council & invoiced at end of payment period.

PROJECT NO: **25-13-PW**
CHANGE ORDER: **No. 2**

CHANGE TO CONTRACT PRICE:		**CHANGE TO CONTRACT TIME:**	
Total Increase:	$11,208.14	Additional Days Granted:	0
Total Decrease:	$1,248.75	Previous Days Allowed:	93
Net price change:	**$9,959.39**	**New Contract Days:**	**93**
Current contract amount:	$577,318.65		
New contract amount:	**$587,278.04**		

Recommended By:

_____

Contractor Representative Date
Jared Daigle

_____ _____

Robert C. Tomasek, P.E. Date
City Engineer

Jeffrey Cozadd Date
Project Manager

Accepted By:

_____

Larry Jones Date
City Manager

ITEM SHEET COSTS AS SHOWN

Item:	100	Unit of Measure:	LS
Description:	Chain Link Fence Installation	Bid Quantity:	1.00
Cost Code:		Take-off Quantity:	1.000
Production:	DAYS	Total Man-Hours:	0.00
Hours per Day:	8	Man-Hours per Unit:	0.0000
Alternate:		Units / MH:	0.0000

Item Production

ITEM#	DESCRIPTION	U/M	QTY	Time Units	Time Req'd
100	Chain Link Fence Installation	LS	1.00	0.00 (D)	0.00

Cost Detail for Item 100

R	Code	Description	QTY	U/M	Factor	Rate	Cost
S	CHAINLINK	Chain Link Fence Installation	1.00	LS	1.00	7,500.00	7,500.00

Item Unit Cost: **7,500.00** **Item Total Cost:** **7,500.00**

	Labor	Equipment	Rental Eq	Material	Subcontract	Other
Total:	0.00	0.00	0.00	0.00	7,500.00	0.00
Unit:	0.00	0.00	0.00	0.00	7,500.00	0.00

Bid Data for Item: 100

	Quantity	Bid Unit	Bid Amount	Total Cost	Prof & Ovhd	Windfall
Bid Qty:	1.00	8,250.00	8,250.00	7,500.00	750.00	
Take-off Qty:	1.00	8,250.00	8,250.00	7,500.00	750.00	0.00

ITEM # 2026-580

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Consent Agenda
AGENDA OUTLINE NUMBER: 3.C.

TO: City Council

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

FROM: Sherry Burney, Planner
Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: March 30, 2026

SUBJECT: PZ-2026-50 - 3 Cross Court Residential Marine Construction

I. BACKGROUND:

B&W Services LLC., on behalf of both Bruce A. Ming and Marilyn Ming, has applied for Harbor and Waterways Board review. The proposed project includes the removal of the existing dock and construction of new dock with a boat house, totaling approximately 997 square feet.

The applicant seeks an approval from the City Council for a residential marine construction project, proposing the removal of the existing dock and the construction of a new dock and boat house, totaling approximately 997 square feet, containing the following:

Total Square Feet:	997 SF
Total Number of Piers or Docks:	1
Total Length:	64 LF
Total Slip Density:	1
Located in:	Marler Bayou

II. DISCUSSION:

The applicant is requesting City Council review and approval for a residential marine construction project located at 3 Cross Ct, within Marler Bayou.

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

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

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

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

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

Staff response: *Not applicable.*

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

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

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

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

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

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

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

Staff response: *The proposed dock addition will extend 64 feet (64') waterward from the mean-high water line (MHWL). The dock, as proposed, complies with all applicable dimensional standards and will not exceed the maximum permitted length, as defined by the LDC.*

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

Staff response: *The proposed dock addition will extend 64 feet (64') waterward from the MHWL. The width of Marler Bayou, the waterbody in which this dock is to be constructed, is approximately 360' wide. Twenty percent (20%) of this would provide a maximum length of 72 feet. Therefore, the dock, as proposed, complies with all applicable dimensional standards and is under the maximum permitted length, as defined by the LDC.*

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

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

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

Staff response: *Not applicable.*

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

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

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

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

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

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

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

line, of the lot to which the dock is attached.

Staff response: *Total waterfront footage is approximately 180 LF. Therefore, the proposed dock length of 64 feet (64') is less than the width of the lot at the MHWL.*

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

   Staff response: *Not applicable.*

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

   Staff response: *Not applicable.*

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

Staff response: *The proposed construction would provide for one (1) boat slip. Therefore, this project is compliant with this requirement.*

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

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

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

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

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

Staff response: *Not applicable*

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

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

S. No dock or vessel shall be placed within the 25-foot setback of a property line without

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

Staff response: *No dock or vessel is proposed within 25 feet (25') of any property line.*

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

Staff response: *As proposed, the riparian rights of others are not interfered with.*

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

Staff response: *Not applicable.*

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

Staff response: *Not applicable.*

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

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

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

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

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

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

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

Staff response: *Not applicable.*

Pursuant to ***Section 11.05.03, Land Development Code (LDC),*** all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The

applicant shall be responsible for the condition and repair of permitted docks and failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

PUBLIC COMMENT:
Staff has received no comments from the public to date.

A. Link to Strategic Goals / Objectives: IV. Enhanced quality of life and safety for families.
B. Effect on Budget (EOB): N/A
C. Level of Service (LOS): N/A
D. Legislative Sponsor: N/A
E. Business Impact Statement: N/A

III. CONCLUSION:

The applicant requests the City Council approval for a residential marine construction project located at 3 Cross Ct. Additionally, the applicant provided approval from the Florida Department of Environmental Protection (FDEP), File No.: 0468366-001-EG/46, which also states that no United States Army Corps of Engineers (USACE) review is required.

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

At the regularly scheduled Harbor and Waterways Board (HWB) meeting on Thursday, March 26, 2026, the HWB unanimously recommended City Council review the residential marine construction at 3 Cross Ct.

IV. RECOMMENDED MOTION:

I move that City Council approve the proposed residential marine construction project at 3 Cross Ct, for the removal of the existing dock, and construction of a new residential dock with a boat house, totaling approximately 997 square feet, with the following conditions:

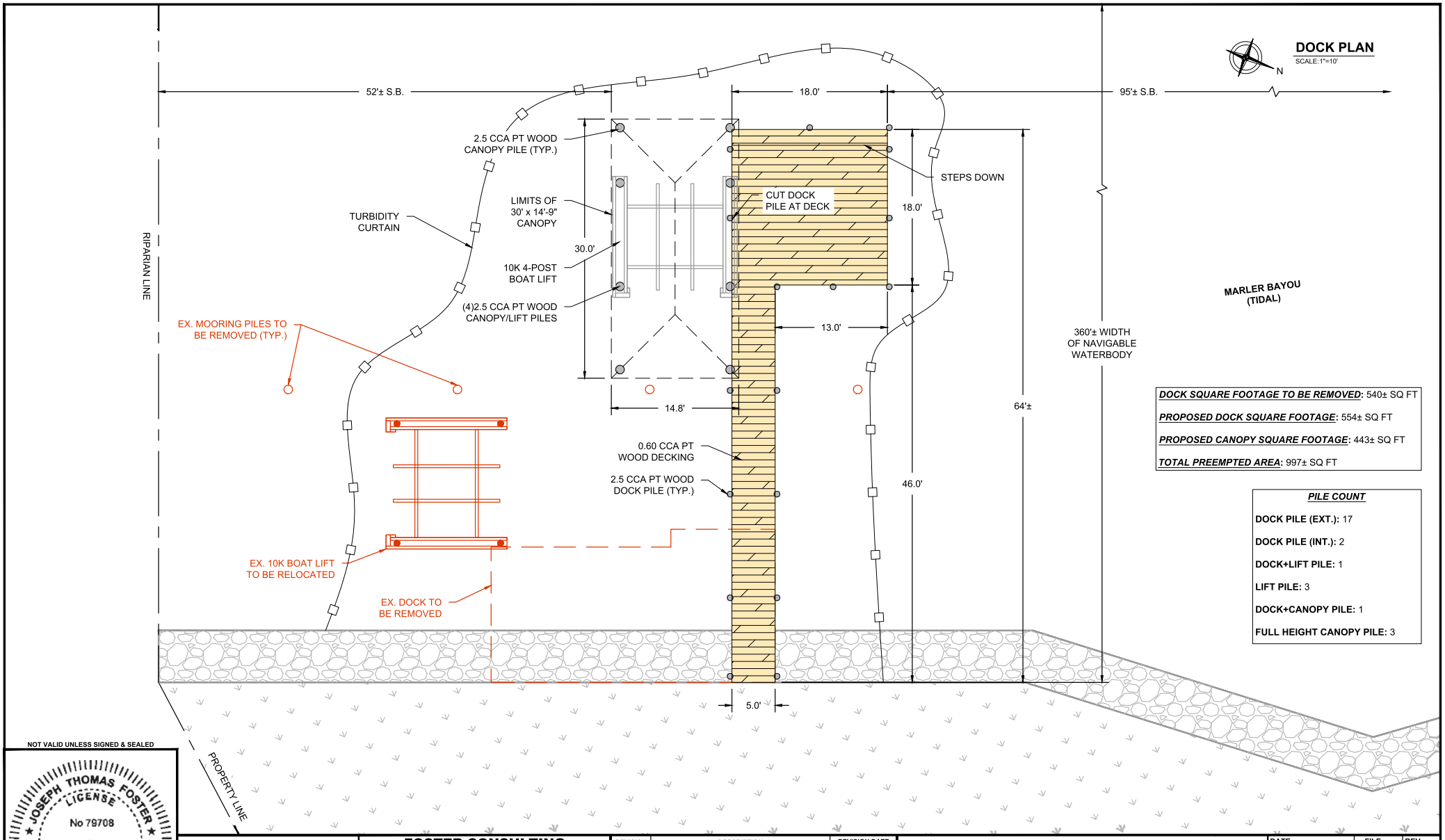
1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and

2. All regulations of the City's Marina Siting ***LDC Section 11.05.00*** shall be followed at all times.

ALTERNATIVE MOTION:
I move that City Council deny the proposed residential marine construction project at 3 Cross Ct.

Attachments:

1. Plans
2. FDEP Authorization
3. Proof of Ownership
4. POA



DOCK SQUARE FOOTAGE TO BE REMOVED: 540± SQ FT

PROPOSED DOCK SQUARE FOOTAGE: 554± SQ FT

PROPOSED CANOPY SQUARE FOOTAGE: 443± SQ FT

TOTAL PREEMPTED AREA: 997± SQ FT

PILE COUNT

DOCK PILE (EXT.): 17

DOCK PILE (INT.): 2

DOCK+LIFT PILE: 1

LIFT PILE: 3

DOCK+CANOPY PILE: 1

FULL HEIGHT CANOPY PILE: 3

NOT VALID UNLESS SIGNED & SEALED

JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648

FL CERTIFICATE OF AUTHORIZATION NO. 32050

WWW.JFOSTERCONSULTING.COM

P: (727) 821-1949

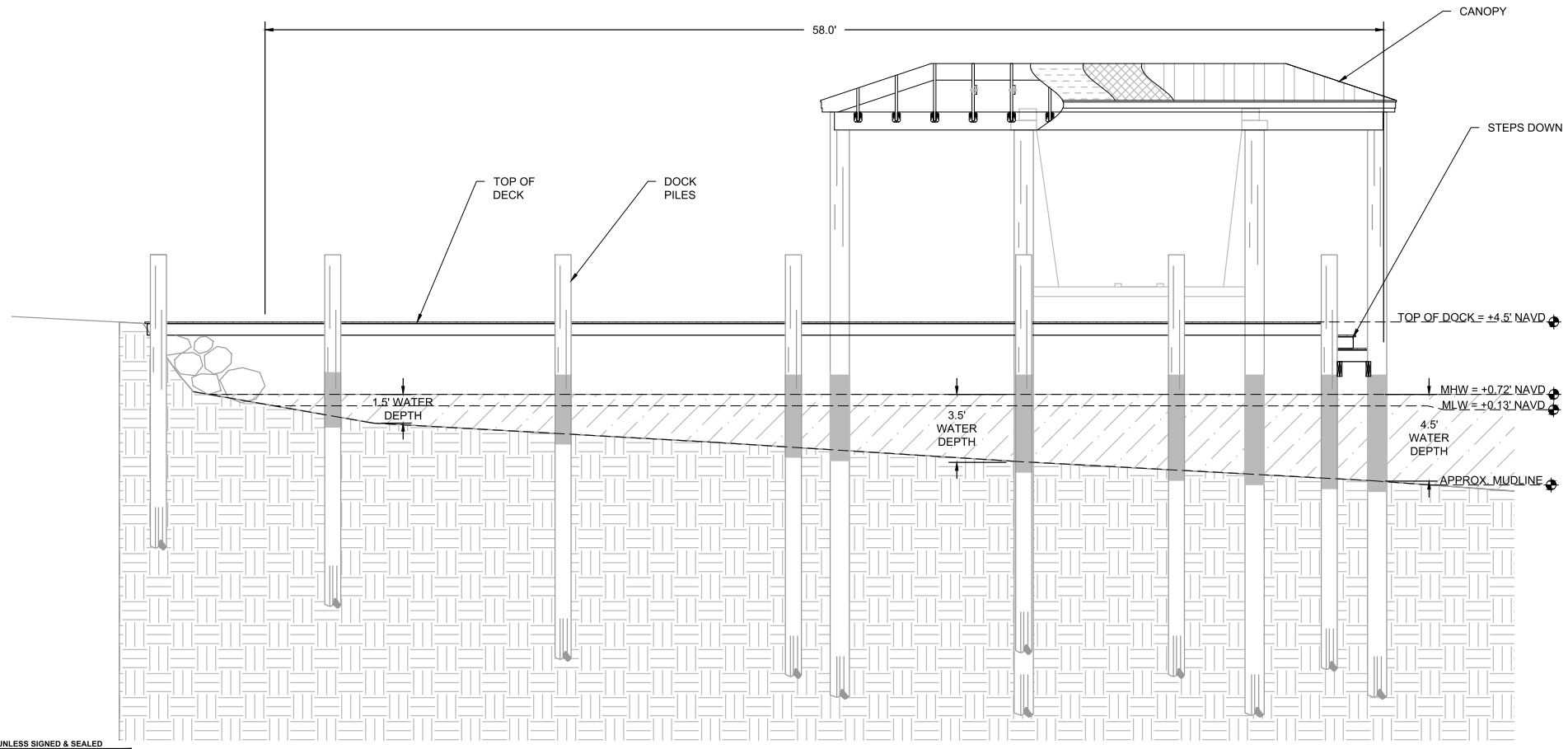
2963 1ST AVE. S., ST. PETERSBURG, FL 33712

REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

3 CROSS CT
DESTIN, FLORIDA

DOCK PLAN

DATE: 01/21/26	FILE: 26013	REV:
DRAWN BY: SDL	SHEET: 01 OF 02	
CHECKED BY: JTF	01	
SCALE: AS NOTED		



NOT VALID UNLESS SIGNED & SEALED

JOSEPH THOMAS FOSTER
LICENSE
No 79708
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FOSTER CONSULTING

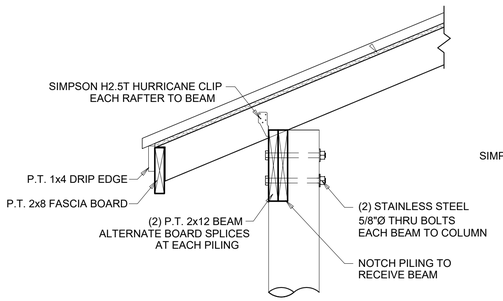
FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
2963 1ST AVE. S., ST. PETERSBURG, FL 33712

REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

3 CROSS CT
DESTIN, FLORIDA

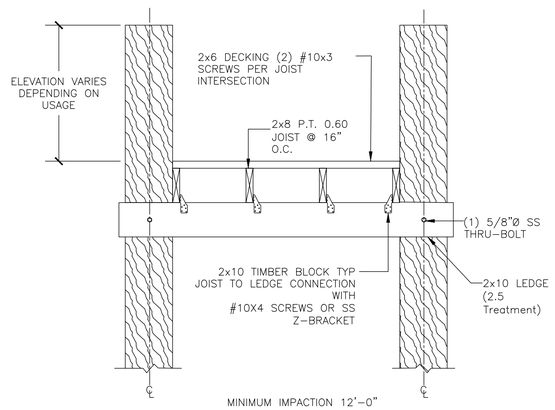
SECTIONS

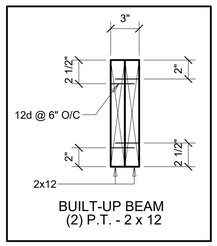
DATE: 01/21/26	FILE: 26013	REV:
DRAWN BY: SDL	SHEET: 02 OF 02	
CHECKED BY: JTF	02	
SCALE: AS NOTED		



FRAMING DETAIL B / S1

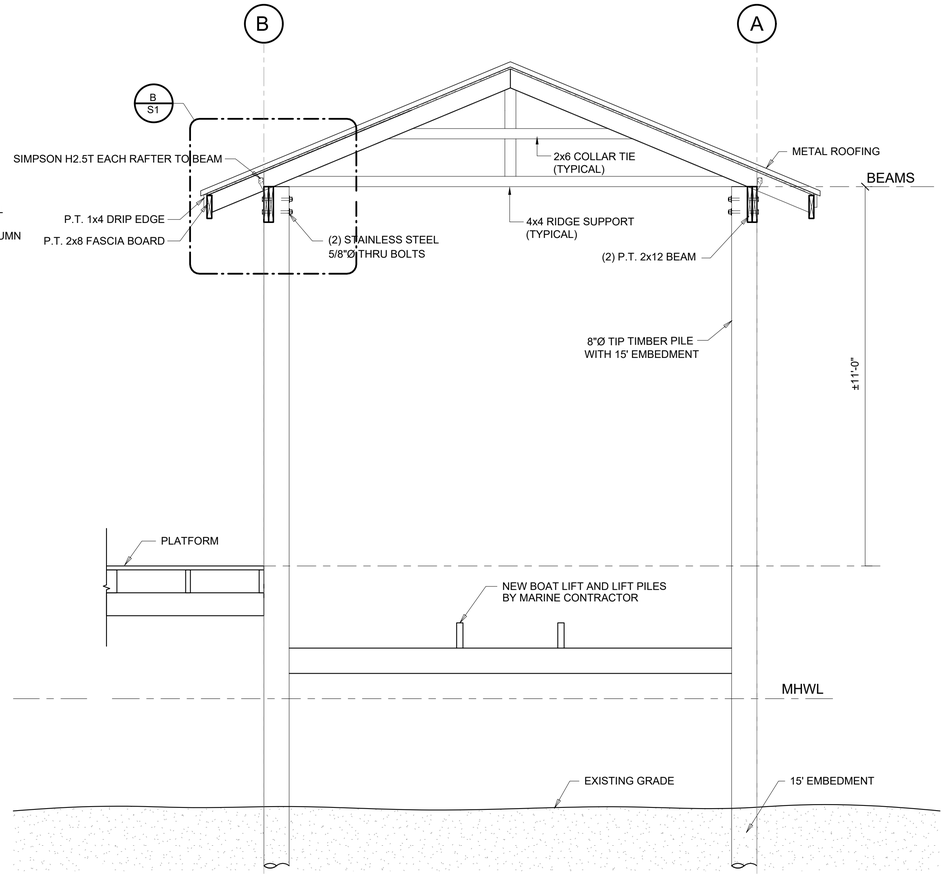
1" = 1'-0"





BEAM DETAIL C / S1

1 1/2" = 1'-0"



BOAT HOUSE FRAMING CROSS-SECTION A / S1

1/2" = 1'-0"

B&W SERVICES
MARINE CONSTRUCTION
221 Hollywood Blvd NE
Fort Walton Beach, FL 32548
(850) 244-6189

BENNIE E. WILLIAMS
LICENSE
No 74707
STATE OF FLORIDA
PROFESSIONAL ENGINEER

These plans, ideas & concepts contained herin including any digital information are the sole property of B&W Services Marine Construction. They are not to be reproduced, copied, modified or changed without the express written permission and consent of B&W Services Marine Construction.

Bruce Ming Dock
3 Cross Court
DESTIN, FLORIDA 32541

BOATHOUSE FRAMING DETAILS

Rev. No.	Date	Remarks

Project Number: BW-26-02
Date: 24 JANUARY 2026
Designed By: JWB
Checked By: EBW

F-1

Sheet 1 of 1

Z:\CAD\BWS Marine\3 Cross Ct\Ming\ Dock.dwg, 2/24/2026 6:15:57 PM, Johnson, Peaden Engineering, Inc.

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

February 3, 2026

Bruce Ming
3 Cross Ct
Destin, FL 32541-1652
Wright@bwsmarine.com

File No. 0468366-001-EE/46, Okaloosa County

Dear Mr. Ming:

On January 23, 2026, we received your request for verification of exemption to perform the following activities:

To remove an existing boat lift, dock, and mooring piles and construct a 997 square foot dock within Choctawhatchee Bay, a Class II Florida Waterbody, Prohibited Shellfish Harvesting Area. The activities are located at 3 Cross St, Destin, Parcel No. 00-2S-22-1609-0000-0020, Section 0, Township 2 South, Range 22 West, in Okaloosa County.

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

State water quality certification is waived for activities that are exempt under rule 62-330.051, F.A.C.

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

If you have any questions regarding this matter, please contact Mandy Celis at the letterhead address or at 850-595-0628 and Mandy.Celis@FloridaDEP.gov.

1. Regulatory Review –Verified

Based on the information submitted, the Department has verified that the activities as proposed are exempt, under Chapter 62-330.051 (12)(b), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review- Granted

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

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for an automatic consent by rule under Rule 18-21.005(1)(b) and Section 253.77 of the Florida Statutes to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein. No further application is required for this consent by rule.

General Conditions for Authorizations for Activities

All authorizations granted by rule or in writing under Rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (j) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under Chapter 253 or 258, Part II, F.S.

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee’s use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person’s title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

(g) Structures or activities shall not create a navigational hazard.

(h) Activities shall not interfere with the public easement for traditional uses of the sandy beaches provided in section 161.141, F.S.

(i) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(j) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

3. Federal Review - SPGP Approved

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a **SEPARATE permit** or authorization **will not be required** from the U.S. Army Corps of Engineers. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found online in the Jacksonville District Regulatory Division Sourcebook (https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General

Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

3.2. Coastal Zone Management Presumed

The U.S. Army Corps of Engineers (Corps) or any designated federal, state or local agency administering general permits on behalf of the Corps under 33 C.F.R. Section 325.2(b)(2) may presume the verified exempt activities are consistent with the permitting Agency's authorities within the FCMP, provided the activity receives any applicable authorization to use and occupy state-owned submerged lands under Chapter 253, F.S., and, as applicable, Chapter 258, F.S.

3.3. Water Quality Certification Waived

This permit also constitutes an express waiver of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. State Water Quality Certification is waived for activities that are exempt under rule 62-330.051 or 62-330.0511, F.A.C.

Additional Information

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

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

(a) The name and address of each agency affected and each agency's file or identification number, if known;

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

(c) A statement of when and how the petitioner received notice of the agency decision;

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

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

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

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

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

Mediation
Mediation is not available in this proceeding.

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

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

EXECUTION AND CLERKING
Executed in Pensacola, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Una Cole
Environmental Manager

Enclosures:
62-330.051(5)(b) F.A.C., Section 403.813(1)(b) F.S., 2 pages
Special Conditions for Federal Authorization for SPGP VI-R1, 10 pages
General Conditions for Federal Authorization for SPGP VI-R1, 3 pages
Standard Manatee Conditions for In-Water Work, 2 pages
Project Drawings, 2 pages

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

Una Cole, FDEP, Una.Cole@FloridaDEP.gov
Russell Sullivan, FDEP, Russell.Sullivan@FloridaDEP.gov
Mandy Celis, FDEP, Mandy.Celis@FloridaDEP.gov
Bruce Ming, Applicant, Wright@bwsmarine.com
Anthony Pidala, Agent, Anthony@jfosterconsulting.com
USACE, Terry.S.Hayes@usace.army.mil
Okaloosa County, mmartinez@myokaloosa.com , jautrey@myokaloosa.com , sbitterman@myokaloosa.com , propertyappraiser@okaloosapa.com , planning@cityofdestin.com

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

Rachel Harris
Clerk

February 3, 2026
Date

62-330.051 Exempt Activities.
The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., as applicable.
(5) Dock, Pier, Boat Ramp and Other Boating-related Work –
(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with Section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:
1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in Section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

Section 403.813 Permits issued at district centers; exceptions.—
(1) A permit is not required under this chapter, chapter 373, chapter 61-691, Laws of Florida, or chapter 25214 or chapter 25270, 1949, Laws of Florida, and a local government may not require a person claiming this exception to provide further department verification, for activities associated with the following types of projects; however, except as otherwise provided in this subsection, this subsection does not relieve an applicant from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund or a water management district in its governmental or proprietary capacity or from complying with applicable local pollution control programs authorized under this chapter or other requirements of county and municipal governments:
(b) The installation and repair of mooring pilings and dolphins associated with private docking facilities or piers and the installation of private docks, piers, and recreational docking facilities, or piers and recreational docking facilities of local governmental entities when the local governmental entity's activities will not take place in any manatee habitat, any of which docks:
1. Has 500 square feet or less of over-water surface area for a dock located in an area designated as Outstanding Florida Waters or 1,000 square feet or less of over-water surface area for a dock located in an area that is not designated as Outstanding Florida Waters;
2. Is constructed on or held in place by pilings or is a floating dock constructed so as not to involve filling or dredging other than that necessary to install the pilings;
3. May not substantially impede the flow of water or create a navigational hazard;
4. Is used for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia; and
5. Is the sole dock constructed pursuant to this exemption as measured along the shoreline for a distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case one exempt dock may be allowed per parcel or lot.

This paragraph does not prohibit the department from taking appropriate enforcement action pursuant to this chapter to abate or prohibit any activity otherwise exempt from permitting pursuant to this paragraph if the department can demonstrate that the exempted activity has caused water pollution in violation of this chapter.

Special Conditions for Federal Authorizations for SPGP VI-R1

1. Authorization, design and construction must adhere to the terms of the SPGP VI instrument including the General Conditions for All Projects, Special Conditions for All Projects, Applicable activity-specific special conditions, Procedure and Work Authorized sections.

2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 28, from PDCs AP.7 through AP11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).

3. All activities must be performed during daylight hours (Reference: JAXBO PDC AP.6.).

4. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):

   a. Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).

   b. Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles.

   c. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).

   d. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).

5. The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (Attachment 29).

6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant's/Permittee's behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at

http://www.cr.nps.gov/nr/research.

a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245- 6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.

b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.

7. The Permittee is responsible for obtaining any "take" permits required under the U.S. Fish and Wildlife Service's regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such "take" permits are required for a particular activity.

8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):

a. All projects must be sited and designed to avoid or minimize impacts to mangroves.

b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:

(1) Removal to install up to a 4-ft-wide walkway for a dock.

(2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.

(3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.

(a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift), (b) is necessary to provide temporary construction access, and (c) is conducted in a manner that avoids any unnecessary trimming.

(b) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.

9. For Projects authorized under this SPGP VI in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

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

a. Commencement Notification. Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" form (Attachment 8).

b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self- Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).

d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.

(1) For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.

(2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI does not automatically guarantee Federal authorization.

12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.

13. Failure to comply with all conditions of the SPGP VI constitutes a violation of the Federal authorization.

14. The SPGP VI will be valid through the expiration date unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI will be evaluated by the Corps.

15. If the SPGP VI expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI will remain in effect provided the activity is completed within 12 months of the date the SPGP VI expired or was revoked.

Special Conditions for Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures.

16. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).

17. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:

a. The piling-supported structure shall be aligned so as to have the smallest over- marsh footprint as practicable.

b. The over-marsh portion of the piling-supported structure (decking) shall be

elevated to at least 4 feet above the marsh floor.

c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

18. Mangroves. For pile-supported structures, the following additional requirements for mangroves found in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) shall apply:

a. The width of the piling-supported structure is limited to a maximum of 4 feet.

b. Mangrove clearing is restricted to the width of the piling-supported structure.

c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

19. Regarding SAV, the design and construction of a Project must comply with the following:

a. A pile supported structure

(1) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(2) that is within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia north of Ponce Inlet), but outside of the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) will be constructed to the following standards:

(a) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then SAV is presumed present and the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's *"Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of SPGP, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement

may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts and minor structures in Monroe County may be installed within existing boat slips without completion of a SAV survey. Boatlift accessory structures, like catwalks, shall adhere to *"Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(b) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts may be installed within existing boat slips without completion of a SAV survey.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(c) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), then no design restrictions are required and boatlifts may include a cover.

(d) A pile supported structure

(i) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(ii) that is within the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) but not within Johnson's seagrass critical habitat will be constructed to the following standards:

(iii) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's *"*Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(e) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(f) If a survey is performed in accordance with the methods described in the procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), THEN no design restrictions are required and boatlifts may include a cover.

(g) A pile supported structure located within Johnson's seagrass critical habitat will be constructed to the following standards:

(i) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(ii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent and the project is

1. A dock replacement in the same footprint, no design restrictions are required.

2. A new dock or dock expansion THEN pile-supported structure must comply

with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(iii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

20. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form (Attachment 30) describes the presence of North Atlantic right whales in the area and the Federal regulations governing the approach to North Atlantic right whales. The FDEP or Designee will attach the North Atlantic Right Whale Information Form to their authorizations for any dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of an inlet that leads to areas within the known range of North Atlantic right whale. These zones, with an 11 nm radius, are described by the North Atlantic Right Whale Educational Sign Zones, Attachment 7 (from Section 2.1.1.4 of JAXBO, pages 31 and 32, inclusive). (Reference JAXBO PDC A2.4).

21. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):

a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at: (https://www.fisheries.noaa.gov/southeast/consultations/protected-species- educational-signs). The signs required to be posted by area are stated below: https://www.fisheries.noaa.gov/southeast/consultations/protected-species- educational-signs

(1) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.

(2) Projects within the North Atlantic right whale educational sign zone shall post the Help Protect North Atlantic Right Whales sign.

(3) On the east coast of Florida, projects located within the St. Johns River and those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar Key, Florida north to the Florida-Alabama line.

22. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 –Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:

(1) Be constructed and labeled according to the instructions provided at http://mrrp.myfwc.com.

(2) Be maintained in working order and emptied frequently (according to http://mrrp.myfwc.com standards) so that they do not overflow.

23. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/ (Reference: JAXBO PDC A2.8.).

24. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).

25. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).

26. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the

movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).

27. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):

(1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.

(2) No other pile-supported structures are allowed in nearshore reproductive habitat.

General Conditions for All Projects:

1. The time limit for completing the work authorized ends on July 27,2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form (Attachment 10) and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.

   a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.

   b. This permit does not grant any property rights or exclusive privileges.

   c. This permit does not authorize any injury to the property or rights of others.

   d. This permit does not authorize interference with any existing or proposed Federal projects.

2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

   a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

   b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by oron behalf of the United States in the public interest.

   c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

   d. Design or Construction deficiencies associated with the permittedwork.

   e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

   a. You fail to comply with the terms and conditions of thispermit.

   b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).

   c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the

associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.

7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

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

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

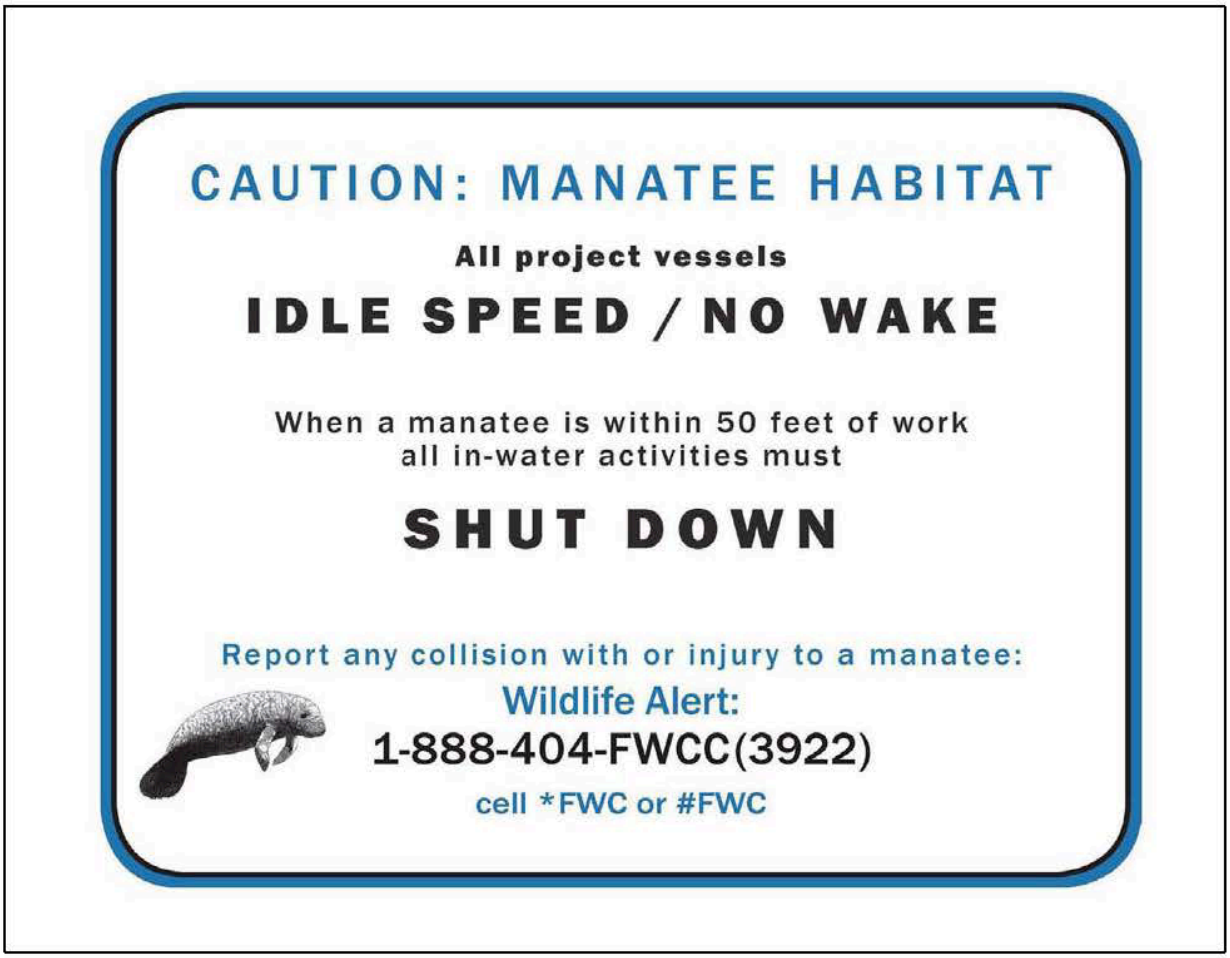
b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

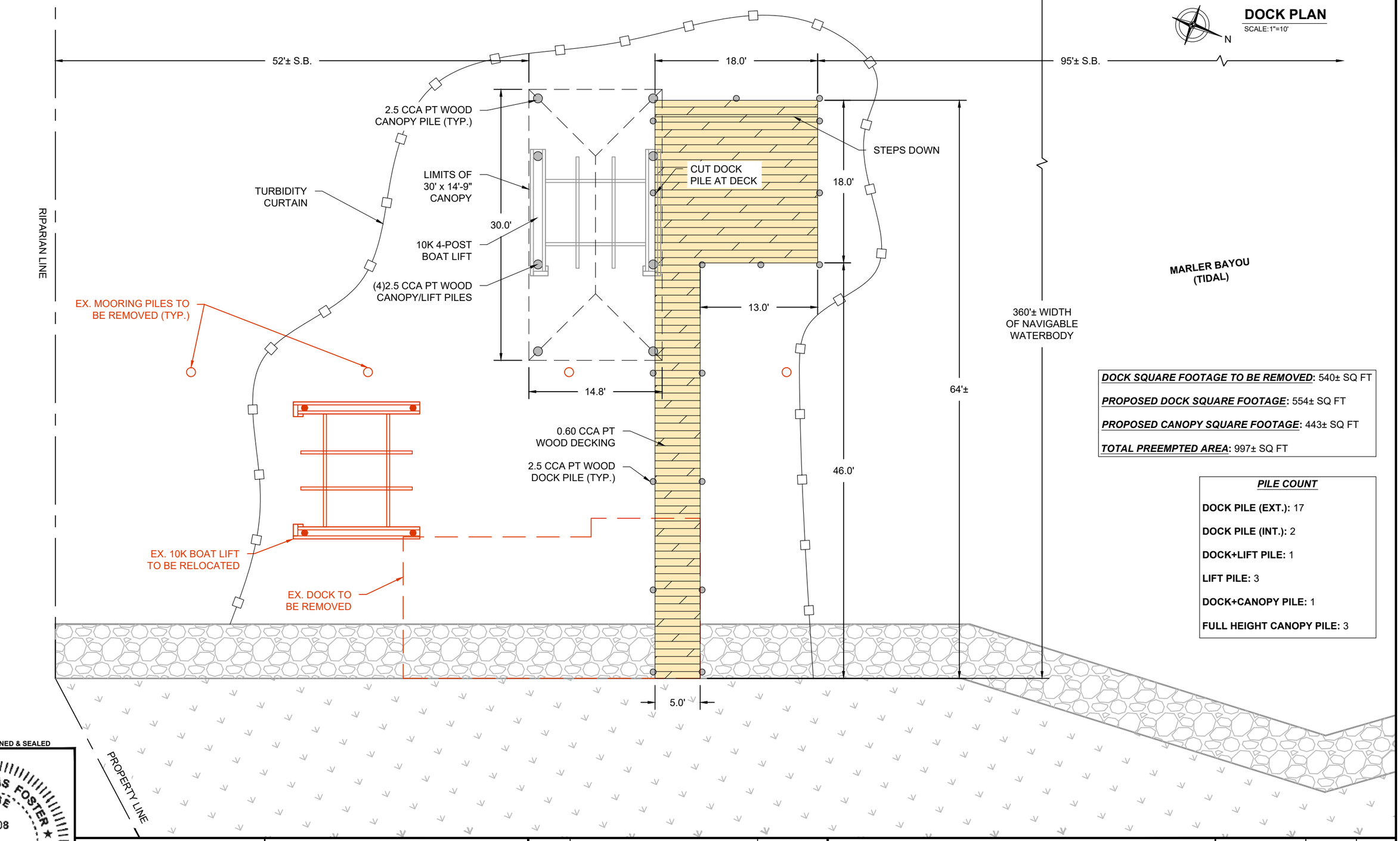
e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.


CAUTION: MANATEE HABITAT
All project vessels
IDLE SPEED / NO WAKE
When a manatee is within 50 feet of work
all in-water activities must
SHUT DOWN
Report any collision with or injury to a manatee:
Wildlife Alert:
1-888-404-FWCC(3922)
cell *FWC or #FWC

DOCK PLAN

SCALE:1"=10'



DOCK SQUARE FOOTAGE TO BE REMOVED: 540± SQ FT

PROPOSED DOCK SQUARE FOOTAGE: 554± SQ FT

PROPOSED CANOPY SQUARE FOOTAGE: 443± SQ FT

TOTAL PREEMPTED AREA: 997± SQ FT

PILE COUNT

DOCK PILE (EXT.): 17

DOCK PILE (INT.): 2

DOCK+LIFT PILE: 1

LIFT PILE: 3

DOCK+CANOPY PILE: 1

FULL HEIGHT CANOPY PILE: 3

NOT VALID UNLESS SIGNED & SEALED

JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648

FL CERTIFICATE OF AUTHORIZATION NO. 32050

WWW.JFOSTERCONSULTING.COM

P: (727) 821-1949

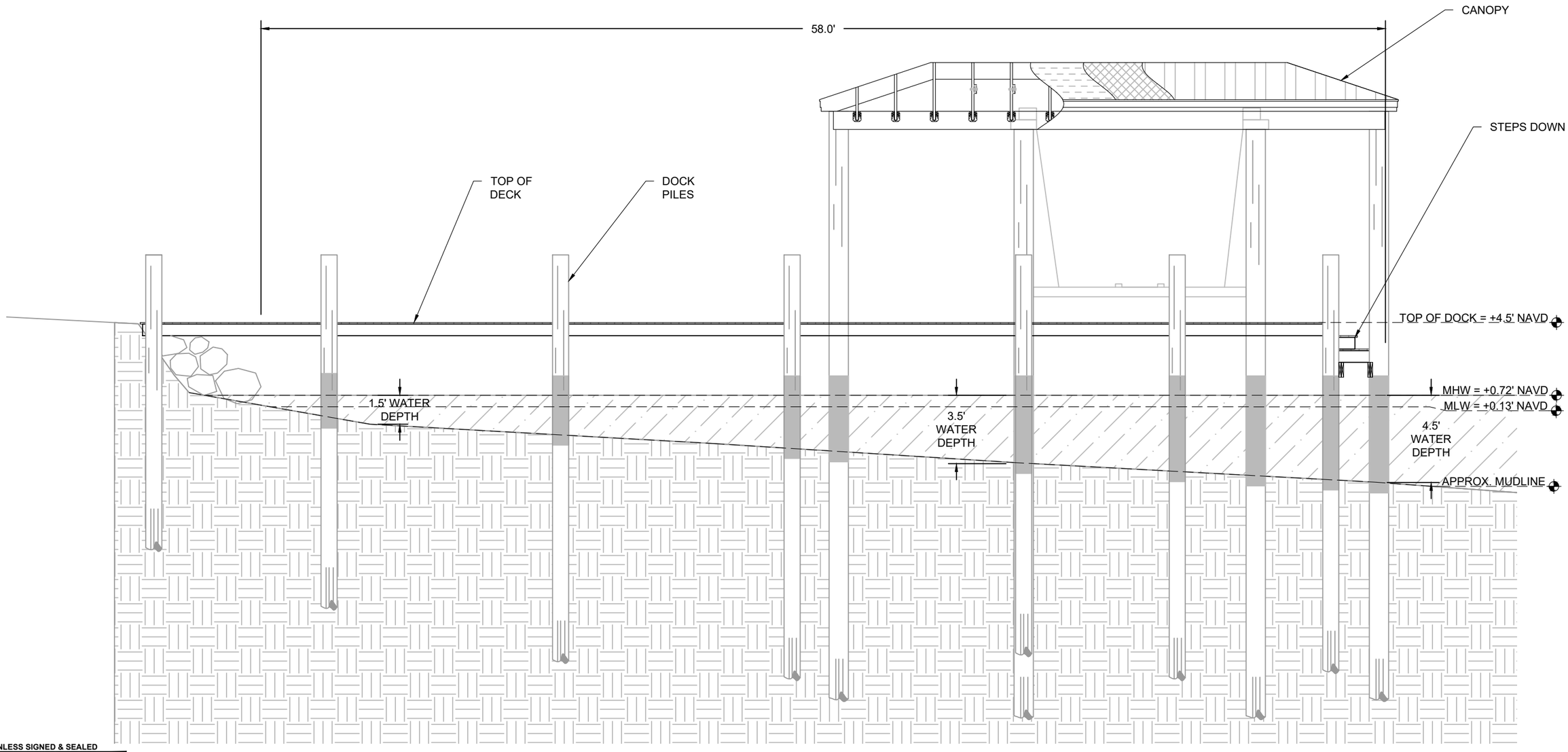
2963 1ST AVE. S., ST. PETERSBURG, FL 33712

REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

3 CROSS CT
DESTIN, FLORIDA

DOCK PLAN

DATE:	FILE:	REV:
01/21/26	26013	
DRAWN BY: SDL	SHEET: 01 OF 02	
CHECKED BY: JTF	01	
SCALE: AS NOTED		



NOT VALID UNLESS SIGNED & SEALED

JOSEPH THOMAS FOSTER
LICENSE
No 79708
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

FOSTER CONSULTING

FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
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REVISION	DESCRIPTION	REVISION DATE
△		
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△		

3 CROSS CT
DESTIN, FLORIDA

SECTIONS

DATE: 01/21/26	FILE: 26013	REV:
DRAWN BY: SDL	SHEET: 02 OF 02	
CHECKED BY: JTF	02	
SCALE: AS NOTED		

FILE #3304220 RCD: 9/12/2019 10:02 AM, BK: 3418 PG: 2625, RECORDING: $15.00 RECORDING ARTICLE V: $12.00
D Doc Stmp: $0.70 DEPUTY CLERK ASECRIST
JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

Prepared by and return to:
Amy P. Slaman, Esq.
Beggs & Lane, RLLP
4405 Commons Drive East, Suite 102
Destin, Florida 32541
850-650-4747

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of September 2019, by BRUCE A. MING and MARILYN MING, as Trustees under the MARILYN COCHRAN MING Revocable Trust Agreement dated October 20, 2005, and BRUCE A. MING and MARILYN MING, as Trustees under the BRUCE A. MING Revocable Trust Agreement dated October 20, 2005, whose address is 3 Cross Court, Destin, Florida 32541, hereinafter called Grantors, to BRUCE ALLEN MING and MARILYN COCHRAN MING, as Trustees under the BRUCE AND MARILYN MING REVOCABLE TRUST AGREEMENT DATED September 11, 2019, hereafter called "Trustee" or "Grantee", with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereafter described, and whose address is: 3 Cross Court, Destin, Florida 32541.

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

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Okaloosa County, Florida, to wit:

Parcel #1
"Lots 247, 248, 249 & 250, Block B, Calhoun Subdivision, as per plat thereof recorded in the Office of the Clerk of Circuit Court, Okaloosa County, Florida."

Parcel Identification No. 00-2S-22-0310-000B-2470

SAID PROPERTY IS THE NOT HOMESTEAD OF THE GRANTOR.

Parcel #2
"The West seventy two-feet (72') of the West 172 feet of that portion of Lot Six (6), Moreno Point Military Reservation on the North side of Federal Road 98 as per plat thereof recorded in the Office of the Clerk of Circuit Court of Okaloosa County, Florida. Including the building and improvements thereon."

Parcel Identification No. 00-2S-22-0630-0000-0620

SAID PROPERTY IS THE NOT HOMESTEAD OF THE GRANTOR.

Parcel #3
"Lots 1 & 2 of Ming's Subdivision as described in Book 7, Page 16 of the Public Records of Okaloosa County, Florida."

Parcel Identification No. 00-25-22-1609-0000-0020

SAID PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

Parcel #4
"The east 86.00 feet of the West 172 feet of that portion of lot six (6), Moreno Point Military Reservation on the North side of Federal Road 98 as per plat thereof recorded in the Office of The Clerk of the Circuit Court of Okaloosa County, Florida."

Parcel Identification No. 00-2S-22-0630-0000-062A

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS

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

TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the BRUCE AND MARILYN MING REVOCABLE TRUST AGREEMENT DATED September 11, 2019 ("Trust Agreement").

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term or 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any pat thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of said Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance lease of other instrument (a) that at the time of its delivery the Trust created by this Deed and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in the Trust Agreement and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust, If there are co-trustees, it is specifically understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustees shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representation, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations,

warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said trustee personally, but are make and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually on account of any instrument executed by or on account of any representation warranty, covenant, undertaking or agreement of the said Trustee, either expresses or implied, all such personal liability, if any, being expressly waived and release and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of the beneficiary under this Deed and under the Trust Agreement referred to above of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid.

The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. "Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Bruce A. Ming

BRUCE A. MING, as Trustee under the MARILYN COCHRAN MING Revocable Trust Agreement dated October 20, 2005

Marilyn Cochran Ming

MARILYN MING, as Trustee under the MARILYN COCHRAN MING Revocable Trust Agreement dated October 20, 2005

Witness: Amy P. Slaman

Bruce A. Ming

BRUCE A. MING, as Trustee under the BRUCE A. MING Revocable Trust Agreement dated October 20, 2005

Witness: Stephanie Uhlean

Marilyn Cochran Ming

MARILYN MING, as Trustee under the BRUCE A. MING Revocable Trust Agreement dated October 20, 2005

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 11th day of September, 2019, by BRUCE A. MING and MARILYN MING, as Trustees under the MARILYN COCHRAN MING Revocable Trust Agreement dated October 20, 2005, and BRUCE A. MING and MARILYN MING, as Trustees under the BRUCE A. MING Revocable Trust Agreement dated October 20, 2005, who are personally known to me, and who did not take an oath.

(Seal)

AMY P. SLAMAN
Notary Public, State of Florida
My Comm. Expires December 19, 2020
Commission No. GG 56299

Notary Public

AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Bruce Ming am presently the owner and/or leaseholder at 3 Cross [redacted] Court, Destin, FL 32541, and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint B&W Services, LLC whose address is 221 Hollywood Blvd, SE, County of Okaloosa, State of FL, my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as my agent in any and all matters pertaining to: Harbor and Waterways Board Hearing.

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

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

OWNER

Bruce Ming
Signature

BRUCE MING
Printed Name

STATE OF Florida
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence X or online notarization ___, this 26 day of Feb., 2026 by Bruce Ming (name of person acknowledging).

Signature of Notary

Ashley Logsdon
Printed Name of Notary or Seal

Personally known ____ OR Produced Identification X

Type of Identification Produced Drivers License

ASHLEY LOGSDON
MY COMMISSION EXPIRES
08-18-2029
NOTARY PUBLIC
COMM. # HH 519559
STATE OF FLORIDA

ITEM # 2026-455

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 3.D.

TO: City Council

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

FROM: Daniel Butler, Principal Planner
Noell Bell, Chief Building Official
Tina Deater, Community Development Director

DATE: March 30, 2026

SUBJECT: HWB-001669-2025 - 627 Calhoun Ave. Residential Marine Construction

I. BACKGROUND:

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

The applicant seeks a approval from the City Council for a residential marine construction project proposing a new residential with:

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

II. DISCUSSION:

The applicant requests City Council approval for residential marine construction located at 627 Calhoun Avenue, within Choctawhatchee Bay.

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

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

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

Staff response: *The applicant has submitted for proof of submittal and/or authorization from all appropriate agencies.*

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

Staff response: *Not applicable. FDEP and USACE approvals shall be provided at time of building permit submittal.*

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff response: *Not applicable.*

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

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

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

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

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

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

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

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

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

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

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

   Staff response: *Not applicable.*

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

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

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

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

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

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

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

Staff response: *Not applicable*

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

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

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

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

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

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

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

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

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

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

Staff response: *Not applicable.*

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

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

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

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

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

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

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

Staff response: *Not applicable.*

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

A. Link to Strategic Goals / Objectives: IV. Enhanced quality of life and safety for families.

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): N/A

D. Legislative Sponsor: N/A

E. Business Impact Statement: N/A

III. CONCLUSION:

The applicant requests City Council approval for a residential marine construction project located at 627 Calhoun Avenue. Additionally, the applicant provided the proof of submittal of an Environmental Resource Permit from the Florida Department of Environmental Protection (FDEP), File No.: 0463008-001-EG-46, along with United States Army Corps of Engineers (USACE) authorization (SAJ-2012-00249).

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

At the regularly scheduled Harbor and Waterways Board (HWB) meeting on Thursday, February 26, 2026, the HWB unanimously recommended City Council approval of the residential marine construction at 627 Calhoun Avenue.

IV. RECOMMENDED MOTION:

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

1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application and shall be consistent with the City approved dock plans, including the proposed dock length; and

2. All regulations of the City's Marina Siting *LDC Section 11.05.00* shall be followed at all times.

Attachments:

1. Scaled and Dimensioned Plan
2. House Plans
3. Proof of Ownership
4. Adjacent Property Notification

5. Army Corps Authorization
6. July 2025 Self Cert
7. July 2025 Self Cert Withdrawal Email - FDEP
8. FDEP ERP Submission Receipt - July 2025
9. FDEP ERP Request for Information - August 2025
10. Feb 2026 Self Cert

SITE PLAN

Address:
627 CALHOUN AVE
DESTIN, FL 32541

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

Parcel Area:
0.64 Acres

Land Use:
Residential
Single Family Residence

Zoning: /

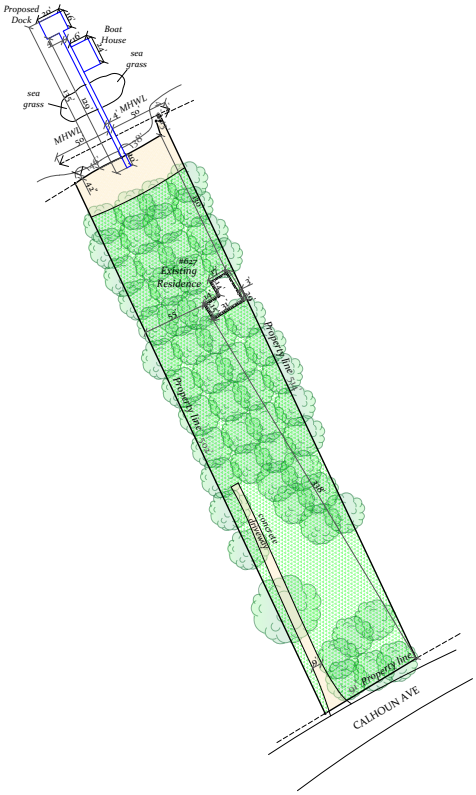
Legal Description:
DESTIN M/P W1/2 OF LOT 21A

Subdivision:
DESTIN MORENO POINT

Owner: FLEISHMAN, ERIK

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

Date: July, 2025



GRID NORTH

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

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

Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

Graphic scale

0 40' 80' 160'

A CUSTOM RESIDENCE FOR:

MR. & MRS. FLEISHMAN

DESTIN, FLORIDA

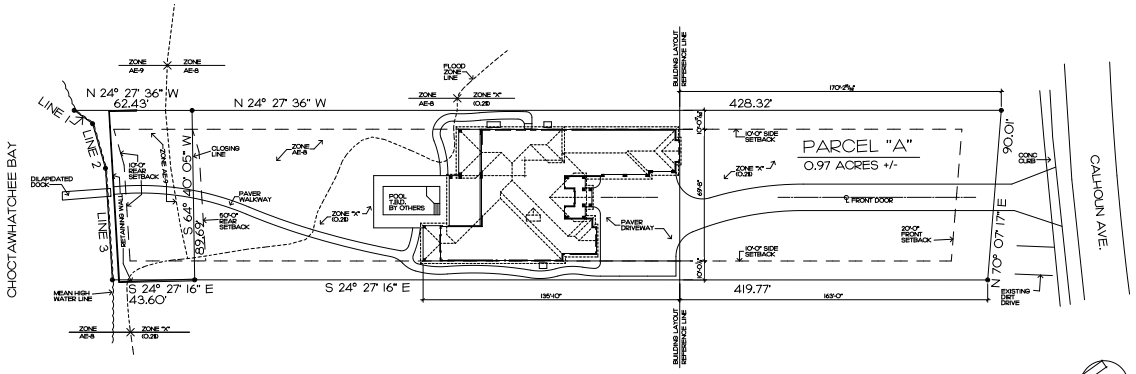
DRAWING INDEX

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

OPEN SPACE CALCULATIONS

TOTAL SQUARE FOOTAGE OF PROPERTY		A	*42,288 ±
CURRENT IMPERVIOUS SURFACE COVERAGE* THIS WOULD INCLUDE SQUARE FOOTAGE AMOUNTS FOR SINGLE FAMILY DWELLING, AND SHEDS OR DETACHED ACCESSORY STRUCTURES, DECKS, PATIOS, POOL DECKING, SIDEWALKS, DRIVEWAYS		B	0
PROPOSED ADDITIONAL IMPERVIOUS SQUARE FOOTAGE		C	13,825 ±
HOUSE, GARAGE, & PADS	6,550 ±		
DRIVEWAY AND WALKWAYS	6,175 ±	OPEN SPACE WITH IMPROVEMENTS	67 %
POOL DECK & POOL	1,200 ±		
TOTAL IMPROVED IMPERVIOUS	13,925 ±		

*TOTAL SQUARE FOOTAGE CALCULATED FROM SURVEY



SITE PLAN

1" = 20'-0"

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

LEGAL DESCRIPTION

LOT	WESTERLY HALF OF LOT 2
BLOCK	"A"
ADDRESS	627 CALHOUN AVE.
SUBDIVISION	MORENO POINT MILITARY RESERVATION
CITY	DESTIN, FLORIDA
COUNTY	OKALOOSA

SPECIAL NOTE:
VERIFY ALL PROPERTY, SETBACK, AND EASEMENT LINES PRIOR TO ANY CONSTRUCTION

Kevin J. Smadde
Designer
Florida Certified Building Designer
CBD-17000
Email
kevin@smaddedesign.com
1000 N. Oceanic Way, Fort FL 32541
850.974.2000 Office 850.974.2001 Fax

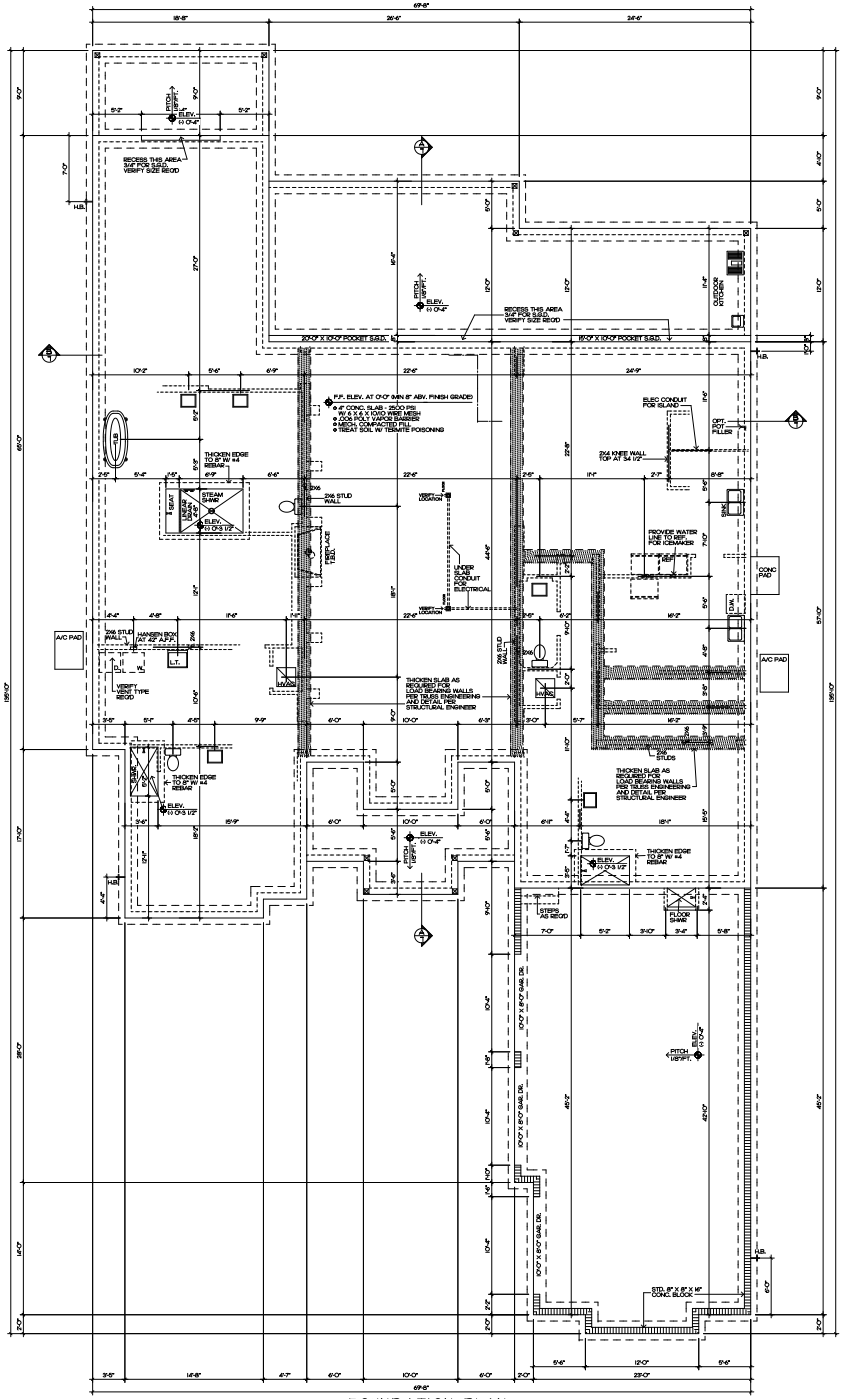
8-24-2005 K.JS

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

SITE PLAN
PLAN 1-01-2024

1" = 20'-0"

1



FOUNDATION PLAN

1/4" = 1'-0"

2	FOUNDATION PLAN 1/4" = 1'-0" PLAN #01-253	A CUSTOM RESIDENCE FOR MR. AND MRS. FLEISHMAN 627 CALHOUN AVE. - DESTIN, FLORIDA	11-19-2025 KJS

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Residential
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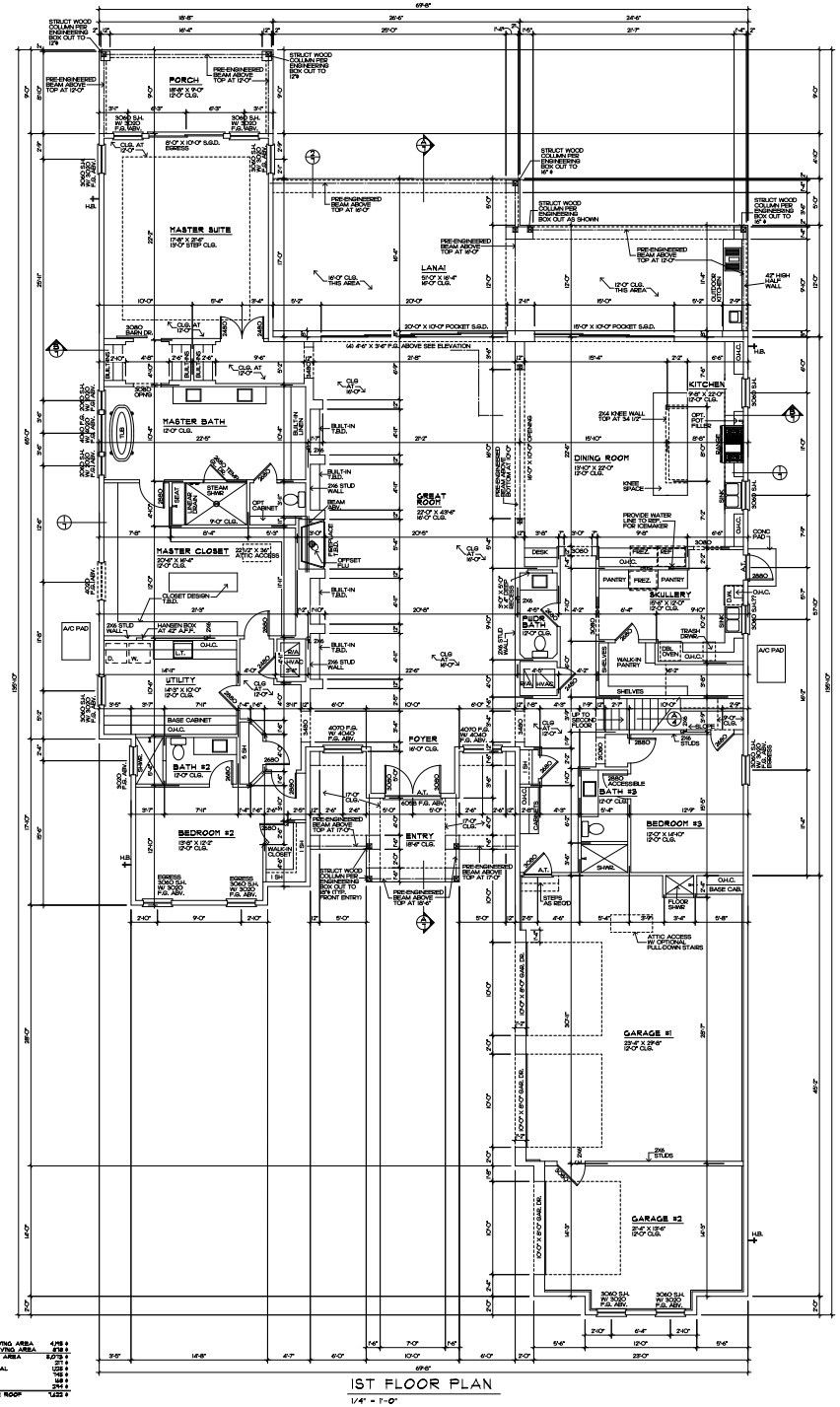
Internet http://kevinjsdesign.net
4268 N. Cambridge Way Pace, FL 32571
(850) 479-2842 - kevin@kjsdesign.net



1ST FLOOR LIVING AREA	4,198 ±
2ND FLOOR LIVING AREA	6,718 ±
TOTAL LIVING AREA	8,073 ±
ENTRY	271 ±
GARAGE TOTAL	1,228 ±
LANAI	745 ±
REAR PORCH	148 ±
UPPER DECK	294 ±
TOTAL UNDER ROOF	1,622 ±

1ST FLOOR PLAN

1/4" = 1'-0"

3	1ST FLOOR PLAN 1/4" = 1'-0" PLAN #01252	A CUSTOM RESIDENCE FOR MR. AND MRS. FLEISHMAN 627 CALHOUN AVE. - DESTIN, FLORIDA	11-19-2025 KJS

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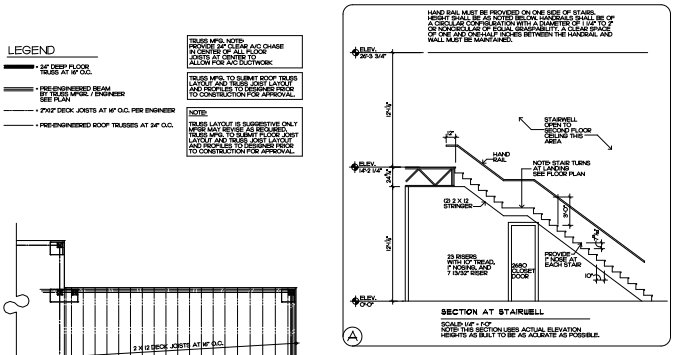
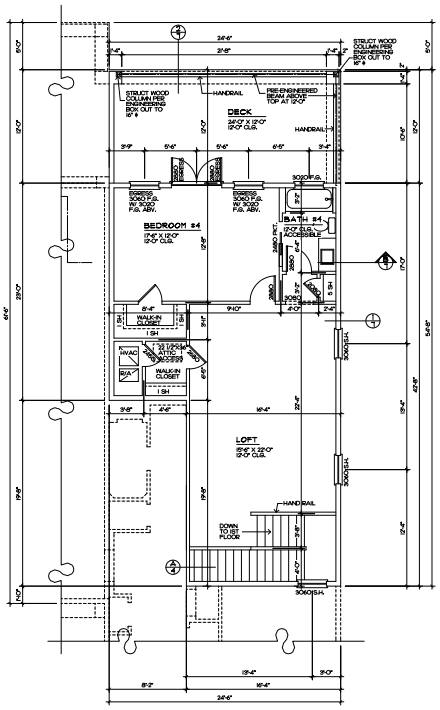


FLOOR JOIST PLAN

1/4" = 1'-0"



2ND FLOOR PLAN

1/4" = 1'-0"

Kevin J. Smadde Design
Residential
Commercial
Interior Design
Space Planning
Kevin J. Smadde
Member ASID
Certified Interior Designer
Florida Registered Interior Designer
4536 N. Ocean Drive
Singer Island, Florida 33404
(561) 312-2927 cell (561) 848-6447

11-X-2008 K.JS

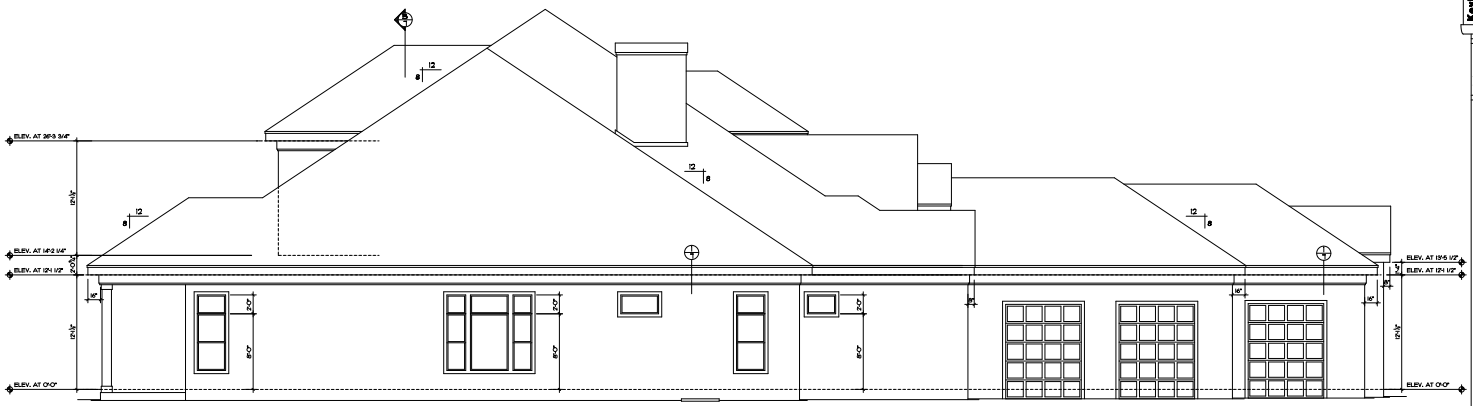
A CUSTOM RESIDENCE FOR
MR. AND MRS. FLEISHMAN
621 CALHOUN AVE. - DESTIN, FLORIDA

1/4" = 1'-0"

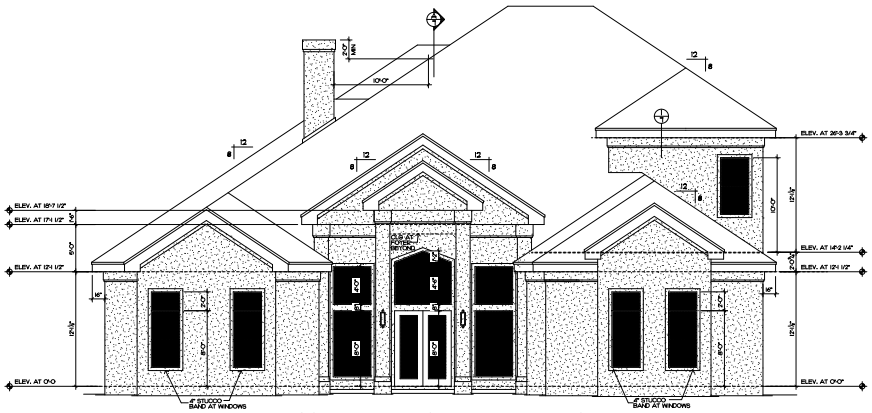
2ND FLOOR PLAN

PLAN #10-2520

4



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



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

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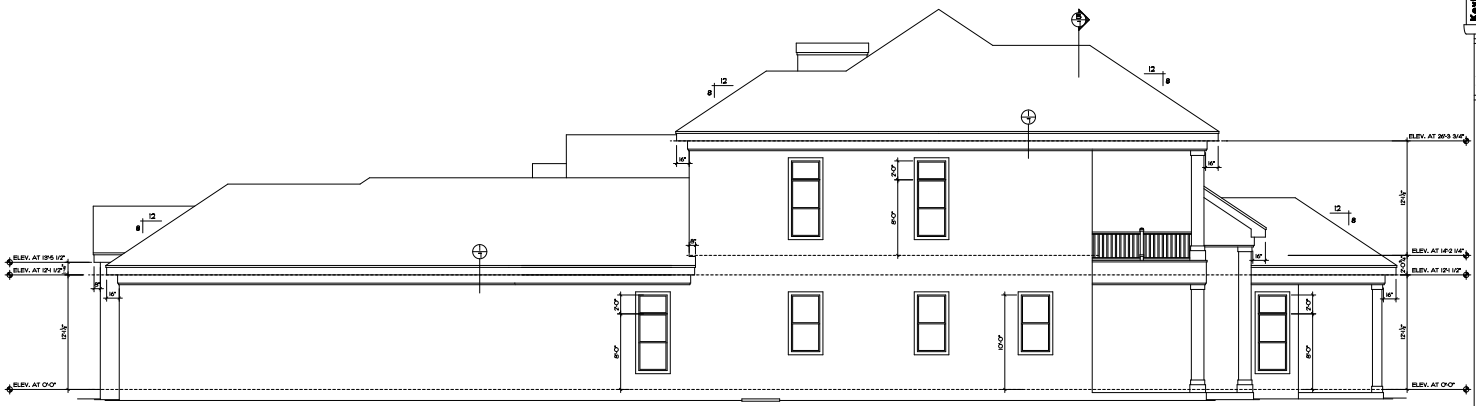
A CUSTOM RESIDENCE FOR
MR. AND MRS. FLEISHMAN
627 CALHOUN AVE. - DESTIN, FLORIDA

EXTERIOR ELEVAITONS 1/4" = 1'-0"

PLAN #CH253

5



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



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

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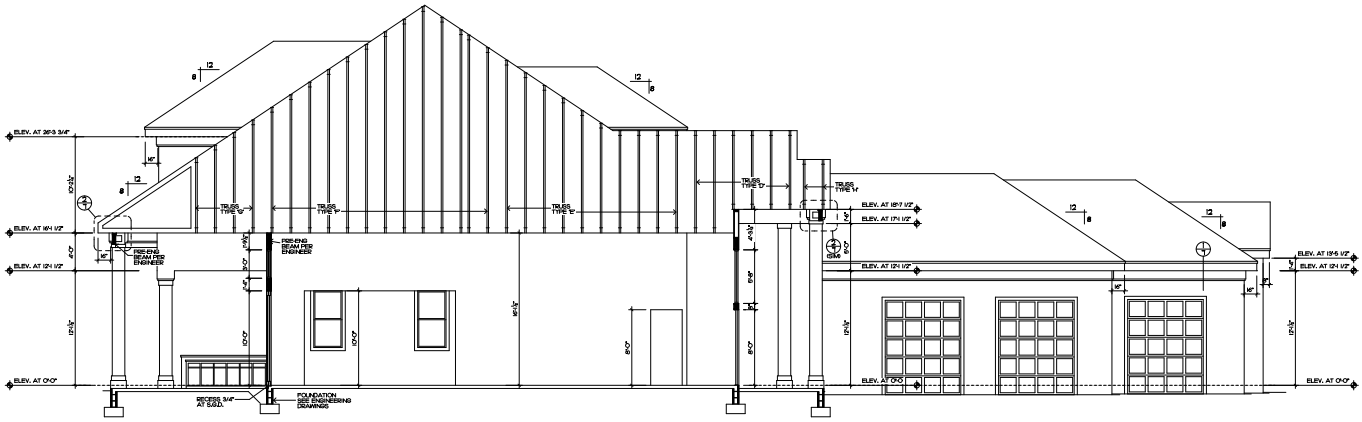
A CUSTOM RESIDENCE FOR
MR. AND MRS. FLEISHMAN
627 CALHOUN AVE. - DESTIN, FLORIDA

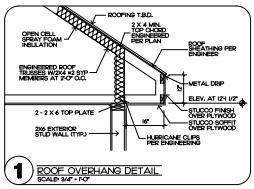
EXTERIOR ELEVAITONS 1/4" = 1'-0"

PLAN #01253

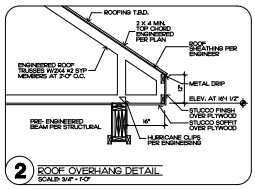
6



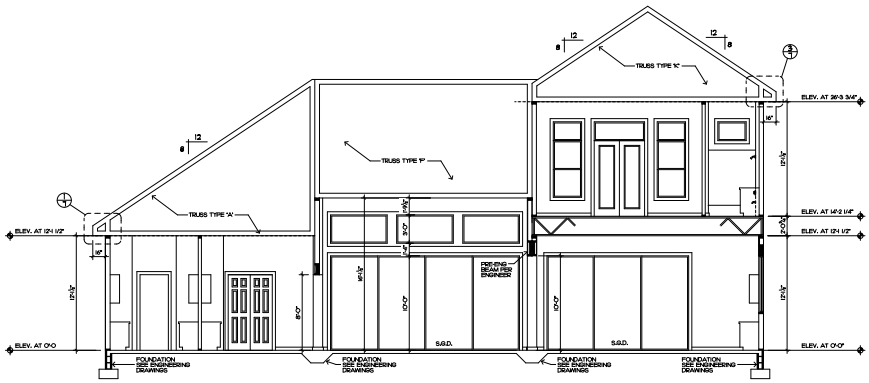
BUILDING SECTION "A" - "A" 1/4" = 1'-0"



1 ROOF OVERHANG DETAIL
SCALE: 3/4" = 1'-0"



2 ROOF OVERHANG DETAIL
SCALE: 3/4" = 1'-0"



BUILDING SECTION 'B' - 'B' 1/4" = 1'-0"

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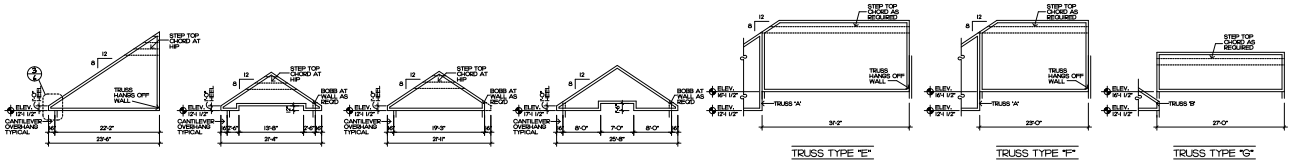
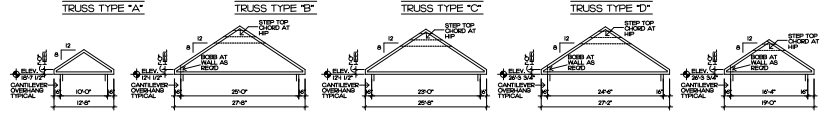
A CUSTOM RESIDENCE FOR
MR. AND MRS. FLEISHMAN
627 CALHOUN AVE. - DESTIN, FLORIDA

BUILDING SECTIONS 1/4" = 1'-0"
PLAN #01253

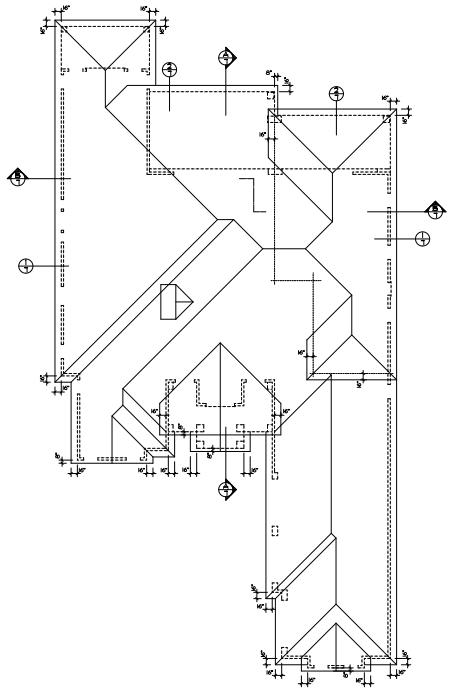
7



TRUSS TYPE "A" | TRUSS TYPE "B" | TRUSS TYPE "C" | TRUSS TYPE "D" | TRUSS TYPE "E" | TRUSS TYPE "F" | TRUSS TYPE "G"



TRUSS TYPE "H" | TRUSS TYPE "I" | TRUSS TYPE "J" | TRUSS TYPE "K" | TRUSS TYPE "L"



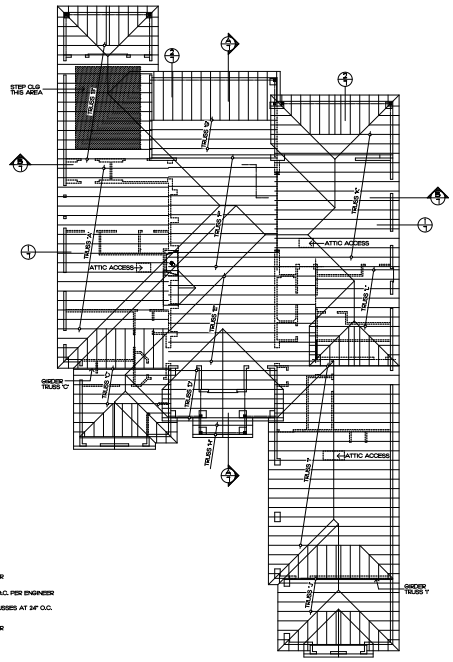
ROOF PLAN
1/8" = 1'-0"

TRUSS MFR. TO SUBMIT ROOF TRUSS LAYOUT AND TRUSS JOIST LAYOUT AND PROFILES TO DESIGNER PRIOR TO CONSTRUCTION FOR APPROVAL.

NOTE:
TRUSS LAYOUT IS SUGGESTIVE ONLY. MFGR MAY REVISE AS REQUIRED. TRUSS MFR. TO SUBMIT FLR TRUSS JOIST LAYOUT AND TRUSS JOIST PROFILES TO DESIGNER PRIOR TO CONSTRUCTION FOR APPROVAL.

LEGEND

- PRE-ENGINEERED BEAM BY TRUSS MFGR. / ENGINEER SEE PLAN
- 2"x12" DECK JOISTS AT 16" O.C. PER ENGINEER
- PRE-ENGINEERED ROOF TRUSSES AT 24" O.C.
- PRE-ENGINEERED BEAM BY TRUSS MFGR. / ENGINEER



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

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Commercial
Interior Design / Space Planning
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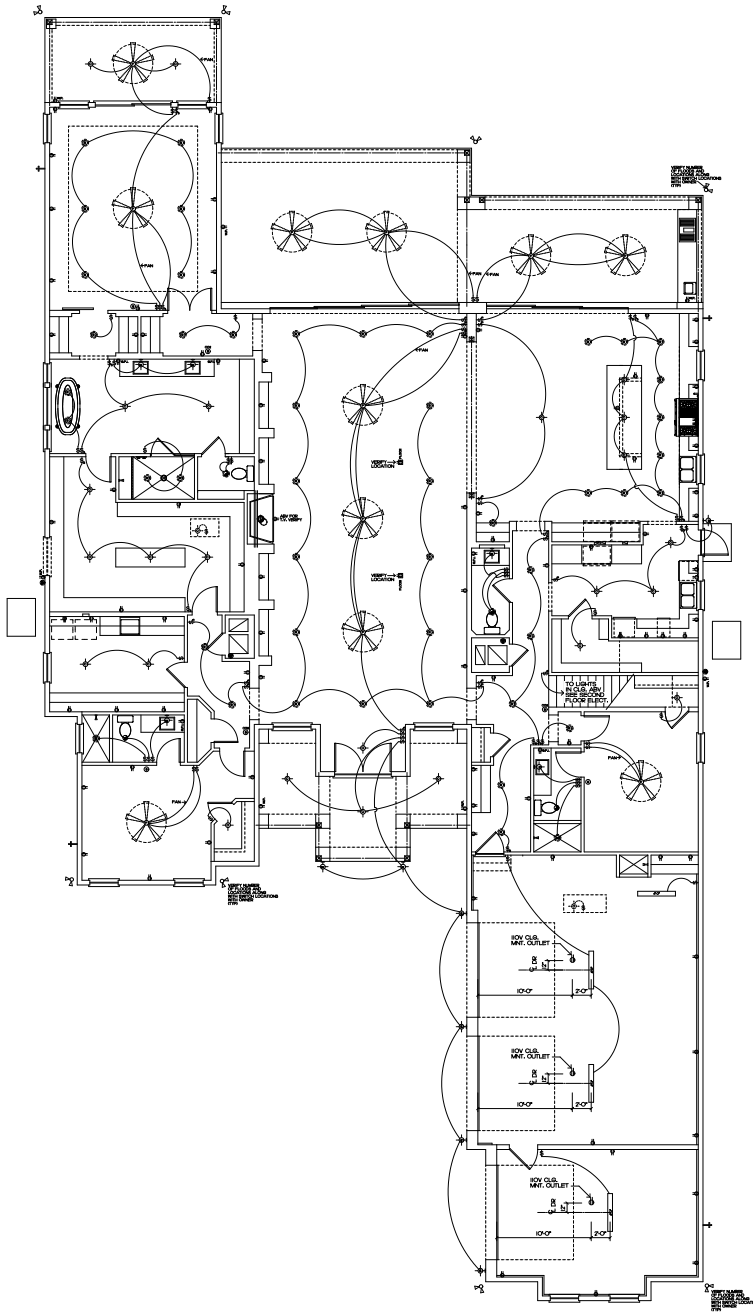
REVISIONS 4.26

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

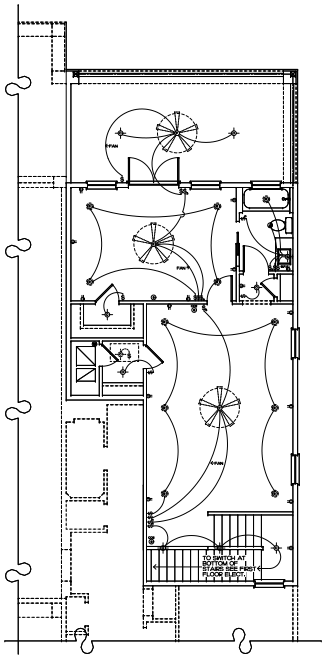
ROOF AND TRUSS PLAN 1/8" = 1'-0"
PLAN #20520

8



1ST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



2ND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- 110V DUPLEX OUTLET
- 110V SPLIT WIRED DUPLEX OUTLET
- 220V OUTLET
- 110V WEATHER PROOF DUPLEX OUTLET
- 110V G.F.I. DUPLEX OUTLET
- 110V FLOOR MOUNTED DUPLEX OUTLET
- 110V QUADPLEX OUTLET
- SPECIAL PURPOSE CONNECTION
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- DOOR BELL PUSH BUTTON
- ROUND RECESS LIGHT FIXTURE
- EYEBALL TRIM RECESS LIGHT FIXTURE
- MOISTURE RATED RECESS LIGHT FIXTURE
- HALOGEN RECESS LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN WITH LIGHT
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED FAN FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SOFFIT MOUNTED FLOOD LIGHTS
- ELECTRICAL PANEL
- UNDER CABINET LIGHT (W LENGTH)
- FLUORESCENT LIGHT (W LENGTH)
- DOUBLE WRAP FLUOR LIGHT (W LENGTH)
- TELEPHONE OUTLET
- TELEVISION OUTLET
- SMOKE DETECTOR
- THERMOSTAT
- A/C REGISTER
- CHIMES
- CEILING MOUNTED SPEAKER
- INTERCOM SPEAKER
- INTERCOM MASTER STATION
- SECURITY KEYPAD
- JUNCTION BOX
- HOLLYWOOD LIGHTS (SIZE VARIES)

NOTE: NOT ALL SYMBOLS MAY BE USED ON THIS OR ANY FOLLOWING SHEET.

6	ELECTRICAL PLANS 1/4" = 1'-0"	A CUSTOM RESIDENCE FOR	11-19-2025 KJS
	PLAN #01253	MR. AND MRS. FLEISHMAN 627 CALHOUN AVE. - DESTIN, FLORIDA	

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Residential
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CAD Automated
Internet http://kevinjdesign.net
4268 N. Cambridge Way Pace, FL 32571
(850) 479-2842 • email: kjs@kjsdesign.net

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

File Number: 24-180KW

General Warranty Deed

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

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

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

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

Parcel ID Number: **002S220630000021A0**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever. The grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances subject to all easements, right of way or other conditions and restrictions of the public records and for taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in our presence:

Derek N. Adkins

1st Witness Signature above
Witness Printed Name rachael earley
Address: 10616 N County Rd 395
Santa Rosa Bch, FL 32459

2nd Witness Signature above
Witness Printed Name Mark Violette
Address: 36008 Emerald Coast Pkwy
Destin, Florida 32541

State of Florida
County of Okaloosa

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

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

Notary Public

My Commission Expires:_____

Community Development
Planning Division

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

February 19, 2026

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

Dear Property Owner:

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

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

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

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

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

Sincerely,

Sherry Burney

Sherry Burney
Planner

CC: David Prichard, Community Development Director
Planning Project File

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

November 25, 2025

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

Erik Fleishman
627 Calhoun Avenue
Destin, FL 32541
Sent via email: efleish@yahoo.com

Dear Mr. Fleishman:

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

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

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

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

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

General Conditions:

1. The time limit for completing the work authorized ends on **March 28, 2028.**

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit you must obtain the signature of the new owner on the attached transfer form and forward a copy to this office to validate the transfer of this authorization.

5. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

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

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

    a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

    b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

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

2. **Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.

3. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf) and submit it to the Corps.

4. **Cultural Resources/Historic Properties:**

   a. No structure or work shall adversely affect, impact, or disturb properties listed in the *National Register of Historic Places* (NRHP), or those eligible for inclusion in the NRHP.

   b. If, during permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow sediments or above them, or protruding into water. The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.

   c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.

5. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

6. **Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable project design criteria's (PDCs) contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at:
http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx

   JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

7. **Manatee Conditions:** The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (attached). The most recent version of the Manatee Conditions must be utilized.

8. **Proposed Species/Critical Habitat for the Green Sea Turtle (*Chelonia mydas*):** The action falls within the range for the green sea turtle which is proposed critical habitat for the species under the Endangered Species Act. If the final critical habitat is designated and the authorized work has not been completed, the Permittee is required to stop work and ask the Corps to re-evaluate the effects of the permitted action on the green see turtle and/or critical habitat, and if needed, complete Section 7 consultation with the National Marine Fisheries Service to address potential impacts to the green sea turtle and/or critical habitat.

9. **Dock Construction Guidelines:** The Permittee shall comply with the **Submerged Aquatic Vegetation section** of the "*Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*", U.S. Army Corps of Engineers/National Marine Fisheries Service – November 2017 (Attached).

10. **Turbidity Barriers:** Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

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

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

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

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

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

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

Sincerely,



Christie Gillenwater
Project Manager

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

Cc: Droc19220@gmail.com
Agent: Derrick Cottingham

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

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

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

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

_____
(TRANSFEREE-SIGNATURE)

_____
(DATE)

_____
(NAME-PRINTED)

_____

_____
(MAILING ADDRESS)

_____
(CITY, STATE, ZIP CODE)

_____
(SUBDIVISION)

_____ _____
(LOT) (BLOCK)

_____
(STREET ADDRESS)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

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

Submerged Aquatic Vegetation:

1. Avoidance. The piling-supported structure shall be aligned so as to minimize the size of the footprint over SAV beds.

2. The height of piling-supported structure shall be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.

3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround shall be located at the midpoint of the piling-supported structure.

4. Over-SAV bed portions of the piling-supported structure shall be oriented in a north-south orientation to the maximum extent that is practicable.

5. a. If possible, terminal platforms shall be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.

b. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size of the platform shall be limited to 160 square feet. The grated deck material shall conform to the specifications stipulated below. The configuration of the platform shall be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet shall conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.

c. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform shall be limited to 120 square feet. The configuration of the platform shall be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section shall conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section shall be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3feet above MHW section is constructed with grating material, it may be 3 feet wide.

6. One uncovered boat lift area is allowed. A narrow catwalk (2 feet wide if planks are used, 3 feet wide if grating is used) may be added to facilitate boat maintenance along the outboard side of the boat lift and a 4-foot wide walkway may be added along the stern end of the boat lift, provided all such walkways are elevated 5 feet above MHW. The catwalk shall be cantilevered from the outboard mooring pilings (spaced no closer than 10 feet apart).

7. Pilings shall be installed in a manner which will not result in the formation of sedimentary deposits("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.

8. The spacing of pilings through SAV beds shall be a minimum of 10 feet on center.

9. The gaps between deckboards shall be a minimum of ½ inch.

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

Marsh:

1. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.

2. The over-marsh portion of the piling-supported shall be elevated to at least 4 feet above the marsh floor.

3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

Mangroves.

1. The width of the piling-supported structure is limited to a maximum of 4 feet.

2. Mangrove clearing is restricted to the width of the piling-supported structure.

3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

Grid Specifications and Suppliers

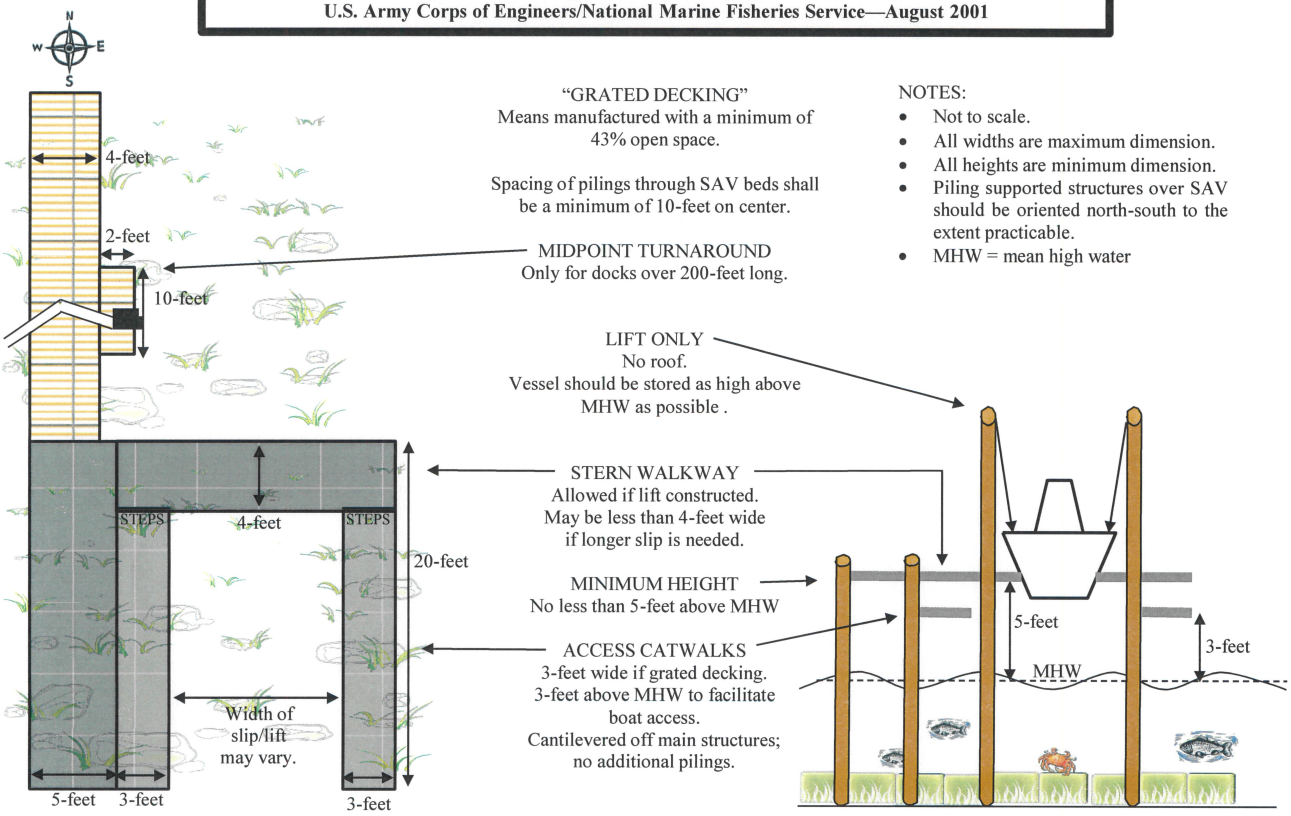
The following information does not constitute a U.S. Army Corps of Engineers endorsement or advertisement for any particular provider and is provided only as an example for those interested in obtaining these materials for piling-supported structure construction. Light-transmitting materials are made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

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

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

DOCK EXAMPLE — GRATED TERMINAL PLATFORM

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



OVERHEAD PLAN VIEW

FRONT PLAN VIEW

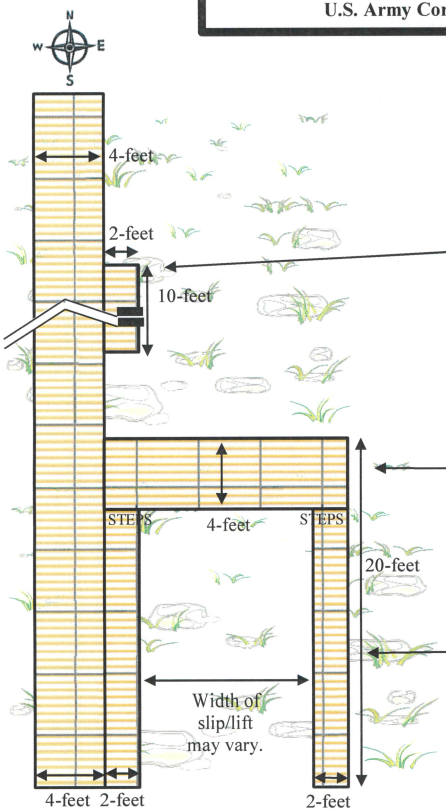
NOTES:

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

VER: 201407

DOCK EXAMPLE — WOOD PLANK TERMINAL PLATFORM

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



OVERHEAD PLAN VIEW

The gaps between deckboards shall be a minimum of 1/2 inch.

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

MIDPOINT TURNAROUND
Only for docks over 200-feet long.

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

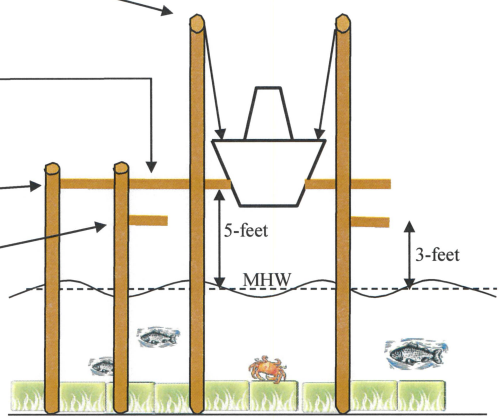
STERN WALKWAY
Allowed if lift constructed.
May be less than 4-feet wide if longer slip is needed.

MINIMUM HEIGHT
No less than 5-feet above MHW

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

NOTES:

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



FRONT PLAN VIEW

VER: 201407

SITE PLAN

Address:
627 CALHOUN AVE
DESTIN, FL 32541

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

Parcel Area:
0.64 Acres

Land Use:
Residential
Single Family Residence

Zoning: /

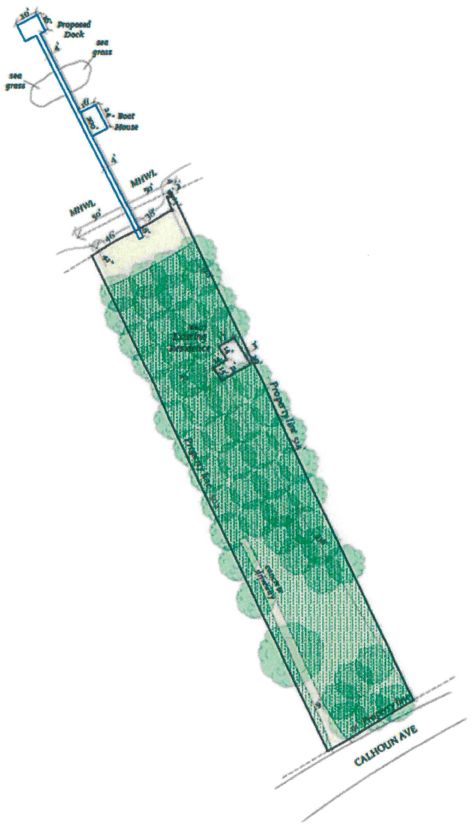
Legal Description:
DESTIN M/P W1/2 OF LOT 21A

Subdivision:
DESTIN MORENO POINT

Owner: FLEISHMAN, ERIK

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

Date: July, 2025



GRID NORTH

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

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

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

Disclaimer

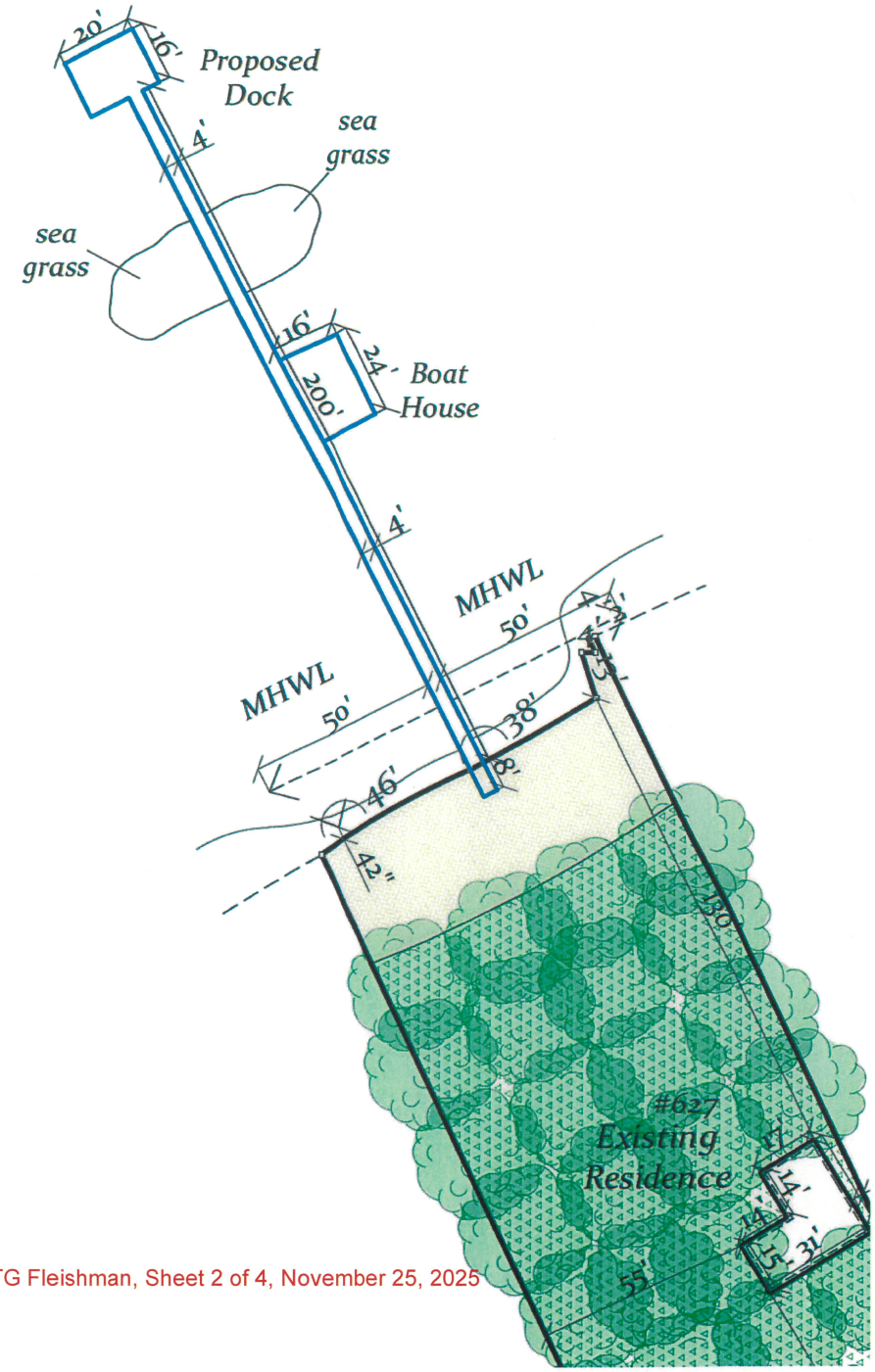
This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

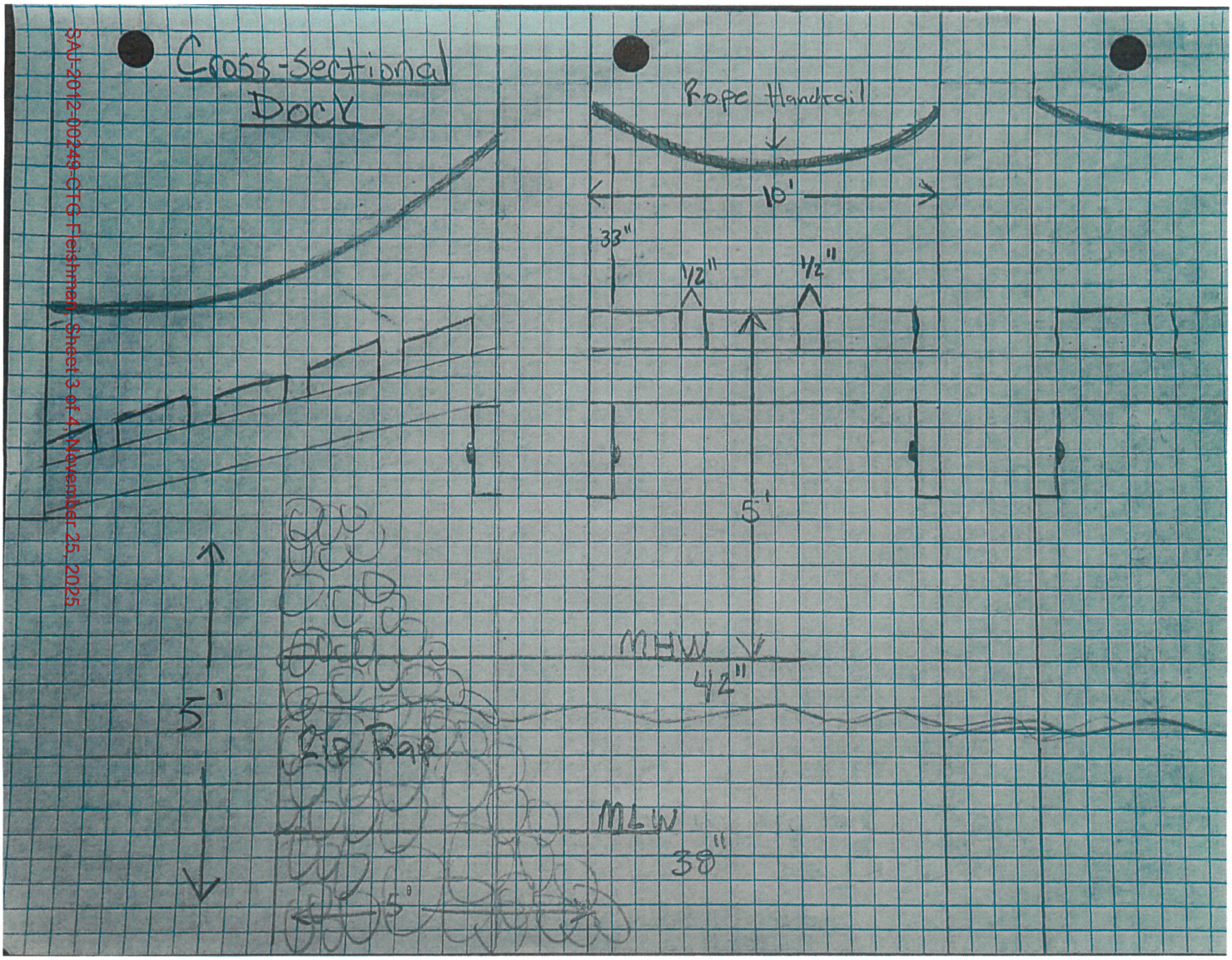
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

Graphic scale

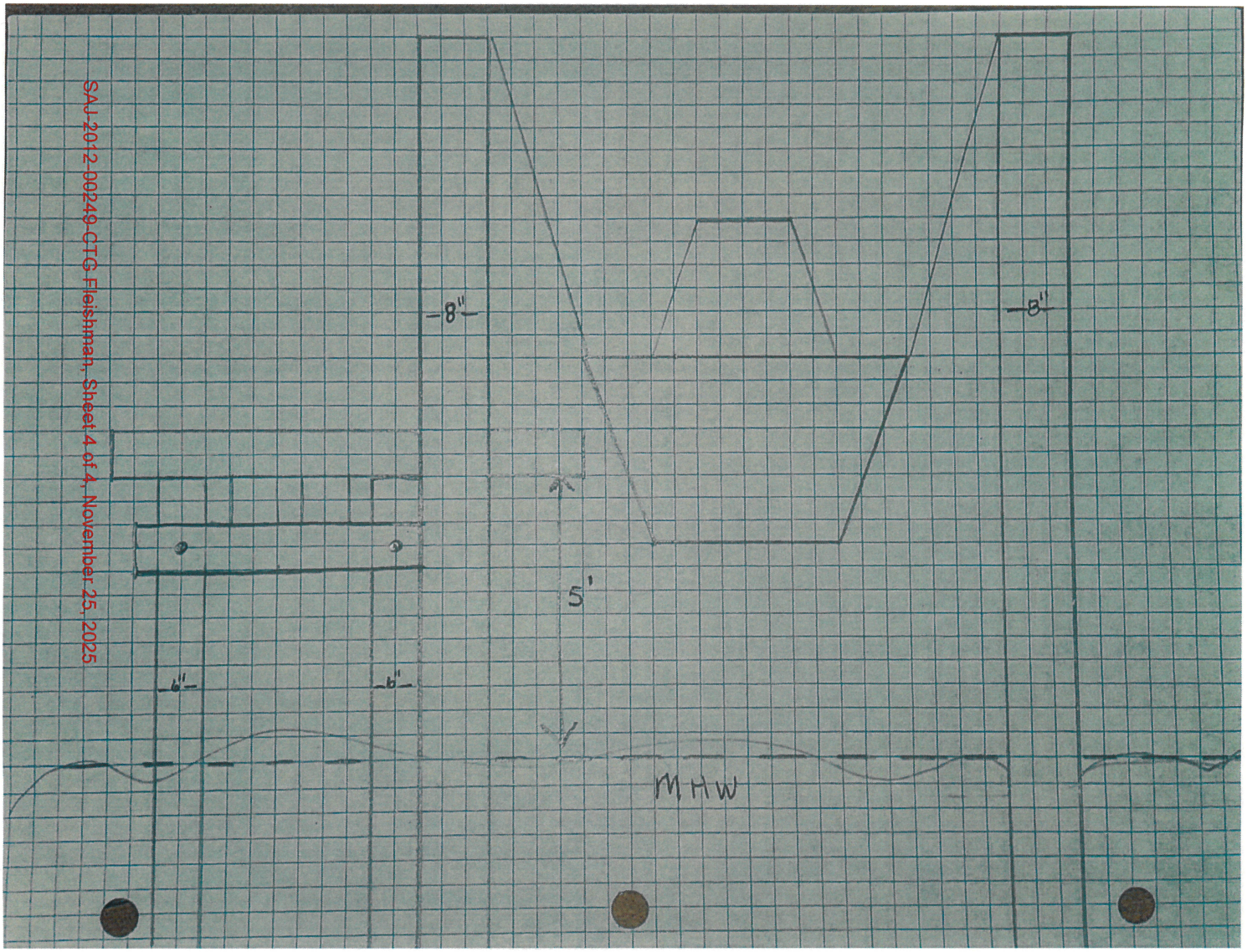
0 40' 80' 160


20'
16'
Proposed
Dock
4'
sea
grass
sea
grass
16'
24'
200'
Boat
House
4'
MHWL
50'
MHWL
50'
38'
46'
8'
42"
#627
Existing
Residence
14'
14'
15'
31'
55'
30'

SAJ-2012-00249-CTG-Fleishman-Sheet3 of 4-November 25, 2025



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



FLORIDA DEPARTMENT OF
Environmental Protection

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

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Receipt for Submission

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

07/01/2025

Self-Certification File No.: **0462281001EE**

File Name: **627 Calhoun Ave Destin, FL 32541 - Self Cert Exempt Dock with Boat Lift(s) (General)**

Dear **Derrick Cottingham**: On **07/01/2025** you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Single-Family Dock ERP Exemption Self Certification Process for a project at private, single-family residence located at:

LAT - Degrees: **30** Minutes: **24** Seconds: **45.9483**
LONG - Degrees: **-86** Minutes: **29** Seconds: **47.515**
SITE ADDRESS: **627 Calhoun Ave Destin, FL 32541**
COUNTY: **Okaloosa**

For:
Erik fleishman
627 Calhoun Dr Destin, FL 32541

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

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

Your Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only for the specific project proposed, and only if the project is constructed, operated, and maintained in

conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

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

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

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

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

The authorization must be visibly posted during all construction activities.

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

FEDERAL STATE PROGRAMMATIC GENERAL PERMIT (SPGP)

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

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

a. Commencement Notification. Within 10 days before the date of initiating the work authorized by this permit or for each phase of the authorized project, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps
b. Corps Self-Certification Statement of Compliance form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and

correspondence required by the general and special conditions of this permit to the following address.

1. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.
2. For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

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

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

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

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

If you have any questions, please contact your local Department District Office. Contact information can be found at:
https://floridadep.gov/sites/default/files/SLERC_contacts_web_map_01-2017_0.pdf.

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

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

ADDITIONAL INFORMATION

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

If you have any questions or issues with the attached documents, please contact your local Department District Office:
Northwest District
NWD_ERP_Applications@FloridaDEP.gov

Sincerely,
Florida Department of Environmental Protection.

Attachments:
FDEP Terms and Conditions
SPGP Terms and Conditions
Project Design Criteria

FLORIDA DEPARTMENT OF
Environmental Protection

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

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

TERMS AND CONDITIONS

Self Certification File No.: **0462281001EE**

Construction Conditions:

Private residential single family docks are subject to the following criteria in accordance with Section 403.813(1)(b), F.S. The dock to be constructed:

1. Has 1,000 square feet or less over water surface (includes adjacent wetlands) in accordance with Chapter 62-340, F.A.C.;
2. Is constructed on or held in place by pilings and is constructed so as not to involve filling or dredging other than that necessary to install the pilings;
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;.
4. Is used ONLY for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia;
5. Is the sole dock on the parcel; and
6. Must not be subject to any conservation easement or restrictive covenant of record prohibiting the activity.

Boat lifts are subject to the following additional conditions:

1. Is to be installed in a proposed slip or, at or adjacent to the waterward end of the dock;
2. With other mooring will not result in the mooring of more than two vessels (including jet skis);
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;
4. Will not be located in areas prohibited for mooring by a previously issued permit or other form of authorization issued by a local government;

General Conditions for Sovereignty/State-Owned Submerged Lands Authorizations:

Any use of sovereignty/state-owned submerged lands is subject to the following general conditions that are binding upon the applicant and are enforceable under Chapters 253, F.S. or 258, F.S.

1. Sovereignty/state-owned submerged lands may be used only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty/state-owned submerged lands unless cured to the satisfaction of the Board of Trustees of the Internal Improvement Trust Fund (Board).
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty/state-owned submerged lands or water column, nor does it constitute recognition or acknowledgment of any other person's

title to such land or water.

3. Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. or Chapter 18-14, F.A.C.
4. Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.
5. Construction, use, or operation of the structure or activity will not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.;
6. Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.
7. Structures or activities will not create a navigational hazard.
8. Structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.
9. Structures or activities will be constructed, operated, and maintained solely for water dependent purposes.
10. The applicant agrees to indemnify, defend and hold harmless the Board and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty/state-owned submerged lands or the applicant's use and construction of structures on sovereignty/state-owned submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
11. Failure by the Board to enforce any violation of the authorization or waiver by the Board of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure or waiver prevent the Board from enforcing the waived or unenforced provision in the event of a future violation of that provision.
12. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
13. All costs incurred by the Board in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board in writing of any change of address at least ten days before the change becomes effective.
14. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant of record that prohibits the activity.

Manatee Conditions:

The following conditions are intended to protect manatees from direct project effects; THESE CONDITIONS APPLY ONLY IN WATERS THAT ARE ACCESSIBLE TO MANATEES:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at 'Idle Speed/No Wake' at all times while in the immediate area and while in water where the draft of the vessel provides less than a

four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for 'Idle Speed/No Wake' and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

Self-Certification Requirements:

The user agrees to the following:

1. The information provided herein is true and accurate.
2. **Construction of the project must be completed within one year from the self-certification date.** If the project cannot be completed within that time frame, or the project is to be modified, the Department must be contacted for authorization requirements.
3. Any substantial modifications in the plans for this project must be submitted to the Department for review, as changes may result in a permit being required.
4. This self-certification will automatically expire if site conditions materially change; if the terms, conditions, and limitations of the self-certification are not followed; or if the governing statutes or rules are amended before the project is completed.
5. Department personnel will be allowed to enter the property for purposes of inspecting the project for compliance with the terms and conditions of this self-certification.

FLORIDA DEPARTMENT OF
Environmental Protection

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

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

CONDITIONS FOR DEPARTMENT OF THE ARMY SELF-CERTIFIED STATE PROGRAMMATIC GENERAL PERMIT FOR A PROJECT AT A PRIVATE, SINGLE-FAMILY RESIDENCE

Self Certification File No.: **0462281001EE**

Verification that the project meets the Project Design Criteria:
You have verified that the project meets the Project Design Criteria (attached in a separate document), and have authorized FDEP to send a copy of this verification to the Corps on your behalf.

General Conditions:

1. The time limit for completing the work authorized on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization:
   a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
   b. This permit does not grant any property rights or exclusive privileges.
   c. This permit does not authorize any injury to the property or rights of others.
   d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
d. Design or Construction deficiencies associated with the permitted work.
e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
   a. You fail to comply with the terms and conditions of this permit.
   b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
   c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Manatee Conditions:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of

manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

5. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at **ImperiledSpecies@myFWC.com**.
6. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

From: Chuck Chesterfield
To: Wilkins, Leah
Subject: Re: Fleishman Dock 0462281-002-EE/46
Date: Wednesday, July 16, 2025 1:33:29 PM
Attachments: image001.jpg
image002.jpg
image003.png
image001.jpg
image003.png
image002.jpg

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Yes I would like to withdraw the exemption application, and will apply for the general permit

On Wed, Jul 16, 2025, 13:28 Wilkins, Leah <Leah.Wilkins@floridadep.gov> wrote:

> Good Afternoon Derrick,
>
> Thank you for taking my call earlier to discuss the proposed dock at Calhoun Ave. As we discussed, the proposed dock is approximately 1,700 square feet which does not qualify for an Exemption, so a General Permit will be needed for the project.
>
> For the General Permit application, we will need everything you submitted for this application as well as a copy of Mr. Fleishman's Warranty Deed since he is the applicant, a seagrass survey showing the location of all seagrasses within the riparian area, and all of the plans submitted as PDFs, not photos. Please note, the total square footage of the dock will need to be listed on the drawings as well. I will attach some dock example drawings for reference.
>
> Since the dock will not qualify for the Exemption, would you like to withdraw the project?
>
> Please let me know if you have any questions.
>
> Best,
>
> **Leah Wilkins**
>
> **Environmental Specialist I**

FL-DEP-LOGO

Florida Department of Environmental Protection

Northwest District

160 West Government Street
Pensacola, Florida 32502

Leah.Wilkins@floridadep.gov

850-595-0559 (w)

www.dep.state.fl.us

Customer Service Survey

FLORIDA DEPARTMENT OF
Environmental Protection

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

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Electronic Submission
Notice of Intent to Use an Environmental Resource General Permit

You have successfully submitted a Notice of Intent to Use an Environmental Resource General Permit in accordance with Part IV of Chapter 62-330 F.A.C.. Your request was received on July 24, 2025.

Below is a copy of the details of your request for your records.

Facility Information

Site Name:	Cal dock
Address Line 1:	627 Calhoun Ave
Address Line 2:	
City/State/Zip Code:	Destin, FL 32541 1656

Mailing Address

Address Line 1:	627 Calhoun Ave
Address Line 2:	
City/State/Zip Code:	Destin, FL 32541 1656

Applicant

Name:	Derrick Cottingham
Address Line 1:	537 Pocahontas Dr
Address Line 2:	
City/State/Zip Code:	Fort Walton Beach, FL 32547 3220
Phone Number:	(850) 723-4025
Extension:	
Cell Number:	
Fax Number:	
E-mail Address:	Droc19220@gmail.com

Property Owner

Name:	ERIK FLEISHMAN

Address Line 1: 627 Calhoun Ave
Address Line 2:
City/State/Zip Code: Destin, FL 32541 1656
Phone Number: (818) 414-1475
Extension:
Cell Number:
Fax Number:
E-mail Address: EFLEISH@YAHOO.COM

Project Information

Tax Parcel Identification Number(s):
Anticipated Commencement Date: 07/31/2025
Anticipated Completion Date: 08/22/2025
Project Name (including Phase): Cal dock
General Permits Requested:

Permit Category	Permit Subcategory	Application #	Amount Paid
Single-family residences and miscellaneous activities	Minor activities	0463008-001	$250.00

Project Description:

See Attachments

Wetlands Information:

See Attachments

Construction Methods:

See Attachments

Additional Information:

See Attachments

Attachments:

File Description: SWERP Supporting Document - Side view
File Name: com.google.android.apps.photos(4).PDF
File Hash: 046c9d1723a43af7433364d1cef9f2f91a85aefd62228d10f6383997b4fd6270

File Description: SWERP Supporting Document - Site plan
File Name: 20250716_144035.jpg
File Hash: e987250e04961d38c8b1ffb6dc4060f325ac89432e0616860e4906ebf53c1666

File Description: SWERP Supporting Document - Front view
File Name: com.google.android.apps.photos(2).PDF
File Hash: 0ff0311030bcbb3fd2d3003a711e28fdbb41feeafbeccaf6c4aa3f67faaa3fc0

File Description: SWERP Supporting Document - Top view
File Name: com.google.android.apps.photos(1).PDF
File Hash: 59f111db742bf607c9990b19c03d8a272dee2f0914aa5af8e2be12fb4e9a415b

File Description: SWERP Supporting Document - Deed
File Name: com.google.android.apps.photos.PDF
File Hash: 100f8dbecd11b40f06ce719ff5955870f33768fde8403ab8ddda38d9677e6f4d

File Description: Section K - Supplemental Information for State 404 Program Permits
File Name: 62-330_402_1k.pdf
File Hash: 8e335a2e7d3b077bb9beedceefb08c565b1dbc821d0f5cee2814ce6b51e20c4e

Notification Submitted By

Name:	Derrick Cottingham
Phone Number:	(850) 723-4025
E-mail Address:	Droc19220@gmail.com

All information submitted was certified true, accurate, and correct to the best of the knowledge of the person whose name appears above.

If you have any questions or concerns about the information contained in this report, please contact Northwest District by e-mail at NWD_ERP_Applications@FloridaDEP.gov.

FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

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

August 1, 2025

Erik Fleishman
c/o Derrick Cottingham
537 Pocahontas Drive
Fort Walton Beach, FL 32547
Droc19220@gmail.com

File No. 0463008-001-EG-46, Okaloosa County

Dear: Mr. Cottingham:

On July 24, 2025, we received your notice of intent to use a General Permit (GP), pursuant to Rule 62-330.427, Florida Administrative Code, F.A.C., to construct a single family dock with a access walkway that has a boathouse attached near midway out and a terminal platform ending in open surface water, within Choctawhatchee Bay, a Class II Florida waterbody. The project is located at 627 Calhoun Ave, Destin, Section 13, Township 2 South, Range 23 West, Okaloosa County.

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

This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

1. Regulatory Review – DOES NOT QUALIFY

Based on the forms, drawings, and documents submitted with your notice, it appears that the project does not meet the requirements for the General Permit under Rule 62-330.427, Florida Administrative Code, for the following reasons:

1. The General permit requires a minimum depth of two feet for all mooring and navigational access locations. That depiction is missing from the project drawings/description. Please update the drawings to show the water depth at Mean Low Water for the indicated mooring and access location. 62-330.427(1(a)). F.A.C.
2. Please confirm the number of proposed mooring areas. Per 62-330.427(1(a)). F.A.C., no more than two vessels may moor at the dock structure.

3. Please confirm if there are any seagrasses present on the project area. It appears there may be submerged grass beds via aerials. If grass beds are present, please include them on the project drawings. Per 62-330.427(2(a)). F.A.C., boat mooring, terminal platforms, and boat lifts may not be over submerged grass beds. If the walkway traverses' grass beds then said walkway will be elevated 5 feet above mean high water, contain handrails, and not exceed a width of six feet.

4. Thank you for the drawings provided, however some sheets are indeterminable on what they are depicting. Please provide updated and complete project drawings depicting all activities and measurements, such as; total dock square footage, depth of water at mean high and low tide, distance from the riparian setback line, submerged grass beds, etc. 62-330.402 F.A.C.

    - Please note: if the dock is within 25 feet of the riparian setback a signed and notarized setback waiver is needed from the respective neighbor.

5. Please provide a project description in Form 62-330.402(1) "Notice of Intent to Use an Environmental Resource General Permit". 62-330.402 (4(b)) F.A.C.

Section 62-330.402(4)(b), Florida Administrative Code, allows you to amend your notice by providing additional information to the Department by September 30, 2025, to demonstrate that the activity qualifies for the general permit under 62-330.427, Florida Administrative Code. An additional processing fee will not be required if the notice is amended and the requested information provided as described above.

If you are unable to submit an amended notice demonstrating that the activity qualifies for the general permit as described above, you may submit a complete application for an Individual Environmental Resource Permit, in accordance with Rule 62-330.060, Florida Administrative Code. If the application is received by the Department by September 30, 2025, your previously-submitted application fee shall be applied toward your application for an individual permit.

Authority for review- Part IV of Chapter 373, of the Florida Statutes, Title 62, Florida Administrative Code, and in accordance with the operating agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, Florida Administrative Code.

2. Proprietary Review – NOT GRANTED

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that additional information is necessary to determine the appropriate form of authorization under Section 253.77, Florida Statutes.

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

Authority for review - Chapters 253 and 258 of the Florida Statutes, and Chapters 18-18, 18-20 and 18-21 Florida Administrative Code, and Section 62-330.075, Florida Administrative Code as required.

3. Federal Review - SPGP NOT APPROVED

Because of the above, at this time the Department **cannot determine** that the proposed activities qualify for Federal authorization pursuant to the State Programmatic General Permit; therefore, a **SEPARATE permit** or authorization **is required** from the USACE. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook (https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/).

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

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

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

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or by e-mail at Agency_clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal.

The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Thank you for applying to the Submerged Lands and Environmental Resource Program. If you have any questions, please contact Michael Dylan Garrett. When referring to this project, please reference the file number listed above.

Executed in Escambia County, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Sincerely,



Russell Sullivan
Environmental Manager
Northwest District

Copies furnished to:
FDEP, Michael.D.Garrett@FloridaDEP.gov, Russell.Sullivan@FloridaDEP.gov,
Erik Fleishman, efleish@yahoo.com
Derrick Cottingham, Droc19220@gmail.com

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and authorization to use sovereignty submerged lands, including all copies, was mailed before the close of business on August 1, 2025, to the above listed person(s).

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52(7), F.S., with the designated Department clerk, receipt of which is hereby acknowledged.

Clerk

August 1, 2025
Date

FLORIDA DEPARTMENT OF
Environmental Protection

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

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

Receipt for Submission

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

02/02/2026

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

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

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

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

For:
Erik fleishman
627 Calhoun ave Destin, FL 32541

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

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

Your Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only

for the specific project proposed, and only if the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

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

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

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

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

The authorization must be visibly posted during all construction activities.

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

FEDERAL STATE PROGRAMMATIC GENERAL PERMIT (SPGP)

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

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

a. Commencement Notification. Within 10 days before the date of initiating the work authorized by this permit or for each phase of the authorized project, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps
b. Corps Self-Certification Statement of Compliance form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.

d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.
    1. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.
    2. For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

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

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

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

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

If you have any questions, please contact your local Department District Office. Contact information can be found at:
https://floridadep.gov/sites/default/files/SLERC_contacts_web_map_01-2017_0.pdf.

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

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

ADDITIONAL INFORMATION

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

If you have any questions or issues with the attached documents, please contact your local Department District Office:
Northwest District
NWD_ERP_Applications@FloridaDEP.gov

Sincerely,
Florida Department of Environmental Protection.

Attachments:
FDEP Terms and Conditions
SPGP Terms and Conditions
Project Design Criteria

FLORIDA DEPARTMENT OF
Environmental Protection

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

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

TERMS AND CONDITIONS

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

Construction Conditions:

Private residential single family docks are subject to the following criteria in accordance with Section 403.813(1)(b), F.S. The dock to be constructed:

1. Has 1,000 square feet or less over water surface (includes adjacent wetlands) in accordance with Chapter 62-340, F.A.C.;
2. Is constructed on or held in place by pilings and is constructed so as not to involve filling or dredging other than that necessary to install the pilings;
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;.
4. Is used ONLY for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia;
5. Is the sole dock on the parcel; and
6. Must not be subject to any conservation easement or restrictive covenant of record prohibiting the activity.

General Conditions for Sovereignty/State-Owned Submerged Lands Authorizations:

Any use of sovereignty/state-owned submerged lands is subject to the following general conditions that are binding upon the applicant and are enforceable under Chapters 253, F.S. or 258, F.S.

1. Sovereignty/state-owned submerged lands may be used only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty/state-owned submerged lands unless cured to the satisfaction of the Board of Trustees of the Internal Improvement Trust Fund (Board).
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty/state-owned submerged lands or water column, nor does it constitute recognition or acknowledgment of any other person's title to such land or water.
3. Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. or Chapter 18-14, F.A.C.
4. Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.
5. Construction, use, or operation of the structure or activity will not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.;

6. Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.
7. Structures or activities will not create a navigational hazard.
8. Structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.
9. Structures or activities will be constructed, operated, and maintained solely for water dependent purposes.
10. The applicant agrees to indemnify, defend and hold harmless the Board and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty/state-owned submerged lands or the applicant's use and construction of structures on sovereignty/state-owned submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
11. Failure by the Board to enforce any violation of the authorization or waiver by the Board of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure or waiver prevent the Board from enforcing the waived or unenforced provision in the event of a future violation of that provision.
12. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
13. All costs incurred by the Board in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board in writing of any change of address at least ten days before the change becomes effective.
14. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant of record that prohibits the activity.

Manatee Conditions:

The following conditions are intended to protect manatees from direct project effects; THESE CONDITIONS APPLY ONLY IN WATERS THAT ARE ACCESSIBLE TO MANATEES:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at 'Idle Speed/No Wake' at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not

reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for 'Idle Speed/No Wake' and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

Self-Certification Requirements:

The user agrees to the following:

1. The information provided herein is true and accurate.
2. **Construction of the project must be completed within one year from the self-certification date.** If the project cannot be completed within that time frame, or the project is to be modified, the Department must be contacted for authorization requirements.
3. Any substantial modifications in the plans for this project must be submitted to the Department for review, as changes may result in a permit being required.
4. This self-certification will automatically expire if site conditions materially change; if the terms, conditions, and limitations of the self-certification are not followed; or if the governing statutes or rules are amended before the project is completed.
5. Department personnel will be allowed to enter the property for purposes of inspecting the project for compliance with the terms and conditions of this self-certification.

FLORIDA DEPARTMENT OF
Environmental Protection

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

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

CONDITIONS FOR DEPARTMENT OF THE ARMY SELF-CERTIFIED STATE PROGRAMMATIC GENERAL PERMIT FOR A PROJECT AT A PRIVATE, SINGLE-FAMILY RESIDENCE

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

Verification that the project meets the Project Design Criteria:
You have verified that the project meets the Project Design Criteria (attached in a separate document), and have authorized FDEP to send a copy of this verification to the Corps on your behalf.

General Conditions:

1. The time limit for completing the work authorized on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization:
   a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
   b. This permit does not grant any property rights or exclusive privileges.
   c. This permit does not authorize any injury to the property or rights of others.
   d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any

liability for the following:
a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
d. Design or Construction deficiencies associated with the permitted work.
e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
   a. You fail to comply with the terms and conditions of this permit.
   b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
   c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Manatee Conditions:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at **ImperiledSpecies@myFWC.com**.
6. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

REGULAR MEETING
DESTIN CITY COUNCIL
FEBRUARY 17, 2026
ANNEX COUNCIL CHAMBERS
6:00 PM

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 Sandy Trammell
Councilmember Dewey Destin
Councilmember Terésa Hebert
Councilmember Kevin Schmidt

Destin City Staff

City Manager Larry Jones
Projects/Grants/Contract Manager Jeffrey Cozadd
Public Information Director Tamara Young
City Engineer Robert Tomasek
HR Director Jaime Haynes
City Attorney Kimberly Kopp
City Clerk Rey Bailey
Parks & Recreation Director Lisa Firth
Principal Planner Daniel Butler
Finance Director Krystal Strickland
Senior Planner Jesse Hernandez
IT Director Andy Peters

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bobby Wagner called the meeting to order at 6:00 PM. Pastor David J. Butler of the Faith Assembly Christian Church gave the invocation, which was then followed by the recitation of the Pledge of Allegiance.

AGENDA APPROVAL

Moved agenda item 4J – *446 Calhoun Avenue* up following the Consent Agenda.

Added a topic of discussion – *State Park on Holiday Isle* – under City Manager Report

Added a call for an additional executive session on the case *Carissa Harbarger; Rainbow Frost Ice Cream, Inc. v. City of Destin* under City Attorney Report.

Motion by Councilmember Hebert, seconded by Councilmember Destin, to approve the agenda, as amended, passed 4-0 (Council members Geile, Bagby, and Braden were absent from the meeting)

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

A. PW/PS Committee 2025 Annual Report/2026 Work Plan
B. Rapid Flashing Beacon Potential Placement - Two Locations

Public Works/Safety Chairman Jim Wood reported that the committee had a relatively modest FY2025, with about $89,000 spent on projects including linear trail crossings and the installation of three rapid flashing beacons. Additional accomplishments included adopting a new property maintenance code, completing area reviews, and making recommendations on road and sidewalk improvements. The committee also spent significant time addressing e-bike regulations, with progress toward adopting an ordinance based on nearby cities' models.

Looking ahead to FY2026, Mr. Wood outlined goals such as finalizing the e-bike ordinance, continuing infrastructure assessments, addressing maintenance concerns (like utility boxes), and recommending two new rapid flashing beacons at key midblock crossings near school bus stops and future student traffic areas. He emphasized that while infrastructure improvements are important, education and enforcement are critical to achieving safety outcomes.

Councilmember Schmidt raised concerns about a crossing section north of Beach Drive that lacks a stop sign and may become more hazardous as a nearby elementary school opens. He recommended the committee monitor this area closely and ensure that prior development safety requirements (like lighting and benches) were fulfilled.

The mayor highlighted the importance of expanding pathways and safety infrastructure, noting potential opportunities to leverage state or grant funding – such as Safe Routes to School programs – to improve sidewalks, crossings, and related safety features within school zones.

Public Works/Safety Committee Chairman Jim Wood presented the committee's 2025 Annual Report and 2026 Work Plan.

Councilmember Trammell moved for approval of the PW/PS Committee's recommendation for the placement of rapid flashing beacons at the existing mid-block crosswalks on Azalea Drive at Melvin Street and on Benning Drive at Maltezos Street intersections and would be funded by the PW/PS Committee's discretionary funds. Motion was seconded by Councilmember Hebert and passed 4-0.

Motion by Councilmember Schmidt, seconded by Councilmember Hebert, to approve the PW/PS Committee 2025 Annual Report/2026 Work Plan as presented passed 4-0.

2. PUBLIC COMMENTS

Mr. Mike Buckingham urged the city to move forward with purchasing property near the Destin Little League field for parking, even offering to personally donate money to help. Also criticized temporary barriers (4x4 posts) near the elementary school that restrict parent parking, suggesting short-term solutions like parallel parking instead.

Mr. Ricky Lynn Grant Jr spoke loosely about personal circumstances, wanting to become a homeowner, and possibly working with broader (even federal) systems. His comments centered on housing goals and general life direction.

Mr. Jeff Reese highlighted the importance of lower speed limits in school zones, citing data showing significantly higher fatality risk at higher speeds. Also expressed concern about county control over Norriego Point and encouraged greater public involvement.

Mr. Alan Osborne alleged serious misconduct and possible fraud involving public funds, calling for investigations regardless of political affiliation. Urged the council to take a stronger stance and push back against county officials.

Mr. Joe Fitzpatrick raised concerns about a city-managed stormwater system discharging onto his property without an easement, causing damage. He asked the council to clarify whether the city accepts responsibility or will allow him to proceed with corrective measures.

Mr. Curtis Gwyn strongly supported purchasing land for additional parking at the Destin Little League, emphasizing safety concerns and the benefit to children and families. Noted long-standing personal involvement with the league.

Ms. Christina Stevens requested removal or reduction of an $82,000 code enforcement lien, explaining she was misled by contractors and did not intentionally violate rules. She asked for reconsideration based on her situation and progress toward compliance.

Ms. Leslie Schmidt expressed emotional support for improvements to Threadgill Park, highlighting its importance to families and future generations. She emphasized the need for better parking and pride in the community.

3. CONSENT AGENDA

A. Replacement of 2017 John Deere 5055E Tractor (Parks & Rec), authorization to issue a Purchase Order
B. Reimbursement to Mayor Bobby Wagner for expenses incurred while traveling to Tallahassee, Florida to attend the Florida League of Cities Legislative Action Days and Florida League of Mayors events from January 26-29, 2026.
C. Destin Little League Opening Day Parade Request for use of City Right-of-way
D. Approval of minutes of February 2, 2026, Regular City Council Meeting

Motion by Councilmember Hebert, seconded by Councilmember Trammell, to approve Consent Agenda items 3A through 3D, as printed above, passed 4-0.

4. CITY MANAGER REPORTS

A. Destin Fire District-Beach Safety Contract 2026

The City Manager explained that since the last discussion, two issues were addressed with the Destin Fire District regarding the beach safety contract. First, the contract now includes updated force majeure language, allowing for possible fee reductions if disruptions last longer than seven days, to be considered on a case-by-case basis. Second, the idea of using lifeguards to assist with code enforcement was ultimately removed, as the fire district and their legal counsel were not comfortable with that role or with adding language about "egregious violations."

Motion by Councilmember Destin, seconded by Councilmember Trammell, to authorize the mayor to execute the Interlocal Agreement between the Destin Fire Control District and the City of Destin to provide Beach Safety and Lifeguard Services on the City of Destin beaches for FY2025 passed 4-0.

B. Resolution 26-02, Amendment to the Schedule of Fees, Section 2 (Building Permit and Developer Fees, correction) & Section 4 (34450X), Parking Facilities User Fees

Motion by Councilmember Hebert, seconded by Councilmember Trammell, to adopt Resolution 26-02 passed 4-0.

C. Work Authorization Halff Associates for Crosstown Phase 2 CEI

The City Manager clarified that item 4C authorizes Halff Associates to begin work on Phase 2 (construction) of the Crosstown Connector project's CI component, noting that while the firm already holds the overall contract, this step formally permits them to proceed as construction starts.

Councilmember Trammell moved for approval of Work Authorization 2 with Halff Associates for the Phase 2 CEI of the Crosstown Connector Project associated with RFQ 25-06-CD and direct the City Manager to execute. Councilmember Hebert seconded the motion

D. Annexation Metes & Bounds Authorization

The City Manager presented this item, which concerns the authorization for a meets and bounds survey for potential annexation, noting that the city has a continuing service agreement with SAM Companies to perform the required surveys. The estimated fee for the survey is $110,000, and funding is available. The City Manager highlighted the areas of interest based on their mapping exercise.

Councilmember Destin asked whether the meets and bounds survey would include all areas from the old incorporation, specifically up to the Walton County line.

Staff confirmed that the survey will include everything to the Walton County line that is not currently incorporated, which aligns with the council's intent.

Councilmember Destin moved to approve the Work Authorization of SAM Companies to complete the annexation metes and bounds survey as required by Florida Statutes; seconded by Councilmember Hebert. Motion passed 4-0).

Motion by Councilmember Hebert, seconded by Councilmember Trammell, to approve a budget amendment to transfer funds from Code Compliance Billing Services to Council Professional Services in the amount of $110,000 passed 4-0.

E. Artificial Intelligence in Planning Review Process (an Update)

The City Manager opened by informing the council about SwiftGV, a company using artificial intelligence (AI) for planning and permit reviews, and requested authority to continue discussions without asking for any immediate decisions.

The IT Director presented the platform, explaining that it can analyze large sets of documents, apply relevant codes, flag items for planners, and assist in permit review. He emphasized that AI acts as a collaborative tool and staff are already using AI for basic tasks like meeting minutes. The system was described as potentially transformative and more immediate than previously expected.

Councilmember Trammell moved to direct the City Manager to continue evaluation and negotiation of scope, pricing, and contract terms with SwiftGov.ai, including exploring a similar capability for code enforcement that can be integrated with the SwiftGov.ai system – and further direct that the City Attorney review any proposed agreement prior to council consideration. Motion was seconded by Councilmember Hebert.

Councilmember Destin cautioned against rushing into the technology, highlighting potential glitches, high costs (e.g., $210,000 yearly maintenance), and the risk that AI could replace staff positions. He emphasized the need to carefully consider workforce impacts and ensure the technology is ready before full adoption.

The motion passed 4-0.

F. Capital Project Status - Informational Only
G. TDC Monthly Report - Informational Only
H. Operations Financial Report - Informational Only
I. Minutes of Boards and Committees - Informational Only

J. 446 Calhoun Avenue Update

The City Manager reported on efforts to negotiate the purchase of the property at 446 Calhoun. Following direction from a previous meeting, staff contacted the new owners to determine a potential purchase price. The city calculated an offer that would provide the owners with a 10% return over time, amounting to approximately $416,000 based on their $400,000 purchase price.

The owners rejected this offer and stated their asking price was $450,000. The city countered with $435,000, but the owners maintained that $450,000 was their final, non-negotiable price. The City Manager concluded by noting that this final offer of $450,000 is now being presented for consideration.

Councilmember Schmidt moved to authorize the City Manager and City Attorney to prepare a contact for the purchase of 446 Calhoun for a purchase price of $450,000, on the condition that the property's Future Land Use and Zoning be changed to Recreation prior to closing with permission of the seller/property owner. Councilmember Hebert provided a second to the motion, which passed 4-0.

K. State Park on Holiday Isle

The City Manager begins by referencing the earlier Board of County Commissioners (BOCC) meeting that took place this morning, noting that many members of the city council and the public – particularly Destin residents – had attended to follow discussions about the Holiday Isle State Park issue. He pointed out that several attendees left before the meeting concluded. He then explains that toward the end of the BOCC meeting, Commissioner Palmer made comments acknowledging that some individuals were no longer present to hear his remarks.

The City Manager then introduces a short video clip containing Commissioner Palmer's closing comments.

The following is a summary of Commissioner Palmer's comment:

Commissioner Palmer emphasized that efforts have been made to collaborate with the City of Destin and address concerns about the Holiday Isle State Park project, but communication has been largely one-sided and affected by misinformation. He noted that while nearby residents are vocal, the park is intended to serve the broader Okaloosa County population, not function as a private or neighborhood park.

Commissioner Palmer highlighted that planned improvements – including parking and a public marina – are designed for public benefit and tourism, not heavy commercialization. He clarified that the marina would offer limited services (such as rental slips) without major commercial features like fuel docks. He also argued that the site cannot realistically be converted into a natural conservation area due to existing infrastructure.

Commissioner Palmer urged patience and perspective, stressing the goal of creating a world-class public park that benefits the entire county rather than a small group of nearby residents.

At the outset of the discussion, the mayor requested that the City Attorney, noting her expertise in Land Development Code, read directly from the applicable development order before he asked a follow-up question.

The City Attorney read verbatim from Development Order 21-23, Page 4 of 8, Section I:

> "*Docking facilities are prohibited on the subject property except as an ancillary use to the residential development authorized in DO0917. No use of the docking facilities may be made, nor may a certificate of completion for the docking facilities be issued until such time as the city issues a certificate of occupancy for the previously approved multifamily residential development authorized by DO0917*."

The City Attorney then read Section J regarding prohibited activities:

> *"The docking facilities authorized herein are authorized as long-term residential boat slips for use by residents of the upland condominium development authorized by DO0917 and their guests. Any commercial use of the docking facilities is expressly and strictly prohibited. Commercial uses include any non-residential use of the docking facilities. Additionally, vessels must depart, remain docked, and return to the docking facilities at a frequency and intensity common to residential uses. Excessive departures and arrivals by a vessel or group of vessels at the docking facilities may be deemed a commercial use and is subject to enforcement action by the city. Subleasing or renting of any boat slip or part of the docking facilities by any non-resident of the upland residential development is considered a commercial use and is expressly prohibited. Nothing herein shall prohibit a lawful long-term tenant of the upland residential development from occupying a boat slip with permission of the unit owner."*

Following the reading, the mayor asked whether there was any recollection, knowledge, or documentation indicating that the county had been awarded jurisdiction, ownership, or any interest in the parcel by the state, noting repeated public statements suggesting the county may already own it.

The City Attorney responded that the land is owned by the state, that Okaloosa County has no ownership interest, does not currently have a lease, and that she is aware of no agreement between the county and the state regarding the property.

The mayor then asked whether any deed restrictions or requirements were imposed when the state purchased the land that would dictate its use.

The City Attorney stated she was unaware of any such restrictions, explaining that the only related document was a concept plan included in an application package, which the state did not

require. She emphasized there are no deed restrictions or contractual obligations mandating any specific development.

The City Manager added that staff have had numerous conversations with state officials and that the county appears to rely on language from a concept or management plan included in the cabinet approval packet, which referenced collaboration with the City of Destin. However, he confirmed that no management plan has been approved. The City Attorney further clarified that the state intended for the city to be involved and that the property was acquired for conservation purposes, with collaboration anticipated if the county were to obtain an interest.

Councilmember Destin emphasized the importance of continuing to work collaboratively with the county despite disagreements. He referenced prior cooperation with the state that required Conservation zoning, such as at Norriego Point, and explained that Conservation zoning allows passive uses while limiting commercial activity. He proposed that the city take a proactive step by offering to rezone the property to Conservation.

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.

The City Attorney cautioned that statements made by a single county commissioner should not be interpreted as representing the entire commission, noting that other commissioners appeared open to collaboration and that some had reached out and engaged with city staff.

Councilmember Trammell then raised concerns that the definition of "Conservation" appeared to differ between the city and the county or state, noting that the county's interpretation might allow vendor activity, rentals, and other uses, and that clarification would be necessary moving forward. She emphasized the importance of clearly defining and communicating the city's standards for conservation in future discussions with the county.

In response, the City Attorney explained that the city's definition of Conservation is governed by its Comprehensive Plan and Land Development Code, which allow features such as boardwalks, dune crossovers, and docks, but prohibit commercial activity, including renting slips.

L. Announcements

1) After reviewing the House and Senate budgets, all four of the city's projects are included in both budgets, and they're hoping the projects make it through committee and receive the Governor's favorable consideration, noting they were pleased to have gotten that far.

2) Destin Parks Foundation held a fundraiser on Friday night, February 13th, that drew over 85 attendees, and the city expressed thanks to The Local Market for supporting the foundation by donating the food, with more information available at destinparksfoundation.org.

3) The Nancy Weidenheimer Dog Park now has a Little Free Library, which was installed on February 3rd and stocked for Valentine's Day, and the community is encouraged to visit the dog park to check it out and borrow a book.

5. PUBLIC HEARINGS

A. Second reading of Ordinance 26-05-LC - Amending Article 8, "Transportation" of the Land Development Code; amending Section 8.06.00, "Vehicle and Parking Standard" 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 second 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 their discussion and consideration.

Motion by Councilmember Trammell, seconded by Councilmember Hebert, to approve Ordinance 26-05-LC on second reading, passed 4-0.

B. First 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.

The City Attorney read Ordinance 25-28-LC by title, and then presented it to the city council on first reading.

> 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 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.

The mayor opened a public hearing to receive comments for or against the proposed ordinance.

Mr. Alan Osborne raised concerns about how the proposed use is classified, arguing that it should be considered food processing rather than manufacturing because it involves processing naturally grown products rather than creating new materials. He cautioned that this distinction could have legal implications. More importantly, he emphasized potential health risks, noting that airborne particles from food processing – such as

coffee, nuts, or oils – could trigger allergic reactions in nearby residents, making the issue more serious than odor alone. He explained that many municipalities restrict such activities to heavy industrial zones for this reason, but noted that the city's small geographic size makes it difficult to adequately separate these uses from residential areas. Mr. Osborne recommended requiring an independent impact study, funded by any applicant, to evaluate potential effects on the community. Overall, he urged caution, highlighting the risks of setting a precedent without fully considering health, legal, and community impacts.

Having no other public comments, the mayor closed the public hearing and turned the matter over to the city council for their discussion and consideration.

Some council members expressed concern based on a prior operation on Mountain Drive that generated persistent and unpleasant odors, leading to numerous complaints from nearby residents. Because industrial areas in the city are often located close to residential neighborhoods, some members worried that approving the amendment could recreate similar quality-of-life issues.

The City Attorney clarified that passing the ordinance would not automatically approve any specific project; instead, it would allow applicants to seek conditional use approval, which would require a separate review process. During that process, the council could evaluate site-specific factors such as traffic, scale, land-use compatibility, and mitigation of impacts, including odors, even if not explicitly listed in the criteria.

Despite this explanation, some council members remained skeptical, with a few willing to support the measure on first reading to allow for further public input, while others opposed it outright, arguing that previous negative experiences demonstrate the use is inappropriate for the city. There was also debate about whether industrial zoning is truly suitable, given the city's limited size and proximity between industrial and residential areas.

Councilmember Schmidt moved for the approval of 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. Councilmember Hebert provided a second to the motion. Motion passed 3-2 (Council members Schmidt and Destin voted "yes"; Council members Hebert and Trammell voted "no"; Mayor Wagner cast a tie-breaking vote of "yes").

C. First reading of Ordinance 26-11-CC - Amending Section 14-86 relating to application to city council for reduction of existing code compliance liens.

The City Attorney read Ordinance 26-11-CC by title, and then presented it to the city council on first reading.

> 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.

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 their discussion and consideration.

Motion by Councilmember Destin, seconded by Councilmember Hebert, to approve Ordinance 26-11-CC on first reading passed 4-0.

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

A. Councilmember Braden
B. Councilmember Trammell

Councilmember Trammell thanked attendees of the Parks Foundation fundraiser and explained the effort to raise private donations to improve the existing pavilion at Clement Taylor Park in recognition of the site as Destin's first schoolhouse, directing the public to donate online and noting plans to sell commemorative bricks.

C. Councilmember Destin

Councilmember Destin raised concerns about a long-running drainage problem affecting Mr. Fitzpatrick's property. He requested that staff identify mitigation options, costs, and potential stormwater grants to pursue.

The City Manager reported staff research showing the drainage path reflects historic flow patterns documented from the 1930s–1950s, reported that no recorded easement was found, and said staff would continue assisting Mr. Fitzpatrick and explore grants and engineering solutions based on council direction.

D. Councilmember Bagby
E. Councilmember Hebert
F. Councilmember Geile
G. Councilmember Schmidt

Councilmember Schmidt invited the council and staff to the Little League opening day celebration on March 7. He also addressed Destin Elementary School parking changes as a safety measure, explaining why posts-and-rope were installed and that future adjustments could be considered.

H. Mayor Wagner

The mayor asked for the approximate cost of the Kelly Street posts-and-rope and requested the concept be placed on a future agenda under his name to consider a similar, more attractive approach at Crystal Beach.

I. City Attorney Kimberly Romano Kopp

1) Call for Executive Session in Kristopher Ross Mercurio v. City of Destin, 2022 CA 3170 (Okaloosa County), at 5:15 PM, on March 2, 2026, in the City Hall Annex Council Chambers.

2) Call for Executive Session *Carissa Harbarger; Rainbow Frost Ice Cream, Inc.; Ronald Ellison and William Ellison, Plaintiffs v. City of Destin, Florida, Defendant, et al* in the U.S. District Court, Northern District of Florida, Pensacola Division, Case No. 3:25-cv-00550-MCR-ZCB (ECF 20)

7. PUBLIC COMMENTS

Mr. Allan Osborne criticized the idea of renegotiating an interlocal agreement regarding the Holiday Isle State Park property, calling it a losing strategy, and accused officials of

misrepresenting facts about beachfront property jurisdiction. He encouraged the council to "stand tall," be more assertive, and consider public input earlier in decision-making. He closed by emphasizing constitutional principles, grassroots action, and his support for environmental protection.

Mr. Joe Fitzpatrick explained that he has owned his property for four years but only recently uncovered the extent of the drainage issues. He stated that historical city decisions routed water directly onto his parcel, leaving no alternative flow path. He thanked the council for their attention and expressed hope for a timely resolution to address the problem.

Ms. Carrie Harbarger expressed frustration over a legal dispute with the city, describing it as unfair and claiming she was "bullied" and outmatched by city-funded legal resources. She emphasized that mediation and settlement discussions have not resolved the underlying issue, warning that the same conflicts – particularly "ice cream wars" on the beach – will continue into the upcoming season. While acknowledging one city official's efforts, she criticized the broader handling of the situation and urged the council to address future impacts rather than just settling past disputes.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 8:25 PM.

_____

Bobby Wagner, Mayor

ATTEST:

_____

Rey Bailey, City Clerk

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

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 Sandy Trammell
Councilmember Jim Bagby
Councilmember Torey Geile
Councilmember Rodney Braden
Councilmember Terésa Hebert
Councilmember Kevin Schmidt
Councilmember Dewey Destin

Destin City Staff

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

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

Motion by Councilmember Hebert, seconded by Councilmember Bagby, to approve the meeting agenda, passed 7-0.

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

A. American Red Cross Month

The mayor read the Proclamation designating March 2026 as *American Red Cross Month* in the City of Destin.

B. FY 2025 Annual Audit and Financial Statements

Mr. Wade Sansbury of Mauldin & Jenkins presented the independent auditor's report for the fiscal year ending September 30, 2025.

The presentation by auditor Wade Sansbury provided an overview of the city's annual financial audit. He reported that the city received an unmodified (clean) audit opinion, with no findings, material weaknesses, or compliance issues. The city's finances remain strong, with a general fund balance of about $35.8 million (a 5.7% increase), stable spending per resident, and reserves exceeding recommended levels. However, the city issued about $25 million in new debt, raising debt per resident to roughly $3,000. Sansbury also noted potential future risks, including a possible $2 million annual reduction in property tax revenue if state policy changes occur.

Councilmember Bagby raised several concerns and questions. He emphasized that comparisons to other cities may be misleading because this city operates under a 2-mill tax cap, limiting revenue flexibility. He questioned whether the city's reserve policy (about three months, though effectively closer to four to eight months across categories) is sufficient given the risk of catastrophic events.

Mr. Sansbury responded that the reserve levels are reasonable and even exceed Government Finance Officers Association recommendations, adding that state and FEMA assistance would likely support recovery in a disaster scenario. He also highlighted declining revenue sources (property and sales taxes), low cost recovery for recreational programs (around a 25% target), and the need to reconsider fees or services. He further pointed out that the city's fund balance is not "free money," given upcoming obligations like a large balloon debt payment.

Councilmember Destin echoed fiscal concerns, stressing that the city should avoid taking on additional debt. He warned that the potential loss of $2 million annually in property tax revenue could significantly impact long-term finances and, combined with existing debt obligations, may require using reserves. He urged caution in future budgeting and borrowing decisions.

Councilmember Bagby moved to accept the 2025 Annual Audit and Financial Statements for the City of Destin. Motion was seconded by Councilmember Hebert and passed 7-0.

C. National Flood Awareness Week - March 9-15, 2026

The mayor read the Proclamation designating March 9-15 as *Flood Awareness Week* in the City of Destin.

2. PUBLIC COMMENTS

Mr. Ricky Lyn Grant Jr. discussed his efforts to stay compliant with laws while working as a 1099 independent contractor and pursuing real estate and potential law school plans. He mentioned ambitions involving farming, real estate investing, and business ventures, while emphasizing the importance of staying "in the books" legally and navigating civil matters carefully.

Mr. Justin Remo raised concerns about the proposed cross-town connector project, specifically its impact on nearby neighborhoods. He highlighted issues such as increased noise, potential vehicle accidents entering residential yards, and traffic spillover onto side streets. He recommended sound barriers, physical safety features like bollards, and speed control measures on alternative routes.

Ms. Roxy Wilson expressed strong concerns about safety and quality of life due to the road planned behind her home. She worried about speeding vehicles, potential crashes into her backyard where her grandchildren play, increased noise, and intrusive lighting. She urged the council to consider stronger protective measures than a simple fence, such as a solid wall.

Mr. Joe Fitzpatrick thanked city staff for their attention to his ongoing concerns and prior submissions. He noted that he had provided detailed information and proposals regarding his situation and expressed interest in continued collaboration with the council to reach a structured resolution.

Ms. Myrna Grove commented on pedestrian safety near the new city park. She pointed out the lack of a sidewalk in a former parking lot area, noting that pedestrians currently walk through traffic, which could lead to accidents. She asked whether there are plans to add a sidewalk.

Mr. Rob Valatin spoke on behalf of Holiday Isle residents and property owners, emphasizing legal restrictions in their covenants that prohibit commercial activity and public beach access on certain properties. He argued that newly acquired state land may not be usable as intended without amendments and offered support to prevent commercialization.

Mr. John Stephens praised the new QR code payment system at Joe's Bayou but raised concerns about illegal charter operations occurring there without enforcement. He suggested increased staff presence to monitor compliance and ensure proper fee collection, noting that the city may be losing revenue and oversight during a busy season.

Mr. Don Dulles voiced ongoing frustration with persistent flooding on his street, which he said has not been properly fixed despite years of complaints. He criticized the city for prioritizing other expenditures while neglecting infrastructure repairs and asked for grant funding or a permanent solution. He also mentioned rising flood insurance costs and invited the public to a charity car show supporting children in crisis.

3. CONSENT AGENDA

A. Approval of minutes of January 5, 2026, Regular City Council Meeting

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

4. CITY MANAGER REPORTS

A. Supporting America 250 - Resolution 26-03

The City Manager presented a resolution to designate 2026 as the City of Destin's "America 250" celebration year in recognition of the United States' 250th anniversary. The resolution also formalized the city's support for the Okaloosa County America 250 Commission, which will operate through January 31, 2027, and emphasized collaboration with neighboring municipalities and the county.

Councilmember Hebert moved to adopt Resolution 26-03, seconded by Councilmember Trammell. Motion passed 7-0.

B. State Park on Holiday Isle – Pursue Rezoning Property to Conservation

The council had a considerable discussion concerning the state-owned parcel on Holiday Isle and the possibility of rezoning it to conservation, consistent with the nearby Norriego Point Park. The City Manager outlined that advancing this effort would require multiple formal steps, including a future land use map amendment, changes to the city's comprehensive plan, rezoning actions, and amendments to an existing development order. He also noted that the city was

preparing to meet with the Okaloosa County Board of County Commissioners regarding a proposed interlocal agreement, and that direction from the Council was needed on whether to proceed immediately or await further developments.

Council discussion revealed considerable uncertainty and tension surrounding the property. The City Attorney acknowledged that Okaloosa County currently has no legal ownership or leasehold interest in the parcel, which remains under the control of the State of Florida. Several councilmembers suggested it may be premature to take definitive action until the outcome of discussions with the county and state becomes clearer. At the same time, there was strong consensus that the city's preferred outcome is to preserve the property as a conservation park – maintaining its natural state and avoiding commercial development or excessive parking infrastructure.

Council members shared insights from individual conversations with county officials, particularly Commissioner Palmer, highlighting key points of disagreement. These included the county's emphasis on maximizing parking capacity, the concept of free parking for county residents enforced through license plate readers, and a preference for a single governing rather than a collaborative management structure. Additional concerns were raised about potential commercial activity conflicting with local interests and existing neighborhood restrictions, as well as the likelihood that the state may require certain elements, such as docks, to remain in some form.

Public transparency and continued engagement were recurring themes throughout the discussion. Several council members stressed the importance of keeping the item on every agenda to ensure it does not lose momentum and to signal continued commitment to residents. Others cautioned that repeated discussions without new developments could be inefficient, though there was general agreement that the issue would not be neglected. Staff confirmed ongoing communication with stakeholders, including the Holiday Isle Homeowners Association, whose legal counsel has expressed support for the city's conservation-focused approach while opposing commercial uses.

Councilmember Destin moved to add the matter of rezoning the state park property on Holiday Isle to Conservation to the next council meeting agenda. Motion was seconded by Councilmember Hebert and passed 7-0.

In light of ongoing discussions regarding the future management of the newly acquired state property, Councilmember Schmidt proposed a more assertive approach that would involve pursuing a lease directly from the State of Florida, thereby positioning the city as the primary managing entity. The proposal was presented as an opportunity to strengthen the city's role and assert greater local control.

Councilmember Schmidt moved to direct the City Manager to prepare a request to the State of Florida for a lease of the newly acquired state property for the City of Destin, seconded by Councilmember Hebert.

Councilmember Destin expressed considerations regarding the timing and practicality of such action, noting the upcoming county meeting, uncertainties surrounding the formal process for revisiting prior state-level decisions, and the importance of maintaining cooperative relationships with county officials.

Councilmember Destin introduced a substitute motion to defer the decision on pursuing a state lease until the next meeting, allowing time to gather more information about the county's actions, the state's position, and the procedural requirements for such a request. The substitute motion was seconded by Councilmember Bagby.

Several council members support revisiting the issue with additional clarity while continuing to monitor development closely.

The substitute motion passed by a 5–2 vote.

C. Confirmation of Community Development Director

Motion by Councilmember Trammell, seconded by Councilmember Destin, to confirm the City Manager's recommendation to hire Tina Deater as the city's Community Development Director passed 7-0.

D. Undergrounding/PSC Special Counsel- Amendment to Current Engagement with City

The City Attorney introduces a request from Attorney Schef Wright regarding updates to his professional engagement. Attorney Wright is merging with another law firm and seeks to revise his agreement to reflect the new firm's name. Additionally, he is requesting an increase in his hourly rate from $225 to $275, noting that he has not received a rate increase since beginning work with the city in 2016. The proposed rate remains below his standard fees for private clients and other government work, reflecting consideration of his longstanding relationship with the city. The City Attorney also highlighted Attorney Wright's relevant experience, including his involvement in legal matters related to undergrounding and his past assistance with franchise negotiations involving Gulf Power and Florida Power & Light.

Councilmember Trammell moved to accept the updated engagement letter from Mr. Schef Wright, seconded by Councilmember Hebert and passed 7-0.

E. FY27 Budget Calendar

Motion by Councilmember Bagby, seconded by Councilmember Hebert, to adopt the Budget Calendar as proposed passed 7-0.

F. Arbitrage on Trustmark Loan

The City Manager explained that this item concerns compliance requirements tied to the Trustmart loan. When the city borrows and invests funds – especially for capital improvement projects – it must meet specific IRS timelines and usage benchmarks. The key goal is to stay on schedule in using these funds to avoid a potential $150,000 repayment to the IRS if deadlines are not met. A budget amendment prepared by the city's Finance Director is intended to ensure compliance and preserve those funds. This action is described as the next step in the process, with a follow-up item expected in November when additional information becomes available.

Councilmember Trammell moved to adopt the budget amendment, seconded by Councilmember Hebert. Motion passed 7-0.

G. Crosstown Connector Phase II, possible fencing addition for Council consideration

The City Manager introduced a proposal to install approximately 2,400 linear feet of fencing along the north and south boundaries of a new roadway, primarily to improve aesthetics due to the current fences being in poor and unsightly condition. While the main goal was visual enhancement, he noted that a solid fence could also help address residents' concerns about noise and safety. The estimated cost for the project was up to $225,000, with funding available from savings in the

broader construction budget. The initial approach would be to pursue a change order with the existing contractor, though a separate procurement process could be considered if necessary.

Councilmember Schmidt expressed concern that the city might be moving too quickly toward a fencing solution without fully exploring other options.

Councilmember Schmidt moved to delay immediate action and instead direct staff to return with additional potential solutions for the council's consideration that address aesthetics, noise, and safety more comprehensively. The motion was seconded by Councilmember Destin.

Several council members supported this approach and contributed to a broader discussion. Suggestions included using natural landscaping, such as dense hedges or tree buffers, as a more attractive and potentially effective alternative to fencing. Others emphasized the need to better evaluate noise impacts and traffic concerns, particularly given that the roadway is expected to function as a bypass, while some mentioned possible traffic calming measures.

Additional concerns were raised about the timing of the proposal, with Councilmember Braden questioning why the issue was only now being addressed after more than 20 years of project development. There was also discussion about how barriers – whether fences or landscaping – might affect access to adjacent park areas, including the possibility that residents could create informal entry points.

The motion passed 7-0.

H. Staff Pay Adjustments - Informational Only

The City Manager opened the discussion by presenting calculations for potential employee pay adjustments of 1%, 2%, and 3%, outlining their financial impact for the remainder of the fiscal year – approximately $47,600, $95,234, and $142,851 respectively – and explaining how these increases would compound in future years when combined with cost-of-living and merit raises. He also noted alternative approaches, such as one-time payouts or flat-rate increases that would proportionally benefit lower-paid employees more.

Council discussion focused on concerns about low wages among city staff, with some expressing surprise that certain employees earn under $15 per hour and emphasizing the difficulty of living locally on current pay. Councilmember Geile supported a 3% across-the-board raise to recognize staff efforts, while others argued for a more targeted approach prioritizing lower-wage employees or cautioned against making decisions without fully understanding long-term budget impacts, especially given rising personnel costs and prior efforts to ensure competitive pay through wage studies and adjustments. There were differing perspectives between providing immediate relief and maintaining fiscal responsibility.

Councilmember Geile made a motion to approve a 3% across-the-board salary increase for city staff, which was seconded by Councilmember Hebert.

Following a brief discussion, **Councilmember Destin made a substitute motion directing the Finance Director to return to the council at the next meeting with an analysis of the projected cost to the city of implementing a $17 per hour minimum wage, as well as the projected cost of implementing a $20 per hour minimum wage. Motion was seconded by Councilmember Hebert and passed 5-2, with Council members Geile and Schmidt dissenting.**

I. Announcements

1) The City Manager introduced representatives from Halff and Associates, inviting Doug Pritchard, Senior Project Administrator, to present an update on Phase One of the Crosstown Connector and its stormwater component. Mr. Pritchard reported that Phase One was completed ahead of schedule and under budget, noting cost savings achieved through city-purchased materials. He highlighted the installation of a major stormwater chamber system and stated that Phase Two was upcoming, with coordination already underway for utilities and contractor scheduling. Council members praised the project's progress, cost savings, and lack of change orders, while also discussing safety measures such as fencing to protect infrastructure during the next phase.

2) The City Manager then discussed ongoing meetings with Mr. Fitzpatrick regarding stormwater issues on his property, outlining two proposals from Mr. Fitzpatrick: compensation for an easement with restoration costs or full purchase of the property. Mr. Fitzpatrick addressed the council, explaining his due diligence prior to purchasing the land and asserting that city-directed drainage and infrastructure changes had caused increased erosion and loss of usable property. Councilmember Braden expressed skepticism, referencing observations from Google Earth and long-term familiarity with the area, and questioned the expectation that public funds be used to remedy conditions on privately purchased land. Exchanges between Councilmember Braden and Mr. Fitpatrick focused on whether the drainage conditions had materially changed and the implications of the property including a creek.

   Councilmember Bagby examined the financial aspects of the purchase, referencing property records, appraisal values, and listing data, and questioned discrepancies in reported purchase prices. He also asked about due diligence, including appraisals and wetland studies, and requested copies of supporting documents such as the appraisal and wetland determination. Mr. Fitzpatrick maintained that he had conducted appropriate evaluations and reiterated that infrastructure changes contributed to the issue.

   Further discussion included the possibility of a collaborative solution. Councilmember Destin and the City Manager mentioned exploring grant opportunities to address the drainage problem, though noting challenges with private property. Councilmember Destin suggested a cooperative approach in which an easement could be granted to the city in exchange for pursuing funding and implementing improvements, rather than direct payment for the easement.

3) The Public Information Director announced the upcoming Destin Fishing Hall of Fame event, scheduled for Friday at 11:00 a.m. at the community center, with three inductees and an open invitation to the public.

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

The City Attorney read proposed Ordinance 25-28-LC by title, and then presented it to the city council on second reading.

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 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.

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 their discussion and consideration.

Councilmember Schmidt moved to approve the LDC amendment as proposed, seconded by Councilmember Braden. Motion passed 4-3 (Schmidt/Braden/Bagby voted "yes"; Hebert/Trammell/Destin voted "no"; Mayor Wagner cast a tie-breaking vote of "yes", Councilmember Geile was absent during the voting).

B. Second reading of Ordinance 26-11-CC - Amending Section 14-86 relating to application to city council for reduction of existing code compliance lien.

The City Attorney read proposed Ordinance 26-11-LC by title, and then presented it to the city council on second reading.

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.

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 their discussion and consideration.

Motion by Councilmember Trammell, seconded by Councilmember Hebert, to approve Ordinance 26-11-CC on second reading passed 6-0 (Councilmember Geile was absent during the voting).

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.

The City Attorney read proposed Ordinance 26-12-LC by title, and then presented it to the city council on first reading.

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 7, "LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS", OF THE LAND DEVELOPMENT CODE; AMENDING TABLE 7-2 "TABLE OF ALLOWABLE USES" TO ALLOW INDOOR RECREATION ESTABLISHMENTS AS A PERMITTED USE IN THE INDUSTRIAL ZONING DISTRICT; DEFINING "INDOOR RECREATION ESTABLISHMENTS"; AMENDING ARTICLE 8 "TRANSPORTATION", TABLE 8-6 "NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED"; MODIFYING PARKING REQUIREMENTS FOR CERTAIN

INDOOR RECREATION ESTABLISHMENTS AS SET FORTH HEREIN; 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 their discussion and consideration.

Councilmember Trammell, moved to approve Ordinance 26-12-LC on first reading, seconded by Councilmember Hebert. Motion passed 6-0 (Councilmember Geile was absent during the voting).

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.

The City Attorney read proposed Ordinance 25-24-LC by title, and then presented it to the city council on first reading.

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

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 their discussion and consideration.

Motion by Councilmember Trammell, seconded by Councilmember Hebert, to approve Ordinance 25-24-LC on first reading passed 6-0 (Councilmember Geile was absent during the voting).

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

A. Councilmember Braden

Councilmember Braden requests that the City Manager provide the council with a report covering the past 90 days detailing the enforcement activity of Code Compliance officers, including the number of verbal warnings, written warnings, and formal citations issued for illegal signs, parking violations, and other related infractions.

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

The city council has requested that the city administration present a comprehensive plan at the next council meeting outlining how Joe's Bayou will be properly covered and how unauthorized operators at Joe's Bayou will be effectively regulated and brought under control.

F. Councilmember Geile

G. Councilmember Schmidt

Councilmember Schmidt asked the City Manager to identify the individuals, groups, or organizations that might have an interest in or benefit from a Mid-Bay Bridge toll supplement, and to provide an analysis of the potential costs associated with such a supplement.

H. Mayor Wagner

I. City Attorney

7. PUBLIC COMMENTS

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 9:33 PM.

_____

Bobby Wagner, Mayor

ATTEST:

_____

Rey Bailey, City Clerk

REGULAR MEETING
DESTIN CITY COUNCIL
MARCH 16, 2026
ANNEX COUNCIL CHAMBERS
6:00 PM

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 Sandy Trammell
Councilmember Jim Bagby
Councilmember Terésa Hebert
Councilmember Kevin Schmidt

Destin City Staff

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

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

- **Include consideration for approval of Resolution 26-05 in Agenda Item 4B.**
- **Move Agenda Item 4D – *City Clerk Confirmation* – to the first discussion under City Manager Reports.**

Motion by Councilmember Hebert, seconded by Councilmember Trammell, to approve the agenda, as amended, passed 4-0. Council members Geile, Destin, and Braden were absent from the meeting.

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

2. PUBLIC COMMENTS

Mr. Ricky Lyn Grant Jr., 175 Main Street, Destin, spoke about his involvement in the community, particularly his participation in a local food drive, and invited others to attend. He shared updates on his personal business efforts, including independent contracting, real estate, and

wholesale deals, noting that he had experienced recent setbacks but remained determined to try again using new strategies like weekend advertising. He also mentioned his interest in sports and making money within that space, while emphasizing his desire to stay active and engaged in the community.

Mr. Rob Valatin, 508 Norriego Road, Destin, expressed strong support for preserving the Norriego Point property as a pristine public space. He referenced prior communication from county officials highlighting the environmental value of the land and emphasized that it should remain undeveloped, natural, and accessible to the public. He supported the City of Destin taking over management of the property, arguing that it would be more efficient and consistent with the city's stewardship of the adjacent park, ultimately benefiting both the environment and the community.

Mr. Alan Osborne agreed that the property should remain preserved but clarified that the site is technically a seawall along a channel rather than a true beach. He raised concerns about transparency, alleging that county officials may not be fully complying with public records laws and suggesting that plans for commercial marina development existed before being publicly disclosed. He proposed an alternative approach that would retain part of the marina as a fishing pier while selling boat slips to nearby residents, using the proceeds to fund critical repairs to the west jetty in order to better protect the area from erosion and environmental damage.

Mr. Joe Fitzpatrick 3879 Indian Trail, Destin, addressed an ongoing issue with stormwater runoff negatively impacting his property. He pointed out that the problem is likely to worsen during the upcoming rainy season and urged the city to provide clear direction and a timely resolution. He emphasized his willingness to cooperate and provide any necessary documentation to help move the process forward, focusing on finding a practical solution.

Mr. Ted Martell, 202 Cyber Avenue, Destin, spoke about environmental concerns related to pollution in the harbor, specifically calling attention to the impact of fireworks being set off in the pass. He questioned why there is significant focus on regulating development for environmental protection while recurring pollution from fireworks appears to be overlooked. He urged officials to take action and address this inconsistency in environmental priorities.

3. CONSENT AGENDA

A. DEP Grant 26PLN51 Vulnerability Assessment and Adaptation Plan Updates
B. Work Authorization for Dewberry - DEP Grant 26PLN51
C. PZ-2026-5-605 Choctaw Ave. Residential Marine Construction
D. PZ-2026-19- 702 Harbor Blvd. Residential Marine Construction
E. PZ-2026-15- 82 Indian Bayou Dr. Residential Marina Construction
F. PZ-2026-24- 823 Cross St. Residential Marine Construction
G. Resolution 26-04 Rename Porter Ln to Foxtail Way
H. Approval of minutes of January 20, 2026, Regular City Council Meeting
I. Approval of minutes of March 2, 2026, City Council Executive Session - Rainbow Frost Ice Cream vs. City of Destin
J. Approval of minutes of March 2, 2026, City Council Executive Session - Mercurio vs. City of Destin

Councilmember Hebert moved for the approval of Consent Agenda items 3A through 3J, as printed above, seconded by Councilmember Trammell. Motion passed 4-0.

4. CITY MANAGER REPORTS

A. Scheduling of Quasi-Judicial Hearing for Harbor Walk Village PH 2

The City Manager explaied that the council needed to determine when to hold the hearing. He presented two options: scheduling it during the next regular council meeting on April 7 or holding a separate special meeting due to the anticipated length and complexity of the item. He noted that a special meeting might be more appropriate to allow focused attention, while also mentioning that the applicant preferred an April date.

During discussion, the nayor expressed support for holding a special meeting, stating that a project of this magnitude deserved dedicated time and focus. Council members generally agreed with this approach.

Motion by Councilmember Bagby, seconded by Councilmember Trammell, to schedule a Special Council Meeting on Monday, April 13, at 6:00 PM to conduct a quasi-judicial hearing for Harbor Walk Village Phase 2, passed unanimously (4–0).

B. Update: Newly Acquired State Park on Holiday Isle

The City Manager introduced a resolution requesting that the State of Florida authorize the city to serve as the local managing entity for the newly acquired property. He explained that the resolution also expressed the city's willingness to commit up to $5 million to maintain the land as a conservation area and to collaborate with the county and state.

The City Attorney added context, noting that the county currently has no legal interest or lease in the property, that no approved management plan exists, and that both the city and residents have consistently expressed support for city management of the site.

During discussion, council members strongly supported the resolution. Councilmember Bagby outlined three possible paths: continuing the current approach with the county, pursuing a partnership, or moving forward with a city-led effort. He warned that failure to reach agreement could result in prolonged litigation, potentially delaying improvements for years. He also stressed that the $5 million commitment would require reallocating funds from other planned projects, highlighting the seriousness of the decision. Other council members emphasized the importance of local control, efficiency, and continuity with existing city-managed parkland.

Councilmember Trammell moved for the approval of proposed Resolution 26-05 – *City of Destin Request for Support (Holiday Isle park property adjacent to city-owned Norriego Point Park* – and to forward copies to state delegates. Motion was seconded by Councilmember Hebert and passed 4-0.

C. Joe's Bayou Commercial Activity Plan

The City Manager introduced a strategy developed by code enforcement to address illegal commercial operations, particularly in the bayou area. He explained that the plan included installing electronic signage stating that commercial activity is prohibited, with the signage serving as the required warning before citations are issued.

During discussion, Captain Fulghum from the Sheriff's Office clarified that when code enforcement issues a citation, deputies can also issue a trespass warning, which would apply across all city properties and allow for arrest if violated.

Council members emphasized the need for strict enforcement to protect businesses that are operating legally and to deter illegal operators. There was strong support for a zero-tolerance approach, with council members stating that the signage itself should count as the warning and that violations should result in immediate citations rather than additional verbal warnings.

Staff agreed to revise the plan's language to reflect this stricter enforcement approach. The use of cameras for evidence collection was also noted.

D. City Clerk Confirmation

The City Manager began the City Clerk confirmation item by introducing Ms. Lisa Wallace as the candidate for the position, noting that she had spent a full day at City Hall participating in extensive interviews. He explained that both he and the current City Clerk had the opportunity to evaluate her closely and were impressed with her qualifications, experience, and overall performance. Her resume and credentials had been provided to the council in advance.

During discussion, the City Clerk emphasized that Ms. Wallace demonstrated a strong understanding of the responsibilities of the role, along with professionalism and an engaging personality. He added that her references, including two mayors, spoke very highly of her character, work ethic, and abilities.

Ms. Wallace briefly addressed the council, expressing her enthusiasm about joining the team.

Motion by Councilmember Trammell, which was seconded by Councilmember Hebert, to confirm the City Manager's recommendation to hire Lisa Wallace as the next Destin City Clerk passed 4-0.

E. City of Destin Employee Commuter Survey- Informational Only

The City Manager reported on the results of a staff survey regarding use of the Mid-Bay Bridge for commuting between Niceville and Destin. Out of 115 total employees, 56 responded to the survey, and 16 indicated they use the bridge every workday, accounting for two crossings per day. The City Manager explained that while the standard toll cost would total approximately $160 per month, discounts through SunPass and an additional reduction for making 32 or more monthly crossings lower the cost to about $80 per month for daily users. He noted that some employees use the bridge less frequently or only occasionally, but $80 represents the maximum monthly cost for regular users.

Councilmember Schmidt then proposed the development of an employee transportation reimbursement program that would provide up to $40 per month per employee, contingent upon proper documentation. He emphasized that the benefit should be available to all employees, not just those who use the bridge, framing it as a general transportation benefit to help offset rising commuting costs such as fuel and tolls. He described the proposal as a modest but meaningful form of support, amounting to roughly $500 per year per employee.

Councilmember Schmidt moved to direct staff to return to council with a proposed policy establishing an employee transportation reimbursement program. The intent of the program is to offer a general employee benefit to help offset commuting and transportation costs. The program would provide eligible employees the opportunity to receive up to $40 per month in

reimbursement for transportation-related expenses, contingent upon submission of appropriate documentation. Motion was seconded by Councilmember Hebert and passed 4-0.

F. Capital Project Status - Informational Only
G. TDC Monthly Report - Informational Only
H. Operations Financial Report - Informational Only
I. Draft Minutes of Standing Boards & Committees - Informational Only
J. Announcements

- The City Manager announced that the Town Center discussion originally scheduled for tonight was postponed to the next meeting (April 7) due to the arrival of a new Community Development Director. The council then discussed how to structure the upcoming meeting schedule.

Councilmember Bagby moved to hold the CRA Board meeting at 5:30 PM, and to begin the regular City Council meeting at 5:35 PM, or as soon thereafter as it could reasonably be heard. Motion was seconded by Councilmember Hebert and passed 4-0.

- Parking enforcement in the harbor district would be extended for St. Patrick's Day, with coverage from 12:00 PM to 8:00 PM.
- The city's annual Easter Egg Hunt is scheduled for April 4th at 9:00 AM at Morgan Sports Center, with participation open to children age 12 and under.
- A Vertical Oyster Garden event will be held on April 18th from 1:00 to 2:00 PM in partnership with Keep Okaloosa Beautiful and Okaloosa County America 250, offering an educational session and demonstration.
- A ribbon cutting for Norriego Point is being planned for April 28th at 10:00 AM, pending confirmation of that date.

5. PUBLIC HEARINGS

A. Second 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.

The City Attorney read Ordinance 26-12-LC by title, and then presented it to the council on second reading.

> AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING ARTICLE 7, "LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS", OF THE LAND DEVELOPMENT CODE; AMENDING TABLE 7-2 "TABLE OF ALLOWABLE USES" TO ALLOW INDOOR RECREATION ESTABLISHMENTS AS A PERMITTED USE IN THE INDUSTRIAL ZONING DISTRICT; DEFINING "INDOOR RECREATION ESTABLISHMENTS"; AMENDING ARTICLE 8 "TRANSPORTATION", TABLE 8-6 "NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED"; MODIFYING PARKING REQUIREMENTS FOR CERTAIN INDOOR RECREATION ESTABLISHMENTS AS SET FORTH HEREIN; 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 their discussion and consideration.

Motion by Councilmember Schmidt, seconded by Councilmember Trammell, to adopt Ordinance 26-12-LC on second reading passed 4-0.

B. First reading of Ordinance 26-14-LC - Amending the official zoning map in the Land Development Code, Section 7.12.01(A)2, to include a change in the zoning designation of real property generally located at 446 Calhoun Avenue.

The City Attorney read Ordinance 26-14-LC by title, and then presented it to the council on first reading.

> AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2, ZONING MAPS, TO INCLUDE A CHANGE IN THE ZONING DESIGNATION OF REAL PROPERTY GENERALLY LOCATED AT 446 CALHOUN AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY .78 ACRES, FROM BAY ESTATES (BE) TO RECREATION (REC); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR A ZONING MAP AMENDMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
> (OKALOOSA COUNTY PARCEL ID NUMBER: 00-2S-22-0310-000D-038C).

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 their discussion and consideration.

Motion by Councilmember Schmidt, seconded by Councilmember Hebert to approve Ordinance 26-14-LC on first reading passed 4-0.

C. First reading of Ordinance 26-15-PC - Amending the comprehensive plan; providing for The adoption of a small-scale amendment to the comprehensive plan future land use map to include a change in future land use designation of real property generally located at 446 Calhoun Avenue.'

The City Attorney read Ordinance 26-15-PC by title, and then presented it to the council on first reading.

> AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ADOPTION OF A SMALL SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO INCLUDE A CHANGE IN FUTURE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY LOCATED AT 446 CALHOUN AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY .78

ACRES, FROM BAY ESTATES (BE) TO RECREATION (REC); PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (OKALOOSA COUNTY PARCEL ID NUMBER: 00-2S-22-0310-000D-038C).

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 their discussion and consideration.

Motion by Councilmember Trammell, seconded by Councilmember Hebert, to approve Ordinance 26-15-PC on first reading passed 4-0.

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

A. Councilmember Braden
B. Councilmember Trammell

Councilmember Trammell thanked the city's Parks & Rec Director for her work organizing the Captain's/Fisherman's Hall of Fame event and expressing appreciation for the effort and quality of the program.

C. Councilmember Destin
D. Councilmember Bagby

Councilmember Bagby urged staff to prioritize updating the Land Development Code, noting delays due to other projects and highlighting a rise in dock-related agenda items as a sign that clearer regulations are needed.

E. Councilmember Hebert

Councilmember Hebert echoed praise for the Hall of Fame event, commending the Parks & Recreation Director for her work and highlighting both the strong support behind the event and its emotional impact on attendees.

F. Councilmember Geile
G. Councilmember Schmidt

Councilmember Schmidt commented that upcoming changes to the dock approval process should improve efficiency by reducing procedural steps. He noted that substantial funds have remained unused for years and encouraged the council to utilize available resources, along with grants and other funding sources, to advance park improvements and other projects.

H. Mayor Wagner

Mayor Wagner shared the feedback from a recent community fireside chat about the working harbor was mostly positive. Key concerns included how delivery vessel fees are used, progress on harbor dredging, challenges with East Pass dredging beyond city control, and the lack of amenities like restrooms at Crab Island. He also noted strong support for increased camera coverage, continued harbor management efforts, and broader community engagement.

Councilmember Schmidt noted that he had received follow-up calls from residents who appreciated the mayor's acknowledgment of the council's role, particularly his statement that he implements what the council votes on. He expressed gratitude for his emphasis on teamwork and unified representation of the city's leadership.

The City Attorney addressed the mayor's suggestion of including councilmembers in future fireside chats, explaining that the Florida Sunshine Law restricts such participation unless proper procedures are followed. These include public notice, appropriate documentation such as minutes, and compliance with open meeting requirements. She clarified that council members' absence from such events is not due to disinterest but legal limitations. As an alternative, she suggested inviting members of the public who attend fireside chats to speak at official council meetings, where all councilmembers can legally participate in discussions.

City Attorney

1) Authorization to Foreclose Code Compliance Lien at 201 Main Street

The City Attorney introduced the foreclosure of a code enforcement lien on a property located at 2011 Main Street. She explained that the property had been in violation of city codes for several years due to excessive trash and debris accumulation. A lien had accrued at a rate of $250 per day over approximately 880 days, totaling around $220,000. The property is vacant and not designated as a homestead. After multiple unsuccessful attempts to contact the owner, she requested authorization from the council to initiate foreclosure proceedings.

Motion by Councilmember Hebert, seconded by Councilmember Schmidt, to foreclose Code Compliance Lien at 201 Main Street passed 4-0.

7. PUBLIC COMMENTS

Mr. Alan Osborn raised concerns about the use of artificial intelligence (AI) and technology in code enforcement. He cautioned that relying on AI, drones, or automated systems could create unnecessary conflict between neighbors by identifying violations that residents themselves do not perceive as issues. He emphasized the importance of maintaining a human element in enforcement decisions to preserve community harmony. He also warned about potential privacy risks, noting that increased data collection could make residents vulnerable to profiling or fraud. While acknowledging that such technologies can be useful tools, he urged the council to exercise restraint and careful consideration in their implementation, particularly in cases where no formal complaint has been made.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 7:11 PM.

_____

Bobby Wagner, Mayor

ATTEST:

_____

Rey Bailey, City Clerk

ITEM # 2026-578

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.A.

TO: City Council

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

FROM: Daniel Butler, Principal Planner
Noell Bell, Chief Building Official
Tina Deater, Community Development Director

DATE: March 26, 2026

SUBJECT: Mobility Fee Reduction Request - Amvets

I. BACKGROUND: AmVets has requested a reduction in the required mobility fees pursuant to Article 19 of the Land Development Code.

II. DISCUSSION: AmVets was charged and paid a total Mobility Fee: $40,102.73, and was issued a permit. At this time, AmVets is requesting a refund of the paid mobility fee, for the reasons set forth in their attached request.

For purposes of the mobility fee calculation for the AmVets' project, staff considered this proposed use as similar to a Church, and so charged $11,577 per 1,000 SF which is the Church rate.

Mobility fees are charged to mitigate impacts from a proposed development when there is a change of use with building alterations, **unless an exemption in the Code applies**. The fees are required for this project because a change of use is being proposed that does not meet the potentially applicable exemption:

19.04.11. Exemptions and credits.
A. Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived. The following shall be exempted from payment of the mobility fee:
Alterations or expansion of an existing residential building where no additional residential units are created, and where the use is not changed; alterations of an existing nonresidential building where no additional square footage is added, where the use is not changed, and where

no additional vehicular trips will be produced over and above those produced by the existing use.

Mobility fee requirements are based on the Council's investment in an extensive study and review showing extraordinary circumstances and demonstrated need for the fees. Council may review this request and determine if a modification is appropriate given the circumstances and pursuant to Article 19 of the LDC.

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: This request is in Council's sole discretion.

IV. RECOMMENDED MOTION: Take no action OR "I move to approve a reduction in mobility fees for the AmVets project for good cause shown such that AmVets pays a total amount of $_____ in total mobility fees.

Attachments:

1. AmVets Request
   April 7, 2025

1. Introduction

- My name is Dan Dempsey. I am representing AMVETS at 150 Azalea Drive.
- I'm here on behalf of AMVETS, a nonprofit serving Destin-area veterans since 1993.

2. Purpose of Request

- We are requesting exemption of the $40,102 mobility fees permit fee.
- This project adds **no new square footage** — it is strictly a renovation of an existing structure.

3. Financial Hardship

- The organization has already absorbed substantial unforeseen costs:
    - Parking compliance
    - Change of use requirements
    - Updated fire code compliance
- These expenses have significantly strained the project budget.
- This fee could potentially halt completion of the project.

4. Community Impact

- AMVETS lost their previous location off Benning Drive and have struggled to secure a permanent home.
- They have continuously supported local veterans and contributed to city and community events for over 30 years.
- This facility will provide stability so they can continue serving veterans in need.

5. Community Support

- As sons of veterans, my business partner and I are donating significant portions of our services.
- Several subcontractors are contributing as well.
- This is truly a community-backed effort.

6. Closing Request

- Because this remodel does not increase building size or infrastructure demand, we respectfully ask:
    - Can this fee be waived?
    - Or reduced under any nonprofit or hardship consideration process?
- We are simply asking for partnership in helping our veterans secure a permanent home.

ITEM # 2026-550

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.B.

TO: City Council

THRU:

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

DATE: April 1, 2026

SUBJECT: Update - Holiday Isle Park Property Recently Acquired by State of Florida

I. BACKGROUND: The following are recent updates relating to the state-owned Park Property in Holiday Isle (City of Destin).

1. **County-Wide Survey Results**

On March 26, 2026, the City received results from a COUNTY-WIDE SURVEY that asked randomly-selected County residents what they prefer to see as the public use of the newly acquired land purchased by the State of Florida for a park in Holiday Isle ("Park" or "Park Property"). An outside firm, Cherry Communications (Tallahassee), was utilized by the City for their expertise in conducting phone surveys. This new information will be discussed at tonight's Council meeting of April 7, 2026. In sum, the survey showed that nearly 88% of County residents desire for the Park Property to remain natural or with minimal amenities, that over 75% of County residents oppose commercial marina use, and that only 2% of the County supports a marina rental model. The margin of error for survey results is approximately 4.9%.
Cherry Communications
207 W. Park Ave., Ste. A
Tallahassee, FL 32301
cherrycom.com

2. **Adoption of City Council Resolution 2026-05 on March 16, 2026, Requesting City Management of Park and Committing Up to Five Million Dollars.**
On March 16, 2026, the City Council approved Resolution 2026-05, ***which is attached to this agenda item as additional background***. Resolution 2026-05 respectfully requests that the State of Florida authorize the City of Destin to serve as the Lessee and local managing entity for the Park Property. In the resolution, the City affirms its commitment to managing the Park in a manner that emphasizes environmental stewardship, conservation, passive recreation, and

compatibility with surrounding residential and conservation areas. Further, the Resolution provides that the City of Destin is prepared to invest municipal resources into the stewardship and improvement of the Park Property and is willing to commit funding for the redevelopment, restoration, and enhancement of the Park in an amount not to exceed **Five Million Dollars ($5,000,000.00)** in order to support environmentally sensitive improvements, passive recreational amenities, and long-term conservation management consistent with the character of the surrounding community. The resolution has been forwarded to County and State representatives as directed by the City Council. It is expected that the City Council's resolution will be considered first at the April 7th BCC meeting, and again on April 21st along with any concept plans approved tonight by the Destin City Council, and a Council decision on free park parking for all County residents, as further explained in the Discussion section of this Staff Report.

3. **Zoning/Land Use/Development Order Background Information**
The following background information is provided for public knowledge (and has been previously provided):

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 all 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, the docks 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. Note that Development Order 21-23 prohibits all nonresidential uses of the docks, including but not limited to slip rentals, commercial uses, or any uses that involve boat traffic at a frequency or intensity not typical of a residential area.

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.

Pursuant to Council directives, the City Manager and City Attorney have contacted appropriate County and State representatives. As of the date of this agenda item, the Property is owned by the State of Florida, and there is no known entity with a leasehold interest or approved management plan for the Property.

II. DISCUSSION: County Commissioner Drew Palmer, Council Member Dewey Destin, the County Attorney, and the City Attorney met on March 27th to discuss interlocal progress as well as City Resolution 2026-05. Commissioner Palmer has assured us that he will request inclusion on the Board of County Commissioners' April 21st agenda of City Resolution 2026-05. Additionally, Commissioner Palmer has requested (1) any City concept plan(s) approved at tonight's City Council meeting, and (2) the City's decision on allowing free parking for County residents at the State Park as well as other City parks. This will assist the County in determining if the County can support City Resolution 2026-05, which would allow the City of Destin, rather than Okaloosa County, to lease and manage the Park. If the City and County can agree to a concept plan, it is anticipated that the County and City will jointly request that the State allow the City to lease and manage the Park. Given the foregoing, the City Manager directed City Staff, including the City Engineer, to develop concept plans for review and consideration by the City Council.

In this regard, the City Engineer has attached 2 options for Council consideration.

A. Both Concepts

Both add new concrete sidewalks. Both also construct new boardwalks along the seawall and connect to the existing boardwalk.

Both add 2 beach volleyball courts, along with a playground, 2 large pavilions and 1 smaller pavilion. Benches would be located throughout the walkways.

Both concepts integrate the existing park into the proposed park for the City to manage as one park. A larger access point for emergency vehicles is included to the beach area. Both concepts' stormwater would be directed to existing stormwater systems for treatment.

B. Concept 1

Proposes that the existing roadway be modified into a one-way road beginning at the eastern edge of the proposed park. Roadway would run east to west, turn into new parking area to continue west to east. Traffic would merge into existing roadway to continue two-way traffic back to Gulf Shore Dr. This concept takes up less space and adds roughly 57 new parking spaces. With 58 existing parking spots, there would be 115 total parking spaces.

C. Concept 2

This concept makes a new parking area in same area as Concept 1. Concept 2 has a slightly larger footprint, with 90 degree parking and a two-way aisle. This concept adds roughly 81 new spaces. With 58 existing parking spots, there would be 139 spots total.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): Resolution 2026-05 proposes the City would expend up to $5 million in capital improvements to this area bordering our current Norriego Point Park. The two designs drafted by engineering are estimated to cost between $2 - $3 million. The capital improvements will be covered by a variety of funding sources to be determined.

C. Level of Service (LOS):

D. Legislative Sponsor: City Council on February 17, 2026, March 2, 2026, March 16, 2026

E. Business Impact Statement:

III. CONCLUSION: On March 16, 2026 the City Council passed resolution 2026-05, requesting to manage the newly acquired Park Property in Holiday Isle. This request was supported via resolution of Holiday Isle adopted subsequently on March 19, 2026. The City and its residents have expressed serious interest in the future land use, zoning, and conservation status of the Property. Staff recommends that the City Council continue to receive and consider public input on these items, that the City Council and residents be encouraged to attend the BCC meeting to be held on April 21st in Shalimar to respectfully request County support for City management of the Park property in Holiday Isle. It is further recommended that two motions are made per the below.

IV. RECOMMENDED MOTION: Two Motions are requested.

(1) I move to direct the City Attorney to forward the City Engineer's concept plan (Number 1, Number 2 or both) to the County Attorney and Commissioner Palmer for consideration by the BCC on April 21st, in connection with support of the City's Resolution 2026-05.

AND

(2) I move to support/deny Commissioner Palmer's request to allow all Okaloosa County residents to have free parking at the State-acquired Park Property in Destin adjacent to Norriego Point, in exchange for County support of Resolution 2026-05 (the City leasing and managing the Park Property).

OR

(2) I move to support/deny Commissioner Palmer's request to allow all Okaloosa County residents to have free parking at all City Parks in the City of Destin, in exchange for County support of Resolution 2026-05 (the City leasing and managing the Park Property).

Attachments:

1. ADOPTED Resolution 26-05 Managment and Financial Commitment for State Park
2. Copy of Okaloosa-City-Of-Destin-Park-Survey
3. Copy of BOCC Crosstab
4. HIIA LETTER AND RESOLUTION IN SUPPORT OF CITY
5. GSDSP City Concept 2 sm
6. GSDSP City Concept 1 sm

RESOLUTION 26-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA; REQUESTING THAT THE STATE OF FLORIDA AUTHORIZE THE CITY OF DESTIN TO SERVE AS THE LESSEE AND LOCAL MANAGING ENTITY FOR THE NEWLY ACQUIRED STATE PARK LOCATED WITHIN HOLIDAY ISLE IN THE CITY OF DESTIN; EXPRESSING WILLINGNESS TO COMMITT CITY FUNDING IN AN AMOUNT NOT TO EXCEED FIVE MILLION DOLLARS ($5,000,000.00) TO MAINTAIN THE STATE PARK AS VALUABLE CONSERVATION LAND; PROVIDING FOR FINDINGS OF FACT; DIRECTING TRANSMITTAL OF THIS RESOLUTION TO THE STATE OF FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in December, 2025, the State of Florida acquired approximately 3.99 acres of property within the City of Destin, Florida, as conservation land to be used as a future state park ("State Park"); and

WHEREAS, the newly acquired State Park property is located entirely within the municipal boundaries of the City of Destin in a residential neighborhood known as Holiday Isle; and

WHEREAS, the State Park is directly adjacent to Norriego Point Park, a City-owned park that has been intentionally preserved, in conjunction with the Department of Environmental Protection, as a quiet, conservation-oriented natural area consistent with the surrounding residential character; and

WHEREAS, the State of Florida has expressed an interest in ensuring that the State Park is developed and managed in collaboration with the conservation-oriented character of the adjacent City-owned Norriego Point Park and the surrounding natural environment; and

WHEREAS, since the initial discussions regarding potential management of the newly acquired State Park, the City has continued to evaluate the long-term stewardship needs of the site and has determined that municipal management would provide the most direct and coordinated oversight consistent with the property's location within the City limits; and

WHEREAS, due to the State Park's location entirely within the City limits and its proximity to existing City parkland, the City is uniquely positioned to provide responsive local stewardship, operational efficiency, and direct accountability to the surrounding community; and

WHEREAS, the City of Destin has demonstrated a commitment to protecting natural resources and maintaining conservation-focused parks for the benefits of residents and visitors alike; and

WHEREAS, management of the State Park by the City would ensure consistent land use policies, conservation standards, and park management practices with the adjacent City Park and surrounding zoning; and

WHERAS, the City's Comprehensive Plan and adopted land development regulations emphasize the preservation of environmentally sensitive lands and the protection of established residential neighborhoods from incompatible land uses; and

WHEREAS, the lands surrounding the State Park are predominantly designated for residential and conservation uses under the City's State-approved Comprehensive Plan and the City's land development regulations, reflecting the community's long-standing vision for low-impact environmental stewardship in this area; and

WHEREAS, consistent local management of the State Park would help ensure that any improvements, operations, or access features are appropriately scaled and compatible with the

surrounding residential and conservation uses; and

WHEREAS, because the property is surrounded by City infrastructure, residential neighborhoods, and conservation lands, the City is uniquely positioned to ensure that the State Park's management reflects local planning objectives, environmental priorities, and community expectations; and

WHEREAS, allowing the City to serve as the managing entity would support efficient intergovernmental cooperation and promote a stewardship approach that aligns with the existing character of the surrounding community; and

WHEREAS, the City is uniquely positioned to provide responsive local management, maintenance, and stewardship due to its proximity, existing park operations, and direct accountability to nearby residents; and

WHEREAS, residents living in close proximity to the property have expressed strong support for the City to serve as the managing entity in order to preserve the area's natural, passive recreational and conservation character; and

WHEREAS, the City believes that the long-term public interest would be best served by management practices that emphasize environmental preservation, passive recreation, and low-impact public access, consistent with the beautiful natural character of the site and the surrounding residential area; and

WHEREAS, the City has demonstrated its ability to successfully manage nearby natural parks in a manner that balances public access, environmental protection, and neighborhood compatibility; and

WHEREAS, the City's management would allow the park to be integrated into the City's existing network of conservation land and passive recreational areas, improving efficiency and

coordination of stewardship efforts; and

WHEREAS, the City recognizes that various park management models can include differing levels of recreational development and amenities, and believes that management by the City would best ensure that the property is maintained in a manner that passive recreation, public use of the docks, conservation, and neighborhood compatibility; and

WHEREAS, local management by the City would help ensure that future uses of the property remain consistent with the community's expectations and the established character of the surrounding residential and conservation areas; and

WHEREAS, stewardship of the State Park by the City of Destin would support the conservation and public benefit objectives of the Florida Department of Environmental Protection while ensuring locally responsive management; and

WHEREAS, the City of Destin endeavors to manage the State Park property only for the conservation and protection of natural and historical resources and for resource based public outdoor activities and education which are compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(7), Florida Statutes, and as set forth in the City of Destin's state-approved Comprehensive Plan; and

WHEREAS, the City's Comprehensive Plan provides for a Conservation Future Land Use designation that would be appropriately considered for the State Park, and is already in place for the City's adjacent Norriego Point Park; and

WHEREAS, the aforementioned City Conservation Future Land Use designation permits docks, beach accessways, such as dune walkovers, parking, restroom facilities, and passive recreation; and

WHEREAS, the City of Destin is prepared to invest municipal resources into the

stewardship and improvement of the property and is willing to commit funding for the redevelopment, restoration, and enhancement of the State Park in an amount not to exceed **Five Million Dollars ($5,000,000.00)** in order to support environmentally sensitive improvements, passive recreational amenities, and long-term conservation management consistent with the character of the surrounding community; and

WHEREAS, the City respectfully requests that the State reconsider or amend any prior management arrangements in order to allow the City of Destin to assume responsibility for stewardship and management of the State Park; and

WHEREAS, the City remains committed to cooperative intergovernmental relationships and believes that authorizing the City to serve as the managing entity would enhance coordination for conservation efforts, public use of the docking facilities and other amenities, and park operations within the municipal boundaries; and

WHEREAS, the City stands ready to work collaboratively with the Florida Department of Environmental Protection and other governmental partners to ensure that the property is managed in a manner that supports the State's conservation, environmental stewardship, and public recreation objectives; and

WHEREAS the City Council has determined that the policy set forth in this Resolution 2026-05 serves the health, safety and welfare of residents and visitors of the City of Destin; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESTIN, THAT:

Section 1. Recitals. The foregoing recitals are true and correct, and incorporated into this Resolution.

Section 2. Request to Serve as Lessee and Managing Entity for State Park. The City Council hereby respectfully requests that the State of Florda authorize the City of Destin to serve as the Lessee and local managing entity for the State Park. The City affirms its commitment to managing the property in a manner that emphasizes environmental stewardship, conservation, passive recreation, and compatibility with surrounding residential and conservation areas.

Section 3. Financial Commitment. The City of Destin is prepared to invest municipal resources into the stewardship and improvement of the State Park property and is willing to commit funding for the redevelopment, restoration, and enhancement of the State Park in an amount not to exceed **Five Million Dollars ($5,000,000.00)** in order to support environmentally sensitive improvements, passive recreational amenities, and long-term conservation management consistent with the character of the surrounding community.

Section 4. Transmittal to State of Florida. The City Council directs the City Manager and City Attorney to communicate the City's interest in serving as the managing entity for the State Park and to work with the State of Florida and any relevant agencies regarding potential management arrangements. The City Clerk is directed to transmit a copy of this Resolution to the Florida Department of Environmental Protection, members of the local legislative delegation, and other appropriate officials.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY OF DESTIN, FLORIDA THIS 16th DAY OF MARCH, 2026.

BOBBY WAGNER, MAYOR

ATTEST:

REY BAILEY, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE CITY OF DESTIN:

KIMBERLY ROMANO KOPP
CITY ATTORNEY

Okaloosa County - City of Destin Park Survey
403 Completed Surveys Conducted March 20 - 25, 2026
Live Calls by Cherry Communications

Hi, this is [YOUR NAME] and I'm calling on behalf of the City of Destin with a brief public input survey to gather feedback from Okaloosa County residents regarding the future use and management of a new State-acquired park located in the City of Destin. ..... [DO NOT PAUSE-CONTINUE]

QUESTION 1:

First, just to get a sense, how familiar are you with the State's recent purchase of the 4 acres of vacant, waterfront land on Holiday Isle adjacent to the City of Destin's Norriego Point Park and the East Pass? This land was purchased by the State for $83.3 million last year. Are you: [READ CHOICES]

1=Very Familiar	104	25.81
2=Somewhat Familiar	104	25.81
3=Heard of it, but don't know details	60	14.89
4=Not Aware of it Until Now	134	33.25
5=Unsure/Refused	1	0.25
	403	100.00

QUESTION 2:

Which type of park approach do you prefer overall? [READ CHOICES]

1=Keep it as natural as possible with minimal development	157	38.96
2=Allow some public amenities such as a boardwalk and pavilion for shade but keep the park mostly natural	196	48.64
3=Add amenities such as food trucks or other food services, office and/or retail space, a wedding venue with associated features, and/or other similar type uses	17	4.22
4=Utilize the park as a marina facility with boat slips available for weekly or monthly rentals and associated marina amenities such as a bait shop, fuel depot, and sundry store.	9	2.23
5=No preference/unsure/Refused	24	5.96
	403	100.00

QUESTION 3:

When it comes to future use of the existing docks, would you support or oppose

using of a portion of the docks for a fishing pier?

1=Support	244	60.55
2=Oppose	112	27.79
3=Unsure/Refused	47	11.66
	403	100.00

QUESTION 4:

When it comes to future use of the existing docks, would you support or oppose use of the docks by the public on a first-come, first-serve basis, with no allowance for overnight docking?

1=Support	274	67.99
2=Oppose	88	21.84
3=Unsure/Refused	41	10.17
	403	100.00

QUESTION 5:

When it comes to future use of the existing docks, would you support or oppose use of the docks as a commercial marina with weekly or monthly slip rentals and associated marina amenities which may include a bait shop and fuel depot?

1=Support	64	15.88
2=Oppose	304	75.43
3=Unsure/Refused	35	8.68
	403	100.00

QUESTION 6:

If improvements are considered to the new State Park, which of the following is most important to you? Please choose ONLY one. [READ CHOICES]

1=Protecting the natural environment	179	44.42
2=Limiting commercial activity	45	11.17
3=Prohibiting all commercial activity	55	13.65
4=Adding shaded seating or pavilions	49	12.16
5=Allowing wedding venue and associated features for rentals	4	0.99
6=Adding food options such as food trucks	7	1.74
7=Improving public access	12	2.98
8=Including a commercial marina with options for weekly or monthly slip rentals	4	0.99

9=Allowing the dock slips to be used on a first-come, first-served basis for boat dockage with overnight dockage prohibited	34	8.44
10=Unsure/Other/Refused	14	3.47
	403	100.00

QUESTION 7:

[Gender: By Observation Only]

1=Male	202	50.12
2=Female	201	49.88
	403	100.00

That concludes our survey, thank you for your time.

QUESTION 8:

BOCC District: [FROM FILE]

1=District 1	79	19.60
2=District 2	81	20.10
3=District 3	81	20.10
4=District 4	81	20.10
5=District 5	81	20.10
	403	100.00

QUESTION 9:

Zip Code: [FROM FILE]

1=32531	8	1.99
2=32536	49	12.16
3=32537	5	1.24
4=32539	41	10.17
5=32541	43	10.67
6=32542	0	0.00
7=32544	1	0.25
8=32547	66	16.38
9=32548	37	9.18
10=32564	7	1.74
11=32567	9	2.23
12=32569	25	6.20
13=32578	72	17.87

14=32579	33	8.19
15=32580	7	1.74
	403	100.00

Crosstab By BOCC

	BOCC District					
	Total	1	2	3	4	5
Familiarity With Land Purchase						
Very						
Column %	26%	19%	21%	23%	25%	41%
Somewhat						
Column %	26%	19%	37%	17%	31%	25%
Heard Of						
Column %	15%	16%	11%	21%	12%	14%
Not Aware						
Column %	33%	46%	31%	37%	32%	21%
Unsure/Refused						
Column %	0%	0%	0%	1%	0%	0%
Park Approach						
Natural						
Column %	39%	38%	33%	44%	35%	44%
Some Amenities						
Column %	49%	47%	56%	37%	56%	48%
Many Amenities						
Column %	4%	6%	1%	9%	2%	2%
Marina Facility						
Column %	2%	3%	0%	5%	1%	2%
No Preference/Unsure						
Column %	6%	6%	10%	5%	6%	2%
Use Docks As Fishing Pier						
Support						
Column %	61%	62%	49%	68%	62%	62%
Oppose						
Column %	28%	22%	37%	25%	28%	27%
Unsure/Refused						
Column %	12%	16%	14%	7%	10%	11%
Docks First Come, First Serve						
Support						
Column %	68%	59%	68%	73%	68%	72%
Oppose						
Column %	22%	27%	19%	22%	23%	19%
Unsure/Refused						
Column %	10%	14%	14%	5%	9%	10%
Docks Weekly/Monthly Rental						
Support						
Column %	16%	18%	14%	16%	16%	16%
Oppose						

	BOCC District					
	Total	1	2	3	4	5
Column %	75%	71%	77%	77%	72%	81%
Unsure/Refused						
Column %	9%	11%	10%	7%	12%	2%
Most Important Improvement						
Natural Environment						
Column %	44%	44%	48%	43%	51%	36%
Limiting Commercial Activity						
Column %	11%	15%	12%	5%	12%	11%
Prohibiting Commercial Activity						
Column %	14%	11%	16%	16%	11%	14%
Shaded Seating						
Column %	12%	5%	7%	19%	9%	21%
Wedding Venue						
Column %	1%	0%	0%	4%	0%	1%
Food Options						
Column %	2%	3%	0%	4%	0%	2%
Improve Public Access						
Column %	3%	1%	6%	1%	4%	2%
Commercial Marina						
Column %	1%	3%	0%	2%	0%	0%
Dock Slips						
Column %	8%	13%	9%	1%	9%	11%
Unsure/Other/Refused						
Column %	3%	5%	1%	5%	5%	1%
Gender						
Male						
Column %	50%	47%	53%	44%	52%	54%
Female						
Column %	50%	53%	47%	56%	48%	46%

HAND ARENDALL HARRISON SALE

Leslie D. Sheekley
lsheekley@handfirm.com
DIRECT 850 460 3691 / FAX 850 424 5093
BOARD CERTIFIED - BUSINESS LITIGATION

March 19, 2026

Via email to: managerinfo@myokaloosa.com and jhofstad@myokaloosa.com and Regular First-Class Mail
Mr. John Hofstad
Okaloosa County Administrator
Okaloosa County Administration Building
1250 N. Eglin Parkway, Suite 102
Shalimar, Florida 32579

Via email to: lhoshihara@ngnlaw.com and Regular First-Class Mail
Ms. Lynn Hoshihara, Esq.
Nabors, Giblin & Nickerson, P.A.
1500 Mahan Dr, Ste. 200

Re: State Purchased Property on Holiday Isle – HIIA Resolution

Dear John and Lynn:

On behalf of our client, Holiday Isle Improvement Association, Inc. ("HIIA"), I write regarding Resolution 26-05 adopted by the City of Destin on March 16, 2026, an enclosed Resolution of the Board of Directors of HIIA, and statements made by commissioner Jim Bagby at the Destin City Council meeting of March 16, 2026, regarding the likelihood of litigation should the County proceed with efforts for commercial operations on the state parcel.

As you know, the 4-acre parcel acquired by the state ("State Parcel") is zoned high density residential. Such, and the development orders of the City of Destin for development of the private condominium and appurtenant private boat slips, are consistent with the 2005 settlement agreement with the previous property owner and covenants and restrictions of the Holiday Isle PC&Rs.[1] The development plans proposed by the County in a draft management plan and continuing to be discussed as possibilities in public meetings are not.

The Holiday Isle PC&Rs applicable to the State Parcel provide in pertinent part:

(a) no building, structure pier, dock or other improvement shall be commenced, placed, erected or altered on any property or area on Holiday Isle until approved by the Board and a Building Permit is issued;

[1] The Fourth Amended and Restated Protective Covenants and Restrictions of Holiday Isle are recorded at Book 3234, Page 4488 of the public records of Okaloosa County, Florida (as amended by a First and Second Amendment thereto, "PC&Rs")

(b) "boat slips shall not be rented as a business or commercial activity" and "no commercial activity is permitted";

(c) "[n]o business of any kind shall be operated on Holiday Isle except for home occupations"; and

(d) no parcel "shall be conveyed, leased or transferred as a public beach access that is not for the exclusive use of Holiday Isle Property owners or their guests".

While it is understood that nothing has yet been formalized by the county regarding a lease with the state or commercial operations for the State Parcel, the County has yet to acknowledge the applicability of the HIIA governing documents for the parcel, and statements supportive of commercial development are continuing to be made by county commissioners and staff in open meetings. Accordingly, enclosed please find a Resolution of the Board of Directors of Holiday Isle Improvement Association, Inc., adopted March 19, 2026, in support of the City of Destin's Resolution No. 26-05. Such is in recognition of the City's expressed intention to implement, preserve and manage a use of the State Parcel consistent with the conservation and with the desires of Holiday Isle residents and the HIIA covenants and restrictions. With confirmation of such use, the Board will support an amendment to the PC&Rs, if and as necessary, for an exception to the prohibition of public beach access for the parcel. Alternatively, should the State Parcel (upland property or docking facility) be developed for commercial operations or otherwise in violation of the Holiday Isle governing documents, HIIA will undertake pursuit of all available legal remedies for enforcement of its covenants and restrictions, whether together with the City of Destin or independently, if necessary.

I am available to discuss the foregoing with you at your convenience and ask that you provide this correspondence and the enclosed Resolution to each of the County Commissioners and to Mr. Coffey.

Sincerely,



Leslie D. Sheekley
For the Firm

cc: Client, *via email only*
Kimberly Kopp, City of Destin Attorney, *via email only*

RESOLUTION
HOLIDAY ISLE IMPROVEMENT ASSOCIATION, INC.
State Parcel

WHEREAS, Holiday Isle Improvement Association, Inc. ("HIIA" or "the Association") is responsible for the operation and management of the Association and of single family detached, townhome and condominium residential properties on Holiday Isle within the City of Destin, Okaloosa County, Florida; and

WHEREAS, the governing documents and laws for HIIA consist of the Protective Covenants and Restrictions of Holiday Isle ("PC&Rs"), Articles of Incorporation, Bylaws, Rules, and Regulations, the Florida HOA Act, and the Florida Not for Profit Corporation Act along with any and all amendments to each of these items (collectively "**Governing Documents**"); and

WHEREAS, the Governing Documents have delegated the authority and responsibility to govern the Holiday Isle covenants, restrictions and operations to the HIIA Board of Directors ("Board"); and

WHEREAS, by that certain warranty deed recorded on December 11, 2025, in the public records of Okaloosa County, Florida, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("**the State**") acquired fee simple ownership of a 3.99-acre parcel of land on Holiday Isle; specifically, Property Appraiser's Parcel ID Nos. 002S24305000000010 and 002S24305000000020 ("**State Parcel**"); and

WHEREAS, the State acquired the State Parcel from co-owners Pointe Mezzanine, LLC, a Florida limited liability company and Pointe Resort, LLC, a Florida limited liability company; and

WHEREAS, the State Parcel is the subject of a 2005 litigated Settlement Agreement between HIIA and the then owner of the State Parcel, Pointe One, LLC ("**Settlement Agreement**"). The Settlement Agreement, recorded at Book 3354, Pages 1321 in the public records of Okaloosa County by Robert Guidry (a principal of Point Mezzanine, LLC and Pointe Resort, LLC), provides in pertinent part that (1) a residential condominium may be constructed on the property in accordance with an agreed upon site plan, with any changes constituting more than minor modifications requiring HIIA approval; (2) that the HIIA PC&Rs are binding on the owner of the parcel and any successors and assigns; and (3) that HIIA Assessments on the parcel would be brought current.

WHEREAS, the City of Destin issued a Development Order for the condominium and separately for a private docking facility (D.O. No. 21-23), with boat slip private exclusive use rights appurtenant to ownership of the condominium units.

WHEREAS, D.O. No. 21-23 specifically provides:

(a) No use of the docking facilities may be made until a certificate of occupancy is issued for the condominium; and
(b) "Any commercial use of the docking facilities is expressly and strictly prohibited"; and
(c) "The docking facilities authorized herein are authorized as long-term residential boat slips for use by residents of the upland condominium…";

WHEREAS, to the extent the condominium and appurtenant docking facility were consistent with the Settlement Agreement, City of Destin zoning for the property as High Density Residential and with the HIIA Governing Documents, HIIA supported and did not object to construction of the docking facility, nor to the proposed construction of the residential condominium; and

WHEREAS, following construction of the docking facility but prior to and in lieu of commencing construction of the condominium, the owners, Pointe Mezzanine, LLC, and Pointe Resort, LLC, sold the State Parcel, inclusive of the docking facility, to the State; and

WHEREAS, Okaloosa County has expressed a desire to enter into a lease with the state to operate and manage commercial improvements and activities on the State Parcel and for the docking facility; and

WHEREAS, the HIIA PC&Rs provide in part: (1) no building, structure pier, dock or other improvement shall be commenced, placed, erected or altered on any property or area on Holiday Isle until approved by the Board and a Building Permit is issued; (2) "boat slips shall not be rented as a business or commercial activity" and "no commercial activity is permitted"; (3) "[n]o business of any kind shall be operated on Holiday Isle except for home occupations"; and (4) pursuant to Section 4.16, no parcel "shall be conveyed, leased or transferred as a public beach access that is not for the exclusive use of Holiday Isle Property owners or their guests"; and

WHEREAS, unlike the State Parcel, the adjacent City-owned Norriego Point Park property was dedicated by Okaloosa County in 1961 as a public park; which dedication was prior to the recording of the original HIIA PC&Rs and well before the PC&R's were amended to add the prohibition of Section 4.16; and

WHEREAS, Holiday Isle residents have expressed in public meetings and to HIIA Board members strong opposition to any form of commercial activity on the State Parcel, citing not only the prohibitions against such in the HIIA Governing Documents, but also the residential character of the surrounding community and concerns with nuisances and traffic congestion along the dead-end two-lane Gulf Shore Drive leading to the State Parcel; and

WHEREAS, the City of Destin adopted on March 16, 2026 Resolution 26-05 ("**City Resolution**", copy attached), requesting that the State of Florida authorize the city of Destin to serve as the lessee and local managing entity for the newly acquired state park located within Holiday Isle in the City of Destin expressing a willingness thereby to commit City funding in an amount not to exceed five million dollars ($5,000,000.00) to maintain the state park as valuable conservation land; and

WHEREAS, recognizing the City's demonstrated commitment to protecting natural resources and maintaining conservation focused parks for the benefit of residents and visitors with the adjacent City-owned Norriego Point Park, the City Resolution proposes an allowance for the City to serve as the managing entity for the State Parcel, consistent with and subject to a Conservation Future Land Use designation as set forth in §259.032(7), Florida Statutes, and as set forth in the City of Destin's state-approved Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the Board hereby adopts the foregoing recitals as if fully set forth herein, and subject to the following conditions, supports the City of Destin's Resolution No. 26-05.

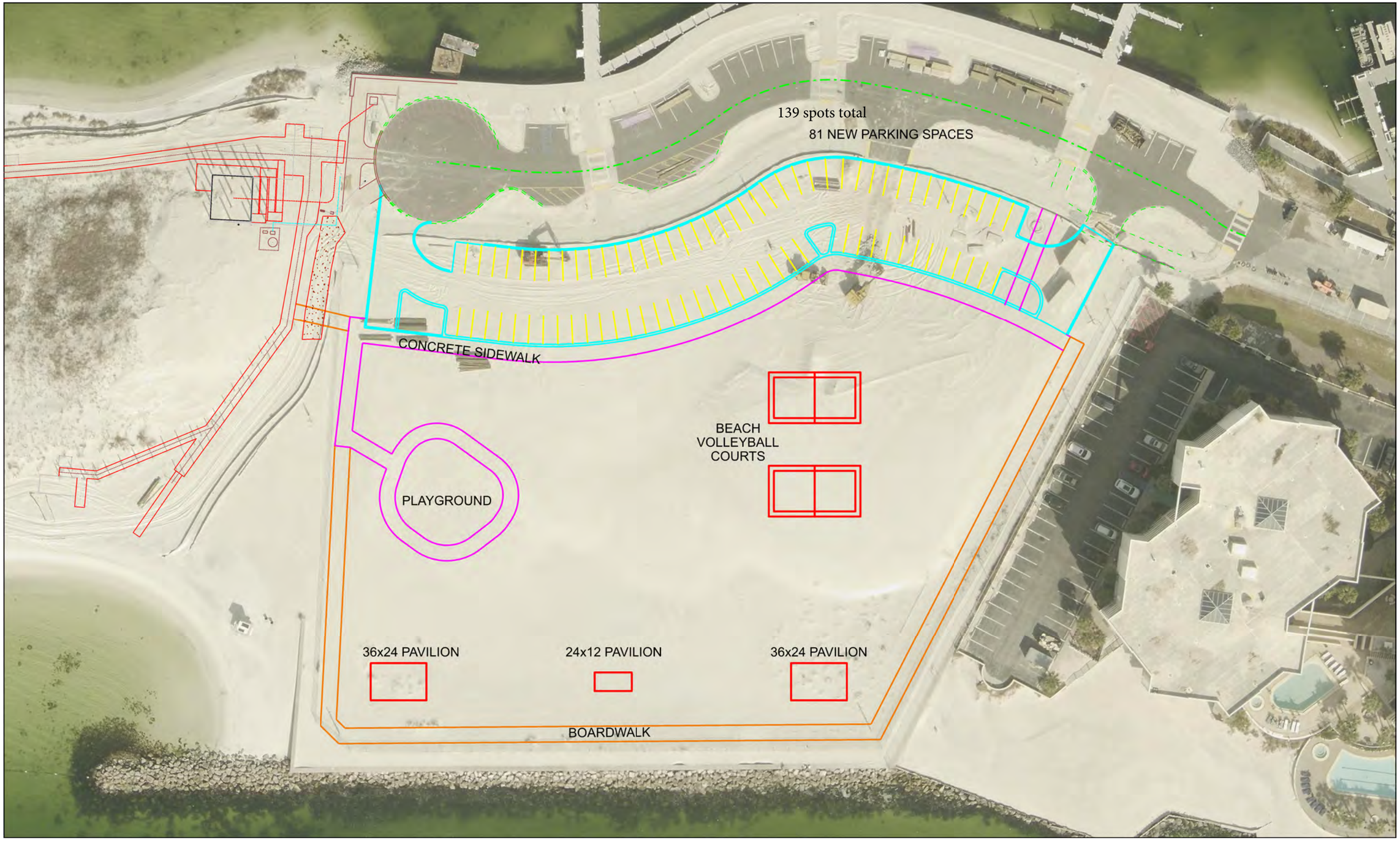
1. The City of Destin will work collaboratively not only with the Florida Department of Environmental Protection and other governmental partners to ensure that the property is managed in a manner that emphasizes environmental stewardship, conservation, passive recreation, and compatibility with surrounding residential and conservation areas, but also with the HIIA Board of Directors and any HIIA committee or other appointed representatives to ensure adherence to the HIIA Governing Documents with respect to any site improvements and use of the State Parcel; and

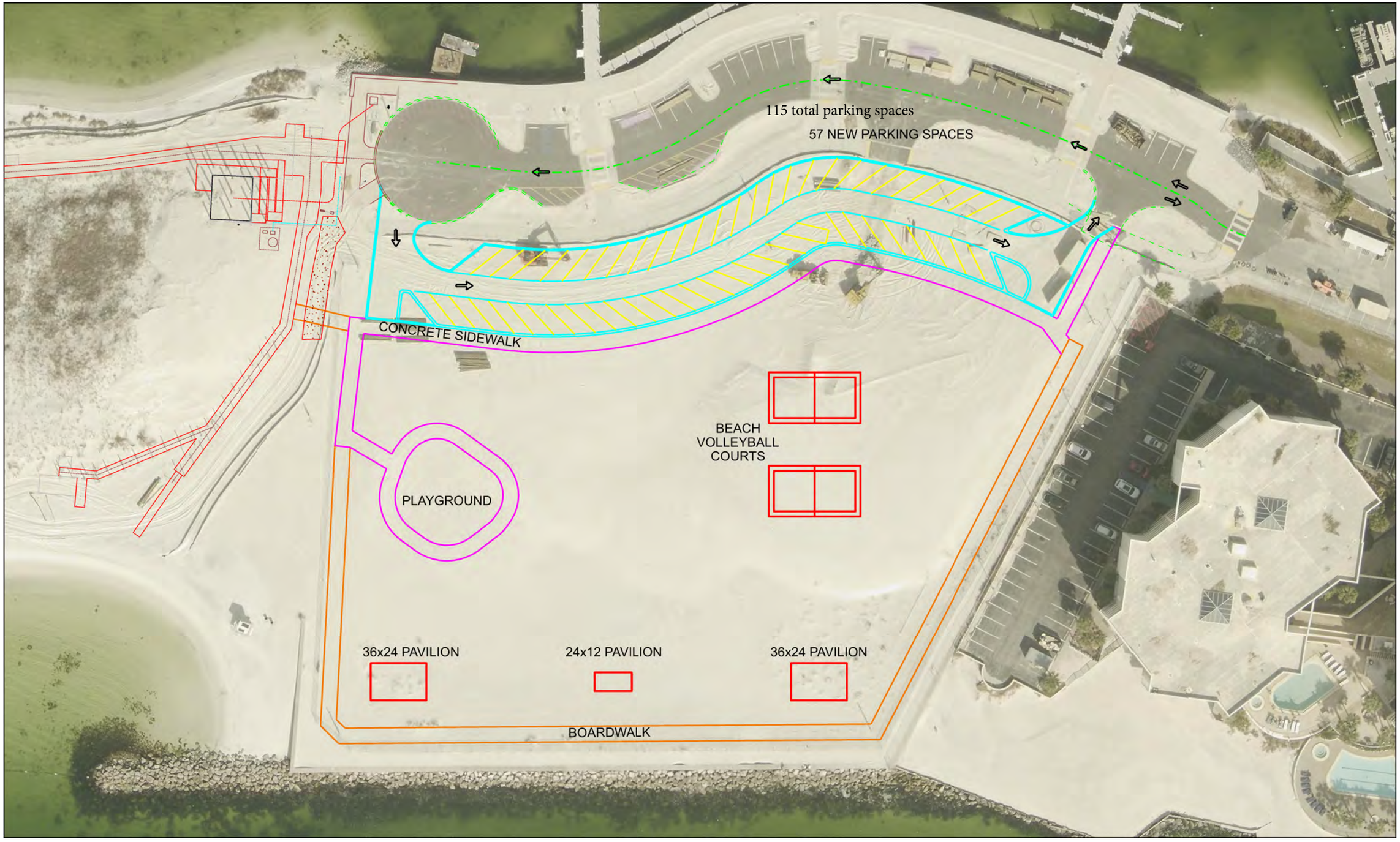
2. With adequate documented assurance regarding development and management of the State Parcel with a Conservation Future Land Use designation (or like imposed and enforceable restrictions and limitations) consistent with the adjacent City-owned Norriego Point Park ("Limited Conservation Use"), if and to the extent such use could be deemed in violation of Section 4.16 of the PC&Rs prohibiting public beach access (public beach access that is not for the exclusive use of Holiday Isle Property owners or their guests) the Board will propose, support and advocate for a membership vote to amend the PC&Rs, allowing for an exception to Section 4.16 therein for such Limited Conservation Use by members of the public for the State Parcel.

THIS RESOLUTION was considered and approved at a Board meeting held the 19th day of March 2026, at which a quorum of Directors was present. There are 9 total Board members. The number of Board members who voted in favor of this Resolution is 9. The number of Board members who voted against this Resolution is 0. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

HOLIDAY ISLE IMPROVEMENT ASSOCIATION, INC.

By: Cari M. Coleman
Name: Cari M. Coleman
Board of Directors, Vice President


139 spots total
81 NEW PARKING SPACES
CONCRETE SIDEWALK
BEACH
VOLLEYBALL
COURTS
PLAYGROUND
36x24 PAVILION
24x12 PAVILION
36x24 PAVILION
BOARDWALK


115 total parking spaces
57 NEW PARKING SPACES
CONCRETE SIDEWALK
BEACH
VOLLEYBALL
COURTS
PLAYGROUND
36x24 PAVILION
24x12 PAVILION
36x24 PAVILION
BOARDWALK

ITEM # 2026-321

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.C.

TO: City Council

THRU: Larry Jones , City Manager
Krystal Strickland, Finance Director
Tina Deater, Community Development Director

FROM: Michael Burgess, Public Works Director

DATE: 03/24/2026

SUBJECT: Recommendation of Replacement Streetlight Fixtures for Discontinued "Destin-Prague" Model, FPL Request

I. BACKGROUND: The City of Destin has in the past utilized the decorative "Destin-Prague" streetlight fixture as part of its corridor lighting (photo attached). Many of these fixtures were installed over 10 years ago and are no longer manufactured or supported by Florida Power & Light (FPL), the City's contracted streetlighting provider. As a result, FPL is unable to replace or repair these fixtures with matching components when failures or accidents occur.

To identify a suitable replacements, staff reviewed FPL's current offerings as presented in the attached FPL LED Lighting Solutions Catalog (attached). According to the catalog, the Teardrop fixture with Deep Skirt, used in combination with the #3 decorative bracket, is the closest available match to the discontinued Destin-Prague in both appearance and lighting performance.

Adopting new fixture/bracket/pole installations requires the City to execute a new FPL Lighting Agreement. Execution of such agreements is the responsibility of the City Manager. However, as many of these fixtures are located within the Town Center CRA and Harbor CRA, City Council (CRA Board) input and recommendation of the preferred fixture was necessary prior to moving forward.

Staff has met with both CRA Advisory Boards for their input and recommendations.

II. DISCUSSION: Because the discontinued Destin-Prague fixture can no longer be supported, the City must identify replacement fixture. The Teardrop fixture with Deep Skirt and the #3 decorative bracket provide the best balance of aesthetic continuity, performance, and

compatibility with FPL's LED program.

Key considerations include:

1. Aesthetic and Functional Compatibility
The Teardrop (Deep Skirt) fixture is visually similar to the Destin-Prague, supporting the City's existing streetscape character within commercial corridors, gateways, and pedestrian districts. The #3 decorative bracket replicates the architectural style used in past installations.

2. Long-Term Maintenance
Because the Destin-Prague fixture is no longer manufactured, future outages will result in either mismatched replacements or extended downtime. Selecting a supported fixture ensures that FPL can reliably replace failed units and maintain uniformity.

3. LED Efficiency and Performance
The cataloged Teardrop fixtures include modern, energy-efficient LED options, providing improved reliability, lower maintenance costs, and enhanced nighttime visibility.

4. Requirement for a New Lighting Agreement
A new FPL Lighting Agreement is required to transition to the replacement fixture. This agreement will:

- Specify the new fixture type
- Establish updated billing rates
- Clarify maintenance responsibilities and LED service terms

Staff seeks Council's approval of the replacement fixtures, so the City Manager may execute the required agreements for the replacement of all existing Destin-Prague fixtures.

5. Council Input Prior to Administrative Action

Because streetlighting is both a public safety asset and a major visual component of the City's identity, staff presented the options to both CRAs for a recommendation.

NOTE1: FPL has confirmed that these poles are wind-rated and that the City may attach banners to them.
NOTE2: The recommendations of the CRA Advisory Boards are identified in the motion.

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence
II. Enhanced Quality of Life and Safety for Families
IV. Effective, Efficient, and Aesthetically Pleasing Infrastructure

B. Effect on Budget (EOB): The installation of these new streetlights will require the execution of a Lighting Agreement with FPL. *If necessary, I can bring these back to Council, however, these fixtures must be replaced as they no longer are supported by FPL.*

C. Level of Service (LOS): Selecting and standardizing a replacement fixture will:

- Ensure consistent illumination and improved nighttime safety
- Maintain uniform visual character in key areas of the City
- Reduce outages and ensure timely replacement through FPL's LED support
- Improve long-term energy efficiency and reliability
- Provide clear direction for future corridor or redevelopment lighting projects
- Allow the City Manager to execute the required agreement without delay

Without Council direction, inconsistencies between new and existing fixtures will increase, and failed fixtures may remain unreplaced.

D. Legislative Sponsor: N/A

E. Business Impact Statement: N/A

III. CONCLUSION: The Destin-Prague fixture is fully discontinued and cannot be supported by FPL. The Teardrop (Deep Skirt) fixture with the #3 decorative bracket and Black Concrete Washington pole, as shown in the attached FPL catalog, is the most appropriate replacement based on similarity, functionality, and maintainability. This fixture was recommended by the Town Center CRA-AC for its aethethics and for its consistency with fixtures already installed on Mattie M Kelly Blvd South (photo attached).

The Harbor CRA selected the same Black Concrete Washington pole, but with the more minimalist "Area Lighting" fixture arm with flat LED light in black. The only streetlights to be replaced in the Harbor CRA are adjacent to the Marler Street Parking lot (see attached map).

The City must enter into a new FPL Lighting Agreement to make this transition, and Council approval is necessary in selecting the replacement fixtures prior to execution by the City Manager.

IV. RECOMMENDED MOTION: I move to recommend the Teardrop (with Deep Skirt) streetlight fixture and #3 decorative bracket as the City's replacement for the discontinued Destin-Prague fixture in the Town Center CRA and the Area Lighting fixture for the Harbor CRA and authorize the City Manager to execute any required lighting agreements with FPL.

Alternative Motion: I move to recommend the Teardrop (with Deep Skirt) streetlight fixture and #3 decorative bracket as the City's replacement for the discontinued Destin-Prague fixture in both the Town Center and Harbor CRAs and authorize the City Manager to execute any required lighting agreements with FPL.

Attachments:

1. Destin Prague fixture photo
2. FPL LED Lighting Solutions Catalog

3. Mattie Kelly South Streetlight photo
4. Destin Prague fixtures for 040726 Council meeting


DO NOT
ENTER

LED Lighting Solutions









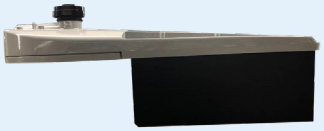
Roadway Lighting | Area Lighting | Pendant Lighting | Post Top Lighting | Brackets, Bollards and Poles

Safer. Smarter. More Vibrant Spaces.

LED Lighting Solutions

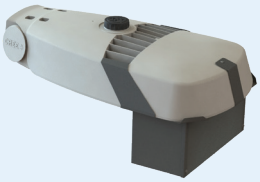
Roadway Lighting

Feel Safe, Drive Safe



Shield facing coastal line

Roadway – 5,000 Lumens
Turtle-friendly Amber



Shield facing coastal line

Roadway – 7,000 Lumens
Turtle-friendly Amber



Roadway – LED 5,000 Lumens
to 12,000 Lumens*



Roadway – LED 17,000
Lumens to 20,000 Lumens*



Roadway – LED 31,500 Lumens*

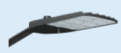
Available in
black or gray



Roadway – Modern*

**This is a non-representative image for the light. Installations in the field may be different.*

ROADWAY LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Roadway	5,000 LUMEN Turtle Friendly	 (Gray or Black) shield facing coastal line	6, 7, 10	1, 2,7,8	3	108/110	594nM (Amber)	5,408 (no shield)	B1-U0-G2	Upon Request	G5
								2,927 (rear shield)			
								1,878 (front shield)			
Roadway	7,000 LUMEN Turtle Friendly	 (Gray) shield facing coastal line	6, 7, 10	1, 2,7,8	3	144/140	594nM (Amber)	7,280 (no shield)	B1-U0-G2	PL17871-001A RSWX9024& WITH_ NO SHIELDING AID FNRPT.IES	J4
								4,803 (rear shield)		PL17897-001A RSWX9024& W_ FRONT+SIDE SHIELD AID FNRPT.IES	
								2,936 (front shield)		PL17871-003A RSWX9024& W_ BACK&SIDE SHIELD AID FNRPT.IES	
Roadway	5,000 LUMEN Roadway	 (Gray)	6, 7, 10	1, 2,7,8	3	42/40	3000K	5,000+	B1-U0-G1	Upon Request	C2
						42/40	4000K	5,000+	B1-U0-G2		C2
	7,500 LUMEN Roadway	 (Gray)				59/60	3000K	7,500+	B1-U0-G1		D2
						59/60	4000K	7,500+	B1-U0-G2		D2
	12,000 LUMEN Roadway	 (Gray)				93/90	3000K	12,000+	B2-U0-G3		F2
						93/90	4000K	12,000+	B2-U0-G3		F2
	17,000 LUMEN Roadway	 (Gray)				127/130	3000K	17,000+	B3-U0-G3		I2
						127/130	4000K	17,000+	B2-U0-G3		I2
	20,000 LUMEN Roadway	 (Gray)				161/160	3000K	20,000+	B3-U0-G4		K3
						161/160	4000K	20,000+	B3-U0-G4		K3
	31,500 LUMEN Roadway	 (Gray)				263/260	3000K	31,500+	B3-U0-G5		Q3
						263/260	4000K	31,500+	B3-U0-G5		Q3
Roadway	Modern	 (Gray)	1,6,7,9, 10	1, 2,7,8	4	121/120	3000K	16,427	B2-U0-G3	Upon Request	H3
						121/120	4000K	17,125	B2-U0-G3		H3
						186/190	3000K	24,937	B3-U0-G4		L3
						186/190	4000K	25,839	B3-U0-G4		L3
						264/260	3000K	32,450	B3-U0-G5		Q3
						264/260	4000K	33,910	B3-U0-G5		Q3
		 (Black)	6,7,10	1,8	4	121/120	4000K	17,125	B2-U0-G3	Upon Request	H3
			2,4,8,9*	2,7							
			6,7,10	1,8		186/190	4000K	25,839	B3-U0-G4		L3
			2,4,8,9*	2,7							
			6,7,10	1,8		264/260	4000K	33,910	B3-U0-G5		Q4
			2,4,8,9*	2,7							

Note: All roadway fixtures are grey unless otherwise noted

LED Lighting Solutions

Area Lighting

Inspiring Illumination



Area – Slipfitter*

Available in black or bronze



Area – 7500 to 65000 Lumens



Flood – 15,000 Lumens*



Flood – 26,000 Lumens*



Flood – 48,000 Lumens*

*This is a non-representative image for the light. Installations in the field may be different.

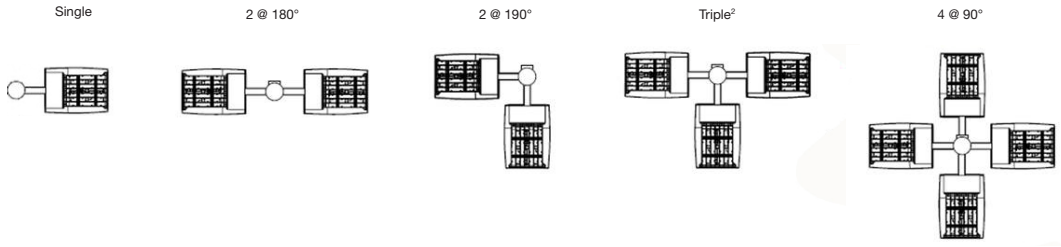
AREA LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Area Light	Slipfitter	 (Gray)	1, 6, 7,9	1, 7	5	295/300	4000K	36,750	B5-U0-G4	Upon Request	S3
Area Light	7,500 Lumen Area	 (Black or Bronze)	1*, 2*, 4, 8*, 9	6 Single, Double @ 90 deg or 180 deg, Triple @ 90 deg, and Quad available	4	59/60	4000K	7,500+	B2-U0-G2	Upon Request	D3
	17,500 Lumen Area					127/130	4000K	17,500+	B3-U0-G3		I3
	30,000 Lumen Area					246/245	4000K	30,000+	B3-U0-G5		P4
	50,000 Lumen Area					449/450	4000K	50,000+	B4-U0-G4		BB5
	65,000 Lumen Area					560/560	4000K	65,000+	B5-U0-G5		EE5
Flood	15,000 Lumen Floodlight		6, 7	24" stand-off (2DS)	6x6	110/110	4000K	15,000+	N/A	Upon Request	G3
	26,000 Lumen Floodlight					195/195	4000K	26,000+	N/A		M3
	48,000 Lumen Floodlight					348/350	4000K	48,000+	N/A		V4

1 ONLY the 59/60 watt 7,500 lumen light can be installed on the 20' (13' MH) Type 1 pole*
All can be installed on the 35' (27'6" MH) Type 1 pole

2 & 8* ONLY the 59/60 watt 7,500 lumen light can be installed on the 14'6" and 21' Type 2 & 8 poles.*
All can be installed on the 33' (24' MH) Type 8 pole.

**Area configurations*



Note: Glare (BUG) Ratings for UFLD are measured at 0° tilt.

Pendant Lighting

Functional Can Be Beautiful



Holophane – Bern



Teardrop – With Deep Skirt



Teardrop

Turtle-friendly amber



Holophane – Bern



King – Harbor Side K366

PENDANT LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Holophane	Bern		3, 4, 6, 7	2, 3	3	58/60	4000K	7,609	B1-U0-G1	GBLF3_P30_40K_ASY_BK_ RFD327869.ies	D10
		 (Turtle-friendly amber)	3, 4, 6, 7	2, 3	3	57/60	Amber	1,995 (no shield)	B1-U0-G0	Upon Request	D10
								1,434 (rear shield)			
								816 (front shield)			
Teardrop	Teardrop w/deep skirt	 (Black)	3, 4, 6, 7	2, 3	3	144/140	3000K	13,716	B2-U0-G1	Upon Request	J9
						144/140	4000K	13,969	B3-U0-G3		J9
						242/240	3000K	29,509	B3-U0-G2		010
	Teardrop	 (Black)	3, 4, 6, 7	2, 3	3	144/140	3000K	17,516	B3-U2-G2	Upon Request	J9
						144/140	4000K	19,102	B2-U3-G4		J9
						242/240	3000K	29,509	B3-U0-G2		09
King	Harbor Side K366		3, 4, 6, 7	2, 3	3	50/50	3000K	5,646	B2-U2-G2	0366PP4AC3X05030XXE(1).IES	D8
						90/90	3000K	9,291	B2-U3-G2	0366PP4AC3X09030XXE(1).IES	F8

Post Top Lighting

Making a Great First Impression



AEL – Contemporary (Contempo)



Cooper – Arbor



Cooper – Mesa



Current – EPTC



Post Top – Traditional Without/ Side Panels



Post Top – Traditional W/Side Panels



Available in black or green

Post Top – Acorn



King – Victorian (No Lens)



King – Vizcaya (No Lens)

POST TOP LIGHTING (Page 1 of 2)

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
AEL	Contemporary (Contempo)	 (Gray)	1 (20'), 2, 8	NA	3	38/40	3000K	3,358	B1-U3-G2	245L_P30_XX_30K_R3_RNA_FPD95.ies	C2
						72/70	3000K	6,385	B2-U3-G2	245L_P55_XX_30K_R3_RNA_FPD95_ SPECIAL.ies	E3
						38/40	4000K	3,615	B1-U3-G2	245L_P30_XX_40K_R3_RNA_FPD95.ies	C2
						72/70	4000K	6,874	B2-U3-G2	245L_P55_XX_40K_R3_RNA_FPD95_ SPECIAL.ies	E3
Cooper	Arbor		1 (20'), 2**, 5, 8	NA or 4,5	3	48	3000K	4,173	B1-U0-G2	ARB-B2-LED-D1-T3-7030	D6
						48	4000K	4,534	B1-U0-G2	ARB-B2-LED-D1-T3-7040	D6
						99	3000K	7,779	B2-U0-G3	ARB-B3-LED-D1-T3-7030	G6
						99	4000K	8,451	B2-U0-G3	ARB-B3-LED-D1-T3-7040	G6
	Mesa	 (Black)	1 (20'), 2**, 5, 8, 9	NA or 4,5	3	75/80	4000K	9,017	B2-U0-G2	PMMSA2A740UT3-75W	E5
						150/150	4000K	17,958	B3-U0-G3	PMMSA4A740UT3-150W	J6
					5	258	4000K	28,336	B5 U0 G4	PMMSA4D740U5WQ-258W	Q6
Current	EPTC	 (Black)	1 (20'), 2, 8	NA or 4,5	3	65/70	4000K	7,300	B3-U0-G1	EPTC02_07B40_____.ies	E4
Post Top	Traditional No Side Panels	 (Black)	1 (20'), 2, 8	NA or 4,5	3	39/40	3000K	4,300	B1-U0-G2	Upon Request	C3
						39/40	4000K	4,500	B1-U0-G2		C3
						73/70	3000K	7,650	B2-U0-G2		E3
						73/70	4000K	7,970	B2-U0-G2		E3
	Traditional W/Side Panels	 (Black)	1 (20'), 2, 8	NA or 4,5	3	39/40	3000K	3,840	B1-U3-G3	Upon Request	C3
						39/40	4000K	4,000	B1-U3-G3		C3
						73/70	3000K	7,010	B2-U4-G3		E3
						73/70	4000K	7,300	B2-U4-G3		E3

**Also available in double bracket configuration*

***New construction only*

POST TOP LIGHTING (Page 2 of 2)

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Post Top	Acorn	 Black/Black	1, 5, 2, 8*	NA or 4,5	3	39/40	3000K	5,190	B2-U4-G5	Upon Request	C5
						39/40	4000K	5,286	B2-U4-G5		C5
						60/60	3000K	7,811	B2-U4-G5		E5
						60/60	4000K	7,956	B2-U4-G5		E5
	Acorn	 Green/Green	1, 5	NA or 4	3	39/40	3000K	5,190	B2-U4-G5	Upon Request	C5
						60/60	3000K	7,811	B2-U4-G5		E5
King	Victorian (No lens)		1, 2, 5, 8	NA	3	60	3000K	4,598	B1-U0-G1	0056TP4NL3X06030XXE.ies	E6
						100	3000K	6,731	B2-U0-G2	0056TP4NL3X10030XXE.ies	G6
	Vizcaya (No lens)		1, 2, 5, 8	N/A or 4, 5	3	40	3000K	4,190	B1-U0-G1	0100WP4NG3X04030XXE.ies	C5
						60	3000K	5,986	B2-U0-G2	0100WP4NG3X06030XXE.ies	E5

**Also available in double bracket configuration*

***New construction only*

Bollards

Illuminate pathways and landscapes

Bollards

1

Manufacturer
Stresscrete
Style
Concrete Lighted Bollard
Type
Standard Walkway
Color Temp
3000k
Lumens
1602



LED Lighting Solutions

Bracket and Poles

Discover a New Road to Efficiency

BRACKETS



1

Roadway Style
2', 4', 6', 8', 10', 12' Side Mounted
Color
Natural or Black



2

Roadway Style
4', 6', 8' Tenon Mounted
Color
Natural or Black



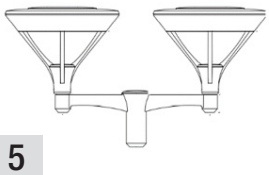
3

Decorative Style
6' Single or Dual Tenon Mounted
Color
Black



4

Decorative Style
Dual Tenon Mounted
Color
Black or Green



5

Decorative Style
Dual Tenon Mounted
Color
Black



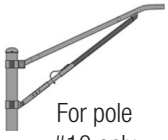
6

Area Light Style
Bolt-on Adapter Tenon Mounted
Color
Black or Bronze



7

Area Light Style
Spoke Tenon Mounted
Color
Black, Bronze or Gray





8

Roadway Style
Single Clamp Mounted
Color
Natural or Black

POLES

Standard Concrete



1

Tenon Mount
20’ (13’ MH)
35’ (27’6” MH)

Standard Black Fiberglass



2

Tenon Mount
14’ (10’ MH)
21’ (15’6” MH)

Black Washington Concrete



3

Tenon Mount
23’ (16’ MH)

Black Octagonal Concrete



4

Tenon Mount
37’ (30’ MH)

Black or Green Washington Concrete



5

Tenon Mount
18.5’ (14’6” MH)

Standard Wood



6

Side Mount
35’ (29’ MH)
40’ (33’6” MH)
45’ (38” MH)

Standard Concrete



7

Side Mount
30’ (22’6” MH)
35’ (27’6” MH)
40’ (30’” MH)
45’ (35’ MH)

Black Tapered Concrete



8

Tenon Mount
14’6” (10’ MH)
21’(15’6” MH)
33’ (24’ MH)

Grey or Black Round Concrete Pole on Concrete Base
(Non-roadway Only)



9

Tenon Mount
22’ pole
25’ MH

Unfinished Round Tapered Concrete



10

Side Mount
28’ pole
35’ MH
(For use with bracket 8 only)

Smart Pole Concrete

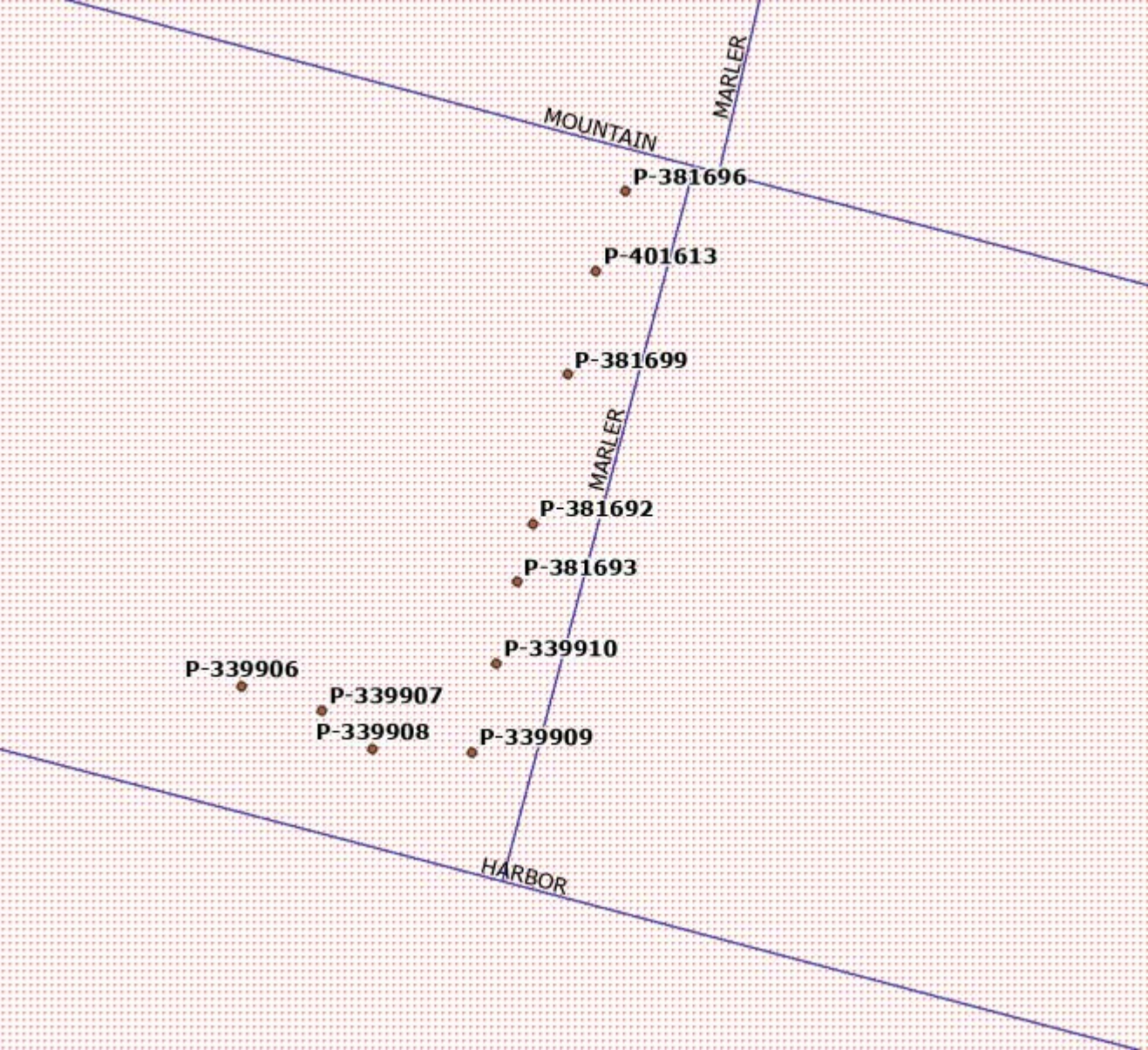


11

Side Mount
49’ & 43’

*MH = Approximate Mounting Height


NOW
NO
OUTLET
SPEED
LIMIT
25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MARLER
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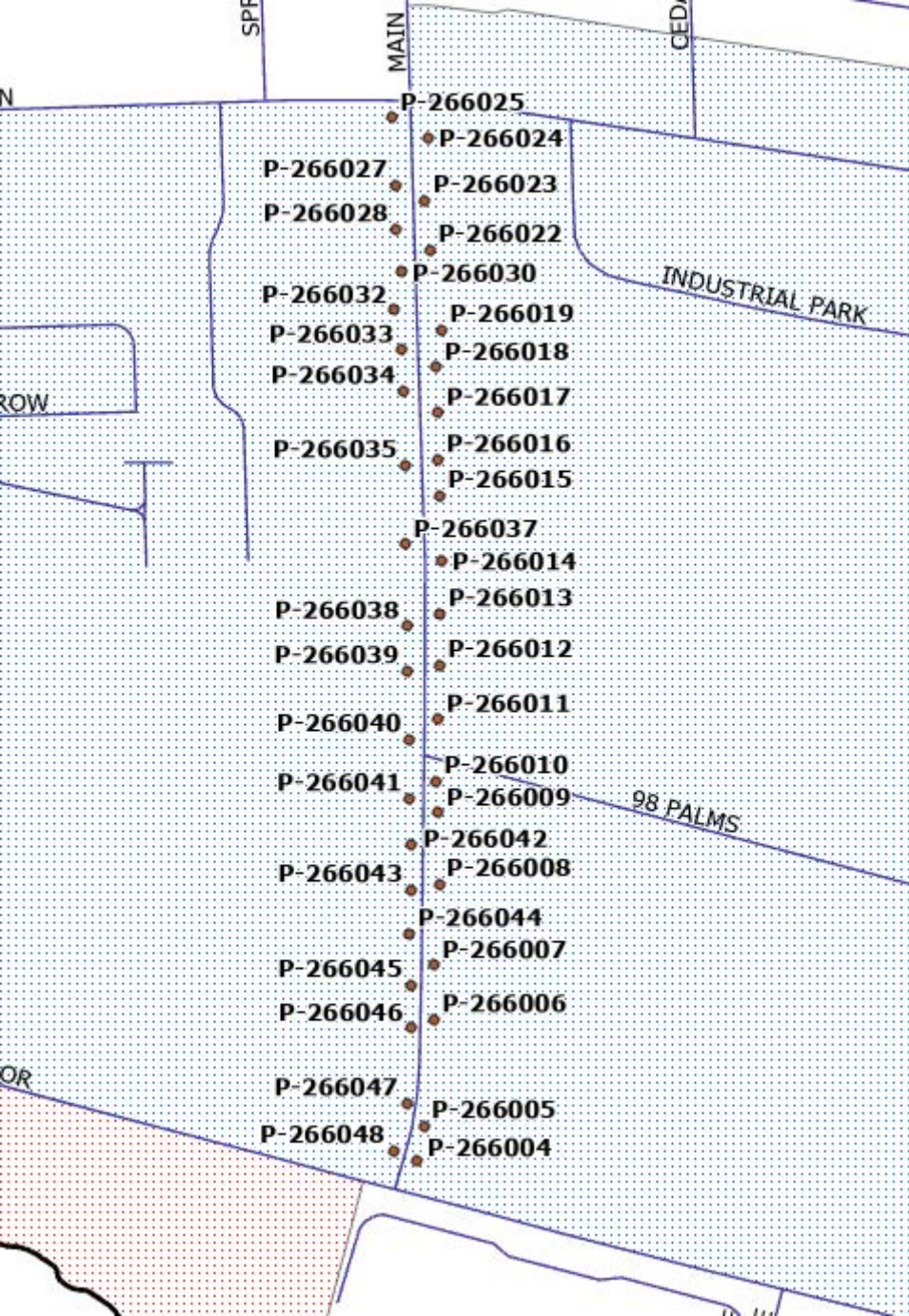
HARBOR


MAIN
INDUSTRIAL PARK
98 PALMS
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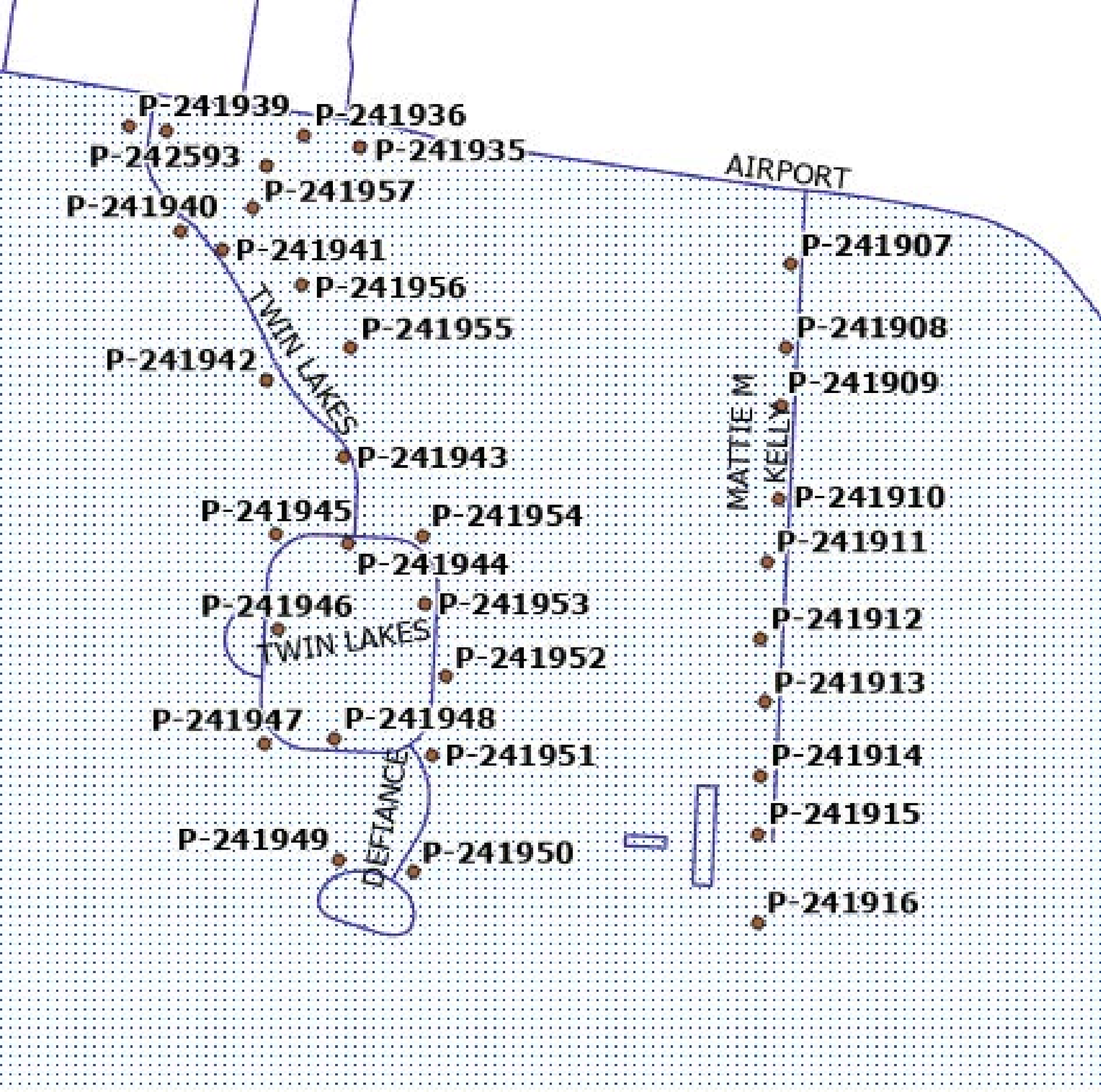
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MATTIE M KELLY
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TWIN LAKES
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DEFIANCE
P-241915
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P-241916

ITEM # 2026-574

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.D.

TO: City Council

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

FROM: Jeffrey Cozadd, Projects, Grants and Contracts Manager
Lisa Firth, Parks & Rec Director
Robert Tomasek, City Engineer

DATE: 3/24/2026

SUBJECT: RFB 26-01-PW Community Center Roof

I. BACKGROUND: BECI did a building envelope assessment of the Community Center last year. The assessment concluded that the roof needed to be replaced in addition to the replacement of the exterior stucco, window replacement, and door repairs. The roof replacement must be done before any other improvements.

II. DISCUSSION: RFB 26-01-PW was released February 3, 2026. The bid opening was held on March 12, 2026. The city received three proposals from: Inland Construction and Engineering (ICE), KC SES, and Roof Technology Partners.

The bid committed met March 24, 2026 and scored the bids as follows:

ICE 117 pts
KC SES 99 pts
Roof Tech. 87 pts.

The bid committee voted to recommend ICE to the city council.

The project will take approximately forty days once started. The Community Center will remain open during construction. Some exists and areas may have to be temporarily closed while work is done in those areas.

A. Link to Strategic Goals / Objectives: Effective, efficient, and aesthetically pleasing infrastructure

B. Effect on Budget (EOB): The ICE bid was $652,603.04.

	301.5721.565000 Renew/Replace - Community Center - Capital Projects Proj: 100049
FY 26 Adopted Budget*	$ 730,000
Previous Expenses/Encumbrances	(22,000)
Available Program Budget	708,000
This Agreement +(-)	(652,603)
FY 26 Remaining Program Budget	$ 55,397

*FY 26 Adopted Budget includes prior year amounts rolled forward for open PO balances

C. Level of Service (LOS): LOS will be increased.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: The bid committee recommends the selection of ICE to replace the community center roof.

IV. RECOMMENDED MOTION: I move that the city council award RFB 26-01-PW Community Center Roof Replacement to Inland Construction and Engineering contingent on the successful negotiation of a contract, which will be brought back to the Council for consideration.

Attachments:

1. RFB 26-01-PW Comunity Center Roof Scoresheet Summary
2. ICE Inland Construction & Engineering, Inc- RFB 26-01-PW Community Center Roof Replacement a
3. RFB 26-01-PW Community Center Roof Replacement Proposed publish
4. 26-01-PW Addendum 1
5. 26-01-PW Addendum 2
6. 26-01-PW Addendum 3
7. KC SES Const & Roofing RFB NO. 26-01-PW - Community Center Roof Replacement
8. Roof Technolgy Partners, LLC- RFB NO. 26-010-PW - Community Center Roof Replacement

City of Destin

PROJECT: RFB 26-01-PW Community Center Roof Scoring Summary

SCORE TABLULATION SUMMARY SHEET

	ICE	KC SES	Roof Technology Partners				
Noell Bell	24	22	18				
Lisa Firth	23	19	19				
Robert Tomasek	23	19	17				
Joe Bodi	22	17	15				
Jeff Cozadd	25	22	18				
Total Score (Max 25 Pts)	**117**	**99**	**87**	**0**	**0**		

SUBMITTAL REQUIREMENTS CHECKLIST

Note: if any of the required documentation is not provided, the submittal will be deemed to be incomplete/non-responsive and will not be considered. Provide documentation in the following order.

ITEMS REQUIRED		DESCRIPTION OF ITEM REQUIRED	*Verify Document is attached by checking the box
1	Submittal Requirements Checklist	This form	☑
2	Cover Sheet	Must include RFB NO. #26-01-PW COMMUNITY CENTER ROOF REPLACEMENT PROJECT	☑
3	Table of Contents		☑
4	Transmittal Letter	See 7.4.c.	☑
5	Form No. 1	Bidder Qualification Statement	☑
6	Form No. 2	Public Entity Crime Form	☑
7	Form No. 3	Drug Free Workplace Certification Form	☑
8	Form No. 4	Bid Bond Form	☑
9	Form No. 5	Anti-Human Trafficking Affidavit	☑
10	Form No. 6	Anti-Collusion Statement	☑
11	Proof of Insurance	See 4.3 Insurance Requirements	☑
12	Addenda Acknowledgement Form		☑
13	Price Proposal Sheet		☑
14	W-9		☑
15	Copies of the Proposal	One printed copy of the proposal and one digital copy provided on a USB Drive (.pdf format)	☑

*If any boxes are left unchecked bid is considered unresponsive.

ITEMS REQUIRED		DESCRIPTION OF ITEM REQUIRED	*Verify Document is attached by checking the box
1	Proof of Licensing and Certifications	Florida State Certified or Florida State Registered Contractor. Must provide all applicable contractor licenses (See 4.2 License Requirements, for General and/or Building)	☑

Inland Construction & Engineering, Inc.

March 12, 2026

NO. 26-01-PW, COMMUNITY CENTER ROOF REPLACEMENT

City of Destin Florida
4200 Indian Bayou Trail
Destin FL 32541

Sirs:

Inland Construction & Engineering, Inc. is proud to present the following response to the above mentioned Invitation To Bid. What follows is our Table of Contents, Transmittal Letter, Price Proposal Sheet, Completed Forms 1 - 6, Addenda 1 - 3, Proof of Insurance, and Proof of Licensing. Thank you.

Brad Harbeson, Operations Manager
850-771-6491 Cellular
brad@icecontractor.com

Inland Construction & Engineering, Inc.

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1243 Jenks Avenue, Panama City FL 32401-2440
850-872-2129 Main | 850-252-6225 Roofing & Sheet Metal | 850-872-0532 Fax
http://www.icecontractor.com
GC License # CGC062855 | Roofing License # CCC 1335442



Inland Construction & Engineering, Inc.

TRANSMITTAL LETTER

Inland Construction & Engineering is a certified Small Disadvantaged Business and HUBZone general contracting firm. Founded in 1994, we provide our clients with a broad range of design and construction services that are quality driven and budget oriented. Our vast experience has continually proven our abilities through successful completion of multi-million-dollar projects. Many of these projects involved complex design-build negotiations and fast track completion. Inland's track record of successful projects with esteemed clients like the Federal Bureau of Prisons, U.S. Coast Guard, U.S. Army Corps of Engineers, Department of the Navy, Department of the Air Force, United States Postal Service, & the U.S. Department of Agriculture highlights our reputation as a trusted partner for government agencies' construction services. Our most recent audited Financial Statements are available upon request.

For this job, the Project Manager will be Mr. Brad Harbeson. He has over 20 years experience in the construction industry, the last 7+ with Inland. The Construction Superintendent and Quality Control Superintendent will be Mr. Rob Smith. He has been with Inland for more than two years, and has more than 6 years of construction industry experience. The Office Administrator will be Mr. Andy Preston, who has been with Inland for 5 years.

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Inland Construction & Engineering, Inc.

PAST PROJECTS

1. Project: Federal BoP Estill SC

Work Involved: Roof replacement of all buildings of a tornado damaged Federal Correctional Institute. There is a caretaker population of approximately 50 inmates, the normal population would be about 1,200 persons.
Role: Prime contractor
Performance Period: 790 days
Dollar Value: $17,020,807.53
Completion Date: 11/24/2025

FCI Estill
100 Prison Road
Estill SC 29918
803-625-4607
Tyler McGhie, Contract Officer's Representative
tmcghie@bop.gov
803-625-4607 x 4437

2. Project: Silver Flag, Tyndall AFB Florida

Work Involved: Remove and replace existing metal roof panels, insulation, and existing trims for 36 hurricane damaged buildings (total floor area ~ 165,000 square feet + more than 100 each doors & windows) aboard Tyndall AFB. Replace gutters and downspouts per SOW as needed. Replace soffit with L12 smooth finish 24-gauge steel panel. Replace damaged R-panel walls as per SOW.
Role: Roofing subcontractor to general contractor for a portion of the rebuild of a heavily damaged USAF base.
Performance Period: 270 days
Dollar Value: $3,631,364.00
Completion Date: 05/05/2022

Bhate Environmental Associates, Inc.
1608 13th Avenue South, Suite 300
Birmingham AL 35205
205-918-4000
Preston Lewis, Project Manager (no longer with Bhate)
preston@americansandap.com
850-532-2555 Cellular

3. Project: FDLE HQ, Tallahassee FL

Work Involved: Roof replacement of an active, occupied, high security office building.
Role: Roofing contractor to Construction Manager At Risk
Performance Period: 300 days
Dollar Value $2,492,158.79
Completion Date: 03/07/2024

Mad Dog Construction
1203 Miccosukee Road
Tallahassee FL 32308
850-878-8272
Scott Rowse, Vice President
scott@morethanbuildings.com
850-694-2496 Cellular

4. Project: SXHT 24-1015, Building 1000, and SXHT 23-1016, Building 1353, Patrick SFB FL

Work Involved: Roof replacement of an active, occupied, Child Development Center and an active office building.
Role: Prime contractor
Performance Period: 191 days
Dollar Value $928,023.00
Completion Date: 03/05/2024

USSF 45 CONS
SSgt Cassidy Richburg, Contract Officer
1201 Edward H White II Street, MS C202
Patrick SFB FL 32925
cassidy.richburg@spaceforce.mil
321-494-5226

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AND ENGINEERING, INC.

Destin Community Center

Destin, Florida

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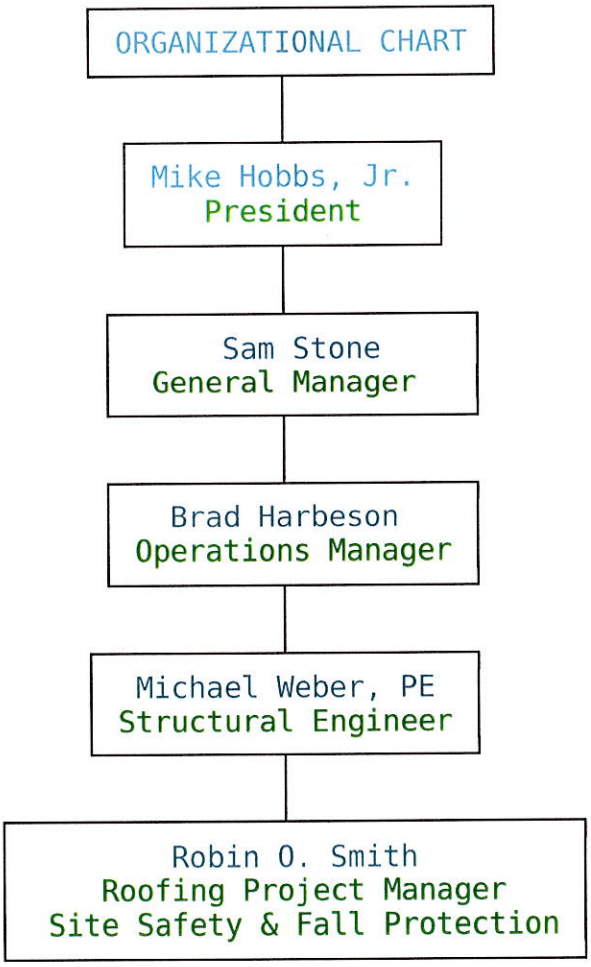

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Technical Approach

Preconstruction:

Coordinate on-site meetings with all stakeholders and Destin Community Center staff to discuss the project demands and ensure that construction related activities are kept to a minimum to help negate any undesirable effects. The job site has very limited space for construction activities. The laydown yard will be established after approval from the City of Destin's Project Manager. Inland would prefer to have the highlighted in red as the location, but if this is not acceptable we can be flexible. Once agreed upon, the laydown yard will be secured by temporary fencing to keep the public away from this area and to allow Inland to execute the project safely.



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Submittals:

Material submittals will be a standard shop drawing and product data from the metal panel manufacturer for the rated roof system that is in the specifications for the project. It is our intention to use either Pac Clad or Englert as the manufacturer. That determination will be influenced by who has the quicker turnaround on delivery of the material.

Mobilization:

Approved procured materials will be delivered to the site and stored at the preplanned designated laydown yard. A lull, lift, dumpsters, and portable toilets will be delivered and secured in the temporary fencing prior to construction activities beginning.

Execution:

Construction will begin by removing the existing SSMR panels and associated trims. Inland will work in multiple areas at once to meet the aggressive schedule set forth in the ITB by the City of Destin. It is our intent to man this project with a minimum of 10 to 15 roofers on any given day. Work will begin on the northeast side gables and progress to the west side entrance. A systematic approach of removal, inspection of framing/vinyl backed insulation, installation of new 22-gauge B deck using a 36/7 fastening pattern, installing new coverboard with self-adhering underlayment and finally the SSMR system attached per the engineered calculations for the structure. New edge metals, flashings and gutters/downspouts will be installed at the completion of the new system. If the height of the new roofing system conflicts with the existing stucco and flashings, this will be addressed with the project management team. With no available cores to determine the exact height of the existing system, that will have to be determined on site. This will be a critical step in the execution of this project. The EIFS system on this building is possibly contributing to some of the water intrusions. Ensuring a viable and secure flashing system is one of the most important aspects of any roofing system. The small barreled roofs on the south side will be installed prior to the SSMR system to correctly flash the membrane on this architectural feature. This work is small in nature and must be performed in sequence to ensure watertight compatibility between the two roof systems. Inland will keep a watertight approach to this tear off and installation. No more than can be dried in by the end of the day will be removed. Inland is has a fully operational metal shop to help support this project and will be able to deliver any necessary trims as needed to the site in a timely manner.

Demobilization will consist of the removal of equipment, final clean-up of all affected areas, and necessary repairs to any green spaces and the like.

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Managerial Approach

Personnel

Inland Construction will appoint a Project Manager and an alternate who are responsible for the performance of the roofing project. As of this date, our intent is to designate Mr. Brad Harbeson as Project Manager. Mr. Harbeson has vast experience in all phases of the management of roofing projects, both new and replacement, for various levels of government and for private concerns. He will have full authority to act on Inland Construction's behalf for all matters relating to the daily operation of this project. We will also designate a Superintendent, Mr. Rob Smith, who is experienced in the management of commercial roofing projects. Mr. Smith will also be designated as the Competent Person for Fall Protection, as he holds the appropriate OSHA certifications for these positions. He will have the authority to direct personnel who are employees of Inland and of any subcontractors hired by Inland in regard to construction activities. Inland will ensure that all licenses and certifications are kept up to date.

Project Management and Quality Control

Inland Construction will have a project specific management team that will consist of an onsite construction superintendent and will act as QCM/Safety representative. They will compile weekly compliance reports, conduct safety meetings, and file reports on an as needed basis.

Inland Construction, having completed many roofing projects of occupied, fully functional facilities, takes the topics of falling debris very seriously. We will initiate and execute debris prevention measures to include removal of existing roofing systems / debris and immediate disposal of it in containers that shall be removed from the project site as needed. We will designate and barricade all immediate work areas and provide proper entry/exit zones for egress in and out of the building and we will do our utmost to ensure that areas underneath our work zones are free of any items that could be damaged by falling debris. Additionally, we will conduct debris walk downs twice daily, once prior to breaking for lunch, and again prior to securing work operations at the end of each workday. During the demolition process a designated worker will be in charge of the debris control measures on the inside of the facility. All construction materials will be maintained in secured, designated areas for storage, will be covered, and will be inventoried daily. Only the necessary materials and equipment required to perform work activities for each day will be brought to the work site and inventoried. Any lost tool/equipment shall be reported immediately to the COR via the roofing superintendent. No demolition activities shall be scheduled during high wind conditions to prevent debris from being blown from the immediate work zone area or debris containers. Communication in this regard is vital to a safe and successful project.

Inland Construction, in our efforts to maintain watertight integrity throughout the entire roofing projects will only remove what can be replaced in the same day. Should it become necessary, Inland Construction may

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install a temporary watertight roofing system until the new roofing system can be installed the following day. This would be due to unexpected inclement weather conditions.

Inland Construction will request a pre-final inspection to generate a punch list upon completion of each facility. Once the punch list is generated, we will work to complete all items and then request a final inspection, for acceptance of the facility by the City of Destin. Inland will then submit final as-built drawings for each of the facilities completed in respective phasing, thus initiating the warranty coverage for each facility as work progresses.

RFP NO. 26-01-PW
ATTACHMENT NO. 1
RESPONSIVE BIDDER QUALIFICATION STATEMENT

The undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter:

SUBMITTED TO: City of Destin
CITY CLERK'S OFFICE
4200 Indian Bayou Trail
Destin, Florida 32541
Telephone: (850) 837-4242

Submitted By:

Name: Inland Construction & Engineering, Inc.

Address: 1243 Jenks Avenue

City, State, Zip: Panama City FL 32401-2440

Telephone No.: 850-252-6225 Roofing | 850-872-2129 Main

Email: brad@icecontractor.com

Check One

Corporation	✓
Partnership	
Individual	
Other	

1. State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business.

   The correct name of the responsive bidder is:

   Inland Construction & Engineering, Inc.

   The address of the principal place of business is:

   1243 Jenks Avenue

   Panama City FL 32401

2. If responsive bidder is a corporation, answer the following:

   a. Date of Incorporation: September 27, 1994

   b. State of Incorporation: Florida

   c. President's name: George M. Hobbs, Jr.

   d. Vice President's name: _____

e. Secretary's name: Crystal Ford

f. Treasurer's name: Crystal Ford

g. Name and address of Resident Agent: Victoria Ford

3. If responsive bidder is an individual or a partnership, answer the following:

a. Date of organization: _____

b. Name, address and ownership units of all partners:

_____

_____

_____

c. State whether general or limited partnership: _____

4. If responsive bidder is other than an individual, corporation or partnership, describe the organization and give the name and address of principals:

_____

_____

_____

5. If responsive bidder is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.

_____

6. How many years has your organization been in business under its present business name?

12

Under what other former names has your organization operated?

Inland Construction and Equipment 2005 - 2014

Inland Equipment Service 1994 - 2005

7. Indicate registration, license numbers or certificate numbers for the businesses or professions, which are the subject of this Bid. Please attach certificate of competency and/or state registration.

General Contractor's License CGC062855

Roofing Contractor's License CCC1335442

Sunbiz document # P94000077770

8. Have you ever failed to complete any work awarded to you? If so, state when, where and why:

NO

9. List the pertinent experience of the key individuals of your organization (continue on insert sheet, if necessary)

George M. Hobbs, Jr. 30+ years construction industry experience

Brad Harbeson 20 years construction & government contracting

10. State the name of the individual who will have personal supervision of the work:

Brad Harbeson

11. State the name and address of attorney, if any, for the business of the responsive bidder:

Dunlap & Shipman P.A.

558 Harrison Avenue, Panama City FL 32401

12. State the names and addresses of all businesses and/or individuals who own an interest of more than five percent (5%) of the responsive bidder's business and indicate the percentage owned of each such business and/or individual:

George M. Hobbs, Jr. 100%

13. State the names, addresses, and the type of business of all firms that are partially or wholly owned by responsive bidder:

Panhandle Marina & Boatyard, 101 North Church Avenue, Panama City FL 32401

14. Annual Average Revenue of the responsive bidder for the last three years as follows:

		Revenue Index Number
a.	Government Related Work	8
b.	Non-Governmental Related Work	3
	Total Work (a +b):	8

Revenue Index Number

1.	Less than $100,000
2.	$100,000 to less than $250,000
3.	$250,000 to less than $500,000
4.	$500,000 to less than $1 million
5.	$1 million to less than $2 million
6.	$2 million to less than $5 million
7.	$5 million to less than $10 million
8.	$10 million to less than $25 million
9.	$25 million to less than $50 million
10.	$50 million or greater

15. Bank References:

Bank	Address	Telephone
Thomasville National Bank, Attn: Charlotte Hodges	301 North Broad Street, Thomasville GA 31792	229-226-3300

16. What will be your turnaround time for written responses to City inquires?

3 business days

17. List and describe all bankruptcy petitions (voluntary or involuntary) which have been filed by or against the responsive bidder, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description, the disposition of each such petition.

None

18. List all claims, arbitrations, administrative hearings and lawsuits brought by or against the responsive bidder or its predecessor organization(s) during the last five (5) years. The list shall include all case names, case arbitration or hearing identification numbers, the name of the project which the dispute arose, and a description of the subject matter of the dispute.

None

19. List and describe all criminal proceedings or hearings concerning business related offenses to which the responsive bidder, its principals or officers or predecessors' organization(s) were defendants.

None

20. Has the responsive bidder, its principals, officers or predecessors' organization(s) been CONVICTED OF a Public Entity Crime, debarred or suspended from bidding by any government during the last five (5) years? If so, provide details.

NO

The responsive bidder acknowledges and understands that the information contained in response to this qualification statement shall be relied upon by owner in awarding the contract and such information is warranted by responsive bidder to be true. The discovery of any omission or misstatement that materially affects the responsive bidder qualifications to perform under the contract shall cause the owner to reject the submittal, and if after the award, to cancel and terminate the award and/or contract.

(Signed) Brad Harbeson

(Title) Operations Manager

Subscribed and sworn to before me

This 12th day of March, 20 26

RALPH ANDREW PRESTON
MY COMMISSION # HH 722673
EXPIRES: October 31, 2029

Ralph Andrew Preston
Notary Public (Signature)

My Commission Expires: October 31, 2029

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 2
PUBLIC ENTITY CRIMES STATEMENT

SWORN STATEMENT UNDER SECTION 287.133 (3) (A)

FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract RFP-26-01-PW
Replace Community Center Roof

2. This sworn statement is submitted by Inland Construction & Engineering, Inc. whose business address is 1243 Jenks Avenue, Panama City FL 32401-2440

and (if applicable) Federal Employer Identification Number (FEIN) is 59-3273147 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement:

3. My name is Brad Harbeson and my relationship to the entity named above is Operations Manager

4. I understand that a "public entity crime" as defined in Paragraph 287.133(a)(g). Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a)(b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or

2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person.

A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)

✓ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (please attach a copy of the final order)

____The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted vendor list. (please attach a copy of the final order)

_____The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by, or pending with, the Department of General Services.)

Brad Hardegan Date: 03/12/26

(Signature)

STATE OF FLORIDA
COUNTY OF Bay

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this 12th day of March, 2026, and is personally known to me, or has provided _____ as identification.

Ralph Andrew Preston
Notary Public

My Commission expires: 10/31/2029

END OF SECTION

RALPH ANDREW PRESTON
MY COMMISSION # HH 722673
EXPIRES: October 31, 2029

RFP NO. 26-01-PW
ATTACHMENT NO. 3
DRUG-FREE WORKPLACE CERTIFICATION

The below signed submitter certifies that it has implemented a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling rehabilitation and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection 1.

4. In the statement specified in subsection 1., notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation occurring in the workplace no later than five (5) working days after such conviction.

5. Impose a sanction on or require the satisfactory participation in drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above drug-free workplace requirements.

COMPANY: Inland Construction & Engineering, Inc.

ADDRESS: 1243 Jenks Avenue

CITY: Panama City STATE: FL ZIP CODE: 32401-2440

TELEPHONE NUMBER: 850-252-6225 Roofing office

SIGNATURE: Brad Harbeson DATE: 03/12/24

NAME (TYPED OR PRINTED): Brad Harbeson

TITLE: Operations Manager

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 4
BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as Inland Construction & Engineering, Inc. Principal, and Great American Insurance Company as Surety, are hereby held ad firmly bound unto the **City of Destin, Florida** as Owner in the penal sum of Five Percent (5%) of the Amount Bid for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns to pay Owner upon default of Bidder the penal sum set forth on the face of this Bond.

Signed, this 12th day of March, 20 26

The condition of the obligation is such that whereas the Principal has submitted to **City of Destin, Florida** a certain Bid, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the **RFB NO. 26-01-PW, COMMUNITY CENTER ROOF REPLACEMENT.**

NOW THEREFORE,

1. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents.

2. This obligation shall be null and void if:
   - 2.1 Owner accepts Bidder's bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents, or
   - 2.2 All bids are rejected by Owner, or
   - 2.3 Owner fails to issue a notice of award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).

3. Payment under this Bond will be due and payable upon default of Bidder and within thirty (30) calendar days after receipt of Bidder and Surety of written notice of default from Owner which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

4. Surety waives notice of any and all defenses based on or arising out of any time extension to issue notice of award agreed to in writing by Owner and Bidder, provided that the time for issuing notice of award including extensions shall not in the aggregate exceed one hundred twenty (120) days from Bid Due without Surety's written consent.

5. No suit or action shall be commenced under this Bond prior to thirty (30) calendar days after the notice of default required in paragraph 3 above is received by Bidder and Surety, and in no case later than one year after Bid Due Date.

6. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

7. Notice required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the part concerned.

8. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.

9. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of the Bond conflicts with any applicable provision of any applicable statute, then the provision of said statute shall govern and the remainder of the Bond that is not in conflict therewith shall continue in full force and effect.

10. The term 'bid" as used herein includes a bid, offer or proposal as applicable.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal (Print Full Name):	Surety (Print Full Name):
Inland Construction & Engineering, Inc.	Great American Insurance Company
	(Seal) Surety's Name and Corporate Seal
By: _____ (L.S.)	By: _____
George M. Hobbs, Jr.	Benjamin Richmond Campbell, Jr.
	Signature (attach power of attorney)
Title: President	Title: Attorney-in-Fact
Attest: _____	Attest: _____
Signature and Title Office Administrator	Kristie Matheny, Witness Signature and Title

IMPORTANT - Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Florida. See Article 5 of the General Conditions as amended by Supplementary Conditions.

END OF SECTION

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than Four

No. 0 21691

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
Benjamin Richmond Campbell, Jr. Kristie Elisa Matheny Charles Ross Hodges Daniel Laurie Sherraden	All of Tallahassee, Florida	All $100,000,000

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 23rd day of May , 2025 .

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

JOHN K. WEBSTER (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 23rd day of May , 2025 , before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2030

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 12th day of March , 2026 .

Assistant Secretary

RFP NO. 26-01-PW
ATTACHMENT NO. 5
ANTI-HUMAN TRAFFICKING AFFIDAVIT

DIRECTIONS: *All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the City of Destin must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.*

I Brad Harbeson (insert name) as Operations Manager (insert title) on behalf of Inland Construction & Engineering, Inc. (insert entity name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. Inland Construction & Engineering, Inc. (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, Inland Construction & Engineering, Inc. (insert entity name) does not participate in any of the following actions:
    a. Using or threatening to use physical force against any person;
    b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
    c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
    d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
    e. Causing or threatening to cause financial harm to any person;
    f. Enticing or luring any person by fraud or deceit; or
    g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Brad Harbeson

Printed Name: Brad Harbeson
Title: Operations Manager
Nongovernmental entity:
Date: 03/12/26

STATE OF FLORIDA
COUNTY OF Bay

SWORN TO AND SUBSCRIBED before me ✓ in person or _____ remote notarization by Brad Harbeson as Operations Manager on behalf of Inland Construction & Engineering, Inc., who is personally known to me or who produced _____ as identification this 12th day of March, 2026.

Ralph Andrew Preston
Notary Public

(Notary Seal)

RALPH ANDREW PRESTON
MY COMMISSION # HH 722673
EXPIRES: October 31, 2029

RFP NO. 26-01-PW
ATTACHMENT NO. 6
ANTI-COLLUSION STATEMENT

ANTI-COLLUSION STATEMENT:
The below signed bidder has not divulged to, discussed, or compared his or her bid with other bidders and has not colluded with any other bidder or parties to bid whatever. (Note: No premiums, rebates, or gratuities permitted either with, prior to, or after any delivery of materials. Any such violation will result in the cancellation and/or return of material (as applicable) and the removal from bid list(s).

Inland Construction & Engineering, Inc.
Bidder's Company Name

Brad Harbeson
Authorized Signature

Brad Harbeson
Authorized Signatory (Print Name)

1243 Jenks Avenue
Address

Operations Manager
Title

850-252-6225 Roofing Office
Phone #

850-872-0532
Fax #

59-3273147
Federal ID # or SS #

Client#: 2176381 131INLANCON

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
McGriff, a MMA LLC Company
333 S. Garland Ave
Orlando, FL 32801-4927
407 691-9600

CONTACT NAME: Kristie E. Matheny
PHONE (A/C, No, Ext): 850-386-2143 **FAX (A/C, No):** 888-635-4183
E-MAIL ADDRESS: Kristie.Matheny@McGriff.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : New York Marine & General Insurance Co	16608
INSURER B : Valley Forge Insurance Company	20508
INSURER C : Safe Harbor Insurance Company	12563
INSURER D : American Longshore Mutual Association	WCSIF
INSURER E :	
INSURER F :	

INSURED
Inland Construction & Engineering Inc.
1243 Jenks Avenue
Panama City, FL 32401-2440

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X	X	ML202500002309	09/16/2025	09/16/2026	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
	X BI/PD Ded:5,000						MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY	X	X	AU202500018050	09/16/2025	09/16/2026	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR	X	X	ML202500002310	09/16/2025	09/16/2026	EACH OCCURRENCE	$4,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$4,000,000
	DED X RETENTION $25000							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		X	WC740124715	09/16/2025	09/16/2026	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N / A					E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
C	OPAPollution			V1669825	09/16/2025	09/16/2026	$5,000,000	
A	P&I/MEL			ML202500002309	09/16/2025	09/16/2026	$1,000,000	
D	WC - USL&H			ALMA091523070530	09/16/2025	09/16/2026	$1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Blanket Additional Insured including Completed Ops, Blanket Waiver of Subrogation, Primary and Non Contributory Wording and Per Project Aggregate applies to General Liability. Blanket Additional Insured, Primary and Non-Contributory Wording and Blanket Waiver of Subrogation applies to Commercial Automobile. Additional Insured and Waiver of Subrogation apply when required by written contract. Excess Liability policies are follow-form over underlying policies.
(See Attached Descriptions)

CERTIFICATE HOLDER

Inland Construction & Engineering Inc.
1243 Jenks Avenue
Panama City, FL 32401

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Charles Ross Hinkle

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DESCRIPTIONS (Continued from Page 1)

ROOFING OPERATIONS:
General Liability Coverage thru Continental Casualty Company, Policy #6081244447, policy term 09/16/25-09/16/26, $1,000,000 Each Occurrence, $1,000,000 Personal/Advertising Injury, $2,000,000 General Aggregate, $2,000,000 Products/Completed Operations Aggregate, $100,000 Damage to Rented Premises, $15,000 Medical Payments, $1,000 Property Damage Deductible.
Excess/Umbrella Liability (over Roofing Operations General Liability only) thru Continental Insurance Company, Policy #6081244433, policy term 09/16/25-09/16/26, $4,000,000 Each Occurrence and $4,000,000 Aggregate, $10,000 Retention.

ADDENDUM NO. 1

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

MARCH 4, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFB and is hereby made a part of the proposal documents. Per the RFB, proposer shall acknowledge receipt of any and all addenda; and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

The City received the following questions from a potential bidder with respect to the City's RFB NO. 26-01-PW. As per the City's standard practice, the City is furnishing the responses below to these questions.

Question: What is the budget amount set aside for this project?

Response: The budget amount is $700K.

Question: The scope of work appears to fall under a State Certified Roofing Contractor's License. Will a State Certified Roofing Contractor's License satisfy the City's requirements to serve as the Prime Contractor for this project?

Response: Yes

Question: The construction duration is noted as 40 days from Notice to Proceed (NTP). Please confirm whether this timeframe is based on working days or calendar days, and whether weather-related delays (rain days) will be excused.

Response: Calendar days

Question: The construction duration of 40 days from NTP does not appear to account for material procurement lead times. The longest lead items include the metal deck and the standing seam metal roofing. Please advise if schedule flexibility or allowances will be provided to accommodate material delivery timelines.

Response: Lead times for materials that prevent the Contractor from beginning project upon contract execution (or upon Notice to Proceed, whichever is later) must be included in your bid. Failure to identify long lead times may result in liquidated damages. The contractor should start only when all materials have arrived and finish within the allotted time.

Question: Can you share the plans for the community center?

Response: https://cityofdestinfl-my.sharepoint.com/:u:/g/personal/jcozadd_cityofdestin_com/IQA7QcmSQsqVTbART-939C1_AQudS370eGWb2u9rLaU-gTY?e=N1PDNk

Question: Flashing at the eifs/stucco system on the dormers/roof top towers

Response: The head and sidewall flashings provided should depict all flashing conditions where cladding interfaces. The intention is for the eaves to match the existing configuration as closely as possible.

Question: Section 07920 building sealants . are all the exterior sealants being replaced, windows, doors, exp. joints, ect… (or is it just roof and metal wall related sealants)

Response: The sealants should be just as they relate to the roof, including but not limited to, boot flashing sealants, sealants at head and sidewall flashings, etc. Window and door perimeter sealants are not included in the scope of work.

Question: The bid doc's section 00300/2 para. d calls for color to match as close as possible to existing color (is this going to be a special color?) or a standard color? special are usually expensive

Response: Color selection is as determined by the City. Per the scope, please bid to match the existing color as closely as possible.

Question: There are no existing gutters or downs, the bid doc's call for new once the metal panels have been installed, the eave detail would have to allow for gutters to be installed after the panels are on. (there is not an eave detail/cut section on bid drawings). if the panels are going to be exposed screws and attached at eave strut

Response: Gutter attachment details/processes should be submitted as a shop drawing as part of the submittal process. As a point of clarity, the gutters should only be installed at the lower roofs, not the upper octagonal roofs.

Question: Gutters at (dormers pvc eave detail)

Response: Reference response to RFI No. 4. Gutters are only intended to be installed at the lower roofs. PVC is only to be installed at the radial dormers. In the scope of work, the dormers refer to the radial portions of the roof, not the upper octagonal roofs. Those should remain metal panel.

Question: Are we installing splash blocks at the downspout locations at ground elevation? the dormers and any gutters dumping water to lower roof, is there any extra pans needed at these downspout areas .

Response: Reference response to question above (THERE ARE NO…). Gutters are only intended to be installed at the lower roofs. Splash blocks are not currently included in the scope of work.

Question: Is the bldg going to be occupied during construction?

Response: For bidding purposes, please assume the building will be open and occupied during construction.

The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

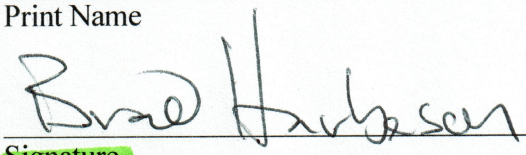
END OF ADDENDUM NO. 1

A copy of Addendum No. 1 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 1 is hereby acknowledged:

Brad Harbeson

Print Name



Signature

March 12, 2026

Date

ADDENDUM NO. 2

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

MARCH 9, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFB and is hereby made a part of the proposal documents. Per the RFB, proposer shall acknowledge receipt of any and all addenda; and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

The City received the following questions from a potential bidder with respect to the City's RFB NO. 26-01-PW. As per the City's standard practice, the City is furnishing the responses below to these questions.

Question: Can you share the plans for the community center?

Response: https://cityofdestinfl-my.sharepoint.com/personal/jcozadd_cityofdestin_com/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fjcozadd%5Fcityofdestin%5Fcom%2FDocuments%2FCommunity%20Center%20All%2Epdf&parent=%2Fpersonal%2Fjcozadd%5Fcityofdestin%5Fcom%2FDocuments&ct=1773084510654&or=Outlook%2DBody&cid=C88C4A27%2DF706%2D48D6%2DA656%2D8B78E4CF30AB&ga=1

The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

END OF ADDENDUM NO. 2

A copy of Addendum No. 2 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 2 is hereby acknowledged:

Brad Harbeson

Print Name

Brad Harbeson

Signature

March 12, 2026

Date

ADDENDUM NO. 3

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

MARCH 9, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFB and is hereby made a part of the proposal documents. Per the RFB, proposer shall acknowledge receipt of any and all addenda; and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

The City received the following questions from a potential bidder with respect to the City's RFB NO. 26-01-PW. As per the City's standard practice, the City is furnishing the responses below to these questions.

Question: Can you share the plans for the community center?

Response: https://cityofdestinfl-my.sharepoint.com/:b:/g/personal/jcozadd_cityofdestin_com/IQDWdtZ1xuzbSoZnUvyv-Q77Ab0c6d1217JmWU3p_-XsFlo?e=QbTdbW

The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

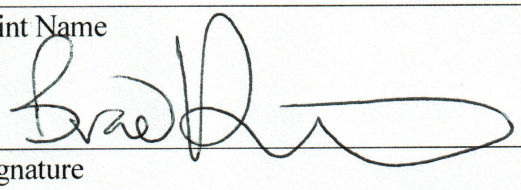
END OF ADDENDUM NO. 3

A copy of Addendum No. 3 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 3 is hereby acknowledged:

Brad Harbeson

Print Name



Signature

March 12, 2026

Date

EXHIBIT A - BID PROPOSAL FORM
PRICE PROPOSAL SHEET
Destin, FL
RFP NO. 26-01-PW, Community Center Roof Replacement

BIDDER NAME:					
Item No.	**Unit**	**Amt**	**Description**	**Unit Price**	**Total Price**
1	LS	1	Mobilization / Demobilization	$7,500.00	$ 7,500.00
2	LS	1	Base Bid	$ 641,103.04	$641,103.04
3	LF	500	Remove & Replace Wet/Deteriorated vinyl-wrapped bat insulation	$ 8.00	$ 4,000.00
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
			TOTAL BASE BID:		$ 652,603.04

The bidder further proposes that, in the event additions or deletions are made from the Drawings and Specifications for the proposed work, the total adjustments to Bid shall be computed based on the following Unit Prices for the following types of construction. The City reserves the right to delete these Unit Prices from the Contract if, in their opinion they are unbalanced or not reasonable.

Item No.	**Unit**	**Amt**	**Description**	**Unit Price**	**Total Price**
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
ALTERNATE BID ITEMS					
				$	$
				$	$
				$	$
			TOTAL ALTERNATE BID ITEMS:		$0.00

NOTE 1: ALL ITEMS QUOTED MUST BE IN COMPLIANCE WITH THE SPECIFICATIONS. IF YOU ARE TAKING EXCEPTION, INDICATE THOSE EXCEPTIONS ON COMPANY LETTERHEAD AND ATTACH TO THIS INVITATION TO BID.

NOTE 2: LS = Lump Sum; CY = Cubic Yard

RE-CHECK YOUR QUOTATIONS PRIOR TO SUBMISSION
BIDS MAY NOT BE CHANGED AFTER BEING OPENED.

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Inland Construction & Engineering, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

1243 Jenks Avenue

6 City, state, and ZIP code

Panama City FL 32401-2440

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

5	9	–	3	2	7	3	1	4	7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date** 2-18-25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Jan 14, 2026
Secretary of State
6576683348CC

DOCUMENT# P94000077770

Entity Name: INLAND CONSTRUCTION AND ENGINEERING, INC.

Current Principal Place of Business:

1243 JENKS AVE
PANAMA CITY, FL 32401

Current Mailing Address:

1243 JENKS AVE
PANAMA CITY, FL 32401 US

FEI Number: 59-3273147

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

FORD, VICTORIA
309 EAST 11TH STREET
PANAMA CITY, FL 32401 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: VICTORIA FORD 01/14/2026

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT
Name	HOBBS, GEORGE M.
Address	309 EAST 11TH STREET
City-State-Zip:	PANAMA CITY FL 32401

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: GEORGE HOBBS MGR 01/14/2026

Electronic Signature of Signing Officer/Director Detail — Date

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HOBBS, GEORGE MICHEAL JR

INLAND CONSTRUCTION AND ENGINEERING, INC.
1243 JENKS AVENUE
PANAMA CITY FL 32401

LICENSE NUMBER: CGC062855

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/19/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HARBESON, BRADLEY LYNN

INLAND CONSTRUCTION AND ENGINEERING, INC.
309 EAST 11TH STREET
PANAMA CITY FL 32401

LICENSE NUMBER: CCC1335442

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/04/2024

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CITY OF DESTIN, FLORIDA

REQUEST FOR BIDS
RFB NO. 26-01-PW

COMMUNITY CENTER ROOF REPLACEMENT

City of Destin, Florida
February 3, 2026

Larry Jones, City Manager
Phone (850) 837-4242
Facsimile (850) 837-3267
4200 Indian Bayou Trail
Destin, Florida 32541

CITY OF DESTIN, FLORIDA

The City of Destin will receive sealed competitive proposals for the Replacement of the Community Center's roof. The project is located in the City of Destin at 101 Stahlman Ave.

As outlined in the project design plans, this project shall include, but may not be limited to:

- Removal of existing seam metal panels at all elevations
- Installation of new corrugated structural steel deck
- Installation of new ½" DensDeck coverboard
- Installation on new high-temperature self-adhered underlayment
- Installation of new .040 standing seam metal panels at lower roofs
- Installation of IB Roof Systems Flexible Petal Profile 60-mil single ply room membrane at dormers

To bid on a project you must be placed on the Plan Holders List. To do so, obtain the Bid documents (containing the full specifications and requirements) by emailing the City Clerk's Office at cityclerk@cityofdestin.com. Please include "Request for Bid Documents – RFB No. 26-01-PW in the subject line of the email. Vendors may also obtain the RFB by contacting the City of Destin, City Clerk's Office at (850) 837-4242, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Proposal submissions must be received by the City Clerk's Office at the City of Destin, 4200 Indian Bayou Trail, Destin, Florida 32541, in a sealed envelope clearly marked **"RFB NO. 26-01-PW - COMMUNITY CENTER ROOF REPLACEMENT", along with the name, return address and telephone number of the submitter, no later than** 2:00 p.m. (CT), on March 12, 2026 at which time they will be opened. The City reserves the right to reject any and all submittals or portions thereof, to waive minor defects and informalities in the process, to accept the Bid(s) or take any other actions deemed by the City to be in the City's best interest.

Larry Jones
City Manager

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SUBMITTAL REQUIREMENTS CHECKLIST

Note: if any of the required documentation is not provided, the submittal will be deemed to be incomplete/non-responsive and will not be considered. Provide documentation in the following order.

ITEMS REQUIRED		DESCRIPTION OF ITEM REQUIRED	*Verify Document is attached by checking the box
1	Submittal Requirements Checklist	This form	☐
2	Cover Sheet	Must include RFB NO. #26-01-PW COMMUNITY CENTER ROOF REPLACEMENT PROJECT	☐
3	Table of Contents		☐
4	Transmittal Letter	See 7.4.c.	☐
5	Form No. 1	Bidder Qualification Statement	☐
6	Form No. 2	Public Entity Crime Form	☐
7	Form No. 3	Drug Free Workplace Certification Form	☐
8	Form No. 4	Bid Bond Form	☐
9	Form No. 5	Anti-Human Trafficking Affidavit	☐
10	Form No. 6	Anti-Collusion Statement	☐
11	Proof of Insurance	See 4.3 Insurance Requirements	☐
12	Addenda Acknowledgement Form		☐
13	Price Proposal Sheet		☐
14	W-9		☐
15	Copies of the Proposal	One printed copy of the proposal and one digital copy provided on a USB Drive (.pdf format)	☐

*If any boxes are left unchecked bid is considered unresponsive.

ITEMS REQUIRED		DESCRIPTION OF ITEM REQUIRED	*Verify Document is attached by checking the box
1	Proof of Licensing and Certifications	Florida State Certified or Florida State Registered Contractor. Must provide all applicable contractor licenses (See 4.2 License Requirements, for General and/or Building)	☐

1.0 INTRODUCTION

The City of Destin is issuing a Request for Bids (RFB) to secure proposals from qualified contractors for the replacement of the Community Center's roof. The project is located at 101 Stahlman Ave.

It is the responsive bidder's responsibility to read and understand the requirements of this Request for Bids. Responsive bidders are required to state exactly what they intend to furnish the City of Destin via this solicitation and must indicate any variances to the terms, conditions and specifications of this proposal, no matter how slight. If variations are not stated in the proposal, it shall be construed that the proposal fully complies with all conditions identified in this proposal.

Before submitting a proposal, each responsive bidder will, at bidder's own expenses, make or obtain any additional examinations, investigations and studies, and obtain any additional information and data that may affect costs, permitting, progress, performance of furnishing of the project and that the responsive bidder's deems necessary to determine its proposal.

Responsive bidder will examine all documents included in this RFB carefully and shall make a written request to the City's authorized representative for interpretation or correction of any ambiguity, inconsistency, or error herein.

Any interpretation or correction will be issued by the City as an addendum to the RFB. Only a written interpretation or correction by addendum shall be binding. Responsive bidders are cautioned against relying upon any interpretation or correction given by any other method.

The submission of a proposal shall not be deemed an agreement between the responsive bidder and the City. The proposal is a contractual offer by the responsive bidder to perform services in accordance with the proposal. The City shall not be obligated to respond to any proposal submitted nor be bound in any manner by the submission of a proposal.

2.0 INSTRUCTION TO RESPONDENTS

A. The City of Destin will accept RFB responses until 2:00 p.m. (CT), on March 12, 2026 at City Clerk's Office located at City Hall, 4200 Indian Bayou Trail Destin FL. 32541, to provide the City with Qualified Respondents for RFB NO. 26-01-PW, COMMUNITY CENTER ROOF REPLACEMENT.

B. Any responses received after the above-mentioned time and date will NOT be considered. It shall be the sole responsibility of the responsive bidder to have their RFB submittal delivered to City Clerk's Office for receipt on or before the above-mentioned time and date. RFB responses which arrive after the above-mentioned deadline as a result of delay by the mail service shall not be considered, and arrangements shall be made for their

return at the responsive bidder's request and expense. The City reserves the right to consider submittals that have been determined by the City to be received late due solely to mishandling by the City after receipt of the RFB and prior to the award being made.

C. All RFB's will be publicly opened and recorded for acknowledgement of receipt in the City Hall Boardroom at **2:00 p.m. (CT), on March 12, 2026**. All responsive bidders or their representatives are invited to be present. The City Hall Boardroom is located at 4200 Indian Bayou Trail Destin, FL 32541.

D. All questions and information requests for this RFB must be submitted in writing either in person, at city clerk's office, or via email, cityclerk@cityofdestin.com. Such a request shall be received in writing prior to the submittal deadline outlined in 'M' below.

E. If any addendum(s) are issued to this RFB, the City will attempt to notify all prospective respondents. It shall be the responsibility of each respondent, prior to submitting the RFB response, to contact the City Clerk's Office, at (850) 837-4242 to determine if any addendum(s) were issued and to complete any addendum acknowledgements as part of their RFB response.

F. One (1) original, so designated, and one (1) digital copy on a USB Thumb Drive of the RFB responses shall be submitted in a sealed package clearly marked on the outside "RFB NO. 26-01-PW, COMMUNITY CENTER ROOF REPLACEMENT " and addressed: City of Destin, City Clerk's Office, 4200 Indian Bayou Trail, Destin, FL 32541.

G. Complete and submit Responsive Bidder Qualification Statement, form herein as an attachment. Clearly indicate the legal name, address and telephone number of the responsive bidder. Responses shall be signed above the typed or printed name and title of the signer. The signer shall have the authority to bind the responsive bidder to the submitted RFB. Responsive bidders must note their Federal Employer Identification Number (FEIN) on their RFB submittal.

H. Submissions shall be portrait orientation, "8 1/2 X 11" where practical and double-sided. One sheet of paper printed on both sides is considered 2 pages.

I. All expenses for making RFB submittals to the city are to be borne by the responsive bidder.

J. Responses shall be evaluated by the Bid Committee based on all information submitted and a ranked list of responsive bidders will be submitted to the City Council for approval. Responsive bidders may be required to provide a presentation at a City Council meeting.

K. The Bid Committee shall consist of City of Destin staff members.

L. Each responsive bidder, by submission of a proposal, acknowledges that in the event of any legal action challenging the award of the RFB; damages, if any, shall be limited to the actual cost of the preparation of the RFB.

M. Procurement Schedule

Tasks	Date
RFB issued	February 3, 2026
Mandatory Pre-Bid Meeting	February 24, 2026 (10:00 AM)
Last day for questions to be submitted	February 27, 2026
Due Date/Bid Opening	2:00 p.m. (CT), on March 12, 2026
Tentative Date - Bid Committee Evaluation	March 24, 2026
Tentative Date – City Council Meeting	April 6, 2026
Tentative Date- Notice of Award	April 7, 2026
Tentative Date- Execution of Contract	April 22, 2026
Tentative Date- Notice to Proceed	May 1, 2026

Mandatory Pre-Bid Meeting February 24, 2026 10:00 AM at the Community Center

3.0 GENERAL CONDITIONS

3.1 Project Description

Details of the proposed work are provided in the engineering drawings and specifications, (see technical attachments including all addendums). All work shall be completed as shown in the construction documents (with any exceptions explicitly noted herein) and in accordance with applicable federal, state, and local codes and regulations. Of note, there are no requirements for fire alarm systems.

The general description of work shall include, but may not be limited to:

a. Removal of existing seam metal panels at all elevations
b. Installation of new corrugated structural steel deck
c. Installation of new ½" DensDeck coverboard
d. Installation on new high-temperature self-adhered underlayment
e. Installation of new .040 standing seam metal panels at lower roofs
f. Installation of IB Roof Systems Flexible Petal Profile 60-mil single ply room membrane at dormers

The Contractor must make major repairs to work damaged by weather, providing the damage was not attributable to a failure to perform or neglect by the Contractor.

3.2 Project Schedule

Final Completion Deadline is 40 Calendar days from Notice to Proceed. Contractor shall reach substantial completion for all work ten (10) days prior to final completion. The time stated for completion shall include final cleanup of the premises. Extensions of contract time for delays caused by the effects of inclement weather are justified only when rain or other inclement weather conditions prevent the Contractor from productively performing controlling items of work resulting in:

Lead times for materials that prevent the Contractor from beginning project upon contract execution (or upon Notice to Proceed, whichever is later) must be included in your bid. Failure to identify long lead times may result in liquated damages.

The Contractor being unable to work at least 50% of the normal workday on predetermined controlling work items; or

ESTIMATED PROJECT SCHEDULE	
Tasks	**Date**
Permitting	April 2026
Begin Construction	May 2026
Substantial Completion	10 Days Prior to Complete Construction
Complete Construction	40 days from NTP

3.3 Liquated Damages

Contractor shall pay liquidated damages to the City for any failure of the Contractor to complete the Contract work by the substantial completion time. The daily charge rate per calendar day is $500. The City has the right to apply, as payment on such liquidated damages, any money the City owes the Contractor. The City does not waive its right to liquidated damages due under the Contract by allowing the Contractor to continue and to finish the work, or any part of it, after the expiration of the Contract Time.

4.0 CONTRACTOR REQUIREMENTS

City of Destin is seeking an independent general contractor (including all necessary independent subcontractors) with all applicable licenses for work on this project.

4.1 Independent Contractor

An Agreement resulting from this solicitation does not create an employee/employer relationship between the Parties. It is the intent of the Parties that the Bidder is an independent contractor under this Agreement and not the City's employee for any purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Worker's Compensation Act, and the State Unemployment Insurance law. The Bidder shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Bidder's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under any potential Agreement shall be those of Bidder, which policies of Bidder shall not conflict with City, State, or United States policies, rules or regulations relating to the use of Bidder's funds provided for herein. The Bidder agrees that it is a separate and independent enterprise from the City, that it had full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. Any potential Agreement shall not be construed as creating any joint employment relationship between the Bidder and the City and the City will not be liable for any obligation incurred by Bidder, including but not limited to unpaid minimum wages and/or overtime premiums.

4.2 License Requirements

Provide all applicable contractor licenses: including license name, license numbers and contact information. Contractor must be Florida State Certified or possess an Okaloosa County Competency License http://www.co.okaloosa.fl.us/gm/licensing.

Contractor must also be registered in the City of Destin https://www.cityofdestin.com/DocumentCenter/View/12259/Contractor-Packet.

4.3 Insurance Requirements

Respondent, contractor and/or sub-contractors (used interchangeably) shall, at its expense, procure and maintain at a minimum for the duration of the project and through the period as stated in the Construction Contract, the types and amounts of insurance described below or as otherwise requirement by state and federal law:

a. Workers' Compensation and Employers Liability Insurance: Shall carry Workers' Compensation Insurance in accordance with the laws of the State of Florida and in the amounts sufficient to secure the benefits of the Florida Workmen's Compensation Law for all types of employees, including those of subcontractors. Any Florida State or County Licensed contractor who performs any type of marine construction work as defined in

FAC 61G4015.033, must maintain applicable workers' and general liability insurance as required by state and federal law, including but not limited to the provisions of the Longshore and Harbor Workers' Compensation Act.

b. General Liability Insurance: General Liability Insurance with a minimum liability insurance requirement of $1,000,000 for combined single limit.

c. Respondent shall produce proof of insurance in the types and amounts required by the city, state, and federal regulations, including the foregoing and any additional coverages, including Automobile Liability and or Builder's Risk Insurance, as may be defined at the time of contract. The city shall be named as an additional insured party and all binders, policies or certificates of insurance shall include a provision that such insurance coverage shall not be cancelled or amended without at least thirty days' notice to the city. All coverage shall be with carriers doing business in the State of Florida. Carriers shall be A rated (or better) by AM Best Company. City reserves the right to modify its insurance requirements with 60 days notice

4.4 Bonding Requirements

a. Bid Bond Security

All bidders shall furnish with their bids a bid bond. Said bid bond shall be issued by a surety duly authorized to conduct business in the State of Florida and shall be in the amount of five percent (5%) of the total amount of the bid. Bid security is submitted as a guarantee that the Bidder, if awarded the Contract, will promptly execute such Contract in accordance with the Bid and in the manner and form required as defined by the Contract Documents. The Bidder must be named as the principal of the bond. Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Florida. See Article 5 of the General Conditions as amended by Supplementary Conditions.

b. Performance and Payment Bond

The bidder to whom the Contract is awarded shall furnish to the City, without extra compensation, and shall maintain in effect throughout the life of the Contract, and for the duration of the period described in the bond, acceptable Performance and Payment bonds in sums at least equal to 100% of the full amount of the Contract, conditioned to indemnify and save harmless the City from and against any loss, damage, or expense ensuing from failure on the part of the Contractor to faithfully and properly perform the Contract or to promptly pay all its subcontractors, suppliers, materialmen or laborers for work completed on the Project.

The required forms for the performance and payment bonds are included in these Instructions. If within ten (10) calendar days after the acceptance of the bid, the successful bidder shall refuse or neglect to execute the contract and to furnish the required performance and payment bonds properly signed by the bidder and the surety or sureties satisfactorily to the owner, the bidder shall be deemed to be in default and the owner will retain the Bid Bond Security as liquidated damages, but not as a penalty. The owner reserves the option to accept the bid of any of the other bidders within ten (10) calendar days from default, in which case such acceptance shall have the same effect on such bidder as though he were the original, successful bidder.

4.5 Permitting Requirements

Contractor is required to obtain all required permits prior to the start of construction. Cost of permits shall be subsidiary to mobilization bid item.

a. City of Destin Site & Building Permit
b. City of Destin Trade Permits (e.g. electrical, plumbing, etc.)
c. Any and all other applicable and/or required federal, state, and local permits

4.6 Codes and Standards

All project work shall be done in accordance with all applicable Federal, State, and local codes and standards which include, Florida State Building Codes, City Codes and Ordinances, Approved Development Order and Manufacturers Recommendations.

5.0 CONSTRUCTION CONSIDERATIONS

Project implementation for this scope of work under this RFB includes all labor, materials, equipment and services required for construction including any permitting, compliance with all federal, state and local codes and construction of the project. All new construction shall be completed as indicated in the construction documents. All work shall meet City standards and be performed to the satisfaction of the City Engineer or his designee. All materials and equipment shall be subject to inspection by the City prior to incorporation into the final work.

Contractor must complete a minimum of 51% of the project as calculated by total project cost.

5.1 Subcontractor(s)

Unless otherwise stated in the contract documents or the bidding requirements, the contractor, as soon as practicable after award of the contract, shall furnish in writing to the City the names of persons or entities, including those who are to furnish materials or equipment fabricated to a special design, proposed for each principal portion of the Work. The City will promptly inform the bidder in writing whether it has reasonable objection to any such proposed person or entity. The City may consider the use of any particular subcontractor when evaluating whether a bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference.

5.2 Notice to Proceed

The City shall issue a signed Purchase order and official Notice to Proceed for the services referenced in this RFB and resulting contract. The Notice to Proceed shall be sent via facsimile or email. Under no circumstances shall the City be liable for any services rendered unless the written Notice to Proceed has been sent and received by the Contractor(s). The Contractor(s) must acknowledge receipt of the written Notice to Proceed.

The services shall commence upon written Notice to Proceed from the City, and the project shall be completed in accordance with the project schedule.

5.3 Construction Schedule

A detailed construction schedule shall be submitted on or before the pre-construction conference outlining the projected schedule the contractor will work.

5.4 Changes in Scope of Work

a. “Additional work” shall be defined as work that results from a change or alteration in plans concerning the scope of work of the contract, or added work necessary to meet the performance goals of the scope of work.
b. “Extra work” shall be defined as work not required under the scope of work of the contract, is something done or furnished beyond the requirements of the contract, and is entirely outside and independent of the scope of work and not contemplated by it.
c. “Change Order” shall be defined as a written instrument prepared by and signed by the City and Bidder, stating the specific agreement upon all of the following: the change in the scope of work, the amount of the adjustment, if any, to the contract price, and the adjustment, if any, to the contract completion time.
d. No claim for additional or extra work will be considered or paid by the City unless a request for a Change Order is first submitted in writing by the Bidder and authorized by the City as a Change Order.

e. All change orders shall be considered a written addendum to the Contract.

5.5 Site Preparation

a. Public Infrastructure and Accesses: Contractor shall be responsible for any damages to publicly owned infrastructure to include sidewalks, curb and gutter, storm sewer inlets/grates, manholes, pipes, etc. Repair or replacement of these items will adhere to Florida Department of Transportation (FDOT), City of Destin, and Destin Water Users standards as applicable.

b. Access Control: Contractor shall provide control for limiting access to only employees of the contractor, subcontractors, city employees/inspectors, utility personnel, etc. in the construction area.

c. Hours of Operation: Contractor shall limit times of activity to 7:00 a.m. and 8:00 p.m. Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday and Sunday, in accordance with the City's Noise Ordinance. No construction activity shall take place on federally recognized Holidays. City of Destin reserves the right to direct the contractor as to specific days when work will be allowed.

5.6 Schedule for Delivery of Materials

The successful respondent shall be responsible for receiving all materials delivered.

5.7 Waste Disposal

Contractor shall be responsible for disposal of all waste and debris.

5.8 Site Utilities

All site utilities (Electrical, Potable Water, Wastewater, and Storm Drainage/Stormwater) shall be installed as indicated in the construction documents and shall comply with all applicable local, State and Federal codes and regulations in terms of material quality and workmanship. The contractor shall obtain all required permits prior to starting work.

5.9 Material Data

a. United States-Produced Iron and Steel (s. 255.0993, Fla. Stat.) - Any iron or steel product permanently incorporated into the project must be produced in the United States

5.10 Construction Administration & Management

a. Identify a Construction/ Quality Assurance Supervisor. Providing their name(s), qualifications including a minimum of five (5) years of experience on similar scope and magnitude projects.

b. Construction/Quality Assurance Supervisor to provide construction coordination and is responsible for communicating with City of Destin project manager, other contractors; provides directives to sub-contractors and attends scheduled construction meetings on site, and review of all project billing.

- If named individual is replaced during construction period, replacement will require approval of same or greater credentials and experience level initially proposed prior to replacements' start of work.
- Named individual is to provide input to reports and meeting minutes with City of Destin, and other contractors.
- Responsible for quality control of project and addressing areas that may affect the quality of the project's final product and identify inspection procedures to ensure poor quality issues do not occur.
- Construction and Quality Assurance Supervisor shall be responsible for overall project construction quality control, inspection/field condition reports, weekly progress reports, project photographs, project schedule coordination, inspection scheduling, and schedule and attend biweekly construction progress meetings with City and other designees

5.11 Inspection, Acceptance, and Title

Inspection and acceptance will be at destination unless otherwise stipulated by the City. Title and risk of loss or damage to all items shall be the responsibility of the shipper (vendor) until accepted by the using department of the City, unless loss of damage results from negligence by the City or its Departments.

5.12 Disputes

In case of any doubt or differences of opinion as to the items to be furnished pursuant to the specifications of this Invitation to Bid, the decision of the City Manager shall be final and binding on both parties.

5.13 Payments

Payment requests shall be made no more than once a month.

5.14 Payments Withheld

The City may withhold such amounts from any payment as may be necessary to protect itself from loss on account of:

a. Damage to adjacent property or right(s)-of-way(s)
b. Defective work not remedied;
c. Claims filed or reasonable evidence indicating probable filing of claims;
d. Failure of the Contractor to make payments properly to subcontractors or for material or labor;
e. A reasonable doubt that the contract can be completed for the balance then unpaid;
f. Damage to another contractor;
g. Failure to submit required reports; or
h. Modifications of the contract which necessitate the execution of change orders prior to payment of funds.

5.15 Temporary Suspension of Work

The City shall have the authority to suspend the work wholly or in part as it may deem appropriate where the Contractor fails to perform the work in accordance with plans and specifications.

a. In the event that the City suspends the work as a result of the failure of the Contractor to comply with plans and specifications, the Contractor shall not be entitled to assert claims for additional time and/or money to complete the project and shall remain liable for satisfactory completion of the contract within the contract time.
b. An order to suspend the work for periods exceeding one calendar day shall be in writing and shall include specific reason for the suspension.

5.16 Warranty Submittal Requirements

a. The Contractor shall warranty the project for a period of one (1) year after final acceptance.

b. For all major pieces of equipment, submit a warranty from the equipment manufacturer. The manufacturer's warranty period shall be concurrent with the Contractor's for one (1) year, unless otherwise specified, commencing at the time of final acceptance by the Owner.

c. The City reserves the right to request warranties for equipment not classified as major. The Contractor shall still warrant equipment not considered to be "major" in the Contractor's one-year warranty period even though certificates of warranty may not be required.

d. In the event that the equipment manufacturer or supplier is unwilling to provide a one (1) year warranty commencing at the start of the Correction Period, the Contractor shall obtain from the manufacturer a two (2) year warranty commencing at the time of equipment delivery to the job site. This two (2) year warranty from the manufacturer shall not relieve the Contractor of the one (1) year warranty.

e. The City shall incur no labor or equipment cost during the guarantee period.

f. Guarantee shall cover all necessary labor, equipment and replacement parts resulting from faulty or inadequate equipment design, improper assembly or erection, defective workmanship and materials, leakage, breakage or other failure of all equipment and components furnished by the manufacturer.

5.17 Defective Work

All work completed by the Bidder at any time during the progress of the work shall be subject to the inspection by the City, who shall have full power to accept or reject any part thereof.

The Bidder shall remedy any defective or unsatisfactory work at no additional cost to the City. In the event the Bidder fails to initiate corrections within forty-eight (48) hours after written notice, the City shall have full right to have same done and to bill the Bidder for cost thereof.

5.18 Project Close-out

Upon notice from the Bidder that work is completed in accordance with the specifications, the City shall make a final inspection of the work. The Bidder will be notified of all instances where his work fails to comply with the specifications. The Bidder shall immediately make those alterations which will make the work fully comply with the specifications. The Bidder shall immediately correct or complete all issues as well as defects that were identified by the City or his/her representative. Upon completion of the repair work the Bidder shall notify the City when it is ready for inspection. The City shall make a final inspection of the work and notify the Bidder of any necessary repair work that is not completed. The Bidder shall immediately complete all incomplete work and arrange for re-inspection.

In order to accept project as final the following must occur:

a. Completion of the punch list.

b. Acceptance and occupancy of the project.

c. Submission and approval of final invoice.

d. Submission of all product warranties and operating manuals.

e. Successful Final Completion inspection by the City of Destin, including all Certificate of Occupancy and/or Certificate of Completion requirements as required.

f. Provide accurate construction As-Built drawings representing final installation and quantities to engineer of record.

g. In conjunction with BECI, provide two (2) hardcopy of as-built drawings, stamped by engineer of record as "As-Built". In addition to hardcopies, provide both AutoCAD and PDF electronic versions on a flash drive.

h. Provide at close of project, all Operations and Maintenance Manuals that include all information and warranties. Provide two (2) copies and an electronic copy in PDF format, on same flash drive.

i. Provide written warranties covering quality of labor and installation of all products/materials.

j. All final project submittals are required to be on flash drive format. Documents can be submitted as PDF files.

Any documents prepared by the construction team for this project are for the City of Destin's use. City of Destin shall have sole ownership of such documents to include making reproducible copies for its use and information in connection with follow-up contracts for design services, further planning, construction, or for permitting uses.

6.0 EVALUATION OF RESPONSES

6.1 Selection Process

In general, the City will conduct the selection process in accordance with this Section and all applicable City purchasing policies and procedures.

6.2 Scoring

The criteria to determine the lowest, best responsive, and responsible bidder, is listed numerically below by their relative order of importance.

EVALUATION CRITERIA	**Max POINTS**
Price Proposal (1-5 points) x2	10
Qualifications/Experience (1-5 points)	5
Project Approach (1-5 points)	5
Past Performance (1-5 points)	5
TOTAL	**25**

Scoring Guidance
5 points: Meets the requirement 100%.
4 points: Some minor gaps but substantially meet the requirements.
3 points: More moderate gaps and does not meet the requirements.
2 points: Only partially meets the requirements.
1 point: Does not meet the requirements at all.

6.3 Criteria Descriptions

a. Price Proposal
- Costs will be evaluated based on the items outlined in the scope of work and price proposal submission requirements.
- Are costs reasonable compared to the work performed? Are assumptions used in developing costs reasonable?
- Did bidder provide all the requested cost information?
- How competitive is the price proposal compared to the others received?

b. Qualifications and Experience
- Does the contractor have the experience necessary to carry out the specific work for this project? Does the contractor have experience with similar projects?
- Does the background and qualifications of individual key team members provide proven technical, operational, and managerial experience needed to handle the proposed project? Are the company structure and the relation of the project team clearly shown?
- Do financial qualifications clearly demonstrate financial stability of the company?

c. Project Approach and Performance Differentiators
- Does the submittal include detailed information that demonstrates the bidder's understanding of the scope of work and how they intend to meet the objectives of the project?
- Does submittal demonstrate the firm's ability to manage existing budgets and implement cost controls throughout a project?
- Has bidder demonstrated knowledge of local site conditions and applicable requirements? Does submittal contain approach to receiving permitting and maintaining the original construction scheduled as provided for in the scope of work?
- Is project approach specific, describing the means and methods of accomplishing the work. Does it identify any key issues on the project and/or propose some potential solutions?
- Is contractors schedule and availability practical and meet project requirements?

d. Past Performance
   - Do past performance evaluations and/or past performance information provided reflect a trend of satisfactory performance?
   - Basis of evaluation:
   - A pattern of successful completion of work
   - A pattern of work identical to, similar to, or related to the work the project requires.
   - Ability shown, through workmanship provided on other projects.
   - Did the bidder provide references, did they demonstrate the company's quality of work?

7.0 SUBMITTAL REQUIREMENTS

7.1 No Contact Clause

All prospective responsive bidders are hereby instructed to not contact any member of the Destin City Council, City Manager, or City of Destin staff member other than the authorized city contact person identified below, regarding this solicitation or the responsive bidder's submittal package. In order to ensure a fair, competitive, and open process, once a project is advertised all communications between interested responsive bidder and the City must be directed to:

City Clerk
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541
850-837-4242
clerk@cityofdestin.com
Office Hours: Monday- Friday, 8:00 A.M. TO 5:00 P.M.

Any such contact to anyone but the Clerk may be cause for rejection of your submittal.

7.2 Addenda

Submitter acknowledges that it is the submitter's responsibility to determine whether an Addendum has been issued; and if so, to obtain copies of such Addendum from the City Clerk of Destin, and agrees to be bound by all addenda that have been issued for this Request for Bids. If addendum is issued, responsive bidder shall sign and return each addendum with the submittal package. Failure to return signed any and all addenda may disqualify the submittal.

7.3 Inquiries

The City will not respond to oral inquiries. Proposers may submit written, e-mailed or faxed, inquiries regarding this RFB. The City will respond to written, e-mailed or faxed; inquiries

received by 2:00 p.m. (CT), on February 27, 2026. Questions or requests for Bid documents, plans and specifications regarding this RFB may be directed to the City Clerk, 4200 Indian Bayou Trail 32541 (850) 837-4242 Clerk@cityofdestin.com.

7.4 Submittal Preparation

Submittals should be prepared in the following order:

a. Coversheet: provide a submittal cover sheet that includes NO. 26-01-PW, COMMUNITY CENTER ROOF REPLACEMENT, bid opening date and responsive bidder contact information.
b. Table of Contents: provide Table of Contents to aid the evaluation of the qualifications
c. Transmittal Letter: provide a signed letter of transmittal that demonstrates the responsive bidder's:
   - commitment to perform the work,
   - understanding of the work to be done, including approach, notional schedule, assumptions, contingencies, and mitigating factors
   - delineating features that articulate why it is the best qualified firm to perform the work (e.g. bidder's qualifications, competence, and capacity for the construction proposed in this RFB),
d. Price Proposal Sheet
e. Completed Forms [Reference RFB Attachments]
   - Attachment NO. 1 - Responsive Bidder Qualification Statement
   - Attachment NO. 2 - Public Entity Crime Form
   - Attachment NO. 3 - Drug Free Workplace Certification Form
   - Attachment NO. 4 - Bid Bond Form
   - Attachment NO. 5 - Anti-Human Trafficking Affidavit
   - Attachment NO. 6 - Anti-Collusion Statement
f. Proof of Insurance: provide proof of insurance meeting minimum insurance requirements as outlined in section 4.3 Insurance Requirements.
g. Proof of licensing and certifications: provide proof of licensing and certifications meeting minimum requirements as outlined in section 4.2 License Requirements.
h. Addendums (if applicable)

Failure to provide any of the above listed mandatory information shall result in the elimination of the submittal package from consideration.

7.5 Price Proposal Sheet

The 'Total Base Bid' and 'Total Alternative Bid Items' amounts, as respectively submitted by the bidder in the Price Proposal Sheet, shall include the cost of all work and all costs incidentals thereto, to accomplish the scope identified in this RFB and supporting Exhibits.

7.6 Conflict of Interest Disclosure

Each proposal is subject to the provisions of Florida Statutes, Chapter 112, providing that all responsive bidders must disclose with the RFB submittal the name of any officer, director, or agent who is also a public officer or an employee of the City of Destin. Further, all responsive bidders must disclose the name of any City officer or employee who owns, directly or indirectly, an interest of five percent or more in the Bidding firm.

7.7 Drug Free Workplace Program

Preference may be given by the City of Destin to companies demonstrating a Drug-Free Workplace Program whenever two or more proposals, which are equal in respect to quality and service, are received and rated by the City. Responsive bidders intending to demonstrate a Drug-Free Workplace Program shall provide certification form with the RFB submittal.

7.8 Public Entity Crime Form

Each submittal shall contain a completed Public Entity Crime Form pursuant to Florida Statutes, Section 287.132-133, providing that no public entity shall accept any proposal from or award any contract to, or transact any business in excess of the threshold amount for Category Two ($25,000) for a period of thirty-six months from the date placed on the convicted vendor list.

7.9 Anti-Human Trafficking Affidavit

All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the City of Destin must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.

7.10 Sealed Submittal Packages

All proposals to be considered must be in the possession of the Destin City Clerk no later than **2:00 p.m. (CT), on March 12, 2026**. Submittals may be mailed or delivered to the Office of the City Clerk at the address below and shall be submitted in a sealed envelope clearly marked **"RFB NO. 26-01-PW - COMMUNITY CENTER ROOF REPLACEMENT"** and note the time and date of the opening. Regardless of method of delivery, each responsive bidder shall be responsible for their Bid being delivered on time, as the City of Destin assumes no responsibility for same. Proposals offered or received after the time set for the Bid Opening will be rejected and returned unopened to the submitter.

Mailing and Hand Delivery Address:

City Clerk
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541
850-837-4242
clerk@cityofdestin.com
Office Hours: Monday- Friday, 8:00 A.M. TO 5:00 P.M.

7.11 Bid Withdrawals

Bidders may withdraw a bid after it has been deposited with the Purchasing Division office any time before the scheduled time for opening the bids.

7.12 Bid Opening

Proposals are presently scheduled to be opened publicly and read aloud at **2:00 p.m. (CT), on March 12, 2026** in the City of Destin, City Hall Board Room, 4200 Indian Bayou Trail, Destin, Florida.

7.13 Reservation of Rights

The City reserves the right to reject any and all proposals or portions thereof, to waive minor defects and informalities in the process, to re-advertise, to accept the proposal or award multiple proposals or take any other actions deemed by the City to be in the City's best interest.

7.14 Public Records

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (850) 837-4242, CITY CLERK, 4200 INDIAN BAYOU TRAIL, DESTIN, FL.

The successful responsive bidder shall:

a. Keep and maintain public records required by the CITY to perform the service.
b. Upon request from the City's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a

reasonable time at a cost that does not exceed the cost provided in this FS Chapter 119 or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the public agency.
d. Upon completion of the contract, transfer, at no cost, to the CITY all public records in possession of the contractor or keep and maintain public records required by the CITY agency to perform the service. If the GROUP transfers all public records to the CITY upon completion of the contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the GROUP shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

RFP NO. 26-01-PW
ATTACHMENT NO. 1
RESPONSIVE BIDDER QUALIFICATION STATEMENT

The undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter:

SUBMITTED TO: City of Destin
CITY CLERK'S OFFICE
4200 Indian Bayou Trail
Destin, Florida 32541
Telephone: (850) 837-4242

Check One

Submitted By: Corporation ☐

Name: _____ Partnership ☐

Address: _____ Individual ☐

City, State, Zip: _____ Other ☐

Telephone No.: _____

Email: _____

1. State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business.

   The correct name of the responsive bidder is:

   _____

   The address of the principal place of business is:

   _____

   _____

2. If responsive bidder is a corporation, answer the following:

   a. Date of Incorporation: _____

   b. State of Incorporation: _____

   c. President's name: _____

   d. Vice President's name: _____

e. Secretary's name: _____

f. Treasurer's name: _____

g. Name and address of Resident Agent: _____

3. If responsive bidder is an individual or a partnership, answer the following:

a. Date of organization: _____

b. Name, address and ownership units of all partners:

_____

_____

_____

c. State whether general or limited partnership: _____

4. If responsive bidder is other than an individual, corporation or partnership, describe the organization and give the name and address of principals:

_____

_____

_____

5. If responsive bidder is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.

_____

6. How many years has your organization been in business under its present business name?

_____

Under what other former names has your organization operated?

_____

_____

7. Indicate registration, license numbers or certificate numbers for the businesses or professions, which are the subject of this Bid. Please attach certificate of competency and/or state registration.

_____

_____

_____

8. Have you ever failed to complete any work awarded to you? If so, state when, where and why:

_____

_____

_____

9. List the pertinent experience of the key individuals of your organization (continue on insert sheet, if necessary)

_____

_____

_____

10. State the name of the individual who will have personal supervision of the work:

_____

11. State the name and address of attorney, if any, for the business of the responsive bidder:

_____

_____

12. State the names and addresses of all businesses and/or individuals who own an interest of more than five percent (5%) of the responsive bidder's business and indicate the percentage owned of each such business and/or individual:

_____

_____

13. State the names, addresses, and the type of business of all firms that are partially or wholly owned by responsive bidder:

_____

_____

_____

14. Annual Average Revenue of the responsive bidder for the last three years as follows:

		Revenue Index Number
a.	Government Related Work	
b.	Non-Governmental Related Work	
	Total Work (a +b):	

Revenue Index Number

1.	Less than $100,000
2.	$100,000 to less than $250,000
3.	$250,000 to less than $500,000
4.	$500,000 to less than $1 million
5.	$1 million to less than $2 million
6.	$2 million to less than $5 million
7.	$5 million to less than $10 million
8.	$10 million to less than $25 million
9.	$25 million to less than $50 million
10.	$50 million or greater

15. Bank References:

Bank	**Address**	**Telephone**

16. What will be your turnaround time for written responses to City inquires?

_____

17. List and describe all bankruptcy petitions (voluntary or involuntary) which have been filed by or against the responsive bidder, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description, the disposition of each such petition.

_____

_____

18. List all claims, arbitrations, administrative hearings and lawsuits brought by or against the responsive bidder or its predecessor organization(s) during the last five (5) years. The list shall include all case names, case arbitration or hearing identification numbers, the name of the project which the dispute arose, and a description of the subject matter of the dispute.

_____

_____

19. List and describe all criminal proceedings or hearings concerning business related offenses to which the responsive bidder, its principals or officers or predecessors' organization(s) were defendants.

_____

_____

_____

20. Has the responsive bidder, its principals, officers or predecessors' organization(s) been CONVICTED OF a Public Entity Crime, debarred or suspended from bidding by any government during the last five (5) years? If so, provide details.

_____

_____

The responsive bidder acknowledges and understands that the information contained in response to this qualification statement shall be relied upon by owner in awarding the contract and such information is warranted by responsive bidder to be true. The discovery of any omission or misstatement that materially affects the responsive bidder qualifications to perform under the contract shall cause the owner to reject the submittal, and if after the award, to cancel and terminate the award and/or contract.

(Signed)_____

(Title)_____

Subscribed and sworn to before me

This _____ day of _____, 20 _____

_____
Notary Public (Signature)

My Commission Expires: _____

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 2
PUBLIC ENTITY CRIMES STATEMENT

SWORN STATEMENT UNDER SECTION 287.133 (3) (A)

FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract _____
_____

2. This sworn statement is submitted by _____whose business address is _____
_____

and (if applicable) Federal Employer Identification Number (FEIN) is _____(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement:
_____

3. My name is _____and my relationship to the entity named above is_____

4. I understand that a "public entity crime" as defined in Paragraph 287.133(a)(g). Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a)(b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or

2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person.

A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)

____Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (please attach a copy of the final order)

____The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted vendor list. (please attach a copy of the final order)

_____The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by, or pending with, the Department of General Services.)

_____ Date: _____

(Signature)

STATE OF FLORIDA
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this ___day of_____, 20___, and is personally known to me, or has provided_____ as identification.

_____
Notary Public

My Commission expires:

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 3
DRUG-FREE WORKPLACE CERTIFICATION

The below signed submitter certifies that it has implemented a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling rehabilitation and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection 1.

4. In the statement specified in subsection 1., notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation occurring in the workplace no later than five (5) working days after such conviction.

5. Impose a sanction on or require the satisfactory participation in drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above drug-free workplace requirements.

COMPANY:_____

ADDRESS:_____

CITY:_____STATE:_____ZIP CODE: _____

TELEPHONE NUMBER:_____

SIGNATURE:_____DATE:_____

NAME (TYPED OR PRINTED):_____

TITLE: _____

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 4
BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as _____ Principal, and as Surety, are hereby held and firmly bound unto the **City of Destin, Florida** as Owner in the penal sum of, (five percent (5%) of the Contract Bid) _____ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns to pay Owner upon default of Bidder the penal sum set forth on the face of this Bond.

Signed, this ____day of_____, 20__

The condition of the obligation is such that whereas the Principal has submitted to **City of Destin, Florida** a certain Bid, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the **RFB NO. 26-01-PW, COMMUNITY CENTER ROOF REPLACEMENT.**

NOW THEREFORE,

1. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents.

2. This obligation shall be null and void if:
   2.1 Owner accepts Bidder's bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents, or
   2.2 All bids are rejected by Owner, or
   2.3 Owner fails to issue a notice of award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).

3. Payment under this Bond will be due and payable upon default of Bidder and within thirty (30) calendar days after receipt of Bidder and Surety of written notice of default from Owner which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

4. Surety waives notice of any and all defenses based on or arising out of any time extension to issue notice of award agreed to in writing by Owner and Bidder, provided that the time for issuing notice of award including extensions shall not in the aggregate exceed one hundred twenty (120) days from Bid Due without Surety's written consent.

5. No suit or action shall be commenced under this Bond prior to thirty (30) calendar days after the notice of default required in paragraph 3 above is received by Bidder and Surety, and in no case later than one year after Bid Due Date.

6. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

7. Notice required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the part concerned.

8. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.

9. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of the Bond conflicts with any applicable provision of any applicable statute, then the provision of said statute shall govern and the remainder of the Bond that is not in conflict therewith shall continue in full force and effect.

10. The term 'bid" as used herein includes a bid, offer or proposal as applicable.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal (Print Full Name): Surety (Print Full Name):

_____ _____

(Seal) Surety's Name and Corporate Seal

By:_____ (L.S.) By: _____

Signature (attach power of attorney)

Title:_____ Title:_____

Attest: _____ Attest: _____

Signature and Title Signature and Title

IMPORTANT - Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Florida. See Article 5 of the General Conditions as amended by Supplementary Conditions.

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 5
ANTI-HUMAN TRAFFICKING AFFIDAVIT

DIRECTIONS: *All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the City of Destin must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.*

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert entity name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. _____ (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, _____ (insert entity name) does not participate in any of the following actions:
    a. Using or threatening to use physical force against any person;
    b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
    c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
    d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
    e. Causing or threatening to cause financial harm to any person;
    f. Enticing or luring any person by fraud or deceit; or
    g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

_____
Printed Name:
Title:
Nongovernmental entity:
Date:

STATE OF _____
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ____ in person or _____ remote notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202___.

_____
Notary Public

(Notary Seal)

RFP NO. 26-01-PW
ATTACHMENT NO. 6
ANTI-COLLUSION STATEMENT

ANTI-COLLUSION STATEMENT:
The below signed bidder has not divulged to, discussed, or compared his or her bid with other bidders and has not colluded with any other bidder or parties to bid whatever. (Note: No premiums, rebates, or gratuities permitted either with, prior to, or after any delivery of materials. Any such violation will result in the cancellation and/or return of material (as applicable) and the removal from bid list(s).

_____	_____
Bidder's Company Name	Authorized Signature
_____	_____
	Authorized Signatory (Print Name)
_____	_____
Address	Title
_____	_____
Phone #	Fax #
_____	
Federal ID # or SS #	

RFP NO. 26-01-PW
EXHIBITS A-B

Exhibit A – Price Proposal Sheet

Bidder may use paper copy provided on next page of this bid document or may use the MS Excel fillable spreadsheet posted at the site above.

Exhibit B – Design Plans and Manual

EXHIBIT A - BID PROPOSAL FORM
PRICE PROPOSAL SHEET
Destin, FL
RFP NO. 26-01-PW, Community Center Roof Replacement

2026.01.23

BIDDER NAME:					
Item No.	**Unit**	**Amt**	**Description**	**Unit Price**	**Total Price**
1	LS	1	Mobilization / Demobilization	**$**	**$**
2	LS	1	Base Bid	**$**	**$**
3	LF	500	Remove & Replace Wet/Deteriorated vinyl-wrapped bat insulation	**$**	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
				$	**$**
			TOTAL BASE BID:		**$**

The bidder further proposes that, in the event additions or deletions are made from the Drawings and Specifications for the proposed work, the total adjustments to Bid shall be computed based on the following Unit Prices for the following types of construction. The City reserves the right to delete these Unit Prices from the Contract if, in their opinion they are unbalanced or not reasonable.

Item No.	**Unit**	**Amt**	**Description**	**Unit Price**	**Total Price**
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
ALTERNATE BID ITEMS					
				$	$
				$	$
				$	$
			TOTAL ALTERNATE BID ITEMS:		$

NOTE 1: ALL ITEMS QUOTED MUST BE IN COMPLIANCE WITH THE SPECIFICATIONS. IF YOU ARE TAKING EXCEPTION, INDICATE THOSE EXCEPTIONS ON COMPANY LETTERHEAD AND ATTACH TO THIS INVITATION TO BID.

NOTE 2: LS = Lump Sum; CY = Cubic Yard

RE-CHECK YOUR QUOTATIONS PRIOR TO SUBMISSION
BIDS MAY NOT BE CHANGED AFTER BEING OPENED.

BECI
Protecting Enclosures. Together.

DESTIN COMMUNITY CENTER

DESTIN, FLORIDA

EXTERIOR RESTORATION

JANUARY 2026

BID DOCUMENTS

PREPARED BY:
BECI

(850) 650-2311

BECI Destin | 1732 W County Highway 30a #103C, 104C Santa Rosa Beach, FL 32459

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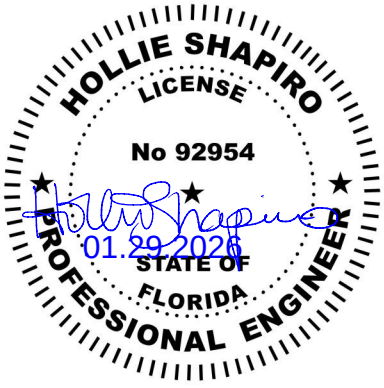
END OF SECTION 00010



2.01 ROOF RESTORATION

The following is a breakdown of the scope of work pertaining to the roof restoration. Upon completion of the work, the Contractor is to clean and remove all equipment, materials, and construction debris from the entire property. The Contractor shall, at no additional cost, restore any damage to sod, shrubs, or pavement caused by the Contractor. The exterior restoration project shall include the following:

A. Removal of the existing standing seam metal panels at all elevations.

B. Installation of new corrugated structural steel deck over existing purlins.

C. Installation of new 1/2" DensDeck coverboard over new corrugated structural steel deck.

D. Installation of new high-temperature self-adhered underlayment over new DensDeck coverboard.

E. Installation of new .040 standing seam metal panels at lower roofs.

F. Installation of IB Roof Systems Flexible Metal Profile 60-mil single ply roof membrane at dormers.

Table 1

Quantity Allowance	Quantity	Type
1. Remove and replace wet or deteriorated vinyl-wrapped batt insulation	500	LF

Scope Item No. 2.1.1 – Roof Restoration

A. Contractor shall remove all existing standing seam metal panels down to the existing metal purlins. Contractor shall remove and dispose of all associated flashings, gutters, and accessories at all elevations. Contractor shall also remove and replace any wet or deteriorated vinyl-wrapped batt insulation with like in-kind materials to meet the existing R-value and configuration. Reference Table 1 for allowances.

B. Once existing standing seam metal panels have been removed, Contractor shall then install new 22-guage 1.5" corrugated steel deck and shall attach to the existing purlins using #14 stainless steel screws, in accordance with BECI's Drawings and Details. Contractor shall be responsible for submitting signed and sealed shop drawings for the new corrugated steel deck prior to the fabrication of any materials.

C. Contractor shall then install new ½" DensDeck coverboard over new corrugated steel deck, in accordance with BECI's Drawings and Details. Contractor shall also install new high-temperature self-adhered underlayment over new ½" DensDeck coverboard, also in accordance with BECI's Drawings and Details and Technical Specification Section 07410.

D. After the installation of the new high-temperature self-adhered roofing underlayment, Contractor shall install new Petersen PAC-CLAD Tite-Loc Plus .040 standing seam metal roofing panels, in accordance with BECI's Drawings and Details and Technical Specification Section 07410. Color of the new roofing panels shall match the existing color as closely as possible. Color subject to Owner approval.

E. Once new corrugated steel roof deck and gypsum board have been installed at the dormers, Contractor shall install new IB Roof Systems Flexible Metal Profile 60-mil single-ply PVC roof membrane, in accordance with BECI's Drawings and Details.

F. Once all flashings and metal panels have been installed, Contractor shall install new gutters at all elevations to match the existing configuration.

END OF SECTION 00300

SECTION 00700 - GENERAL CONDITIONS

PART 1 – GENERAL

1.01 LAYING OUT WORK

A. The Contractor shall immediately, upon entering the Project site for purpose of beginning Work, locate all general reference points as furnished by Owner, and take necessary action to prevent their destruction, layout his own Work and be responsible for lines, elevations, and measurements of the building, grading and other Work executed by him under this Contract.

B. The Contractor must exercise proper precaution to verify figures shown on the Drawings before laying out Work and will be held responsible for any error resulting from his failure to exercise such precautions. Said errors shall be corrected by the Contractor at NO EXTRA COST to the Owner.

C. In cases of disagreement among the Contract Documents, provide a written request to the Engineer for an opinion. The Engineer's decision will be final.

END OF SECTION 00700

SECTION 01000 – GENERAL REQUIREMENTS

PART 1 – GENERAL

1.01 PROJECT IDENTIFICATION

A. Project Title: Destin Community Center – Exterior Restoration 2025

B. Project Location: Destin, FL

1.02 SUMMARY

A. The work to be performed is an exterior restoration including, but not limited to, removal and replacement of the existing standing seam metal roof, removal of existing stucco cladding, installation of new drainable EIFS cladding, removal and replacement of storefront windows and doors, and application of new coatings and installation of new sealants.

1.03 SALES AND USE TAXES

A. The laws of the State of Florida provide that sales and use taxes are payable by the Contractor upon the tangible personal property incorporated in the Work, and such taxes shall be paid by the Contractor.

1.04 DEFINITIONS

A. General: Except as specifically defined otherwise, the following definitions supplement definitions of the Contract, General Conditions, and other general Contract Documents, and apply generally to the Work.

B. Owner: City of Destin

C. Engineer/Consultant: Building Engineering Consultants, Inc. (BECI)

D. Approved by Owner or Engineer: Approval by the Owner or Engineer in no case releases the Contractor from responsibility to fulfill requirements of Contract Documents.

E. Project Site: Space available to Contractor at location of Project, either exclusively, or to be shared with separate Contractors, for performance of the Work.

F. Furnish: Supply and deliver to Project Site, ready for unloading, unpacking, assembly, installation, and similar subsequent requirements.

G. Install: Operations at Project Site, including unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar requirements.

H. Provide: Furnish and install, complete and ready for intended use.

I. Installer: Entity (firm or person) engaged to install Work, by Contractor, subcontractor, or sub-subcontractor. Installers are required to be skilled in Work they are engaged to install.

J. Testing Laboratory: An entity engaged for the Project to provide inspections, tests, interpretations, reports and similar services.

K. Work: All items specified to be completed by the Contractor within the Project Manual and Drawings and Details.

1.05 STANDARDS AND REGULATIONS

A. Industry Standards: Applicable standards of the construction industry referred to herein have the same force and effect on performance of the Work as if copied directly into the Contract Documents or bound and published therewith. Standards referenced in the Contract Documents or in governing regulations have precedence over non-referenced standards, insofar as different standards may contain overlapping or conflicting requirements. Comply with standards in effect as of the date of the Contract documents, unless otherwise indicated.

B. Comply with applicable standards for Work, promulgated by organizations, associations, institutes, societies, boards, and generally recognized organizations including the following:

1.	Aluminum Association	AA
2.	American Concrete Institute	ACI
3.	American Forest & Paper Association	AFPA
4.	American National Standards Institute	ANSI
5.	APA – The Engineered Wood Association	APA
6.	American Society of Civil Engineers	ASCE
7.	American Society for Testing and Materials	ASTM
8.	American Wood Preservers Association	AWPA
9.	AWCI International	AWCI
10.	American Welding Society	AWS
11.	Builders Hardware Manufacturers Association	BHMA
12.	Code of Federal Regulations	CFR
13.	FM Global	FMG
14.	Federal Specification	FS
15.	Metal Lath/Steel Framing Association	ML/SFA
16.	National Association of Architectural Metal Manufacturers	NAAMM
17.	National Fire Protection Association	NFPA
18.	National Roofing Contractors Association	NRCA
19.	Occupational Safety and Health Administration	OSHA
20.	Product Standard of the National Bureau of Standards	PS
21.	Sheet Metal and Air Conditioning Contractors	

	National Association	SMACNA
22.	Southern Pine Inspection Bureau	SPIB
23.	Steel Structures Painting Council	SSPC
24.	Underwriter's Laboratories Inc.	UL
25.	Western Wood Products Association	WWPA

C. Where more than one quality is set forth in these standards and reference is made in the Contract Documents to which specific quality is intended, the better quality shall be the basis for bidding. Where under these standards options occur, the Engineer will determine the option to use.

1.06 SUBMITTALS

A. Submit one (1) electronic copy for all shop drawings and one (1) electronic copy of all product data, samples, and schedules, accompanied by a letter of transmittal. Subcontractors and suppliers to submit shop drawings, and make requests for approvals, through the Contractor. Submittals must include the following, as appropriate to the category of submittal:

1. The Specification Section(s) pertinent to the submittal.
2. Names of materials, components, or equipment and their installation locations.
3. Working and erection dimensions.
4. Arrangement and sectional views.
5. Necessary details, including complete information for making connections between Work under this Contract and work under other contracts, if any.
6. Kinds of materials and finishes.

B. Examine submittals prior to transmittal. Any submittals received without the Contractor's approval stamp will be returned without review and require resubmittal for full compliance as specified herein. At his discretion, the Engineer may also return submittals lacking complete data as stipulated for submittals.

C. The Technical Specifications will further define submittal requirements. The Owner and Engineer may request additional submittals at his discretion.

D. The submittals shall be submitted in one (1) electronic copy with tabs or section separators that distinguish which submittals shall be submitted to which sections. It is the contractor's responsibility to organize the submittals in order of technical section and product information. Any submitted substitution to products specified shall be accompanied by a written description and request by the contractor as to the reason for the substitution.

E. Transmit each item required. Identify Project, Contractor, subcontractor, major supplier and manufacturer; identify pertinent Drawing sheet and detail number, and Specification Section number, as appropriate.

1. Clearly identify in writing any variations or deviations from Construction

Documents. Submit required product or system simultaneously with request, to ensure no time is lost if deviation/variation is not approved.

2. Indicate if submittal is a re-submittal.
3. Submit initial progress schedules and schedule of values in duplicate within ten (10) days after date established in Notice to Proceed. Engineer will review and return schedules to Contractor within ten (10) days. If required, revise and resubmit within seven (7) days.

F. Before submitting each Shop Drawing or Sample, Contractor shall have determined and verified: all field measurements, quantities, dimensions, specified performance criteria, installation requirements, materials, catalog numbers and similar information with respect thereto, all materials with respect to intended use, fabrication, shipping, handling, storage, assembly and installation pertaining to the performance of the Work, and all information relative to Contractor's sole responsibilities in respect of means, methods, techniques, sequences and procedures of construction and safety precautions and programs incident thereto.

G. Submit all shop drawings, product data and samples within fourteen (14) days of notice to proceed. Engineer will review and return submittals to Contractor within ten (10) days. Revise and resubmit as required, within seven (7) days, identifying changes made since previous submittal.

1. Notify Engineer in writing, at time of submission, of any deviations in submittals from requirements of the Construction Documents.
2. Begin no fabrication or work, which requires submittals until return of submittals stamped "Reviewed" by Engineer.

H. Distribute copies of reviewed submittals stamped "Reviewed" by Engineer to job site file, subcontractors, and other concerned persons. Instruct recipients to promptly report any inability to comply with provisions.

I. Substitutions: Reference Paragraph 1.07 herein for substitution requests.

J. Submittals will be reviewed for compliance with the design concept for this Project and returned to the Contractor. A submittal which has been reviewed does not relieve the Contractor of responsibility for the accuracy of submittals, or for the quantities of materials and equipment, the proper fitting and construction of the Work, the furnishing of materials, tools, equipment, or similar items required by the Contract Documents, whether or not shown, indicated, or specified.

K. Engineer's review of shop drawings, samples, or product data which deviate from the Contract Documents does not authorize changes to the Contract Sum. Submit in writing at the time of submission any changes to the Contract Sum affected by such deviations; otherwise, claim for extra costs will not be considered.

L. No Work required by submittals shall be performed until the submittals have been reviewed by the Engineer. The Contractor will not be allowed a time extension or extended overhead due to untimely or repeated submission of submittals.

M. The Contractor shall revise and resubmit the submittals as required by the Engineer until compliance thereof is obtained.

1.07 MATERIAL AND EQUIPMENT

A. Provide materials and equipment pursuant to Contract Documents and the requirements of all applicable laws, ordinances, and codes.

B. Provide new, unused materials and equipment of standard first grade commercial quality, and suitable for intended use as defined by the Contract Documents. Materials and equipment, which are determined not to meet these standards, will be rejected.

C. After the Agreement has been executed, Engineer will consider a formal request for variation (or deviation) of minor products, systems or criteria as field conditions justify, only for the benefit of the owner under the following conditions:

1. Extended delivery time would seriously delay completion of project, or specified item is no longer available, or for unforeseen reasons beyond control of Contractor.
2. Request is accompanied by complete data on proposed variation substantiating compliance with Construction Documents including product identification and description, performance and test data, references and samples where applicable, and an itemized comparison of proposed variation with products specified or named by Addenda, with data relating to Contract time schedule, design and artistic effect where applicable and its relationship to separate contracts.
3. Request is accompanied by accurate cost data on proposed variation in comparison with product specified, whether or not modification of Contract Sum is to be a consideration.

D. Request for substitutions based on above Item C, when forwarded by Contractor to Engineer, are understood to mean that Contractor:

1. Represents that he has personally investigated proposed substitute product and determined that it is equal or superior in all respects to that specified.
2. Will provide the same guarantee for substitution that he would for that specified.
3. Certifies that cost data presented is complete and includes all related costs under this Contract, but excludes costs under separate contracts and Engineer's re-design costs, and that he waives all claims for additional costs related to substitutions which subsequently become apparent.
4. Will coordinate installation of accepted substitute, making such changes as may be required for Work to be complete in all respects.

E. Approval, by Engineer, of substitute materials and equipment shall not relieve Contractor from his responsibility to supply and install any additional materials, equipment or labor required to make substitution properly function within intent of Construction Documents, as issued for Bid, whether or not such additional materials, equipment or labor are shown on data submitted with request for approval and whether or not recognized by Engineer or Contractor. Contractor shall supply and install such required additional material, equipment or labor solely at his own expense and at no additional cost to Owner.

1.08 PROTECTION OF PROJECT

A. Properly store and protect all materials, equipment, and the entire work provided under the Contract from the time such materials and equipment are delivered to the site of the Work until Final Acceptance of the entire Work. At all times, take necessary precautions to prevent damage to materials, equipment, installed work, and existing work to remain (including landscaping) due to weather, construction activities or other causes. Repair such damage as acceptable to Owner or replace completely if repairs are not acceptable or not feasible.

B. Erect and maintain barricades, fences, warning and danger signs, lights, and similar devices for the protection of the work, safety of the public, and pursuant to applicable code requirements.

C. Submit a written project security and safety plan to the Owner and Engineer for approval prior to commencement of work.

1.09 CLEANING UP

A. At all times keep the premises free from accumulation of waste materials and debris caused by construction operations. Perform this activity on a daily basis.

B. Upon final completion of Work, completely remove all construction waste from the premises and properly dispose. Perform final cleaning and maintain cleaning until entire Work of the Project is accepted by Owner.

C. The Contractor shall be responsible for all dumping fees and maintenance of a dumpster on-site. The location of the dumpster shall be coordinated with the Owner.

END OF SECTION 01000

Rejected Item - See Notes
Revise and Resubmit - See Notes
Outstanding Items

SUBMITTAL REQUEST

Item No.	Section	Name	Description	Reviewed	Rejected	Furnish as Corrected	Revise and Resubmit	Notes
1	01732	Selective Demolition	Schedule of Demolition Activities					
2			Required Permits and Notices					
3	05400	Cold-Formed Metal Framing	Product Data - Cold-formed steel framing materials, load-bearing wall framing, fasteners and accessories					
4			Shop Drawings - Include layout, spacings, sizes, thicknesses, and types of cold-formed steel framing; fabrication; and fastening and anchorage details, including mechanical fasteners					
5			Informational Data - Product Certificates, Test Results, Research Reports					
6			Mock-Ups - Complete mock-ups of all unique conditions. Leave in place for review by Engineer.					
7	06160	Sheathing	Product Data - Sheathing Products					
8			Product Data - Stainless-Steel Connections					
9			Product Data - Fasteners					
10	07240	EIFS	Rigid Insulation - Product Data, Manufacturer's letter of Certification Stating that Material Complies, and Sample Warranty					
11			Adhesive Urethane -Product Data, Manufacturer's letter of Certification Stating that Material Complies, and Sample Warranty					
12			Adhesive Primer - Product Data, Manufacturer's letter of Certification Stating that Material Complies, and Sample Warranty					
13			Lamina Base Coat - Product Data, Manufacturer's letter of Certification Stating that Material Complies, and Sample Warranty					
14			Lamina Reinforcing Mesh - Product Data, Manufacturer's letter of Certification Stating that Material Complies, and Sample Warranty					
15			Lamina Primer - Product Data, Manufacturer's letter of Certification Stating that Material Complies, and Sample Warranty					
16			Acrylic Crack Filler - Product Data, Manufacturer's letter of Certification Stating that Material Complies, and Sample Warranty					
17			EIFS Fasteners - Product Data and Manufacturer's Letter of Certification Stating that Material Complies, and Sample Warranty					
18			EIFS Cladding - Manufacturer's 10 Year Material Warranty					
19	07542	Preformed Metal Roofing Panels	Sample Standing Seam Panels - 12" in Length X Panel Width					
20			Manufacturer's Specifications, Recommendations, Certification and Installation Instructions					
21			Quality Assurance - Manufacturer and Installer qualifications.					
22			High-Temp Underlayment - Product Data and Installation Instructions					
23			Special Installer's Sample Warranty - 5 Years from Date of Substantial Completion					
24			Special Weathertightness Sample Warranty - PAC Weathertightness, NDL Flashing Inclusive 20 Year Warranty					
25			Sample Special Warranty on Finishes - 30 Year Limited Warranty for Aluminium Products in Coastal Environment					
26	07620	Sheet Metal Flashing and Trim	Sheet Metal Flashing and Trim - Manufacturer's Product Data, Color Charts, Installation Instructions					
27			Fasteners - Product Data					
28			Shop Drawings - Complete Shop Drawings for Each Metal Type and Installation					
29			Manufacturer's Sample Warranty - 20 Year Finish Warranty					
30	07920	Joint Sealants	Product Data: Manufacturer's technical data sheets for each type of sealant, including physical properties, compliance with standards, and cure time.					
31			Product Data: Data on primers and backing materials, including compatibility with substrates and sealants.					
32			Samples: Sealant Color Samples. Provide a range of standard colors for selection. Custom color matching if specified.					
33			Mockups: A mockup of sealant application, demonstrating joint preparation, installation, and finished appearance.					
34			Test Reports: Independent laboratory test results verifying compliance with performance requirements.					
35			Test Reports: Adhesion and compatibility testing results for sealants with actual substrates. Movement capability testing (per ASTM C719).					
36			Certificates: Manufacturer's certification that products meet the specified requirements, including applicable ASTM, ANSI, and other referenced standards.					
37			Certificates: Installer certification or proof of training in the use of the specified sealant system.					
38			Shop Drawings: Joint layout diagrams showing sealant types and locations, widths, depths, and configuration of each joint.					
39			Preconstruction Testing Plan: Description of preconstruction field adhesion testing, including proposed test locations, test methods, and acceptance criteria.					
40			Quality Control Submittals: Results of field adhesion tests and reports documenting corrective actions taken for non-compliant joints.					
41			Warranty Documentation: Manufacturer's warranty for the performance of the sealants.					
42			Warranty Documentation: Installer's warranty for workmanship, covering leaks, adhesion failures, and other defects.					
43	09910	Acrylic Coatings	Product Data - For each product, include Manufacturer's Specifications, Recommendations, and Installation Instructions					
44			Letter of Certification Stating that Material Complies					
45			Drawn Down Cards - 3 Sets of Samples For All Scheduled Areas					
46			Field Data - Field Measurements and Materials Quantities					
47			Manufacturer's Sample Warranty - 10 Year Material & Labor Warranty (Vertical)					
48			Manufacturer's Sample Warranty - 5 Year Material & Labor Warranty (Overhead)					

Substitution Request Form

Project: _____ Date: _____

From: _____ A/E Project No.: _____

To: _____ Contract For:

Re: _____ _____

Specification: _____ Title: _____

Description: _____ Article/Paragraph: _____

Section: _____ Page: _____

Proposed Substitution: _____

Trade Name: _____ Model No.: _____

Manufacturer: _____ Phone No: _____

Address: _____

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.

Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including BECI design, detailing, and construction costs caused by the substitution.

Submitted by: _____ Signed by: _____

Firm: _____ Phone: _____

Address: _____

BECI'S REVIEW AND ACTION

☐ Substitution approved - Make submittals in accordance with Specification Section 01000 Submittal Procedures.
☐ Substitution approved as noted - Make submittals in accordance with Specification Section 01000 Submittal Procedures.
☐ Substitution rejected - Use specified materials.
☐ Substitution Request received too late - Use specified materials.

Signed by: _____ Date: _____

Supporting Data Attached: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐ _____

SECTION 01732 – SELECTIVE DEMOLITION

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes the full removal of the existing standing seam metal panels at main roof, inclusive of all associated trim, flashings, and gutters, existing stucco cladding, existing joint sealants, and storefront windows and doors at the South Elevation lobby.

B. Related Sections:

1. Section 07410 – Preformed Metal Roofing Panels
2. Section 07620 – Sheet Metal Flashing and Trim
3. Section 07920 – Building Sealants

1.02 REFERENCES

A. American National Standards Institute (ANSI):

1. A10.6: Safety Requirements for Demolition.

B. National Fire Protection Association (NFPA):

1. NFPA 241: Safeguarding Construction, Alteration, and Demolition Operations.

C. Occupational Safety and Health Administration (OSHA):

1. Construction Safety Act, Part 1926.

1.03 SUBMITTALS

A. A schedule of selective demolition activities shall indicate the following:

1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure schedule reflects durations for which areas of the building will be shut down for restoration.
2. Interruption of utility services, if any.
3. Coordination for shutoff, capping, and continuation of utility services, if any.
4. Access provisions.
5. Locations of temporary partitions and means of egress, including for tenants affected by Selective Demolition operations.
6. Site plan identifying debris storage areas and non-accessible areas, as well as accommodations for parking and use of existing property.

B. Submit required permits and notices authorizing selective demolition, certificates of severance of utility services (if required), methods of traffic maintenance, permit for

transport and disposal of debris, location of disposal area, and other information as required.

1.04 QUALITY ASSURANCE

A. Demolition Firm Qualifications: A firm with a minimum of three (3) years experience in performance of similar work. Submit project list with description of work perform and a contact name and number to the Engineer upon request.

B. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.

C. Standards: Comply with ANSI A10.6 and NFPA 241.

D. Pre-Demolition Conference: Meet with Owner, Engineer, and related trades to discuss sequencing and installation procedures.

1.05 SITE CONDITIONS

A. Prior to the start of any phase of the work that impacts, or takes place within, any space affecting tenants, prepare the areas for executing the work.

B. Commencement of selective demolition work will constitute Contractor's acceptance of existing conditions.

C. Any condition that could affect the performance of selective demolition work must be brought to the attention of the Engineer in writing immediately upon its discovery.

D. Contractor is responsible for protecting all adjacent construction from damage. Existing structures or installations destroyed or damaged as a result of selective demolition work, including landscaping, will be replaced or repaired by the Contractor to the satisfaction of the Owner and at no additional cost to the Owner.

E. When unanticipated mechanical, electrical or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a detailed written report to the Engineer. Upon direction from Engineer, revise selective demolition schedule as necessary to continue overall Project progress without delay.

1.06 SEQUENCING AND SCHEDULING

A. Plan selective demolition work in sufficient detail to ensure completion of the work in a safe and careful manner.

B. Contractor is solely responsible for planning and effective implementation of the work, including safety of persons and protection of property.

C. Coordinate scheduling plan with Owner's Representative and Engineer regarding availability of storage and work trailer areas, and similar requirements. Contractor shall be prepared to modify or revise the entire plan as required to accommodate the Owner's requirements. Include in schedule the number of working days that will be required to complete the work in its entirety, coordination between selective demolition and installation of new work, and disposal of construction debris generated by selective demolition work.

PART 2 – PRODUCTS

2.01 EQUIPMENT

A. Provide safe, well-maintained equipment, with qualified operators, proper insurance coverage and as otherwise required for selective demolition work.

2.02 REPAIR MATERIALS

A. Comply with material and installation requirements specified in individual Specification Sections.

B. Where materials are not specified, use repair materials identical to existing materials, of equivalent or better quality. Match adjacent finishes as closely as possible. All repair materials must meet or exceed all local building code requirements.

PART 3 – EXECUTION

3.01 PREPARATION AND PROTECTION

A. Protect all adjacent work and materials with suitable coverings or other approved methods during the progress of the work. Protect against any possibility of flying debris and damage. Repair or replace any damaged existing building surface or element to the satisfaction of the Owner and at no additional cost to the Owner.

B. Construct barricades as required. Remove, mask or otherwise protect adjacent construction, including, but not limited to, glass, glazing, aluminum framing, hardware, fixtures and similar items in each area of selective demolition work.

C. Provide interior and exterior shoring, bracing or support to prevent movement, settlement or collapse of structure or element to be demolished and adjacent facilities or work to remain.

D. Provide temporary weather protection during interval between selective demolition and removal of existing construction on exterior surfaces and installation of new construction, in order to ensure that no water leakage or other damage occurs to structure or interior areas of existing building.

E. Provide protection for the work against wind, storms, cold and heat, and any other source of potential damage. At the end of each day's work, cover all new work vulnerable to damage. If low temperatures make it impossible to continue operations safely in spite of cold weather precautions, cease work and notify the Engineer.

F. Provide all necessary fences, warning signals, signs, and lights before any selective demolition work commences; maintain during the entire course of the Work. Secure outdoor storage areas. Provide overhead protection for pedestrian and vehicular traffic at the edge of the building and as required by Engineer.

G. Keep the work clean and free from unsightly or dangerous accumulations of materials or trash at the end of each day's work. Provide fences or adequate protection around any dangerous openings, materials or equipment to protect all persons from injury by coming in contact with same.

H. Remove and replace any work damaged by failure to provide protection required as specified hereinbefore with new work of equivalent kind and quality, at no additional cost to the Owner.

I. Coordinate arrangements with Owner for security procedures on the property.

3.02 SELECTIVE DEMOLITION

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations and as follows:

1. Proceed with selective demolition systematically, from higher to lower level.
2. Neatly cut openings and holes plumb, square, and true to dimensions required.
3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
4. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
5. Dispose of demolished items and materials promptly.

3.03 PATCHING AND REPAIRS

A. Promptly repair damage to adjacent construction caused by selective demolition operations.

B. Where repairs to existing surfaces are required, patch to product surfaces suitable for new materials.

C. Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.

END OF SECTION 01732

SECTION 07410 – PREFORMED METAL ROOFING PANELS

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes installation of new manufactured standing seam metal roof panels and accessories at the main roof; (underlayment, eave, valley, rake, and ridge, protection, metal flashing).

B. Related Sections:

1. Section 07620 – Sheet Metal Flashing and Trim
2. Section 07920 – Building Sealants

1.02 REFERENCES

A. American Society for Testing and Materials (ASTM):

1. ASTM E 1637-98 Specification for Structural Standing Seam Aluminum Panels.
2. ASTM A 653: Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
3. ASTM A 755: Specification for Steel Sheet, Metallic Coated by the Hot- Dip Process and Prepainted by the Coil-Coating Process for Exterior Exposed Building Products.
4. ASTM B 209: Specification for Aluminum and Aluminum-Ally Sheet and Plate.
5. ASTM D 226: Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
6. ASTM D 1910: Standard specification for self-adhesive polymer modified bituminous sheet materials used as steep roofing underlayment.
7. ASTM D 2523: Standard Practice for Testing Load-Strain properties of roofing membranes.
8. ASTM D 2822: Specification for Asphalt Roof Cement.
9. ASTM D 4073: Standard test method Tensile-Tear strength of bituminous roofing membranes.
10. ASTM D 5147: Standard test methods for sampling and testing modified bituminous sheet material.
11. ASTM E 96: Standard test method for water vapor transmission of materials.

B. Steel Structures Painting Council (SSPC):

1. SSPC-Paint 12: Paint Specification No. 12: Cold Applied Asphalt Mastic (Extra Thick Film).

1.03 SUBMITTALS

A. Submittals shall be provided electronically in accordance with Section 01000, Item 1.06.

B. Product Data: Submit manufacturer's product specifications, standard details, installation instructions, color charts, warranties, and general recommendations as applicable to materials and finishes for each component and for the total system of each installation.

C. Warranty: Specimen copy of manufacturer's standard warranty that complies with the warranty requirements set forth in Section 1.07, Warranty, of this Specification.

D. Shop Drawings: Submit shop drawings for assembly and erection of work, showing panel layouts, elevations, edge conditions, joints, corners, custom profiles (if any), supports and anchorage, trim, flashings, closure and special details; distinguish between factory and field assembly work. Include details for forming, joining, and securing sheet metal roofing, including pattern of seams, termination points, expansion joints, roof penetrations, edge conditions, special conditions, connections to adjoining work, and accessory items. Indicate exact panel lengths for each installation area and their sequence of erection. Shop drawings shall be signed and sealed by a registered Professional Engineer in the State of Florida. Shop drawings shall also include required fastener sizes and lengths to meet the required uplift pressures as indicated on the drawings.

E. Florida Product Approval: Submit manufacturer's Florida Product Approval Number and supporting documentation, including certified test report(s) for all proposed products and systems for the designed uplift pressures specified within this specification. If testing is not available for the specified pressures, provide site specific engineering for roof panels and clip spacing to withstand BE-CI designed uplift pressures. Site specific engineering must be signed and sealed by Florida licensed Professional Engineer.

F. Samples: Submit sample panels 12 inches long by actual panel width, in the profile, style, color and texture indicated. Include clips, fasteners, closures and other panel accessories.

G. Field quality control inspection reports, to be submitted for warranty program level.

1.04 QUALITY ASSURANCE

A. Manufacturer Qualifications: A firm with documented experience in the manufacturing of preformed metal roofing equivalent to that required for this project: Petersen Aluminum Corporation. Provide all primary roofing products, including but not limited to, metal panels, underlayment, leak barrier, and ventilation, by a single manufacturer.

B. Installer Qualifications:

1. A single firm to assume undivided responsibility for installation of all components of preformed metal panels work and who can demonstrate a minimum 3 years successful documented experience in installation of work similar to scope and complexity of work required for this project. Installer shall also be approved of all roofing products to be installed under this section and be able to provide specified warranties. Installer to be a Registered Roofing Contractor in the State of Florida.
2. Use adequate number of skilled workers who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and methods needed for proper performance of the work in this section. In acceptance or rejection of the work, the Owner will make no allowance for lack of skill on the part of the workers.

C. The Roofing Contractor shall not subcontract the installation of the roof system covered under this specification to an individual or a firm that is not a full-time employee of the Roofing Contractor's company. Included shall be the following components:

1. Metal Roof Panels
2. Metal Roof Panel Flashings

D. Wind Uplift: Provide roof panel system including support clips and fasteners meeting requirements for the 2020 Florida Building Code and ASCE 7-16 calculated by the Engineer of Record for this project. System must be designed and installed to meet or exceed wind uplift requirements, as stated in BE-CI Drawings and Details.

Main Roof:

Zone 1: - 97.8 lb/ft^2
Zone 2: - 122.7 lb/ft^2
Zone 3: - 131.1 lb/ft^2

Atrium Roof:

Zone 1: - 58 lb/ft^2
Zone 2: - 45.1 lb/ft^2
Zone 3: - 75.2 lb/ft^2

Source Limitations: Obtain each type of metal roof panels through one source from a single manufacturer.

E. Sheet Metal Roofing Standard: Comply with SMACNA's "Architectural Sheet Metal Manual" and NRCA Waterproofing Manual and manufacturer's installation guidelines.

F. Fire-Resistance Ratings: Where indicated, provide metal roof panels identical to those of assemblies tested for fire resistance that comply with ASTME 108 in accordance with UL790.

G. Pre-installation Conference: Conduct conference at project location with building owner, engineer, installing contractor, general contractor and sheet metal roofing manufacturer a minimum of 10 days prior to start of work. All details shall be reviewed including; underlayment, substrates, fastening patterns, scheduling, trim and flashing components, accessories such as fasteners and sealants.

H. Construction Inspection: Manufacturer shall conduct an on-site inspection and provide a formal written report to engineer and owner at the following intervals: 50 percent sheet metal roofing installation completion, and final inspection upon completion of roof system.

1.05 PROJECT CONDITIONS

A. Field Measurements: Where possible, prior to fabrication of prefabricated metal roofing panels, take field measurements of structure or substrate to receive panel system. Allow for trimming panel units where final dimensions cannot be established prior to fabrication.

B. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal roof panels to be performed according to manufacturers' written instructions and warranty requirements.

1.06 DELIVERY, STORAGE AND HANDLING

A. Deliver panels and other components so they will not be damaged or deformed. Package panels for protection against transportation damage.

B. Handling: Exercise care in unloading, storing and erecting panels to prevent bending, warping, twisting and surface damage.

C. Stack materials on platforms or pallets, covered with tarpaulins or other suitable weather tight ventilated covering. Store metal panels so they will not accumulate water. Do not store panels in contact with other materials that might cause staining, denting or other surface damage.

1.07 WARRANTY

A. Special Project Warranty: Submit a written warranty, executed by the manufacturer, agreeing to repair or replace preformed metal roofing or components thereof, which fail in materials or workmanship and roofing contractor’s workmanship in installing the manufacturer’s roofing system within the specified warranty period. Failures include, but are not limited to, structural failures; abnormal deterioration of metals, metal finishes and other materials beyond normal weathering; leakage; sealant failure; and failure of system to meet performance requirements. This warranty shall be in addition to, and not in limitation of, other rights the Owner may have under Contract Documents.

1. Special Warranty on Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace sheet metal roofing that shows evidence of deterioration of factory-applied finishes within specified warranty period.

    a. Fluoropolymer Finish Warranty Period: PAC-CLAD® **30 Year** Limited Warranty for Aluminum Products in a Coastal Environment.

2. Special Installer's Warranty: Specified form in which Roofing Installer agrees to repair or replace components of sheet metal roofing that fail in materials or workmanship within **5 years** from date of Substantial Completion.

3. Special Weathertightness Warranty: Warranty in which manufacturer agrees to repair or replace roof panel assemblies that fail to remain weathertight within the specified warranty period.

    a. Product Warranty Period: PAC Weathertightness, NDL Flashing Inclusive **20 Year** Warranty.

PART 2 - PRODUCTS

2.01 BASIS OF DESIGN

A. Install an architectural standing seam metal roof over specified underlayment, and deck assembly (gypsum coverboard and corrugated steel roof deck).

B. Preformed metal roof panels and materials for this project shall be indicated by the drawings and as described within these specifications. Acceptable manufacturer of products approved for use on this project is **Petersen Aluminum Corporation (PAC)**, which is the basis of design for this specification.

C. Comparable products and systems manufactured by other manufacturers will be considered when requested in writing at least 48 hours prior to the bid due date. No substitute will be considered approved unless confirmed in writing by the engineer.

D. This specification including metal roof panel design, and specified clip spacing is based off of this design, and uplift requirements and the above-mentioned manufacturer. If other manufacturers are requested, the metal roof system and panel clip spacing requirements will need to be engineered by the proposed manufacturer to comply with the 2018 International Building Code and the designed wind uplift requirements specified for this project.

2.02 METAL PANELS

A. Standing Seam Roof Panels: Manufacturer's standard factory-formed standing roof panel system designed for mechanical attachment of panels to substrates using a concealed clip. Form panels from specified face sheets.

1. Panels: Roof panels to be **"TITE LOC Plus .040" x 16" Wide Aluminum Panel**
2. Concealed Panel Clips: Secure roof panels to substrates with manufacturer's stainless-steel clip system, which allows two-directional panel movement. Provide 20 gage panel clips designed to meet or exceed the specified negative load requirements.
3. Exposed fasteners, if any, required for installation shall be manufacturer's standard stainless steel with gasketed heads and color matched to panels.
4. Finish: Flat surface with a 70% polyvinylidene fluoride resin finish. Kynar 500 finish to meet or exceed AAMA 2605-98 Standards.
5. Color: Selected by Owner from manufacturer's standard color chart.

2.03 ACCESSORIES

A. Sheet Metal Roofing Accessories: Provide components required for a complete sheet metal roofing assembly including trim, copings, corner units, ridge closures, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of sheet metal roofing, unless otherwise indicated. All trim and flashing components shall be supplied in a minimum of 12'-0" lengths and shall conform to manufacturer's standard part dimensions and details.

1. UL Stainless Steel Snap-Clad Clips: 20 ga. Stainless steel clip with 2 holes for attachment.
2. Closures: Closed-cell, expanded, cellular, rubber or cross linked, polyolefin-foam or closed-cell laminated polyethylene; minimum 1-inch thick, flexible closure strips; cut or premolded to match sheet metal roofing profile. Provide closure strips where indicated or necessary to ensure weathertight construction.
3. Approved Sealant: Dow Corning 795 Silicone Building Sealant
4. Fasteners as recommended by manufacturer.

B. Flashing and Trim: Formed from matching materials as sheet metal roof panel in gauges noted. Provide flashing and trim in heavier gauge materials as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, eaves, rakes, corners, bases, framed openings, ridges, and fillers. Finish flashing and trim with same finish system as adjacent sheet metal roofing.

2.03 MISCELLANEOUS MATERIALS

A. Accessories: Manufacturer's standard components as required for a complete installation including trim, flashing, ridge closures, concealed clips, seam closures, gaskets, sealants and similar items. Match materials and finishes of panels.

B. Underlayment: Self-Adhering, High-Temperature Sheet: 60 mil SBS modified self-adhesive membrane reinforced with a non-woven fiberglass mat specifically for use under sheet metal roofing. Thermal Stability (max): 0.05; ASTM D 1970. Flexibility Temperature: Passes after testing -20 deg F; ASTM D 1970.

1. Acceptable Product: **Mid-States Asphalt (MSA) QUIK-Stick HT Pro** or as approved by manufacturer for warranty.

C. Fasteners: Self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads. Manufacturer shall provide or authorize all fasteners utilized with the sheet metal roofing system.

1. Exposed Fasteners: Heads matching color of sheet metal roofing by means of plastic caps or factory-applied coating.
2. Fasteners for Flashing and Trim: Blind fasteners or screws spaced to resist wind uplift loads.

D. Sealing Tape: Pressure-sensitive, 100 percent solid polyisobutylene compound sealing tape with release-paper backing. Provide permanently elastic, non-sag, non-toxic, non-staining tape.

E. Elastomeric Joint Sealant: ASTM C 920, of base polymer, type, grade, class, and use classifications required to produce joints in sheet metal roofing that will remain weathertight.

F. Expansion-Joint Sealant: For hooked-type expansion joints, which must be free to move, provide non-setting, non-hardening, non-migrating, heavy-bodied polyisobutylene sealant.

2.04 FABRICATION

A. General: Fabricate sheet metal roofing and components to comply with details shown, manufacturers installation details and recommendations in SMACNA's "Architectural Sheet Metal Manual" and NRCA Waterproofing Manual that apply to the design, dimensions (pan width and seam height), geometry, metal thickness, and other characteristics of installation indicated. Fabricate sheet metal roofing and accessories at the manufacturer's location to the greatest extent possible. Provide full-length panels.

B. General: Fabricate sheet metal roofing panels to comply with details shown and sheet metal roofing manufacturer's written instructions.

C. Fabricate sheet metal roofing to allow for expansion in running work sufficient to prevent leakage, damage, and deterioration of the Work. Form exposed sheet metal work to fit substrates without excessive oil canning, buckling, and tool marks, true to line and levels indicated, and with exposed edges folded back to form hems.

D. Fold and cleat eaves as required by manufacturer to insure weathertightness and wind uplift resistance.

E. Form and fabricate sheets, seams, strips, cleats, valleys, ridges, edge treatments, integral flashings, and other components of metal roofing to profiles, patterns, and drainage arrangements shown and as required for leak proof construction and wind uplift resistance.

F. Metal Protection: Where dissimilar metals will contact each other, protect against galvanic action by painting contact surfaces with bituminous coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by manufacturers of dissimilar metals or by fabricator.

G. Sheet Metal Accessories: Custom fabricate flashings and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated. Obtain field measurements for accurate fit before manufacturer fabrication.

PART 3 – EXECUTION

3.01 PREPARATION

A. Inspection: Examine substrates and conditions prior to installation of preformed metal panels work. Do not proceed with installation until acceptable conditions detrimental to the proper and timely completion of the work have been corrected. Commencement of work shall constitute installer’s acceptance of substrates and conditions. Areas of deteriorated exterior gypsum sheathing over the steel roof deck shall be removed and replaced, as directed by the Engineer, prior to installation of underlayment and preformed metal panels.

B. Coordinate with other work as required for proper sequence of construction without delay. Verify dimensions of supporting structure and other elements, which proceed, preformed metal panels work, before fabrication of required components; however, do not delay the work.

3.02 INSTALLATION

A. General: Comply with manufacturer's written instructions and current recommendations for installation as applicable to project conditions and supporting substrates.

B. Underlayment Installation: Install membrane in conditions and temperatures acceptable to manufacturer's written instructions. Prior to installation, the underlayment shall be unrolled and allowed to relax for a minimum of 3-5 minutes. Install self-adhering sheet underlayment, **wrinkle free**, on gypsum coverboard under sheet metal roofing. Comply with temperature restrictions of underlayment manufacturer for installation; use primer rather than nails for installing underlayment at low temperatures. Start at the lowest point of the deck where possible, apply at all locations in shingle fashion to shed water, with end laps of not less than 6 inches staggered 24 inches between courses. Overlap side edges not less than 3.5 inches. Extend underlayment onto the face of the fascia metal but ensure that it will not be exposed once the final flashing has been installed. Roll laps with roller. Cover underlayment within 14 days. End laps of underlayment must be sealed down with a minimum 1/8" layer of SBS mastic to prevent wind-driven rain or material blow off. Be sure that all nails are covered by the overlapping next sheet.

C. Metal Panel Installation General: Anchor sheet metal roofing and other components of the Work securely in place, with provisions for thermal and structural movement. Install fasteners, protective coatings, separators, sealants, and other miscellaneous items as required for a complete roofing system and as recommended by fabricator for sheet metal roofing.

1. Field cutting of sheet metal roofing by torch is not permitted.
2. Rigidly fasten ridge end of sheet metal roofing and allow for positive panel attachment as per manufacturer's recommendations. All flashing details shall accommodate thermal movement.
3. Provide metal closures at peaks, ridge, gable and hip caps.
4. Flash and seal sheet metal roofing with weather closures at eaves, rakes, and at perimeter of all openings. Fasten with self-tapping screws.
5. Lap metal flashing over sheet metal roofing to allow moisture to run over and off the material.

B. Fasteners: Use fasteners of size and length as required for compatibility with substrate.

C. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with bituminous coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by fabricator of sheet metal roofing or manufacturers of dissimilar metals.

D. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as

required for a tight installation.

E. Roofing Panel Installation: Install panels plumb, straight and true in alignment, securely anchored without possibility of dislodgement with suitable provisions for thermal and structural movement and to satisfy all performance requirements. Shim and align panels to meet manufacturer's recommended installation tolerances on level/slope/plumb and location/line as indicated, offset of adjoining faces and for alignment of matching profiles.

1. Install panels with specified concealed fastener system. Panel clips shall be fastened with a minimum of two (2) fasteners per clip with clip spacing as required by manufacturer to satisfy performable requirements.

    a. For Petersen Aluminum Corporation "Snap-Clad" panel, the approved fastener for the clips is #10 x 1.5" Pancake Head Type A Fasteners.

2. Clip spacing for the Petersen Aluminum Corporation "Snap-Clad" panel shall be as follows:

    a. All Zones – In accordance with Florida Product Approval and as indicated on signed and sealed Shop Drawings to meet design wind loads.

2. Seams to be mechanically seamed utilizing Manufacturer's seaming machines to mechanically field seam to 180 degrees. Hand crimping of panels will only be allowed in areas where adjacent construction or panel size restricts the use of the manufacturer's mechanical field seamer. Improperly crimped, non-180 degree crimped, or damaged mechanical seams will not be allowed and will require removal and replacement. Aesthetics of the seam are of the upmost importance and any aesthetically non-pleasing seams will be repaired at no cost to the Owner.

F. Accessories: Install components required for a complete roof panel system.

G. Joint Sealers: Install joint sealers where indicated and where required to ensure weatherproof performance including water-tightness or panel system, and as recommended by manufacturer.

H. Standing Seam Roof Panel System: Fasten roof panels to decking with concealed clip in accordance with the manufacturer's written instructions.

1. Install clips with fasteners suitable for substrates at spacings recommended by panel manufacturer, but not greater than maximum spacing indicated by the construction documents.
2. At end laps of panels, install tape caulk between panels.
3. Install factory-caulked cleats at standing-seam joints. Apply snap-on batten to the panels to provide a weather-tight joint.

4. Panels should be installed from left to right to ensure the mechanical seamer travels down slope. Mechanical seamer should be attained from a supplier approved by Petersen for use on PAC-CLAD products.

3.03 FIELD QUALITY CONTROL

A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect completed metal roof panel installation, including accessories, and provide letter/report stating requirements for warranty have been met. Report results in writing.

B. Remove and replace applications of metal roof panels where inspections indicate that they do not comply with specified requirements.

C. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.04 CLEANING AND PROTECTION

A. Damaged Units: Replace panels and other components of the work, which have been damaged or have deteriorated beyond successful repair by means of finish touch-up or similar minor repair procedures. All repairs subject to Engineer’s review for acceptability.

B. Cleaning: Remove temporary protective coverings and strippable films (if any) as each panel is installed. Upon completion of panel installation, clean finished surfaces as recommended by panel manufacturer and maintain in a clean condition during remainder of construction period.

C. Protection: Provide suitable protections to ensure that the completed performed metal roofing work will be without damage or deterioration at the time of Substantial Completion.

END OF SECTION 07410

SECTION 07620 – SHEET METAL FLASHING AND TRIM

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes labor, materials, equipment, insurance, and incidents as required to remove existing sheet metal, as well as fabricate and install new sheet metal indicated by the Drawings, Details, and Specifications. Work shall include, but is not limited to, flashings, counter flashings, etc., installed in conjunction with the roofing systems.

B. Related Sections:

1. Section 07410 – Preformed Metal Roofing Panels
2. Section 07920 – Building Sealants

1.02 REFERENCES

A. General:

1. National Roofing Contractors Association (NRCA) – "Roofing and Waterproofing Manual".
2. Sheet Metal and Air Conditioning Contractors Association (SMACNA), "Architectural Sheet Metal Manual".

B. American Society for Testing and Materials (ASTM):

1. ASTM A505: General Requirements for Specification for Steel Sheet and Strip, Alloy, Hot-Rolled and Cold-Rolled.
2. ASTM A653: Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
3. ASTM B32: Specification for Solder Metal.

1.03 SUBMITTALS

A. Product Data:

1. Electronically submit manufacturer's descriptive literature, color charts, installation instructions, and warranties for manufactured items and procedures to be followed during installation.
2. Letters from manufacturers, or published information verifying compatibility of materials specified within this section, as well as, substrate materials.

C. Materials List:

1. List of materials proposed to be furnished and installed under this portion of the Work.

2. This shall in no way be constructed as permitting substitution of materials for those specified, except otherwise submitted for review.

D. Samples:

1. For each shop or field fabricated item designated by the Engineer or Owner's Representative, submit sample showing joints, connections, types and location of fasteners, and shapes.

E. Shop Drawings:

1. Shop drawings showing complete installation layouts, details required to explain component assemblies and installation requirements, weights, gauges or thickness of materials, joining, etc., as required for this Project.
2. Shop drawings shall not consist of a reproduction of Engineer's details, but rather shall provide supplemental information pertaining to specific dimensions, sequencing requirements, joints and laps, as may be required for completion of the Work.
3. Attachment of the various roofing assemblies including, but not limited to, counter flashings and coping caps shall be indicated on the shop drawings.

1.04 PERFORMANCE REQUIREMENTS

A. The roof system shall be designed to withstand the following wind loads acting normal to the plane of the roof. The wind load requirements are derived from ASCE 7-16 using Exposure C and a basic wind velocity of 140 mph. Internal components may vary with design pressure, but exposed surfaces shall provide a consistent appearance from elevation-to-elevation.

Main Roof:

Zone 1: - 97.8 lb/ft^2
Zone 2: - 122.7 lb/ft^2
Zone 3: - 131.1 lb/ft^2

Atrium Roof:

Zone 1: - 58 lb/ft^2
Zone 2: - 45.1 lb/ft^2
Zone 3: - 75.2 lb/ft^2

B. The various roofing assemblies including, but not limited to, counter flashings and coping caps shall be installed to provide for such expansion and contraction of component materials, as well be caused by a surface temperature ranging from 0°F to 180°F, without causing buckling, failure to joint seals, undue stress on structural elements including permanent set, damaging loads on fasteners, reduction of performance or other detrimental effects, including panel distortions.

1.05 QUALITY ASSURANCE

A. Qualifications:

1. Work to be performed by a Contractor regularly engaged for at least three (3) years in commercial fabrication and installation of sheet metal.
2. Contractor must be currently doing business with or have satisfactorily completed recent projects for a minimum of three (3) established General Contractors.

B. Pre-Installation Conference:

1. Meet with Owner, Engineer, and related trades to discuss sheet metal sequencing and installation procedures, and in accordance with Section 01000, General Requirements.

1.06 DELIVERY, STORAGE AND HANDLING

A. Deliver materials to job site with packages and labels intact identifying manufacturer, product name and lot numbers when appropriate.

B. Store materials in accordance with applicable manufacturer's recommendations.

C. Store approved materials in a suitable and designated area at the jobsite. Support materials off the ground and cover.

D. Use necessary means to ensure safe storage and use of materials, as well as prompt and safe disposal of waste.

E. Remove and properly store all existing materials which are to be salvaged, as indicated in the Details. Replacement of materials specified to be salvaged which are damaged due to improper handling or storage will be the responsibility of the Contractor.

1.07 SITE CONDITIONS

A. Environmental Requirements:

1. Do not proceed with work under threatening or during unfavorable weather conditions.
2. If work is interrupted by weather, provide the necessary protection for new materials and to keep building watertight.

B. Existing Conditions:

1. Coordinate the Work with existing construction not included within this Section.
2. Sequence the Work in order to provide proper interfacing with adjoining building elements, as well as ensuring the waterproofing integrity of the Work.

3. Contractor shall secure field measurements required for proper installation of Work covered by this Section. Exact measurements are Contractor's responsibility.

1.08 SEQUENCING AND SCHEDULING

A. Coordinate each portion of this work with other trades to ensure that all construction can be completed once it is begun.

B. Coordinate each portion of this work with the Owner, Owner's Representative and the Engineer, in order to minimize annoyance and inconvenience to the building occupants.

1.09 WARRANTY

A. Provide a written five (5) year Contractor's warranty against defective materials and workmanship.

B. Manufacturer's twenty (20) year warranty for polyvinylidene fluoride resin finish.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Pre-Finished Sheet Metal

1. Type: Pre-finished aluminum sheet metal.
2. Thickness: As depicted on drawings; minimum 0.032" if not specified.
3. Finish: Smooth surface with a minimum of 70% polyvinylidene fluoride resin finish applied over a chrome phosphate pretreatment. Also, install protective clear coat over finish.
4. Color: To be approved by Owner. Contractor to submit to Engineer. Engineer to get approval from Owner's Association.
5. Acceptable Products:
    a. Kynar®
    b. Hylar® 5000
    c. Newlar™

B. Fasteners:

1. Metal Panels: Hex head type, #12 stainless-steel self-tapping sheet metal screws.

2. Fasteners made of other materials will not be acceptable for this project unless approved by the Engineer.

C. Rubber Washers:

1. Type: Ethylene Propylene Diene Monomer (EPDM)

D. Where sheet metal is required and no material or gauge is indicated within Project Documents, submit to Engineer, the highest quality and gauge commensurate with the referenced standards.

2.02 FABRICATION

A. Form sections true to shape, accurate in size, square, free from distortion and defects, to profiles indicated, in accordance with manufacturer's standard methods, and using the SMACNA "Architectural Sheet Metal Manual" (latest edition) as a guide.

B. Shop fabricated components ready for field assembly, as per Drawings, Details and Specifications, and as per approved shop drawings for the particular installations and conditions indicated. Shop fabrication to allow for adjustments in the field for proper anchoring and joining.

C. Form sheet metal in longest practical lengths on bending brake. Do shaping, trimming, and hand seaming in the shop to the greatest extent practicable.

D. Fabricated units, as well as pre-manufactured units, shall be formed and sized to fit the substrate indicated.

E. Work shall be fabricated for waterproof and weather-resistant performance with expansion provisions for running work.

F. Non-moving seams in sheet metal shall be fabricated with flat, single-lock seams, unless otherwise noted.

G. Expansion provisions shall be formed of intermeshing hooked flanges a minimum of one (1) inch deep and filled with butyl sealant concealed with the joint.

H. All counterflashing, edge metal, coping corners, and intersections shall be pre-fabricated with mitered pop-riveted joints. Pre-fabricated corners and intersections shall have legs twenty-four (24) inches long (shortest measurement); extending along each direction.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Contractor shall accept the conditions of the job site as they exist and perform Work accordingly. Any adverse condition which might affect performance of the Work described in these specifications must be brought to the attention of the Owner's Representative and Engineer in writing immediately upon its discovery.

B. Beginning of the Work constitutes Contractor's acceptance of existing conditions. Do not start the Work until conditions are satisfactory.

3.02 PREPARATION

A. Contractor shall be held responsible for protecting all adjacent construction from damage. Existing structures or installations which are destroyed or damaged by operations connected with this Work, shall be replaced or repaired by the Contractor to the satisfaction of the Owner at no additional expense.

3.03 INSTALLATION

A. General:

1. Perform all Work in accordance with the best standards of practice relating to the trade. Plan and carefully layout Work as required to carry out the intent of the specifications and to properly accommodate the Work of other trades.
2. Furnish and install sheet metal work to provide weatherproof installation warranted against leaks and weather damage through severe temperature and weather conditions. Seams shall overlap in direction of water flow.
3. In addition to weatherproofing requirements specified above, sheet metal work exposed to view from any point around or within building shall present finished appearance which is neat, uniform and with aesthetic characteristics of good architectural sheet metal work.
4. Provide all miscellaneous sheet metal work not specifically assigned to other trades. Furnish miscellaneous sheet metal work, accessories or other items essential to completeness of sheet metal installation.
5. Flashing and sheet metal work shall be installed in accordance with the manufacturer's installation instructions and the applicable details in the SMACNA Architectural Sheet Metal Manual and NRCA Roofing and Waterproofing Manual.

    a. Anchor units of Work securely in place by methods indicated, providing for thermal expansion of metal units.
    b. Conceal fasteners where possible, and set units true to line and level as indicated.
    c. Install Work, with laps, joints, and seams that will be permanently water tight and weatherproof.
    d. Exposed fasteners shall be complete with neoprene washers.

6. The installation of flashing and sheet metal Work shall be coordinated with the Work of interfacing trades. Cutting, fitting, and drilling required to accommodate the Work of the interfacing trades shall be performed by the sheet metal installer at no additional cost.
7. Perform soldering (where necessary) slowly with well-heated base metals, so as to heat thoroughly the seam and sweat the solder through its full width.
8. Ample solder shall be used and seam shall show at least one full inch of evenly flowed solder. Wherever possible, all soldering shall be done in flat position. Protect underlying roof membrane from dripping solder.

B. New Receivers and Counterflashing:

1. Where receiver is to be installed new, fabricate and install new receiver as depicted or noted on the Details.
2. Once all membrane flashing Work is completed, fabricate and install new counterflashing as depicted or noted on the Drawings and Details. Lap ends of counterflashing and provide concealed non-curing butyl sealant at overlaps. Loose counterflashings, or counterflashing assemblies that can be moved by high winds, are not acceptable.
3. Securely fasten through lip of receiver and through counterflashing insert, assuring proper engagement, using specified fasteners with domed, neoprene washer. Do not fasten through lapped ends of counterflashing.
4. Provide pre-fabricated corners at all inside, outside, and oblique locations with mitered, pop-riveted, and sealed joints. Pre-fabricated corners to have legs a minimum of 24" in each direction. Make expansion provisions at laps of each corner.

C. Galvanic Corrosion:

1. Contractor shall take extreme caution and care to eliminate dissimilar metal contact where possible. This shall include not only bimetallic joints, but also fasteners which pass through new and existing flashing metals.
2. Fasteners and pop rivets for sheet metal flashings and accessories shall be of like material, respectively.

3.04 CLEANING

A. After installation, all exposed sheet metal shall be cleaned of all substances which may cause corrosion of metal or deterioration of the finishes.

B. Upon completion of all work, or ongoing during construction (as required), Contractor shall examine roof surfaces and remove all scrap metal, metal shavings, stray fasteners, pop-rivet stems, etc., from the surface of all roof levels.

3.05 PROTECTION

A. Completed Work:

1. Construction traffic around completed sheet metal Work shall be kept at an absolute minimum.
2. Where construction traffic is unavoidable, all Work shall be adequately planked or boarded, or otherwise protected, as required for proper service.

END OF SECTION 07620

SECTION 07920 – BUILDING SEALANTS

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes sealant joint preparation and installation, inclusive of backer rod.

B. Related Sections:

1. Section 07410 – Preformed Metal Roofing Panels
2. Section 07620 – Sheet Metal Flashing and Trim

1.02 REFERENCES

A. American Society for Testing and Materials (ASTM):

2. ASTM C 920: Standard Specification for Elastomeric Joint Sealants.
3. ASTM C 1016: Test Method for Determination of Water Absorption by Sealant Backup (Joint Filler) Material.
4. ASTM C 1193: Standard Guide for Use of Elastomeric Joint Sealants.
5. ASTM C 1521: Standards for Evaluating Adhesion of Installed Weatherproofing Sealant Joints

1.03 SUBMITTALS

A. Submittals shall be submitted electronically and labeled sets in accordance with Section 01000, Item 1.06.

B. Project Data:

1. Submit electronic copies of manufacturer's specifications, recommendations, and installation instructions for building joint sealants.
2. Submit electronic copies of manufacturer's published data, letter of certification or certified test laboratory report which states that each material complies with requirements and is intended for application shown.

C. Samples:

1. Contractor shall submit one unopened cartridge for each color and type of sealant to be used.

1.04 QUALITY ASSURANCE

A. Qualifications:

1. Work performed under this section shall only be by installers with minimum five (5) years documented experience in the application of specified products and systems on projects of similar size and scope.
2. Each subcontractor shall be approved by manufacturer for installation of their products.
3. Contractor shall submit the names of two prior successful installations to Engineer.

B. Pre-Installation Conference:

1. Meet with Owner, Engineer, and related trades to discuss sequencing and installation procedures.

C. Adhesion Testing:

1. Manufacturer's representative shall be required to perform field adhesion pull tests. Tests should be performed per ASTM C 1521 and shall be accepted by the Engineer. Contractor will be required to provide the Owner, Engineer and manufacturer a field adhesion log at the close of the project.
2. Sealant joints in each different combination of substrate shall be tested and approved according to this section.
3. Field adhesion pull tests and inspections shall be performed by Engineer at random locations throughout the course of the project. If tests and/or inspections reveal non-compliant Work or Work that was not installed per Specifications, and/or manufacturer's guidelines, remove Work until is properly preformed. Contractor shall assist in spot-checking of remainder of Work.

1.05 DELIVERY, STORAGE AND HANDLING

A. Deliver products to job site in original unopened packages with labels identifying manufacturer, product identification, and batch numbers when appropriate.

B. Store materials in accordance with manufacturer's recommendations.

1.06 MOCK-UP

A. At the start of the project, Contractor shall perform mock-up of required sealant Work in a pre-selected area of the building, as directed by the Engineer. A minimum of one mock-up shall be required for each different combination of substrate to be sealed.

B. Install mock-ups and test in presence of sealant manufacturer's representative and Engineer to assure installation procedures are consistent with warranty requirements.

C. Manufacturer's representative or designated representative will review technical aspects; surface preparation, application, and workmanship.

D. Obtain Engineer's written approval of mock-up before start of material application elsewhere, including approval of aesthetics, color, texture, and appearance.

E. Mock-up shall serve as standard for judging workmanship on remainder of project. Therefore, mock-up should be maintained during construction.

1.07 PROJECT CONDITIONS

A. Comply with manufacturers' recommended minimum and maximum installation temperatures.

B. Do not install sealants when surface temperatures of substrates exceed 110º F, are below 40º F, or when substrate conditions exhibit frost, moisture or in fogging conditions. Do not install sealants when inclement weather is forecasted within 24 hours of scheduled work.

1.08 WARRANTY

A. Provide manufacturer's standard ten (10) year material and labor waterproof warranty.

B. Provide two (2) year workmanship warranty against leakage associated with the Work.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Subject to compliance with the requirements, provide products from one of the following manufacturers:

1. Sherwin-Williams
   101 Prospect Avenue NW
   Cleveland, OH 44115
   www.sherwin-williams.com

2. Sika Corporation
   201 Polito Avenue
   Lyndhurst, New Jersey 07071
   www.sikausa.com

3. STO Corp.
   3800 Camp Creek Parkway SW
   Building 1400, Suite 120
   Atlanta, Georgia 30331
   www.stocorp.com

B. Other manufacturers and systems will be considered only if submitted and approved by the Engineer 48 hours prior to bid deadline.

C. All primary materials shall be from a single manufacturer. To assure system compatibility, mixing and matching of various products from different manufacturers is prohibited.

D. All secondary materials shall be in accordance with primary materials manufacturer's recommendations or requirements.

2.02 GENERAL

A. Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.

B. Colors: Provide color of exposed joint sealers indicated or, if not otherwise indicated, as selected by Owner from manufacturer's standard colors.

2.03 MATERIALS

A. General:

1. All materials shall be new, and of best commercial quality.

B. Hybrid Sealant:

1. Type: One-part, low modulus, high-movement, non-sag, fast-curing, moisture cure, hybrid sealant.
2. Use: For application at stucco-to-stucco, metal-to-stucco, penetrations, and metal-to-metal interfaces.
3. Material Properties: Conform to ASTM C920, Type S, Grade NS, Class 50, Use NT, M, A, and O.
4. Acceptable Products:

    a. Sherwin-Williams Loxon H1
    b. SikaHyflex – 150 LM
    c. StoSeal STPE Sealant

D. Backer Rod:

1. Type: Closed cell polyethylene compatible with respective sealant.
2. Use: For application as a bond breaker and filler for sealants, where recommended by respective sealant manufacturer.
3. Material Properties: Backer rod shall be sized and shaped to control depth of sealant and to provide 25 percent compression upon insertion. Fillers shall be installed to prevent sealant depths great than the manufacturer's recommendations.

E. Miscellaneous Materials:

1. Joint Cleaner: As recommended by the manufacturer.
2. Bond Breaker: Polyethylene tape or other plastic tape as recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint

filler materials or joint surfaces at back of joint where such adhesion would result in sealant failure. Provide self-adhesive tape where applicable.

3. Masking Tape: Pressure sensitive adhesive paper tape.
4. Primer: As recommended by manufacturer.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Inspect areas involved in Work to establish extent of Work, access, and need for protection of surrounding construction.

B. Examine joints to be sealed for construction, identify conditions which would adversely affect execution of work and report any adverse conditions to the Engineer before continuing. Failure of the Contractor to report any adverse conditions prior to commencing with the work, may result it requiring the areas to be removed for inspection and re-worked, at no extra cost to the Owner.

C. Provide additional joint preparation, beyond that outlined in Specifications, as required by sealant manufacturer and Engineer's recommendations based on mock-ups and field adhesion tests.

3.02 PREPARATION

A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements.

1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air.
3. Remove laitance and form-release agents from concrete.
4. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants.

B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces:

1. Priming will be required on masonry substrates and metal surfaces as determined from in-field adhesion pull tests. Where primer is necessary, apply sealant within time constraints set by manufacturer. Note that primer application must be performed prior to installation of backer rod or bond breaker tape.
2. Allow primer to dry before applying joint sealants. Depending on temperature and humidity, primer will be tack free in 15 to 120 minutes.
3. Prime and seal on same working day.

C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

D. Bond Breaker:

1. Sealant backer rod shall be of minimum diameter 25% greater than the joint width.
2. Backer rod shall be installed with a blunt instrument. Any rod punctured during installation shall be removed and replaced with a new backer rod. Do not twist rod while installing or install twisted backer rod.
3. Backer rod shall be installed so that sealant depth is one-half the joint width, unless otherwise indicated.
4. Do not install backer rod without applying sealants; protect backer rod from exposure to moisture and ultraviolet degradation.
5. Where joint depth does not permit installation of backer rod, install adhesive-backed polyethylene bond-breaker tape along entire back of joint to prevent 3-sided adhesion of joint sealant.

3.03 INSTALLATION OF BUILDING SEALANTS

A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.

B. Sealant Installation Standard: Comply with recommendations in ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

C. Install sealant backings of type indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.

1. Do not leave gaps between ends of sealant backings.
2. Do not stretch, twist, puncture, or tear sealant backings.
3. Remove absorbent sealant backings that have become wet before sealant application, and replace them with dry materials.

D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.

E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:

1. Remove excess sealant from surfaces adjacent to joints.
2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
3. Provide concave joint profile in accordance with Figure 8A in ASTM C1193 unless otherwise indicated.

F. Joint Design:

1. The joint width shall not be less than ¼ inch.
2. The joint depth shall not be less than 1/8 inch, nor greater than ¾" inch, unless approved by manufacturer.
3. Sealant bead depth should be less than the joint width. Ideally, the ratio of joint width to sealant depth should be 2:1.
4. For joint widths greater than one inch, consult the manufacturer's technical representative.
5. Comply with manufacturer's requirements for correct sizing, selection and installation of building sealants with respect to joint movements and construction material temperatures for this project. Size joints in accordance with procedures outlined in Appendix of ASTM C 962.

G. Methods:

1. Apply fresh sealants with a cartridge-type caulking gun, bulk-loading gun, or air pressure equipment following the manufacturer's written instructions.
2. Apply sealants in a continuous operation, filling bottom up to avoid entrapping air throughout the entire joint cross-section.

H. Finishing:

1. Using clean, dry tool with rounded edge, and of appropriate width for each joint, tool freshly installed sealant to provide preferred concave profile, to ensure intimate contact between sealant and substrate, and to provide a neat appearance. Where surface aggregate does not permit proper tooling, install sealant and backer rod so that face of joint is recessed behind exposed aggregate, and sealant is bonded to firm, even surface.
2. Complete tooling in continuous strokes of sealant application and before skin forms. Tool "dry," do not use soaps, water, oil and/or solvents as tooling aids. Finger tooling will not be permitted.
3. Where masking materials are used, remove immediately after tooling the sealant and remove any excess sealant, to create a uniform installation.
4. Where applicable, allow self-leveling sealers to cure undisturbed.

3.04 PROTECTION

A. Protect the newly installed surfaces and leave undisturbed for at least 48 hours, or as recommended by manufacturer.

B. Protect adjacent surfaces from damage. Soiled or ruined adjacent surfaces shall be reported to the Engineer and repaired by the Contractor to the satisfaction of the Owner at no additional expense.

3.05 CLEANUP

A. The surfaces of materials adjacent to the joints where sealant was applied shall be cleaned free of excess sealant or other soiling due to sealing operations. The surfaces shall be cleaned as work progresses.

B. On non-porous surfaces, excess sealants should be scraped from the surface, and the remainder should be cleaned with Xylene or mineral spirits before the sealant cures.

C. On porous surfaces, excess sealant should be allowed to cure and then be removed by abrasion or other mechanical means.

D. Leave finished work in neat, clean condition with no evidence of spill over onto adjacent surfaces.

END OF SECTION 07920

ROOF RESTORATION - 2026



BECI

HOLLIE SHAPIRO
LICENSE
No 92954
STATE OF FLORIDA
PROFESSIONAL ENGINEER
01.15.2026

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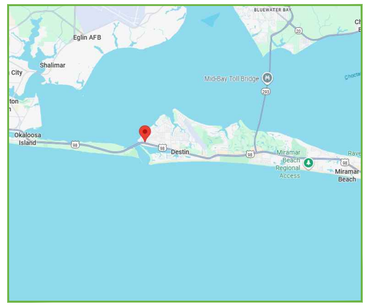

1 A-C VICINITY MAP
101 STALMAN AVE
DESTIN, FL 32541

DRAWING INDEX	
SHEET #	SHEET NAME
A-C	COVER PAGE
A-101	SITE PLAN
A-301	PHOTO REFERENCE
A-501	DETAILS

DESTIN COMMUNITY CENTER

DESTIN, FLORIDA

BID DOCUMENTS
15 JAN, 2026

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2023 FLORIDA BUILDING CODE. REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED AND PUBLISHED.
2. DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY.
4. NOTIFY THE ENGINEER IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DIMENSIONS SHOWN ON THE DRAWINGS, NOTIFY ENGINEER OF ANY DISCREPANCY BEFORE STARTING SHOP DRAWINGS OR ANY WORK. FOR DIMENSIONS NOT SHOWN, REFER TO EXISTING CONDITIONS.
6. REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS ALSO RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

DESIGN DATA

CONSTRUCTION TYPE:
ROOF RESTORATION

SQUARE FOOTAGE OF ALTERED AREA:
19000 SQFT

WIND LOADS (IN ACCORDANCE WITH ASCE 7-22):

BASIC WIND SPEED	V = 152 MPH
NOMINAL DESIGN WIND SPEED	V = 118 MPH
RISK CATEGORY	= II
EXPOSURE	= D
INTERNAL PRESSURE COEFFICIENT (INWARD AND OUTWARD)	(+-) 0.55

	DESIGN WIND PRESSURES	
MAIN ROOF	ZONE 1	-81.0 LBS/SQFT
	ZONE 2	-101.7 LBS/SQFT
	ZONE 3	-108.6 LBS/SQFT
TOWER ROOF	ZONE 1	-48.1 LBS/SQFT
	ZONE 2	-37.4 LBS/SQFT
	ZONE 3	-62.3 LBS/SQFT
	ZONE 4	-69.5 LBS/SQFT

* "a" DIMENSION IS EQUAL TO NINE (9) FEET FOR MAIN ROOF
* "a" DIMENSION IS EQUAL TO SIX (6) FEET FOR TOWER ROOF



1 A-101 SITE PLAN

GRAPHIC SCALE
0 8' 16' 32'
Scale: 1/16" = 1'-0"

P.O. BOX 5799
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BECI
H. SHAPIRO
FL PE# 92954
HOLLIE SHAPIRO LICENSE No 92954 STATE OF FLORIDA PROFESSIONAL ENGINEER
01.19.2026

DESTIN COMMUNITY CENTER
DESTIN, FLORIDA
SITE PLAN

CERTIFICATE OF AUTHORIZATION NO. 27587

BID DOCUMENTS

PROJECT NO.

DRAWN JDC

CHECKED GP

DATE 01/15/2026

REVISIONS

SHEET A-101



1 A-301 OVERALL VIEW OF DORMERS

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DATE
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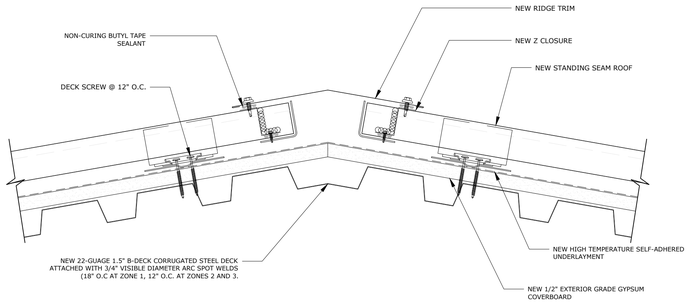
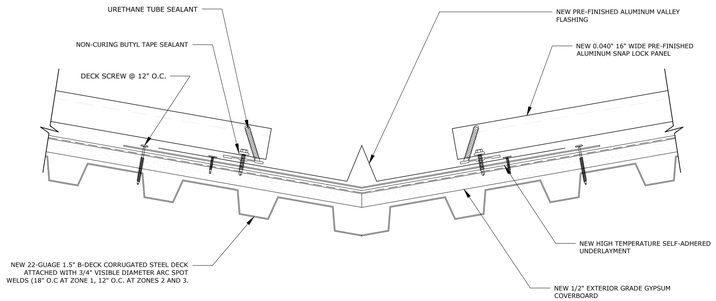
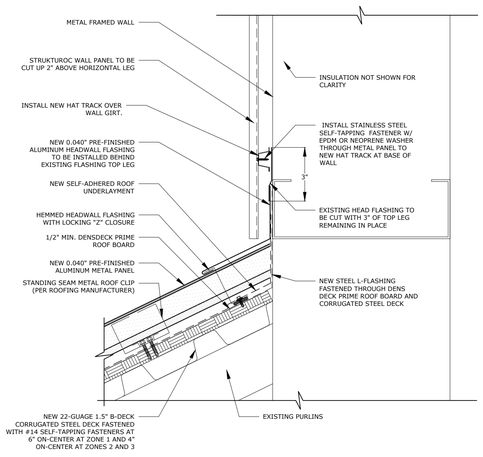
SHEET
A-301



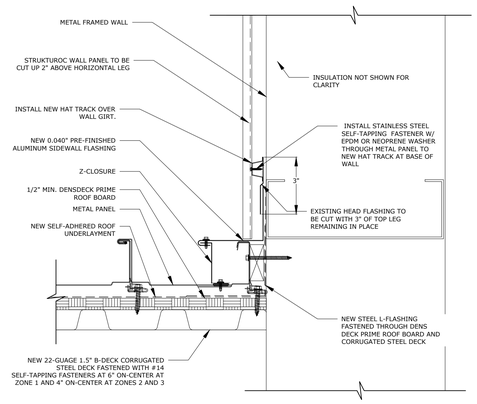
1 HIP DETAIL
A-501



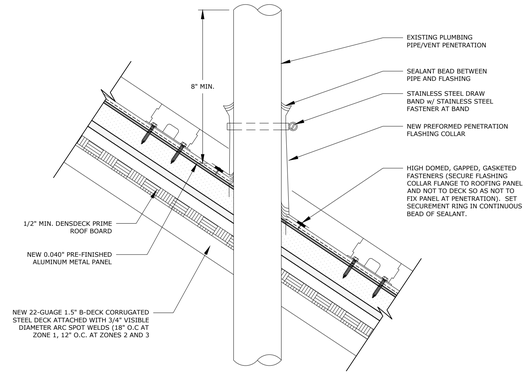
2 VALLEY FLASHING
A-501



3 SIDEWALL FLASHING
A-501

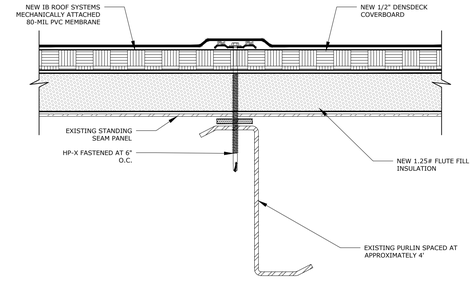


4 HEADWALL FLASHING
A-501



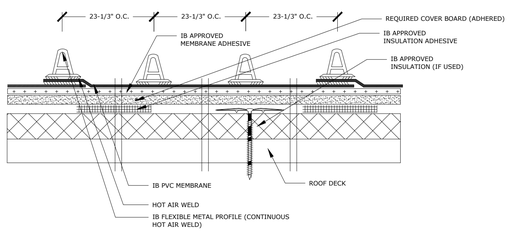
NOTES:
1. ALL STAINLESS STEEL FASTENERS TO HAVE ISOLATION WASHERS.

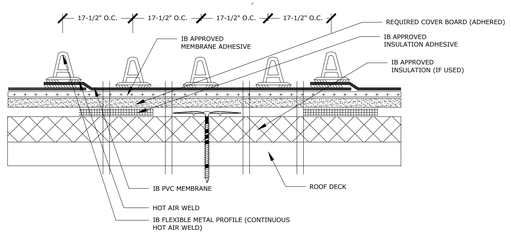
5 PENETRATION DETAIL
A-501



6 SINGLE-PLY ATTACHMENT AT DORMER ROOFS
A-501

NOTE:DIMENSIONS ARE APPROXIMATE





7 FLEXIBLE METAL PROFILE ATTACHMENT DETAIL
A-501

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TOLL FREE: (800) 437-3063
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01-19-2026

DESTIN COMMUNITY CENTER

DESTIN, FLORIDA

DETAILS

CERTIFICATE OF AUTHORIZATION NO. 27587

BID DOCUMENTS

PROJECT NO.

DRAWN
JDC

CHECKED
GP

DATE
01/15/2026

REVISIONS

SHEET
A-501

ADDENDUM NO. 1

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

MARCH 4, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFB and is hereby made a part of the proposal documents. Per the RFB, proposer shall acknowledge receipt of any and all addenda; and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

The City received the following questions from a potential bidder with respect to the City's RFB NO. 26-01-PW. As per the City's standard practice, the City is furnishing the responses below to these questions.

Question: What is the budget amount set aside for this project?

Response: The budget amount is $700K.

Question: The scope of work appears to fall under a State Certified Roofing Contractor's License. Will a State Certified Roofing Contractor's License satisfy the City's requirements to serve as the Prime Contractor for this project?

Response: Yes

Question: The construction duration is noted as 40 days from Notice to Proceed (NTP). Please confirm whether this timeframe is based on working days or calendar days, and whether weather-related delays (rain days) will be excused.

Response: Calendar days

Question: The construction duration of 40 days from NTP does not appear to account for material procurement lead times. The longest lead items include the metal deck and the standing seam metal roofing. Please advise if schedule flexibility or allowances will be provided to accommodate material delivery timelines.

Response: Lead times for materials that prevent the Contractor from beginning project upon contract execution (or upon Notice to Proceed, whichever is later) must be included in your bid. Failure to identify long lead times may result in liquidated damages. The contractor should start only when all materials have arrived and finish within the allotted time.

Question: Can you share the plans for the community center?

Response: https://cityofdestinfl-my.sharepoint.com/:u:/g/personal/jcozadd_cityofdestin_com/IQA7QcmSQsqVTbART-939C1_AQudS370eGWb2u9rLaU-gTY?e=N1PDNk

Question: Flashing at the eifs/stucco system on the dormers/roof top towers

Response: The head and sidewall flashings provided should depict all flashing conditions where cladding interfaces. The intention is for the eaves to match the existing configuration as closely as possible.

Question: Section 07920 building sealants . are all the exterior sealants being replaced, windows, doors, exp. joints, ect… (or is it just roof and metal wall related sealants)

Response: The sealants should be just as they relate to the roof, including but not limited to, boot flashing sealants, sealants at head and sidewall flashings, etc. Window and door perimeter sealants are not included in the scope of work.

Question: The bid doc's section 00300/2 para. d calls for color to match as close as possible to existing color (is this going to be a special color?) or a standard color? special are usually expensive

Response: Color selection is as determined by the City. Per the scope, please bid to match the existing color as closely as possible.

Question: There are no existing gutters or downs, the bid doc's call for new once the metal panels have been installed, the eave detail would have to allow for gutters to be installed after the panels are on. (there is not an eave detail/cut section on bid drawings). if the panels are going to be exposed screws and attached at eave strut

Response: Gutter attachment details/processes should be submitted as a shop drawing as part of the submittal process. As a point of clarity, the gutters should only be installed at the lower roofs, not the upper octagonal roofs.

Question: Gutters at (dormers pvc eave detail)

Response: Reference response to RFI No. 4. Gutters are only intended to be installed at the lower roofs. PVC is only to be installed at the radial dormers. In the scope of work, the dormers refer to the radial portions of the roof, not the upper octagonal roofs. Those should remain metal panel.

Question: Are we installing splash blocks at the downspout locations at ground elevation? the dormers and any gutters dumping water to lower roof, is there any extra pans needed at these downspout areas .

Response: Reference response to question above (THERE ARE NO…). Gutters are only intended to be installed at the lower roofs. Splash blocks are not currently included in the scope of work.

Question: Is the bldg going to be occupied during construction?

Response: For bidding purposes, please assume the building will be open and occupied during construction.

The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

END OF ADDENDUM NO. 1

A copy of Addendum No. 1 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 1 is hereby acknowledged:

_____
Print Name

_____
Signature

_____
Date

ADDENDUM NO. 2

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

MARCH 9, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFB and is hereby made a part of the proposal documents. Per the RFB, proposer shall acknowledge receipt of any and all addenda; and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

The City received the following questions from a potential bidder with respect to the City's RFB NO. 26-01-PW. As per the City's standard practice, the City is furnishing the responses below to these questions.

Question: Can you share the plans for the community center?

Response: https://cityofdestinfl-my.sharepoint.com/personal/jcozadd_cityofdestin_com/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fjcozadd%5Fcityofdestin%5Fcom%2FDocuments%2FCommunity%20Center%20All%2Epdf&parent=%2Fpersonal%2Fjcozadd%5Fcityofdestin%5Fcom%2FDocuments&ct=1773084510654&or=Outlook%2DBody&cid=C88C4A27%2DF706%2D48D6%2DA656%2D8B78E4CF30AB&ga=1

The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

END OF ADDENDUM NO. 2

A copy of Addendum No. 2 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 2 is hereby acknowledged:

_____
Print Name

_____
Signature

_____
Date

ADDENDUM NO. 3

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

MARCH 9, 2026

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The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

END OF ADDENDUM NO. 3

A copy of Addendum No. 3 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 3 is hereby acknowledged:

_____
Print Name

_____
Signature

_____
Date

REQUEST FOR BIDS
RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

SUBMITTAL REQUIREMENTS CHECKLIST

Note: if any of the required documentation is not provided, the submittal will be deemed to be incomplete/non-responsive and will not be considered. Provide documentation in the following order.

ITEMS REQUIRED		DESCRIPTION OF ITEM REQUIRED	*Verify Document is attached by checking the box
1	Submittal Requirements Checklist	This form	☑
2	Cover Sheet	Must include RFB NO. #26-01-PW COMMUNITY CENTER ROOF REPLACEMENT PROJECT	☑
3	Table of Contents		☑
4	Transmittal Letter	See 7.4.c.	☑
5	Form No. 1	Bidder Qualification Statement	☑
6	Form No. 2	Public Entity Crime Form	☑
7	Form No. 3	Drug Free Workplace Certification Form	☑
8	Form No. 4	Bid Bond Form	☑
9	Form No. 5	Anti-Human Trafficking Affidavit	☑
10	Form No. 6	Anti-Collusion Statement	☑
11	Proof of Insurance	See 4.3 Insurance Requirements	☑
12	Addenda Acknowledgement Form		☑
13	Price Proposal Sheet		☑
14	W-9		☑
15	Copies of the Proposal	One printed copy of the proposal and one digital copy provided on a USB Drive (.pdf format)	☑

*If any boxes are left unchecked bid is considered unresponsive.

ITEMS REQUIRED		DESCRIPTION OF ITEM REQUIRED	*Verify Document is attached by checking the box
1	Proof of Licensing and Certifications	Florida State Certified or Florida State Registered Contractor. Must provide all applicable contractor licenses (See 4.2 License Requirements, for General and/or Building)	☑

RFB NO. 26-01-PW – COMMUNITY CENTER ROOF REPLACEMENT

DATE: 03/12/2026

TIME: 2:00 p.m.

NO. 26-01-PW, COMMUNITY CENTER ROOF REPLACEMENT

Bid Opening Date: 3/12/26

Responsive Bidder Contact Information:

John E. Donaldson

Email: eddie@kcdothan.com

Mobile: 334-790-7213

Table of Contents

1..... Coversheet

2..... Table of Contents

3..... Transmittal Letter

4..... Price Proposal Sheet

5.....Completed Forms

5.1..... Attachment NO. 1 – Responsive Bidder Qualification Statement

5.2..... Attachment NO. 2 – Public Entity Crime Form

5.3..... Attachment NO. 3 – Drug Free Workplace Certification Form

5.4.1..... Attachment NO. 4 – Bid Bond Form

5.4.2..... AIA Document A310-2010 Bid Bond

5.5..... Attachment NO. 5 – Anti-Human Trafficking Affidavit

5.6..... Attachment NO. 6 – Anti-Collusion Statement

6..... Proof of Insurance

7.....Proof of Licensing and Certifications

7.1.....City of Destin Registration of Roofing Contractor and Building Contractor

7.2.....State of Florida Roofing Contractor and Building Contractor

8..... Addendums with Acknowledgments

9 ..... Filled Substitution Request Forms

K.C. S.E.S.
CONSTRUCTION & ROOFING

March 12, 2026

City of Destin
City Clerk
4200n Indian Bayou Trail
Destin, FL 32541

RE: Bid Transmittal – Standing Seam Metal Roof Installation
Project: RFB NO. 26-01-PW Community Center Roof Replacement Project

Location: Destin, FL

Kent Consolidated Construction is pleased to submit our bid for the installation of a standing seam metal roofing system for the above-referenced project in Destin, Florida, consisting of approximately 19,000 square feet of commercial roofing.

As General Contractor, I personally confirm our commitment to successfully perform the work described in the bid documents and specifications. Our team has carefully reviewed the scope and understands the requirements associated with installing a high-performance standing seam metal roof system within the project timeline.

Our approach to this project emphasizes planning, coordination, and disciplined execution. Based on the current scope, Kent anticipates mobilizing promptly upon award and coordinating material procurement and site preparation immediately. The installation will proceed in organized phases designed to maintain jobsite safety, ensure quality control, and protect the building envelope throughout construction. Our preliminary schedule targets substantial completion within approximately forty (40) days, subject to normal construction variables such as weather conditions, site accessibility, and timely delivery of specified materials.

Our proposal assumes unobstructed roof access, standard structural substrate conditions suitable for the specified roofing system, and coordination with other trades as required. Should unforeseen conditions arise, our team is prepared to address them quickly and professionally to minimize disruption to the project schedule. Kent's management team has extensive experience mitigating common construction challenges through proactive planning, supplier relationships, and on-site supervision.

Kent Consolidated Construction is uniquely qualified to deliver this project. Our General Contractor, John E. Donaldson, has more than thirty years of experience as a licensed Building Contractor and Roofing Contractor in the State of Florida. Our management staff averages more than twenty years of continuous experience with Kent, providing the continuity, technical knowledge, and leadership required to execute projects of this magnitude efficiently and reliably.

This depth of experience allows our team to maintain strong project coordination, consistent workmanship, and disciplined scheduling—factors that are essential when delivering a complex roofing installation within an aggressive forty-day timeline.

We appreciate the opportunity to submit our proposal and look forward to the possibility of working with you on this project. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

John E. Donaldson
General Contractor
Kent Consolidated Construction, Inc

334.790.7213

eddie@kcdothan.com

EXHIBIT A - BID PROPOSAL FORM
PRICE PROPOSAL SHEET
Destin, FL
RFP NO. 26-01-PW, Community Center Roof Replacement

BIDDER NAME:					
Item No.	**Unit**	**Amt**	**Description**	**Unit Price**	**Total Price**
1	LS	1	Mobilization / Demobilization	$ 2,000.00	$ 2,000.00
2	LS	1	Base Bid	$ 698,440.00	$ 698,440.00
3	LF	500	Remove & Replace Wet/Deteriorated vinyl-wrapped bat insulation	$ 1,500.00	$ 1,500.00
	LS	1	R-25 6' by 500' insulation	$	$
5	LS	1	(special color add for roof color) base bid includes standard PACCLAD Color	$ 20,000.00	$ 20,000.00
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				TOTAL BASE BID:	$ 721,940.00

The bidder further proposes that, in the event additions or deletions are made from the Drawings and Specifications for the proposed work, the total adjustments to Bid shall be computed based on the following Unit Prices for the following types of construction. The City reserves the right to delete these Unit Prices from the Contract if, in their opinion they are unbalanced or not reasonable.

Item No.	**Unit**	**Amt**	**Description**	**Unit Price**	**Total Price**
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
ALTERNATE BID ITEMS					
				$	$
				$	$
				$	$
				TOTAL ALTERNATE BID ITEMS:	$

NOTE 1: ALL ITEMS QUOTED MUST BE IN COMPLIANCE WITH THE SPECIFICATIONS. IF YOU ARE TAKING EXCEPTION, INDICATE THOSE EXCEPTIONS ON COMPANY LETTERHEAD AND ATTACH TO THIS INVITATION TO BID.

NOTE 2: LS = Lump Sum; CY = Cubic Yard

RE-CHECK YOUR QUOTATIONS PRIOR TO SUBMISSION
BIDS MAY NOT BE CHANGED AFTER BEING OPENED.

RFP NO. 26-01-PW
ATTACHMENT NO. 1
RESPONSIVE BIDDER QUALIFICATION STATEMENT

The undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter:

SUBMITTED TO: City of Destin
CITY CLERK'S OFFICE
4200 Indian Bayou Trail
Destin, Florida 32541
Telephone: (850) 837-4242

Check One

Submitted By: Corporation [X]

Name: John E Donaldson Partnership [ ]

Address: 1369 Headland Ave, Ste. 1 Individual [ ]

City, State, Zip: Dothan, AL 36303 Other [ ]

Telephone No.: 334.790.7213

Email: eddie@kcdothan.com, william@kcdothan.com

1. State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business.

   The correct name of the responsive bidder is:

   Kent Consolidated Construction, Inc.

   The address of the principal place of business is:

   1369 Headland Ave, Ste. 1

   Dothan, AL 36303

2. If responsive bidder is a corporation, answer the following:

   a. Date of Incorporation: 11/10/1997

   b. State of Incorporation: Alabama

   c. President's name: John E. Donaldson

   d. Vice President's name: John E. Donaldson

e. Secretary's name: John E. Donaldson

f. Treasurer's name: John E. Donaldson

g. Name and address of Resident Agent: John E. Donaldson

3. If responsive bidder is an individual or a partnership, answer the following:

a. Date of organization: _____

b. Name, address and ownership units of all partners:

_____

_____

_____

c. State whether general or limited partnership: _____

4. If responsive bidder is other than an individual, corporation or partnership, describe the organization and give the name and address of principals:

_____

_____

_____

5. If responsive bidder is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.

_____

6. How many years has your organization been in business under its present business name?

29 years

Under what other former names has your organization operated?

none

_____

7. Indicate registration, license numbers or certificate numbers for the businesses or professions, which are the subject of this Bid. Please attach certificate of competency and/or state registration.

CBC1252774, CCC1325727

8. Have you ever failed to complete any work awarded to you? If so, state when, where and why:

no

9. List the pertinent experience of the key individuals of your organization (continue on insert sheet, if necessary)

John E. Donaldson Sr - 40+ years Steve Boyette - 40+ years

Scott Whitehead - 35 years Andrew Griggs - 6 years

John E Donaldson Jr. - 25 years

10. State the name of the individual who will have personal supervision of the work:

Scott Whitehead, Andrew Griggs

11. State the name and address of attorney, if any, for the business of the responsive bidder:

12. State the names and addresses of all businesses and/or individuals who own an interest of more than five percent (5%) of the responsive bidder's business and indicate the percentage owned of each such business and/or individual:

John E. Donaldson, Sr - 100%

13. State the names, addresses, and the type of business of all firms that are partially or wholly owned by responsive bidder:

A+ Restoration - 1369 Headland Ave. , Ste. 1

Dothan, AL 36303

14. Annual Average Revenue of the responsive bidder for the last three years as follows:

		Revenue Index Number
a.	Government Related Work	6
b.	Non-Governmental Related Work	5
	Total Work (a +b):	11

Revenue Index Number

1.	Less than $100,000
2.	$100,000 to less than $250,000
3.	$250,000 to less than $500,000
4.	$500,000 to less than $1 million
5.	$1 million to less than $2 million
6.	$2 million to less than $5 million
7.	$5 million to less than $10 million
8.	$10 million to less than $25 million
9.	$25 million to less than $50 million
10.	$50 million or greater

15. Bank References:

Bank	Address	Telephone
Headland National Bank	40 East Main St, Headland, AL 36345	334.693.3352
Regions Bank	4203 Ross Clark Circle, Dothan, AL 36303	334.836.6441

16. What will be your turnaround time for written responses to City inquires?

48 hrs

17. List and describe all bankruptcy petitions (voluntary or involuntary) which have been filed by or against the responsive bidder, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description, the disposition of each such petition.

N/A

18. List all claims, arbitrations, administrative hearings and lawsuits brought by or against the responsive bidder or its predecessor organization(s) during the last five (5) years. The list shall include all case names, case arbitration or hearing identification numbers, the name of the project which the dispute arose, and a description of the subject matter of the dispute.

none

19. List and describe all criminal proceedings or hearings concerning business related offenses to which the responsive bidder, its principals or officers or predecessors' organization(s) were defendants.

none

20. Has the responsive bidder, its principals, officers or predecessors' organization(s) been CONVICTED OF a Public Entity Crime, debarred or suspended from bidding by any government during the last five (5) years? If so, provide details.

no

The responsive bidder acknowledges and understands that the information contained in response to this qualification statement shall be relied upon by owner in awarding the contract and such information is warranted by responsive bidder to be true. The discovery of any omission or misstatement that materially affects the responsive bidder qualifications to perform under the contract shall cause the owner to reject the submittal, and if after the award, to cancel and terminate the award and/or contract.

(Signed) [signature]

(Title) President

Subscribed and sworn to before me

This 11 day of March, 20 26



Sylvia Elizabeth Conner
Notary Public (Signature)

My Commission Expires: 7/22/28

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 2
PUBLIC ENTITY CRIMES STATEMENT

SWORN STATEMENT UNDER SECTION 287.133 (3) (A)

FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract RFB NO. 26-01-PW, Community Center Roof Replacement

2. This sworn statement is submitted by John Edwin Donaldson whose business address is 1369 Headland Ave, Ste. 1 Dothan, AL 36303

and (if applicable) Federal Employer Identification Number (FEIN) is 63-1213349 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____

3. My name is John Edwin Donaldson and my relationship to the entity named above is President

4. I understand that a "public entity crime" as defined in Paragraph 287.133(a)(g). Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a)(b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or

2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person.

A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)

_X_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (please attach a copy of the final order)

____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted vendor list. (please attach a copy of the final order)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by, or pending with, the Department of General Services.)

John Doe Date: 3-11-26

(Signature)

STATE OF ~~FLORIDA~~ ALABAMA
COUNTY OF HOUSTON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this 11 day of MARCH, 20___, and is personally known to me, or has provided_____ as identification.

Sylvia Elizabeth Conner
Notary Public

My Commission expires: 7/22/28

END OF SECTION

SYLVIA ELIZABETH CONNER NOTARY PUBLIC ALABAMA STATE AT LARGE

RFP NO. 26-01-PW
ATTACHMENT NO. 3
DRUG-FREE WORKPLACE CERTIFICATION

The below signed submitter certifies that it has implemented a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling rehabilitation and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection 1.

4. In the statement specified in subsection 1., notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation occurring in the workplace no later than five (5) working days after such conviction.

5. Impose a sanction on or require the satisfactory participation in drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above drug-free workplace requirements.

COMPANY: Kent Consolidated Construction, Inc.

ADDRESS: 1369 Headland Ave, Ste. 1

CITY: Dothan STATE: AL ZIP CODE: 36303

TELEPHONE NUMBER: 334.790.7213

SIGNATURE: [signature] DATE: 3-11-26

NAME (TYPED OR PRINTED): John E Donaldson

TITLE: President

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 4
BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as Kent Consolidated Construction, Inc. DBA KC Construction Inc. Principal, and as Surety, are hereby held and firmly bound unto the **City of Destin, Florida** as Owner in the penal sum of, (five percent (5%) of the Contract Bid) 5% of the Total Amount Bid (5%) for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns to pay Owner upon default of Bidder the penal sum set forth on the face of this Bond.

Signed, this 12th day of March, 20 26

The condition of the obligation is such that whereas the Principal has submitted to **City of Destin, Florida** a certain Bid, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the **RFB NO. 26-01-PW, COMMUNITY CENTER ROOF REPLACEMENT.**

NOW THEREFORE,

1. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents.

2. This obligation shall be null and void if:
   2.1 Owner accepts Bidder's bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents, or
   2.2 All bids are rejected by Owner, or
   2.3 Owner fails to issue a notice of award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).

3. Payment under this Bond will be due and payable upon default of Bidder and within thirty (30) calendar days after receipt of Bidder and Surety of written notice of default from Owner which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

4. Surety waives notice of any and all defenses based on or arising out of any time extension to issue notice of award agreed to in writing by Owner and Bidder, provided that the time for issuing notice of award including extensions shall not in the aggregate exceed one hundred twenty (120) days from Bid Due without Surety's written consent.

5. No suit or action shall be commenced under this Bond prior to thirty (30) calendar days after the notice of default required in paragraph 3 above is received by Bidder and Surety, and in no case later than one year after Bid Due Date.

6. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

7. Notice required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the part concerned.

8. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.

9. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of the Bond conflicts with any applicable provision of any applicable statute, then the provision of said statute shall govern and the remainder of the Bond that is not in conflict therewith shall continue in full force and effect.

10. The term 'bid" as used herein includes a bid, offer or proposal as applicable.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal (Print Full Name):

Kent Consolidated Construction, Inc.
DBA KC Construction Inc.

By: _____ (L.S.)

Title: President

Attest: _____
Signature and Title

Surety (Print Full Name):

Merchants National Bonding, Inc.
(Seal) Surety's Name and Corporate Seal

By: _____
Signature (attach power of attorney)

Title: Richard J Taylor, Attorney-in-Fact

Attest: _____
Ralph Earl Brown III, Witness
Signature and Title

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

IMPORTANT - Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Florida. See Article 5 of the General Conditions as amended by Supplementary Conditions.

END OF SECTION

FLORIDA OFFICE OF INSURANCE REGULATION

MERCHANTS NATIONAL BONDING INC

Is hereby authorized to transact insurance in the State of Florida.

This certificate signifies that the company has satisfied all requirements of the Florida Insurance Code for the issuance of a PROPERTY AND CASUALTY INSURER CERTIFICATE OF AUTHORITY and remains subject to the laws of Florida.

Original Issuance: 19-APR-13

No. 13 - 113658357

Kevin M. McCarty
Commissioner
Office of Insurance Regulation

MERCHANTS BONDING COMPANY™

MERCHANTS NATIONAL BONDING, INC.

Statements of Admitted Assets, Liabilities, and Surplus - Statutory Basis

	Dec. 31, 2024
Admitted Assets	
Bonds	$ 47,289,530
Stocks	10,930,558
Cash and Short-Term Investments	2,548,467
Other Invested Assets	235,256
Subtotal, Cash and Invested Assets	61,003,811
Premiums in the Course of Collection	14,784,942
Amounts Recoverable from Reinsurers	5,618,622
Other Assets	828,127
Total Admitted Assets	$ 82,235,502
Liabilities & Surplus	
Losses and Loss Adjustment Expense Reserves	$ 5,256,406
Unearned Premiums	14,372,566
Ceded Reinsurance Premiums Payable	17,246,285
Other Liabilities	7,041,926
Total Liabilities	43,917,183
Common Capital Stock	3,000,000
Gross Paid In and Contributed Surplus	6,088,655
Unassigned Funds (Surplus)	29,229,664
Total Surplus	38,318,319
Total Liabilities and Policyholders' Surplus	$ 82,235,502

I, Elisabeth Sandersfeld, Treasurer of Merchants National Bonding, Inc., do hereby certify that the foregoing is a true and correct statement of the balance sheet of said Corporation as of December 31, 2024, to the best of my knowledge and belief.

Elisabeth Sandersfeld, CFO & Treasurer

2/28/2025

Date

street 6700 Westown Parkway West Des Moines, IA 50266-7754
mailing P.O. Box 14498 Des Moines, IA 50306-3498
toll free 800 678 8171 **local** 515.243.8171 **fax** 515 243 3854
email info@merchantsbonding.com **website** merchantsbonding.com

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Anthony G Balzano; Dawn E Gittens; Kandis Gregory; Kelly Specht; Kenda Freeman; Richard J Taylor

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of June , 2025 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 2nd day of June 2025 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 12th day of March , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Kent Consolidated Construction, Inc. DBA KC Construction Inc.
1369 Headland Avenue, Suite 1
Dothan, AL 36303

SURETY:
(Name, legal status and principal place of business)

Merchants National Bonding, Inc.
6700 Westown Parkway
West Des Moines, IA 50266

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

City of Destin, FL
4200 Indian Bayou Trail
Destin, FL 32541

BOND AMOUNT: 5% of the Total Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

Project Name: Community Center Roof Replacement RFP No. 28-01-PW
Project Location: Destin, FL

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 12th day of March, 2026.

(Witness)	Kent Consolidated Construction, Inc. DBA KC Construction Inc. *(Contractor as Principal)* *(Seal)*
	(Title)
(Witness) Ralph Earl Brown III, Witness	Merchants National Bonding, Inc. *(Surety)* *(Seal)*
	(Title) Richard J Taylor, Attorney-in-Fact

MERCHANTS NATIONAL BONDING, INC. -o- 2003

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.
/

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ACD43070810

FLORIDA OFFICE OF INSURANCE REGULATION

MERCHANTS NATIONAL BONDING INC

Is hereby authorized to transact insurance in the State of Florida.

This certificate signifies that the company has satisfied all requirements of the Florida Insurance Code for the issuance of a PROPERTY AND CASUALTY INSURER CERTIFICATE OF AUTHORITY and remains subject to the laws of Florida.

Original Issuance: 19-APR-13

No. 13 - 113658357

Kevin M. McCarty
Commissioner
Office of Insurance Regulation

RFP NO. 26-01-PW
ATTACHMENT NO. 5
ANTI-HUMAN TRAFFICKING AFFIDAVIT

DIRECTIONS: *All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the City of Destin must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.*

I John E. Donaldson (insert name) as President (insert title) on behalf of Kent Consolidated Construction, Inc. (insert entity name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. Kent Consolidated Construction, Inc. (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, Kent Consolidated Construction, Inc. (insert entity name) does not participate in any of the following actions:
    a. Using or threatening to use physical force against any person;
    b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
    c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
    d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
    e. Causing or threatening to cause financial harm to any person;
    f. Enticing or luring any person by fraud or deceit; or
    g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Printed Name: John E. Donaldson
Title: President
Nongovernmental entity: Kent Consolidated Construction, Inc
Date: 3-11-26

STATE OF ALABAMA
COUNTY OF HOUSTON

SWORN TO AND SUBSCRIBED before me ✓ in person or ____ remote notarization by John E Donaldson as President on behalf of Kent Consolidation Construction Inc who is personally known to me or who produced Drivers License. as identification this 11 day of MARCH, 2026.

Sylvia Elizabeth Conner
Notary Public

(Notary Seal)



RFP NO. 26-01-PW
ATTACHMENT NO. 6
ANTI-COLLUSION STATEMENT

ANTI-COLLUSION STATEMENT:
The below signed bidder has not divulged to, discussed, or compared his or her bid with other bidders and has not colluded with any other bidder or parties to bid whatever. (Note: No premiums, rebates, or gratuities permitted either with, prior to, or after any delivery of materials. Any such violation will result in the cancellation and/or return of material (as applicable) and the removal from bid list(s).

Kent Consolidated Construction, Inc.
Bidder's Company Name

1369 Headland Ave, Ste. 1

Dothan, AL 36303

Address

334.790.7213
Phone #

63-1213349
Federal ID # or SS #

Authorized Signature

John E. Donaldson
Authorized Signatory (Print Name)

President
Title

334-677-5542
Fax #

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/10/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Delores Woodham
Higginbotham Insurance Agency, Inc. 2501 West Main Street Suite 500 Dothan AL 36301	PHONE (A/C, No, Ext): 334-350-5452 FAX (A/C, No): E-MAIL ADDRESS: dwoodham@higginbotham.com
License#: 2081754 KENTCON-05	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Monroe Guaranty Insurance Company	32506
INSURER B : Auto-Owners Insurance Company	18988
INSURER C : WorkersFirst	
INSURER D : Midwest Employers Casualty Company	23612
INSURER E :	
INSURER F :	

INSURED
Kent Consolidated Construction Inc.
DBA KC Construction
1369 Headland Ave, Suite 1
Dothan AL 36303

COVERAGES **CERTIFICATE NUMBER:** 463009964 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X 2,500 GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	Y	CPP10008258803	12/31/2025	12/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	Y	Y	5507613600	2/9/2026	2/9/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000	Y	Y	UMB100102431-01	12/31/2025	12/31/2026	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
C D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WCG6605770026 PJFL110372	1/1/2026 1/1/2026	1/1/2027 1/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Workers Compensation Policy PJFL110372 is Out of State Coverage and includes Florida.

CERTIFICATE HOLDER

City of Destin
4200 Indian Bayou Trail
Destin FL 32541

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ADDENDUM NO. 1

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

MARCH 4, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFB and is hereby made a part of the proposal documents. Per the RFB, proposer shall acknowledge receipt of any and all addenda; and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

The City received the following questions from a potential bidder with respect to the City's RFB NO. 26-01-PW. As per the City's standard practice, the City is furnishing the responses below to these questions.

Question: What is the budget amount set aside for this project?

Response: The budget amount is $700K.

Question: The scope of work appears to fall under a State Certified Roofing Contractor's License. Will a State Certified Roofing Contractor's License satisfy the City's requirements to serve as the Prime Contractor for this project?

Response: Yes

Question: The construction duration is noted as 40 days from Notice to Proceed (NTP). Please confirm whether this timeframe is based on working days or calendar days, and whether weather-related delays (rain days) will be excused.

Response: Calendar days

Question: The construction duration of 40 days from NTP does not appear to account for material procurement lead times. The longest lead items include the metal deck and the standing seam metal roofing. Please advise if schedule flexibility or allowances will be provided to accommodate material delivery timelines.

Response: Lead times for materials that prevent the Contractor from beginning project upon contract execution (or upon Notice to Proceed, whichever is later) must be included in your bid. Failure to identify long lead times may result in liquidated damages. The contractor should start only when all materials have arrived and finish within the allotted time.

Question: Can you share the plans for the community center?

Response: https://cityofdestinfl-my.sharepoint.com/:u:/g/personal/jcozadd_cityofdestin_com/IQA7QcmSQsqVTbART-939C1_AQudS370eGWb2u9rLaU-gTY?e=N1PDNk

Question: Flashing at the eifs/stucco system on the dormers/roof top towers

Response: The head and sidewall flashings provided should depict all flashing conditions where cladding interfaces. The intention is for the eaves to match the existing configuration as closely as possible.

Question: Section 07920 building sealants. are all the exterior sealants being replaced, windows, doors, exp. joints, ect... (or is it just roof and metal wall related sealants)

Response: The sealants should be just as they relate to the roof, including but not limited to, boot flashing sealants, sealants at head and sidewall flashings, etc. Window and door perimeter sealants are not included in the scope of work.

Question: The bid doc's section 00300/2 para. d calls for color to match as close as possible to existing color (is this going to be a special color?) or a standard color? special are usually expensive

Response: Color selection is as determined by the City. Per the scope, please bid to match the existing color as closely as possible.

Question: There are no existing gutters or downs, the bid doc's call for new once the metal panels have been installed, the eave detail would have to allow for gutters to be installed after the panels are on. (there is not an eave detail/cut section on bid drawings). if the panels are going to be exposed screws and attached at eave strut

Response: Gutter attachment details/processes should be submitted as a shop drawing as part of the submittal process. As a point of clarity, the gutters should only be installed at the lower roofs, not the upper octagonal roofs.

Question: Gutters at (dormers pvc eave detail)

Response: Reference response to RFI No. 4. Gutters are only intended to be installed at the lower roofs. PVC is only to be installed at the radial dormers. In the scope of work, the dormers refer to the radial portions of the roof, not the upper octagonal roofs. Those should remain metal panel.

Question: Are we installing splash blocks at the downspout locations at ground elevation? the dormers and any gutters dumping water to lower roof, is there any extra pans needed at these downspout areas.

Response: Reference response to question above (THERE ARE NO...). Gutters are only intended to be installed at the lower roofs. Splash blocks are not currently included in the scope of work.

Question: Is the bldg going to be occupied during construction?

Response: For bidding purposes, please assume the building will be open and occupied during construction.

The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

END OF ADDENDUM NO. 1

A copy of Addendum No. 1 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 1 is hereby acknowledged:

John E. Donaldson
Print Name

Signature

3-11-26
Date

ADDENDUM NO. 2

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

MARCH 9, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFB and is hereby made a part of the proposal documents. Per the RFB, proposer shall acknowledge receipt of any and all addenda; and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

The City received the following questions from a potential bidder with respect to the City's RFB NO. 26-01-PW. As per the City's standard practice, the City is furnishing the responses below to these questions.

Question: Can you share the plans for the community center?

Response: https://cityofdestinfl-my.sharepoint.com/personal/jcozadd_cityofdestin_com/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fjcozadd%5Fcityofdestin%5Fcom%2FDocuments%2FCommunity%20Center%20All%2Epdf&parent=%2Fpersonal%2Fjcozadd%5Fcityofdestin%5Fcom%2FDocuments&ct=1773084510654&or=Outlook%2DBody&cid=C88C4A27%2DF706%2D48D6%2DA656%2D8B78E4CF30AB&ga=1

The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

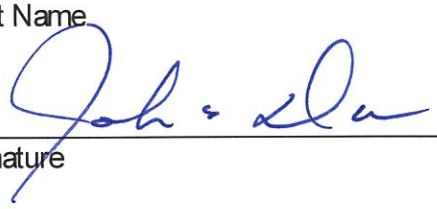
END OF ADDENDUM NO. 2

A copy of Addendum No. 2 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 2 is hereby acknowledged:

John E. Donaldson

Print Name



Signature

3-11-26

Date

ADDENDUM NO. 3

CITY OF DESTIN, FLORIDA
REQUEST FOR BIDS RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

MARCH 9, 2026

To All Potential Proposers:

This addendum modifies the previously issued RFB and is hereby made a part of the proposal documents. Per the RFB, proposer shall acknowledge receipt of any and all addenda; and shall include this acknowledgement receipt in their submittal. Failure to do so may subject the proposer to disqualification.

The following items shall become a part of the proposal for the above-referenced project.

The City received the following questions from a potential bidder with respect to the City's RFB NO. 26-01-PW. As per the City's standard practice, the City is furnishing the responses below to these questions.

Question: Can you share the plans for the community center?

Response: https://cityofdestinfl-my.sharepoint.com/:b:/g/personal/jcozadd_cityofdestin_com/IQDWdtZ1xuzbSoZnUvyv-Q77Ab0c6d1217JmWU3p_-XsFlo?e=QbTdbW

The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

END OF ADDENDUM NO. 3

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Kent Consolidated Construction, Inc

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

1369 Headland Ave., Ste. 1

Requester's name and address (optional)

6 City, state, and ZIP code

Dothan, AL 36303

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

6	3	–	1	2	1	3	3	4	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** [signature] **Date** 3-11-26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

REGISTRATION

CITY OF DESTIN

Registration Number: CR-753

THIS CERTIFIES THAT

John Donaldson

is registered to do Roofing Contractor (CC) (RC)

work in the CITY OF DESTIN under the name of

KENT CONSOLIDATED CONSTRUCTION INC

BUILDING INSPECTOR REPRESENTATIVE

Expiration Date 8/31/2026

REGISTRATION

CITY OF DESTIN

Registration Number: CR-752

THIS CERTIFIES THAT

John Donaldson

is registered to do Building Contractor (CB) (RB)

work in the CITY OF DESTIN under the name of

KENT CONSOLIDATED CONSTRUCTION INC

BUILDING INSPECTOR REPRESENTATIVE

Expiration Date 8/31/2026

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

DONALDSON, JOHN EDWIN

KENT CONSOLIDATED CONSTRUCTION INC
1369 HEADLAND AVE STE 1
DOTHAN AL 36303

LICENSE NUMBER: CCC1325727

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/04/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

DONALDSON, JOHN EDWIN

KENT CONSOLIDATED CONSTRUCTION INC
1369 HEADLAND AVE STE 1
DOTHAN AL 36303

LICENSE NUMBER: CBC1252774

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/04/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Substitution Request Form

Project: DESTIN COMMUNITY CENTER ROOF REPLACEMENT Date: 3/10/26 10wAM

From: KENT CONSOLIDATED CONSTR. AND ROOFING A/E Project No.: **RFB NO. 26-01-PW**

To: DESTIN CITY CLERKS OFFICE Contract For: COMMUNITY CENTER ROOF REPLACEMENT

Re: MATERIAL SUBSTITUTION

Specification: SECTION 07410 PREFORMED METAL ROOFINGW Title: METAL ROOFING

Description: UNDERLAYMENT Article/Paragraph: B. 1.

Section: 07410 Page: 7

Proposed Substitution: PETERSEN PAC-CLAD HT UNDERLAYEMENT

Trade Name: PAC-CLAD Model No.: PET349699

Manufacturer: PAC-CLAD Phone No: 850-392-7395 SRS#

Address: SRS BUILDING PROD-PANAMA CITY, 900 E BALDWIN RD, PANAMA CITY, FL 32405

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.

Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including BECI design, detailing, and construction costs caused by the substitution.

Submitted by: EDDIE DONALDSON Signed by: [signature]

Firm: KENT CONSOLIDATED CONSTR. AND ROOFING Phone: 334-790-7213 CELL

Address: 1369 HEADLAND AVE DOTHAN, AL 36303

BECI'S REVIEW AND ACTION

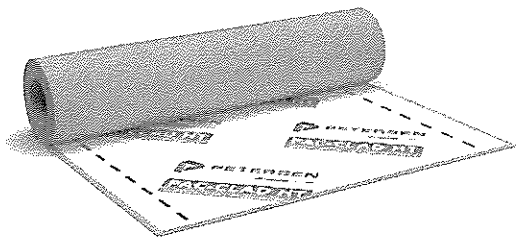
- ☐ Substitution approved - Make submittals in accordance with Specification Section 01000 Submittal Procedures.
- ☐ Substitution approved as noted - Make submittals in accordance with Specification Section 01000 Submittal Procedures.
- ☐ Substitution rejected - Use specified materials.
- ☐ Substitution Request received too late - Use specified materials.

Signed by:_____ Date:_____

Supporting Data Attached: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐ _____

PAC-CLAD HT





PAC-CLAD HT from Petersen is a self-adhering, high temperature roofing underlayment designed to provide premium waterproofing protection for a variety of roofing applications. PAC-CLAD HT underlayment offers protection against water and ice damming while withstanding extreme weather conditions. The self-adhering qualities of PAC-CLAD HT reduces labor costs and installation times while providing increased protection compared to that of typical felt roofing underlayments. This strong, skid-resistant high-tensile-strength rubberized asphalt membrane is available in either black or white.

PRODUCT FEATURES

- Protects against water infiltration caused by ice dams and wind-driven rain
- Resists cracking, drying and rotting
- Resists temperatures up to 250°F without adhesive degradation
- Concealed waterproofing system will not detract from architectural aesthetics
- Exposed rubberized asphalt bead ensures watertightness of lap seams
- Seals around roofing fasteners
- Split-release film provides fast and easy installation
- Note: Exposure to sunlight should not exceed 60 days for black and 180 days for white

TESTING

- UL Classified
- ICC-ES ESR #2206
- 2009, 2012 and 2015 International Building Code
- Florida Building Code Approved Product #6785
- Meets ASTM D1970
- Miami-Dade County Product Control Approved
- ASTM E108/UL 790 Class A Fire Resistance
- 2016 California Green Building Standards, Title 24
- 2015, 2012 and 2008 ICC 700 National Green Building Standard

PRODUCT SPECIFICATIONS

PHYSICAL PROPERTIES

Surface	Black/White Engineered Polyolefin Composite Film with Factory-applied Anti-skid Coating
Membrane	Rubberized Asphalt

PRODUCT CHARACTERISTIC	UNITS	RESULTS
Roll Length	feet	66
Roll Weight	lbs	55
Roll Size	sq ft	198
Roll Width	inches	36

PACKAGING INFORMATION

Boxes (rolls) per pallet	25

TYPICAL PERFORMANCE PROPERTIES	TEST METHOD	RESULTS
Thickness	ASTM D1970	40 mils
Low Temperature Flexibility	ASTM D1970	-45°F
Adhesion to Plywood at 75°F	ASTM D1970	35 lbs/ft
Lap Seam Adhesion at 75°F	ASTM D1970	21 lbs/ft
Sealability Around Nail	ASTM D1970	Pass
Slip Resistance	ASTM D1970	Pass
Thermal Stability	ASTM D1970	Pass
Moisture Vapor Permeance	ASTM D1970	0.02 perms
Water Absorption	ASTM D1970	0.5%
Tensile Strength Machine Direction	ASTM D412	250 psi
Tensile Strength Transverse Direction	ASTM D412	1390 psi
Elongation at Break Machine Direction	ASTM D412	256%
Elongation at Break Transverse Direction	ASTM D412	176%

PAC-CLAD
PETERSEN

HQ: 1005 Tyler Road
Elgin, Illinois 60123
P: 800-PAC-CLAD
F: 800-722-4539

Petersen Distribution Center
Minneapolis, Minnesota 55421
P: 800-344-1400
F: 800-552-7627

10751 FM 2920
Tyler, TX 75707
P: 800-441-0661
F: 903-561-8542

120 Northpoint Parkway
Acworth, GA 30102
P: 800-422-7272
F: 770-420-2555

2600 S. 8th Ave., Suite 100
Phoenix, AZ 85041
P: 602-759-1925
F: 602-254-6964

9617 Double R Ave., Suite A
Rancho Cucamonga, CA 91730
P: 909-941-7440

PAC-CLAD is a registered trademark of Petersen Aluminum Corporation. Petersen Aluminum Corporation reserves the right to change product specifications without notice. ©2017 Petersen Aluminum Corporation. All rights reserved.

Substitution Request Form

Project: DESTIN COMMUNITY CENTER ROOF REPLACEMENT Date: 3/10/26 10AM

From: KENT CONSOLIDATED CONSTR. AND ROOFING A/E Project No.: **RFB NO. 26-01-PW**

To: DESTIN CITY CLERKS OFFICE Contract For: COMMUNITY CENTER ROOF REPLACEMENT

Re: MATERIAL SUBSTITUTION

Specification: SCOPE ITEM No. 2.1.1 ROOF RESTORATION Title: IB ROOF SYSTEM

Description: 60 MIL PVC FLEXIBLE ROOF SYSTEM Article/Paragraph: E.

Section: 00300/1 Page: 1 & 2

Proposed Substitution: VERSIFLEX PVC RIB PROFILE

Trade Name: VERSIFLEX Model No.:

Manufacturer: VERSICO ROOFING SYSTEMS Phone No: 334-224-2849

Address: EXTERIOR METALS P.O. BOX 71 BILLILNGSLEY, AL 36006 ATT: ZAC WILSON

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.

Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
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- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including BECI design, detailing, and construction costs caused by the substitution.

Submitted by: EDDIE DONALDSON Signed by:

Firm: KENT CONSOLIDATED CONSTR. AND ROOFING Phone: 334-790-7213 CELL

Address: 1369 HEADLAND AVE. DOTHAN, AL 36303

BECI'S REVIEW AND ACTION

- ☐ Substitution approved - Make submittals in accordance with Specification Section 01000 Submittal Procedures.
- ☐ Substitution approved as noted - Make submittals in accordance with Specification Section 01000 Submittal Procedures.
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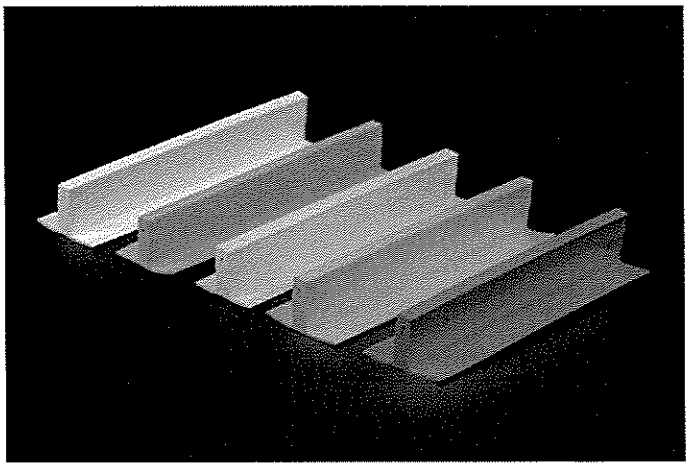
Signed by:_____ Date:_____

Supporting Data Attached: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐ _____

TECHNICAL DATA BULLETIN

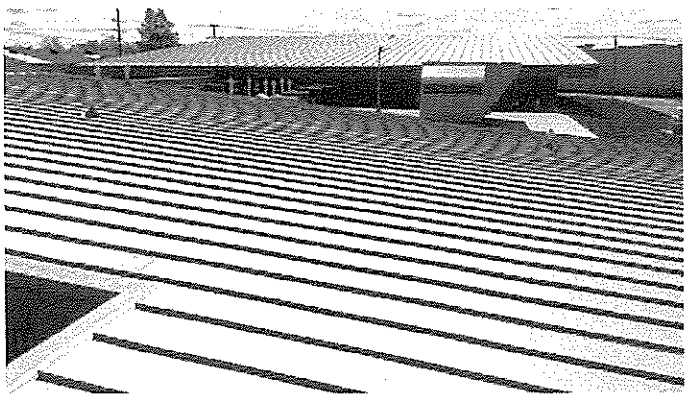
VersiFlex™ PVC Rib Profile



Overview

Obtain the look of standing seam metal roofing with the performance of a PVC single-ply membrane with the Versico VersiFlex PVC Rib Profile. This profile is extruded from the same weather-resistant PVC compound as the membrane. The VersiFlex PVC Rib Profile is secured to the PVC roofing membrane to simulate a standing seam metal roofing system. The physical dimensional stability of the profile is enhanced with fiberglass and the rectangular profile provides exceptional shadow lines for aesthetic appeal. Available in White, Gray, Tan, Light Gray and Slate Gray.

The VersiFlex PVC Rib Profile measures 1¼" tall and 2⅛" wide including the welding flanges while the vertical profile is a substantial ⅛" thick. The profile has an ⅛" alignment hole as well as an ⅛" fiberglass reinforcing cord. The VersiFlex PVC Rib Profile is available in 10' lengths packaged 20 per carton. Twenty-five (25) connecting pins are also included in the carton.



Features and Benefits

- Available in white, gray, tan, light gray and slate gray
- Same weatherability as membrane
- Improves aesthetics of sloped roofs
- Zero maintenance
- Lower cost than conventional metal roofing
- Flexible heat-weldable flange allows easy welding of the profile to the roofing membrane
- Fiberglass reinforcement adds dimensional stability
- Low-volatility plasticizer
- Creative installations allow for building design features
- Proper installation does not affect watertight integrity of membrane
- Non-penetrating application

Installation

The VersiFlex PVC Rib Profile is designed for use with VersiFleece® PVC adhered roofing systems, but may also be used with adhered VersiFlex PVC systems. Ensure that all welding surfaces are clean and dry.

Method 1 – Using a standard autowelder and hand welding

Method 2 – Using the Hapco, Inc. Standing Seam Profile Wheel Kit Part Number 107081C2

REVIEW CURRENT VERSICO SPECIFICATIONS AND DETAILS FOR SPECIFIC INSTALLATION REQUIREMENTS.

Precautions

- Use proper stacking procedures for cartons to ensure sufficient stability.
- Exercise caution when walking on wet membrane.
- Sunglasses that filter out ultraviolet light are strongly recommended as the membrane's white surface is highly reflective to sunlight. White surfaces reflect heat and light. Roofing technicians should dress appropriately and wear sunscreen to protect skin from the sun.
- White surfaces reflect heat and may become slippery due to frost and ice accumulation.
- Care must be exercised when working close to a roof edge when the surrounding area is snow covered.
- VersiFlex PVC membrane exposed to the weather must be prepared with Versico PVC Membrane Cleaner prior to hot-air welding.

VERSICO
ROOFING SYSTEMS

TECHNICAL DATA BULLETIN

VersiFlex PVC Rib Profile

Typical Properties and Characteristics (Per purchasing spec)

Length (inches)	120 ± ¼
Wt/Ln Ft (lb)	0.40
Wt/Piece (lb)	4.2
Height (inches)	1.25 ± 3/100
Width (inches)	2.125 ± 1/25
Pieces/carton	20
Connecting pins/carton	25

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

LEED® Information

Pre-consumer Recycled Content	10%
Post-consumer Recycled Content	0%
Manufacturing Location	Mount Airy, NC

A SINGLE SOURCE FOR SINGLE-PLY ROOFING

800 992 7663 • www.versico.com

VERSICO
ROOFING SYSTEMS

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VL-3611 • VersiFlex PVC Rib Profile Technical Data Bulletin • 2.29.20

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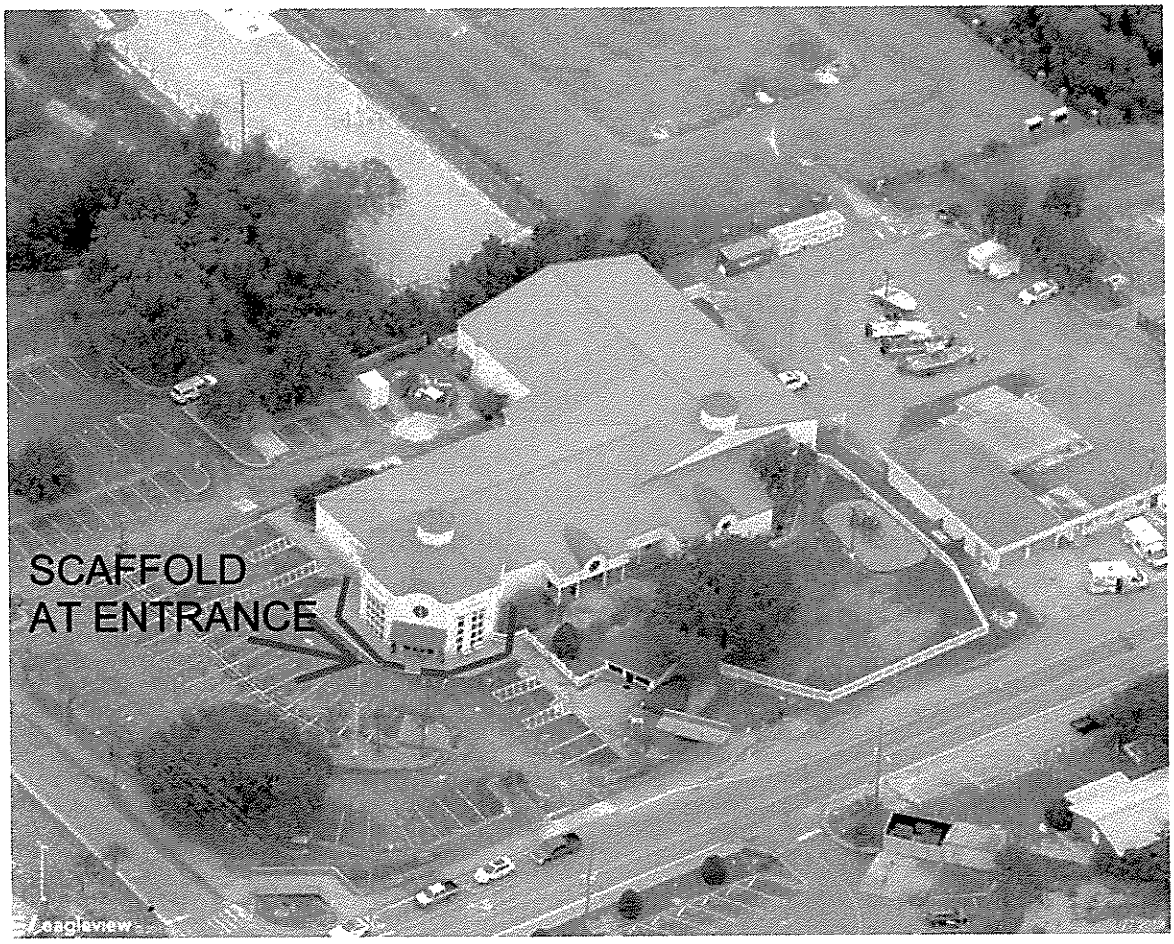
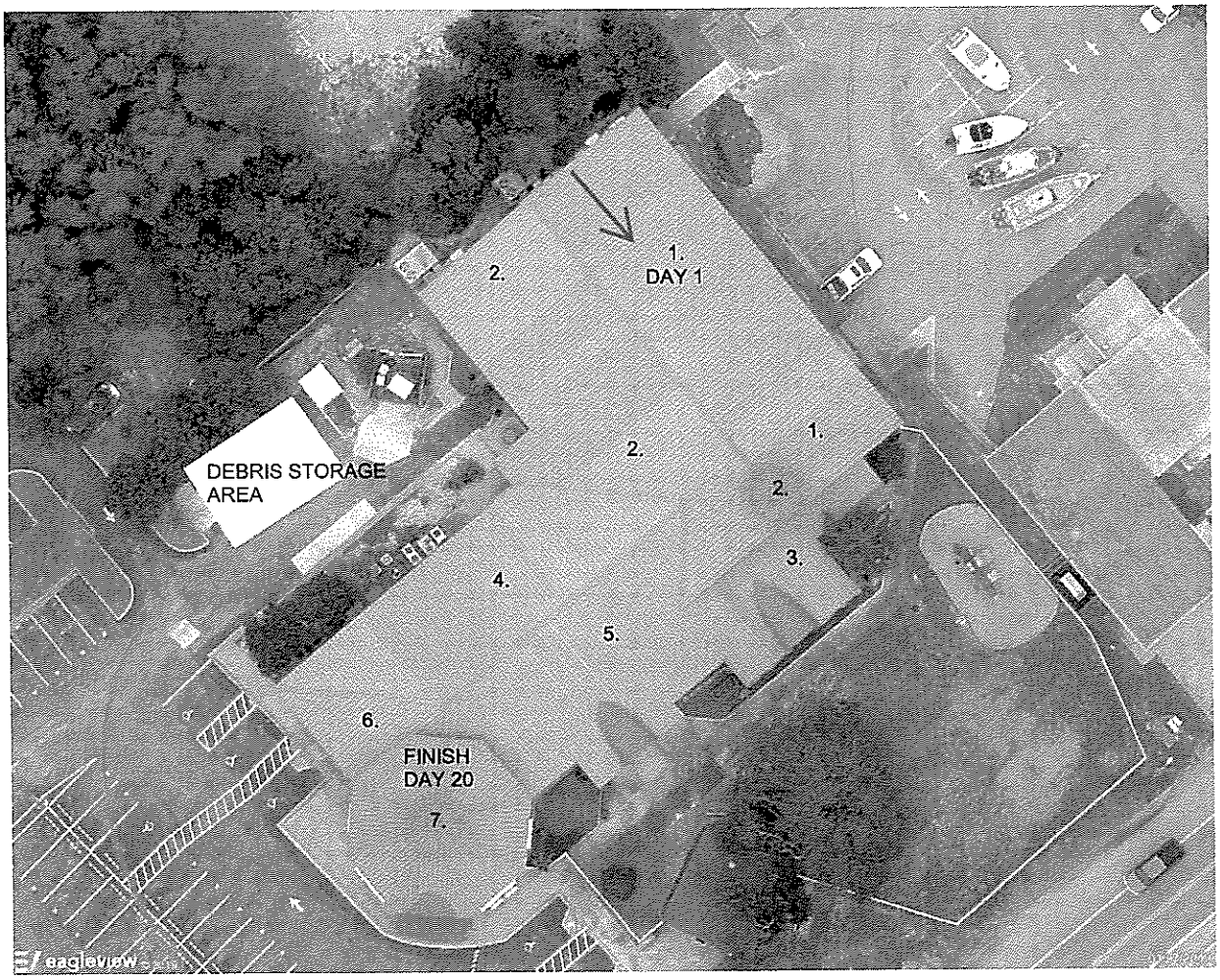
LEED is a registered trademark of the U.S. Green Building Council.


SCAFFOLD
AT ENTRANCE

SELECTIVE DEMOLITION SHEET

DEMOLITION OF EXISTING ROOF SYTEM AND INSTALLATION OF METAL DECK

1. THRU 7. DEMO AND DECKING INSTALL 20 DAYS



SEE ATTACHED PICTURES OF PREVIOUS DEMO JOBS;

MAUSER PLANT DEMO AND REROOF



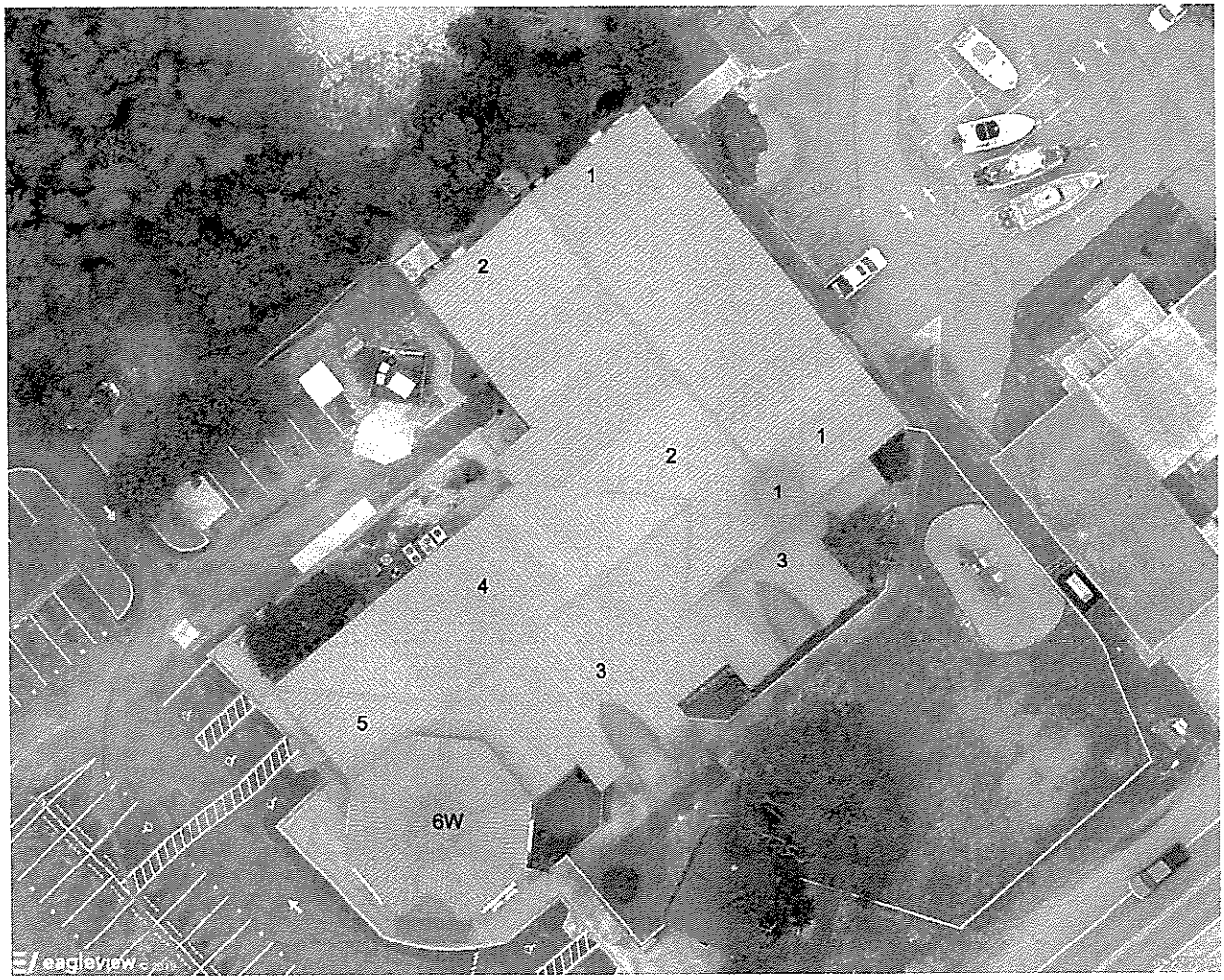
MAUSER PLANT DEMO AND REROOF



ROOFING SEQUENCE

1 THRU 6 ROOFING AREAS STARTS APPROXIMATELY 5 DAYS AFTER DEMO AND DRY IN.

25 DAY FINISH SCHEDULE



REQUEST FOR BIDS
RFB NO. 26-01-PW
COMMUNITY CENTER ROOF REPLACEMENT

SUBMITTAL REQUIREMENTS CHECKLIST

Note: if any of the required documentation is not provided, the submittal will be deemed to be incomplete/non-responsive and will not be considered. Provide documentation in the following order.

ITEMS REQUIRED		DESCRIPTION OF ITEM REQUIRED	*Verify Document is attached by checking the box
1	Submittal Requirements Checklist	This form	☒
2	Cover Sheet	Must include RFB NO. #26-01-PW COMMUNITY CENTER ROOF REPLACEMENT PROJECT	☒
3	Table of Contents		☒
4	Transmittal Letter	See 7.4.c.	☒
5	Form No. 1	Bidder Qualification Statement	☒
6	Form No. 2	Public Entity Crime Form	☒
7	Form No. 3	Drug Free Workplace Certification Form	☒
8	Form No. 4	Bid Bond Form	☒
9	Form No. 5	Anti-Human Trafficking Affidavit	☒
10	Form No. 6	Anti-Collusion Statement	☒
11	Proof of Insurance	See 4.3 Insurance Requirements	☒
12	Addenda Acknowledgement Form		☒
13	Price Proposal Sheet		☒
14	W-9		☒
15	Copies of the Proposal	One printed copy of the proposal and one digital copy provided on a USB Drive (.pdf format)	☒

*If any boxes are left unchecked bid is considered unresponsive.

ITEMS REQUIRED		DESCRIPTION OF ITEM REQUIRED	*Verify Document is attached by checking the box
1	Proof of Licensing and Certifications	Florida State Certified or Florida State Registered Contractor. Must provide all applicable contractor licenses (See 4.2 License Requirements, for General and/or Building)	☒

ROOF TECHNOLOGY PARTNERS

Smarter Approach. Stronger Roof.

RFB NO. #26-01-PW

COMMUNITY CENTER ROOF REPLACEMENT PROJECT

Roof Technology Partners, LLC

323 Bell Park Drive,

Woodstock, GA 30188

Table of Contents



- Page 1 - Submittal Requirements Checklist
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- Page 11-12 – Attachment 2 – Public Entity Crimes Statement
- Page 13 – Attachment 3 – Drug-Free Workplace Certification
- Page 14-16 – Attachment 4 – Bid Bond
- Page 17-18 – Attachment 5 – Anti-Human Trafficking Affidavit
- Page 19 - Attachment 6 – Anti-Collusion Statement
- Page 20 – Certificate of Liability Insurance
- Page 21 – Addendum 1 Acknowledgement
- Page 22 – Addendum 2 Acknowledgement
- Page 23 – Addendum 3 Acknowledgement
- Page 24 – Exhibit A – Bid Proposal Form Price Proposal Sheet
- Page 25-30 – W-9
- Page 31 – Florida License
- Page 32-37 – Roof Technology Partners, LLC - Previous 5 Years Completed Projects
- Page 38 – Roof Technology Partners, LLC - EMR Factor
- Page 39-40 – Roof Technology Partners, LLC Bond Ability
- Page 41-46 – Roof Technology Partners, LLC – Who are we?
- Page 47-53 - Roof Technology Partners, LLC – Past Performance References
- Page 54-57 - Roof Technology Partners, LLC – Past Specific Resumes

March 12, 2026

City of Destin
City Clerk's Office
4200 Indian Bayou Trail
Destin, Florida 32541

ROOF TECHNOLOGY PARTNERS
Smarter Approach. Stronger Roof.

RE: RFB No. 26-01-PW – Community Center Roof Replacement

Dear City of Destin Selection Committee,

Roof Technology Partners respectfully submits this bid proposal in response to RFB No. 26-01-PW for the Community Center Roof Replacement Project located at 101 Stahlman Avenue in Destin, Florida.

Our team has carefully reviewed the Request for Bids, construction documents, specifications, and all three issued addendums. Roof Technology Partners understands that the project includes the removal of existing seam metal panels, installation of new corrugated structural steel decking, installation of DensDeck coverboard and high-temperature underlayment, and installation of new standing seam metal roof systems and IB Roof Systems single-ply membrane assemblies at the dormer roof areas.

Roof Technology Partners is fully committed to performing the work in accordance with the requirements of the bid documents and all applicable federal, state, and local codes and regulations. Our team has extensive experience completing commercial and municipal roofing projects that involve structural deck replacement, standing seam metal roofing systems, and single-ply roofing systems similar in scope and complexity to this project.

We understand that the city requires the work to be completed within the specified construction duration following issuance of the Notice to Proceed. Our team has the resources, personnel, and operational capacity necessary to successfully complete the project within the required schedule while maintaining the highest standards of quality, safety, and workmanship.

Due to current manufacturing and procurement lead times associated with structural steel decking, standing seam metal roof panels, and other specialty roofing materials required for this project, it is likely that material delivery timelines will extend beyond the initial schedule assumptions outlined in the RFB. Accordingly, Roof Technology Partners proposes coordinating closely with the City of Destin to establish a mutually agreed upon Notice to Proceed date once all critical materials have been delivered to the project site. This approach will ensure the construction duration can be achieved without unnecessary delays and will allow the project to be executed efficiently within the required contract timeframe.

Roof Technology Partners prides itself on delivering high-quality roofing installations for public entities and institutional clients. Our experience with similar projects, strong safety program, and dedicated project management approach ensure that the work will be completed efficiently while minimizing disruption to facility operations.

We appreciate the opportunity to submit this proposal and look forward to the possibility of working with the City of Destin on this important project. If additional information or clarification is required during the evaluation process, please do not hesitate to contact us.

Best Regards,

Austin Letlow
Account Executive
austin@rooftechnologypartners.com

RFP NO. 26-01-PW
ATTACHMENT NO. 1
RESPONSIVE BIDDER QUALIFICATION STATEMENT

The undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter:

SUBMITTED TO: City of Destin
CITY CLERK'S OFFICE
4200 Indian Bayou Trail
Destin, Florida 32541
Telephone: (850) 837-4242

Submitted By:

Name: Roof Technology Partners, LLC

Address: 323 Bell Park Drive

City, State, Zip: Woodstock, GA 30188

Telephone No.: 678-401-5200

Email: austin@rooftechnologypartners.com

Check One	
Corporation	
Partnership	
Individual	
Other	X

1. State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business.

   The correct name of the responsive bidder is:

   Roof Technology Partners, LLC

   The address of the principal place of business is:

   323 Bell Park Drive

   Woodstock, GA 30188

2. If responsive bidder is a corporation, answer the following:

   a. Date of Incorporation: N/A

   b. State of Incorporation: N/A

   c. President's name: N/A

   d. Vice President's name: N/A

e. Secretary's name: N/A

f. Treasurer's name: N/A

g. Name and address of Resident Agent: N/A

3. If responsive bidder is an individual or a partnership, answer the following:

a. Date of organization: N/A

b. Name, address and ownership units of all partners:

N/A

c. State whether general or limited partnership: N/A

4. If responsive bidder is other than an individual, corporation or partnership, describe the organization and give the name and address of principals:

Roof Technology Partners, LLC is an LLC founded in 2010. We have our headquarters office located at 323 Bell Park Drive, Woodstock, GA 30188. Additional offices are located in: Jackson Gap, AL, Houston, TX, and Dallas, TX. Our President is Scott Coger.

5. If responsive bidder is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.

N/A

6. How many years has your organization been in business under its present business name?

16

Under what other former names has your organization operated?

N/A

7. Indicate registration, license numbers or certificate numbers for the businesses or professions, which are the subject of this Bid. Please attach certificate of competency and/or state registration.

Florida License Number: CCC1330564 - License Expiration Date: 08/31/2026
Original License Date: 11/18/2014
Rank: Certified Roofing Contractor

8. Have you ever failed to complete any work awarded to you? If so, state when, where and why:

No

9. List the pertinent experience of the key individuals of your organization (continue on insert sheet, if necessary)

Please see resumes attached.

10. State the name of the individual who will have personal supervision of the work:

Tracy Taylor - Superintendent

11. State the name and address of attorney, if any, for the business of the responsive bidder:

N/A

12. State the names and addresses of all businesses and/or individuals who own an interest of more than five percent (5%) of the responsive bidder's business and indicate the percentage owned of each such business and/or individual:

Scott Coger - 100%

13. State the names, addresses, and the type of business of all firms that are partially or wholly owned by responsive bidder:

N/A

14. Annual Average Revenue of the responsive bidder for the last three years as follows:

		Revenue Index Number
a.	Government Related Work	8
b.	Non-Governmental Related Work	7
	Total Work (a +b):	9

Revenue Index Number

1.	Less than $100,000
2.	$100,000 to less than $250,000
3.	$250,000 to less than $500,000
4.	$500,000 to less than $1 million
5.	$1 million to less than $2 million
6.	$2 million to less than $5 million
7.	$5 million to less than $10 million
8.	$10 million to less than $25 million
9.	$25 million to less than $50 million
10.	$50 million or greater

15. Bank References:

Bank	Address	Telephone
Synovus Bank	200 Parkway 575 Woodstock GA 30188	404/846-9543

16. What will be your turnaround time for written responses to City inquires?

24 hours

17. List and describe all bankruptcy petitions (voluntary or involuntary) which have been filed by or against the responsive bidder, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description, the disposition of each such petition.

N/A

18. List all claims, arbitrations, administrative hearings and lawsuits brought by or against the responsive bidder or its predecessor organization(s) during the last five (5) years. The list shall include all case names, case arbitration or hearing identification numbers, the name of the project which the dispute arose, and a description of the subject matter of the dispute.

N/A

19. List and describe all criminal proceedings or hearings concerning business related offenses to which the responsive bidder, its principals or officers or predecessors' organization(s) were defendants.

N/A

20. Has the responsive bidder, its principals, officers or predecessors' organization(s) been CONVICTED OF a Public Entity Crime, debarred or suspended from bidding by any government during the last five (5) years? If so, provide details.

N/A

The responsive bidder acknowledges and understands that the information contained in response to this qualification statement shall be relied upon by owner in awarding the contract and such information is warranted by responsive bidder to be true. The discovery of any omission or misstatement that materially affects the responsive bidder qualifications to perform under the contract shall cause the owner to reject the submittal, and if after the award, to cancel and terminate the award and/or contract.

(Signed) _____

(Title) President

Subscribed and sworn to before me

This 10 day of MAR, 20 26

_____
Notary Public (Signature)

My Commission Expires: 12/09/26

Bruce Berkenkamp
NOTARY PUBLIC
Bartow County, GEORGIA
My Commission Expires 12/09/2026

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 2
PUBLIC ENTITY CRIMES STATEMENT

SWORN STATEMENT UNDER SECTION 287.133 (3) (A)

FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract RFP NO. 26-01-PW

2. This sworn statement is submitted by Roof Technology Partners, LLC whose business address is 323 Bell Park Drive, Woodstock, GA 30188

and (if applicable) Federal Employer Identification Number (FEIN) is 45-2699493 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement:

3. My name is Scott Coger and my relationship to the entity named above is President

4. I understand that a "public entity crime" as defined in Paragraph 287.133(a)(g). Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a)(b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or

2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person.

A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)

__x__ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. (please attach a copy of the final order)

____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted vendor list. (please attach a copy of the final order)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by, or pending with, the Department of General Services.)

_____ Date: 03/10/2026

(Signature)

STATE OF ~~FLORIDA~~ GEORGIA
COUNTY OF Cherokee

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first being sworn by me, affixed his/her signature at the space provided above on this 10 day of MAY, 2026, and is personally known to me, ~~or has provided~~ _____ as identification.

_____
Notary Public

My Commission expires: 12/09/26

END OF SECTION

Bruce Berkenkamp
NOTARY PUBLIC
Bartow County, GEORGIA
My Commission Expires 12/09/2026

RFP NO. 26-01-PW
ATTACHMENT NO. 3
DRUG-FREE WORKPLACE CERTIFICATION

The below signed submitter certifies that it has implemented a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling rehabilitation and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection 1.

4. In the statement specified in subsection 1., notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation occurring in the workplace no later than five (5) working days after such conviction.

5. Impose a sanction on or require the satisfactory participation in drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above drug-free workplace requirements.

COMPANY: Roof Technology Partners, LLC

ADDRESS: 323 Bell Park Drive

CITY: Woodstock STATE: GA ZIP CODE: 30188

TELEPHONE NUMBER: 678-401-5200

SIGNATURE: _____ DATE: 03/10/2026

NAME (TYPED OR PRINTED): Scott Coger

TITLE: President

END OF SECTION

RFP NO. 26-01-PW
ATTACHMENT NO. 4
BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as Roof Technology Partners, LLC Principal, and Ascot Surety & Casualty Company as Surety, are hereby held and firmly bound unto the **City of Destin, Florida** as Owner in the penal sum of, (five percent (5%) of the Contract Bid) _____ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns to pay Owner upon default of Bidder the penal sum set forth on the face of this Bond.

Signed, this 12th day of March, 20 26

The condition of the obligation is such that whereas the Principal has submitted to **City of Destin, Florida** a certain Bid, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the **RFB NO. 26-01-PW, COMMUNITY CENTER ROOF REPLACEMENT.**

NOW THEREFORE,

1. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents.

2. This obligation shall be null and void if:
   2.1 Owner accepts Bidder's bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents, or
   2.2 All bids are rejected by Owner, or
   2.3 Owner fails to issue a notice of award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).

3. Payment under this Bond will be due and payable upon default of Bidder and within thirty (30) calendar days after receipt of Bidder and Surety of written notice of default from Owner which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

4. Surety waives notice of any and all defenses based on or arising out of any time extension to issue notice of award agreed to in writing by Owner and Bidder, provided that the time for issuing notice of award including extensions shall not in the aggregate exceed one hundred twenty (120) days from Bid Due without Surety's written consent.

5. No suit or action shall be commenced under this Bond prior to thirty (30) calendar days after the notice of default required in paragraph 3 above is received by Bidder and Surety, and in no case later than one year after Bid Due Date.

6. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

7. Notice required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the part concerned.

8. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.

9. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of the Bond conflicts with any applicable provision of any applicable statute, then the provision of said statute shall govern and the remainder of the Bond that is not in conflict therewith shall continue in full force and effect.

10. The term 'bid" as used herein includes a bid, offer or proposal as applicable.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal (Print Full Name):	Surety (Print Full Name):
Roof Technology Partners, LLC	Ascot Surety & Casualty Company
	(Seal) Surety's Name and Corporate Seal
By: _____ (L.S.)	By: _____
	Signature (attach power of attorney)
Title: PRESIDENT	Title: Wendy E. Lahm, Attorney-in-Fact & FL Licensed Nonresident Agent (License No. P034094)
Attest: ACCOUNT EXECUTIVE	Attest: _____
Signature and Title	H. Thomas Dawkins, Senior Vice President Signature and Title

IMPORTANT - Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of Florida. See Article 5 of the General Conditions as amended by Supplementary Conditions.

END OF SECTION

Ascot Surety & Casualty Company
Ascot Insurance Company
1020 Highland Colony Parkway, Suite 700
Ridgeland, MS 39157

Power of Attorney

KNOW ALL MEN BY THE PRESENTS:
That **Ascot Surety & Casualty Company** and **Ascot Insurance Company**, each a corporation organized and existing under the laws of the State of Colorado (the "Companies"), do hereby constitute and appoint:

Brad W Gibson,H Thomas Dawkins,Martin D Pallazza,Raymond J Garruto,Robert C Tresher,Wendy E Lahm,Angela Y Buckner,Leah E Farnsworth,Michelle S Isola,Patricia D Duggins,Melissa W Black, and Janine A. Kappen

of Charlotte, NC (city, state) and each its true and lawful Attorney(s)-in-Fact, with full authority to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line is filled in, only within the area and up to the amount therein designated, any and all bonds, undertakings, recognizances, and other contracts of indemnity or writings obligatory in the nature thereof, issued in the course of its surety business, and to bond the Companies as follows:

Any such obligations in the United States not to exceed $100,000,000.00.

The Companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority Resolutions adopted by the Board of Directors of the Companies, which resolutions are still in effect:

RESOLVED, that any of the Chief Executive Office, the Chief Operating Officer or the Chief Underwriting Officer, acting in conjunction with the head of the surety business line for the Corporation (each an Authorized Individual" and, collectively, the Authorized Individuals"), are authorized to jointly appoint one or more attorneys-in-fact to represent and act for and on behalf of the Corporation in the transaction of the Corporation's surety business to execute (under the common seal of the Corporation if appropriate) bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof:

RESOLVED, that in conjunction with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seals (electronic or otherwise) shall be valid and bonding upon the Corporation when so affixed with respect to any bond, undertaking, recognizance or tother contract of indemnity or writing obligatory in the nature thereof;

RESOLVED, that in connection with the Corporation's transaction of surety business, the facsimile electronic or mechanically reproduced signature of any Authorized Individual, whether made heretofore or hereafter, whenever appearing upon a copy of any Power of Attorney of the Corporation, with signatures affixed as next above noted, shall be valid and binding upon the Corporation with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, the Companies have caused these presents with the respective corporate seals and to be executed by the individuals named below who are duly authorized and empowered to execute the Power of Attorney on the Companies' behalf, this 13th day of March 2025.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

Matthew Conrad Kramer (Chief Executive Officer)

Tara North (Executive Vice President, Surety)

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss.

On this 13th day of March 2025, before me came the above named Chief Executive Officer of each Ascot Surety & Casualty Company and Ascot Insurance Company and the head of the surety business line for each of Ascot Surety & Casualty Company and Ascot Insurance Company, to me personally known to be the individuals described herein, and acknowledged that the seals affixed to the preceding instrument and the corporate seals of each Ascot Surety & Casualty Company and Ascot Insurance Company, and that the said corporate seals and signatures were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

KSENIA E. GUSEVA
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires June 30, 2029

Notary Public Ksenia E Guseva
My commission expires on June 30, 2029

I, the undersigned Secretary of the Company, do hereby certify that the foregoing excerpts of the Resolution adopted by the Board of Directors of the Companies, and the Power of Attorney issued pursuant thereto, are true and correct, and further certify that both the Resolution and the Power of Attorney are still in full force and effect.

This Certificate may be signed by facsimile under and by the authority of the following resolution of the Board of Directors of the Companies.

RESOLVED, that in connection with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney of certificate bearing such facsimile signatures or facsimile seal (electronic or otherwise) shall be valid and binding upon the Corporation when so affixed with respect to any bond, undertaking, recognizances or other contract of indemnity or writing obligatory in the nature thereof;

IN WITNESS WHEREOF; I have hereunto set my hand and affixed the seal of the Companies, this 12th day of March, 2026.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

John Gill, Secretary

RFP NO. 26-01-PW
ATTACHMENT NO. 5
ANTI-HUMAN TRAFFICKING AFFIDAVIT

DIRECTIONS: *All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the City of Destin must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of s 787.06(13), Florida Statutes effective July 1, 2024.*

I Scott Coger (insert name) as President (insert title) on behalf of Roof Technology Partners, LLC (insert entity name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. Roof Technology Partners, LLC (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, Roof Technology Partners, LLC (insert entity name) does not participate in any of the following actions:
    a. Using or threatening to use physical force against any person;
    b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
    c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
    d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
    e. Causing or threatening to cause financial harm to any person;
    f. Enticing or luring any person by fraud or deceit; or
    g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Printed Name: Scott Coger
Title: President
Nongovernmental entity: Roof Technology Partners LLC
Date: 3/10/26

STATE OF GA
COUNTY OF Cherokee

SWORN TO AND SUBSCRIBED before me x in person or _____ remote notarization by Scott Coger as President on behalf of Roof Technology Partners LLC, who is personally known to me or who produced xxxx

RFP NO. 26-01-PW
ATTACHMENT NO. 6
ANTI-COLLUSION STATEMENT

ANTI-COLLUSION STATEMENT:
The below signed bidder has not divulged to, discussed, or compared his or her bid with other bidders and has not colluded with any other bidder or parties to bid whatever. (Note: No premiums, rebates, or gratuities permitted either with, prior to, or after any delivery of materials. Any such violation will result in the cancellation and/or return of material (as applicable) and the removal from bid list(s).

Roof Technology Partners, LLC
Bidder's Company Name

323 Bell Park Drive

Woodstock, G 30188
Address

678-401-5200
Phone #

45-2699493
Federal ID # or SS #

Authorized Signature

Scott Coger
Authorized Signatory (Print Name)

President
Title

678-401-7850
Fax #

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/10/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 3625 N. Elm Street Suite 200 Greensboro NC 27455	**CONTACT NAME:** Elaine Gray, CIC, CPSR **PHONE (A/C, No, Ext):** 336-346-1337 **FAX (A/C, No):** 336-346-1397 **E-MAIL ADDRESS:** Elaine.Gray@marshmma.com
INSURED SKYBOSERVI Roof Technology Partners LLC 323 Bell Park Dr Woodstock GA 30188-1663	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** INSURER A : National Fire Insurance Co of Hartford — 20478 INSURER B : Continental Insurance Company — 35289 INSURER C : Houston Casualty Company — 42374 INSURER D : American Casualty Company of Reading PA — 20427 INSURER E : Evanston Insurance Company — 35378 INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 150798997 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / X PRO-JECT / LOC OTHER:	Y		7063424133	5/1/2025	5/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 100,000 $ 15,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			BUA7063424116	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ $ $ $
B	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $ 10,000			CUE7063640757	5/1/2025	5/1/2026	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC7063424147	5/1/2025	5/1/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C E	Cyber Liability Pollution/Prof Liability			H25NGP23807901 MMAENV005344	5/1/2025 12/29/2025	5/1/2026 12/29/2027	Each Claim/Agg Limit/SIR	1MM/1MM 3MM/10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Excluded Officer - Scott Coger
RFB NO. 26-01-PW - Community Center Roof Replacement
City of Destin is included as additional insured with respect to general liability when required by written contract. 30 day notice of cancellation applies (except for nonpayment of premium and nonrenewal).

CERTIFICATE HOLDER

City of Destin
4200 Indian Bayou Trail
Destin FL 32541

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Response: For bidding purposes, please assume the building will be open and occupied during construction.

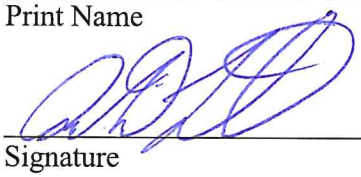
The bid opening date for 26-01-PW remains March 12, 2026 at 2:00 P.M. (CST)

END OF ADDENDUM NO. 1

A copy of Addendum No. 1 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 1 is hereby acknowledged:

Austin Letlow
Print Name



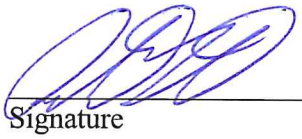
Signature

03/10/2026
Date

A copy of Addendum No. 2 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 2 is hereby acknowledged:

Austin Letlow
Print Name

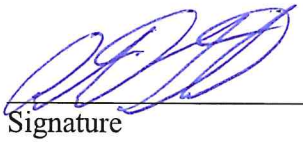

Signature

03/10/2026
Date

A copy of Addendum No. 3 signed and acknowledged shall precede the mandatory information required in the subject RFB.

Receipt of Addendum No. 3 is hereby acknowledged:

Austin Letlow
Print Name


Signature

03/10/2026
Date

EXHIBIT A - BID PROPOSAL FORM
PRICE PROPOSAL SHEET
Destin, FL
RFP NO. 26-01-PW, Community Center Roof Replacement

2026.01.23

BIDDER NAME:					
Item No.	**Unit**	**Amt**	**Description**	**Unit Price**	**Total Price**
1	LS	1	Mobilization / Demobilization	$3,500.00	$3,500.00
2	LS	1	Base Bid	$930,840.00	$930,840.00
3	LF	500	Remove & Replace Wet/Deteriorated vinyl-wrapped bat insulation	$12.10	$6,060.00
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$
			TOTAL BASE BID:	$	$940,400.00

The bidder further proposes that, in the event additions or deletions are made from the Drawings and Specifications for the proposed work, the total adjustments to Bid shall be computed based on the following Unit Prices for the following types of construction. The City reserves the right to delete these Unit Prices from the Contract if, in their opinion they are unbalanced or not reasonable.

Item No.	**Unit**	**Amt**	**Description**	**Unit Price**	**Total Price**
				$	$
				$	$
				$	$
				$	$
				$	$
				$	$

ALTERNATE BID ITEMS

				$	$
				$	$
				$	$
			TOTAL ALTERNATE BID ITEMS:	$	N/A

NOTE 1: ALL ITEMS QUOTED MUST BE IN COMPLIANCE WITH THE SPECIFICATIONS. IF YOU ARE TAKING EXCEPTION, INDICATE THOSE EXCEPTIONS ON COMPANY LETTERHEAD AND ATTACH TO THIS INVITATION TO BID.

NOTE 2: LS = Lump Sum; CY = Cubic Yard

RE-CHECK YOUR QUOTATIONS PRIOR TO SUBMISSION
BIDS MAY NOT BE CHANGED AFTER BEING OPENED.

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Roof Technology Partners LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

323 Bell Park Drive

6 City, state, and ZIP code

Woodstock, GA 30188

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	5	–	2	6	9	9	4	9	3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date** 1/8/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding. Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "*By signing the filled-out form*" above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note for ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or "doing business as" (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner's name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

Note: A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

• Generally, individuals (including sole proprietors) are not exempt from backup withholding.

• Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.

• Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.

• Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

2—The United States or any of its agencies or instrumentalities.

3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.

5—A corporation.

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.

7—A futures commission merchant registered with the Commodity Futures Trading Commission.

8—A real estate investment trust.

9—An entity registered at all times during the tax year under the Investment Company Act of 1940.

10—A common trust fund operated by a bank under section 584(a).

11—A financial institution as defined under section 581.

12—A middleman known in the investment community as a nominee or custodian.

13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5.[2]
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

[1] See Form 1099-MISC, Miscellaneous Information, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at *www.SSA.gov*. You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/EIN*. Go to *www.irs.gov/Forms* to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to *www.irs.gov/OrderForms* to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account[1]
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor[2]
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee[1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner[1]
6. Sole proprietorship or disregarded entity owned by an individual	The owner[3]
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity[4]
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov*. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at *spam@uce.gov* or report them at *www.ftc.gov/complaint*. You can contact the FTC at *www.ftc.gov/idtheft* or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see *www.IdentityTheft.gov* and Pub. 5027.

Go to *www.irs.gov/IdentityTheft* to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.

Print

Licensee

Name:	**COGER, LARRY SCOTT**	License Number:	**CCC1330564**
Rank:	**Certified Roofing Contractor**	License Expiration Date:	**08/31/2026**
Primary Status:	**Current**	Original License Date:	**11/18/2014**
Secondary Status:	**Active**		

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
	Current	ROOF TECHNOLOGY PARTNERS, LLC	Primary Qualifying Agent for Business	11/18/2014	Construction Business Information	

Contracts

02/06/26

Roof Technology Partners, LLC

Contracts

Alpha
Job Status 5 to 6, Job Type 1 to 2

Job#	Job Name	Client#	Client Name	Original Contract
326	104 Interstate North Pkwy	87	Trident Construction Group	64,000.00
654	163 Ponce de Leon	3936	Ponce Presbyterian Church	72,280.00
391	165 North Perry St. Renovation	3837	Lefko Construction	108,200.00
460	3345 Cobb Pkwy -Caputo (PA23)	64	Acworth Tuskawilla, LLC	159,420.00
507	ACTIVE Academy	3816	Cherokee County Board of Educatio	2,634,000.00
287	Acworth City Hall	151	City of Acworth	89,300.00
18	Adamsville ES - 286 Wilson Mill Rd SW A			757,849.34
19	Alcon Skylights	158	Humphries & Company, LLC	71,200.00
364	Alexander High School	34	Carroll Daniel Construction Compan	602,400.00
317	Amazon TN	1	Roof Technology Partners, LLC	0.00
431	Anniston Courthouse Fall Arrest	3861	Witherington Construction Corp.	62,600.00
554	APS7-Blalock ES	33	Atlanta Public Schools	856,975.98
555	APS7-Campbell ES	33	Atlanta Public Schools	430,603.98
556	APS7-Centennial Academy	33	Atlanta Public Schools	700,000.00
548	APS7-Cleveland Ave ES	33	Atlanta Public Schools	2,854,470.59
557	APS7-Parkside ES	33	Atlanta Public Schools	407,328.09
564	APS7-PreConstruction	33	Atlanta Public Schools	60,000.00
558	APS7-Smith ES	33	Atlanta Public Schools	1,033,661.14
559	APS7-Young MS	33	Atlanta Public Schools	1,190,073.00
593	Assurant Offices	3917	Assurant, Inc	548,000.00
32	Atlanta Dairies Music Venue 777 Memori	42	Hodges & Hicks	199,838.00
274	Augusta Univ Bldg AE	34	Carroll Daniel Construction Compan	282,200.00
35	Augusta Univ. Bldg AF 1465 Laney Walk	34	Carroll Daniel Construction Compan	222,691.00
41	B D Lee Elementary School	39	M. B. Kahn Construction Company	418,500.00
39	Barksdale AFB Commissary-1265 Twinin	66	Defense Commissary Agency	1,228,000.00
376	Beaverdam ES Addition	34	Carroll Daniel Construction Compan	83,700.00
368	Brenau Facade Upgrade	34	Carroll Daniel Construction Compan	167,000.00
54	Briscoe Airfield Control Tower 590 Brisco	152	Gwinnett County Purchasing Dept.	102,000.00
546	Brookhaven Community Development (	3874	Hollandsworth Construction LLC	105,600.00
63	Camp LeJeune Commissary 1230 Holco	55	Summit Construction, Inc.	1,162,400.00
591	Camp LeJeune Fire Station P1518	49	Whiting-Turner Contracting Compan	358,000.00
476	Camp LeJeune Florence Repairs	3872	RQ Construction, LLC	2,558,003.00
61	Campbell HS Addition & Renovation	34	Carroll Daniel Construction Compan	894,276.00
62	Campbell Middle School Repairs 3295 At	33	Atlanta Public Schools	7,679.60
380	Cartersville MS Coating	3838	Cartersville School System	39,400.00
497	CDC 108	3890	HC Beck, Ltd	1,156,995.00
284	Chase Bank King St. Charleston	52	FS360, LLC	67,300.00
279	Chase Bank Stockbridge	52	FS360, LLC	64,000.00
327	Chase Bank Waterford Lakes	52	FS360, LLC	186,250.00

Continued...

Job#	Job Name	Client#	Client Name	Original Contract
312	Chattahoochee Tech Bldg H	150	Chattahoochee Technical College	105,200.00
84	Chattahoochee Tech Marietta Bldg G -90	150	Chattahoochee Technical College	138,600.00
656	Cherokee Bus Shop#1	3816	Cherokee County Board of Educatio	454,330.00
582	Cherokee Fire Station #30	138	Ward Humphrey General Contractor	94,100.00
439	Cherokee Fire Station 32	3866	ABUCK, Inc.	37,000.00
282	Cherokee Water North Shop	34	Carroll Daniel Construction Compan	35,800.00
713	Clayton ES Reroof	3816	Cherokee County Board of Educatio	452,530.00
437	Coan Middle School HVAC Renov	34	Carroll Daniel Construction Compan	183,750.00
354	Cobb Board Roof Pavers	68	Cobb County School District	145,100.00
76	Cobb Career Academy 2451 Favor Rd. S	34	Carroll Daniel Construction Compan	582,901.00
83	Coretta Scott King Academy Roof Vents -	120	C D Moody Construction Co., Inc.	49,050.00
562	Dalton Admin Building	3909	City of Dalton	290,750.00
292	Dancentre South	3800	Dancentre south	53,350.00
336	Dayton VAMC	74	Veterans Contractor Service, Inc.	950,500.00
373	Denmark HS VET Science Bldg	3837	Lefko Construction	19,450.00
400	Dicks Sporting Goods Kennesaw	145	Architectural Metals, LLC	0.00
543	Dobbins B557	3905	Global Go, LLC	62,690.00
90	Dunwoody Baptist Church - 1445 Mount	42	Hodges & Hicks	234,200.00
552	Durham MS	68	Cobb County School District	4,193,419.00
91	East Forsyth High School - 8910 Jot em	34	Carroll Daniel Construction Compan	1,514,000.00
531	East Point Library	154	Albion Scaccia Enterprises, LLC	98,600.00
470	Echo Court Hanger	3876	Atlanta Regional Airport	132,005.00
487	Elan West Cobb	3814	Ashford Gardeners, Inc.	10,700.00
377	Etowah HS Bldg 6000	3816	Cherokee County Board of Educatio	420,000.00
655	Etowah HS Bldg 7000	3816	Cherokee County Board of Educatio	220,950.00
278	Euharlee City Hall & Welcome Ctr.	161	Euharlee, City of	80,800.00
97	Fed Ex Ellenwood - 4665 South Park Blv	129	Poerio Incorporated	149,850.00
98	Florence ATCT 2090 Terminal Dr. Floren	79	TMG Construction Corporation	76,500.00
513	Floyd Middle School	68	Cobb County School District	3,233,721.00
99	FMC Carswell Prison - Bldg 3000 Ft Wort	77	Federal Bureau of Prisons	905,500.00
597	Ford Elementary School	68	Cobb County School District	1,642,422.00
47	FORSCOM Building 850 & 860 Hunter Ar	65	First Infinity Construction, Inc.	979,879.07
102	Fort Carson Commissary - Ft Carson CO	55	Summit Construction, Inc.	1,893,500.00
343	Fort Gordon MCA2 (PA10)	3825	Kokolakis Contracting	1,140,000.00
389	Fort Polk Bldg 4239 #172	127	Optimum Construction	42,320.00
322	Fort Polk Bldgs 4262 & 4264 #173	127	Optimum Construction	748,000.00
351	Fort Rucker AHU	3827	Arrowhead Contracting, Inc.	133,350.00
510	FT Wayne Derecho Repairs	3858	AACON General Contractors	124,750.00
426	FT Wayne IAP Hangar B734	3858	AACON General Contractors	1,684,199.65
410	GA NW Technical College Bldg F	3852	Georgia NW Technical College	64,300.00
361	GA SWSU - Sanford Hall	3833	University System of Georgia	142,000.00
676	GA Tech Brown Hall	3947	Gay Construction Company	93,700.00
695	GA Tech Curran Elevator	3935	Hannan Construction LLC	29,870.00
669	GA Tech Field Hall	3935	Hannan Construction LLC	156,000.00
675	GA Tech Harris Hall	3947	Gay Construction Company	128,300.00
537	GA Tech Harrison Hall (PA20)	3902	Lusk Commercial Contractors, Inc.	296,583.00

Continued...

Job#	Job Name	Client#	Client Name	Original Contract
371	GA Tech North Ave West Bldg	3836	Georgia Tech Facilities, Inc.	315,930.00
491	GA Tech Paint Booth	121	Leapley Construction	22,900.00
642	GA Tech Perry Matheson & Hanson	3935	Hannan Construction LLC	466,000.00
545	GA Tech Woodruff Hall North (PA20)	3902	Lusk Commercial Contractors, Inc.	482,977.60
442	GA Tech Woodruff Hall South	3868	Board of Regents Univ Sys of GA	529,200.00
297	Gainesville Rennaisance	34	Carroll Daniel Construction Compan	322,400.00
629	Georgia Furniture Mart	3932	Georgia Furniture Mart	212,700.00
321	Georgia Highlands College Bldg F	75	Brown and Root Industrial Services,	7,700.00
104	Georgia War Veterans Home 2249 Carl	154	Albion Scaccia Enterprises, LLC	40,500.00
440	GSU Dunwoody Dental Lab	3867	Multiplex Construction Co., LLC	143,600.00
626	GUCU Corporate Office	3930	Georgia United Credit Union	182,000.00
311	Hall County Schools Athletics	34	Carroll Daniel Construction Compan	22,800.00
116	Hampton Inn Buckhead	32	Kellogg & Kimsey, Inc.	220,930.00
636	Harbins ES Reroof	3967	Gwinnett County Board of Ed	599,999.00
658	Hasty ES Reroof	3816	Cherokee County Board of Educatio	315,660.00
121	Hendricks MS - Hyde Rd. Cumming, GA	44	Evergreen Construction	1,428,592.00
378	Hickory Flat ES	3816	Cherokee County Board of Educatio	442,800.00
465	Hickory Flat Library (PA20)	3874	Hollandsworth Construction LLC	452,340.00
581	Hickory Flat Medical	3912	Catamount Constructors Inc.	182,500.00
499	Inglett & Stubbs, LLC	3891	Inglett & Stubbs, LLC	190,700.00
126	IRS Building Memphis TN	43	GSA Region 8	3,783,124.10
337	IRS Memphis Service	3823	Alutiiq Logistice & Maintenance LLC	72,078.00
338	Ivy Creek Baptist Church	154	Albion Scaccia Enterprises, LLC	186,800.00
518	Jackson Elementary School	3898	Balfour Beatty Construction, LLC	623,914.00
677	Jasper County Board of Education	3948	Jasper County Board of Education	403,880.00
330	John Soules Curb Replacement	143	John Soules Foods	0.00
319	John Soules Multi Bldgs	143	John Soules Foods	87,000.00
315	John Souls Ammonia Bldg	143	John Soules Foods	75,500.00
133	John Souls Foods 1135 Towel Ave. Valle	143	John Soules Foods	805,000.00
407	Johnston ES	3816	Cherokee County Board of Educatio	2,603,400.00
608	Kedron Fieldhouse	3923	City of Peachtree City	649,600.00
139	Kingsville NAS Commissary(210) 747 R	66	Defense Commissary Agency	600,000.00
289	Kipp/Turner MS Gym Replacement	75	Brown and Root Industrial Services,	569,200.00
298	LaBelle ES Phase 2	68	Cobb County School District	985,000.00
372	Lakewood Statium Improvements	75	Brown and Root Industrial Services,	107,600.00
147	Lawrenceville Performing Arts Center	34	Carroll Daniel Construction Compan	417,410.00
309	LGE Bank Hiram	3824	LGE Crediti Union - Hiram	31,000.00
275	LGE Credit Union - Austell	160	Cresa, Inc.	44,000.00
276	LGE Credit Union - Kennesaw	160	Cresa, Inc.	31,300.00
277	LGE Credit Union - West Cobb	160	Cresa, Inc.	32,100.00
143	Liberty & N Forsyth MS	138	Ward Humphrey General Contractor	95,700.00
553	Lindley MS	68	Cobb County School District	4,434,898.00
432	Lockheed Martin B93	3862	Lockheed Martin	144,950.00
423	Locklear Dr	3856	Locklear Drive	38,440.00
424	Louisiana Bistreaux	3857	Wright Ventures Construction	13,700.00
148	MacDill AFB Commissary - 2908 N Boun	66	Defense Commissary Agency	1,842,385.00

Continued...

Job#	Job Name	Client#	Client Name	Original Contract
657	Macedonia ES	3816	Cherokee County Board of Educatio	282,750.00
714	Macedonia ES Butler Bldg	3816	Cherokee County Board of Educatio	69,760.00
511	Marietta Fleet Maintenance Bldg	3895	City of Marietta	119,790.00
151	Mayport NS Commissary-2294 Mayport	66	Defense Commissary Agency	1,114,781.96
528	Midland Greenway Amphitheater	3867	Multiplex Construction Co., LLC	58,100.00
417	Modera Prominence 2	3814	Ashford Gardeners, Inc.	19,900.00
665	Moses MS	3941	R.K. Redding Construction Inc.	528,400.00
342	Mountain Rd ES	3816	Cherokee County Board of Educatio	114,000.00
425	Mt Bethel ES Roof Replacement	68	Cobb County School District	2,836,700.00
304	Mt Paran Murray Innovation Center	42	Hodges & Hicks	269,165.00
387	Naval Support Activity B457-(PA20)	127	Optimum Construction	273,542.50
303	Norcross Human Services Center	152	Gwinnett County Purchasing Dept.	1,080,000.00
509	Norfolk P095 Sub Pier (PA20)	3872	RQ Construction, LLC	747,040.00
532	North Cobb HS Const	3826	Swofford Construction, Inc	29,624.50
290	Osborne HS Phase 2 Part 4	34	Carroll Daniel Construction Compan	296,000.00
318	Osborne PAC	34	Carroll Daniel Construction Compan	481,723.00
579	Osborne Rec Center	34	Carroll Daniel Construction Compan	347,800.00
280	Oxford College Humanities	164	Structor Group, Inc.	11,650.00
177	Oxford Federal Courthouse 911 Jackson	43	GSA Region 8	907,400.00
313	Peachtree Pavillion	3814	Ashford Gardeners, Inc.	16,200.00
386	Pensacola NAS 151000-22	3844	Enfield Enterprises, LLC	1,587,723.97
397	Pensacola NAS 151001-22	3844	Enfield Enterprises, LLC	4,270,258.64
482	Pensacola NAS CFCG #1 REV	3881	Central Florida Construction Group, I	254,843.19
480	Pensacola NAS CFCG #6 REV	3881	Central Florida Construction Group, I	735,512.30
519	Pensacola P832 Obstacle Course	3872	RQ Construction, LLC	95,000.00
296	Performance Contractors, Inc.	3802	Pecue Enterprises	121,500.00
291	Pinewood Plaza Swing	135	Perrino Design & Construction, LLC	31,400.00
191	Pooles Mill Elementary School - Cummin	34	Carroll Daniel Construction Compan	868,050.00
340	Portsmouth NSY Commissary	66	Defense Commissary Agency	1,777,132.15
409	Presidents Island Gutter Replacement	127	Optimum Construction	221,270.00
320	Ridgeview Institute	34	Carroll Daniel Construction Compan	9,300.00
202	Riverwood HS Phase 3 5900 Raider Dr.	34	Carroll Daniel Construction Compan	766,485.75
307	Robbins AFB Commercial Vehicle	3812	Hensel Phelps Construction Co.	284,000.00
332	Robbins AFB Commissary	55	Summit Construction, Inc.	1,125,000.00
561	Roberts Elementary School	34	Carroll Daniel Construction Compan	388,000.00
294	Roosevelt Hall AHA (PA20)	52	FS360, LLC	410,060.00
604	Royal ISD ES#2	3920	Tellepsen Builders LP	762,500.00
210	Sawnee EMC 543 Atlanta Rd. Cumming,	3801	Sawnee EMC	74,560.00
508	SIXES Road ES	3816	Cherokee County Board of Educatio	2,491,000.00
352	Sloppy Floyd Bldg - AM	145	Architectural Metals, LLC	0.00
220	SLX Atlanta - Chamblee Residences	49	Whiting-Turner Contracting Compan	649,616.00
598	Sope Creek Elementary School	68	Cobb County School District	1,627,890.00
346	Sope Creek ES	3826	Swofford Construction, Inc	257,007.00
206	South Atlanta HS Field House 800 Hutch	141	DCW Construction	51,750.00
574	Sprayberry HS T & M	34	Carroll Daniel Construction Compan	0.00
231	Stockbridge HS Gym - 1151 Old Conyers	116	Lichty Commercial Construction, Inc.	196,600.00

Continued...

Job#	Job Name	Client#	Client Name	Original Contract
360	Tip Top Marietta Wash Area	35	Tip Top Poultry	238,100.00
388	Tip Top Rockmart Cooler Infill	36	Tip Top Poultry - Rockmart	155,000.00
469	Toomer Elementary School (PA20)	34	Carroll Daniel Construction Compan	872,500.01
293	Tri-Cities HS	34	Carroll Daniel Construction Compan	240,900.00
370	Troup County Courthouse (PA15)	3835	Troup County Board of Commission	1,003,900.00
359	Turner MS Gym Consulting	75	Brown and Root Industrial Services,	6,800.00
367	Tyndall AFB Bldg 280 Hanger 4	145	Architectural Metals, LLC	0.00
243	TYNDALL B650 - Tyndall AFB	127	Optimum Construction	262,600.00
414	VAMC Atlanta	3853	Spees-Hernandez Consulting & Con	1,905,800.00
374	VAMC Indianapolis A-Wing	74	Veterans Contractor Service, Inc.	792,000.00
395	VAMC Quillen	74	Veterans Contractor Service, Inc.	711,000.00
708	Vickery Village	3958	Vickery Village Residential II Condo	139,100.00
522	Wesleyan School - Young Hall	42	Hodges & Hicks	364,400.00
264	Whitfield Academy Lower School - 1 Whit	44	Evergreen Construction	320,897.00
362	Woodstock HS Coating	3816	Cherokee County Board of Educatio	166,425.00
267	Woodstock Middle & High Schools 2010	149	McKnight Construction co.	305,300.00
454	X-Lindley 6th Grade Academy	34	Carroll Daniel Construction Compan	327,915.00
			Total:	**107,964,345.11**

MARSH & McLENNAN AGENCY

Marsh & McLennan Agency
3625 North Elm Street
Greensboro, NC 27455
Main: +1 336 272 7161
Fax: +1 212 607 6500
www.mma-midatlantic.com

February 10, 2026

To Whom It May Concern

RE: Experience Modification Rate Factor

As you requested, please note the Workers Compensation Experience Modification Rate factor for Roof Technology Partners, LLC is as follows:

Year	Experience Modification Factor
5/1/2025 – 5/1/2026	0.67

Please let us know if you need any additional information.

Sincerely,

Brian Tilley

Brian Tilley, CISR, CIIP, AINS, CLCS, CBIA, CLP, CRIS, TRIP
Senior Client Support Specialist

MarshMcLennan Agency

Marsh McLennan Agency
Mid-Atlantic Region
5605 Carnegie Boulevard, Suite 300
Charlotte, NC 28209
T +1 704 365 6213 F +1 704 367 3478
www.mma-midatlantic.com

February 11, 2026

Subject: Roof Technology Partners, LLC

To Whom It May Concern:

We have been privileged to service the bonding needs of Roof Technology Partners, LLC since 2025. Bonds are written through Ascot Surety & Casualty Company and/or its parent company, Ascot Insurance Company. Their current bonding capacity is $10,000,000 on individual projects. Aggregate capacity is $40,000,000 with approximately 75% of that amount currently available for use. This is not to be construed as a maximum allowance of surety credit, as larger bonds would be considered on a case by case basis. We consider Roof Technology Partners, LLC to be very competently managed with the financial stability to perform all its contractual obligations. We are also well acquainted with key management for whom we have the utmost regard.

We will be pleased to provide 100% performance and payment bonds on behalf of Roof Technology Partners, LLC in any instance they may require, provided Roof Technology Partners, LLC receives the award as successful bidder and enters into a contract which is satisfactory to all parties.

This commitment is based upon the underwriting of the account at the time of the bond request including but not limited to an acceptable review of contract terms, bond forms, and project financing. Bonding is a matter which is solely between Roof Technology Partners, LLC and the surety and we assume no liability to third parties or to you by the issuance of this letter.

Ascot Insurance Company carries an A.M. Best rating of "A" (Excellent). Ascot Surety & Casualty Company's current United States Treasury Listing is $56,635,000 (NAIC #30279). Should you desire any additional information concerning this fine company, please do not hesitate to call.

Sincerely,

ASCOT INSURANCE COMPANY
ASCOT SURETY & CASUALTY COMPANY

Wendy E. Lahm
Attorney-in-Fact



Ascot Surety & Casualty Company
Ascot Insurance Company
1020 Highland Colony Parkway, Suite 700
Ridgeland, MS 39157

Power of Attorney

KNOW ALL MEN BY THE PRESENTS:
That **Ascot Surety & Casualty Company** and **Ascot Insurance Company**, each a corporation organized and existing under the laws of the State of Colorado (the "Companies"), do hereby constitute and appoint:

Brad W Gibson,H Thomas Dawkins,Martin D Pallazza,Raymond J Garruto,Robert C Tresher,Wendy E Lahm,Angela Y Buckner,Leah E Farnsworth,Michelle S Isola,Patricia D Duggins,Melissa W Black, and Janine A. Kappen

of Charlotte, NC (city, state) and each its true and lawful Attorney(s)-in-Fact, with full authority to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line is filled in, only within the area and up to the amount therein designated, any and all bonds, undertakings, recognizances, and other contracts of indemnity or writings obligatory in the nature thereof, issued in the course of its surety business, and to bond the Companies as follows:

Any such obligations in the United States not to exceed $100,000,000.00.

The Companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority Resolutions adopted by the Board of Directors of the Companies, which resolutions are still in effect:

RESOLVED, that any of the Chief Executive Office, the Chief Operating Officer or the Chief Underwriting Officer, acting in conjunction with the head of the surety business line for the Corporation (each an Authorized Individual" and, collectively, the Authorized Individuals"), are authorized to jointly appoint one or more attorneys-in-fact to represent and act for and on behalf of the Corporation in the transaction of the Corporation's surety business to execute (under the common seal of the Corporation if appropriate) bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof:

RESOLVED, that in conjunction with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seals (electronic or otherwise) shall be valid and bonding upon the Corporation when so affixed with respect to any bond, undertaking, recognizance or tother contract of indemnity or writing obligatory in the nature thereof;

RESOLVED, that in connection with the Corporation's transaction of surety business, the facsimile electronic or mechanically reproduced signature of any Authorized Individual, whether made heretofore or hereafter, whenever appearing upon a copy of any Power of Attorney of the Corporation, with signatures affixed as next above noted, shall be valid and binding upon the Corporation with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, the Companies have caused these presents with the respective corporate seals and to be executed by the individuals named below who are duly authorized and empowered to execute the Power of Attorney on the Companies' behalf, this 13th day of March 2025.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

Matthew Conrad Kramer (Chief Executive Officer)

Tara North (Executive Vice President, Surety)

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss.

On this 13th day of March 2025, before me came the above named Chief Executive Officer of each Ascot Surety & Casualty Company and Ascot Insurance Company and the head of the surety business line for each of Ascot Surety & Casualty Company and Ascot Insurance Company, to me personally known to be the individuals described herein, and acknowledged that the seals affixed to the preceding instrument and the corporate seals of each Ascot Surety & Casualty Company and Ascot Insurance Company, and that the said corporate seals and signatures were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

KSENIA E. GUSEVA
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires June 30, 2029

Notary Public Ksenia E Guseva
My commission expires on June 30, 2029

I, the undersigned Secretary of the Company, do hereby certify that the foregoing excerpts of the Resolution adopted by the Board of Directors of the Companies, and the Power of Attorney issued pursuant thereto, are true and correct, and further certify that both the Resolution and the Power of Attorney are still in full force and effect.

This Certificate may be signed by facsimile under and by the authority of the following resolution of the Board of Directors of the Companies.

RESOLVED, that in connection with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney of certificate bearing such facsimile signatures or facsimile seal (electronic or otherwise) shall be valid and binding upon the Corporation when so affixed with respect to any bond, undertaking, recognizances or other contract of indemnity or writing obligatory in the nature thereof;

IN WITNESS WHEREOF; I have hereunto set my hand and affixed the seal of the Companies, this 11th day of February, 20 26.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

John Gill, Secretary

ROOF TECHNOLOGY PARTNERS

Smarter Approach, Stronger Roof



323 Bell Park Drive,
Woodstock, GA 30188
678-401-5200

ROOF TECHNOLOGY PARTNERS

Smarter Approach. Stronger Roof.

ROOF TECHNOLOGY PARTNERS

Smarter Approach. Stronger Roof.





History

Roof Technology Partners is a full service, commercial roofing contractor with our central office located in Woodstock, GA. Roof Technology Partners also has offices in Jacksons Gap, AL, Houston, TX, and Dallas, TX. Our services include roof consultation, design, maintenance, and new/replacement services for all types of commercial roofs – metal, shingles, single ply, and built-up roof systems. We are certified with every major roofing manufacturer.

Qualifications

We are the only roofing contractor authorized and licensed to design and install complete commercial roofing systems, with a Registered Roof Consultant (RRC), Registered Roof Observer (RRO), and Professional Engineer (PE) on staff.

We also hold a General Contractor (GC) license, allowing us to self-perform or directly manage associated scopes when required—such as roof drains and plumbing coordination, HVAC/RTU work, and related building components—while performing roofing services on your facility.

In addition, our ES-1 certified, in-house metal fabrication shop brakes all perimeter and custom metal and rolls our own roofing panels. Keeping fabrication in-house reduces project costs, shortens lead times, and ensures full quality control from start to finish.

Our construction team includes 3 Project Managers, 8 Roofing Superintendents, 1 Metal Superintendent, and 72 skilled roof mechanics and laborers, allowing us to safely and efficiently execute projects of varying size and complexity.

Experience

We are highly experienced in navigating the complexities and constraints associated with high level projects. And we pride ourselves on delivering a timely, safe and quality installation in a way that minimizes the operational impact for your staff, visitors, and students. In fact, we have successfully completed over 25 million square feet of roofing for construction projects, including PVC, TPO, modified bitumen, coatings and standing seam. RTP is the preferred vendor for Cherokee County School District, Cobb County School District, Atlanta Public Schools, Georgia Institute of Technology, and the City of Fairburn.

Other important facts:

Current EMR is 0.70

Certified with every major roofing manufacturer

$25M bonding limit, and fully insured

ROOF TECHNOLOGY PARTNERS

Smarter Approach. Stronger Roof.

JUST A FEW OF OUR VALUED CLIENTS



"At Roof Technology Partners, we extend our deepest gratitude to our exceptional clients who have made each project an extraordinary journey. Your trust and collaboration inspire us to continuously elevate our roofing solutions. We eagerly anticipate the opportunity to partner with both our valued existing clients and the new clients who will soon become part of our growing family. Together, we'll shape the future of roofing excellence. Thank you for choosing Roof Technology Partners."

Scott Coger PE/RRC
President

ROOF TECHNOLOGY PARTNERS

Smarter Approach. Stronger Roof.

Roof Technology Partners' approval by all major roofing manufacturers underscores our unwavering commitment to excellence and quality. It assures our clients that we are the trusted choice for top-tier roofing solutions, backed by industry-leading endorsements. Here are some of our most frequently installed manufacturers'.



ELEVATE

CARLISLE SYNTEC SYSTEMS

MULE-HIDE PRODUCTS

Johns Manville

DURO-LAST THE WORLD'S BEST ROOF

GAF

SOPREMA

VERSICO ROOFING SYSTEMS

Sika

Fiberlite Seaman Corporation

DERBIGUM

Sarnafil



Our ES-1 certification enables us to efficiently fabricate metal in-house, providing our clients with the same high-quality materials as leading manufacturers. With our streamlined process, we achieve faster turnarounds and substantial cost savings, ensuring that our clients receive exceptional roofing solutions that are not only reliable but also budget-friendly.

ROOF TECHNOLOGY PARTNERS

Smarter Approach. Stronger Roof.



ROOFING IS MORE THAN CONSTRUCTION – IT'S A SCIENCE THAT WE UNDERSTAND

Protecting your building, operations, and investment is as important to us as it is to you. The proof is in our smarter approach to delivering a stronger roof.

ROOF TECHNOLOGY PARTNERS BRINGS UNPARALLELED EXPERTISE AND SKILL TO EVERY COMMERCIAL PROJECT.

- A licensed professional engineer and registered roof consultant work with your team, ensuring the best, most economical roofing solution for your building.
- Our value-engineering supports your business case and your project's success.
- Highly experienced installers are on every roofing project.

WITH OUR APPROACH, YOU GET SEVERAL KEY BENEFITS:

- A collaborative partner who listens to your goals and helps you understand your options
- Expertise in navigating all the critical logistics of your project
- A thorough understanding of environmental impact factors
- A transparent view of performance expectations and maintenance costs

WE OFFER DESIGN & INSTALLATION NATIONWIDE, AND REPAIRS & MAINTENANCE LOCALLY IN A VARIETY OF SECTORS:

- Healthcare
- Education
- Retail
- Government
- Military
- Industrial
- Light Commercial Industries
- Fortune 100 experience, including P&L
- Residential & More

DESIGN, INSTALLATION, REPAIRS & MAINTENANCE
SUSTAINABLE ROOF SYSTEMS | COMMERCIAL & RESIDENTIAL

VERSATILITY, FLEXIBILITY & PROBLEM SOLVING ARE PART OF EVERY PROJECT

WALTON HIGH SCHOOL, COBB COUNTY, GA

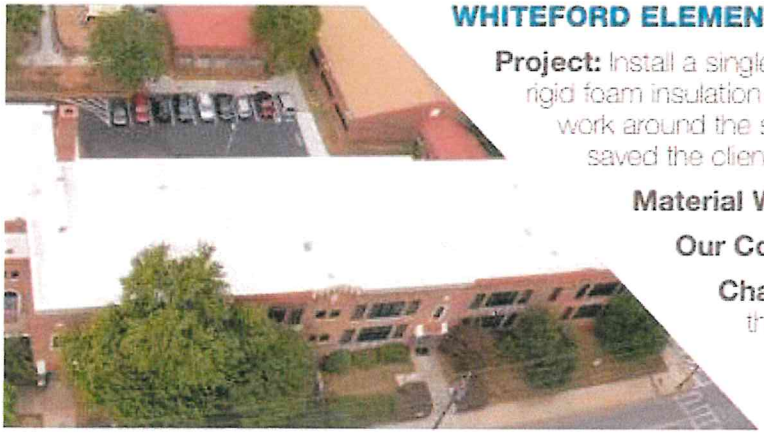


Project: Install a multi-ply modified bitumen (asphalt-based) roof system while classes and extracurricular activities were in full swing. This roof system requires using a kettle heated to 450°F, making safety paramount.

Material Warranty: 20 years

Our Contractor Warranty: 2 years (Georgia requires only 1 year)

Challenges: Coordinating work and adapting schedules to avoid interference with school activities. This required an extraordinary amount of careful planning and communication.



WHITEFORD ELEMENTARY SCHOOL, ATLANTA, GA

Project: Install a single-ply thermoplastic polyolefin (TPO) roof system, fully adhered over rigid foam insulation (polyisocyanurate). To limit the project's impact, we scheduled work around the school day, while meeting a tight schedule. Value-engineering saved the client money that can be put toward other projects.

Material Warranty: 20 years

Our Contractor Warranty: 2 years (Georgia requires only 1 year)

Challenges: For better control in meeting schedules, we fabricated the metal for this project. To work around limited parking and storage at the site, materials were brought in only as they were needed. Due to concerns about adhesive smell, we used a low-odor adhesive.

SKYLAND TRAIL, HEALTHCARE FACILITY IN BROOKHAVEN, GA



Project: Install a metal and modified bitumen roof system. Our roofer's experience with both materials allowed us to avoid the complications of coordinating separate contractors. Expertise helped us to meet a very tight schedule.

Material Warranty: 20 years

Our Contractor Warranty: 2 years (Georgia requires only 1 year)

Challenges: The metal panels were far too long to be brought in by truck. We broke our own metal and used a crane to place each panel on the roof, without bending or folding it. The panels were mechanically seamed two times, ensuring exceptional structural integrity.

DESIGN, INSTALLATION, REPAIRS & MAINTENANCE
SUSTAINABLE ROOF SYSTEMS | COMMERCIAL & RESIDENTIAL

ROOF TECHNOLOGY PARTNERS

Smarter Approach. Stronger Roof.

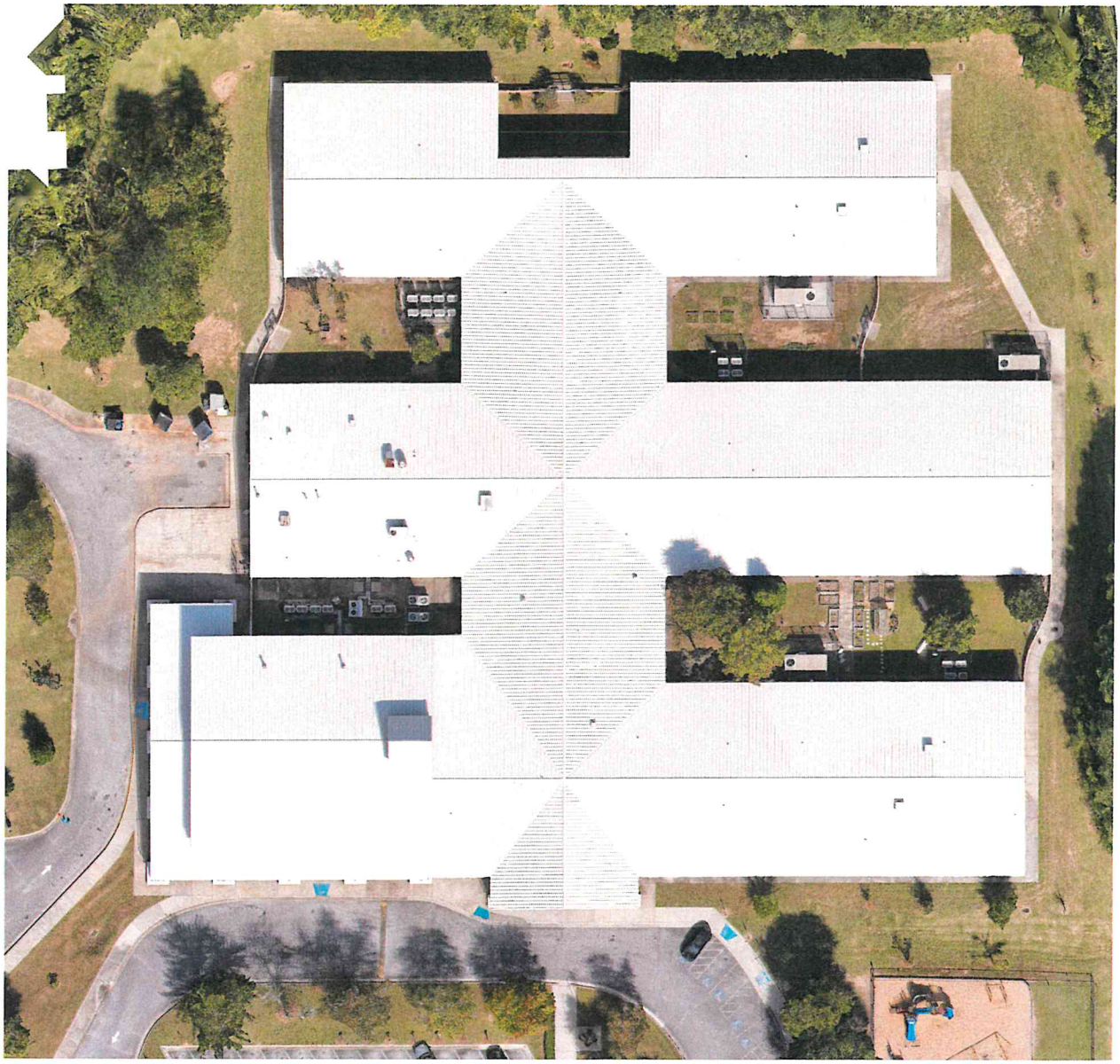
ROOF TECHNOLOGY PARTNERS

Smarter Approach. Stronger Roof.

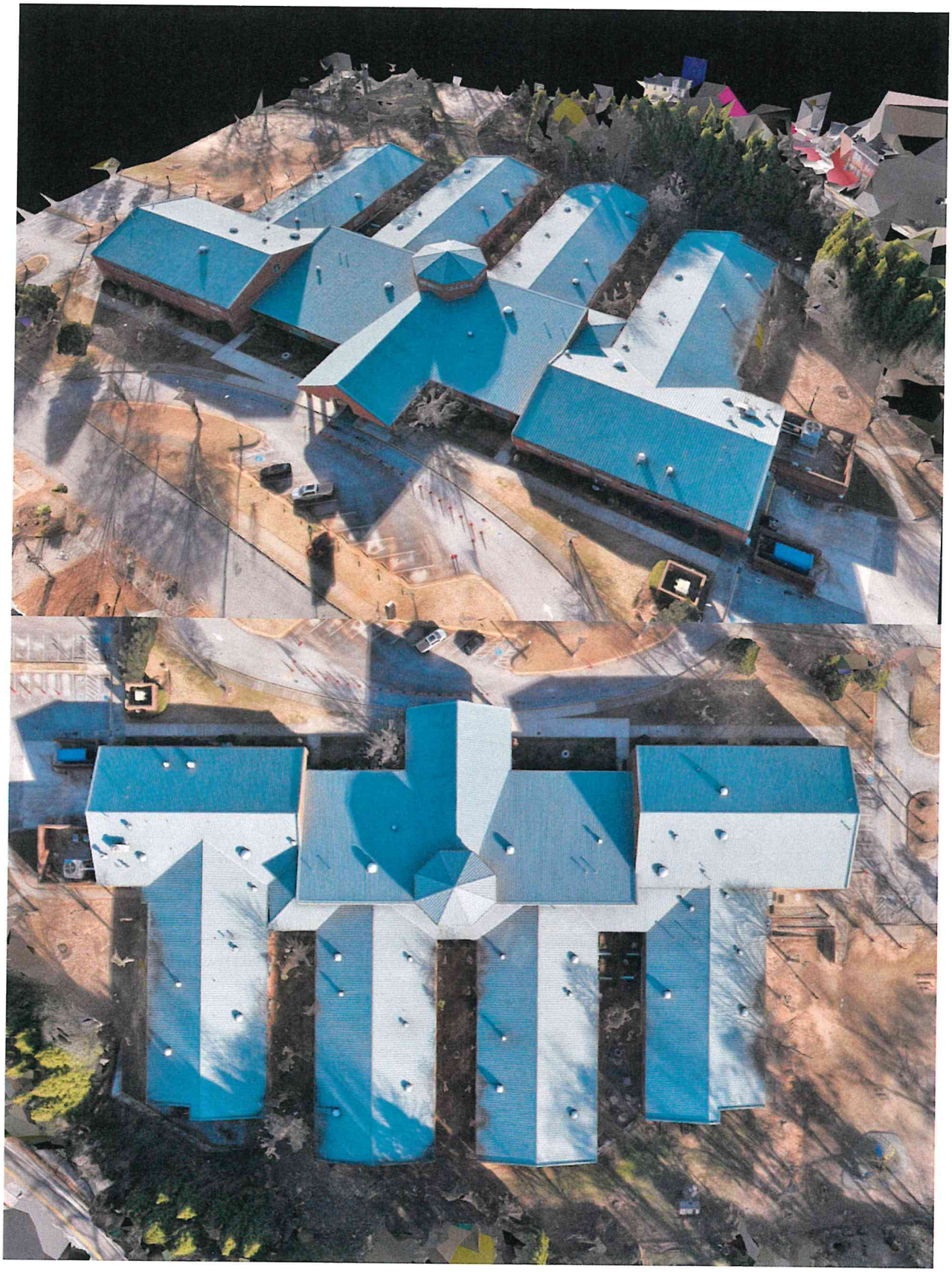
Roof Technology Partners, LLC
Standing Seam Metal Roofing Past Performance

RE: City of Destin Community Center

Cleveland Elementary School
2672 Old Hapeville Rd SW,
Atlanta, GA 30315



Parkside Elementary School,
685 Mercer St SE,
Atlanta, GA 30312



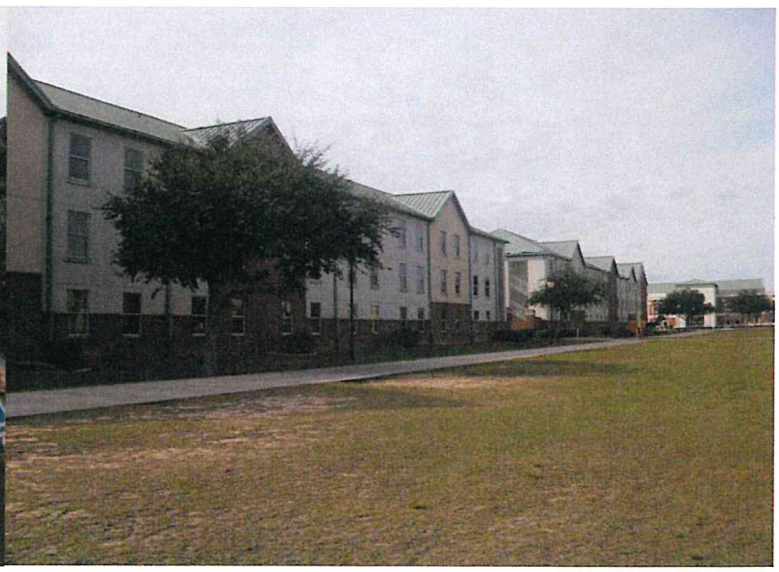
Centennial Academy Charter School
531 Luckie St NW,
Atlanta, GA 30313



Pensacola NAS Buildings 3904, 3907, 3908, and 1735
Naval Air Station Pensacola, Hase Road,
Pensacola, FL 32508







Commissary Kingsville
747 Rosendahl,
Kingsville, TX 78363





L. Scott Coger, PE, RRC

323 Bell Park Drive
Woodstock, GA 30188
scott@rooftechnologypartners.com
(678) 401-5200

- Over 25 years in construction industry with a proven history of Safety, Customer Retention/Satisfaction, and Project Management
- Proven value-engineering skill sets to support client business case analysis
- Professional Engineering (PE) licensure, Registered Roof Consultant, LEED AP BD+C designations
- Over 20 years of engineering design experience across several industries – government, industrial, & light commercial

Professional Experience

Roof Technology Partners, LLC – Atlanta, GA — Jan 2011 - Present
President/Owner, PE, RRC, LEED AP BD+C

- Owns & operates an end-to-end, commercial roof solutions company – design, construction, & maintenance that focuses on lean construction principles, energy efficient design/optimization, and long-term customer value
- Roof Technology Partners is the only design-build, commercial roofing contractor in the Southeast – leveraging RRC and PE licensure

Nations Roof, LLC – Atlanta, GA — May-06 to Dec-10
Vice President, Operations/Partner

- Directly accountable for P&L, client relations, and operations/project management
- Oversaw and monitored purchasing activities of raw materials, equipment, machinery, and supplies
- Provided Standard Operating Procedures for company's safety, employee education, and fleet maintenance programs.
- Purchased & implemented a new employee time tracking software that resulted in over $250k annual reduction in labor expense.

The Coger Group, Inc. – Atlanta, GA — Jan-03 to May-06
Owner/President

- Company provided high-end, customized residential homes, specializing in the in-town markets of Atlanta
- Managed operations for 11 projects concurrently – average sales price of $850,000
- Provided life cycle management for all projects – accounting, budgeting, subcontractor selection, trade supervision, marketing, and warranty.

Fortune 500 Experience (FedEx and Cingular Wireless/AT&T) — Jun-99 to Jan-03
Project Manager/Business Development

- Pricing & Revenue Management
- Hard side Marketing analytics and forecasting

Ferrell Engineering, Inc. – Birmingham AL — Apr-96 to Jun-99
Tucker-Jones Engineers Associated, PC – Birmingham AL
Structural Engineer

- Performed structural design for Ferrell Engineering and Tucker-Jones Engineers
  - Ferrell Engineering – specialty structural steel connections and framing
  - Tucker Jones Engineers – architectural design using concrete, steel, metal & wood framing

Education

Bachelor of Civil Engineering, Construction Management – Auburn University, 1995
Masters of Business Administration, Real Estate Finance & B2B Marketing – The University of Alabama, 1999
Masters of Science Civil Engineering, Structural Design – The University of Alabama, 1999

Professional Associations

OSHA 30 Hr Cardholder
IIBEC
NRCA
Registered Roof Consultant, RRC
USGBC, Georgia Chapter

Professional Engineer, PE
IRC Code Certified
CERTA Trainer
LEED AP, BD+C
Association of Builders & Contractors

Ryan Gaddy

VP of Business Development

404-333-3282
ryan@rooftechnologypartners.com

Professional Experience

Roof Technology Partners, LLC – Woodstock, GA

Vice President of Business Development 2022 – Present

- Strategic Growth: Spearhead the development and implementation of business strategies that have increased revenue by 40% over the past five years.
- Partnership Development: Cultivate and manage key relationships with clients, contractors, and government agencies, leading to the successful acquisition of major contracts.
- Team Leadership: Lead a team of PM & Estimating professionals, providing mentorship, training, and performance management to drive results.
- Market Analysis: Conduct in-depth market research to identify new business opportunities, trends, and competitive landscapes, ensuring the company's growth and market presence.
- Proposal Management: Oversee the preparation and submission of proposals and bids for large scale commercial roofing projects, achieving a win rate of 75%.
- Contract Review & Buyout: Oversight of Material Selection and Purchase Order Management, Scope Review
- Oversight of Project Management: Budget establishment, schedule management, and project submittal process.

Director, Estimating 2016-2022

- Conducted detailed on-site inspections to assess roofing conditions and scope of work required for commercial projects.
- Prepared accurate and competitive cost estimates, including labor, materials, equipment, and overhead, for a variety of roofing systems (e.g., TPO, EPDM, PVC, modified bitumen, built-up roofing, etc.).
- Reviewed project specifications, blueprints, and architectural drawings to determine roofing requirements and ensure compliance with industry standards.
- Collaborated with clients, contractors, and architects to develop project timelines, budgets, and scope modifications based on customer needs and specifications.

Atlas Roofing Company – Lake City, GA 2013-2015

Estimator

- Responsible for the measurement and implementation of RTP time study analysis
- Material Takeoff estimation and measurement
- Established Labor rates based on system type and construction type – new con, replacement, recover, or maintenance
- Responsible for company's proposal writing and sales strategy
- Responsible for company's suppliers and subcontractor programs

Education

Business Administration, Kennesaw State University 2015

Skills

- Strategic Planning & Execution
- Client Relationship Management
- Contract Negotiation
- Market Research & Analysis
- Team Leadership & Development
- Sales Pipeline Management
- CRM Systems

Matthew Brown

Vice President of Operations
(678) 848-9759
matt@rooftechnologypartners.com

Professional Experience

Roof Technology Partners, Woodstock, GA — 2015- Present

Vice President of Operations

- Direct and oversee daily operations, ensuring the seamless execution of commercial roofing projects across multiple states.
- Successful oversight of over 10M square feet of commercial roofing installations
- Coordination, planning & reconciliation between contract documents, manufacturer requirements, and architectural documents
- Manage a diverse portfolio of high-profile projects, coordinating with project managers & superintendents to ensure customer, scheduling and budgeting goals are met
- Identify and implement process improvements that streamline operations, enhance quality control, and reduce project timelines.
- Lead a team of over 40 professionals, including project managers, superintendents, and support staff, fostering a culture of collaboration and excellence.
- Ensure all projects adhere to safety regulations and company standards, resulting in a significant reduction in workplace incidents.

Nations Roof, LLC — 2008-2015

Project Manager

- P&L & Schedule responsibility at the project level.
- Responsible for production, safety and material planning
- Project Submittals and RFI management
- Project reporting, customer liaison and weekly OAC meeting

Education

Business Administration, University of West Georgia — 2005

Roof System Expertise

- Modified Bitumen – torch, hot mopped and cold applied
- Standing Seam Metal Panels – Mechanically seamed and 'snap' product lines
- Single Ply – EPDM, TPO, PVC – mechanically attached, ballasted and fully adhered applications

High Profile Project Resume

- Portsmouth NSY Commissary (Nuclear Site, Federal Project, $2.4M)
- IRS Processing Facility, Memphis, TN (Federal Project, $4.2M)
- Oxford Federal Courthouse (Federal Project, $955k)
- Mt Bethel & Labelle Elementary Schools (K-12, Exact Spec & System as Greene Hall, $3.2M, Raymond Engineering project)
- Atlanta VAMC Roof Replacement (Federal project, Exact Spec & System as Green Hall, $4.1M, Raymond Engineering project)

Certifications

- OSHA 30 Hour Construction Safety and Health
- CPR and First Aid Certification
- Authorized CERTA Trainer
- 3M Fall Protection EM385 Competent Person

Meaghan Kendrick

Safety & Insurance Director

(469) 525-7975

meaghan@rooftechnologypartners.com

Professional Summary

Dedicated and results-driven Safety Director with over 8 years of experience at Roof Technology Partners. Expertise in developing, implementing, and maintaining comprehensive safety programs that ensure regulatory compliance and promote a culture of safety. Proven track record of reducing workplace incidents through effective training, risk assessment, and safety management strategies. The 2024 EMR is 0.71. 2021 through 2022 EMRs were 0.71, 0.72, and 0.71 respectively.

Professional Experience

Roof Technology Partners, Woodstock, GA — February 2016- Present

Safety Director

- Lead the development and execution of safety policies, procedures, and training programs, ensuring full compliance with OSHA, EPA, and other regulatory bodies.
- Conduct regular safety audits, safety inspections, and risk assessments to identify potential hazards and implement corrective actions.
- Successfully reduced workplace incidents by enhanced training programs and proactive safety measures.
- Collaborate with management and project teams to develop site-specific safety plans, ensuring safe operations across all roofing projects.
- Coordinate and lead safety meetings, providing updates on safety performance, trends, and regulatory changes.
- Manage incident & near miss investigations, identifying root causes and implementing corrective actions to prevent recurrence.
- Train and mentor site supervisors and employees on best practices for maintaining a safe work environment.
- Maintain accurate records of safety activities, including training sessions, inspections, incident reports, and safety statistics.

Key Achievements

- Spearheaded the development of an emergency response plan, improving the company's preparedness for potential crises.
- Played a key role in achieving and maintaining an exemplary safety record that contributed to the company's reputation as an industry leader in safety practices.
- Helped create and implement a company-based safety app that increased employee engagement, training records and participation in safety initiatives.

Education

Bachelor of Business Administration, Kennesaw State University — 2018

Certifications

- OSHA 30- Hour Construction Safety Certification
- First Aid, CPR and AED Certification

Skills

- Safety Program Development
- Risk Assessment and Mitigation
- Regulatory Compliance (OSHA, EPA)
- Incident Investigation and Reporting
- Safety Training and Development
- Behavior-Based Safety
- Emergency Response Planning
- Team Leadership and Mentoring

Profession Affiliations

Member, National Safety Council (NSC)

ITEM # 2026-401

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 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: Jeffrey Cozadd, Projects, Grants and Contracts Manager
Krystal Strickland, Finance Director

DATE: 3/4/26

SUBJECT: Work Authorization for Dewberry - 4 Prong Lake Initial Design, Survey, Professional Services

I. BACKGROUND: Four Prong Lake is a closed drainage basin with no natural outfall. After heavy rains, stormwater runoff raises the lake's elevation and threatens flooding of private residences. An emergency outfall project was developed to mitigate this threat.

The city is in the process of securing additional funding to complete the Four Prong Lake Outfall project. Further design and permit work will need to be completed in order to bid the project out.

II. DISCUSSION: Preliminary design work and permitting have been done for the Four Prong Lake Emergency Outfall Project. Now that the City is the lead on this project, it will be the City's responsibility to complete the design and permitting process in order to be able to bid this project out.

Dewberry Engineering has provided a Work Authorization for the initial design to 30% plans and cost estimate, bathymetric survey, Phase 1 environmental, Geotech services, hydraulic and hydrologic modeling, and design geometry.

Dewberry and staff agree that a design-build approach would be best for this project. Staff recommends that Dewberry also provide the Optional professional services to assist the City in procurement and selection of a Design-Build team to complete the final design and construct the proposed project. Specific work associated with these services can be expanded and fees associated will be proposed once 30% of the design is complete. Dewberry may also provide environmental monitoring and construction inspection services during the construction phase of

the project, as needed, post procurement of a Design-Build Construction team. Specific work associated with these services can be expanded, and the fees associated will be proposed once 30% of the design is complete.

Okaloosa County has agreed to financially help the City fund the Four Prong Lake outfall project. According to the First Amendment to the Interlocal Agreement between Okaloosa County and the City of Destin for Four Prong Lake, Section 4.B.:

> The County agrees to fund up to ONE MILLION DOLLARS ($1,000,000) on a cost-reimbursement basis for the design and construction of the Project. The County will issue payment to the City within thirty (30) days of receipt of an invoice for the design and construction of the Project and proof of payment.

The city will utilize the funding through the County interlocal for this work authorization and for the Optional services that will be proposed after the 30% plans are finalized. These funds can be used for design, survey, permitting, or other related professional work from the engineering firm that is necessary to prepare for advertisement of construction, and/or construction costs.

A. Link to Strategic Goals / Objectives: II. Enhanced quality of life and safety for families

B. Effect on Budget (EOB): $274,550 for this Work Authorization; **additional fees will be proposed once the 30% design is complete**. This work authorization will be paid by a grant from the BOCC.

	BOCC 4Prong Outfall 305.5380.565000 Grant 500057	Oka Half Penny 109.5380.565000 Proj 100073	FDEP 4Prong Outfall 305.5380.565000 Grant 500014	TOTAL
FY 26 Adopted Budget*	1,000,000	600,000	1,000,000	2,600,000
Previous Expenses/Encumbrances	-	-	-	-
Available Program Budget	1,000,000	600,000	1,000,000	2,600,000
This Agreement +(-)	(274,550)			(274,550)
FY 26 Remaining Program Budget	$ 725,450	$ 600,000	$ 1,000,000	$ 2,325,450

C. Level of Service (LOS): LOS will be increased.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: Staff recommends approving this work authorization so that the project can move to procurement once the needed funding for construction has been secured.

IV. RECOMMENDED MOTION: I move that the City Council approve the Dewberry Work Authorization for Four Prong Lake, including initial engineering, survey, and other professional services, and authorize the City Manager to execute.

Attachments:

1. Four Prong Draft Fee Proposal_3.3.2026
2. Destin City Council Pres
3. ILA AMENDMENT fully executed

Dewberry

Dewberry Engineers Inc.
877 North County Highway 393
Santa Rosa Beach, FL 32459-5370

850.267.0759
866.557.0076 fax
www.dewberry.com

March 3, 2026

Jeffrey Cozadd, Projects/Grants/Contracts
Manager City of Design
4200 Indian Bayou Trail
Destin, Florida 32541

RE: Four Prong Lake Emergency Outfall-
Initial Engineering, Survey, and Other Professional Services
City of Destin, Okaloosa County, Florida

Mr. Cozadd:

Dewberry Engineers Inc. is pleased to submit our fee proposal to provide Professional Engineering Services associated with the initial design of the Four Prong Lake Pump and Outfall Structure Station for the City of Destin, Florida. The attached proposal is lump sum and includes up to six progress meetings with the project manager and design engineer (4-virtual and 2 in-person). All expenses such as travel for meetings, submission of draft plan sets for review, and bathymetric survey equipment are included in these fees. The task work included in the Scope of Services can be generally grouped into the following primary categories:

- Project Area - Phase 1 Environmental Evaluation and summary memorandum
- Topographic and bathymetric survey of Four Prong Lake and project area to mean high tide (excluding any potential Sub-surface Utility Survey)
- Review and mapping of survey data from 2025 bathymetric survey from 2025 USGS (at outfall site)
- Updated hydraulic and hydrologic (H&H) modeling of Four Prong Lake (Year 2050 Rainstorm Conditions for the 25-year, 50-year, 100-year AEP rainstorm events) using HEC-RAS, includes offshore outfall analysis, and addition of pump station within model
- Modeling Summary Memorandum, with findings of pump design requirements
- 30% design plan preparation, including specifications for pump requirements, electrical power, and pipeline minimum depths
- 30% deign plan revisions, based on one round of comments from the City Engineer
- Updated construction cost estimate (post 30% design plans completion)
- Geotechnical services (see attached fee proposal)
- Optional services: Owner-Representation during Design-Build procurement, permitting agency consultation and minor modifications, environmental compliance monitoring, and Construction Engineering Services

The total fees proposed do not include the above-listed Optional Services, not needed until after survey, geotechnical work, and Hydraulic and Hydrologic monitoring analysis is complete. All optional service fees can be proposed to the City during or before December 2026, after modeling and initial design are complete. Two fee proposals were received from nearby Florida-licensed geotechnical firms, to verify competitive pricing, and due to the significant cost of drilling to confirm geological strata below the Gulf of Mexico.

Task 1: Topographic and Bathymetric Survey

Dewberry survey crews will provide topographic survey within the limits of Exhibit 1 labeled as Topographic Survey Boundary. In addition, a complete bathymetric survey will be collected to determine the depth and current volume of Four Prong Lake. High-resolution single beam Bathymetric survey data along the coastline of Destin, collected in 2025 by Dewberry for FDEP, will also be mapped and incorporated into the final design plan sheets and used for design purposes. A signed and sealed survey will be provided to the City, along with an electronic copy of the electronic georeferenced files prepared.

*A lump sum task fee of **$25,000** is proposed for this work; this task work is anticipated to be complete by May 30, 2026.*

Task 2: Phase 1 Environmental Assessment

A Phase 1 Environmental Assessment will also be prepared within and adjacent to the site, based on the limits shown on Exhibit 1, to review and confirm absence of any documented contamination, based on available public records from Florida state agencies.

*A lump sum task fee of **$7,350** is proposed for this work; all survey work is anticipated to be complete by May 30, 2026.*

Task 3: Geotechnical Services

Magnum LLC, as a subconsultant of Dewberry Engineers Inc., will investigate geotechnical conditions for five borings and provide a signed and sealed report to inform initial design and available construction methods for the emergency pump and outfall pipeline. Details of the sub-consultant's scope and fee are attached as Exhibit 2.

See the attached fee proposal for this work – currently estimated at $90,000 with provisions for rain-day fees and delay in mobilization fees; this task work is anticipated to be complete by June 30, 2026.

Task 4: Hydraulic and Hydrologic Modeling, Design Geometry Requirements

Dewberry will modify the existing HEC-RAS model, initially prepared for planning purposes during the Vulnerability Assessment, to include surveyed bathymetric and topographic conditions within the project boundary, the proposed pump and pipeline, and the entire project limits, including the offshore boundary conditions, to confirm sufficient geometry for installing the pump station within the Right-of-Way.

Dewberry staff will also review historic R-monument beach profiles to confirm previously identified geometric criteria for the offshore discharge location. These include the anticipated depth of closure and the minimum depth of pipeline installation to ensure the deployed pipe is not exposed during extreme storm conditions. No additional offshore bathymetric data will be collected for this effort.

Staff will model the suitability of the pump to provide emergency outfall of stormwater to be pumped for the following events: 4% (25-year, 24-hour storm) AEP, 2% (50-year, 24-hour storm) AEP, and 1% AEP (100-year, 24-hour storm), based on current conditions and Year 2050 rainfall factors. Future rainfall factors are proposed to anticipate maximum use of the proposed system for potential changes to weather conditions over the next 20 years. The 4%, 2%, and 1% AEP storm surge elevations will be adjusted based on NOAA Intermediate-High SLR values

obtained during the Vulnerability Assessment modeling update. A modeling summary report will be provided to the City, which can be used to discuss and interpret results through the public information officer.

*A lump sum task fee of **$89,900** is proposed for this work; this task work is anticipated to be complete by September 30, 2026.*

Task 5: 30% Design Plans, Specifications, and Cost Estimate

After work is completed and approved for Task 3, Dewberry will provide 30% plans to include the boundary limits of the pump casing, pipe layout, electrical power needs, and elevation of the proposed pipe and outfall structure, and distance necessary for the outfall structure to be placed offshore. Based on results of previous task work, Performance Specifications for minimum pipe depth requirements, electrical power requirements, and pump size will be provided in the 30% plan set, without dictating manufacturing requirements, means or methods, allowing for a Value Engineered approach from the future Design-Build team. An updated construction cost estimate will also be included with the submission of this task deliverable. One revised plan set is included in this fee and will be provided after comments are received from the City Engineer.

*A lump sum task fee of **$62,300** is proposed for this work; initial design plans are anticipated to be complete by November 30, 2026.*

Task 6: Optional Services

Dewberry can provide professional services to assist the City in procurement and selection of a Design-Build team to complete final design and construct the proposed project. Specific work associated with these services can be expanded and fees associated will be proposed once 30% of the design is complete. Dewberry may also provide environmental monitoring and construction inspection services during construction phase of the project, as needed, post procurement of a Design-Build Construction team. Specific work associated with these services can be expanded and fees associated will be proposed once 30% of the design is complete.

Exclusions- The following services are not included with this proposal:

Sub-Surface Utility (SUE) Survey Work: Survey work does not include (SUE) surveys. During the topographic survey, an 811 call will be placed to determine known utilities within the design limits and anticipated construction zone. Should additional SUE work be needed to confirm the proposed design, additional survey rates and fees will be proposed.

Environmental Agency Coordination, Permitting, and Compliance: Based on the proposed design, no permit modifications are anticipated to be necessary prior to Design-Build advertisement. Should modifications be needed, additional fees will be proposed once initial 30% plans are completed, after design geometry is confirmed. Environmental compliance monitoring for any construction work is not included in this fee proposal.

Right-of-Way Mapping and Plats: No Right-of-Way mapping, Plats, easement recordings, or surveys for property boundaries are proposed within the scope of this work. The City of Destin is working directly with the HOA of Four Prong Lake to obtain a

temporary working easement for construction, and a temporary in-field survey easement for bathymetric survey work. Dewberry survey crews will commence survey work upon written notice of allowance to survey Four Prong Lake.

Final Design: No final design or construction plan sets are included in this fee proposal; specific design for the outfall structure construction in the Gulf and pipe manufacturer selection are not included in this fee proposal.

This proposal and the attached Standard Terms and Conditions, both of which have been reviewed and are fully understood, represent the entire understanding between the City of Destin and Dewberry Engineers Inc. regarding the referenced project. This proposal shall remain in effect for acceptance for a period of (60) days from the date thereof, after which time Dewberry Engineers Inc. reserves the right to review and revise its proposal.

Once accepted, this proposal may only be modified in writing with the consensus of both parties. If you wish to accept this proposal, please sign and date where indicated and return one complete copy to me at hhart@dewberry.com. Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry for these services. We look forward to helping you create a quality project.

Sincerely,



Hannah Hart, PMP
Senior Associate, Florida-Gulf Team Department Manager
Risk, Response, Recovery, and Resilience Market Segment
Dewberry Engineers Inc.

Dewberry

Dewberry Engineers Inc.
877 North County Highway 393
Santa Rosa Beach, FL 32459-5370

850.267.0759
866.557.0076 fax
www.dewberry.com

APPROVED AND ACCEPTED

Signature: _____

Name and Title: _____City of Destin, Florida

Date:_____

Signature: _____

Name and Title: Hannah Hart, PMP, Senior Associate, Dewberry Inc.

Date: March 3, 2026

Attachments:

Exhibit 1: Survey Boundary, Area of Interest for Phase 1 Environmental Review
Exhibit 2: Proposed Boring Locations for Geotechnical Survey, and Geotechnical Fee Proposal, provided by Magnum

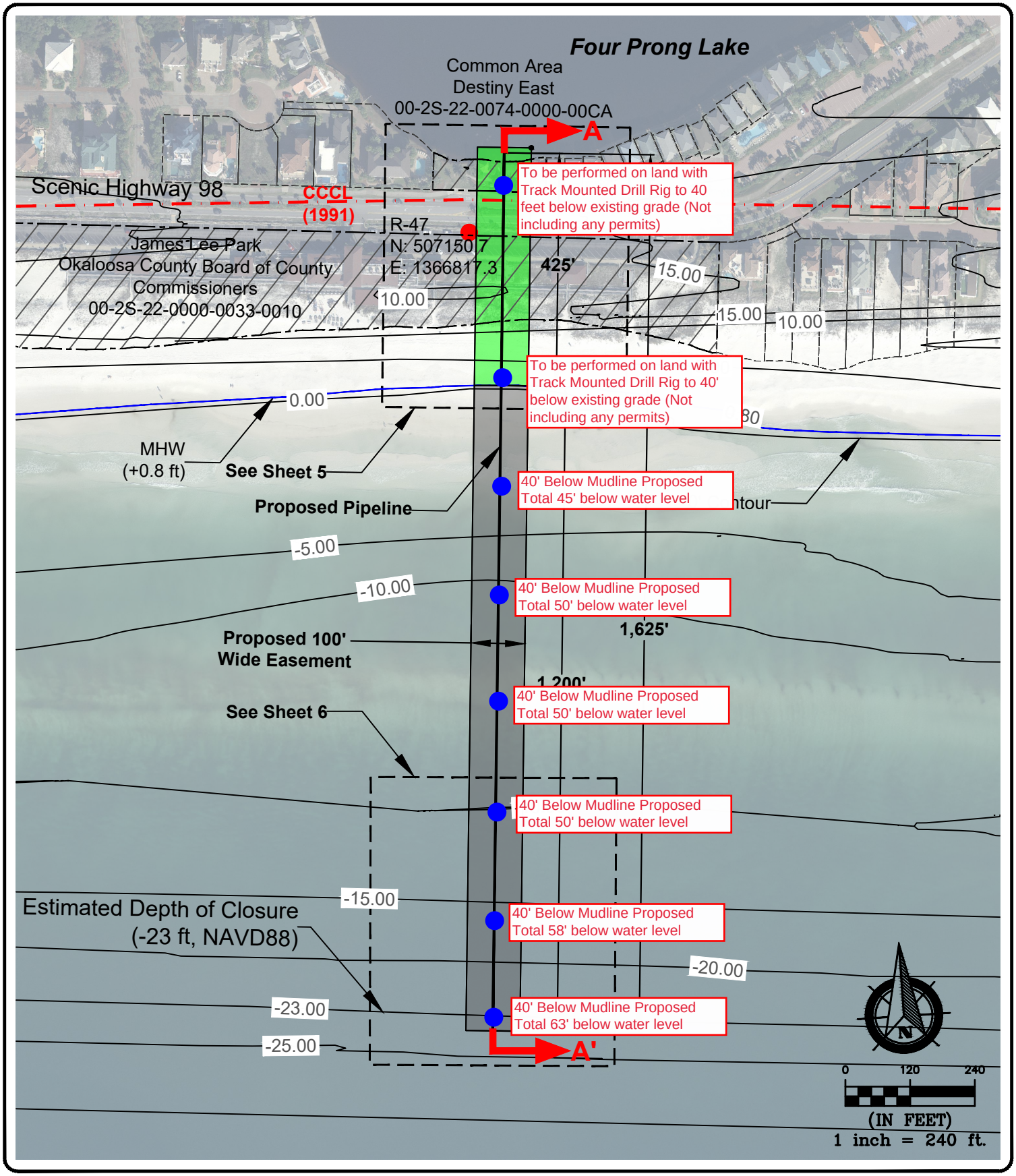
CC: Rudy Mall, PE; Andrew Shillingsford, PE; Jon Sklarski, PE; Mat Mampara, PE

Exhibit 1


Area of Interest for Phase I
Survey Boundary
Four Prong Lake

Exhibit 2

THESE SKETCHES ARE FOR PERMIT REVIEW ONLY AND NOT FOR CONSTRUCTION.



mrd associates, inc.
Coastal, Marina & Water Resources Engineering

543 Harbor Boulevard, Suite 204
Destin, Florida 32541
Certification of Authorization Number 9482
850.654.1555 (voice) ● 850.654.0550 (fax)
www.mrd-associates.com

PROPOSED SITE PLAN

Four Prong Lake Emergency Outfall

Destiny East Homeowners Association
36468 Emerald Coast Parkway, Suite 2101, Destin, FL, 32541

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 13, 2022
Sheet Rev Date: November 7, 2022

PROJECT NUMBER	SHEET NUMBER
17-374	4

MAGNUM ENGINEERING INC
GEOTECHNICAL ENGINEERING CONSULTANTS

February 26, 2026

Mr. Andrew Shillingsford, P.E.
Dewberry Engineers Inc.
1000 N Ashley Dr #801
Tampa, FL 33602

GEOTECHNICAL SERVICES PROPOSAL

SUBJECT: Four Prong Lake Emergency Outfall – Geotechnical Services
Okaloosa County, Florida

Dear Mr. Shillingsford:

Magnum Engineering Inc. (MEI) is pleased to provide you with this proposal to perform geotechnical services for the proposed Four Prong Lake Emergency Outfall project in Destin, Florida. This proposal outlines our Scope of Services for the above-mentioned project and includes a cost estimate for our services.

PROPOSED SCOPE OF SERVICE

Based on our understanding of the above referenced project, we understand that a new 30-inch +/- outfall pipe will extend from Four Prong Lake to roughly 1,600 feet seaward of the Coastal Construction Control Line into the Gulf of America. Based on provided information and boring location plan, we are estimating a total of Eight (8) 40 feet to 63 feet deep Standard Penetration Test (SPT) borings. Two (2) SPT borings will be performed on land using a track mounted drill rig and Six (6) SPT borings will be performed in the water using a barge mounted drill rig. We have estimated the land borings will be performed to a depth of 40 feet each and the water borings will be performed to a depth of 45 feet to 63 feet below the barge depth in the water. Once the field work is complete, MEI will provide the results of our testing, including laboratory testing to include grain size analysis on select samples. Prior to land mobilization to the site, proper authorities (Sunshine One Call) will be contacted to locate all underground utilities in the proposed test boring areas. Note that this proposal does not include any permits for beach access, or Coast Guard permits for drilling in Gulf.

COST ESTIMATE

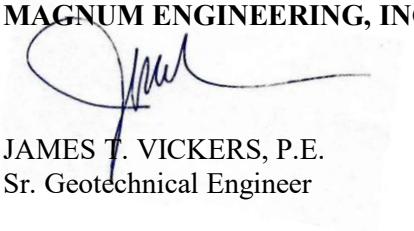
We have estimated the drilling will take 4 days to complete, pending favorable weather conditions. We estimate the cost for our services to be **$94,500.00.** Cost will be determined based on actual drilling depths. Standby time in addition to normal drilling operations **will be billed at $450.00 an hour**. Down days due to inclement weather **will be billed at a rate of $2,000.00 per day**. Per-Diem, in addition to the 4 days estimated for field work will be billed at **$550.00 per day**.

AUTHORIZATION

To authorize Magnum Engineering Inc. to provide these services, please sign where indicated on the attached authorization form, and return a copy of the signed form to us.

Magnum Engineering, Inc. appreciates the opportunity to provide you with this proposal, and we look forward to working with you on this project. If you have any questions or comments, please feel free to call.

Sincerely,
MAGNUM ENGINEERING, INC.



JAMES T. VICKERS, P.E.
Sr. Geotechnical Engineer

Attachments: General Conditions

Authorization Form



MAGNUM ENGINEERING INC

GEOTECHNICAL ENGINEERING CONSULTANTS

GENERAL CONDITIONS

1.0 RIGHT-OF-ENTRY - The client will provide right-of-entry for Magnum Engineering, Inc. and all necessary equipment in order to complete the work. While Magnum Engineering, Inc. will take precaution to minimize any damage to the property, it is understood by the Client that in the course of work damage may occur, the correction of which is not part of this Agreement.

2.0 DAMAGE TO EXISTING MAN-MADE OBJECTS - The Client will provide the location of underground utilities or obstructions to Magnum Engineering, Inc. who, in the prosecution of this work, will take precaution to avoid damage or injury to any such subterranean structure or utility. The Owner agrees to hold Magnum Engineering, Inc. harmless for any damages to subterranean structures which are not called to Magnum Engineering, Inc.'s attention and correctly shown on the plans furnished and will reimburse Magnum Engineering, Inc. for any expenses in connection with any claims or suits including reasonable attorney fees.

3.0 SAMPLE RETENTION - Magnum Engineering, Inc. will retain all soil samples for 30 days. Further storage or transfer of samples can be made at Client's expense upon written authorization.

4.0 STANDARD OF CARE - Service performed by Magnum Engineering, Inc. under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

5.0 Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are made by Magnum Engineering, Inc. and that the data, interpretations and recommendations of Magnum Engineering, Inc. are based solely on the information available to it. Magnum Engineering, Inc. shall not be responsible for the interpretation by others of information developed.

6.0 ORAL AGREEMENTS - No oral agreement, guarantee, promise, representation or warranty shall be binding.

7.0 OWNERSHIP OF DOCUMENTS - All reports, boring logs, field data and notes, laboratory test data, calculations, estimates and other documents prepared by Magnum Engineering, Inc., as instruments of service, shall remain the property of Magnum Engineering, Inc.

8.0 BASIS OF PAYMENT - Payment is due within 30 days of date of invoice. Payments not made when due shall bear interest at the maximum rate allowed by law from the date of the invoice until same is paid.

8.1 If the Client fails to make payment due to Magnum Engineering, Inc. for service and/or expenses within 60 days of date of invoice, Magnum Engineering, Inc. may, after giving seven days written notice to the Client, suspend services until all outstanding amounts have been paid to Magnum Engineering, Inc. in full. Further, Magnum Engineering, Inc. may, in addition to withholding services, withhold reports, plans and other documents not paid in full by the Client.

8.2 In the event it is necessary to take legal action to effect collection, whether or not litigation is commenced, the Client agrees to reimburse Magnum Engineering, Inc. for expenses in connection with any claims or suits, including reasonable attorneys' fees.

9.0 DISPUTES - In the event that a dispute should arise relating to the performance of services provided under this Agreement, and that dispute results in litigation, it is agreed that the prevailing party shall be entitled to recover all reasonable costs incurred in the defense of the claim, including staff time, court costs, attorney's fees and other claim-related expenses.

10.0 INDEMNIFICATION - Magnum Engineering, Inc. agrees to hold harmless and indemnify the Client from and against liability arising out of Magnum Engineering, Inc.'s negligent performance of the work. The Client agrees to indemnify and hold Magnum Engineering, Inc. harmless from all liability including all costs, attorney's fees and expenses of defense for any claims by any other person or corporation which may arise out of the performance or breach of this contract for which Magnum Engineering, Inc. was not solely negligent.

11.0 LIMITATION OF LIABILITY - The Client/Owner agrees to limit Magnum Engineering, Inc . liability for negligent professional acts, errors, or omissions such that the total aggregate liability of Magnum Engineering, Inc. shall not exceed $50,000 or the total fee for the services rendered on this project, whichever is greater. The Owner further agrees to require the contractor and his subcontractors a similar limitation of liability suffered by the contractor or the subcontractor arising from Magnum Engineering, Inc. negligent professional acts, errors or omissions.

12.0 INSURANCE - Magnum Engineering, Inc. represents and warrants that it and its agents, staff and consultants employed by it are protected by Employer's Liability Insurance in conformance with applicable state laws. Magnum Engineering, Inc. has coverage under public liability and property damage insurance policies. A Certificate of Insurance can be supplied evidencing such coverage upon request.

12.1 Within the limits and conditions of such insurance, Magnum Engineering, Inc. agrees to indemnify and save the Client harmless from and against any loss, damage or liability arising from any negligent acts by Magnum Engineering, Inc. Magnum Engineering, Inc. shall not be responsible for any loss, damage or liability beyond the amounts, limits and considerations of such insurance. Magnum Engineering, Inc. shall not be responsible for any loss, damage or liability arising from any acts by the Client, its agents, staff and other consultants employed by it.

12.2 Cost of the above coverage is included in our quoted fees. If additional coverage of increased limits or liability are required, Magnum Engineering, Inc. will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

13.0 TERMINATION - This Agreement may be terminated by either party upon seven days written notice in the event of substantial failure by the other party to perform in accordance with the terms thereof. Such terminating shall not be effective if the substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Magnum Engineering, Inc. shall be paid for services performed prior to the termination notice date and shall be reimbursed for reasonable termination expenses.

13.1 In the event of termination or suspension for more than three months, prior to completion of all reports contemplated by this Agreement, Magnum Engineering, Inc. may complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs for Magnum Engineering, Inc. in completing such analysis, records and reports.

14.0 ASSIGNS - Neither the Client or Magnum Engineering, Inc. may delegate, assign, sublet or transfer its duties or interest in this Agreement without the written consent of the other party.

Magnum Engineering, Inc.
Geotechnical Engineering Consultants
429 Florida Avenue
Lynn Haven, Florida 32444

AUTHORIZATION FORM

CLIENT: DEWBERRY ENGINEERS INC

PROJECT: FOUR PRONG LAKE EMERGENCY OUTFALL

LOCATION: OKALOOSA COUNTY, FLORIDA

DATE: FEBRUARY 26, 2026

Our understanding of the scope of work is outlined in the cover letter included herein and the attached General Conditions. The signature below authorizes performance of work in the amount of **$94,500.00** as described herein and does so on behalf of the Owner of the land in question and warrants he/she has authority to sign on behalf of the Owner.

SIGNATURE: _____

NAME AND TITLE: _____

FIRM: _____

DATE: _____

NAME OF PROPERTY OWNER: _____

Invoices should be directed as follows:

FIRM NAME: _____

ADDRESS: _____

_____

Person(s) authorized to order work:

NAME:	**NAME:**
FIRM:	**FIRM:**
PHONE №::	**PHONE №::**

DISTRIBUTION:

All reports associated with this project should be distributed as follows:

FIRM	**ADDRESS**
1.	

Dewberry

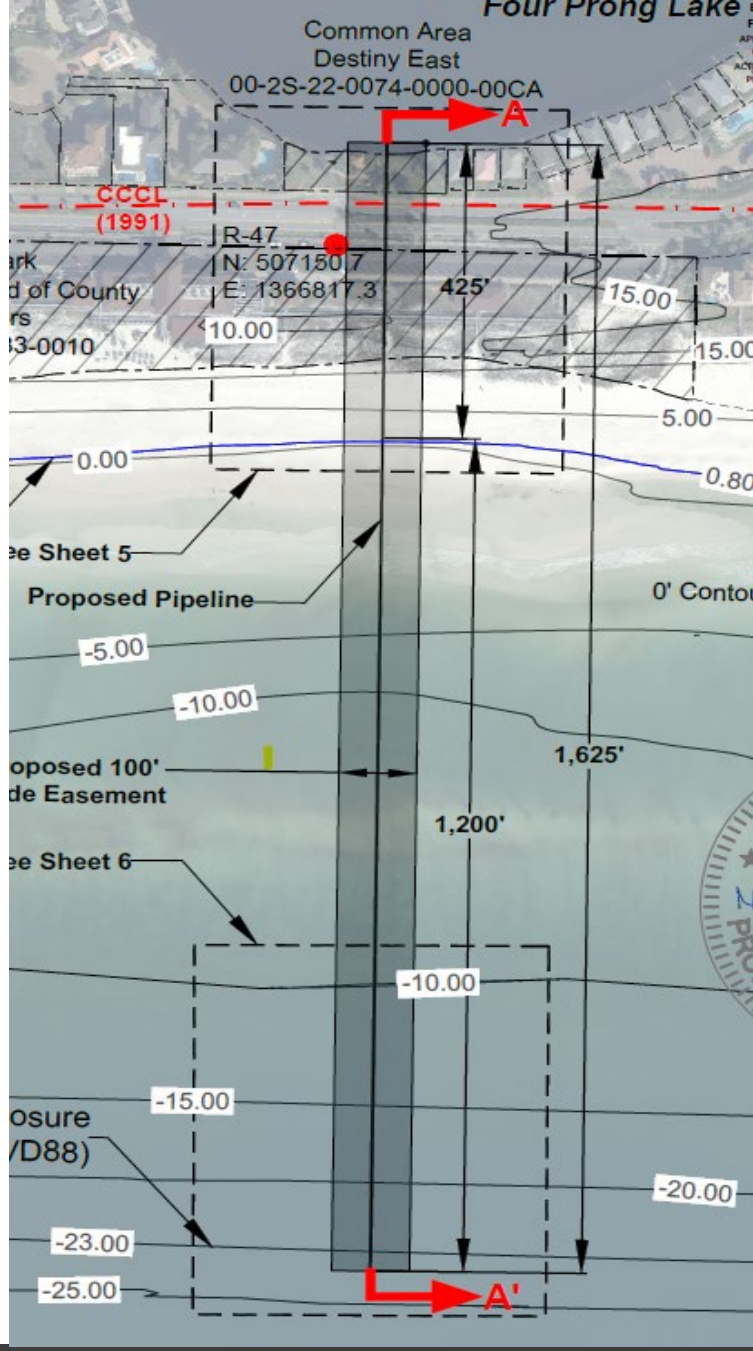
Four Prong Emergency Outfall Project: Survey and Design Task Work

City of Destin, Florida

April 7, 2026

Project Context

- Conceptual Design Complete
- FDEP & USACE Permits Obtained
- USFWS Biological Opinion Issued
- Design Fully Funded
- Construction Partially Funded

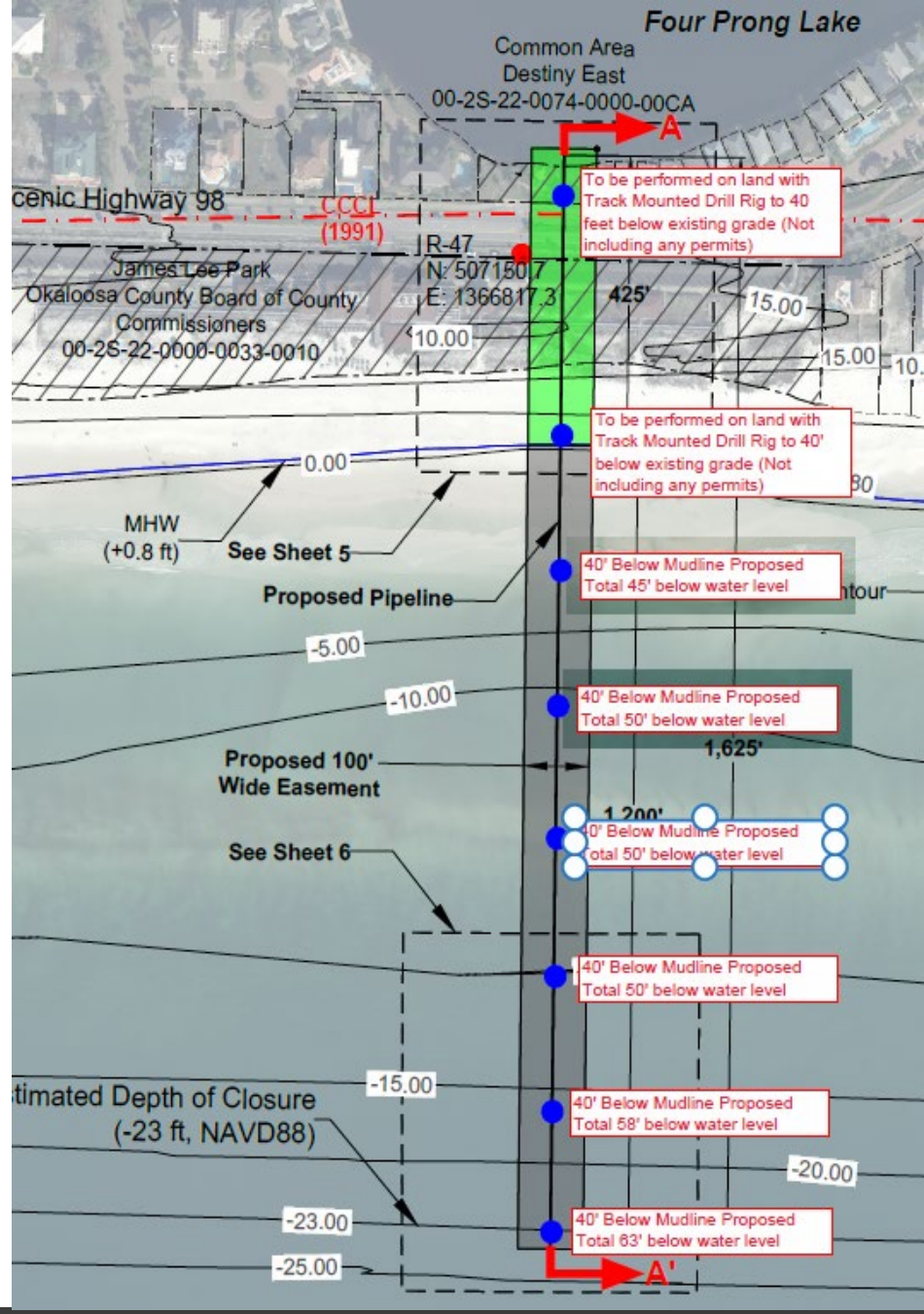


Dewberry

Geotechnical / Survey Limits

- Bathymetric survey – Four Prong Lake
- FDEP Seafloor Mapping Initiative survey data
- Geotechnical survey
- Traditional topographic survey
- Phase I environmental survey

Note: Initial design criteria package may require additional geotechnical or survey costs to be completed

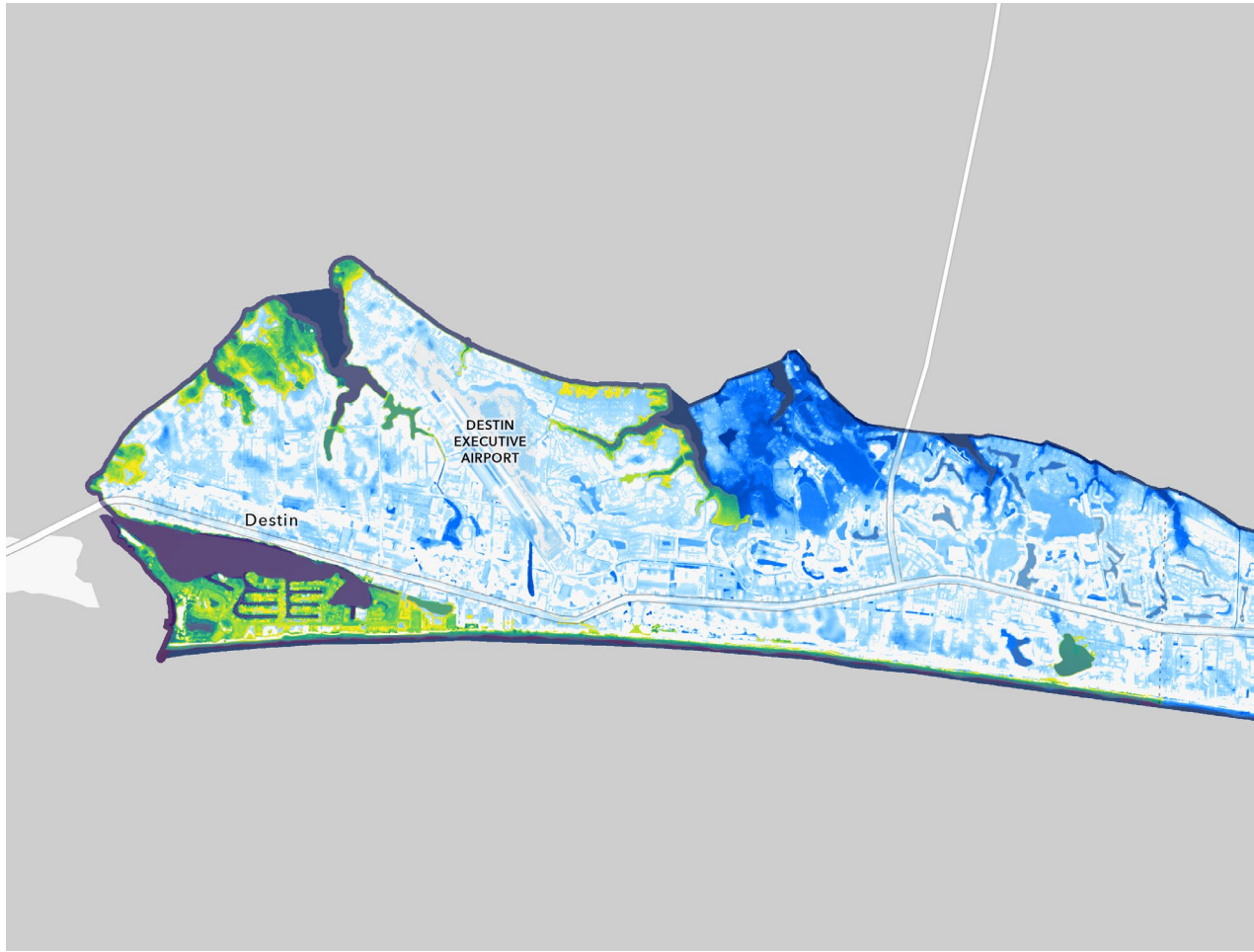


Dewberry

Stormwater Modeling and 30% Design

- Updated model construction with survey data incorporated
- Review permitted design commitments
- Comparison with permit boundary limits
- Updated construction cost estimate
- Milestone meetings after each task deliverable

Note: Project could require permit modifications



Sample Components: Design Criteria Package

- Project Background and Conditions
- Design and Construction Performance Standards
- Technical Criteria and Construction Material Standards
- Survey and Geotech Requirements
- Permit and Regulatory Compliance & Party Responsibilities
- Proposal Preparation Guidance
- Schedule and Budget, Contingencies
- Documentation of Approvals and Amendments Process



File #: 3788709 12/12/2025 09:53 AM
Fees: $18.50

DC MNichols
Brad E Embry Clerk of Circuit Court Okaloosa County, FL

FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN OKALOOSA COUNTY AND THE CITY OF DESTIN FOR FOUR PRONG LAKE

THIS AMENDMENT is made and entered into this 9th day of December, 2025 by and between **OKALOOSA COUNTY**, a political subdivision of the State of Florida ("County"), and the **CITY OF DESTIN**, a municipal corporation organized under the laws of the State of Florida ("City") and hereby amends the Interlocal Agreement between the County and City entered into on November 4, 2024 ("Agreement").

WHEREAS, the parties previously entered into an agreement related to the Four Prong Lake outfall project ("Project"); and

WHEREAS, the parties wish to amend the Agreement to modify each party's responsibilities for the Project.

NOW THEREFORE, in consideration of the foregoing and the mutual obligations set forth below, the parties, intending to be legally bound, agree as follows:

Section 1. Amendment. Sections 4 and 5 of the Agreement shall be amended as follows (words underlined are additions):

SECTION 4. COUNTY'S RESPONSIBILITIES.

A. The County agrees to execute the Sovereignty Submerged Lands Easement, Easement No. 42722, BOT File No. 460363011, PA No. 46-0421489-001-EI ("Easement") as Grantee with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("Trust") as the Grantor.

B. The County agrees to fund up to ONE MILLION DOLLARS ($1,000,000) on a cost-reimbursement basis for the design and construction of the Project. The County will issue payment to the City within thirty (30) days of receipt of an invoice for the design and construction of the Project and proof of payment.

SECTION 5. CITY'S RESPONSIBILITIES.

A. The City agrees to fully reimburse the County for any fees or costs imposed by the Trust related to the Easement.

B. The City agrees to be fully responsible for any damage to the easement lands caused by the City, its employees, contractors, and agents.

C. The City shall be responsible for finalizing the design and construction of the Project.

D. The City has been awarded ONE MILLION DOLLARS ($1,000,000) in grant funding from the State of Florida, which will be used towards the construction of the Project. The City shall be responsible for any additional costs exceeding the funding contributions stated in sections 4 and 5 of this Agreement.

Section 2. All Other Provisions Remain in Effect. Except as specifically modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the last date and year written below.

OKALOOSA COUNTY, FLORIDA

By: _____
Paul Mixon, Chairman

Date: 12/9/2025

ATTEST:

_____
Brad E. Embry, Clerk

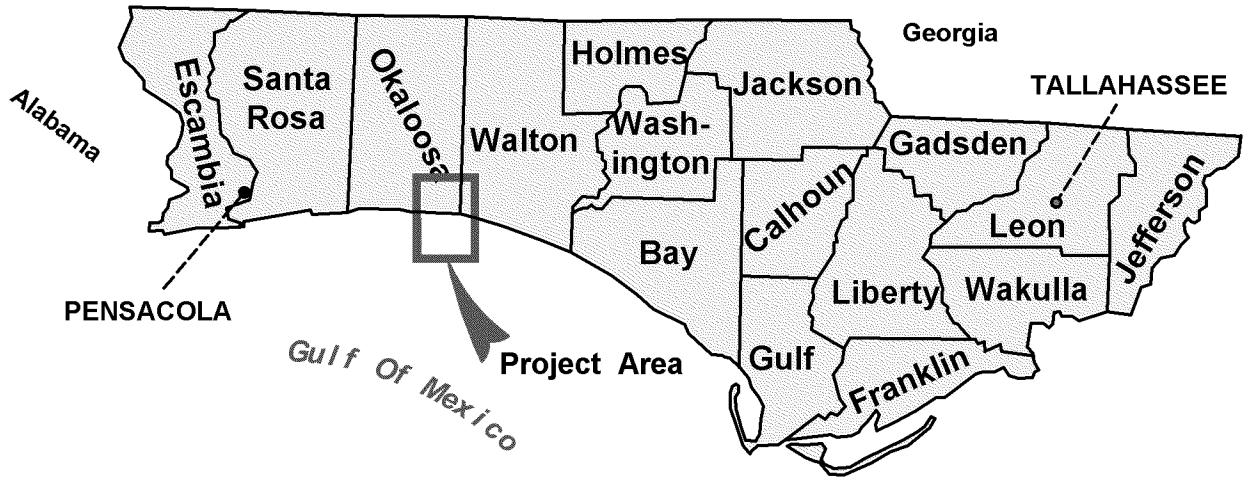
CITY OF DESTIN, FLORIDA

By: _____
Bobby Wagner, Mayor

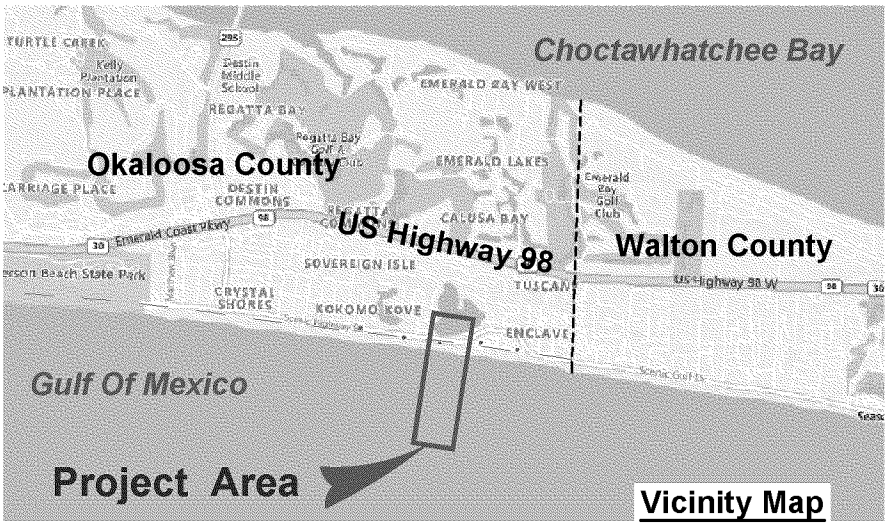
Date: 12/1/2025

ATTEST:

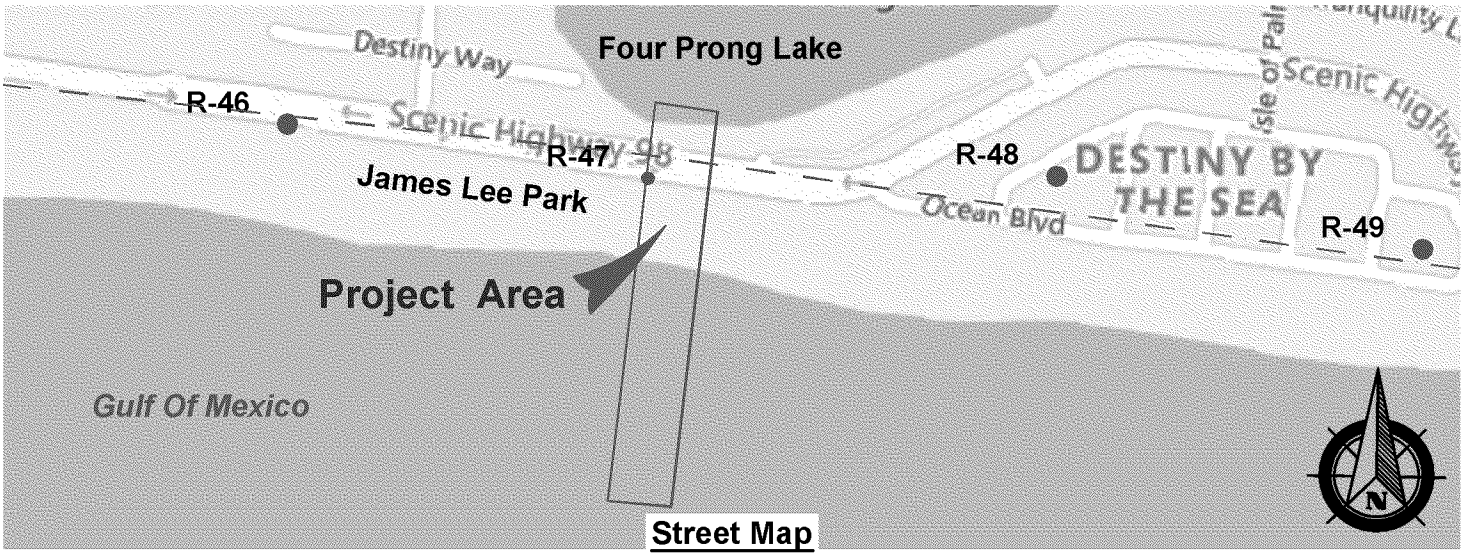
_____
Rey Bailey, Clerk



Location Map
N.T.S.



Vicinity Map
1" = 5,000'



Street Map
1" = 500'

mrd associates, inc.
Coastal, Marina & Water Resources Engineering
543 Harbor Boulevard, Suite 204
Destin, Florida 32541
Certification of Authorization Number 9482
850.654.1555 (voice) ● 850.654.0550 (fax)
www.mrd-associates.com

PROJECT LOCATION
Four Prong Lake Emergency Outfall

Destiny East Homeowners Association
36468 Emerald Coast Parkway, Suite 2101, Destin, FL, 32541

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 13, 2022
Sheet Rev Date:

PROJECT NUMBER	SHEET NUMBER
17-374	2

Office of Management & Budget

State of Florida

DATE: December 09, 2025

SUBJECT: Budget Transfer – Half Cent Sales Tax Fund
BT-26-016

TO: Board of County Commissioners
Finance Director

Transfer From	Department	Account	Amount
Reserve – Future Capital Outlay	3399	599300	$1,000,000
Transfer To	**Department**	**Account**	**Amount**
Sales Tax Stormwater Project (ST000060)	3303	563001	$1,000,000

Faye Douglas Digitally signed by Faye Douglas
Date: 2025.12.01 08:41:19 -06'00'

Reviewed by:
Faye Douglas, Office of Management and Budget Director

Reference: Transfer from Reserves to fund design and construction per the 1st Amendment to the ILA C25-4078-PW with the City of Destin for the Four Prong Lake Stormwater Project #ST000060.

Okaloosa County Administration Building
1250 N Eglin Parkway, Suite 102
Shalimar, Florida 32579
(850) 651-7643

ITEM # 2026-545

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.F.

TO: City Council

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

FROM: Robert Tomasek, City Engineer

DATE: 03/31/2026

SUBJECT: Clement Taylor Park - CO # 2

I. BACKGROUND: Construction began on Clement Taylor Park Renovation September 1, 2025.

II. DISCUSSION: Change Order (CO) # 1 was completed administratively. CO # 2 puts the total of change orders over the amount that is currently allowed administratively. Change Order No. 2 is necessary due to unforeseen site conditions, plan omissions & errors, and requested changes by the city. This CO includes the re-roof/decking of the existing pavilion located on site. With all changes, the total net CO is for $48,187.24 of which $29,719.00 is for the roof replacement. The request includes 8 additional days.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): Adoption would add $48,187.24 to the cost of the project.

	001.5726.565000 Gen Fund - Parks - Capital Projects
FY 26 Adopted Budget*	$ 930,505
Previous Expenses/Encumbrances	(740,446)
Available Program Budget	190,058
This Agreement +(-)	(48,187)
FY 26 Remaining Program Budget	$ 141,871

Internal Note:
Reduce 001.5726.565000 Proj 100075 DLL Artificial Turf $48,200
Increase 001.5726.565000 Proj 100081 Clement Taylor Park $48,200

C. Level of Service (LOS):
D. Legislative Sponsor:
E. Business Impact Statement:

III. CONCLUSION: This change order was necessary for requested improvements and omissions & errors in the plan set.

IV. RECOMMENDED MOTION: Motion to Approve Change Order # 2 for Clement Taylor Park Renovation Project for the amount of $48,187.24

Attachments:

1. 24-05-REC CO 2.2
2. 24-05-REC CO 2.2 attachments

Engineering Department

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | www.cityofdestin.com
engineering@cityofdestin.com

March 31, 2026

PROJECT NAME: **Clement Taylor Park Renovation**
CONTRACTOR: **Empire Builders Group, Inc.**
CONTRACT DATE: **December 17, 2024**
PROJECT NO: **24-05-REC**
CHANGE ORDER: **No. 2**

The following changes are hereby made to the Contract Documents:

INCREASE ITEMS

REF NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1.44	Embankment - White Sand	382	CY	$ 48.00	$ 18,336.00
1.45	Gazebo Upgrades	1	LS	$ 4,935.23	$ 4,935.23
1.46	Pavilion Rebar	1	LS	$ 4,752.74	$ 4,752.74
1.47	Tree Removal (2)	1	LS	$ 3,795.75	$ 3,795.75
1.48	Abandon Existing Water Well	1	LS	$ 2,832.30	$ 2,832.30
1.49	Water Well, Pump, Electrical, Housing	1	LS	$ 19,429.09	$ 19,429.09
1.50	Grading	1	LS	$ 7,194.08	$ 7,194.08
1.51	Pole Foundation	7	EA	$ 406.43	$ 2,845.01
1.52	Existing Pavilion - Re-roof/Decking	1	LS	$ 29,719.00	$ 29,719.00
				TOTAL INCREASE	**$ 93,839.20**

DECREASE ITEMS

REF NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1.14	Sod / Soil Stabilization	7,212	SY	$ 6.33	$ 45,651.96
				TOTAL DECREASE	**$ 45,651.96**

I. GENERAL: Change Order No. 2 is necessary due to unforeseen site conditions, plan omission & errors, and requested changes by the city.

II. REQUIRED CHANGES & JUSTIFICATION:

a. Item 1.44 is a new item number. Embankment material was omitted from the plans and is required. The project is also located in a “White Sands Zone 2.”

b. Item 1.45 is a new item number. Gazebo Upgrades were requested by the city. These included extra benches, metal roof and stouter studs and brackets.

c. Item 1.46 is a new item number. The plan specified wire mesh in the pavilion slab. The manufacturer of the pavilion requires the use of rebar in the pavilion slab to satisfy their design requirements. This was an unforeseen issue.
d. Item 1.47 is a new item number. Tree removal was omitted from the plans and is required. In laying out the parking lot and bathroom, 2 trees were discovered to be in the way of construction.
e. Item 1.48 is a new item number. The existing water well was located in the middle of the proposed parking area. It was required to be properly plugged and abandoned in accordance with Florida DEP requirements. This was a design error.
f. Item 1.49 is a new item number. The contractor had anticipated to use the existing water well & equipment. Since the existing water well was located in the middle of the proposed parking area, a new well was needed to satisfy the need for irrigation. Design Error.
g. Item 1.50 is a new item number. This item takes into account the grading that is required around the sidewalks, bathroom and new pavilion area that was not included in the plans. This grading brings the existing ground around these locations up to prevent drop-offs that will exist otherwise.
h. Item 1.51 is a new item number. The type of foundation for electric poles was omitted in the plans. The requested connection was different and stouter than the contractor was to build. This price is for materials that differ from planned construction as labor was already included.
i. Item 1.52 is a new item number. This includes the removal and replacement of roof of the existing pavilion with a metal Tuff-Roof. The price also includes new pressure treated purlins, new fascia, and new hurricane clips and any decking that is required.
j. Item 1.14 is an existing item number. The estimated quantity used for sod would have covered the entire park. Because the park has many trees, a beach area, and a beach volleyball area, the excess sod was removed from the project.

See attached Proposals 104, 105, 106, 108, 109, 110, 111 and 112 to this change order.

III. PAYMENT: Payment due upon completed work of the Item & invoiced at end of payment period.

CHANGE TO CONTRACT PRICE:			**CHANGE TO CONTRACT TIME:**	
Total Increase:	$	93,839.20	Additional Days Granted:	8
Total Decrease:	$	45,651.96	Previous Days Allowed:	425
Net price change:	**$**	**48,187.24**	**New Contract Days:**	433
Current contract amount:	$	1,683,841.12		
New contract amount:	**$**	**1,732,028.36**		

PROJECT NO: 24-05-REC
CHANGE ORDER: No. 2

Recommended By:

_____
Contractor Representative Date

_____ _____
Robert C. Tomasek, P.E. Date Jeffrey Cozadd Date
City Engineer Project Manager

Accepted By:

_____
Larry Jones Date
City Manager

Proposal Request for Change Order

10/27/2025 **Proposal Request No.104**

Between the Owner:

City of Destin
Cecil Jackson
4100 Indian Bayou Drive
Santa Rosa Beach, Fl. 32459

And the Contractor:

Empire Builders Group Inc
3217 Tallship Lane
Pensacola, FL 32526

For the Project:

Clement Taylor Park
131 Calhoun Ave
Destin, Fl. 32541

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT AN ACCEPTED CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description of Proposed Change:

Add 2 extra benches to the gazebo 239 each	add	$ 478.00
Switch Shingle roof to metal roof. Net add		1,199.00
TAX		125.78
Labor on Benches 2 @ 175.00		350.00
Net labor on metal roof add		750.00
Sub Total		2,902.78
Bond 3 %		87.06
GC O/P 17%		508.27
Total		3,489.11

Initialed by: Owner ____ Contractor ____

Proposal Request for Change Order

11/11/2025 **Proposal Request No.105**

Between the Owner:

City of Destin
Cecil Jackson
4100 Indian Bayou Drive
Santa Rosa Beach, Fl. 32459

And the Contractor:

Empire Builders Group Inc
3217 Tallship Lane
Pensacola, FL 32526

For the Project:

Clement Taylor Park
131 Calhoun Ave
Destin, Fl. 32541

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT AN ACCEPTED CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description of Proposed Change:

Import 50 yard of white beach sand 48.00 per yard……. $2,400.00

Proposal Request for Change Order

11/13/2025 **Proposal Request No.106**

Between the Owner:

City of Destin
Cecil Jackson
4100 Indian Bayou Drive
Santa Rosa Beach, Fl. 32459

And the Contractor:

Empire Builders Group Inc
3217 Tallship Lane
Pensacola, FL 32526

For the Project:

Clement Taylor Park
131 Calhoun Ave
Destin, Fl. 32541

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT AN ACCEPTED CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description of Proposed Change:

Import 60 yard of white beach sand 48.00 per yard……. $2,880.00

Proposal Request for Change Order

12/15/2025

Proposal Request No.108

Between the Owner:

City of Destin
Cecil Jackson
4100 Indian Bayou Drive
Santa Rosa Beach, Fl. 32459

And the Contractor:

Empire Builders Group Inc
3217 Tallship Lane
Pensacola, FL 32526

For the Project:

Clement Taylor Park
131 Calhoun Ave
Destin, Fl. 32541

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT AN ACCEPTED CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description of Proposed Change:

2x6 T&G decking	add	400.00
6x6 posts with sleeves	add	800.00
SUBTOTAL		$ 1200.00
Bond 3 %		36.00
GC O/P		210.12
TOTAL		**$ 1446.12**

Initialed by: Owner ____ Contractor ____

Michael Macchia

From: Wally Weber <Wally.Weber@fifthroom.com>
Sent: Tuesday, December 9, 2025 3:19 PM
To: Michael Macchia
Cc: Brett Ramsey; Mike Donaldson
Subject: RE: Gazebo ORDER Confirmation - Fifthroom.com - 544695

Mike
The additional upcharges for your requests...

2x6 T&G Roof Deck - $400.00 additional

5x5 vinyl sleeves $400.00 additional (In stock item)
6x6 vinyl post sleeves $800 additional (not a stock item)
Prices directly above include larger sizes of wood cores also.
Let me know & I can write it up for you.
Thanks

Wally Weber – Project Advisor
Toll Free: 1.888.293.2339 Ext 230 | Direct: 1.724.444.5945
Fax: 724.444.5301 Cell 412.480.5321

Fifthroom.com
Connect with us: Blog | Facebook | Twitter | YouTube

Fifthroom.com | 5410 Route 8 | Gibsonia, PA | 15044

From: Michael Macchia <Mike@EmpireBuildersGroup.com>
Sent: Monday, December 8, 2025 11:44 AM
To: Wally Weber <Wally.Weber@fifthroom.com>
Cc: Brett Ramsey <Brett.Ramsey@fifthroom.com>; Mike Donaldson <Mike.Donaldson@Fifthroom.com>
Subject: RE: Gazebo ORDER Confirmation - Fifthroom.com - 544695
Importance: High

Wally
Where do we stand with the change order.
Mike

From: Wally Weber <Wally.Weber@fifthroom.com>
Sent: Friday, December 5, 2025 2:10 PM
To: Michael Macchia <Mike@EmpireBuildersGroup.com>
Cc: Brett Ramsey <Brett.Ramsey@fifthroom.com>; Mike Donaldson <Mike.Donaldson@Fifthroom.com>
Subject: RE: Gazebo ORDER Confirmation - Fifthroom.com - 544695

Mike

Proposal Request for Change Order

12/15/2025

Proposal Request No.109

Between the Owner:

City of Destin
Cecil Jackson
4100 Indian Bayou Drive
Santa Rosa Beach, Fl. 32451

And the Contractor:

Empire Builders Group Inc
3217 Tallship Lane
Pensacola, FL 32526

For the Project:

Clement Taylor Park
131 Calhoun Ave
Destin, Fl. 32541

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT AN ACCEPTED CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description of Proposed Change:

ADD rebar mat to pavilion slab;

150 pcs #4 rebar $11.29	$1,693.50
1 bag 8" bar ties @ $ 85.59	85.69
200 mesh bar .83	166.66
Labor	1,998.00
SUBTOTAL	$ 3,943.85
Bond 3 %	118.32
GC O/P	690.57
TOTAL	**$ 4752.74**

Initialed by: Owner ____ Contractor ____

WHITE CAP ON ACCOUNT

554 - WC Pensacola FL (RT)
3027 N Davis Hwy
Pensacola, FL, 32503
(850) 434-0227

QUOTE

70095561

THIS IS A QUOTE ONLY DO NOT SHIP OR TENDER FUNDS

Sold To: 10000454950
EMPIRE BUILDERS GROUP INC
6231 NORTH W STREET
PENSACOLA, FL, 32505

Ship To : PENSACOLA EMPIRE,10004122898
EMPIRE PENSACOLA ONLY
PENSACOLA, FL, 32503
Job Site Contact:
Job Site Phone:
Map #:

04:15 PM

Ordered By: Mike ...

Contact Phone: 850-6986943

Quote Number	Quote Date	Valid Until	Request Date	Sales Person
70095561	12/15/2025	12/22/2025	12/22/2025	Spence, J
Terms	**Shipping Method**	**Quote Name**	**Customer PO**	**Created By**
N30D	2. Our Truck			Boyd, S

SEQ	Part# / H/M	Description	Ord Quantity	U/M / Unit WT	Price / COO	Amount
10	43542060	#4 GR60 1/2"X20' REBAR SOLD/PC	~~120~~ 150	EA 13.36 LBS	$11.29	$1,354.80
20	~~43552060~~	~~#5 GR60 5/8"X20' REBAR SOLD/PC~~	~~120~~	~~EA~~ 20.86 LBS	~~$17.49~~	~~$2,098.80~~
30	113WT816	8" 16GA BLACK BAR TIE 5M/BAG	1	BAG 44.79 LBS	$85.69	$85.69
40	505MB28255405	3"-3-1/2" MESH BAR CHAIR WITH BASE	200	EA .09 LBS	$0.8321	$166.42

Shipped amount		**$3,705.71**
Order charges		**$0.00**
Tax amount		**$277.94**
Lumber Tax rate/amount	**1.00%**	**$0.00**
Quote total		**$3,983.65**

Proposal Request for Change Order

1/9/2025 **Proposal Request No.110**

Between the Owner:

City of Destin
Cecil Jackson
4100 Indian Bayou Drive
Santa Rosa Beach, Fl. 32451

And the Contractor:

Empire Builders Group Inc
3217 Tallship Lane
Pensacola, FL 32526

For the Project:

Clement Taylor Park
131 Calhoun Ave
Destin, Fl. 32541

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT AN ACCEPTED CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description of Proposed Change:

Tree Removal in parking lot.	$ 2,250.00
Remove tree at new bathroom.	500.00
Abandon existing well.	$ 1,950.00
Empire Labor	800.00
Subtotal	**$5,500.00**
Bond 3 %	**165.00**
GC overhead and profit 17%	**963.05**
Total	**$ 6,628.05.**

Tree Removal (2)
Lump Sum
= $3,795.75

Abandon Existing Water Well
Lump Sum
= $2,832.30

Days Added to Contract 4 days

Initialed by: Owner ____ Contractor ____

BrightView Landscape Services

Proposal for Extra Work at BID-Clement Taylor Park

Property Name	BID-Clement Taylor Park	Contact	Mike Macchia
Property Address	131 Calhoun Avvenue Destin, FL 32541	To Billing Address	Empire Builders Group Inc PO Box 37727 Pensacola, FL 32526

Project Name: Clement Taylor Park - Pump and Well CO

Project Description: Well Abandonment, New Pump and Well Installation, Tree Removal

Scope of Work

QTY	UoM/Size	Material/Description	Total
Tree Removal			**$2,250.00**
1.00	LUMP SUM	Tree Removal in Parking Lot	
Abandon Existing Well			**$1,950.00**
1.00	LUMP SUM	Abandon Existing Well - Includes labor and material and acknowledgment with the State of Florida	
New Pump and Well			[redacted]
1.00	LUMP SUM	4" Well with 3HP Pump Installed *40gpm	
1.00	LUMP SUM	Pump Start Relay Installed	

$ 4,200.00

For internal use only

SO#	8777324
JOB#	361700611
Service Line	130

Total Price [redacted]

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

Proposal Request for Change Order

1/16/2025 **Proposal Request No.111**

Between the Owner:

City of Destin
Cecil Jackson
4100 Indian Bayou Drive
Santa Rosa Beach, Fl. 32451

And the Contractor:

Empire Builders Group Inc
3217 Tallship Lane
Pensacola, FL 32526

For the Project:

Clement Taylor Park
131 Calhoun Ave
Destin, Fl. 32541

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT AN ACCEPTED CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description of Proposed Change:

Furnish and install new well	$ 14,250.00
Additional electrical circuit for well	1,872.39
Subtotal	**$ 16,122.39**
Bond 3 %	**483.67**
GC overhead and profit 17%	**2,823.03**
Total	**$19,429.09**

Days Added to Contract 4 days

Initialed by: Owner ____ Contractor ____

PO Box 37727
Pensacola, FL 32526
(850)455-0090

3/9/2026

RE: **Proposal Request No.112**

Robert Tomasek, P.E.
City Engineer
City of Destin
4100 Indian Bayou,
Destin, Fl 32541

Robert

Per our discussions over the last few weeks.
The balance of the change orders is as follows:

1- Existing Pavilion, remove and replace existing roof with a metal Tuff -Rib panel with exposed fasteners. The price includes new pressure treated purlins, new fascia, and new hurricane clips. The roof purlins and fascia will be a single 2x6 #2 grade pressure treated lumber

Total with Tuff -Roof……..……$ 29,719.00

Net Add Alternate for Standing Seam roof……. $ 21,710.33
Total with Standing Seam……$51,420.66

2-Light Pole Fondation material only ……$ 2,845.00

Thank You
Mike Macchia

ITEM # 2026-547

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.G.

TO: City Council

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

FROM: Robert Tomasek, City Engineer

DATE: 03/31/2026

SUBJECT: 446 Calhoun Ave - Engineering Services

I. BACKGROUND: The City Council is currently under contract to purchase the real property located at 446 Calhoun Ave, which is adjacent to the City's Threadgill Park. This Work Authorization request is for engineering services related to the design of a parking area where 446 Calhoun Ave is located.

II. DISCUSSION: The city engineer requested a quote for engineering services from Volkert, Inc. Volkert, Inc has a continuing services contract with the city to perform engineering services. Attached is the quote for the amount of $74,922 plus other costs not to exceed (NTE) $5,078 for a total NTE $80,000. The costs quoted are reasonable and are in line with their master agreement. If approved, this cost would only incur when/if the closing on 446 Calhoun Ave completes.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): Staff propose a Budget Amendment in the amount of $80,000 to appropriate fund balance from the parking fund. The parking fund currently has $2.8 million of available fund balance to address parking.

	Parking Fund-Construction 103.5450.565000 Proj: 100081
FY 26 Adopted Budget*	-
Previous Expenses/Encumbrances	-
Budget Amendment	80,000
Available Program Budget	80,000
This Agreement +(-)	(80,000)
FY 26 Remaining Program Budget	$ -

C. **Level of Service (LOS):**
D. **Legislative Sponsor:**
E. **Business Impact Statement:**

III. CONCLUSION:

IV. RECOMMENDED MOTION: I move to approve the attached proposal from Volkert, Inc to provide Engineering Services for the property at 446 Calhoun Avenue and the attached budget amendment, both contingent upon the closing of the property located at 446 Calhoun Avenue.

Attachments:

1. Threadgill Park Overflow Parking Improvements Scope and Fee Proposal updated_3.31.26
2. 2026 0407 Budget Amendment Dalton Threadgill Parking

Volkert, Inc.
215 Fairpoint Dr, Ste. B
Gulf Breeze, FL. 32561
850.512.8935

March 31, 2026

Mr. Rober C. Tomasek, PE
City Engineer
City of Destin
4100 Indian Bayou Trail
Destin, FL 32541

RE: Dalton Threadgill 2026 Parking Improvements

Dear Mr. Tomasek,

Volkert is pleased to submit this proposal for Professional Engineering Services to City of Destin, Florida. This proposal includes Volkert's Scope of Services and Fee Proposal for the Proposed Parking Lot, Stormwater Retention, Drainage Conveyance and Sidewalk Improvements for the City.

The following Scope of Services identifies Volkert will provide design, permitting, and project coordination services related to the preparation of the required evaluations, construction plans, and permitting documents for the proposed improvements (see Exhibit A – Project Location Map). The project will involve the following elements:

- Evaluation of the existing conditions for parcel 00-2S-22-0310-000D-038C (446 Calhoun Avenue)
- Analysis/Design of proposed conditions may include:
  - Demolition plan for existing conditions
  - Construction Plans for of proposed parking lot, stormwater facility and associated lighting, sidewalks, drainage, and landscape/irrigation features
  - Bid Support Services

The following is a detailed outline of the Scope of Services for this project:

SCOPE OF SERVICES

Task 1 - Survey Services

- Boundary Survey
- Topographic Survey
- Platting Services for combining parcels;
  - 00-2S-22-0310-000D-041A
  - 00-2S-22-0310-000D-038C
  - 00-2S-22-0310-000D-1820

Task 2 - Geotechnical Services

Site investigation and analysis for;

- Infiltration/Permeability testing for stormwater management facility
- Standard Penetration Test for pavement recommendation and seasonal high water elevation determination

Task 3 - Plans Development

- Project Management
    - Coordination with project team, stakeholders, local utility providers, and regulatory agencies, as necessary
    - Prepare Drainage Design Calculations and Technical Memorandum-Draft
    - Prepare and submit monthly invoicing and project manager reports as necessary
    - Perform quality assurance and quality control (QA/QC) tasks in accordance with Volkert's internal QA/QC processes
    - Attend project design meetings with City of Desting at the following project milestones:
        - Preliminary Design and Evaluation Discussion
        - 60% Design
        - 90% Design
        - 100% Design
- 60% Design
    - Develop 60% Design plans, to include:
        - Demolition Plan, Site Plan, Grading and Drainage Plan, Lighting Plan, Landscape/Irrigation Code Plan, Construction Details, Erosion Control Plan
    - Prepare Drainage Design Calculations and Technical Memorandum-Draft
    - Develop 60% Cost Estimates
        - Engineer's Opinion of Probable Construction Costs (OPCC) will be prepared utilizing current unit prices based on best current and available information
- 90% Design
    - Develop 90% Design plans, to include:
        - Demolition Plan, Site Plan, Grading and Drainage Plan, Lighting Plan, Landscape/Irrigation Code Plan, Construction Details, Erosion Control Plan
    - Prepare Drainage Design Calculations and Technical Memorandum-Final
    - Develop 90% Cost Estimates
        - Engineer's Opinion of Probable Construction Costs (OPCC) will be prepared utilizing current unit prices based on best current and available information
- 100% Design (Bid-Ready)
    - Develop 100% Construction plans- signed and sealed, to include:
        - Demolition Plan, Site Plan, Grading and Drainage Plan, Lighting Plan, Landscape/Irrigation Code Plan, Construction Details, Erosion Control Plan
    - Prepare 100% Drainage Design Calculations and Technical Memorandum-Final Signed and Sealed
    - Develop 100% Cost Estimates
        - Engineer's OPCC will be prepared utilizing current unit prices based on best current and available information (AACE Class 1 contingency classification);

Task 4 - Environmental / Permitting

- Wetland/Surface Water Delineation
- Threatened/Endangered Species/Habitat Review
- Pre-application Meeting (NWFWMD/FDEP)
- Environmental Permitting (NWFWMD and FDEP)
- Permit Closeout

Task 5 – Bid Support

- Prepare Project Narrative
- Prepare Bid Tab
- Summary and recommendation of winning bidder

Additional Services – Not to Exceed

Task 6 –Construction Phase Services and Project Closeout

- Submittal Reviews
- As-Built Certification (As Needed)

DELIVERABLES

Task 1-4

- Signed Topographic Survey;
- Signed Boundary Survey and Signed Subdivision Plat;
- 60%, 90%, and 100% Project Drawings;
- 60%, 90%, and 100% Engineer's OPCC;
- 60%, 90% and 100% Drainage Technical Memorandum and Drainage Calculations;
- Permit Applications and Authorized Permit Packages;
- 60%, 90% and 100% Engineering Opinion of Probable Cost Estimate.

Task 5 – Bid Support

- Project Narrative;
- Bid Tab;
- Bid Recommendation.

Task 6 – As Needed Construction Phase Services and Project Closeout

- Submittal Reviews;
- As-Built Certification.

FEES

The Schedule of Fees is attached for reference

Tasks	Fee
Task I – Surveying Services	$13,792.00
Task 2 – Geotechnical Services	$3,600.00
Task 3 – Plans Development	$48,280.00
Task 4 – Environmental/Permitting Services*	$7,750.00
Task 5 – Bid Support	$1,500.00
Tasks 1-4 – Total Lump Sum Cost*	$74,922.00

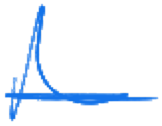
**Does not include the following: As-built Survey Services, SUE Survey Servies, Construction Engineering and Inspection Services, Phase II Investigation Services, nor Permitting Fees*

	Additional Services - NTE
Task 6 – As Needed Construction Phase Services and Project Services	$5,078.00

SCHEDULE

To be Determined

Sincerely,



Mike Warnke, P.E. ENV SP

Volkert, Inc.
215 Fairpoint Dr, Ste. B
Gulf Breeze, FL. 32561
850.512.8935

VOLKERT

Exhibit A -Project Location Map



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
103 Parking Fund	5000 nondepartmental		103.5000.595000 Addition to fund balance		$ (80,000.00)	
103 Parking Fund	5450 Parking	100081	103.5450.565000 Construction in Progress		$ 80,000.00	

Purpose: Increase budget (take from fund balance) to start engineering design to expand parking at Dalton Threadgill Park.

Created by/Date: _____
Entered by/Date: _____
Approved by/Date: _____

ITEM # 2026-576

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.H.

TO: City Council

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

FROM: Michael Burgess, Public Works Director
Krystal Strickland, Finance Director

DATE: 03/25/2026

SUBJECT: Emergency Purchase Order, Harbor Pump Repairs

I. BACKGROUND: During the first week of March, 2026, the Destin Harbor pump experienced a critical mechanical failure resulting in damage to the pump bearings and upper shaft. The failure originated from a malfunction of the auxiliary priming pump, which also serves to cool the main pump bearings. Compounding the issue, the pump pressure gauge failed and continued to indicate normal pressure after the priming pump stopped operating.

Due to these combined failures, the main pump control system did not automatically shut down as designed. The pump continued operating without adequate lubrication and cooling, ultimately causing catastrophic bearing failure.

GoForth Williamson, Inc., the original equipment service provider with specific experience on this pump system, was identified as a sole source vendor and was mobilized on an emergency basis to assess and repair the damage.

II. DISCUSSION: The required repair includes replacement of the damaged bearing assembly and upper shaft, as well as full disassembly, inspection, and reassembly of the gearbox and associated components. The vendor will also fabricate and install necessary replacement parts and restore the pump to operational condition.

According to the vendor's order acknowledgment (Order No. 10939762), the total cost for the repair is $52,655.00 (quote is attached).

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence
IV. Effective, Efficient, and Aesthethically Pleasing Infrastructure

VI. A Green and Sustainable Environment

B. Effect on Budget (EOB):
The 108 FDEP Water Quality fund budgeted $5175 to cover costs of maintenance in FY 2026. This fund consists of operational grant funds from FDEP, and currently has a fund balance of $94,300 restricted for activities that improve water quality in the Harbor. The total cost of the repair is $52,655. Staff recommend a budget appropriation from the 108 FDEP Water Quality fund balance to pay for the emergency repairs to the Harbor Pump.

	FDEP Water Quality Repairs & Maint 108.5370.546000
FY 26 Adopted Budget*	5,175
Previous Expenses/Encumbrances	-
Budget Amendment	52,655
Available Program Budget	57,830
This Agreement +(-)	(52,655)
FY 26 Remaining Program Budget	$ 5,175

C. Level of Service (LOS): The Destin Harbor pump is a critical infrastructure component supporting harbor operations. The failure resulted in reduced system reliability and potential service disruptions.

Completion of these repairs and the system modification will:

- Restore full operational capability of the harbor pump
- Improve system reliability by eliminating dependence on the failed priming pump
- Reduce the likelihood of similar failures in the future

This work maintains the City's expected level of service for harbor operations and protects critical infrastructure.

D. Legislative Sponsor: N/A

E. Business Impact Statement: N/A

III. CONCLUSION: The pump failure in early March was caused by a combination of mechanical and instrumentation issues that prevented automatic shutdown and resulted in significant damage. Immediate action was necessary to prevent extended downtime and further impacts to harbor operations.

GoForth Williamson, Inc. was selected as a sole source vendor due to their expertise with this specialized equipment and their ability to respond quickly in an emergency situation.

After-the-fact authorization is required to formalize the emergency procurement and issue the associated purchase order.

IV. RECOMMENDED MOTION: I move to approve a budget amendment in the amount of $52,665 to appropriate from the 108 FDEP Water Quality fund balance.
I move to approve an after-the-fact authorization for the City Manager to issue a purchase order to GoForth Williamson, Inc. in the amount of $52,655 for emergency repair of the Destin Harbor pump system.

Attachments:

1. Harbor pump repairquote #10939762
2. 2026 0323 harbor pump budget amendment 1

ORDER ACKNOWLEDGEMENT

Goforth Williamson, Inc
632B Lovejoy Road, NW Unit#1
Fort Walton Beach, FL 32548
US
(850) 864-4000

Order Number	
10939762	
Order Date	Page
03/12/2026	1 of 3

BILL TO:
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541
US

850-837-4242

SHIP TO:
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541
US

Customer ID: 713074 **Project Ref:** **Destin Harbor De'Ran Gearbox**

PO Number	*Carrier Name*	*Sales Rep*
Requested		H-FTW GWI

Quantity		*UOM*	*Item ID* / *Item Description*	*Unit Price*	*Extended Price*
Ordered	*Remaining*				
1.00	1.00	EA	DESTIN HARBOR DERAN GEARBOX REPAIR De'Ran Gearbox Repair De'Ran Gearbox M/D: M20A; S/N: E106053	52,655.0000	52.655.00

PLEASE CALL 770-467-0303 OR YOUR SALES REP IF YOU HAVE ANY QUESTIONS OR NEED TO MAKE ANY CHANGES TO THIS ORDER.
Standard Terms & Conditions apply and are accessible at:
https://goforthwilliamson.com/wp-content/uploads/2025/06/Sales-Terms-and-Conditions-Goforth-Williamson.pdf

Document ID: 10939762

ORDER ACKNOWLEDGEMENT

Goforth Williamson, Inc
632B Lovejoy Road, NW Unit#1
Fort Walton Beach, FL 32548
US
(850) 864-4000

Order Number	
10939762	
Order Date	Page
03/12/2026	2 of 3

Quantity *Ordered*	*Quantity* *Remaining*	*UOM*	*Item ID* *Item Description*	*Unit Price*	*Extended Price*

Order Line Notes: Scope of Work:

1. Travel to site: Destin Harbor
2. Uncouple head shaft from top shaft
3. Uncouple gearbox from the motor
4. Pull the following parts from service:
a. 1 ea. – De'Ran Gearbox
b. 1 ea. – Head Shaft and Coupling
c. 1 ea. – Stuffing Box and Packing Gland
5. Deliver parts to GWI
6. Disassemble gearbox complete
7. Inspect and record all critical dimensions
8. Steam clean all gearbox parts
9. Prime and coat gearbox
10. Provide and install the following parts:
a. 1 ea. – Gearbox Top Coupling Hub
b. 4 ea. – Cup and Cone Bearings
c. 1 ea. – Bottom Bearing Inner and Outer Race
d. 16 ea. – Rollers for Bottom Bearing
e. 1 ea. – Top Fan
f. 1 ea. – Horizontal Fan
g. 1 ea. – Top Cover
h. 2 ea. – Oil Slingers
i. 2 ea. – Oil Seals
j. 1 ea. – Gasket and Shim Set
k. 6 Gallons – Bearing Oil
l. Misc. Fasteners, Dowel Pins and Spacers
11. Machine/Manufacture and install the following parts:
a. 1 ea. – 316SS Head Shaft: Fab New
b. 1 ea. – Bronze Top Coupling Nut: Fab New
c. 1 ea. – Bronze Shaft Coupling: Fab New
d. 1 ea. – Bronze Packing Gland Nose: Fab New
e. 1 ea. – Bronze Stuffing Box Bearing: Fab New
12. Clean and stack gearbox
13. Assemble gearbox complete
14. Paint and crate gearbox for shipping
15. Deliver gearbox and parts to site
16. Install stuffing box and packing gland
17. Install new head shaft and couple to top shaft
18. Install gearbox; Set the lift and couple shaft to gearbox
19. Couple gearbox to the motor
20. Fill gearbox with gear oil
21. Rewire pressure switch and transducer
22. Set pump to run; Verify operation

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US
(850) 864-4000

Order Number	
10939762	
Order Date	Page
03/12/2026	3 of 3

Quantity *Ordered*	*Quantity* *Remaining*	*UOM*	*Item ID* *Item Description*	*Unit Price*	*Extended Price*

Delivery 1-2 Weeks ARO.

Note: GWI will provide a 1-year warranty on materials and workmanship.

Quote prepared by Jonathan Keirns / Engineering Manager

For the above scope of work, GWI Quotes

Total Lines: 1

SUB-TOTAL:	52,655.00
TAX:	0.00
AMOUNT TENDERED :	0.00
AMOUNT DUE:	**52,655.00**
	U.S. Dollars

THANK YOU FOR THIS ORDER. YOUR BUSINESS IS GREATLY APPRECIATED.
Unless otherwise noted - Sales Tax is NOT included

Entered By: JONATHANKEIRNS
Email: jonathan@goforthwilliamson.com

Payment Terms: **Net 30**
F.O.B.: **Origin**

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ORDER ACKNOWLEDGEMENT

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(850) 864-4000

Order Number	
10939762	
Order Date	Page
03/12/2026	1 of 1

BILL TO:
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541
US

850-837-4242

SHIP TO:
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541
US

Customer ID: 713074 **Project Ref:** **Destin Harbor De'Ran Gearbox**

PO Number	*Carrier Name*	*Sales Rep*
Requested		H-FTW GWI

Quantity *Ordered*	*Quantity* *Remaining*	*UOM*	*Item ID* *Item Description*	*Unit Price*	*Extended Price*

Statement Regarding Licensing and Scope of Work
Goforth Williamson, Inc. is not a licensed utility contractor. Our services are strictly limited to the sale, repair, modification, replacemei and/or installation of control panels, panel components, pumps, mechanical and electrical equipment. We do not engage in any activities that require a utility contractor license.
We respectfully request that clients clarify whether a license of any type is required for the proposed scope of work. This will help ensure compliance with all applicable regulations and avoid any misunderstandings regarding project responsibilities.
Thank you for your attention and cooperation.

PLEASE CALL 770-467-0303 OR YOUR SALES REP IF YOU HAVE ANY QUESTIONS OR NEED TO MAKE ANY CHANGES TO THIS ORDER.
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Document ID: 10939762

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
108 FDEP Harbor Water Quality	3000 Nondepartmental		108.3000.395000 Deduction of Fund Balance		$ 52,655.00	
108 FDEP Harbor Water Quality	5370 Water Quality		108.5370.546000 Repairs and Maintenance		$ 52,655.00	

Purpose: Increase budget (take from fund balance) to cover cost of repairs to the Harbor Pump. This repair will not extend life beyond 2041.

Created by/Date: KS 3/23/2026
Entered by/Date: _____
Approved by/Date: _____

ITEM # 2026-484

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.I.

TO: City Council

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

FROM: Christopher Koch, Code Compliance Manager
Noell Bell, Chief Building Official
Tina Deater, Community Development Director

DATE: 03/06/2026

SUBJECT: Code Compliance Activity Report

I. BACKGROUND: During the March council meeting, a council member requested a report covering the past 90 days detailing the enforcement activity of Code Compliance officers.

> **Councilmember Braden requests that the City Manager provide the council with a report covering the past 90 days detailing the enforcement activity of Code Compliance officers, including the number of verbal warnings, written warnings, and formal citations issued for illegal signs, parking violations, and other related infractions.**

II. DISCUSSION: Staff is presenting this information for informational purposes.

A. Link to Strategic Goals / Objectives: II. Enhanced quality of life and safety for families.

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Council's discretion.

Attachments:

1. Code cases
2. Code cases update

Code compliance cases and registrations from December 3rd, 2025, to March 2nd, 2026

Review Type Category	Numbers
Beach	30
Building	10
Building, Landscaping	1
Building, Landscaping, Stormwater	1
Building, Outdoor Lighting	1
CEN	9
CEN, Garbage Collection, PMC	1
Garbage Collection	1
Illicit Discharge	1
Landscaping	1
Litter	1
Noise	1
Outdoor Lighting	2
P&R	4
Parking	85
Parking, ROW	1
Parking, STR	1
PMC	3
ROW	35
Security Checks	11
ROW, Signs	2
Signs	123
Signs, Zoning	1
STR (includes trash)	50
Waterways	1
Zoning	2
Total	379

Registrations	Numbers
Short-term rentals-Single-family homes	302
Short-term rentals- Condominiums	1802
Long-term rentals	3
Beach vendors	49
Beach vendors with wheeled vehicles	9
Wheeled vehicles	1
Livery	8
Total	2174

Citations	Numbers
Parking warnings (verbal/written)	61
Parking citations	7
STR	6
Other citations	1
Total	75

Code compliance cases and registrations from January 1st, 2026, to March 30th, 2026

Review Type Category	Numbers
Beach	59
Building	11
Building, Landscaping	1
Building, Landscaping, Stormwater	1
Building, Outdoor Lighting	1
CEN	11
CEN, Garbage Collection, PMC	5
Garbage Collection	1
Illicit Discharge	3
Landscaping	1
Litter	2
Noise	4
Outdoor Lighting	1
P&R	9
Parking	173
Parking, ROW	7
Parking, STR	3
PMC	8
ROW	71
Security Checks	16
ROW, Signs	2
Signs	167
Signs, Zoning	1
STR (includes trash)	104
Waterways	5
Zoning	4
Total	671

Registrations	Numbers
Short-term rentals-Single-family homes	623
Short-term rentals- Condominiums	2584
Long term rentals	4
Beach vendors	53
Beach vendors with wheeled vehicles	9
Wheeled vehicles	7
Livery	13
Total	3293

Citations	Numbers
Parking warnings (verbal/written)	109
Parking citations	53
STR	10
Other citations	11
Total	183

ITEM # 2026-569

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.J.

TO: City Council

THRU: Krystal Strickland, Finance Director
Larry Jones

FROM: Jamie Haynes

DATE: April 7, 2026

SUBJECT: Revised Health Insurance Cost Share Proposal

I. BACKGROUND:

Currently, the City provides a highly competitive health insurance benefit structure, including:

100% employer-paid premium for employee-only coverage
66 2/3% employer-paid premium for dependent coverage

While this structure has historically supported recruitment and retention, healthcare premiums have increased significantly in recent years and will continue to increase over time. Staff would like to take a proactive approach to containing costs; without adjustments, these increases place growing pressure on the City's operating budget and long-term financial sustainability.

II. DISCUSSION:

Staff recommends modifying the City's health insurance cost-sharing structure for employees hired on or after May 1, 2026, by reducing the City's contribution toward dependent coverage from 66 2/3% to 50%, while maintaining 100% employer-paid employee-only coverage. This change is intended to address the continued escalation of healthcare costs while preserving a competitive and sustainable benefits program.

For employees hired on or after May 1, 2026, the following cost-sharing structure is proposed:

Coverage Type	Current City Contribution	Proposed Contribution
Employee Only	100%	100% (No Change)

Dependent Coverage 66 2/3% 50%

- **No changes are proposed for current employees**.
- The City will continue to offer dependent coverage; however, employees will assume a greater share of dependent premium costs.

United Healthcare HIGH Plan Pre-May 2026 (Current)			
Tier	Total Monthly Premium	Employer Cost Per Pay Period	Employee Cost Per Pay Period
Employee Only	$ 747.60	$ 373.80	$ -
Employee + Spouse	$ 1,704.52	$ 692.79	$ 159.47
Employee + Child(ren)	$ 1,495.18	$ 623.01	$ 124.58
Employee + Family	$ 2,392.30	$ 922.06	$ 274.09

United Healthcare HIGH Plan Post-May 2026 (Propos			
Tier	Total Monthly Premium	Employer Cost Per Pay Period	Employee C
Employee Only	$ 747.60	$ 373.80	$
Employee + Spouse	$ 1,704.52	$ 613.03	$
Employee + Child(ren)	$ 1,495.18	$ 560.70	$
Employee + Family	$ 2,392.30	$ 784.98	$

HSA United Healthcare LOW Plan Pre-May 2026 (Current)			
Tier	Total Monthly Premium	Employer Cost Per Pay Period	Employee Cost Per Pay Period
Employee Only	$ 699.48	$ 349.74	$ -
Employee + Spouse	$ 1,609.83	$ 653.21	$ 151.71
Employee + Child(ren)	$ 1,410.49	$ 586.76	$ 118.49
Employee + Family	$ 2,254.15	$ 867.99	$ 259.09

HSA United Healthcare LOW Plan Post-May 2026 (Pl			
Tier	Total Monthly Premium	Employer Cost Per Pay Period	Emplo
Employee Only	$ 699.48	$ 349.74	$
Employee + Spouse	$ 1,609.83	$ 577.33	$
Employee + Child(ren)	$ 1,410.49	$ 527.50	$
Employee + Family	$ 2,254.15	$ 738.41	$

Current enrollment in City-sponsored health insurance:

Current UHC Enrollments	
Plan	Number of Enrollments
UHC Employee Child	4
UHC Employee Only	39
UHC Employee Family	8
UHC Employee Spouse	12
UHC HSA Employee Child	5
UHC HSA Employee Only	16
UHC HSA Employee Family	1

A. Link to Strategic Goals / Objectives: 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: The proposed change modifies the City's health insurance cost-sharing structure for future employees by reducing the City's contribution toward dependent coverage from 66 2/3% to 50%, while maintaining full employer-paid coverage for employee-only plans. This approach allows the City to manage rising healthcare costs in a fiscally responsible manner

while continuing to offer a competitive benefits package. The change applies only to employees hired on or after May 1, 2026, ensuring no impact to current employees, and shifts a greater portion of dependent coverage costs to future participants.

IV. RECOMMENDED MOTION: I move to reduce the City's portion of dependent coverage for all medical and ancillary coverages to 50% effective May 1st 2026.

Attachments:

None

ITEM # 2026-570

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.K.

TO: City Council

THRU: Krystal Strickland, Finance Director
Larry Jones , City Manager

FROM: Jamie Haynes

DATE: 3/27/2026

SUBJECT: Minimum Wage Adjustments

I. BACKGROUND: Councilmember Geile made a motion to approve a 3% across-the-board salary increase for city staff, which was seconded by Councilmember Hebert. Councilmember Destin made a substitute motion directing the Finance Director to return to the council at the next meeting with an analysis of the projected cost to the city of implementing a $17 per hour minimum wage, as well as the projected cost of implementing a $20 per hour minimum wage. The motion was seconded by Councilmember Hebert and passed 5-2, with Council members Geile and Schmidt dissenting.

II. DISCUSSION:

At the direction of City Council, staff developed two options to adjust the City's pay scale to establish a new minimum wage of $17.00 per hour and $20.00 per hour. As part of this effort, staff evaluated the potential impacts of pay compression and developed approaches to address those impacts while increasing the minimum wage. Compression occurs when employees with different levels of experience or responsibility are paid too similarly, often as a result of raising the minimum wage. To address this, staff simplified the pay structure by reducing the number of pay grades from 15 steps to 10 steps and used compa-ratio (a comparison of an employee's pay to the midpoint of their pay grade) to guide adjustments. This approach helps ensure employees are placed more consistently within their pay range and maintains appropriate spacing between newer and more experienced employees.

Option 1: Adjusts only those positions currently below the proposed minimum wage thresholds. This approach results in targeted increases to bring affected employees into compliance with the new minimums but does not address pay compression.

Option 2: Adjusts the minimum wage and includes modifications to pay grades 101 through 105

to mitigate compression impacts. This approach maintains relative spacing between pay grades, however, results in a greater fiscal impact.

A. Link to Strategic Goals / Objectives: Offer livable wages and benefits to attract and maintain high caliber, qualified staff.

B. Effect on Budget (EOB): Option 1: Increase the minimum wage to $17.00 and $20.00 an hour without addressing compression.

$17.00 Min Wage No Compression Addressed				
Current	Current		Proposed $17.00 Min	
Annual Salary	$ 6,763,317.95		Annual Salary	$ 6,794,734.23
Social Security	$ 311,754.80		Social Security	$ 311,949.63
Medicare	$ 98,068.11		Medicare	$ 98,523.65
FRS	$ 695,298.75		FRS	$ 704,327.29
Thrift Plan	$ 130,126.11		Thrift Plan	$ 138,340.00
	Variance			
Annual Salary	$ 31,416.28			
Social Security	$194.83			
Medicare	$ 455.54			
FRS	$ 9,028.53			
Thrift Plan	$ 8,213.89			
Total Increase	$ 49,309.08			

$20.00 Min Wage No Compression Addressed				
Current	Current		Proposed $20.00 Min	
Annual Salary	$ 6,763,317.95		Annual Salary	$ 6,917,453.09
Social Security	$ 311,754.80		Social Security	$ 318,817.13
Medicare	$ 98,068.11		Medicare	$ 100,303.07
FRS	$ 695,298.75		FRS	$ 717,489.88
Thrift Plan	$ 130,126.11		Thrift Plan	$ 139,548.46
	Variance			
Annual Salary	$ 154,135.13			
Social Security	$7,062.33			
Medicare	$ 2,234.96			
FRS	$ 22,191.13			
Thrift Plan	$ 9,422.35			
Total Increase	$ 195,045.91			

Option 2: Increase the minimum wage to $17.00 and $20.00 an hour with addressing compression for pay grades 101-105.

$17.00 Min Wage Adjustment for Grades 101-105 with Compression Adjustments					
Current	Current		Proposed $17.00 Min		
Annual Salary	$ 6,763,317.95		Annual Salary		$7,019,445.70
Social Security	$ 310,183.38		Social Security		$322,362.05
Medicare	$ 98,068.11		Medicare		$101,781.96
FRS	$ 657,083.07		FRS	$	701,830.67
Thrift Plan	$ 132,027.02		Thrift Plan	$	146,242.10
	Variance				
Annual Salary	$256,127.75				
Social Security	$12,178.67				
Medicare	$3,713.85				
FRS	$ 44,747.60				
Thrift Plan	$ 14,215.08				
Total Increase	$ 330,982.95				

$20.00 Min Wage Adjustment for Grades 101-105 with Compression Adjustments					
Current	Current		Proposed $20.00 Min		
Annual Salary	$ 6,763,317.95		Annual Salary	$	7,183,431.34
Social Security	$ 310,183.38		Social Security	$	330,753.70
Medicare	$ 98,068.11		Medicare	$	104,159.75
FRS	$ 657,083.07		FRS	$	715,890.15
Thrift Plan	$ 132,027.02		Thrift Plan	$	148,389.83
	Variance				
Annual Salary	$420,113.38				
Social Security	$20,570.32				
Medicare	$6,091.64				
FRS	$ 58,807.07				
Thrift Plan	$ 16,362.81				
Total Increase	$ 521,945.23				

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

D. **Legislative Sponsor:**

E. **Business Impact Statement:**

III. CONCLUSION: In summary, staff has provided two options for Council consideration to increase the City's minimum wage to $17.00 or $20.00 per hour. Option 1 focuses on bringing employees to the new minimum wage with minimal fiscal impact but does not address pay compression. Option 2 includes adjustments to select pay grades to mitigate compression and maintain appropriate salary differentials, resulting in a higher overall cost to the City. Staff is presenting this information for Council's review and direction.

IV. RECOMMENDED MOTION: No recommended motion. Staff is presenting this information for Council's review and direction.

Attachments:

None

ITEM # 2026-571

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.L.

TO: City Council

THRU: Krystal Strickland, Finance Director
Larry Jones , City Manager

FROM: Jamie Haynes

DATE: 3/27/2026

SUBJECT: Commuter Policy

I. BACKGROUND: On March 16, 2026 Councilmember Schmidt moved to direct staff to return to council with a proposed policy establishing an employee transportation reimbursement program. The intent of the program is to offer a general employee benefit to help offset commuting and transportation costs. The program would provide eligible employees the opportunity to receive up to $40 per month in reimbursement for transportation-related expenses, contingent upon submission of appropriate documentation. Motion was seconded by Councilmember Hebert and passed 4-0.

II. DISCUSSION: At the direction of Council staff have devised three possible options for a commuter stipend policy.

Option A: Maintain the status quo with the current compensation and benefits structure with no commuter stipend.

Option B: Tiered Commuter Stipend.
The tiered commuter stipend provides a monthly stipend based on commute distance.The tiered commuter stipend approach offers several advantages, including being the most equitable and proportionate method by aligning benefits with the actual commute burden. This approach is designed for full-time employees, but can be modified to include part-time employees. The tiered method has 4 tiers of stipends: 1) a commute distance of 0–12 miles 2) a commute distance of 13–20 miles 3) a commute distance of 21-35 miles and 4) a commute distance above 35 miles and/or have to cross the Mid-Bay Bridge as part of their normal commute.

Option C: Flat Stipend
The flat stipend model provides employees a fixed monthly reimbursement regardless of

commute distance, with full-time employees receiving $40 per month and part-time employees receiving $20 per month. This model offers several advantages, including simplicity in administration and communication, a uniform benefit across employees, and no need for distance verification. However, it is less equitable as it is not tied to actual commute distance, carries a significantly higher fiscal impact, and may result in overcompensation for employees with shorter commutes.

A. Link to Strategic Goals / Objectives: Offer livable wages and benefits to attract and maintain a high caliber, qualified staff

B. Effect on Budget (EOB):

Option A: Maintain existing benefits with no stipend has no fiscal impact.

Option B: Tiered Commuter Stipend

Miles	Stipend
0-12	$ 10.00
13-20	$ 20.00
21-35	$ 30.00
36+ or Cross Mid Bay	$ 40.00

Commuter Stipend All Employees					
City	Average of Miles from Destin	Impacted Employees	Stipend	Total Montly	
Destin	0	44	$ 10.00	$ 440.00	
Miramar Beach	8	3	$ 10.00	$ 30.00	
Fort Walton Beach	10	22	$ 10.00	$ 220.00	
Mary Esther	12	6	$ 10.00	$ 60.00	
Shalimar	12	2	$ 10.00	$ 20.00	
Choctaw Beach	14	1	$ 20.00	$ 20.00	
Santa Rosa Beach	17	8	$ 20.00	$ 160.00	
Niceville	19	11	$ 40.00	$ 440.00	
Freeport	27	4	$ 30.00	$ 120.00	
Navarre	27	2	$ 30.00	$ 60.00	
Crestview	36	5	$ 40.00	$ 200.00	
Gulf Breeze	40	1	$ 40.00	$ 40.00	
De Funiak Springs	42	5	$ 40.00	$ 200.00	
Pensacola	49	1	$ 40.00	$ 40.00	
Westville	58	1	$ 40.00	$ 40.00	
					Total Annual Cost
			Stipened	$ 2,090.00	$ 30,635.22
			SS	129.58	
			FRS	303.05	
			MED	30.305	

Commuter Stipend FT Employees					
City	Average of Miles from Destin	Impacted Employees	Stipend	Total Montly	
Destin	0	33	$ 10.00	$ 330.00	
Miramar Beach	8	1	$ 10.00	$ 10.00	
Fort Walton Beach	10	21	$ 10.00	$ 210.00	
Mary Esther	12	4	$ 10.00	$ 40.00	
Shalimar	12	2	$ 10.00	$ 20.00	
Choctaw Beach	14	1	$ 20.00	$ 20.00	
Santa Rosa Beach	17	7	$ 20.00	$ 140.00	
Niceville	19	9	$ 40.00	$ 360.00	
Freeport	27	4	$ 30.00	$ 120.00	
Navarre	27	2	$ 30.00	$ 60.00	
Crestview	36	5	$ 40.00	$ 200.00	
Gulf Breeze	40	1	$ 40.00	$ 40.00	
De Funiak Springs	42	5	$ 40.00	$ 200.00	
Pensacola	49	1	$ 40.00	$ 40.00	
Westville	58	1	$ 40.00	$ 40.00	
					Total Annual Cost
			Stipened	$ 1,830.00	$ 27,515.22
			SS	129.58	
			FRS	303.05	
			MED	30.305	

Option C: Flat Stipend:

Commuter Stipend All Employees			
Employment Status	Sum of Count	Montly Stipened	Total;
Full Time	93	$ 40.00	$ 3,720.00
Part-Time	15	$ 20.00	$ 300.00
Grand Total			
		Total Montly Cost	$ 4,020.00
		SS	$ 249.24
		FRS	$ 574.86
		MED	$ 58.29
		Total Annual Cost	$ 58,828.68

Commuter Stipend FT Employees			
Employment Status	Sum of Count	Montly Stipened	Total;
Full Time	93	$ 40.00	$ 3,720.00
Grand Total			
		Total Montly Cost	$ 3,720.00
		SS	$ 230.64
		FRS	$ 531.96
		MED	$ 53.94
		Total Annual Cost	$ 54,438.48

C. **Level of Service (LOS):**
D. **Legislative Sponsor:**
E. **Business Impact Statement:**

III. CONCLUSION: In summary, staff has evaluated three options related to a potential commuter reimbursement program, each with varying impacts on cost, equity, and administrative requirements. The tiered model provides a structured approach that aligns reimbursement with commute distance and maintains a lower overall fiscal impact. The flat stipend model offers administrative simplicity but results in higher costs and does not differentiate based on commute burden. Maintaining the current structure would have no fiscal impact but would not address identified workforce considerations. Staff is requesting direction from Council on the preferred option.

IV. RECOMMENDED MOTION: No recommended motion. This infomation is for Council consideration.

Attachments:

None

ITEM # 2026-478

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.M.

TO: City Council

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

FROM: Noell Bell, Chief Building Official

DATE: 03/06/2026

SUBJECT: Permit Valuation Validation Process - **Informational Only**

I. BACKGROUND:
During the March 2, 2026, Council meeting, Councilmen Braden mentioned the low reporting value provided for materials and labor on some permit projects and how can we rectify going forward.

II. DISCUSSION: To help alleviate the inconsistency of job cost valuations, the Building Division has developed a Permit Cost Validation Process to help assist with the low-cost entries of material and labor on permits. Plan reviewers will be required to validate the cost entered by applicants for material and labor against the standard validation values. Any value entered by the applicant that does not fall within the range of the standard values for their project type will be notified that the cost given is below industry standards. They will be requested to provide an accurate cost for materials and labor or a detailed cost estimate that was provided to the customer.

A. Link to Strategic Goals / Objectives: I. Financially sound city providing service excellence.

B. Effect on Budget (EOB): Potential for increase in Building Fund Revenue.

C. Level of Service (LOS): Standards of consistency.

D. Legislative Sponsor: Rodney Braden

E. Business Impact Statement:

III. CONCLUSION: The intent of this permit valuation validation process is to help facilitate a more accurate entry of labor costs and materials on permits with consistency, which should have a positive effect on permit revenues. Implementation of the Permit Valuation Validation Process will be effective immediately.

IV. RECOMMENDED MOTION: N/A

Attachments:

1. Permit Valuation Validation Process

Community Development
Building Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Fax: 850-460-2171 |www.cityofdestin.com

Permit Valuation Validation Process

Effective April 1, 2026

A. Purpose

This process has been created to implement standards for validating permit cost entries for materials and labor upon permit application submittal and review.

B. Scope

The provision set forth in this process shall apply to owners, contractors and other permit applicants who submit permit applications within the City of Destin.

C. Directives

The review of permit applications cost of material and labor shall be compared to the following standards for validation as set forth on the following pages. If a valuation provided for materials and labor fall short, the plan reviewer is to write a review comment stating: The cost for materials and labor provided are below the industry standards. **"Provide the accurate cost for materials and labor for your project or provide your written detailed cost estimate as provided to the customer".**

D. Authority

The authority to revise this process is reserved to the City Managers or his/her designee.

Noell D. Bell 4/1/2026

Noell Bell, CBO Date

Permit Cost Validation Process:

Compare With Industry Cost References

Validate the estimate using standard cost references.

Construction cost databases

- ICC Building Valuation Data
- RSMeans Construction Cost Data
- Marshall & Swift Valuation Service

International Code Council (ICC) Building Valuation Data (BVD) as a *minimum cost per sq. ft. and apply local coastal multiplier*

Local Coastal Multiplier

Coastal Florida cities apply:

- 1.10 – 1.20 multiplier for wind zone requirements

This is due to local coastal conditions, wind load requirements and windborne debris region:

- Impact glazing
- Enhanced uplift connectors
- Corrosion-resistant materials
- Flood elevation compliance
- High insurance-driven standards

Interior Remodel valuation standards:

Type	**Minimum $/SF**
Light cosmetic	$40–$60/sf (tub/shower, flooring, countertops, painting, light trim, etc.)
Medium size reno	$61 - $99/sf (full bath and kitchen, trim, flooring, painting, etc.)
Full gut residential	$100–$150/sf (full dwelling interior reno and windows, doors, siding, flooring, etc.)
Commercial Business	$100 - $150/sf (light to full)
Restaurant	$150–$250/sf (light to full)
Hospitality remodel	$200+/sf (Light to full)

Minimum marine permit valuation standards:

Typical marine construction ranges (Florida Gulf Coast rough averages):

- Dock projects: $70 - $100 per sq ft
- Seawalls: $200 - $600 per linear ft (wood, vinyl, metal sheet pile)
- Boat lifts: $8,000 - $18,000 each (6,000 Ib. to 16,000 Ib.)
- Riprap: $400 - $900 per linear ft

Roof permit valuation standards:

Northwest Florida Roofing Permit Valuation Guide

- ***(baseline values for permit review)***

Roofing System	Typical Installed Cost per Sq Ft	Cost per Roofing Square (100 sq ft)	Suggested Permit Valuation Baseline
3-Tab Shingles	$4.50 – $5.50	$450 – $550	$5.00 / sq ft
Architectural Shingles	$5.50 – $7.50	$550 – $750	$6.00 / sq ft
Impact Resistant Shingles	$7.50 – $9.50	$750 – $950	$8.00 / sq ft
Metal Roof over Shingles	$6.00 – $9.00	$600 – $900	$7.00 / sq ft
New Screw-Down Metal Roof	$8.00 – $12.00	$800 – $1,200	$9.00 / sq ft
Standing Seam Metal Roof	$12.00 – $20.00	$1,200 – $2,000	$15.00 / sq ft
Flat Roof (Modified Bitumen / TPO)	$7.00 – $12.00	$700 – $1,200	$9.00 / sq ft
Tile Roof (Concrete/Clay)	$15.00 – $30.00	$1,500 – $3,000	$20.00 / sq ft

- **Common Roof Sizes (Panhandle Homes)**

Roof Area	Shingle	Metal Over Shingle	Standing Seam
1,800 sq ft	$10,800	$12,600	$27,000
2,200 sq ft	$13,200	$15,400	$33,000
2,600 sq ft	$15,600	$18,200	$39,000
3,000 sq ft	$18,000	$21,000	$45,000

- Full tear-off asphalt shingle re-roof ≈ $5.50 – $7.50 per square foot installed (materials + labor), with **$6.00 per sq ft** practical baseline for permit valuation.

Quick Reference Table

Roof Area	Typical Valuation
1,500 sq ft	$9,000
2,000 sq ft	$12,000
2,500 sq ft	$15,000
3,000 sq ft	$18,000
4,000 sq ft	$24,000

(Based on $6 per sq ft benchmark)

- ***Metal Roof Installed Over Existing Shingles***
  (No tear-off – metal panels installed over shingle roof with underlayment/battens)
  Typical cost range:

Metal System	• ***Installed Cost per Sq Ft***	• ***Cost per Roofing Square***
Screw-down / exposed fastener	• *$5.00 – $7.50*	• *$500 – $750*
Mid-range metal panels	• *$6.50 – $9.00*	• *$650 – $900*
Standing seam metal	• *$7.50 – $15.00*	• *$750 – $1,500*

- **New Metal Roof on New Construction**
  (Installed over new deck on new home)
  Typical installed costs in Florida:

Metal Roof Type	**Cost per Sq Ft Installed**
Exposed fastener metal (5V/crimp)	**$7 – $15**
Stone-coated metal	$7 – $15
Standing seam metal	**$12 – $30**

ITEM # 2026-562

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 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
Tina Deater, Community Development Director

DATE: March 25, 2026

SUBJECT: Second reading of Ordinance 26-14-LC - Amending the official zoning map in the Land Development Code, Section 7.12.01(A)2, to include a change in the zoning designation of real property generally located at 446 Calhoun Avenue.

I. BACKGROUND: The subject property, 446 Calhoun Avenue, is approximately .78 acres. The subject property has a zoning designation of Bay Estates (BE). Currently, the property is under contract to be purchased by the City, contingent upon approval of a FLUM amendment and rezoning. The City intends to utilize the property as additional vehicular parking for the existing Dalton Threadgill Park. The proposal of such FLUM amendment and rezoning is necessary to align the future land use and zoning designation of the subject property as Recreational (REC), similar to all other park properties within the City.

II. DISCUSSION: The proposed FLUM amendment and associated rezoning is necessary for the property acquisition to move forward, as the purchase agreement is contingent upon the approval of both ordinances.

The subject property consists of the following parcel, totaling approximately .78 acres:

Address and Parcel ID Number of Project:

- 446 Calhoun Avenue (00-2S-22-0310-000D-038C)

The property currently has a zoning designation of Bay Estates (BE).

COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Policy 12-3.1.2 requires **Future Land Use Map Amendments** to be evaluated using the following criteria:

Orderly Development and Land Use Compatibility. Whether, and the extent to which, the proposal would maintain a compatible land use pattern, a smooth transition in the land use, considering the type and location of uses involved, the density, and intensity. Approval of a Comprehensive Plan amendment must be supported by evidence that the change will be consistent with Comprehensive Plan land use policies.

Staff Findings:

The proposed ***REC*** zoning designation is described as below within the City's Comprehensive Plan –

Policy 1-2.7.2: Recreation (REC). The "REC" land use provides for publicly and privately owned property and facilities, with the intent to promote natural resource enhancement and to promote open spaces around buildings. No permanent or transient residential development is allowed within this FLUM designation. The LDC shall provide specific regulations for managing development of lands designated "REC."

1. ***Active recreation areas include beach parks, boat launching facilities, parks, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. The intensity of development of such sites shall be limited to 75 percent of impervious surface for the site, and be consistent with all setbacks, parking, landscaping, and open space requirements as defined within the LDC. Also, buffering to prevent intrusive noise, light, glare, vibration or other nuisance factors shall be required on all newly developed recreation sites.***
2. ***Passive recreation areas include open spaces, wilderness and wetlands preserves, scenic vistas, parks, and Clement Taylor Park.***
3. ***Development of all locally-owned public recreation facilities within the City shall be reviewed and approved by the City Council prior to development of such site.***

Staff finds that the proposed rezoning from BE to REC is compatible and would result in a major decrease in the density permitted on the subject properties. As a result, there would be no housing developments able to be located on the subject parcel. The existing residential structure located on the property is anticipated to be demolished.

Staff finds that the proposed rezoning to REC maintains a compatible land use pattern, provides a smooth transition in the land use, and is consistent with Comprehensive Plan land use policies.

This criterion has been met.

Adequate Public Facilities. Approval of a Comprehensive Plan amendment must be supported by evidence that the amendment will not result in public facilities and services exceeding the capacity for such services and facilities existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services and similar necessary facilities and

services.

Staff Findings:

The proposed use of the property would serve as support for the adjacent Dalton Threadgill Park by providing additional space for parking, stormwater management facilities, and other necessary infrastructure. There are existing adequate public facilities to the site such as access, utilities, and emergency services.

This criterion has been met.

Natural Environment. Whether, and the extent to which, the proposal would result in significantly adverse impacts on the natural environment. An amendment of the Future Land Use Map shall not violate policies within the Comprehensive Plan that protect the natural environment.

Staff Findings:

By proposing this rezoning, there would be no allowable residential development on this parcel, which results in a decrease in density permitted on the subject properties. As previously stated in the staff report, the existing residential structure located on the property is anticipated to be demolished. Any new construction would comply with the City's requirements and would not adversely impact the natural environment.

Staff has determined that the proposed amendment does not violate any policies within the Comprehensive Plan that protect the natural environment.

This criterion has been met.

Economic Effects. Whether, and the extent to which, the proposal would adversely impact private property rights, the general health, safety, and welfare and adversely impact the financial resources of the City.

Staff Findings:

The proposed rezoning is consistent and compatible with the surrounding area, as the park that this property is proposed to support is currently zoned REC. It does not adversely impact private property rights, the general health, safety, and welfare. Alternatively, this purchase will provide citizens more opportunities to utilize the existing park. The City has already budgeted monies for the project; therefore, the proposed rezoning does not adversely impact the financial resources of the City.

This criterion has been met.

Public Interest Enabling Act. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation. Amendments shall be consistent with the Comprehensive Plan and enabling legislation.

Staff Findings:

As previously stated, this project would support the adjacent Dalton Threadgill Park by providing additional space for parking, stormwater management facilities, and other necessary infrastructure. This purchase, again, will provide citizens more opportunities to utilize the existing park. Staff finds that the project is consistent and compatible with the surrounding area; therefore, the proposed amendment is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation.

This criterion has been met.

Special Privileges. Whether the proposed amendment would constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Staff Findings:

The proposed rezoning would not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. Rather, it is of public benefit to the entire City.

This criterion has been met.

Other Matters. Other matters related to the Comprehensive Plan and conditions since adoption of the plan, which the City may deem appropriate in considering the amendment.

Staff Findings:

Staff finds that the proposed rezoning does not adversely impact any other matters related to the Comprehensive Plan and conditions since adoption of the plan.

This criterion has been met.

A. Link to Strategic Goals / Objectives:
II. Enhanced quality of life and safety for families
III. Economic development and revitalization

B. Effect on Budget (EOB): This project has already been budgeted for by the City.

C. Level of Service (LOS): This project would not have any effect on the surrounding level of service (LOS), as it is not generating any additional trips.

D. Legislative Sponsor: Councilman Schmidt

E. Business Impact Statement: Attached herein as 'Ord. 26-14-LC Business Impact Statement'

III. CONCLUSION: Based on staff findings, the proposed rezoning from BE to REC is consistent and compatible with the surrounding area, and is in accordance with the procedure located within the City's ***LDC Section 2.02.00***.

IV. RECOMMENDED MOTION: I move that the City Council adopt the proposed Ordinance 26-14-LC on second reading.

ITEM # 2026-562

Attachments:

1. 26-14-LC Ordinance - 446 Calhoun Rezone
2. Adjacent Property Notification Letter
3. 2.21.26 PURCHASE AND SALE AGREEMENT
4. Ord. 26-14-LC Business Impact Statement

ORDINANCE NO. 26-14-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AS REFERENCED IN THE LAND DEVELOPMENT CODE, SECTION 7.12.01(A)2, ZONING MAPS, TO INCLUDE A CHANGE IN THE ZONING DESIGNATION OF REAL PROPERTY GENERALLY LOCATED AT 446 CALHOUN AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY .78 ACRES, FROM BAY ESTATES (BE) TO RECREATION (REC); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR JURISDICTION; PROVIDING FOR A ZONING MAP AMENDMENT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
(OKALOOSA COUNTY PARCEL ID NUMBER: 00-2S-22-03l 0-O00D-038C)

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA, AS FOLLOWS:

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, after due public notice, a public hearing was conducted on March 19, 2026, by the Local Planning Agency and its recommendations reported to the City Council; and

WHEREAS, after due public notice, a public hearing has been conducted by the City Council; 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.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

SECTION 3. ZONING MAP AMENDMENT. The Official Zoning Map of the City of Destin, Florida, as referenced in the Land Development Code, section 7.12.01(A)2 "Zoning Maps", is hereby amended to include a change of zoning map designation from **BAY ESTATES (BE) TO RECREATION (REC)** for the real property generally located at 446 Calhoun Avenue, with the following Parcel Identification Number: **00-2S-22-03l 0-O00D-038C)**, consisting of approximately **.78** acres, as more particularly described in Exhibit A, attached hereto and incorporated herein by this reference.

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. 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 6. SEVERABILITY. Each separate provision of this ordinance is deemed independent of all other provisions herein so that if any portion or provision of this ordinance is declared invalid, all other provisions thereof shall remain valid and enforceable.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon occurrence of all three of the following: (1) its adoption by the City Council, (2) signature by the Mayor, and (3) Ordinance 26-15-PC (containing the FLUM amendment for the subject property) becoming effective. In the event that Ordinance 26-15-PC does not become effective, this Ordinance shall be null and void.

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
Legal Description

Property Address: 446 Calhoun Avenue, Destin, Florida 32541

From the easternmost corner of Lot 41 at the intersection of Sibert Avenue and Lake Street, run westerly along the south boundary of Lake Street 215 feet to the POB; thence continue westerly along the south line of Lake Street 150 feet to a point; thence south 15°25'50" east 154.86 feet; thence south 34°36'10" east 119.67 feet to Sibert Avenue; thence north 45°46'10" east along the northwest line of Sibert Avenue 110 feet; thence north 12°34'50" west 176.92 feet to the **POB, all being in Lots 40 and 41, Block D, Calhoun's Subdivision of Addition to Town of Destin, Okaloosa County, Florida, according to 2nd Revision Plat thereof according to the records** in **the Office of the Clerk of the Circuit Court of Okaloosa County, Florida in Plat Book 2, Page 43-A.**

Okaloosa County Parcel Identification Number: 00-2S-22-03l 0-O00D-038C

Community Development
Planning and Zoning Division

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

March 9, 2026

Subject: Notification of Development Project: 446 Calhoun Avenue
Future Land Use Map (FLUM) Amendment & Rezone
City of Destin Ordinance Numbers: 26-15-PC & 26-15-PC

Dear Property Owner:

The purpose of this letter is to notify you that the City of Destin is initiating a Future Land Use Map (FLUM) Amendment and Rezone application for the subject property. As an owner of property located within 300 feet of this project, ***Article 2.17.00 of the Destin Land Development Code (LDC)*** requires a written notice providing you the following information.

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

Name of Owner: Sandcastles Suites LLC

Name of Agent: City of Destin

Address of Project: 446 Calhoun Avenue

Parcel ID Number: 00-2S-22-0310-000D-038C

Project Description: This project includes the consideration of proposed Ordinances 26-15-PC and 26-15-PC, regarding the Future Land Use Map (FLUM) Amendment and Rezone of the subject property from Bay Estates (BE) to Recreation (REC), to be utilized as additional parking for the existing Dalton Threadgill Park.

Location Map: Please refer to the back of this letter.

Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online: http://www.cityofdestin.com/forms.aspx?fid=121

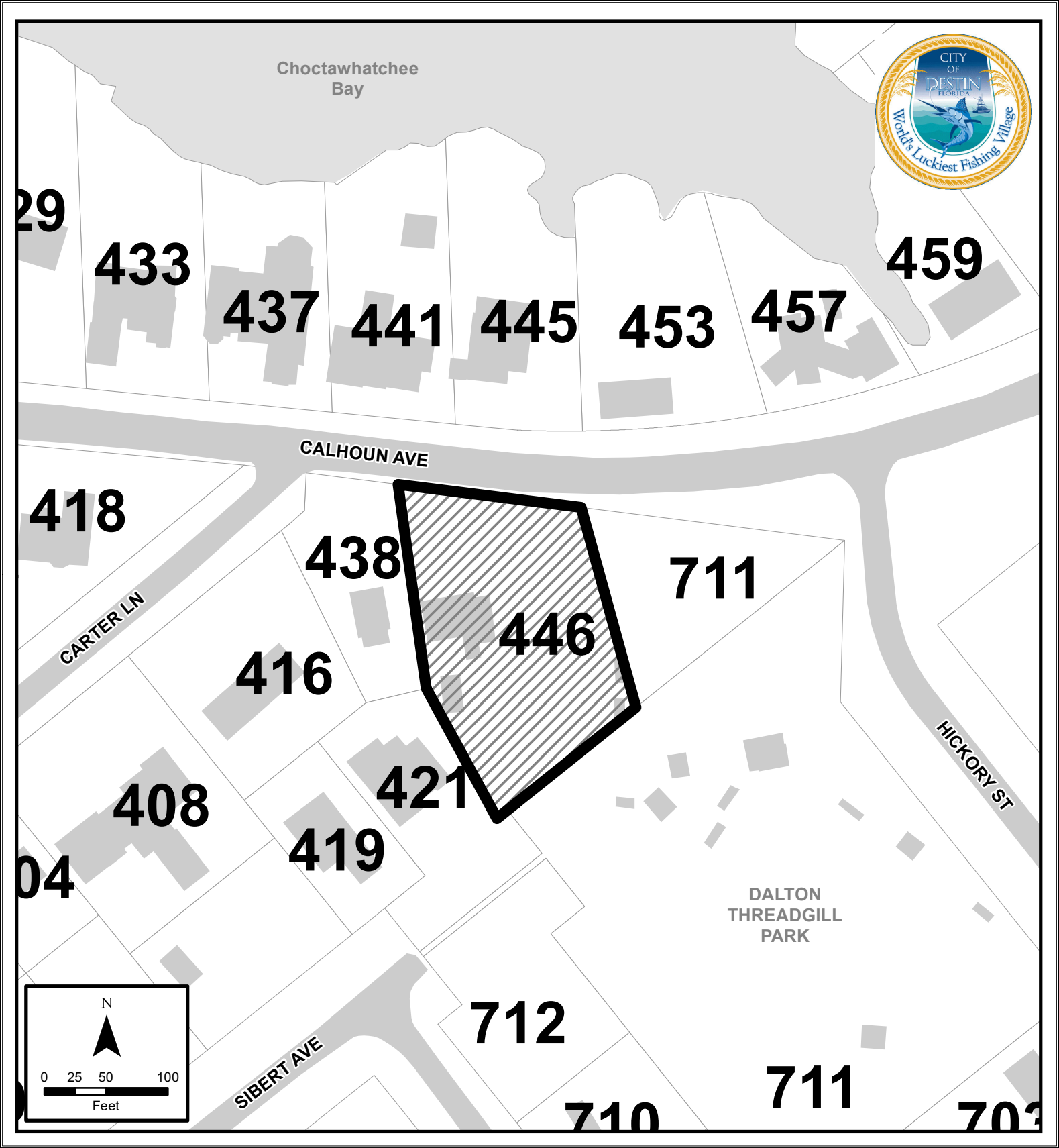
If you have any questions, please do not hesitate to call (850) 654-1119 or email planning@cityofdestin.com.

Sincerely,

Christopher Rush

Chris Rush
Planner

Cc: Planning Division
Project File


Choctawhatchee Bay
CITY OF DESTIN FLORIDA
World's Luckiest Fishing Village
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PURCHASE AND SALE AGREEMENT
BETWEEN THE CITY OF DESTIN AND
SANDCASTLES SUITES LLC FOR
446 CALHOUN AVENUE

THIS PURCHASE AND SALE AGREEMENT ("Agreement") entered into this ____ day of February, 2026 (“Effective Date”) between **SANDCASTLES SUITES LLC** whose address is PO BOX 6096, Miramar Beach, FL 32550 ("Seller"), and **THE CITY OF DESTIN, FLORIDA,** whose address is 4200 Indian Bayou Trail, Destin, Florida, 32541, ("Buyer") (Seller and Buyer are collectively hereinafter referred to as the "Parties").

RECITALS

A. **Property.** The subject property is a .78 acre parcel of residential land located adjacent to the City-owned Threadgill Park, and having the assigned postal address of 446 Calhoun Avenue, Destin, Okaloosa County, FL 32541, with Okaloosa County Property Appraiser Parcel ID Number: 00-2S-22-0310-000D-038C (the **"Property").** The Property includes any and all improvements, fixtures, timber, water, minerals located thereon, and any and all appurtenant rights, including but not limited to, riparian and littoral rights, timber rights access rights and mineral rights.

B. **As Is Condition.** Seller wishes to sell the Property to Buyer and Buyer wishes to purchase the Property from Seller in its "As Is" condition on the terms and conditions set forth in this Agreement.

C. **Authority.** The City Council of the City has authorized the City Manager to execute this Agreement at a duly noticed regular City Council meeting held on February 17, 2026.

D. **Contact Information.** The contact information for the Parties to this Agreement is as follows:

FOR BUYER:

Larry Jones, City Manager
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541
ljones@cityofdestin.com
850-837-4242

FOR SELLER:

Lara N. Watt
Sandcastle Suites, LLC
PO Box 6
Miramar Beach, Florida
_____(Email)
850-_____(Phone)

With a copy to :

Kimberly Romano Kopp, City Attorney
City of Destin
PO Box 5524
Destin, FL 32541
407-430-7070
kkopp@cityofdestin.com

Joseph McNair, Esq.
350 W. Cedar St.
Suite 401
Pensacola, Florida 32502
_____(Phone)
joseph@mcnair-law.com

THE ABOVE RECITALS ARE HEREBY INCORPORATED HEREIN AND THE PARTIES FURTHER AGREE AS FOLLOWS:

1. **Purchase and Sale.** In consideration of an earnest money deposit by Buyer to Seller in the amount of One Thousand Dollars and 00/100 ($1,000.00) (the "Deposit") and other good and valuable consideration as set forth below, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell and Buyer agrees to buy the Property on the terms and conditions set forth in this Agreement. The Deposit paid above shall be credit toward the Purchase Price (as defined below). Seller shall return the Deposit to Buyer if the sale of the Property is not completed under this Agreement because of Seller's failure, refusal or inability to perform any of Seller's obligations under this Agreement.

2. **Inspection Period.** The period of time from the effective date of this Agreement through the Closing Date, shall constitute Buyer's inspection period (the "Inspection Period"). During the Inspection Period, Buyer, through its employees, agents and contractors may enter upon the Property for the purpose of making any inspections and investigations, as Buyer deems appropriate in order to assess the condition of the Property. During the Inspection Period, Buyer may, in its sole discretion, terminate this Agreement by delivering written notice to Seller, prior to the end of the Inspection Period if it deems the survey, status of title, or physical or environmental condition to be unacceptable to Buyer. Any surveys, environmental assessments, or other reports, studies or any other documents of any kind whatsoever obtained by Buyer related to the Property, whether obtained during the Inspection Period or otherwise, shall be provided to Seller within ten days of Seller's request if Buyer cancels this Agreement or does not close as required hereunder.

3. Purchase Terms.

a. Price. The purchase price for the Property shall be Four-Hundred and Fifty Thousand Dollars and 00/100 **($450,000.00) (the "Purchase Price").**

b. Method of Payment. The Purchase Price shall be paid at closing by cashier's or bank check or by wire transfer of immediately available funds, subject to credits, prorations and adjustments as provided in this Agreement.

4. **Closing.** In the event Buyer does not terminate this Agreement as permitted herein, the Closing shall take place **on or before April 20, 2026,** at a time and place mutually agreeable to the parties and the Closing Agent. The Parties may arrange to close by mail. Seller shall have the right to extend the closing date if it reasonably believes the City is not acting in good faith to process its application pursuant to Paragraph 11. The Closing Date may also be extended by mutual written agreement between the parties. The Closing Agent for this transaction shall be Anchors Smith Grimsley, PLC.

Closing Agent shall deliver to Buyer at closing the following documents prepared by Closing Agent and approved by Seller:

a. a warranty deed to the Property meeting the requirements as to title of Section 6 below, together with a bill of sale for the personal property appurtenant to the Property, if any, and;

b. an owner's affidavit attesting to the absence of mechanic's or materialmen's liens, boundary line disputes, proceedings involving Seller which might affect title to the Property, or

parties in possession other than the Seller and such lessees or licensees as may be in possession pursuant to ground leases or licenses and meeting the requirements of Section 6, below, and;

c. such other instruments and documents as Buyer's counsel may reasonably request for the purpose of confirming proper and lawful execution and delivery of closing documents and conveyance of the Property to Buyer in accordance with this Agreement, and any of the requirements of the title insurer, including, without limitation, assignments of surviving leases and contracts affecting the Property.

d. closing statement.

Possession of the Property shall pass to Buyer at time of closing.

5. **Closing Expenses and Prorations.**

a. At closing Seller shall pay: i.) transfer or documentary taxes on the deed of conveyance, if any; ii.) recording fees for the deed of conveyance;

b. Buyer shall pay: i.) the cost of the survey; ii.) the 'cost of the hazardous materials audits; and iii.) the cost of title examination, preparation of the title insurance commitment, the owner's title insurance premium, the lender's title insurance premium (if applicable) and all other costs associated with the preparation and delivery of the owner's and lender's title insurance policies.

c. All other expenses, including, without limitation, attorneys' fees, shall be paid by the party incurring the same.

6. **Condition of Title.**

a. Within fifteen (15) days of the effective date of this Agreement, Closing Agent shall provide a commitment for a title insurance policy from First American through Closing Agent on the Property in the amount of the Purchase Price. At closing, the premium for the title insurance policy shall be paid in accordance with Section 5.

b. Buyer may object to any matter of title that would render title unmarketable or uninsurable. Such objections to title shall be specified in writing and delivered to Seller within ten(10) days from the date of receipt of the title commitment by Buyer.

c. In the event Buyer timely notifies Seller of objections to title, Seller may or may not make efforts to cure such title defects within thirty (30) days from receipt of notice.

d. If Seller is unable to make title to the Property such as is required by Buyer by the closing date, or chooses not to make efforts to cure the title, then Buyer shall have the right to:

i. terminate this Agreement, in which case all monies paid by Buyer in accordance with this Agreement shall be returned immediately to Buyer and the Parties shall be relieved of any further obligations hereunder; or

ii. elect to accept title to the Property in its existing condition.

7. **Buyer's Right of Entry and Survey.** Seller shall provide to Buyer any boundary surveys in Seller's possession and Buyer shall be entitled to obtain a survey of the Property if desired. If a survey by Seller or Buyer's surveyor discloses any state of facts which materially or

adversely affect the insurability of marketability of the title to the Property, same shall be treated in the same manner as a title defect under Section 6 above.

8. **Future Land Use and Zoning Contingency.** This Agreement is contingent on the Destin City Council changing the Future Land Use designation and Zoning classification of the Property from Bay Estates (BE) to Recreation (REC) prior to the Closing Date (unless an extension is otherwise agreed by the parties in writing). Seller acknowledges and agrees that such changes from BE to REC are made with Seller's full authorization. Nothing herein shall obligate the City Council to change the Future Land Use or Zoning of the Property, and any such decision shall be in the sole discretion of the City Council after duly held public hearings with public input. In the event the Closing does not occur, the Future Land Use Designation and Zoning shall remain Bay Estates (BE) or shall be returned to Bay Estates (BE) at no cost to Seller

9. **Hazardous Materials.** Buyer may obtain a Phase I Environmental Site Assessment ("ESA") performed in accordance with the requirements set forth in ASTME 1527-15. Additionally, in the State of Florida, if an ESA gives an opinion regarding geology, the report must be signed by a Professional Geologist or Professional Engineer qualified in geology. In the event that the Phase 1 Audit final report states that there is more than a low probability that Recognized Environmental Conditions are present on or beneath the surface of the Property, or further investigation are necessary to determine whether Recognized Environmental Conditions are present ("Unsatisfactory Report"), Buyer may elect to terminate this Agreement by giving notice as required herein, in which event the Seller agrees to return to Buyer the Deposit, and thereafter the parties shall have no further obligations under this Agreement.

10. **Representations and Warranties of Seller.**

Seller represents and warrants to Buyer that:

(a) Seller currently has, and shall have at closing, good and marketable fee simple title to the Property.

(b) Seller has full power and authority to enter into this Agreement and to convey title to the Property in accordance with this Agreement.

(c) No one other than Seller will be in possession of, nor have any right of possession of, any portion of the Property at the time of conveyance to Buyer or anytime thereafter. This includes any person with a leasehold interest or an agreement to rent the Property on a long-term or short-term basis.

(d) Seller represents that Seller does not know of any violations of governmental laws, rules, and regulations that materially affect the value of the Property.

(e) Flood Zone: Buyer is advised to verify by survey or with appropriate governmental agencies which flood zone the Property is in, whether flood insurance is required and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(f) Homeowner's Association: As of the date of closing, the Property will not be subject to a mandatory membership in a Homeowner's Association.

If, before the conveyance to Buyer, Seller discovers any information or facts that would materially change the foregoing warranties and representations, Seller shall immediately give notice to Buyer of those facts and information. If the facts which cause any warranty or

representation to be inaccurate are not remedied before the date of conveyance to Buyer, Buyer may elect to terminate this Agreement, in which case Buyer shall have no obligation to accept title to the Property.

11. **Notices.**

All notices pertaining to this Agreement shall be in writing delivered to the parties hereto by hand, electronic mail, first class mail, or courier service, in accordance with the information set forth in Recital "A."

12. **Binding on Successors.** This Agreement shall be binding not only upon the Parties but also upon their respective heirs, personal representatives, assigns and other successors in interest.

13. **Remedies upon Default.** In the event that Seller defaults in the performance of any of Seller's obligations under this Agreement, Buyer may elect to receive the return of its earnest money deposit for Seller's default or Buyer may elect to pursue a specific performance action against the Seller. In the event of a default by Buyer, Seller shall have the right to pursue a specific performance action against Buyer, or pursue any other available legal or equitable remedies.

14. **Entire Agreement/Modification.** This Agreement shall not be modified or amended except by an instrument in writing, signed by or on behalf of both parties.

15. **Counterparts.** The Agreement may be executed in counterparts, each of which shall be deemed an original and which together shall be deemed an original and which, together, shall constitute one and the same agreement.

16. **Acknowledgement.** In the event temporary or permanent informational plaques or signs are placed by Buyer on sites purchased under this Agreement, such plaques will include statement indicating that the sites were acquired with the assistance of Seller, and shall contain Seller's logo. Such logo shall be readable from the distance at which the sign was intended to be read.

17. **Time is of the Essence.** Time is of the essence for all provisions of this Agreement.

18. **Brokers/Real Estate Agents.** The Parties acknowledge and agree that no real estate broker or agent is involved in this transaction and that no commission or other compensation will be owed to any broker or real estate agent as a result of this transaction.

19. **Attorney FeesNenue.** Each party shall pay its own attorney's fees and costs incurred in any litigation relating to this Agreement and any and all documents relating to this Agreement. The parties acknowledge and agree that this Agreement was entered into in Okaloosa County, Florida and if any litigation results from an alleged breach of this Agreement by any party, the exclusive venue and jurisdiction for any such litigation that relates in any way whatsoever to this Agreement, or any and all documents or instruments executed pursuant to this Agreement shall

be the state courts of Okaloosa County, Florida.

20. **Assignment.** Buyer may not assign this Agreement without written approval of Seller.

IN WITNESS WHEREOF, each of the Parties hereto has caused this Agreement to be executed and sealed by its duly authorized signatory(ies) on he dates set forth below.

SELLER
SANDCASTLES SUITES LLC

_____
Lara N. Watt, Managing Member

BUYER
CITY OF DESTIN

_____
Larry Jones, City Manager

The form and legal sufficiency of this Agreement has been reviewed for the City of Destin, only.

_____
Kimberly Romano Kopp, City Attorney

City of Destin Business Impact Statement – Ord 26-14-LC

In accordance with the provisions of controlling law, notwithstanding the fact that, an exemption may apply, the City hereby publishes the following information:

1. **Summary of the proposed ordinance:**
Ord. 26-14-LC amends the zoning designation of the subject property (446 Calhoun Avenue) from Bay Estates (BE) to Recreation (REC).

2. **Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:**
The proposed ordinance will have little to no impact on private, for-profit businesses, as the purchased property is to be utilized for additional parking for the existing Dalton Threadgill Park.

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:**
The proposed ordinance would have no impact on the City's regulatory costs.

6. **Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**
The only businesses that would be impacted by this ordinance are the businesses that are selected to do site work on the property, such as demolition, grading, pavement, etc., and these would be positively impacted by generating business.

ITEM # 2026-563

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 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: Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: March 25, 2026

SUBJECT: Second reading of Ordinance 26-15-PC - Amending the comprehensive plan; providing for the adoption of a small scale amendment to the comprehensive plan future land use map to include a change in future land use designation of real property generally located at 446 Calhoun Avenue.

I. BACKGROUND:

The subject property, 446 Calhoun Avenue, is approximately .78 acres. The subject property has a FLUM designation of Bay Estates (BE). Currently, the property is under contract to be purchased by the City, contingent upon approval of a FLUM amendment and rezoning. The City intends to utilize the property as additional vehicular parking for the existing Dalton Threadgill Park. The proposal of such FLUM amendment and rezoning is necessary to align the future land use and zoning designation of the subject property as Recreational (REC), similar to all other park properties within the City.

II. DISCUSSION:

The proposed FLUM amendment and associated rezoning is necessary for the property acquisition to move forward, as the purchase agreement is contingent upon the approval of both ordinances.

The subject property consists of the following parcel, totaling approximately .78 acres:

Address and Parcel ID Numbers of Project:

- 446 Calhoun Avenue (00-2S-22-0310-000D-038C)

The property currently has a **Future Land Use Map (FLUM)** designation of **Bay Estates**

(BE).

COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Policy 12-3.1.2 requires **Future Land Use Map Amendments** to be evaluated using the following criteria:

Orderly Development and Land Use Compatibility. Whether, and the extent to which, the proposal would maintain a compatible land use pattern, a smooth transition in the land use, considering the type and location of uses involved, the density, and intensity. Approval of a Comprehensive Plan amendment must be supported by evidence that the change will be consistent with Comprehensive Plan land use policies.

Staff Findings:

The proposed ***REC*** FLUM designation is described as below within the City's Comprehensive Plan –

Policy 1-2.7.2: Recreation (REC). The "REC" land use provides for publicly and privately owned property and facilities, with the intent to promote natural resource enhancement and to promote open spaces around buildings. No permanent or transient residential development is allowed within this FLUM designation. The LDC shall provide specific regulations for managing development of lands designated "REC."

1. ***Active recreation areas include beach parks, boat launching facilities, parks, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. The intensity of development of such sites shall be limited to 75 percent of impervious surface for the site, and be consistent with all setbacks, parking, landscaping, and open space requirements as defined within the LDC. Also, buffering to prevent intrusive noise, light, glare, vibration or other nuisance factors shall be required on all newly developed recreation sites.***
2. ***Passive recreation areas include open spaces, wilderness and wetlands preserves, scenic vistas, parks, and Clement Taylor Park.***
3. ***Development of all locally-owned public recreation facilities within the City shall be reviewed and approved by the City Council prior to development of such site.***

Staff finds that the proposed FLUM amendment from BE to REC is compatible and would result in a major decrease in the density permitted on the subject properties. As a result, there would be no housing developments able to be located on the subject parcel. The existing residential structure located on the property is anticipated to be demolished.

Staff finds that the proposed FLUM amendment to REC maintains a compatible land use pattern, provides a smooth transition in land use, and is consistent with Comprehensive Plan land use policies.

This criterion has been met.

Adequate Public Facilities. Approval of a Comprehensive Plan amendment must be supported by evidence that the amendment will not result in public facilities and services exceeding the capacity for such services and facilities existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services and similar necessary facilities and services.

Staff Findings:

The proposed use of the property would serve as support for the adjacent Dalton Threadgill Park by providing additional space for parking, stormwater management facilities, and other necessary infrastructure. There are existing adequate public facilities to the site such as access, utilities, and emergency services.

This criterion has been met.

Natural Environment. Whether, and the extent to which, the proposal would result in significantly adverse impacts on the natural environment. An amendment of the Future Land Use Map shall not violate policies within the Comprehensive Plan that protect the natural environment.

Staff Findings:

By proposing this FLUM amendment and associated rezone, there would be no allowable residential development on this parcel, which would result in a decrease in density permitted on the subject properties. As previously stated in the staff report, the existing residential structure located on the property is anticipated to be demolished. Any new construction would comply with the City's requirements and would not adversely impact the natural environment.

Staff has determined that the proposed amendment does not violate any policies within the Comprehensive Plan that protect the natural environment.

This criterion has been met.

Economic Effects. Whether, and the extent to which, the proposal would adversely impact private property rights, the general health, safety, and welfare and adversely impact the financial resources of the City.

Staff Findings:

The proposed FLUM designation is consistent and compatible with the surrounding area, as the park that this property is proposed to support is currently zoned REC. It does not adversely impact private property rights, the general health, safety, and welfare. Alternatively, this purchase will provide citizens more opportunities to utilize the existing park. The City has already budgeted monies for the project; therefore, the proposed FLUM amendment and rezone do not adversely impact the financial resources of the City.

This criterion has been met.

Public Interest Enabling Act. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation. Amendments shall be consistent with the Comprehensive Plan and enabling legislation.

Staff Findings:

As previously stated, this project would support the adjacent Dalton Threadgill Park by providing additional space for parking, stormwater management facilities, and other necessary infrastructure. This purchase, again, will provide citizens more opportunities to utilize the existing park. Staff finds that the project is consistent and compatible with the surrounding area; therefore, the proposed amendment is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation.

This criterion has been met.

Special Privileges. Whether the proposed amendment would constitute a grant of special privilege to an individual owner as contrasted with public welfare.

Staff Findings:

The proposed FLUM amendment and rezone would not constitute a grant of special privilege to an individual owner as contrasted with public welfare. Rather, it is of public benefit to the entire City.

This criterion has been met.

Other Matters. Other matters related to the Comprehensive Plan and conditions since adoption of the plan, which the City may deem appropriate in considering the amendment.

Staff Findings:

Staff finds that the proposed FLUM amendment and rezone does not adversely impact any other matters related to the Comprehensive Plan and conditions since adoption of the plan.

This criterion has been met.

A. Link to Strategic Goals / Objectives:

II. Enhanced quality of life and safety for families
III. Economic development and revitalization

B. Effect on Budget (EOB):

This project has already been budgeted for by the City.

C. Level of Service (LOS):

This project would not have any effect on the surrounding level of service (LOS), as it is not generating any additional trips.

D. Legislative Sponsor: Councilman Schmidt

E. Business Impact Statement: Attached herein as 'Ord. 26-15-PC Business Impact Statement'

III. CONCLUSION:
Based on staff findings, the proposed FLUM amendment from BE to REC and the accompanying rezone from BE to REC are consistent and compatible with the surrounding area, and are in compliance with the applicable criteria for FLUM Amendments located within the City's **Comprehensive Plan Policy 12-3.1.2.**

IV. RECOMMENDED MOTION:
I move that the City Council adopt proposed Ordinance 26-15-PC on second reading.

Attachments:

1. Ordinance 26-15-PC - 446 Calhoun FLUM Update
2. Adjacent Property Notification Letter
3. 2.21.26 PURCHASE AND SALE AGREEMENT
4. Ord. 26-15-PC Business Impact Statement

ORDINANCE NO. 26-15-PC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, AMENDING THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ADOPTION OF A SMALL SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO INCLUDE A CHANGE IN FUTURE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY LOCATED AT 446 CALHOUN AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY .78 ACRES, FROM BAY ESTATES (BE) TO RECREATION (REC); PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
(PARCEL ID NUMBER: 00-2S-22-0310-000D-038C)

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, the applicant desires to change the future land use designation from the BAY ESTATES (BE) future land use designation to the RECREATION (REC) future land use designation in the City's Comprehensive Plan on a parcel of land generally located at 446 Calhoun Avenue, as more particularly described in **Exhibit "A"**, containing approximately .78 acres, more or less, lying within the corporate limits of the City; and

WHEREAS, after due public notice, a public hearing was conducted by the Local Planning Agency on March 5, 2026, and its recommendations reported to the City Council; and

WHEREAS, after due public notice, a public hearing has been conducted by the City Council; 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;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

SECTION 3. ADOPTION OF THE AMENDMENT TO THE FUTURE LAND USE MAP:

The City of Destin's Future Land Use Map is hereby amended by changing the future land use designation from **BAY ESTATES (BE**) to **RECREATION** (**REC**) for the specific area of land generally located at 446 Calhoun Avenue with the following Parcel Identification Number: **00-2S-22-03l 0-O00D-038C)**, consisting of approximately .78 acres, which is legally described Exhibit "A", attached hereto and incorporated herein by this reference.

SECTION 4. INCORPORATION INTO COMPREHENSIVE PLAN. Upon the effective date of the comprehensive plan amendment adopted by this Ordinance, said amendment shall be incorporated into the City of Destin's Comprehensive Plan 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. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. Each separate provision of this ordinance is deemed independent of all other provisions herein so that if any portion or provision of this ordinance is declared invalid, all other provisions thereof shall remain valid and enforceable.

SECTION 7. EFFECTIVE DATE. The comprehensive plan amendment shall not become effective until 31 days after adoption by the City Council, except however, if the plan amendment is timely challenged, this Ordinance shall not become effective until the date a final order is issued by the State Land Planning Agency, or the date the Administration Commission enters a final order determining that the adopted plan amendment is in compliance. No development orders, development permits, or land use dependent on this amendment may be issued or commenced before it becomes effective. After and from the effective date of this amendment, the comprehensive plan amendment set forth herein shall amend the City of Destin's Comprehensive Plan and shall become a part of that plan and the amendment shall have the legal status of the City of Destin's Comprehensive Plan, as amended.

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
Legal Description

Property Address: 446 Calhoun Avenue, Destin, Florida 32541

From the easternmost corner of Lot 41 at the intersection of Sibert Avenue and Lake Street, run westerly along the south boundary of Lake Street 215 feet to the POB; thence continue westerly along the south line of Lake Street 150 feet to a point; thence south 15°25'50" east 154.86 feet; thence south 34°36'10" east 119.67 feet to Sibert Avenue; thence north 45°46'10" east along the northwest line of Sibert Avenue 110 feet; thence north 12°34'50" west 176.92 feet to the **POB, all being in Lots 40 and 41, Block D, Calhoun's Subdivision of Addition to Town of Destin, Okaloosa County, Florida, according to 2nd Revision Plat thereof according to the records** in **the Office of the Clerk of the Circuit Court of Okaloosa County, Florida in Plat Book 2, Page 43-A.**

Okaloosa County Parcel Identification Number: 00-2S-22-03l 0-O00D-038C

Community Development
Planning and Zoning Division

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

March 9, 2026

Subject: Notification of Development Project: 446 Calhoun Avenue
Future Land Use Map (FLUM) Amendment & Rezone
City of Destin Ordinance Numbers: 26-15-PC & 26-15-PC

Dear Property Owner:

The purpose of this letter is to notify you that the City of Destin is initiating a Future Land Use Map (FLUM) Amendment and Rezone application for the subject property. As an owner of property located within 300 feet of this project, ***Article 2.17.00 of the Destin Land Development Code (LDC)*** requires a written notice providing you the following information.

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

Name of Owner: Sandcastles Suites LLC

Name of Agent: City of Destin

Address of Project: 446 Calhoun Avenue

Parcel ID Number: 00-2S-22-0310-000D-038C

Project Description: This project includes the consideration of proposed Ordinances 26-15-PC and 26-15-PC, regarding the Future Land Use Map (FLUM) Amendment and Rezone of the subject property from Bay Estates (BE) to Recreation (REC), to be utilized as additional parking for the existing Dalton Threadgill Park.

Location Map: Please refer to the back of this letter.

Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online: http://www.cityofdestin.com/forms.aspx?fid=121

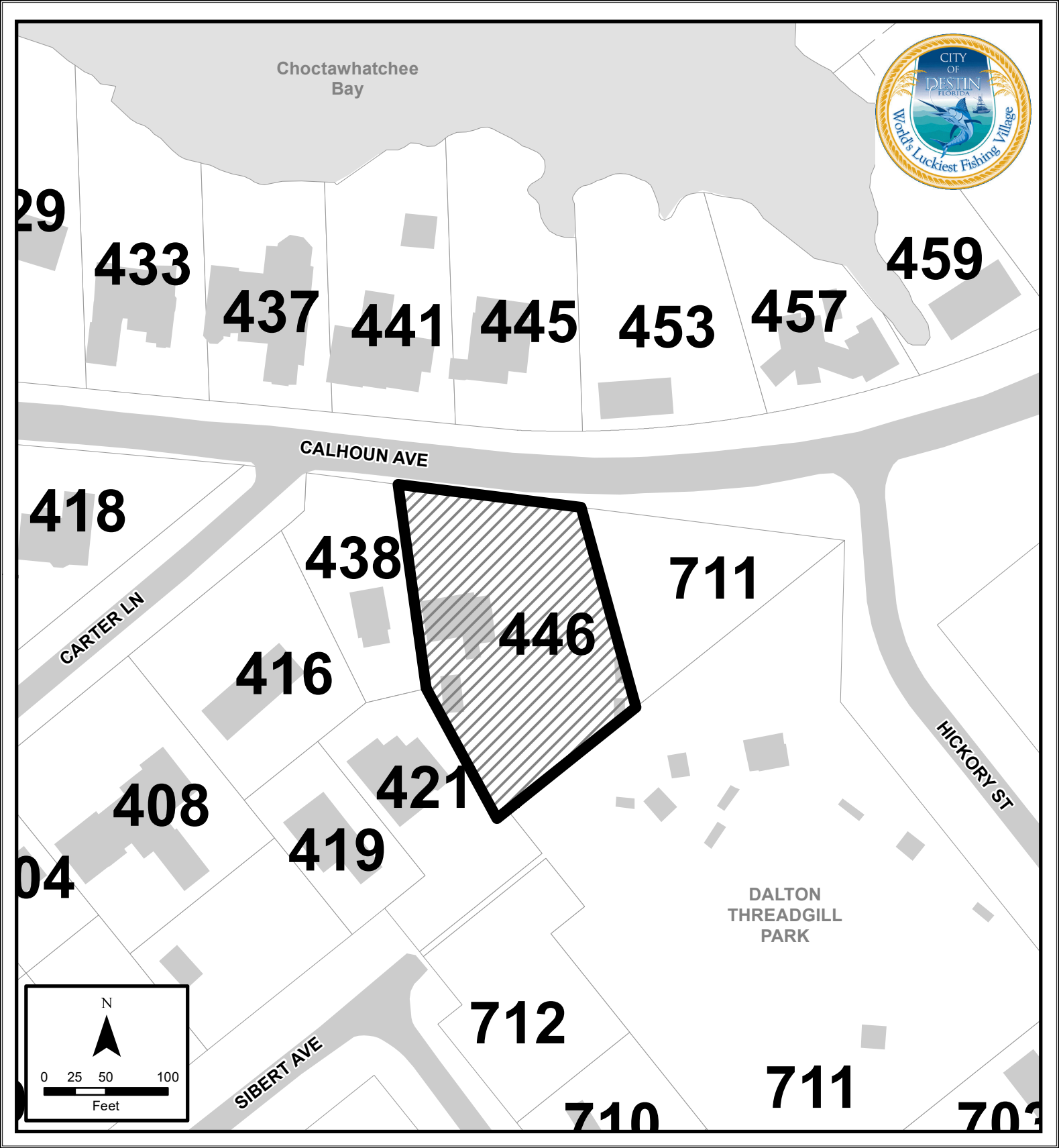
If you have any questions, please do not hesitate to call (850) 654-1119 or email planning@cityofdestin.com.

Sincerely,

Christopher Rush

Chris Rush
Planner

Cc: Planning Division
Project File


Choctawhatchee Bay
CITY OF DESTIN FLORIDA
World's Luckiest Fishing Village
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PURCHASE AND SALE AGREEMENT
BETWEEN THE CITY OF DESTIN AND
SANDCASTLES SUITES LLC FOR
446 CALHOUN AVENUE

THIS PURCHASE AND SALE AGREEMENT ("Agreement") entered into this ____ day of February, 2026 (“Effective Date”) between **SANDCASTLES SUITES LLC** whose address is PO BOX 6096, Miramar Beach, FL 32550 ("Seller"), and **THE CITY OF DESTIN, FLORIDA,** whose address is 4200 Indian Bayou Trail, Destin, Florida, 32541, ("Buyer") (Seller and Buyer are collectively hereinafter referred to as the "Parties").

RECITALS

A. **Property.** The subject property is a .78 acre parcel of residential land located adjacent to the City-owned Threadgill Park, and having the assigned postal address of 446 Calhoun Avenue, Destin, Okaloosa County, FL 32541, with Okaloosa County Property Appraiser Parcel ID Number: 00-2S-22-0310-000D-038C (the **"Property").** The Property includes any and all improvements, fixtures, timber, water, minerals located thereon, and any and all appurtenant rights, including but not limited to, riparian and littoral rights, timber rights access rights and mineral rights.

B. **As Is Condition.** Seller wishes to sell the Property to Buyer and Buyer wishes to purchase the Property from Seller in its "As Is" condition on the terms and conditions set forth in this Agreement.

C. **Authority.** The City Council of the City has authorized the City Manager to execute this Agreement at a duly noticed regular City Council meeting held on February 17, 2026.

D. **Contact Information.** The contact information for the Parties to this Agreement is as follows:

FOR BUYER:

Larry Jones, City Manager
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541
ljones@cityofdestin.com
850-837-4242

FOR SELLER:

Lara N. Watt
Sandcastle Suites, LLC
PO Box 6
Miramar Beach, Florida
_____(Email)
850-_____(Phone)

With a copy to :

Kimberly Romano Kopp, City Attorney
City of Destin
PO Box 5524
Destin, FL 32541
407-430-7070
kkopp@cityofdestin.com

Joseph McNair, Esq.
350 W. Cedar St.
Suite 401
Pensacola, Florida 32502
_____(Phone)
joseph@mcnair-law.com

THE ABOVE RECITALS ARE HEREBY INCORPORATED HEREIN AND THE PARTIES FURTHER AGREE AS FOLLOWS:

1. **Purchase and Sale.** In consideration of an earnest money deposit by Buyer to Seller in the amount of One Thousand Dollars and 00/100 ($1,000.00) (the "Deposit") and other good and valuable consideration as set forth below, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell and Buyer agrees to buy the Property on the terms and conditions set forth in this Agreement. The Deposit paid above shall be credit toward the Purchase Price (as defined below). Seller shall return the Deposit to Buyer if the sale of the Property is not completed under this Agreement because of Seller's failure, refusal or inability to perform any of Seller's obligations under this Agreement.

2. **Inspection Period.** The period of time from the effective date of this Agreement through the Closing Date, shall constitute Buyer's inspection period (the "Inspection Period"). During the Inspection Period, Buyer, through its employees, agents and contractors may enter upon the Property for the purpose of making any inspections and investigations, as Buyer deems appropriate in order to assess the condition of the Property. During the Inspection Period, Buyer may, in its sole discretion, terminate this Agreement by delivering written notice to Seller, prior to the end of the Inspection Period if it deems the survey, status of title, or physical or environmental condition to be unacceptable to Buyer. Any surveys, environmental assessments, or other reports, studies or any other documents of any kind whatsoever obtained by Buyer related to the Property, whether obtained during the Inspection Period or otherwise, shall be provided to Seller within ten days of Seller's request if Buyer cancels this Agreement or does not close as required hereunder.

3. Purchase Terms.

a. Price. The purchase price for the Property shall be Four-Hundred and Fifty Thousand Dollars and 00/100 **($450,000.00) (the "Purchase Price").**

b. Method of Payment. The Purchase Price shall be paid at closing by cashier's or bank check or by wire transfer of immediately available funds, subject to credits, prorations and adjustments as provided in this Agreement.

4. **Closing.** In the event Buyer does not terminate this Agreement as permitted herein, the Closing shall take place **on or before April 20, 2026,** at a time and place mutually agreeable to the parties and the Closing Agent. The Parties may arrange to close by mail. Seller shall have the right to extend the closing date if it reasonably believes the City is not acting in good faith to process its application pursuant to Paragraph 11. The Closing Date may also be extended by mutual written agreement between the parties. The Closing Agent for this transaction shall be Anchors Smith Grimsley, PLC.

Closing Agent shall deliver to Buyer at closing the following documents prepared by Closing Agent and approved by Seller:

a. a warranty deed to the Property meeting the requirements as to title of Section 6 below, together with a bill of sale for the personal property appurtenant to the Property, if any, and;

b. an owner's affidavit attesting to the absence of mechanic's or materialmen's liens, boundary line disputes, proceedings involving Seller which might affect title to the Property, or

parties in possession other than the Seller and such lessees or licensees as may be in possession pursuant to ground leases or licenses and meeting the requirements of Section 6, below, and;

c. such other instruments and documents as Buyer's counsel may reasonably request for the purpose of confirming proper and lawful execution and delivery of closing documents and conveyance of the Property to Buyer in accordance with this Agreement, and any of the requirements of the title insurer, including, without limitation, assignments of surviving leases and contracts affecting the Property.

d. closing statement.

Possession of the Property shall pass to Buyer at time of closing.

5. **Closing Expenses and Prorations.**

a. At closing Seller shall pay: i.) transfer or documentary taxes on the deed of conveyance, if any; ii.) recording fees for the deed of conveyance;

b. Buyer shall pay: i.) the cost of the survey; ii.) the 'cost of the hazardous materials audits; and iii.) the cost of title examination, preparation of the title insurance commitment, the owner's title insurance premium, the lender's title insurance premium (if applicable) and all other costs associated with the preparation and delivery of the owner's and lender's title insurance policies.

c. All other expenses, including, without limitation, attorneys' fees, shall be paid by the party incurring the same.

6. **Condition of Title.**

a. Within fifteen (15) days of the effective date of this Agreement, Closing Agent shall provide a commitment for a title insurance policy from First American through Closing Agent on the Property in the amount of the Purchase Price. At closing, the premium for the title insurance policy shall be paid in accordance with Section 5.

b. Buyer may object to any matter of title that would render title unmarketable or uninsurable. Such objections to title shall be specified in writing and delivered to Seller within ten(10) days from the date of receipt of the title commitment by Buyer.

c. In the event Buyer timely notifies Seller of objections to title, Seller may or may not make efforts to cure such title defects within thirty (30) days from receipt of notice.

d. If Seller is unable to make title to the Property such as is required by Buyer by the closing date, or chooses not to make efforts to cure the title, then Buyer shall have the right to:

i. terminate this Agreement, in which case all monies paid by Buyer in accordance with this Agreement shall be returned immediately to Buyer and the Parties shall be relieved of any further obligations hereunder; or

ii. elect to accept title to the Property in its existing condition.

7. **Buyer's Right of Entry and Survey.** Seller shall provide to Buyer any boundary surveys in Seller's possession and Buyer shall be entitled to obtain a survey of the Property if desired. If a survey by Seller or Buyer's surveyor discloses any state of facts which materially or

adversely affect the insurability of marketability of the title to the Property, same shall be treated in the same manner as a title defect under Section 6 above.

8. **Future Land Use and Zoning Contingency.** This Agreement is contingent on the Destin City Council changing the Future Land Use designation and Zoning classification of the Property from Bay Estates (BE) to Recreation (REC) prior to the Closing Date (unless an extension is otherwise agreed by the parties in writing). Seller acknowledges and agrees that such changes from BE to REC are made with Seller's full authorization. Nothing herein shall obligate the City Council to change the Future Land Use or Zoning of the Property, and any such decision shall be in the sole discretion of the City Council after duly held public hearings with public input. In the event the Closing does not occur, the Future Land Use Designation and Zoning shall remain Bay Estates (BE) or shall be returned to Bay Estates (BE) at no cost to Seller

9. **Hazardous Materials.** Buyer may obtain a Phase I Environmental Site Assessment ("ESA") performed in accordance with the requirements set forth in ASTME 1527-15. Additionally, in the State of Florida, if an ESA gives an opinion regarding geology, the report must be signed by a Professional Geologist or Professional Engineer qualified in geology. In the event that the Phase 1 Audit final report states that there is more than a low probability that Recognized Environmental Conditions are present on or beneath the surface of the Property, or further investigation are necessary to determine whether Recognized Environmental Conditions are present ("Unsatisfactory Report"), Buyer may elect to terminate this Agreement by giving notice as required herein, in which event the Seller agrees to return to Buyer the Deposit, and thereafter the parties shall have no further obligations under this Agreement.

10. **Representations and Warranties of Seller.**

Seller represents and warrants to Buyer that:

(a) Seller currently has, and shall have at closing, good and marketable fee simple title to the Property.

(b) Seller has full power and authority to enter into this Agreement and to convey title to the Property in accordance with this Agreement.

(c) No one other than Seller will be in possession of, nor have any right of possession of, any portion of the Property at the time of conveyance to Buyer or anytime thereafter. This includes any person with a leasehold interest or an agreement to rent the Property on a long-term or short-term basis.

(d) Seller represents that Seller does not know of any violations of governmental laws, rules, and regulations that materially affect the value of the Property.

(e) Flood Zone: Buyer is advised to verify by survey or with appropriate governmental agencies which flood zone the Property is in, whether flood insurance is required and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(f) Homeowner's Association: As of the date of closing, the Property will not be subject to a mandatory membership in a Homeowner's Association.

If, before the conveyance to Buyer, Seller discovers any information or facts that would materially change the foregoing warranties and representations, Seller shall immediately give notice to Buyer of those facts and information. If the facts which cause any warranty or

representation to be inaccurate are not remedied before the date of conveyance to Buyer, Buyer may elect to terminate this Agreement, in which case Buyer shall have no obligation to accept title to the Property.

11. **Notices.**

All notices pertaining to this Agreement shall be in writing delivered to the parties hereto by hand, electronic mail, first class mail, or courier service, in accordance with the information set forth in Recital "A."

12. **Binding on Successors.** This Agreement shall be binding not only upon the Parties but also upon their respective heirs, personal representatives, assigns and other successors in interest.

13. **Remedies upon Default.** In the event that Seller defaults in the performance of any of Seller's obligations under this Agreement, Buyer may elect to receive the return of its earnest money deposit for Seller's default or Buyer may elect to pursue a specific performance action against the Seller. In the event of a default by Buyer, Seller shall have the right to pursue a specific performance action against Buyer, or pursue any other available legal or equitable remedies.

14. **Entire Agreement/Modification.** This Agreement shall not be modified or amended except by an instrument in writing, signed by or on behalf of both parties.

15. **Counterparts.** The Agreement may be executed in counterparts, each of which shall be deemed an original and which together shall be deemed an original and which, together, shall constitute one and the same agreement.

16. **Acknowledgement.** In the event temporary or permanent informational plaques or signs are placed by Buyer on sites purchased under this Agreement, such plaques will include statement indicating that the sites were acquired with the assistance of Seller, and shall contain Seller's logo. Such logo shall be readable from the distance at which the sign was intended to be read.

17. **Time is of the Essence.** Time is of the essence for all provisions of this Agreement.

18. **Brokers/Real Estate Agents.** The Parties acknowledge and agree that no real estate broker or agent is involved in this transaction and that no commission or other compensation will be owed to any broker or real estate agent as a result of this transaction.

19. **Attorney FeesNenue.** Each party shall pay its own attorney's fees and costs incurred in any litigation relating to this Agreement and any and all documents relating to this Agreement. The parties acknowledge and agree that this Agreement was entered into in Okaloosa County, Florida and if any litigation results from an alleged breach of this Agreement by any party, the exclusive venue and jurisdiction for any such litigation that relates in any way whatsoever to this Agreement, or any and all documents or instruments executed pursuant to this Agreement shall

be the state courts of Okaloosa County, Florida.

20. **Assignment.** Buyer may not assign this Agreement without written approval of Seller.

IN WITNESS WHEREOF, each of the Parties hereto has caused this Agreement to be executed and sealed by its duly authorized signatory(ies) on he dates set forth below.

SELLER
SANDCASTLES SUITES LLC

_____
Lara N. Watt, Managing Member

BUYER
CITY OF DESTIN

_____
Larry Jones, City Manager

The form and legal sufficiency of this Agreement has been reviewed for the City of Destin, only.

_____
Kimberly Romano Kopp, City Attorney

City of Destin Business Impact Statement – Ord 26-15-PC

In accordance with the provisions of controlling law, notwithstanding the fact that, an exemption may apply, the City hereby publishes the following information:

1. **Summary of the proposed ordinance:**
Ord. 26-15-PC amends the Future Land Use Map (FLUM) designation of the subject property (446 Calhoun Avenue) from Bay Estates (BE) to Recreation (REC).

2. **Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:**
The proposed ordinance will have little to no impact on private, for-profit businesses, as the purchased property is to be utilized for additional parking for the existing Dalton Threadgill Park.

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:**
The proposed ordinance would have no impact on the City's regulatory costs.

6. **Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**
The only businesses that would be impacted by this ordinance are the businesses that are selected to do site work on the property, such as demolition, grading, pavement, etc., and these would be positively impacted by generating business.

ITEM # 2026-564

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Public Hearing
AGENDA OUTLINE NUMBER: 5.C.

TO: City Council

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

FROM: Daniel Butler, Principal Planner
Noell Bell, Chief Building Official
Tina Deater, Community Development Director

DATE: March 30, 2026

SUBJECT: First reading of Ordinance 26-13-LC - Amending Section 11.05.00, "Marina Siting" of the Land Development Code to require staff level review of single-family residential docks; removing the requirement for review by Harbor and Waterways Board of single-family residential docks; and removing the requirement for city council review of single-family residential docks.

I. BACKGROUND: On February 2, 2026, the City Council requested an amendment to the Land Development Code (LDC) that would allow for any proposed single-family residential docks to proceed straight to the building permit application phase, thereby not requiring the submittal of a Harbor and Waterways Board application, and not requiring a hearing before the Harbor and Waterways Board or appearing on City Council's Consent Agenda.

II. DISCUSSION: Currently, single-family residential docks are required to submit a Harbor and Waterways Board (HWB) application, which requires a hearing before the HWB for a recommendation to City Council for approval. Once a recommendation is provided by the HWB, the project appears before Council on the consent agenda for approval. As previously stated, the City Council has requested an amendment to the LDC that would exempt single-family residential docks from this requirement, and in return, reduce time spent in processing with the City. These single-family residential docks will still be required to comply with all applicable regulations of the LDC at all times, however the approval process would be expedited. This ordinance, as drafted, has no effect on multi-family residential and/or non-residential docks.

LPA Motion
At the regularly scheduled Local Planning Agency (LPA) meeting on Thursday, March 19,

2026, the LPA unanimously recommended approval of Ordinance 26-13-LC, with the recommended revision that all single-family residential docks do not have to appear before the HWB; however, they still must appear before the City Council (on the consent agenda). Additionally, included in the motion was that adjacent property notifications be sent out to adjacent properties for all marine construction projects, no matter the location of the proposed construction.
The LPA's reasoning for making this revision was to provide nearby property owners with the ability to continue to be aware of potential marine construction nearby, while still reducing the process timeline by removing HWB review.
The LPA's recommendations are not included in the current draft of the Ordinance.

A. Link to Strategic Goals / Objectives: II. Enhanced qualify of life and safety for families.

B. Effect on Budget (EOB): None.

C. Level of Service (LOS): Marina siting regulations do not have any effect on vehicular level of service.

D. Legislative Sponsor: Councilman Destin

E. Business Impact Statement: Attached herein as 'Ord. 26-13-LC Business Impact Statement'.

III. CONCLUSION: Staff believes that the proposed ordinance is consistent with the Council's directive. As currently proposed, the Ordinance expedites the approval process and single family residential docks would no longer be required to obtain Harbor & Waterways Board reviews or Council approvals. Such review and approval would be accomplished at the Staff level.

IV. RECOMMENDED MOTION: I move that the City Council approve proposed Ordinance 26-13-LC on first reading as presented.

ALTERNATE MOTION:
I move that the City Council approve proposed Ordinance 26-13-LC with the LPA's recommended changes.

Attachments:

1. Ord. 26-13-LC - Marina Siting Revisions
2. Ord. 26-13-LC Business Impact Statement

ORDINANCE NO. 26-13-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING SECTION 11.05.00, "MARINA SITING" OF THE LAND DEVELOPMENT CODE TO REQUIRE STAFF LEVEL REVIEW OF SINGLE-FAMILY RESIDENTIAL DOCKS; REMOVING THE REQUIREMENT FOR REVIEW BY HARBOR AND WATERWAYS BOARD OF SINGLE-FAMILY RESIDENTIAL DOCKS; REMOVING THE REQUIREMENT FOR CITY COUNCIL REVIEW OF SINGLE-FAMILY RESIDENTIAL DOCKS; 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 l.0l (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 provide for a more cost-efficient and streamlined approval process for single-family residential docks; and

WHEREAS, the Local Planning Agency held a public hearing, with all required public notice on March 5, 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 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 Land Development Code that have been skipped and remain unchanged.**

SECTION 3. LDC Section 11.05.00 Marina Siting

***

11.05.00. Marina siting.

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

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

B. The following types of marine construction ~~addition or modification of a boat lift or pilings within an existing legal and conforming boat slip~~ shall not require the review of the Harbor and Waterways Board or the City Council~~. Rather,~~: (1) addition or modification of a boat lift or pilings within an existing legal and conforming boat slip provided no additional slips are created and (2) single-family residential docks. In all cases, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit~~, provided no additional slips are created~~.

***

11.05.02. *Permitting procedures.* The following procedures shall be adhered to by persons desiring to construct a new dock or add to, alter or remodel, add riprap to, or reconstruct an existing dock:

***

H. Building permits must be obtained within one year of final approval by the City Council or the approval expires and must be resubmitted for reconsideration by both the Harbor and Waterways Board and City Council, if not exempt from such review pursuant to section 11.05.01(B). The project will be subject to all current regulations of the City.

***

P. All applicants shall apply to the City and must receive preliminary approval for the proposed construction prior to taking any other action. Preliminary approval shall be considered for issuance by the City Council after review and recommendations of the Harbor and Waterways Board, except for those specifically exempted in section 11.05.01(B). If the application is for joint ownership of a dock, the applicant must obtain written permission from all title of record owners and long-term lessees of the abutting upland property. Upon approval of all appropriate federal and state agencies, final approval from the City Council shall be obtained before a permit is issued except for those specifically exempted in section 11.05.01(B).

***

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. 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.

SECTION 8. 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.

_____
Kimberly Romano Kopp, City Attorney

_____
Rey Bailey, City Clerk

First Reading: _____
Second Reading: _____

City of Destin Business Impact Statement – Ord 26-13-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. 26-13-LC amends the current Land Development Code (LDC) Section 11.05.00 – Marina Siting, for the City of Destin. It removes the requirement of single-family residential docks to submit a Harbor and Waterways Board application; thereby allowing them to proceed to building permit application.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

The proposed ordinance could potentially have a positive economic impact on private, for-profit businesses within the City by decreasing the amount of time encompassed by City processes/hearings. Single-family residential projects could proceed straight to building permit application, without being required to go before the Harbor and Waterways Board and acquiring City Council approval.

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:

The proposed ordinance would reduce the City's cost of advertising such projects within publications.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The only type of businesses that would be impacted by this ordinance are marine contractors, which as stated previously, is a positive impact.

ORDINANCE NO. 115

AN ORDINANCE OF THE CITY OF DESTIN RELATING TO ESTABLISHING A UNIFORM PROPERTY NUMBERING SYSTEM; PROVIDING FOR AUTHORITY; PROVIDING FOR DEFINITIONS; PROVIDING FOR NAMING OF STREETS; PROVIDING FOR BUILDING NUMBERING SYSTEM ESTABLISHED; PROVIDING FOR ADMINISTRATION AND NUMBER ASSIGNMENT; PROVIDING FOR STANDARDS FOR NUMBERING; PROVIDING FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY RESTRICTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF DESTIN, FLORIDA AS FOLLOWS:

SECTION 1. **Authority.** The authority for the enactment of this Ordinance is Section 1.01 (b) and (k) of the City Charter and Section 166.021, Florida Statutes.

SECTION 2. **Definitions.** For the purpose of this Ordinance the following terms, phrases, words, abbreviations and their derivations shall have the 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 Ordinance 001.

A. "Accessory Building" means a structure which is clearly incidental or subordinate to and customarily utilized in connection with a principal structure located on the same lot.

B. "Building" means any structure designed or built for the support, enclosure, housing, shelter or protection of persons, animals or chattel.

C. "Building Front" means that area of a building which faces the street or private way principally serving a building.

D. "Numbering System" means a uniform method of assigning and coordinating the addresses of buildings and properties based on a designated system contained in the official "Property Numbering Maps."

E. "Occupant" means any person which is occupying or leasing a building or other property for a period exceeding thirty (30) days.

F. "Principal Building" means a structure which is utilized for the primary use on a lot.

City Council, as shown on the approved Subdivision or Planned Unit Development Plat, after recommendation by the Planning Commission.

C. Future street and private way name changes shall be accomplished by resolution of Council.

D. Consideration shall be given to commemorating local distinguished citizens, national heroes, typical fishes, animals, trees, shrubs and flowers, or based upon the Subdivision or Planned Unit Development application, or based upon a petition of the residents of said street or private way.

SECTION 4. **Building Numbering System Established.** A uniform system of numbering buildings identified by the title "Numbering System" shall be established and maintained on file in the Planning and Zoning Department. The Official Property Numbering Maps maintaining the "Numbering System" are hereby adopted, incorporated herein by reference, and made a part of this Ordinance. Future amendments shall be accomplished administratively by the Planning Department.

SECTION 5. **Administration and Number Assignment.** The Planning and Zoning Department will be responsible for managing, coordinating and maintaining the "Numbering System." Administrative procedures for assigning numbers shall include as a minimum:

The owner or occupant of any building to which a number has been assigned will be notified in writing of the number assigned. Should an existing 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.

SECTION 6. **Standards for Numbering.** 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. Numbers need not be displayed on accessory buildings. 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. 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 (3) inches in height and one-half (1/2) 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

channel or other marine markers at their waterward extremity, facing away from the dock or pier. Said numbers shall be displayed in Arabic numerals not less than four (4) inches in height and one-half (1/2") inch in width, consisting of a reflective material and in a contrasting color to the background to which they are attached. Further, said numbers shall be positioned so as to be constantly between five (5) and eight (8) feet above the Mean High Water Line.

SECTION 7. **Building Permit and Certificate of Occupancy Restrictions.**

A. 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. No Certificate of Occupancy shall be issued until the owner has displayed the required number or numbers in accordance with this Ordinance.

SECTION 8. **Effective Date.** This Ordinance shall be effective upon its adoption by Council and signature of the Chairman.

ADOPTED: OCTOBER 3, 1988

BY: _____
William E. Phillips
City Council Chairman

ATTEST:

_____
J. E. Dorman, Jr.
City Manager

SEAL

_____
Frances H. Beaird
City Clerk

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney.

_____
J. Jerome Miller, City Attorney

ITEM # 2026-581

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Announcement
AGENDA OUTLINE NUMBER: 6.I.

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: City Legal Matters
A. Request for legislative sponsor for ordinance clarifying definition of "beach"
B. Request for approval of Fisher Consultants to provide Expert Witness services in pending City litigation

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I. BACKGROUND:

II. DISCUSSION:

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:

IV. RECOMMENDED MOTION:

Attachments:

None