DESTIN CITY COUNCIL MEETING
APRIL 20, 2026
ANNEX COUNCIL CHAMBERS
6:00 PM

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

CALL TO ORDER

*** INVOCATION**

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

1. **PROCLAMATIONS / RECOGNITIONS / SPECIAL / **PUBLIC PRESENTATIONS / ANNOUNCEMENTS**
   A. Request to Increase Wrecker Fees - Stan Nikolov
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. Request for Approval of Temporary Parking Fee Waiver at Marler Street Parking Lot for Destin High School Senior Activities
   B. Re-Striping of Commons Drive and a portion of Kelly Street
   C. Approval of minutes of April 7, 2026, Regular City Council meeting
4. **CITY MANAGER REPORTS** Announcements
   A. Appointment of Interim City Council Member
   B. Update - Holiday Isle Park Property Recently Acquired by State of Florida
   C. TDC FY27 Expenditure Plans for the Promotion of Tourism
   D. RFB 26-01-PW, Community Center Roof Replacement, consideration of contract
   E. Resolution 26-07 Amending Thrift Plan
   F. Crab Island Dolphin Tours Request
   G. Capital Project Status - **Informational Only**
   H. Operations Financial Report - **Informational Only**
   I. Quarterly Investment Report - **Informational Only**
   J. TDC Monthly Report - **Informational Only**
   K. Minutes of Boards & Committees — **Informational Only**
   L. Board and Committee Appointments - **Informational Only**
   M. Announcements
5. **PUBLIC HEARINGS**

A. Second 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
C. Councilmember Destin
D. Councilmember Bagby
E. Councilmember Hebert
F. Councilmember Schmidt
G. Mayor Wagner
H. City Attorney

7. PUBLIC COMMENTS

8. ADJOURN

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

Persons with disabilities who require assistance to participate in City meetings are requested to notify the City Clerk's Office at (850) 837-4242 in advance. Hearing Impaired: TTY: 711. Assistance also available through Human Resources, Title VI Coordinator, at (850) 837-4242.
Personas con discapacidades que necesitan asistencia o personas que necesiten ayuda con un idioma para participar en las reuniones de la ciudad, deberán notificar la oficina de la Secretaria Municipal al (850) 837-4242 antes de la reunión. Discapacidad auditiva: TTY: 711 (Solicitar Espanol CA). La ayuda tambien está disponible por Recursos Humanos, Coordinador del Título VI, al (850) 837-4242.

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: 04/13/26 ***COUNCIL MEETING DATE:** 04/20/26

***NAME:** Stan Nikolov ***PHONE #:** 8502738490

ADDRESS: 168 Industrial Park RD, Destin **EMAIL:** destintowbrothers@yahoo.com

***TOPIC/ISSUE** Increasing of the Wrecker Fees

***HAVE YOU SPOKEN WITH CITY STAFF ABOUT THIS ISSUE? If so, who and when?**
No

***DESIRED ACTION BY COUNCIL?** Increasing wrecker fees

PRESENTATION MATERIALS ATTACHED? : YES X **NO** **# OF PAGES** 5

RESOLUTION 22-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA PROVIDING FOR AUTHORITY; PROVIDING FOR MAXIMUM FEES FOR PRIVATE PROPERTY TOWING AND STORAGE; PROVIDING FOR MAXIMUM FEES FOR REMOBILIZATION ON PRIVATE PROPERTY; PROVIDING FOR MAXIMUM FEES FOR NON-CONSENSUAL WRECKER SERVICE AND STORAGE FOR CLASS A, B, AND C VEHICLES OR VESSELS; PROVIDING FOR REPEALER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 19.5, Article III, of the City of Destin Code of Ordinances (the "Code") provides for comprehensive regulation relating to wrecker and immobilizing services; and

WHEREAS, section 19.5-106 of the Code requires the City Council of the City of Destin, Florida (the "Council") to establish maximum towing and storage fees for private property towing and storage by resolution and to amend those fees "from time to time"; and

WHEREAS, section 19.5-116 of the Code requires the Council to establish maximum remobilization fees for private property towing and storage by resolution and to amend those fees "from time to time"; and

WHEREAS, in Resolution 15-02, the Council, established maximum fees for private property towing and storage, maximum fees for remobilization on private property, and maximum fees for non-consensual wrecker service and storage for Class A, B, and C Vehicles or Vessels; and

WHEREAS, the Council is desirous of amending the maximum fees for towing of vehicles and vessels from private property and storage of vehicles and vessels; and

WHEREAS, the Council is desirous of amending the maximum fees for the immobilization of vehicles on private property; and

WHEREAS, the Council is desirous of amending the maximum service rates for non-consensual towing services provided within the City of Destin city limits; and

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Destin, Florida that:

LES 22-09
As of 6/20/22

SECTION 2. MAXIMUM FEES FOR PRIVATE PROPERTY TOWING AND STORAGE. The maximum towing and storage fees, for private property towing and storage shall be as follows:

Towing Fees: Class A vehicles: Not more than $175 per vehicle
Class B vehicles: Not more than $250 per vehicle
Class C Vehicles: Not more than $350per vehicle

Storage Fees, first 6 hours: No charge

Storage Fees, each day, or portion thereof, after first 6 hours: $50 per day

Administrative fee, for vehicles stored longer than 48 hours: $60

Note: Violation of any maximum towing and storage fees shall constitute a non-criminal offense and shall be grounds for revocation of the towing permit.

SECTION 3. MAXIMUM FEES FOR REMOBILIZATION ON PRIVATE PROPERTY. The maximum remobilization fees, for the immobilization of vehicles on private property shall be as follows:

Class A, B, or C vehicles: Not more than $50 per vehicle. No additional fee shall be charged for removal of the immobilization device.

Note: Violation of these remobilization fees shall constitute a non-criminal offense and shall be grounds for revocation of the towing permit.

SECTION 4. MAXIMUM FEES FOR NON-CONSENSUAL WRECKER SERVICE AND STORAGE FOR CLASS A, B, AND C VEHICLES OR VESSELS.

The maximum rates for non-consensual wrecker and towing services for Class A wreckers (including roll-back or slide-back carriers) are as follows:

Base Rate	$175.00
Mileage Rate	$5.00 for every additional mile after the first 10 miles
Hourly Rate	$120.00 after the first 30 minutes at the scene
Inside Storage (When vehicle is stored for more than 6 hours)	$100.00 per day
Outside Storage (When vehicle is stored for more than 6 hours)	$75.00 per day
Administrative fee for vehicles stored longer than 48 hours	$80.00

The maximum rates for non-consensual wrecker and towing services for Class B wreckers are as follows:

Inside Storage (When vehicle is stored for more than 6 hours)	$100.00 per day
Outside Storage (When vehicle is stored for more than 6 hours)	$75.00 per day
Administrative fee for vehicles stored longer than 48 hours	$80.00

The maximum rates for non-consensual wrecker and towing services for Class B wreckers are as follows:

Base Rate	$200.00
Mileage Rate	$5.00 for every additional mile after the first 10 miles
Hourly Rate	$120.00 after the first 30 minutes at the scene
Inside Storage (When vehicle is stored for more than 6 hours)	$105.00 per day
Outside Storage (When vehicle is stored for more than 6 hours)	$75.00 per day

The maximum rates for non-consensual wrecker and towing services for Class C wreckers are as follows:

Base Rate	$325.00
Mileage Rate	$8.00 for every additional mile after the first 10 miles
Hourly Rate	$190.00 after the first 30 minutes at the scene
Inside Storage (When vehicle is stored for more than 6 hours)	$115.00 per day
Outside Storage (When vehicle is stored for more than 6 hours)	$95.00 per day

SECTION 5. REPEALER CLAUSE. All sections or parts of sections of any City of Destin's Ordinance or parts of Ordinances, and any City of Destin's Resolutions or parts of Resolutions (specifically including Resolution 15-02), and any City of Destin's Policy or parts of Policy, which are in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon adoption of the City Council.

ADOPTED THIS 20th DAY OF JUNE 2022

By:

Gary Jarvis, Mayor

CITY OF DESTIN SEAL FLORIDA

ATTEST:

Rey Bailey, City Clerk

The form and content of the above Resolution is hereby approved for legal sufficiency for the City of Destin Only.

Kyle S. Bauman, City Attorney

Maximum Fees For Non-Consensual Wrecker Service And Storage:

Class A Wrecker

	Destin Current	Okaloosa County Current	Proposed
Base Rate	$175.00	$200.00	$230.00
Hourly Rate - includes labor and equipment (including, for example, but not limited to dollies, jacks, tarps, absorbents, etc.)	$120.00	Not more than $200.00 per hour billable in quarter hours after the first 30 minutes at the scene	Not more than $200.00 per hour billable in quarter hours after the first 30 minutes at the scene
Inside Storage (When vehicle is stored for more than 6 hours)	$100.00 per day	$100.00 per day	$100.00 per day
Outside Storage (When vehicle is stored for more than 6 hours)	$75.00 per day	$75.00 per day	$75.00 per day
Administrative fee for vehicles stored longer than 48 hours	$80.00	$85.00	$85.00
Lien Release Fee	N/A	$165.00	$165.00

Class B Wrecker

	Destin	Okaloosa County	Proposed
Base Rate	$200.00	$300.00	$350.00
Hourly Rate - includes labor and equipment (including, for example, but not limited to dollies, jacks, tarps, absorbents, etc.)	$120.00	Not more than $250.00 per hour billable in quarter hours after the first 30 minutes at the scene	Not more than $250.00 per hour billable in quarter hours after the first 30 minutes at the scene
Inside Storage (When vehicle is stored for more than 6 hours)	$105.00 per day	$105.00 per day	$105.00 per day
Outside Storage (When vehicle is stored for more than 6 hours)	$75.00 per day	$100.00 per day	$100.00 per day
Administrative fee for vehicles stored longer than 48 hours	$80.00	$85.00	$85.00
Lien Release Fee	N/A	$165.00	$165.00

Class C Wrecker

	Destin	Okaloosa County	Proposed
Base Rate	$325.00	$450.00	$500.00
Hourly Rate - includes labor and equipment (including, for example, but not limited to dollies, jacks, tarps, absorbents, etc.)	$190.00	Not more than $250.00 per hour billable in quarter hours after the first 30 minutes at the scene	Not more than $250.00 per hour billable in quarter hours after the first 30 minutes at the scene
Inside Storage (When vehicle is stored for more than 6 hours)	$115.00 per day	$150.00 per day	$150.00 per day
Outside Storage (When vehicle is stored for more than 6 hours)	$95.00 per day	$150.00 per day	$150.00 per day
Administrative fee for vehicles stored longer than 48 hours	$80.00	$85.00	$85.00
Lien Release Fee	N/A	$165.00	$165.00

Maximum Fees For Private Property Towing and Storage

	Destin	Okaloosa County	Proposed
Class A Base Rate	$175.00	$200.00	$230.00
Class B Base Rate	$250.00	$300.00	$350.00
Class C Base Rate	$350.00	$450.00	$500.00
Hourly Rate - includes labor and equipment (including, for example, but not limited to dollies, jacks, tarps, absorbents, etc.)	N/A	Not more than $200.00 per hour billable in quarter hours after the first 30 minutes at the scene Class B and C - $250.00 per hour.	Not more than $200.00 per hour billable in quarter hours after the first 30 minutes at the scene Class B and C - $250.00 per hour.
Outside Storage (When vehicle is stored for more than 6 hours) Class A	$50.00 per day	$75.00 per day	$75.00 per day
Outside Storage (When vehicle is stored for more than 6 hours) Class B	$50.00 per day	$100.00 per day	$100.00 per day

Outside Storage (When vehicle is stored for more than 6 hours) Class C	$50.00 per day	$150.00 per day	$150.00 per day
Administrative fee for vehicles stored longer than 48 hours	$60.00	$85.00	$85.00
Lien Release Fee	N/A	$165.00	$165.00
After Hour Gate Fee	N/A	$75.00	$87.00

ITEM # 2026-603

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: Consent Agenda
AGENDA OUTLINE NUMBER: 3.A.

TO: City Council

THRU: Larry Jones , City Manager

FROM: Michael Burgess, Public Works Director

DATE: 04/10/2026

SUBJECT: Request for Approval of Temporary Parking Fee Waiver at Marler Street Parking Lot for Destin High School Senior Activities

I. BACKGROUND: Destin High School seniors, accompanied by their parents, have planned a senior class outing on Friday, May 15th, from 7:00 a.m. to 12:00 p.m. Activities include class photos at the Harbor and dining at a Harbor-area restaurant. The group has requested that parking fees at the Marler Street Parking Lot be waived during this time period to accommodate participation.

II. DISCUSSION: This request applies only to a defined timeframe (7:00 a.m. to 12:00 p.m.) and a single location (Marler Street Parking Lot). This event represents a one-time, community-oriented activity involving local high-school students and families.

A. Link to Strategic Goals / Objectives: II. Enhanced Quality of Life and Safety for Families

B. Effect on Budget (EOB): The temporary waiver of parking fees will result in a minor loss of parking revenue for the five-hour period. Based on typical morning utilization rates, the estimated revenue impact is expected to be minimal and can be absorbed within the current parking operations budget.

C. Level of Service (LOS): No significant impact to the level of service is anticipated. Parking availability at Marler Street during morning hours is generally sufficient to accommodate this increased usage.

D. Legislative Sponsor: N/A

E. Business Impact Statement: N/A

III. CONCLUSION: The requested parking fee waiver is a limited, low-impact accommodation that supports a local school event and promotes community engagement. The

benefits to students, families, and nearby businesses outweigh the minimal revenue loss and operational impact.

IV. RECOMMENDED MOTION: Motion to approve the temporary waiver of parking fees at the Marler Street Parking Lot on Friday, May 15th, from 7:00 a.m. to 12:00 p.m., for Destin High School seniors and their parents participating in scheduled Harbor activities.

Attachments:

None

ITEM # 2026-604

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: Consent Agenda
AGENDA OUTLINE NUMBER: 3.B.

TO: City Council

THRU: Michael Burgess, Public Works Director
Larry Jones , City Manager
Krystal Strickland, Finance Director

FROM: Joe Bodi, Deputy Director, Public Works

DATE: April 9,2026

SUBJECT: Re-Striping of Commons Drive and a portion of Kelly Street

I. BACKGROUND: As a matter of procedure, the Committee reviews significant quotes for road maintenance prior to submitting them to City Council for final approval. The long lines on Kelly St and Commons Dr are worn & faded and are in need of refreshing. Per the FDOT MAINTENANCE RATING PROGRAM HANDBOOK (MRP) Striping must meet the following standard:
90% of the length and width of each line is reflective and functions as intended.

Striping does not meet MRP standards when any of the following exist:
1) If more that 10% of the length of any line is less than 5.4 inches wide during daylight inspection.
2) If more than 10 % of the length and width of any line is not visible for a distance of 160 feet at
night.
3) If more than 10% of the length of any line is missing.
4) If more than 10% of the length of any line is covered by soil, grass, debris, staining, or skid marks.

There are funds in the Public Works Dept. (PW) budget for striping.

II. DISCUSSION: The long line striping on Kelly St & Commons Dr no longer meets the maintenance standard as outlined above. Both roadways are classified as collector roads with significant traffic trips (both directions) daily. The roadways should be re-striped. Staff is requesting a recommendation of approval and moved forward to City Council to contract with Emerald Coast Striping, Inc., the city's continuing services contractor, to complete this

maintenance work on the city's behalf. At the April 14th Public Works/Public Safety (PW/PS) meeting, the Committee recommended approval to engage the city's continuing services contractor to stripe the long lines on Kelly St and Commons Dr and forward it to City Council for final approval & execution of work.

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Servoce Excellence
II. Enhanced Quality of Life and Safety for Families
IV. Effective, Efficient, and Aesthethically Pleasing Infrastructure

B. Effect on Budget (EOB): The two projects will cost approximately $78,600.00. PW has funds available for these projects.

	301.5410.565000 RR-PublicWorks-CIP Project 100046
FY 26 Adopted Budget	$ 5,015,420
PY Encumbrances rolled forward	44,168
Revised Budget	5,059,588
Previous Expenses/Encumbrances	(1,621,898)
Available Program Budget	3,437,690
This Agreement +(-)	(78,534)
FY 26 Remaining Program Budget	$ 3,359,156

C. Level of Service (LOS): The LOS of the roadways would be maintained at it's current level.

D. Legislative Sponsor: N/A

E. Business Impact Statement: N/A

III. CONCLUSION: In order to maintain the service life and safety aspects of the roadway, the long line striping needs to be refreshed. The city's continuing striping contractor provides these services as needed. PW has funds available for the projects. The PW/PS committee recommended approval to the city council.

IV. RECOMMENDED MOTION: I move that the City Council direct the City Manager to issue a Purchase Order to re-stripe the long lines on Commons Dr and a portion of Kelly St.

Attachments:

1. City of Destin - Kelly Street Proposal
2. City of Destin - Commons Drive Proposal
3. CY26-28 ECS Striping-McShea part signed
4. Emerald Coast Striping Contract 2020 2025 unit pricing

EMERALD COAST STRIPING LLC

1901 N East Ave.

Panama City, Florida 32405

Contact: **Aric Bailey**

Phone: **850-215-4875**

Email: **aric@ecstriping.com**

Quote To: Bidding Contractors

Job Name: Kelly Street

Date of Plans:

Revision Date:

Phone:

Email:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
0101 1	MOBILIZATION	1.00	LS		
E711 11121	THERMO, STD,WHITE,SOLID,6"	7,045.00	LF	1.35	9,510.75
E711 11221	THERMO, STD, YELLOW, SOLID, 6"	6,662.00	LF	1.35	8,993.70
E711 11141	THERMO, STD WHITE, SKIP, 6"	250.00	LF	1.35	337.50
0711 11123	THERMO, STD, WHITE, SOLID, 12" FOR CROSS	1,206.00	SF	10.00	12,060.00
0711 11125	THERMO, STD, WHITE, SOLID, 24"	568.00	SF	20.00	11,360.00
0711 11170	THERMO, STD, WHITE, ARROW	221.00	SF	15.00	3,315.00
0711 11160	THERMO, STD, WHITE, MESSAGE - SCHOOL	33.00	SF	15.00	495.00
0711 11160	THERMO, STD, WHITE, MESSAGE - STOP	110.00	SF	15.00	1,650.00

GRAND TOTAL **47,721.95**

NOTES:

Comments or special instructions:

Note: Please allow two weeks notice for scheduling of crews

EMERALD COAST STRIPING LLC

1901 N East Ave.

Panama City, Florida 32405

Contact: **Aric Bailey**

Phone: **850-215-4875**

Email: **aric@ecstriping.com**

Quote To: Bidding Contractors

Phone:

Email:

Job Name: Commons Drive

Date of Plans:

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
0101 1	MOBILIZATION	1.00	LS		
E711 11121	THERMO, STD,WHITE,SOLID,6"	5,546.00	LF	1.35	7,487.10
E711 11221	THERMO, STD, YELLOW, SOLID, 6"	4,191.00	LF	1.35	5,657.85
E711 11141	THERMO, STD WHITE, SKIP, 6"	720.00	LF	1.35	972.00
0711 11123	THERMO, STD, WHITE, SOLID, 12" FOR CROSS	470.00	SF	10.00	4,700.00
0711 11124	THERMO, STD, WHITE, SOLID, 18" FOR CHEV	287.00	SF	10.00	2,870.00
0711 11224	THERMO, STD, YELLOW, SOLID, 18" FOR CHEV	8.00	SF	10.00	80.00
0711 11125	THERMO, STD, WHITE, SOLID, 24"	108.00	SF	20.00	2,160.00
0711 11170	THERMO, STD, WHITE, ARROW	211.00	SF	15.00	3,165.00
0711 11180	THERMO, STD, WHITE, YIELD LINE	9.00	SF	15.00	135.00
0711 11160	THERMO, STD, WHITE, MESSAGE - YIELD	33.00	SF	15.00	495.00
0711 11160	THERMO, STD, WHITE, MESSAGE - ONLY	88.00	SF	15.00	1,320.00
0711 11160	THERMO, STD, WHITE, MESSAGE - BUS ONLY	84.00	SF	15.00	1,260.00
0711 11160	THERMO, STD, WHITE, MESSAGE - MERGE	34.00	SF	15.00	510.00
GRAND TOTAL					**30,811.95**

NOTES:

Comments or special instructions:

Note: Please allow two weeks notice for scheduling of crews

CITY OF DESTIN, FLORIDA

CONTRACT

MISCELLANEOUS PAVEMENT MARKING AND ROAD STRIPING SERVICES

On January 20, 2026, the City Council of THE CITY OF DESTIN, FLORIDA, herein referred to as the City, accepted the bid of McSHEA CONTRACTING, LLC dba EMERALD COAST STRIPING, LLC herein referred to as the Contractor, to supply miscellaneous pavement marking and road striping services on City streets and within City-owned properties. The Contractor's Cost Schedule for the terms of their engagement is included in its entirety by reference at Exhibit "A" as completely as if incorporated herein.

TERMS AND CONDITIONS OF CONTRACT FOR THE FIRE EQUIPMENT, ALARM MONITORING AND LIFE SAFETY SERVICES CONTRACT:

1. Entire Contract:
This Contract (the "Contract") represents the entire and integrated Contract between the City and Contractor and supersedes all prior negotiations, representations, or contracts, either written or oral. Provisions of this Contract may be amended only by a written instrument approved by the Destin City Council and signed by the City Manager and Contractor.

2. Intent of Contract:
This Contract is for supplying the City with miscellaneous pavement marking and road striping services on City streets and within City-owned properties. Unit prices for these services are provided in Exhibit "A" of the RFB responses.

3. Term of Contract and Time Extensions:
This Contract will be in effect from **January 20, 2026,** through **December 31, 2028,** and is for supplying the City with fire equipment, alarm monitoring and life safety services.

4. Time for Performance:
The Contractor agrees to provide miscellaneous pavement marking and road striping services on City streets and within City-owned properties to the satisfactory approval and acceptance by the City.

5. Compensation:
All payments upon Contract are contingent upon the Contractor's Work being acceptable to the City. For satisfactory completion and acceptance of the Work, the City agrees to pay the Contractor in accordance with the terms of this Contract and the unit prices as identified in Exhibit "A" submitted by the Contractor.

a. Requests for Compensation (Invoices) shall be accompanied by the following:
    1. A description of the Work performed and a copy of email (or similar) that initiated said Work was completed per the terms of this agreement;
    2. An itemized list of goods or services to include materials, flat fees, billable man-hours with rates, and any other payable items identified in Exhibit "A"; and
    3. Dates when these services were performed and the names of Contractor's staff who performed billable Work.

6. Changes in the Work:

The City shall have the right at any time during the progress of the Work to increase or decrease the Work. Promptly after having been notified of a change, the Contractor shall submit an itemized estimate of any costs and/or time increases or savings it foresees as a result of the change. No additions or changes to the Work shall be made except upon written order of the City and the City shall not be liable to Contractor for any increased compensation without such written order.

7. Insurance:

Contractor shall, during the performance of the Contract, maintain Worker's Compensation Insurance sufficient to secure benefits of the Florida Workmen's Compensation Law for all employees and any of the work sublet to any vendor or subcontractor, Comprehensive General Liability Insurance, Auto Liability Insurance, Builder's Risk Insurance, all with companies and in the form and amounts acceptable to the City. Said certificates of insurance of contractor are attached hereto and made a part hereof by reference. If any part of the work is sublet, similar insurance shall be provided by and on behalf of any subcontractors.

Evidence of Insurance: Contractor shall provide the City Certificates of Insurance naming the City as an additional insured. All binders, policies, or certificates of insurance shall provide for at least ten days notice from insurers to the City of any cancellation or amendment to any of the insurance policies.

8. Indemnification:

Contractor shall indemnify, defend, save, and hold the City, its agents, officers and employees, harmless of and from any losses, fines, penalties, costs, damages, claims, demands, suits, and liabilities of any nature, including reasonable attorney's fees (including regulatory and appellate fees), arising out of, because of, or due to any accidents arising in any manner on account of the exercise or attempted exercise of Contractor's rights hereunder whether the same regards person or property of any nature whatsoever, regardless of the apportionment of negligence, unless due to the sole negligence of the City.

Contractor shall indemnify, defend, save and hold the City, its agents, officers and employees, harmless of and from and against any and all liens, claims, damages, demands, suits and liabilities, attorney's fees and costs, including appellate attorney's fees and costs, of and for mechanics and materialmen furnishing labor and materials in the performance of this contract.

9. Licensing:

The Contractor shall obtain all permits and maintain at his expense all professional and business certificates and licenses required by law and as necessary to perform services under this Contract. If Contractor performs any Work without obtaining, or contrary to, permits and licenses, Contractor shall bear all costs arising therefrom. The City may waive fees for City controlled permits, but in no instance can the City waive permit requirements nor fees beyond their control.

10. Cancellation:

This Contract is contingent upon the annual appropriation by the City of legally available funds. City's obligation to pay the amount due hereunder in any fiscal year is contingent upon the appropriation by the City Council of legally available funds for the purposes set forth in this contract.

11. Termination for Default:

The Contract will remain in force for the full period specified and until the City Manager or his designee determines that all requirements and conditions have been satisfactorily met and the City Manager or his designee has accepted the work under the Contract Documents following the initial contract terms and all subsequent contract terms, including warranty and guarantee periods. However, the City Manager will have

the right to terminate this Contract sooner if the Contractor has failed to perform satisfactorily the Work required or comply with the other requirements of the Contract.

In the event the City Manager decides to terminate this Contract for the Contractor's failure to perform satisfactorily or meet its other responsibilities under the Contract, the City Manager will give the Contractor five (5) days' notice, whereupon the Contract will terminate, unless during the notice period the Contractor cures the failure to perform or meets its other responsibilities under the Contract to the satisfaction of the City Manager.

Upon Contract termination for the Contractor's failure to provide satisfactory Contract performance, the Contractor will be entitled to receive compensation for Contract services satisfactorily performed by the Contractor and allocable to the Contract and accepted by the City Manager or his designee prior to such termination. However, an amount equal to all additional costs required to be expended by the City to complete the Work covered by the Contract, including costs of delay in completing the project, shall be either subtracted from any amount due or amount charged to the Contractor in the event the City Manager terminates the Contract.

Except as otherwise directed by the City Manager, or in the case of termination for default (in which event the Contractor may be entitled to cure, at the option of the City Manager), the Contractor shall stop work on the date of receipt of the notice or other date specified in the notice, place no further orders or subcontract for materials, services, or facilities except as are necessary for the completion of such portion of the work not terminated, and terminate all contractor and subcontracts and settle all outstanding liabilities and claims.
In the event that any termination for default shall be found to be improper or invalid by any court of competent jurisdiction, then such termination shall be deemed to have been a termination for convenience.

12. Termination for Convenience:

The performance of work under this Contract may be terminated by the City Manager in whole or in part whenever the City Manager, in their discretion, determines that such termination is in the City's best interest. Any such termination shall be effected by the City Manager giving at least five (5) days' notice to the Contractor, specifying the extent to which performance of the Work under this Contract is terminated and the date upon which such termination becomes effective.

As to termination for convenience, after receipt of the date of termination, the Contractor shall stop all work as specified in the notice; place no further orders or subcontract for materials, services, or facilities except as are necessary for the completion of such portion of the Work not terminated; immediately transfer all documentation and paperwork for terminated work to the City; and terminate all contractors and subcontracts and settle all outstanding liabilities and claims.

13. Disclosure:

Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

14. Miscellaneous:

14.1 Governing Law

The parties intend that this Contract and the relationship of the parties shall be governed by the laws of the

State of Florida. Venue for any action arising out of this Contract shall be in the state courts of Okaloosa County Florida and no-where else.

14.2 Severability

If any section, subsection, term or provision of this Contract or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Contract or the application of same to parties or circumstances other than those to which it was held invalid or unenforceable, shall not be affected thereby and each remaining section, subsection, term or provision of this Contract shall be valid or enforceable to the fullest extent permitted by law.

14.3 Sovereign Immunity

The parties further agree, nothing contained herein is intended nor shall be construed to waiver the City of Destin's rights and immunities under the Florida constitution, common law or Florida Statutes 768.28, as amended from time to time.

14.4 Construction

The Parties have participated jointly in the negotiation and drafting of this Contract. In the event an ambiguity or question of intent or interpretation arises, this Contract shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provision of this contract.

14.5 Jury Trial Waiver

CONTRACTOR AND CITY AGREE TO WAIVE THEIR RIGHTS TO A TRIAL BY JURY REGARDING ANY LAWSUIT INVOLVING THE INTERPRATION, CONSTRUCTION, ENFORCEMENT, OR GOVERNANCE OF THIS CONTRACT, AND FOR ANY LAWSUIT RELATED IN ANY WAY TO THIS CONTRACT OR FOR THE WORK PERFORMED PURSUANT TO THIS CONTRACT.

14.6 Anti-Human Trafficking Certification

The Contractor will complete and sign the attached "Anti-Human Trafficking Affidavit" as required of 787.06(13), Florida Statutes as required. This Anti-Human Trafficking Certification is attached hereto as Exhibit "C."

14.7 Attorney's Fees

In any dispute relating to this contract each party shall be responsible for their respective attorney's fees and costs.

14.8 Notices

All notices under the Contract shall be in writing and shall be effective when mailed by certified mail, return receipt requested, or when delivered personally, as provided hereafter, or to such other addresses as may be designated by notice:

As to the City: As to the Contractor:

14.9 Public Records

Contractor shall comply with Florida Public Records Laws, specifically to:

a) Keep and maintain public records that ordinarily and necessarily would be required by the City of Destin in order to perform the service.

b) Provide the public with access to public records on the same terms and conditions that the City of Destin would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes 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.

d) Meet all requirements for retaining public records and transfer, at no cost, to the City of Destin all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City of Destin in a format that is compatible with the information technology systems of the City of Destin.

14.10 As a condition precedent to entering into this AGREEMENT, and in compliance with Section 448.095, Fla. Stat., CONTRACTOR and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

a) CONTRACTOR shall require each of its subcontractors to provide CONTRACTOR with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. CONTRACTOR shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this AGREEMENT.

b) The CITY, CONTRACTOR, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

c) The CITY, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but CONTRACTOR otherwise complied, shall promptly notify CONTRACTOR and CONTRACTOR shall immediately terminate the contract with the subcontractor.

d) A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. CONTRACTOR acknowledges that upon termination of this AGREEMENT by the CITY for a violation of this section by CONTRACTOR, CONTRACTOR may not be awarded a public contract for at least one (1) year. CONTRACTOR further acknowledges that Contractor is liable for any additional costs incurred by the CITY as a result of termination of any contract for a violation of this section.

e) *Subcontracts.* CONTRACTOR or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. CONTRACTOR shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

IN WITNESS WHEREOF, the City hereunto caused these presents to be subscribed and the Contractor has affixed their name and seal, this the _____ day of _____, 2026.

ATTEST:

_____
Rey Bailey
City Clerk

SEAL

CITY OF DESTIN

By: _____
Larry Jones
City Manager

As to Legal Form:

_____
Kimberly Kopp
City Attorney

McShea Contracting, LLC dba
Emerald Coast Striping
CONTRACTOR:

By: _____
(Signature)

Aric Bailey
(Printed Name)

Its: Vice President
(Title)

Emily Norrell
Witness

Witness

ORIGINAL

EXHIBIT A – BID FORM

PART I *Bid submitted by:*

Company: Emerald Coast Striping, LLC.

Address: 1901 N. East Avenue

City & State: Panama City, FL Zip Code: 32405

Telephone: (850) 215.4875 Fax: (850) 271.4875

Number of Years in Business: 13 Email: aric@ecstriping.com

PART II *Bidding RFB No. 20-10-PS, Miscellaneous Road Striping Continuing Services Contract:*

Contractor shall provide proper signs and traffic control measures as per Florida Department of Transportation's Manual on Uniform Traffic Control Devices and the Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (aka Florida Green Book), current edition. All construction, methods of measurement, and basis of payment shall be in accordance with Division II and III of the Florida Department of Transportation Standards Specifications for Road and Bridge Construction (current edition), copies of which are available from the Florida Department of Transportation.

SERVICE DESCRIPTION AND SPECIFICATIONS

Item	Description	Unit Price	Unit
Four-inch (4") solid painted traffic stripe	Traffic Paint – white or yellow	$ 0.15	Linear Foot
Four-inch (4") skip painted traffic stripe	Traffic Paint – white or yellow	$ 0.12	Linear Foot
Six-inch (6") solid painted traffic stripe	Traffic Paint – white or yellow	$ 0.30	Linear Foot
Six-inch (6") skip painted traffic stripe	Traffic Paint – white or yellow	$ 0.18	Linear Foot
Four-inch (4") solid thermoplastic stripe	Thermoplastic plus reflective beads, white or yellow	$ 0.65	Linear Foot
Four-inch (4") skip thermoplastic stripe	Thermoplastic plus reflective beads, white or yellow	$ 0.55	Linear Foot
Six-inch (6") solid thermoplastic stripe	Thermoplastic plus reflective beads, white or yellow	$ 1.00	Linear Foot

Initials of Bidder: AS

ORIGINAL

Six-inch (6") skip thermoplastic stripe	Thermoplastic plus reflective beads, white or yellow	$ 0.85	Linear Foot
Stop Bars (24")	Thermoplastic plus reflective beads or equivalent	$ 4.00	Square Foot
Crosswalks (12")	Thermoplastic plus reflective beads or equivalent	$ 4.00	Square Foot
Messaging (School, Bike lane graphics, STOP, etc.)	Thermoplastic plus reflective beads or equivalent	$ 4.00	Square Foot
Raised Pavement Markers	Material plus installation	$ 5.00	Each

Please list any additional services with their respective costs below.

Item	Description	Unit Price	Unit

SAFETY NOTE

All work associated with this bid must be conducted with safety in mind. It is expected that the contractor will provide all necessary personal protective equipment that will be utilized by their staff while performing work for the City of Destin. In addition, the contractor will ensure that all FDOT, OSHA and other applicable State and Federal workplace safety guidelines are adhered to while working on behalf of the City of Destin.

The contractor will ensure that work vehicles, equipment and trailers are properly outfitted with proper, adequate and working signage, lightbars, arrow boards, etc.

Part III Certifications

In accordance with your request for Bids, instructions and specifications, attached hereto, and subject to all conditions thereof, I (we), the undersigned, hereby propose and agree if this Bid is accepted, to contract with the City of Destin, Florida to construct any items or furnish any service requested herein and deliver

Initials of Bidder: AG

REGULAR MEETING
DESTIN CITY COUNCIL
APRIL 7, 2026
ANNEX COUNCIL CHAMBERS
5:30 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 Rodney Braden
Councilmember Dewey Destin
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
Community Development Director Tina Deater
Christopher Koch, Code Compliance Manager
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
City Engineer Robert Tomasek
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 5:45 PM. Pastor David J. Butler of Faith Assembly Christian Church, gave the invocation, which was then followed by the recitation of the Pledge of Allegiance.

AGENDA APPROVAL

Agenda item C- *Available Funding Summary***,** was pulled from the agenda.

Motion by Councilmember Bagby, seconded by Councilmember Trammell, to approve the agenda, as amended, passed 5-0.

A. Destin City Center Location (Visioning Item)

The City Manager presented the item as a follow-up to a prior visioning session, asking the council to provide direction on whether to prioritize a governmental center concept, keep both proposed locations under consideration, or guide staff on next steps for implementation.

Council discussion revealed two main perspectives. Some members supported prioritizing the governmental center concept and using the SRS study as a foundation for a long-term, phased plan. It was emphasized that no construction was being approved, only that staff should develop a sequencing plan to move the vision forward.

Councilmember Bagby moved to direct staff to prioritize the governmental center development and return with an initial plan outlining a logical sequence for implementation; seconded by Councilmember Schmidt.

Some members expressed concern about the potential cost and scale of a large municipal project. They favored focusing instead on more immediate, practical needs such as recreational facilities, safety improvements, and possible land acquisition.

Councilmember Destin offered a substitute motion to direct staff to focus on more immediate and practical improvements. Specifically, prioritizing the development of a new recreational community center, pursuing acquisition of additional land such as nearby acreage that could become available, and addressing safety improvements in the existing area particularly traffic concerns between facilities. Motion was seconded by Councilmember Braden.

Additional discussion highlighted the city's growing recreational needs, particularly limitations at Morgan's Sports Complex and increasing demand from nearby neighborhoods. While all members agreed on the importance of improving recreation and safety, they differed on whether to pursue a broad long-term vision or a more focused, incremental approach.

The substitute motion failed 2-3 (Council members Destin and Braden voted "yes"; Council members Schmidt, Bagby, and Trammell voted "no"

<u>Original Motion</u>: Councilmember Bagby moved to direct staff to prioritize the governmental center development and return with an initial plan outlining a logical sequence for implementation; seconded by Councilmember Schmidt.

Motion passed 3-2 (Council members Schmidt, Bagby, and Trammell voted "yes"; Council members Destin and Braden voted "no"

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

Councilmember Bagby made a motion to streamline the council's critical priorities; keeping items 1.1 through 1.8, moving item 1.9 (Morgan Sports Center and Dalton Threadgill Park Master Plan) into the list of critical priorities, and eliminating all language following semicolons in each priority to simplify them. Motion was seconded by Councilmember Schmidt.

Councilmember Bagby explained that his intent was to focus on broad priorities rather than detailed subcomponents that had already been completed or were no longer relevant.

Motion passed 5-0.

During discussion, the council agreed that priorities would remain unranked and equal, and that staff would remain flexible in responding to opportunities while recognizing the importance of all listed initiatives.

A modification was suggested and accepted to revise the wording "Public waterfront acquisition initiative" to "Public waterfront acquisition and improvement initiative."

C. Available Funding Summary - Informational Only

Councilmember Bagby requested this item be pulled from the agenda, explaining that he and city staff would return at a later date with a more comprehensive and simplified presentation outlining funding availability over a five-year horizon. He emphasized that the key financial consideration facing the council would be whether to proceed with one or both Town Center options, noting that those projects alone could exceed $50 million.

D. Destin's Core Values: Prioritized Strategic Goals
   1) Amend Strategic Goal No. 6 (Councilmember Bagby's visioning item)

Motion by Councilmember Bagby, seconded by Councilmember Destin, to replace "A green and sustainable environment" to "Promote and protect the natural environment" passed 5-0.

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

A. Proclamation - Water Conservation Month

The mayor read the proclamation proclaiming the month of April 2026 as Water Conservation Month in the City of Destin.

B. Proclamation - Arbor Day Celebration

The mayor read the proclamation proclaiming April 24, 2026 as Arbor Day Celebration in the City of Destin.

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

The mayor read the proclamation proclaiming the month of April 2026 as Child Abuse Prevention Month in the City of Destin.

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

Mr. Jim Wood, Chairman of Public Works/Safety Committee, presented two proposed rapid flashing beacon pedestrian crossings as part of the Public Works and Public Safety Committee's ongoing efforts to improve pedestrian safety across the city.

He explained that both locations are midblock crossings on major collector roads and would be funded through the committee's discretionary funds. The first location is on Beach Drive near the southeast corner of a school property, where he has personally observed frequent pedestrian activity, including children, parents, bicyclists, and other users. He emphasized that a flashing beacon at this location would significantly improve safety. The second location is on Matthews Boulevard near Village Baptist Church, where pedestrians – particularly on Sundays – cross midblock from a nearby parking area, while northbound drivers often accelerate toward a traffic signal, creating safety concerns.

Chairman Wood noted that these additions would bring the city's total number of such beacons to approximately 15 or 16 and expressed appreciation for council support.

Councilmember Bagby moved to 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 Drive near Sandpiper Circle and at 101 Matthew Blvd. It would be funded by the Public Works and Public Safety Committee's discretionary funds. Motion was seconded by Councilmember Schmidt and passed 5-0.

E. Short-Term Rental Ordinance Enforcement - Robert Clifford

Mr. Robert Clifford, speaking on behalf of the Crystal Beach Neighborhood Coalition, addressed the city council regarding growing concerns over large, hotel-like short-term rental (STR) properties in the neighborhood. He stated that issues previously raised in October 2025 have now materialized and worsened, citing what he described as deliberate and patterned non-compliance by property owners and managers. He provided examples of STRs exceeding allowable occupancy limits, misrepresenting bedroom counts, violating parking requirements, and advertising capacities beyond what is permitted under city code. He emphasized that such practices are destabilizing the neighborhood, eroding its character, and placing an unfair burden on residents, who are left to monitor and report violations with limited response from enforcement. Mr. Clifford criticized the city's approval process and enforcement efforts, noting minimal penalties and inadequate after-hours code enforcement. He also raised safety concerns, including overcrowded parking conditions and unattended rooftop fire pits.

Mr. Clifford urged the council to take decisive action by tightening parking limits to control occupancy, requiring more realistic scrutiny of building plans, and strengthening enforcement mechanisms. His recommendations included automatic revocation of STR permits for violations, limiting warnings to one per year, issuing fines for each subsequent violation, improving response times to complaints, and requiring property owners to correct false advertising and notify renters of accurate occupancy limits. He concluded by emphasizing that the goal is not to stop tourism, but to preserve livable neighborhoods and ensure fair enforcement of existing regulations.

The City Manager indicated a willingness to coordinate a meeting with Mr. Clifford, his staff, and relevant parties to ensure a clear and shared understanding of the issues. He acknowledged that some concerns have already been addressed while others are still in progress, and expressed a commitment to facilitating a collaborative discussion and returning with a report.

Councilmember Bagby supported holding the meeting but emphasized the need for a more definitive outcome, noting that while certain construction-related issue – such as the exterior stairwell – had been resolved, ongoing problems now relate to behavior and the rental use of the properties. He highlighted that this is not an isolated issue and referenced similar situations within the community, stressing the importance of proactive management and enforcement

Councilmember Bagby made a motion directing staff to develop a report outlining recommended actions to address STR-related issues, and to bring this report back at the first council meeting in May. Motion was seconded by Councilmember Destin and passed 5-0.

2. PUBLIC COMMENTS

Mr. Jason Frazier spoke on behalf of Crystal Beach property owners, expressing concern about inconsistent enforcement of city regulations. He emphasized that he has historically followed city rules closely, making it difficult to justify compliance to clients when other developments appear to bypass standards. He urged the city to uphold regulations consistently to maintain fairness and neighborhood integrity.

Ms. Sherry Clifford raised concerns about safety and neighborhood impact from large short-term rental homes. She highlighted issues with excessive parking blocking emergency access and increasing fire risk. She stated that residents feel ignored despite prior meetings and are now organized and committed to pushing for action. She also expressed concern about corporate-driven development changing the residential character of the neighborhood. She provided general comments about personal legal matters, civil disputes, and her intent to handle disagreements through formal legal channels.

Ms. Clifford clarified that prior questions regarding property acquisition discrepancies have been resolved with supporting documentation. She discussed ongoing coordination with the city regarding an easement for studying a drainage/stormwater issue on his property. He expressed willingness to cooperate but objected to waiving rights prematurely and requested clarification from the City Attorney on next steps. She thanked the city for increased enforcement presence in the harbor area, noting a significant improvement in code compliance and law enforcement visibility.

Mr. Robert Murray (Crystal Beach resident/property manager) stated supprt for short-term rentals but emphasized the importance of responsible operation and strict compliance with city regulations. He requested consistent enforcement across all properties to protect reputable businesses and neighborhood quality.

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

Motion by Councilmember Bagby, seconded by Councilmember Trammell, to approve Consent Agenda items 3A through 3G, as printed above, passed 5-0.

4. CITY MANAGER REPORTS

A. Mobility Fee Reduction Request – Amvets

The City Manager explained that the request comes from the Community Development Department regarding a required mobility fee of about $40,102 tied to a change of use for a property being renovated by AmVets. He notes that the fee is mandated by the land development code and that the applicant is asking the council to waive all or part of it.

An AmVets representative then speaks, describing the organization as a nonprofit serving local veterans since 1993 and explaining that the project is only a renovation with no added square footage. He emphasizes financial hardship due to unexpected costs (parking, fire compliance, and other upgrades), the organization's history of community contributions, and the importance of securing a permanent home, ultimately requesting a full or partial waiver of the fee.

Councilmember Braden moved to reducd the mobility fee to $1.00; seconded by Councilmember Destin.

Councilmember Braden argues that the project will not increase traffic or parking demand and praises the organization's community impact. This prompts broader council discussion, including concerns about fairness, precedent, and adherence to established rules. Some members question the timing of the waiver request and whether proper procedures were followed, while others highlight that the organization is simply relocating rather than creating new demand on infrastructure.

Councilmember Bagby acknowledges the value of AmVets but stresses that mobility fees exist to fund road improvements and should not be disregarded, warning that reducing the fee to $1 could set a problematic precedent.

Councilmember Bagby moved to approve a reduction in mobility fees for the AmVets project such that AmVets pays a total amount of $12,000 in mobility fees. Motion was seconded by Councilmember Schmidt and passed 5-0.

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

The City Manager outlined the status of the Norriego Point State Park update, noting that council members received a packet including prior resolutions, a statistically valid public survey reflecting county residents' preferences, and correspondence from the Holiday Isle Improvement Association supporting the city managing the park. He explains that staff is seeking direction on three primary issues: selecting a parking concept plan, determining allowable uses for the docks, and deciding whether to extend free parking to all county residents.

The City Attorney expands on the free parking issue, explaining that a county commissioner requested free parking not only at this park but potentially across all city parks, framing it as part of a broader negotiation for county support of city management. She also clarifies that dock uses under consideration include low-impact options such as a fishing pier and daytime transient slips, explicitly excluding overnight rentals or commercial marina operations.

The City Manager then details the two conceptual parking plans. The first features 45-degree angled parking along a one-way drive aisle, yielding 57 new spaces and 115 total spaces. The second uses 90-degree parking with wider travel lanes, producing 81 new spaces and 139 total spaces. Both concepts would require just over half an acre of land. Initial council discussion reflects a desire for maximizing parking to meet demand, with some members favoring the higher-capacity option. However, concerns quickly emerge about practicality, traffic flow, and safety.

Councilmember Destin supports increased parking and free parking for county residents as a reasonable trade-off to secure county cooperation, noting that most city parks already do not charge for parking and that visitors, not locals, are the primary users who pay. He also supports limited, low-impact dock uses such as fishing and short-term transient docking, arguing these could expand public access without introducing heavy commercialization. In contrast, other council members question the feasibility of the larger parking plan, particularly the 90-degree layout. Concerns

include maneuverability for large vehicles, especially trucks with trailers, and the potential for congestion on the narrow, curving roadway. Some members advocate for the angled, one-way design as safer and more consistent with nearby successful implementations.

Councilmember Bagby seeks clarification on the free parking proposal, confirming that city parks already do not charge for parking and that the policy would not extend to non-park areas like Crystal Beach, where paid parking would remain in effect for non-permitted users. This distinction alleviates some concerns about revenue loss and fairness. Additional discussion highlights logistical challenges, such as enforcing residency-based parking rules, managing overflow traffic, and addressing infrastructure needs like restroom capacity and parking availability indicators. Suggestions include installing real-time parking signage and negotiating with the county for funding assistance with infrastructure and traffic management systems.

Broader debate reveals skepticism from some members about the overall direction of the proposal. Concerns are raised about the city assuming financial and operational burdens for a state-owned property, the realism of projected usage, and whether the park's location – on the East Pass rather than the Gulf – would truly attract county residents. Some argue that demand may be overestimated and that water-based access might be more relevant than additional vehicle parking. Others emphasize the importance of balancing stakeholder "red lines," including state restrictions on docks, county demands for free parking, neighborhood concerns about traffic, and the city's goal of maintaining control.

The mayor reflects on the practicality of the plan, questioning whether county residents would realistically travel through heavy traffic to access this location and suggesting that the additional parking may primarily serve tourists rather than locals. He stresses the importance of stepping back and evaluating whether the proposal genuinely benefits residents or simply appears advantageous on paper. Ultimately, the council leans toward the safer, lower-capacity parking concept (angled, one-way) while maintaining support for free parking in city parks, and agrees to continue negotiations with the county and state, using the conceptual plan as a basis for further discussion.

Councilmember Destin moved to approve Concept 1, the lower-impact angled parking plan, including provisions for free parking for county residents as part of negotiations with the county, along with enhancements for improved traffic flow, signage indicating parking availability, and accessibility improvements. Motion was seconded by Councilmember Trammell and passed 4-1; with Councilmember Schmidt dissenting.

Councilmember Destin made a motion regarding the docks to allow their use for public transient day-use slips and fishing piers, explicitly prohibiting overnight or high-intensity commercial uses, with associated parking credits applied per city code. Motion was seconded by Councilmember Trammell and passed 5-0.

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

The City Manager explained that the existing "Destin Prague" streetlight fixtures are no longer supported by FP, requiring replacement and a new lighting agreement. Staff recommended adopting a teardrop-style fixture with a decorative bracket as the new standard. The change applies to both the Town Center CRA and Harbor CRA areas. The council discussed the aesthetic change briefly (comparing the old fixture to a "shepherd's hook").

Councilmember Trammell moved 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 agreement with FPL. Motion was seconded by Councilmember Braden and passed 5-0.

D. RFB 26-01-PW Community Center Roof

The City Manager reported that three bids were received for replacing the community center roof, with the lowest responsible bid at $652,634. He emphasized that securing the roof is the first critical step in a phased improvement plan for the building. The proposed roof is a standing seam metal system.

During discussion, council members raised concerns about warranty coverage and past issues with prior roof work. The City Manager clarified that this action was only to award the bid, with a detailed contract (including warranty specifics) to follow for council approval.

Councilmember Destin moved to 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. Motion was seconded by Councilmember Trammell and passed 5-0.

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

The City Manager introduced a $274,550 work authorization for initial design, surveying, and professional services related to Four Prong Lake. The scope includes cost estimating, environmental analysis, geotechnical work, hydraulic and hydrological modeling, and development of design geometry. It also covers procurement preparation for a design-build process and post-procurement services like environmental monitoring and construction inspection. The City Manager described this as the next logical phase of the project and expressed readiness to move forward pending council approval.

Motion by Councilmember Bagby, seconded by Councilmember Trammell, to approve the Dewberry Work Authorization for Four Prong Lake, including initial engineering, survey, and other professional services, and authorize the City Manager to execute. Motion passed 5-0.

F. Clement Taylor Park - CO # 2

The City Manager presented a change order totaling $48,187.24. Of that, about $29,700 was for replacing a pavilion roof that had been anticipated but not included in the original bid. The remaining costs were due to unforeseen site conditions, plan corrections, and the addition of a new irrigation well. Some savings were achieved by reducing sod installation.

Motion by Councilmember Schmidt, seconded by Councilmember Trammell, to approve change order #2 for Clement Taylor Park Renovation Project for the amount of $48,187.24, passed 5-0.

G. 446 Calhoun Ave - Engineering Services

The City Manager outlined a proposal for engineering services (up to $80,000) to convert 446 Calhoun Avenue into a parking facility, contingent on closing on the property. The scope includes environmental review, surveying, combining parcels into a single plat, and plan development.

Council discussion focused on costs, procurement processes for professional services, and whether zoning and comprehensive plan amendments would be required.

Staff clarified that the amendment qualifies as a small-scale change (under 50 acres) and would not require state review.

Councilmember Schmidt moved to approve the proposal from Volkert, Inc. to provide engineering services for the property at 446 Calhoun Avenue and the budget amendment, both contingent upon the closing of the property located at 446 Calhoun Avenue. Motion was seconded by Councilmember Trammell and passed 5-0.

H. Emergency Purchase Order, Harbor Pump Repairs

The City Manager explained that a malfunction in the harbor pump system required immediate repair, costing approximately $52,655. Due to urgency, repairs were already initiated, and the council was asked to approve the expenditure retroactively along with a budget amendment. The importance of maintaining the pump system was emphasized.

Motion by Councilmember Bagby, seconded by Councilmember Trammell, to approve a budget amendment in the amount of $52,665 to appropriate from the 108 FDEP Water Quality fund balance. 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, passed 5-0.

I. Code Compliance Activity Report

The City Manager presented a report summarizing code compliance activity, including documented interactions, registrations, and citations over two time periods. He explained that not all interactions result in citations, as some involve unfounded complaints or warnings.

Councilmember Schmidt questioned the discrepancy between the number of interactions and citations. The Code Compliance Manager clarified that many interactions do not lead to fines and that notices of violation are not fully tracked in the reporting system. He also noted that misclassification of incidents (e.g., parking vs. short-term rental violations) can affect the data. Additional discussion touched on enforcement challenges in areas like Crystal Beach.

J. Revised Health Insurance Cost Share Proposal

The City Manager proposed reducing the city's contribution to dependent health insurance coverage for new hires from roughly 66% to 50%, while continuing to fully cover employee premiums. He stated this aligns with common practices and would help control rising costs.

Councilmember Destin suggested exploring an alternative approach used by the local school district – creating a dedicated employee clinic to reduce insurance costs. The City Manager agreed this idea was worth exploring and noted that discussions had already begun.

Councilmember Destin moved to delay changes to health insurance cost-sharing in order to explore coordination with the school board, particularly the feasibility of a shared or similar clinic model to reduce costs. Motion was seconded by Councilmember Trammell and passed 5-0.

K. Minimum Wage Adjustments

The City Manager presented cost estimates for raising minimum wages to $17 or $20 per hour, with and without addressing wage compression. He noted that no full-time employees currently earn below $17/hour. Adjusting wages with compression considerations would significantly increase payroll costs.

Councilmember Bagby moved to defer immediate minimum wage adjustments and instead direct staff to conduct a comprehensive wage study for inclusion in the next budget cycle to ensure competitiveness. Motion was seconded by Councilmember Trammell and passed 5-0.

L. Commuter Policy

The City Manager outlined three options: no action, a flat stipend (up to $40 per employee), or a hybrid model based on commute distance and bridge usage. He noted that about 40% of employees live within city limits, comparable to nearby cities. The council discussed fairness and cost implications, ultimately deciding to revisit the idea during the budget cycle as an option rather than committing immediately.

Councilmember Schmidt moved to bring back a commuter policy option during the budget process, including consideration of stipends or reimbursement structures, with flexibility for further refinement. Motion was seconded by Councilmember Destin and passed 5-0.

M. Permit Valuation Validation Process - Informational Only

The City Manager described a new internal process to address underreported construction values in permit applications. The goal is to use industry standards to identify significantly undervalued estimates and request supporting documentation when necessary. While not expected to be perfect, the process aims to improve accuracy and fairness in permit fee assessments. No council action was required, but the update was shared for awareness.

N. Announcements

1. Welcome back Tina Dieter to staff.
2. New City Clerk Lisa Wallace starting next Monday.
3. Quasi-judicial hearing for Harbor Walk Village Phase 2 scheduled for next Monday at 6:00 PM, with briefings to be arranged.
4. Earth Day cleanup (April 26) from 8–10 AM at June White Decker Park.
5. Pooch Palooza event (April 26) from 10 AM–2 PM benefiting the dog park.
6. Arbor Day celebration (April 24) at 10 AM at Buck Destin Park.
7. Library closed April 17 for staff training.
8. Vertical oyster garden event (April 18) from 1–2 PM at Captain Royal Melvin Heritage Park.
9. America 250 parade (May 9) in Crestview at 4 PM, with a City of Destin float planned.

10. America 250 gala (June 12) at the old fairgrounds (tickets available to the public).
11. Norriego Point Recreation Area ribbon cutting (April 28) at 10 AM.

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.

The City Attorney read Ordinance 26-14-LC by title, and then presented it to the council on second 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.

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

Motion by Councilmember Trammell, seconded by Councilmember Bagby, to approve Ordinance 26-14-LC passed 5-0.

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.

The City Attorney read Ordinance 26-15-PC by title, and then presented it to the council on second 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.

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

Motion by Councilmember Trammell, seconded by Councilmember Schmidt, to approve Ordinance 26-15-PC on second reading passed 5-0.

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.

The City Attorney read Ordinance 26-13-LC by title, and then presented it to the council on first reading.

> 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.

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

Motion by Councilmember Trammell, seconded by Councilmember Destin, to approve Ordinance 26-13-LC on first reading passed 5-0.

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

A. Councilmember Braden
B. Councilmember Trammell
    1) Naming of Parks/Structures

Councilmember Trammell moved to direct staff to draft an ordinance establishing procedures for naming parks, consistent with the existing ordinance governing the naming of streets. Motion passed 5-0.

C Councilmember Destin

Councilmember Destin asked about a previously discussed plan to install a wall along a section of the crosstown connector near the old campground, particularly where the road curves and nearby residents are concerned about vehicles potentially entering their yards. He wanted to know if staff had prepared cost estimates or if a reminder was needed.

Staff responded that they are still working with an engineering firm to develop the estimates. They expect to have pricing, recommendations, and possibly multiple options ready to present at the next meeting.

D. Councilmember Bagby
E. Councilmember Hebert
F. Councilmember Schmidt
H. Mayor Wagner

H. City Attorney

The City Attorney announced that Councilmember Geile had resigned due to personal obligations, creating a vacancy on the council. Citing Section 309C of the City Charter, the attorney explained that because less than one year remains in the term, the council is required to fill the vacancy by majority vote; this is mandatory, though the method of selection is at the council's discretion.

The council agreed to open an application period and advertise the position publicly through available channels with the goal of reviewing applicants and making a selection at the next meeting.

City Legal Matters:

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

The City Attorney requested a legislative sponsor to amend the Land Development Code so that its definition of "beach" aligns with the City Charter. Currently, the Land Development Code defines the beach from the mean low water line to the dunes, while the Charter limits jurisdiction to the mean high water line. Councilmember Bagby agreed to sponsor the amendment.

B. Request for approval of Fisher Consultants to provide Expert Witness services in Pending City Litigation

The City Attorney presented an engagement letter for Ms. April Fischer to serve as an expert witness in litigation involving Claude Perry Enterprises related to public slips.

Councilmember Schmidt made a motion to approve the engagement, which was seconded by Councilmember Braden and passed 5-0.

7 PUBLIC COMMENTS

Mr. Joe Fitzpatrick expressed frustration with the lack of acknowledgment and direction from the council regarding his ongoing issue. He stated that he had spent considerable resources obtaining studies and contractor input and believed his claims were reasonable and supported by facts. He asked for a clear response or at least acknowledgment from the council.

In reply, the City Attorney stated that the city had already responded multiple times, both verbally and in writing, including a formal response in March, and reiterated that the city does not accept liability and has denied any request for financial compensation. However, the city did offer an easement that would allow access to the property for drainage studies to determine whether any corrective action might be appropriate.

Mr. Fitzpatrick raised concerns about language in the easement, specifically a "perpetual release of claims," which he interpreted as overly broad. The City Attorney clarified that the release was limited to activities related to entering the property and conducting the studies, not to prior or unrelated liability.

Mr. Fitzpatrick noted that he had submitted revised language over the Easter weekend, and the City Attorney responded that the revisions had not yet been reviewed. The matter remains under consideration, with both parties indicating a willingness to continue discussions outside the meeting.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 9:40 PM.

_____

Bobby Wagner, Mayor

ATTEST:

_____

Rey Bailey, City Clerk

ITEM # 2026-610

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.A.

TO: City Council

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

FROM: Rey Bailey, City Clerk

DATE: April 13, 2026

SUBJECT: Appointment of Interim City Council Member

I. BACKGROUND:

On April 7, Councilmember Geile submitted his resignation from the City Council. Pursuant to the City Charter, when less than one year remains in the unexpired term, or when less than one year remains before the next regular city election, the City Council shall, by a majority vote of its remaining members, appoint a successor to serve until a newly elected council member is duly qualified.

II. DISCUSSION:

At the April 7 Council meeting, the Council directed staff to initiate the process for filling the vacancy. This included publishing an application for an interim council member for a two-week period, posting notice of the vacancy on social media, and collecting applications for submission to the Council for review and appointment at the next regular Council meeting.

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:

An application form has been created, and notice of the vacancy has been shared through

several channels, including publication in the local newspaper, a post on the City's official Facebook page, and a link featured on the City's website homepage.

The following individuals have submitted applications, and their completed forms are attached in alphabetical order:

1. Eric Cabrera
2. Ross A. Haynes
3. Jonathan Ryan Holloway
4. Maria R. Lahti
5. Chatham Morgan
6. Samuel Alan Osborne
7. Matthew Pace
8. Jay Purut
9. Jessica Ramm
10. Vincent Roy
11. John Stephens

IV. RECOMMENDED MOTION: I move to appoint _____Name_____ as an interim council member, to be sworn in at the May 4, 2026 City Council meeting.

Attachments:

1. Eric Cabrera
2. Ross A. Haynes
3. Jonathan Ryan Holloway
4. Maria R. Lahti
5. Chatham Morgan
6. Samuel Alan Osborne
7. Matthew Pace
8. Jay Purut
9. Jessica Ramm
10. Vincent Roy
11. John Stephens

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: Eric Cabrera

HOME ADDRESS: 402 Spring Ln

MAILING ADDRESS (if different from above): _____

Home Phone ____ **Business Phone:** 850-461-3557 **Cell Phone:** 448-238-0412

Email Address: cabreraeric1094@gmail.com

If necessary, how is it best to contact you during the day? Cell Phone

Please provide a brief description of your education and experience. (Attach separate sheet if desired):

My experience as a Community Association Manager (CAM) has provided me with practical, hands-on experience that directly aligns with the responsibilities of a City Council member. In this role, I have worked extensively with budgets, financial oversight, policy enforcement, and long-range planning, all while ensuring compliance with state and local regulations.
I regularly collaborate with elected or appointed boards, advise on policy decisions, and help guide discussions in a balanced, transparent manner. I am accustomed to listening to community concerns, resolving conflicts, and making recommendations that serve the broader interests of the entire community rather than individual interests.
This experience has prepared me well to step into an Interim City Council role with a strong understanding of governance, fiscal responsibility, and the importance of ethical, transparent public service.

Are you a registered voter in Okaloosa County? YES ~~Yes~~ NO ____

How long have you lived in Destin? YRS 6 Years MO ____

Are you currently a resident of Destin? YES Yes NO ____

Do you hold a public office? YES ____ NO No

Have you ever been convicted of a felony? YES ____ NO ~~No~~

If yes, please explain and give date(s). _____

At the present time, do you serve on any City Board, Commission, or Committee? ____

If yes, which one(s)? No

List your qualifications to serve as Interim City Council member.

I bring a strong commitment to public service, sound judgment, and a practical understanding of local government and community needs. I have experience working collaboratively with diverse stakeholders, reviewing policies and budgets, and making decisions that balance growth, fiscal responsibility, and quality of life. I am an active member of the community, familiar with local issues, and committed to transparent, ethical governance. My professional background has strengthened my ability to analyze information, communicate clearly, and approach challenges with fairness and accountability.

Why are you especially qualified to serve as Interim City Council member?

As an interim appointee, my focus would be on **continuity, stability, and service**. I am especially qualified because I am prepared to step in immediately, learn quickly, and work constructively with fellow council members, city staff, and residents. I bring a steady, non-political approach focused on listening, problem-solving, and acting in the best interest of the entire community. My goal would be to ensure that city business continues efficiently and responsibly during this transitional period, without disruption or delay.

What do you see as the major purpose of the City Council?

The primary purpose of the City Council is to represent the interests of the residents while setting policy direction for the city. This includes ensuring responsible use of public funds, maintaining essential services, promoting public safety, and supporting thoughtful, sustainable growth. The City Council serves as a bridge between the community and city government, providing oversight, setting priorities, and ensuring decisions are made transparently and ethically.

What do you want to see the City Council accomplish?

I would like to see the City Council continue to strengthen public trust through open communication, sound decision-making, and long-term planning. Key accomplishments should include maintaining fiscal stability, improving infrastructure and public services, supporting economic vitality, and preserving the character and livability of the community. I also believe it is important for the Council to foster collaboration — both within city government and with residents — so that decisions reflect the needs and values of the entire city.

Additional comments you would like to add: I ~~would be honored to serve the community in this~~ interim role. I approach this opportunity with humility, respect for the responsibilities of the position, and a genuine desire to contribute positively. If appointed, I commit to being accessible, prepared, and focused on doing what is best for the city and its residents during this transition.

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Eric Cabrera
Signature

4-8-26
Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 15, 2026.**

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: Ross A. Haynes

HOME ADDRESS: 3916 Mesa Rd, Destin, FL 32541

MAILING ADDRESS *(if different from above)*:

Home Phone: 219-406-9300 **Business Phone:** **Cell Phone:** 219-406-9300

Email Address: PORTAGE93@GMAIL.COM

If necessary, how is it best to contact you during the day? Phone

Please provide a brief description of your education and experience. (Attach separate sheet if desired): Please see attached Resume

Are you a registered voter in Okaloosa County? YES X NO

How long have you lived in Destin? YRS 3 MO

Are you currently a resident of Destin? YES X NO

Do you hold a public office? YES NO X

Have you ever been convicted of a felony? YES NO X

If yes, please explain and give date(s). N/A

At the present time, do you serve on any City Board, Commission, or Committee?

If yes, which one(s)? NO

List your qualifications to serve as Interim City Council member.

**Understanding of local government operations* – I have worked for four different local governmental entities which gave me detailed knowledge of budgeting, ordinances, and how municipal decisions are made.
**Strong communication and listening skills* – Over the course of my career I have engaged with residents, businesses, and stakeholders effectively to reach common goals.
**Leadership and decision-making ability* – As a Law Enforcement Leader, FOP President, and AM Vets Post Commander I have made countless informed choices and decisions that balance competing interests.
**Ethics and integrity* – I have always maintained the highest level of transparency and public trust.
**Knowledge of tourism and economic development* – As a major coastal destination, I know local decisions often impact visitors as well as residents.
**Environmental awareness* –I fully believe protecting beaches, waterways, and natural resources is critical to Destin's future.
**Experience with growth management* – I have a well-rounded understanding of zoning, development, code enforcement, and traffic challenges in a rapidly growing area.
**Familiarity with public safety needs* – Due to my experiences, I fully understand the safety needs of Destin especially during peak tourist seasons and emergencies like hurricanes.
**Community involvement* – I have strong ties to the community and an understanding of resident concerns.

Why are you especially qualified to serve as Interim City Council member?

I believe I am uniquely qualified to serve on the Destin City Council, bringing a lifetime of both personal and professional experiences dedicated to public service. I spent nearly 30 years in law enforcement in Portage, Indiana, where I served as a Police Administrator under three different administrations. During that time, I contributed to budget development, infrastructure security, equipment acquisition, and the design of a new police facility, while also presenting regularly to the city council and addressing citizen concerns. I proudly served as President of the Fraternal Order of Police, where I led union negotiations with the city, and I am a distinguished graduate of both the FBI National Academy and Northwestern University's School of Police Staff and Command. Before my law enforcement career, I served in both the U.S. Army and Marine Corps, and as a disabled veteran, I continue my service today as Commander of AMVETS Post 29 in Destin. Having also worked locally as a Code Enforcement Officer, I have firsthand knowledge of the city's needs and am committed to helping Destin grow responsibly while preserving the qualities that make it such a special place.

What do you see as the major purpose of the City Council?

In my humble opinion, the major purpose of the Council is to serve the community through responsible governance and long-term planning through transparency and accountability while making decisions that reflect the interests and values of residents. I believe the Council should

focus on balancing growth with preserving Destin's natural resources and quality of life. Additionally, I view serving on the Council as a platform for addressing infrastructure, public safety, and economic development needs by commonsense governance in a way that ensures both sustainability and prosperity for future generations.

What do you want to see the City Council accomplish?

In the immediate future, I want to see the Council focus on addressing pressing local concerns such as infrastructure improvements, traffic management, and maintaining public safety. It's vital to listen to residents to ensure decisions made by the Council reflect community needs. For the long term, I believe the Council should focus on responsible growth—ensuring that development does not harm Destin's natural environment or diminish its quality of life. I support economic development but believe in preserving the city's coastal character, which is central to our tourism and community identity. Additionally, I envision smart long-range planning that strengthens infrastructure, protects resources, and keeps Destin a desirable place to live and visit for future generations.

Additional comments you would like to add:

I believe it's important to note that I possess a strong commitment and desire to serve my community as is evidenced by my qualifications and previous experiences. If selected, I will be an advocate for City employees, a responsible steward of the City's finances, a voice for Destin residents, and someone who seeks input, works collaboratively, and will champion the City and its endeavor to be the best it possibly can be.

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Signature

4. 14. 26.
Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 15, 2026.**

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: Jonathan "Ryan" Holloway

HOME ADDRESS: 530 Beach Drive, Destin, FL 32541

MAILING ADDRESS (if different from above): Same as above

Home Phone: N/A **Business Phone:**850-809-224 **Cell Phone:** 334-462-8860

Email Address: RHolloway@HollowayYachts.com

If necessary, how is it best to contact you during the day? Any method is acceptable.

Please provide a brief description of your education and experience. (Attach separate sheet if desired): Auburn University. Bachelors in Finance and International Business; Master's in Business Administration with a direction in Finance – Auburn Montgomery; Former National Director of Public Relations; Insurance Manager – Holloway Credit Solutions 2011-2020; CEO – Holloway Yacht Charters, LLC and Fish and Fun Destin 2021- Current; Luxury Real Estate Advisor – Compass 30A – The Beasley Group – 2024 - Current

Are you a registered voter in Okaloosa County?	**YES** X	**NO**
How long have you lived in Destin?	**YRS** 5	**MO** 1
Are you currently a resident of Destin?	**YES** X	**NO**
Do you hold a public office?	**YES** X	**NO**
Have you ever been convicted of a felony?	**YES**	**NO** X

If yes, please explain and give date(s).

At the present time, do you serve on any City Board, Commission, or Committee? Yes

If yes, which one(s)? Harbor and Waterways Board

List your qualifications to serve as Interim City Council member.
I own multiple businesses in the city of Destin. I also have a high level of education. Destin

~~Is my home and I am already heavily involved in the HWB. Some of my suggestions have~~ Already been implemented (new channel lights). I understand the importance of the position And will not take it lightly.

Why are you especially qualified to serve as Interim City Council member? _ _____Being the owner of multiple businesses in the area, I have the understanding and knowledge of the area. I know what needs to be done and how to get it done. I managed well with over 100 employees before moving here and have upwards of 20 now. Destin has given so much to me over the past 5+ years. It is time that I give back to it.

What do you see as the major purpose of the City Council? My view for the purpose of Destin's city council is that the members are tasked with setting policies, adopting the city's annual budget, and pass ordinances. I also feel that they should be pillars of the community in that they can be someone the residents can trust to do what is right for the city.

What do you want to see the City Council accomplish? ___I would like to council set Destin up for the future for residents and tourism while respecting the past that makes this place so special. I would like to see public education get much better, and more local students go to college. Good programs and planning can provide that. I would like to see projects completed efficiently. _____

Additional comments you would like to add: ~~This is something I have spoken extensively~~ with Councilman Schmidt and Mayor Wagner about. I have also spoken with Jason Belcher, who is highly respected in the community, and Shane Moody from the chamber.
Councilman Schmidt knew I wanted to become more involved in the community and ultimately serve as a councilman when he appointed me to the Harbor and Waterways Board a year ago.
This is something that I really want to do. I will also be running in November's election. I hope my application is selected, and I look forward to hopefully working with you soon. If not, I hope to be elected this November!

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Signature

4/10/2026

Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 15, 2026.**

Dr. Maria R. Lahti
Colonel (Ret.), United States Air Force
Board-Certified Invasive Cardiologist
Destin, Florida| maria.lahti@yahoo.com | (210) 394-9385

April 15, 2026

Office of the City Clerk
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541

Re: Application for Interim Appointment to Destin City Council

Dear Members of the City Council and City Clerk:

I am writing to respectfully submit my application for the interim City Council seat vacated by Councilmember Torey Geile. As a Destin resident, retired United States Air Force Colonel, and board-certified invasive cardiologist currently serving patients in our community, I believe my lifetime of service—both in uniform and in medicine—has uniquely prepared me to serve the residents of Destin with integrity, transparency, and accountability.

Over 27 years of Air Force service, I led teams across complex, high-stakes environments where lives depended on sound judgment, decisive action, and clear communication. I retired at the rank of Colonel—an achievement earned through consistent leadership, strategic thinking, and an unwavering commitment to those I served alongside. As a physician, I earned my medical degree from the Uniformed Services University of the Health Sciences and completed advanced training in Internal Medicine and Cardiovascular Disease, achieving dual board certification from the American Board of Internal Medicine. Today, as an interventional cardiologist at Ascension Sacred Heart, I care for patients across the Emerald Coast. My 5.0-star rating across more than 580 patient reviews reflects the same standard I would bring to public service: listen carefully, act decisively, and always put people first.

I am not a career politician. I am a physician, a veteran, and a mother of three children who grew up in this city. I am running because I believe government should work *for* its residents, not against them. Destin faces real challenges that demand practical, experienced leadership: Highway 98 sees 1,400 crashes annually while studies replace action; residents are double-billed for ambulance services their taxes already fund; code compliance has expanded beyond its mandate; and our city—with zero hospitals within its limits—faces growing healthcare access gaps. These are solvable problems, and I have the experience to help solve them.

I plan to declare my candidacy for the permanent council seat in the November election, and I am fully committed to serving Destin regardless of the outcome of this interim appointment. Though I am a registered Republican, I accept no PAC money, and answer to no special interests—only to the 14,000 residents of this city. I would welcome the opportunity to begin serving immediately and to bring the same dedication to this council that I have given to my country and my patients throughout my career.

I have enclosed my completed application and a summary of my qualifications for your review. I am available at your convenience to discuss my candidacy and would be honored to appear before the Council at the April 20 meeting.

Respectfully submitted,

Dr. Maria R. Lahti
Colonel (Ret.), USAF
Board-Certified Cardiologist
www.marialahti.org

APPLICATION FOR INTERIM APPOINTMENT

Destin City Council

PERSONAL INFORMATION

Full Name: Dr. Maria R. Lahti

Home Address: 720 Harbor Blvd, Destin, FL 32540

Mailing Address: Same

Home Phone: 210-394-9385

Business Phone: (850) 278-3392

Cell Phone: 210-394-9385

Email Address: maria.lahti@yahoo.com

Preferred Contact Method: Email

ELIGIBILITY & BACKGROUND

Registered voter in Okaloosa County? Yes

How long have you resided in Destin? 12 years 8 months

Current Destin resident? Yes

Do you hold or have you held public office? No

Felony conviction? No

CIVIC INVOLVEMENT

Service on any City Board, Commission, or Committee? No current appointments. Actively engaged in community through weekly neighborhood walkabouts, public forums on code compliance and healthcare access, and volunteer health education.

EDUCATION & EXPERIENCE

Brief description of your education and experience:

Doctor of Medicine from the Uniformed Services University of the Health Sciences (Bethesda, MD). Internal Medicine residency at Keesler Medical Center (Keesler AFB). Cardiovascular Disease fellowship at the San Antonio Uniformed Services Health Education Consortium (Lackland AFB). Dual board certification in Internal Medicine and Cardiovascular Disease from the American Board of Internal Medicine. Currently practicing as an interventional cardiologist at Ascension Sacred Heart on the Emerald Coast. Retired Colonel, United States Air Force, with 27 years of active-duty service encompassing medical leadership, strategic operations, personnel management, and policy development.

QUALIFICATIONS TO SERVE

List your qualifications to serve as Interim City Council member:

My qualifications rest on three pillars: military leadership, medical expertise, and community commitment. Over 27 years in the Air Force, I led teams in high-stakes, mission-critical environments, managing complex budgets, personnel, and operational strategy at the Colonel level. As a board-certified invasive cardiologist with more than 580 patient reviews and a 5.0-star rating, I bring the analytical rigor and patient-centered approach that translates directly to resident-focused governance. I am a registered Republican but accept no PAC money, and answer only to Destin's residents.

SPECIAL QUALIFICATIONS

Explanation of special qualifications:

As an active cardiologist, I bring unique expertise to one of Destin's most pressing challenges: healthcare access. Our city has zero hospitals within its limits, relies on a single 76-bed facility in Miramar Beach, and faces EMS staffing shortages of 50%. Florida projects a physician shortfall of nearly 18,000 by 2035. I understand these issues not from a policy brief, but from the exam room. Additionally, my military background in strategic planning and fiscal management equips me to address infrastructure challenges, budget accountability, and the operational efficiency our city government needs.

VISION FOR CITY COUNCIL

What is City Council's major purpose?

The City Council's purpose is to serve as the voice and steward of Destin's 14,000 residents. That means ensuring public safety, maintaining essential infrastructure, protecting property rights, and managing taxpayer dollars with the same care residents use to earn them. The Council should be accessible, transparent, and accountable—making decisions that improve daily life rather than expanding government's reach into it. Less government, more freedom.

GOALS FOR CITY COUNCIL

What goals would you like to see City Council accomplish?

First, reform code compliance to end overreach and restore fairness—enforcement should protect neighborhoods, not harass residents. Second, demand concrete action on Highway 98 safety rather than endless studies; 1,400 crashes a year is unacceptable. Third, eliminate ambulance double-billing so Destin residents are not charged for emergency services their taxes already fund. Fourth, protect property rights by ending practices like post-approval permit revocation and burdensome "intent statement" requirements. Fifth, address healthcare access by working with county and state partners to expand medical resources. Sixth, defend Destin's 1.615-mill tax rate—one of the five lowest in Florida—and audit all fee allocations before creating new revenue streams.

ADDITIONAL COMMENTS

I have spent my entire adult life in service—first to my country, then to my patients, and now to this community I call home. I am raising three teenagers in Destin, and I want them to grow up in a city where government is a partner, not an obstacle. I bring no political agenda—only the experience, discipline, and dedication that 27 years of military service and a career saving lives have instilled in me. I would be honored to serve the residents of Destin in this interim capacity and beyond.

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Marca Laldi
Signature

4/15/2026
Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 15, 2026.**

Dr. Maria R. Lahti

Colonel (Ret.), United States Air Force | Board-Certified Cardiologist
Destin, Florida| maria.lahti@yahoo.com (210) 394-9385 | www.marialahti.org

PROFESSIONAL SUMMARY

Retired Air Force Colonel with 27 years of distinguished military service and a practicing board-certified invasive cardiologist serving the Emerald Coast community. Combines decades of leadership in complex, high-stakes environments with deep expertise in healthcare delivery, policy, and community wellness. Committed to transparent, accountable governance that serves the residents of Destin.

EDUCATION & TRAINING

Fellowship, Cardiovascular Disease | *San Antonio Uniformed Services Health Education Consortium* | Lackland AFB, San Antonio, TX

Residency, Internal Medicine | *Keesler Medical Center* | Keesler AFB, Biloxi, MS

Doctor of Medicine (M.D.) | *Uniformed Services University of the Health Sciences* | Bethesda, MD

BOARD CERTIFICATIONS

- Cardiovascular Disease — American Board of Internal Medicine
- Internal Medicine — American Board of Internal Medicine

MILITARY SERVICE

Colonel (O-6), United States Air Force | *27 Years of Active-Duty Service* | Retired

- Led medical teams across multiple duty stations in high-stakes, mission-critical environments
- Achieved Colonel rank through sustained exceptional leadership, strategic planning, and operational excellence
- Managed complex medical operations, personnel, budgets, and policy implementation
- Extensive experience in organizational leadership, crisis management, and inter-agency coordination

CLINICAL PRACTICE

Non-invasive Cardiologist | Southern Medical Group/Tallahassee Memorial Healthcare| Panama City Beach, FL

- Specializes in coronary heart disease, women's heart disease, heart failure, and minimally invasive cardiac care
- 5.0-star patient rating across 580+ reviews (Healthgrades, U.S. News, Ascension, Ratings.MD)
- Hospital affiliation: Ascension Sacred Heart Hospital Emerald Coast, Tallahassee Memorial Hospital, Jackson Hospital

COMMUNITY & CIVIC INVOLVEMENT

- Candidate for Destin City Council (November 2026 General Election)
- Active community engagement through weekly Destin neighborhood walkabouts
- Public health advocate addressing healthcare access gaps in Okaloosa County
- Mother of three teenagers in the Destin community
- Former professional organist

QUALIFICATIONS FOR CITY COUNCIL SERVICE

- 27 years of leadership at the highest levels of the United States military, including strategic planning, budget oversight, personnel management, and policy development
- Deep understanding of healthcare systems, emergency services, and public health — directly relevant to Destin's healthcare access challenges and EMS staffing shortages
- Proven ability to analyze complex problems, build consensus, and deliver results under pressure
- Financial acumen from managing military medical operations and clinical practice budgets
- Independent — no political party affiliation, no PAC funding, no special interest obligations
- Committed to transparent, resident-focused governance: code compliance reform, property rights protection, infrastructure improvements, and fiscal accountability

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: Chatham Morgan

HOME ADDRESS: 339 Calhoun Ave

MAILING ADDRESS (if different from above): _____

Home Phone: _____ **Business Phone:** _____ **Cell Phone:** 850-687-4775

Email Address: CHATHAMMORGAN@GMAIL.COM

If necessary, how is it best to contact you during the day? Phone

Please provide a brief description of your education and experience. (Attach separate sheet if desired):
History Major - University of Alabama. Destin City Council 2016-2020. Interim City Councilmember 2021. VP Emerald Coast Food Rescue. President American Lunch. Board member Destin Parks Foundation. Local restaurant owner.

Are you a registered voter in Okaloosa County?	**YES** X	**NO** _____
How long have you lived in Destin?	**YRS** 38	**MO** 8
Are you currently a resident of Destin?	**YES** X	**NO** _____
Do you hold a public office?	**YES** _____	**NO** X
Have you ever been convicted of a felony?	**YES** _____	**NO** X

If yes, please explain and give date(s). _____

At the present time, do you serve on any City Board, Commission, or Committee? _____

If yes, which one(s)? Board of Adjustment

List your qualifications to serve as Interim City Council member.

I served 5 years as a Destin City Council member. I have institutional knowledge of the city and am familiar with the board. This will make for a smooth transition.

Why are you especially qualified to serve as Interim City Council member?

I am a father of 3, longtime resident, and employer of 50+. I care deeply about the future and well being of Destin. I have a lot of experience in City government.

What do you see as the major purpose of the City Council?

To provide oversight of the City staff, be responsible stewards of the City's finances, and be responsive to the community's needs.

What do you want to see the City Council accomplish?

To continue progress of their legislative agenda and vison. and to serve the needs of Destin's residents. Smart and limited government.

Additional comments you would like to add: I watched last weeks meeting and would like to clarify that I am honestly undecided as to running for election in November. I will make a decision by the deadline in June — serving in an interim capacity will help me decide. I have a lot of commitments and want to be certain I can fulfill this one properly for four years.

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Signature

4/14/26
Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 15, 2026.**

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: Samuel "Alan " Osborne

HOME ADDRESS: 480 Gulfshore Dr, Destin

MAILING ADDRESS (if different from above): Unit 101

Home Phone: N/A **Business Phone:** na **Cell Phone:** 685-4607

Email Address: 28henriq@gmail.com

If necessary, how is it best to contact you during the day? Phone/text

Please provide a brief description of your education and experience. (Attach separate sheet if desired):

35 years in the DOD, Commission in both the Army and Airforce
BS- Magna Cum Laude (Embry Riddle scholarship)
MAS equivalent- Air Command and Staff College
Helicopter test Flight School, 22 other various professional development courses/schools/qualifications

Are you a registered voter in Okaloosa County? YES X NO ____

How long have you lived in Destin? Couple of years this time/30 in area

Are you currently a resident of Destin? YES X NO ____

Do you hold a public office? YES ____ NO X

Have you ever been convicted of a felony? YES ____ NO X

If yes, please explain and give date(s). ____

At the present time, do you serve on any City Board, Commission, or Committee? No

If yes, which one(s)? ____

List your qualifications to serve as Interim City Council member.
2 million reasons I've invested here, My qualifications and experience in leadership is as broad as anybodys. I happily present my performance evaluations for 35 years of public trust before council if they desire with refreces..

Why are you especially qualified to serve as Interim City Council member? I want to discuss this in front of the council, too much info for a form

What do you see as the major purpose of the City Council? Preserve the community and history of Destin so our identity and quality of life isn't lost to the almighty dollar.

What do you want to see the City Council accomplish?
Protect and improve what's left for the locals

Additional comments you would like to add: I give 110% at whatever I do....

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Signature

9 April 2026

Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 15, 2026.**

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: Matthew Pace

HOME ADDRESS: 3606 Goldsbys Way, Destin, FL 32541

MAILING ADDRESS (if different from above): _____

Home Phone: 850.357.4519 **Business Phone:** _____ **Cell Phone:** 850.357.4519

Email Address: mpace1@yahoo.com

If necessary, how is it best to contact you during the day? Phone

Please provide a brief description of your education and experience. (Attach separate sheet if desired):

See attached.

Are you a registered voter in Okaloosa County?	**YES** ✓	**NO** _____
How long have you lived in Destin?	**YRS** 26	**MO** 7
Are you currently a resident of Destin?	**YES** ✓	**NO** _____
Do you hold a public office?	**YES** _____	**NO** ✓
Have you ever been convicted of a felony?	**YES** _____	**NO** ✓

If yes, please explain and give date(s). _____

At the present time, do you serve on any City Board, Commission, or Committee? No

If yes, which one(s)? _____

MATTHEW PACE

Destin, FL 32541 | (850) 357-4519 | mpace1@yahoo.com

QUALIFICATIONS TO SERVE

- **Direct Municipal Leadership:** Former Director of IT/CIO for the City of Destin (2019–2022), providing an intimate understanding of city operations, administrative workflows, and departmental coordination.
- **Executive Management:** Current Chief Information Security Officer (CISO) for Emergence AI (January 2024 – Present), bringing high-level strategic oversight and fiscal responsibility experience to the Council.
- **Infrastructure Expertise:** Hold a Professional Certification in Cybersecurity for Critical Urban Infrastructure from MIT, directly applicable to safeguarding city assets.
- **Professional Certification:** Certified Government Chief Information Officer (CGCIO) from the Public Technology Institute and Rutgers University (May 2023).
- **Deep Community Roots:** Resident of Destin for over 26 years (since September 1999), offering long-term perspective on the city's evolution and community needs.
- **Strategic Defense Engagement:** Current Honorary Commander for the 850th Spectrum Warfare Group and former Honorary Commander for the 505th Training Group at Hurlburt Field.
- **National Recognition:** Selected by the Secretary of the Air Force to attend the National Security Forum at Air War College.

EDUCATION & CREDENTIALS

- **Master of Science in Cybersecurity** (GPA: 4.0) – Georgia Institute of Technology.
- **Professional Certification in Cybersecurity for Critical Urban Infrastructure** – Massachusetts Institute of Technology (MITx).
- **Certified Government Chief Information Officer (CGCIO)** – Public Technology Institute and Rutgers University.
- **Bachelor's Degree in Communications/Telecommunications** (Cum Laude) – University of West Florida.
- **Professional Certifications:** CompTIA Data+ CE (Active), CompTIA Security+ CE (Active).

PROFESSIONAL EXPERIENCE

- **Chief Information Security Officer (CISO),** Emergence AI (January 2024 – Present).
- **Senior Director of Information Technology,** Merlyn Mind (April 2022 – December 2025).
- **Director of Information Technology / CIO,** City of Destin (August 2019 – April 2022).
- **IT & Cybersecurity Consultant/Owner,** Pace PC Solutions, LLC (May 2006 – August 2019).

List your qualifications to serve as Interim City Council member.

See attached.

Why are you especially qualified to serve as Interim City Council member?

I offer a unique combination of high-level private sector security leadership and hands-on experience within Destin's municipal government. Having served as the City's IT Director, I am already familiar with internal operations, budgeting processes, and strategic infrastructure goals. This allows me to step into the role with minimal ramp-up time and provide immediate value to the Council.

What do you see as the major purpose of the City Council?

The Council serves as the guardian of the city's future. Its primary responsibility is to balance necessary modernization and growth with the preservation of the unique quality of life and local character that makes Destin home for its residents.

What do you want to see the City Council accomplish?

I aim to help the Council achieve a higher standard of transparent, efficient governance. I am committed to ensuring that city services are resilient and that the Council's decisions remain focused on maintaining the high quality of life residents expect through smart, data-driven planning.

Additional comments you would like to add:

As a long-term resident since 1999 and a former member of the City's senior management team, I bring a balanced perspective that values both our local heritage and the technical modernization required for our future. My current role as a CISO and my background in cybersecurity policy provide me with the necessary tools to help oversee the city's complex projects with fiscal and operational discipline.

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Signature

4/10/2026
Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 15, 2026.**

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: JAY PURUT

HOME ADDRESS: 148 KEL-WEN CIRCLE

MAILING ADDRESS (if different from above): _____

Home Phone: 404.354.1200 **Business Phone:** 850.708.7226 **Cell Phone:** 850.461.6166

Email Address: JAY.PURUT@PCAM.FUN

If necessary, how is it best to contact you during the day? TEXT CELL PHONE PLEASE

Please provide a brief description of your education and experience. (Attach separate sheet if desired):

PLEASE REFER TO CURRICULUM VITAE - ATTACHED.

Are you a registered voter in Okaloosa County?	YES ~~XX~~	NO _____
How long have you lived in Destin?	YRS 5	MO 02
Are you currently a resident of Destin?	YES XX	NO _____
Do you hold a public office?	YES XX	NO _____
Have you ever been convicted of a felony?	YES _____	NO ~~XX~~

If yes, please explain and give date(s). CURRENTLY APPOINTED TO THE LPA,

At the present time, do you serve on any City Board, Commission, or Committee? YES

If yes, which one(s)? LOCAL PLANNING AGENCY

List your qualifications to serve as Interim City Council member. _I'M AVAILABLE TO VOLUNTEER AND CAN COMMIT THE HOURS NEEDED TO ENSURE SMOOTH COUNCIL MEETINGS. I WON'T USE PROFANITY ON THE DIAS, HAVE A CLEAR AND INQUISITIVE MIND, AND PLAY WELL WITH OTHERS. ALSO, I WON'T BE RUNNING IN THE GENERAL ELECTION SO I WON'T BE USING MY TIME ON THE COUNCIL AS A CAMPAIGN PLATFORM. __

Why are you especially qualified to serve as Interim City Council member? __I'M NO MORE OR LESS QUALIFIED THAN ANY OTHER MEMBER ON THE COUNCIL. EVERYONE HAS A "FRAME OF REFERENCE" THEY PULL FROM WHEN DECISION MAKING. THE COUNCIL IS MADE OF A CROSS SECTION OF DESTIN HOMEOWNERS, OF WHICH I AM ONE. I HAVE AN UNDERSTANDING OF MACRO STATE AND REGIONAL CONCERNS AND WILL WORK WITH THE OTHER COUNCIL MEMBERS TO IMPLEMENT A MICRO DESTINCENTRIC SOLUTION. __

What do you see as the major purpose of the City Council? __IN NO PARTICULAR ORDER: ESTABLISH LOCAL LAWS AND REGULATIONS TO MAINTAIN AND ENHANCE QUALITY OF LIFE, PROTECT PROPERTY VALUES, APPROVE BUDGETS, PETITION TALLAHASSEE AND UNCLE SAM FOR OUR SHARE OF PUBLIC FUNDS, REPRESENT THE INTERESTS AND CONCERNS OF HOMEOWNERS WHILE ACTING IN THE BEST INTEREST OF ALL RESIDENTS. ENSURE TAXPAYOR MONEY AND CITY DEPARTMENTS ARE BEING USED EFFICIENTLY. FACILITATE COMMUNITY ENGAGEMENT AND ENCOURAGE SOCIAL INTERCOURSE IN DECISION MAKING. PLAN FOR MANAGED FUTURE DEVELOPMENT AND PLANNED GROWTH. ___

What do you want to see the City Council accomplish? _I DON'T HAVE AN AGENDA. BUT I WOULD SUPPORT FOCUS ON ENHANCING THE TOURIST EXPERIENCE. TOURISTS ARE OUR ECONOMIC ENGINE. WE'RE NOT BUILDING CARS OR GROWING CORN. WE SHOULD REALLY BE MORE THANKFUL TO OUR TOURISTS AND CATER TO THEM. _

Additional comments you would like to add: WHAT CAN BE DONE TO ELIMINATE THE PROPERTY TAX AND RELY SOLELY ON TOURIST TAXES? LET'S BUY BEACH FRONT HOMES FROM WILLING SELLERS, SELL THE HOUSE BUT KEEP THE BEACH. I SUPPORT ANNEXATION. I RECOMMEND WE INVESTIGATE ORGANIZING A TRAFFIC ONLY POLICE DEPARTMENT WHOSE SOLE DIRECTIVE WOULD BE TO WRITE SPEEDING TICKETS, PROVIDED DESTIN RETAINS ALL REVENUE. CONNECT THE HARBOR 1 UNDERPASS BOARDWALK WITH DEWEY DESTIN'S BAYSIDE RESTAURANT. PURCHASE THE 10 ACRES ACROSS FROM REGATTA BAY AT THE CORNER OF REGATTA BAY AND 98 FOR A CITY PARK/BEACH PARKING LOT/ FOOD TRUCK VENUE (LIKE THEY HAVE IN AUSTIN, TX.).

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Tony Parrott
Signature

13 Apr 26
Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 15, 2026.**

Jay Purut, LCAM, CFCAM
148 Kel-Wen Circle
404.354.1200 Destin, FL 32541 Jay.Purut@gmail.com

Summary

30 years property and community association management experience. 20 years as owner of East Coast Property Management.

Highlights

1000-unit community association management in Wintergreen, VA. 400 apartment lease-up in Oxen Hill, Md. Member of Community Association Institute (CAI). Experienced in software MS Office, AppFolio, Tops, and Buildium. Florida licensed Community Association Manager. Certified Pool Operator (CPO). Certified Florida Community Association Manage (CFCAM).

Accomplishments

Saved two insolvent Associations from bankruptcy. Saved an HOA 98% on their property tax bill. Formed East Coast Property Management. Initiated HOA community volunteer committees. Managed groups of 75 volunteers as a Hands-on Atlanta Leadership Trainer. Founded and incorporated Ansley Park Conservancy, Inc. as a 501(c)3 non-profit corporation for the purpose of maintaining and enhancing public parks. State licensed Community Association Manager (LCAM) in Florida. State licensed real estate Broker in NC and GA. Certified Pool Operator (CPO). Extensive knowledge of FS Chapters 718 & 720. Appointed to Local Planning Agency by Destin, Fla. city council.

Experience:

January 2023 - Present

Panhandle Community Association Management **Destin, Fla.**

- Principal

May 2022 To Sept. 2023

Endless Summer Owners Association, Inc. **Panama City Beach, Fla.**

- General Manager responsible for daily operations of 122-unit condominium. Prepare reports for homeowner Board of Directors. Pay bills, collect dues payments, enforce Declaration of Condominium, Budget, Greet STR guests.

May 2021 To April 2022

First Service Residential **Panama City Beach, Fla.**

- Portfolio Manager of 4 community associations (3 condominiums and 1 HOA) with a staff of six (3 maintenance and 3 housekeeping) and combined total budget of $2,753,000.00.

Oct. 2001 to January 2021

East Coast Property Management **Atlanta, GA**

- Developed Operating and Reserve Budgets for Board approval.
- Employed and supervised property managers and common area maintenance and cleaning staff.
- Scheduled / reviewed maintenance utilizing a preventive maintenance action plan.
- Reviewed contracts and services provided to the Development.
- Ensured all property and common areas of community were properly maintained.
- Created RFPs and performed detailed inspections to ensure compliance
- Ensured maintenance staff & contractors performed proper preventive maintenance.
- Managed the supervision and coordination of construction and renovations.
- Determined long term maintenance and capital expenditure needs.
- Created long term maintenance and replacement annual plan.
- Interviewed reserve study firms to recommend to Board of Directors.
- Represented Associations in court as needed.

Education:

Daemen College	Buffalo, NY
Pensacola Junior College	Pensacola, FL
Central Piedmont Community College	Charlotte, NC
South Mecklenburg High School	Charlotte, NC

Licenses & Certifications:

Florida Depart. of Business and Professional Regulation	CAM
Georgia Real Estate Commission	Broker / CAM
North Carolina Real Estate Commission	Broker
Pool and Hot Tub Alliance	CPO
Florida Community Association Professionals	CFCAM

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: Jessica Ramm

HOME ADDRESS: 1208 Quail Lake Blvd.

MAILING ADDRESS (if different from above): _____

Home Phone: _____ **Business Phone:** _____ **Cell Phone:** 850-687-1361

Email Address: ivylauie@hotmail.com

If necessary, how is it best to contact you during the day? cell phone

Please provide a brief description of your education and experience. (Attach separate sheet if desired): See attached.

Are you a registered voter in Okaloosa County? (YES) X NO ____

How long have you lived in Destin? YRS 15 MO ____

Are you currently a resident of Destin? (YES) NO ____

Do you hold a public office? YES ____ (NO) ____

Have you ever been convicted of a felony? YES (NO) ____

If yes, please explain and give date(s). N/A

At the present time, do you serve on any City Board, Commission, or Committee? No

If yes, which one(s)? N/A

☑

List your qualifications to serve as Interim City Council member.

Why are you especially qualified to serve as Interim City Council member?

See attached

What do you see as the major purpose of the City Council?

See attached

What do you want to see the City Council accomplish?

See attached

Additional comments you would like to add:

See attached

X

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Jenica Ramm — **Signature**

4/12/26 — **Date**

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT April 15, 2026.

Jessica Ramm
Application for Interim City Council Member
City of Destin

4/12/26

Please provide a brief description of your education and experience.
I hold both a bachelor's degree and a master's degree in political science. My professional experience has centered on leadership, communication, accountability, and problem-solving. Throughout my career, I have been responsible for reviewing information carefully, working with a broad range of individuals, improving systems and processes, and making thoughtful decisions that balance fairness, standards, and practical outcomes. Having grown up on the Gulf Coast and having been a resident of Destin for over 15 years, I have a longstanding connection to this community and a strong interest in effective local government and meaningful public service.

List your qualifications to serve as Interim City Council member.
My qualifications include a strong academic foundation in government and public policy, substantial professional leadership experience, effective communication skills, and a deep respect for public service. I am a resident of Destin, a registered voter in Okaloosa County, and I understand the importance of accountability, preparation, and responsiveness in local government. My long-term residence in Destin has also given me a meaningful appreciation for the community, its priorities, and the importance of steady, thoughtful leadership. I would bring to this position the ability to evaluate issues carefully, consider differing perspectives, and make decisions with professionalism, integrity, and the long-term interests of the community in mind.

Why are you especially qualified to serve as Interim City Council member?
I believe I am especially qualified to serve because I combine formal education in government with practical leadership experience and a longstanding commitment to the Destin community. My background has prepared me to review matters thoroughly, ask thoughtful questions, communicate clearly, and make balanced and informed decisions. I understand that service on the City Council is not about personal recognition, but about public trust, careful preparation, and responsible stewardship. Having lived in Destin for more than 15 years, I would approach this appointment with seriousness, sound judgment, and a sincere commitment to serving the city faithfully during this interim term.

What do you see as the major purpose of the City Council?
I believe the major purpose of the City Council is to represent the residents of Destin and to make sound, well-reasoned decisions that protect the city's quality of life, fiscal stability, and long-term future. The Council should provide responsible oversight, establish policy, promote transparency, and act at all times in the best interests of the public. It should listen carefully to residents, weigh both current and future needs, and make decisions that strengthen the city as a whole.

What do you want to see the City Council accomplish?

I would like to see the City Council continue to advance thoughtful, transparent, and fiscally responsible decisions that reflect the needs and priorities of Destin residents. I would hope to see continued emphasis placed on protecting quality of life, maintaining public confidence in local government, planning responsibly for the future, and ensuring that city decisions are practical, well-communicated, and centered on the best interests of the community. Effective local government should be responsive, well-prepared, and committed to serving residents with consistency and integrity.

Additional comments you would like to add:

Having grown up on the Gulf Coast and lived in Destin for more than 15 years, I care deeply about this community and the quality of leadership that serves it. I understand the responsibility associated with this appointment and would be prepared to serve with professionalism, consistency, and respect for the office. If selected, I would be committed to preparing thoroughly for meetings, listening carefully to residents and fellow council members, and working collaboratively in the best interests of the City of Destin. It would be an honor to serve the community in this capacity.

Respectfully submitted,
Jessica Ramm

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: Vincent Roy

HOME ADDRESS: 516 3rd Ave Destin Fl 32541

MAILING ADDRESS (if different from above):

Home Phone: 850.420.1740 **Business Phone:**850.598.244 **Cell Phone:** 850.420.1740

Email Address: vinceroy@fivestargulfrentals.com

If necessary, how is it best to contact you during the day? Business Phone (anytime)

Please provide a brief description of your education and experience. (Attach separate sheet if desired):

Graduated Fort Walton Beach High School
Leadership Okaloosa

Are you a registered voter in Okaloosa County?	**YES** X	**NO**
How long have you lived in Destin?	**YRS** 16	**MO.** 4
Are you currently a resident of Destin?	**YES** X	**NO**
Do you hold a public office?	**YES**	**NO** X
Have you ever been convicted of a felony?	**YES**	**NO.** X

If yes, please explain and give date(s).

At the present time, do you serve on any City Board, Commission, or Committee? NO

If yes, which one(s)?

List your qualifications to serve as Interim City Council member.
I have been in the panhandle my entire life (fort Walton / Destin specifically)
I have participated in Leadership Okaloosa
I have worked in Destin for 25 years in hospitality with 10+ of these years in a Management role

Why are you especially qualified to serve as Interim City Council member? _
I am a very vested in this city and do not make quick decisions, I analyize each situation from each side and will dig into it for factual information prior to making a decision.
I believe in building relationships and not always telling everyone what they want to hear, but factual information no matter Positive or negative of what they think.
I do not play into "political games" I am about Honesty, respect, integrity and trying to always do what is best overall.

What do you see as the major purpose of the City Council?
Help ensure local ordinances are put into place / upheld for the good of the city.
Help ensure the financial standing and investments of the city go along with the city needs.
Provide Leadership with regards to Policies

What do you want to see the City Council accomplish?
Improve / Create more beach availability for locals
Enhance code enforcement to hold residence to the same standards and rules as the second homes that rent.
Keep enhancing parking area's for the area.
Clean up some of the older area's of Destin to keep up with City Code Requirements.

Additional comments you would like to add: _____

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

Signature

4/8/2026

Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 15, 2026.**

Candidate Application Form
Interim City Council – City of Destin

PLEASE PRINT

NAME: John Stephens III

HOME ADDRESS: 4025 Indian Trial, Destin, FL 32541

MAILING ADDRESS (if different from above): N/A

Home Phone: N/A **Business Phone:** 850-650-8733 **Cell Phone:** 850-217-4777

Email Address: john@lutherspontoon.com

If necessary, how is it best to contact you during the day? Cell Phone

Please provide a brief description of your education and experience. (Attach separate sheet if desired):
Choctawhatchee H.S. – 1998
A.S. General Education - Okaloosa-Walton Community College - 1999
B.S. Computer Science – University of West Florida – 2002
Luther's Pontoon, Waverunner, & Kayak Rentals – owned operated in Destin since 2005

Are you a registered voter in Okaloosa County?	**YES** X	**NO** ____
How long have you lived in Destin?	**YRS** 18	**MO** ____
Are you currently a resident of Destin?	**YES** X	**NO** ____
Do you hold a public office?	**YES** ____	**NO** X
Have you ever been convicted of a felony?	**YES** ____	**NO** X

If yes, please explain and give date(s).

At the present time, do you serve on any City Board, Commission, or Committee? Yes

If yes, which one(s)?

Destin Harbor CRA Chairman

Destin Harbor & Waterways Vice Chairman

East Pass Bridge Committee Vice Chairman

List your qualifications to serve as Interim City Council member.
My qualifications come from a combination of public service, private-sector experience, and being directly involved in Destin's waterfront economy. I've worked through City processes like workplans, budgeting, stakeholder coordination, and implementation, and I understand how to move projects from concept to actually getting done while working with staff. I've also dealt with regulations that directly impacted my industry and I learned to work with staff and council on creating a solution that works for everyone. I'm currently serving as a Florida Boating Advisory Council member, appointed by our governor, at which I'm making recommendations to boating safety at the State level. I also serve as a board member for the Friends Guild of the Destin Library and Destin Parks Foundation, so I'm committed to helping our City.

Why are you especially qualified to serve as Interim City Council member?
I bring experience across policy, operations, and implementation. Having previously served as an interim City Council member, I understand the role of the Council as a policy-setting body and the importance of letting staff handle execution. Through my work on City boards and committees, I have been actively involved in shaping key initiatives related to harbor management, safety, infrastructure, economic development, and environmental improvements.

What do you see as the major purpose of the City Council?
The primary purpose of the City Council is to set direction, be responsible stewards of public funds and represent the community. This means setting priorities, approving budgets, and making sure staff has what they need to carry out projects in line with the City's Strategic Plan. We also want to make sure we focus on year-residents first, local businesses next, then visitors.

What do you want to see the City Council accomplish?
The Council should stay focused on executing the Strategic Plan and continuing to make steady progress across those priorities. We also need to keep balancing the needs of our residents, businesses, and visitors, making sure decisions support the long-term health of the City across all three. For me, it comes down to execution. Once something is approved, there needs to be a clear path forward. We need to define what are the next steps, how are we funding it, and how are we tracking progress. If we stay focused on that, we'll keep moving the City in the right direction.

Additional comments you would like to add:

I'm committed to working collaboratively, being transparent, and staying focused on getting things done. I don't think there are many residents more actively involved in our City than I am. I attend the majority of meetings and events and stay engaged in what's going on.
I believe this position should be filled by someone who is invested in the long-term direction of the City. Even though this is an interim role, the decisions made over the next seven months will carry forward well beyond that.

MY SIGNATURE BELOW INDICATES MY DESIRE TO SERVE AS INTERIM COUNCIL MEMBER FOR THE CITY OF DESTIN. IT ALSO CONFIRMS MY UNDERSTANDING OF THE MEETING TIMES AND ATTENDANCE REQUIREMENTS, AND THE REQUIREMENT TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM (FORM 1). I UNDERSTAND THAT I WILL BE REQUIRED TO FILE THIS FORM IF SELECTED AS INTERIM CITY COUNCIL MEMBER. INITIAL FILING WILL BE REQUIRED WITHIN 30 DAYS OF APPOINTMENT.

John Stephens
Signature

4/13/2026
Date

Please return completed form to the City Clerk in person, by mail to 4200 Indian Bayou Trail, Destin, FL 32541, or via email to: cityclerk@cityofdestin.com, NLT **April 24, 2026.**

ITEM # 2026-614

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 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 16, 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 was discussed at the Council meeting on 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: During the Regular City Council meeting on April 7, 2026, the following two motions were passed:

Councilmember Destin moved to approve Concept 1, the lower-impact angled parking plan, including provisions for free parking for county residents as part of negotiations with the county, along with enhancements for improved traffic flow, signage indicating parking availability, and accessibility improvements. Motion was seconded by Councilmember Trammell and passed 4-1; with Councilmember Schmidt dissenting.

Councilmember Destin made a motion regarding the docks to allow their use for public transient day-use slips and fishing piers, explicitly prohibiting overnight or high-intensity commercial uses, with associated parking credits applied per city code. Motion was seconded by Councilmember Trammell and passed 5-0.

All of the above motions take into account that amendments to the City's Comprehensive Plan, zoning map, and existing development orders for the property would be required to be obtained per State Law and City Codes, and that the above-described public hearing process would be followed (see Background section).

As a reminder, the Concept Plan approved by Council proposed that the existing roadway be modified into a one-way road beginning at the eastern edge of the proposed park. The roadway would run east to west, turn into a new parking area and 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 than other concepts, and adds roughly 57 new parking spaces. With 58 existing parking spots, there would be 115 total parking spaces. The plan adds new concrete sidewalks, new boardwalks along the seawall and connection to the existing boardwalk. Optional features include 2 beach volleyball courts, a playground, 2 large pavilions and 1 smaller pavilion. Benches would be located throughout the walkways.
This concept integrates 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. Stormwater would be directed to existing stormwater systems for treatment.

On April 8th, the City Attorney forwarded the City Engineer's concept plan Number 1 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.

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, April 7, 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 one of the two motions are made per the below.

IV. RECOMMENDED MOTION: None at this time. Resident attendance at the April 21st Board of County Commissioners meeting is encouraged. It is anticipated that the BCC meeting will be attended by two or more City Council members, the Mayor, the City Manager, and the City Attorney. Meeting details are as follows:
Date/Time - Tuesday April 21st at 8:30am
Location - 1250 N. Eglin Pkway, Shalimar

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 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.

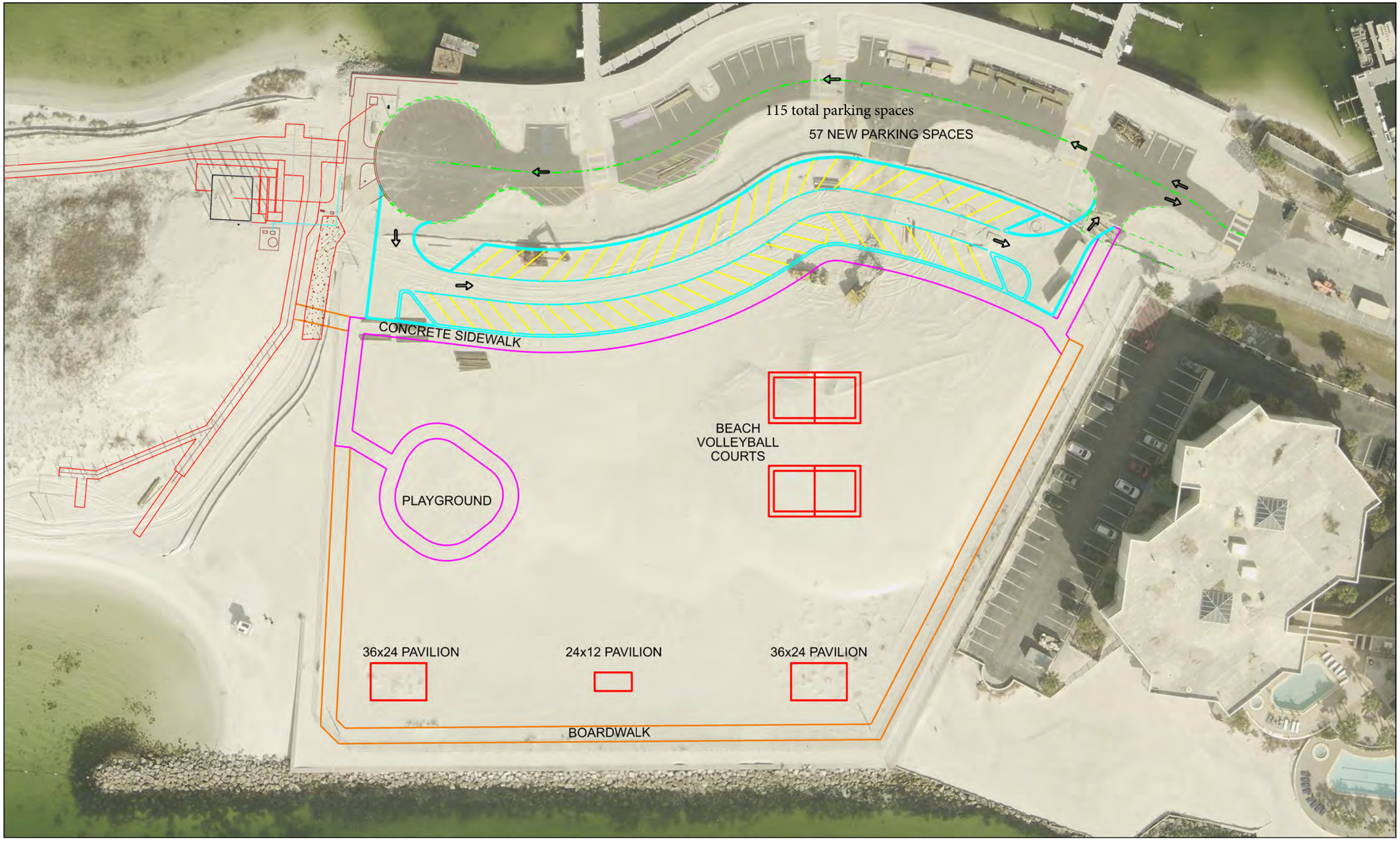
1. The City of Destin will work collaboratively not only with the Florida Department of Environmental Protection and other governmental partners to ensure that the property is managed in a manner that emphasizes environmental stewardship, conservation, passive recreation, and compatibility with surrounding 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


115 total parking spaces
57 NEW PARKING SPACES
CONCRETE SIDEWALK
BEACH
VOLLEYBALL
COURTS
PLAYGROUND
36x24 PAVILION
24x12 PAVILION
36x24 PAVILION
BOARDWALK

ITEM # 2026-595

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.C.

TO: City Council

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

FROM: Lisa Firth, Parks & Rec Director
Krystal Strickland, Finance Director

DATE: April 15, 2026

SUBJECT: TDC FY27 Expenditure Plans for the Promotion of Tourism

I. BACKGROUND: Pursuant to an interlocal agreement between Okaloosa County and all the municipalities located in Okaloosa County, 12.5% of total TDT revenue (with the exception of the High Tourism Impact Tourism dollar) is set aside for use by the municipalities in Okaloosa County. Pursuant to a separate interlocal agreement amongst the municipalities, Destin receives 48.5% of the 12.5%.

II. DISCUSSION: The TDC has asked municipalities to request their allocation of the 12.5% set aside through the submission of Expenditure Plans. After TDC review, they plan to bring the recommended projects to the Okaloosa Board of County Commissioners for approval and inclusion in their FY27 budget (beginning October 2026). FY27 funding allocations available for Destin are $1,996,987.

Expenditure Plans must comply with the Interlocal Agreement with Okaloosa County, the Tourist Development Plan, and the Florida State Statute. Generally, each project must show a direct correlation to increased and/or improved tourism and tourist experience. Each project proposed will have its own separate Expenditure Plan. The City of Destin's portion of the "12.5% set aside" funds are committed to Destin, and cannot be used for other TDC projects. Any funds not requested and/or expended will accumulate for the City of Destin to use in future years. The below-recommended projects are of high importance and are directly related to tourist activity in Destin.

The following two projects are highly recommended to meet covenants in existing interlocal agreements with Okaloosa County:

$1,996,987 FY 2027 Allocation

FY 2027 Requests Summary:
$750,000 FY 2027 Advanced Funding Agreement Payment
$884,922 FY 2027 Beachfront park operations
$70,000 FY 2027 Beach Access Improvements
========
1,704,922 FY 2027 Total Requests

FY27 Request - Advance Funding Agreement
$750,000 (this is a required annual payment due to the TDC as documented in the Interlocal between the City and County for Beach Park Developments). Pursuant to an Amended Interlocal Agreement between the City and County for beach acquisition, the County advanced a portion of the City's share of acquisition costs in an amount equal to $7.5 million. The City is required to service this debt in 10 equal and annual payments beginning in 2023. The City is not charged any interest. The City pays this money back by agreeing to commit $750,000 of its share of the TDT set-aside towards this debt service.

FY27 Request - Beach Access Improvments
$70,000 - This project would replace the boardwalk decking and allow for boardwalk structural repairs if needed to the following beach accesses: Shirah, Pompano, Crystal Beach, Baracuda, and Calhoun. The cost for these repairs is estimated at $15 per square foot + installation labor + hardware. The decking is proposed to be either WearDeck or cement planking. The estimate for each beach access is:
Shirah $10,000
Pompano $10,000
Crystal Beach $20,000
Baracuda $20,000
Calhoun $10,000

Total $70,000

FY27 Request - Beach and Boardwalk Operations
$884,922 - Beach and Boardwalk Operations. The Beach and Boardwalk operations expenditure plan has been a regular submission for quite a few years and if TDC funds don't cover these expenses, then another funding source would need to be identified. Details of the FY 2027 request is:

Project: Beach and Boardwalk Operations Request			
		TDT Request	
Detailed Description	FY	Amount funded by TDT	
Regular Saleries + taxes and benifits	2027	$	627,622.00
Contract Services	2027	$	20,000.00
Utilities - electric and water	2027	$	30,500.00
Insurance	2027	$	65,500.00
Repairs and Maintenance	2027	$	30,000.00
Signage	2027	$	1,300.00
Operating Supplies	2027	$	30,000.00
Machine & Equipment (including 2 trucks)	2027	$	80,000.00
Total	2027	$	884,922.00

The regular salaries, taxes and benefits are for operations 7 days/week from dawn to dusk. This budget request assumes the need for two more full-time staff with vehicles and coverage of operating expenses (utilities, repairs) for the new facilities at Norriego Point Park (opened in December 2025) and Tarpon Beach (to be opened by June 2026).

Additional Amounts Available (Banked Funds)
Based upon past years' net expenditures to date, City staff have worked with TDC staff to identify an additional $1,300,000 available for TDC-compliant projects.

There is still time for the city to submit additional expenditure plans for FY27 if the council identifies a project that they would like to include.

Current Active Awards approved in prior years
(currently encumbered, only available for request if current open awards are "closed")
$300,000 FY26 Award for Pickleball match required
$1,637,808 09/30/24 balance of the FY22/23 Award for Tarpon and Shores at Crystal Beach land purchases and park development
$1,000,000 FY25 Award for additional Tarpon and Shores at Crystal Beach park development
$750,000 FY26 Award for Advance Funding Agreement Payment
$655,000 FY26 Award for Beach and Boardwalk Operations
==========
$4,042,808 currently active awards approved in prior years

Funding that is not being requested as part of an expenditure plan at this time will be "banked" for Destin to use at a future time. It is anticipated that the City will need to use most if not all the "banked" funds to complete the beach park developments at Tarpon and the Shore at Crystal Beach. "Banked" funds must be obligated within five years from the date of the appropriation.

A. Link to Strategic Goals / Objectives: Strategic Goal I. Financially sound city providing service excellence
Strategic Goal II. Enhanced quality of life and safety for families
Strategic Goal IV. Effective, efficient, and aesthetically pleasing infrastructure

B. Effect on Budget (EOB): An effect on budget will be reflected in the FY 2027

Budget after award notification from the County.

C. Level of Service (LOS): All proposed projects will maintain the current Level of Service.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: Staff seeks the Council's approval to submit the three Expenditure Plans identified. Staff are open to recommendations to request the available balance of $1.3 million.

IV. RECOMMENDED MOTION: I move to authorize the City Manager to sign and submit the Expenditure Plans for the Beach Access Improvements, Beach and Boardwalk Operations, and the Advance Funding Agreement annual payment.

Attachments:

1. AFA Payment FY27 plan
2. Beach and Boardwalk Ops FY27 Plan
3. Destin Waterfront Operations Budget FY 27
4. Beach Access Imp FY27 plan

DESTIN FORT WALTON BEACH FLORIDA

Okaloosa County Tourist Development Tax
Expenditure Plan: October 1, 2026 – September 30, 2027
Application Deadline: March 1, 2026

Municipality: Destin **Project Name:** Advance Funding Agreement Payment

Project Description:

In accordance with the amended interlocal agreement between the City of Destin and Okaloosa County the City has agreed to make a once a year payment from our portion of the 12.5% TDC revenue funds. The payment amount is $750,000 and is due to the county by the last day of the their fiscal year.

Explain How Project Existence/Availability is Promoted to Tourists:

The interloacal agreement activities included the purchase of beachfront property and the development of those properties to be used public beach parks for tourists and residents. A lack of public beach access has been identified in the City of Destin and as a result the City and Okaloosa County have partnered together on this project to increase public beach access.

Explain How Project Use by Tourists is Documented/Tracked:

The County is the lead on this project and sends the city the appropriate documentation. Expenditures are tracked by the City in Aclarian.

Tourist Development Plan Element per Ordinance 2022-23, Sec. 20-72: Product Impv - Water Related

FY 2027 Funds Requested: $750,000

Project Budget: Please attach a detailed project budget, including revenue sources and expenditures

Is this a multi-year project? Yes

Will this project be financed? No

Is direct vendor payment requested? No

Please attach any plans, drawings or other documentation

****

I attest this project complies with the provisions of section 125.0104 Florida Statutes and County Ordinance 2022-23, and am aware this request will be reviewed for final approval by the TDC and BOCC and is subject to available budget funds and ultimately actual TDT collections.

_____ _____

City Manager Signature Date

Please email completed form + project budget to: dfwbccfinance@myokaloosa.com no later than 5pm on March 1, 2026.

Incomplete or unsigned applications will not be considered.

DESTIN FORT WALTON BEACH FLORIDA

Okaloosa County Tourist Development Tax
Expenditure Plan: October 1, 2026 – September 30, 2027
Application Deadline: March 1, 2026

Municipality: Destin **Project Name:** Beach and Boardwalk Operations

Project Description:

General operating and maintenance costs of tourist provided amenities along the beach and harbor. Requesting continued support to operate, maintain, repair, improve, expand, and construct beach related facilities and amenities owned/operated by the city of Destin that primarily serve as tourist destinations. Facilities include: June White Decker Park, Shores at Crystal Beach Park, Norriego Point Park, Tarpon Beach Park, Eight (8) beach trails with shower amenities, Captain Royal Melvin Heritage Park and the harbor boardwalk. These services are provided 12-16 hours a day, 365 days a year, including all holidays.

Explain How Project Existence/Availability is Promoted to Tourists:

Destin is the primary tourist destination in Okaloosa County with the majority of tourists flocking to Destin's beaches, restaurants, and tourist related business throughout the year. This funding allows for general repair, maintenance, and addition of tourist related facilities within the City.

Explain How Project Use by Tourists is Documented/Tracked:

The City documents expenditures in Aclarian. Reports and receipts are provided to the county with reimbursement requests. The county is the lead on this project and provides the City the appropriate documentation.

Tourist Development Plan Element per Ordinance 2022-23, Sec. 20-72: Product Impv - Water Related

FY 2027 Funds Requested: $884,922

Project Budget: Please attach a detailed project budget, including revenue sources and expenditures

Is this a multi-year project? Yes

Will this project be financed? No

Is direct vendor payment requested? No

Please attach any plans, drawings or other documentation

****

I attest this project complies with the provisions of section 125.0104 Florida Statutes and County Ordinance 2022-23, and am aware this request will be reviewed for final approval by the TDC and BOCC and is subject to available budget funds and ultimately actual TDT collections.

_____ _____

City Manager Signature Date

Please email completed form + project budget to: dfwbccfinance@myokaloosa.com no later than 5pm on March 1, 2026.

Incomplete or unsigned applications will not be considered.

City of Destin | Project: Beach and Boardwalk Operations Request

Expenditure Type	Detailed Description	FY	TDT Request Amount funded by TDT	
Operations	Regular Saleries + taxes and benifits	2027	$	627,622.00
	Contract Services	2027	$	20,000.00
	Utilities - electric and water	2027	$	30,500.00
	Insurance	2027	$	65,500.00
	Repairs and Maintenance	2027	$	30,000.00
	Signage	2027	$	1,300.00
	Operating Supplies	2027	$	30,000.00
	Machine & Equipment (including 2 trucks)	2027	$	80,000.00
	Total	2027	$	884,922.00

New information for FY27: The city is requesting two additional FTEs due to new park facilities being added. Insurance and utilities are also increased due to the new park facilities. The new category of Machines & Equipment was added this FY and will include the purchase of 2 trucks, again these are necessary to support the new parks (Tarpon and Norriego).

Regular saleries include five full time staff members, and one part time staff member.
Contract services covers deep cleaning of beach bathrooms. Monthly pest control services at beach bathroom facilities.
Utilities from Destin Water Users for water and sewer, Florida Power and Light for electric.
Insurance for our beach facilities/trails and boardwalk and vehicles. The beach and boardwalk operations requests list all the properties the risk management insurance covers.
Repairs and Maintenance entails routine maintenance of our beach facilities, trails, and boardwalk. This includes facility maintenance at beach facilities to include plumbing, electrical, and cosmetic repairs. We also do deck repairs on all our trails, and boardwalks, whether it is with wood or Trex material. This also includes daily cleaning and trash pick up through the day. We also service all our showers, water fountains, as well as back flows at each location. Replacement of shower valves or repairing shower plumbing is a regular occurrence during the season.
Operating supplies include all the janitorial chemicals required for daily cleaning, as well as trash bags, toilet paper. Also included are trash cans, bike racks, benches, and picnic tables where applicable at each location.

DESTIN FORT WALTON BEACH FLORIDA

Okaloosa County Tourist Development Tax
Expenditure Plan: October 1, 2026 – September 30, 2027
Application Deadline: March 1, 2026

Municipality: Destin **Project Name:** Beach Access Improvements

Project Description:

This project would replace the boardwalk decking and allow for boardwalk structural repairs if needed to the following beach accesses: Shirah, Pompano, Crystal Beach, Baracuda, and Calhoun. The cost for these repairs is estimated at $15 per square foot + installation labor + hardware. The decking is proposed to be either WearDeck or cement planking. The amount for each access is:
Shirah $10,000
Pompano $10,000
Crystal Beach $20,000
Baracuda $20,000
Calhoun $10,000

Explain How Project Existence/Availability is Promoted to Tourists:

Beach access are used primarily by tourist wishing to access the beach in the crystal beach area. These public access are vital for access to the beach area and they compliment the limited amount of public beach parks in the immediate area. These access need to be kept in a good state of repair to remain safe for use.

Explain How Project Use by Tourists is Documented/Tracked:

The city can access historical data collected through Placer AI to identify the presence of cellular service devices in specific locations. The software package can identify the number of devices that home base's that are outside the immediate area on any given day. This information can be used to support the position that these facilities are used primarily by tourist.

Tourist Development Plan Element per Ordinance 2022-23, Sec. 20-72: Product Impv - Water Related

FY 2027 Funds Requested: $70,000

Project Budget: Please attach a detailed project budget, including revenue sources and expenditures

Is this a multi-year project? No

Will this project be financed? No

Is direct vendor payment requested? No

Please attach any plans, drawings or other documentation

****

I attest this project complies with the provisions of section 125.0104 Florida Statutes and County Ordinance 2022-23, and am aware this request will be reviewed for final approval by the TDC and BOCC and is subject to available budget funds and ultimately actual TDT collections.

_____ _____

City Manager Signature Date

Please email completed form + project budget to: dfwbccfinance@myokaloosa.com no later than 5pm on March 1, 2026.

Incomplete or unsigned applications will not be considered.

ITEM # 2026-601

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.D.

TO: City Council

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

FROM: Michael Burgess, Public Works Director
Krystal Strickland, Finance Director
Jeffrey Cozadd, Projects, Grants and Contracts Manager

DATE: 4/15/2026

SUBJECT: RFB 26-01-PW, Community Center Roof Replacement, consideration of contract

I. BACKGROUND: The City of Destin issued a Request for Bids (RFB 26-01-PW) for the Community Center Roof Replacement, which includes the installation of a new standing-seam roof.

The project is part of the City's CIP program, aimed at providing effective, efficient, and aesthetically pleasing infrastructure.

Council awarded the contract to Inland Construction & Engineering, Inc. on April 6, 2026.

II. DISCUSSION: The Construction Contract with attachments is included in this agenda item. The project will take 40 calendar days once the Full Notice to Proceed is issued. The roof will have a 2-year warranty through the contractor and a manufacturer's material warranty of 20 years.

A. Link to Strategic Goals / Objectives: II. Enhanced Quality of Life and Safety for Families

B. Effect on Budget (EOB): The contact is for $652,603.04.

	301.5721.565000 Renew/Replace - Community Center - Capital Projects Proj: 100049
FY 26 Adopted Budget*	$ 730,000
Internal Budget Transfers	-
Revised Budget	730,000
Previous Expenses/Encumbrances	(22,000)
Available Program Budget	708,000
This Agreement +(-)	(652,603)
FY 26 Remaining Program Budget	$ 55,397

C. Level of Service (LOS): The project will:

- Replace the existing Community Center roof

D. Legislative Sponsor: N/A

E. Business Impact Statement: N/A

III. CONCLUSION: ICE has reviewed and approved the construction contract. Staff recommends approval and issuance of a Partial Notice to Proceed to allow the contractor to order materials. Once all materials are delivered and the contractor is prepared to start, a Full Notice to Proceed will be issued.

IV. RECOMMENDED MOTION: I move to approve the construction contract with Inland Construction & Engineering Inc. for RFB 26-01-PW, Community Center Roof, and to issue a Full Notice to Proceed when materials are ready and the contractor is prepared to begin the project.

Attachments:

1. City of Destin - ICE - Community Center Roof RFB 26-01-PW Construction Contract 4.8.26
2. Attachmnet A RFB 26-01-PW Community Center Roof Replacement
3. 26-01-PW Addendum 1
4. 26-01-PW Addendum 2
5. 26-01-PW Addendum 3
6. Exhibit B ICE Inland Construction & Engineering, Inc- RFB 26-01-PW Community Center Roof Replacement
7. Attachment C - Price Proposal Sheet

CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: _____

Contract/Lease Control #: _____

Procurement#: RFB 26-01-PW

Contract/Lease Type: Community Center Roof Replacement

Award To/Lessee: Inland Construction & Engineering Inc.

Owner/Lessor: CITY OF DESTIN

Effective Date: _____

Expiration Date: _____

Description of: Community Center Roof Replacement

Department: Public Works

Department Monitor: Jeff Cozadd

Monitor's Telephone #: 850-837-4242

Monitor's FAX # or E-mail: jcozadd@cityofdestin.com

Closed: _____

CC: CITY CLERK
CITY MANAGER
CITY ATTORNEY

CONTRACT #_N/A_

AGREEMENT BETWEEN CITY OF DESTIN, FLORIDA AND INLAND CONSTRUCTION & ENGINEERING INC. FOR CONSTRUCTION SERVICES

THIS CONTRACT, made this ____ day of _April, 2026_ by and between the **City of Destin, Florida**, a municipal corporation existing under the laws of the State of Florida, hereinafter referred to as the "City", and **Inland Construction & Engineering Inc.**, with an address at 1243 Jenks Ave. Panama City, FL 32401-2440 hereinafter referred to as the "Contractor,"

IN CONSIDERATION of the mutual covenants contained herein, and for other good and valuable consideration, City and Contractor do agree as follows:

SECTION 1. SCOPE OF WORK –

The Contractor shall perform the Work as defined in Request for Bids No. 26-01-PW Community Center Roof Replacement ("RFB 26-01-PW"), its Exhibits and amendments, if any, to the Invitation to Bid and any addenda thereto being attached hereto as **Attachment "A",** incorporated by reference herein and made a part hereof as fully as if herein set forth.

1.1 **Project**: CONTRACTOR shall perform work that consists of the project, as specified in RFB 26-01-PW. Generally, the work consists of the roof replacement at the Community Center.

1.2 **Scope**: Specifically, the Scope of Services will include all items listed and priced in the base bid for RFB 26-01-PW, its Exhibits and addenda, and all terms and conditions listed therein (**Attachment "A"**). At its option, the City may choose to approve all or none of the alternatives described by the Contractor in its bid for RFB 26-01-PW.

1.3 **Terms & Conditions: THE COMPLETE TERMS AND CONDITIONS STATED, REGARDLESS OF WHICH DOCUMENT LISTED IN RFB 26-01-PW, ARE INCORPORATED BY REFERENCE INTO THIS DOCUMENT.**

1.4 **Pricing**: Unless otherwise specified herein, the Contractor is to furnish all tools, equipment, labor and consumables to complete the Work at the unit prices stated in **Attachment "C"**.

1.5 **Work Site Conditions**: The Contractor shall at all times, keep the work area free from accumulation of waste materials or rubbish caused by its operations, and promptly remove any such materials to an area or waste site as designated by the City. If the Contractor fails to clean up the work site after 24 hours' notice by the City, the City may complete the clean-up and charge the Contractor for the costs of such clean up.

SECTION 2. PLACE OF WORK

Contractor's work will be rendered within the City of Destin, Okaloosa County, Florida.

SECTION 3. SCHEDULE/TERM –

The Contract Work Schedule/Term is as stated below:

3.1 **Contractor shall order product and materials no later than 45 days of issuance of the date of City's Limited Notice to Proceed,** and Contractor shall then proceed with all work in accordance with the Full Notice to Proceed and this Contract, as per Contract Attachments A, B and C. Proof of supplier/manufacturer's order acceptance shall be promptly forwarded to the City.

All Work shall be substantially completed within 40 days of the date of City's Full Notice to Proceed.

3.2 Contractor shall maintain contact with product supplier/manufacturer, obtaining updates on a regular basis, and shall immediately notify the City of manufacturer delays or transit delays.

3.3 **Though lead times may be long, Contractor confirms that product is on hand, and if not available at time of construction, will have alternate solutions to maintain the project deadlines.**

3.3.1 Contractor and City shall continue to make adjustments in work scheduling, and where unavoidable, request in writing for an extension of the Contract's performance time.

3.3.2 Any installation of replacements or additional work required by alternate solutions will be done at no cost to the City, and final completion will be as new product specified in the ITB.

3.4 **Product warranties begin at date of Substantial Completion, as defined by mutual agreement at the pre-construction meeting.**

SECTION 4. PROJECT COORDINATION & SCHEDULING

4.1 During the course of work, the Contractor shall be responsible for keeping the City informed of the proposed work schedule. This includes any scheduled work that could impede the public or traffic at the worksite. The Contractor shall prepare a Construction Schedule to serve as a guide in managing the construction progress.

4.2 The Contractor shall not put workers on the job or perform any work without prior knowledge that such work is to be done, the place of work, and the scheduled starting time. A minimum 48-hour notification to the City is required. The City reserves the right to deny the request without penalty.

SECTION 5. COMPENSATION PLAN –

The Contractor agrees to provide the services and equipment as negotiated on **Attachment C** to the City at the cost specified in said proposal and amendments, if any, the proposal and any amendments thereto being attached hereto as **Attachment B**, incorporated by reference herein and made a part hereof as fully as if herein set forth.

The City shall pay the Contractor for the performance of this Contract in an amount not to exceed $652,603.04.

5.1 Any additional work performed under this Contract shall be through the Issuance of a Contract Amendment, and change order of the City Purchase order(s).

SECTION 6. PAYMENT

6.1 The City shall pay the Contractor the contract price(s) at the successful completion of the work**.**

6.2 The City will make progress payments on a monthly basis as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract and as approved by the City Manager or his designee.

6.3 Partial payments under the Contract shall be made at the request with an Application and Certification for Payment (AIA Document G702) by the Contractor not more than once each month, based upon partial estimates agreed to by the Contractor and City and shall be furnished to and approved by the City prior to transmittal to the City payment.

6.4 All invoices received by the City are payable within thirty (30) days from receipt, (unless prompt payment discount is offered), provided they have first been approved by the City, and the City has accepted the invoiced work.

6.5 The City reserves the right, with justification, to partially pay any invoice submitted by the Contractor.

6.6 Availability of Funds. The City's performance and obligation to pay under this Agreement is contingent upon annual appropriation for its purpose by the City Council.

6.7 Retainage. City shall withhold from each payment of the contract price a sum ("retainage") equal to five percent (5%) of the invoice. Purchases of materials are excluded from retainage calculations. Fifty percent (50%) of the accumulated retainage shall be released by City to Contractor upon the City's acceptance of one-half (50%) of the total Work to be performed pursuant to this Contract. Upon the City's acceptance of all remaining Work (including the final punchlist), the entirety of the remainder of the retainage shall be released by City to Contractor.

6.8 All invoices shall be directed to: accountspayable@cityofdestin.com

NOTE: ALL INVOICES MUST CLEARLY INDICATE THE CITY CONTRACT NUMBER AS STATED HEREIN.

SECTION 7. TERMS & CONDITIONS

7.1 Independent Contractor Status; Indemnity: At all times the Contractor is an independent contractor and agrees to indemnify and save harmless the City, its officers, agents, and employees, from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and costs of action, including attorney's fees for trial and on appeal, of any kind and nature arising or growing out of or in any way connected with the performance of the Contract whether by act or omission of the Contractor, its agents, servants, employees or others, or because of or due to the mere existence of the Contract between the parties. Nothing contained herein is intended nor shall it be construed to waive the City's rights and immunities under the common law or Florida Statute 768.28 as amended from time to time.

7.2 Subcontractors:

7.2.1 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 reply to the Contractor in writing stating whether or not the City, after due investigation, has reasonable objection to any such proposed person or entity. Failure of the City to reply promptly shall constitute notice of no reasonable objection.

7.2.1.1 Should no objection be made the City within five (5) business days, the person or entity selected by the Contractor shall be deemed acceptable. The Contractor shall be entitled to consideration of an EOT (Extension of Time) for the process or delay incurred due to replacing the person or entity that was objected to by the City.

7.2.2 The Contractor shall not contract with a proposed person or entity to whom the City has made reasonable and timely objection. If the City has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the City has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

7.2.3 The Contractor shall not change a Subcontractor, person or entity previously selected without prior approval from the City.

7.2.4 Contractor shall be fully liable and responsible to the City for all acts and omissions of his subcontractors, and of persons either directly or indirectly employed by them, to the same degree and extent as he is liable and responsible for the acts and omissions of his own employees and other persons directly employed by him.

7.3 Time is of the Essence

7.3.1 The parties agree that time is of the essence in the completion of the Work called for in the delivery of services of the character and quality specified in the bid document and that Contractor will conduct all work diligently and as specified by the City.

7.3.2 The Contractor agrees that all Work shall be prosecuted regularly, diligently, and uninterrupted at such a rate of progress as will ensure full completion thereof within the time specified.

7.3.3 Upon receipt of a written request and justification for an extension from the Contractor, the City may extend the time for performance of the

contract or delivery of goods here in specified at the City's sole discretion for good cause shown.

7.3.3.1 Depending on the specific facts, reasonable cause for a permissible EOT (Extension of Time) may include: Weather Delays, Material Lead Times affect by Force Majeure, Delays by Design Team responses, Delays by City responses, Schedule Impact associated with any approved Change Order, or other items that may be qualified as Excusable Delays. See Section 7.5 for details.

7.4 Liquidated Damages:

7.4.1 In the event these specified supplies, services, or equipment are not delivered by the date specified, there will be deducted from the total contract price, not as a penalty but as liquidated damages, the sum of $300 per day for each and every calendar day of delay beyond the time specified; except that if the delivery be delayed by any act, negligence, or default on the part of the City, public enemy, war, embargo, fire, or explosion not caused by the negligence or intentional act of the contractor or its supplier(s), or by riot, sabotage, or labor trouble that results from a cause or causes entirely beyond the control or fault of the contractor or its supplier(s), a reasonable extension of time as the City deems appropriate may be granted.

7.4.2 The above amounts per calendar day are fixed and agreed upon by and between the Contractor and City, because of impracticability and difficulty in ascertaining actual damages City would sustain, and said amounts are agreed to as adequate coverage of damages which City would sustain by reason of inconvenience, loss of use of monies, or other additional costs.

7.4.3 Upon receipt of a written request and justification for an extension from the Contractor, the City may extend the time for performance of the contract or delivery of goods herein specified at the City's sole discretion for good cause shown.

7.4.4 In the event that the City should choose to permit the Contractor to continue the work after expiration of the contract time, or as such contract time may be extended, such will not operate as a waiver by the City of its rights to recover liquidated damages. In the event that the City terminates the employment of the Contractor under the contract, the City shall retain the right to assess, collect, and recover liquidated damages from the Contractor and/or the Surety until the work under the contract is satisfactorily completed. The amount of liquidated damages will be deducted from the remaining balance of funds due the Contractor under the contract. In the event that liquidated damages which accrue prior to completion of the work under the contract should exceed the remaining balance of funds due the Contractor under the contract, the Contractor shall forfeit any rights to claim additional payments under the contract and both the Contractor and his Surety shall be liable for accrued liquidated damages in excess of the contract balance.

7.4.5 **Delays**: **If the Contractor wishes to make a request to increase the Contract Performance Time, a written notice shall be given within seven (7) calendar days from the probable cause of delay on progress of the Work.**

7.4.6 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction. This Request for Time shall be made within seven (7) calendar days of the adverse weather.

7.4.7 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the City, or of a separate Contractor employed by the City, or by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control, or by delay authorized by the City pending mediation and arbitration, or by other causes which the City Engineer determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the City may determine.

7.5 Changes in Scope of Work: The City, without invalidating this Contract, may order changes in the Work within the general scope of this Contract consisting of additions, deletions, or other revisions, the Contract price and time being adjusted accordingly. All such changes in the Work shall be authorized by a written Addendum to this Contract, and shall be executed under the applicable conditions of the Contract.

7.5.1 "Additional work" shall be defined as work that results from a change or alteration in plans concerning the scope of work of this Contract, or added work necessary to meet the performance goals of the scope of work.

7.5.2 "Extra work" shall be defined as work not required under the scope of work of this 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.

7.5.3 "Change Order" shall be defined as a written instrument prepared by and signed by the City and Contractor, 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's completion time.

7.5.4 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 Contractor and authorized by the City as a Change Order.

7.6.5 The City Manager may request and approve change orders to the Contract consisting of additions, deletions, extra work, or other revisions so long as each change order does not exceed amounts specified in the City's Purchasing Manual and Policy.

7.6.6 A change order exceeding the City Manager's authority must be approved by the City Council

.

7.6.7 All change orders shall be considered a written addendum to the Contract.

7.6.8 Contractor is not authorized to approve any additional or extra work, grant authority for any work, issue a notice to proceed, recommend progress payments, or otherwise act as an agent of the City unless specifically authorized in writing by the appropriate City officials.

7.6.9 No claim for extra work will be considered valid by the City unless first submitted in writing.

7.6 Correction of Work - The Contractor shall promptly correct all Work rejected by the City as faulty, defective, or failing to conform to this Contract whether observed before or after substantial completion of the Work, and whether or not fabricated, installed or completed. The Contractor shall bear all costs of correcting such rejected Work.

7.6.1 Promptly shall be defined as reasonable with consideration to sequence of work. Contractor will track such requests by the City on a Corrective Actions Log or Punchlist to be corrected in sequence with the flow of work that is conducive to maintain the project schedule and predictive workflow.

7.7 Final Inspection

7.7.1 Upon notice from the Contractor that work is completed in accordance with the specifications, the City shall make a final inspection of the Work. The Contractor will be notified of all instances where his Work fails to comply with the specifications.

7.7.1.1 The City shall conduct final inspection within a reasonable amount of time relative to the schedule set forth by the Contractor. This shall include any inspection by Architect or Consultants for the City.

7.7.2 A delay in conducting the inspection within a reasonable amount of time after request is made by the Contractor shall constitute a delay by the City and qualify for consideration for an EOT (Extension of Time) if submitted in writing by the Contractor. The Contractor shall immediately correct or complete all issues as well as defects that were identified by the City or a City representative.

7.7.2.1 The term immediately shall be defined as reasonably within the Project Schedule set forth by the Contractor and accepted by the City for the close out process and punchlist activities whether prior or post Certificate of Occupancy is applied for or achieved.

7.7.3 Upon completion of the repair work the Contractor shall notify the City when it is ready for inspection. The City shall make a final inspection of the work and notify the Contractor of any necessary repair work that is not completed. The Contractor shall immediately complete all incomplete work and arrange for re-inspection.

7.8 Acceptance - The City will be deemed to have accepted the Work after the City notifies the Contractor of its satisfaction that the Work is completed.

In the event the Work completed under this Contract does not conform to the specifications, the City reserves the right to cancel the Contract upon written notice to the Contractor.

7.9 Termination for Convenience

The City may terminate for its convenience at any time, in whole, or in part, any proposal award. In the event of termination for convenience, the City's sole obligations will be to reimburse Contractor for (1) those goods and/or services actually shipped /performed and accepted up to the date of termination, and (2) costs incurred by the Contractor for unfinished goods, which are specifically manufactured for the City and which are not standard products of the Contractor, as of the date of termination, and a reasonable profit thereon. In no event is the City responsible for loss of anticipated profit nor will reimbursement exceed the proposal value.

7.9.1 Contractor's associated costs of procuring those reimbursable goods and/or services are considered part of the amount incurred.

7.10 Termination For Default: The City may terminate all or any part of this contract, by giving Notice of Default to the Contractor, if the Contractor:

7.10.1 refuses or fails to deliver the goods or services within the time specified,

7.10.2 fails to comply with any of the provisions of this Bid or so fails to make progress as to endanger performance hereunder,

7.10.3 becomes insolvent or subject to proceedings under any law relating to bankruptcy, insolvency, or relief of debtors,

7.10.4 fails to supply enough skilled workers or properly operating equipment, to perform the work required under the contract in a timely and proper fashion and to assure prompt completion of the work,

7.10.5 fails to make prompt payment to subcontractors, or payments for or labor;

7.10.6 Persistently disregards law, ordinances or the instructions of the City, or otherwise violates any provision of the contract or contract documents;

7.10.7 Performs the work unsuitably or neglects or refuses to repair work that has been rejected by the City;

7.10.8 Fails to resume work which has been discontinued within a

reasonable time after being furnished notification to do so; OR

7.10.9 Fails to secure, replace, and/or maintain the insurance required in this ITB.

In the event of termination for default, the City's liability will be limited to the payment for services delivered and accepted as of the date of termination.

7.12. Indemnification and Insurance

7.12.1 Indemnification

The Contractor hereby agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees, from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and cost of actions, including attorney's fees for trial and on appeal, of any kind and nature arising or growing out of or in any way connected with the performance of this Contract whether by act or omission of the Contractor, its agents, servants, employees or others, or because of or due to the mere existence of this Contract between the parties.

7.12.2 Insurance

Contractor shall provide evidence of insurance coverage which is equal or exceeds the minimum standards for this project, listed here, prior to commencing work. Such insurance shall remain in effect for the entire term of the Contract.

During the project, should Contractor fail to provide acceptable evidence of current insurance within seven (7) days before the expiration date of an insurance policy, the City shall have the right to terminate the Contract.

All insurance coverages shall be written by a company licensed to do business in the State of Florida and shall have an A.M. best rating of at least A-. Proof of Insurance must accompany the signed contract for the following amounts:

a. **Workers Compensation:**

Coverage A	In conformity with Florida Statutes.
Coverage B	$500,000/$500,000/$500,000

b. **Commercial General Liability:**

Each occurrence for:	
Bodily Injury/Property Damage	$1,000,000
Personal and Advertising Injury	$1,000,000
Products/Completed Operations	$1,000,000
General Aggregate for:	$2,000,000
Fire Legal Liability	$100,000
Medical Payments	$10,000

Contractual Liability where applicable

c. Business Automobile Liability

Combined Single Limit $1,000,000

This coverage shall include the following provisions:

- The City of Destin shall be an additional insured
- The policy shall not be cancelled unless the City is given at least thirty (30) days advanced notice

The Contractor is responsible for all damage or loss by fire, theft or otherwise, to materials, tools, equipment, and consumables, left on City property by the Contractor.

d. Umbrella Liability:

In lieu of providing insurance at the limits required for GL and Auto, Contractors may fulfill the requirements of this section by securing umbrella liability insurance coverage provided that the combined total of the primary and umbrella coverages satisfy the minimum required insurance limits set forth in Section 3.16 of the bid document.

e. Builders Risk Insurance

- Contractor shall purchase and keep in effect builders "all-risk" extended coverage (including flood and wind storm damage) on a non-reporting completed value with special cause of loss form in an amount based upon complete replacement value of improvements.
- The City of Destin shall be named as additional insured on the policy and the City explicitly reserves the right to review said policy upon request.
- The policy shall not be cancelled unless the City is given at least thirty (30) days advanced notice.

7.13 **Bond Requirements** - Performance Bond equal to one hundred percent (100%) of the Contract price will be required. Labor & Material Payment Bond equal to one hundred percent (100%) of the Contract price will be required. Warranty Bond equal to one hundred percent (100%) of the Contract price will be required. Labor & Material Payment Bonds, Performance Bond and Warranty Bond shall accompany the contract within 15 days, be signed, sealed and dated no earlier than the contract effective date and specifically refer to the contract, by date. Surety companies providing any bond must be listed in the latest Federal Register of the U.S. Department of Treasury, Circular 570 entitled "Surety Companies Acceptable on Federal Bonds" or otherwise acceptable to the City in the City's discretion.

7.14 Safety Measures - The Contractor shall take all necessary precautions for the safety of the City's and Contractor's workers on all Work sites and shall erect and properly maintain at all times all necessary safeguards for the protection of the Workers and public. The Contractor shall post signs warning against hazards in and around the Work site.

7.15 OSHA – Precautions shall be exercised at all times for the protection of persons and property. Contractor shall conform to all OSHA, State and County regulations

while performing under the terms and conditions of this contract. Any fines levied by the above mentioned authorities because of inadequacies to comply with these requirements shall be borne solely by the Contractor responsible for the same.

7.16 Protection of Resident Workers - The City actively supports the Immigration & Nationality Act (INA) which includes provisions addressing employment eligibility, employment verification, and nondiscrimination.

7.17.1 Under the INA, employers may hire only persons who may legally work in the United States, (i.e., citizens and nationals of the U.S.) and aliens authorized to work in the U.S.

7.17.2 The employer must verify the identity and employment eligibility of anyone to be hired, which includes completing the Employment Eligibility Verification. The Contractor shall establish appropriate procedures and controls so no services or products under the contract documents will be performed or manufactured by any worker who is not legally eligible to perform such services or employment.

7.17.3 The City reserves the right to request documentation showing compliance with this requirement.

7.17 Federal E-Verify Compliance - In accordance with Executive Order Number 11-116 from the Office of the Governor of the State of Florida, Contractor hereby certifies that the U.S. Department of Homeland Security's E-Verify system will be used to verify the employment eligibility of all new employees hired by the respondent during the contract term, and shall expressly require any subcontractors performing work or providing services pursuant to the contact to likewise utilize the U.S. Department of Homeland Securities E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term; and shall provide documentation such verification to the CITY upon request.

7.18 Right to Audit Records - The City shall be entitled to audit the books and records of the Contractor or any sub-contractor to the extent that such books and records relate to the performance of this Contract or any sub-contract to this Contract. Such books and records shall be maintained by the Contractor for a period of three (3) years from the date of final payment under this Contract and by the sub-contractor for a period of three (3) years from the date of final payment under the sub-contract unless a shorter period is otherwise authorized in writing.

7.19 PUBLIC RECORDS

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK – CITY OF DESTIN
4200 INDIAN BAYOU TRAIL
DESTIN, FLORIDA 32541
850-837-4242

7.19.1 Contractor shall keep and maintain public records required by the City to perform the services contained in this Agreement. Upon request from the City's custodian of public records, Contractor shall 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 costs provided for in Chapter 119, Florida Statutes or as otherwise provided by law.

7.19.2 Contractor shall 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 City.

7.19.3 Upon completion of the contract, Contractor shall 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 to perform the service. If Contractor transfers all public records to the City upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the contract, Contractor shall meet all applicable requirements for retaining public records.

7.19.4 All public 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.

7.19.5 Failure of Contractor to comply with the City's request for records or any other provisions contained in this paragraph, shall be deemed a material breach of this contract and the parties agree that the City may seek immediate relief through a court of law as outlined in Section 119.11, Florida Statutes.

7.19.6 If Contractor fails to provide the public records to the City within a reasonable time Contractor may be subject to penalties under Section 119.10, Florida Statutes. If it is found that Contractor has unlawfully refused to comply with a public records request within a reasonable time, and if the Notice requirements of Section 119.0701(4), Florida Statutes have been met, the City will be entitled to recover all reasonable costs and attorneys' fees for such violation in accordance with Section 119.0701(4), Florida Statutes.

7.20 Familiarity With The Work: The Contractor by executing this Contract, acknowledges full understanding of the extent and character of the Work required and the conditions surrounding the performance thereof. The City will not be responsible for any alleged misunderstanding of the Work to be furnished or completed, or any misunderstanding of conditions surrounding the performance thereof. It is understood that the execution of this Contract by the Contractor serves as the Contractor's stated commitment to fulfill all the conditions referred to in this Contract.

7.21 Title and Risk of Loss - The title and risk of loss to the Work shall pass from the Contractor to the City upon the City's final acceptance of the Work.

7.22 Licenses - The Contractor is responsible for obtaining any necessary state contractor's licenses, and the Contractor must be duly licensed in accordance with the State of Florida's statutory requirements to perform the work identified herein. Proof of licensure shall be submitted with this contract. Required licenses shall be maintained and valid throughout the term of this contract.

7.23 Permits - The Contractor is responsible for procuring all work permits, licenses, and certificates, or any such approvals of plans or specifications as may be required by federal, state and local laws, ordinances, rules, and regulations, for the proper execution and completion of the Work under this Contract.

7.24 Federal Terms – N/A.

SECTION 8. OTHER PROVISIONS

8.1 Florida Law Applies & Venue: The parties acknowledge and agree that this contract shall be governed by, and construed pursuant to the laws of the State of Florida and that the venue for any action related to this contract lies solely within the state courts of Okaloosa County, Florida.

8.2 Sovereign Immunity: Nothing contained herein is intended nor shall it be construed to waive the City's sovereign rights and immunities under the common law or Florida Statute 769.28 as amended from time to time.

8.3 No Waiver: No failure of either party to exercise any right or power given such party hereunder or to insist upon strict compliance by the other party with its obligations hereunder, and no custom or practice of the parties at variance with the terms hereof, shall constitute a waiver of a party's right to demand exact compliance with the terms hereof.

8.4 Conflicts of Interest: The Contractor acknowledges and warrants that no one was paid a fee, commission, gift, or other consideration contingent upon receipt of an award for the services and/or supplies specified in this Contract. The undersigned hereby certify that this Contract is made without prior understanding, Contract or connection with any corporation, firm or person who submitted bids for the Work covered by this Contract and is in all respects fair and without collusion or fraud.

As to Contractor, the undersigned hereby warrants and certifies that he/she is authorized to enter into this Contract and to execute same on behalf of the Contractor as the act of the said Contractor.

8.5 Assignment - The Contractor may not assign, transfer, or otherwise dispose any rights or obligations of the Contract without prior written consent of the City.

8.6 Non-Exclusivity - This Contract is considered a non-exclusive Contract between the parties.

8.7 Modifications - No waiver, alterations, consent or modification of any of the provisions of this Contract shall be binding unless in writing and signed by the City Manager or his designee.

8.8 Conflicts, Severability

The provisions of this Contract are intended to be independent, and in the event any provision hereof shall be declared by a court of competent jurisdiction to be invalid, illegal or unenforceable for any reason whatsoever, such illegality, unenforceability, or invalidity shall not affect the remainder of the Contract. If there

is a conflict in the terms or provisions of this Contract and any of the referenced documents, the following shall be the order of precedence from most controlling document to least controlling document: a) this Contract; b) the Request for Bids; and c) Contractor's Bid. If there is a conflict in the terms or provisions, all non-conflicting portions of the terms or provisions of the less controlling documents shall remain enforceable.

8.9 **Entire Agreement:** This Contract supersedes all other understandings and agreements between the parties and constitutes the sole and entire agreement between Contractor and City. Oral representations not set forth herein cannot be relied upon and are not binding on either Contractor or City. This Contract may not be modified except in writing signed by all parties hereto. Notwithstanding the following, any provision, right or obligation found in ITB 23-004 shall be binding on the parties to the extent that such provision, right or obligation is not specifically contradicted in this Contract.

8.10 Executed on the _____day of _April_, 2026.

THIS AGREEMENT ENTERED INTO AS OF THE DAY AND YEAR FIRST WRITTEN ABOVE.

CITY:

_____
Larry Jones
Its: City Manager

_____
Date

Attest to Signature:

_____
Rey Bailey
City Clerk
SEAL

_____
Approved as to Legal Form for the
City of Destin, only:

_____
Kimberly Romano Kopp
City Attorney

CONTRACTOR:

_____
By: _____
Its: _____

_____
Date

Witness to Signature:

_____
Print Name: _____

_____
Print Name: _____

ATTACHMENT "A"

RFB No. 26-01-PW

ATTACHMENT "B"

CONTRACTOR BID

DATED March 12, 2026

ATTACHMENT "C" –
RFB 26-01-PW

PRICE PROPOSAL SHEET

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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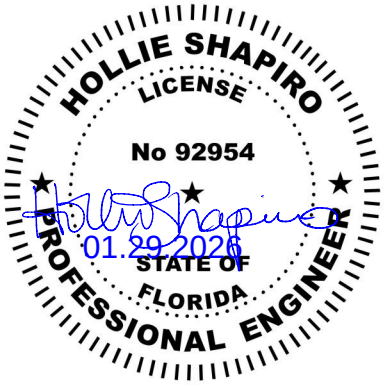
Cover Page		Sheet A-C
Site Plan		Sheet A-101
Photo Reference		Sheet A-301
Details		Sheet A-501

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

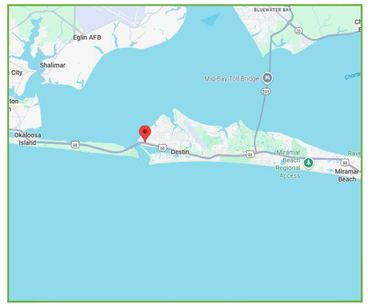
BECI

HOLLIE SHAPIRO
LICENSE
No 92954
STATE OF FLORIDA
PROFESSIONAL ENGINEER
01.15.2026

H. SHAPIRO
FL PE# 92954

PO BOX 5799
DESTIN, FLORIDA 32540

TELEPHONE: (850) 650-2311
TOLL FREE: (800) 842-7043
FAX: (850) 650-0091
INFO@BE-CI.COM



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
DESTIN, FLORIDA 32540

TELEPHONE: (850) 650-2311
TOLL FREE: (800) 477-2326
FAX: (850) 650-0091

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

P.O. BOX 5799
DESTIN, FLORIDA 32540

TELEPHONE: (850) 650-2311
TOLL FREE: (866) 457-7963
FAX: (850) 650-0091

BECI

H. SHAPIRO
FL PE# 92954

HOLLIE SHAPIRO LICENSE No 92954 STATE OF FLORIDA PROFESSIONAL ENGINEER
01/19/2026

DESTIN COMMUNITY CENTER

DESTIN, FLORIDA

PHOTO REFERENCE

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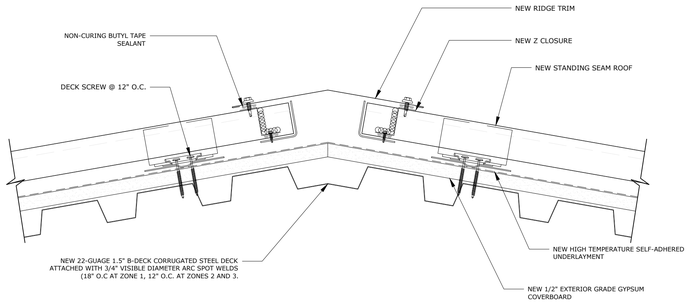
DRAWN
JDC

CHECKED
GP

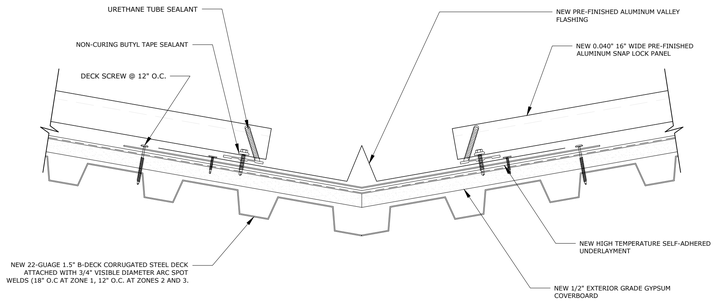
DATE
01/15/2026

REVISIONS

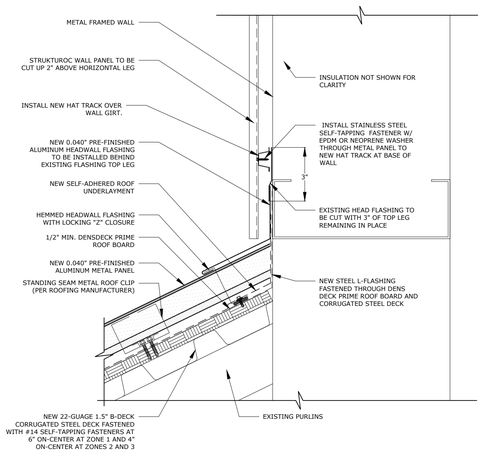
SHEET
A-301



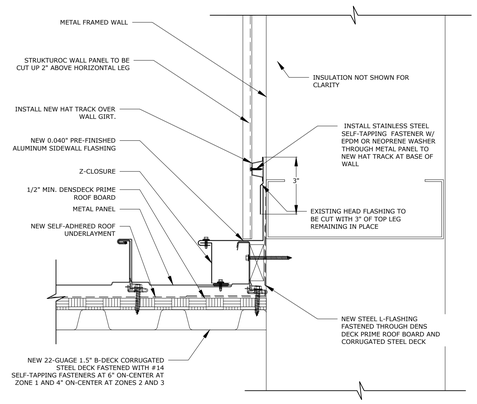
1 HIP DETAIL
A-501



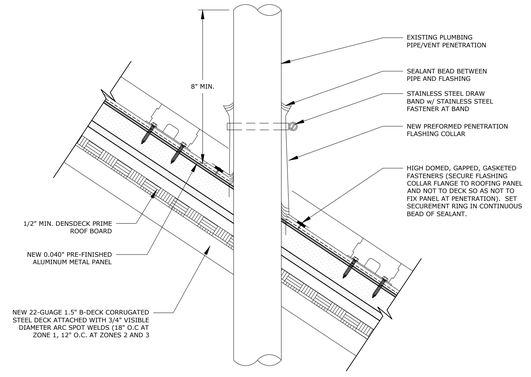
2 VALLEY FLASHING
A-501



3 SIDEWALL FLASHING
A-501

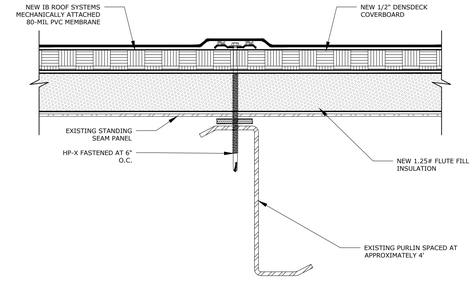


4 HEADWALL FLASHING
A-501



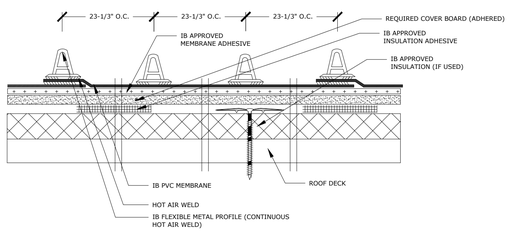
NOTES:
1. ALL STAINLESS STEEL FASTENERS TO HAVE ISOLATION WASHERS.

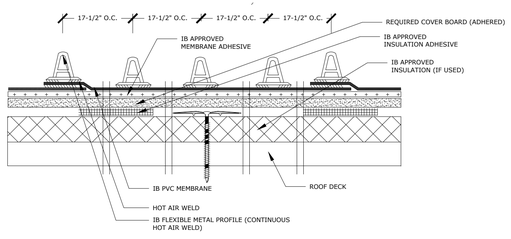
5 PENETRATION DETAIL
A-501



6 SINGLE-PLY ATTACHMENT AT DORMER ROOFS
A-501

NOTE:DIMENSIONS ARE APPROXIMATE





7 FLEXIBLE METAL PROFILE ATTACHMENT DETAIL
A-501

P.O. BOX 5799
DESTIN, FLORIDA 32540

TELEPHONE: (850) 650-2311
TOLL FREE: (800) 437-3063
FAX: (850) 650-0091

BECI

H. SHAPIRO
FL PE# 92954

HOLLIE SHAPIRO LICENSE No 92954 STATE OF FLORIDA PROFESSIONAL ENGINEER
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

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.

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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

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.

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.

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

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)

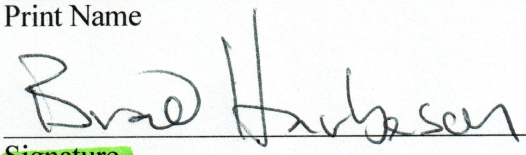
END OF ADDENDUM NO. 1

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)

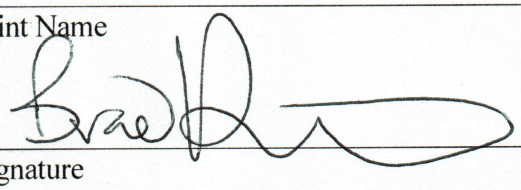
END OF ADDENDUM NO. 3

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

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.

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	$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.

ITEM # 2026-611

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.E.

TO: City Council

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

FROM: Jamie Haynes
Krystal Strickland, Finance Director

DATE: April 15, 2026

SUBJECT: Resolution 26-07 Amending Thrift Plan

I. BACKGROUND: Effective January 1, 2026 The City of Destin transitioned to the Florida Retirement System. As part of this transition, the current Thrift Plan document needs to be amended to close the plan to new participants.This amendment will also fully vest employees who transitioned to FRS and were employed as of January 1, 2026.

II. DISCUSSION: Resolution 26-07 amends the City's Employee Thrift Plan to reflect the transition to the Florida Retirement System (FRS) effective January 1, 2026, and to ensure equitable treatment of current employees. The amendment closes the thrift plan to new participants and provides eligible employees with the option to elect participation in FRS moving forward. It also clarifies administrative provisions necessary to align the plan with current federal requirements and the City's updated retirement structure. The amendment provides for full vesting of all employees employed as January 1, 2026, in both employer base and matching contributions, eliminating potential forfeitures under existing vesting rules. The changes are intended to preserve earned retirement benefits, ensure compliance with applicable laws, and support a smooth and fair transition from the previous Thrift Savings Plan to the Florida Retirement System.

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

B. Effect on Budget (EOB): No effect on budget.

C. Level of Service (LOS):

D. Legislative Sponsor: City Council

E. Business Impact Statement:

III. CONCLUSION: Resolution 26-07 formalizes the City of Destin's transition to the Florida

Retirement System (FRS) effective January 1, 2026, by amending the Employee Thrift Plan to close participation to new entrants and align with current retirement practices. It ensures equitable treatment of existing employees by providing full vesting of accrued benefits and preserving earned retirement contributions. The amendment also establishes necessary administrative updates to maintain compliance with applicable federal regulations and supports a smooth, fair, and legally compliant transition to FRS.

IV. RECOMMENDED MOTION: I move to approve Resolution 26-07 amending the City's current Thrift Savings Plan document.

Attachments:

1. Resolution amending Thrift Plan 2026 Final

RESOLUTION 26-07

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA, AMENDING THE CITY OF DESTIN EMPLOYEE THRIFT PLAN, TO PROVIDE FOR PARTICIPATION IN THE FLORIDA RETIREMENT SYSTEM BY EMPLOYEES HIRED ON OR AFTER JANUARY 1, 2026, AND TO PERMIT EMPLOYEES EMPLOYED ON JANUARY 1, 2026, 2025, TO ELECT TO PARTICPATE IN THE FLORIDA RETIREMENT SYSTEM; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Destin established the City of Destin Employee Thrift Plan ("Plan") on May 1, 1987, for the exclusive benefit of its eligible employees and their beneficiaries; and

WHEREAS, employees of the City of Destin are required to participate in the Plan, as a condition of Employment; and

WHEREAS, the City has elected to participate in the Florida Retirement System for all employees, effective January1, 2026;

WHEREAS, Florida law requires all employees hired by the City on or after the effective date to participate in the Florida Retirement System and all employees who are already employed on the effective date to elect to remain in the Plan or participate in the Florida Retirement System;

WHEREAS, as a result of the City's participation in the Florida Retirement System, the Plan is closed to new members as of the effective date, and current Plan members are permitted to opt out of participation in the Plan; and

WHEREAS, under the terms of the Plan, the Employer has the ability to amend the Plan; and

WHEREAS, amendment of the Plan is necessary to implement the foregoing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Destin, Florida:

Section 1. Authority. Authority for enactment of this Resolution is Section 166.021, Florida Statutes and Chapter 2, Article 1, Section 2.2 of the Destin Code of Ordinances.

Section 2. Amendment of City of Destin Employee Thrift Plan. The City of Destin hereby amends the City of Destin Employee Thrift Plan as set forth in Attachment "A."

Section 3. Repealer Clause. All ordinances or parts of ordinances and all section and parts of sections in conflict herewith are hereby repealed.

Section 4. Severability. If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

Section 5. Effective Date. This Resolution shall take effect retroactively to January 1, 2026, upon approval by the City Council and signature by the Mayor.

ADOPTED this _____ day of _____, 2026.

By: _____

Bobby Wagner, Mayor

ATTEST:

_____

Rey Bailey, City Clerk

ATTACHMENT A

CITY OF DESTIN EMPLOYEE THRIFT PLAN

WHEREAS, the Employer heretofore established a Plan effective May 1, 1987, ("Effective Date") known as City of Destin Employee Thrift Plan ("Plan"), as amended October 1, 2012, in recognition of the contribution made to its successful operation by its employees and for the exclusive benefit of its eligible employees and their beneficiaries; and

WHEREAS, under the terms of the Plan, the Employer has the ability to amend the Plan;

NOW, THEREFORE, effective as of January 1, 2026 ~~October 1, 2012~~, except as otherwise provided, the Employer hereby amends ~~and restates~~ the Plan ~~in its entirety~~, as follows:

* * *

ARTICLE I.
DEFINITIONS

* * *

1.10 "Early Retirement Age" means the date (prior to the Normal Retirement Date) on which a Participant who is an Employee attains age 62 and has completed at least 5 Years of Service with the Employer, or in the case of a Participant who is a Department Head or higher, such other date no earlier than the date the Participant attains age 55 and completes at least 5 Years of Service as may be established by the Administrator. Except as otherwise provided herein, for Participants who elect to participate in the Florida Retirement System, a ~~A~~ Participant shall become fully Vested upon satisfying this requirement if still employed at Early Retirement Age. A Former Participant who separates from service after satisfying the service requirement for Early Retirement and who thereafter reaches the age requirement shall be entitled to receive benefits under this Plan. Notwithstanding anything herein to the contrary, Participants who elect to participate in the Florida Retirement System, shall be fully vested, regardless of Years of Service, upon the commencement of the Participant's participation in the Florida Retirement System.

* * *

1.12 "Eligible Employee" means an Employee employed before January 1, 2026, in a position classified by the Employer in its discretion as other regular, full-time, or regular, probationary. Only regular, full-time and probationary, full-time Employees, employed before January 1, 2026, may become eligible to participate in the Plan.

1.13 "Employee" means generally any person who is employed by the Employer prior January 1, 2026, but excludes any person who is an elected official, any person employed as an independent

contractor, and any person not considered to be an Employee by the Employer even if such determination is later determined to be inaccurate by any person, court, tribunal, agency or other entity other than the Employer, any person hired by the City on or after January 1, 2026 and any employee of the City who elects to participate in the Florida Retirement System. Leased Employees within the meaning of Code Sections 414(n)(2) and 414(o)(2) shall not be eligible to participate in the Plan.

* * *

1.41 "Year of Service" means the computation period of twelve (12) consecutive months, herein set forth, during which an Eligible Employee (or, for Plan Years beginning before October 1, 2002, any Employee) has at least 1,000 Hours of Service. For Participants who are employed on January 1, 2026 and elect to participate in the Florida Retirement System, a Year of Service shall include the year during which the Participant's participation in the Florida Retirement System began, regardless of the Hours of Service earned during such year.

For vesting purposes, the computation periods shall be the Plan Year, including periods prior to the Effective Date of the Plan.

The computation period shall be the Plan Year if not otherwise set forth herein.

Notwithstanding the foregoing, for any short Plan Year, the determination of whether an Employee has completed a Year of Service shall be made in accordance with Department of Labor Regulation 2530.203-2(c). However, in determining whether an Employee has completed a Year of Service for benefit accrual purposes in the short Plan Year, the number of the Hours of Service required shall be proportionately reduced based on the number of full months in the short Plan Year

ARTICLE III.
ELIGIBILITY

3.1 CONDITIONS OF ELIGIBILITY

Any Employee who is employed prior to January 1, 2026, who has attained age eighteen (18) and is an Eligible Employee shall be eligible to participate hereunder as of the date such Employee has attained such age. Any Employee who was a Participant shall continue to be eligible to participate in the Plan for so long as(s)he remains an Eligible Employee. Employees hired by the City on or after January 1, 2026 and employees who elect to participate in the Florida Retirement System are not eligible to participate in this Plan.

3.2 EFFECTIVE DATE OF PARTICIPATION

An Eligible Employee shall become a Participant effective as of the date on which the Employee satisfies the eligibility requirements of Section 3.1.

3.3 DETERMINATION OF ELIGIBILITY

The Administrator shall determine the eligibility of each Employee hired before January 1, 2026, for participation in the Plan based upon information furnished by the Employer. Such

determination shall be conclusive and binding upon all persons, as long as the same is made pursuant to the Plan.

3.4 TERMINATION OF ELIGIBILITY

In the event a Participant's job classification changes from an Eligible Employee to an ineligible Employee of the Employer, such Participant shall continue to vest in the Plan for each Year of Service completed while an ineligible Employee, until such time as the Participant's Account is forfeited or distributed pursuant to the terms of the Plan. The Participant's interest in the Plan shall continue to share in the earnings of the Trust Fund. The Participant shall not be eligible to share in contributions or Forfeitures. The provisions of this paragraph shall not apply to Participants who became an Ineligible Employee due to the Participant's participation in the Florida Retirement System. Employees who elected to participate in the Florida Retirement System shall not continue to vest in the Plan after participation in the Florida Retirement System commences.

* * *

3.7 REHIRED EMPLOYEES

If any Participant becomes a Former Participant due to severance from employment with the Employer and is reemployed by the Employer before January 1, 2026, the Former Participant shall become a Participant as of the reemployment date. A Former Participant who is reemployed by the Employer on or after January 1, 2026 shall participate in the Florida Retirement System and not be eligible to participate in this Plan.

ARTICLE VI.
DETERMINATION AND DISTRIBUTION OF BENEFITS

* * *

6.4 DETERMINATION OF BENEFITS UPON TERMINATION

(a) If a Participant's employment with the Employer is terminated for any reason other than death, Total and Permanent Disability or Retirement, then such Participant shall be entitled to such benefits as are provided in this Section. Distributions to a Terminated Participant shall be made as provided in Section 6.5.

(b) The Vested portion of any Participant's Account, other than any Rollover Account or other Account which may be designated as fully vested at all times, shall be a percentage of the total amount credited to such Account determined on the basis of the Participant's number of Years of Service, according to the following schedule:

Vesting, Schedule

Years of Service [v]	Percentage
Less than 3	0%
3	20 %
4	40 %
5	60%
6	80%
7	100 %

However, any Employee who became a Participant prior to October 1, 2003, shall be subject to the following Vesting Schedule, to the extent such Schedule will produce a higher Vested Percentage.

Alternate Vesting Schedule

Years of Service	Percentage
2	20 %
3	30 %
4	40 %
5	60%
6	80 %
7	100 %

Notwithstanding the foregoing, in the case of any Participant who is an active Employee on or after October 1, 2013, contributions described in Section 4.1(a) of the Plan shall be one hundred percent (100%) vested when the participant is credited with one (1) Year of Service for vesting purposes.

A Participant shall in any event be fully vested if an Employee on his Early Retirement Date, Normal Retirement Date, or upon incurring a Total and Permanent Disability.

In the event that a Participant who receives a distribution again becomes an Employee prior to incurring a Break in Service, the Participant may repay the amount distributed to the Plan. A Participant shall lose the right to repay a prior distribution upon a Break in Service. Upon repayment of the distributed amount prior to the expiration of the relevant Break in Service period, the forfeited portion of the Participant's Account shall be restored and the Participant shall continue vesting in the Account in accordance with the above schedule.

The non-vested portion of the Participant's Accounts shall become a Forfeiture on the date of the distribution, subject to the foregoing limited right to repay a distribution and restore the Account balance. A Participant who has no vested interest in his Account shall be deemed to have received a distribution of the vested benefit upon a termination of employment. An individual who is deemed to have received a distribution upon termination will be deemed to have repaid the prior deemed distribution if re-employed without a Break in Service, and the individual's Account will thereupon be restored.

If a partially vested Participant has previously received a distribution, the nonforfeitable portion of the Account will thereafter be equal to an amount ("X") under the following formula:

$$X= P(AB + (R \times D)) — (R \times D)$$

For purposes of this formula, P is the nonforfeitable percentage at the relevant time, AB is the account balance at the relevant time, D is the amount of the distribution, and R is the ratio of the account balance at the relevant time to the account balance after the distribution.

In the event that a Participant returns to employment with the Employer prior to incurring five consecutive Breaks in Service (at which time any prior Forfeiture shall be permanent and not subject to restoration on repayment)

Notwithstanding the foregoing, in the case of any Participant who is actively employed by the City on January 1, 2026, and elects to discontinue participation in the Plan and participate in the Florida Retirement System, contributions described in Section 4.1(a) of the Plan shall be one hundred percent (100%) vested upon the Participant's participation in the Florida Retirement System.

6.7 PAYMENT OF SMALL BENEFITS

If the total vested value of the Individual Account payable to the Participant or his Beneficiary is equal to or less than seven thousand dollars ($7,000)~~one thousand dollars ($1,000)~~, the Administrator shall direct that such benefit be paid in a lump sum within an administratively practicable time after the occurrence of the event which gives rise to entitlement to such payment. The non-Vested portion shall constitute a Forfeiture at the time of such distribution. In the case of a Participant who has no distributable Vested Benefit under the Plan, that Participant shall be deemed to have received a distribution of his Vested Account upon termination of Employment. ~~In the event that a Participant who receives a distribution again becomes an Employee prior to incurring a 1-Year Break in Service, the Participant may repay the amount distributed to the Plan at any time before incurring a Break in Service period. A Participant shall lose the right to repay a prior distribution upon incurring a 1-Year Break in Service.~~

* * *

ITEM # 2026-600

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.F.

TO: City Council

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

FROM: Christopher Koch, Code Compliance Manager

DATE: 04/15/2026

SUBJECT: Crab Island Dolphin Tours Request

I. BACKGROUND: The applicant, Wayne Burnette, is requesting the Council consider his hardship request for two livery vessel registrations under the livery moratorium. See attached request of applicant.

The City's temporary livery vessel moratorium provides, in relevant part:

The City of Destin shall not issue any Permit or any other document which would have the effect of permitting or otherwise authorizing the operation of any Livery Vessels . . . unless either (1) the Vendor demonstrates a Substantial Hardship, as the term is defined herein, or (2) an agreement between the City of Destin and the Vendor exists, that has been authorized by the City Council.

"**Substantial hardship**" means a demonstrable, direct, financial detriment in excess of $10,000.00 suffered by a Vendor as a result of capital investments purchased in reliance on the terms of ordinance number 17-07-CC.

II. DISCUSSION: The applicant requests to register two pontoons for livery vessel operations in the City of Destin. Please see attached request of applicant.

The information submitted by the applicant has been reviewed by staff. A City of Destin Business Tax Receipt (BTR) was not applied for until April 2026, and it was approved on April 9th, 2026. The applicant has submitted two different lease agreements with different property owners. Neither lease specifies which parking spaces are assigned to the applicant; therefore, staff is unable to determine if the parking requirement of one (1) space for each four (4) passengers can be met. The lease agreement with Pelican Properties also does not specify an

assigned slip.

If Council finds a substantial hardship exists pursuant to the terms of the moratorium, all livery registration and BTR applications must be paid, and the Applicant must comply with all applicable city codes and regulations prior to operation and would be required to submit additional information confirming same.

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:

Attachments:

1. Applicant Submittal
2. Crab Island BTR/Lease Agreement

Destin City Council
Destin, Florida

Subject: Request for Bareboat Livery Vessel Permit

Dear Council Members,

My name is Wayne Burnette. I first came to Destin 42 years ago when my grandfather purchased a condominium at Seascape. I owned and operated a limousine business in Destin for 19 years. Following the housing market crash, local demand for limousines declined. I'm shifted my focus to the tourism industry. In 2014, I purchased a pontoon boat and obtained my captains license.

For the past several years I have been renting a slip at Heron Harbor, managed by Bill Cole and the Howard group under Commercial Developers Incorporated. I currently operate as an LLC and run one primary vessel alongside a backup boat in the event of oil changes or mechanical issues. I have plenty of parking and access to restroom facilities. I maintain active businesses tax receipts under the name Crab Island Dolphin Tours.

At the end of last year I invested in a new boat for $34,000 as well as a new 150 HP Yamaha motor for my second boat at an approximate cost of $25,000.

Based on a review of my 2025 operations, 42.5% of all trips conducted were bareboat charters. This proves to be a large portion of my business and would affect me drastically.

I respectfully request approval for two livery permits, one for each vessel, so that I can continue to operate safely and efficiently while meeting this demand.

I will continue leasing slip 9S at Heron Harbor where I have access to four parking spaces, though I typically only use two for customers, along with restroom facilities. I am currently under lease with Commercial Developers Incorporated at a monthly rate of $1,996.09 totaling $23,953.08 annually.

The vessels I do operate are tritoons with a maximum capacity of 12 passengers. I would also like to iterate that through my years of business, we have not experienced a single incident, not even a minor one. I believe this reflects the high standards of safety, training, and professionalism maintained by myself and my captains, while catering to our guests. I would also like to mention that for all the years of service, we have maintained a five star Google review.

Thank you for your time and consideration.

Sincerely,

Wayne Burnette

Livery Vessel Questions

Inbox

Kimberly Kopp
To: me, Cc: Christopher, and 1 other · Thu, Mar 19 at 4:32 PM

Hello Mr. Burnett, I understand that the City's Code Compliance staff has inform...

Expand previously seen (1)

wayne Burnette
To: Michael · Sat, Mar 21 at 7:19 PM

----- Forwarded Message -----
From: Kimberly Kopp <kkopp@romanokopplaw.com>
To: limowayne@cox.net <limowayne@cox.net>
Cc: Christopher Koch <ckoch@cityofdestin.com>; William Morales <wmorales@cityofdestin.com>
Sent: Thursday, March 19, 2026 at 04:34:58 PM CDT
Subject: RE: Livery Vessel Questions

One more item-I neglected to include the obvious! Please also include the vessel information (type, passenger load, etc) in your request.

Thanks,

RK
ROMANO KOPP LAW, P.A.

Kimberly Romano Kopp, Esq., LEED AP
Board Certified in City, County, & Local Government Law
Romano Kopp Law, P.A.
P.O. Box 5524
Destin, Florida 32541
Phone: (850) 963-6030

Phone: (407) 430-7070 (no text messages)
Email: kkopp@romanokopplaw.com

From: Kimberly Kopp
Sent: Thursday, March 19, 2026 5:32 PM
To: limowayne@cox.net
Cc: Christopher Koch <ckoch@cityofdestin.com>; William Morales <wmorales@cityofdestin.com>
Subject: Livery Vessel Questions

Hello Mr. Burnett,

I understand that the City's Code Compliance staff has informed you that you are operating a livery vessel or vessels illegally within the City of Destin. I do not know the facts of your situation yet, but I understand you informed staff you have

been operating bareboat(s) for 15 years in the City. Bareboats are livery vessels for purposes of the City of Destin's livery vessel regulations.

What is happening here is that the City currently has a temporary moratorium on the permitting of new livery vessel operations through June of 2028. You probably are aware of this moratorium. This has been in place to allow the City to conduct studies and evaluations on the Harbor for public safety reasons. Pursuant to a previously done recent study of the Army Corp of Engineers, the Harbor is already overcrowded and the City is trying to ensure public safety.

The potential path we can offer you in accordance with the Moratorium is to make a request to the City Council and explain your situation. Our moratorium providers, in relevant part that

The City of Destin shall not issue any Permit or any other document which would have the effect of permitting or otherwise authorizing the operation of any Livery Vessels in excess of the number authorized by Section 4(a), of this Ordinance, unless either (1) the Vendor demonstrates a Substantial Hardship, as the term is defined herein, or (2) an agreement between the City of Destin and the Vendor exists, that has been authorized by the City Council.

***"substantial hardship"** means a demonstrable, direct, financial detriment in excess of $10,000.00 suffered by a Vendor as a result of capital investments purchased in reliance on the terms of ordinance number 17-07-CC.*

I would recommend that you submit a detailed letter to the City Council through myself and Chris Koch (copied), and we will schedule you for a Council meeting which can occur as early as April 7th at 6pm, if you get it to us within the next week or two. In the letter, please explain your situation in as much detail as you are willing to provide and please include the following:

1. How long you've been operating and from where, what you use for parking, docking and restrooms
2. How many vessel(s) you have been operating, and how long each vessel has been in operation
3. If you have received one or more BTRs from the City of Destin, let us know for which company or vessels you've received a BTR, under what entity name the BTR was issued, and what years you had the BTR.
4. Any financial hardship and expenditures you've made in excess of $10,000 that you wish to have the Council consider.
5. What you are requesting from Council (for example: Are you requesting to have one bareboat livery vessel continue to operate in Destin, and if so, from which property, and what is your dock, parking and restroom setup?)

Council can consider your request pursuant to the red text above.

If you have any further questions, let me know, and I will set up a conference call with staff, you and myself.
Thanks,

RK
ROMANO KOPP LAW, P.A.

Kimberly Romano Kopp, Esq., LEED AP
Board Certified in City, County, & Local Government Law
Romano Kopp Law, P.A.
P.O. Box 5524
Destin, Florida 32541
Phone: (850) 963-6030

Bill of Sale

Purchase Price: $30,000.00 **Date: 10/07/2025**
Tax Collected (7.00%): $2,100.00
Total Collected: $32,100.00

Purchaser: Dorinda Burnette
170 Baywinds Dr.
Destin, FL 32541

Seller: Legacy Boating Club, LLC
770 Harbor Blvd.
Destin, FL 32541

Description of Vessel: Tritoon
Year/Make/Model: 2023 Trifetca 23CSS3
Hull ID Number: FRUA8355I223
Yamaha Motor: F150XB
Engine ID: 63PX-1272438

Sale is final upon the seller's receipt of cash or cashier's check from Purchaser in the amount stated above. Purchaser has inspected the vessel. Purchaser accepts the vessels sold "as is" with no warranty expressed or implied by seller.

SELLER: _____

PURCHASER: _____

INTUIT quickbooks

Sign in

BALANCE DUE

$0.00

We sent you and the business a confirmation email

TRUSTe Certified Privacy

Information is protected and kept confidential

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Marine Service Group, LLC

Invoice	4477
Due date	November 20, 2025
Invoice amount	$25,256.93

View invoice

Business details

Email: marineservicegroupfl@gmail.com

TRUSTe Certified Privacy

Information is protected and kept confidential

Feedback

BILL OF SALE

SAND VALLEY WATERSPORTS
3527 CEDAR BLUFF RD HWY 9
CENTRE, AL 35960
256-927-2239

BUYER: Wayne Burnette
ADDRESS: 170 Baywinds Dr
Destin Fl 32541

MAKE Silver Wave	MAKE Suzuki
YEAR 2022	YEAR 2021
HULL PMV18905B222	VIN# 15003F 242173

BOAT PRICE: MOTOR PRICE: TRAILER PRICE:

TOTAL PKG: 62,900
TRADE-IN: 10,000 Down
SUBTOTAL: 52,900
TAX 3%:
TOTAL PAID: 52,900

Date signed: 3-8-2022
Seller: Sand Valley WaterSports
Buyer:
CO-BUYER:

Jamie Mobbs 02/07/2023 Cherokee alabama

JAMIE MOBBS
Public, Alabama State
mmission Expires

DOCK LEASE
(Slip 9S)

This Dock Lease (the "Lease") is entered into as of this 21st day of January, 2026, between **COMMERCIAL DEVELOPERS, INC.**, a Florida corporation (the "**Lessor**"), and **WAYNE BURNETTE**, an individual resident of the State of Florida (the "**Lessee**"), doing business as "*Crab Island Dolphin Tours*".

Lessor is the owner of certain real property in Okaloosa County, Florida more particularly depicted on attached Exhibit A-1, and the lessee of adjacent sovereign submerged land (the "Submerged Land"), upon which certain docks and boardwalks have been constructed, under a Sovereignty Submerged Lands Lease between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (the "Submerged Land Lease") and Lessor in Destin, Florida (the Uplands and Submerged Land together, "Heron Harbor" and "the Development"). In accordance with Florida Administrative Code, subsection 18-21.003(27), a minimum of ninety percent (90%) of the wet slips at the Development shall be made available for rent to the general public on a first come, first served basis, with no longer than one-year rental terms with no automatic renewal rights or conditions.

Lessee desires to lease the following dock designated as **Slip 9S** built upon the Submerged Land (including, without limitation, the pilings, dock cleats, water hose(s), spigot(s) and electrical valve(s) located in or on said dock), in the location depicted on attached Exhibit A-2, and to sublease the Submerged Land thereunder (together, the "Premises"), and to receive from the Lessor a non-exclusive right of ingress and egress over the docks, boardwalk space and Common Areas of the Development, and Lessor is willing to lease (and, as to the Submerged Land, sublease) the Premises and grant such non-exclusive right all on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the delivery of the Lease to the Lessee, the mutual promises of the parties contained herein and, other good and valuable consideration, the receipt and sufficiency of which are acknowledged by each of the parties hereto, it is agreed as follows:

SECTION 1 - LEASE OF PREMISES: Lessor hereby leases to Lessee (and as to the Submerged Land, subleases subject to the terms of the Submerged Land Lease) the Premises, and Lessee hereby leases (and as to the submerged land, subleases subject to the Submerged Land Lease) the Premises from Lessor, on the terms and conditions set forth herein. Lessee accepts possession of the Premises in its current "as is" condition.

SECTION 2 - NON-EXCLUSIVE USE: In addition, Lessor grants to Lessee, its employees, agents, contractors and invitees a non-exclusive use of the adjacent docks, boardwalk space and approach ways for ingress and egress and the Common Areas of the Development, subject to the rules and regulations referenced herein.

SECTION 3 - SUBLEASING AND ASSIGNMENT: Lessee shall not assign, mortgage, pledge, hypothecate, encumber or permit any lien to attach to, or otherwise transfer, this Agreement or any interest hereunder, by operation of law or otherwise, nor sublet the designated dock slip(s), nor permit the use thereof by any parties other than Lessee and its employees. Any such transfer without Lessor's prior written consent shall, at Lessor's option, be null, void, and of no effect.

SECTION 4 - TERM: The term of this Lease shall commence on **February 1, 2026** and expire on **January 31, 2027** ("Term"). The term shall not exceed a one-year rental Term with no automatic renewal rights or conditions and Lessor may terminate this lease upon thirty (30) days' written notice to Lessee ("Termination Notice"). The Termination Notice shall state a date of termination no earlier than thirty (30) days after the date of such Termination Notice, and the Lease shall terminate on the specified date as if that was the originally fixed expiration date of the Term.

If Lessee shall have failed to cease operation for business and to vacate the Premises in accordance with the provisions of this Lease as of the expiration date of the Term, or earlier date that Lessee's right to possession of the Premises shall have terminated, then, without limitation to any other rights and remedies of Lessor, Lessee shall pay Lessor 200% of the amount of Rent then applicable prorated on a per diem basis for each day thereafter until Lessee has ceased to operate and vacated the Premises in

accordance with the provisions of this Lease. Without limitation, Lessee shall remain liable for all damages sustained by Lessor on account of Lessee's holdover. The foregoing provisions shall not serve as permission for Lessee to holdover, nor serve to extend the Term (although Lessee shall remain a tenant at sufferance, bound to comply with all provisions of this Lease until Lessee vacates the Premises). Lessor shall have the right, at any time

after expiration or earlier termination of this Lease or Lessee's right to possession, to reenter and possess the Premises and remove all property and persons therefrom by detainer suit, summary proceedings, or other lawful means, and Lessor shall have such other remedies for holdover as may be available to Lessor under other provisions of this Lease or applicable Laws.

Notwithstanding anything to the contrary with regard to the Term, the Lessor's obligation and Lessee's right to continue the Lease for the entire Term is subject to the renewal and continued existence of the Submerged Land Lease. The Lessor agrees to use good faith efforts to continue such Submerged Land Lease in existence, but shall have no liability to Lessee in the event that its good faith efforts do not result in such continuation.

SECTION 5 – RENT: Lessee shall pay on or before the first day of each month base rent of One Thousand Eight Hundred Sixty-Five and 50/100 Dollars ($1,865.50) per month ("Rent"). **All amounts provided for in this Section 5 are before taxes. If the Development is located in a jurisdiction that imposes a sales tax or other tax on rentals, such tax is in addition to, and not included in, the amounts provided for in the Lease and shall be paid by Lessee as Additional Rent unless specifically stated to the contrary.**

SECTION 6 - GROSS SALES STATEMENTS: Lessee shall furnish Lessor, at the rent payment address or such other address of which Lessor notifies Lessee, a monthly statement of Gross Sales for the Premises ("Sales Report") for each calendar month within ten (10) days after the end of the month, which shall show Gross Sales for the month and an itemization of any exclusions or deductions therefrom for such month. Failure to comply with this section will constitute a default of this lease and Lessor may exercise all rights and remedies provided for in this Lease. Notwithstanding the foregoing and in addition to any rights and remedies Lessor shall have at law or in equity, failure to report monthly sales pursuant to the terms set forth herein will also result in fines being levied against Lessee in the following amounts: (i) the first time Lessee fails to deliver the Sales Report to Lessor by the time that it is due, Lessee shall pay Lessor a late charge of ONE HUNDRED DOLLARS ($100.00), which shall become immediately due and payable; and, (ii) any subsequent failure by Lessee to deliver the Sales Report to Lessor by the time that it is due, Lessee shall pay Lessor a late charge of TWO HUNDRED FIFTY DOLLARS ($250.00), which shall become immediately due and payable.

SECTION 7 - LATE CHARGE; INTEREST: If Lessee shall fail to pay any amount required to be paid under the terms of this Lease within ten (10) days after the same is due, to reimburse Lessor for its additional administrative costs Lessee shall pay a late payment charge equal to the greater of One Hundred Dollars ($100.00) or ten percent (10%) of the amount not paid when due. In addition, any Rent or Additional Rent or other charge not paid within ten (10) days after the same is due shall bear interest at a rate equal to the lesser of (i) seventeen percent (17%) or (ii) the highest contract rate allowable in the State of Florida, from the first day due until paid. All late payment charges and interest payable by Lessee pursuant to this Section shall be payable, unless otherwise provided herein, with the next installment of Rent. Any payment by Lessee or acceptance by Lessor of a lesser amount than shall be due from Lessee to Lessor shall be treated as a payment on account. The acceptance by Lessor of a check for a lesser amount with an endorsement or statement thereon, or upon any letter accompanying such check, that such lesser amount is payment in full shall be given no effect, and Lessor may accept such check without prejudice to any other rights or remedies which Lessor may have against Lessee.

SECTION 8 - UTILITIES: Electricity and water service for the Premises is provided by Lessor through the applicable public utilities. Lessee acknowledges that it has inspected and is satisfied with the utilities available to it. Lessor makes no warranty as to the sufficiency of the utilities related to Lessee's use of the Premises. As of the date of the Lease, the cost of Lessee's utilities to the Premises is included in Rent; however, Lessor reserves the right to submeter any of the utilities provided to the Premises. In such event where Lessor provides a service to a number of users, Lessor shall have the right to determine the charge to such users by determining each portion based on usage estimates, and such cost shall be paid to Lessor in addition to Lessee's base rent as outlined in Section 5 above.

If power or water becomes unavailable to the Premises, and Lessee gives written notice of such unavailability to Lessor, Lessor shall use good faith efforts to cause the restoration thereof within a reasonable time after Lessor receives such notice, provided, however, that (i) the rent due Lessor shall not be abated because of an unavailability of power or water during any period in which Lessee continues to conduct its business, and (ii) if the unavailability of power or water is caused by the negligence or wrongful act of Lessee, its agents, employees, contractors or invitees, Lessee shall cause the necessary to be made at its expense.

SECTION 9 - MAINTENANCE: Lessee, at its sole cost and expenditure, shall maintain the Premises in good condition and repair throughout the entire term. Lessee shall maintain the Premises in good condition, keeping its

structures and equipment located thereon in a good state of repair. At the expiration of the term of the lease, Lessee shall surrender the Premises to Lessor in the same condition as received (and, if improved by Lessor, as so improved by Lessor), ordinary wear and tear excepted.

SECTION 10 - PARKING: Lessee and its invitees shall have a right to park in those areas of the Development designated by Lessor in Exhibit A-1, provided, however, that if, as and when public parking is constructed in proximity to the Development, which parking in whole or in part satisfies the then applicable City of Destin parking requirements for the Development, Lessor shall have the right to require, by 15 business days' prior written notice to Lessee, that Lessee and its invitees cease the use of the parking areas within the Development and commence the use of such public parking. All on-site parking shall be in accordance with reasonable rules and regulations promulgated by the Lessor from time to time.

SECTION 11 - PERMITTED USE: Lessee shall have the right to use the Premises and shall continuously use the Premises throughout the Term for docking its boat(s) in connection with the conduct of its boat charter business. All other uses must be approved in writing by Lessor. Lessee is approved to operate a 25-foot vessel with a Coast Guard Rated Capacity of 6 people, and for no other vessel(s). Said vessel requires 2 parking spaces in accordance with the City of Destin Parking Code.

SECTION 12 - SIGNAGE: Lessee may install signage at the Premises subject to Lessor's prior approval of the design and location of the signage, and subject to compliance with all applicable Laws. Lessee shall be responsible for the maintenance and repair of its signage. Prior to installation of any sign Lessee shall prepare and furnish to Lessor plans and specifications for the sign which shall be subject to Lessor's advance written consent. All of Lessee's signage shall be professionally designed, prepared and installed and in good taste. The term "sign" herein shall mean any sign, placard, picture, name, direction, lettering, insignia or trademark, advertising material, advertising display, awning or other such item.

SECTION 13 - RULES AND REGULATIONS: The Lessor has the right to regulate the use of the Premises and the Development by adopting and publishing reasonable rules and regulations. Rules and regulations not in force on the date hereof but adopted or changed by Lessor thereafter shall take effect after ten (10) days written notice to the Lessee thereof. Emergency rules may be adopted by the Lessor at any time, without notice. Lessee shall comply with such rules and regulations, and with all applicable laws and regulations, including without limitation environmental laws and regulations, and shall take all reasonable steps to assure compliance therewith by its employees, contractors and business invitees. Lessee's failure to keep and observe all rules and regulations shall constitute a material breach of the terms of this Lease in the manner as if the same were contained herein as covenants. Notwithstanding the foregoing and in addition to any rights and remedies Lessor shall have at law or in equity, Lessee's failure to keep and observe all rules and regulations pursuant to the terms set forth herein will also result in fines being levied against Lessee in the following amounts: (i) for Lessee's first offense, Lessee shall pay Lessor a fine of ONE HUNDRED DOLLARS ($100.00), which shall become immediately due and payable; and, (ii) any subsequent offense by Lessee, Lessee shall pay Lessor a fine of TWO HUNDRED FIFTY DOLLARS ($250.00), which shall become immediately due and payable.

SECTION 14 - COMPLIANCE WITH LAW, SUBMERGED LAND LEASE: Lessee shall at its own expense obtain and at all times during the Term comply with the requirements of, and keep in good standing, any and all licenses and permits that may be required by governmental authorities having jurisdiction of the Premises, and in addition, Lessee shall comply, and take all reasonable steps to assure compliance with, the requirements and restrictions of the Submerged Land Lease with respect to use of the Premises.

SECTION 15 - CASUALTY: In the event the Premises, approach ways, parking areas, or the slip leased hereunder, are destroyed by fire, storm, or other casualty, and as a result Lessee is prohibited from conducting its business for a period of more than ninety (90) days, then Lessee and Lessor shall each have the option of immediately terminating this Lease and neither shall have the obligation to rebuild, provided, however, that if such fire or other casualty results from the wrongful act or negligence of Lessee, Lessee shall reimburse Lessor for the reasonable costs, reasonably incurred by Lessor, in repairing the damage caused by such fire or other casualty.

SECTION 16 - LIABILITY; INDEMNIFICATION; LIABILITY INSURANCE: Lessee acknowledges Lessor shall have no liability for damage to, destruction or theft of any boats or other personal property on the Premises, from any cause whatsoever, including without limitation damage to or destruction of property arising out

of the condition of the Premises, except to the extent such damage, destruction or theft arises out of the wrongful acts of Lessor, its employees or agents.

Lessee shall, during the term, at its sole expense, obtain and keep in force, A) comprehensive general liability insurance coverage, personal injury, bodily injury, broad form property damage, operations hazard, owner's protective coverage, contractual liability and products and completed operations liability with limits not less than $2,000,000.00 per occurrence and B) on all boats and watercraft owned or leased by Lessee, Commercial Boat Insurance with protection and indemnity/liability limits of not less than $2,000,000.00 per occurrence and Hull/Equipment damage insurance insuring at least on an Actual Cash Value basis. The Commercial Boat policy must also be extended to include coverage for Vessel Disposal and Pollution Liability with limits not less than $1,000,000.00 per incident. Lessee shall furnish evidence of the existence of and maintenance of such insurance prior or contemporaneous with the commencement of the term and thereafter at least fifteen (15) days prior to the date on which such policy is required to be renewed. Lessee shall obtain a written obligation on the part of its insurance company to notify the Lessor at least thirty (30) days prior to the cancellation of each insurance.

All liability insurance policies shall name Lessor, Commercial Developers, Inc., and at Lessor's request any mortgagee of all or any portion of the Development as additional insureds with Lessee's insurances operating on a primary and non-contributory basis. Lessee shall defend, indemnify and hold Lessor harmless from and against all claims, demands, actions, proceedings, damages, and liabilities for personal injury or property damages occurring on or about the Premises, including without limitation on or about the West Dock, the boardwalk and any boat or boats owned or operated by Lessee, or arising out of any accident or any other occurrence on the Premises including without limitation on or about the boardwalk and any boat or boats owned or operated by Lessee, or due directly or indirectly to the use of the Premises, including without limitation, the boardwalk and any boat or boats owned or operated by Lessee or any part thereof by Lessee, its agents, sub lessees or assignees (including all costs, expenses, and attorney fees incurred by Lessor in defense of any such claims), unless such liability is due to the act or negligence of Lessor or its agents.

Lessee shall, during the term, at its sole expense, obtain and keep in force insurance covering physical loss of or damage to, destruction or theft of any boat or other personal property on the premises, arising from any cause that is commercially insurable, with limits not less than the total value of the boat and property.

Waiver of Subrogation. Lessee hereby waives any rights of recovery it may acquire against Lessor and its officers, directors, constituent partners, members, agents and employees, and Lessee further waives such rights against each lender under any mortgage or deed of trust or other lien encumbering the Premises (or any portion thereof or interest therein), to the extent any loss is insured against or required to be insured against under this Lease, including, but not limited to, losses, deductibles or self-insured retentions covered by Lessee's commercial property, general liability and commercial boat policies described above. This provision additionally applies to Lessee's automobile insurance and workers compensation insurance policies. This provision is intended to waive, fully and for the benefit of Lessor, any and all rights and claims that might give rise to a right of subrogation by any insurance carrier. Lessee shall cause its respective insurance policy(ies) to be endorsed to evidence compliance with such waiver.

SECTION 17 - OTHER IMPROVEMENTS ON LESSOR'S PROPERTY; RELOCATION: The Lessor shall have the right to lease to others other nearby space or facilities included as part of the Submerged Land and Uplands, such leases including boat slips, office space, retail space, or other improvements of facilities deemed helpful to the Lessor, at Lessor's sole discretion. Lessor shall have the right to temporarily or permanently relocate Lessee from the Premises to other boat slips in the Development (as the Development may be reconfigured), which boat slips shall accommodate boats of the same length and draft as those which the Premises accommodate on the date hereof and shall not be materially less accessible by Lessee's customers than are the Premises.

SECTION 18 - DEFAULT: If Lessee fails to pay the rent and other charges to be paid by Lessee pursuant to this Lease within ten (10) days following notice from Lessor that such rent or other charges are due and unpaid, or shall default in the performance of any of its obligations under this Lease for more than thirty (30) days after notice (provided, however, that if Lessee shall immediately commence and thereafter diligently pursue the cure of any default that by its nature cannot be cured within thirty (30) days, such period shall be extended for the period during which Lessee is diligently pursuing such cure), Lessor shall have the right to terminate this Lease by notice to Lessee, and upon such notice Lessee shall forthwith vacate the Premises and its license to use the approach ways and the Upland parking areas shall automatically terminate, provided, however, that notwithstanding termination of this Lease, Lessee shall remain liable to Lessor for any unpaid rent or other charges due under this Lease, as of the date of termination and for interest on any such past-due amounts at the highest rate allowed by the State of Florida

and for any damages suffered by Lessor by reason of Lessee's default. Lessor shall have a lien against any boat of Lessee, her appurtenances, and contents for unpaid rent or other sums due for use of the Premises, storage, or other services, or for damage caused or contributed to or by any boat of Lessee to any docks or property on the Premises, or any part of the Submerged Land or Uplands.

Lessor shall be entitled to recover its attorney's fees and any costs of collection, whether suit is filed or not, in the event Lessor finds it necessary to retain the services of any attorney in order to enforce any provision of this Lease, including but not limited to the collection of rent or other monies due on account of any provision hereof.

SECTION 19 - NOTICES: Any notice, request or other communication to be given by any party hereunder shall be in writing and shall be sent by registered or certified mail, postage prepaid, or by hand delivery or facsimile transmission to the following address:

If to Lessee:

Wayne Burnette
170 Baywinds Drive
Destin, FL 32541
Email: limowayne@cox.net
Phone: (850) 803-5466

If to Lessor:

Commercial Developers, Inc.
C/o Howard Group
Attn: General Manager
585 Grand Blvd., Suite 201
Miramar Beach, FL 32550

Or to such other address as either party may hereafter designate. Notice shall be deemed to have been given on the date of delivery if such delivery is made on a Business Day, or if not, on the first Business Day after delivery. If delivery is refused, notice shall be deemed to have been given on the date delivery was first attempted. Notice sent by facsimile transmission shall be deemed given upon confirmation that such notice was received at the number specified above or in a notice to the sender.

SECTION 20 - HAZARDOUS SUBSTANCES; WASTE: Lessee shall not cause or permit any Hazardous Substance to be used, stored, generated, or disposed of on or in the Premises by Lessee, Lessee's agents, employees, contractors, or invitees without first obtaining Lessor's written consent. If Hazardous Substances are used, stored, generated, or disposed of on or in the Premises except as permitted above, or if the Premises become contaminated in any manner for which Lessee is legally liable, Lessee shall indemnify and hold harmless the Lessor from any and all claims, damages, fines, judgments, penalties, costs, liabilities, or losses (including, without limitation, a decrease in value of the Premises, damages caused by loss or restriction of rentable or usable space, or any damages caused by adverse impact on marketing of the space, and any and all sums paid for settlement of claims, attorneys' fees, consultant, and expert fees) arising during or after the Term and arising as a result of that contamination by Lessee. This indemnification includes, without limitation, any and all costs incurred because of any investigation of the site or any cleanup, removal, or restoration mandated by a federal, state, or local agency or political subdivision. Without limitation of the foregoing, if Lessee causes or permits the presence of any Hazardous Substance on the Premises and that results in contamination, Lessee shall promptly, at its sole expense, take any and all necessary action to return the Premises to the condition existing prior to the presence of any such Hazardous Substance on the Premises. Lessee shall first obtain Lessor's approval for any such remedial action. As used herein, "Hazardous Substance" means any substance that is toxic, ignitable, reactive, or corrosive and that is regulated by any local government, the State of Florida, or the United States Government. "Hazardous Substance" includes any and all material or substances that are defined as "hazardous waste", "extremely hazardous waste", or a "hazardous substance" pursuant to state, federal, or local governmental law. "Hazardous Substance" includes, but is not restricted to, asbestos, polychlorobiphenyls ("PCBs"), and petroleum.

Lessee shall also dispose of all waste materials generated by or in connection with the use of the Premises in accordance with all applicable laws and regulations, and shall defend, indemnify and hold Lessor harmless with respect to such waste materials, the disposal thereof and any cleanup and removal that may become necessary with respect thereto to the same extent as is required by this Lease with respect to Hazardous Substances.

SECTION 21 - CONFIDENTIALITY: Lessee and Lessee's guarantors shall not disclose the terms of this Lease, or of any amendment or modification to this Lease later entered into, to any person or party excepting only attorneys or accountants representing or assisting Lessee to the extent required in conjunction with proper performance of their duties, or as may be compelled by proper process in connection with any judicial or administrative proceedings. If Lessee or Lessee's guarantors shall violate the foregoing Lessor shall have all rights and remedies available at law and equity.

SECTION 22 - ENTIRE AGREEMENT. This Lease contains all the terms and provisions between Lessor and Lessee relating to the matters set forth herein and no prior or contemporaneous agreement or understanding pertaining to the same shall be of any force or effect. This Lease may not be modified, except in writing signed by both parties.

SECTION 23 – COUNTERPARTS. This Lease may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Lease. Further, the counterparts of this Lease may be executed and delivered by facsimile or other electronic means by any of the parties to any other party, and the receiving party may rely on the receipt of such document so executed and delivered by facsimile or other electronic means as if the wet ink original had been received. Each party shall, however, execute and deliver to the other party a wet ink original counterpart for their respective records upon request. Each of the parties to this Lease (i) has agreed to permit the use from time to time, where appropriate, of telecopy or other electronic signatures (including, without limitation, DocuSign) in order to expedite the transaction contemplated by this Lease, (ii) intends to be bound by its respective telecopy or other electronic signature, (iii) is aware that the other will rely on such telecopied or other electronically transmitted signature, and (iv) acknowledges such reliance and waives any defenses to the enforcement of this Lease and the documents affecting the transaction contemplated by this Lease based on the fact that a signature was sent by telecopy or electronic transmission only

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IN WITNESS WHEREOF, the parties have caused this Lease to be signed as of the day and year first above written.

Lessee:

Wayne burnette (Jan 21, 2026 11:22:09 CST)

WAYNE BURNETTE, an individual
Date of Signature: 01/21/2026

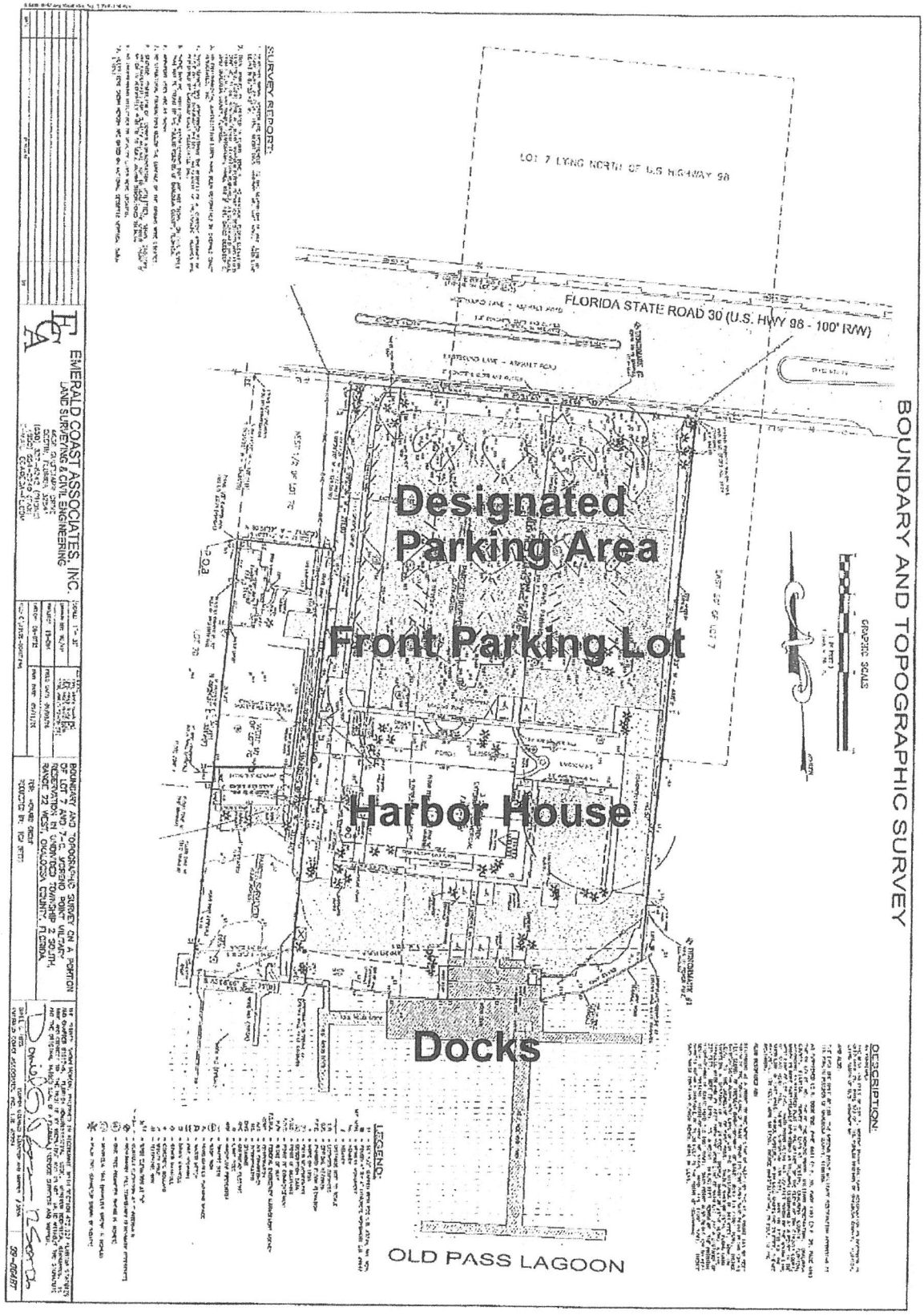
Lessor:

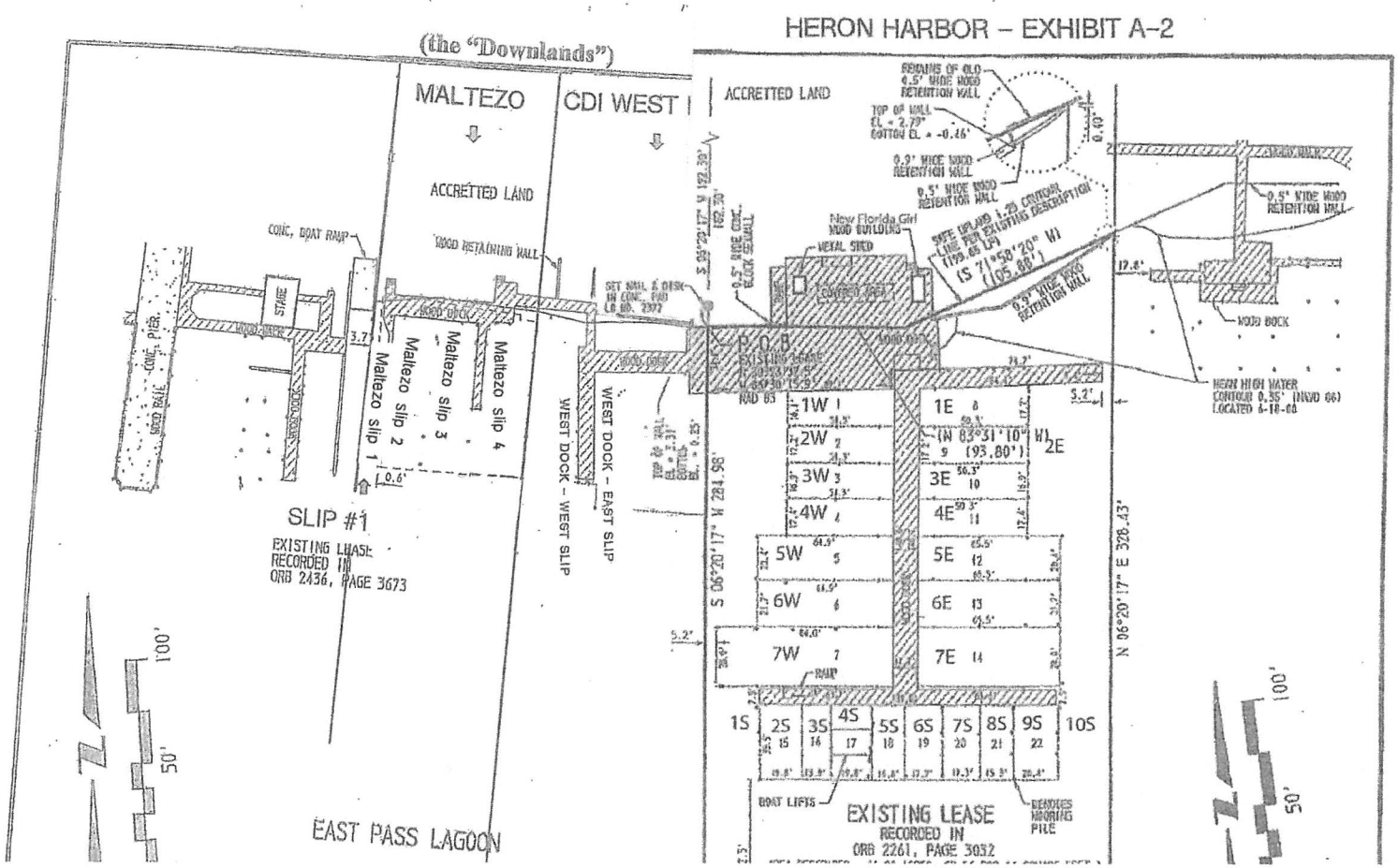
COMMERCIAL DEVELOPERS, INC., a Florida corporation

By: _____
William J. Bubel, V.P., Operations

Date: 1/21/26

HERON HARBOR – EXHIBIT A-1




HERON HARBOR – EXHIBIT A-2
(the "Downlands")
MALTEZO
CDI WEST
ACCRETED LAND
CONC. BOAT RAMP
WOOD RETAINING WALL
STAIRS
CONC. PIER
WOOD DOCK
Maltezo slip 1
Maltezo slip 2
Maltezo slip 3
Maltezo slip 4
WEST DOCK – EAST SLIP
WEST DOCK – WEST SLIP
SLIP #1
EXISTING LEASE
RECORDED IN
ORB 2436, PAGE 3673
EAST PASS LAGOON
REMAINS OF OLD 0.5' WIDE WOOD RETENTION WALL
TOP OF WALL EL. = 2.77' BOTTOM EL. = -0.16'
0.5' WIDE WOOD RETENTION WALL
0.5' WIDE CONC. BLOCK SEAWALL
New Florida Girl WOOD BUILDING
METAL SHED
CONCRETE AREA
SEE UPLAND L.25 CONTROL LINE PER EXISTING DESCRIPTION
(S 71°58'20" W 105.88')
P.O.B.
EXISTING LEASE
NAD 83
MEAN HIGH WATER CONTOUR 0.35' (NAVD 88) LOCATED 4-18-08
WOOD DOCK
1W 1
2W 2
3W 3
4W 4
5W 5
6W 6
7W 7
1E 8
2E 9 (95.80')
3E 10
4E 11
5E 12
6E 13
7E 14
RAMP
1S
2S 15
3S 16
4S 17
5S 18
6S 19
7S 20
8S 21
9S 22
10S
BOAT LIFTS
DERELICT MOORING PILE
EXISTING LEASE
RECORDED IN
ORB 2261, PAGE 3032
N 06°20'17" E 328.43'
S 06°20'17" W 284.98'
100'
50'

HERON HARBOR - EXHIBIT "B"
Rules and Regulations, effective 4/1/2013 – Rev 2-7-14

A. All Lessee trash is to be discarded in the provided trash dumpster.
B. Fuel tanks are not permitted on the docks.
C. Over-the-dock fueling is not permitted.
D. Electric cords are not permitted to lay on the docks. All electric cords are to be wound on Lessee provided mounting brackets.
E. Hoses are not permitted to lay on the docks. All hoses are to be wound on Lessee provided mounting brackets.
F. Hose nozzles and connections are to be properly secured with appropriate washers. Hoses found to be leaking will be removed by maintenance personnel.
G. Each slip is entitled to mount one (1) Lessee provided deck box which is to be installed directly behind boat.
H. Each slip is entitled to one (1) Lessee provided fish cleaning station per boat. Fish cleaning station flaps are to remain down when not in use.
I. Fish cleaning remains are to be disposed of in accordance with jurisdictional regulations. Fish cleaning remains are not permitted to be dumped in Harbor or trash dumpster.
J. "A" frame signs are no longer permitted on docks.
K. All dock areas are to be free of clutter.
L. Furniture and/or fixtures are not permitted on the dock without prior written approval by Lessor.
M. All signage must be approved in writing by Lessor. Kiosks are permitted to display a maximum of three signs which must be approved in writing in advance.
N. Bait traps are not permitted to be attached to pilings.
O. Lessee is responsible for maintain their slip, including broken pilings (caused by Lessee usage), and removal of barnacles and oysters.
P. Lessee is responsible for maintenance and replacement of cleats, spigots and electrical outlets.
Q. Boardwalk trash cans and receptacles are for the exclusive use of Harbor patrons.
R. Rules are subject to change at Lessor's discretion.
S. Violations are subject to a $100 fine per occurrence.
T. Jurisdictional fines as a result of Lessee's disregard for code, laws and ordinances, will be assessed against respective Lessee(s).
U. Lessee shall not relocate its vessel to another dock slip without the prior written consent of Lessor, such consent shall be at Lessor's sole discretion. An administrative charge of Two Hundred and Fifty Dollars ($250.00) shall be imposed upon Lessee each time Lessor is asked to review a proposed relocation, to reimburse Lessor for its expenses in connection with such review, such charges to be paid as Additional Rent at the time of the first monthly installment of Rent following Lessee's receipt of Lessor's invoice for such charge.

BEN ANDERSON
Okaloosa County Tax Collector

2025 / 2026
BUSINESS TAX RECEIPT

Renew your BTR on **OkaloosaTax.com.**
Echeck is ***FREE!***

OKALOOSA COUNTY BUSINESS TAX BILLING NOTICE

ACCOUNT NUMBER	BUSINESS NAME
140736	CRAB ISLAND DOLPHIN TOURS LLC

CRAB ISLAND DOLPHIN TOURS LLC
170 BAYWINDS DR.
DESTIN, FL 32541

IS YOUR BUSINESS CLOSED?
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Please review all the information on this notice for accuracy. If any of the information is incorrect, please contact the Tax Collector's Office via email at BTRWeb@OkaloosaTax.com

BUSINESS NAME: CRAB ISLAND DOLPHIN TOURS LLC

OWNER NAME: CRAB ISLAND DOLPHIN TOURS LLC
ACCOUNT NUMBER: 140736
RECEIPT NUMBER: 3600100764931

TYPE OF BUSINESS: Non-Regulated
BUSINESS ADDRESS: 170 BAYWINDS DR.
DESTIN, FL 32541

MAILING ADDRESS: 170 BAYWINDS DR.
DESTIN, FL 32541

AMOUNT	$35.00
PRIOR YEARS	0.00
☐ **TOTAL DUE BY Mar 31, 2026**	**$0.00**
☐ IF PAID BY Apr 30, 2026	$0.00
☐ IF PAID BY May 31, 2026	$0.00
☐ IF PAID BY Jun 30, 2026	$0.00
☐ IF PAID BY Jul 31, 2026	$0.00

Paid 0-25012202 35.00 07/11/2025

PAYMENT OPTIONS

QUICKLY AND SECURELY RENEW YOUR BUSINESS TAX RECEIPT AT

OkaloosaTax.com

E-check is ***FREE***

MAIL	DROP BOX	PHONE	SCAN WITH PHONE TO RENEW
P.O. Box 9 Shalimar, FL 32579	Located at each office location	850.651.7300 *or* ***#TAX*** (#829) from Cell	

RETAIN THIS PORTION FOR YOUR RECORDS
BALANCE DUE IS DETERMINED BY THE DATE THE PAYMENT IS POSTMARKED
PLEASE MAKE CHECKS PAYABLE TO BEN ANDERSON TAX COLLECTOR. MAIL PAYMENTS TO P.O. BOX 9, SHALIMAR, FL 32579

BEN ANDERSON
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Shalimar, FL 32579

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Paid 0-25012202 35.00 07/11/2025

RETURN WITH PAYMENT

BEN ANDERSON
Okaloosa County Tax Collector

2024 / 2025
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☐ IF PAID BY Jul 31, 2026	$0.00

Paid 402-24000408 35.00 07/10/2024

PAYMENT OPTIONS

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BEN ANDERSON
Okaloosa County Tax Collector

2024 / 2025
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CRAB ISLAND DOLPHIN TOURS LLC
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Paid 402-24000408 35.00 07/10/2024

RETURN WITH PAYMENT

BEN ANDERSON
Okaloosa County Tax Collector

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☐ IF PAID BY Jul 31, 2026	$0.00

Paid 0-23012314 35.00 07/20/2023

PAYMENT OPTIONS

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BEN ANDERSON
Okaloosa County Tax Collector

2023 / 2024
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Paid 0-23012314 35.00 07/20/2023

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BEN ANDERSON
Okaloosa County Tax Collector

2022 / 2023
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Paid 0-22010147 35.00 07/08/2022

PAYMENT OPTIONS

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E-check is ***FREE***

MAIL	DROP BOX	PHONE	SCAN WITH PHONE TO RENEW
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2022 / 2023
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Paid 0-22010147 35.00 07/08/2022

RETURN WITH PAYMENT

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2021 / 2022
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Paid 0-21008038 35.00 07/06/2021

PAYMENT OPTIONS

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BEN ANDERSON
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2021 / 2022
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Paid 0-21008038 35.00 07/06/2021

RETURN WITH PAYMENT

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2020 / 2021
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Paid 0-20009602 35.00 07/13/2020

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Paid 0-20009602 35.00 07/13/2020

RETURN WITH PAYMENT

BEN ANDERSON
Okaloosa County Tax Collector

2019 / 2020
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Paid 266-19000576 43.75 01/31/2020

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SCAN WITH PHONE TO RENEW

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2019 / 2020
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Paid 266-19000576 43.75 01/31/2020

RETURN WITH PAYMENT

BEN ANDERSON
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2018 / 2019
BUSINESS TAX RECEIPT

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OWNER NAME: CRAB ISLAND DOLPHIN TOURS LLC
ACCOUNT NUMBER: 140736
RECEIPT NUMBER: 3600100764931

TYPE OF BUSINESS: Non-Regulated
BUSINESS ADDRESS: 170 BAYWINDS DR.
DESTIN, FL 32541

MAILING ADDRESS: 170 BAYWINDS DR.
DESTIN, FL 32541

AMOUNT	$35.00
PRIOR YEARS	0.00
☐ **TOTAL DUE BY Mar 31, 2026**	**$0.00**
☐ IF PAID BY Apr 30, 2026	$0.00
☐ IF PAID BY May 31, 2026	$0.00
☐ IF PAID BY Jun 30, 2026	$0.00
☐ IF PAID BY Jul 31, 2026	$0.00

Paid 0-18052196 35.00 05/01/2019

PAYMENT OPTIONS

QUICKLY AND SECURELY RENEW YOUR BUSINESS TAX RECEIPT AT

OkaloosaTax.com

E-check is ***FREE***

MAIL	DROP BOX	PHONE	SCAN WITH PHONE TO RENEW
P.O. Box 9 Shalimar, FL 32579	Located at each office location	850.651.7300 *or* ***#TAX*** (#829) from Cell	

RETAIN THIS PORTION FOR YOUR RECORDS
BALANCE DUE IS DETERMINED BY THE DATE THE PAYMENT IS POSTMARKED
PLEASE MAKE CHECKS PAYABLE TO BEN ANDERSON TAX COLLECTOR. MAIL PAYMENTS TO P.O. BOX 9, SHALIMAR, FL 32579

BEN ANDERSON
Okaloosa County Tax Collector

2018 / 2019
BUSINESS TAX RECEIPT

Renew your BTR on **OkaloosaTax.com.**
Echeck is ***FREE!***

OKALOOSA COUNTY BUSINESS TAX BILLING NOTICE

ACCOUNT NUMBER	BUSINESS NAME
140736	CRAB ISLAND DOLPHIN TOURS LLC

CRAB ISLAND DOLPHIN TOURS LLC
170 BAYWINDS DR.
DESTIN, FL 32541

PAY ONLINE
OkaloosaTax.com
PAY BY MAIL
P.O. BOX 9
Shalimar, FL 32579

IF THE BTR HAS ALREADY BEEN RENEWED, PAYMENT CAN BE CONFIRMED AND RECEIPT PRINTED BY SCANNING THE QR CODE ABOVE OR AT **OKALOOSATAX.COM**

AMOUNT	$35.00
PRIOR YEARS	0.00
☐ **TOTAL DUE BY Mar 31, 2026**	**$0.00**
☐ IF PAID BY Apr 30, 2026	$0.00
☐ IF PAID BY May 31, 2026	$0.00
☐ IF PAID BY Jun 30, 2026	$0.00
☐ IF PAID BY Jul 31, 2026	$0.00

Paid 0-18052196 35.00 05/01/2019

RETURN WITH PAYMENT

THIS DOCUMENT IS A SEAFARERS' IDENTITY DOCUMENT FOR THE PURPOSE OF THE SEAFARERS' IDENTITY DOCUMENTS CONVENTION (REVISED), 2003, OF THE INTERNATIONAL LABOR ORGANIZATION.

I DO SOLEMNLY SWEAR OR AFFIRM THAT I WILL FAITHFULLY AND HONESTLY, ACCORDING TO MY BEST SKILL AND JUDGMENT, AND WITHOUT CONCEALMENT AND RESERVATION, PERFORM ALL THE DUTIES REQUIRED OF ME BY THE LAWS OF THE UNITED STATES. I WILL FAITHFULLY AND HONESTLY CARRY OUT THE LAWFUL ORDERS OF MY SUPERIOR OFFICERS ABOARD A VESSEL.

SIGNATURE OF BEARER

UNITED STATES OF AMERICA

MERCHANT MARINER CREDENTIAL

Issued By: The United States Coast Guard National Maritime Center
Website: http://www.uscg.mil/nmc Phone: 1-888-I-ASK-NMC

Document Number	Type	Country Code	Reference Number
USA000700843	PG	USA	3584397

Full Name
WAYNE ROBERT BURNETTE

Present Address
170 BAYWINDS DRIVE
DESTIN, FL 32541

Citizenship	Height	Hair Color	DOB
USA	6'01"	GRY	19-JUN-1970
Sex	**Weight**	**Eye Color**	**Place of Birth**
M	194	GRN	ATLANTA, GA

Issue Date	Expiration Date
04-AUG-2023	04-AUG-2028

PGUSABURNETTE<<WAYNE<ROBERT<<<<<<<<<<<<<<<<

000700843OUSA7006193M2808048<<<<<<<<<<<<<<8

THIS DOCUMENT IS A SEAFARERS' IDENTITY DOCUMENT FOR THE PURPOSE OF THE SEAFARERS' IDENTITY DOCUMENTS CONVENTION (REVISED), 2003, OF THE INTERNATIONAL LABOR ORGANIZATION.

I DO SOLEMNLY SWEAR OR AFFIRM THAT I WILL FAITHFULLY AND HONESTLY, ACCORDING TO MY BEST SKILL AND JUDGMENT, AND WITHOUT CONCEALMENT AND RESERVATION, PERFORM ALL THE DUTIES REQUIRED OF ME BY THE LAWS OF THE UNITED STATES. I WILL FAITHFULLY AND HONESTLY CARRY OUT THE LAWFUL ORDERS OF MY SUPERIOR OFFICERS ABOARD A VESSEL.

SIGNATURE OF BEARER

UNITED STATES OF AMERICA

MERCHANT MARINER CREDENTIAL

Issued By: The United States Coast Guard National Maritime Center
Website: http://www.uscg.mil/nmc Phone: 1-888-I-ASK-NMC

Document Number	Type	Country Code	Reference Number
USA000446365	PG	USA	3584397

Full Name
WAYNE ROBERT BURNETTE

Present Address
170 BAYWINDS DRIVE
DESTIN, FL 32541

Citizenship	Height	Hair Color	DOB
USA	5'11"	GRY	19-JUN-1970
Sex	**Weight**	**Eye Color**	**Place of Birth**
M	175	GRN	ATLANTA, GA
Issue Date			**Expiration Date**
03-AUG-2018			03-AUG-2023

PGUSABURNETTE<<WAYNE<ROBERT<<<<<<<<<<<<<<<<

D00446365OUSA7006193M2308032<<<<<<<<<<<<<<4

This document is a seafarers' identity document for the purpose of the Seafarers' Identity Documents Convention (Revised), 2003, of the International Labor Organization.

SIGNATURE OF BEARER

UNITED STATES OF AMERICA

MERCHANT MARINER CREDENTIAL

Issued By: The United States Coast Guard National Maritime Center
Website: http://www.uscg.mil/nmc Phone: 1-888-I-ASK-NMC

Document Number	Type	Country Code	Reference Number
USA000277223	PG	USA	3584397

Full Name
WAYNE ROBERT BURNETTE

Present Address
170 BAYWINDS DRIVE
DESTIN, FL 32541

Citizenship	Height	Hair Color	DOB
USA	6'01"	GRY	19-JUN-1970

Sex	Weight	Eye Color	Place of Birth
M	175	HAZ	ATLANTA, GA

Issue Date	Expiration Date
03-DEC-2014	03-DEC-2019

PGUSABURNETTE<<WAYNE<ROBERT<<<<<<<<<<<<<<<<<<<<
0002772235USA7006193M1912032<<<<<<<<<<<<<<<2

2021 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT

DOCUMENT# L19000108923

Entity Name: CRAB ISLAND DOLPHIN TOURS LLC

Current Principal Place of Business:

170 BAYWINDS DRIVE
DESTIN, FL 32541

Current Mailing Address:

170 BAYWINDS DRIVE
DESTIN, FL 32541

FEI Number: NOT APPLICABLE

FILED
Feb 01, 2021
Secretary of State
6730170492CR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BURNETTE, WAYNE R
170 BAYWINDS DRIVE
DESTIN, FL 32541 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: WAYNE R BURNETTE 02/01/2021

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	BURNETTE, WAYNE
Address	170 BAYWINDS DRIVE
City-State-Zip:	DESTIN FL 32541

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WAYNE R BURNETTE OWNER 02/01/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date

2021 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT

DOCUMENT# L19000108923

Entity Name: CRAB ISLAND DOLPHIN TOURS LLC

Current Principal Place of Business:

170 BAYWINDS DRIVE
DESTIN, FL 32541

Current Mailing Address:

170 BAYWINDS DRIVE
DESTIN, FL 32541

FEI Number: NOT APPLICABLE

FILED
Feb 01, 2021
Secretary of State
6730170492CR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BURNETTE, WAYNE R
170 BAYWINDS DRIVE
DESTIN, FL 32541 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: WAYNE R BURNETTE 02/01/2021

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	BURNETTE, WAYNE
Address	170 BAYWINDS DRIVE
City-State-Zip:	DESTIN FL 32541

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WAYNE R BURNETTE OWNER 02/01/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 07, 2022
Secretary of State
6727835159CC

DOCUMENT# L19000108923

Entity Name: CRAB ISLAND DOLPHIN TOURS LLC

Current Principal Place of Business:

170 BAYWINDS DRIVE
DESTIN, FL 32541

Current Mailing Address:

170 BAYWINDS DRIVE
DESTIN, FL 32541

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BURNETTE, WAYNE R
170 BAYWINDS DRIVE
DESTIN, FL 32541 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: WAYNE R BURNETTE 03/07/2022

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	BURNETTE, WAYNE
Address	170 BAYWINDS DRIVE
City-State-Zip:	DESTIN FL 32541

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WAYNE R BURNETTE MGR 03/07/2022

Electronic Signature of Signing Authorized Person(s) Detail — Date

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000108923

Entity Name: CRAB ISLAND DOLPHIN TOURS LLC

Current Principal Place of Business:

170 BAYWINDS DRIVE
DESTIN, FL 32541

Current Mailing Address:

170 BAYWINDS DRIVE
DESTIN, FL 32541

FEI Number: NOT APPLICABLE

FILED
Jan 04, 2023
Secretary of State
3676934933CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BURNETTE, WAYNE R
170 BAYWINDS DRIVE
DESTIN, FL 32541 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: WAYNE R BURNETTE 01/04/2023

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	BURNETTE, WAYNE
Address	170 BAYWINDS DRIVE
City-State-Zip:	DESTIN FL 32541

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WAYNE R BURNETTE OWNER 01/04/2023

Electronic Signature of Signing Authorized Person(s) Detail — Date

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000108923

Entity Name: CRAB ISLAND DOLPHIN TOURS LLC

Current Principal Place of Business:

170 BAYWINDS DRIVE
DESTIN, FL 32541

Current Mailing Address:

170 BAYWINDS DRIVE
DESTIN, FL 32541

FEI Number: NOT APPLICABLE

FILED
Jan 25, 2024
Secretary of State
5652070556CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BURNETTE, WAYNE R
170 BAYWINDS DRIVE
DESTIN, FL 32541 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: WAYNE R BURNETTE 01/25/2024

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	BURNETTE, WAYNE
Address	170 BAYWINDS DRIVE
City-State-Zip:	DESTIN FL 32541

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WAYNE BURNETTE OWNER 01/25/2024

Electronic Signature of Signing Authorized Person(s) Detail — Date

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000108923

Entity Name: CRAB ISLAND DOLPHIN TOURS LLC

Current Principal Place of Business:

170 BAYWINDS DRIVE
DESTIN, FL 32541

Current Mailing Address:

170 BAYWINDS DRIVE
DESTIN, FL 32541

FEI Number: NOT APPLICABLE

FILED
Jan 02, 2025
Secretary of State
3179180444CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BURNETTE, WAYNE R
170 BAYWINDS DRIVE
DESTIN, FL 32541 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: WAYNE R BURNETTE 01/02/2025

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	BURNETTE, WAYNE
Address	170 BAYWINDS DRIVE
City-State-Zip:	DESTIN FL 32541

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WAYNE BURNETTE OWNER 01/02/2025

Electronic Signature of Signing Authorized Person(s) Detail — Date

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000108923

Entity Name: CRAB ISLAND DOLPHIN TOURS LLC

Current Principal Place of Business:

170 BAYWINDS DRIVE
DESTIN, FL 32541

Current Mailing Address:

170 BAYWINDS DRIVE
DESTIN, FL 32541

FEI Number: NOT APPLICABLE

FILED
Jan 05, 2026
Secretary of State
7717177725CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BURNETTE, WAYNE R
170 BAYWINDS DRIVE
DESTIN, FL 32541 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: WAYNE R BURNETTE 01/05/2026

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	BURNETTE, WAYNE
Address	170 BAYWINDS DRIVE
City-State-Zip:	DESTIN FL 32541

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WAYNE BURNETTE OWNER 01/05/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

Electronic Articles of Organization
For
Florida Limited Liability Company

L19000108923
FILED 8:00 AM
April 22, 2019
Sec. Of State
clharper

Article I

The name of the Limited Liability Company is:

CRAB ISLAND DOLPHIN TOURS LLC

Article II

The street address of the principal office of the Limited Liability Company is:

170 BAYWINDS DRIVE
DESTIN, FL. 32541

The mailing address of the Limited Liability Company is:

170 BAYWINDS DRIVE
DESTIN, FL. 32541

Article III

Other provisions, if any:

ANY LAWFUL BUSINESS

Article IV

The name and Florida street address of the registered agent is:

WAYNE BURNETTE
170 BAYWINDS DRIVE
DESTIN, FL. 32541

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: WAYNE BURNETTE

L19000108923
FILED 8:00 AM
April 22, 2019
Sec. Of State
clharper

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
WAYNE BURNETTE
170 BAYWINDS DRIVE
DESTIN, FL. 32541

Article VI

The effective date for this Limited Liability Company shall be:

04/22/2019

Signature of member or an authorized representative

Electronic Signature: WAYNE BURNETTE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 2260219357
B# 35985288

Identification Number	Year	Make	Body	WT - L - BHP	Vessel Regis No.	Title Number
FRUA8355I223	2023	FRU	VS	24'5"	FL1918TK	148741182

Registered Owner:

WAYNE ROBERT BURNETTE
170 BAYWINDS DR
DESTIN, FL 32541-3750

Date of Issue 03/03/2026

Lien Release
Interest in the described vehicles is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section of the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of the form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel:
http://www.flhsmv.gov/html/titlinf.html

Mail To:

WAYNE ROBERT BURNETTE
170 BAYWINDS DR
DESTIN, FL 32541-3750

LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT - L - BHP	Vessel Regis No.	Title Number
FRUA8355I223	2023	FRU	VS	24'5"	FL1918TK	148741182

Lien Release
Interest in the described vehicles is hereby released
By_____
Title_____
Date_____

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL				0	VESSEL	10/10/2025

Odometer Status or Vessel Manufacturer or OH Use	Engine Drive	Hull Material	Prop	Date of Issue
FOREST RIVER INC-MARINE DIV		ALUM	OUTBRD	03/03/2026

Registered Owner
WAYNE ROBERT BURNETTE
170 BAYWINDS DR
DESTIN, FL 32541-3750

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 178142174

Dave Kerner
Executive Director

43 /5 178142174

VOID IF ALTERED

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/ or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
The title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: _____ Address: _____

Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold: _____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |_|_|_|,|_|_|_|.|_X_| (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here: _____ CO-SELLER Must Sign Here: _____

Print Here: _____ Print Here: _____

Selling Dealer's License Number: _____ Tax No.: _____ Tax Collected: _____

Auction Name: _____ License Number: _____

PURCHASER Must Sign Here: _____ CO-PURCHASER Must Sign Here: _____

Print Here: _____ Print Here: _____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

A01154

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
PWV18905B222	2022	PWV	VS	25'10"	FL8087TE	146135763

Date of Issue 03/25/2022

Registered Owner:

WAYNE ROBERT BURNETTE
170 BAYWINDS DR
DESTIN FL 32541-3750

Mail To:

WAYNE ROBERT BURNETTE
170 BAYWINDS DR
DESTIN FL 32541-3750

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.flhsmv.gov/html/titlinf.html

STATE OF FLORIDA — LIEN SATISFACTION — VOID IF ALTERED — VOID IF ALTERED

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
PWV18905B222	2022	PWV	VS	25'10"	FL8087TE	146135763

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
N					VESSEL	

Odometer Status or Vessel Manufacturer or OH use	Hull Material	Prop	Date of Issue
PARKS MFG LLC	ALUM	OUTBRD	03/25/2022

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner

WAYNE ROBERT BURNETTE
170 BAYWINDS DR
DESTIN FL 32541-3750

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Robert R. Kynoch
Director

Control Number 136975313

Terry L. Rhodes
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the milege, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold: _____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |__||__||__|,|__||__||__|.| X | (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here: _____ CO-SELLER Must Sign Here: _____

Print Here: _____ Print Here: _____

Selling Dealer's License Number: _____ Tax No.: _____ Tax Collected: _____

Auction Name _____ License Number: _____

PURCHASER Must Sign Here: _____ CO-PURCHASER Must Sign Here: _____

Print Here: _____ Print Here: _____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE

Bareboat/Demise Charter Agreement

This Charter Agreement entered on this, the _____ day of _____, 20 ___, between Crab Island Dolphin Tours LLC hereinafter referred to as the Owner and _____ or their assignees hereinafter referred to as the Charterer.

Whereas the Owner is registered owner of a vessel described as:

Vessel Make & Model: *Silverwave Grand Costa L* **Class:** *Pontoon* **Capacity: 12**

Prepared route: *Destin Harbor and surrounding waterways* **Port of Delivery:** *Destin Harbor*

Period of Hire: _____

Vessel Limitations: Persons on board are limited by the tonnage of this vessel. No more than 12 passengers may be guests on board while underway.

And Whereas the Charterer wishes to charter said vessel;

NOW, THEREFORE, in consideration of the premises and covenants herein contained, the parties hereto manually agree as follows:

1. The Charter shall begin at _____ AM/PM and terminate at _____ AM/PM

2. CHARTER RATE: The charter rate shall be $_____

Said compensation shall be paid as follows: Cash or Credit Card (convenience fee charge of 3.75%) to Crab Island Dolphin Tours LLC

3. This is a demised charter and Charterer reserves to operate said vessel lawfully and in a safe and seaworthy manner. Charterer shall conform to all laws and regulations. Charterer agrees to indemnify, protect, defend, and hold harmless the Owner, the vessel, its registered owner, its captain, against the results of any breach by chartered of the obligation or any other obligations imposed by law upon the Charterer. Charterer shall maintain the vessel in good repair and maintain all classification, certification, or certificates of inspection in full force and effect during the entire course of the charter.

4. Charterer shall provide and pay for the Captain of the vessel. The Charterer shall select and direct said Captain. The duties of the Captain shall be directed and controlled solely by the Charterer. The Captain of the vessel shall serve at the discretion of the Charterer. Charterer shall choose a Captain of their choice as long as they are qualified.

5. The agreement shall be constructed in accordance with the admiralty and maritime laws of the United States of America and the State of Florida.

_____ _____

Owner **Date**

_____ _____

Charterer **Date**

Captain List:

Wayne Burnette	(850) 803-5466	Nathan Hebert	(251) 786-5277
Kyle Lage	(850) 687-9054	Brian DeVito	(850) 737-4555

Custom Field Answers

Generated 3/21/26 at 9:03 pm

Availabilities on 1/1/25 – 12/31/25
Crab Island Dolphin Tours

	Custom Field Answers				
Value	Use Count	Subtotal	Total Tax	Total	Total Paid
1 Person	2	$600.00	$42.00	$642.00	$0.00
2 People	16	$4,800.00	$336.00	$5,136.00	$4,330.41
3 People	21	$6,300.00	$441.00	$6,741.00	$6,741.00
4 People	55	$16,500.00	$1,155.00	$17,655.00	$16,289.20
5 People	52	$15,600.00	$1,092.00	$16,692.00	$16,000.92
6 People	42	$12,600.00	$882.00	$13,482.00	$12,527.67
7 People	36	$12,600.00	$882.00	$13,482.00	$12,784.40
8 People	27	$10,800.00	$756.00	$11,556.00	$10,157.48
9 People	15	$6,750.00	$472.50	$7,222.50	$6,568.57
10 People	7	$3,500.00	$245.00	$3,745.00	$3,745.00
11 People	3	$1,650.00	$115.50	$1,765.50	$1,765.50
12 People	10	$6,000.00	$420.00	$6,420.00	$6,420.00
12 values	**286**	**$97,700.00**	**$6,839.00**	**$104,539.00**	**$97,330.15**

City of Destin
4200 Indian Bayou Trail, Destin FL 32541
(850) 654-1119

2026

BUSINESS TAX RECEIPT CERTIFICATE

Business Name:	Crab Island Dolphin Tours	**Mailing Address:**	170 Baywinds Dr
Business Location:	314 Harbor Blvd #		Destin, FL 32541
	Destin, FL 32541	**Issued Date:**	4/9/2026
License Type:	Marine Charter Boat	**Expiration Date:**	9/30/2026
Classification:	Marine - Charter Boats, Per Passenger Fee		

The Receipt is a business tax only. It does not permit the licensee to violate any existing regulatory or zoning laws of the City, nor does it exempt the business from any other taxes or permits that may be required by law.

Business Tax Receipt account holders must comply with state laws and local ordinances, including zoning.

TO BE POSTED IN A CONSPICUOUS PLACE

COMMERCIAL LEASE AGREEMENT

Landlord: **PELICAN ADVENTURES, INC.**
580 Harbor Blvd
Destin, FL 32541

Tenant: WAYNE BURNETTE
ATTN: _____
Address: 170 BAYWINDS DR
DESTIN FL 32541

ARTICLE I
AGREEMENT; PREMISES; TERM; RENT

This Lease Agreement (hereafter the "Lease") is entered into between Landlord and Tenant this _____ day of MARCH, 1 (the "Effective Date").

1.1 Demise of Property. Landlord is the owner of certain real property in Okaloosa County, Florida with address of 546, 580 and 600 Harbor Blvd., Destin, FL 32541 (the "Harbor Parcel") which contains certain docks and boardwalks (collectively the "Docks") and limited parking spaces ("Harbor Parcel Parking").

Landlord is also the lessee of sovereign submerged land adjacent to the Harbor Parcel (the "Submerged Land") under a Sovereignty Submerged Lands Lease with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (the "Submerged Land Lease"). The Docks are constructed on portions of the Harbor Parcel and Submerged Land and contain a number of numbered boat slips (the "Slips"). Landlord is also the owner of the real property located at 106 Benning Drive, Destin, FL 32541 which contains a parking lot (the land and parking lot located thereon is referred to as the "Offsite Parking Lot"). The Premises (as hereinafter defined), Harbor Parcel, Submerged Land and Offsite Parking Lot are collectively referred to herein as the "Marina Facility". A site plan with legal description of the Harbor Parcel is attached hereto as **Exhibit 1**. A site plan with legal description of the Offsite Parking Lot is attached hereto as **Exhibit 2.**

Landlord leases to Tenant, and Tenant hereby leases from Landlord, Slip number ___, in accordance with the provisions of this Lease, which shall include non-exclusive use of the adjacent Docks and its pilings, dock cleats, water hose(s), spigot(s) and electrical valve(s) located in or on said Docks as described herein. The rights granted herein to Slip __ includes a lease to Tenant of the portions of Slip __ that is located within the boundaries of the Harbor Parcel and a sublease of the portions of Slip __ located over the Submerged Land (collectively, the "Premises") on the terms and conditions stated herein. An aerial photograph of the Docks with Slip numbers is attached hereto as **Exhibit 3**.

1.1(b) Approved Vessels; No Substitution.

Tenant is authorized to berth only the following specifically identified vessels at the Premises:

1. Vessel Name: SILVERWAVE
   Make/Model: SILVERWAVE
   Length: 24
   Registration or Documentation No.: FI 9087 TB
   Hull Identification Number (HIN): PWV 18905 8222

Initials:
Tenant: WB
Landlord: _____

No other vessel shall be docked, stored, or substituted at the Premises for any reason without the prior written consent of Landlord. Substitution of any vessel, whether owned by Tenant or any affiliate, due to breakdown, repair, sale, or otherwise, shall constitute a material default under this Lease unless expressly approved in writing by Landlord.

1.2 Common Areas. Tenant and Tenant's owners, officers, members, managers, employees, agents, contractors, self-employed 1099 contractors, independent contractors, customers, employees, invitees and licensees (collectively, the "Tenant Related Parties" or singularly a "Tenant Related Party"), shall have the non-exclusive right, throughout the Term, to use, in common with the others entitled to similar use thereof, all of the common areas of the Marina Facility that may from time to time be constructed, including, but not limited to, all docks, boardwalks, restrooms, common areas, drives and sidewalks for ingress and egress to and from the Premises and the Offsite Parking Lot (the "Common Areas"). Neither Tenant, nor anyone at the Marina Facility by or through the Tenant, shall take any action to damage, alter, amend or improve any portion of the Common Areas.

Notwithstanding the preceding, Tenant agrees that it shall only have the right to use the Premises and shall not have the right to use any other Slips without the express written consent of the Landlord. The Tenant further acknowledges and agrees that the Landlord operates the Marina Facility as a commercial dock facility, and from such parcels also operates its own fishing and recreational charter service business. Landlord may, in its sole discretion, lease other Slips or portions of the Marina Facility to third parties who may also operate their own commercial business. Tenant shall not, through act or omission, interfere with Landlord's business operations of the Marina Facility or allow to interfere through act or omission.

The Tenant further acknowledges and agrees that there are certain areas on the Marina Facility that are specifically reserved to the exclusive use of the Landlord or other tenants, including certain office and sales buildings, Slips and similar areas. Tenant shall not have any right of use of such areas designated for the exclusive use of the Landlord or other tenants.

All Common Areas shall be subject to the exclusive control and management of Landlord or such other persons or nominees as Landlord may have reasonably delegated or assigned to exercise such management or control, in whole or in part, in Landlord's place and stead. Tenant acknowledges that Landlord makes no representation or warranty whatsoever concerning the safety of the Common Areas or the adequacy of any security system, which is or may be instituted for the Common Areas. In no event shall Tenant have the right to sell or solicit in any manner in any of the Common Areas. Landlord shall have the right to close, if necessary, all or any portion of the Common Areas to such extent as may in the opinion of Landlord's counsel be legally necessary to prevent a dedication thereof or the accrual of any rights of any person or of the public therein; to close temporarily all or any portion of the Common Areas to discourage non-customer use; to use portions of the Common Areas while engaged in making additional improvements or repairs or alterations to the Marina Facility, and to do and perform such other acts in, to and with respect to, the Common Areas as in the use of good business judgment Landlord shall determine to be appropriate. Landlord may close such portions of the Common Areas for periods as are necessary in order to make any necessary repairs.

Tenant further acknowledges and agrees that there are very limited Harbor Parcel Parking spaces, and that, notwithstanding any provision in this Lease to the contrary, Tenant and all Tenant's employees, contractors, consultants, vendors and other service providers of Tenant shall only park in the Offsite Parking Lot, for which a fee may be charged at the discretion of Landlord. Such persons are not permitted to park in the Harbor Parcel Parking spaces under any circumstances. Tenant's customers and

Initials:
Tenant: WB
Landlord: VD

patrons may park in the Offsite Parking Lot or in the Harbor Parcel Parking spaces, for which a fee may be charged at the discretion of Landlord. Landlord may create such rules and regulations as are necessary to enforce this provision and may enforce this provision as reasonably necessary, including leaving notices on vehicles and towing. If emergency or similar situations occur in which it becomes necessary for Tenant or its vendors to use the Harbor Parcel Parking spaces on a temporary basis, Tenant may obtain prior written approval of the Landlord for same.

1.3 Limitation on Extent of Premises. Tenant shall receive by virtue of this Lease only the rights and privileges herein specifically granted and/or leased unto Tenant. Landlord specifically excepts and reserves unto itself, without limiting the generality of the foregoing, at any time during the term of this Lease, (i) to replace, maintain and repair such portions of the Premises as is/are required under this Lease or by any governmental agency or as is required by law; and (ii) the right to make any alterations, additions or design changes whatsoever to the Marina Facility deemed necessary or desirable by the Landlord, provided such alterations, additions or design changes do not substantially interfere with Tenant's operations from the Premises for the Permitted Use.

1.4 Effective Date/Commencement Date. This Lease shall be deemed to be effective and binding as of the Effective Date stated above. Tenant's occupancy of the Premises shall commence on ____ _____ (the "Commencement Date").

1.5 Lease Term. The term of this Lease (the "Lease Term" or "Term") shall begin on the Commencement Date and continue for a period of one (1) year, until _____, _____ at 11:59 p.m. unless renewed or sooner terminated as may be provided for herein (the "Termination Date").

1.6 Base Rent. Beginning on the Commencement Date and thereafter on the first (1st) day of each subsequent month during the Term, Tenant agrees to pay to Landlord base rent in the amount of 1000 and 00/100 Dollars ($ 1000) per month (the "Base Rent"), plus applicable sales tax as provided herein. Any such payment not received by Landlord by the fifth (5th) day of the month in which the payment is due shall be deemed late and shall constitute a default hereunder.

1.7 Sales Tax. Tenant shall pay to Landlord the applicable lease sales tax per month on all sums designated as Rent (including Base Rent and Additional Rent) under this Lease, or as required by Florida law (even if a payment is not designated as Rent under this Lease), which payments are to accompany and be in addition to the monthly Base Rent due. Current Okaloosa County sales tax is 6.5% and surtax is .5% for a total tax rate of 7%.

1.8 Additional Rent. Tenant shall pay all sales taxes and all other payments and charges required to be paid by Tenant to Landlord in this Lease, and all such payments shall be considered "Additional Rent" hereunder. Unless payment is specified otherwise herein, Landlord shall bill, notice or invoice Tenant for amounts due as Additional Rent and such amounts shall be due and payable within thirty (30) days from delivery of the bill, notice or invoice. Base Rent and Additional Rent are collectively referred to as "Rent".

1.9 Place of Payment. Except as expressly set forth herein to the contrary, Tenant shall pay all Rent due to Landlord without notice or demand at the Landlord's address set forth on the first page of this Lease, or to any other place designated via written notice from Landlord to Tenant.

1.10 Payment for Additional Items Not Specified as Rent. Tenant shall pay any charge, expense, or cost required to be paid in this Lease and for which the time and manner of payment of which is not specifically provided herein, within thirty (30) days following Tenant's receipt of a bill, notice or invoice, whether such bill, notice or invoice is from Landlord, a third party, or a government entity.

Initials:
Tenant: WB
Landlord: VD

1.11 Termination upon Expiration of Term. This Lease shall automatically terminate on the Termination Date, without notice from either Landlord or Tenant, unless sooner terminated as provided herein. Upon termination, Tenant agrees to vacate and surrender the Premises to Landlord and Landlord shall be entitled to summary recovery of possession of the Premises as if statutory notice had been given and received.

1.12 Notice of Vacating or Renewal. At least 30 days prior to the expiration of the Lease, Tenant shall provide Landlord with written notice of whether Tenant intends to vacate the Premises on the Termination Date or if Tenant wishes to renew the Lease. If Tenant wishes to renew, then Landlord and Tenant shall attempt to negotiate a new lease prior to the Terminate Date. If a new lease is not agreed upon in writing by the parties, then Tenant shall vacate on the Termination Date as provided for in this Lease. If Tenant provides no notice, then Tenant will be deemed to have elected to vacate on the Termination Date.

1.13 No Renewal upon Holding Over. Holding over by Tenant without Landlord's written consent shall not renew this Lease or act as a waiver of Landlord's rights or remedies at law or in equity, as all such remedies are hereby expressly reserved to Landlord. If, subsequent to the Termination Date, Tenant continues to occupy the Premises without the express prior written consent of the Landlord, the tenancy shall be deemed a tenancy at sufferance and Tenant agrees to pay double the Base Rent provided by this Lease for the duration of the holdover period, including damages and costs as provided by law. Tenant shall further pay Landlord's reasonable attorney fees and costs related to any action for eviction or possession instituted against the Tenant. Mere payment and acceptance of any Rent (in whole or in part) subsequent to expiration of the Lease Term shall not be deemed written consent of Landlord for Tenant to remain in possession or create a renewal of this Lease. Tenant shall be liable to Landlord for any and all damages, fees and costs incurred by Landlord as a result of Tenant holding over, including attorney fees and costs.

1.14 Holding Over with Consent. If Tenant remains in possession after the Termination Date with Landlord's written and signed consent, then such tenancy shall be a month-to-month tenancy unless agreed otherwise in writing by the Landlord, and such tenancy shall be subject to all the terms and conditions of this Lease. In such a tenancy, Landlord may terminate such tenancy with 15 days written notice to Tenant. If Tenant wishes to terminate, Tenant shall provide Landlord with thirty (30) days prior written notice of Tenant's intent to terminate its tenancy. Tenant's tenancy shall be deemed terminated on that date which is thirty (30) days after Landlord's receipt of a termination notice and Tenant shall be liable for all Rent due through the date of termination. The right to terminate in this section shall only apply to a holdover tenancy with permission of the Landlord after the Term of the Lease has expired. Tenant shall not have the right to terminate this Lease during the Term of this Lease.

1.15 Quiet Environment. Subject to the provisions of this Lease and so long as Tenant performs and observes all of the terms, covenants and conditions to be performed and observed by Tenant herein and pays all sums due from Tenant, Tenant shall peaceably and quietly hold and enjoy the Premises during the term of this Lease without hindrance or interruption by Landlord.

1.16 Condition of Premises on Termination. All Alterations (as defined herein) approved by Landlord, that are affixed or attached to the Premises or other portions of the Marina Facility in a permanent manner shall become the property of Landlord without compensation to Tenant. Upon termination of the Lease, Tenant shall return possession of the Premises, with all approved Alterations, to Landlord in the same condition in which it was received, normal wear and tear excepted. At the request of Landlord, the Tenant shall remove or restore any unapproved Alterations to the Premises to its condition immediately prior to the unapproved Alteration(s) being made. Tenant shall be permitted to remove all of its fixtures, equipment and other personal property that is not affixed to the Premises and is

Initials:
Tenant: WB
Landlord: VD

permitted to remove any trade fixtures that are affixed, but Tenant must repair any damage to the Premises caused by the removal of its fixtures, equipment and trade fixtures.

ARTICLE II
OPERATING EXPENSES AND TAXES

2.2 Operating Expenses. Other than any expenses that Landlord expressly agrees to be responsible for hereunder, including expenses incurred by Landlord in fulfilling its maintenance responsibilities in this Lease, if any, Tenant shall be responsible for timely payment of all costs and expenses required hereunder or desired by Tenant in the use and operation of the Premises.

2.3 Taxes. The term "Taxes" shall mean and include all real estate and ad valorem taxes, intangible personal property taxes, (or taxes in lieu of any thereof); charges and assessments relating to utility services, if billed by the appropriate authority as a tax rather than as a utility charge; public improvement assessments; and all other governmental impositions and charges of every kind and nature whatsoever, extraordinary as well as ordinary, foreseen and unforeseen, and each and every installment thereof, which shall or may, during the term of this Lease or any extension or renewal hereof, be levied, assessed, imposed, become due or payable, or a lien upon, or arise in connection with the use, occupancy or possession of, or become due or payable with respect to, the Premises, or any lands appurtenant thereto, or other improvements therein or thereon. Taxes shall not include any tax on Landlord's income that is personal in nature.

2.4 Tenant's Payment of Taxes. Ad valorem real property taxes shall be included in the Base Rent and shall be paid by Landlord. Tenant shall pay sales tax due on Rent as provided for in this Lease. All other Taxes associated with the use of the Premises or operation of the Tenant's business shall be paid by Tenant.

ARTICLE III
LATE FEES; UTILITIES AND
OTHER COSTS OF TENANT'S OPERATIONS

3.1 Security Deposit. Tenant shall deposit with Landlord _____ and 00/100 Dollars ($_____), which shall be a security deposit and not a prepayment of Rent. The security deposit may be applied by Landlord to any sums owed by Tenant to Landlord in the event of default; however, such application of the security deposit shall not cure the default but is intended only to reduce Landlord's damages. The deposit shall not accrue interest. Upon Tenant vacating the Premises or upon termination of this Lease, and provided Tenant is not in default of any provision of this Lease, Landlord shall return the security deposit to Tenant according to law upon inspection by Landlord of the Premises. Under no circumstances may Tenant apply the security deposit to any Rent due hereunder without the prior written consent of Landlord.

3.2 Late Fees. If Rent or any portion thereof is not received by Landlord by the fifth (5th) day after such payment is due, Tenant shall pay a late charge equal to ten percent (10%) of the unpaid Rent installment then due to defray Landlord's added expense of bookkeeping and collection. In the event the fifth day shall fall on a weekend or a federal holiday, the time for payment of the Rent without a late fee or default shall be extended to 5:00 p.m. on the first business day following the weekend or federal holiday.

3.3 Interest. If any required payment of Rent, or any portion thereof, is not received by Landlord by the fifth (5th) day after such payment is due, such unpaid Rent shall accrue interest at the rate of eighteen percent (18%) per annum or the highest rate permitted by law, whichever is less, beginning on

Initials:
Tenant: WB
Landlord: VD

the sixth day after the payment was due and continuing until such past due amount is paid.

3.4 Payment for Less than the Amount Due. Any payment by Tenant or acceptance by Landlord of a lesser amount than shall be due from Tenant to Landlord shall be treated as a payment on account. The acceptance by Landlord of a check for a lesser amount with an endorsement or statement thereon, or upon any letter accompanying such check, that such lesser amount is payment in full shall be given no effect, and Landlord may accept such check without prejudice to any other rights or remedies which Landlord may have against Tenant.

3.5 Utilities. Electricity and water service for the Premises is provided by the applicable public utilities and the reasonable use of such electricity and water are included in the Base Rent. Tenant acknowledges that it has inspected and is satisfied with the utilities and the capacity of same provided to the Premises. Landlord makes no warranty as to the sufficiency or capacity of the utilities for the Tenant's intended use. If electricity or water becomes unavailable to the Premises, and Tenant gives written notice of such unavailability to Landlord, Landlord shall use good faith efforts to cause the restoration thereof within a reasonable time, provided, however, (i) the Rent shall not be abated because of an unavailability of utilities and (ii) if the unavailability is caused by an act or omission of Tenant or a Tenant Related Party, Tenant shall be liable for the cost to repair same as Additional Rent.

Tenant shall be solely responsible to pay for all other utilities that it desires to use on the Premises. Tenant shall make payment directly to the company providing the service and in no event shall Landlord ever be liable to any suppliers of any such utilities for services contracted for and/or used by Tenant in connection with the Premises. Tenant agrees that it will not overload any utility system or facility installed by Landlord or Tenant, and that if any equipment installed by Tenant shall require additional utility systems or facilities, such systems and facilities shall be installed at Tenant's sole expense in accordance with plans and specifications permitted and approved in writing in advance by Landlord as an alteration hereunder. If the Tenant's use of the provided electricity or water exceeds reasonable use, then the Tenant shall be charged for such additional use. "Unreasonable use" for purposes of this section shall be deemed 50% more use than the average use for a boat of the size and kind kept by Tenant in the Premises. In addition, or in the alternative, if Tenant causes unnecessary waste of water by leaking hoses a $100.00 fine per occurrence will be charged.

3.6 Tenant's Business Taxes and License Fees. Tenant shall pay, before delinquency, any and all taxes, assessments and public charges levied, assessed or imposed upon Tenant's business or upon Tenant's fixtures, furnishings or equipment in the Premises and all license fees, permit fees and charges of a similar nature required of Tenant or of Tenant's business operations.

ARTICLE IV
PREMISES; ACCEPTANCE; MAINTENANCE

4.1 Acceptance of Premises. Tenant either has inspected or waives all rights to inspection of the Premises, and further Tenant hereby accepts the Premises "as is" without any agreements, representations, understandings, or obligations on the part of Landlord to perform any alterations, repairs or improvements thereto. Landlord warrants that the Premise may be used to dock a vessel but does not make any other warranties or representations concerning the Premises or any component of the Premises, including the zoning or other land use restrictions affecting the Premises, the compliance of the Premises or any part of the Premises with any governmental requirement, the use or existence, or prior use or existence, of hazardous materials, or the accuracy or completeness of any statement or other matter previously disclosed to Tenant. EXCEPT AS SPECIFICALLY PROVIDED FOR IN THIS LEASE, THERE ARE NO EXPRESS OR IMPLIED WARRANTIES GIVEN TO TENANT IN CONNECTION WITH THIS LEASE OR THE PREMISES. LANDLORD DISCLAIMS ANY AND ALL

Initials:
Tenant: WS
Landlord: VR

WARRANTIES OF MERCHANTABILITY, HABITABILITY, TENANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE.

4.2 Maintenance Responsibility.

(a) Landlord's Maintenance. Tenant shall promptly notify Landlord of any leakage, defect, or damage to the Premises or other portions of the Marina Facility. Landlord may, but is not required to, perform any maintenance or repair any damage caused or occasioned by (i) any act, omission or negligence of the Tenant or any Tenant Related Party, or (ii) any unapproved Alterations made by Tenant, and such maintenance and repair shall be at Tenant's sole expense, to be paid as Additional Rent without counterclaim, setoff, deduction or defense.

(b) Tenant Maintenance. Tenant agrees to keep the Premises and adjoining Docks clean, to maintain the Premises and adjacent Docks in good order, to keep such areas free of rubbish and to dispose of all of Tenant's trash in the dumpster on the Harbor Parcel. Tenant shall be liable and responsible for the cost to repair or maintain (including replacement, if necessary) any damage to or other condition on the Premises or other part of the Marina Facility caused by any act or omission of the Tenant or any Tenant Related Party. Tenant may not store or install any equipment, fixtures, deck boxes, other items on the Premises or any dock or boardwalk or anywhere else in the Marina Facility without the prior written consent of Landlord.

(c) Landlord Approval Required. Tenant shall not commence to make any repairs to the Premises or any portion of the Marina Facility until approved in writing by Landlord. Any such approved repair work shall be commenced promptly and performed in accordance with Landlord's approval, all applicable laws and shall be performed diligently to completion.

(d) Emergency Repairs by Landlord. If an emergency situation shall exist and it shall become necessary to make any repairs to the Premises, Landlord may enter the Premises to have and cause the repairs to be made, in which case Tenant shall reimburse Landlord for the cost and expense of making such repairs or replacements as Additional Rent. For purposes of this Lease, an "emergency" shall be deemed to exist if, in the good faith judgment of Landlord, and under the circumstances, prompt action is needed in order to prevent death, bodily injury or property damage.

4.1 Improvements and Alterations. Tenant shall not alter, modify or improve any part of the Premises or any part of the Marina Facility (an "Alteration"), without first obtaining Landlord's written consent, which shall be granted or denied in Landlord's sole discretion. If any Alteration made without Landlord's consent is not removed restored within three (3) days after notice from Landlord to Tenant, Landlord shall have the right without liability to enter and restore the Premises to its prior condition, the cost of which repair shall be charged to Tenant as Additional Rent. Alterations, if permitted, shall be made at Tenant's own expense. All Alterations, affixed to the Premises or Marina Facility installed by Tenant, shall be deemed to be attached to the freehold and shall be and/or become the property of Landlord as of the date installed or affixed to the same extent as if the Alterations had been installed on the Premises or Marina Facility prior to the execution of this Lease. Any Alterations shall, at the end or termination of the Lease, be surrendered to Landlord, in the same condition as they were immediately following their installation, reasonable wear and tear excepted, and free of all liens and encumbrances. Tenant agrees that all improvements and fixtures presently affixed to the Premises as of the Commencement Date are the sole property of Landlord. Any Alterations approved by Landlord shall be performed in a good workmanlike manner in accordance with all applicable legal requirements and laws. Tenant shall at all times be responsible, at its own cost and expense, for obtaining all required governmental permits and approvals necessary for any Alterations performed by Tenant in or about the

Initials:
Tenant: WB
Landlord: VD

Premises or Marina Facility and, at no time, shall any work be done in or about the Premises or Marina Facility until all such permits and approvals are obtained.

4.2 Mechanics and Construction Liens. Pursuant to § 713.10, Florida Statutes, Landlord shall not be liable for any liens for labor, services or materials, provided to or made by Tenant, or any of Tenant's agents, contractors, sub-contractors, suppliers, materialmen, or any other person or entity employed or directed by Tenant, or any agent of Tenant, with respect to the Premises or Marina Facility, and any such liens shall not attach to the Landlord's interest in the Premises and Marina Facility and Landlord's interest in the Premises and Marina Facility shall not be subject to any such lien. Tenant shall notify any such person, entity, contractor or materialmen, and all of the aforementioned persons or entities of this provision of the Lease. Upon completion of any work performed by or for Tenant, Tenant shall furnish Landlord with waivers and affidavits confirming that all contractors, subcontractors, laborers and materialmen have been paid in full. Such waivers and affidavits shall be in a form acceptable to Landlord and in accordance with Florida Statutes. Should construction liens or claims be filed against the Premises or Marina Facility due to Tenant's acts or omissions or because of a claim against Tenant, Tenant shall cause the lien to be canceled and discharged of record by bond or otherwise, within fifteen (15) days after receipt of notice from Landlord. Tenant's failure to discharge the lien shall be a default under this Lease. In addition to all remedies allowed under this Lease, Landlord may at its option, if Tenant fails to timely cancel, discharge or hand off a lien, discharge the lien by paying the amount claimed to be due, and Tenant shall repay Landlord for same as Additional Rent.

4.3 Safety, Cleanliness, Environmental Hazards.

(a) Regular Maintenance. The Premises and adjoining Docks shall be kept clean by Tenant to prevent odors, pests, and health and safety problems, including that Tenant bag its trash and dispose of same in the dumpster. If Tenant shall fail to maintain and clean the Premises and adjoining Docks as required herein, Landlord shall have the right, but shall not be obligated, to enter the Premises and perform any maintenance, cleaning, or removal of debris deemed necessary and Tenant shall reimburse Landlord for the cost of such work as Additional Rent.

(b) Environmental Hazards, Representations, and Warranties of Tenant. Tenant shall comply with all governmental safety and health requirements and Environmental Laws with respect to the Premises and Marina Facility. Tenant shall not permit any hazardous waste, Hazardous Materials (as defined below), or other environmental hazard to be collected or remain on the Premises or Marina Facility.

i. The term "Hazardous Materials" shall mean any substance, material, waste, gas or particulate matter which is regulated by any local governmental authority, the State of Florida, or the United States Government, including, but not limited to, any material substance which is (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," or "restricted hazardous waste" under any provision of the state or local law, (ii) petroleum, (iii) asbestos, (iv) polychlorinated biphenyl, (v) radioactive material, (vi) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. § 1251 et seq. (33 U.S.C.§1371), (vii) defined as a "hazardous waste" pursuant to Section 100004 of the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. (42 U.S.C. § 6903), or (viii) defines as a "hazardous substance pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 et seq. (42 U.S.C. § 9601). The term Environmental Laws shall be mean all statutes specifically described in the foregoing sentence and all applicable federal, state and local environmental health and safety statutes, ordinances, codes, rules, regulations, orders and decrees regulating, relating to or imposing liability or standards concerning to in connection with Hazardous

Initials:
Tenant: WMB
Landlord: VTS

Materials.

ii. Tenant represents and warrants that, to be the best of Tenant's knowledge, (i) the Premises has not been, and will not be, used for the use, manufacture, storage, discharge, release of disposal of Hazardous Materials, (ii) neither the Premises nor any part thereof is in breach of any Environmental Laws, (iii) there are no underground storage tanks located on or under the Premises, and (iv) the Premises is free, and shall be kept free, of any Hazardous Materials that would trigger response or remedial action under any Environmental Laws, government safety or health requirements, or any existing common law theory based on nuisance or strict liability.

iii. Tenant agrees to indemnify, defend and hold harmless Landlord, its officers, partners, successors and assigns from and against any and all debts, liens, suits, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, damages, liabilities, demands, interest, fines, penalties and expenses, including reasonable attorney's fees and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Landlord as a result of (a) any breach by Tenant of the Environmental Laws, or (b) any matter, condition or state of fact, involving Environmental Laws, Hazardous Materials, or government safety and health rules, laws, or requirements which existed after the Commencement Date of this Lease with respect to the Premises hereunder which the Tenant had knowledge of, or should have known of, and which failed to comply with (i) the Environmental Laws in effect as of the Commencement Date or (ii) any existing common law theory based on nuisance or strict liability in existence as of the Commencement Date, or (iii) any government health or safety rules, regulations, or laws.

ARTICLE V
USE OF PREMISES; ASSIGNMENT; SUBLETTING

5.1 Permitted Use. The Tenant shall use the Premises to berth or store its boat or other watercraft that is approved by Landlord, for personal use or for business use, and for no other use (the "Permitted Use"). Only the vessel, boat or watercraft specifically approved by Landlord may dock, use or be stored or berthed at the Premises.

5.2 Submerged Land Lease. This Lease and all of the Tenant's rights hereunder shall at all times be subject to the terms and conditions of the Submerged Land Lease, a copy of which is available to the Tenant upon request.

5.3 Rules and Regulations. Landlord may from time to time create and enforce such rules and regulations as may be necessary or desirable for the use of the Marina Facility and Tenant and the Tenant Related Parties shall at all times be subject to such rules and regulations (the "Rules"). A true and correct copy of the current rules are attached hereto as Exhibit __.

5.4 Restriction on Change of Use of Premises. It is understood that any change of use from the Permitted Use shall require the Landlord's prior written approval.

5.5 Assignment and Subletting: Change in Ownership. Tenant shall not (i) transfer, sublease or assign this Lease or any part of the Premises; (ii) grant a concession or license for any part of the

Initials:
Tenant: WB
Landlord: _____

Premises; and (iii) shall not transfer any ownership interest or control of Tenant or any guarantor without the express prior written consent of Landlord. Any attempt by the Tenant to do any of the foregoing shall be void and shall confer no right upon any third party.

5.6 Termination on Sublet or Assignment. This Lease, including all of Tenant's rights to possession, may be terminated by Landlord (i) upon any sublease, concession or license by Tenant without Landlord's prior written agreement; or (ii) upon the transfer of any ownership interest or control in Tenant without Landlord's prior written consent.

5.1 Use. Tenant agrees that the Premises shall be used and occupied by the Tenant solely for the Permitted Use set forth above. Tenant shall not use or permit the Premises to be used for any purpose other than the Permitted Use or operate its business in the Premises under any other name than the Trade Name without prior specific written approval of Landlord, which approval shall not be unreasonably withheld.

5.2 Lawful Use. At all times during the Lease Term, the Tenant and all Tenant Related Parties on the Premises and Marina Facility shall use the Premises and Marina Facility in a lawful manner and in accordance with all applicable municipal, county, state and federal law. The Tenant's use of the Premises or Marina Facility for an unlawful purpose or allowing an unlawful use of the Premises or Marina Facility shall be an event of default under this Lease.

ARTICLE VI
INSURANCE & INDEMNIFICATION

6.1 Insurance Requirements. Throughout the term of this Lease, Tenant shall keep in force at Tenant's expense the following insurance:

(a) Tenant's General Liability and Property Insurance. During the Term, Tenant will, at its expense, maintain: (i) commercial general liability insurance coverage with a per occurrence limit of One Million Dollars ($1,000,000.00) and a general aggregate of Two Million Dollars ($2,000,000.00) for bodily injury and property damage, on an occurrence basis and containing (i) an endorsement having Landlord, as an additional insured, (ii) a separation of insured provision, (iii) a waiver of subrogation in favor of Landlord, (iv) an aggregate limit per location endorsement, (iv) a deletion of contractual liabilities exclusion for property damage, personal injury and advertising injury liability, (v) no modification that would make Tenant's policy excess or contributing with Landlord's liability insurance and (vi) the policy shall be written to apply to all bodily injury, property damage, personal injury and other covered loss, however occasioned, occurring during the policy term. The policy or policies required by this section shall include coverage for the Tenant's use of the Marina Facility, operation of its business from the Mariana Facility and its obligations under this Lease.

(b) Landlord's Insurance for Premises. Landlord shall keep the Marina Facility insured with such coverages in such amounts as the Landlord deems desirable. The Landlord obtaining insurance shall not affect the Tenant's obligation to obtain and maintain all insurance required under this Lease. Landlord shall not insure any of Tenant's property located at the Marina Facility

(c) Tenant's Property and Contents Coverage. Tenant shall keep in force such insurance covering Tenant's boat, property, contents, fixtures, equipment, inventory and personal property, throughout the Term of this Lease, used in the conduct of its business on the Premises

Initials:
Tenant: MB
Landlord: _____

covering all risks of physical loss in forms of insurance available on the market in limits equal to the full replacement value thereof. The proceeds of such insurance with respect to Tenant's improvements shall be payable jointly to the Landlord and Tenant and, in the event of a casualty, all proceeds shall be disbursed in such manner as the Landlord may reasonably require insuring restoration of the Tenant's improvements, fixtures and equipment.

(d) Worker's Compensation. Tenant shall keep in force Worker's Compensation Insurance covering all persons employed by Tenant in the amount required by law, issued by and binding upon a responsible insurance company doing business in the State of Florida.

(e) Insurance required by this section shall be in such standard and customary forms and with commercially reasonable deductibles and shall be placed with companies approved by Landlord that are licensed to do business in Florida and having sufficient financial strength to provide adequate coverage and payments in the event of loss. Tenant shall provide Landlord with a Certificate of Insurance showing Landlord as an additional insured upon, or having an additional interest in, any and all policies taken out by Tenant above. The certificate shall provide for a thirty (30) day written notice to Landlord in the event of cancellation or material change in coverage. Tenant shall provide Landlord upon request with copies of said policy, policies, or certificates of insurance. Tenant shall be solely responsible for payment of premiums for any insurance required of Tenant under this Lease. Neither the minimum limits of any insurance coverage required herein, nor the deductible allowed shall limit Tenant's liability herein. Failure by Tenant to carry, pay for, or provide any of the aforementioned insurance shall be the default under this Lease. If Tenant fails to obtain and maintain any insurance required under this Lease, then Landlord may, but is not required, to obtain such insurance in the name of Tenant; and in such event Tenant shall reimburse Landlord the cost of such insurance as Additional Rent. Tenant further holds Landlord harmless for Tenant's failure to carry insurance, or any termination of such insurance. Landlord shall in no way be liable for any failure, lapse, or insufficiency of any such coverage.

(f) Landlord and the following parties shall be additional insureds upon, or have an additional interest in, any and all policies required to be obtained and maintained by Tenant in this Lease:

Regions Bank, ISA OA/ATIMA
PO Box 200043
Kennesaw, GA 30156-9246

US Small Business Administration
c/o Florida First Capital Finance Corporation
PO Box 4166
Tallahassee, FL 32315

Pelican Adventures, Inc.
David and Vera Dewberry 106 Benning Drive, Destin, Florida 32541, 546 Harbor Blvd, 580 Harbor Blvd, 600 Harbor Blvd, Destin, FL 32541

6.2 Waiver of Subrogation. Tenant waives the right of subrogation against the Landlord and agrees that Landlord shall not be liable to Tenant with respect to any loss which is covered by insurance (of either party respectively), and hereby releases the Landlord of and from any and all claims with respect to such loss paid under any insurance policy, including claims with respect to negligence of the Landlord. To the extent allowable by law, Tenant further agrees that its insurance companies shall have no right of subrogation against the Landlord on account of any such loss.

Initials:
Tenant: MB
Landlord: VB

6.3 Indemnification. Tenant will indemnify and hold Landlord and its owners, officers, managers, members, agents, employees, heirs, successors, assigns harmless from, any and all demands, claims, causes of action, fines, penalties, damages (including consequential damages), losses, liabilities, judgments, and expenses (including without limitation attorneys' fees and court costs) related to or arising from: (a) the use or occupancy of the Premises and Marina Facility by Tenant and all Tenant-Related Parties; (b) any activity, work, or thing done or permitted by Tenant or any Tenant Related Party in the Premises or the Marina Facility; (c) any acts, omissions, or negligence of Tenant or any Tenant-Related Party; (d) any breach, violation, or nonperformance by Tenant or any Tenant Related Party of any term, covenant, or provision of this Lease or any law, ordinance, or governmental requirement of any kind; or (e) any injury or damage to the person, property, or business of Tenant and all Tenant Related Parties upon the Premises or anywhere else at the Marina Facility. If any action or proceeding is brought against Landlord, its members, managers, lenders, employees, or agents by reason of any such claim, Tenant, upon notice from Landlord, will defend the claim at Tenant's expense with counsel reasonably satisfactory to Landlord. This indemnification is given in addition to all other indemnifications given in this Lease and will survive the expiration or termination of this Lease. Landlord reserves the right to choose its own attorney in the event of an indemnifying event.

6.4 Miscellaneous Covenants of Tenant Regarding Liability and Insurance

(a) Tenant shall not permit any condition to exist that will either (i) tend to increase the cost of any insurance maintained by Landlord with respect to the Premises or Marina Facility or (ii) cause or contribute to a decision by the insurer to cancel any such insurance. Tenant shall pay, as Additional Rent, any increase in insurance cost suffered by the Landlord as a result of the Tenant having permitted any such condition to exist.

(b) Landlord shall have no responsibility or liability for any loss of, or damage to, boats, vessels, watercraft, fixtures, inventory or other property of Tenant or any Tenant Related Party located anywhere at the Marina Facility, , and Tenant for itself and the Tenant Related Parties, does hereby waive, release and forever discharge Landlord from any responsibility or liability for any such property.

6.5 Damage and Destruction. If the Premises or any portion of the Marina Facility is damaged or destroyed such that the Premises is not usable by Tenant for the Permitted Use, Landlord shall have the right at its discretion to either repair the damage and continue with the Lease or terminate this Lease. If Landlord elects to repair the damage and continue with the Lease, then during the period required for such repairs, Tenant shall be entitled to an abatement of Base Rent and Additional Rent in proportion to the amount of the Premises and Marina Facility that is unusable for the Permitted Use. . If Landlord elects to terminate the Lease, Landlord shall deliver notice of same to Tenant, whereupon this Lease shall expire and Tenant shall vacate and surrender the Premises to Landlord within 30 days. Tenant's liability for Rent, subject to the provisions regarding abatement of Base Rent and Additional Rent shall continue until the date of termination of this Lease.

ARTICLE VII
DEFAULT

7.1 Event of Default. Events constituting a default under this Lease include but are not limited to:

(a) Tenant's failure to pay the Rent or any other amount agreed to be paid herein, in whole or in part, on or before the time specified herein, if such noncompliance continues for more than five (5) days after written notice from Landlord to Tenant specifying such late payment.

Initials:
Tenant: WS
Landlord: VS

(a) Tenant's breach, default or failure to observe and perform any covenant, term, condition or agreement in this Lease ("Breach"), other than the payment of money, if such noncompliance continues for fifteen (15) days after written notice from Landlord to Tenant specifying such Breach.

(a) The dissolution or liquidation of Tenant or disposal of all or substantially all of Tenant's assets used or related to Tenant's occupancy or use of the Premises.

(b) Tenant's bankruptcy or insolvency.

(c) Tenant's vacation or abandonment of the Premises before the expiration of the Term without the prior written consent of the Landlord, or the use of the Premises for purposes other than the Permitted Use, or violation of any local, state or federal law.

(d) Any default by any guarantor under this Lease or any guaranties securing this Lease.

(e) Any other violation or breach by Tenant of any obligation in this Lease, or the occurrence of any event specifically designated as default under this Lease, if same is not cured within any curative period provided for herein.

7.2 Remedies.

Upon the occurrence of any event of default, the Landlord may take any or all of the following actions:

(a) The Landlord, at its option, may declare all rentals for the remainder of the Lease Term to be immediately due and payable.

(a) The Landlord, without terminating this Lease, may reenter and take possession of the Premises and sublease or relet the Premises for the account of the Tenant, holding the Tenant liable for the difference in the rent and other amounts actually paid by any sub-lessor or new lessor, and the Rent payable by Tenant under this Lease. Landlord may exclude and remove the Tenant and all persons and contents from the Premises by summary proceedings or otherwise, without being liable to Tenant. Tenant shall remain liable for any damages sustained by Landlord, all reasonable costs, professional fees and expenses incurred by Landlord in subleasing or reletting the Premises to another tenant, and in collecting rentals from Tenant.

(a) The Landlord may exercise any remedy available at law or in equity to collect the rent and other amounts then due and thereafter to become due, or to enforce performance and observance of any obligation, agreement or covenant of the Tenant under this Lease, including utilization of all provisions of applicable laws respecting the speedy recovery of lands and tenements held over by Tenant and proceedings in distress.

(b) The Landlord may do nothing and hold Tenant liable for the amounts due under the Lease as they become due.

(c) The Landlord may terminate and cancel this Lease and retake possession of the Premises, following which neither Landlord nor Tenant shall have any rights or obligations to one another hereunder, except as specified herein for terms that survive termination.

Initials:
Tenant: VMB
Landlord: VD

(d) The Landlord may exercise any right or remedy it may have in law or equity, or pursuant to the terms of this Lease.

(e) No notice shall be necessary to entitle the Landlord to exercise any remedy reserved to it, except as expressly required by this Lease. No remedy conferred upon or reserved to the Landlord is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity or by statute.

(f) Landlord shall have all lien rights against the assets, boats, vessels and other property of Tenant as provided by law and may enforce any such lien rights through foreclosure, sale or as otherwise permitted and as provided by law, including without limitations, § 83.08, Fla. Stat. and §§ 715.10-715.111, Fla. Stat.

(g) If Tenant fails to remove or abandons any boat, vessel or other watercraft ("boat") at the Premises, Landlord, in addition to all other rights and remedies available at law or in equity, may store the boat on land or in water at the Marina Facility or move the boat to another location owned or leased by Landlord and the storage fee charged to Tenant shall equal the Rent provided for in this Lease. Landlord may also store such boat with or have such boat towed by a third-party company at a separate location on such reasonable storage terms as the Landlord deems acceptable. Tenant may not retake possession of the boat without first paying the storage fee to Landlord or reimbursing the Landlord all costs of storage of the boat. Landlord shall not be liable to Tenant for any damage to the boat while in its possession or in storage. The Landlord shall have the right to sell the boat in order to satisfy its storage fees as and if permitted by law.

7.3 Tenant Remedies for Landlord. If Landlord does not observe or perform of any of its obligations hereunder, and such condition shall continue for a period of thirty (30) days after written notice to Landlord (which period shall be extended for such additional reasonable period as may be required under the circumstances provided that Landlord initiates such cure within such thirty (30) day period and thereafter diligently prosecutes such cure to completion), then Tenant may bring an action at law against Landlord to require Landlord's compliance, however Tenant expressly agrees that Tenant may not terminate this Lease and may not withhold Rent or set off any Rent to cure any alleged non-performance by Landlord.

ARTICLE VIII
ADDITIONAL TERMS

8.1 Right of Entry. Tenant agrees that the Landlord and its duly authorized agents shall have the right at all reasonable times to enter the Premises to inspect the Premises, to carry out maintenance or to enforce or carry out any other provision of this Lease.

8.2 No Waiver. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver or forfeiture, but any such right and power may be exercised from time to time and as often as may be deemed expedient. If any agreement contained in this Lease should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular instance of breach so waived and shall not be deemed to waive any future or other breach or forfeit the right to enforce the terms of this Lease. Receipt by Landlord of rent with knowledge of the breach of any covenant, provision or condition of this Lease shall not operate as a waiver or forfeiture of the right to enforce the terms of this Lease as to such breach.

Initials:
Tenant: MD
Landlord: VD

8.3 Waiver of Trial by Jury. THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT ANY OF THEM MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS LEASE OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY RELATING TO THE SUBJECT MATTER OF THIS LEASE. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS LEASE.

8.4 Attorney's Fees. Tenant shall reimburse for Landlord for all costs and expenses, including attorney fees, incurred in enforcing this Lease and collecting amounts due under this Lease, whether or not a lawsuit is filed. In the event a dispute arises between Landlord and Tenant related to or arising out of any breach or alleged breach of this Lease, or any representation, covenant or warranty contained in this Lease, and such dispute gives rise to any administrative proceeding, arbitration, court action or other legal process or proceeding, then, the prevailing party in such dispute shall be entitled to reimbursement from the non-prevailing party for all losses, damages, costs, liabilities or expenses reasonably incurred by the prevailing party in furtherance of or defense of said action, process or proceeding, including, without limitation, reasonable attorney's fees whether incurred in pre-litigation, preparation for or conduct of trial, administrative or arbitration proceedings, appellate proceedings, or post-judgment proceedings, including, without limitation, proceedings to determine, obtain, and secure any entitlement to an award of attorneys' fees, as well as the reasonable amount of same, contemplated under this Lease.

8.5 No Partnership, No Joint Venture. Any intention to create a joint venture or partnership relationship between Landlord and Tenant herein or through the course of any conduct between such parties is hereby expressly disclaimed.

8.6 Broker. Each of the parties represents and warrants that there no real estate agents, brokers or real estate companies entitled to a commission or brokerage fee relating to this Lease. Each party represents and warrants that there are no other parties entitled to claim for brokerage commissions or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim, including, without limitation, all attorneys' fees and costs.

8.7 Subordination. Upon request of Landlord, Tenant shall subordinate its rights hereunder to the lien of any mortgage or other lien resulting from any financing or refinancing of the Premises, any part thereof and shall execute a document evidencing such subordination but conditioned upon mortgagee entering a non-disturbance agreement which provides that so long as Tenant is not in default in the payment of Rent or in the performance of any of the other terms of this Lease, Tenant's possession of the Premises and Tenant's rights under this Lease shall not be disturbed, diminished or interfered with by the holder of the mortgage or by the purchaser in any mortgage foreclosure proceedings, provided that Tenant agrees in writing to attorn such mortgagee. The non-disturbance agreement may not modify any of the provisions of this Lease and shall have no adverse effect upon the Tenant's continued occupancy of the Premises.

8.8 Notices. All notices, demands, requests, consents, approvals and other instruments required or permitted to be given pursuant to this Lease shall be in writing, signed by the party, or officer of the party, agent or attorney, and may be served and deemed effective as permitted by law, or shall be deemed to have been effective upon delivery (the first documented attempt at delivery) if served by hand, facsimile or overnight courier service or US mail with tracking, or three (3) business days after mailing if sent by registered or certified mail, postage prepaid, return receipt requested, and addressed to the parties as follows:

Initials:
Tenant: WB
Landlord: VD

Landlord:

PELICAN ADVENTURES, INC.
580 Harbor Blvd
Destin, FL 32541
Tel: 850-650-3825 and 850-376-4679
Email: pelicanadventures@gmail.com
And veradewberry@gmail.com

Tenant:

WAYNE BURNETTE
170 BAYWINDS DR
DESTIN FL 32541

Tel : 850 803.5466
Email : LIMOWAYNE@COX.NET

8.9 Applicable Law. This Lease shall be subject to and interpreted in accordance with the laws of the state of Florida. All parties agree that the appropriate venue for any action arising out of this Lease shall be exclusively in the County Court or the Circuit Court, in and for Okaloosa County, Florida.

8.10 Binding Effect. This Lease shall inure to the benefit of and be binding upon Landlord, its successors and assigns, and shall inure to the benefit of and be binding upon Tenant and only such successors and assigns of Tenant as may be permitted by this Lease.

8.11 Time of Essence. Time is of the essence in the performance of all terms, conditions, duties and obligations of this Lease.

8.12 Counterparts. This Lease may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

8.13 Force Majeure. If Landlord or Tenant is delayed or prevented from performing any of their respective obligations during the Term other than the payment of money, which is not subject to this provision, because of acts of God, war, riots, shortages of labor or material, epidemics, pandemics (including, but not limited to, COVID-19 and any related governmental regulations), viral or communicable disease outbreaks, quarantines, national, regional or local emergencies, acts, orders or requirements of any governmental authority or any other causes that are reasonably beyond their control, then the period of any such delay shall be added to the time herein provided for the performance of any such obligation and the delayed party shall not be liable for losses or damages caused by such delay so long as the delayed party notifies the other in writing (with reasonably satisfactory evidence of such event causing such force majeure delay) within ten (10) business days of the occurrence of the event of Force Majeure.

8.14 Attornment. Tenant shall, in the event of the sale or assignment of Landlord's interest in the Premises, or in the event of any proceedings brought for foreclosure, or in the event of the exercise of any power of sale under any mortgage covering the Premises or in the event of conveyance in lieu of foreclosure, atone to the purchaser, assignee or foreclosing mortgagee, and recognize such purchaser, assignee or foreclosing mortgagee as the Landlord under this Lease if such purchaser, assignee or foreclosing mortgagee has agreed not to disturb Tenant's possession and entered into a non-disturbance agreement with Tenant.

8.15 Corporate Representations. In the event Tenant is a corporation, limited liability company,

Initials:
Tenant: WB
Landlord: VD

or other authorized business entity, the persons executing this Lease on the entity's behalf covenant, warrant, and represent that Tenant is a duly qualified corporation authorized to do business in the State of Florida, that all corporate taxes and dues have been paid to date and that all future forms, reports, fees and other documents required to comply with applicable laws and to remain qualified to do business in the State of Florida have been filed and will continue to be filed when due.

8.16 Invalidity. If any term or provision of this Lease, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

8.17 Written Agreement. This Lease and all exhibits attached hereto contain and represent the entire agreement of the parties with respect to the subject matter hereof, and no representations or agreements, oral or otherwise, between the parties but not embodied herein shall be of any force and effect. Any additions or amendments to this agreement subsequent hereto shall be of no force and effect unless in writing and signed by both parties hereto.

8.18 Survival. All representations, warranties, covenants, conditions and agreements contained herein which either are expressed as surviving the expiration or termination of this Lease or, by their nature, are to be performed or observed, in whole or in part, after the expiration or termination of this Lease, shall survive the expiration or termination of this Lease.

8.19 Radon Gas. Landlord notifies Tenant as follows: "RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a Condominium in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in Condominiums in Florida. Additional information regarding radon and radon testing may be obtained from your county health department."

8.20 Memorandum of Lease. A memorandum of this Lease Agreement may be recorded by the Landlord in Landlord's sole discretion in the Public Records of Okaloosa County, Florida. Tenant may not record this lease or any memorandum of this lease.

8.21 Hurricane Warning. In the event of an impending hurricane, it is a requirement that the lessee promptly relocates their vessel from the leased slip to ensure the safety and protection of the vessel and surrounding property. Failure to comply with this directive may result in the lessor exercising the option to have the vessel removed at the lessee's expense. It is imperative that the lessee closely monitors weather advisories and takes necessary precautions to safeguard the vessel and prevent potential damage. This provision aims to prioritize the well-being of the vessel, surrounding property, and minimize risks associated with adverse weather conditions, with any associated expenses incurred for relocation or removal falling under the responsibility of the lessee.

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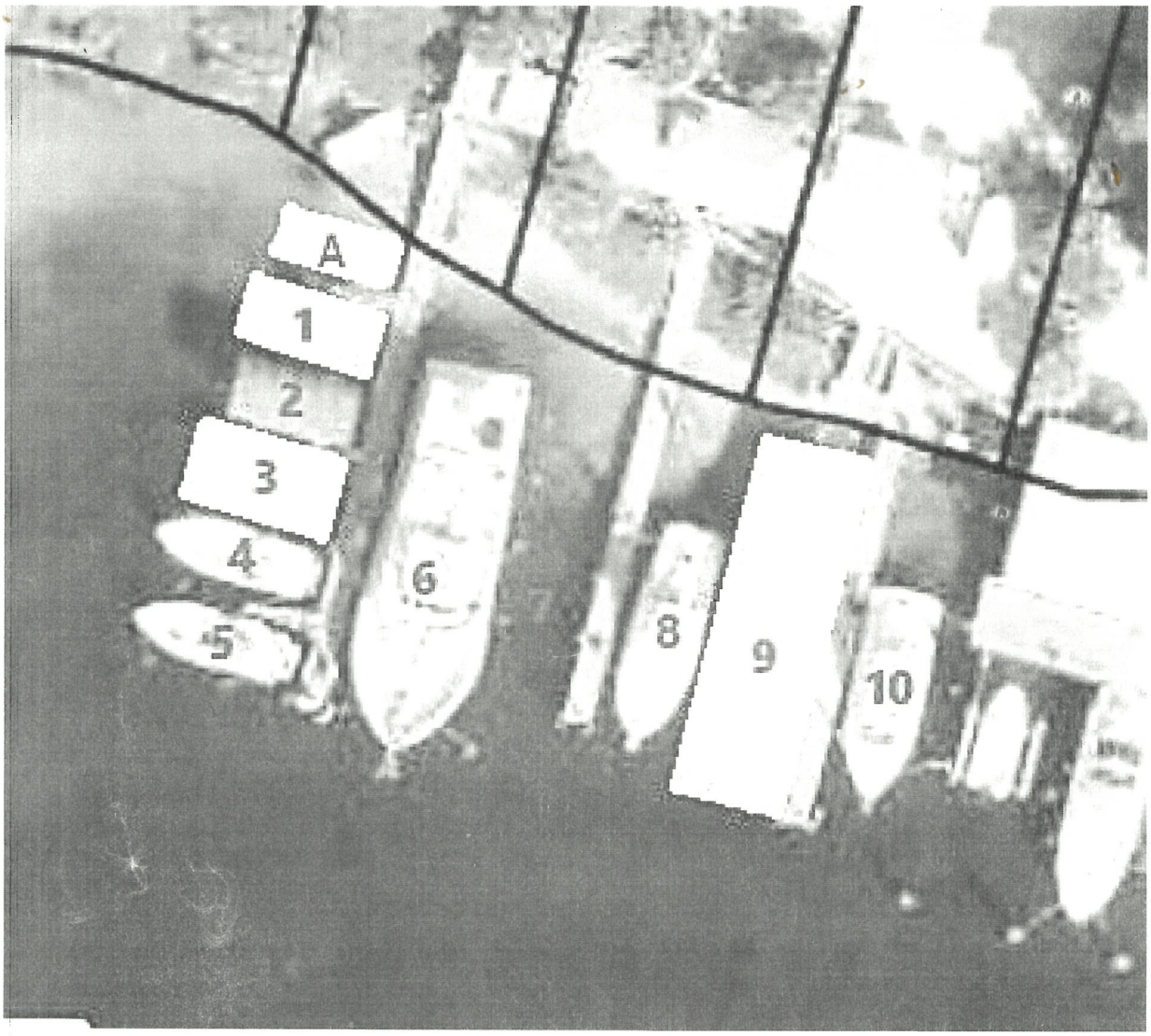
SIGNATURES AND ACKNOWLEDGMENT ON FOLLOWING PAGE

Initials:
Tenant: MMB
Landlord: VD



Initials:
Tenant: WB
Landlord: _____

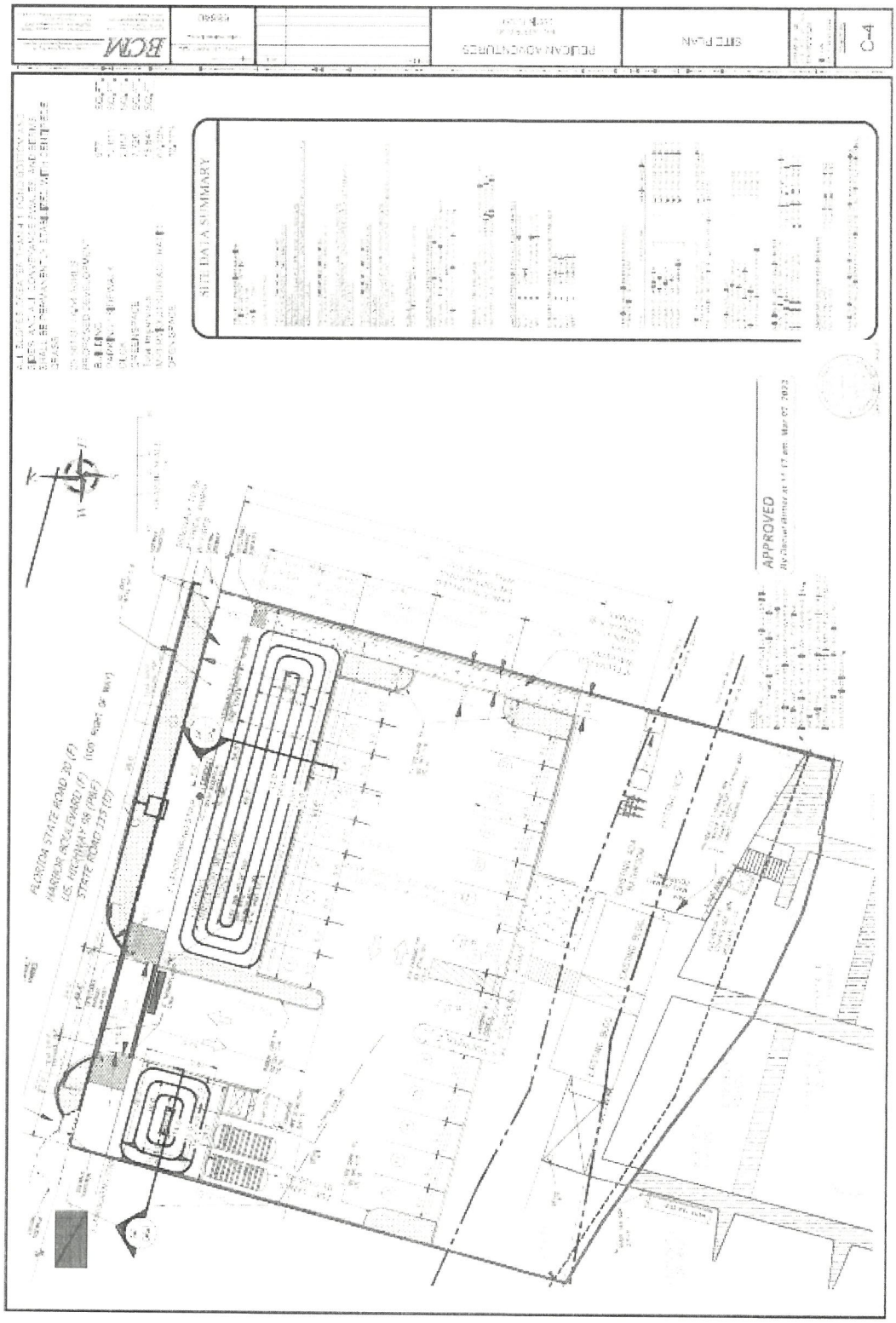


EXHIBIT 2
Site Plan and Legal Description of Offsite Parking Lot (Attached)

Initials:
Tenant: MB
Landlord: VB

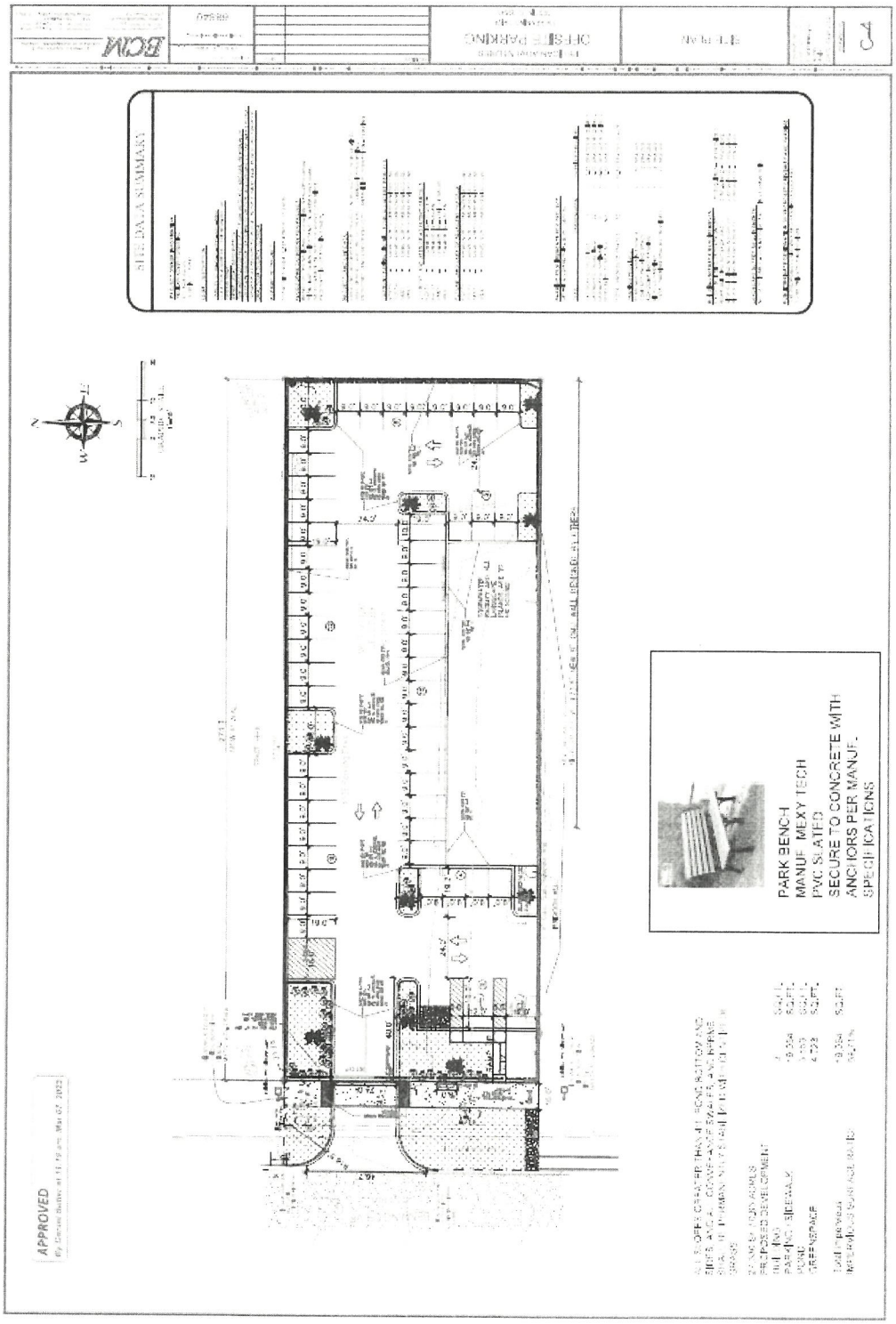


EXHIBIT 3
Aerial View with Slip Numbers (Attached)

Initials:
Tenant: WB
Landlord: VD

ITEM # 2026-565

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.G.

TO: City Council

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

FROM: Krystal Strickland, Finance Director
Jeffrey Cozadd, Projects, Grants and Contracts Manager
Michael Burgess, Public Works Director
Lisa Firth, Parks & Rec Director

DATE: April 15, 2026

SUBJECT: Capital Project Status - **Informational Only**

I. BACKGROUND: This item is informational only.

II. DISCUSSION: Please find attached a summary of the current capital improvement projects, showing status and Year-to-Date expenditures and encumbrances.

A. Link to Strategic Goals / Objectives: 1. Financially sound city providing service excellence

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Not applicable. Informational only.

Attachments:

1. 2026 0415 Capital Project Status

CAPITAL PROJECT STATUS REPORT highlighted projects have grants

downloaded: 4/15/2026 8:01 AM

Council Objective	Project ID	Project Name	Life to Date Actuals	Status	Notes
1.6	100018	EN615-Cross-Town Connector	4,474,054	in progress	Phase 1 (strmwtr) to be completed end of January Phase 2 (road) contract entered negotiations Jan 2026.
1.6	500028	BOCC-CrossTown Construction	2,952,386	in progress	See 100018 above.
1.6	500055	State-FDOT TRIP-CrossTown Construction	2,000,000	in progress	See 100018 above.
1.6	500022	State-FDOT-CrossTown ROW Acquisition	4,500,000	in progress	See 100018 above.
4.14	500048	State-FDOT-Destin Linear Multi-Use Trail Beach to Benning Approp	25,184	in progress	
4.14	100069	CRT17-Destin Multi-Use Trail	442,513	in progress	90% design complete. Attaining easements.
4.14	500023	State-FDOT-Destin Linear Multi-Use Trail Main to Airport Approp	261,480	in progress	See 100069 above.
5.6	100023	HURRC-Hurricane Response	-		For hurricane season (May to Oct).
5.3	100028	LB002-Library Remodel w/impact fees	64,755	not started	Working with DAG to design growth necessitated remodel at a reasonable budget (under $300k).
4.7	100038	RC127-Pickleball Courts	491,237	in progress	Estimated completion May 2026.
4.7	500015	State-FDEP-Pickleball Court Construction	50,000	in progress	See 100038 above.
4.7	500047	TDC 12.5% -Pickleball	343,094	in progress	See 100038 above.
5.1	100040	RC132-Morgan - Batting Cage	139,609	completed	

Council Objective	Project ID	Project Name	Life to Date Actuals	Status	Notes
4.10a	100041	RC216-Clement Taylor Park Renovations	1,017,363	in progress	Estimated completion December 2026.
4.10a	500009	Fed-RESTORE-Clement Taylor Park Renovations	697,953	in progress	See 100041 above.
4.11	100058	SW56-Mattie Kelly Naturewalk Outfall	46,625	in progress	Final punchlist and closeout in progress
4.11	500056	State-FDEP-Mattie Kelly Outfall	577,319		See 100058 above.
5.7	100063	TRSAF-Intersection Safety	32,071	in progress	Programmed by public works & safety committee.
1.3	100064	UNDER-Undergrounding	12,257,330	in progress	On schedule. Conduit installation 90% complete. Next is switching (april-sept) and wreck-out (oct-dec).
5.2	100072	DREDG-Dredge Harbor	359,866	in progress	Final punchlist and closeout in progress
5.2	500013	State-FDEP-Dredging Op Grant	100,000		See 100072 above.
5.2	500027	BOCC-Dredging Op Grant	378,241		See 100072 above.
5.8	100073	SW60-4 Prong Lake Stormwater	-	in progress	HOA completed 30% design and secured one permit. 03/16/26 staff propose to hire Dewberry to work towards 100% design.
5.8	500014	State-FDEP-4Prong Lake Outfall	-	in progress	See 100073 above.
5.8	500057	BOCC-4Prong Lake Outfall	-	in progress	See 100073 above.
6.02	100075	Dalton Threadgill infield artificial turf	149,480	in progress	Opened 03/07/26. Final closeout paperwork in progress.
6.02	500052	Private Donor-Dalton Threadgill infield artificial turf	103,637	in progress	See 100075 above.
6.02	100076	Dalton Threadgill Ahtletic Field LED Lighting	-	paused	
6.02	500053	Private Donor-Dalton Threadgill LED Field LIghting	-	paused	

Council Objective	Project ID	Project Name	Life to Date Actuals	Status	Notes
5.9c	100077	Annex Office Space	8,046	in progress	Doors/windows ordered to arrive March 2026
xxx	100078	John Deere Gator Public Works Irrigation, Signs, Sidewalks	22,645	completed	New gator arrived Dec 2025. New technician started work Dec 2025.
4.19	500025	BOCC-Crystal Beach Park CIP	5,788,476	in progress	
4.19	500029	TDC 12.5%-Crystal Beach Park CIP	535,842	in progress	
4.19	500026	BOCC-Tarpon Beach Park CIP	8,435,883	in progress	Under construction. Estimated completion Summer 2026.
4.19	500030	TDC 12.5%-Tarpon Beach Park CIP	1,415,020	in progress	See 500026 above.
4.19	500038	TDC 12.5%-Tarpon Beach Park Land	9,270,863	in progress	See 500026 above.
xxx	500050	Youth Literacy Grant 2025-2026	4,008	completed	
1.5	100012	CRH60-Pedestrian Pathway Under Marler Bridge	205,347	in progress	
1.7	100081	Dalton Threadgill Park Parking Expansion	1,000	in progress	Deposit paid on 446 Calhoun
3.2	100043	RR051-General Government Renew/Replace	120,974	not started	Funding to replace an HVAC uni.
3.2	100046	RR054-Roads, Sidewalks, Street Lighting Renew/Replace	9,399,039	in progress	$2.4m of roadways in process, to be completed by March 2026. Remaining $3.4m of roadways to be brought to Council for approval.
3.2	100047	RR571-Library Renewal/Replacement	150,698	in progress	Funding to replace sod, paint, monument sign.
3.2	100029	LBOOK-Library Annual additions to collections	372,962	in progress	
3.2	100048	RR572-Parks Renewal/Replacement	673,272	in progress	

Council Objective	Project ID	Project Name	Life to Date Actuals	Status	Notes
3.2	100052	RRV57-Parks & Recreation Replacement Vehicles	762,330	in progress	
3.2	100049	RR573-Recreation Renewal/Replacement	2,636,508	in progress	$700k for Community Center Roof + $200k for MSC Sod
	500044	TDC 12.5%-FY25+ Beachfront Park Operations	433,790	in progress	
	500011	State-FDEP-Leonard Destin Park Operations	541,040	in progress	
	500058	City of Destin Vulnerability Assessment and Adaptation Plan Updates	-	started	PO authorized 04/07/26
		GRAND TOTAL life-to-date exps	**72,241,939**		
		FY 2026 Budget	37,947,649		
		FY 2026 Actuals + Encumbrances	25,820,439		
		FY 2026 Remaining Budget	12,127,210		

		FY 2026 Budget
Council Objectives		
1.1	Work with Stakeholders to pursue a Destin City Center	$ -
1.2	Public waterfront acquisition initiative	-
1.3	Underground utilities	6,054,382
1.4	Stahlman/US 98 pedestrian and vehicle Improvements in cooperation with FDOT	-
1.5	Pedestrian access concepts under the Marler Bridge	91,665
1.6	Two-lane Crosstown Connector	9,720,363
1.7	Improve parking, explore options (parking garage, surface parking)	530,000
1.8	Annexation of unincorporated enclaves (Op Budget)	-
1.9	Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations (Op Budget)	-
1.10	Support for regional Transit and Ferry systems	-
1.11	City Marina (Feasibility Study + Construction)	-
1.12	Support Beach Re-nourishment, planning, scheduling in partnership with the County/State	-
1.13	Support regional workforce housing initiatives	-
Management Objectives		-
2.1-2.11	These are management-related, not capital project related	-
Management in Progress (capital projects only listed below)		-
3.2	Plan for renewal and replacement of city facilities and infrastructure	7,425,555
3.6	Develop/Implement Wayfinding Program; Improve the City's gateways	-
3.8	Improve sidewalks (install missing sections, improve user safety, wider, more walkable)	-
Major Projects (CIP in progress only)		-
4.7	Pickleball Courts: Complete design and construct	725,000
4.8	FDOT Median Improvement project	-
4.9	Norriego Point Park improvements Phase III	-
4.10	Renovate Clement Taylor Park	1,685,586
4.11	Redevelop Joe's Bayou Recreation Area	1,200,000
4.12	Continuity of streelights/Conversion to LEDs	-
4.13	Implement prioritized stormwater improvements based on the Stormwater Mast Plan	-

4.14	Linear Trail/Sun Trail: Secure additional funding, complete design, secure required easements, construct Phase 1 trail Mattie Kelly Blvd to 98 Plams		36,336
4.18	Complete Beach to Benning portion of the Crosstown Connector (see funded 1.6)		-
4.19	Complete improvements to the Shore at Crystal Beach Park & Tarpon Park		4,323,773
	TOTAL for items on the Strategic Plan	$	36,531,745

Total Capital Budget	**$**	**38,728,598**
% FOR STRATEGIC PLAN		**94%**

NOT ON COUNCIL OBJECTIVE LIST:		FY 2026 Budget
5.1	Upgrades to Morgan Sport Center (Bathrooms; Storage; Shade; Batting Cage; Artificial infields)	168,482
5.2	Dredge Harbor Channel	1,016,625
5.3	Upgrade/Remodel and expand Library	275,358
5.4	Code Enforcement New Equipment	-
5.5	Building Inspector New Equipment	-
5.6	Hurricane Response (first 30 days; Debris Removal)	100,000
5.7	Public Works Safety Committee - Intersection and Crossing Safety	132,131
5.8	4-Prong Lake Stormwater	2,600,000
5.9b	Median Maintenance Equipment (start-up year)	-
5.9c	City Hall Annex Renovations (office space for needed	76,000
5.9d	Lightening protection for City Hall Annex	-
6.0	Navigational Channel Improvements & Maintenance (formerly 107 Study)	-
6.01	Upgrade/Remodel and expand Community Center	-
6.02	Ugrades to Dalton Threadgill (turf, drainage, property line issues, parking)	467,709
6.03	Improve roadway interconnectivity	-
6.04	Design of park elements at Crosstown Road	-
6.05	Boardwalk improvements & extension	-
6.06	One way studies (stahlman/98; crystal beach)	-
6.07	Traffic Calming measures	-
xxx	Other small projects	29,000
	TOTAL for additional projects not on Plan	$ 2,196,853
	TOTAL for all projects	$ 38,728,598

ITEM # 2026-567

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 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: Krystal Strickland, Finance Director

DATE: April 15, 2026

SUBJECT: Operations Financial Report - **Informational Only**

I. BACKGROUND: This item is informational only.

II. DISCUSSION: Year-to-date budget versus actuals shall be provided to Council within forty-five days of the month end. Governmental funds are accounted for on a modified accrual basis, which excludes long-term assets and liabilities.

The operational report for the last month of the fiscal year (September) is held open for 45 days to allow all contractors and subcontractors to submit their final bills for work completed through September 30th as required to meet GASB standards of modified accrual accounting. The final accounting is completed within 60 days of the fiscal year end, resulting in delayed reporting.

Highlights of the period ending 03/31/2026:

- At the end of March, we were 50% of the way through Fiscal Year 2026, which is October 1 - September 30, 2026.
- 92% of taxes have been received. The majority of property taxes arrived December - February. Other taxes such as Communication Sales Tax and the two Gas Taxes are received in equal monthly installments from the State of Florida.
- We have expended and encumbered 54% of the Operating Budget.
- We have expended and encumbered 69% ($25m/$36m) of the Capital Budget.
- The net change in total fund balance is a year-to-date increase of $2.7 million.

The reserve committed by Resolution 12-20 is $16.9 million which is equivalent to 1 year of debt service + 3 months operating costs for operations + 3 months operating costs for emergencies.

Details for all funds are on file with the Finance Department, and are available upon request.

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:

IV. RECOMMENDED MOTION: Not applicable. Item is informational only.

Attachments:

1. 2026p06 March Ops Fin

City of Destin

FY 2026 10/01/2025 - 04/15/2026

last updated: 4/15/2026 2:02 PM

FY 2026 Budget Vs Actuals

Council Trend	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
10 Taxes	18,319,108	16,766,654	-	1,552,454	18,418,255
11 Intergovermental Revenue	20,246,854	2,630,261	-	17,616,593	16,526,498
12 Permits, Fees, & Special Assessments	7,788,504	3,876,061	-	3,912,443	6,984,588
13 Charges For Services	1,415,371	429,961	-	985,410	1,311,313
14 Judgements, Fines, & Forfeits	63,000	19,592	-	43,408	183,652
15 Miscellaneous Revenues	1,328,404	864,544	-	463,859	2,119,271
16 Other Sources	-	-	-	-	-
17 Transfers In	8,932,838	6,917,196	-	2,015,642	9,003,980
Total Cash In	58,094,078	31,504,268	-	26,589,810	54,547,558
20 Personnel Services	7,828,971	3,260,800	-	4,568,170	6,265,080
21 Personnel Taxes & Benefits	2,741,831	1,201,204	-	1,540,627	2,437,018
22 Operating Expenses	11,983,089	5,292,648	2,547,628	4,142,813	10,516,466
23 Grants And Aids	17,000	7,226	-	9,774	15,452
24 Debt Service	5,697,731	3,039,175	50,064	2,608,492	5,508,666
25 Capital Outlay	35,656,648	9,017,507	15,689,339	10,949,802	28,709,890
26 Transfers Out	8,932,838	6,917,196	-	2,015,642	9,003,980
Total Cash Out	72,858,108	28,735,756	18,287,030	25,835,321	62,456,552
NET CHANGE	(14,764,029)	2,768,512			(7,908,994)
BEGINNING BALANCE	69,733,719	69,733,719			69,635,243
ENDING BALANCE	54,969,690	72,502,231			61,813,996

GENERAL FUND	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
001 General Fund-10 Taxes	14,054,119	12,909,986	-	1,144,133	14,167,675
001 General Fund-11 Intergovermental Revenue	3,600,514	1,196,566	-	2,403,948	3,250,087
001 General Fund-12 Permits, Fees, & Special Assessments	5,415,898	2,507,201	-	2,908,697	4,601,774
001 General Fund-13 Charges For Services	676,541	307,652	-	368,889	568,706
001 General Fund-14 Judgements, Fines, & Forfeits	62,900	9,678	-	53,222	173,739
001 General Fund-15 Miscellaneous Revenues	518,600	57,090	-	461,510	462,448
001 General Fund-16 Other Sources	-	-	-	-	-
001 General Fund-17 Transfers In	-	-	-	-	-
Total Cash In	24,328,572	16,988,173	-	7,340,399	23,224,428
001 General Fund-20 Personnel Services	7,125,713	2,957,518	-	4,168,195	5,655,872
001 General Fund-21 Personnel Taxes & Benefits	2,466,579	1,095,839	-	1,370,739	2,192,121
001 General Fund-22 Operating Expenses	10,300,340	4,478,283	2,402,797	3,419,260	9,068,253
001 General Fund-23 Grants And Aids	17,000	7,226	-	9,774	15,452
001 General Fund-24 Debt Service	191,842	14,282	50,064	127,497	70,835
001 General Fund-25 Capital Outlay	1,380,967	395,795	444,891	540,281	852,324
001 General Fund-26 Transfers Out	3,763,780	3,245,531	-	518,249	3,787,946
Total Cash Out	25,246,221	12,194,474	2,897,752	10,153,995	21,642,803
NET CHANGE	(917,649)	4,793,698			1,581,625
BEGINNING BALANCE	35,793,131	35,793,131			35,793,131
ENDING BALANCE	34,875,481	40,586,829			37,374,755

BUILDING INSPECTION (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
101 Florida Building Code Fund-12 Permits, Fees, & Special Assessme	1,248,161	776,039	-	472,122	1,211,714
101 Florida Building Code Fund-13 Charges For Services	32,830	24,833	-	7,998	39,340
101 Florida Building Code Fund-14 Judgements, Fines, & Forfeits	100	9,913	-	(9,813)	9,913
101 Florida Building Code Fund-15 Miscellaneous Revenues	5,000	6,267	-	(1,267)	11,532
101 Florida Building Code Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,286,091	817,052	-	469,039	1,272,499
101 Florida Building Code Fund-20 Personnel Services	658,247	281,116	-	377,132	565,463

101 Florida Building Code Fund-21 Personnel Taxes & Benefits	264,488	98,587	-	165,901	230,746
101 Florida Building Code Fund-22 Operating Expenses	192,402	47,641	-	144,760	85,722
101 Florida Building Code Fund-25 Capital Outlay	-	-	-	-	-
101 Florida Building Code Fund-26 Transfers Out	81,071	62,105	-	18,966	99,180
Total Cash Out	1,196,208	489,449	-	706,759	981,112
NET CHANGE	89,883	327,603			291,387
BEGINNING BALANCE	230,466	230,466			230,466
ENDING BALANCE	320,349	558,069			521,853

NPEB WATER QUALITY (Committed by City Ordinance)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
102 Npeb Water Quality Fund-12 Permits, Fees, & Special Assessmen	25,000	34,138	-	(9,138)	34,138
102 Npeb Water Quality Fund-15 Miscellaneous Revenues	5,000	5,575	-	(575)	7,503
102 Npeb Water Quality Fund-17 Transfers In	-	-	-	-	-
Total Cash In	30,000	39,713	-	(9,713)	41,640
102 Npeb Water Quality Fund-22 Operating Expenses	146,905	125,716	-	21,189	140,116
102 Npeb Water Quality Fund-25 Capital Outlay	-	-	-	-	-
102 Npeb Water Quality Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	146,905	125,716	-	21,189	140,116
NET CHANGE	(116,905)	(86,003)			(98,476)
BEGINNING BALANCE	283,953	283,953			185,477
ENDING BALANCE	167,048	197,949			174,749

PARKING (Committed by Council Resolution)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
103 Parking Fund-13 Charges For Services	706,000	97,477	-	608,524	703,268
103 Parking Fund-14 Judgements, Fines, & Forfeits	-	-	-	-	-
103 Parking Fund-15 Miscellaneous Revenues	38,000	48,526	-	(10,526)	76,600
Total Cash In	744,000	146,002	-	597,998	779,867
103 Parking Fund-22 Operating Expenses	387,704	29,461	2,344	355,899	361,331
103 Parking Fund-25 Capital Outlay	-	-	-	-	-
103 Parking Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	387,704	29,461	2,344	355,899	361,331
NET CHANGE	356,296	116,542			418,536
BEGINNING BALANCE	2,720,233	2,720,233			2,720,233
ENDING BALANCE	3,076,529	2,836,774			3,138,769

PERMITTING TECHNOLOGY (Committed by Council Resolution)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
105 Permit & License Technology Fund-15 Miscellaneous Revenues	10,300	14,947	-	(4,647)	23,820
105 Permit & License Technology Fund-17 Transfers In	178,071	140,061	-	38,010	248,918
Total Cash In	188,371	155,007	-	33,364	272,738
105 Permit & License Technology Fund-22 Operating Expenses	132,959	73,105	26,368	33,486	129,473
105 Permit & License Technology Fund-25 Capital Outlay	-	-	-	-	-
105 Permit & License Technology Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	132,959	73,105	26,368	33,486	129,473
NET CHANGE	55,412	81,902			143,265
BEGINNING BALANCE	745,252	745,252			745,252
ENDING BALANCE	800,664	827,154			888,517

TOWN CENTER CRA ends 2037 (Restricted by State Statute)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
106 Cra Town Center Fund-10 Taxes	2,273,265	2,273,265	-	0	2,273,265
106 Cra Town Center Fund-15 Miscellaneous Revenues	80,000	62,487	-	17,513	91,274
Total Cash In	2,353,265	2,335,751	-	17,514	2,364,538
106 Cra Town Center Fund-20 Personnel Services	22,505	11,083	-	11,422	21,872
106 Cra Town Center Fund-21 Personnel Taxes & Benefits	5,382	3,389	-	1,993	7,075
106 Cra Town Center Fund-22 Operating Expenses	153,150	38,063	38,366	76,720	114,026

106 Cra Town Center Fund-25 Capital Outlay	17,487	8,875	-	8,612	8,875
106 Cra Town Center Fund-26 Transfers Out	999,667	583,617	-	416,050	1,000,110
Total Cash Out	1,198,191	645,028	38,366	514,796	1,151,959
NET CHANGE	1,155,074	1,690,723			1,212,579
BEGINNING BALANCE	1,320,512	1,320,512			1,320,512
ENDING BALANCE	2,475,587	3,011,236			2,533,092

HARBOR CRA ends 2043 (Restricted by State Statute)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
107 Cra Harbor District Fund-10 Taxes	1,221,724	1,221,723	-	1	1,221,723
107 Cra Harbor District Fund-15 Miscellaneous Revenues	27,000	16,191	-	10,809	24,422
107 Cra Harbor District Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,248,724	1,237,914	-	10,810	1,246,146
107 Cra Harbor District Fund-20 Personnel Services	22,505	11,083	-	11,422	21,872
107 Cra Harbor District Fund-21 Personnel Taxes & Benefits	5,382	3,389	-	1,993	7,075
107 Cra Harbor District Fund-22 Operating Expenses	91,037	22,131	25,097	43,808	65,919
107 Cra Harbor District Fund-25 Capital Outlay	-	-	-	-	-
107 Cra Harbor District Fund-26 Transfers Out	1,530,274	895,712	-	634,562	1,531,240
Total Cash Out	1,649,198	932,315	25,097	691,786	1,626,106
NET CHANGE	(400,474)	305,599			(379,961)
BEGINNING BALANCE	790,304	790,304			790,304
ENDING BALANCE	389,830	1,095,904			410,344

FDEP WATER QUALITY (Restricted by Grantor Agreement)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
108 Fdep Water Quality Fund-15 Miscellaneous Revenues	2,025	1,838	-	187	3,703
108 Fdep Water Quality Fund-17 Transfers In	-	-	-	-	-
Total Cash In	2,025	1,838	-	187	3,703
108 Fdep Water Quality Fund-22 Operating Expenses	78,530	-	52,655	25,875	73,355
108 Fdep Water Quality Fund-25 Capital Outlay	-	-	-	-	-
Total Cash Out	78,530	-	52,655	25,875	73,355
NET CHANGE	(76,505)	1,838			(69,652)
BEGINNING BALANCE	92,771	92,771			92,771
ENDING BALANCE	16,266	94,609			23,119

OKALOOSA HALF PENNY ends 12/2028 (Committed by Council Motion)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
109 Okaloosa Half-Penny Fund-11 Intergovermental Revenue	1,719,730	569,692	-	1,150,038	1,575,628
109 Okaloosa Half-Penny Fund-15 Miscellaneous Revenues	130,000	127,860	-	2,140	222,564
109 Okaloosa Half-Penny Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,849,730	697,551	-	1,152,179	1,798,192
109 Okaloosa Half-Penny Fund-22 Operating Expenses	-	-	-	-	-
109 Okaloosa Half-Penny Fund-25 Capital Outlay	1,753,531	243,664	603,884	905,983	847,548
109 Okaloosa Half-Penny Fund-26 Transfers Out	1,853,977	1,705,618	-	148,359	1,853,976
Total Cash Out	3,607,508	1,949,283	603,884	1,054,341	2,701,525
NET CHANGE	(1,757,778)	(1,251,731)			(903,333)
BEGINNING BALANCE	7,181,078	7,181,078			7,181,078
ENDING BALANCE	5,423,300	5,929,347			6,277,746

2013 LOAN DEBT SERVICE 3.04% (Payoff 08/2031)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
213 2013 Revenue Refunding Note Fund-15 Miscellaneous Revenues	5,000	3,872	-	1,128	8,284
213 2013 Revenue Refunding Note Fund-17 Transfers In	552,000	321,734	-	230,266	551,498
Total Cash In	557,000	325,606	-	231,394	559,782
213 2013 Revenue Refunding Note Fund-22 Operating Expenses	5	1	-	4	2
213 2013 Revenue Refunding Note Fund-24 Debt Service	551,850	45,186	-	506,664	551,801
213 2013 Revenue Refunding Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	551,855	45,187	-	506,668	551,803

NET CHANGE	5,145	280,419			7,979
BEGINNING BALANCE	108,169	108,169			108,169
ENDING BALANCE	113,314	388,588			116,148

2014 LOAN DEBT SERVICE 3.41% **(Payoff 06/2037)**	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
214 2014 Revenue Refunding Note Fund-15 Miscellaneous Revenues	5,000	6,048	-	(1,048)	9,813
214 2014 Revenue Refunding Note Fund-17 Transfers In	733,000	427,263	-	305,737	732,477
Total Cash In	738,000	433,311	-	304,689	742,290
214 2014 Revenue Refunding Note Fund-22 Operating Expenses	5	1	-	4	3
214 2014 Revenue Refunding Note Fund-24 Debt Service	734,275	121,574	-	612,701	732,361
214 2014 Revenue Refunding Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	734,280	121,575	-	612,705	732,364
NET CHANGE	3,720	311,736			9,925
BEGINNING BALANCE	263,934	263,934			263,934
ENDING BALANCE	267,654	575,670			273,859

2021 LOAN DEBT SERVICE 1.139% **(Payoff 03/2029)**	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
221 2021 Revenue Refunding Note Fund-15 Miscellaneous Revenues	500	682	-	(182)	1,075
221 2021 Revenue Refunding Note Fund-16 Other Sources	-	-	-	-	-
221 2021 Revenue Refunding Note Fund-17 Transfers In	1,305,260	759,723	-	545,537	1,305,259
Total Cash In	1,305,760	760,405	-	545,355	1,306,334
221 2021 Revenue Refunding Note Fund-22 Operating Expenses	5	2	-	3	6
221 2021 Revenue Refunding Note Fund-24 Debt Service	1,305,260	759,723	-	545,537	1,305,259
221 2021 Revenue Refunding Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	1,305,265	759,725	-	545,540	1,305,264
NET CHANGE	495	679			1,069
BEGINNING BALANCE	2,749	2,749			2,749
ENDING BALANCE	3,244	3,429			3,818

2023 LOAN 0% **(Payoff 09/2032)**	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
223 2023 Tdc Advance Fund-11 Intergovermental Revenue	750,000	-	-	750,000	750,000
223 2023 Tdc Advance Fund-16 Other Sources	-	-	-	-	-
223 2023 Tdc Advance Fund-17 Transfers In	-	-	-	-	-
Total Cash In	750,000	-	-	750,000	750,000
223 2023 Tdc Advance Fund-24 Debt Service	750,000	-	-	750,000	750,000
223 2023 Tdc Advance Fund-25 Capital Outlay	-	-	-	-	-
223 2023 Tdc Advance Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	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)**	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
224 2024 Capital Project Note Fund-15 Miscellaneous Revenues	2,000	9,611	-	(7,611)	18,036
224 2024 Capital Project Note Fund-16 Other Sources	-	-	-	-	-
224 2024 Capital Project Note Fund-17 Transfers In	2,164,507	1,268,415	-	896,092	2,165,829
Total Cash In	2,166,507	1,278,026	-	888,481	2,183,865
224 2024 Capital Project Note Fund-22 Operating Expenses	20	1	-	19	3
224 2024 Capital Project Note Fund-24 Debt Service	2,164,504	2,098,411	-	66,093	2,098,411
224 2024 Capital Project Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	2,164,524	2,098,412	-	66,112	2,098,414
NET CHANGE	1,983	(820,386)			85,451
BEGINNING BALANCE	1,020,154	1,020,154			1,020,154

ENDING BALANCE	1,022,137	199,768			1,105,605

RENEWAL & REPLACEMENT FUND (Committed by Council Resolution)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
301 Renewal & Replacement Fund-10 Taxes	530,000	255,515	-	274,485	523,427
301 Renewal & Replacement Fund-12 Permits, Fees, & Special Assess	-	47,668	-	(47,668)	47,668
301 Renewal & Replacement Fund-15 Miscellaneous Revenues	31,500	103,507	-	(72,007)	168,178
301 Renewal & Replacement Fund-17 Transfers In	4,000,000	4,000,000	-	-	4,000,000
Total Cash In	4,561,500	4,406,690	-	154,810	4,739,273
301 Renewal & Replacement Fund-22 Operating Expenses	10	-	-	10	-
301 Renewal & Replacement Fund-25 Capital Outlay	6,317,212	1,775,194	43,059	4,498,959	5,208,253
301 Renewal & Replacement Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	6,317,222	1,775,194	43,059	4,498,969	5,208,253
NET CHANGE	(1,755,722)	2,631,497			(468,980)
BEGINNING BALANCE	3,703,735	3,703,735			3,703,735
ENDING BALANCE	1,948,014	6,335,232			3,234,756

CAPITAL GRANTS (Restricted by Grant Agreements)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
305 Capital Grant Fund-11 Intergovermental Revenue	14,176,610	864,004	-	13,312,607	10,950,784
305 Capital Grant Fund-15 Miscellaneous Revenues	229,729	103,637	-	126,091	518,416
305 Capital Grant Fund-16 Other Sources	-	-	-	-	-
305 Capital Grant Fund-17 Transfers In	-	-	-	-	-
Total Cash In	14,406,339	967,641	-	13,438,698	11,469,199
305 Capital Grant Fund-22 Operating Expenses	500,000	478,241	-	21,759	478,241
305 Capital Grant Fund-24 Debt Service	-	-	-	-	-
305 Capital Grant Fund-25 Capital Outlay	13,906,339	2,301,035	8,710,706	2,894,598	10,964,323
305 Capital Grant Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	14,406,339	2,779,277	8,710,706	2,916,356	11,442,564
NET CHANGE	(0)	(1,811,636)			26,635
BEGINNING BALANCE	(26,635)	(26,635)			(26,635)
ENDING BALANCE	(26,635)	(1,838,271)			(0)

Gas Tax #2 (Restricted by State Statute)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
306 Gas Tax#2 Fund-10 Taxes	240,000	106,165	-	133,835	232,165
306 Gas Tax#2 Fund-15 Miscellaneous Revenues	6,000	18,230	-	(12,230)	29,505
306 Gas Tax#2 Fund-17 Transfers In	-	-	-	-	-
Total Cash In	246,000	124,395	-	121,605	261,670
306 Gas Tax#2 Fund-22 Operating Expenses	5	-	-	5	1
306 Gas Tax#2 Fund-25 Capital Outlay	700,000	-	-	700,000	-
306 Gas Tax#2 Fund-26 Transfers Out	241,730	154,459	-	87,271	271,123
Total Cash Out	941,735	154,459	-	787,276	271,124
NET CHANGE	(695,735)	(30,064)			(9,454)
BEGINNING BALANCE	919,156	919,156			919,156
ENDING BALANCE	223,421	889,092			909,702

ELECTRIC FRANCHISE ends 2051 (Restricted by City Ordinance)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
307 Electric Franchise For Undergrounding-12 Permits, Fees, & Speci	930,000	326,453	-	603,547	866,640
307 Electric Franchise For Undergrounding-15 Miscellaneous Revenu	51,500	62,167	-	(10,667)	107,530
307 Electric Franchise For Undergrounding-17 Transfers In	-	-	-	-	-
Total Cash In	981,500	388,620	-	592,880	974,170
307 Electric Franchise For Undergrounding-22 Operating Expenses	12	-	-	12	-
307 Electric Franchise For Undergrounding-25 Capital Outlay	1,018,000	-	868,000	150,000	908,000
307 Electric Franchise For Undergrounding-26 Transfers Out	462,339	270,153	-	192,186	460,405
Total Cash Out	1,480,351	270,153	868,000	342,198	1,368,405
NET CHANGE	(498,851)	118,467			(394,234)

BEGINNING BALANCE	3,345,756	3,345,756			3,345,756
ENDING BALANCE	2,846,905	3,464,223			2,951,522

PUBLIC SAFETY IMPACT FEE (Restricted by State Statute)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
310 Police Impact Fee Fund-12 Permits, Fees, & Special Assessments	3,025	1,122	-	1,902	2,894
310 Police Impact Fee Fund-15 Miscellaneous Revenues	-	356	-	(356)	679
310 Police Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	3,025	1,479	-	1,546	3,573
310 Police Impact Fee Fund-22 Operating Expenses	-	-	-	-	11
310 Police Impact Fee Fund-25 Capital Outlay	-	-	-	-	-
310 Police Impact Fee Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	-	-	-	-	11
NET CHANGE	3,025	1,479			3,562
BEGINNING BALANCE	19,031	19,031			19,031
ENDING BALANCE	22,056	20,510			22,593

MOBILITY FEE (Restricted by State Statute)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
311 Transportation Impact Fee Fund-12 Permits, Fees, & Special Asse	96,033	152,981	-	(56,948)	188,400
311 Transportation Impact Fee Fund-15 Miscellaneous Revenues	40,500	40,173	-	327	67,346
311 Transportation Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	136,533	193,154	-	(56,621)	255,746
311 Transportation Impact Fee Fund-22 Operating Expenses	-	-	-	-	1
311 Transportation Impact Fee Fund-25 Capital Outlay	1,616,428	5,474	1,145,234	465,719	1,150,708
311 Transportation Impact Fee Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	1,616,428	5,474	1,145,234	465,719	1,150,709
NET CHANGE	(1,479,895)	187,679			(894,963)
BEGINNING BALANCE	1,989,502	1,989,502			1,989,502
ENDING BALANCE	509,607	2,177,181			1,094,538

LIBRARY IMPACT FEE (Restricted by State Statute)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
312 Library Impact Fee Fund-12 Permits, Fees, & Special Assessments	13,746	7,378	-	6,368	8,727
312 Library Impact Fee Fund-15 Miscellaneous Revenues	5,250	5,665	-	(415)	9,058
312 Library Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	18,996	13,043	-	5,953	17,785
312 Library Impact Fee Fund-22 Operating Expenses	-	-	-	-	1
312 Library Impact Fee Fund-25 Capital Outlay	275,358	17,358	20,670	237,330	38,028
Total Cash Out	275,358	17,358	20,670	237,330	38,028
NET CHANGE	(256,362)	(4,314)			(20,243)
BEGINNING BALANCE	274,996	274,996			274,996
ENDING BALANCE	18,634	270,682			254,753

PARKS IMPACT FEE (Restricted by State Statute)	**Revised Budget**	**Actual**	**Encumbrances**	**Remaining Balance**	**FY 2026 Projection**
313 Park Impact Fee Fund-12 Permits, Fees, & Special Assessments	56,642	23,081	-	33,561	22,634
313 Park Impact Fee Fund-15 Miscellaneous Revenues	10,500	8,428	-	2,072	15,279
313 Park Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	67,142	31,509	-	35,633	37,913
313 Park Impact Fee Fund-22 Operating Expenses	-	-	-	-	1
313 Park Impact Fee Fund-25 Capital Outlay	-	-	-	-	-
313 Park Impact Fee Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	-	-	-	-	1
NET CHANGE	67,142	31,509			37,912
BEGINNING BALANCE	465,847	465,847			465,847
ENDING BALANCE	532,989	497,356			503,759

ITEM # 2026-568

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.I.

TO: City Council

THRU: Larry Jones , City Manager

FROM: Krystal Strickland, Finance Director

DATE: April 15, 2026

SUBJECT: Quarterly Investment Report - **Informational Only**

I. BACKGROUND:

On March 7, 2022, the City adopted a new Investment Policy under Resolution 22-05.

Attached for your review is the current quarterly investment report as per Resolution 22-05.

Raymond James has also provided their quarterly investment report as an attachment.

II. DISCUSSION:

Report Highlight:

Table 1: Investment Portfolio current fair value by type and weight by percentage

Investment Type	Fair Value	Percentage of Portfolio	Max % as per Investment Policy 22-05
US Treasuries	$ 15,281,858	20%	75%
Mortgage and Asset Backed Securities	21,533,242	28%	75%
Investment grade corporate bonds	3,920,455	5%	20%
Money Market, CDs and Savings Cash	19,934,727	26%	75%
FL PRIME Money Market	4,582,907	6%	75%
Trustmark Interest-bearing Demand De	10,487,894	14%	75%
Portfolio Total	$ 75,741,083	100%	

NEXT 3 MONTHS (Apr-Jun 2026):	
Estimated Restricted Exp	$ 3,921,018
Estimated Op Expenditures	5,107,062
	$ 9,028,080

A. Link to Strategic Goals / Objectives:

Financially sound city providing service excellence.

B. Effect on Budget (EOB):
This item is for information only and has no effect on the Budget.

C. Level of Service (LOS):
This report provides the City Council with the current financial condition of the City.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:
The City is currently receiving the investment interest revenue and paying investment administrative expenses in a manner consistent with prior years.

IV. RECOMMENDED MOTION:
No motion is required for this item.

Attachments:

1. 2026 0331 Quarterly Investment Report
2. City of Destin Mar 2026 report
3. EAM_Insight_FIXED 4Q2025

Finance Department

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

Quarterly Investment Report for period ending 03/31/2026

Table 1 shows the value of the portfolio as of March 31, 2026 by security type. This table also shows the percentage of each security type alongside the maximum amount allowed by our investment policy.

Table 1: Investment Portfolio current fair value by type and weight by percentage

Investment Type	Fair Value	Percentage of Portfolio	Max % as per Investment Policy 22-05
US Treasuries	$ 15,281,858	20%	75%
Mortgage and Asset Backed Securities	21,533,242	28%	75%
Municipals	-	0.00%	25%
Investment grade corporate bonds	3,920,455	5%	20%
Money Market, CDs and Savings Cash	19,934,727	26%	75%
FL PRIME Money Market	4,582,906.97	6%	75%
Trustmark Interest-bearing Demand Dep	10,487,894	14%	75%
Portfolio Total	$ 75,741,083	100%	

NEXT 3 MONTHS (Apr-Jun 2026):	
Estimated Restricted Exp	$ 3,921,018
Estimated Op Expenditures	5,107,062
	$ 9,028,080

Table 2 shows the interest earned and the portfolio's unrealized change in fair market value for the current quarter and 12 months cumulative.

Table 2: Investment income earned for quarter and last 12 months

	Current Quarter (01/01/26-03/31/26)	Last 12 months (04/01/25 - 03/31/26)
Interest Realized at Raymond James	$ 527,380	$ 2,213,489
Change in Fair Market Value	(396,951)	(549,016)
Interest Realized at FL PRIME	63,130	435,102
Interest Realized at Trustmark	127,900	353,196
Total Investment Income	$ 321,457	$ 2,452,772

Table 3 compares the performance of the City of Destin's investments at Raymond James against two benchmarks identified in Resolution 22-05.

Table 3: Comparison of Quarterly and Calendar Year-to-Date Performance to Benchmarks

	Current Quarter (01/01/26-03/31/26)	Last 12 months (04/01/25 - 03/31/26)
City of Destin	0.43%	3.73%
ICE BofA 1-Year US Treasury	0.65%	3.91%
Florida Prime*	3.96%	4.36%

*Florida PRIME Three Month Annualized Net Participant Yield is calculated on a 365-day basis and includes adjustments for expenses and other accounting items to reflect earnings by participants

Table 4 lists the investments by type, lists maturity dates and average maturities of the investments in each major category. The percentage of portfolio total is then applied to find the weighted average maturity of the total portfolio. The significant amount of cash in money market and CDs brings the average weighted maturity down to the equivalent of 1.50 years. Ratings by Standard & Poors are also listed in this table.

Table 4: Maturity dates and weighted average maturity of the investment portfolio

Investment Type	Fair Value	Maturity	Percentage of Portfolio (Weight)	Average Maturity (years)	Weighted Average Maturity	S&P Ratings
US Treasuries	$15,281,858	08/15/26-02/15/36	20%	3.20	0.65	U.S.
Mortgage and Asset Backed Securities	21,533,242	05/01/26-01/01/46	28%	1.83	0.52	AA+ to AAA
Investment grade corporate bonds	3,920,455	10/15/26-10/23/36	5%	5.33	0.28	A- to AA+
Money Market, CDs and Savings Cash	24,517,634	03/31/26-12/10/26	32%	0.17	0.05	
Trustmark Interest-bearing Demand Deposit Accounts (DDAs)	*10,487,894*	*3/31/2026*	*14%*	-	-	
Portfolio Total	$ 75,741,083		100%		1.50	

Table 5 is a summary of changes for the fiscal year to date as compared to the prior four fiscal years for the funds transferred to Raymond James. During the period October to March 2026, the City has realized income in the amount of $1 million and has accumulated an unrealized

decrease in market value of $673 thousand. In the first quarter of FY 2026, the City withdrew $5 million, and as ad valorem taxes were collected in the second quarter, the City deposited $11 million. Investment administration expenses this year to date total $52,076.

Table 5: Raymond James Additions and Deductions five-year trend

	FY 2026	FY 2025	FY 2024	FY 2023	FY 2022
	10/01/25-03/31/26	**10/01/24-09/30/25**	**10/01/23-09/30/24**	**10/01/22-09/30/23**	**10/01/21-09/30/22**
Additions					
Contributions	$ 11,045,600	$ 11,693,461	$ 23,574,323	$ 7,000,000	$ 1,742,528
Interest Earnings	1,037,940	1,993,878	1,098,052	425,145	326,839
Unrealized gain/(loss)*	(673,085)	268,268	658,497	82,573	(1,373,377)
Total Additions	$ 11,410,455	$ 13,955,607	$ 25,330,872	$ 7,507,718	$ 695,990
Deductions					
Investment Admin Expenses	52,076	85,498	73,131	73,160	53,874
Withdrawals	5,104,059	-	8,528,105	-	-
Total Deductions	5,156,135	85,498	8,601,236	73,160	53,874
Net Change	$ 6,254,319	$ 13,870,109	$ 16,729,636	$ 7,434,557	$ 642,116
Beginning Balance	$ 54,415,963	$ 40,545,854	$ 23,816,218	$ 16,381,661	$ 15,739,545
Ending Balance**	$ 60,670,283	$ 54,415,963	$ 40,545,854	$ 23,816,218	$ 16,381,661

*Unrealized gain/loss is the fair market value of the investments if sold on the reporting date instead of holding to maturity.

Table 5 investment fund additions and deductions ***does not* include the interest-bearing Demand Deposit Accounts (DDAs) at Trustmark and the funds in the money market style account at FL PRIME.

Table 6 shows the fund balance characterization of the funds held with our Investment Firm plus the additional available to be invested currently on hand at Trustmark. The committed balances listed below are in accordance with the City's Fund Balance policy Resolution 12-20.

Table 6: Cash and Investment Balances

As of 03/31/2026

Cash & Investment Balances	**RJ (2.96-5.76%)**	**FL PRIME (3.83%)**	**Trustmark (3.1%)**	**Estimated Exps Apr to Jun**	**Balance to Invest (rounded)**
Restricted					
Impact Fees, Elec Franch Undergrounding, Stormwater, NPEB, Gas Tax#2	6,709,405	4,582,907	1,094,359	713,441	305,900
Debt Service	-	-	1,968,569	2,024,531	-
CRAs	4,306,889	-	21,882	629,520	(627,600)
Building Code	-	-	146,750	75,235	61,500
Total Restricted	**11,016,294**	**4,582,907**	**3,231,560**	**3,442,727**	**(260,200)**
Committed					
Emergency Operations (3 mos)*	5,450,307	-	-	-	-
Emergency Maintenance (3 mos)*	5,450,307	-	-	-	-
Debt Service (1 year)*	5,505,889	-	-	-	-
Infrastructure Surtax	5,407,837	-	581,776	343,056	228,700
Parking Fund	2,361,503	-	478,273	52,674	415,600
Renewal & Replacement	5,530,310	-	806,337	54,473	741,900
Permit Technology	736,228	-	95,832	28,088	57,700
Total Committed	**30,442,381**	**-**	**1,962,218**	**478,291**	**1,443,900**
Unrestricted	19,017,414	-	5,294,116	5,107,062	43,400
Total Cash & Investments	$ 60,476,089	$ 4,582,907	$ 10,487,894	9,028,080	1,227,100

A current report produced by Raymond James as of March 31, 2026 is attached, along with a market overview report from their partner Eagle Asset Management.

Brian Haugen WMS, CRPS®, CEP®
Senior Vice President, Investments

Steve Cann MS, MPAS®, CFP®
Vice President, Investments

April 10, 2026

Krystal:
Attached is the City's most recent quarterly report for the period ending 03/31/2026.

Summary of Investment Objectives and Restrictions

Accounts at Raymond James / Eagle Asset Management are managed in accordance with the City's published objectives and restrictions as referenced and summarized below:

- **Compliance with Florida Statutes 218.415 & 208.02, and City's Investment Policy Statement adopted in Resolution 22-05**

  Allowable investment securities are restricted to:

  - Bank deposits at Qualified Public Depository
  - U.S. Treasuries, TIPS, T-bills
  - U.S. Government Agencies
  - U.S. Government Sponsored Enterprises
  - Certificates of Deposit (FDIC-insured CDs)
  - Commercial paper (Prime-I, A-1+ or better)
  - Investment Grade Corporate Bonds (A or better)
  - Asset Backed Securities (AAA only)
  - Government Money Market Funds
  - Municipal Bonds (AA, Aa or better)

- **Compliance with City's stated Investment Objectives and Criteria (Investment Policy Statement, Resolution 22-05)**
  - Safety, risk management (interest rate, and credit), liquidity, income, prudency
  - Average portfolio maturity of not more than five (5) years
  - Performance goal to regularly exceed the average rate of return on the ICE BOA Merrill Lynch 1-yr US Treasury Index, or three-month annualized net participant yield for Florida Prime

Performance Analysis as of Mar 31, 2026

EMERALD COAST WEALTH ADVISORS OF RAYMOND JAMES®

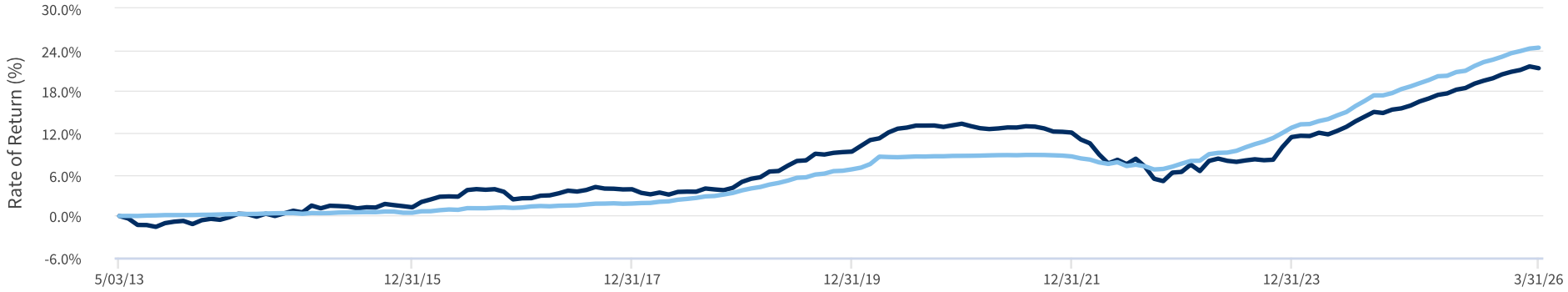
City of Destin

B HAUGEN, S CANN, A VAFIDES
brian.haugen@raymondjames.com

Performance Analysis Summary

Time-Weighted (Net of Fees)

Total Market Value as of 3/31/2026: $60,712,934.01



The Cumulative Return is charted above.

	QTD 12/31/25 3/31/26	Last 12 Months 3/31/25 3/31/26	Last 3 Years* 3/31/23 3/31/26	Since Inception* 5/03/13 3/31/26
City of Destin	0.43%	3.73%	3.97%	1.51%
ICE BofA 1-Yr US Treas	0.65%	3.91%	4.50%	1.70%
S&P 500 TR USD	(4.33%)	17.80%	18.30%	13.45%
Bloomberg U.S. Agg Bd	(0.05%)	4.35%	3.63%	1.84%

Inception Date: 5/3/13

**Returns are annualized for periods greater than one year.*

Consolidated Accounts: xxxxx680, xxxxx714, xxxxx699, xxxxx675, xxxxx703

City of Destin

B HAUGEN, S CANN, A VAFIDES
brian.haugen@raymondjames.com

Performance Analysis Detail

Account	Market Value($) 3/31/26	Performance Inception/ Close	QTD 12/31/25 3/31/26	Last 12 Months 3/31/25 3/31/26	Last 3 Years* 3/31/23 3/31/26	Since Inception* 5/03/13 3/31/26
Alternate Investment Fund	xxxxx680	26,522,629.92	5/03/2013	(0.59%)	3.30%	3.39%	1.40%
City of Destin - CD's	xxxxx714	18,025,676.88	9/21/2017	0.88%	4.11%	4.79%	2.35%
Debt Service Fund	xxxxx699	5,588,706.27	5/03/2013	0.39%	3.62%	4.05%	1.30%
EM Maintenance Fund	xxxxx675	5,288,323.32	5/03/2013	0.37%	3.65%	4.02%	1.29%
EM Operating Fund	xxxxx703	5,287,597.61	5/03/2013	0.41%	3.55%	3.97%	1.33%

**Returns are annualized for periods greater than one year.*

Additional Information Regarding This Report

B HAUGEN, S CANN, A VAFIDES
brian.haugen@raymondjames.com

This report should not be used as a substitute for your monthly statement, 1099 or to determine taxability. Changes in tax laws may occur at any time and could have a substantial impact upon each person's situation. While we are familiar with the tax provisions of the issues presented herein, we are not qualified to render advice on tax or legal matters. The information in this report has been obtained from sources that we believe to be reliable, but cannot be guaranteed.

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The account listing may or may not include all of your accounts with Raymond James & Associates, Inc. This report is comprised of data from the following accounts: xxxxx680, xxxxx714, xxxxx699, xxxxx675, xxxxx703

Report ID: 531293019_113652_1775016000000_1775040953553000_00001of00001

Performance
The performance data quoted represents past performance and does not guarantee future results. The investment return and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than their original cost. The current performance may be lower or higher than the performance data quoted. It is not possible to invest directly in an index.

Performance is depicted using the Time-Weighted method for the entire period.

Time-Weighted - The geometric (compounded) return measured on the basis of periodic market valuations of assets. If applicable, the return includes the effects of leverage. Unlike the dollar-weighted method, it minimizes the impact of cash flows on the rate of return; however, in principle it requires valuations to be made on the occasion of each cash flow. Approximation to this measure can be obtained by prorating cash flows to successive valuation points or by computing internal rates of return between valuation points. If there are no interim cash flows, the time-weighted return, compounded annually determines the entire value of an investment.

Returns are calculated net of fees.

Annualized refers to the annualized return from the inception date of the account, or the selected beginning date when using the date-to-date functionality.

The inception date indicates the date of account or household initiation in the Portfolio Performance system. This date may not match the date the account was opened.

Managed Account Performance- In order for managers to track real time cash in managed AMS accounts, certain activity may not reflect the actual transaction dates and market values may differ from what is reported on client statements. The Time-Weighted Total Equity and Time-Weighted All Cash returns are the same for these accounts.

All performance figures exclude unpriced securities (including securities of indeterminate value), limited partnerships (other than limited partnerships classified as Alternative Investments and appearing in that section of your statement).

Dividends are not guaranteed and will fluctuate.

The CFA Institute has not been involved with the preparation or review of this statement.

Accounts that have been closed may be included in the consolidated performance report. When closed accounts are included in the consolidated report, the performance report will only include information for the time period the account was active during the consolidated performance reporting time period.

Accounts with Real Time Cash may have cash values updated throughout the day, note that this may cause a difference in account values between performance and holdings reports.

Securities Information
Non-proprietary annuity values will show as contributions on the date they became available to the Portfolio Performance system. They are included through the selected calculation ending date. Prior inclusion of these values in the rate of return calculation is not available.

Raymond James Certificates of Deposit values will show as contributions on the date they became available to the Portfolio Performance system. They are included through the selected calculation ending date. Prior inclusion of these values in the rate of return calculation is not available.

Values include accrued income. Values are based on trade date accounting method.

Additional Information Regarding This Report

B HAUGEN, S CANN, A VAFIDES
brian.haugen@raymondjames.com

Benchmark Information

Bloomberg U.S. Agg Bd - The Bloomberg U.S. Aggregate Bond index is a measure of the investment grade, fixed-rate, taxable bond market of roughly 6,000 SEC-registered securities with intermediate maturities averaging approximately 10 years. The index includes bonds from the Treasury, Government-Related, Corporate, MBS, ABS, and CMBS sectors.

ICE BofA 1-Yr US Treas - The ICE BofA 1-Year US Treasury Note Index is comprised of a single issue purchased at the beginning of the month and held for a full month. At the end of the month that issue is sold and rolled into a newly selected issue. The issue selected at each month-end rebalancing is the outstanding two-year Treasury note that matures closest to, but not beyond, one year from the rebalancing date. To qualify for selection, an issue must have settled on or before the month-end rebalancing date.

S&P 500 TR USD - The S&P 500 Index Total Return is a broad-based measurement of changes in stock market conditions based on the average performance of 500 widely held common stocks. It consists of 400 industrial, 40 utility, 20 transportation, and 40 financial companies listed on U.S. market exchanges. This is a capitalization-weighted calculated on a total return basis with dividends reinvested. The S&P represents about 75% of the NYSE market capitalization.

Alternate Investment Fund

CUSIP	Coupon	Maturity	Quantity	Market Price	Mkt Value + Accrued	Moody Rating	S&P Rating	Duration	Yield to Worst	Current Yield	Avg Life Yrs	Weight	Book Yield
DESTC2 - City of Destin (Prices as of 03/31/2026)	**4.012**	**07/31/2033**	**26,403**	**99.874**	**26,541,495.70**			**3.738**	**4.053**	**4.020**	**4.454**	**100.00**	**3.774**
Cash													
CASHCASH6 - OPENING BALANCE	0.000	04/01/2026	1,837	100.000	1,837,072.92	U.S./#Aaa	U.S.	0.000	0.000	0.000	0.003	6.92	0.000
ABS													
12660DAC1 - Cnh Equipment Tr 2022-a 20270715 0.00000 a-3	2.940	07/15/2027	0	99.960	484.18		AAA	0.040	2.956	2.941	0.036	0.00	
14041NFV8 - Capital One Multi-Asset Execution Trust	2.060	08/15/2026	118	99.270	117,246.64		AAA	0.360	3.981	2.075	0.370	0.44	
18978JAE8 - Cnh Equipment Trust	5.230	05/15/2031	550	102.030	562,443.44		AAA	2.490	4.522	5.126	2.488	2.12	4.110
189920AD3 - Cnh Equipment Trust	4.000	01/15/2033	50	99.550	49,863.89	Aaa		2.390	4.197	4.018	2.570	0.19	4.041
345276AB5 - Ford Credit Auto Lease Trust	3.830	12/15/2029	126	99.890	126,075.88	Aaa		0.780	4.167	3.834	0.811	0.48	3.870
34529BAA4 - Ford Credit Floorplan Master Owner Trust	4.630	04/15/2030	246	100.650	248,105.21	Aaa		1.910	4.263	4.600	2.036	0.93	4.479
44918CAD4 - Hyundai Auto Receivables Trust	5.540	08/15/2028	53	100.740	53,985.94		AAA	0.520	4.094	5.499	0.529	0.20	5.610
47787DAD3 - John Deere Owner Trust	3.870	08/15/2030	535	99.410	532,591.16	Aaa		2.280	4.249	3.893	2.441	2.01	3.909
92348KDR1 - Verizon Master Trust	4.710	01/20/2031	52	100.980	52,584.44		AAA	2.210	4.485	4.664	1.801	0.20	4.766
92348KFC2 - Verizon Master Trust	3.940	02/20/2031	675	99.510	673,022.25	Aaa		2.300	4.344	3.959	1.883	2.54	
98164DAD9 - World Omni Auto Receivables Trust	5.790	10/15/2028	52	100.950	52,208.42		AAA	0.550	4.126	5.736	0.581	0.20	-0.191
CMBS													
3137F83P6 - FHLMC Remic Series K-121 20300825 Flt a-1	0.995	08/01/2030	34	92.650	31,065.78	Aaa	AAA	2.460	4.098	1.074	2.581	0.12	
3137HHUN9 - FHLMC Multifamily Structured Pass Through Certs.	4.630	10/01/2029	106	101.290	107,776.39	Aaa	AAA	3.180	4.156	4.571	3.493	0.41	4.495
3137HJZY6 - FHLMC Multifamily Structured Pass Through Certs.	4.850	01/01/2030	517	102.080	529,843.14	Aaa	AAA	3.350	4.167	4.751	3.710	2.00	3.940
3137HLJA1 - FHLMC Multifamily Structured Pass Through Certs.	4.513	02/01/2030	525	101.050	532,486.94	Aaa	AAA	3.420	4.169	4.466	3.762	2.01	4.178
3137HMC65 - FHLMC Multifamily Structured Pass Through Certs.	4.329	06/01/2030	80	100.280	80,512.60	Aaa	AAA	3.740	4.190	4.317	4.140	0.30	4.302
3137HPU50 - FHLMC Multifamily Structured Pass Through Certs.	4.070	12/01/2030	56	99.060	55,663.53	Aaa	AAA	4.170	4.225	4.109	4.633	0.21	
Corporates													
Financial													
06406RBL0 - Bank New York Mellon Corp Fr 5.802%102528 Fr 5.8	5.802	10/25/2028	250	102.240	261,885.50	Aa3	A	1.492	4.306	5.675	1.568	0.99	4.307
46647PDR4 - Jpmorgan Chase & CO	5.350	06/01/2034	260	102.030	269,914.66	A1	A	6.374	5.008	5.244	7.170	1.02	4.901
571748BY7 - Marsh & Mclennan Cos Inc	4.550	11/08/2027	80	100.460	81,813.89	A3	A-	1.491	4.234	4.529	1.522	0.31	4.588
74460DAD1 - Public Storage 3.385% Snr Pidi Nts 01/05/2029	3.385	05/01/2029	270	97.550	267,193.12	A2	A	2.895	4.240	3.470	3.085	1.01	4.344
857477DE0 - State Street Corp	4.784	10/23/2036	265	97.190	263,152.77	Aa3	A	8.287	5.127	4.922	10.564	0.99	4.897
Industrial													
002824BU3 - Abbott Laboratories	4.650	03/15/2036	270	97.790	264,800.25	Aa3	A+	7.930	4.933	4.755	9.956	1.00	4.682
02079KAD9 - Alphabet Inc Sr Glbl Nt1.1%30 Sr Glb	1.100	08/15/2030	300	87.930	264,211.66	Aa2	AA+	4.195	4.147	1.251	4.375	1.00	3.625
032095AR2 - Amphenol Corp	5.000	01/15/2035	262	99.870	264,424.95	A3	A-	7.078	5.017	5.007	8.795	1.00	4.871
038222AS4 - Applied Materials Inc	4.800	06/15/2029	227	101.780	234,248.87	A2	A	2.896	4.185	4.716	3.123	0.88	4.320
053015AH6 - Automatic Data Processng	4.450	09/09/2034	262	98.050	257,603.49	Aa3	AA-	6.986	4.733	4.539	8.444	0.97	4.483
17275RBR2 - Cisco Systems Inc	4.850	02/26/2029	49	101.830	50,127.75	A1	AA-	2.622	4.155	4.763	2.825	0.19	4.857
291011BP8 - Emerson Electric CO. Pidi Nts Usd (Sec Regd)	0.875	10/15/2026	257	98.390	253,899.22	A2	A	0.529	3.923	0.889	0.542	0.96	3.872
718172CV9 - Philip Morris Intl Inc Sr Nt 27 Sr Nt	5.125	11/17/2027	151	101.340	155,903.94	A2	A-	1.477	4.219	5.057	1.546	0.59	4.460
760759BK5 - Republic Services Inc	5.200	11/15/2034	260	102.070	270,489.55	A3	A-	6.914	4.896	5.095	8.375	1.02	4.807
Utilities													
03040WAQ8 - American Wtr Cap Corp Sr Nt 2.95%27 Sr Nt	2.950	09/01/2027	255	98.230	251,113.38	Baa1	A	1.372	4.249	3.003	1.421	0.95	3.907
049560AZ8 - Atmos Energy Corp	5.900	11/15/2033	241	106.770	262,687.32	A2	A-	6.080	4.799	5.526	7.375	0.99	4.753
26443TAG1 - Duke Energy Indiana Llc	4.950	03/15/2036	250	98.450	246,984.38	Aa3	A	7.819	5.151	5.028	9.956	0.93	4.911
MBS													
3128MDBR3 - FHLMC Pc Gold Comb 15 4.000 20261001 4.	4.000	10/01/2026	0	99.830	99.04	Aaa	AAA	0.120	4.414	4.007	0.126	0.00	2.141
3128MFL48 - FHLMC Pc Gold Comb 15 3.500 20320901 3.	3.500	09/01/2032	10	98.370	10,028.96	Aaa	AAA	2.160	4.170	3.558	2.236	0.04	1.968
3128MMUS0 - FHLMC Pc Gold Comb 15 3.000 20310301 3.	3.000	03/01/2031	10	97.600	9,609.75	Aaa	AAA	1.910	4.160	3.074	1.981	0.04	2.331
3128P7QP1 - FHLMC Pc Gold Cash 20 4.500 20310301 4.	4.500	03/01/2031	17	100.340	16,741.64	Aaa	AAA	1.760	4.182	4.485	1.907	0.06	0.868
3128P8CA7 - Freddie Mac	3.500	06/01/2035	306	96.990	297,778.55	Aaa	AAA	3.390	4.358	3.609	3.712	1.12	4.150
3128P8D99 - FHLMC Mbs Gold Cash 20 3.500 20370501 3.	3.500	05/01/2037	27	96.540	26,001.94	Aaa	AAA	3.730	4.387	3.625	4.041	0.10	
31307B2Y5 - FHLMC Pc Gold 15 Yr 2.500 20280501 2.	2.500	05/01/2028	2	98.470	2,401.55	Aa1	AA+	0.850	4.237	2.539	0.907	0.01	1.974
31329KW59 - FHLMC Umbs 20Y Fixed 3.000 20370801 3.	3.000	08/01/2037	16	94.380	15,584.36	Aaa	AAA	3.930	4.379	3.179	4.241	0.06	2.047
3132CXCM2 - Freddie Mac	5.000	09/01/2038	34	100.830	34,558.24	Aaa	AAA	2.980	4.691	4.959	3.784	0.13	
3132D6C24 - FHLMC Super 15y Fixed 4.000 20371101 4.	4.000	11/01/2037	42	97.810	41,700.26	Aaa	AAA	3.630	4.365	4.090	3.989	0.16	4.303
3132D6FN5 - Freddie Mac	5.500	12/01/2038	52	102.030	53,411.48	Aaa	AAA	2.320	4.577	5.391	3.271	0.20	
3132D6FY1 - Freddie Mac	6.000	02/01/2039	93	103.210	95,960.99	Aaa	AAA	2.170	4.694	5.813	3.088	0.36	-0.547

Alternate Investment Fund

CUSIP	Coupon	Maturity	Quantity	Market Price	Mkt Value + Accrued	Moody Rating	S&P Rating	Duration	Yield to Worst	Current Yield	Avg Life Yrs	Weight	Book Yield
3132D6H29 - Freddie Mac	4.500	01/01/2040	810	99.560	809,878.31	Aaa	AAA	3.510	4.634	4.520	4.345	3.05	4.412
3132D6JM3 - Freddie Mac	6.000	02/01/2040	33	103.150	34,093.36	Aaa	AAA	2.250	4.847	5.817	3.477	0.13	5.365
3132D6JX9 - Freddie Mac	5.000	04/01/2040	38	100.770	38,932.86	Aaa	AAA	2.830	4.741	4.962	4.107	0.15	4.900
3133KY6P9 - Freddie Mac	5.000	12/01/2045	1,091	99.460	1,089,544.43	Aaa	AAA	3.760	5.047	5.027	5.790	4.11	4.850
3138ELGM9 - FNMA Pass-Thru Int 15 Year 3.000 20280601 3.	3.000	06/01/2028	1	99.270	1,387.11	Aaa	AAA	0.510	4.296	3.022	0.540	0.01	1.808
3138EPPE8 - FNMA Super Int 20 Year 4.000 20340601 4.	4.000	06/01/2034	18	98.660	18,171.97	Aaa	AAA	2.420	4.294	4.054	2.627	0.07	2.239
3138EPS70 - FNMA Pass-Thru 15yr	4.000	02/01/2029	0	99.630	75.97	Aa1	AA+	0.550	4.317	4.015	0.567	0.00	1.909
3138EQE81 - FNMA Pass-Thru Int 15 Year 4.000 20290501 4.	4.000	05/01/2029	0	99.610	367.18	Aaa	AAA	0.620	4.277	4.016	0.641	0.00	3.073
3138ERTL4 - FNMA Pass-Thru Int 15 Year 3.000 20311201 3.	3.000	12/01/2031	13	97.780	12,937.71	Aaa	AAA	1.670	4.014	3.068	1.798	0.05	2.565
3138WJLU0 - FNMA Umbs Int 20 Year 3.000 20361201 3.	3.000	12/01/2036	10	94.670	9,844.03	Aaa	AAA	3.850	4.385	3.169	4.082	0.04	2.256
3138WVW31 - FNMA Pass-Thru Int 15 Year 3.000 20280601 3.	3.000	06/01/2028	3	98.830	3,311.79	Aaa	AAA	0.960	4.268	3.036	1.008	0.01	2.180
3140X5JP9 - FNMA Super Int 15 Year 3.500 20330301 3.	3.500	03/01/2033	26	98.750	26,012.13	Aaa	AAA	1.780	4.065	3.544	1.893	0.10	1.774
3140X6M73 - FNMA Super Int 15 Year 3.000 20330401 3.	3.000	04/01/2033	7	97.520	6,786.75	Aaa	AAA	2.010	4.145	3.076	2.112	0.03	1.904
3140X6RH6 - FNMA Super Int 15 Year 3.500 20330201 3.	3.500	02/01/2033	12	98.980	11,452.22	Aaa	AAA	1.480	4.016	3.536	1.596	0.04	1.069
3140X6WA5 - FNMA Super Int 15 Year 3.500 20350501 3.	3.500	05/01/2035	47	97.870	46,440.25	Aaa	AAA	2.760	4.261	3.576	2.858	0.17	
3140X6XR7 - FNMA Super Int 15 Year 3.500 20350301 3.	3.500	03/01/2035	19	98.140	19,108.09	Aaa	AAA	2.610	4.258	3.566	2.699	0.07	0.928
3140XJUA9 - FNMA Super Int 15 Year 4.500 20371201 4.	4.500	12/01/2037	13	99.440	13,276.13	Aaa	AAA	3.400	4.423	4.525	3.789	0.05	4.573
3140XRRT4 - Fannie Mae	5.500	10/01/2044	225	102.330	231,205.24	Aaa	AAA	3.580	5.182	5.375	4.129	0.87	
31418AF78 - FNMA Pass-Thru Int 20 Year 4.000 20320601 4.	4.000	06/01/2032	22	99.070	21,913.13	Aaa	AAA	2.220	4.289	4.038	2.403	0.08	
31418BFZ4 - FNMA Pass-Thru Int 20 Year 4.000 20340801 4.	4.000	08/01/2034	13	98.640	13,335.60	Aaa	AAA	2.870	4.328	4.055	3.129	0.05	3.402
31418BTL0 - FNMA Pass-Thru Int 20 Year 3.500 20350801 3.	3.500	08/01/2035	49	97.070	47,257.57	Aaa	AAA	3.270	4.350	3.606	3.567	0.18	2.892
31418BYV2 - FNMA Umbs Int 20 Year 3.000 20360201 3.	3.000	02/01/2036	46	95.190	43,983.91	Aaa	AAA	3.490	4.352	3.152	3.778	0.17	
31418CQM9 - FNMA Umbs Shrt 10 Year 3.000 20271001 3.	3.000	10/01/2027	4	99.140	4,260.68	Aaa	AAA	0.630	4.309	3.026	0.655	0.02	1.946
31418CTH7 - FNMA Pass-Thru Shrt 10 Year 3.500 20280101 3.	3.500	01/01/2028	2	99.560	1,674.99	Aaa	AAA	0.720	4.307	3.515	0.759	0.01	2.979
31418EHT0 - FNMA Umbs Int 15 Year 4.000 20370801 4.	4.000	08/01/2037	68	97.810	66,360.63	Aaa	AAA	3.570	4.368	4.090	3.937	0.25	
31418ERN2 - Fannie Mae	5.000	04/01/2038	44	100.870	44,301.04	Aaa	AAA	2.950	4.688	4.957	3.745	0.17	
31418ES84 - Fannie Mae	4.500	06/01/2038	78	99.560	77,687.61	Aaa	AAA	3.260	4.499	4.520	3.932	0.29	
31418EUS7 - Fannie Mae	4.500	07/01/2038	33	99.560	32,599.21	Aaa	AAA	3.250	4.499	4.520	3.912	0.12	
31418EVC1 - Fannie Mae	5.000	08/01/2038	119	100.830	120,877.35	Aaa	AAA	2.930	4.690	4.959	3.778	0.46	
31418EVD9 - Fannie Mae	5.500	08/01/2038	25	102.030	25,303.34	Aaa	AAA	2.590	4.633	5.391	3.488	0.10	0.050
31418EW63 - Fannie Mae	5.000	10/01/2038	178	100.830	180,184.53	Aaa	AAA	2.850	4.693	4.959	3.816	0.68	
31418EW71 - Fannie Mae	5.500	10/01/2038	86	102.020	88,526.99	Aaa	AAA	2.470	4.637	5.391	3.507	0.33	
31418EWK2 - Fannie Mae	5.500	09/01/2038	54	101.960	55,183.01	Aaa	AAA	2.430	4.630	5.394	3.474	0.21	
31418EX70 - Fannie Mae	5.500	11/01/2038	100	102.030	102,965.03	Aaa	AAA	2.400	4.572	5.391	3.252	0.39	
31418FA31 - Fannie Mae	5.500	07/01/2039	844	101.960	863,966.41	Aaa	AAA	2.260	4.688	5.394	3.430	3.26	4.480
31418FAH0 - Fannie Mae	6.000	06/01/2039	51	103.150	53,257.83	Aaa	AAA	2.300	4.744	5.817	3.230	0.20	
31418FCP0 - Fannie Mae	6.000	09/01/2039	26	103.150	26,820.38	Aaa	AAA	2.280	4.762	5.817	3.277	0.10	5.447
31418FDM6 - Fannie Mae	5.000	10/01/2039	623	100.770	629,929.70	Aaa	AAA	2.880	4.723	4.962	3.863	2.37	4.512
31418FU54 - Fannie Mae	4.500	12/01/2040	742	99.320	739,827.42	Aaa	AAA	3.600	4.633	4.531	5.079	2.79	4.450
31418FUH8 - Fannie Mae	5.500	01/01/2046	517	101.020	524,731.66	Aaa	AAA	2.940	5.221	5.444	4.934	1.98	4.341
Treasuries													
9128283F5 - US Treasury N/B	2.250	11/15/2027	103	97.510	101,305.96	U.S./#Aaa	U.S.	1.578	3.845	2.307	1.626	0.38	2.960
9128283W8 - United States Treas Nts 2.75%02/15/28 2.75%0	2.750	02/15/2028	270	98.080	265,718.49	U.S./#Aaa	U.S.	1.810	3.818	2.804	1.877	1.00	3.559
9128285M8 - United States Treas Nts 3.125%11/15/28 3.125%	3.125	11/15/2028	290	98.260	288,358.71	U.S./#Aaa	U.S.	2.496	3.827	3.180	2.627	1.09	2.893
91282CDJ7 - United States Treas Nts 1.375%11/15/31 1.375%	1.375	11/15/2031	275	86.720	239,900.59	U.S./#Aaa	U.S.	5.329	4.038	1.586	5.626	0.90	1.802
91282CEE7 - United States Treas Nts 2.375%03/31/29 2.375%	2.375	03/31/2029	273	95.910	261,834.30	U.S./#Aaa	U.S.	2.858	3.831	2.476	3.000	0.99	3.728
91282CEP2 - United States Treas Nts 2.875%05/15/32 2.875%	2.875	05/15/2032	105	93.520	99,330.12	U.S./#Aaa	U.S.	5.552	4.081	3.074	6.123	0.37	3.409
91282CFM8 - United States Treas Nts 4.125%09/30/27 4.125%	4.125	09/30/2027	780	100.410	783,198.00	U.S./#Aaa	U.S.	1.444	3.841	4.108	1.500	2.95	3.604
91282CFV8 - US Treasury N/B	4.125	11/15/2032	2,744	100.040	2,787,622.03	U.S./#Aaa	U.S.	5.779	4.117	4.123	6.627	10.50	3.895
91282CGM7 - United States Treas Nts 3.5%02/15/33 3.5%02	3.500	02/15/2033	273	96.220	263,841.97	U.S./#Aaa	U.S.	6.068	4.136	3.637	6.879	0.99	3.795
91282CGS4 - United States Treas Nts 3.625%03/31/30 3.625%	3.625	03/31/2030	263	98.970	260,291.10	U.S./#Aaa	U.S.	3.691	3.906	3.663	4.000	0.98	3.777
91282CJN2 - US Treasury N/B	4.375	11/30/2028	258	101.380	265,312.57	U.S./#Aaa	U.S.	2.503	3.824	4.315	2.668	1.00	3.748
91282CKC4 - US Treasury N/B	4.250	02/28/2031	1,821	101.300	1,851,192.48	U.S./#Aaa	U.S.	4.414	3.956	4.195	4.915	6.97	3.817
91282CKQ3 - US Treasury N/B	4.375	05/15/2034	768	101.060	788,764.01	U.S./#Aaa	U.S.	6.839	4.219	4.329	8.123	2.97	4.030
91282CKX8 - US Treasury N/B	4.250	06/30/2029	519	101.210	530,763.82	U.S./#Aaa	U.S.	3.016	3.849	4.199	3.249	2.00	3.844
91282CMA6 - US Treasury N/B	4.125	11/30/2029	259	100.830	264,701.18	U.S./#Aaa	U.S.	3.382	3.879	4.091	3.668	1.00	3.881
91282CMM0 - US Treasury N/B	4.625	02/15/2035	255	102.600	263,063.49	U.S./#Aaa	U.S.	7.310	4.269	4.508	8.879	0.99	4.226
91282CNT4 - US Treasury N/B	4.250	08/15/2035	658	99.630	658,964.47	U.S./#Aaa	U.S.	7.733	4.298	4.266	9.374	2.48	4.167
91282CPZ8 - US Treasury N/B	4.125	02/15/2036	265	98.440	262,194.65	U.S./#Aaa	U.S.	8.104	4.320	4.190	9.877	0.99	4.076

Money Market Funds & CD Ladder					
Description	**Symbol/CUSIP**	**Maturity Date**	**Coupon**	**Quantity**	**Est. Annual Income**
CASH & CASH ALTERNATIVES				**$897.33**	
FIMM TREASURY ONLY PORTFOLIO MONEY MARKET INSTL CL M/M 3.29%	FRSXX			$5,500,000.00	
FEDERATED HERMES TRSY OBLIGATION FD INSTL CL IS M/M 3.26%	TOIXX			$5,384,800.00	
FDIC Insured CD Ladder					
CAPITAL ONE BANK (USA) NA GLEN ALLEN, VA FDIC # 33954 CERTIFICATE OF DEPOSIT SEMI-ANNUAL 2.6500% DUE 04/13/2026	14042TFH5	4/13/2026	2.650	250,000.00000	$6,625.00
BANESCO USA FDIC #57815 CERTIFICATE OF DEPOSIT MONTHLY 4.2000% DUE 05/21/2026	05988ADP4	5/21/2026	4.200	217,000.00000	$9,114.00
FRONTIER ST BK FDIC # 21978 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 06/05/2026	359183GF1	6/5/2026	3.750	245,000.00000	$9,187.50
LIBERTY BANK FDIC # 17943 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8000% DUE 06/09/2026	53021LEL7	6/9/2026	3.800	245,000.00000	$9,310.00
ARROW BANK NATIONAL ASSOCIATION GLENS FALLS, NY FDIC # 7074 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8000% DUE 06/10/2026	04272JAQ4	6/10/2026	3.800	245,000.00000	$9,310.00
COMMUNITY ST BANK FDIC # 23257 CERTIFICATE OF DEPOSIT MONTHLY 3.7500% DUE 06/12/2026	20404YCP8	6/12/2026	3.750	245,000.00000	$9,187.50
BEAL BANK USA FDIC # 57833 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 07/08/2026	07371VRX7	7/8/2026	3.750	245,000.00000	$9,187.50
SANIBEL CAPTIVA COMMUNITY BANK FDIC # 57425 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 07/13/2026	80101RBF6	7/13/2026	3.750	245,000.00000	$9,187.50
MAGNOLIA BANK FDIC # 8120 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 07/20/2026	559582BP5	7/20/2026	3.750	245,000.00000	$9,187.50
WEBBANK FDIC # 34404 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 4.1500% DUE 07/24/2026	947548CS0	7/24/2026	4.150	250,000.00000	$10,375.00
CHOICEONE BANK SPARTA, MI FDIC # 1014 CERTIFICATE OF DEPOSIT MONTHLY 3.7000% DUE 08/10/2026	17038RHH6	8/10/2026	3.700	245,000.00000	$9,065.00
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION PURCHASE, NY FDIC # 34221 CERTIFICATE OF DEPOSIT SEMI-ANNUAL 4.2000% DUE 08/12/2026	61776NLF8	8/12/2026	4.200	217,000.00000	$9,114.00
BANK OF AMERICA, N.A. FDIC # 3510 CERTIFICATE OF DEPOSIT SEMI-ANNUAL 4.2000% DUE 08/12/2026	06051XPV8	8/12/2026	4.200	217,000.00000	$9,114.00

BANK OF THE ORIENT FDIC # 20387 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 09/04/2026	064233BK4	9/4/2026	3.750	245,000.00000	$9,187.50
NORTHWEST BANK FDIC # 28178 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 09/04/2026	66734LBN6	9/4/2026	3.750	245,000.00000	$9,187.50
SIMMONS BANK PINE BLUFF, AR FDIC # 3890 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 09/04/2026	82869ANT8	9/4/2026	3.750	245,000.00000	$9,187.50
BMO BANK NATIONAL ASSOCIATION FDIC # 16571 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 09/08/2026	05610LA53	9/8/2026	3.750	245,000.00000	$9,187.50
GREENFIELD SAVINGS BANK GREENFIELD, MA FDIC # 90206 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 09/09/2026	395181FC9	9/9/2026	3.750	245,000.00000	$9,187.50
FIRST COMMUNITY BANK OF TENNESSEE FDIC # 27211 CERTIFICATE OF DEPOSIT MONTHLY 3.7500% DUE 09/11/2026	31987FDD7	9/11/2026	3.745	245,000.00000	$9,187.50
AMERIS BANK FDIC # 20504 CERTIFICATE OF DEPOSIT PAYS ATMATURITY 3.8000% DUE 09/14/2026	03077CFB6	9/14/2026	3.800	245,000.00000	$9,310.00
CORE BANK OMAHA,NEBRASKA FDIC # 34363 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8000% DUE 10/01/2026	21867GBX9	10/1/2026	3.800	116,000.00000	$4,408.00
HOMETRUST BANK FDIC # 27677 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7000% DUE 10/13/2026	43787PHH9	10/13/2026	3.700	245,000.00000	$9,065.00
LIVE OAK BANKING COMPANY FDIC # 58665 CERTIFICATE OF DEPOSIT MONTHLY 3.7500% DUE 10/13/2026	538037BE1	10/13/2026	3.750	245,000.00000	$9,187.50
HINGHAM INSTITUTION FOR SAVINGS HINGHAM, MA FDIC # 90211 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7000% DUE 11/10/2026	433323PS5	11/10/2026	3.700	245,000.00000	$9,065.00
M1 BANK FDIC # 9797 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 11/12/2026	55316CED4	11/12/2026	3.750	245,000.00000	$9,187.50
CROSS RIVER BANK TEANECK, NJ FDIC # 58410 CERTIFICATE OF DEPOSIT SEMI-ANNUAL 4.05% DUE 11/23/2026	227563LD3	11/23/2026	4.050	212,000.00000	$8,586.00
BANK OF AMERICA CALIFORNIA NA SAN FRANCISCO, CA FDIC # 25178 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 12/04/2026	06053CHK5	12/4/2026	3.750	245,000.00000	$9,187.50
MOUNTAINONE BANK NORTH ADAMS, MA FDIC # 90253 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 12/07/2026	62452AHF0	12/7/2026	3.750	245,000.00000	$9,187.50
WELLS FARGO BANK, NATIONAL ASSOCIATION FDIC # 3511 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8000% DUE 12/07/2026	949764UH5	12/7/2026	3.800	245,000.00000	$9,310.00

GOLDMAN SACHS BANK USA FDIC # 33124 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8000% DUE 12/10/2026	38151PJW2	12/10/2026	3.800	245,000.00000	$9,310.00
Total:	**30**			**$17,997,485.92**	$268,893.50

Debt Service Fund

CUSIP	Coupon	Maturity	Quantity	Market Price	Mkt Value + Accrued	Moody Rating	S&P Rating	Duration	Yield to Worst	Current Yield	Avg Life Yrs	Weight	Book Yield
DESTCI - City of Destin (Prices as of 03/31/2026)	**3.920**	**01/25/2030**	**5,590**	**99.481**	**5,579,258.52**			**1.631**	**4.073**	**3.940**	**1.726**	**100.00**	**3.890**
Cash													
CASHCASH6 - OPENING BALANCE	0.000	04/01/2026	27	100.000	27,358.00	U.S./#Aaa	U.S.	0.000	0.000	0.000	0.003	0.49	0.000
ABS													
05522RDH8 - Bank of America Credit Card Trust	4.980	11/15/2026	54	100.640	54,465.12	Aaa		0.600	3.967	4.948	0.619	0.98	-0.132
096924AD7 - Bmw Vehicle Owner Trust	4.560	06/25/2029	54	100.540	54,332.64	Aaa	AAA	1.030	4.111	4.536	1.038	0.97	
12660DAC1 - Cnh Equipment Tr 2022-a 20270715 0.00000 a-3	2.940	07/15/2027	0	99.960	413.90		AAA	0.040	2.956	2.941	0.036	0.01	2.941
12674BAD7 - Cnh Equipment Trust	4.360	03/15/2032	40	100.460	40,261.51	Aaa	AAA	1.580	4.244	4.340	1.680	0.72	4.404
12675EAD0 - Cnh Equipment Trust	4.300	07/15/2032	41	100.200	41,160.36		AAA	1.760	4.221	4.291	1.874	0.74	4.344
18978GAD6 - Cnh Equipment Trust	4.030	09/15/2031	27	99.830	27,002.46	Aaa		1.330	4.138	4.037	1.410	0.48	
36268GAD7 - Gm Financial Securitized Term Auto Receivables Tr	4.850	11/16/2028	45	100.390	45,682.23	Aaa		0.550	4.133	4.831	0.573	0.82	
41285JAD0 - HDMOT 2023-A A3 5.05% 12/15/2027	5.050	09/15/2027	6	100.170	5,663.72	Aaa		0.190	4.122	5.041	0.186	0.10	5.050
44918CAD4 - Hyundai Auto Receivables Trust	5.540	08/15/2028	61	100.740	62,052.80		AAA	0.520	4.094	5.499	0.529	1.11	
44934QAD3 - Hyundai Auto Receivables Trust	4.840	11/15/2027	27	100.590	27,217.38		AAA	0.750	4.104	4.812	0.805	0.49	
477911AD3 - John Deere Owner Trust	4.060	09/15/2030	53	100.010	53,100.94	Aaa		1.020	4.061	4.060	1.063	0.95	4.104
47800CAC0 - JDOT 2023-A A3 5.01% 11/15/2027	5.010	11/15/2027	7	100.290	6,839.22	Aaa		0.290	4.090	4.996	0.293	0.12	5.015
47800UAD8 - John Deere Owner Trust	4.170	12/15/2029	42	100.200	42,161.84	Aaa	AAA	1.750	4.272	4.162	1.852	0.76	4.170
58768YAB1 - Mercedes-Benz Auto Lease Trust	4.570	03/15/2030	28	100.230	27,708.64		AAA	0.640	4.250	4.560	0.674	0.50	4.614
58769FAC9 - Mercedes-Benz Auto Receivables Trust	5.950	07/15/2028	31	101.020	31,296.64		AAA	0.500	4.077	5.890	0.542	0.56	
58773DAD6 - Mercedes-Benz Auto Receivables Trust	4.880	10/15/2029	83	100.780	83,827.42	Aaa		1.050	4.050	4.842	1.090	1.50	
587918AD5 - Mercedes-Benz Auto Receivables Trust	4.800	01/15/2029	36	100.450	36,639.86	Aaa	AAA	0.600	4.081	4.778	0.616	0.66	
92348KCD3 - Verizon Master Trust	5.670	11/20/2029	116	100.990	117,349.37		AAA	1.150	5.214	5.614	0.633	2.10	
92348KCQ4 - Verizon Master Trust	5.340	04/20/2030	11	101.320	11,163.15	Aaa		1.530	4.819	5.270	1.049	0.20	
92348KCU5 - Verizon Master Trust	5.210	06/20/2029	72	100.280	72,316.22		AAA	0.760	5.448	5.195	0.216	1.30	
92348KDE0 - Verizon Master Trust	4.170	08/20/2030	110	99.990	110,129.16	Aaa	AAA	1.850	4.412	4.170	1.383	1.97	3.892
92348KDM2 - Verizon Master Trust	4.620	11/20/2030	54	100.740	54,475.83	Aaa		2.060	4.471	4.586	1.634	0.98	
92808VAA0 - Virginia Power Fuel Sec	5.088	05/01/2027	12	100.480	12,337.10	Aaa	AAA	0.457	4.623	5.064	1.085	0.22	-0.812
92970QAJ4 - Wells Fargo Card Issuance Trust	4.340	05/15/2028	55	100.520	55,392.09		AAA	1.990	4.105	4.318	2.121	0.99	4.380
98164DAD9 - World Omni Auto Receivables Trust	5.790	10/15/2028	31	100.950	31,450.86		AAA	0.550	4.126	5.736	0.581	0.56	
98164HAD0 - World Omni Auto Receivables Trust	5.270	07/15/2029	30	100.780	30,558.93		AAA	0.650	4.101	5.229	0.666	0.55	
Agencies													
3130B9RC6 - Federal Home Loan Bank	3.500	03/03/2028	275	99.500	274,320.14	Aaa	AAA	1.842	3.771	3.518	1.923	4.92	3.543
3133ENEN6 - Federal Farm Credit Bank	1.580	11/22/2027	43	96.260	41,635.25	Aaa	AA+	1.597	3.954	1.641	1.645	0.75	3.803
3133ERNP2 - Federal Farm Credit Bank	4.000	08/06/2027	40	100.330	40,376.44	Aaa	AA+	1.302	3.744	3.987	1.350	0.72	3.967
3133ERPV7 - Federal Farm Credit Bank	3.750	08/16/2027	80	100.020	80,391.00	Aaa	AA+	1.329	3.732	3.749	1.377	1.44	3.862
742651DY5 - Private Expt Fdg Corp Sr Sec Nt 1.4%28 Sr Sec	1.400	07/15/2028	30	94.530	28,447.67	Aaa	AAA	2.218	3.921	1.481	2.290	0.51	3.917
CMBS													
3137F2L38 - FHLMC Remic Series K-066 20261225 2.79700 a-1	2.797	12/01/2026	3	100.000	3,458.99	Aaa	AAA			2.797	0.671	0.06	
3137FHPJ6 - FHLMC Remic Series K-080 20280725 Flt a-2	3.926	07/01/2028	56	99.480	55,892.01	Aaa	AAA	2.140	4.060	3.947	2.252	1.00	3.844
3137FQXJ7 - FHLMC Remic Series K-737 20261025 2.52500 a-2	2.525	10/01/2026	35	99.250	34,811.14	Aaa	AAA	0.400	3.874	2.544	0.414	0.62	
3137FUZU1 - FHLMC Remic Series K-112 20300225 0.79900 a-1	0.799	02/01/2030	21	93.930	20,129.17	Aaa	AAA	1.950	4.063	0.851	2.047	0.36	
3137FWHK9 - FHLMC Multifamily Structured Pass Through Certs.	1.088	11/01/2029	121	92.270	111,726.72	Aaa	AAA	2.640	4.092	1.179	2.767	2.00	4.075
38373MX54 - Government National Mortgage Association	6.041	01/01/2034	97	102.070	99,094.90	Aaa	AAA	1.870	5.348	5.918	3.992	1.78	4.152
38380MX89 - GNMA Remic Trust 2019-037 20281016 3.00000 V	3.000	10/01/2028	34	97.790	32,982.78	Aaa	AAA	1.230	5.757	3.068	1.298	0.59	4.572
CMO													
3136A6AA2 - FNMA Remic Trust 2012-52 20270525 2.00000 Da	2.000	05/01/2027	3	99.140	3,005.36	Aaa	AAA	0.340	5.050	2.017	0.345	0.05	
3136A73R1 - FNMA Remic Trust 2012-95 20320825 2.00000 Bd	2.000	08/01/2032	47	95.270	44,473.92	Aaa	AAA	2.010	4.104	2.099	2.121	0.80	4.452
3136AFDT8 - FNMA Remic Trust 2013-72 20330425 3.00000 Hg	3.000	04/01/2033	87	98.090	85,953.70	Aaa	AAA	1.560	4.067	3.058	1.634	1.54	4.422
3136AHHB9 - FNMA Remic Trust 2013-124 20281225 2.50000 Bd	2.500	12/01/2028	0	99.620	8.13	Aa2	AA+	0.130	5.427	2.510	0.134	0.00	2.000
3136AVH28 - Fannie Mae	3.000	12/01/2029	217	97.720	212,565.41	Aaa	AAA	1.850	4.044	3.070	1.822	3.81	4.273
3136AYRS4 - FNMA Remic Trust 2017-91 20450625 3.00000 Pc	3.000	06/01/2045	29	98.470	28,235.02	Aaa	AAA	1.340	4.063	3.047	1.273	0.51	
3136B26F4 - Fannie Mae	3.500	04/01/2028	125	99.360	124,328.88	Aaa	AAA	1.510	4.060	3.523	1.202	2.23	4.466
3137AJYG3 - FHLMC Remic Series 3973 20261215 2.50000 Pd	2.500	12/01/2026	3	99.330	2,685.23	Aa1	AA+	0.350	4.228	2.517	0.364	0.05	

Debt Service Fund

CUSIP	Coupon	Maturity	Quantity	Market Price	Mkt Value + Accrued	Moody Rating	S&P Rating	Duration	Yield to Worst	Current Yield	Avg Life Yrs	Weight	Book Yield
3137B1XY3 - FHLMC Remic Series 4204 20280515 1.75000 Hd	1.750	05/01/2028	2	98.270	1,487.24	Aaa	AAA	0.680	4.039	1.781	0.721	0.03	
3137BDYM2 - FHLMC Remic Series 4387 20281115 2.00000 E	2.000	11/01/2028	5	98.700	5,320.30	Aaa	AAA	0.630	4.081	2.026	0.658	0.10	
3137FA3N6 - Freddie Mac	3.000	04/01/2031	93	98.140	91,642.64	Aaa	AAA	1.780	3.965	3.057	1.820	1.64	4.482
3137FBCS3 - Freddie Mac	3.500	07/01/2032	204	97.470	199,588.83	Aaa	AAA	2.680	4.273	3.591	2.827	3.58	4.243
3137FHR70 - Freddie Mac	3.500	03/01/2030	46	97.690	45,320.73	Aaa	AAA	1.920	4.168	3.583	1.918	0.81	4.570
31394CBB7 - FNMA Remic Trust 2005-3 20350225 5.50000 Ap	5.500	02/01/2035	1	102.010	854.51	Aaa	AAA	2.230	4.050	5.392	2.458	0.02	
31394V5R7 - Fannie Mae	5.000	10/01/2035	262	101.190	266,584.41	Aaa	AAA	2.530	4.238	4.941	2.838	4.78	4.119
31398CWF1 - Freddie Mac	4.500	09/01/2028	39	99.700	39,243.57	Aaa	AAA	1.170	4.039	4.514	1.276	0.70	4.733
31398FVH1 - Fannie Mae	5.000	08/01/2028	22	100.470	22,623.91	Aaa	AAA	1.060	4.048	4.977	1.216	0.41	4.185
38380YR49 - Government National Mortgage Association	3.500	05/01/2045	69	99.570	68,745.24	Aaa	AAA	0.330	4.493	3.515	0.381	1.23	
38384JZW7 - Government National Mortgage Association	5.500	12/01/2028	153	100.940	155,427.16	Aaa	AAA	1.110	4.328	5.449	1.601	2.79	
MBS													
3128MFDL9 - FHLMC Giant Mbs Gold Comb 15 3.500 20320701 3.	3.500	07/01/2032	29	98.570	28,388.19	Aaa	AAA	2.130	4.165	3.551	2.290	0.51	2.600
3128MFNA2 - FHLMC Giant Mbs Gold Comb 15 3.000 20330501 3.	3.000	05/01/2033	11	97.170	10,311.27	Aaa	AAA	2.560	4.287	3.087	2.605	0.18	0.770
3132AD2F4 - Freddie Mac	5.000	02/01/2035	39	100.850	39,335.62	Aaa	AAA	1.460	4.111	4.958	1.585	0.71	4.756
3132D9SF2 - Freddie Mac	6.000	04/01/2044	7	102.780	7,651.81	Aaa	AAA	1.640	4.808	5.838	2.277	0.14	
3138AS5A6 - FNMA Umbs Int 15 Year 3.500 20260901 3.	3.500	09/01/2026	3	99.620	2,644.05	Aaa	AAA	0.220	4.348	3.513	0.230	0.05	4.583
3138ENMH9 - Fannie Mae	3.500	07/01/2029	66	98.960	65,373.20	Aaa	AAA	1.130	4.285	3.537	1.164	1.17	4.719
3138EP2P8 - FNMA Super Int 15 Year 4.000 20290701 4.	4.000	07/01/2029	20	99.720	20,384.13	Aaa	AAA	1.130	4.030	4.011	1.216	0.37	2.453
3138ERB90 - FNMA Super Int 15 Year 3.500 20310201 3.	3.500	02/01/2031	6	98.840	5,540.16	Aaa	AAA	1.680	4.062	3.541	1.751	0.10	
3138WCC27 - FNMA Umbs Int 15 Year 3.500 20290701 3.	3.500	07/01/2029	7	99.160	7,239.91	Aaa	AAA	1.230	4.013	3.530	1.320	0.13	1.222
3138WDU82 - FNMA Umbs Int 15 Year 3.000 20300101 3.	3.000	01/01/2030	102	98.230	100,511.86	Aaa	AAA	1.490	4.038	3.054	1.574	1.80	4.269
3138WJGA0 - FNMA Umbs Int 15 Year 2.500 20311101 2.	2.500	11/01/2031	2	96.350	1,921.91	Aaa	AAA	2.170	4.145	2.595	2.263	0.03	0.651
3140X4V86 - Fannie Mae	4.500	07/01/2034	141	99.740	141,189.21	Aaa	AAA	1.740	4.128	4.512	1.904	2.53	4.067
3140X8RF6 - Fannie Mae	1.500	12/01/2030	11	95.090	10,016.84	Aaa	AAA	1.880	4.117	1.577	1.923	0.18	0.432
3140XF3M1 - FNMA Super Int 20 Year 4.500 20381101 4.	4.500	11/01/2038	22	100.170	21,822.77	Aaa	AAA	1.820	4.189	4.492	1.986	0.39	2.736
31417YTV9 - FNMA Pass-Thru Int 20 Year 4.000 20301101 4.	4.000	11/01/2030	9	99.250	8,788.19	Aaa	AAA	1.700	4.087	4.030	1.861	0.16	
31418CG99 - FNMA Umbs Int 20 Year 3.500 20370301 3.	3.500	03/01/2037	3	97.480	2,614.28	Aaa	AAA	3.750	4.393	3.590	4.033	0.05	1.082
31418CMJ0 - FNMA Umbs Int 15 Year 3.000 20320701 3.	3.000	07/01/2032	20	97.140	19,279.38	Aaa	AAA	2.370	4.192	3.088	2.463	0.35	0.781
31418DY55 - Fannie Mae	1.500	05/01/2031	8	94.660	7,656.26	Aaa	AAA	2.040	4.125	1.585	2.090	0.14	0.524

Emergency Maintenance Fund

CUSIP	Coupon	Maturity	Quantity	Market Price	Mkt Value + Accrued	Moody Rating	S&P Rating	Duration	Yield to Worst	Current Yield	Avg Life Yrs	Weight	Book Yield
DESTCT - City of Destin (Prices as of 03/31/2026)	**3.801**	**11/09/2029**	**5,286**	**99.323**	**5,268,446.33**			**1.701**	**3.999**	**3.828**	**1.793**	**100.00**	**3.821**
Cash													
CASHCASH6 - OPENING BALANCE	0.000	04/01/2026	32	100.000	31,870.21	U.S./#Aaa	U.S.	0.000	0.000	0.000	0.003	0.60	0.000
ABS													
05522RDH8 - Bank of America Credit Card Trust	4.980	11/15/2026	33	100.640	33,284.24	Aaa		0.600	3.967	4.948	0.619	0.63	-0.132
096924AD7 - Bmw Vehicle Owner Trust	4.560	06/25/2029	103	100.540	103,634.48	Aaa	AAA	1.030	4.111	4.536	1.038	1.97	
12660DAC1 - Cnh Equipment Tr 2022-a 20270715 0.00000 a-3	2.940	07/15/2027	1	99.960	1,351.03		AAA	0.040	2.956	2.941	0.036	0.03	2.941
12674BAD7 - Cnh Equipment Trust	4.360	03/15/2032	105	100.460	105,686.47	Aaa	AAA	1.580	4.244	4.340	1.680	2.01	4.404
12675EAD0 - Cnh Equipment Trust	4.300	07/15/2032	92	100.200	92,359.82		AAA	1.760	4.221	4.291	1.874	1.75	4.344
14044EAD0 - Capital One Prime Auto Receivables Trust	5.820	04/15/2027	47	100.910	47,335.35	Aaa		0.520	4.107	5.768	0.532	0.90	
18978GAD6 - Cnh Equipment Trust	4.030	09/15/2031	39	99.830	39,003.55	Aaa		1.330	4.138	4.037	1.410	0.74	
41285JAD0 - HDMOT 2023-A A3 5.05% 12/15/2027	5.050	09/15/2027	14	100.170	14,159.30	Aaa		0.190	4.122	5.041	0.186	0.27	5.050
44934QAD3 - Hyundai Auto Receivables Trust	4.840	11/15/2027	88	100.590	88,708.49		AAA	0.750	4.104	4.812	0.805	1.68	
47800UAD8 - John Deere Owner Trust	4.170	12/15/2029	70	100.200	70,269.73	Aaa	AAA	1.750	4.272	4.162	1.852	1.33	4.170
58768YAB1 - Mercedes-Benz Auto Lease Trust	4.570	03/15/2030	57	100.230	57,204.94		AAA	0.640	4.250	4.560	0.674	1.09	4.614
58773DAD6 - Mercedes-Benz Auto Receivables Trust	4.880	10/15/2029	18	100.780	18,179.44	Aaa		1.050	4.050	4.842	1.090	0.35	
587918AD5 - Mercedes-Benz Auto Receivables Trust	4.800	01/15/2029	61	100.450	61,066.44	Aaa	AAA	0.600	4.081	4.778	0.616	1.16	
92348KCQ4 - Verizon Master Trust	5.340	04/20/2030	13	101.320	13,192.81	Aaa		1.530	4.819	5.270	1.049	0.25	
92348KCU5 - Verizon Master Trust	5.210	06/20/2029	70	100.280	70,307.44		AAA	0.760	5.448	5.195	0.216	1.33	
92348KDE0 - Verizon Master Trust	4.170	08/20/2030	104	99.990	104,122.12	Aaa	AAA	1.850	4.412	4.170	1.383	1.98	3.944
92808VAA0 - Virginia Power Fuel Sec	5.088	05/01/2027	16	100.480	16,284.97	Aaa	AAA	0.457	4.623	5.064	1.085	0.31	-0.812
92970QAJ4 - Wells Fargo Card Issuance Trust	4.340	05/15/2028	93	100.520	93,662.99		AAA	1.990	4.105	4.318	2.121	1.78	4.380
98164HAD0 - World Omni Auto Receivables Trust	5.270	07/15/2029	29	100.780	29,754.74		AAA	0.650	4.101	5.229	0.666	0.56	
Agencies													
3130B9RC6 - Federal Home Loan Bank	3.500	03/03/2028	265	99.500	264,344.86	Aaa	AAA	1.842	3.771	3.518	1.923	5.02	3.543
3133ENEN6 - Federal Farm Credit Bank	1.580	11/22/2027	85	96.260	82,302.24	Aaa	AA+	1.597	3.954	1.641	1.645	1.56	3.803
3133ERNP2 - Federal Farm Credit Bank	4.000	08/06/2027	56	100.330	56,527.02	Aaa	AA+	1.302	3.744	3.987	1.350	1.07	3.967
3133ERPV7 - Federal Farm Credit Bank	3.750	08/16/2027	105	100.020	105,513.19	Aaa	AA+	1.329	3.732	3.749	1.377	2.00	3.862
3134GXNM2 - Freddie Mac	2.670	03/25/2027	77	98.950	76,225.77	Aaa	AA+	0.959	3.767	2.698	0.984	1.45	4.415
CMBS													
3137F1G44 - FHLMC Remic Series K-065 20270425 3.24300 a-2	3.243	04/01/2027	26	99.190	25,859.67	Aaa	AAA	0.930	3.892	3.269	0.962	0.49	
3137F63Y1 - FHLMC Remic Series K-119 20300425 0.85000 a-1	0.850	04/01/2030	19	93.750	17,955.99	Aaa	AAA	2.030	4.027	0.907	2.134	0.34	
3137FBBX3 - FHLMC Remic Series K-068 20270825 3.24400 a-2	3.244	08/01/2027	64	98.870	63,449.81	Aaa	AAA	1.260	3.945	3.281	1.311	1.20	3.836
3137FHPJ6 - FHLMC Remic Series K-080 20280725 Flt a-2	3.926	07/01/2028	94	99.480	93,818.74	Aaa	AAA	2.140	4.060	3.947	2.252	1.78	3.844
3137FUZU1 - FHLMC Remic Series K-112 20300225 0.79900 a-1	0.799	02/01/2030	43	93.930	40,258.34	Aaa	AAA	1.950	4.063	0.851	2.047	0.76	
3137FWHK9 - FHLMC Multifamily Structured Pass Through Certs.	1.088	11/01/2029	114	92.270	105,414.47	Aaa	AAA	2.640	4.092	1.179	2.767	2.00	4.075
CMO													
3136A73R1 - FNMA Remic Trust 2012-95 20320825 2.00000 Bd	2.000	08/01/2032	65	95.270	62,235.28	Aaa	AAA	2.010	4.104	2.099	2.121	1.18	4.452
3136AMVP1 - Fannie Mae	2.250	09/01/2029	69	96.310	66,913.93	Aaa	AAA	1.560	3.988	2.336	1.656	1.27	4.374
3137A7G46 - Freddie Mac	4.000	05/01/2030	60	99.150	60,052.62	Aaa	AAA	1.750	4.123	4.034	1.913	1.14	
3137ANTK1 - FHLMC Remic Series 4027 20410715 3.50000 Ta	3.500	07/01/2041	90	97.450	87,983.48	Aaa	AAA	2.540	4.267	3.592	2.652	1.67	
3137B1MW9 - FHLMC Remic Series 4198 20330115 4.00000 Qp	4.000	01/01/2033	15	99.470	15,015.79	Aaa	AAA	0.970	3.956	4.021	1.005	0.29	
3137B1XY3 - FHLMC Remic Series 4204 20280515 1.75000 Hd	1.750	05/01/2028	6	98.270	5,987.74	Aaa	AAA	0.680	4.039	1.781	0.721	0.11	
3137BDYM2 - FHLMC Remic Series 4387 20281115 2.00000 E	2.000	11/01/2028	15	98.700	14,701.40	Aaa	AAA	0.630	4.081	2.026	0.658	0.28	
3137FBCS3 - Freddie Mac	3.500	07/01/2032	166	97.470	162,403.08	Aaa	AAA	2.680	4.273	3.591	2.827	3.08	4.243
31394CBB7 - FNMA Remic Trust 2005-3 20350225 5.50000 Ap	5.500	02/01/2035	4	102.010	4,165.29	Aaa	AAA	2.230	4.050	5.392	2.458	0.08	
31394V5R7 - Fannie Mae	5.000	10/01/2035	92	101.190	93,123.25	Aaa	AAA	2.530	4.238	4.941	2.838	1.77	4.119
31395R2Z0 - Freddie Mac	5.500	01/01/2035	89	102.480	91,939.39	Aaa	AAA	2.530	3.880	5.367	2.811	1.75	4.289
31398FVH1 - Fannie Mae	5.000	08/01/2028	105	100.470	105,996.27	Aaa	AAA	1.060	4.048	4.977	1.216	2.01	4.185
31398WJX3 - Freddie Mac	4.000	02/01/2029	68	99.060	67,447.10	Aaa	AAA	1.460	4.137	4.038	1.314	1.28	4.012
38384JZW7 - Government National Mortgage Association	5.500	12/01/2028	83	100.940	84,327.51	Aaa	AAA	1.110	4.328	5.449	1.601	1.60	
MBS													

Emergency Maintenance Fund

CUSIP	Coupon	Maturity	Quantity	Market Price	Mkt Value + Accrued	Moody Rating	S&P Rating	Duration	Yield to Worst	Current Yield	Avg Life Yrs	Weight	Book Yield
3128MFNA2 - FHLMC Giant Mbs Gold Comb 15 3.000 20330501 3.	3.000	05/01/2033	35	97.170	34,281.65	Aaa	AAA	2.560	4.287	3.087	2.605	0.65	0.770
3132A8SY6 - FHLMC Super 15y Fixed 2.000 20320101 2.	2.000	01/01/2032	15	95.230	14,263.19	Aaa	AAA	2.160	4.078	2.100	2.304	0.27	0.533
3132AD2F4 - Freddie Mac	5.000	02/01/2035	66	100.850	66,385.90	Aaa	AAA	1.460	4.111	4.958	1.585	1.26	4.756
3132AEFB7 - FHLMC Super 15y Fixed 3.500 20330201 3.	3.500	02/01/2033	91	98.680	90,166.97	Aaa	AAA	1.730	4.048	3.547	1.863	1.71	4.094
3132D9SF2 - Freddie Mac	6.000	04/01/2044	11	102.780	10,931.16	Aaa	AAA	1.640	4.808	5.838	2.277	0.21	
3140X8BF3 - FNMA Super Int 15 Year 4.000 20340601 4.	4.000	06/01/2034	10	99.430	10,388.36	Aaa	AAA	2.570	4.242	4.023	2.710	0.20	0.680
3140X8RF6 - Fannie Mae	1.500	12/01/2030	36	95.090	33,996.53	Aaa	AAA	1.880	4.117	1.577	1.923	0.65	0.432
31417Y2J5 - Fannie Mae	4.500	06/01/2031	92	99.990	92,405.46	Aaa	AAA	1.850	4.195	4.500	2.027	1.75	4.018
31418AJK5 - FNMA Umbs Int 20 Year 3.000 20320901 3.	3.000	09/01/2032	102	96.830	98,988.96	Aaa	AAA	2.370	4.258	3.098	2.573	1.88	4.776
31418CB45 - FNMA Pass-Thru Int 20 Year 3.500 20360901 3.	3.500	09/01/2036	20	96.650	19,484.36	Aaa	AAA	3.560	4.318	3.621	3.942	0.37	1.232
31418CMJ0 - FNMA Umbs Int 15 Year 3.000 20320701 3.	3.000	07/01/2032	34	97.140	33,176.20	Aaa	AAA	2.370	4.192	3.088	2.463	0.63	0.781
31418CZ56 - FNMA Pass-Thru Int 15 Year 4.000 20330801 4.	4.000	09/01/2033	117	99.450	116,553.44	Aaa	AAA	2.570	4.242	4.022	2.729	2.21	4.075
31418DY55 - Fannie Mae	1.500	05/01/2031	13	94.660	12,528.42	Aaa	AAA	2.040	4.125	1.585	2.090	0.24	0.524
3622AANY6 - GNMA Pass-Thru C Platinum 15yr 3.500 20310420 3.	3.500	04/01/2031	9	98.910	8,632.89	Aaa	AAA	1.460	4.240	3.539	1.525	0.16	0.953
83164MP94 - Sba Pc Var Qtrly Adj 5.250 20281225 5.	4.500	11/01/2028	44	99.770	44,493.99	Aaa	AAA	0.170	3.549	4.510	0.921	0.84	4.851
Treasuries													
91282CHU8 - US Treasury N/B	4.375	08/15/2026	177	100.210	178,312.92	U.S./#Aaa	U.S.	0.370	3.792	4.366	0.375	3.38	4.462
91282CKA8 - US Treasury N/B	4.125	02/15/2027	188	100.310	189,525.39	U.S./#Aaa	U.S.	0.858	3.759	4.112	0.879	3.60	4.542
91282CKG5 - US Treasury N/B	4.125	03/31/2029	306	100.830	308,539.80	U.S./#Aaa	U.S.	2.801	3.829	4.091	3.000	5.86	3.847
91282CLL3 - US Treasury N/B	3.375	09/15/2027	324	99.350	322,369.43	U.S./#Aaa	U.S.	1.411	3.837	3.397	1.459	6.12	3.838
91282CLX7 - US Treasury N/B	4.125	11/15/2027	95	100.430	96,880.74	U.S./#Aaa	U.S.	1.563	3.847	4.107	1.626	1.84	4.239
91282CND9 - US Treasury N/B	3.750	05/15/2028	256	99.860	259,248.24	U.S./#Aaa	U.S.	2.025	3.818	3.755	2.123	4.92	3.847
91282CNY3 - US Treasury N/B	3.375	09/15/2028	284	98.970	281,491.54	U.S./#Aaa	U.S.	2.338	3.818	3.410	2.460	5.34	3.526

Emergency Operating Fund

CUSIP	Coupon	Maturity	Quantity	Market Price	Mkt Value + Accrued	Moody Rating	S&P Rating	Duration	Yield to Worst	Current Yield	Avg Life Yrs	Weight	Book Yield
DESTC1 - City Of Destin (Prices as of 03/31/2026)	**3.768**	**05/30/2029**	**5,299**	**99.321**	**5,281,339.54**			**1.635**	**3.996**	**3.794**	**1.698**	**100.00**	**3.795**
Cash													
CASHCASH6 - OPENING BALANCE	0.000	04/01/2026	39	100.000	38,683.60	U.S./#Aaa	U.S.	0.000	0.000	0.000	0.003	0.73	0.000
ABS													
05522RDH8 - Bank of America Credit Card Trust	4.980	11/15/2026	34	100.640	34,292.85	Aaa		0.600	3.967	4.948	0.619	0.65	-0.132
096924AD7 - Bmw Vehicle Owner Trust	4.560	06/25/2029	91	100.540	91,560.56	Aaa	AAA	1.030	4.111	4.536	1.038	1.73	
12660DAC1 - Cnh Equipment Tr 2022-a 20270715 0.00000 a-3	2.940	07/15/2027	1	99.960	640.37		AAA	0.040	2.956	2.941	0.036	0.01	2.941
14043GAD6 - Capital One Prime At Tr 2022-2 20270517 4.14000 a-3	3.660	05/15/2027	6	99.980	6,211.34	Aaa	AAA	0.040	4.296	3.661	0.036	0.12	
14044EAD0 - Capital One Prime Auto Receivables Trust	5.820	04/15/2027	18	100.910	18,377.26	Aaa		0.520	4.107	5.768	0.532	0.35	
14318MAE9 - Carmax Auto Owner Trust	4.060	09/15/2027	32	99.970	31,770.65		AAA	0.280	4.152	4.061	0.277	0.60	
18978GAD6 - Cnh Equipment Trust	4.030	09/15/2031	82	99.830	82,007.47	Aaa		1.330	4.138	4.037	1.410	1.55	
344940AD3 - Ford Credit Auto Owner Trust	5.530	06/15/2028	40	100.790	40,620.09	Aaa	AAA	0.510	4.060	5.487	0.542	0.77	
41285JAD0 - HDMOT 2023-A A3 5.05% 12/15/2027	5.050	09/15/2027	16	100.170	15,929.20	Aaa		0.190	4.122	5.041	0.186	0.30	5.050
438123AD3 - Honda Auto Receivables Owner Trust	5.660	02/21/2030	28	101.400	28,436.02	Aaa		1.390	4.624	5.582	0.970	0.54	
477911AD3 - John Deere Owner Trust	4.060	09/15/2030	38	100.010	38,072.37	Aaa		1.020	4.061	4.060	1.063	0.72	4.104
47800CAC0 - JDOT 2023-A A3 5.01% 11/15/2027	5.010	11/15/2027	19	100.290	18,939.40	Aaa		0.290	4.090	4.996	0.293	0.36	5.015
47800UAD8 - John Deere Owner Trust	4.170	12/15/2029	50	100.200	50,192.67	Aaa	AAA	1.750	4.272	4.162	1.852	0.95	4.170
58768YAB1 - Mercedes-Benz Auto Lease Trust	4.570	03/15/2030	92	100.230	92,064.20		AAA	0.640	4.250	4.560	0.674	1.74	4.614
587918AD5 - Mercedes-Benz Auto Receivables Trust	4.800	01/15/2029	67	100.450	67,851.59	Aaa	AAA	0.600	4.081	4.778	0.616	1.28	
92348KCD3 - Verizon Master Trust	5.670	11/20/2029	112	100.990	113,302.84		AAA	1.150	5.214	5.614	0.633	2.15	
92348KCQ4 - Verizon Master Trust	5.340	04/20/2030	11	101.320	11,163.15	Aaa		1.530	4.819	5.270	1.049	0.21	
92348KCU5 - Verizon Master Trust	5.210	06/20/2029	8	100.280	8,035.14		AAA	0.760	5.448	5.195	0.216	0.15	
92348KDE0 - Verizon Master Trust	4.170	08/20/2030	111	99.990	111,130.34	Aaa	AAA	1.850	4.412	4.170	1.383	2.10	3.944
92808VAA0 - Virginia Power Fuel Sec	5.088	05/01/2027	16	100.480	16,778.46	Aaa	AAA	0.457	4.623	5.064	1.085	0.32	-0.812
92970QAJ4 - Wells Fargo Card Issuance Trust	4.340	05/15/2028	93	100.520	93,662.99		AAA	1.990	4.105	4.318	2.121	1.77	4.380
98164HAD0 - World Omni Auto Receivables Trust	5.270	07/15/2029	52	100.780	52,271.84		AAA	0.650	4.101	5.229	0.666	0.99	
Agencies													
3130B9RC6 - Federal Home Loan Bank	3.500	03/03/2028	265	99.500	264,344.86	Aaa	AAA	1.842	3.771	3.518	1.923	5.01	3.543
3133ENEN6 - Federal Farm Credit Bank	1.580	11/22/2027	72	96.260	69,714.84	Aaa	AA+	1.597	3.954	1.641	1.645	1.32	3.803
3133ERNP2 - Federal Farm Credit Bank	4.000	08/06/2027	57	100.330	57,536.43	Aaa	AA+	1.302	3.744	3.987	1.350	1.09	3.967
3133ERPV7 - Federal Farm Credit Bank	3.750	08/16/2027	123	100.020	123,601.16	Aaa	AA+	1.329	3.732	3.749	1.377	2.34	3.715
3134GXNM2 - Freddie Mac	2.670	03/25/2027	77	98.950	76,225.77	Aaa	AA+	0.959	3.767	2.698	0.984	1.44	4.415
742651EA6 - Private Export Funding	4.300	12/15/2028	100	101.130	102,396.11	Aaa	AAA	2.538	3.854	4.252	2.710	1.94	3.617
CMBS													
302617AU9 - Fresb Multifamily Mortgage Pass-Through Certifica	2.430	05/01/2026	7	99.690	7,371.96	Aaa	AAA	0.130		2.438	0.085	0.14	4.789
3137F63Y1 - FHLMC Remic Series K-119 20300425 0.85000 a-1	0.850	04/01/2030	66	93.750	61,464.75	Aaa	AAA	2.030	4.027	0.907	2.134	1.16	
3137FBBX3 - FHLMC Remic Series K-068 20270825 3.24400 a-2	3.244	08/01/2027	63	98.870	62,458.41	Aaa	AAA	1.260	3.945	3.281	1.311	1.18	
3137FWHK9 - FHLMC Multifamily Structured Pass Through Certs.	1.088	11/01/2029	115	92.270	106,045.70	Aaa	AAA	2.640	4.092	1.179	2.767	2.01	4.075
3137FX3P1 - FHLMC Remic Series K-117 20300125 0.69700 a-1	0.697	01/01/2030	44	93.690	40,987.28	Aaa	AAA	1.910	4.002	0.744	2.000	0.78	
CMO													
3136A6AA2 - FNMA Remic Trust 2012-52 20270525 2.00000 Da	2.000	05/01/2027	6	99.140	6,033.29	Aaa	AAA	0.340	5.050	2.017	0.345	0.11	
3136A73R1 - FNMA Remic Trust 2012-95 20320825 2.00000 Bd	2.000	08/01/2032	53	95.270	50,464.86	Aaa	AAA	2.010	4.104	2.099	2.121	0.96	4.452
3136B26F4 - Fannie Mae	3.500	04/01/2028	174	99.360	173,505.21	Aaa	AAA	1.510	4.060	3.523	1.202	3.29	4.559
3137APVP2 - FHLMC Remic Series 4054 20270515 3.00000 Ay	3.000	05/01/2027	54	99.010	53,200.95	Aaa	AAA	0.520	4.433	3.030	0.545	1.01	4.435
3137B1XY3 - FHLMC Remic Series 4204 20280515 1.75000 Hd	1.750	05/01/2028	6	98.270	5,457.51	Aaa	AAA	0.680	4.039	1.781	0.721	0.10	
3137BDYM2 - FHLMC Remic Series 4387 20281115 2.00000 E	2.000	11/01/2028	15	98.700	14,679.69	Aaa	AAA	0.630	4.081	2.026	0.658	0.28	
3137FBCS3 - Freddie Mac	3.500	07/01/2032	166	97.470	162,403.08	Aaa	AAA	2.680	4.273	3.591	2.827	3.08	4.243
31393BJP1 - Fannie Mae	4.000	11/01/2032	214	98.280	211,138.94	Aaa	AAA	2.140	4.169	4.070	2.345	4.00	4.360
31394CBB7 - FNMA Remic Trust 2005-3 20350225 5.50000 Ap	5.500	02/01/2035	16	102.010	16,300.93	Aaa	AAA	2.230	4.050	5.392	2.458	0.31	
31394V5R7 - Fannie Mae	5.000	10/01/2035	131	101.190	133,578.44	Aaa	AAA	2.530	4.238	4.941	2.838	2.53	4.119
31398MEV4 - FNMA Remic Trust 2010-14 20300325 4.00000 Ac	4.000	03/01/2030	128	99.140	127,557.53	Aaa	AAA	1.420	4.077	4.035	1.549	2.42	4.664
31398VWE2 - FHLMC Remic Series 3653 20300415 4.50000 B	4.500	04/01/2030	61	100.120	60,962.23	Aaa	AAA	1.350	4.065	4.495	1.445	1.15	4.400
38374L5Y3 - GNMA Remic Trust 2005-74 20350916 7.50000 Hb	7.500	09/01/2035	1	99.760	1,091.34	Aa1	AA+	0.580	4.552	7.518	0.641	0.02	5.155

Emergency Operating Fund

CUSIP	Coupon	Maturity	Quantity	Market Price	Mkt Value + Accrued	Moody Rating	S&P Rating	Duration	Yield to Worst	Current Yield	Avg Life Yrs	Weight	Book Yield
38384JZW7 - Government National Mortgage Association	5.500	12/01/2028	99	100.940	100,862.31	Aaa	AAA	1.110	4.328	5.449	1.601	1.91	
MBS													
3128MFNA2 - FHLMC Giant Mbs Gold Comb 15 3.000 20330501 3.	3.000	05/01/2033	35	97.170	34,281.65	Aaa	AAA	2.560	4.287	3.087	2.605	0.65	0.770
3128MMRL9 - FHLMC Giant Mbs Gold Comb 15 3.500 20281101 3.	3.500	11/01/2028	29	99.300	29,241.29	Aaa	AAA	1.060	4.281	3.525	1.115	0.55	4.521
3128MMVM2 - FHLMC Giant Mbs Gold Comb 15 2.500 20311101 2.	2.500	11/01/2031	30	96.310	28,892.75	Aaa	AAA	2.130	4.161	2.596	2.200	0.55	0.840
3132A8SY6 - FHLMC Super 15y Fixed 2.000 20320101 2.	2.000	01/01/2032	14	95.230	13,244.40	Aaa	AAA	2.160	4.078	2.100	2.304	0.25	0.533
3132AD2F4 - Freddie Mac	5.000	02/01/2035	60	100.850	61,088.55	Aaa	AAA	1.460	4.111	4.958	1.585	1.16	4.756
3132D9SF2 - Freddie Mac	6.000	04/01/2044	11	102.780	10,931.16	Aaa	AAA	1.640	4.808	5.838	2.277	0.21	
3140X7WA3 - FNMA Super Int 15 Year 2.500 20350201 2.	2.500	02/01/2035	5	96.910	4,918.53	Aaa	AAA	1.730	4.022	2.580	1.831	0.09	1.392
3140X8BF3 - FNMA Super Int 15 Year 4.000 20340601 4.	4.000	06/01/2034	11	99.430	10,495.45	Aaa	AAA	2.570	4.242	4.023	2.710	0.20	0.680
3140X8RF6 - Fannie Mae	1.500	12/01/2030	36	95.090	33,996.53	Aaa	AAA	1.880	4.117	1.577	1.923	0.64	0.432
31418ACN6 - Fannie Mae	3.500	02/01/2032	46	98.090	44,997.91	Aaa	AAA	2.120	4.169	3.568	2.318	0.85	4.119
31418CG99 - FNMA Umbs Int 20 Year 3.500 20370301 3.	3.500	03/01/2037	12	97.480	12,199.97	Aaa	AAA	3.750	4.393	3.590	4.033	0.23	1.082
31418CMJ0 - FNMA Umbs Int 15 Year 3.000 20320701 3.	3.000	07/01/2032	36	97.140	35,231.36	Aaa	AAA	2.370	4.192	3.088	2.463	0.67	0.781
31418DY55 - Fannie Mae	1.500	05/01/2031	45	94.660	42,457.43	Aaa	AAA	2.040	4.125	1.585	2.090	0.80	0.524
3622AANY6 - GNMA Pass-Thru C Platinum 15yr 3.500 20310420 3.	3.500	04/01/2031	8	98.910	8,016.26	Aaa	AAA	1.460	4.240	3.539	1.525	0.15	0.953
83164MP94 - Sba Pc Var Qtrly Adj 5.250 20281225 5.	4.500	11/01/2028	14	99.770	14,050.73	Aaa	AAA	0.170	3.549	4.510	0.921	0.27	4.851
Treasuries													
91282CFM8 - United States Treas Nts 4.125%09/30/27 4.125%	4.125	09/30/2027	48	100.410	48,196.80	U.S./#Aaa	U.S.	1.444	3.841	4.108	1.500	0.91	3.635
91282CHU8 - US Treasury N/B	4.375	08/15/2026	137	100.210	138,016.22	U.S./#Aaa	U.S.	0.370	3.792	4.366	0.375	2.61	4.471
91282CKA8 - US Treasury N/B	4.125	02/15/2027	319	100.310	321,588.30	U.S./#Aaa	U.S.	0.858	3.759	4.112	0.879	6.09	4.125
91282CKG5 - US Treasury N/B	4.125	03/31/2029	307	100.830	309,548.10	U.S./#Aaa	U.S.	2.801	3.829	4.091	3.000	5.86	3.848
91282CLL3 - US Treasury N/B	3.375	09/15/2027	324	99.350	322,369.44	U.S./#Aaa	U.S.	1.411	3.837	3.397	1.459	6.10	3.826
91282CLX7 - US Treasury N/B	4.125	11/15/2027	91	100.430	92,801.55	U.S./#Aaa	U.S.	1.563	3.847	4.107	1.626	1.76	4.246
91282CND9 - US Treasury N/B	3.750	05/15/2028	229	99.860	231,905.64	U.S./#Aaa	U.S.	2.025	3.818	3.755	2.123	4.39	3.731
91282CNY3 - US Treasury N/B	3.375	09/15/2028	284	98.970	281,491.54	U.S./#Aaa	U.S.	2.338	3.818	3.410	2.460	5.33	3.526

Quarterly Commentary

EAGLE | Asset Management

Fixed Income

Fourth Quarter | 2025

James Camp, CFA
Managing Director and
Portfolio Manager

Burton Mulford, CFA
Portfolio Manager

Joseph Jackson, CFA
Portfolio Co-Manager

Sheila King, CFA
Portfolio Co-Manager

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Market Overview[1,2]

The bond market, as measured by the Bloomberg U.S. Aggregate Bond Index, rose 1.10% during the fourth quarter, bringing the 2025 total return to 7.30%. Nearly all the quarterly gain came from coupon income, which accounted for roughly 90% of the return. Only a modest contribution came from price appreciation. The yield on the benchmark 10-year U.S. Treasury note moved modestly higher by 2 basis points (bps) from 4.15% at the end of September to 4.17% at the end of December. Front-end Treasury yields moved sharply lower over the quarter as the U.S. Federal Reserve (Fed) delivered 50 bps in cuts to the federal funds rate and markets priced in additional easing heading into 2026.

Portfolio Review[1,2]

Taxable Portfolios

Investment-grade corporate bonds, as measured by the Bloomberg U.S. Corporate Bond Index, rose 0.84% during the quarter, bringing the 2025 total return to 7.77%. Performance for the quarter was again driven by coupon income, which more than offset negative price returns for the quarter. The average corporate credit spread widened 4 bps during the quarter to 0.78% from 0.74% at the end of September. The modest widening was driven more by technicals than fundamentals. Expectations for heavy upcoming corporate bond issuance and light year-end risk aversion weighed modestly on spreads. Even so, corporate bond spreads remain near historically tight levels, reflecting sustained confidence in credit fundamentals.

Corporate bonds underperformed all major taxable fixed-income sectors during the quarter on a total return basis as well as U.S. Treasuries on a duration-adjusted basis. Government-related securities and securitized products (asset-backed, mortgage-backed, and commercial mortgage-backed securities) posted positive total returns during the quarter, while also outperforming relative to U.S. Treasuries.

Tax-sensitive Portfolios

Municipal bonds posted a healthy return in 2025. The Bloomberg U.S. Municipal Bond Index posted a gain of 1.56% in the fourth quarter, bringing total return to 4.25% for the year. At first glance, the municipal market appears to have underperformed other fixed-income asset classes that had returns of 6% to 8%. However, a deeper analysis reveals a different story. Nearly all of the total return for 2025 was attributable to yield return rather than price appreciation, making it a year for coupon clipping. When adjusted for tax-exempt status in the top federal bracket, 2025 municipal returns rose to 7.36%, bringing them in line with taxable sectors. This positive performance reflects a combination of attractive valuations, record-high new issuance, net positive fund flows, stable credit conditions, and strong investor demand.

Total return performance was positive across the curve this quarter, with the intermediate and long end of the curve outperforming. The Bloomberg 1-year, 10-year, 15-year, and 22+ year Municipal Bond indices were up 0.56%, 1.74%, 2.84%, and 1.63%, respectively.

AAA municipal to Treasury ratios were mixed across the curve this quarter. Shorter maturity ratios (1-year to 5-year) cheapened, while longer maturities (7 years and longer) tightened. The 1-year

ratio increased by 9 percentage points (pp) ending the year at 70%. The 10-year and 30-year ratios declined by 5 pp each, ending the year at 65% and 87%, respectively. At these levels, tax-exempt bonds are now relatively expensive compared to their 5-year averages.

However, we believe municipal bonds can still offer potential to preserve wealth while generating income. Investors have an opportunity to lock in tax-efficient income through coupon payments. At the end of December, the Municipal Bond Index's yield-to-worst was 3.60%, a tax-equivalent yield of 6.08% for those in the highest tax bracket. Yield-to-worst for the 7-year and 15-year benchmarks were 3.00% and 3.70%, respectively.

Municipal bond fund flows were positive in December with inflows of $2.7 billion, ending 2025 with six consecutive weeks of inflows. The municipal market had total net inflows of $26.1 billion in 2025, compared to $20 billion in 2024.

Municipal issuance surged to a record $579 billion, up 14% year over year and 30% above the 10-year average, surpassing the previous high of $507 billion in 2024. This increase reflects a structural shift driven by deferred maintenance, inflation-driven cost increases, and the exhaustion of federal COVID-related funding. Issuers are returning to traditional debt financing for infrastructure and operations, and we expect this trend to persist. Research indicates average project costs in 2025 were 29% higher than in 2019, underscoring inflationary pressures that incentivize borrowing rather than reducing it.

In 2026, we expect issuance to remain elevated but slightly below 2025 levels, in the range of $510 billion to $550 billion. While strong supply might continue to pose technical challenges, attractive absolute yields and a potentially more accommodative Federal Reserve could sustain demand.

We expect credit fundamentals to remain strong in the near term. However, emerging sector-specific challenges could demand heightened analytical rigor throughout 2026. Fiscal pressures and shifting federal support require rigorous credit analysis, particularly in healthcare, higher education, transportation, and general obligation bonds. While many states and municipalities maintain strong reserves, others face tighter budgets and increased reliance on capital markets.

Local school districts are under pressure as pandemic aid expires and costs rise. Enrollment challenges are driven by demographic shifts and competition from charter and private schools. Higher education faces a demographic cliff following a peak in high school graduates in 2025. This is compounded by federal policy changes and reduced research funding. Healthcare margins have improved since 2023 but remain vulnerable to Medicaid cuts and policy changes under the One Big Beautiful Bill Act, particularly for safety-net hospitals and rural facilities. Transportation systems, especially mass transit, continue to struggle with declining ridership and rising costs amid reduced federal support. Ports, airports, and toll roads have remained relatively stable.

Given these dynamics, we will maintain a disciplined approach focused on intermediate-to-long maturities, where we believe value persists. We remain overweight in essential-service sectors such as water and electric utilities, while exercising caution in the sectors highlighted in the previous two paragraphs. Rigorous credit monitoring will guide our adjustments as fiscal and policy developments unfold. Despite technical headwinds, we believe attractive yields and strong demand could position municipals for favorable tax-adjusted returns in 2026.

Outlook[1,2]

As the year draws to a close, our fundamental macroeconomic outlook remains largely intact. December confirmed trends highlighted throughout our recent commentary. For the beginning of 2026, we expect economic growth to accelerate. This is supported by easing base effects, persistent upper-income cohort strength, and policy stimulus measures implemented in 2025 that will be realized throughout 2026 (though they are weighted toward the beginning of the year). Structural headwinds remain, including labor market normalization (e.g., the dynamic of a lower amount of job growth needed due to demographics and new policies), fiscal concerns, and tariff uncertainty. Still, the overall backdrop entering 2026 is constructive, providing a favorable environment for risk assets. In short, we continue to believe the economy appears positioned for a Goldilocks start.

Growth

- Third-quarter real gross domestic product (GDP), released late, surprised to the upside at 2.3% year over year (or 4.3% quarter over quarter annualized) compared to 2.1% year over year (or 3.8% quarter over quarter annualized) in the prior quarter. However, real GDP continues to be marred by noise in inventories and net exports, which are historically volatile components, especially amid shifting tariff policy and pull-forward/give-back dynamics.

Fixed Income

- Core GDP (Final Sales to Domestic Purchasers) continued to decelerate, reflecting modest moderation in underlying domestic demand from consumers and business investment.
- Overall, the "meat and potatoes" of the economy remains resilient but shows signs of slowing, a trend expected to continue as fourth-quarter data is released.
- Growth is expected to accelerate in early 2026, supported by easing base effects, positive wealth effects for upper-income households, fiscal stimulus (i.e., tax cuts), and normalization following late-2025 disruptions (e.g., the U.S. government shutdown).

Inflation

- The Consumer Price Index (CPI) eased in the November report (released Dec. 18) to 2.7% year over year, well below consensus estimates. That was the first deceleration in CPI since April 2025. Meanwhile, Core CPI, excluding food and energy, hit a four-year low. That said, there is ample reason to take this number with "the entire salt shaker."
- The government shutdown created gaps in price collection, requiring statistical agencies to rely on imputed estimates and assumptions, particularly in large components such as Owners' Equivalent Rent.
- Broader price data collection resumed following the end of the government shutdown in mid-November, a period characterized by heavy promotional activity ahead of the holiday season. This also likely skewed some components of CPI.
- The Bureau of Labor Statistics does take measures to account for sales events for its seasonal adjustment; however, those can be difficult in the best of times much less following the first-ever skipped U.S. CPI release (i.e., no CPI report for October).
- We believe the November inflation data should be viewed more from a directional basis rather than as definitive levels as our modeling prior to the release did suggest a slight easing in November.
- We expect this disinflation trend to continue for the next couple of months through February 2026.

Federal Reserve

- During the December Federal Open Market Committee meeting, Fed officials lowered the federal funds rate by 25 bps to a target range of 3.50% to 3.75%.
- The dot plot showed modest downward adjustments in the median policy path, but dispersion and a pickup in dissenting votes underscored ongoing uncertainty over the timing and magnitude of future cuts.
- Fed chair succession is on the horizon in May, with former Fed Governor Kevin Warsh and National Economic Council Director Kevin Hassett among the front-runners, raising questions around Fed independence and future policy nuance.
- Our expectations for a Goldilocks macroeconomic environment in the first quarter of 2026 reflect a mixed bag for Fed officials; easing inflation is generally offset by improving economic activity.
- We continue to expect a mixed easing cycle with the highest probability for a potential 25-bp cut either before or during the March meeting, followed by a pause as officials assess inflation dynamics, which we expect to trough in February before reaccelerating.

Interest rates

- In the near term, we expect the yield on the benchmark 10-year U.S. Treasury note to remain in the 4.00% to 4.25% area (or toward the lower end of its years-long range of about 4% to 5%).
- Rate volatility remains muted, as illustrated by the Merrill Lynch Option Volatility Estimate (MOVE) Index, with the Fed now engaged in "shadow" quantitative easing (QE) and with the U.S. Treasury holding to its dovish financing policy of limiting the supply of longer-dated notes and bonds by funding the government with short-term bills issuance.
- This rate environment in the near term also aligns with the outlook's framework of steady growth and easing inflation, reinforcing a return profile in which income, rather than duration, dominates.
- Yet as we move closer to mid-year, we would expect an upward bias on longer-term interest rates.

Credit

- The Goldilocks macro environment is broadly supportive of risk assets, including corporate credit. That said, from current levels we see limited room for material spread compression with fixed income returns increasingly driven by elevated coupon income levels.
- Corporate bond spreads are expected to remain range-bound in the near

term, with investment-grade spreads expected to remain within the 70-90 bp range absent a meaningful shift in the macro backdrop or an exogenous market shock.

- Credit selection is increasingly important with spreads near historically tight levels, as issuer-specific risks carry asymmetric downside despite earnings expectations and broadly healthy balance sheets.
- Expectations for elevated 2026 corporate bond issuance could place modest upward pressure on spreads as investors digest new supply and associated new issue concessions, even in the absence of fundamental deterioration.

References to specific securities are intended to illustrate the types of securities Eagle may hold in this portfolio. They are not intended as representations of specific investment recommendations that would have been profitable to an investor. Past performance is not a guarantee of future results. Opinions and estimates offered constitute Eagle's judgment and are subject to change without notice as are statements of financial-market trends, which are based on current market conditions. Investing involves risk, including the possible loss of principal.

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2. Sources: Investor Tools Perform and Yield Book

Investing in bonds involves risks that may adversely affect the value of your investment such as inflation risk, credit risk, call risk, interest rate risk, and liquidity risk, among others. The two most prominent factors are interest rate movements and the credit worthiness of the bond issuer. Investors should pay careful attention to the types of fixed income securities that comprise their portfolios and remember that, as with all investments, there is the risk of loss of capital. A Real Estate Mortgage Investment Conduit (REMIC) is a type of multiclass mortgage-related security in which interest and principal payments from mortgages are structured into separately traded securities. These classes are distinguished by their sensitivity to the prepayment risk of the underlying mortgage-related collateral. Therefore, they may be more or less sensitive to prepayment risk, bear different interest rates, and have various average lives and final maturities.

Asset-backed securities (ABS) and mortgage-backed securities (MBS) are created by pooling loans from a variety of sources and issuing bonds that are backed by these loans. Creditworthiness stems from the credit quality of the underlying loans, as opposed to corporate bonds in which creditworthiness is derived from the earning power of the issuing company. The primary risk of these securities is interest-rate risk. Rising interest rates might cause loan principal prepayments to slow, resulting in less available principal to invest at prevailing higher rates. Conversely, rate decreases might accelerate prepayments, leaving more dollars to invest at lower rates.

Investment-grade refers to fixed-income securities rated BBB or better by Standard & Poor's or Baa or better by Moody's.

Convertible securities and preferred stock combine the fixed income characteristics of bonds with some of the potential for capital appreciation of equities and, thus, may be subject to greater risk than pure fixed-income instruments. Unlike bonds, preferred stock and some convertible securities do not have a fixed par value at maturity, and in this respect may be considered riskier than bonds. Convertible securities may include convertible bonds, convertible preferred stocks and other fixed-income instruments that have conversion features.

Investments in high-yield bonds and convertible securities are subject to the client's authorization, as set forth in the Investment Management Agreement. Such investments may be subject to greater risks than other fixed-income investments. The lower rating of high-yield bonds (less than investment grade) reflects a greater possibility that the financial condition of the issuer or adverse changes in general economic conditions may impair the ability of the issuer to pay income and principal. Periods of rising interest rates or economic downturns may cause highly leveraged issuers to experience financial stress, and thus markets for their securities may become more volatile. Moreover, to the extent that no established secondary market exists, there may be thin trading of high-yield bonds, which increases the potential for volatility.

Sector investments are companies engaged in business related to a specific sector. They are subject to fierce competition and their products and services may be subject to rapid obsolescence. There are additional risks associated with investing in an individual sector, including limited diversification.

Bond Ratings: Ratings are by Moody's, S&P, and/or Fitch. Ratings provided by nationally recognized statistical rating organizations, also called ratings agencies, are appraisals of a particular issuer's creditworthiness, including the possibility that the issuer will not be able to pay interest or repay principal. Ratings are not recommendations to buy, sell or hold a security, nor do ratings remove market risk. Securities with the same rating can actually trade at significantly different prices. In addition, ratings are subject to review, revision, suspension, reduction or withdrawal at any time, and a rating agency may place an issuer under review or credit watch. Additionally, Fitch reports are available for municipal bonds. More about ratings is available at moodys.com, standardandpoors.com, and fitchratings.com.

Definitions

The AAA Municipal general obligation bond to Treasury yield ratio is a comparison of the yield of AAA municipal general obligation bonds to U.S. Treasuries. It aims to ascertain whether AAA municipal general obligation bonds are an attractive buy in comparison.

Basis points (bps) are measurements used in discussions of interest rates and other percentages in finance. One basis point is equal to 1/100th of 1%, or 0.01%.

A coupon payment or coupon income, often shortened just to coupon, is expressed as a percentage of the face value of the bond and is paid on a regular basis until the bond matures.

A credit spread is the difference in yield between a U.S. Treasury bond and another debt security with the same maturity but different credit quality. Also referred to as "bond spreads" or "default spreads," credit spreads are measured in basis points, with a 1% difference in yield equaling a spread of 100 basis points. Credit spreads reflect the risk of the debt security being compared with the Treasury bond, which is considered to be risk-free.

Higher quality securities have a lower chance of the issuer defaulting. Lower quality securities have a higher chance of the issuer defaulting.

Credit spread tightening refers to the contraction of credit spreads in response to changes in economic conditions that cause a decline in credit risk.

The dot plot is a U.S. Federal Reserve chart summarizing the Federal Open Market Committee's (FOMC) outlook for the federal funds rate. Each dot represents the interest rate forecasted by one of the 12 members of the committee.

The dual mandate consists of two over-arching goals that influence the course of monetary policy set by the U.S. Federal Reserve. Those goals are maximum employment and stable prices. Maximum employment is defined as the highest level of employment or lowest level of unemployment that the economy can sustain while maintaining a stable inflation rate.

Duration incorporates a bond's yield, coupon, final maturity and call features into one number, expressed in years, that indicates how price-sensitive a bond or portfolio is to changes in interest rates. Bonds with higher durations carry more risk and have higher price volatility than bonds with lower durations.

The Federal Open Market Committee (FOMC) consists of 12 members: the seven members of the Board of Governors of the Federal Reserve System; the Federal Reserve Bank of New York president; and four of the remaining 11 Reserve Bank presidents, who serve one-year terms on a rotating basis. The FOMC holds eight meetings per year to review economic and financial conditions, determine the appropriate stance of monetary policy, and assess risks to its long-run goals of price stability and sustainable economic growth.

Fiscal policy refers to the tax collection and spending a government uses to influence its country's economy.

Fund flow is the net of all cash inflows and outflows into and out of a particular financial asset, sector, or index. It typically is measured on a quarterly or monthly basis. Investors and others look at the direction of fund flows for indications about the health of specific securities and sectors or the overall market.

GDPNowTM is a model estimate for real gross domestic product (GDP) growth (seasonally adjusted annual rate). It is produced by the Federal Reserve Bank of Atlanta, but it is not an official forecast of the Atlanta Fed. Rather, it is best viewed as a running estimate of real GDP growth based on available economic data for the current measured quarter. There are no subjective adjustments made to GDPNow. The estimate is based solely on the mathematical results of the model.

Gross domestic product (GDP) is the total value of goods and services provided in an economy during a specified period, often one quarter or one year. This is sometimes referred to as nominal or headline GDP. Real GDP is nominal GDP adjusted for inflation.

Headwind is a term used to describe events or market forces that hinder the prospects for performance in an individual investment or group of investments.

The inflation target of the U.S. Federal Reserve is the rate of price increases that the Fed prefers to see to ensure the economy will remain stable. Generally, the Fed's target rate is 2%, as measured by the Personal Consumption Expenditures (PCE) Price Index.

Macroeconomic refers to the branch of economics that focuses on seeking to understand the interactions between the markets, businesses, governments, and consumers that make up an entire economy.

Net exports in the GDPNowTM model are defined as exports minus imports. In early 2025, the model projected that U.S. gross domestic product (GDP) was on a path to fall into negative territory. That's because the model considered large amounts of gold being moved into the United States as imported goods to be consumed. Later analysis showed the abnormally high level of gold imports stemmed from owners transferring gold to the United States in anticipation of tariffs. As a result, GDPNow officials later adjusted the model to account for the distortions by removing gold imports and exports from the model's net exports calculation.

The One Big Beautiful Bill Act makes permanent tax cuts created by the Tax Cuts and Jobs Act of 2017, as well as increases the U.S. debt ceiling by $5 trillion, changes a wide range of other aspects of federal tax policy, makes changes to health insurance legislation, phases out or reduces credits for clean energy production or use, and removes tax benefits for illegal immigrants, among other things.

Overweight describes a portfolio position in an industry sector or some other category that is greater than the corresponding weight level in a benchmark portfolio.

The payroll report, officially known as the Employment Situation Summary, is a monthly U.S. Bureau of Labor Statistics (BLS) report tracking nonfarm payroll employment and the national unemployment rate, with data on changes in average hourly earnings, and job trends in public and private sectors of employment. The report is based on surveys of households and employers.

Positioning refers to assessments of whether professional investors are, on the whole, bullish or bearish on a particular security, industry, sector, market capitalization or other area of the market, as reflected by the extent to which they are invested in the area of the market in question.

Quantitative easing (QE) is a form of unconventional monetary policy in which a central bank purchases longer-term securities from the open market in order to increase the money supply and encourage lending and investment. Buying these securities adds new money to the economy, and also serves to lower interest rates by bidding up fixed-income securities. It also expands the central bank's balance sheet.

The quits rate, as reported by the U.S. Bureau of Labor Statistics Job Openings and Labor Turnover Survey (JOLTS), is the number of quits, or individuals who have left jobs, during the entire month as a percent of employment.

Realized data represents measured data for a given metric over a specified period of time.

Reinflation refers to the upward trend of inflation following a period of declining or steady rates of inflation.

Risk assets refer to investments such as equities, commodities, high-yield bonds, real estate, and currencies, where the value may rise or fall due to fluctuating interest rates, changes in credit quality, default risks, supply and demand disruption, and other factors.

Securitized products, such as asset-backed securities (ABS) and mortgage-backed securities (MBS), are created by pooling loans from a variety of sources and issuing bonds that are backed by these loans. Creditworthiness stems from the credit quality of the underlying loans, as opposed to corporate bonds in which creditworthiness is derived from the earning power of the issuing company. The primary risk of these securities is interest-rate risk. Rising interest rates might cause loan principal prepayments to slow, resulting in less available principal to invest at prevailing higher rates. Conversely, rate decreases might accelerate prepayments, leaving more dollars to invest at lower rates.

The summary of economic projections (SEP) is produced following meetings of the Federal Open Market Committee and includes meeting participants' projections of the most likely outcomes for real gross domestic product growth, the unemployment rate, and inflation for a forward-looking three-year window and over the longer run.

Tax-efficient income refers to income generated by investments that seek to maximize returns by limiting losses to taxes.

Tax-equivalent yield is the interest rate that a taxable bond must pay to provide the same yield as a comparable tax-exempt municipal bond.

Total return, when measuring performance, is the actual rate of return of an investment or a pool of investments over a given period. Total return includes interest, capital gains, dividends, and distributions realized over the specified period.

Total return accounts for two categories of return: income including interest paid by fixed-income investments, distributions, or dividends and capital appreciation, representing the change in the market price of an asset.

Underweight describes a portfolio position in an industry sector or some other category that is less than the corresponding weight level in a benchmark portfolio.

A yield curve is a line that plots yields (interest rates) of bonds having equal credit quality but differing maturity

dates. The slope of the yield curve gives an idea of future interest rate changes and economic activity. The front end of the yield curve refers to groups of bonds with the shortest maturity dates. The belly of the curve refers to bonds that mature generally in 2 to 10 years. The tail or back end of the curve refers to bonds with maturities of 10 years or more.

Yield to worst is a measure of the lowest possible yield that can be received on a bond with an early retirement provision. It is a type of yield that is referenced when a bond has provisions that would allow the issuer to close it out before it matures. The yield to worst metric is used to evaluate the worst-case scenario for yield at the earliest allowable retirement date. It is always less than yield to maturity because it represents a return for a shortened investment period.

Indices

The Bloomberg U.S. Aggregate Bond Index is composed of the total U.S. investment-grade bond market. The market-weighted index includes Treasuries, agencies, commercial mortgage-backed securities (CMBS), asset-backed securities (ABS) and investment-grade corporates.

The Bloomberg U.S. Corporate Bond Index measures the investment grade, fixed-rate, taxable corporate bond market.

The Bloomberg Municipal Bond Index is a rules-based, market-value-weighted index engineered for the long-term tax-exempt bond market.

The Bloomberg 1-Year Municipal Index is an unmanaged index comprised of investment-grade municipal bonds with maturities of one to two years.

The Bloomberg 5-Year Municipal Bond Index is an unmanaged index comprised of investment-grade municipal bonds with maturities of four to six years.

The Bloomberg 7-Year Municipal Bond Index is an unmanaged index comprised of investment-grade municipal bonds with maturities of six to eight years.

The Bloomberg 10-Year Municipal Bond Index is an unmanaged index comprised of investment-grade municipal bonds with maturities of eight to 12 years.

The Bloomberg 15-year Municipal Bond Index is an unmanaged index comprising investment-grade municipal bonds with maturities of 12 to 17 years.

The Bloomberg 22+ Year Municipal Bond Index is an unmanaged index comprised of investment grade municipal bonds with an average maturity of more than 22 years.

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ITEM # 2026-566

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.J.

TO: City Council

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

FROM: Krystal Strickland, Finance Director

DATE: April 13, 2026

SUBJECT: TDC Monthly Report - **Informational Only**

I. BACKGROUND: In August 2023, Council requested a monthly update of collections of the Tourist Development Tax.

Short-Term rental owners submit monthly reports and remit payment of TDT to the Okaloosa County Clerk.

— HOW OFTEN ARE THESE TAXES REMITTED?

Tax return and payment are remitted monthly. A tax return is due even when no rental
reporting period. The tax return and payment are due the first day of the month followi
considered delinquent if not postmarked by the 20th of the month following the close o
the January reporting period is from January 1 through January 31, the tax return and
no later than the February 20th. There is an exception allowable for quarterly filing whe
less of tax paid annually.

Attached is the latest available report.

Report Location:
https://okaloosaclerk.com/board-services/tourist-development-tax/

ITEM # 2026-566

At bottom of the Okaloosa Clerk's page see link:
Click here to get the monthly Tourist Tax Collection Report.

OR:

https://app.powerbigov.us/view?r=eyJrIjoiNGQxNjBiMjktOTk3OC00ODgxLTg3MzYtZmI1YjhjZThlN2E1IiwidCI6IjQwYWI4ZmUzLTMyOTctNDc4Zi04MmVhLTJkYmRhMWIwZmJkOSJ9

II. DISCUSSION: This report created by Okaloosa County is informational only.

Fiscal year to date collections (October-March 2025 vs October-March 2026) are cumulatively 2.26% higher.

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: Informational only.

Attachments:

1. 2026 03 Mar TDC

Okaloosa County Tourist Development Tax

by Collection Period

Current District Collections

Month	FY 2024	FY 2025	FY 2026
October	$3,104,434.54	$2,882,494.23	$2,772,196.11
November	$2,817,644.95	$2,744,408.73	$2,806,397.27
December	$1,123,537.23	$1,056,631.8	$1,077,934.54
January	$848,975.18	$834,198.98	$789,675.44
February	$865,902.01	$803,267.99	$835,764.51
March	$1,239,716.77	$1,075,118.53	$1,184,472.70
April	$3,334,225.23	$3,127,492.55	
May	$3,040,430.64	$3,335,970.07	
June	$4,402,002.89	$4,546,078.79	
July	$7,753,471.53	$7,206,474.75	
August	$7,886,473.71	$8,263,961.85	
September	$4,137,162.14	$4,201,446.63	

Total Collections

*(*6% in both districts as of April 2025)*

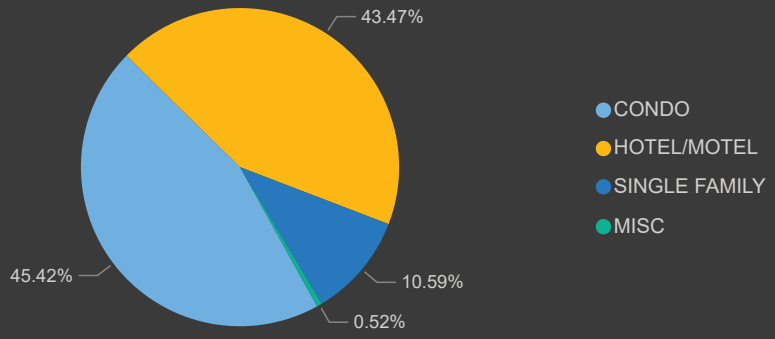
Month	FY 2022	FY 2023	FY2024	FY2025	FY2026	% (+/-)
October	$2,913,700.21	$3,589,406.50	$3,276,277.33	$3,073,596.99	$2,973,682.96	-3.25%
November	$2,177,346.70	$2,621,154.46	$2,981,714.82	$2,929,750.21	$3,008,918.94	2.70%
December	$1,074,763.79	$1,089,937.11	$1,295,378.95	$1,185,806.78	$1,226,692.73	3.45%
January	$1,064,654.14	$931,847.14	$965,864.62	$953,612.43	$950,754.41	-0.30%
February	$556,796.53	$999,193.36	$992,358.91	$928,043.55	$992,877.91	6.99%
March	$1,039,092.04	$1,314,722.67	$1,383,812.10	$1,210,448.11	$1,360,981.20	12.44%
April	$2,692,226.18	$3,182,995.16	$3,537,060.80	$3,370,435.65		
May	$3,408,715.29	$3,945,677.01	$3,277,373.73	$3,589,085.08		
June	$3,899,435.84	$4,371,375.99	$4,664,414.06	$4,846,191.46		
July	$6,297,203.38	$7,444,227.38	$8,085,782.32	$7,645,337.57		
August	$7,793,594.82	$9,061,643.07	$8,258,198.74	$8,720,439.40		
September	$3,957,847.73	$4,232,351.93	$4,356,757.53	$4,451,410.66		
Total	**$36,875,376.65**	**$42,784,531.78**	**$43,074,993.91**	**$42,904,157.89**	**$10,513,908.15**	

Expanded District Collections

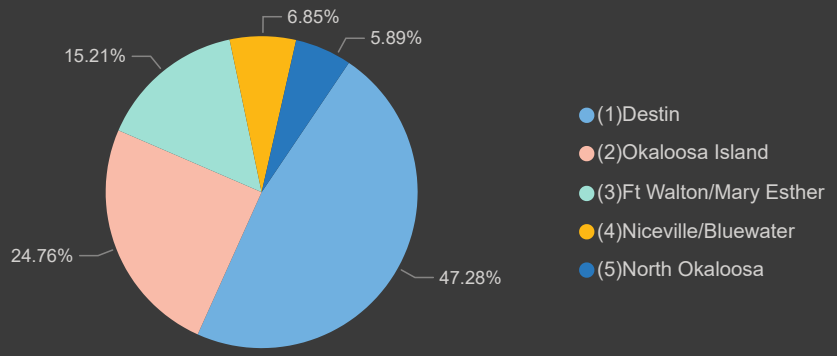
Month	FY2024	FY2025	FY2026
October	$171,842.79	$191,102.76	$201,486.85
November	$164,069.87	$185,341.48	$202,521.67
December	$171,841.72	$129,174.98	$148,758.19
January	$116,889.44	$119,413.45	$161,078.97
February	$126,456.9	$124,775.56	$157,113.40
March	$144,095.33	$135,329.58	$176,508.50
April	$202,835.57	$242,943.1	
May	$236,943.09	$253,115.01	
June	$262,411.17	$300,112.67	
July	$332,310.79	$438,862.82	
August	$371,725.03	$456,477.55	
September	$219,595.39	$249,964.03	

Reporting Period is always the month before the Collection Period

Rental Type



Area



Rental Type	Current District	Expanded District	Total
CONDO	7,512	23	**7,535**
HOTEL/MOTEL	4,664	2,547	**7,211**
SINGLE FAMILY	1,464	293	**1,757**
MISC	50	37	**87**
Total	**13,690**	**2,900**	**16,590**

District	Current District	Expanded District	Total
(1)Destin	7,844		**7,844**
(2)Okaloosa Island	4,108		**4,108**
(3)Ft Walton/Mary Esther	1,738	786	**2,524**
(4)Niceville/Bluewater		1,137	**1,137**
(5)North Okaloosa		977	**977**
Total	**13,690**	**2,900**	**16,590**

Number of Units Reporting

Collection Period FY2026

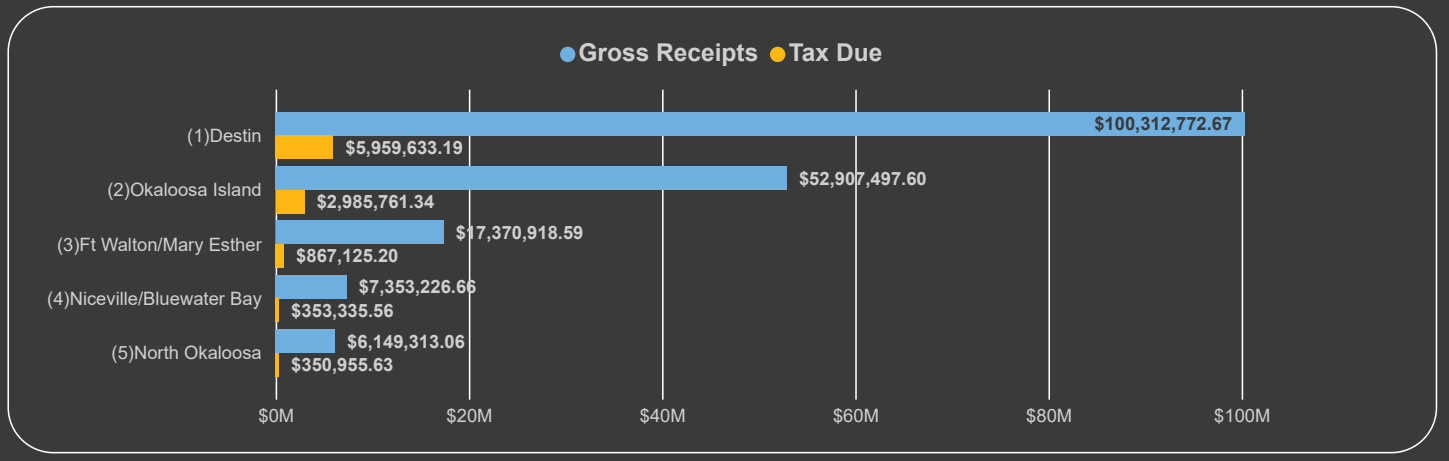
Gross Receipts & Tax Due by Rental Type

Gross Receipts

Rental Type	October	November	December	January	February	March	Total
CONDO	$26.18M	$26.44M	$7.50M	$5.02M	$7.08M	$10.99M	**$83.21M**
HOTEL/MOTEL	$16.54M	$15.78M	$9.01M	$8.01M	$7.80M	$10.34M	**$67.48M**
SINGLE FAMILY	$8.70M	$8.88M	$4.46M	$3.17M	$2.56M	$2.59M	**$30.37M**
MISC	$0.55M	$0.67M	$0.57M	$0.46M	$0.40M	$0.38M	**$3.04M**
Total	**$51.98M**	**$51.77M**	**$21.55M**	**$16.66M**	**$17.84M**	**$24.30M**	**$184.09M**

Tax Due

Rental Type	October	November	December	January	February	March	Total
CONDO	$1.57M	$1.58M	$0.45M	$0.30M	$0.42M	$0.66M	**$4.97M**
HOTEL/MOTEL	$0.86M	$0.86M	$0.49M	$0.43M	$0.39M	$0.53M	**$3.57M**
SINGLE FAMILY	$0.52M	$0.53M	$0.27M	$0.19M	$0.15M	$0.15M	**$1.80M**
MISC	$0.03M	$0.04M	$0.03M	$0.03M	$0.02M	$0.02M	**$0.17M**
Total	**$2.98M**	**$3.01M**	**$1.23M**	**$0.94M**	**$0.99M**	**$1.36M**	**$10.52M**



Collection Period FY2026

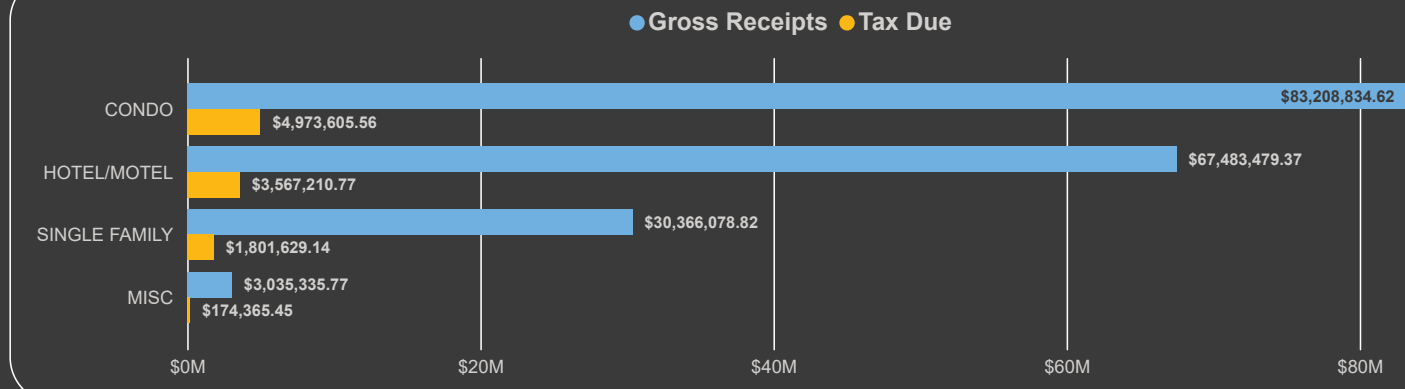
Gross Receipts & Tax Due by District

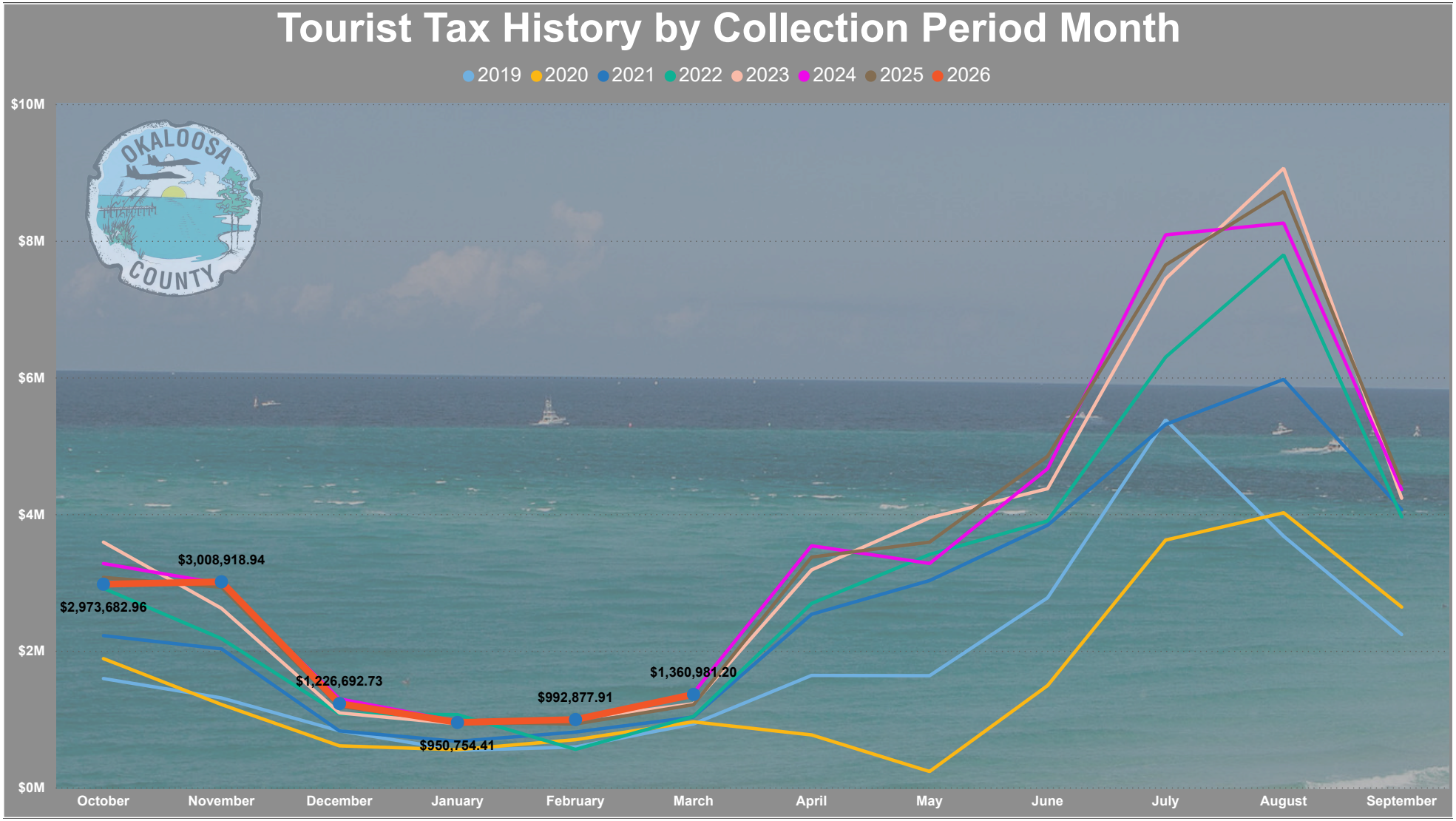
Gross Receipts

District	October	November	December	January	February	March	Total
(1)Destin	$29.15M	$30.03M	$12.12M	$8.87M	$8.32M	$11.82M	**$100.31M**
(2)Okaloosa Island	$16.23M	$15.79M	$5.25M	$3.49M	$5.00M	$7.15M	**$52.91M**
(3)Ft Walton/Mary Esther	$3.89M	$3.49M	$2.22M	$2.29M	$2.48M	$2.99M	**$17.37M**
(4)Niceville/Bluewater Bay	$1.63M	$1.33M	$0.95M	$1.03M	$1.12M	$1.30M	**$7.35M**
(5)North Okaloosa	$1.08M	$1.12M	$1.01M	$0.98M	$0.92M	$1.04M	**$6.15M**
Total	**$51.98M**	**$51.77M**	**$21.55M**	**$16.66M**	**$17.84M**	**$24.30M**	**$184.09M**

Tax Due

District	October	November	December	January	February	March	Total
(1)Destin	$1.74M	$1.79M	$0.72M	$0.53M	$0.49M	$0.69M	**$5.96M**
(2)Okaloosa Island	$0.92M	$0.91M	$0.29M	$0.19M	$0.27M	$0.41M	**$2.99M**
(3)Ft Walton/Mary Esther	$0.19M	$0.18M	$0.11M	$0.12M	$0.12M	$0.14M	**$0.87M**
(4)Niceville/Bluewater Bay	$0.07M	$0.07M	$0.05M	$0.05M	$0.05M	$0.06M	**$0.35M**
(5)North Okaloosa	$0.06M	$0.06M	$0.06M	$0.06M	$0.05M	$0.06M	**$0.35M**
Total	**$2.98M**	**$3.01M**	**$1.23M**	**$0.94M**	**$0.99M**	**$1.36M**	**$10.52M**




Tourist Tax History by Collection Period Month
2019 2020 2021 2022 2023 2024 2025 2026
$10M
$8M
$6M
$4M
$2M
$0M
OKALOOSA COUNTY
$3,008,918.94
$2,973,682.96
$1,226,692.73
$950,754.41
$992,877.91
$1,360,981.20
October
November
December
January
February
March
April
May
June
July
August
September

PUBLIC WORKS/PUBLIC SAFETY
COMMITTEE MEETING MINUTES
DESTIN CITY HALL ANNEX CHAMBERS
TUESDAY, MARCH 10, 2026 - 5:30 PM

1. CALL TO ORDER & PLEDGE OF ALLEGANCE:

Chairman Wood called the Public Works/Public Safety Committee to order on Tuesday, March 10, 2026, at 5:30 p.m. at the City Hall Annex Chambers, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present	Members Absent	Staff
James T. Wood, Jr.	John Green	Kim Montgomery Deputy City Clerk
Marcie Bell	Tammy Weidenhamer	Joe Bodi, Deputy Public Works Director
Tom Weidenhamer		
Curtis Smith		
Andrea Ansley		

3. APPROVAL OF AGENDA:

Motion to approve the agenda with no changes was made by Committee member Bell, with Committee member Tom Weidenhamer providing the second. The motion passed 5-0.

4. APPROVAL OF MINUTES:

- **February 10, 2026**

Motion to approve the minutes of the February 10, 2026 meeting was made by Committee member Tom Weidenhamer with Committee member Ansley providing the second. The motion passed 5-0.

5. NEW BUSINESS:

- **PLACEMENT OF FLASHING BEACONS**

Mr. Bodi explained to the members this is a request from a citizen for flashing beacons to be installed at:

- Beach Drive near Sandpiper Circle
- 101 Matthew Boulevard near the church

Staff explained that installation would require approximately 2 to 3 weeks to prepare a purchase order,

- 8 to 12 weeks for fabrication and delivery,
- 1 to 2 weeks for assembly and installation after arrival.

Staff also noted the flashing beacon system would be solar-powered and could be relocated later if necessary.

The members discussed how the Beach Drive crosswalk focused on heavy student use, and with the ongoing Destin Elementary School renovations, and concern for increased pedestrian traffic was expressed when the new school entrance opens. The members agreed the flashing beacon was warranted for safety.

The members also discussed whether the Beach Drive crosswalk landings should be widened to meet current standards. Staff confirmed the existing 5-foot sidewalks would be widened to 10 feet, with required ADA detectable warning surfaces included.

Motion by Committee member Ansley, seconded by Committee member Bell to recommend the installation of rapid flashing beacons located at both crosswalks at 101 Matthew Blvd at Village Baptist Church and Beach Drive and Sandpiper Circle. The motion passed 5-0.

On a separate motion by committee member Bell, and seconded by Committee member Ansley the members recommends upgrading the Beach Drive crosswalk to current FDOT standards, for a mid-block crosswalk, including:

- **10-foot landing areas,**
- **10-foot crosswalk striping and**
- **associated ADA improvements.**

During discussion of the Beach Drive area, the Committee Smith member raised concerns about vegetation encroaching onto the sidewalk near school board property. Mr. Bodi stated a prior work order had been completed and agreed to inspect the area again and trim vegetation as needed. Committee member Ansley mentioned that the debris was not removed at that time and asked to ensure that it is cleaned up properly. The mention of this concern being the school boards responsibility was briefly discussed and bringing it to their attention.

Members discussed the school zone signage and flashing school lights on Beach Drive, expressing concern that the current placement may not be appropriate once the new school traffic pattern is in effect. Mr. Bodi stated coordination with the school board would be needed, but members indicated the matter should be addressed before the next school year.

Discussion regarding realigning the crosswalk at DES once the new construction is finished. Mr. Bodi explained that it would need to be collaborated with the school board. Chairman Wood stated that this obviously needs to be done. The members all agreed to place this on the April agenda for further discussion. **With no further discussion the Chairman called for the vote and the motion passed 5-0.**

Committee member Bell questioned if they should do the same at the Village Baptist Church. According to Committee member Smith, he drives that road almost daily and does not feel it is needed.

- **Committee Questions/Discussion**

Committee member Bell asked about the schedule for completing Holiday Isle side street paving, specifically mentioning Veracruz and Osceola, and indicated she would send him a follow-up email inquiring about it. She also asked about the timing for paving Gulf Shore Drive. Mr. Bodi explained that Gulf Shore Drive is expected to be included in the fourth paving group, along with Misty Way.

Committee member Smith raised concern about rotated stop signs near Grand Caribbean/Pompano Street along Scenic 98, noting they appear angled toward Scenic 98 and may create confusion. Mr. Bodi stated that he would create a work order for staff to go out and inspect all such signs in the area and adjust them as needed.

6. CONTINUING BUSINESS:

- **STORMWATER/FLOODPLAIN PUBLIC COMMENTS**

Chairman Wood opened the floor for public comments on this item. With no one coming forward, he closed the public discussion on the Stormwater/Floodplain Public Comments.

7. ADJOURNMENT:

Having no further business at this time, the meeting adjourned at 6:00 p.m.

Adopted and approved this _____ day of _____ 2026.

_____ _____

James T. Wood, Jr. Chairman Kim Montgomery, Deputy City Clerk

MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
MARCH 11, 2026 - 5:30 PM1
DESTIN CITY HALL ANNEX CHAMBERS

1. CALL TO ORDER:

The Harbor Community Redevelopment Agency Advisory Committee meeting was called to order by Chairman Stephens in the Destin City Hall Annex Council Chambers at 5:30 p.m., on March 11, 2026, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present	Absent	Staff Present
John Stephens	James Howard	Kim Montgomery, Deputy City Clerk
Lance Johnson		Jesse Hernandez, Senior Planner
Guy Tadlock		Kim Kopp City Attorney
Jim Green		
Casey Jones		
Marium Paulino (In at 5:33 p.m.)		

3. AGENDA APPROVAL:

Motion by Committee member Green seconded by Committee member Jones to approve the agenda. Committee member Paulino was not present for the vote. The motion passed 5-0.

4. MINUTES FOR APPROVAL: February 11, 2026 Minutes

Motion by Committee member Green, seconded by Committee member Jones, the members voted 5-0 to approve the minutes of the February 11, 2026 meeting as written. Committee member Paulino was not present for the vote.

5. NEW BUSINESS:

- **Long Term Financials – Krystal Strickland Finance Director**
  - Ms. Strickland presented the Harbor CRA long-term financial outlook.
  - She advised that the CRA budget is projected to go negative beginning in 2028 due to debt service obligations related to the purchase of 1 Harbor Boulevard and the CRA's contribution toward the Crosstown Connector.
  - Explaining that the 5-year balloon loan is expected to be paid off in 2029, with the Harbor CRA projected to return to a positive cash flow in 2031.
    - She advised against pursuing any new major capital projects until the CRA returns to a more positive financial position.
    - Additionally, she encouraged the Board to continue advocating for the Harbor CRA Master Plan priority projects and to pursue partnerships with other city departments, committees, and funding sources to advance those projects without direct CRA expenditures.

❖ **Discussion of Priority Master Plan Projects**

- She highlighted several Master Plan items that may still be advanced through partnerships or alternate funding sources, including:
  - Crosstown Connector extension along Azalea
  - Stahlman Avenue/Highway 98 intersection improvements
  - Under-the-bridge pathway
  - Harbor Boardwalk Safety Improvements
  - Zerbe Street Parking Improvements
  - Marler Street Parking Deck Concept

❖ **1 Harbor Boulevard Property**

- Committee member Green asked whether there had been any new discussions regarding use of the 1 Harbor Boulevard property to generate revenue.
- Ms. Strickland stated that the tax-exempt financing for the property includes restrictions because the property was financed for public park use.
- She explained that revenue-generating uses could trigger the need to refinance under taxable rates, which would be substantially higher rates.
- She also noted that if any portion of the property were ever acquired by FDOT for bridge-related purposes, the Board would likely need to make a recommendation to the CRA Board regarding the use of any proceeds. However, with the bridge now looking to be repaired and not replaced, that outlook may not be feasible.
- The Board members discussed requesting future staff updates on selected Master Plan projects.
- By consensus, staff were asked to return with updates on:

  - Crosstown Connector extension through Azalea
  - Stahlman intersection improvements
  - Zerbe parking lot improvements
    - The Under-the-bridge boardwalk project was briefly discussed but not selected as one of the primary requested updates, although staff indicated an update may still be provided.

❖ **Parking and Funding Discussion**

- Ms. Strickland advised that parking-related funds could potentially be used for parking projects in the Harbor District.
- Discussion also occurred regarding whether the Okaloosa half-cent infrastructure surtax could support water-quality related work such as oyster projects.
  - The surtax is intended more for infrastructure-type projects and that the NPEB fund would have been a more appropriate source for oyster-related work, though that fund is currently not functioning well under its present structure.

❖ **Homestead Exemption Discussion**

- In response to a question regarding Homesteaded properties, Krystal stated that a potential expanded homestead exemption would likely have limited impact on the Harbor CRA because the district contains relatively few homesteaded properties and is largely commercial or non-homesteaded residential property.

➢ **Development Update – Jesse Hernandez**

Mr. Hernandez informed the members that currently there is not a lot of activity in the Harbor CRA District.

- A new minor development order application has been submitted for property at 865 Harbor Boulevard, for the vacant property next to McDonald's, for a proposed dental office; the application is currently in completeness review.
- A question was raised regarding the status of Harborwalk Village Phase II.
  - Staff indicated the applicant was expected to present the project to the City Council at a Special Meeting date, with discussion underway as to whether that would occur at a special meeting or a regular meeting, tentatively around early April.

➢ **COMMITTEE MEMBER COMMENTS:**

❖ **Committee member Paulino**

- **Wayfinding / Signage**

Committee member Paulino shared her ideas for improving navigation in the Harbor District, including:

- Better wayfinding signage
- Public information boards
- Parking, beach access, and fishing information
- QR codes linked to a digital or interactive Harbor District map

- Members discussed that such a system could help visitors locate businesses and amenities not directly on the waterfront.
- A one-page work plan was suggested by the Chairman for future discussion.

❖ **Vice Chair Johnson**

- **Undergrounding / Fiber Work**

- Concern was raised about damage to properties, sidewalks, and underground infrastructure resulting from current undergrounding of the utilities and fiber network.
- Ms. Strickland responded that the Harbor District undergrounding project along Highway 98 is on time and under budget.
- The city limits permits to one group at a time in a work area to improve accountability and is coordinating closely with utilities.
- She further stated that vendors are not being paid until any damage issues are resolved.

- It was suggested that updated public information be shared again regarding who residents and businesses should contact with their concerns.

❖ Chairman Stephens

• Code Compliance

- Chairman Stephens reported having met with the Code Compliance Manager, Chris Koch and how they conducted a walk-through and boat tour of the Harbor District.
- Code Compliance is becoming more familiar with Harbor-area issues and may assign an officer in the district during certain daytime hours.
- A report from Code Compliance is expected at an upcoming Council meeting.

Marler Parking Lot Fees

- Discussion was held regarding the possibility of changing Marler-area parking fees from a daily rate to an hourly rate.
- The Chairman expressed the view that hourly rates may encourage greater use, particularly for shorter visits to restaurants and harbor businesses.
- Ms. Strickland recommended first discussing the issue with Mr. Michael Burgess, especially since parking rate changes are already being reviewed.
- Staff member Jesse Hernandez agreed to reach out with Mr. Burgess and return with an update before a motion is considered.

• Trash Can Placement / Responsibility

- Discussion was held regarding trashcan placement along the Harbor boardwalk and whether businesses or the city is responsible for providing receptacles and the locations.
- Concern was expressed that some business patrons are using City trash cans because no receptacles are being provided nearby at private businesses.
- Staff agreed to research:
  - Trash can placement
  - Responsibility for service
  - Whether misuse is creating operational problems for City staff.
- Staff also agreed to coordinate with the Parks & Recreation Dept. team for additional input, since they handle the trash removal at city locations.
- Ms. Stickland noted that broader community-based waste collection models used in other tourist-heavy areas based on a special assessment, may be worth revisiting in the future.

❖ Committee member Green

• Harbor Dredging

- Commended the superb job on the channel dredging and how he can now get his boat in and out with no issues or concerns and that channel conditions have improved significantly.

- He also praised the dredging contractor for their professionalism, courtesy, and quality of work and suggested that the contractor be considered for future similar work.

6. NEXT MEETING: April 8, 2026

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:25 PM.

Adopted and approved this _____ day of _____ 2026.

_____ _____

John Stephens, Chairman Kim Montgomery, Deputy City Clerk

MINUTES
TOWN CENTER COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE MEETING
MARCH 18, 2026 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, March 18, 2026, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present	Members Absent	Staff Present
Lockwood Wernet	Margie Avery	Kim Montgomery Deputy City Clerk
Corlene Ziegler	Iris Bethea	Daniel Butler Principle Planner
Kyle Davis		Kimberly Kopp City Attorney
Preston Green		

3. AGENDA APPROVAL:

Motion to approve the agenda was made by Committee member Davis with Committee member Ziegler proving the second. The motion passed 4-0.

4. APPROVAL OF MINUTES:

- **January 21, 2026 Minutes**

Motion by Committee member Green, seconded by Committee member Ziegler to approve the minutes of the January 21, 2026 meeting. There was a brief discussion regarding the status of the lighting that needs to be replaced in both the Town Center and the Harbor CRA districts. The motion passed 4-0.

- **February 18, 2026 Workshop Minutes**

Motion by Committee member Ziegler, seconded by Committee member Davis to approve the minutes of the February 18, 2026 Workshop meeting minutes. The motion passed 4-0.

5. CURRENT BUSINESS:

- **Long-Term Financial Projections & Available Funding - Finance Director Krystal Strickland.**

  - **Key Points:**

    - Projected year-end CRA fund balance: ~ $2.5 million
    - Approximate available funding: $16–17 million across various sources

- Council requested CRA committees to:
  - Review available funding
  - Align recommendations with CRA Master Plan priorities

❖ **Major Funding Sources Discussed:**

- CRA TIF funds
- Okaloosa half-cent sales tax (infrastructure improvements)
- Gas tax
- Transportation impact fees
- TDC (tourism-related, limited applicability)
- Electric franchise fees (restricted to undergrounding)

❖ **Priority Projects Identified:**

- Linear Trail (top priority in Master Plan)
- Crosstown Connector (beautification, landscaping)
- Undergrounding utilities deeper into the district with Electric Franchise Fees
- Mattie Kelly connector (transportation improvements)

  - Linear Trail delayed pending easements
  - ~$1.6 million CRA funds currently uncommitted
  - $1 million annually committed to debt service
  - 324 Construction Loan funds:
    - Approximately $600,000 remaining
    - Must be expended (cashed out) by November 7, 2026 to avoid IRS penalties
      - Committee member Green suggested high friction asphalt be installed at the reworking of the pedestrian crosswalk at Airport Road and future Linear Trail.

➢ **Development & City Projects Update – Daniel Butler Principle Planner**

❖ **Active Projects:**

- Destin Linear Trail (awaiting easements)
- Chase Bank redevelopment (former Burger King site)
- Storage facility (237 Main Street – permitting updates)

❖ **Additional Notes:**

- Former Chick-fil-A site demolished as a condition of the sale of the property
  - New buyer unknown; no application submitted yet
- HarborWalk Village Phase II, scheduled for April 13th as a Special City Council meeting at 6:00 P.M.

6. COMITTEE MEMBER COMMENTS:

A. CRA Funding Recommendations (Major Action Item)

The Committee developed and approved a comprehensive list of funding recommendations to present to the CRA Board:

- **Annual Report – Chairman Wernet**

  - Annual Report finalized for submission to CRA Board
  - Includes updated work plans:
    - Mattie Kelly Connector
    - Linear Trail
    - Multi-use Park Green Space

- **Publix Area Green Space / Town Center Multiuse Park**

  - Use: $1.6 million CRA funds
  - Purpose:
    - Feasibility study
    - Conceptual design
    - Public-private coordination (Publix)
  - Goal: Accelerate project from FY2027 to FY2026

- **Mattie Kelly Boulevard Connector (North–South)**

  - Funding Sources:
    - Half-cent sales tax
    - Gas tax
  - Scope:
    - Roadway improvements
    - Sidewalks
    - Bike lanes

- **Airport Road & Commons Drive Intersection**

  - Funding Source: 324 Construction Loan funds (~$600K)
  - Scope:
    - High-friction paving
    - Safety improvements
  - Note:
    - Must be completed before November 2026 deadline

- **Undergrounding Study (FPL Engineering)**

  - Funding Source: Electric franchise fees (307 Electric Franchise Agreement Fund)
  - Highly Restricted funds
  - Estimated Cost: ~$30,000
  - Purpose:
    - Engineering estimate for undergrounding utilities within CRA district
    - Help protect Destin Water Users Utility Infrastructure

- **Jewel Melvin Park Improvements**

  - Funding Source: Park impact fees (estimated ~ $70,000 Item 313)
  - Scope:
    - Design plan (not full construction)
    - Includes:
      - Pavilion(s)
      - Picnic tables
      - Playground equipment
    - Includes opinion of probable cost

Motion by Chairman Wernet to present the discussed list to the CRA Board for their consideration for funding at the April 7, 2025 CRA Board Meeting, with Committee member Ziegler providing the second. The motion passed 4-0.

- **CRA Board Presentation Preparation**

  - Mr. Butler stated that he would prepare the staff report and develop a PowerPoint presentation for their presentation and distribute materials to them in advance of the meeting so they can prepare.
  - Committee member David to present on behalf of CRA-AC

Motion by Committee member Green, seconded by Committee member Davis to remove the Jewel Melvin Park from the current Annual Report since no formal work plan has been created for this project to present with the Current Annual Report. Mr. Butler reminded the members that this is not going away, it just will proceed with separate funding recommendations and be added to their 2027 Annual Report. **The motion passed 4-0.**

- **Committee member Ziegler -** Asked about the status of the sign for streetlight at Main Street to alert the public to pull up to activate the light. Mr. Butler stated that he would meet with the Public Works Director and have a status report at their next meeting in April.

- The members briefly discussed the need for uniformity in streetlight fixtures across city when they are replaced by Florida Power & Light.

- Staff Update:
  - New Community Development Director (Tina Dieter) returning March 30
  - Previous director, David Prichard has resigned.

7. PUBLIC COMMENT: None

8. NEXT MEETING: April 15, 2026

9. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 7:00 PM.

Adopted and approved _____day of _____2026.

_____ _____

Lockwood Wernet Chairman Kim Montgomery Deputy City Clerk

ITEM # 2026-615

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: Announcement
AGENDA OUTLINE NUMBER: 4.L.

TO: City Council

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

FROM: Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: April 15, 2026

SUBJECT: Board and Committee Appointments - **Informational Only**

I. BACKGROUND: There are multiple boards and committees that exist within the City, varying in responsibilities and duties.

II. DISCUSSION: City Staff has identified multiple vacancies among the various boards and committees. The vacancies, along with the responsible appointer, are listed below:

Board of Adjustment (BOA): Trammell, Braden, Schmidt
Harbor and Waterways Board (HWB): Bagby
Town Center CRA AC: Schmidt

Staff is requesting that City Council appoint members to fill these boards at the City Council meeting on May 4, 2026. At a minimum, Staff is requesting the BOA vacancies be filled so that quorum will be met for the May 6, 2026 BOA meeting.

A. Link to Strategic Goals / Objectives: I. Financially sound city providing service excellence.
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: Staff has noted the applicable board and committee member vacancies in the section above, and is requesting that City Council appoint members to fill these boards at the City Council meeting on May 4, 2026. At a minimum, Staff is requesting the BOA vacancies be filled so that quorum will be met for the May 6, 2026 BOA meeting.

IV. RECOMMENDED MOTION: There is no recommended motion at this time, as this item is informational only.

Attachments:

1. '25 Committee Membership Roster

BOARD OF ADJUSTMENT

MEMBER	NOMINATED BY	DATE APPTD.	EXP. DATE
Tom Weidenhamer 808 Wild Oak Avenue Destin, FL 32541 585-1400 cell & preferred contact # 837-7600 (Hm) tweidenhamer@cityofdestin.com	Geile	12/12/2022	11 / 2026
Chatham Morgan 339 Calhoun Avenue Destin, FL 32541 (850) 687-4775 chathammorgan@gmail.com / cmorgan@cityofdestin.com	Hebert	11/18/2024	11 / 2028
James Moomaw 1048 Hwy 98 E, Unit 303W Destin, FL 32541 214-683-0484 (cell) j.moomaw@sbcglobal.net / jmoomaw@cityofdestin.com	Bagby	11/18/2024	11 / 2026
VACANT	Trammell		11 / 2028
Lance Johnson 624 Sea Oats Drive Destin, FL 32541 (850) 333-3786 destinrecmgr@gmail.com / ljohnson@cityofdestin.com	Destin	11/18/2024	11 / 2028
VACANT	Braden		**11 / 2026**
VACANT	Schmidt		**11 / 2028**

HARBOR AND WATERWAYS BOARD

MEMBER	NOMINATED BY	DATE APPTD.	EXP. DATE
James Green (Chair) 824 N. Lakeside Drive Destin, FL 32541 837-1293 (W) 259-5308 (Main) jgreen@cityofdestin.com	Braden	2/18/2025	11 / 2026
John Stephens (V. Chair) 4025 Indian Trail Destin, FL 32541 850-217-4711 (cell) jstephens@cityofdestin.com	Trammell	1/6/2025	11 / 2028
Guy Tadlock 502 Norriego Road Destin, FL 32541 837-7078 334-728-0091 gtadlock@cityofdestin.com	Geile	12/12/2022	11 / 2026
Bill McKissick 151 Calhoun Avenue Destin, FL 32541 (850) 803-4269 bmckissick@cityofdestin.com	Hebert	1/6/2025	11 / 2028
Jarod Hayden 757 Benning Drive Destin, FL 32541 850-621-5811 jhayden@cityofdestin.com	Destin	1/6/2025	11 / 2028
Ryan Holloway 530 Beach Drive Destin, FL 32541 (334) 462-8860 rholloway@cityofdestin.com	Schmidt	4/7/2025	11 / 2028
Richard Hoey Resigned	Bagby	12/12/2022	11 / 2026

HARBOR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

MEMBERS	APPTD. BY	DATE APPTD.	EXP. DATE
John Stephens (Chair) 4025 Indian Trail Destin, FL 32541 850-217-4711 (cell) jstephens@cityofdestin.com	Braden	2/3/2025	11 / 2026
Lance Johnson (V. Chair) 624 Sea Oats Drive Destin, FL 32541 (850) 333-3786 destinrecmgr@gmail.com / ljohnson@cityofdestin.com	Destin	1/6/2025	11 / 2028
Guy Tadlock 502 Norriego Road Destin, FL 32541 837-7078 334-728-0091 gtadlock@cityofdestin.com	Bagby	11/6/2023	11 / 2026
James Green 824 N. Lakeside Drive Destin, FL 32541 837-1293 (W) 259-5308 (Main) jgreen@cityofdestin.com	Hebert	1/6/2025	11 / 2028
Casey Jones 3830 Indian Trail Destin, FL 32541 837-6935 (H) 259-5531 (C) cjones@cityofdestin.com	Geile	12/12/2022	**11 / 2026**
James Howard 720 Spring Lake Drive Destin, FL 32541 (850) 598-5600 Jay@howardgrp.com / jhoward@cityofdestin.com	Trammell	1/6/2025	11 / 2028
Mariam Paulino 543 Driftwood Lane Destin, FL 32541 (850) 830-4668 mpaulino@cityofdestin.com	Schmidt	7/21/2025	11 / 2028

LOCAL PLANNING AGENCY

MEMBERS	NOMINATED BY	DATE APPTD.	EXP. DATE
Jim T. Wood, Jr. (Chair) 3790 Misty Way 269-0196 (home) jwood@cityofdestin.com	Braden	12/16/2024	11 / 2026
Todd Buhr (V. Chair) 4510 Luke Avenue Destin, FL 32541 334-494-3749 tbuhr@cityofdestin.com	Bagby	12/12/2022	11 / 2026
Tammy Weidenhamer 2004 98 Palms Blvd. Unit 4309 Destin, FL 32541 (248) 231-1777 tweidenhamer1@cityofdestin.com	Destin	12/16/2024	11 / 2028
Jay Purut 148 Kel-Wen Circle Destin, FL 32541 (404) 354-1200 jpurut@cityofdestin.com	Geile	12/12/2022	11 / 2026
Ken Wampler 4320 Commons Drive W., Box 206 Destin, FL 32541 (850) 259-1356 kwampler@cityofdestin.com	Trammell	12/16/2024	11 / 2028
Marcie Bell 3 Gulf Breeze Ct. Destin, FL 32541 (850) 974-2711 mbell@cityofdestin.com	Hebert	1/6/2025	11 / 2028
Breana Uptigrove 1198 Bay Court Destin, FL 32541 buptigrove@cityofdestin.com	Schmidt	2/18/25	11 / 2028

PARKS & RECREATION COMMITTEE

MEMBER	NOMINATED BY	DATE APPTD.	EXP. DATE
Autumn Weidenhamer (C) 2004 98 Palms Blvd. Unit 4316 Destin, FL 32541 (248) 931-1277 awidenhamer@cityofdestin.com	Hebert	1/6/2025	11 / 2028
Andrea Ansley 624 Sea Oats Dr. Destin, FL 32541 (850) 830-1871 aansley@cityofdestin.com	Bagby	7/21/2025	11 / 2026
Alison Stephens 4025 Indian Trail Destin, FL 32541 (850) 687-4981 astephens@cityofdestin.com	Destin	1/6/2025	11 / 2028
Jessica Jullian 407 Juniper Street Destin, FL 32541 (850) 687-7712 jessicajullian@outlook.com	Trammell	3/3/2025	11 / 2028
Jan McGraw 3871 Indian Trail Unit A1 Destin, FL 32541 (727) 409-1841jmcgraw@cityofdestin.com	Geile	3/3/2025	11 / 2026
Aubrey Santucci 724 Bayou Drive Destin, FL 32541 asantucci@cityofdestin.com	Schmidt	4/7/2025	11 / 2028
Matthew Sweetser 402 Bay Oaks Ct. Destin, FL 32541 (850) 830-4433 msweetser@cityofdestin.com	Braden	7/21/2025	11 / 2026

PUBLIC WORKS/PUBLIC SAFETY

MEMBER	NOMINATED BY	DATE APPTD.	EXP.DATE
Jim Wood (Chair) 3790 Misty Way 269-0196 (home) jwood@cityofdestin.com	Destin	1/6/2025	11 / 2028
John Green (V. Chair) 3792 Indian Trail Destin, FL 32541 770-630-7555 jwgreen@cityofdestin.com	Hebert	1/6/2025	11 / 2028
Tom Weidenhamer 808 Wild Oak Avenue Destin, FL 32541 585-1400 cell & preferred contact # 837-7600 (Hm) tweidenhamer@cityofdestin.com	Geile	12/12/2022	11 / 2026
Curtis Smith 65 Siesta Bluff Destin, FL 32541 (615) 210-2150 csmith@cityofdestin.com	Schmidt	12/12/2022	11 / 2028
Marcie Bell 3 Gulf Breeze Ct. Destin, FL 32541 (850) 974-2711 mbell@cityofdestin.com	Trammell	1/6/2025	11 / 2028
Tammy Weidenhamer 2004 98 Palms Blvd. Unit 4309 Destin, FL 32541 (248) 231-1777 tweidenhamer1@cityofdestin.com	Braden	2/3/2025	11 / 2026
Andrea Ansley 624 Sea Oats Dr. Destin, FL 32541 (850) 830-1871 aansley@cityofdestin.com	Bagby	6/16/2025	11 / 2026

TOWN CENTER COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

MEMBERS	NOMINATED BY	DATE APPTD.	EXP. DATE
Lockwood Wernet (Chair) 10 Country Club Dr Destin, FL 32541 837-6146 (wk) 200-2028 (c) 654-5173 (fax) lwernet@cityofdestin.com	Bagby	12/12/2022	11 / 2026
Margie Avery (VC) 2004 98 Palms Blvd. Unit 4309 Destin, FL 32541 (850) 533-0480 mavery@cityofdestin.com	Braden	2/3/2025	11 / 2026
Corlene Ziegler 639 Sea View Drive Destin, FL 32541 (850) 687-1819 cziegler@cityofdestin.com	Trammell	1/6/2025	11 / 2028
Iris Bethea 1226 Quail Ridge Drive Destin, FL 32541 (850) 865-6887 ibethea@cityofdestin.com	Geile	2/18/2025	11 / 2026
Kyle Davis 605 Beach Drive Destin, FL 32541 (813) 546-6445 kdavis@cityofdestin.com	Destin	2/3/2025	11 / 2028
Preston Green 2004 98 Palms Blvd., Unit #5112 Destin, FL 32541 (850) 376-1809 pgreen@cityofdestin.com	Hebert	3/3/2025	11 / 2028
VACANT	**Schmidt**		**11 / 2028**

HARBOR CAPACITY STUDY STEERING COMMITTEE

MEMBERS	NOMINATED BY
~~Jason Klosterman~~ ~~1014 Airport Road, Unit 128~~ ~~Destin, FL 32541~~ ~~850-714-3880~~ ~~jklosterman@cityofdestin.com~~	Braden
~~Mike Buckingham~~ ~~510 Calhoun Avenue~~ ~~Destin, FL 32541~~ ~~850-259-6533~~ ~~mbuckingham@cityofdestin.com~~	~~Ramswell~~
Ian Blaise 702 Lakeside Drive Destin, FL 32541 850-748-8002 jblaise@cityofdestin.com	Schmidt
Michael Dombrowski 320 Harbor Blvd, Suite 204 Destin, FL 32541 850-598-1545 mdombrowski@cityofdestin.com	~~Overdier~~
Patrick Wilson 316 Sailfish Circle Destin, FL 32541 850-217-8414 captpat1013@gmail.com	~~King~~
John Stephens 4025 Indian Trail Destin, FL 32541 850-217-4777 jstephens@cityofdestin.com	Destin

Eddie Morgan
712 Jupiter St.
Destin, FL 32541
850-502-9733
emorgan@cityofdestin.com

Hebert

Capt. Jim Green III
824 N. Lakeside Drive
Destin, FL 32541
837-1293 (W)
259-5308 (Main)
jgreen@cityofdestin.com

~~**Jarvis**~~

SHORT-TERM RENTAL IMPACT COMMITTEE

Patti Brown	**-**	**Councilmember Geile**	**-**	**310-261-4730**
Todd Buhr	**-**	**Councilmember Bagby**	**-**	**334-494-3749**
Marcie Bell	**-**	**Councilmember Schmidt**	**-**	**850-974-2711**
Casey Gates Ward	**-**	**Councilmember King**	**-**	**334-300-0925**
Denise Owens	**-**	**Councilmember Destin**	**-**	**850-467-1519**
Kevin Wampler	**-**	**Councilmember Hebert**	**-**	**850-837-1071**
Carrie Harbarger	**-**	**Councilmember Sweetser**	**-**	**850-259-4000**

CITY MANAGER SELECTION COMMITTEE

Jason Belcher (Sweetser)
Jasonb@fnbt.com
850-598-3091

Marcie Bell
mbell@cityofdestin.com
marciebell1@aol.com
850 974-2711

Chatham Morgan (Destin)
chathammorgan@gmail.com
850-687-4775

Todd Buhr (Bagby)
Toddbuhr@hotmail.com
tbuhr@cityofdestin.com
334-494-3749

Ken Wampler (Hebert)
kwampler@ndrp.com
850-837-1071

Lockwood Wernet (King)
lwernet@dwuinc.com
lwernet@cityofdestin.com
850-200-2028

Seattle Alderman (Schmidt)
seattlealderman@gmail.com
863-450-9311

ITEM # 2026-561

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 4.M.

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: Announcements

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

ITEM # 2026-608

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: April 20, 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 30, 2026

SUBJECT: Second 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.

April 7 City Council Meeting Motion, First Reading
At the City Council meeting on Tuesday, April 7, 2026, the City Council voted 5-0 to approve Ordinance 26-13-LC on first reading, as presented.

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 adopt proposed Ordinance 26-13-LC on second reading as presented.

ALTERNATE MOTION:
I move that the City Council adopt 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.