

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

*****Core Value of the Month - Professionalism*****

CALL TO ORDER

*** INVOCATION (Pastor Kevin Wendt, Grace Evangelical Lutheran Church)**

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

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

A. Heffley & Associates, Lobbyist Kelly Horton - Presentation

2. PUBLIC COMMENTS (Section 5 - Public Hearings has separate public comments time for these items) (Note: Individual speakers will be limited to 3 minutes. At the discretion of the mayor, this 3 minute allowance may be adjusted depending on the level of business coming before the City Council)

3. * CONSENT AGENDA**

A. Approval of Minutes of July 6, 2026 Regular City Council Meeting

B. Destin Water Users, authorization to issue a Purchase Order for new reclaim water line

C. Public Easement #464301901 - DEP/Joe's Bayou Project

D. Renewal & Replacement - Resurfacing of Clipper Cove

4. PUBLIC HEARINGS

A.

First Reading of Ordinance 26-20-LC: AN ORDINANCE OF THE CITY OF DESTIN FLORIDA APPROVING THE UNIFORM METHOD ("INVOLUNTARY") ANNEXATION OF CERTAIN REAL PROPERTY TOTALING 2076.095 +/- ACRES, CONTAINING ALL UNINCORPORATED LAND LYING EAST AND SOUTH OF CHOCTAWHATCEE BAY LOCATED IN OKALOOSA COUNTY FLORIDA, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE CITY CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE CITY OF DESTIN; DIRECTING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE CITY CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN THIRTY DAYS AFTER ADOPTION, IN ACCORDANCE WITH SECTION 171, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

5. CITY MANAGER REPORTS

A. Establishing the FY 2027 Tentative Millage Rate and Budget Public Hearing Dates

- B. Technology Fund - Recommendation to change
- C. Resolution 26-06, Amendment to the Schedule of Fees, Section 2 (Building Permit and Developer Fees)
- D. Resolution 2026-16 in Support of Home Rule and City Land Use Authority
- E. Resolution 26-21 Conflict Resolution Proceedings and Notice Letter to Cabinet and FDEP
- F. Resolution 26-19 Harbor CRA Fundraising Fund
- G. Authorization to prepare an Ordinance amending the City's Floodplain Management Regulations to reduce the required Freeboard from two (2) Feet to one (1) Foot above the Base Flood Elevation in all Special Flood Hazard Areas
- H. Mobility Plan Update
- I. Capital Project Status - **Informational Only**
- J. Operations Financial Report - **Informational Only**
- K. TDC Monthly Report - **Informational Only**
- L. Quarterly Investment Report - **Informational Only**
- M. Minutes of Standing Boards & Committees - **Informational Only**
- N. Announcements

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

- A. Councilmember Braden
- B. Councilmember Stephens
- C. Councilmember Destin
- D. Councilmember Trammell
- E. Councilmember Hebert
- F. Councilmember Morgan
- G. Councilmember Schmidt
- H. Mayor Wagner
- I. City Attorney

7. PUBLIC COMMENTS

8. ADJOURN

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

*** To be placed on the agenda under public presentations, citizens must contact the City Manager or City Clerk's office one (1) week prior to the scheduled City Council Meeting, completing a Speakers Request Form and providing any accompanying documentation as requested in the form's instructions.*

**** All items listed under Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and may be considered separately.*

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.

All regularly scheduled city council meetings will be streamed live via the city's YouTube channel at <https://www.youtube.com/CityofDestin>. Past council meetings can also be viewed here. Please visit our agenda center on the city website at <https://www.cityofdestin.com/agendas>.

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026

TYPE OF AGENDA ITEM: Presentation

AGENDA OUTLINE NUMBER: 1.A.

TO: City Council

THRU: Larry Jones , City Manager

FROM: Larry Jones , City Manager

DATE: 7/14/2026

SUBJECT: Heffley & Associates, Lobbyist Kelly Horton - Presentation

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

**REGULAR MEETING
DESTIN CITY COUNCIL
JULY 6, 2026
ANNEX COUNCIL CHAMBERS
6:00 PM**

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

Destin City Council

Mayor Bobby Wagner
Mayor Pro-Tem Terésa Hebert
Councilmember Rodney Braden
Councilmember Dewey Destin

Councilmember Chatham Morgan
Councilmember Sandy Trammell
Councilmember Kevin Schmidt

Destin City Staff

City Manager Larry Jones
Parks and Recreation Director Lisa Firth
Public Information Director Tamara Young
Public Works Director Michael Burgess
Community Development Director Tina Deater
Projects and Grants Manager Jeff Cozadd
City Attorney Kimberly Kopp

City Clerk Lisa Wallace
Daniel Butler, Principal Planner
City Engineer Robert Tomesek
Finance Director Krystal Strickland
James Lauria, Systems Administrator
HR Director, Jamie Haynes
Jesse Hernandez, Senior Planner

CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

Mayor Bobby Wagner called the meeting to order at 6:00 PM. Pastor Steve Farris of First Baptist Church of Destin gave the invocation which was then followed by the recitation of the Pledge of Allegiance.

AGENDA APPROVAL

Councilmember Schmidt added “Consideration of Removing the Renaming of Pine Street from the Table” and Councilmember Hebert added “Discussion of Traffic After Fireworks”.

Motion by Councilmember Hebert, seconded by Councilmember Trammell, to approve the agenda as amended. Motion passed 7-0.

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

Mayor Wagner presented members of the Parks and Recreation Committee with a Proclamation in recognition of Parks and Recreation Month.

2. PUBLIC COMMENTS

Ricky Lyn Grant commented on efforts to clear a felony record and restore civil rights and stated that he is pursuing a real estate broker license and made general comments about future personal and business goals, healthcare needs, taxes, and aspirations related to business, family, and professional opportunities.

Mike Caroway with Acentria Insurance thanked the City for the opportunity to work with the City of Destin on its employee benefits program over the past several years. He stated that Acentria Insurance is headquartered in Destin, employs more than 35 people, and remains active in the local community. He expressed appreciation for the relationship with the City and stated that they would assist with making any transition as smooth as possible. He also stated that he hopes to have another opportunity to work with the City in the future.

Brad Kibble stated that he has lived in Destin for 24 years and wanted to submit a proposal in response to the Insurance Broker RFP because of his support for the City and interest in keeping the insurance work local. He explained that Liberty Insurance Brokers provides both health insurance and property and casualty insurance, and although the company did not originate in Destin, its employees have worked in the area for many years. He emphasized the importance of using a local agent and commended Mike Caroway for offering to assist the City through the transition regardless of the outcome.

Sabu Williams, President of the NAACP Okaloosa County Branch, appeared with First Vice President Lewis Jennings to formally invite the City of Destin to join the NAACP in recognizing civil rights attorney Charles “Chuck” Morgan Jr. Mr. Williams highlighted Attorney Morgan’s national impact during the civil rights era, including his courageous public remarks following the 1963 bombing of the 16th Street Baptist Church in Birmingham and his work on landmark cases involving voting rights, equal protection, and civil liberties. He also noted Attorney Morgan’s connection to Destin, where he lived until his passing in 2009, and referenced the Morgan family’s continued contributions to the community through Harbor Docks and local public service. Mr. Williams presented a certificate of outstanding service in honor of Attorney Morgan and requested that the City join the NAACP in uplifting his legacy as part of Destin’s history and community spirit.

Alan Osborne commented on the importance of good people standing up against injustice and expressed appreciation for the prior recognition of Charles “Chuck” Morgan Jr. and the Morgan family’s role in the community. He stated that Harbor Docks has long been part of Destin’s identity and praised the Chatham Morgan family for treating people based on work ethic rather than background or status. He then raised concerns about traffic and parking conditions over the weekend, stating that City parking was overwhelmed, private properties were being used for parking, and Gulf Shore Drive was not functioning safely. He expressed concern that emergency access could have been severely limited and stated that the conditions were unsafe. Mr. Osborne also referenced concerns about fairness in government.

Harold Staples, representing the Destin Fisherman’s Cooperative stated that he has lived in Destin for more than 50 years and that the Cooperative has been in business for approximately 40 years selling diesel fuel. He expressed concern about outside fuel trucks coming into the area and taking business away from local marinas. He stated that HarborWalk Marina, Destin Marina, Blue Water Bay, and the Destin Fisherman’s Cooperative are in agreement that the City should consider ways to help address the issue and protect local businesses.

Wesley Poole stated that he had provided handouts to the Council and briefly commented on potential uses for BP funds, including ideas such as an AI facility or an opera house/concert hall. He stated that he would be willing to contribute an 18-rank mechanical action pipe organ if the City pursued an opera house.

Rob Valiton, a resident of Norriego Road and officer of the Holiday Isle Improvement Association, stated that he attended the meeting primarily to hear the update on the state-acquired land so he could report back to the association's members. He expressed appreciation for recent parking-related efforts at Norriego Point, the City park, and along Gulf Shore Drive. He stated that, while the improvements were not perfect, the association had received positive feedback regarding the U-turn, signage, and related measures.

Steve Mansion, a former City Council member and retired federal investigator, addressed the Council regarding Item 4D (regarding Prebble Ramswell) under the City Manager's Report. He commended the current Council and staff, stating that they are functioning effectively and working in the best interests of the citizens of Destin. Mr. Mansion spoke in support of the Council's actions regarding the state purchase of the 4.4-acre property at Norriego Point and stated that the issue has unified the Council and community. He then provided background concerning prior events involving former Councilmember Dr. Prebble Ramswell and private citizen Gene Earley, asserting that both raised questions related to the property and were targeted because of their involvement. He referenced public records issues, arrest-related concerns, and volunteer protection statutes, and stated his belief that Dr. Ramsell and Mr. Earley were not appropriately supported. Mr. Mansion urged the Council to remain strong, continue acting in the best interests of the City, and approved of the direction being taken under Item 4D.

Gene Earley of Fort Walton Beach stated that he has a long history of military and law enforcement service and that he has volunteered for the City of Destin and with other local government entities throughout the county. Mr. Earley said he became involved because of his concern for the community and Norriego Point, and he expressed his belief that former Councilmember Dr. Prebble Ramswell was treated unfairly and "railroaded." He stated that he prevailed in the lawsuit filed against him and asserted that the lawsuit was used to obtain records related to Dr. Ramswell. He further stated that Dr. Ramswell cared deeply about Destin, its residents, schools, and local issues, and that she deserved recognition for her service rather than criticism. Mr. Earley urged the Council to stand up for what he believes is right and to recognize Dr. Ramswell's efforts on behalf of the City.

Captain Jim Green, President of the Charter Boat Association and Chair of the Harbor and Waterways Board, spoke in support of Captain Harold Staples' concerns regarding outside fuel trucks operating in the harbor area. He stated that the fuel trucks create potential liability and safety concerns, including the use of long fuel hoses stretched across docks with significant amounts of diesel fuel in the lines. He noted that other communities, including Orange Beach and possibly Gulf Breeze, have taken action to restrict or ban similar operations. Captain Green also emphasized that local marina and fuel businesses employ local residents, provide services to both the boating community and the public, and have made substantial investments in waterfront property, infrastructure, insurance, maintenance, and permitting. He expressed concern that outside fuel trucks are undercutting local businesses without making the same community investment and requested that the Council direct staff to review what actions the City may be able to take to address the issue and protect local businesses.

3. CONSENT AGENDA

A. Amendment One to Subaward Agreement No. 2024-R12 between Okaloosa County and City of Destin, Clement Taylor Park Renovation Project.

B. Approval of Minutes of June 15, 2026 Regular City Council Meeting

Councilmember Trammell made a motion, seconded by Councilmember Hebert, to approve consent agenda. The motion passed 7-0.

4. CITY MANAGER REPORTS

A. Appointment of Interim City Council Member

Councilmember Braden made a motion, seconded by Councilmember Trammell, to appoint John Stephens as Interim City Councilmember. The motion passed 5-0, with Councilmembers Braden, Trammell, Hebert, Morgan, Schmit voting “yes” and Councilmember Destin abstaining.

Mr. Stephens was immediately sworn-in and took his seat at the dais.

B. Appointment of Voting Delegate for ~~National~~ *Florida* League of Cities Annual Business Meeting

Councilmember Trammell made a motion, seconded by Councilmember Stephens, to appoint Councilmember Hebert as the voting delegate for the 2026 Florida League of Cities Annual Business meeting. The motion passed 7-0.

C. Update on State-Acquired Land in Holiday Isle Adjacent to City's Norriego Point Park; and consideration of Resolution 2026-16 in Support of Home Rule and City Land Use Authority

City Attorney Kopp announced that the Home Rule Resolution has been moved to the July 20, 2026 Council agenda. She then gave an update on the status of the State-acquired land in Holiday Isle and Councilmembers discussed next-steps.

Councilmember Braden made a motion, seconded by Councilmember Hebert, to file an ethics complaint against Mr. Palmer and to notify the state of the lack of formal or official commitment from the Board of County Commissioners. No vote was taken.

Councilmember Destin made a substitute motion, seconded by Councilmember Trammell, to defer any ethics violation complaints or other actions until such time as further negotiations can be had with the County to include the offer of parking for the Gulf front parks (including Norriego) only. The motion passed 4-3 with Councilmembers Destin, Hebert, Trammell and Morgan voting “yes” and Councilmembers Stephens, Schmidt, and Braden voting “no”.

D. Request of Prebble Ramswell for Reimbursement of Legal Expenses and Reinstatement to City Council Through November 2022; Consideration of Resolution 26-18.

Councilmember Schmidt made a motion, seconded by Councilmember Stephens, to approve Dr. Ramswell’s request for reimbursement of legal expenses in the amount of \$12,750. The motion passed 7-0.

Councilmember Schmidt made a motion, seconded by Councilmember Hebert, to approve Resolution 2026-18, including the recommended changes from the City attorney, requesting the Governor reinstate Dr. Ramswell’s second city councilmember term through November 2022 and direct City Clerk to transmit the Resolution to the Governor. The motion passed 7-0.

E. RFP 26-04-HR INSURANCE AGENT – BROKER OF RECORD

Councilmember Braden made a motion, seconded by Councilmember Trammell, to award the bid for RFP 26-04-HR for Insurance Agent Broker of Record to First Line Employee Benefits and authorize the City Manager to execute the contract. The motion passed 4-3 with Councilmembers Hebert, Braden, Trammell, and Morgan voting “yes” and Councilmembers Destin, Stephens, and Schmidt voting “no”.

F. Citywide Stormwater GIS Mapping Project, authorization to execute a Task Order

Councilmember Trammell made a motion, seconded by Councilmember Hebert, to authorize the City Manager to execute the Task Order for the Citywide Stormwater Infrastructure GIS Mapping Project with the Donovan-Hill Group. The motion passed 7-0.

G. CRA Board Meeting-Informational Only

H. Draft Minutes of Standing Boards & Committees - Informational Only

I. Announcements

Dr. Jones reported that the Governor signed a state budget including \$3 million in appropriations for Stallman intersection improvements, Four Prong Lake, and the Crosstown Connector. He also recognized and expressed appreciation to everyone for all the hard work over the Fourth of July holiday weekend.

Dr. Young announced that the pickleball courts are open. She also announced two public hearings on the proposed annexation of unincorporated properties in Okaloosa County, scheduled for July 20 and August 3 at 6:00 p.m. at the City Hall Annex adding that affected property owners and occupants had been notified. The annual Big Truck Day will be held July 31 from 9:00 to 11:00 a.m. at the Community Center parking lot and is free to all ages. An Evaluation and Appraisal Review workshop for the Comprehensive Plan will be held August 10 at 5:30 p.m. at the City Hall Annex. A related public survey is available on the City’s website homepage.

5. PUBLIC HEARINGS

A. First Reading Ordinance No. 26-07-LC relating to the renumbering and renaming of Land Development Code Article 16 - “Signs” to a new Article 8 – “Sign Regulations”. AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RENUMBERING AND RENAMING ARTICLE 16 “SIGNS,” OF THE LAND DEVELOPMENT CODE TO A NEW ARTICLE 8 “SIGN REGULATIONS”; MODIFYING, AMENDING AND UPDATING CITY SIGN REGULATIONS AS PROVIDED HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND

PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney read Ordinance No. 26-07-LC by title, and then turned it over to Principal Planner, Daniel Butler, to provide an explanation of the proposed changes.

The Mayor opened a public hearing to receive comments. Having none, the Mayor closed the public hearing and turned the matter over to council for consideration.

Councilmember Morgan stated he was okay with gas stations having electronic signs and also requested that deed transfers or sales of properties that do not also include a change in use should be excluded from application of the ordinance.

Councilmember Trammell made a motion, seconded by Councilmember Hebert, to approve first reading of Ordinance 26-07-LC and include the recommendations made by Councilmember Morgan on second reading. No vote was taken.

Councilmember Destin made a substitute motion, seconded by Councilmember Schmidt, to move this item to the August 3 meeting, and to include Councilmember Morgan's proposed changes, and to notify business owners about the proposed changes. The motion passed 6-1 with Councilmembers Destin, Stephens, Hebert, Schmidt, Trammell, and Morgan voting "yes" and Councilmember Braden voting "no".

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

- A. Councilmember Braden
- B. Councilmember Trammell
- C. Councilmember Destin

Councilmember Destin made a motion, seconded by Councilmember Morgan, to add consideration of the removal of Pine Street from the mobility study list to the next Council meeting agenda, passed 6-1 with Councilmembers Destin, Stephens, Hebert, Schmidt, Braden, and Morgan voting "yes" and Councilmember Trammell voting "no".

- D. Councilmember Stephens
- E. Councilmember Hebert
 - 1) Pickleball
- F. Councilmember Morgan

Councilmember Morgan requested that an agenda item be added to the next council meeting agenda to address FEMA flood regulations and to consider the City's available options to maintain its current rating.

- G. Councilmember Schmidt

Councilmember Schmidt made a motion, seconded by Councilmember Hebert, to remove Pine Street Renaming from the table. The motion passed 7-0.

Councilmember Schmidt made a motion, seconded by Councilmember Hebert, to advertise for a public hearing to reconsider renaming Pine Street at the September 7 meeting, passed 7-0. [Note: September 7 is Labor Day so the meeting will be held on the 8th.]

H. Mayor Wagner

I. City Attorney - Update on City of Destin v. Marler, Gregory et al (Code Compliance Lien Foreclosure)

The City Attorney provided an update on the City of Destin v. Gregory Marlor code compliance lien foreclosure, advising that the judge had signed the final judgment of foreclosure and the property sale was scheduled for October 27, absent further action by the Council.

Councilmember Hebert made a motion, seconded by Councilmember Braden, to proceed with abatement of the property. The motion passed 7-0.

7. PUBLIC COMMENTS

Alan Osborne expressed concerns regarding alleged political influence, law enforcement inaction, and the City's handling of the State-owned property matter under discussion. He criticized delays in addressing the issue, alleged conflicts of interest among certain officials, questioned proposed parking arrangements, and urged the Council to pursue an investigation and take a stronger position on behalf of residents.

Gene Earley thanked former City Clerk Rey Bailey and City Attorney Kopp for their integrity, responsiveness, and service to the public. He then expressed concern that county and state officials were delaying or attempting to prevent the City from acquiring 50 Gulf Shore Drive, questioned the effect of a requested Attorney General opinion on municipal home rule, and urged the Council to proceed cautiously in its negotiations.

Marcie Bell described meeting with Deputy County Administrator Craig Coffey on August 27 to discuss public access on Holiday Isle, including Parcel B. She stated that Mr. Coffey said the County knew little about a proposed park property but acknowledged seeing project drawings. After later learning of related discussion at an August 19 County Commission meeting, she obtained correspondence and a Florida Forever application containing park drawings and a January 15 letter signed by Coffey which contradicted Mr. Coffey's earlier statements and said this discovery prompted continued involvement and opposition to the County's actions concerning the City of Destin.

Steve Mansion praised the Council, City Attorney, and City Manager for working together despite disagreements and encouraged them to remain unified while addressing difficult issues. He congratulated the OCSO Captain on an anticipated promotion to Major. He also defended the use of public records, emphasizing that the documents presented contain facts originating from other sources. The speaker concluded by commending the City's leadership team and encouraging its members to continue supporting one another.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 9:10 p.m.

Bobby Wagner, Mayor

ATTEST:

Lisa Wallace, City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026

TYPE OF AGENDA ITEM: Consent Agenda

AGENDA OUTLINE NUMBER: 3.B.

TO: City Council

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

FROM: Michael Burgess, Public Works Director
Krystal Strickland, Finance Director

DATE: 06/30/2026

SUBJECT: Destin Water Users, authorization to issue a Purchase Order for new reclaim water line

I. BACKGROUND: The City currently irrigates the landscaped medians along US 98 utilizing groundwater wells. Portions of the irrigation system have experienced reliability issues, resulting in declining landscape conditions and increased maintenance efforts. To maintain the health and appearance of the corridor, Public Works staff has periodically provided supplemental irrigation and landscape maintenance.

As part of the City's long-term infrastructure and beautification strategy, staff has evaluated extending reclaimed water service to the US 98 median irrigation system. Utilizing reclaimed water will provide a more dependable irrigation source while reducing reliance on groundwater resources.

The proposed project consists of installing a 4-inch reclaimed water main, associated fittings and appurtenances, connection to the reclaimed water system, and a new irrigation meter to serve the landscaped medians.

At the June 15, 2026 Council meeting, the City Manager was authorized to enter into a Joint Participation Agreement with FDOT for the installation of ribbon curbing, replacement of plant material, and the establishment of a reliable irrigation water source for the western portion of the Marler Bridge-Airport Rd project.

II. DISCUSSION: The proposed reclaimed water extension will provide a permanent and sustainable irrigation source for the US 98 landscaped medians between approximately The Donut Hole Restaurant and Airport Road.

Based upon engineering estimates, the project includes:

- Installation of approximately 4-inch reclaimed water main and associated fittings.
- Installation of a 2-inch reclaimed water irrigation meter.
- Connection to the City's reclaimed water distribution system.
- Associated restoration and incidental construction.

The estimated project cost is approximately \$61,000, consisting of:

4-inch reclaimed water main and fittings: \$15,000

Installation labor: \$30,000

2-inch reclaimed water meter: \$6,000

Subtotal to DWU = \$51,000

Directional Boring (Vendor TBD) estimated at \$10,000

Total Estimated Cost for the entire Project: \$61,000

The project complements the FDOT median improvements by providing a reliable irrigation source capable of supporting existing and future landscape improvements while reducing operational maintenance associated with groundwater wells.

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence
IV. Effective, Efficient, and Aesthetically Pleasing Infrastructure
VI. A Green and Sustainable Environment

B. Effect on Budget (EOB): The \$51,000 associated with this Purchase Order request for Destin Water Users (DWU) is reimbursable via the Joint Participation Agreement with FDOT (attached).

	001.5411.546001 GRANT
	500063
	Median Maintenance
	FDOT JPA
FY 26 Adopted Budget	\$ 600,000
Amendments + Transfers	-
Revised Budget	600,000
Previous Expenses/Encumbrances	-
Available Program Budget	600,000
This Agreement +(-)	(51,000)
FY 26 Remaining Program Budget	\$ 549,000

C. Level of Service (LOS): Installation of reclaimed water service will significantly improve the reliability and sustainability of irrigation for the US 98 landscaped medians. The project will:

- Provide a dependable irrigation source that is less susceptible to groundwater well failures.

- Improve the health and appearance of landscaping along one of the City's primary transportation corridors.
- Reduce long-term maintenance associated with irrigation wells and emergency landscape restoration.
- Support the City's water conservation initiatives by utilizing reclaimed water in place of potable or groundwater supplies.
- Enhance the overall appearance of the corridor for residents and visitors while improving operational efficiency.

D. **Legislative Sponsor:** N/A

E. **Business Impact Statement:** N/A

III. CONCLUSION: The proposed reclaimed water extension represents a long-term investment in the City's infrastructure and beautification efforts. Providing reclaimed water to the US 98 landscaped medians will improve irrigation reliability, enhance corridor aesthetics, reduce dependence on groundwater resources, and lower future maintenance requirements. Approval of this project will support the City's commitment to maintaining one of its most visible transportation corridors through sustainable infrastructure improvements. This project is consistent with the reclaimed water concept referenced in the prior FDOT Joint Participation Agreement agenda item.

IV. RECOMMENDED MOTION: I move that the City Manager be authorized to issue a Purchase Order to Destin Water Users for \$51,000 for the installation of a reclaim line to service US98 medians.

Attachments:

1. FDOT AT784_CityofDestin_JPA_signed
2. FDOT AT784 Notice to Proceed
3. Letter Quote from DWU reclaim line 071426

JOINT PARTICIPATION AGREEMENT
BETWEEN
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AND
CITY of DESTIN, OKALOOSA COUNTY

Financial Project No.: **458329-1-58-01**
Contract No.: **AT784**
Vendor No.: **F592480854007**

This Joint Participation Agreement ("Agreement") is between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, "**DEPARTMENT**," and the CITY of DESTIN, "**CITY**." The **DEPARTMENT** and the **CITY** are desirous of having the **CITY** make certain improvements in connection with **Financial Project Identification Number (FP ID) 458329-1-58-01** for landscape improvements along SR 30 (US 98) Harbor Boulevard from East Pass Bridge to Walton County Line, Destin, Florida, hereinafter referred to as the "**PROJECT**." The **PROJECT** will have an **Installation Phase and a Maintenance Phase, which is further described herein**. The **DEPARTMENT** and the **CITY** may sometimes be referred to in this Agreement as a "Party", and collectively as the "Parties."

1. The **DEPARTMENT** and the **CITY** have the authority under Section 339.12, Florida Statutes, to enter into this Agreement; and
2. A Roadside Beautification Assistance Program has been created by Section 334.044(26), Florida Statutes, to "provide for the conservation of natural roadside growth and scenery and for the implementation and maintenance of roadside beautification programs"; and
3. The **CITY** has certified the **DEPARTMENT** that it has met the eligibility requirements of said Section 334.044(26), Florida Statutes; and
4. The **DEPARTMENT** shall reimburse the **CITY** for services as further described in this Agreement and in Exhibit "A" Scope of Services, attached hereto; and
5. The **CITY**, by resolution No. 26-14, a copy of which is attached hereto as Exhibit "D", has authorized the Mayor or CITY Official to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the Parties agree as follows:

6. The recitals in paragraphs 1-5 above are true and correct and are made a part of this Agreement.

7. **SERVICES AND PERFORMANCE**

- A. The **CITY** shall be responsible for the preparation of all design plans for the **PROJECT** at the **CITY's** sole expense. Said design plans shall include the design for the installation and maintenance of any and all plants, planting material, and irrigation systems, to be maintained by the **CITY** under this Agreement (the "Plans"). The Plans shall be deemed to be incorporated by this reference into this Agreement upon completion by the **CITY**.
- B. The **CITY** shall have the sole responsibility for resolving claims and requests for the additional work for the **PROJECT**. The **CITY** will make best efforts to obtain the **DEPARTMENT'S** input in its decisions.
- C. The **CITY** shall furnish the services with which to undertake and complete the **PROJECT**, which shall consist of both an i) Installation Phase and ii) Maintenance Phase, said services being further described in Exhibit "A" to this Agreement.
- D. The **CITY** agrees to undertake and complete the **PROJECT** in accordance with all applicable statutes, rules and regulations, including **DEPARTMENT** standards and specifications and in accordance with District Three Landscape Care Guide – Landscape and Irrigation Care along the State Highway System, dated February 4, 2016, as may be amended or revised from time to time ("Landscape Care Guide"), which is hereby incorporated by reference into this Agreement. The **CITY** shall take the necessary steps to ensure the **PROJECT** is completed within state or **CITY** right-of-way, or an appropriate easement has been acquired for off right-of-way actions. The **CITY** shall be responsible for obtaining clearances/permits required for the **PROJECT** from the appropriate permitting authorities.
 - i). The **CITY** is responsible for obtaining a landscape permit and any bore permits required from the **DEPARTMENT** prior to performing the work.
 - ii). The **CITY** shall notify the **DEPARTMENT** field office responsible for overseeing the **PROJECT** at least 48 hours prior to beginning work on the **PROJECT**.
- E. Upon completion of the Installation Phase of the **PROJECT**, the appropriate **CITY** representative shall certify to the **DEPARTMENT** that the Installation Phase of **PROJECT** has been completed in accordance with the Plans and specifications, and all the terms and conditions of this Agreement. Said certification shall be done by forwarding a completed Certification of Completion form, attached hereto as Exhibit "C," in accordance with Section 11.L. of this Agreement. Completion of the Installation Phase of the **PROJECT** shall be subject to final acceptance and certification by the **DEPARTMENT**.

- F. The **DEPARTMENT** will be entitled at all times to be advised as to the status of work being done by the **CITY** and of the details thereof. Therefore, the **CITY** shall provide a monthly report on the first business day of the month to the **DEPARTMENT** project manager during the Installation Phase.
- G. If the **CITY** hires a consultant, it must certify that its consultant has been selected in accordance with the Consultants Competitive Negotiation Act (Section 287.055, Florida Statutes).
- H. The **CITY** shall not sublet, assign or transfer this Agreement without prior written consent of the **DEPARTMENT**.
- I. The **CITY** shall have sole responsibility for maintaining the subject landscaping according to **DEPARTMENT** standards and specifications, as well as stipulations outlined in the Landscape Care Guide. Upon the execution of this Agreement, The **CITY** certifies that it has received a copy of the Landscape Care Guide and agrees to be bound by the terms and conditions contained therein.
- J. Upon completion of the Installation Phase of the **PROJECT** by the **CITY**, the **CITY** will assume responsibility for the Maintenance Phase of the **PROJECT**, which includes, irrigation and other related materials identified in the Plans, and will conduct such maintenance as specified in accordance with any maintenance plan identified in the notes of the **PROJECT** Plans, as well as the requirements set forth in the Landscape Care Guide. The **CITY** shall coordinate with the **DEPARTMENT's** District Landscape Project Manager or their designee to inspect the **PROJECT** on a quarterly basis and subsequently make corrections based on each quarterly inspection. In the event the **CITY** fails to maintain the **PROJECT** in accordance with a maintenance schedule and plan, the **DEPARTMENT**, at its option, may perform the required maintenance and the **CITY** shall reimburse the **DEPARTMENT** for the costs.
- K. The **CITY**:
 - i). Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the **CITY** during the term of the contract; and
 - ii). Shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

8. TERM

A. The **CITY** shall commence the project activities subsequent to the execution of this Agreement and said activities shall be performed in accordance with the following schedule:

i). Installation Phase

The term of the Installation Phase of the **PROJECT** shall commence subsequent to execution of this Agreement and shall end on the date the **DEPARTMENT** receives from the **CITY** notification and certification of completion of the Installation Phase in accordance with Section 7.E. of this Agreement, or **December 31, 2028**, whichever occurs first. The Installation Phase shall include a 365-day establishment period. If the **CITY** does not complete the Installation Phase of the **PROJECT** by **December 31, 2028**, or by means of written extension(s) of time by the Department's District Secretary or Designee grants a written extension prior to expiration of the Agreement, the Agreement will expire on the last day of the scheduled completion of the Installation Phase as provided in this paragraph.

ii). Maintenance Phase

The term of the Maintenance Phase of the **PROJECT** shall commence on the date the **CITY** provides certification of completion of the Installation Phase in accordance with Section 7.E. of this Agreement.

9. REIMBURSEMENT AND PAYMENT

A. i) The total cost of the **PROJECT** is estimated at **\$600,000.00**. The **DEPARTMENT** shall reimburse the **CITY** for **one hundred percent (100%)** of the total actual costs directly related to the Installation Phase of the **PROJECT**, in an amount not to exceed **SIX HUNDRED THOUSAND and 00/100 DOLLARS (\$600,000.00)**, for actual costs incurred. It is understood and agreed to by the Parties that the total reimbursement amount under this Agreement shall not exceed **\$600,000.00**, unless otherwise provided herein or as may be subsequently agreed to by the Parties through the execution of an amendment. The method of compensation is further described in Exhibit "B", which is attached hereto. Any additional costs, such as design costs of the **PROJECT**, costs relating to the Maintenance Phase of the **PROJECT**, or other items not covered by this Agreement, shall be the **CITY's** sole responsibility.

ii) The **CITY** shall submit one invoice (3 copies) plus supporting documentation required by the **DEPARTMENT** to the Department's Landscape Project Manager, 1074 Highway 90, Chipley, FL, 32428, for

approval and processing.

- iii) The **DEPARTMENT** shall reimburse the **CITY** upon receipt of a properly submitted invoice and all supporting documentation. Supporting documentation shall include a copy of the cancelled check tendered by the **CITY** to the consultant/contractor who performed the work under the **PROJECT**. Supporting documentation shall also include dates of services and items of work performed on the **PROJECT**.
- iv) Invoices shall be submitted by the **CITY** in detail sufficient for a proper pre-audit and post-audit thereof, based on quantifiable, measurable and verifiable deliverables as established in Exhibit "A," Scope of Services Plans when approved by the **DEPARTMENT**. Deliverables must be received and accepted in writing by the **DEPARTMENT's** Project Manager or designee prior to reimbursements.
- v) Supporting documentation must establish that the deliverables were received and accepted in writing by the **DEPARTMENT** and must also establish that the required minimum level of service to be performed was met, and that the criteria for evaluating successful completion was met, as specified in Section 7 and Exhibit "A" of this Agreement.
- vi) The **CITY** may receive progress payments for deliverables based on a percentage of services that have been completed, approved and accepted to the satisfaction of the **DEPARTMENT** when properly supported by detailed invoices and acceptable evidence of payment. The final balance due under this Agreement will be reimbursed upon completion of all **PROJECT** services, receipt of final construction cost documentation and proper submission of a detailed invoice and when the **PROJECT** has been inspected, approved and accepted to the satisfaction of the **DEPARTMENT** in writing.
- vii) If the schedule for performance exceeds 30 days the **CITY** shall submit invoices to the **DEPARTMENT** at the end of each calendar month. The **CITY** shall prepare and submit monthly invoices to the **DEPARTMENT** in a format acceptable to the **DEPARTMENT**. Optionally, in an extended performance as referred to in this item, the **CITY** may submit one complete invoice in the form and in accordance with the method required in items i), ii), iii), iv), v) and vi) above.
- viii) If this Agreement involves units of deliverables, then such units must be received and accepted in writing by the Contract Manager prior to payments.
- ix) Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper preaudit and post-audit thereof.

- x) Travel costs will not be reimbursed.
- B. Records of costs incurred under terms of this Agreement shall be maintained and made available upon request to the **DEPARTMENT** at all times during the period of this Agreement and for five (5) years after final payment is made. Copies of these documents and records shall be furnished to the **DEPARTMENT** upon request. Records of costs incurred include the **CITY's** general accounting records and the project records, together with supporting documents and records of the **CITY** and all subcontractors performing work on the **PROJECT**, and all other records of the **CITY** and subcontractors considered necessary by the **DEPARTMENT** for a proper audit of costs.
- C. The **DEPARTMENT** during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The **DEPARTMENT** shall require a statement from the Comptroller of the **DEPARTMENT** that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years. Accordingly, the State of Florida's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature.

10. TERMINATION AND DEFAULT

- A. If the **DEPARTMENT** determines the performance of the **CITY** is not satisfactory, the **DEPARTMENT** shall have the option of (a) immediately terminating the Agreement, or (b) notifying the **CITY** of the deficiency with a requirement that the deficiency be corrected within a specified time, otherwise the Agreement will be terminated at the end of such time, or the **DEPARTMENT** will take whatever action is deemed appropriate by the **DEPARTMENT**.
- B. The **DEPARTMENT** may cancel this Agreement in whole or in part at any time the interest of the **DEPARTMENT** requires such termination. The **DEPARTMENT** also reserves the right to terminate or cancel this Agreement in the event the **CITY** shall be placed in either voluntary or involuntary bankruptcy. The **DEPARTMENT** further reserves the right to terminate or cancel this Agreement in the event of an assignment being made for the benefit of creditors. This Agreement may be canceled by the **CITY** upon (60) sixty days written notice to the **DEPARTMENT**.
- C. If the **DEPARTMENT** requires termination of the Agreement for reasons other

than the unsatisfactory performance of the **CITY**, the **DEPARTMENT** shall notify the **CITY** of such termination, with instructions to the effective date of termination or specify the stage of work at which the Agreement is to be terminated.

- D. If the Agreement is terminated before performance is completed, the **CITY** shall be paid only for that work satisfactorily performed for which costs can be substantiated. Such payment, however, may not exceed an amount which is the same percentage of the contract price as the amount of work satisfactorily completed is a percentage of the total work called for by this Agreement. All work in progress will become the property of the **DEPARTMENT** and will be turned over promptly by the **CITY**.

11. MISCELLANEOUS

- A. Participants (in this document identified as **CITY**) providing goods and services to the **DEPARTMENT** should be aware of the following time frames. Upon receipt, the **DEPARTMENT** has ten (10) working days to inspect and approve the goods and services unless the bid specifications, purchase order or contract specify otherwise. The **DEPARTMENT** has twenty (20) days to deliver a request for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received, or the goods or services are received, inspected, and approved.
- B. If a warrant in payment of an invoice is not issued within forty (40) days after receipt of the invoice and receipt, inspection, and approval of the goods and services, a separate interest penalty at a rate as established pursuant to Section 55.03(1), F.S., will be due and payable, in addition to the invoice amount to the **CITY**. Interest penalties of less than one (1) dollar will not be enforced unless the **CITY** requests payment. Invoices which have to be returned to a **CITY** because of **CITY** preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the **DEPARTMENT**.
- C. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for Participants who may be experiencing problems in obtaining timely payment(s) from the **DEPARTMENT**. The Vendor Ombudsman may be contacted at (850) 413-5509.
- D. The **CITY** shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the **CITY** in conjunction with this Agreement. Failure by the **CITY** to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the **DEPARTMENT**.

- E. The **CITY** shall comply with all federal, state and local laws and ordinances applicable to the work or payment for work thereof. The **CITY** shall not discriminate on the grounds of race, color, religion, sex or national origin in the performance of work under this Agreement.
- F. No funds received pursuant to this Agreement may be expended for lobbying the Legislature, the judicial branch, or a state agency.
- G. The **CITY** and the **DEPARTMENT** agree that the **CITY**, its employees, and subcontractors are not agents of the **DEPARTMENT** as a result of this Agreement.
- H. It is understood between the Parties hereto that any part of or the entire **PROJECT** may be removed, relocated or adjusted at any time in the future as determined to be necessary by the **DEPARTMENT** in order that the associated state road be widened, altered or otherwise changed to meet with the future criteria or planning of the **DEPARTMENT**. The **DEPARTMENT** shall give the **CITY** notice regarding such removal, relocation or adjustment and the **CITY** shall be allowed sixty (60) calendar days to remove all or part of the **PROJECT** at its own cost. The **CITY** shall own that part of the **PROJECT** it removes. After the sixty (60) calendar day's removal period, the **DEPARTMENT** may remove, relocate or adjust the **PROJECT** as it deems best. Wherever the **CITY** removes a **PROJECT** pursuant to this Agreement, the **CITY** shall restore the surface of the affected portion of the **PROJECT'S** premises to the same safe and trafficable condition as existed prior to installation of such **PROJECT**.
- I. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida. Any provision herein determined by a court of competent jurisdiction, or any other legally constituted body having jurisdiction, to be invalid or unenforceable shall be severable and the remainder of this Agreement shall remain in full force and effect, provided that the invalidated or unenforceable provision is not material to the intended operation of this Agreement. Venue of any judicial proceedings arising out of this Agreement shall be in Leon County, Florida.
- J. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written. It is further agreed that no modification, amendment, or alteration in the terms and conditions herein, nor any extension of time for completion of any phase of the **PROJECT**, shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

K. **PUBLIC ENTITY CRIME INFORMATION AND ANTI-DISCRIMINATION STATEMENT:** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

L. Any and all notices, reports, invoices, and certifications required pursuant to the terms of this Agreement shall be sent by First Class United States Mail to the addresses listed below; provided, however, that the **DEPARTMENT** may, by written authorization to the **CITY**, allow for a separate means of notification:

DEPARTMENT

Kristi Patterson, District Landscape
Florida Department of Transportation
1074 Highway 90
Chipley, FL 32428

CITY

Larry Jones, City Manager
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

M. The **DEPARTMENT** and the **CITY** agree to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

N. The **CITY** agrees to comply with requirements set forth in Section 334.044(26), Florida Statutes.

O. This Agreement shall become effective on the last date of a signature by a Party.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below.

CITY OF DESTIN, FLORIDA

ATTEST:
CLERK

 *Sam Waller* (SEAL)

[Signature]
CITY ATTORNEY

BY:

TITLE: *City Manager*

DATE: *6/17/2026*

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST:

EXECUTIVE SECRETARY

DocuSigned by:

Krissy Cook

6936E63913D64B5...

(SEAL)

BY:

DIRECTOR OF
TRANSPORTATION
OPERATIONS

DocuSigned by:

Kevin Hall

9E26A053B75044F...

DATE: 06/17/2026 | 11:32 AM EDT

LEGAL REVIEW:

DocuSigned by:

Erin Oliver

CC336BED06F346D...

OFFICE OF GENERAL COUNSEL

Exhibit "A"
SCOPE OF SERVICES

**Landscape of SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line
Destin, Florida**

FP ID: 458329-1-58-01

Project: Landscape along SR 30 (US 98) Harbor Boulevard from East Pass Bridge to Walton County Line, Destin

Project Summary: The City of Destin is advancing a landscape beautification project focused on the medians along Harbor Boulevard, between East Pass Bridge and the Walton County line. This effort seeks to enhance the existing medians into attractive, low-maintenance landscape features that enhance the visual identity of the corridor and reflect the City's commitment to sustainability and native planting.

The proposed design will incorporate Florida-friendly, drought-tolerant, and low-maintenance plant materials, emphasizing native species that provide year-round interest with minimal upkeep. The improved medians will not only elevate the aesthetic experience for residents and visitors but also contribute to a more unified and environmentally conscious public realm. The project will be maintained by the City of Destin.

The City will install a reclaimed water line to service the project. At minimum one underground bore will be required. We anticipate using drip irrigation for trees and spray irrigation for bushes and where appropriate.

Select sections of this roadway are proposed where the city believes will be most aesthetically appealing and ecologically sustainable, and with consideration of driver safety in mind (i.e. clear zone, sight distance, etc.).

Project will require a one-year establishment by the contractor.

Estimated Cost: \$600,000.00

The project design, set-backs, tree heights, etc. are subject to change pending field condition. Proposed plantings are also subject to change during construction based on availability.

EXHIBIT "B"
Method of Compensation

**Landscape of SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line
Destin, Florida**

FP ID: 458329-1-58-01

For satisfactory completion of all services related to the purchase of the plant materials, fertilizer, and the cost for labor associated with the installation of the planting detailed in Exhibit "A" Scope of Services of this Agreement, the **DEPARTMENT** shall reimburse the **CITY** in an amount not to exceed **SIX HUNDRED THOUSAND and 00/100 DOLLARS (\$600,000.00)**, for actual costs incurred.

The **CITY** may receive progress payments for actual costs incurred for deliverables based on the percentage of services that have been completed, approved and accepted to the satisfaction of the **DEPARTMENT** when properly supported by detailed invoices and acceptable evidence of payment. The final balance due under this Agreement will be reimbursed upon completion of all **PROJECT** services, receipt of final construction cost documentation and proper submission of a detailed invoice and when the **PROJECT** has been inspected, approved and accepted to the satisfaction of the **DEPARTMENT** in writing.

EXHIBIT "C"
Certification of Completion

**Landscape of SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line
Destin, Florida**

FP ID: 458329-1-58-01

CERTIFICATION OF COMPLETION

JOINT PARTICIPATION AGREEMENT

Between

**THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
and the CITY of DESTIN, FLORIDA**

PROJECT DESCRIPTION:

**SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line
Destin, Florida**

FINANCIAL MANAGEMENT ID# 458329-1-58-01

In accordance with the terms and conditions of the JOINT PARTICIPATION AGREEMENT,
the undersigned hereby provides notification that the Installation Phase of Project under this
Agreement is complete as of _____, 20____.

By: _____

Name: _____

Title: _____

Exhibit "D"
RESOLUTION

**Landscape of SR 30 (US 98) Harbor Blvd. from East Pass Bridge to Walton County Line
Destin, Florida**

FP ID: 458329-1-58-01

RESOLUTION 26-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, APPROVING A JOINT PARTICIPATION AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY OF DESTIN FOR LANDSCAPE AND MEDIAN IMPROVEMENTS ALONG SR 30 (US 98) HARBOR BOULEVARD FROM EAST PASS BRIDGE TO THE WALTON COUNTY LINE; AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE THE AGREEMENT AND ALL RELATED DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation (“FDOT”) and the City of Destin desire to enter into a Joint Participation Agreement (“Agreement”) for landscape and median improvements along SR 30 (US 98) Harbor Boulevard from the East Pass Bridge to the Walton County line, identified as Financial Project Identification Number 458329-1-58-01; and

WHEREAS, the Agreement is intended to support landscape beautification and median enhancement efforts along the US 98 corridor through eligible installation-related improvements and associated landscaping enhancements; and

WHEREAS, the City intends to utilize the funding provided through the Agreement for supplemental median improvements, including installation of concrete ribbon curbing around existing planted islands, landscape restoration activities, irrigation-related enhancements, and related incidental work within the project corridor; and

WHEREAS, the City is currently addressing irrigation and groundwater well deficiencies affecting portions of the landscaped medians near Big Kahuna’s Water & Adventure Park and desires to continue preserving and enhancing the visual quality of the US 98 corridor; and

WHEREAS, pursuant to the Agreement, FDOT will reimburse the City for eligible project costs associated with the Installation Phase of the project in an amount not to exceed Six Hundred Thousand Dollars (\$600,000.00); and

WHEREAS, the City acknowledges that, upon completion of the Installation Phase, the City will assume ongoing maintenance responsibilities for the project improvements in accordance with FDOT standards and the terms of the Agreement; and

WHEREAS, the City Council finds that entering into the Agreement is in the best interest of the City of Destin and serves a valid public purpose by enhancing and preserving the appearance, sustainability, and maintainability of one of the City’s primary transportation corridors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS

The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated herein by reference.

SECTION 2. APPROVAL OF AGREEMENT

The City Council hereby approves the Joint Participation Agreement between the Florida Department of Transportation and the City of Destin for landscape and median improvements along SR 30 (US 98) Harbor Boulevard from the East Pass Bridge to the Walton County line, attached hereto and incorporated herein as Exhibit "A."

SECTION 3. AUTHORIZATION

The City Manager and City Clerk are hereby authorized to execute the Joint Participation Agreement and any additional documents necessary to effectuate the intent of this Resolution, subject to review and approval by the City Attorney.

SECTION 4. CONFLICTS

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY

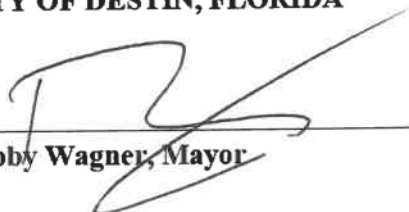
If any section, subsection, sentence, clause, phrase, or provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provisions of this Resolution.

SECTION 6. EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, THIS 15TH DAY OF JUNE, 2026.

CITY OF DESTIN, FLORIDA


Bobby Wagner, Mayor

ATTEST:


Lisa Wallace, City Clerk

APPROVED AS TO FORM FOR THE CITY OF DESTIN:


Kimberly Romano Kopp, City Attorney

To: Kristi.Patterson@dot.state.fl.us

FLORIDA DEPARTMENT OF TRANSPORTATION FUNDS APPROVAL

AT784

5/28/2026

CONTRACT INFORMATION

Contract:	AT784
Contract Type:	AK - PROJ PARTICIPATION (PROJ PART)
Method of Procurement:	A - COMPETITIVE BID (287.057,F.S.)
Vendor Name:	CITY OF DESTIN
Vendor ID:	F592480854007
Beginning Date of This Agreement:	05/27/2026
Ending Date of This Agreement:	12/31/2027
Contract Total/Budgetary Ceiling:	ct = \$600,000.00
Description:	SR 30 (US 98) HARBOR BOULEVARD FROM EAST PASS BRIDGE TO WALTON COUNTY LINE

FUNDS APPROVAL INFORMATION

FUNDS APPROVED/REVIEWED FOR JASON ADANK, CPA, COMPTROLLER ON 5/28/2026

Action:	Original
Reviewed or Approved:	APPROVED
Organization Code:	55034010307
Expansion Option:	A7
Object Code:	132900
Amount:	\$600,000.00
Financial Project:	45832915801
Work Activity (FCT):	303
CFDA:	
Fiscal Year:	2026
Budget Entity:	55150200
Category/Category Year:	088716/26
Amendment ID:	O001
Sequence:	00
User Assigned ID:	
Enc Line (6s)/Status:	0001/04

Total Amount: \$600,000.00



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1074 HWY 90
Chipley, FL 32428

JARED W. PERDUE, P.E.
SECRETARY

June 17, 2026

Lisa Wallace, City Clerk
City of Destin
3949 Commons Drive
Destin, Florida 32541

RE: JPA for landscape improvement along SR 30 (US 98) Harbor Blvd from
East Pass Bridge to Walton County Line
FPID No.: 458239-1-58-01
Contract No.: **AT784**

Dear Ms. Wallace:

Enclosed please find an original executed Landscape JPA for the above referenced project. You may consider this your Notice to Proceed with the construction of the landscape project. The deadline for completion of the project will be December 31, 2028, and the maximum amount to be expended is \$600,000.00.

The Department is pleased to assist the city with this project. If you have any questions, please contact Mrs. Pam Miner, Project Manager, at (850) 845-0325.

Sincerely,

DocuSigned by:

8D93D1C0864045F...

Kristi Patterson
D3 Landscape Program Manager

CC: Pam Miner



DESTIN WATER USERS, INC.

P.O. BOX 308 DESTIN, FL 32540-0308

850-837-6146 FAX 850-654-5173

Michael Burgess
Public Works Director
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

RE: Reclaimed Water Main for Median Irrigation

Mr. Burgess:

Destin Water Users can install a 4-inch main along the west side of Mattie Kelly South to the north right-of-way of Hwy 98. We will then set a 2-inch meter for the City to connect the irrigation to. This work can be done for a not to exceed price of \$51,000.

The City will need to set up the account for the meter and pay the current standard rate for all customers. From the meter, the City should install purple pipe or purple striped pipe to the point of connection to the existing system.

We propose doing the work after Labor Day as the summer season winds down. If we are able to work on it sooner, we will contact you.

Please let me know if you have any questions.

Sincerely,

Monica M. Wallis, P.E.
General Manager

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 3.C.

TO: City Council

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

FROM: Jeffrey Cozadd, Projects, Grants and Contracts Manager

DATE: 7/8/2026

SUBJECT: Public Easement #464301901 - DEP/Joe's Bayou Project

I. BACKGROUND: FDEP requires a site-wide easement for the Joe's Bayou area to support the necessary permitting package related to the Joe's Bayou Recreational Improvement Project through DEP.

II. DISCUSSION: FDEP provided the city with the attached easement, which is necessary to issue the permit for the Joe's Bayou Improvement Project.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): No EOB

C. Level of Service (LOS): LOS will be increased

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: Staff recommends approval of the easement request.

IV. RECOMMENDED MOTION: I move that the City Council approve FDEP Public Easement #464301901 and authorize the mayor to execute it.

Attachments:

1. Mailout cover letter
2. A AID 50527
Easement 43145
OGC signed



FLORIDA DEPARTMENT OF Environmental Protection

Marjory and Archie Carr Building
3800 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

06/25/2026

City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

Application: Public Easement - BOT # 464301901

Dear City of Destin,

Attached is the submerged lands instrument for BOT No. 464301901 which requires acceptance by notarized signature on behalf of City of Destin (two witnesses required). Pursuant to Chapter 695, Florida Statutes, the names of the persons executing the instrument, the two witnesses, and the notary public must be legibly printed or typewritten directly below that person's signature.

Please execute and return the attached instrument within 30 days after receipt of this email. Please mail the original signed instrument to the address listed below for final execution.

Department of Environmental Protection
3800 Commonwealth Boulevard, Mail Station 125
Tallahassee, Florida 32399

Upon receipt and acceptance of the signed instrument, we will transmit the instrument for final department execution. A fully executed instrument will be provided to you at that time.

Please note that any use of state-owned submerged lands requires written authorization from the Board of Trustees. Any use of those lands without a fully executed sovereignty submerged lands lease or easement (which includes compensation/payment) pursuant to Chapter 253, Florida Statutes, and Chapter 18-21, Florida Administrative Code, can be considered a willful violation of Chapter 253, Florida Statutes and could subject the riparian owner to administrative fines of up to \$10,000 per day, closure of the facility and eviction from the state-owned lands.

Please confirm receipt of the Public Easement by emailing Ramsey.Dennis@FloridaDEP.gov.

Your cooperation and assistance are appreciated. If you have any questions regarding this matter, please contact me at (850) 245-2730 or Ramsey.Dennis@FloridaDEP.gov.

Sincerely,
Ramsey Dennis
Ramsey Dennis
GOC II
Bureau of Public Land Administration
Division of State Lands
State of Florida Department of Environmental Protection

Enclosures
Cc: File

Action # 50527

This Instrument Prepared By:
Ramsey Jones
Action No. 50527
Bureau of Public Land Administration
3900 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS EASEMENT

EASEMENT NO. 43145
BOT FILE NO. 464301901
PA NO. 0142030-003-EI/46

THIS EASEMENT is hereby granted by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Grantor.

WITNESSETH: That for the faithful and timely performance of and compliance with the terms and conditions stated herein, the Grantor does hereby grant to City of Destin, Florida, hereinafter referred to as the Grantee, a nonexclusive easement on, under and across the sovereignty lands, as defined in 18-21.003, Florida Administrative Code, if any, contained within the following legal description:

A parcel of sovereignty submerged land in Section 18,
Township 02 South, Range 22 West, in Joe's Bayou,
Okaloosa County, Florida, containing 17,172 square feet,
more or less, as is more particularly described and shown on
Attachment A, dated December 5, 2024.

TO HAVE THE USE OF the hereinabove described premises for a period of 50 years from February 3, 2025, the effective date of this easement. The terms and conditions on and for which this easement is granted are as follows:

1. USE OF PROPERTY: The above described parcel of land shall be used solely for installation and maintenance of rip rap, a groin, and breakwaters, and Grantee shall not engage in any activity related to this use except as described in the State of Florida Department of Environmental Protection Environmental Resource Permit Consolidated Environmental Resource Permit Nos. 0142030-003-EI/46, dated January 24, 2025, and 142030-004-EM/46, dated May 18, 2026, incorporated herein and made a part of this easement by reference. All of the foregoing subject to the remaining conditions of this easement.

2. EASEMENT CONSIDERATION: In the event the Grantor amends its rules related to fees and the amended rules provide the Grantee will be charged a fee or an increased fee for this activity, the Grantee agrees to pay all charges required by such amended rules within 90 days of the date the amended rules become effective or by a date provided by an invoice from the Department, whichever is later. All fees charged under this provision shall be prospective in nature; i.e. they shall begin to accrue on the date that the amended rules become effective.

3. WARRANTY OF TITLE/GUARANTEE OF SUITABILITY OF USE OF LAND: Grantor neither warrants title to the lands described herein nor guarantees the suitability of any of the lands for any particular use.

4. RIGHTS GRANTED: The rights hereby granted shall be subject to any and all prior rights of the United States and any and all prior grants by the Grantor in and to the submerged lands situated within the limits of this easement.

5. DAMAGE TO EASEMENT PROPERTY AND INTERFERENCE WITH PUBLIC AND PRIVATE RIGHTS: Grantee shall not damage the easement lands or unduly interfere with public or private rights therein.

6. GRANTOR'S RIGHT TO GRANT COMPATIBLE USES OF THE EASEMENT PROPERTY: This easement is nonexclusive, and the Grantor, or its duly authorized agent, shall retain the right to enter the property or to engage in management activities not inconsistent with the use herein provided for and shall retain the right to grant compatible uses of the property to third parties during the term of this easement.

7. RIGHT TO INSPECT: Grantor, or its duly authorized agent, shall have the right at any time to inspect the works and operations of the Grantee in any matter pertaining to this easement.

8. LIABILITY/INVESTIGATION OF ALL CLAIMS: The Grantee shall investigate all claims of every nature at its expense. Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

9. ASSIGNMENT OF EASEMENT: This easement shall not be assigned or otherwise transferred without prior written consent of the Grantor or its duly authorized agent and which consent shall not be unreasonably withheld. Any assignment or other transfer without prior written consent of the Grantor shall be null and void and without legal effect.

10. TERMINATION: The Grantee, by acceptance of this easement, binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Grantee, its successors and assigns. In the event the Grantee fails or refuses to comply with the provisions and conditions herein set forth or in the event the Grantee violates any of the provisions and conditions herein, this easement may be terminated by the Grantor upon 30 days written notice to the Grantee. If terminated, all of the above-described parcel of land shall revert to the Grantor. Any costs or expenses incurred by the Grantor in removing the Grantee or its property from the easement area shall be paid by the Grantee. All notices required to be given to the Grantee by this easement or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541

The Grantee agrees to notify the Grantor by certified mail of any changes to this address at least ten (10) days before the change is effective.

11. TAXES AND ASSESSMENTS: The Grantee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this easement which result from the grant of this easement or the activities of Grantee hereunder.

12. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Grantee does not remove said structures and equipment occupying and erected upon the premises after expiration or cancellation of this easement, such structures and equipment will be deemed forfeited to the Grantor, and the Grantor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Grantee at the address specified in paragraph 10 or at such address on record as provided to the Grantor by the Grantee. However, such remedy shall be in addition to all other remedies available to Grantor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

13. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Grantor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Grantor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

14. AMENDMENT/MODIFICATIONS: This easement is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this easement must be in writing and must be accepted, acknowledged and executed by the Grantee and Grantor.

15. USACE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Grantee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Grantor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

16. ADDITIONAL STRUCTURES OR ACTIVITIES/EMERGENCY STRUCTURAL REPAIRS: No additional structures shall be erected and/or activities undertaken, including but not limited to, dredging, relocation/realignment or major repairs or renovations made to authorized structures, on, in or over sovereignty, submerged lands without the prior written consent from the Grantor, with the exception of emergency repairs. Unless specifically authorized in writing by the Grantor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Grantee to administrative fines under Chapter 18-14, Florida Administrative Code. If emergency repairs are required to be undertaken in the interests of public health, safety or welfare, the Grantee shall notify the Grantor of such repairs as quickly as is practicable; provided, however, that such emergency activities shall not exceed the activities authorized by this easement.

17. UPLAND RIPARIAN PROPERTY INTEREST: During the term of this easement, Grantee must have satisfactory evidence of sufficient upland interest as defined in subsection 18-21.003(65), Florida Administrative Code, to the extent required by paragraph 18-21.004(3)(b), Florida Administrative Code, in order to conduct the activity described in this easement. If at any time during the term of this easement, Grantee fails to comply with this requirement, use of sovereignty, submerged lands described in this easement shall immediately cease and this easement shall terminate and title to this easement shall revert to and vest in the Grantor immediately and automatically.

18. ACCRETION INTEREST: In further consideration of the issuance of this easement by Grantor, Grantee expressly waives any right, title or interest in and to any accretions or additions to Grantee's shoreline resulting from any activity approved herein.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the Grantor and the Grantee have executed this instrument on the day and year first above written.

WITNESSES:

Signature: _____

Printed Name: _____

Address: 3800 Commonwealth Blvd

Tallahassee, FL 32399

Signature _____

Printed Name: _____

Address: 3800 Commonwealth Blvd

Tallahassee, FL 32399

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE OF
FLORIDA
(SEAL)

BY: _____
Brad Richardson, Chief, Bureau of Public Land
Administration, Division of State Lands, State of Florida
Department of Environmental Protection, as agent for
and on behalf of the Board of Trustees of the Internal
Improvement Trust Fund of the State of Florida

Florida Department of Environmental Protection
Division of State Lands
3800 Commonwealth Blvd
Tallahassee, FL 32399

“GRANTOR”

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this ____ day of _____, 20____, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

Katie Slattery 6/16/2026
DEP Attorney Date

Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires: _____

Commission/Serial No. _____

WITNESSES:

City of Destin, Florida (SEAL)

Signature: _____

Printed Name: _____

Address: _____

Signature: _____

Printed Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

BY: _____

Original Signature of Executing Authority

Bobby Wagner

Typed/Printed Name of Executing Authority

Mayor

Title of Executing Authority

City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541

“GRANTEE”

The foregoing instrument was acknowledged before me by means of __ physical presence or __online notarization this _____ day of _____, 20____, by Bobby Wagner as Mayor, for and on behalf of _____. He is personally known to me or who has produced _____, as identification.

My Commission Expires:

Commission/Serial No. _____

Signature of Notary Public

Notary Public, State of _____

Printed, Typed or Stamped Name

SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY SOVEREIGN SUBMERGED LAND EASEMENT

Sheet Index:

1. VICINITY MAP
2. SURVEY NOTES, LEGEND AND ABBREVIATIONS
3. COMMENCEMENT DETAIL
4. LINE TABLES
5. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #1 LEGAL DESCRIPTION
6. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #1 PARCEL BOUNDARY
7. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #2 LEGAL DESCRIPTION
8. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #3 LEGAL DESCRIPTION
9. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #2 & #3 PARCEL BOUNDARY
10. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #4 LEGAL DESCRIPTION
11. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #5 LEGAL DESCRIPTION
12. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #4 & #5 PARCEL BOUNDARY
13. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #6 LEGAL DESCRIPTION
14. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #7 LEGAL DESCRIPTION
15. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #6 & #7 PARCEL BOUNDARY
16. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #8 LEGAL DESCRIPTION
17. PROPOSED SOVEREIGN SUBMERGED LAND EASEMENT #8 PARCEL BOUNDARY

Project Location

FDEP
BSM Reviewed
By: SEV
Date: 12/19/24



Vicinity Map

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5A-17.050, 5A-17.051, AND 5A-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SHEET 1 OF 17

DATE OF SURVEY: 10/07/2021	REVISED: 12/14/2024	SEAS Seaside Engineering And Surveying, LLC 6575 Hwy 189 N Baker, FL 32331 Ph: (850) 650-9563 Fax: (850) 398-6812 L.B. #7191	NOT FOR CONSTRUCTION 12/15/2024 THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS OFFICE OF THE SECRETARY 1901 N. W. 11th Ave., 12th Floor Fort Lauderdale, FL 33311 Tel: (954) 463-1234 Fax: (954) 463-1235 www.flsurveyors.com
SURVEY FOR: TAYLOR ENGINEERING	OKALOOSA COUNTY, FLORIDA		
DRAWN BY: KES	PLAT BOOK N/A PAGE N/A		
DATE DRAWN: 11/08/2024	SECTION 18 TOWNSHIP 2S RANGE 22W		
TYPE OF SURVEY: SUBMERGED LAND EASEMENT		THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORMAT WITHOUT EXPRESSED WRITTEN CONSENT FROM SEAS.	
SHEET 1 OF 17			
© COPYRIGHT SEAS 2024			

SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY
SOVEREIGN SUBMERGED LAND EASEMENT

Survey Notes:

1. SEASIDE ENGINEERING AND SURVEYING, LLC (SEAS) HAS NOT BEEN PROVIDED A TITLE OPINION OR ABSTRACT OF THE PROPERTY SHOWN HEREON, NOR HAS SEAS PERFORMED A SEARCH OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
2. FIELD BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES SYSTEM (SPCS) FLORIDA NORTH ZONE (NAD83) AND ARE REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF BEACH DRIVE HAVING A FIELD BEARING OF N26°59'27"W.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD AND CALCULATED MEASUREMENTS UNLESS OTHERWISE NOTED.
4. THERE MAY BE ADDITIONAL RESTRICTIONS AND EASEMENTS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
5. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
6. SURVEY DATA DEPICTED HEREON, WHICH IS OUTSIDE OF THE DESCRIBED PROPERTY DOES NOT IMPLY OWNERSHIP AND IS SHOWN STRICTLY FOR INFORMATIONAL PURPOSES ONLY.
7. GRAPHICAL REPRESENTATION OF UTILITIES, SIGNAGE, AND SURVEY MONUMENTS MAY BE EXAGGERATED IN SCALE FOR CLARITY.
8. THE SURVEY SHOWN HEREON CONSISTS OF SEVENTEEN (17) SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
9. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY (NGS) TIDAL BENCHMARK "872-9511 C," (ELEVATION=29.44 FEET, NAVD88).
10. THE NAD83 COORDINATES FOR THE POINT OF COMMENCEMENT ARE NORTHING = 518,309.81, EASTING = 1,340,561.72 (U.S. SURVEY FEET).
11. THIS SURVEY IS CERTIFIED TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA.
12. THERE IS NO SHORELINE VEGETATION WITHIN THE EASEMENT LIMITS.
13. ALL STRUCTURES WITHIN 100 FEET OF THE EASEMENT AREA ARE SHOWN HEREON.
14. TOTAL LINEAR FOOTAGE OF APPLICANT'S SHORELINE = ± 1,718 FEET.
15. TOTAL AREA OF THE SOVEREIGN SUBMERGED LAND EASEMENT PARCELS = ± 17,171.72 SQUARE FEET, ± 0.39 ACRES.
16. THE MEAN HIGH WATER ELEVATION WAS ESTABLISHED BY EXTENDING THE ELEVATION AT TIDE INTERPOLATION POINT NUMBER 1543 TO THE SITE MEAN HIGH WATER LINE SURVEY RECORDED JANUARY 2022 (MHW8422).
17. THIS IS NOT A BOUNDARY SURVEY.
18. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.

Legend:

PROPERTY LINE
PROPOSED SOVEREIGN SUBMERGED
LAND EASEMENT LINE

Abbreviations:

D = DEED
F = FIELD
C = CALCULATED
P = PLAT
C/L = CENTERLINE
R/W = RIGHT-OF-WAY
PL = PROPERTY LINE
L.S.M. = LICENSED SURVEYING & MAPPING BUSINESS
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
O.R. = OFFICIAL RECORDS BOOK
Pg. = PAGE
F.L.R. = FOUND CAPPED IRON ROD
= NUMBER
FB = FIELD BOOK
S.F. = SQUARE FEET
AC. = ACRES
L.I. = LINE NUMBER
ID. = IDENTIFICATION
LLC = LIMITED LIABILITY COMPANY
SEAS = SEASIDE ENGINEERING & SURVEYING, LLC
NAD83 = NORTH AMERICAN DATUM OF 1983
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
T2S = TOWNSHIP 2 SOUTH
R22W = RANGE 22 WEST
± = MORE OR LESS
E.L. = ELEVATION
U.S. = UNITED STATES
TBM = TEMPORARY BENCHMARK
N = NORTH
S = SOUTH
E = EAST
W = WEST
° = DEGREES
' = MINUTES OR FEET
" = SECONDS OR INCHES
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SSL = SOVEREIGN SUBMERGED LAND EASEMENT
FCM = FOUND CONCRETE MONUMENT
N/A = NOT APPLICABLE

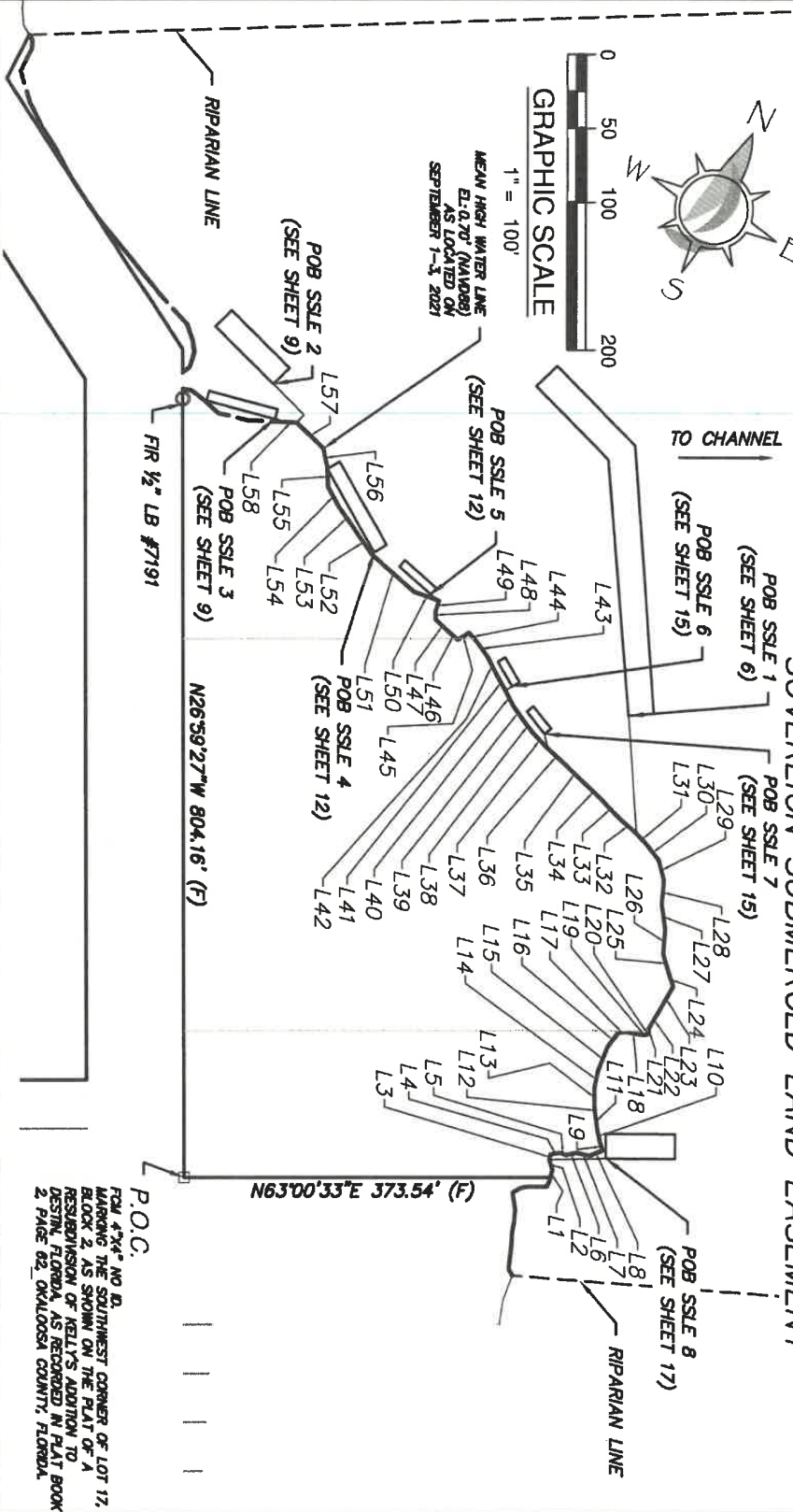
DATE OF SURVEY: 10/07/2021	OKALOOSA COUNTY, FLORIDA	SEAS Seaside Engineering And Surveying, LLC 6575 Hwy 189 N Baker, FL 32331 Ph: (850) 650-9553 Fax: (850) 396-6812 L.B. #77191	SHEET 2 OF 17
SURVEY FOR: TAYLOR ENGINEERING	PLAT BOOK N/A PAGE N/A		
DRAWN BY: KES	SECTION 18 TOWNSHIP 2S RANGE 22W	NOTICE: THIS DRAWING CONTAINS SEVENTEEN (17) SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.	
DATE DRAWN: 11/08/2024			
TYPE OF SURVEY: SUBMERGED LAND EASEMENT			
SHEET 2 OF 17			
© COPYRIGHT SEAS 2024			

SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY

SOVEREIGN SUBMERGED LAND EASEMENT



DATE OF SURVEY: 10/07/2021	OKALOOSA COUNTY, FLORIDA	
SURVEY FOR: TAYLOR ENGINEERING	PLAT BOOK N/A	PAGE N/A
DRAWN BY: KES	SECTION 18	TOWNSHIP 25
DATE DRAWN: 11/08/2024	RANGE 22W	
TYPE OF SURVEY: SUBMERGED LAND EASEMENT	THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORMAT WITHOUT EXPRESSED WRITTEN CONSENT FROM SEAS.	
SHEET 3 OF 17	SEAS Seaside Engineering And Surveying, LLC 6575 Hwy 189 N Baker, FL 32831 Ph: (850) 650-9563 Fax: (850) 398-6812 L.B. #7191	
© COPYRIGHT SEAS 2024	NOTICE: THIS DRAWING CONTAINS SEVENTEEN (17) SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.	

SHEET 3 OF 17

P.O.C.
FCM 4"x4" NO ID.
MARKING THE SOUTHWEST CORNER OF LOT 12,
BLOCK 2, AS SHOWN ON THE PLAT OF A
RESUBDIVISION OF KELLY'S ADDITION TO
DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK
2, PAGE 82, OKALOOSA COUNTY, FLORIDA.

SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

LINE TABLE

LINE	LENGTH	BEARING
L1	7.96'	N1146°04'W
L2	10.99'	N4352°14'W
L3	5.54'	N1509°18'W
L4	10.17'	N5358°58'E
L5	8.22'	N8525°22'E
L6	11.11'	N5119°39'E
L7	13.43'	N7429°55'E
L8	14.58'	N4133°39'E
L9	8.30'	N4423°28'W
L10	13.65'	N3932°33'W
L11	17.12'	N3452°58'W
L12	5.51'	N3125°37'W
L13	20.97'	N2723°34'W
L14	16.58'	N1449°09'W
L15	27.05'	N0432°56'W
L16	17.84'	N0939°38'E
L17	7.80'	N5739°45'E
L18	16.08'	N7250°03'E
L19	5.75'	N6332°35'E
L20	2.73'	N2105°02'E

LINE TABLE

LINE	LENGTH	BEARING
L21	4.77'	N2702°42'W
L22	20.90'	N0434°20'E
L23	28.62'	N0340°42'E
L24	15.49'	N4507°30'W
L25	18.24'	N4336°11'W
L26	25.81'	N2239°15'W
L27	25.26'	N3443°52'W
L28	24.58'	N2207°15'W
L29	21.66'	N4142°33'W
L30	19.57'	N6548°31'W
L31	15.79'	N6926°26'W
L32	23.79'	N7516°45'W
L33	25.34'	N7027°36'W
L34	24.87'	N7348°24'W
L35	27.45'	N7243°56'W
L36	24.01'	N7402°03'W
L37	23.42'	N7033°39'W
L38	14.60'	N6331°45'W
L39	18.66'	N6135°32'W
L40	17.18'	N5347°39'W

LINE TABLE

LINE	LENGTH	BEARING
L41	17.90'	N5604°06'W
L42	21.24'	N5406°31'W
L43	19.74'	N6348°29'W
L44	11.09'	N6801°18'W
L45	13.50'	S3045°04'W
L46	11.86'	N7522°46'W
L47	19.03'	N7514°44'W
L48	9.34'	N2512°03'W
L49	10.39'	N0712°25'W
L50	26.66'	S8225°10'W
L51	57.33'	N7536°51'W
L52	31.19'	N6152°14'W
L53	28.91'	N6212°56'W
L54	22.80'	N5520°18'W
L55	20.22'	N2917°50'W
L56	19.05'	N3900°42'W
L57	37.80'	N7240°40'W
L58	10.75'	S6537°04'W
L59	58.06'	N6143°42'E
L60	25.29'	N2636°12'W

LINE TABLE

LINE	LENGTH	BEARING
L61	71.30'	N6323°49'E
L62	25.29'	S2636°12'E
L63	71.30'	S6323°48'W
L64	120.44'	N3049°58'W
L65	261.34'	N3127°25'W
L66	104.82'	N7128°05'W
L67	29.44'	N1831°55'E
L68	113.66'	S7128°05'E
L69	273.51'	S3057°10'E
L70	25.83'	S5832°35'W
L71	15.10'	N3851°08'W
L72	29.24'	N6536°22'W
L73	8.63'	N2423°38'E
L74	29.24'	S6536°22'E
L75	8.63'	S2423°38'W
L76	8.11'	N3430°20'E
L77	29.24'	N5649°54'W
L78	8.63'	N3310°06'E
L79	29.24'	S5649°54'E
L80	8.63'	S3310°06'W

LINE TABLE

LINE	LENGTH	BEARING
L81	10.63'	N8019°24'W
L82	42.54'	N7518°04'W
L83	8.63'	N1441°56'E
L84	42.54'	S7518°04'E
L85	8.63'	S1441°56'W
L86	3.36'	N0908°42'E
L87	97.42'	N5633°28'W
L88	14.76'	N3326°32'E
L89	97.42'	S5633°28'E
L90	14.76'	S3326°32'W
L91	10.79'	N1824°47'E
L92	44.23'	N7135°13'W
L93	82.55'	N7135°13'W
L94	23.06'	N1824°47'E
L95	82.55'	S7135°13'E
L96	23.06'	S1824°47'W
L97	11.59'	S7821°47'W
L98	71.13'	S7821°47'W
L99	10.07'	N1138°13'W
L100	71.13'	N7821°47'E
L101	10.07'	S1138°13'E

DATE OF SURVEY: 10/07/2021
SURVEY FOR: TAYLOR ENGINEERING

DRAWN BY: KES

DATE DRAWN: 11/08/2024

TYPE OF SURVEY: SUBMERGED LAND EASEMENT

SHEET 4 OF 17

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LINE TABLES

OKALOOSA COUNTY, FLORIDA
PLAT BOOK N/A PAGE N/A

SECTION 18 TOWNSHIP 2S RANGE 22W

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SEAS

Seaside Engineering And Surveying, LLC
6575 Hwy 189 N
Baker, FL 32531
Ph: (850) 656-9563
Fax: (850) 396-6812
L.B. #7191

SHEET 4 OF 17

NOTICE:
THIS DRAWING CONTAINS
SEVENTEEN (17) SHEETS
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ALL SHEETS.

SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY SOVEREIGN SUBMERGED LAND EASEMENT

LEGAL DESCRIPTION

SOVEREIGN SUBMERGED LAND EASEMENT #1 (AS SURVEYED)

COMMENCING AT A CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 12, BLOCK 2 ACCORDING TO THE PLAT OF A RESUBDIVISION OF KELLY'S ADDITION TO DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N63°00'33"E FOR A DISTANCE OF 373.54 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF JOE'S BAYOU; THENCE PROCEED ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING (31) COURSES: (1) N11°46'04"W, A DISTANCE OF 7.96 FEET; (2) N43°52'14"W, A DISTANCE OF 10.99 FEET; (3) N15°09'18"W, A DISTANCE OF 5.54 FEET; (4) N53°59'58"E, A DISTANCE OF 10.17 FEET; (5) N85°25'22"E, A DISTANCE OF 6.22 FEET; (6) N51°19'39"E, A DISTANCE OF 11.11 FEET; (7) N74°29'55"E, A DISTANCE OF 13.43 FEET; (8) N41°33'39"E, A DISTANCE OF 14.58 FEET; (9) N44°23'28"W, A DISTANCE OF 8.30 FEET; (10) N39°32'33"W, A DISTANCE OF 13.65 FEET; (11) N34°52'58"W, A DISTANCE OF 17.12 FEET; (12) N31°25'37"W, A DISTANCE OF 5.51 FEET; (13) N27°23'34"W, A DISTANCE OF 20.97 FEET; (14) N14°49'09"W, A DISTANCE OF 16.58 FEET; (15) N04°32'56"W, A DISTANCE OF 27.05 FEET; (16) N09°39'38"E, A DISTANCE OF 17.84 FEET; (17) N57°39'45"E, A DISTANCE OF 7.80 FEET; (18) N72°50'03"E, A DISTANCE OF 16.09 FEET; (19) N63°32'35"E, A DISTANCE OF 5.75 FEET; (20) N21°05'02"E, A DISTANCE OF 2.73 FEET; (21) N27°02'42"W, A DISTANCE OF 4.77 FEET; (22) N04°34'20"E, A DISTANCE OF 20.90 FEET; (23) N03°40'42"E, A DISTANCE OF 28.62 FEET; (24) N45°07'30"W, A DISTANCE OF 15.49 FEET; (25) N43°36'11"W, A DISTANCE OF 19.24 FEET; (26) N22°39'15"W, A DISTANCE OF 25.81 FEET; (27) N34°43'52"W, A DISTANCE OF 25.26 FEET; (28) N22°07'15"W, A DISTANCE OF 24.58 FEET; (29) N41°42'33"W, A DISTANCE OF 21.66 FEET; (30) N65°48'31"W, A DISTANCE OF 19.57 FEET; (31) N69°26'26"W, A DISTANCE OF 15.79 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE PROCEED N30°49'58"W, A DISTANCE OF 120.44 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N31°27'25"W, A DISTANCE OF 261.34 FEET; THENCE PROCEED N71°28'05"W, A DISTANCE OF 104.82 FEET; THENCE PROCEED N18°31'55"E, A DISTANCE OF 29.44 FEET; THENCE PROCEED S58°32'35"W, A DISTANCE OF 25.83 FEET TO THE POINT OF BEGINNING. THENCE PROCEED S30°57'10"E, A DISTANCE OF 273.51 FEET; THENCE PROCEED S68°32'35"W, A DISTANCE OF 25.83 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.24 ACRES, MORE OR LESS.

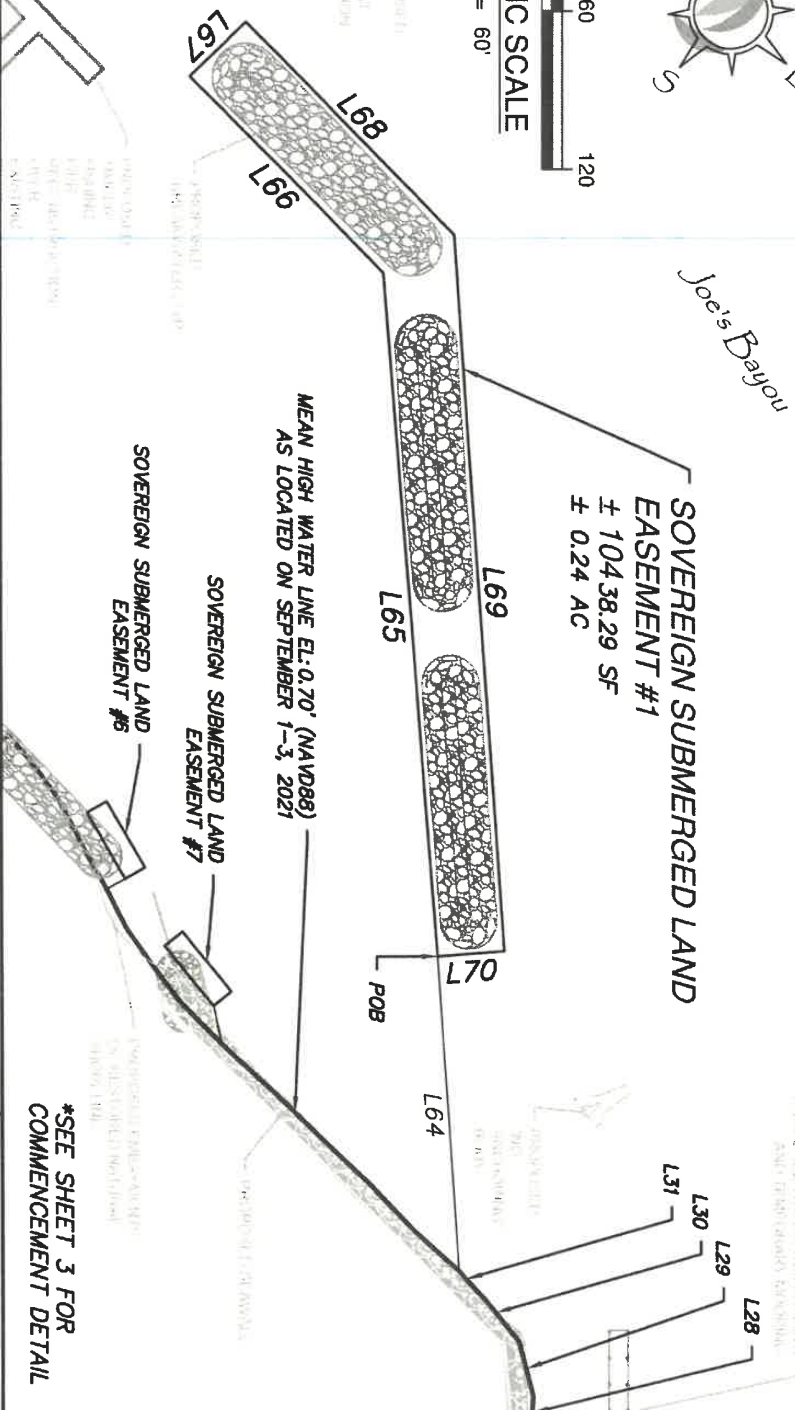
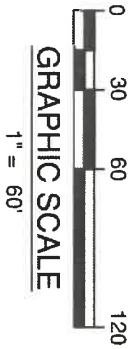
DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE ABOVE	SEAS Seaside Engineering And Surveying, LLC 6575 Hwy 189 N Baker, FL 32531 Ph: (850) 650-9563 Fax: (850) 398-6812 L.B. #7191	SHEET 5 OF 17
SURVEY FOR: TAYLOR ENGINEERING			
DRAWN BY: KES	OKALOOSA COUNTY, FLORIDA		
DATE DRAWN: 11/08/2024	PLAT BOOK N/A PAGE N/A		
TYPE OF SURVEY: SUBMERGED LAND EASEMENT	SECTION 18 TOWNSHIP 25 RANGE 22W		
SHEET 5 OF 17	THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORMAT WITHOUT EXPRESSED WRITTEN CONSENT FROM SEAS.		
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SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY SOVEREIGN SUBMERGED LAND EASEMENT



DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE SHEET 5
SURVEY FOR: TAYLOR ENGINEERING	
DRAWN BY: KES	OKALOOSA COUNTY, FLORIDA
DATE DRAWN: 11/08/2024	PLAT BOOK N/A PAGE N/A
TYPE OF SURVEY: SUBMERGED LAND EASEMENT	SECTION 18 TOWNSHIP 25 RANGE 22W
SHEET 6 OF 17	THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORMAT WITHOUT EXPRESSED WRITTEN CONSENT FROM SEAS.
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SHEET 6 OF 17

*SEE SHEET 3 FOR
COMMENCEMENT DETAIL

SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY

SOVEREIGN SUBMERGED LAND EASEMENT

LEGAL DESCRIPTION

SOVEREIGN SUBMERGED LAND EASEMENT #2
(AS SURVEYED)

COMMENCING AT A CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 17, BLOCK 2 ACCORDING TO THE PLAT OF A RESUBDIVISION OF KELLY'S ADDITION TO DESNU, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N63°00'33"E FOR A DISTANCE OF 373.54 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF JOE'S BAYOU;

THENCE PROCEED ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING (57) COURSES: (1) N11°46'04"W, A DISTANCE OF 7.96 FEET; (2) N43°52'14"W, A DISTANCE OF 10.99 FEET; (3) N15°09'18"W, A DISTANCE OF 5.54 FEET; (4) N53°39'58"E, A DISTANCE OF 10.17 FEET; (5) N65°25'22"E, A DISTANCE OF 6.22 FEET; (6) N51°19'39"E, A DISTANCE OF 11.11 FEET; (7) N74°29'55"E, A DISTANCE OF 13.43 FEET; (8) N41°33'39"E, A DISTANCE OF 14.58 FEET; (9) N44°23'28"W, A DISTANCE OF 8.30 FEET; (10) N39°32'33"W, A DISTANCE OF 13.65 FEET; (11) N34°52'58"W, A DISTANCE OF 17.12 FEET; (12) N31°25'37"W, A DISTANCE OF 5.51 FEET; (13) N27°23'34"W, A DISTANCE OF 20.97 FEET; (14) N14°49'09"W, A DISTANCE OF 16.58 FEET; (15) N04°32'56"W, A DISTANCE OF 27.05 FEET; (16) N09°39'38"E, A DISTANCE OF 17.84 FEET; (17) N57°39'45"E, A DISTANCE OF 7.80 FEET; (18) N72°50'03"E, A DISTANCE OF 16.09 FEET; (19) N63°32'35"E, A DISTANCE OF 5.75 FEET; (20) N21°05'02"E, A DISTANCE OF 2.73 FEET; (21) N27°02'42"W, A DISTANCE OF 4.77 FEET; (22) N04°34'20"E, A DISTANCE OF 20.90 FEET; (23) N03°40'42"E, A DISTANCE OF 28.62 FEET; (24) N45°07'30"W, A DISTANCE OF 15.49 FEET; (25) N43°36'11"W, A DISTANCE OF 19.24 FEET; (26) N22°39'15"W, A DISTANCE OF 25.81 FEET; (27) N34°43'52"W, A DISTANCE OF 25.26 FEET; (28) N22°07'15"W, A DISTANCE OF 24.58 FEET; (29) N41°42'33"W, A DISTANCE OF 21.66 FEET; (30) N65°48'31"W, A DISTANCE OF 19.57 FEET; (31) N69°26'26"W, A DISTANCE OF 15.79 FEET; (32) N47°16'45"W, A DISTANCE OF 23.79 FEET; (33) N70°27'36"W, A DISTANCE OF 25.34 FEET; (34) N73°48'24"W, A DISTANCE OF 24.87 FEET; (35) N72°43'56"W, A DISTANCE OF 27.45 FEET; (36) N74°02'03"W, A DISTANCE OF 24.01 FEET; (37) N70°33'39"W, A DISTANCE OF 23.42 FEET; (38) N63°31'45"W, A DISTANCE OF 14.60 FEET; (39) N61°55'32"W, A DISTANCE OF 18.66 FEET; (40) N53°47'39"W, A DISTANCE OF 17.18 FEET; (41) N56°04'06"W, A DISTANCE OF 17.90 FEET; (42) N54°06'31"W, A DISTANCE OF 21.24 FEET; (43) N63°48'25"W, A DISTANCE OF 19.74 FEET; (44) N68°01'18"W, A DISTANCE OF 11.09 FEET; (45) S30°45'04"W, A DISTANCE OF 13.50 FEET; (46) N07°12'25"W, A DISTANCE OF 10.39 FEET; (47) N75°14'44"W, A DISTANCE OF 19.03 FEET; (48) N25°12'03"W, A DISTANCE OF 57.33 FEET; (49) N61°52'14"W, A DISTANCE OF 31.19 FEET; (50) S82°25'10"W, A DISTANCE OF 26.66 FEET; (51) N75°56'51"W, A DISTANCE OF 22.80 FEET; (52) N29°17'50"W, A DISTANCE OF 20.22 FEET; (53) N62°12'56"W, A DISTANCE OF 28.91 FEET; (54) N55°20'18"W, A DISTANCE OF 37.80 FEET; (55) N29°17'50"W, A DISTANCE OF 20.22 FEET; (56) N39°00'42"W, A DISTANCE OF 19.05 FEET; (57) THENCE PROCEED N18°24'47"E, A DISTANCE OF 44.23 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N71°35'13"W, A DISTANCE OF 82.55 FEET; THENCE PROCEED N18°24'47"E, A DISTANCE OF 23.06 FEET; THENCE PROCEED S71°35'13"E, A DISTANCE OF 82.55 FEET; THENCE PROCEED S18°24'47"W, A DISTANCE OF 23.06 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.04 ACRES, MORE OR LESS.

DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE ABOVE	
SURVEY FOR: TAYLOR ENGINEERING		
DRAWN BY: KES	OKALOOSA COUNTY, FLORIDA	
DATE DRAWN: 11/08/2024	PLAT BOOK N/A	PAGE N/A
TYPE OF SURVEY: SUBMERGED LAND EASEMENT	SECTION 18	TOWNSHIP 2S
SHEET 7 OF 17	RANGE 22W	
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SHEET 7 OF 17

SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY SOVEREIGN SUBMERGED LAND EASEMENT

LEGAL DESCRIPTION

SOVEREIGN SUBMERGED LAND EASEMENT #3
(AS SURVEYED)

COMMENCING AT A CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 17, BLOCK 2 ACCORDING TO THE PLAT OF A RESUBDIVISION OF KELLY'S ADDITION TO DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N63°00'33"E FOR A DISTANCE OF 373.54 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF JOE'S BAYOU;

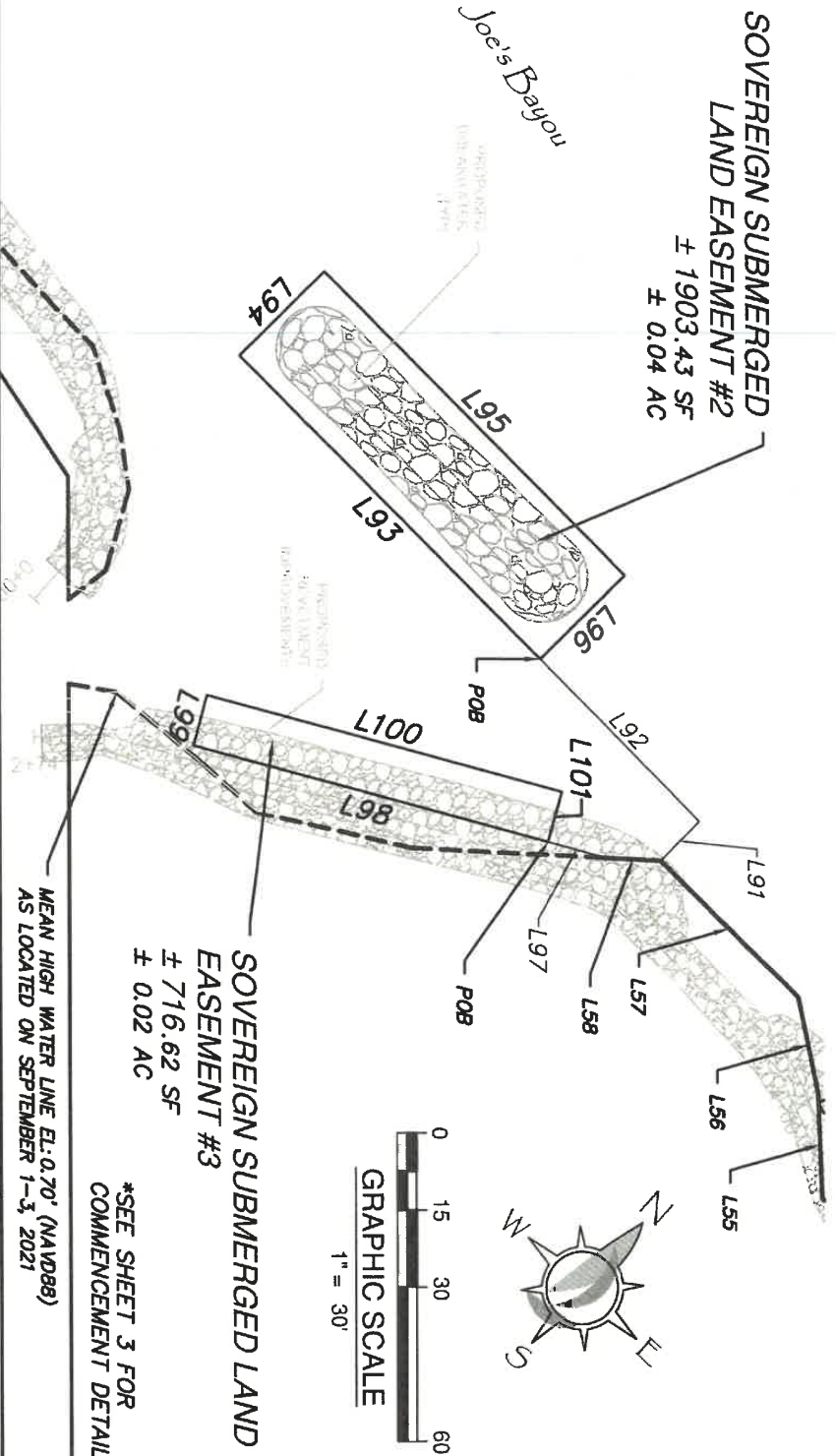
THENCE PROCEED ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING (58) COURSES: (1) N1°46'04"W, A DISTANCE OF 7.96 FEET; (2) N43°52'14"W, A DISTANCE OF 10.99 FEET; (3) N15°09'18"W, A DISTANCE OF 5.54 FEET; (4) N53°59'58"E, A DISTANCE OF 10.17 FEET; (5) N85°25'22"E, A DISTANCE OF 6.22 FEET; (6) N51°19'39"E, A DISTANCE OF 11.11 FEET; (7) N74°29'55"E, A DISTANCE OF 13.43 FEET; (8) N41°33'39"E, A DISTANCE OF 14.58 FEET; (9) N44°23'28"W, A DISTANCE OF 8.30 FEET; (10) N39°32'33"W, A DISTANCE OF 13.65 FEET; (11) N34°52'58"W, A DISTANCE OF 17.12 FEET; (12) N31°25'37"W, A DISTANCE OF 5.51 FEET; (13) N27°23'34"W, A DISTANCE OF 20.97 FEET; (14) N14°49'09"W, A DISTANCE OF 16.58 FEET; (15) N04°32'56"W, A DISTANCE OF 27.05 FEET; (16) N09°39'38"E, A DISTANCE OF 17.84 FEET; (17) N57°39'45"E, A DISTANCE OF 7.80 FEET; (18) N72°50'03"E, A DISTANCE OF 16.09 FEET; (19) N63°32'35"E, A DISTANCE OF 5.75 FEET; (20) N21°05'02"E, A DISTANCE OF 2.73 FEET; (21) N27°02'42"W, A DISTANCE OF 4.77 FEET; (22) N04°34'20"E, A DISTANCE OF 20.90 FEET; (23) N03°40'42"E, A DISTANCE OF 28.62 FEET; (24) N45°07'30"W, A DISTANCE OF 15.49 FEET; (25) N43°36'11"W, A DISTANCE OF 19.24 FEET; (26) N22°39'15"W, A DISTANCE OF 25.81 FEET; (27) N34°43'52"W, A DISTANCE OF 25.26 FEET; (28) N22°07'15"W, A DISTANCE OF 24.58 FEET; (29) N41°42'33"W, A DISTANCE OF 21.66 FEET; (30) N65°46'31"W, A DISTANCE OF 19.57 FEET; (31) N69°26'26"W, A DISTANCE OF 15.79 FEET; (32) N75°16'45"W, A DISTANCE OF 23.79 FEET; (33) N70°27'36"W, A DISTANCE OF 25.34 FEET; (34) N73°46'24"W, A DISTANCE OF 24.87 FEET; (35) N72°43'56"W, A DISTANCE OF 27.45 FEET; (36) N74°02'03"W, A DISTANCE OF 24.01 FEET; (37) N70°33'39"W, A DISTANCE OF 23.42 FEET; (38) N63°31'45"W, A DISTANCE OF 14.60 FEET; (39) N61°55'32"W, A DISTANCE OF 18.66 FEET; (40) N53°47'39"W, A DISTANCE OF 17.18 FEET; (41) N56°04'06"W, A DISTANCE OF 17.90 FEET; (42) N54°06'31"W, A DISTANCE OF 21.24 FEET; (43) N63°48'25"W, A DISTANCE OF 19.74 FEET; (44) N68°01'18"W, A DISTANCE OF 11.09 FEET; (45) N57°53'21"W, A DISTANCE OF 13.50 FEET; (46) N75°22'46"W, A DISTANCE OF 11.86 FEET; (47) N75°14'44"W, A DISTANCE OF 19.03 FEET; (48) N25°12'03"W, A DISTANCE OF 9.34 FEET; (49) N07°12'25"W, A DISTANCE OF 10.39 FEET; (50) S82°25'10"W, A DISTANCE OF 26.66 FEET; (51) N75°36'51"W, A DISTANCE OF 57.33 FEET; (52) N61°52'14"W, A DISTANCE OF 31.19 FEET; (53) N62°12'56"W, A DISTANCE OF 28.91 FEET; (54) N55°20'18"W, A DISTANCE OF 22.80 FEET; (55) N29°17'50"W, A DISTANCE OF 20.22 FEET; (56) N39°00'42"W, A DISTANCE OF 19.05 FEET; (57) N72°40'40"W, A DISTANCE OF 37.80 FEET; (58) S65°57'04"W, A DISTANCE OF 10.75 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE PROCEED S78°21'47"W, A DISTANCE OF 11.59 FEET TO THE POINT OF BEGINNING; THENCE PROCEED S78°21'47"W, A DISTANCE OF 71.13 FEET; THENCE PROCEED N11°38'13"W, A DISTANCE OF 10.07 FEET; THENCE PROCEED N78°21'47"E, A DISTANCE OF 71.13 FEET; THENCE PROCEED S11°38'13"E, A DISTANCE OF 10.07 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.02 ACRES, MORE OR LESS.

DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE ABOVE	SEAS Seaside Engineering And Surveying, LLC 6575 Hwy 189 N Baker, FL 32531 Ph: (850) 650-8663 Fax: (850) 396-6812 L.B. #7191	NOTICE: THIS DRAWING CONTAINS SEVENTEEN (17) SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
SURVEY FOR: TAYLOR ENGINEERING	OKALOOSA COUNTY, FLORIDA		
DRAWN BY: KES	PLAT BOOK N/A PAGE N/A		
DATE DRAWN: 11/08/2024	SECTION 18 TOWNSHIP 2S RANGE 22W		
TYPE OF SURVEY: SUBMERGED LAND EASEMENT		THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORMAT WITHOUT EXPRESSED WRITTEN CONSENT FROM SEAS.	
SHEET 8 OF 17			
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SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY SOVEREIGN SUBMERGED LAND EASEMENT



DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE SHEETS 7 & 8
SURVEY FOR: TAYLOR ENGINEERING	
DRAWN BY: KES	OKALOOSA COUNTY, FLORIDA
DATE DRAWN: 11/08/2024	PLAT BOOK N/A PAGE N/A
TYPE OF SURVEY: SUBMERGED LAND EASEMENT	SECTION 18 TOWNSHIP 25 RANGE 22W
SHEET 9 OF 17	THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORMAT WITHOUT EXPRESSED WRITTEN CONSENT FROM SEAS.
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SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY

SOVEREIGN SUBMERGED LAND EASEMENT

LEGAL DESCRIPTION

SOVEREIGN SUBMERGED LAND EASEMENT #4 (AS SURVEYED)

COMMENCING AT A CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 17, BLOCK 2 ACCORDING TO THE PLAT OF A RESUBDIVISION OF KELLY'S ADDITION TO DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N63°00'33"E FOR A DISTANCE OF 373.54 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF JOE'S BAYOU; THENCE PROCEED ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING (51) COURSES: (1) N11°46'04"W, A DISTANCE OF 7.96 FEET; (2) N43°52'14"W, A DISTANCE OF 10.99 FEET; (3) N15°09'18"W, A DISTANCE OF 5.54 FEET; (4) N53°59'58"E, A DISTANCE OF 13.43 FEET; (5) N85°25'22"E, A DISTANCE OF 14.58 FEET; (6) N44°23'28"W, A DISTANCE OF 8.30 FEET; (7) N74°29'55"E, A DISTANCE OF 10.17 FEET; (8) N41°33'39"E, A DISTANCE OF 17.12 FEET; (9) N31°25'37"W, A DISTANCE OF 5.51 FEET; (10) N39°32'33"W, A DISTANCE OF 20.97 FEET; (11) N14°49'09"W, A DISTANCE OF 16.58 FEET; (12) N04°32'56"W, A DISTANCE OF 27.05 FEET; (13) N27°23'34"W, A DISTANCE OF 20.97 FEET; (14) N57°39'45"E, A DISTANCE OF 7.80 FEET; (15) N72°50'03"E, A DISTANCE OF 16.09 FEET; (16) N09°39'36"E, A DISTANCE OF 17.84 FEET; (17) N67°39'45"E, A DISTANCE OF 2.73 FEET; (18) N27°02'42"W, A DISTANCE OF 15.49 FEET; (19) N63°32'35"E, A DISTANCE OF 5.75 FEET; (20) N21°05'02"E, A DISTANCE OF 2.73 FEET; (21) N45°07'30"W, A DISTANCE OF 25.26 FEET; (22) N43°36'11"W, A DISTANCE OF 20.90 FEET; (23) N03°40'42"E, A DISTANCE OF 28.62 FEET; (24) N34°43'52"W, A DISTANCE OF 19.57 FEET; (25) N22°07'15"W, A DISTANCE OF 19.24 FEET; (26) N22°39'15"W, A DISTANCE OF 25.81 FEET; (27) N34°43'52"W, A DISTANCE OF 25.26 FEET; (28) N62°26'26"W, A DISTANCE OF 24.58 FEET; (29) N41°42'33"W, A DISTANCE OF 21.66 FEET; (30) N65°48'31"W, A DISTANCE OF 19.57 FEET; (31) N73°48'24"W, A DISTANCE OF 15.79 FEET; (32) N75°16'45"W, A DISTANCE OF 23.79 FEET; (33) N70°27'36"W, A DISTANCE OF 25.34 FEET; (34) N73°48'24"W, A DISTANCE OF 24.87 FEET; (35) N72°43'56"W, A DISTANCE OF 27.45 FEET; (36) N74°02'03"W, A DISTANCE OF 24.01 FEET; (37) N70°33'39"W, A DISTANCE OF 23.42 FEET; (38) N63°31'45"W, A DISTANCE OF 14.60 FEET; (39) N61°55'32"W, A DISTANCE OF 18.66 FEET; (40) N53°47'39"W, A DISTANCE OF 17.18 FEET; (41) N56°04'06"W, A DISTANCE OF 17.90 FEET; (42) N54°06'31"W, A DISTANCE OF 21.24 FEET; (43) N63°48'25"W, A DISTANCE OF 19.74 FEET; (44) N68°01'18"W, A DISTANCE OF 11.09 FEET; (45) S30°45'04"W, A DISTANCE OF 13.50 FEET; (46) N75°22'46"W, A DISTANCE OF 10.39 FEET; (47) N75°14'44"W, A DISTANCE OF 19.03 FEET; (48) N25°12'03"W, A DISTANCE OF 9.34 FEET; (49) N07°12'25"W, A DISTANCE OF 11.86 FEET; (50) S82°25'10"W, A DISTANCE OF 26.66 FEET; (51) N75°36'51"W, A DISTANCE OF 57.33 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE PROCEED N09°08'42"E, A DISTANCE OF 3.38 FEET TO THE POINT OF BEGINNING; THENCE PROCEED S86°33'28"W, A DISTANCE OF 97.42 FEET; THENCE PROCEED N33°26'32"E, A DISTANCE OF 14.76 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.03 ACRES, MORE OR LESS.

DATE OF SURVEY: 10/07/2021

SURVEY FOR: TAYLOR ENGINEERING

DRAWN BY: KES

DATE DRAWN: 11/08/2024

TYPE OF SURVEY: SUBMERGED LAND EASEMENT

SHEET 10 OF 17

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LEGAL DESCRIPTION:

SEE ABOVE

OKALOOSA COUNTY, FLORIDA

PLAT BOOK N/A PAGE N/A

SECTION 18 TOWNSHIP 2S RANGE 22W

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SEAS

Seaside Engineering And Surveying, LLC
6575 Hwy 189 N
Baker, FL 32531
Ph: (850) 650-9563
Fax: (850) 396-6812
L.B. #7191

SHEET 10 OF 17

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SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY

SOVEREIGN SUBMERGED LAND EASEMENT

LEGAL DESCRIPTION

SOVEREIGN SUBMERGED LAND EASEMENT #5 (AS SURVEYED)

COMMENCING AT A CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 17, BLOCK 2 ACCORDING TO THE PLAT OF A RESUBDIVISION OF KELLY'S ADDITION TO DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N63°00'33"E FOR A DISTANCE OF 373.54 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF JOE'S BAYOU; THENCE PROCEED ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING (49) COURSES: (1) N11°46'04"W, A DISTANCE OF 7.96 FEET; (2) N43°52'14"W, A DISTANCE OF 10.99 FEET; (3) N15°09'18"W, A DISTANCE OF 5.54 FEET; (4) N63°59'58"E, A DISTANCE OF 10.17 FEET; (5) N85°25'22"E, A DISTANCE OF 6.22 FEET; (6) N51°19'39"E, A DISTANCE OF 11.11 FEET; (7) N74°29'55"E, A DISTANCE OF 13.43 FEET; (8) N41°33'39"E, A DISTANCE OF 14.58 FEET; (9) N44°23'28"W, A DISTANCE OF 8.30 FEET; (10) N39°32'33"W, A DISTANCE OF 13.65 FEET; (11) N34°52'58"W, A DISTANCE OF 17.12 FEET; (12) N31°25'37"W, A DISTANCE OF 5.51 FEET; (13) N27°23'34"W, A DISTANCE OF 20.97 FEET; (14) N14°49'09"W, A DISTANCE OF 16.58 FEET; (15) N04°32'56"W, A DISTANCE OF 27.05 FEET; (16) N09°39'38"E, A DISTANCE OF 17.84 FEET; (17) N57°39'45"E, A DISTANCE OF 7.80 FEET; (18) N72°50'03"E, A DISTANCE OF 16.09 FEET; (19) N63°32'35"E, A DISTANCE OF 5.75 FEET; (20) N21°05'02"E, A DISTANCE OF 2.73 FEET; (21) N27°02'42"W, A DISTANCE OF 4.77 FEET; (22) N04°34'20"E, A DISTANCE OF 19.24 FEET; (23) N03°40'42"E, A DISTANCE OF 28.62 FEET; (24) N45°07'30"W, A DISTANCE OF 15.49 FEET; (25) N43°36'11"W, A DISTANCE OF 19.24 FEET; (26) N22°39'15"W, A DISTANCE OF 25.81 FEET; (27) N34°43'52"W, A DISTANCE OF 25.26 FEET; (28) N22°07'15"W, A DISTANCE OF 24.58 FEET; (29) N41°42'33"W, A DISTANCE OF 21.66 FEET; (30) N65°48'31"W, A DISTANCE OF 19.57 FEET; (31) N69°26'26"W, A DISTANCE OF 15.79 FEET; (32) N75°16'45"W, A DISTANCE OF 23.79 FEET; (33) N70°27'36"W, A DISTANCE OF 25.34 FEET; (34) N73°48'24"W, A DISTANCE OF 24.87 FEET; (35) N72°43'56"W, A DISTANCE OF 27.45 FEET; (36) N74°02'03"W, A DISTANCE OF 24.01 FEET; (37) N70°33'39"W, A DISTANCE OF 23.42 FEET; (38) N63°31'45"W, A DISTANCE OF 14.60 FEET; (39) N61°55'32"W, A DISTANCE OF 18.66 FEET; (40) N53°47'39"W, A DISTANCE OF 17.18 FEET; (41) N56°04'06"W, A DISTANCE OF 11.09 FEET; (42) N54°06'31"W, A DISTANCE OF 21.24 FEET; (43) N63°48'25"W, A DISTANCE OF 19.74 FEET; (44) N68°01'18"W, A DISTANCE OF 19.03 FEET; (45) S30°45'04"W, A DISTANCE OF 13.50 FEET; (46) N75°22'46"W, A DISTANCE OF 11.86 FEET; (47) N75°14'44"W, A DISTANCE OF 19.03 FEET; (48) N25°12'03"W, A DISTANCE OF 9.34 FEET; (49) N07°12'25"W, A DISTANCE OF 10.39 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE PROCEED N80°19'24"W, A DISTANCE OF 10.63 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N75°18'04"W, A DISTANCE OF 42.54 FEET; THENCE PROCEED N14°41'56"E, A DISTANCE OF 8.63 FEET; THENCE PROCEED S75°18'04"E, A DISTANCE OF 42.54 FEET; THENCE PROCEED S14°41'56"W, A DISTANCE OF 8.63 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.01 ACRES, MORE OR LESS.

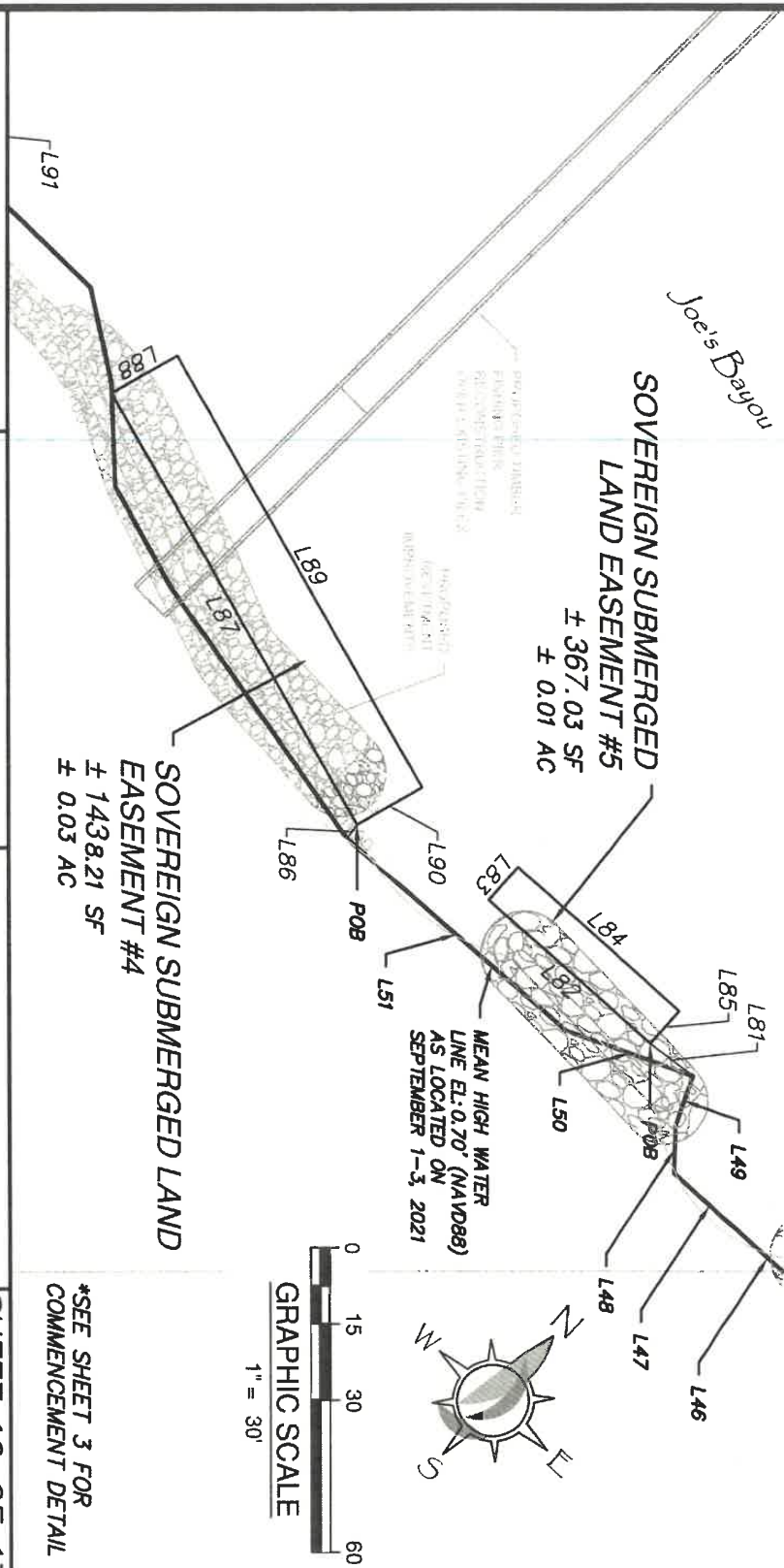
DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE ABOVE		SEAS Seaside Engineering And Surveying, LLC 6575 Hwy 189 N Baker, FL 32531 Ph: (850) 650-9563 Fax: (850) 398-6812 L.B. #7191	NOTICE: THIS DRAWING CONTAINS SEVENTEEN (17) SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
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DRAWN BY: KES				
DATE DRAWN: 11/08/2024				
TYPE OF SURVEY: SUBMERGED LAND EASEMENT				
SHEET 11 OF 17	PLAT BOOK N/A	COUNTY, FLORIDA		
SECTION 18 TOWNSHIP 2S RANGE 22W				
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SHEET 11 OF 17

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SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

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DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE SHEETS 10 & 11	
SURVEY FOR: TAYLOR ENGINEERING	OKALOOSA COUNTY, FLORIDA	
DRAWN BY: KES	PLAT BOOK N/A	PAGE N/A
DATE DRAWN: 11/08/2024	SECTION 18 TOWNSHIP 2S RANGE 22W	
TYPE OF SURVEY: SUBMERGED LAND EASEMENT	THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORMAT WITHOUT EXPRESSED WRITTEN CONSENT FROM SEAS.	
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6575 Hwy 189 N
Baker, FL 32531
Ph: (850) 650-9563
Fax: (850) 398-6812
L.B. #7191

SEAS

SEAS PROJECT No.: 21-191-00182

FIELD BOOK: N/A

THIS IS A FIELD SURVEY

SOVEREIGN SUBMERGED LAND EASEMENT

LEGAL DESCRIPTION

SUBMERGED LAND EASEMENT #8

COMMENCING AT A CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 17, BLOCK 2 ACCORDING TO THE PLAT OF A RESUBDIVISION OF KELLY'S ADDITION TO DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N63°00'33"E FOR A DISTANCE OF 373.54 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF JOE'S BAYOU;

THENCE PROCEED ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING (40) COURSES: (1) N1°46'04"W, A DISTANCE OF 7.96 FEET; (2) N43°52'14"W, A DISTANCE OF 10.99 FEET; (3) N15°09'18"W, A DISTANCE OF 5.54 FEET; (4) N53°59'58"E, A DISTANCE OF 10.17 FEET; (5) N65°25'22"E, A DISTANCE OF 6.22 FEET; (6) N61°19'39"E, A DISTANCE OF 11.11 FEET; (7) N74°29'55"E, A DISTANCE OF 13.43 FEET; (8) N41°33'39"E, A DISTANCE OF 14.58 FEET; (9) N44°23'28"W, A DISTANCE OF 8.30 FEET; (10) N39°32'33"W, A DISTANCE OF 13.65 FEET; (11) N34°52'58"W, A DISTANCE OF 17.12 FEET; (12) N31°25'37"W, A DISTANCE OF 5.51 FEET; (13) N27°23'34"W, A DISTANCE OF 20.97 FEET; (14) N14°49'09"W, A DISTANCE OF 16.58 FEET; (15) N04°32'56"W, A DISTANCE OF 27.05 FEET; (16) N09°39'38"E, A DISTANCE OF 17.84 FEET; (17) N57°39'45"E, A DISTANCE OF 7.80 FEET; (18) N72°50'03"E, A DISTANCE OF 16.09 FEET; (19) N63°32'35"E, A DISTANCE OF 5.75 FEET; (20) N21°05'02"E, A DISTANCE OF 2.73 FEET; (21) N27°02'42"W, A DISTANCE OF 4.77 FEET; (22) N04°34'20"E, A DISTANCE OF 20.90 FEET; (23) N03°40'42"E, A DISTANCE OF 28.62 FEET; (24) N45°07'30"W, A DISTANCE OF 15.49 FEET; (25) N43°36'11"W, A DISTANCE OF 19.24 FEET; (26) N22°39'15"W, A DISTANCE OF 25.81 FEET; (27) N34°43'52"W, A DISTANCE OF 25.26 FEET; (28) N22°07'15"W, A DISTANCE OF 4.77 FEET; (29) N41°42'33"W, A DISTANCE OF 21.66 FEET; (30) N65°48'31"W, A DISTANCE OF 19.57 FEET; (31) N69°26'26"W, A DISTANCE OF 15.79 FEET; (32) N75°16'45"W, A DISTANCE OF 23.79 FEET; (33) N70°27'36"W, A DISTANCE OF 25.34 FEET; (34) N73°48'24"W, A DISTANCE OF 24.87 FEET; (35) N72°43'56"W, A DISTANCE OF 27.45 FEET; (36) N74°02'03"W, A DISTANCE OF 24.01 FEET; (37) N70°33'39"W, A DISTANCE OF 23.42 FEET; (38) N63°31'45"W, A DISTANCE OF 14.60 FEET; (39) N61°55'32"W, A DISTANCE OF 18.66 FEET; (40) N53°47'39"W, A DISTANCE OF 17.18 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE PROCEED N34°30'20"E, A DISTANCE OF 8.11 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N56°49'54"E, A DISTANCE OF 29.24 FEET; THENCE PROCEED N53°10'06"E, A DISTANCE OF 8.63 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.01 ACRES, MORE OR LESS.

DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE ABOVE		SHEET 13 OF 17
SURVEY FOR: TAYLOR ENGINEERING			
DRAWN BY: KES			
DATE DRAWN: 11/08/2024			
TYPE OF SURVEY: SUBMERGED LAND EASEMENT			
SHEET 13 OF 17	SECTION 18 TOWNSHIP 2S RANGE 22W		NOTICE: THIS DRAWING CONTAINS SEVENTEEN (17) SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
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Seaside Engineering And Surveying, LLC
6575 Hwy 189 N
Baker, FL 32531
Ph: (850) 650-9563
Fax: (850) 396-6812
L.B. #7191

SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY SOVEREIGN SUBMERGED LAND EASEMENT

LEGAL DESCRIPTION

SUBMERGED LAND EASEMENT #7

COMMENCING AT A CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 17, BLOCK 2 ACCORDING TO THE PLAT OF A RESUBDIVISION OF KELLY'S ADDITION TO DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N63°00'33"E FOR A DISTANCE OF 373.54 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF JOE'S BAYOU;

THENCE PROCEED ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING (36) COURSES: (1) N11°46'04"W, A DISTANCE OF 7.96 FEET; (2) N43°52'14"W, A DISTANCE OF 10.99 FEET; (3) N15°09'18"W, A DISTANCE OF 5.54 FEET; (4) N53°59'58"E, A DISTANCE OF 10.17 FEET; (5) N65°25'22"E, A DISTANCE OF 6.22 FEET; (6) N51°19'39"E, A DISTANCE OF 11.11 FEET; (7) N74°29'55"E, A DISTANCE OF 13.43 FEET; (8) N41°33'39"E, A DISTANCE OF 14.58 FEET; (9) N44°23'28"W, A DISTANCE OF 8.30 FEET; (10) N39°32'33"W, A DISTANCE OF 13.65 FEET; (11) N34°52'58"W, A DISTANCE OF 17.12 FEET; (12) N31°25'37"W, A DISTANCE OF 5.51 FEET; (13) N27°23'34"W, A DISTANCE OF 20.97 FEET; (14) N14°49'09"W, A DISTANCE OF 16.58 FEET; (15) N04°32'56"W, A DISTANCE OF 27.05 FEET; (16) N09°39'38"E, A DISTANCE OF 17.84 FEET; (17) N57°39'45"E, A DISTANCE OF 7.80 FEET; (18) N72°50'03"E, A DISTANCE OF 4.77 FEET; (19) N63°32'35"E, A DISTANCE OF 5.75 FEET; (20) N21°05'02"E, A DISTANCE OF 2.73 FEET; (21) N27°02'42"W, A DISTANCE OF 15.49 FEET; (22) N43°36'11"W, A DISTANCE OF 19.24 FEET; (23) N03°40'42"E, A DISTANCE OF 28.62 FEET; (24) N45°07'30"W, A DISTANCE OF 19.57 FEET; (25) N43°36'11"W, A DISTANCE OF 24.58 FEET; (26) N22°39'15"W, A DISTANCE OF 21.66 FEET; (27) N34°43'52"W, A DISTANCE OF 25.26 FEET; (28) N22°07'15"W, A DISTANCE OF 24.58 FEET; (29) N41°42'33"W, A DISTANCE OF 21.66 FEET; (30) N65°48'31"W, A DISTANCE OF 19.57 FEET; (31) N69°26'26"W, A DISTANCE OF 24.87 FEET; (32) N75°16'45"W, A DISTANCE OF 23.79 FEET; (33) N70°27'36"W, A DISTANCE OF 25.34 FEET; (34) N73°48'24"W, A DISTANCE OF 24.87 FEET; (35) N72°43'56"W, A DISTANCE OF 27.45 FEET; (36) N74°02'03"W, A DISTANCE OF 24.01 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE PROCEED N38°51'08"W, A DISTANCE OF 15.10 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N65°36'22"W, A DISTANCE OF 29.24 FEET; THENCE PROCEED N24°23'38"E, A DISTANCE OF 8.63 FEET; THENCE PROCEED S65°36'22"E, A DISTANCE OF 29.24 FEET; THENCE PROCEED S24°23'38"W, A DISTANCE OF 8.63 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.01 ACRES, MORE OR LESS.

DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE ABOVE	SEAS Seaside Engineering And Surveying, LLC 6575 Hwy 189 N Baker, FL 32531 Ph: (850) 650-9563 Fax: (850) 398-6812 L.B. #7191	SHEET 14 OF 17
SURVEY FOR: TAYLOR ENGINEERING			
DRAWN BY: KES	OKALOOSA COUNTY, FLORIDA		
DATE DRAWN: 11/08/2024	PLAT BOOK N/A PAGE N/A		
TYPE OF SURVEY: SUBMERGED LAND EASEMENT	SECTION 18 TOWNSHIP 2S RANGE 22W	NOTICE: THIS DRAWING CONTAINS SEVENTEEN (17) SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.	
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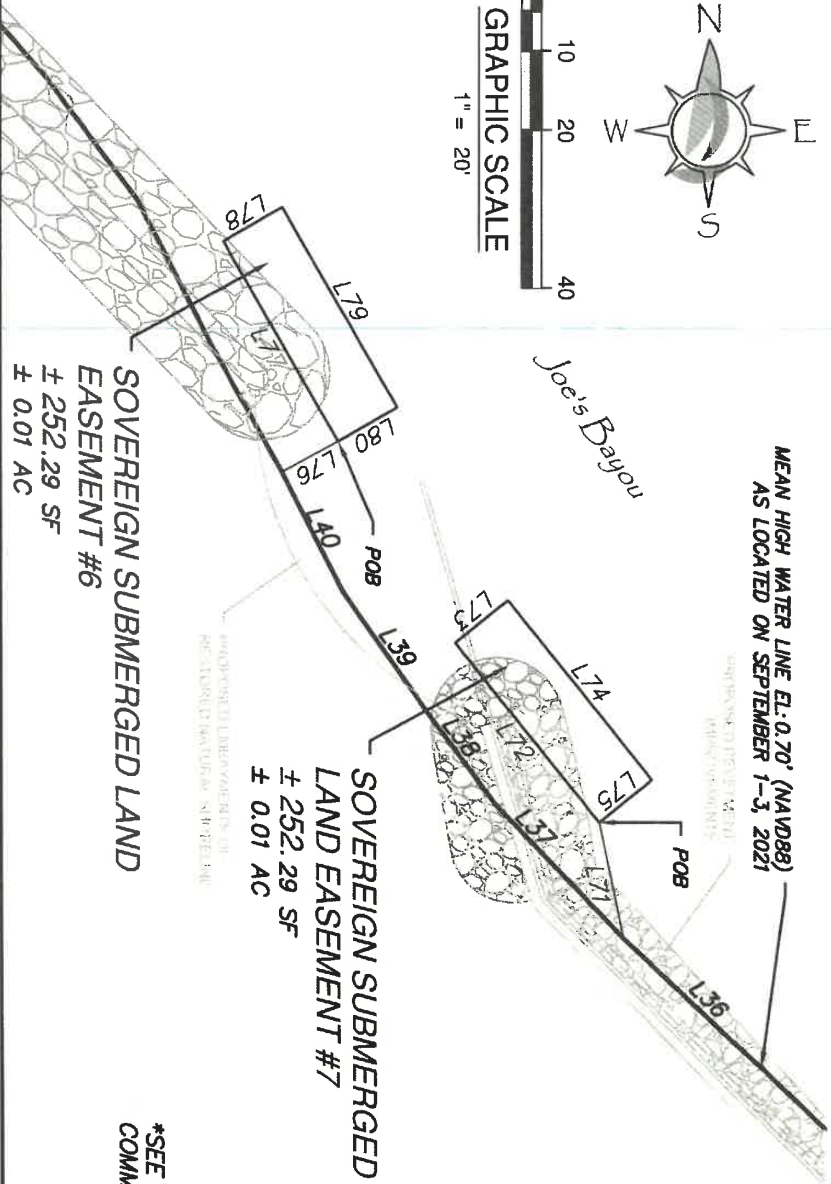
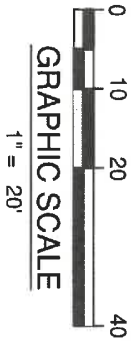
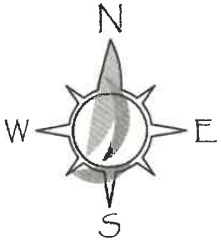
SEAS

SEAS PROJECT No.: 21-191-00182

FIELD BOOK: N/A

THIS IS A FIELD SURVEY SOVEREIGN SUBMERGED LAND EASEMENT

MEAN HIGH WATER LINE EL: 0.70' (NAVD83)
AS LOCATED ON SEPTEMBER 1-3, 2021



SOVEREIGN SUBMERGED LAND
EASEMENT #6
± 252.29 SF
± 0.01 AC

SOVEREIGN SUBMERGED
LAND EASEMENT #7
± 252.29 SF
± 0.01 AC

*SEE SHEET 3 FOR
COMMENCEMENT DETAIL

DATE OF SURVEY: 10/07/2021	LEGAL DESCRIPTION: SEE SHEET 15 OF 17	SEAS Seaside Engineering And Surveying, LLC 6575 Hwy 189 N Baker, FL 32831 Ph: (850) 650-9563 Fax: (850) 396-6812 L.B. #7191	NOTICE: THIS DRAWING CONTAINS SEVENTEEN (17) SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
SURVEY FOR: TAYLOR ENGINEERING			
DRAWN BY: KES	OKALOOSA COUNTY, FLORIDA		
DATE DRAWN: 11/08/2024	PLAT BOOK N/A PAGE N/A		
TYPE OF SURVEY: SUBMERGED LAND EASEMENT	SECTION 18 TOWNSHIP 2S RANGE 22W		
SHEET 15 OF 17	THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORMAT WITHOUT EXPRESSED WRITTEN CONSENT FROM SEAS.		
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SEAS PROJECT No.: 21-191-00182

FIELD BOOK: N/A

THIS IS A FIELD SURVEY

SOVEREIGN SUBMERGED LAND EASEMENT

SUBMERGED LAND EASEMENT #8

COMMENCING AT A CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 17, BLOCK 2 ACCORDING TO THE PLAT OF A RESUBDIVISION OF KELLY'S ADDITION TO DESTIN, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N63°00'33"E FOR A DISTANCE OF 373.54 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF JOE'S BAYOU; THENCE PROCEED ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING (2) COURSES: (1) N11°46'04"W, A DISTANCE OF 7.96 FEET; (2) N43°52'14"W, A DISTANCE OF 10.99 FEET;

THENCE DEPARTING SAID MEAN HIGH WATERLINE PROCEED N61°43'42"E, A DISTANCE OF 58.06 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N26°36'12"W, A DISTANCE OF 25.29 FEET; THENCE PROCEED N63°23'48"E, A DISTANCE OF 71.30 FEET; THENCE PROCEED S26°36'12"E, A DISTANCE OF 25.29 FEET; THENCE PROCEED S63°23'48"W, A DISTANCE OF 71.30 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.04 ACRES, MORE OR LESS.

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SURVEY FOR: TAYLOR ENGINEERING			
DRAWN BY: KES	OKALOOSA COUNTY, FLORIDA		
DATE DRAWN: 11/08/2024	PLAT BOOK N/A PAGE N/A		
TYPE OF SURVEY: SUBMERGED LAND EASEMENT	SECTION 18 TOWNSHIP 2S RANGE 22W		
SHEET 16 OF 17	THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORMAT WITHOUT EXPRESSED WRITTEN CONSENT FROM SEAS.		
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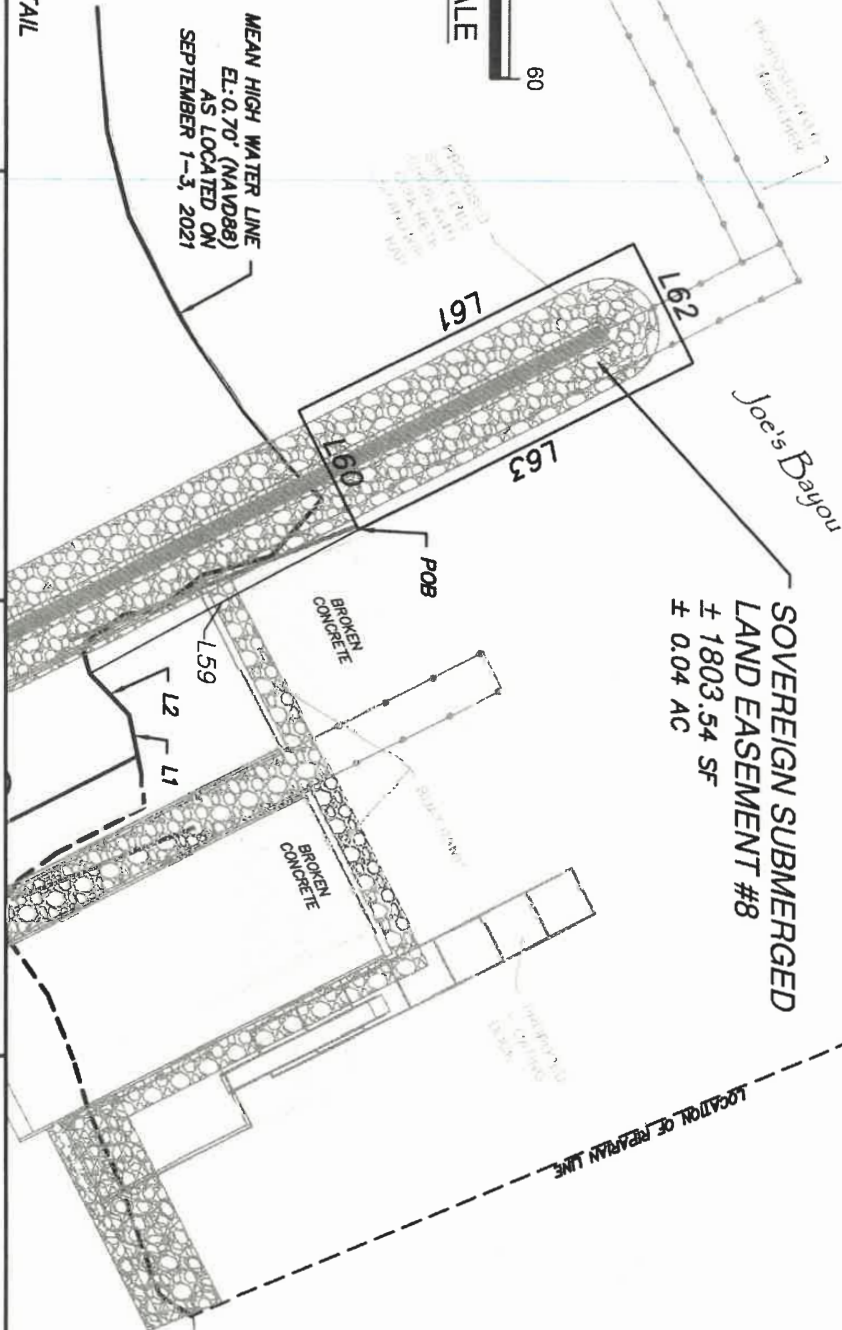
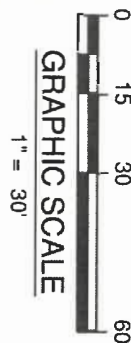
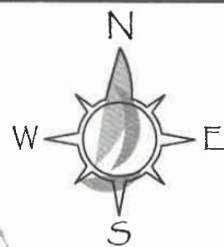
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SEAS

SEAS PROJECT No.: 21-191-00182
FIELD BOOK: N/A

THIS IS A FIELD SURVEY

SOVEREIGN SUBMERGED LAND EASEMENT



*SEE SHEET 3 FOR
COMMENCEMENT DETAIL

DATE OF SURVEY: 10/07/2021
SURVEY FOR: TAYLOR ENGINEERING
DRAWN BY: KES
DATE DRAWN: 11/08/2024
TYPE OF SURVEY: SUBMERGED LAND EASEMENT
SHEET 17 OF 17
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LEGAL DESCRIPTION:

SEE SHEET 16

OKALOOSA COUNTY, FLORIDA
PLAT BOOK N/A PAGE N/A
SECTION 18 TOWNSHIP 2S RANGE 22W
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SHEET 17 OF 17

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CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026

TYPE OF AGENDA ITEM: Action Item

AGENDA OUTLINE NUMBER: 3.D.

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: July 10, 2026

SUBJECT: Renewal & Replacement - Resurfacing of Clipper Cove

I. BACKGROUND:

As part of the City's ongoing commitment to roadway maintenance, the Public Works Department has developed a Renewal/Replacement Schedule for the City of Destin to proactively maintain and preserve the City's roadway infrastructure. The resurfacing program is intended to address roadway deterioration before conditions worsen, and more costly reconstruction becomes necessary.

II. DISCUSSION:

For FY 2026, the Finance and Public Works Departments has identified additional funding for Clipper Cove and is recommending for milling, resurfacing, and re-striping. This project is part of the City Council's previously approved aggressive resurfacing schedule to ensure public roadways continue to meet minimum roadway surfacing standards and maintain a safe and efficient transportation network.

On July 14, 2026, the Public Works/Public Safety Committee reviewed the proposed resurfacing project and recommended approval of Clipper Cove. Completion of the resurfacing work will improve roadway ride quality, enhance traffic safety, and extend the overall service life of the pavement infrastructure.

The Public Works Department and City Engineer will evaluate roadway conditions during construction activities to determine whether additional repairs, including localized base failure repairs or milling operations, are necessary prior to final paving. For local classified streets, stop

bars and crosswalks will be reinstalled approximately two weeks after asphalt placement to allow adequate curing time. Localized striping work will be completed by in-house Public Works staff.

A. Link to Strategic Goals / Objectives:

- I. Financially Sound City providing Service Excellence
- II. Enhanced Quality of Life and Safety for Families
- IV. Effective, Efficient, and Aesthetically Pleasing Infrastructure

B. Effect on Budget (EOB):

The City has H&T as a continuing services contractor to do the milling and resurfacing, estimated for these roads at \$193,967.

	301.5410.565000
	RR-PublicWorks-
	CIP
	Project 100046
FY 26 Adopted Budget	\$ 5,015,420
PY Encumbrances rolled forward	98,372
Revised Budget	5,113,792
Previous Expenses/Encumbrances	(4,919,825)
Available Program Budget	193,967
This Agreement +(-)	(193,967)
FY 26 Remaining Program Budget	\$ (0)

C. Level of Service (LOS):

The proposed roadway resurfacing project supports the City’s adopted infrastructure maintenance objectives and maintains an acceptable level of service for public transportation infrastructure.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

This resurfacing project represents an ongoing investment in the City’s transportation infrastructure and demonstrates City Council’s commitment to maintaining safe, efficient, and reliable public roadways.

The Public Works/Public Safety Committee has reviewed and recommended approval of the proposed project, and staff supports moving forward with the Renewal/Replacement improvements as presented.

IV. RECOMMENDED MOTION: I move that the City Manager be authorized to issue a

Purchase Order to the City's continuous service contractor to execute and complete the resurfacing.

Attachments:

1. H&T 2026 Contract Extension 3 of 4
(1)
2. H&T 2023 Misc Asphaltic Concrete
Services Prices
3. estimating@h-
tcontractors.com_20260629_135312

CONTRACT EXTENSION AGREEMENT

This Contract Extension Agreement ("Extension") dated the 1st day of January, 2026, is between the City of Destin, Florida ("City"), a Florida municipal corporation, of 4200 Indian Bayou Trail, Destin, Florida, 32541 and H&T Contractors LLC. The purpose of this agreement is to extend for one year that certain contract for services dated March 6, 2023 between the City of Destin and H&T Contractors LLC ("Contract") to provide miscellaneous asphaltic concrete services for the City. This Extension will begin on January 1, 2026 and will extend through December 31, 2026.

This is the 3rd of 4 possible extensions.

The following provision amends the contract of the parties and is binding upon them.

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 THE ATTACHED AFFIDAVIT.

It is expressly agreed by the parties that this Extension is made a part of the Contract as though expressly rewritten, incorporated, and included herein. To the extent of any conflict between this Extension and the Contract, this extension prevails, but all other terms and conditions of the Contract remain in full force and effect.

It is understood that final authorization for this Agreement must be made by the Destin City Council, and that either party may cancel this contract extension with 30 days written notice, without penalty.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the day and year first above written.

Witnesses:



(Signature)



(Signature)

City of Destin

By: 

Larry Jones
City Manager

ATTEST: 

Rey Bailey
City Clerk



Witnesses:

Timothy Shaw

(Signature)

D. Forchand

(Signature)

H&T Contractors LLC

By: Heather Bailey

(Signature)

Heather Bailey, MGRM

(Name & Title)

ATTEST:

[Signature]

(Signature)

John B. Irvin, IV - CFO

(Name & Title)

City of Destin - RFB 22-10-PW
Miscellaneous Asphaltic Concrete Continuing Services

EXHIBIT A - BID FORM

PART I Bid submitted by:

Company: H & T Contractors, LLC

Address: PO Box 9

City & State: Freeport, FL

Zip Code: 32439

Telephone: (850) 835-0231

Fax: (850) 835-5123

Number of Years in Business: 14

Email: Misty@h-tcontractors.com

PART II Bidding RFB No. 22-10-PW, Miscellaneous Concrete Continuing Services:

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. Contractor must be FDOT Maintenance of Traffic (MOT) certified and use those traffic controls identified in FDOT Standard Plans (102-600 series). Contractor will perform sidewalk work consistent with the FDOT's Local Agency Program (LAP) concrete specifications for formwork, joint placement/depth/material, and concrete finishing and will comply with the FDOT's Standard Plans for Curbing (520-001) and Sidewalk (522-001).

Table 1. SERVICE DESCRIPTION AND SPECIFICATIONS

#	Description	Unit	Unit Price
1	2" Type SP - 12.5 Asphalt Concrete Superpave (Coarse) with fiber	SY	20.25
2	1 1/2" Type SP - 12.5 Asphalt Concrete Superpave (Fine) with fiber	SY	15.75
3	1" Type SP - 9.5 Asphalt Concrete Overlay (Fine) with fiber	SY	13.00
4	Milling of existing asphalt (average 1" depth)	SY	5.00
5	Milling of existing asphalt (average 2" depth)	SY	6.50
6	8" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	30.00

Initials of Bidder: HB

City of Destin – RFB 22-10-PW

Miscellaneous Asphaltic Concrete Continuing Services

7	6" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	24.00
8	4" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	12.00
9	Stabilized Subbase (12") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	10.00
10	Stabilized Subbase (6") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	8.00
11	Prime Coat	SY	4.00
12	Tack Coat	SY	4.00
13	Asphalt Cut with Abrasive Blade	LF	7.00
14	Concrete Cut with Abrasive Blade	LF	7.00
15	Silt Fence	LF	10.00
16	Straw Waddle	LF	8.00
17	Manhole Adjustment	EACH	1,000.00
18	Valve Box Adjustment	EACH	600.00
19	Removal of Concrete over 6"	SY	15.00
20	Removal of Asphalt up to 4" thick	SY	10.00
21	Removal of Asphalt over 4" thick	SY	15.00
22	Fill Dirt provided, delivered, spread and compacted on grade	CY	40.00
23	Clear & Grub	SY	2.50
24	Debris Hauling	CY	25.00
25	Tree trimming	HR	300.00
26	Aluminum Pipe Guiderail (FDOT Index 870)	LF	500.00
27	Guardrail (FDOT Index 400)	LF	450.00
28	Mobilization	LUMP	4,000.00
29	12" inch RCP provided, delivered, and installed	LF	92.00
30	15" inch RCP provided, delivered, and installed	LF	92.00
31	18" inch RCP provided, delivered, and installed	LF	101.00
32	24" inch RCP provided, delivered, and installed	LF	125.00
33	30" inch RCP provided, delivered, and installed	LF	157.00
34	36" inch RCP provided, delivered, and installed	LF	240.00
35	42" inch RCP provided, delivered, and installed	LF	285.00
36	48" inch RCP provided, delivered, and installed	LF	350.00
37	12" inch ADS Culvert Pipe provided, delivered, and installed	LF	45.00
38	15" inch ADS Culvert Pipe provided, delivered, and installed	LF	55.00
39	18" inch ADS Culvert Pipe provided, delivered, and installed	LF	65.00

Initials of Bidder: HB

City of Destin – RFB 22-10-PW

Miscellaneous Asphaltic Concrete Continuing Services

40	24" inch ADS Culvert Pipe provided, delivered, and installed	LF	75.00
41	30" inch ADS Culvert Pipe provided, delivered, and installed	LF	120.00
42	36" inch ADS Culvert Pipe provided, delivered, and installed	LF	140.00
43	42" inch ADS Culvert Pipe provided, delivered, and installed	LF	160.00
44	48" inch ADS Culvert Pipe provided, delivered, and installed	LF	180.00
45	Concrete Headwall or Drainage Structure	CY	900.00
46	Mitered end section – medium, 12" to 15"	EACH	2,000.00
47	Mitered end section – large, 18" to 24"	EACH	4,500.00
48	Concrete flume (4" thick)	SY	200.00
49	Inlet Apron (4" thick)	SY	120.00
50	Raise existing inlet (assume 3" adjustment)	EACH	3,000.00
51	Lower existing inlet (assume 3" adjustment)	EACH	2,500.00
52	6" Diameter Yard Inlet, installed, maximum 2" depth	EACH	3,000.00
53	Excavation and Haul Off	CY	25.00
54	Well Points	DAY	4,500.00
55	Grout (joint)	EACH	2,500.00
56	Compaction of Subgrade, Soil, and Backfill (Up to 6" thick)	SY	20.00
57	Swale Installation (grading)	CY	100.00
58	Concrete Collar (any size)	EACH	3,000.00
59	Rip Rap Rubble (up to 12" stone, 18" thick), provided, delivered, and installed	SY	600.00
60	Rip Rap Rubble (up to 24" stone, 36" thick), provided, delivered, and installed	SY	700.00
61	6" Drainpipe, provided, delivered, and installed	LF	45.00
62	Type "C" inlet installed (maximum depth 6')	EACH	5,000.00
63	*Concrete Driveway 6" thick	SY	108.00
64	*Concrete Sidewalk 4" thick	SY	72.00
65	*Concrete Flat/Ribbon Curb fiber reinforced (12" wide by 8" deep)	LF	25.00
66	*Concrete Type "D" Curb	LF	30.00
67	*Concrete Type "E" Curb & Gutter	LF	35.00
68	*Concrete Type "F" Curb & Gutter	LF	34.00
69	*Concrete Modified (18") Type "F" Curb & Gutter	LF	30.00
70	American Disabilities Act (ADA) truncated dome mat installation, cast-in-place type	SF	48.00
71	Traffic Control (MOT) cost	DAY	2,000.00
72	Bermuda Sod installed	SY	4.50
73	St Augustine Sod installed	SY	5.75

Initials of Bidder: HB

City of Destin – RFB 22-10-PW

Miscellaneous Asphaltic Concrete Continuing Services

74	Centipede Sod installed	SY	13.50
75	Irrigation Repair – labor only	HR	250.00
76	Type "C" inlet installed (depth 6-10')	EACH	5,500.00
77	Type "C" inlet installed (depth 10 -14')	EACH	6,000.00
78	Junction Box installed (maximum depth 6')	EACH	5,000.00
79	Speed Hump Installation (2 lanes)	EACH	3,000.00
80	Speed Table Installation (2 lanes)	EACH	4,500.00

To ensure responsiveness, you must submit this form and the mandatory information listed in Sections III and IV.

*Shall be fiber-reinforced 4000psi.

Materials and Supplies will be billed at the contractor's wholesale price or contractor's wholesale price plus 25%. Preference may be given to contractors providing materials at cost. The contractor shall supply materials invoices upon request.

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 same without additional cost to the City of Destin at the specified location for the quotations listed above.

The undersigned further declares that he/she has carefully examined the specifications referenced on this Bid Form and is thoroughly familiar with them and their provision(s). He further declares that no other person than the Bidder herein named has any interest in this Bid or in the contract to be executed, and that it is made without any connection with any other person(s) making Bid for the same articles,

Initials of Bidder: HB

WORK ORDER**MISCELLANEOUS ASPHALTIC CONCRETE CONTINUING SERVICES CONTRACT****CONTRACTOR:** H&T Contractors, LLC.**Date:** 6/29/2026**Work Order Number:****Completion Date:****Calendar Days:****Description of Work:** Clipper Cove

Item No.	Description	Unit	Unit Price	Quantity	Extension
1	2" Type SP – 12.5 Asphalt Concrete Superpave (Coarse) w/Fiber	SY	\$20.25	5690.00	\$ 115,222.50
2	1 ½" Type SP – 12.5 Asphalt Concrete Superpave (Fine) w/Fiber	SY	\$15.75	0.00	\$ -
3	1" Type SP - 9.5 Asphalt Concrete Overlay (Fine) w/Fiber	SY	\$13.00	0.00	\$ -
4	Milling of existing asphalt (average 1 in depth)	SY	\$5.00	0.00	\$ -
5	Milling of existing asphalt (average 2 in depth)	SY	\$6.50	5690.00	\$ 36,985.00
6	8" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	\$30.00	0.00	\$ -
7	6" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	\$24.00	0.00	\$ -
8	4" Graded Aggregate Base, delivered and compacted (LBR 100 compacted to 98% modified proctor density per AASHTO T-180)	SY	\$12.00	0.00	\$ -
9	Stabilized Subbase (12") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	\$10.00	0.00	\$ -
10	Stabilized Subbase (6") (LBR 40 compacted to 98% modified proctor density per AASHTOT-180)	SY	\$8.00	0.00	\$ -
11	Prime Coat	SY	\$4.00	0.00	\$ -
12	Tack Coat	SY	\$4.00	5690.00	\$ 22,760.00
13	Asphalt Cut with Abrasive Blade	LF	\$7.00	0.00	\$ -
14	Concrete Cut with Abrasive Blade	LF	\$7.00	0.00	\$ -
15	Silt Fence	LF	\$10.00	0.00	\$ -
16	Straw Waddle	LF	\$8.00	0.00	\$ -
17	Manhole Adjustment	EACH	\$1,000.00	7.00	\$ 7,000.00
18	Valve Box Adjustment	EACH	\$600.00	0.00	\$ -
19	Removal of Concrete over 6 inches	SY	\$15.00	0.00	\$ -
20	Removal of Asphalt up to 4 inches thick	SY	\$10.00	0.00	\$ -
21	Removal of Asphalt over 4 inches	SY	\$15.00	0.00	\$ -
22	Fill Dirt provided, delivered, spread and compacted on grade	CY	\$40.00	0.00	\$ -
23	Clear & Grub	SY	\$2.50	0.00	\$ -
24	Debris Hauling	CY	\$25.00	0.00	\$ -
25	Tree trimming	HR	\$300.00	0.00	\$ -
26	Aluminum Pipe Guiderail (FDOT Index 870)	LF	\$500.00	0.00	\$ -
27	Guardrail (FDOT Index 400)	LF	\$450.00	0.00	\$ -
28	Mobilization	LUMP	\$4,000.00	1.00	\$ 4,000.00
29	12" inch RCP provided, delivered, and installed	LF	\$92.00	0.00	\$ -
30	15" inch RCP provided, delivered, and installed	LF	\$92.00	0.00	\$ -
31	18" inch RCP provided, delivered, and installed	LF	\$101.00	0.00	\$ -
32	24" inch RCP provided, delivered, and installed	LF	\$125.00	0.00	\$ -
33	30" inch RCP provided, delivered, and installed	LF	\$157.00	0.00	\$ -
34	36" inch RCP provided, delivered, and installed	LF	\$240.00	0.00	\$ -
35	42" inch RCP provided, delivered, and installed	LF	\$285.00	0.00	\$ -
36	48" inch RCP provided, delivered, and installed	LF	\$350.00	0.00	\$ -

*Payment shall be made on actual work performed, as measured in field.

WORK ORDER

MISCELLANEOUS ASPHALTIC CONCRETE CONTINUING SERVICES CONTRACT

37	12" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$45.00	0.00	\$ -
38	15" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$55.00	0.00	\$ -
39	18" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$65.00	0.00	\$ -
40	24" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$75.00	0.00	\$ -
41	30" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$120.00	0.00	\$ -
42	36" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$140.00	0.00	\$ -
43	42" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$160.00	0.00	\$ -
44	48" inch ADS Culvert Pipe provided, delivered, and installed	LF	\$180.00	0.00	\$ -
45	Concrete Headwall or Drainage Structure	CY	\$900.00	0.00	\$ -
46	Mitered end section – medium 12 inches to 15 inches	EACH	\$2,000.00	0.00	\$ -
47	Mitered end section – large 18 inches to 24 inches	EACH	\$4,500.00	0.00	\$ -
48	Concrete flume (4 in thick)	SY	\$200.00	0.00	\$ -
49	Inlet Apron (4 in thick)	SY	\$120.00	0.00	\$ -
50	Raise existing inlet (assume 3 in adjustment)	EACH	\$3,000.00	0.00	\$ -
51	Lower existing inlet (assume 3 in adjustment)	EACH	\$2,500.00	0.00	\$ -
52	6 in Diameter Yard Inlet, installed, maximum 2 in depth	EACH	\$300.00	0.00	\$ -
53	Excavation and Haul Off	CY	\$25.00	0.00	\$ -
54	Well Points	DAY	\$4,500.00	0.00	\$ -
55	Grout (joint)	EACH	\$2,500.00	0.00	\$ -
56	Compaction of Subgrade, Soil, and Backfill (Up to 6" Thick)	SY	\$20.00	0.00	\$ -
57	Swale Installation (grading)	CY	\$100.00	0.00	\$ -
58	Concrete Collar (any size)	EACH	\$3,000.00	0.00	\$ -
59	Rip Rap Rubble (up to 12" stone, 18" thick)	SY	\$600.00	0.00	\$ -
60	Rip Rap Rubble (up to 24" stone, 36" thick)	SY	\$700.00	0.00	\$ -
61	6 inch Drain pipe	LF	\$45.00	0.00	\$ -
62	Type "C" inlet installed (maximum depth 6 ft)	EACH	\$5,000.00	0.00	\$ -
63	Concrete Driveway 6 inches thick-fiber reinforced	SY	\$108.00	0.00	\$ -
64	Concrete Sidewalk – 4 inches thick installed	SY	\$72.00	0.00	\$ -
65	Concrete Flat/Ribbon Curb fiber reinforced (12" wide by 8" deep)	LF	\$25.00	0.00	\$ -
66	Concrete Type "D" Curb fiber reinforced	LF	\$30.00	0.00	\$ -
67	Concrete Type "E" Curb & Gutter fiber reinforced	LF	\$35.00	0.00	\$ -
68	Concrete Type "F" Curb & Gutter fiber reinforced	LF	\$34.00	0.00	\$ -
69	Concrete Modified (18") Type "F" Curb & Gutter fiber reinforced	LF	\$30.00	0.00	\$ -
70	ADA truncated dome mat installation	SF	\$48.00	0.00	\$ -
71	Traffic Control (MOT) cost	DAY	\$2,000.00	4.00	\$ 8,000.00
72	Bermuda Sod installed	SY	\$4.50	0.00	\$ -
73	St Augustine Sod installed	SY	\$5.75	0.00	\$ -
74	Centipede Sod installed	SY	\$13.50	0.00	\$ -
75	Irrigation Repair	HR	\$250.00	0.00	\$ -
76	Type "C" inlet installed (depth 6-10 ft)	EACH	\$5,500.00	0.00	\$ -
77	Type "C" inlet installed (depth 10 -14 ft)	EACH	\$6,000.00	0.00	\$ -
78	Type "C" inlet installed (maximum depth 6 ft)	EACH	\$500.00	0.00	\$ -
79	Speed Hump Installation (2 Lanes)	EACH	\$3,000.00	0.00	\$ -
80	Speed Table Installation (2 Lanes)	EACH	\$4,500.00	0.00	\$ -
				Total	\$ 193,967.50

Additional Contract Items

Item No.	Description	Unit	Unit Price	Quantity	Extension
			Total		
	Contingent Items from Price Sheet	LS	Total		
			Grand Total		\$ 193,967.00

CONTRACTOR REPRESENTATIVE: _____

DATE _____

*Payment shall be made on actual work performed, as measured in field.

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: Public Hearing
AGENDA OUTLINE NUMBER: 4.A.

TO: City Council

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

FROM: Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: July 10, 2026

SUBJECT: First Reading of Ordinance 26-20-LC: AN ORDINANCE OF THE CITY OF DESTIN FLORIDA APPROVING THE UNIFORM METHOD (“INVOLUNTARY”) ANNEXATION OF CERTAIN REAL PROPERTY TOTALING 2076.095 +/- ACRES, CONTAINING ALL UNINCORPORATED LAND LYING EAST AND SOUTH OF CHOCTAWHATCEE BAY LOCATED IN OKALOOSA COUNTY FLORIDA, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE CITY CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE CITY OF DESTIN; DIRECTING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE CITY CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN THIRTY DAYS AFTER ADOPTION, IN ACCORDANCE WITH SECTION 171, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

I. BACKGROUND: The City of Destin is pursuing the involuntary annexation of approximately 2,076 acres of unincorporated territory, to include both the unincorporated enclave areas, as well as those located immediately adjacent to the existing City limits and extending eastward to the Walton County line.

The purpose of the proposed annexation is to establish a more logical and efficient municipal boundary, eliminate fragmented governmental jurisdiction, promote coordinated planning and

service delivery, and allow the City of Destin to more effectively manage future growth, infrastructure planning, and community development within an area that is geographically and functionally connected to the City.

The annexation is proposed pursuant to Section 171.0413, Florida Statutes, which establishes the procedures for municipal annexation by ordinance when the property owner(s) have not voluntarily petitioned for annexation.

II. DISCUSSION: The City's interest in annexing this area is based on the recognition that coordinated municipal planning and service delivery provide greater consistency for residents, property owners, businesses, and public agencies. Establishing a unified municipal boundary allows for improved coordination of land use planning, infrastructure investment, emergency response, and community development objectives.

As previously stated, the City's proposed annexation is being initiated as an involuntary annexation pursuant to Florida Statutes 171.0413.

Section 171.0413, Florida Statutes, authorizes a municipality to annex contiguous and compact unincorporated territory by ordinance, subject to the procedures and limitations established within Chapter 171.

For an involuntary annexation, the municipality must:

1. Conduct a Character Study, confirming no enclaves are being created and that the area to be annexed is considered 'an area developed for urban purposes' (having a residential population of at least two (2) people per acre;
2. Prepare a Feasibility Study which sets forth the plans to provide urban services to the newly annexed area;
3. Adopt an annexation ordinance;
4. Provide notice and conduct required public hearings;
5. Demonstrate compliance with the requirements of Chapter 171;
6. Submit the annexation to referendum approval when required by statute.

The proposed annexation will follow all applicable procedural requirements, including public hearings before the Local Planning Agency and City Council, advertisement requirements, and any required referendum process, currently scheduled for November. As such, the Character Study was completed in December 2025, while the Feasibility Study was completed and filed with the Okaloosa County Board of County Commissioners on June 2, 2026.

The City's surveyor consultant completed the survey, which includes the metes and bounds descriptions of the subject properties, on June 2, 2026. A map illustrating the proposed annexation boundaries is currently on display at City Hall, in the lobby, for public viewing.

If the annexation were to pass at the referendum vote, the City would then initiate any appropriate comprehensive planning actions necessary to address future land use and/or zoning designations, and ensuring consistency with the City of Destin Comprehensive Plan and Land Development Code (LDC).

A. Link to Strategic Goals / Objectives: I. Financially sound city providing service excellence.

- II. Enhanced quality of life and safety for families.
- III. Economic development and revitalization.
- IV. Effective, efficient, and aesthetically pleasing infrastructure.
- V. Improve mobility and connectivity.

B. Effect on Budget (EOB): Annexation would expand the City's municipal responsibilities and service area while also increasing the City's potential revenue base.

C. Level of Service (LOS): The annexation itself does not automatically create an immediate increase in demand; however, incorporation of additional territory may create future obligations associated with development review, infrastructure maintenance, public safety, transportation, stormwater management, and other municipal services. However, services such as Fire/EMS, Water/Sewer, and Police Protection are already provided in the proposed annexation area.

D. Legislative Sponsor:

E. Business Impact Statement: Provided herein.

III. CONCLUSION: The proposed involuntary annexation of approximately 2,076 acres of unincorporated territory located between the City of Destin municipal boundary and the Walton County line represents a logical extension of the City's existing jurisdictional boundary and supports the orderly growth and long-term planning objectives of the City.

The annexation area is contiguous to the existing City limits, is reasonably compact, does not create any enclaves, and exhibits characteristics consistent with an established urban area. The proposed annexation provides an opportunity to establish a more efficient municipal boundary, reduce fragmented governmental jurisdiction, and improve coordination of land use planning, infrastructure investment, public services, and community development efforts.

While annexation will result in an expansion of the City's service area and may create additional operational and fiscal considerations, the City has the ability to evaluate and manage these impacts through its annual budgeting process, Capital Improvement Program, comprehensive planning process, and established development review procedures. The annexation also provides the City with greater ability to ensure that future development occurs in a coordinated manner consistent with adopted policies and available infrastructure capacity.

Based on the analysis contained within this report, Staff finds that the proposed annexation is consistent with the requirements of Chapter 171, Florida Statutes, and advances the public health, safety, and welfare by creating a more cohesive municipal boundary and enhancing the City's ability to provide effective and efficient governmental services.

IV. RECOMMENDED MOTION: I move that the City Council approve the proposed annexation ordinance, 26-20-LC, subject to completion of all applicable statutory procedures and requirements.

Attachments:

1. Ord. 26-20-LC-Annexation and

ITEM # 2026-955

- Referendum
- Ordinance
- 2. Annexation Exhibit
- 3. Annexation
Feasibility Study
- 4. 2026 Annexation
Character Study
- 5. Okaloosa County
BCC Annexation
Letter
- 6. Resolution 23-07
Policy for Annexation
of unincorporated
property
- 7. Annexation Timeline

ORDINANCE NO. 26-20-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA APPROVING THE UNIFORM METHOD (“INVOLUNTARY”) ANNEXATION OF CERTAIN REAL PROPERTY TOTALING 2076.095 +/- ACRES, CONTAINING ALL UNINCORPORATED LAND LYING EAST AND SOUTH OF CHOCTAWHATCHEE BAY LOCATED IN OKALOOSA COUNTY FLORIDA, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE CITY CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE CITY OF DESTIN; DIRECTING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE CITY CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN THIRTY DAYS AFTER ADOPTION, IN ACCORDANCE WITH SECTION 171, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the real property set forth in Exhibit “A”, which totals approximately 2,076.095 acres, contains all unincorporated land lying east and south of Choctawhatchee Bay, and is located in Okaloosa County, Florida, is proposed to be annexed into the corporate limits of the City of Destin; and

WHEREAS, the City Council finds that the territory described in Exhibit “A” is contiguous to the City, reasonably compact, and otherwise meets the requirements of Chapter 171, Florida Statutes; and

WHEREAS, the City has prepared the report required by Chapter 171 regarding the extension of municipal services; and

WHEREAS, the City Council has conducted the required public hearings after proper notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

SECTION 3. RECITALS. The foregoing recitals are adopted as legislative findings.

SECTION 4. ANNEXATION PROPOSED. The real property, which totals approximately 2,076.095 acres, containing all unincorporated land lying east and south of Choctawhatchee Bay, located in Okaloosa County, Florida, as more specifically described and depicted in Exhibit “A”, attached hereto and fully incorporated herein by this reference, is proposed to be annexed into the corporate limits of the City of Destin.

SECTION 5. MUNICIPAL BOUNDARIES. Upon the effective date of this ordinance, Section 2.01 of the City Charter, “Description of Corporate Limits”, shall be amended to include the annexed property set forth in Exhibit A.

SECTION 6. REFERENDUM. Pursuant to Section 171.0413, Florida Statutes, this ordinance shall be submitted to the registered electors of the area proposed for annexation at the election scheduled for November 3, 2026.

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. FILING.

Following effectiveness, the City Clerk shall file this ordinance, together with the required legal description and map, with the appropriate county officials and the Florida Department of State.

SECTION 9. EFFECTIVE DATE. This ordinance shall become effective on November 4, 2026, upon its adoption by the City Council and signature by the Mayor, if approved at the referendum as required by law.

(Signature Page Follows)

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

Lisa Wallace, City Clerk

First Reading: July 20, 2026
Second Reading: August 3, 2026

PARCEL 1 – AS WRITTEN

A PARCEL OF LAND LYING IN UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

BEGIN AT A FOUND 4 INCH SQUARE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF INDIAN LAKE PHASE II, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 35 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA. FROM SAID POINT OF BEGINNING, RUN SOUTH 81 DEGREES 28 MINUTES 22 SECONDS EAST, A DISTANCE OF 715.45 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 53 SECONDS EAST, A DISTANCE OF 333.62 FEET TO THE NORTHWEST CORNER OF INDIAN LAKE PHASE III, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 92; THENCE ALONG THE NORTH LINE OF SAID PLAT, RUN NORTH 74 DEGREES 07 MINUTES 58 SECONDS EAST, A DISTANCE OF 443.70 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED CHOCTAW 4450, MARKING THE NORTH CORNER OF SAID PLAT; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 81 DEGREES 33 MINUTES 17 SECONDS EAST, A DISTANCE OF 419.53 FEET TO THE NORTHWEST CORNER OF DIAMOND LAKES, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 1; THENCE LEAVING SAID NORTH LINE, ALONG THE NORTH LINE OF DIAMOND LAKES, RUN SOUTH 81 DEGREES 30 MINUTES 16 SECONDS EAST, A DISTANCE OF 820.50 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED PRM SEAS LB 7191, MARKING THE NORTHEAST CORNER OF SAID DIAMOND LAKES; THENCE LEAVING SAID NORTH LINE, RUN SOUTH 03 DEGREES 57 MINUTES 25 SECONDS WEST, A DISTANCE OF 867.00 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED PANHANDLE LB 2955, LYING ON THE NORTH RIGHT OF WAY LINE OF COMMONS DRIVE W (PUBLIC RIGHT OF WAY VARIES); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, RUN SOUTH 86 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,030.34 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP WITH ILLEGIBLE STAMPING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES:

THENCE SOUTH 85 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 111.59 FEET;
THENCE SOUTH 04 DEGREES 39 MINUTES 14 SECONDS WEST, A DISTANCE OF 4.94 FEET TO A FOUND X-CUT IN CONCRETE;
THENCE SOUTH 86 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 169.04 FEET;
THENCE SOUTH 03 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 4.87 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED PRM LB 3420;
THENCE SOUTH 86 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 100.25 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED PRM LB 3420;
THENCE SOUTH 04 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE OF 10.57 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED SEAS LB 7191;
THENCE SOUTH 86 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 419.65 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED PRM LB 3420;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 03 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 135.28 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED PRM LB 3420; THENCE NORTH 28 DEGREES 37 MINUTES 06 SECONDS WEST, A DISTANCE OF 58.35 FEET; THENCE NORTH 61 DEGREES 37 MINUTES 28 SECONDS EAST, A DISTANCE OF 32.54 FEET; THENCE NORTH 61 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF 452.82 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 59 SECONDS EAST, A DISTANCE OF 494.28 FEET; THENCE SOUTH 61 DEGREES 38 MINUTES 02 SECONDS WEST, A DISTANCE OF 420.32 FEET; THENCE NORTH 28 DEGREES 21 MINUTES 58 SECONDS WEST, A DISTANCE OF 132.14 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 38.46 FEET; THENCE SOUTH 28 DEGREES 45 MINUTES 27 SECONDS EAST, A DISTANCE OF 760.68 FEET; THENCE NORTH 63 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 64.58 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.02 FEET; THENCE ALONG SAID ARC CONCAVE TO THE NORTHEAST, RUN AN ARC DISTANCE OF 52.54 FEET THROUGH A CENTRAL ANGLE OF 60 DEGREES 11 MINUTES 04 SECONDS (CHORD OF SAID ARC BEARING SOUTH 51 DEGREES 15 MINUTES 40 SECONDS EAST, A CHORD DISTANCE OF 50.16 FEET) TO A POINT ON A NON-TANGENT CURVE TO RIGHT, HAVING A RADIUS OF 61.19 FEET; THENCE ALONG SAID ARC CONCAVE TO THE SOUTH, RUN AN ARC DISTANCE OF 59.95 FEET THROUGH A CENTRAL ANGLE OF 56 DEGREES 07 MINUTES 58 SECONDS (CHORD OF SAID ARC BEARING NORTH 78 DEGREES 05 MINUTES 42 SECONDS EAST, A CHORD DISTANCE OF 57.58 FEET); THENCE NORTH 36 DEGREES 57 MINUTES 57 SECONDS EAST, A DISTANCE OF 55.46 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 209.50 FEET; THENCE ALONG SAID ARC CONCAVE TO THE SOUTHEAST, RUN AN ARC DISTANCE OF 162.47 FEET THROUGH A CENTRAL ANGLE OF 44 DEGREES 25 MINUTES 57 SECONDS (CHORD OF SAID ARC BEARING NORTH 59 DEGREES 10 MINUTES 56 SECONDS EAST, A CHORD DISTANCE OF 158.43 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 341.97 FEET; THENCE NORTH 35 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 56.53 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST, A DISTANCE OF 135.02 FEET; THENCE NORTH 65 DEGREES 39 MINUTES 54 SECONDS WEST, A DISTANCE OF 131.68 FEET; THENCE NORTH 28 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 223.04 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 1,128.79 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 44 SECONDS WEST, A DISTANCE OF 244.27 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 52 SECONDS WEST, A DISTANCE OF 70.23 FEET; THENCE SOUTH 60 DEGREES 20 MINUTES 55 SECONDS WEST, A DISTANCE OF 46.43 FEET; THENCE SOUTH 59 DEGREES 06 MINUTES 05 SECONDS WEST, A DISTANCE OF 44.73 FEET; THENCE SOUTH 72 DEGREES 20 MINUTES 35 SECONDS WEST, A DISTANCE OF 45.45 FEET; THENCE SOUTH 83 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 54.20 FEET; THENCE SOUTH 73 DEGREES 05 MINUTES 16 SECONDS WEST, A DISTANCE OF 69.95 FEET; THENCE SOUTH 50 DEGREES 26 MINUTES 00 SECONDS WEST, A DISTANCE OF 48.94 FEET; THENCE SOUTH 26 DEGREES 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 29.64 FEET; THENCE SOUTH 01 DEGREES 30 MINUTES 02 SECONDS WEST, A DISTANCE OF 37.41 FEET; THENCE SOUTH 25 DEGREES 58 MINUTES 03 SECONDS WEST, A DISTANCE OF 56.93 FEET; THENCE SOUTH 18 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF 33.30 FEET; THENCE SOUTH 41 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 6.22 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF 1,031.00 FEET TO CHOCTAWHATCHEE BAY AND ITS BAYOUS, HEREIN AFTER KNOWN AS POINT A; THENCE RUN NORTHERLY AND EASTERLY ALONG SAID CHOCTAWHATCHEE BAY AND ITS BAYOUS FOR 33,094 FEET, MORE OR LESS, TO A POINT HEREIN AFTER KNOWN AS POINT B, LYING ON THE EAST LINE OF OKALOOSA COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE RUN, SOUTH 01 DEGREES 59 MINUTES 07 SECONDS WEST, A DISTANCE OF 4,490.26 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 30 (U.S. HIGHWAY 98)(PUBLIC RIGHT OF WAY VARIES) AND BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5,639.31 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG SAID ARC CONCAVE TO THE NORTH, RUN AN ARC DISTANCE OF 531.20 FEET THROUGH A CENTRAL ANGLE OF 05 DEGREES 23 MINUTES 49 SECONDS (CHORD OF SAID ARC BEARING NORTH 79 DEGREES 25 MINUTES 38 SECONDS WEST, A CHORD DISTANCE OF 531.00 FEET); THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SIXTEEN (16) COURSES:

THENCE NORTH 76 DEGREES 43 MINUTES 43 SECONDS WEST, A DISTANCE OF 1,251.08 FEET;
THENCE NORTH 72 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 300.67 FEET;
THENCE NORTH 78 DEGREES 38 MINUTES 16 SECONDS WEST, A DISTANCE OF 600.33 FEET;
THENCE NORTH 76 DEGREES 43 MINUTES 44 SECONDS WEST, A DISTANCE OF 1,251.08 FEET;
THENCE NORTH 68 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 251.43 FEET;
THENCE NORTH 84 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 252.44 FEET TO A FOUND 1/2 INCH IRON ROD;
THENCE NORTH 76 DEGREES 43 MINUTES 43 SECONDS WEST, A DISTANCE OF 2,851.14 FEET;
THENCE NORTH 75 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 439.52 FEET TO A POINT ON A NON-TANGENT CURVE TO LEFT, HAVING A RADIUS OF 3,920.29 FEET; THENCE ALONG SAID ARC CONCAVE TO THE SOUTH, RUN AN ARC DISTANCE OF 1,594.45 FEET THROUGH A CENTRAL ANGLE OF 23 DEGREES 18 MINUTES 12 SECONDS (CHORD OF SAID ARC BEARING 88 DEGREES 22 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 1,583.49 FEET);
THENCE SOUTH 78 DEGREES 33 MINUTES 36 SECONDS WEST, A DISTANCE OF 406.94 FEET;
THENCE SOUTH 79 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 570.70 FEET TO A FOUND NAIL AND DISK STAMPED FDOT R/W AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE EAST RIGHT OF LINE OF STATE ROAD 293;
THENCE SOUTH 79 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,429.96 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT;
THENCE SOUTH 79 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 669.73 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED GCT PLS 4584;
THENCE SOUTH 79 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,339.00 FEET TO A POINT A CURVE TO THE RIGHT, HAVING A RADIUS OF 5,641.38; THENCE ALONG SAID ARC CONCAVE TO THE NORTH, RUN AN ARC DISTANCE OF 605.33 FEET THROUGH A CENTRAL ANGLE OF 06 DEGREES 08 MINUTES 53 SECONDS (CHORD OF SAID ARC BEARING SOUTH 83 DEGREES 02 MINUTES 31 SECONDS WEST, A CHORD DISTANCE OF 605.04 FEET);
THENCE NORTH 03 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD AND BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5,631.33 FEET; THENCE ALONG SAID ARC CONCAVE TO THE NORTH, RUN AN ARC DISTANCE OF 771.10 FEET THROUGH A CENTRAL ANGLE OF 07 DEGREES 50 MINUTES 44 SECONDS, (CHORD OF SAID ARC BEARING NORTH 89 DEGREES 57 MINUTES 40 SECONDS WEST, A CHORD DISTANCE OF 770.50 FEET);
THENCE NORTH 86 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 332.75 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED PSM INC LB 7237;
THENCE NORTH 86 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 355.53 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 03 DEGREES 57 MINUTES 53 SECONDS EAST, A DISTANCE OF 400.11 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMP WEIDENER SURVEY AND MAPPING LB 7297, LYING ON THE SOUTH RIGHT OF WAY LINE OF SAID COMMONS DRIVE W AND BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 550.99; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG SAID ARC CONCAVE TO THE NORTHEAST, AN ARC DISTANCE OF 189.95 FEET THROUGH A CENTRAL ANGLE OF 19 DEGREES 45 MINUTES 09 SECONDS (CHORD OF SAID ARC BEARING NORTH 38 DEGREES 16 MINUTES 25 SECONDS WEST, A CHORD DISTANCE OF 189.01 FEET); THENCE NORTH 28 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 315.70 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG SAID ARC CONCAVE TO THE SOUTHWEST, RUN AN ARC DISTANCE OF 528.61 FEET THROUGH A CENTRAL ANGLE OF 57 DEGREES 41 MINUTES 22 SECONDS (CHORD OF SAID ARC BEARING NORTH 57 DEGREES 10 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 506.56 FEET); THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 86 DEGREES 01 MINUTES 40 SECONDS WEST, A DISTANCE OF 531.49 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED PSM 4450; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 03 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 650.94 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP WITH ILLEGIBLE STAMPING; THENCE SOUTH 85 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 170.96 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED GCT PRM 3501; THENCE SOUTH 86 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 96.04 FEET TO A FOUND 1/2 INCH IRON ROD; THENCE SOUTH 86 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 250.55 FEET TO A FOUND 1/2 IRON ROD; THENCE SOUTH 03 DEGREES 57 MINUTES 29 SECONDS WEST, A DISTANCE OF 400.43 FEET TO SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 30 (U.S. HIGHWAY 98); THENCE ALONG SAID NORTH RIGHT OF LINE, RUN NORTH 86 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 847.71 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED ECA INC PRM 3724; THENCE CONTINUE ALONG SAID NORTH RIGHT OF LINE 86 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 1,025.91 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED EMC LSF 000051 PROP CORNER; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 03 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 850.11 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP WITH ILLEGIBLE STAMPING; THENCE NORTH 86 DEGREES 01 MINUTES 16 SECONDS WEST, A DISTANCE OF 1,100.20 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED R.R. & ASSOC CORP PRM 3724; THENCE NORTH 03 DEGREES 59 MINUTES 51 SECONDS EAST, A DISTANCE OF 248.96 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT, LYING ON SAID SOUTH RIGHT OF WAY LINE OF COMMONS DRIVE WEST AND BEING ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,379.10 FEET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG SAID ARC CONCAVE TO THE SOUTH, RUN AN ARC DISTANCE OF 826.66 FEET THROUGH A CENTRAL ANGLE OF 34 DEGREES 20 MINUTES 40 SECONDS (CHORD OF SAID ARC BEARING SOUTH 76 DEGREES 51 MINUTES 47 SECONDS WEST, A CHORD DISTANCE OF 814.34 FEET) TO A FOUND 1/2 INCH IRON ROD AND CAP STAMP ECA INC CORP 3724; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN NORTH 32 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 106.11 FEET; THENCE NORTH 81 DEGREES 17 MINUTES 41 SECONDS WEST, A DISTANCE OF 81.94 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 229.09 FEET; THENCE ALONG SAID ARC CONCAVE TO THE SOUTHWEST, RUN AN ARC LENGTH OF 92.40 FEET THROUGH A CENTRAL ANGLE OF 23 DEGREES 06 MINUTES 35 SECONDS (CHORD OF SAID ARC BEARING NORTH 62 DEGREES 39 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 91.77 FEET); THENCE NORTH 74 DEGREES 25 MINUTES 47 SECONDS WEST, A DISTANCE OF 248.36 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE NORTH 74 DEGREES 09 MINUTES 06 SECONDS WEST, A DISTANCE OF 797.25 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 119.81 FEET; THENCE ALONG SAID ARC CONCAVE TO THE NORTHEAST, RUN AN ARC DISTANCE OF 89.97 FEET THROUGH A CENTRAL ANGLE OF 43 DEGREES 01 MINUTES 23 SECONDS (CHORD OF SAID ARC BEARING NORTH 52 DEGREES 43 MINUTES 34 SECONDS WEST, A CHORD DISTANCE OF 87.87 FEET) TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET; THENCE ALONG SAID ARC CONCAVE TO THE SOUTHEAST, RUN AN ARC DISTANCE OF 112.86 FEET THROUGH A CENTRAL ANGLE OF 17 DEGREES 57 MINUTES 46 SECONDS (CHORD OF SAID ARC BEARING NORTH 58 DEGREES 21 MINUTES 36 SECONDS EAST, A CHORD DISTANCE OF 112.40 FEET); THENCE NORTH 67 DEGREES 29 MINUTES 32 SECONDS EAST, A DISTANCE OF 71.14 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,079.06 FEET; THENCE ALONG SAID ARC CONCAVE TO THE NORTHWEST, RUN AN ARC DISTANCE OF 625.61 FEET THROUGH A CENTRAL ANGLE OF 33 DEGREES 13 MINUTES 06 SECONDS (CHORD OF SAID ARC BEARING NORTH 50 DEGREES 53 MINUTES 57 SECONDS EAST, A CHORD DISTANCE OF 616.88 FEET) TO A POINT OF COMPOUND CURVATURE TO THE LEFT, HAVING A RADIUS OF 1,097.29 FEET; THENCE ALONG SAID ARC CONCAVE TO THE NORTHWEST, RUN AN ARC DISTANCE OF 300.56 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 41 MINUTES 38 SECONDS (CHORD OF SAID ARC BEARING NORTH 26 DEGREES 06 MINUTES 10 SECONDS EAST, A CHORD DISTANCE OF 299.62 FEET TO THE POINT OF BEGINNING, CONTAINING 2,055.999 ACRES OF LAND, MORE OR LESS.

PARCEL 2 – AS WRITTEN

A PARCEL OF LAND LYING IN UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, SILVER BEACH SUBDIVISION PER THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA. FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SILVER BEACH SUBDIVISION AND THE WESTERLY EXTENSION THEREOF, RUN NORTH 75 DEGREES 11 MINUTES 47 SECONDS WEST, A DISTANCE OF 342.30 FEET; THENCE NORTH 14 DEGREES 48 MINUTES 13 SECONDS EAST, A DISTANCE OF 36.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 30 AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, LEAVING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 15 DEGREES 03 MINUTES 53 SECONDS EAST, A DISTANCE OF 140.58 FEET; THENCE SOUTH 75 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 80.14 FEET; THENCE NORTH 14 DEGREES 59 MINUTES 44 SECONDS EAST, A DISTANCE OF 149.95 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT; THENCE SOUTH 76 DEGREES 19 MINUTES 36 SECONDS EAST, A DISTANCE OF 275.43 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 947.96 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST, RUN NORTHEASTERLY, AN ARC DISTANCE OF 203.18 FEET THROUGH A CENTRAL ANGLE OF 12 DEGREES 16 MINUTES 50 SECONDS (CHORD OF SAID ARC BEARING SOUTH 80 DEGREES 50 MINUTES 00 SECONDS EAST, A CHORD DISTANCE OF 202.79 FEET) TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED DOWCO LB 4947; THENCE SOUTH 02 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF 10.39 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 983.48 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST, RUN NORTHEASTERLY, AN ARC DISTANCE OF 298.84 FEET THROUGH A CENTRAL ANGLE OF 17 DEGREES 17 MINUTES 36 SECONDS (CHORD OF SAID ARC BEARING NORTH 85 DEGREES 35 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 295.72 FEET) TO A FOUND NAIL AND DISK; THENCE NORTH 72 DEGREES 20 MINUTES 17 SECONDS EAST, A DISTANCE OF 73.76 FEET; THENCE NORTH 78 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 112.47 FEET; THENCE NORTH 65 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 73.59 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED ECA INC CORP 3724; THENCE NORTH 63 DEGREES 42 MINUTES 44 SECONDS EAST, A DISTANCE OF 102.66 FEET; THENCE NORTH 63 DEGREES 49 MINUTES 04 SECONDS EAST, A DISTANCE OF 149.37 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED BDE INC RLS 3027; THENCE NORTH 24 DEGREES 26 MINUTES 36 SECONDS WEST, A DISTANCE OF 29.93 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED BDE INC RLS 3027; THENCE NORTH 63 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 298.94 FEET; THENCE NORTH 26 DEGREES 09 MINUTES 02 SECONDS WEST, A DISTANCE OF 30.22 FEET TO A FOUND 1/2 INCH IRON ROD; THENCE NORTH 63 DEGREES 48 MINUTES 26 SECONDS EAST, A DISTANCE OF 113.40 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED ECA INC CORP 3724; THENCE NORTH 64 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF 441.41 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP; THENCE SOUTH 77 DEGREES 49 MINUTES 20 SECONDS EAST, A DISTANCE OF 78.56 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT; THENCE SOUTH 83 DEGREES 13 MINUTES 26 SECONDS EAST, A DISTANCE OF 300.89 FEET TO A FOUND MAG NAIL LYING ON THE WEST RIGHT OF WAY LINE OF INDIAN BAYOU TRAIL; THENCE ALONG SAID WEST RIGHT OF WAY LINE, RUN SOUTH 14 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 126.53 FEET TO A POINT LYING AT THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND SAID NORTH RIGHT OF WAY LINE AND A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,030.29 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG SAID NORTH RIGHT OF WAY LINE AND SAID CURVE CONCAVE TO THE SOUTHEAST, RUN SOUTHWESTERLY, AN ARC DISTANCE OF 399.86 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 17 MINUTES 03 SECONDS (CHORD OF SAID ARC BEARING SOUTH 69 DEGREES 26 MINUTES 58 SECONDS WEST, A CHORD DISTANCE OF 399.21 FEET) TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED ECA INC CORP 3724; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 63 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 446.88 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED PSM INC LB 7237; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 26 DEGREES 11 MINUTES 33 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED PSM INC LB 7237; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 63 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 300.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 26 DEGREES 11 MINUTES 33 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 63 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 251.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,372.83 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND SAID CURVE CONCAVE TO THE NORTHWEST, RUN SOUTHWESTERLY, AN ARC DISTANCE OF 94.09 FEET THROUGH A CENTRAL ANGLE OF 03 DEGREES 55 MINUTES 37 SECONDS (CHORD OF SAID ARC BEARING SOUTH 65 DEGREES 46 MINUTES 15 SECONDS WEST, A CHORD DISTANCE OF 94.07 FEET); THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 76 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 143.65 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 72 DEGREES 43 MINUTES 05 SECONDS WEST, A DISTANCE OF 95.05 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,362.85 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND SAID CURVE CONCAVE TO THE NORTHWEST, RUN SOUTHWESTERLY, AN ARC DISTANCE OF 380.46 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 59 MINUTES 42 SECONDS (CHORD OF SAID ARC BEARING SOUTH 85 DEGREES 43 MINUTES 42 SECONDS WEST, A CHORD DISTANCE OF 379.22 FEET); THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 03 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,352.85 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND SAID CURVE CONCAVE TO THE NORTHEAST, RUN NORTHWESTERLY, AN ARC DISTANCE OF 261.37 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 04 MINUTES 10 SECONDS (CHORD OF SAID ARC BEARING NORTH 80 DEGREES 44 MINUTES 22 SECONDS WEST, A CHORD DISTANCE OF 260.96 FEET); THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 67 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 31.73 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 75 DEGREES 17 MINUTES 02 SECONDS WEST, A DISTANCE OF 186.47 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 14 DEGREES 53 MINUTES 21 SECONDS WEST, A DISTANCE OF 5.72 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 75 DEGREES 31 MINUTES 05 SECONDS WEST, A DISTANCE OF 6.02 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 14 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF 5.79 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 75 DEGREES 11 MINUTES 10 SECONDS WEST, A DISTANCE OF 106.24 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 14 DEGREES 33 MINUTES 39 SECONDS WEST, A DISTANCE OF 4.40 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 75 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 5.97 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 14 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 4.44 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 75 DEGREES 11 MINUTES 10 SECONDS WEST, A DISTANCE OF 18.12 FEET TOT HE POINT OF BEGINNING, CONTAINING 17.104 ACRES, MORE OR LESS.

PARCEL 3 – O.R. 2119, PAGE 871

THENCE GO NORTH 75 DEGREES 11 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SILVER BEACH SUBDIVISION, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 342.30 FEET; THENCE GO NORTH 14 DEGREES 48 MINUTES 13 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 30 (U.S. 98, R/W VARIES); THENCE GO NORTH 75 DEGREES 11 MINUTES 47 SECONDS WEST ALONG THE RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF AIRPORT ROAD, (OKALOOSA COUNTY ROAD,30-A, 100’ R/W); THENCE GO NORTH 15 DEGREES 00 MINUTES 26 SECONDS EAST ALONG THE AFORESAID RIGHT OF WAY LINE, A DISTANCE OF 326.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 15 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 199.00 FEET; THENCE GO SOUTH 75 DEGREES 11 MINUTES 47 SECONDS EAST, A DISTANCE OF 200.00 FEET; THENCE GO SOUTH 15 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE OF 199.00 FEET; THENCE GO NORTH 75 DEGREES 11 MINUTES 47 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING.

PARCEL 4 – O.R. 2236, PAGE 1561

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, SILVER BEACH SUBDIVISION, AS RECORD IN PLAT BOOK 1 AT PAGE 16 1/2 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO NORTH 75 DEGREES 11 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SILVER BEACH SUBDIVISION, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 342.30 FEET; THENCE GO NORTH 14 DEGREES 48 MINUTES 13 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 30 (U.S. 98, R/W VARIES); THENCE GO NORTH 75 DEGREES 11 MINUTES 47 SECONDS WEST ALONG THE RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF AIRPORT ROAD, (OKALOOSA COUNTY ROAD, 30-A, 100’ R/W); THENCE GO NORTH 15 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE AFORESAID RIGHT-OF-WAY LINE, A DISTANCE OF 825.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 15 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 439.67 TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 237.42 FEET; THENCE NORTHEASTERY THROUGH A CENTRAL ANGLE OF 3 DEGREES 11 MINUTES 47 SECONDS, AN ARC DISTANCE OF 1325 FEET (CHORD=13.24 FEET, CHORD BEARING=North 13 DEGREES 24 MINUTES 23 SECONDS EAST) TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF AND EXISTING 100’ WIDE GULF POWER COMPANY EASEMENT AND THE AFORESAID EAST LINE OF AIRPORT ROAD; THENCE DEPARTING EAST LINE OF AIRPORT ROAD GO SOUTH 75 DEGREES 11 MINUTES 47 SECONDS EAST ALONG SAID SOUTH LINE OF GULF POWER COMPANY EASEMENT, A DISTANCE OF 200.37 FEET. THENCE DEPARTING SAID SOUTH LINE GO SOUTH 15 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE OF 452.91 FEET. THENCE NORTH 75 DEGREES 11 MINUTES 47 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE EAST LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.078 ACRES.

GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM HORIZONTAL COORDINATES BASED ON THE FLORIDA NORTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983(2011). POSITIONAL MEASUREMENTS WERE MADE VIA REAL TIME KINEMATIC (RTK) GNSS OBSERVATIONS UTILIZING THE TRIMBLE VRSNOW CORRECTION SERVICE.

THIS IS AN EXHIBIT FOR A PROPOSED ANNEXATION FOR THE CITY OF DESTIN, FLORIDA. THIS IS NOT A BOUNDARY SURVEY.

FIELD WORK PERFORMED FOR THE COMPLETION OF THIS SURVEY WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON MAY 15, 2026.

ADDITIONS OR DELETIONS TO THIS EXHIBIT BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.



SURVEYOR'S CERTIFICATE

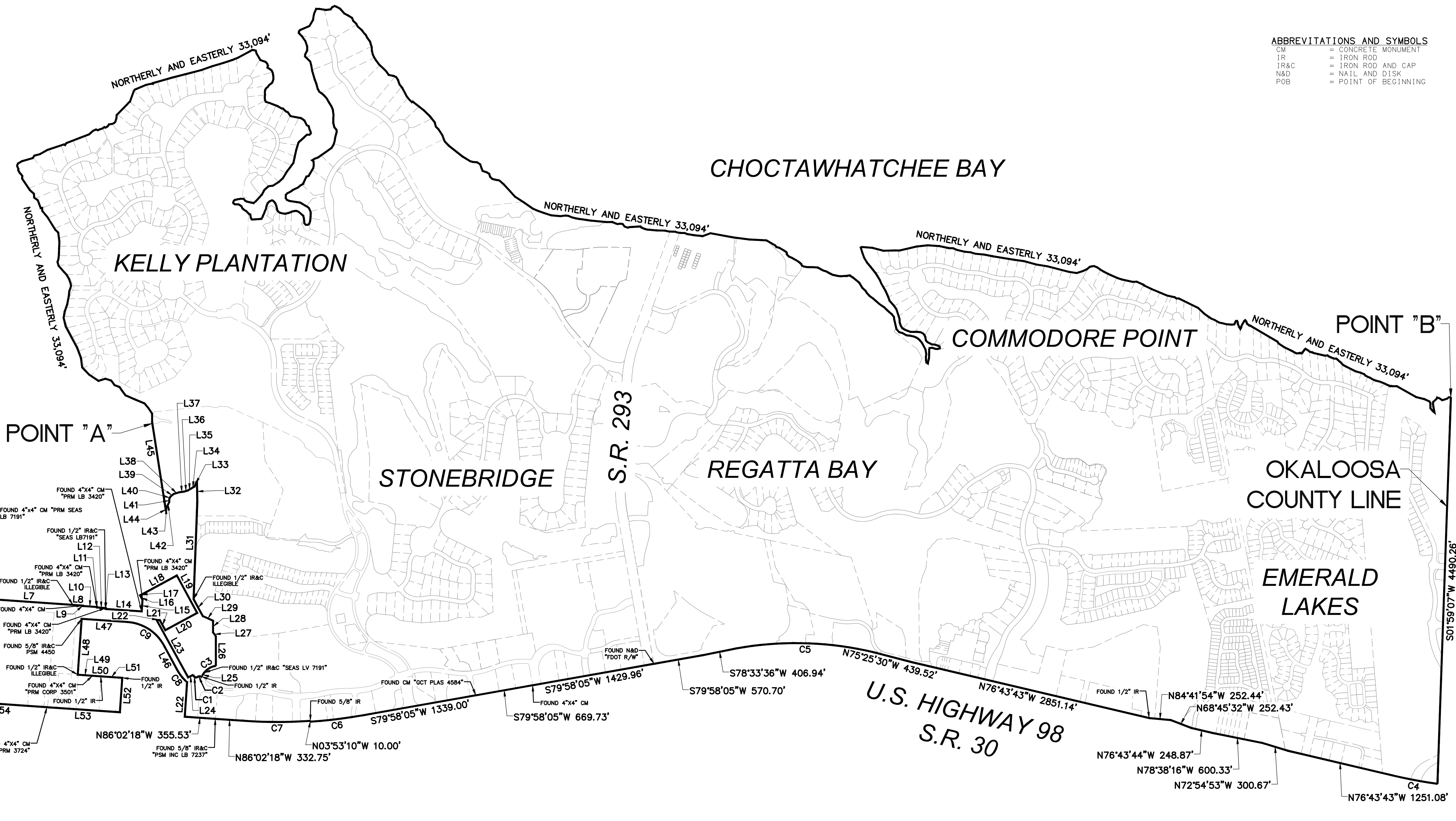
Zachary C. Davies, P.S.M., Florida License No. 7370
Digitally signed by Zachary C. Davies
DN: cn=Zachary C. Davies, o=SAAM, ou=Zachary C. Davies, email=info@sam.biz

ZACHARY C. DAVIES, P.S.M. FLORIDA LICENSE NO. 7370
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

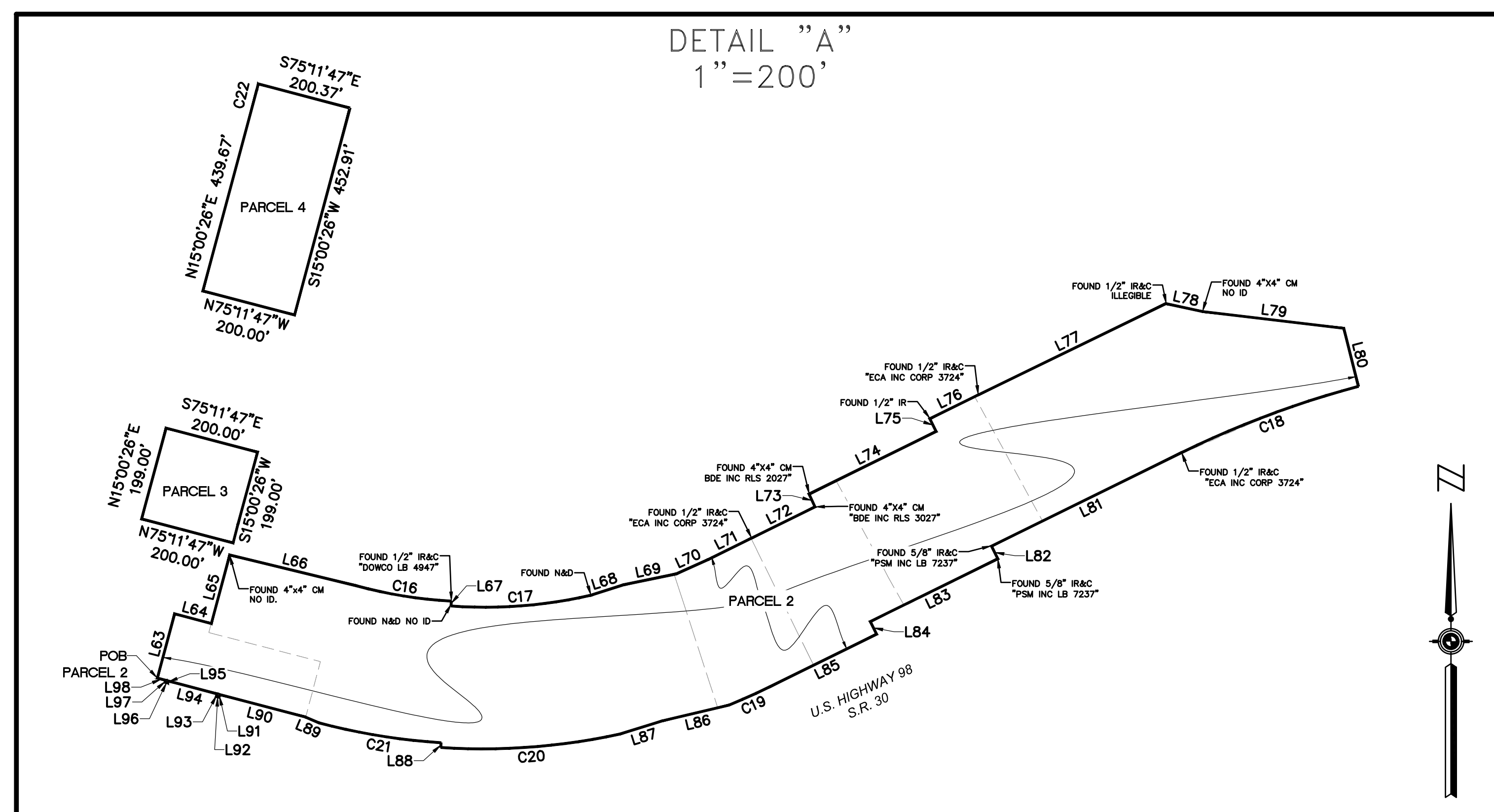


PROJECT - CITY OF DESTIN	
ANNEXATION EXHIBIT	
JOB NUMBER: 1026108028	
DATE: 05/15/2026	
SCALE: N/A	
SURVEYOR: Z DAVIES	
TECHNICAL: J. BROWN	
DRAWING: 108028-BASE	
PLOT DATE: 06/02/2026	
PARTY/CHIEF: M. MOONEY	
FIELDBOOKS: 457447/1-21	

ANNEXATION EXHIBIT
A PARCEL OF LAND LYING IN UNSECTIONALIZED
TOWNSHIP 2 SOUTH, RANGE 22 WEST
OKALOOSA COUNTY, FLORIDA
SHEET 1
OF 2



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C16	947.96	121°56'50"	203.18	S80°50'00"E	202.79
C17	983.48	17°17'36"	296.84	N85°53'44"E	295.72
C18	2030.29	11°17'03"	399.86	S69°26'58"W	399.72
C19	1372.83	3°53'37"	380.49	S65°46'15"W	94.07
C20	1362.85	15°59'42"	94.06	S85°44'12"W	379.22
C21	1352.85	11°04'10"	261.37	N80°44'22"W	260.96
C1	50.02	60°10'04"	52.54	S51°15'40"E	50.16
C2	61.19	56°07'58"	59.95	N78°05'42"E	57.58
C3	209.50	44°25'57"	162.47	N59°10'56"E	158.43
C4	5639.31	52°34'48"	531.20	N79°25'38"W	531.00
C5	3920.29	23°18'12"	1594.45	N88°22'49"W	1583.49
C6	5641.38	6°08'53"	603.33	S80°32'31"W	605.04
C7	5631.33	7°50'44"	771.10	N89°57'40"W	770.50
C8	580.99	19°45'09"	189.95	N38°16'25"W	189.01
C9	525.00	57°41'22"	528.61	N57°10'48"W	506.56
C10	1379.10	34°20'40"	826.66	S76°51'47"W	814.34
C11	229.08	23°06'35"	92.40	N62°36'49"W	91.77
C12	118.91	43°01'23"	89.97	N52°43'34"W	87.87
C13	360.00	17°57'46"	112.86	N58°21'36"E	112.40
C14	1079.26	33°13'06"	625.61	N50°53'57"E	616.88
C15	1097.29	15°41'38"	300.56	N26°06'10"E	299.62
C22	237.42	31°10'04"	13.20	N13°24'23"E	13.19



ABBREVIATIONS AND SYMBOLS

CM	= CONCRETE MONUMENT
IR	= IRON ROD
IR&C	= IRON ROD AND CAP
N&D	= NAIL AND DISK
POB	= POINT OF BEGINNING



CITY OF DESTIN

4200 INDIAN BAYOU TRAIL, DESTIN, FL 32541

2026 ANNEXATION FEASIBILITY STUDY

CONTACT US:

850.837.4242

www.cityofdestin.com



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I. Introduction

The City of Destin proposes to annex approximately 2,083 acres of unincorporated land in Okaloosa County pursuant to Section 171.0413, Florida Statutes (F.S.). In accordance with Section 171.042, F.S., a feasibility study is required prior to initiating the public hearing process for the adoption of annexation ordinance. The following italicized section outlines the applicable state statute, and this feasibility study has been prepared to demonstrate compliance with all criteria set forth therein.

171.042 Prerequisites to annexation.—

(1) Before commencing the annexation procedures under s. 171.0413, the governing body of the municipality shall prepare a feasibility study setting forth the plans to provide urban services to any area to be annexed, and the feasibility study must include the following:

(a) A map or maps of the municipality and adjacent territory showing the present and proposed municipal boundaries, the present major trunk water mains and sewer interceptors and outfalls, the proposed extensions of such mains and outfalls, as required in paragraph (c), and the general land use pattern in the area to be annexed.

(b) A statement certifying that the area to be annexed meets the criteria in s. 171.043.

(c) A statement setting forth the plans of the municipality for extending to the area to be annexed each major municipal service performed within the municipality at the time of annexation. Specifically, such plans must:

- 1. Provide for extending urban services except as otherwise provided in this subsection to the area to be annexed on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the municipality before annexation.*
- 2. Provide for the extension of existing municipal water and sewer services into the area to be annexed so that, when such services are provided, property owners in the area to be annexed will be able to secure public water and sewer service according to the policies in effect in such municipality for extending water and sewer lines to individual lots or subdivisions.*
- 3. If extension of major trunk water mains and sewer mains into the area to be annexed is necessary, set forth a proposed timetable for construction of such mains as soon as possible following the effective date of annexation.*
- 4. Set forth the method under which the municipality plans to finance extension of services into the area to be annexed.*

Therefore, this feasibility study sets forth the plan to provide urban services to the proposed annexation area and has been conducted in accordance with 171.042, F.S. In addition, it provides a plan for decision makers, property owners, and the public with a comprehensive understanding of the proposed annexation plan prior to the required public hearing process. A copy of the Destin Feasibility Study will be submitted to Okaloosa County Board of County Commissioners fifteen (15) days prior to the City initiating formal proceeding pursuant to Section 171.041(2), F.S.

II. General Description

As previously stated, the proposed annexation area is approximately 2,083 acres of unincorporated land in Okaloosa County and is located north of Emerald Coast Parkway (Highway 98). According to the 2020 United States Census Bureau, the population of the entire unincorporated area is 4,486. Moreover, based on available 911 addressing and property data, the area contains 2,436 residential properties, of which 1,209 are classified as homesteaded. The majority of the residential housing is located within the Regatta Bay, Kelly Plantation, Diamond Lakes and Indian Lakes subdivisions. As a result, this data indicates a substantial level of owner-occupied housing. In addition, there are 127 vacant residential parcels. It should be noted that not all vacant parcels may be readily developable. Certain parcels are constrained by environmental concerns related to wetlands, floodplain designation, or other natural features. Furthermore, some of these parcels are designated for open space or recreational use, which are intended to remain undeveloped. Commercial activity within the area is supported by 431 business-related 911 addresses, demonstrating an established non-residential presence that contributes to the area's economic base.¹ The majority of the commercial activity is located in the Destin Commons, which has 80+ shops and restaurants and has approximately 650,000 square feet of total building area, including roughly 160,000 square feet of office space. Overall, the distribution of residential and commercials indicates a generally stable land development pattern.

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¹ United States Census Bureau, 2025 Tiger/Line Shapefiles: Blocks (2020), <https://www.census.gov/cgi-bin/geo/shapefiles/index.php?year=2025&layergroup=Blocks+%282020%29>.

a. Existing Municipal Boundaries

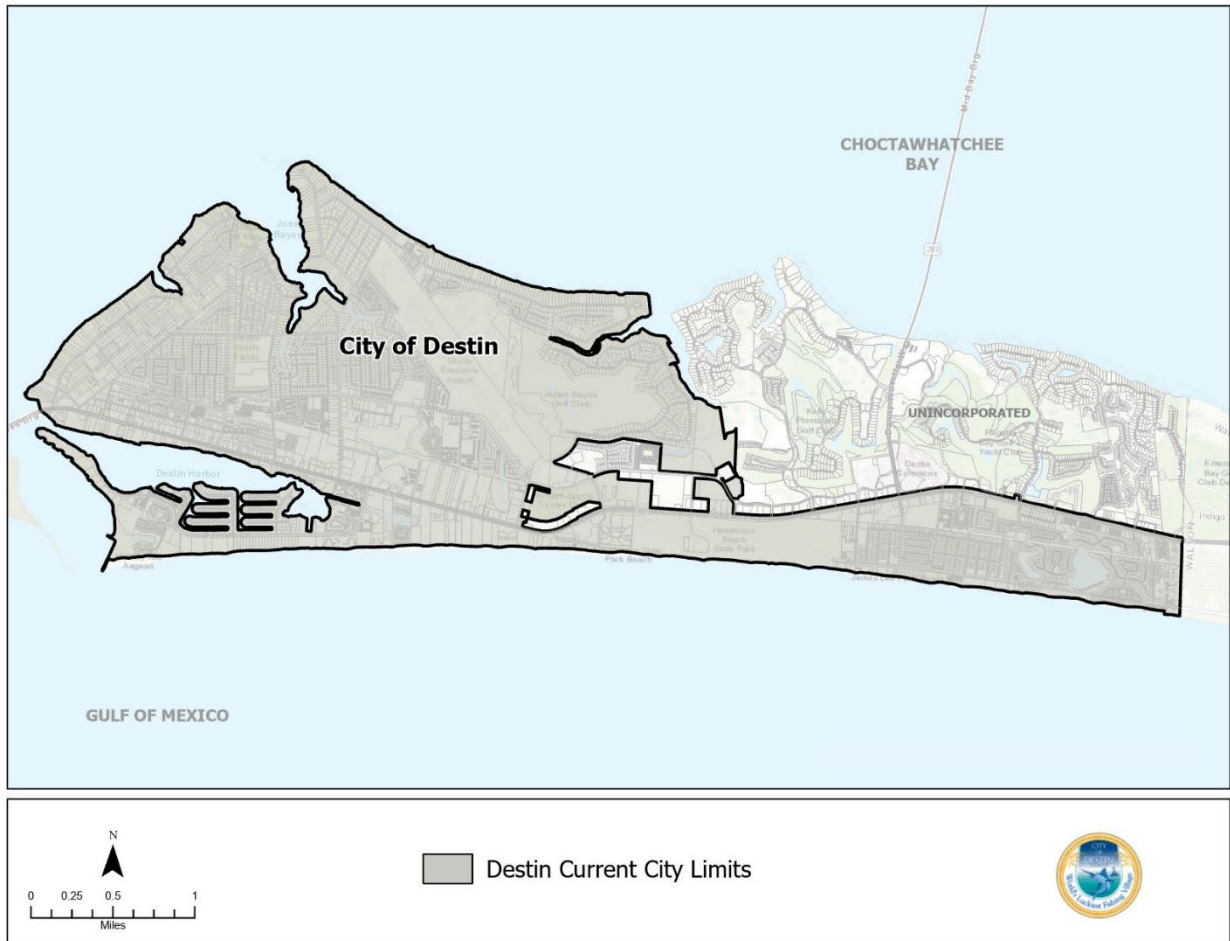


Exhibit A: Existing Municipal Boundaries
Source: City of Destin, Planning Division

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b. Current County Zoning

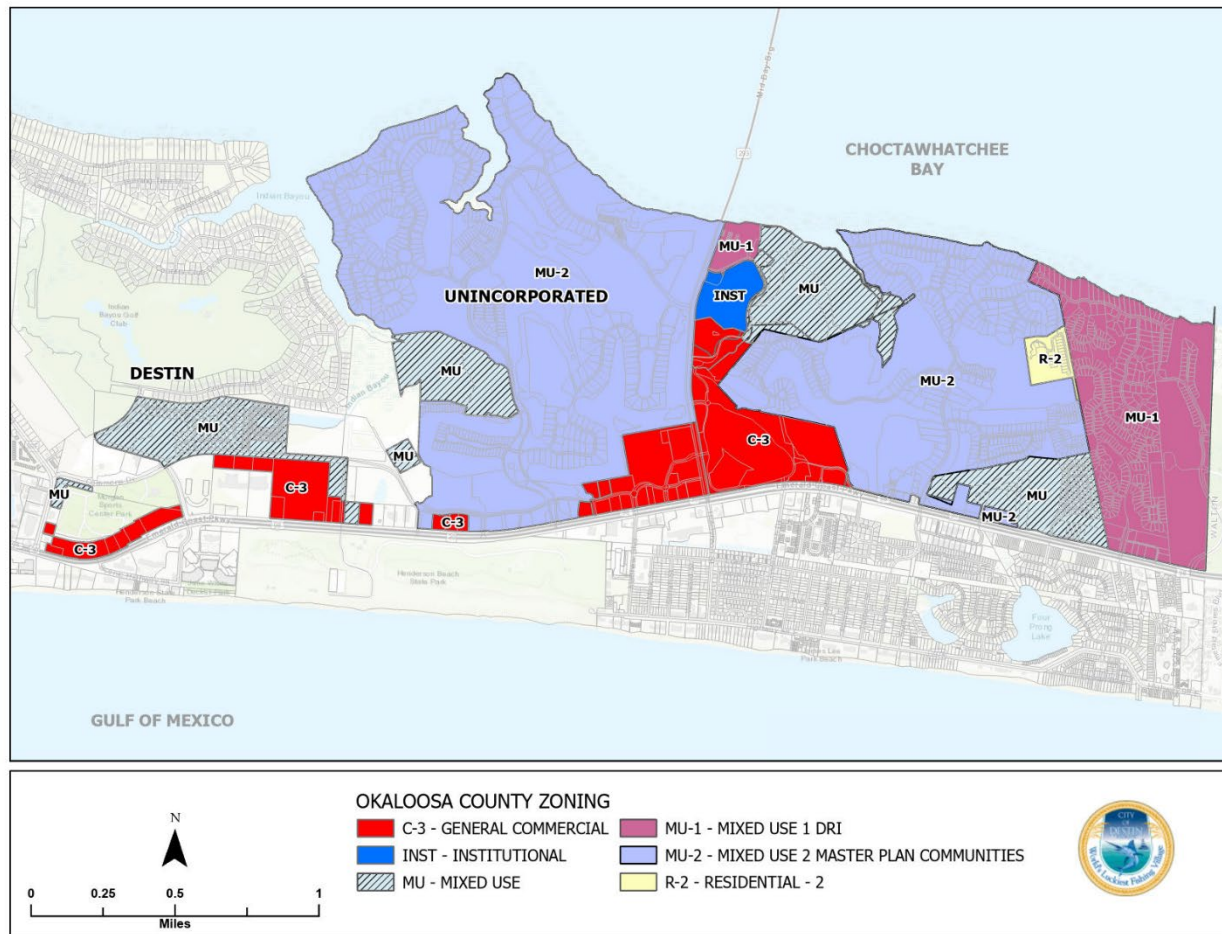


Exhibit B: Current County Zoning
Source: City of Destin, Planning Division

The zoning of the proposed annex area is comprised of six (6) zoning districts: General Commercial (C-3), Institutional (INST), Mixed Use (MU), Mixed Use 1 Development of Regional Impacts (MU-1), Mixed Use 2 Master Plan Communities (MU-2), and Medium Density Residential (R-2). Much of the zoning is Mixed Use, Master Plan Communities and Medium Density Residential that make up 88% of the annex area, while 11% is commercial zoning and 1% institutional

Current County Zoning

Zoning District	Acres	Parcel	Zoning Percentage
Commercial	221	96	11%
Institutional	24	3	1%
Mixed Use	311	771	15%

Mixed Use 1 DRI	268	584	13%
Mixed Use 2/ Master Plan Communities	1243	1114	60%
Medium Density Residential	16	22	1%
	2083	2590	100%

*Please see Figure B. – County Zoning Map

c. Current County Future Land Use

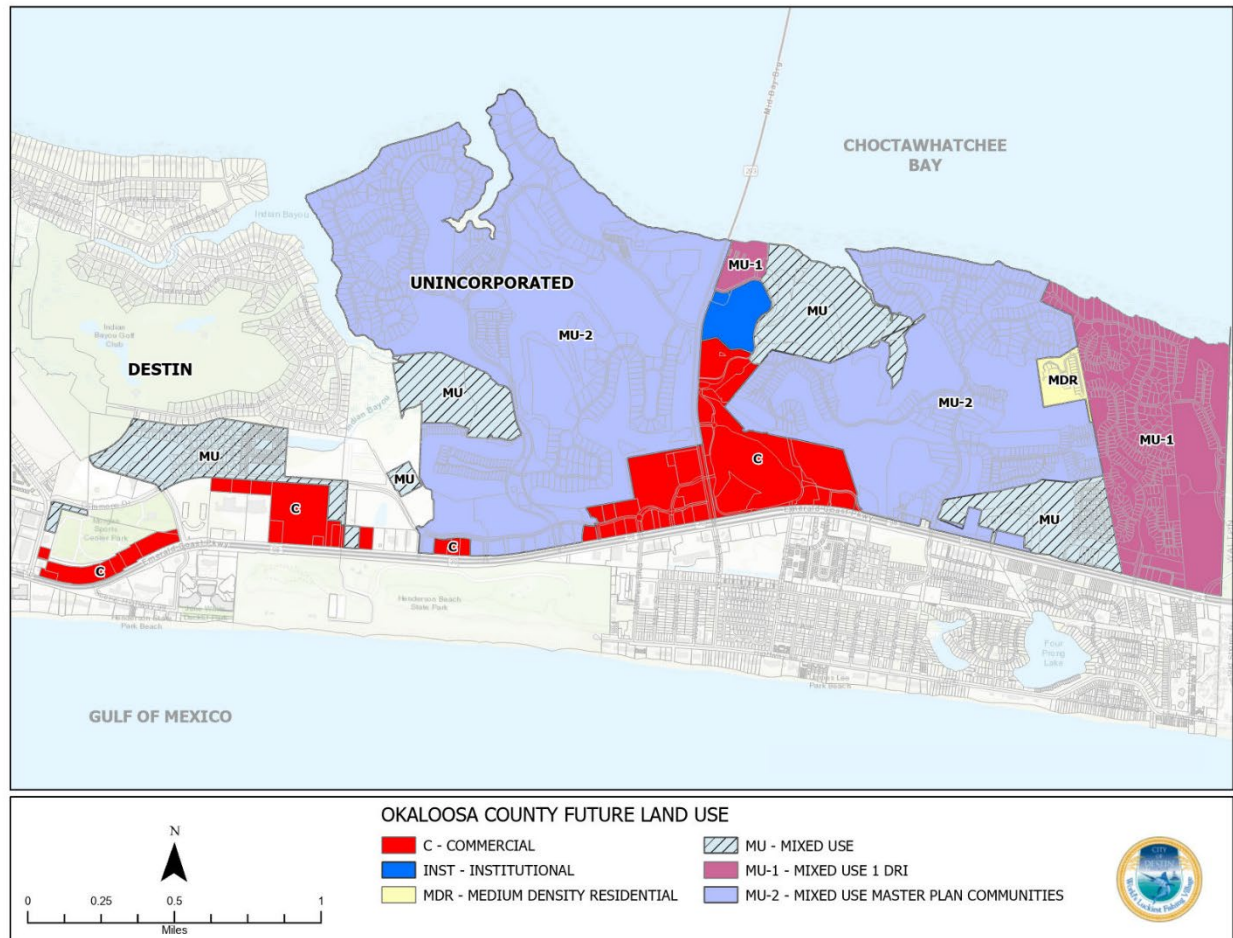


Exhibit C: Current County Future Land Use Map
Source: City of Destin, Planning Division

Current County Future Land Use

Land Use	Acres	Parcel	FLU Percentage
Commercial	221	96	11%
Institutional	24	3	1%
Mixed Use	311	771	15%
Mixed Use 1 DRI	268	584	13%

Mixed Use 2/ Master Plan Communities	1243	1114	60%
Medium Density Residential	16	22	1%
	2083	2590	100%

Please see Figure C. – County Future Land Use Map

The Future Land Use (FLU) designation for the annexation area is generally consistent with the existing zoning districts. The majority of the site is designated for residential uses along with the master plan communities zoning. Similarly, areas identified for commercial and institutional uses under current zoning are reflected in the Future Land Use Map.

The City will not adopt the Okaloosa County’s existing future land use and zoning designation. Upon annexation, the City will establish the appropriate future land use and zoning designations that are most applicable and compatible with the annexed properties.

d. Proposed Municipal Boundaries

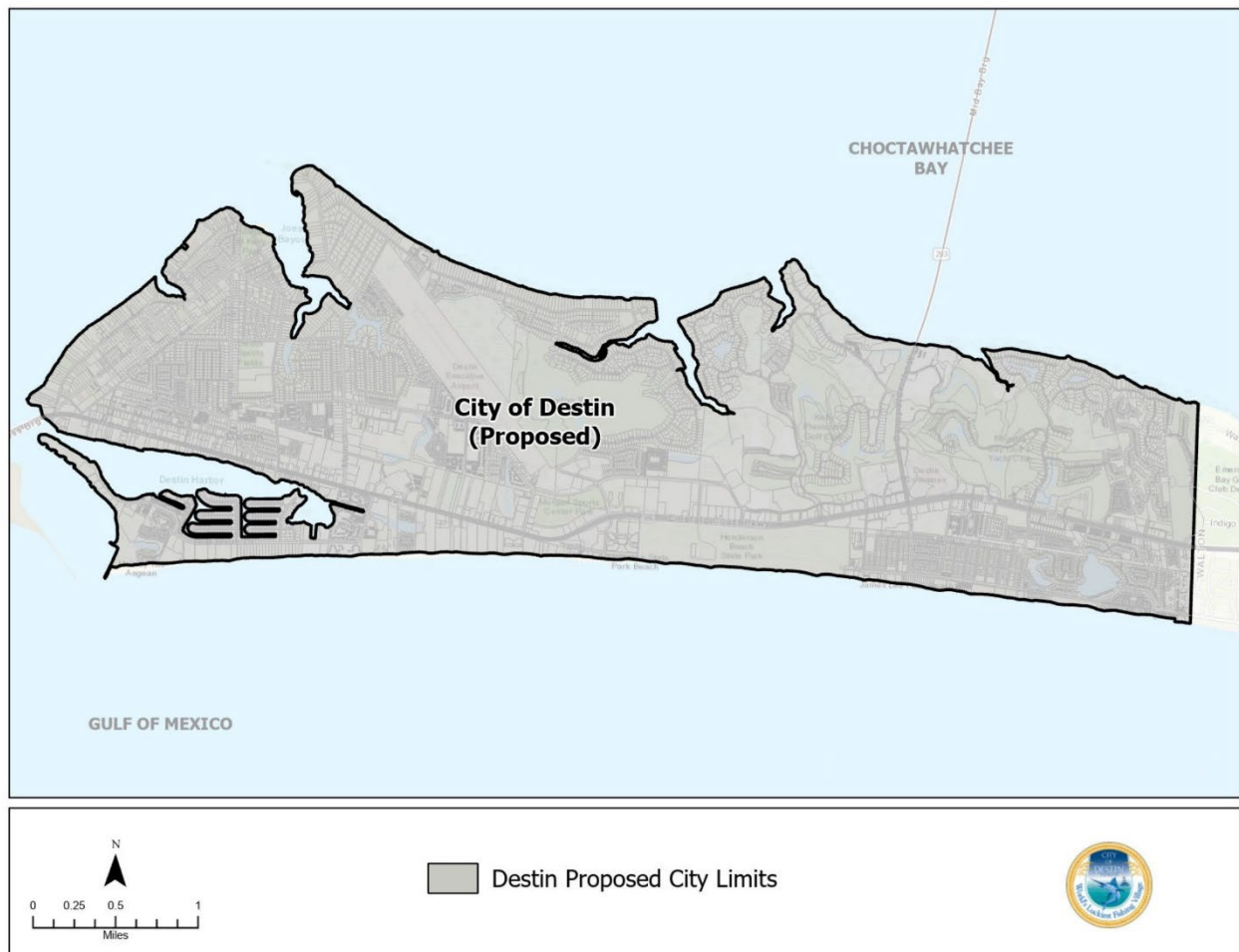


Exhibit D: Proposed Municipal Boundaries

Source: City of Destin, Planning Division

e. Current Unincorporated Boundaries

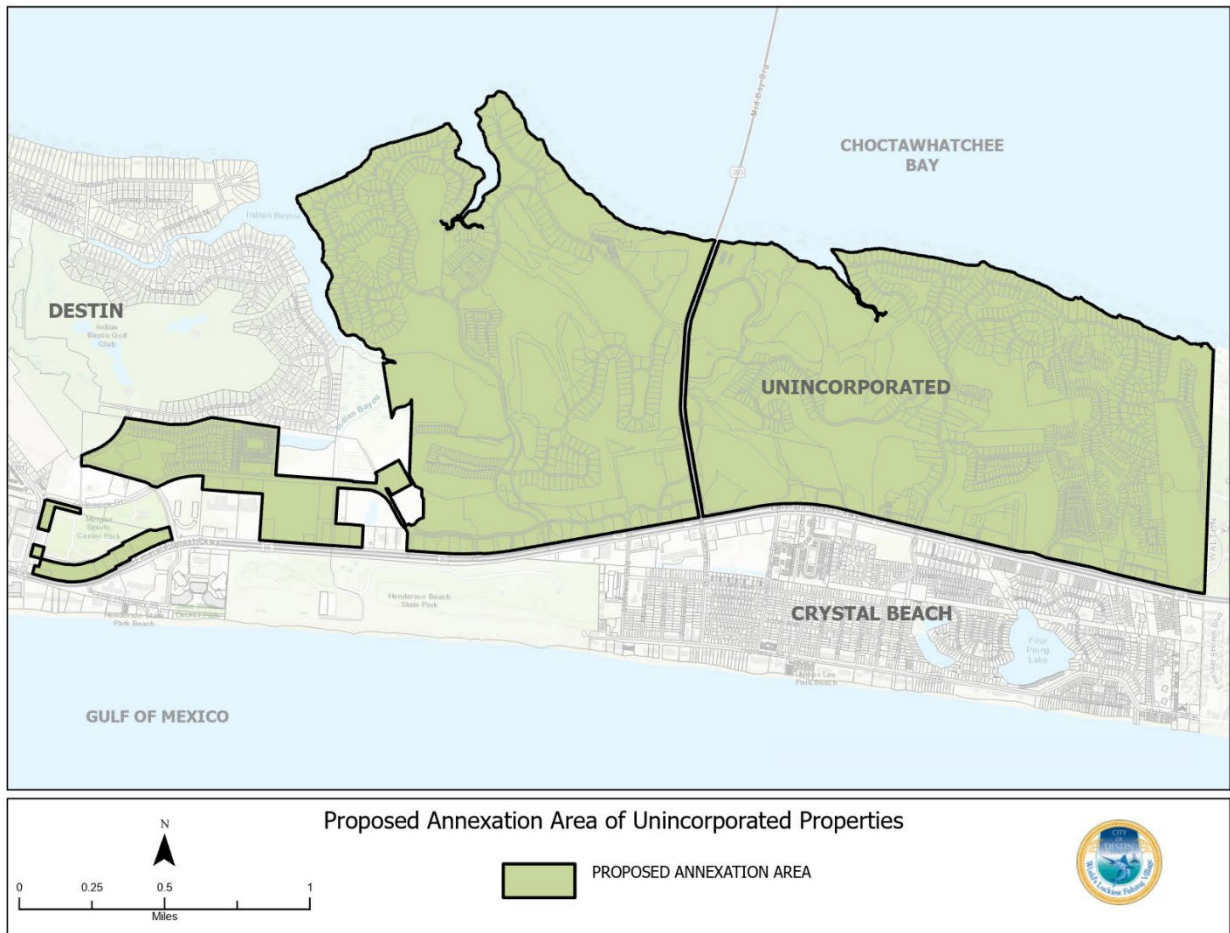


Exhibit E: Current Unincorporated Boundaries
Source: City of Destin, Planning Division

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f. Current Water Utilities

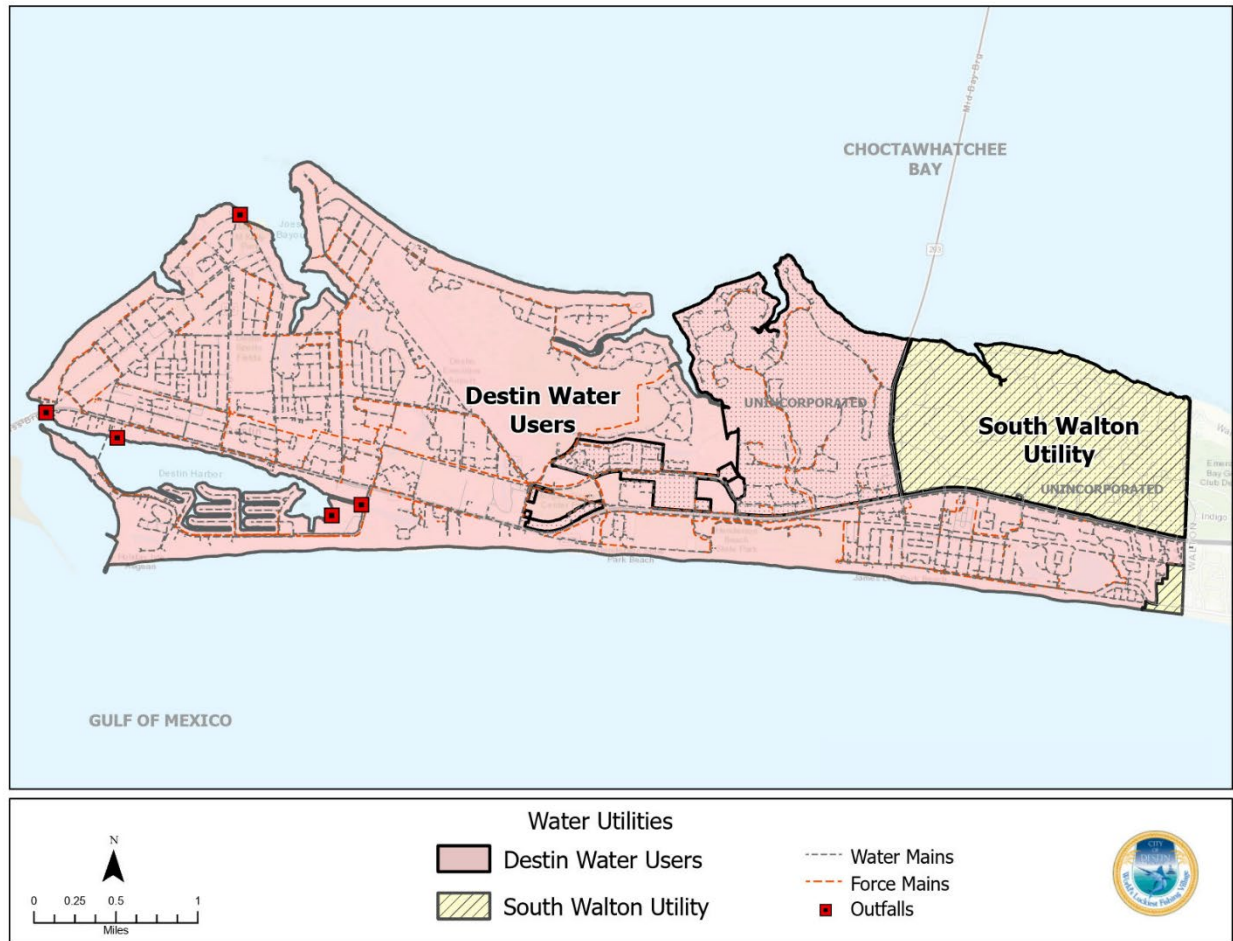


Exhibit F: Current Water Utilities
Source: City of Destin, Planning Division

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Exhibit F: Current Water Utilities
Source: South Walton Utility Company

III. Character of Area to be Annexed

a. Statement Certifying the Criteria in FSS 171.043

The City certifies that the proposed annexation meets the requirements of Section 171.043, F.S. Staff have determined that the proposed annexation meets the general standards set forth in subsection (1), as well as the specific requirements outlined in subsection (2) (a). Please see

171.043 Character of the area to be annexed.—A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

(1) The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.

The proposed annexation area is contiguous to the existing municipal boundaries, as demonstrated within Exhibit B. In addition, the area is reasonably compact in form and does not create irregular boundaries, enclaves, or corridors as shown within Exhibit D.

Staff has confirmed that no portion of the annexed area lies within the corporate limits of another incorporated municipality.

(2) Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:

(a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;

As previously mentioned in this study, the annexed area consists of 2,083 acres and has a residential population of 4,486; therefore, the residential population density is approximately 2.15 people per acre. This exceeds the subsection (a) requirements of a minimum of two (2) people per acre.

$$\text{Population Density} = \text{Population} \div \text{Acres}$$

$$4,486 \text{ (Pop.)} \div 2,083 \text{ (Acres)} = 2.15 \text{ Population Density}$$

(b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or

(c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

(3) In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

(a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or

(b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

IV. Inventory of Public Services

The City will extend urban services to the proposed annexation area in a manner consistent with existing service standards. These services will be provided through a combination of in-house

municipal services, interlocal agreements, and partnerships with the private sector. Thus, ensuring that the annexed area receives the same level and quality of services as currently provided within the City's incorporated boundaries.

a. Community Development

Community Development services, including planning, zoning, permitting, and development review, for the unincorporated areas are currently administered by the Okaloosa County Growth Management Department. Upon annexation, these services and associated administration would transition from the Okaloosa County Growth Management Department to the City of Destin Community Development Department. This would likely require the City's Community Development Department to hire additional staff, including but not limited to permit technicians, building inspectors, planners, engineering assistants, and code compliance officers.

b. Fire Protection and Emergency Medical Services (EMS)

Fire Protection and Emergency Medical Services (EMS) in the newly annexed area would continue to be provided by the Destin Fire Control District (Destin Fire). Destin Fire would utilize the existing fire stations: Station 9 (The Big House), Station 10 (The Beach House) and Station 19 (The Bay House) to provide fire protection, while Okaloosa County EMS would continue to provide EMS services as they do today. Upon annexation, fire protection and EMS would continue to be provided in the same capacity by the same providers that are serving the area today; therefore, not requiring any extension for these services.

c. Parks and Recreation Department

Residents of the proposed annexation area currently have access to parks and recreational facilities located throughout the existing City of Destin, as well as neighboring Walton County to the east. The City of Destin Parks and Recreation Department maintains and operates 10 inland parks, 3 harbor parks, 3 sports fields, 2 indoor facilities, 8 beach trails, and 4 beach parks. Residents of the annexation area currently have access to these facilities, and this access would continue following annexation. Parks and recreation services will continue to be available to residents in the same capacity as currently provided. This could potentially require the City's Parks and Recreation Department to hire additional staff, including but not limited to park maintenance workers and recreation coordinators.

d. Police Protection

Police Protection in the annexed area will continue to be provided by the Okaloosa County Sheriff's Office (OCSO). Upon annexation, the OCSO will continue to provide law enforcement services to the annexed area through its existing jurisdiction and service structure; therefore, not requiring any extension for these services.

e. Public Works

Public infrastructure and other quality of life related services in the area proposed to be annexed are currently administered by the Okaloosa County Public Works Department. Upon annexation, these services and associated administration would transition from the Okaloosa County Public Works Department to the City of Destin Public Works Department. This could potentially require the City's Public Works Department to hire additional staff, including but not limited to equipment operators, mechanics, and maintenance technicians.

f. Utilities

1. Electric Services

Electric services in the area proposed to be annexed is currently provided by Florida Power and Light Company (FPL). Electric service would remain with the current provider after annexation and would not be affected by the change in jurisdiction.

2. Sanitary Sewer

Sanitary Sewer service in the proposed annexation area is currently provided by Destin Waters Users, Inc. (DWU) and South Walton Utility Company, Inc. (SWUCI). Both companies are private utility companies, and Sanitary Sewer would continue to be provided by the same companies following annexation without any required extension of major trunk sewer mains. The existing Sanitary Sewer service would not be affected by the change in jurisdiction.

3. Potable Water

Potable Water Service in the area proposed to be annexed is currently provided by Destin Water Users, Inc. (DWU) and South Walton Utility Company, Inc. (SWUCI). Both companies are private utility companies and Potable Water services would continue to be provided by the same private companies following annexation without any required extension of major trunk water mains. The existing Potable Water service would not be affected by the change in jurisdiction.

4. Solid Waste

Solid Waste collection in the area proposed to be annexed is currently serviced by Waste Management through a franchise agreement with Okaloosa County. Following annexation, solid waste collection services would be provided through a contractual agreement with Waste Management, Inc. This would include all residential and commercial waste within the city limits of Destin. Collection services would follow the standard schedule established, and would ensure proper disposal and recycling, in accordance with local regulations and the applicable contract.

V. Financing & Funding

a. Financing

As described in the sections above, several municipal services, such as Fire Protection, EMS, Police Protection, Electricity, Sanitary Sewer & Water, and Solid Waste are all currently being provided by other entities and would continue to be serviced as such. The City of Destin would assume new responsibility for services such as Community Development, Parks & Recreation, and Public Works. This would entail minimal financing, other than the additional employees needed to be hired to maintain the service excellence that the City of Destin aims to maintain.

b. Funding

The City will utilize a variety of funding sources to support the annexation area, including but not limited to, the sources identified within this section. The City may rely on additional revenues beyond those specifically outlined in this feasibility study.

1. Ad Valorem Property Taxes

Article VII of the Florida Constitution authorizes municipalities to levy ad valorem property taxes. Furthermore, Article VII limits property taxes to 10 mills for municipal purposes. The City of Destin has maintained a millage rate of 1.615 since October 2016.

2. Building and Permit Fees

These fees are collected at the time of application for development approvals and prior to issuance of building permits.

3. Intergovernmental Revenues

The City of Destin intergovernmental revenues are from grants and other shared revenues from Federal, State, and local sources. Intergovernmental revenues sources are the following: Okaloosa Half Penny Infrastructure surtax, County Library Cooperative, Tourism Development Tax, Half-Cent Sales Tax, and median payments from FDOT.

4. Local Business Taxes

The City of Destin levies a tax on all business, trades, and professions operating within the City or transacting business in interstate commerce.

5. Mobility Fees

The City of Destin has established a mobility fee district that applies to all lands lying within the incorporated limits of the City for infrastructure improvements.

6. Parks & Recreation, Public Library, & Police Protection Impact Fees

The City of Destin has established an impact fee district that applies to all lands lying within the incorporated limits of the City for Parks & Recreation, Public Library, and Police Protection.

VI. Conclusion

In summary, the proposed annexation area satisfies Section 171.043, F.S., as the annexation area is contiguous to existing municipal boundaries and is reasonably compact in form. In addition, the annexation area meets the required population density threshold, and the City has demonstrated the ability to provide public services to the annexed area through in-house municipal operations, interlocal agreements, and agreements with the private sector.



**Community
Development
Planning and
Zoning Division**

Phone: 850-654-1119

Fax: 850-460-2171

MEMORANDUM

DATE: December 18, 2025

TO: David Prichard, Community Development Director

FROM: Daniel Butler, Principal Planner

SUBJECT: City of Destin – 2026 Proposed Annexation Character Study

The City of Destin hereby certifies that the proposed annexation area meets the requirements of Section 171.043, F.S. Staff has determined that the proposed annexation meets the general standards set forth in subsection (1), as well as the specific requirements outlined in subsection (2) (a), as outlined below-

171.043 Character of the area to be annexed.—A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

(1) The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.

The proposed annexation area is contiguous to the existing municipal boundaries, as demonstrated within Exhibit A. In addition, the area is reasonably compact in form and does not create irregular boundaries, enclaves, or corridors as shown within Exhibit B. Staff has confirmed that no portion of the annexed area lies within the corporate limits of another incorporated municipality.

(2) Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area which meets any one of the following standards:

(a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;

The proposed annexation area consists of approximately 2,106.78 acres and has a residential population of about 4,486; therefore, the residential population density is approximately 2.12 people per acre. This exceeds the subsection (a) requirements of a minimum of two (2) people per acre.

Population Density = Population ÷ Acres

4,486 (Pop.) ÷ 2,106.78 (Acres) = 2.12 Population Density

(b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or

(c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

(3) In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

(a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or

(b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

In conclusion, the City of Destin hereby certifies that the proposed annexation area meets the requirements of Section 171.043, F.S, including the general standards set forth in subsection (1), as well as the specific requirements outlined in subsection (2) (a).

*****THIS SPACE INTENTIONALLY LEFT BLANK*****

APPENDIX

Exhibit A: Current Unincorporated Boundaries
Source: City of Destin, Planning Division



Office of the City Clerk

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-837-3267 | www.cityofdestin.com

June 2, 2026

Okaloosa County Board of County Commissioners
c/o County Administrator John Hofstad
1250 N. Eglin Parkway, Suite 100
Shalimar, FL 32579

***RE: Notice of Annexation Feasibility Study Filing – City of Destin, Florida
Proposed Annexation of Approximately 2,083 Acres of Unincorporated Land in
Okaloosa County***

Dear Commissioners and County Administrator,

Pursuant to the mandatory requirements set forth in **Section 171.042(2), Florida Statutes**, the City of Destin hereby formally files and submits the attached Annexation Feasibility Study for your review.

This submittal is being made not fewer than fifteen (15) days prior to the City of Destin commencing formal annexation procedures for the property/properties described within the attached report.

As required by law, this feasibility study demonstrates that the area proposed for annexation meets the statutory prerequisites for annexation and outlines the City's specific plans to provide municipal services to the area. A copy of this study has also been made available for public inspection at the Office of the Destin City Clerk.

Please direct any official correspondence, questions, or comments regarding this filing or the upcoming public hearing schedule to Tina Deater, Community Development Director, at 850-654-1119 or via email at tdeater@cityofdestin.com.

Thank you for your attention to this matter.

Sincerely,


Lisa Wallace
City Clerk

Attachment: 2026 City of Destin Annexation Feasibility Study

c: Destin City Council
Destin City Manager, Larry Jones
Destin City Attorney, Kimberly Kopp
Okaloosa Board of County Commissioners c/o John Hofstad via Certified Mail
Okaloosa County Clerk of Court & Comptroller, Brad Embry

RESOLUTION 23-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, ADOPTING A POLICY FOR ANNEXATION OF UNINCORPORATED PROPERTY INTO THE CITY OF DESTIN PURSUANT TO CHAPTER 171, FLORIDA STATUTES; SUPERCEDING INCONSISTENT AND CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 171, Part I, Florida Statutes; and

WHEREAS, the purposes of this policy is to set forth procedures for adjusting the boundaries of municipalities through annexations and to set forth criteria for determining when annexations may take place so as to:

- (1) Ensure sound urban development and accommodation to growth,
- (2) Establish uniform legislative standards throughout the state for the adjustment of municipal boundaries,
- (3) Ensure the efficient provision of urban services to areas that become urban in character
- (4) Ensure that areas are not annexed unless municipal services can be provided to those areas; and

WHEREAS, in order to better prepare for and accommodate anticipated growth and its impacts, the City Council desires to take a proactive approach to develop sound policies regarding future annexations; and

WHEREAS, the City Council desires to establish a clear and comprehensive vision of the City's goals regarding annexation; and

WHEREAS, the City Council desires to establish criteria and standards to allow an objective review of properties being annexed, consistent with State law; and

WHEREAS, the City Council endeavors to balance growth and the demand on City services it creates, with the goals of maintaining a desirable living environment; and

WHEREAS, the City desires to develop an annexation policy that outlines the City's strategic long-range approach to annexation, requires a review of the City's ability to annex, and establishes a required process for annexation, whether City-initiated or property-owner initiated; and

NOW, THEREFORE, BE IT RESOLVED, the City Council does hereby declare and establish the following:

Section 1. Recitals.

The foregoing recitals are true and correct, and incorporated into this Resolution.

Section 2. Policy on Alternate Plans Review and Inspections.

The City Council hereby adopts the Policy set forth in Exhibit A, attached hereto and fully incorporated herein. The Policy remains subject to all state laws, including but not limited to Chapter 171, Florida Statutes.

Section 3. Inconsistent and conflicting Resolutions superseded.

This Resolution shall supersede all inconsistent or conflicting Resolutions to the extent those Resolutions are inconsistent or conflicting for the time this Resolution is in effect.

Section 4. Severability.

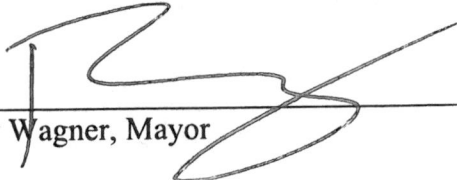
If any portion of this Resolution is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Resolution.

Section 5. Effective Date.

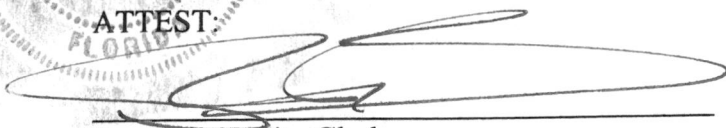
This Resolution shall be effective immediately upon adoption.

PASSED AND DULY ADOPTED THIS 15TH DAY OF MAY, 2023.

By:


Bobby Wagner, Mayor


ATTEST


Rey Bailey, City Clerk

Approved as to form and legality for use and reliance
by the City of Destin, Florida, only.

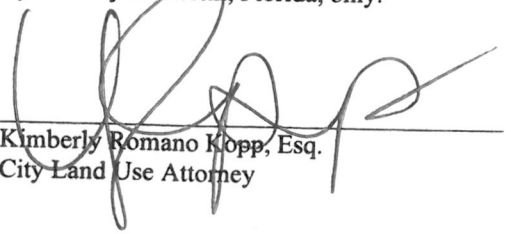

Kimberly Romano Kopp, Esq.
City Land Use Attorney

EXHIBIT “A”

City Initiated Annexations

City-initiated annexations shall be consistent with Section 171.0413, Florida Statutes. The City shall consider annexation of properties for the following reasons:

- **For continuity of the City boundary (removal of enclaves),**
- **Economic benefits, and**
- **Impacts on services.**

These purpose and intent of the annexation policy is to allow the City to manage growth without creating hardships and unnecessary costs for existing residents and visitors through:

The promotion of orderly growth by facilitating long-range planning for the provision of municipal services to developed and redevelopment areas.

The application of appropriate land use regulations, development and property maintenance standards, fire, and construction codes and environmental regulations.

Ensuring that residents and businesses outside the corporate limits share the tax and maintenance for facilities, streets and utilities necessary to meet the demand.

The City shall be **proactive in identifying areas for annexation. Further, the City shall provide for meaningful public participation in formulating the annexation program as part of the City’s periodic review of the Comprehensive Plan.**

Objective parameters for making decisions relating to annexation:

Elimination of Enclaves: The easiest properties to consider for annexation are enclave properties; properties that are surrounded by City limits. Currently, the City has several “enclaves” mostly concentrated along **Commons Drive and a few along Airport Rd to Commons Dr.** Enclaves present the City with the opportunity to provide both continuity in its boundary and services but also the economic benefits not currently realized. **Annexation of Enclaves is also Desirable Priority 1.7 for Council in FY 2023.**

Enhance the City Economic and Tax Base: The City is currently impacted by the commercial development north of Emerald Coast Parkway from Triumph Dr to the Walton County Line. Due to the geographical nature of Destin being a peninsula, the users of these commercial establishments impact City roads and infrastructure, and traffic overall, as users must utilize either Commons Drive or Emerald Coast Parkway (Highway 98), both of which are predominantly within City Limits. **However, the City does not benefit from the significant economic and tax base that these properties offer.**

Impacts on the City’s Infrastructure: Many of the enclaves, south of Indian Bayou Subdivision and north of Emerald Coast Pkwy, contribute to a significant stormwater concern that is outlined in the City’s stormwater Master Plan Update - noted in the Plan, as the Indian Bayou Study Area. Furthermore, the stormwater impacts from unincorporated properties are not limited to the enclaves, many of the unincorporated residential and commercial properties west of Danny

Wuerffel Way (Highway 293) also impact the City's stormwater infrastructure. These stormwater impacts range from minimal to critical and the City does not recoup any costs associated with the impacts. **Annexation of the enclaves, commercial areas and residential areas would allow the City to work with the businesses and residents to find the best solutions to mitigate the stormwater challenges.**

In addition, the unincorporated properties south of the Choctawhatchee Bay all impact the City transportation services and infrastructure. All traffic from unincorporated Okaloosa County, south of the Choctawhatchee Bay, will use either Commons Drive or Emerald Coast Pkwy (Highway 98). to travel east or west, within and through the City limits. **Essentially the City is impacted by users of these properties, without recouping any of the costs associated from these impacts.**

Given the current status and the impacts upon the City of unincorporated Okaloosa County, south of Choctawhatchee Bay, the City shall implement a phased annexation process of the properties that lie in unincorporated Okaloosa County south of Choctawhatchee Bay. The maps attached hereto as Figures 1, 2 and 3. show various phasing options based on the Land use, Economics, and Geographic characteristics of the unincorporated properties south of the Choctawhatchee Bay, respectively.

Property Owner Initiated Annexation

Property owner-initiated annexations shall be consistent with Section 171.044, Florida Statutes. There are multiple issues to assess when considering annexations, in general. These issues must be considered and evaluated by the City Management, Legal, Staff, and the elected officials. However, with respect to property owner-initiated requests, the primary issues to review are:

- 1) Future Land Use Designation**
- 2) Zoning Designation**
- 3) Compatibility/Conformity to current standards**
- 4) Are services available without a negative impact on budgets?**

The first two, future land use and zoning, must be addressed in conjunction with any annexation. Therefore, all annexations should be accompanied by both a Future Land Use Map and Zoning Map amendment application to address the criteria and standards set in those respective processes. The last two need to be assessed and various analyses conducted on the benefits or risks to the City should the property be annexed into the City, specifically the impact to the City's budget.

Annexation of enclaves of up to 110 developed/improved acres.

Consistent with the State Legislature, the City recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the City (and of the State) to eliminate enclaves.

In order to expedite the annexation of enclaves of 110 acres or less into the City, based upon existing or proposed service provision arrangements, a the City may:

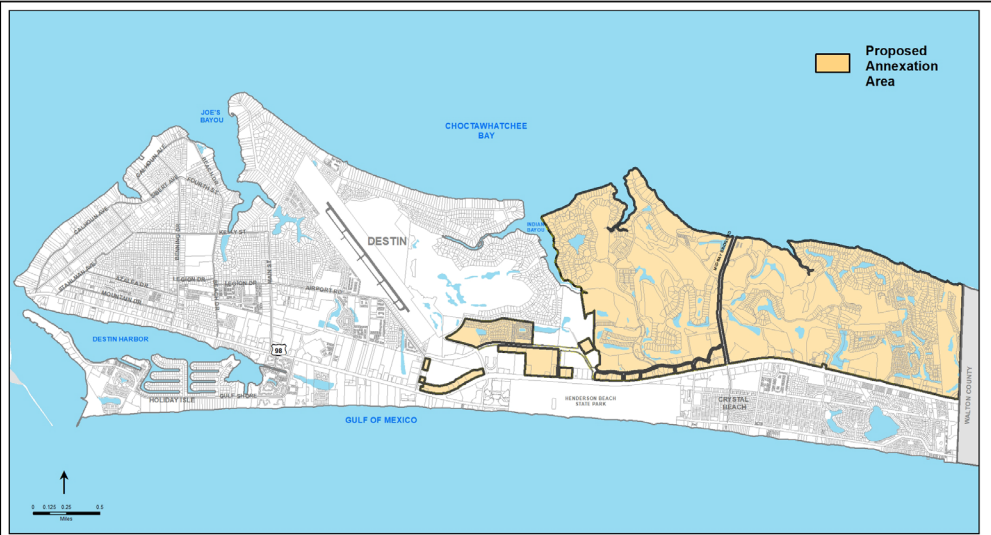
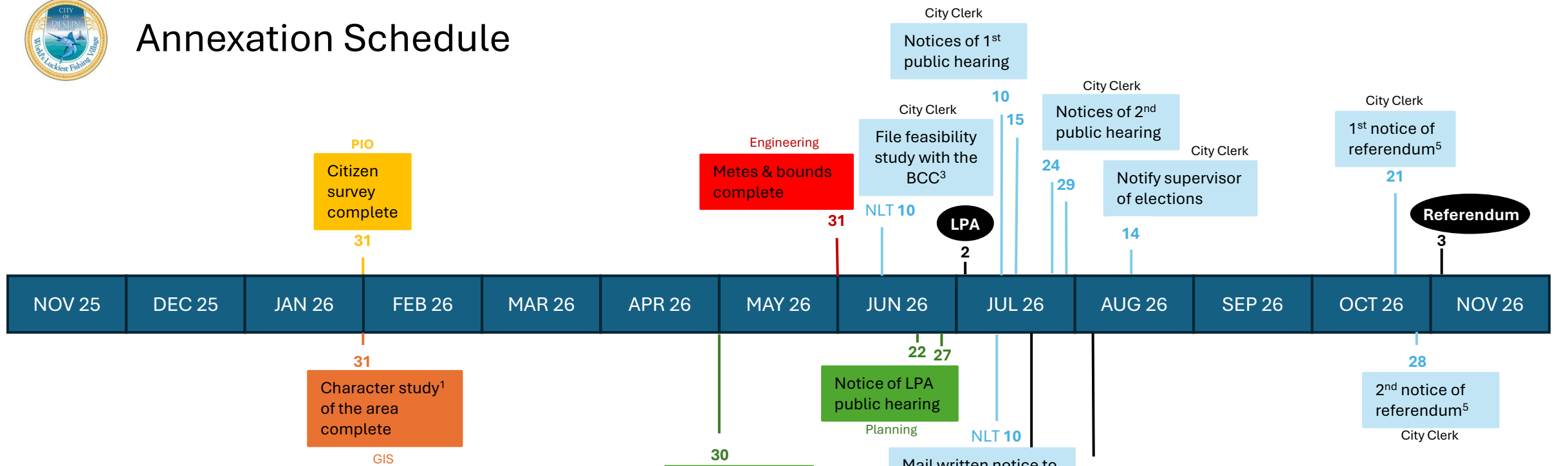
- (a) Annex an enclave by interlocal agreement with the county having jurisdiction of the enclave; or

(b) Annex an enclave with fewer than 25 registered voters by municipal ordinance when the annexation is approved in a referendum by at least 60 percent of the registered voters who reside in the enclave.

However, this option is not available for undeveloped or unimproved real property.



Annexation Schedule



City of Destin Annexation Plan
of Unincorporated Properties



¹ FS 171.043
² FS 171.042 (1)
³ FS 171.042 (2)
⁴ FS 171.042 (3)
⁵ FS 171.0413 (2) (b)

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 5.A.

TO: City Council

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

FROM: Krystal Strickland, Finance Director

DATE: July 9, 2026

SUBJECT: Establishing the FY 2027 Tentative Millage Rate and Budget Public Hearing Dates

I. BACKGROUND: Chapter 200 of the Florida Statutes "Determination of Millage" sets a statutory timetable for the calculation and notification to the public of the process to set ad valorem tax millage rates and adopt a budget. The statute identifies the time frames and briefly describes the tasks to be accomplished during the timeframe.

Day 1/July 1 The property appraiser certifies the taxable value on the Certification of Taxable Value (Form DR-420) and delivers it to each taxing authority. The property appraiser also certifies Tax Increment Adjustment Worksheet (form DR-420TIF) for community redevelopment areas.

Day 35/Aug 4 Within 35 days of certification of value, each taxing authority certifies the completed DR-420, DR420MMP, and any additional forms (DR-420TIF) and returns them to the property appraiser. The taxing authority informs the property appraiser of the following:

- Prior year millage rate
- Current year proposed millage rate
- Current year rolled-back rate (calculated under F.S. 200.065)
- Date, time and meeting place of the tentative budget hearing

Day 55/Aug 24 In compliance with section F.S. 200.65, the property appraiser mails the TRIM notice within 55 days after certification of value. The TRIM notice publicizes the time and date of the hearing and the tentative millage rate.

Day 65-80/Sept 3-Sept 18 The tentative budget hearing must be held 65 to 80 days from the certification of taxable value. Hearings must take place Monday through Friday after 5:00 p.m.

or any time on Saturday. At this hearing, the taxing authority:

- May amend the tentative budget
- Re-calculates the proposed millage rate and publicly announces the percentage, if any, by which the re-calculated proposed millage exceeds the rolled-back rate*

-Adopts a tentative millage and budget

*If the tentatively adopted millage rate is greater than the proposed rate used for the TRIM notice, each taxpayer in the jurisdiction must receive notification of the increase by first class mail at the taxing authority's expense.

Staff recommend setting the tentative public hearing for Tuesday, September 8, 2026 at 6:00pm at the regular council meeting.

Day 95/Sept 18-Oct 3 Within 15 days after the tentative budget hearing, the taxing authority advertises its intent to adopt a final millage and budget. The public hearing must be held within two to five days after the advertisement appears in the newspaper. Within three days of the public hearing adopting the final millage rate and budget, the resolution or ordinance adopting the final millage rate must be sent to the property appraiser, the tax collector, and the Florida Department of Revenue.

Staff recommend setting the Final public hearing for September 21, 2026 at the regular council meeting which is scheduled for 6:00pm.

II. DISCUSSION:

Finance has received the 2026 Certification of Taxable Value (form DR-420) from the County Appraiser. The 2026 adjusted gross taxable value is \$9,336,555,769 (DR-420 LINE 6) representing an increase of \$126,066,549 (1.37%) from the 2025 Final Gross Taxable Value of \$9,210,489,220 (DR-420 LINE 7). Within 35 days (August 4) of receiving this certification of taxable value, the City must notify the Property Appraiser of its calculated rolled-back rate, its tentative millage rate, and the date of the City's first public hearing for the budget.

Rolled-Back Rate: The rolled-back rate is defined as the millage rate that would produce the same amount of ad valorem tax revenue as was levied during the prior year, exclusive of new construction, deletions, and boundary changes. The Florida Department of Revenue has calculated the **rolled-back rate to be 1.6044 mills** (DR-420 LINE 22), which would generate a tax levy of \$15,070,935 (DR-420 LINE 24).

Tentative Millage: The tentative millage rate is important because once it is set it cannot be increased without the additional expense of a formal notification to each city taxpayer. Staff is consolidating council and public to draft a proposed. The proposed budget is being developed based upon retaining a millage rate of 1.6150 mills which incorporates increased operating costs due to inflation and high priority capital projects and infrastructure renewal. Setting the **tentative millage rate at 1.6150 mills** will produce approximately \$15,170,506 (DR-420 LINE 25). As per the generally accepted practices, the City would budget 95%, or \$14,411,981.

Setting the millage at 1.6150 mills represents a tax increase of 0.66% over the rolled-back rate of 1.6044 mills (DR-420 LINE16).

Budget Public Hearings: Staff recommend the first public hearing on tentative millage rate and budget be held during the regular City Council meeting scheduled for September 8, 2026. Staff recommend the second public hearing to adopt the final millage rate and budget be held at the September 21, 2026 regular City Council meeting. The City is required to notify the Property Appraiser of the date, time, and location of the City's first public hearing to publish on the TRIM notices. Any change in the meeting time for the first public hearing will require notice to each taxpayer. Staff requests that Council set the public hearing dates for the FY 2027 Budget as follows:

Public Budget Hearing #1: Regular Council Meeting, Tuesday, September 8, 2026 at 6pm
 Final Public Budget Hearing: Regular Council Meeting, Monday, September 21, 2026 at 6pm

According to the information currently available to the City our budget hearing dates do not conflict with the meeting dates of Okaloosa County School Board (07/27/26 and 09/14/26). They also do not conflict with the budget hearing dates for Okaloosa County (09/03/26 and 09/15/26).

A. Link to Strategic Goals / Objectives: Goal #1: Financially Sound City Providing Service Excellence

B. Effect on Budget (EOB): The adoption of the tentative millage rate is the first step in approving the next year budget.

There is no effect on our current budget.

The table below compares the potential effect on budget of choosing a millage rate of 1.6150 versus adopting the "Roll-Back" rate.

	Ad Valorem at 1.6150 Recommended	Ad Valorem at 1.6044 Roll-Back Rate	Variance of total funds to City
General Fund	\$ 13,083,236	\$ 13,040,804	\$ 42,432
Town Center CRA	687,569	669,732	17,837
Harbor CRA	641,176	606,852	34,324
	<u>\$ 14,411,981</u>	<u>\$ 14,317,388</u>	<u>\$ 94,593</u>
			Var per Year
Avg per Parcel*	\$888.31	\$882.48	\$5.83
Avg per Homestead	\$563.00	\$559.00	\$4.00
*16,224 parcels			

C. Level of Service (LOS): Setting the tentative millage rate at 1.6150 will allow for planned increases in levels of service.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

Staff respectfully request that Council confirm the date and times of the public hearings as recommended above, and we request to set the tentative millage rate for ad valorem at 1.6150 mills to fund the FY 2027 Budget. This amount is 0.66% more than the roll-back rate of 1.6044 mills.

Staff also seek direction on whether to proceed with an Optional Budget Workshop on Monday, August 10, 2026 at 5:30pm.

IV. RECOMMENDED MOTION: I move that Council set the tentative millage rate for ad valorem taxes at 1.6150 mills which is 0.66% more than the roll-back rate of 1.6044 mills and confirm the date and times of the public hearings for the FY 2027 Budget on September 8th, 2026 at 6:00 PM and September 21st, 2026 at 6:00 PM.

In addition, I move to cancel (OR proceed with) the Optional Budget Workshop on Monday, August 12, 2026 at 5:30pm.

Attachments:

1. DR420_2026_593 062926
2. DR420TIF_2026_593 town ctr 062926
3. DR420TIF_2026_593 harbor 062926



CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Okaloosa
Principal Authority : City of Destin	Taxing Authority : City of Destin - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	9,240,676,954	(1)	
2.	Current year taxable value of personal property for operating purposes	\$	152,825,261	(2)	
3.	Current year taxable value of centrally assessed property for operating purposes	\$	0	(3)	
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	9,393,502,215	(4)	
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	56,946,446	(5)	
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	9,336,555,769	(6)	
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	9,210,489,220	(7)	
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☒ YES	☐ NO	Number 2	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	☐ YES	☒ NO	Number 0	(9)
SIGN HERE	Property Appraiser Certification		I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser: Electronically Certified by Property Appraiser		Date : 6/22/2026 10:23:55 AM		

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>		1.6150 per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	14,874,940	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	1,285,019	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	13,589,921	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	866,054,928	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	8,470,500,841	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		1.6044 per \$1000	(16)
17.	Current year proposed operating millage rate		1.6150 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	15,170,506	(18)

19.	TYPE of principal authority (check one)		☐ County	☐ Independent Special District	(19)
			☒ Municipality	☐ Water Management District	
20.	Applicable taxing authority (check one)		☒ Principal Authority	☐ Dependent Special District	(20)
			☐ MSTU	☐ Water Management District Basin	
21.	Is millage levied in more than one county? (check one)		☐ Yes	☒ No	(21)
DEPENDENT SPECIAL DISTRICTS AND MSTUs				STOP HERE - SIGN AND SUBMIT	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>			\$ 13,589,921	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>			1.6044 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>			\$ 15,070,935	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>			\$ 15,170,506	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>			1.6150 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>			0.66 %	(27)
First public budget hearing		Date : 9/8/2026	Time : 6:00 PM CST	Place : 4100 Indian Bayou Trail Destin 32541	
S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :			Date :	
	Title :		Contact Name and Contact Title :		
	Mailing Address :		Physical Address :		
	City, State, Zip :		Phone Number :		Fax Number :

CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

“Principal Authority” is a county, municipality, or independent special district (including water management districts).

“Taxing Authority” is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check “Yes” if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check “Yes” if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. “Dependent special district” (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

“Independent special district” (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

“Non-voted millage” is any millage not defined as a “voted millage” in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.



TAX INCREMENT ADJUSTMENT WORKSHEET

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Okaloosa
Principal Authority : City of Destin	Taxing Authority : City of Destin - Operating
Community Redevelopment Area : City of Destin CRA - Town Center	Base Year : 1998

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	543,143,285	(1)
2.	Base year taxable value in the tax increment area	\$	94,996,840	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	448,146,445	(3)
4.	Prior year Final taxable value in the tax increment area	\$	534,169,986	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	439,173,146	(5)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/22/2026 10:23:55 AM	

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		100.00 %	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> <i>If value is zero or less than zero, then enter zero on Line 6b</i>	\$	448,146,445	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	674,157	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$		(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$		(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		%	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> <i>If value is zero or less than zero, then enter zero on Line 7e</i>	\$		(7e)

SIGN HERE	Taxing Authority Certification	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer :		Date :	
	Title :		Contact Name and Contact Title :	
	Mailing Address :		Physical Address :	
	City, State, Zip :		Phone Number :	Fax Number :

TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

Property appraisers must complete and sign Section I of this worksheet and provide it with form DR-420, *Certification of Taxable Value*, to all taxing authorities who make payments to a redevelopment trust fund under:

- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

“Tax increment value” is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

“Dedicated increment value” is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

“Specific proportion,” used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.
Section.163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.
- Example 2.
Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight Program - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.



TAX INCREMENT ADJUSTMENT WORKSHEET

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Okaloosa
Principal Authority : City of Destin	Taxing Authority : City of Destin - Operating
Community Redevelopment Area : City of Destin CRA - Harbor	Base Year : 2003

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	614,159,044	(1)
2.	Base year taxable value in the tax increment area	\$	196,250,561	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	417,908,483	(3)
4.	Prior year Final taxable value in the tax increment area	\$	597,434,702	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	401,184,141	(5)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/22/2026 10:23:55 AM	

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		100.00 %	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> If value is zero or less than zero, then enter zero on Line 6b	\$	417,908,483	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	610,862	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$		(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$		(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		%	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> If value is zero or less than zero, then enter zero on Line 7e	\$		(7e)

S I G N H E R E	Taxing Authority Certification	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer :		Date :	
	Title :		Contact Name and Contact Title :	
	Mailing Address :		Physical Address :	
	City, State, Zip :		Phone Number :	Fax Number :

TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

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Section I: Property Appraiser

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Florida Department of Revenue
Property Tax Oversight Program - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026

TYPE OF AGENDA ITEM: Action Item

AGENDA OUTLINE NUMBER: 5.B.

TO: City Council

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

FROM: Krystal Strickland, Finance Director
Andy Peters, Director of Information Technology
Noell Bell, Chief Building Official
Tina Deater, Community Development Director

DATE: July 14, 2026

SUBJECT: Technology Fund - Recommendation to change

I. BACKGROUND: November 5, 2012, the Destin Blue Ribbon Panel for Development Review Process Improvement presented ideas to Council on how to better streamline permitting and licensing processes. One of the recommendations was to restrict 5% of each permit and license to software and technology for permitting and licensing.

On February 19, 2013, Council adopted Resolution 13-01 Schedule of Fees with a new note on permits and licenses that 5% of collections "shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement initiatives."

Resolution 2015-15 increased the amount from 5% to 10% of the following permits and licenses that are currently processed through MGO:

- Building Permits (including building inspections)
- Building Plan Reviews
- Development Orders
- Contractor Registrations
- Rental Registrations (short and long-term)
- Beach Vendor/Wheeled Vehicle Permits
- Livery Vessel Permits

II. DISCUSSION: Permit and license collections have increased significantly with the addition of short-term rental registration fees on condominiums. A review of software and peripheral needs with the cash flow projections suggests we can reduce the restricted portion of fee collections from 10% back down to 5%.

Reducing the % of permits, licenses and development fees from 10% down to 5%, will help the General Fund balance by decreasing the transfers out to the Technology fund by \$119,000 per year, and will also help maintain the solvency of the Building Fund by decreasing the transfers out by nearly \$50,000 per year.

Current projections show it is likely that 5% of the permit and licenses fees is adequate to cover the cost of the technology used for development and permitting activities.

In addition, IT has put in a grant application for technology upgrades that could further reduce expenditures from the technology fund FY 27 - FY 29. We will update the projections for the technology fund when the grant is awarded and approved by Council.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: Staff recommend reducing the percentage of development, permitting and licensing fees restricted to the Technology fund from 10% to 5%.

IV. RECOMMENDED MOTION: I move to revise the schedule of fees to reduce the percentage of development, permitting and licensing fees restricted to the Technology fund from 10% to 5%.

Attachments:

1. Tech Fund
Projections

Transfers Out to Tech Fund at 10%

GENERAL FUND	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	Projection	Projection	Projection	Projection	Projection
001 General Fund-10 Taxes	14,167,836	13,921,457	13,483,889	13,619,805	13,757,040
001 General Fund-11 Intergovernmental Revenue	4,148,700	3,727,790	3,769,290	3,855,190	3,900,090
001 General Fund-12 Permits, Fees, & Special Assessments	4,953,100	4,901,200	5,017,400	4,989,900	5,509,050
001 General Fund-13 Charges For Services	656,401	645,400	663,200	670,200	562,000
001 General Fund-14 Judgements, Fines, & Forfeits	85,000	92,200	61,400	61,600	61,800
001 General Fund-15 Miscellaneous Revenues	1,072,765	1,097,254	1,073,024	1,010,682	989,323
001 General Fund-16 Other Sources	-	-	50,000	-	50,000
001 General Fund-17 Transfers In	-	-	-	-	-
Total Cash In	25,083,802	24,385,301	24,118,203	24,207,377	24,829,303
001 General Fund-20 Personnel Services	7,452,025	7,816,100	8,206,200	8,615,900	9,045,700
001 General Fund-21 Personnel Taxes & Benefits	3,015,914	3,165,875	3,322,875	3,487,675	3,660,975
001 General Fund-22 Operating Expenses	9,769,416	9,698,775	9,975,701	10,261,025	10,554,615
001 General Fund-23 Grants And Aids	17,000	17,500	18,000	18,500	19,000
001 General Fund-24 Debt Service	25,500	22,600	23,000	23,400	23,800
001 General Fund-25 Capital Outlay	806,720	170,000	172,100	174,300	176,500
001 General Fund-26 Transfers Out to Tech Fund at 10%	238,230	236,330	236,950	237,590	278,250
001 General Fund-26 Other Transfers Out	3,625,649	4,123,499	4,389,863	2,151,827	2,028,894
Total Cash Out	24,950,455	25,250,679	26,344,689	24,970,217	25,787,734
NET CHANGE	133,347	(865,377)	(2,226,486)	(762,840)	(958,431)
BEGINNING BALANCE	37,952,308	38,085,656	37,220,278	34,993,792	34,230,952
ENDING BALANCE	38,085,656	37,220,278	34,993,792	34,230,952	33,272,521

Transfers Out to Tech Fund at 10%

BUILDING INSPECTION	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
(Restricted by State Statute)	Projection	Projection	Projection	Projection	Projection
101 Florida Building Code Fund-12 Permits, Fees, & Special Asses	998,518	1,003,750	1,003,750	1,003,750	1,003,750
101 Florida Building Code Fund-13 Charges For Services	28,900	29,800	30,700	31,600	32,500
101 Florida Building Code Fund-14 Judgements, Fines, & Forfeits	20,000	20,600	21,200	21,800	22,500
101 Florida Building Code Fund-15 Miscellaneous Revenues	15,945	31,468	24,376	14,686	4,487
101 Florida Building Code Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,063,363	1,085,618	1,080,026	1,071,836	1,063,237
101 Florida Building Code Fund-20 Personnel Services	662,842	695,900	730,600	767,100	805,400
101 Florida Building Code Fund-21 Personnel Taxes & Benefits	287,666	301,910	316,910	332,610	349,110
101 Florida Building Code Fund-22 Operating Expenses	116,980	120,200	122,700	126,200	129,800
101 Florida Building Code Fund-25 Capital Outlay	-	-	-	-	-
101 Florida Building Code Fund-26 Transfers Out to Tech Fund at 10%	99,677	100,200	100,200	100,200	100,200
Total Cash Out	1,167,165	1,218,210	1,270,410	1,326,110	1,384,510
NET CHANGE	(103,802)	(132,592)	(190,384)	(254,274)	(321,273)
BEGINNING BALANCE	576,360	472,557	339,965	149,581	(104,693)
ENDING BALANCE	472,557	339,965	149,581	(104,693)	(425,966)

Transfers Out to Tech Fund at 10%

PERMITTING TECHNOLOGY (Committed by Council Resolution)	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
105 Permit & License Technology Fund-15 Miscellaneous Revenue	28,000	29,536	33,530	37,477	41,535
105 Permit & License Technology Fund-17 Transfers In	337,907	336,530	337,150	337,790	378,450
105 Permit & License Technology Fund-16 Other Sources	-	-	-	-	-
Total Cash In	365,907	366,066	370,680	375,267	419,985
105 Permit & License Technology Fund-22 Operating Expenses	392,500	227,700	233,781	240,000	246,500
105 Permit & License Technology Fund-25 Capital Outlay	-	-	-	-	-
105 Permit & License Technology Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	392,500	227,700	233,781	240,000	246,500
NET CHANGE	(26,593)	138,366	136,899	135,267	173,485
BEGINNING BALANCE	1,016,427	984,534	1,117,650	1,249,249	1,384,516
ENDING BALANCE	984,534	1,117,650	1,249,249	1,384,516	1,558,001

Transfers Out to Tech Fund at 5%

GENERAL FUND	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
001 General Fund-10 Taxes	14,167,836	13,921,457	13,483,889	13,619,805	13,757,040
001 General Fund-11 Intergovernmental Revenue	4,148,700	3,727,790	3,769,290	3,855,190	3,900,090
001 General Fund-12 Permits, Fees, & Special Assessments	4,953,100	4,901,200	5,017,400	4,989,900	5,509,050
001 General Fund-13 Charges For Services	656,401	645,400	663,200	670,200	562,000
001 General Fund-14 Judgements, Fines, & Forfeits	85,000	92,200	61,400	61,600	61,800
001 General Fund-15 Miscellaneous Revenues	1,072,765	1,097,254	1,073,024	1,010,682	989,323
001 General Fund-16 Other Sources	-	-	50,000	-	50,000
001 General Fund-17 Transfers In	-	-	-	-	-
Total Cash In	25,083,802	24,385,301	24,118,203	24,207,377	24,829,303
001 General Fund-20 Personnel Services	7,452,025	7,816,100	8,206,200	8,615,900	9,045,700
001 General Fund-21 Personnel Taxes & Benefits	3,015,914	3,165,875	3,322,875	3,487,675	3,660,975
001 General Fund-22 Operating Expenses	9,769,416	9,698,775	9,975,701	10,261,025	10,554,615
001 General Fund-23 Grants And Aids	17,000	17,500	18,000	18,500	19,000
001 General Fund-24 Debt Service	25,500	22,600	23,000	23,400	23,800
001 General Fund-25 Capital Outlay	806,720	170,000	172,100	174,300	176,500
001 General Fund-26 Transfers Out to Tech Fund at 10%	119,115	118,165	118,475	118,795	139,125
001 General Fund-26 Other Transfers Out	3,625,649	4,123,499	4,389,863	2,151,827	2,028,894
Total Cash Out	24,831,340	25,132,514	26,226,214	24,851,422	25,648,609
NET CHANGE	252,462	(747,212)	(2,108,011)	(644,045)	(819,306)
BEGINNING BALANCE	37,952,308	38,085,656	38,085,656	38,085,656	38,085,656
ENDING BALANCE	38,085,656	38,085,656	38,085,656	38,085,656	38,085,656

Transfers Out to Tech Fund at 5%

BUILDING INSPECTION (Restricted by State Statute)	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
101 Florida Building Code Fund-12 Permits, Fees, & Special Asses	998,518	1,003,750	1,003,750	1,003,750	1,003,750
101 Florida Building Code Fund-13 Charges For Services	28,900	29,800	30,700	31,600	32,500
101 Florida Building Code Fund-14 Judgements, Fines, & Forfeits	20,000	20,600	21,200	21,800	22,500
101 Florida Building Code Fund-15 Miscellaneous Revenues	15,945	31,468	24,376	14,686	4,487
101 Florida Building Code Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,063,363	1,085,618	1,080,026	1,071,836	1,063,237
101 Florida Building Code Fund-20 Personnel Services	662,842	695,900	730,600	767,100	805,400
101 Florida Building Code Fund-21 Personnel Taxes & Benefits	287,666	301,910	316,910	332,610	349,110
101 Florida Building Code Fund-22 Operating Expenses	116,980	120,200	122,700	126,200	129,800
101 Florida Building Code Fund-25 Capital Outlay	-	-	-	-	-
101 Florida Building Code Fund-26 Transfers Out to Tech Fund @	49,839	50,100	50,100	50,100	50,100
Total Cash Out	1,117,327	1,168,110	1,220,310	1,276,010	1,334,410
NET CHANGE	(53,964)	(82,492)	(140,284)	(204,174)	(271,173)
BEGINNING BALANCE	576,360	522,396	439,903	299,619	95,445
ENDING BALANCE	522,396	439,903	299,619	95,445	(175,727)

Transfers Out to Tech Fund at 5%

PERMITTING TECHNOLOGY (Committed by Council Resolution)	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
105 Permit & License Technology Fund-15 Miscellaneous Revenue	28,000	29,536	33,530	37,477	41,535
105 Permit & License Technology Fund-17 Transfers In	168,954	168,265	168,575	168,895	189,225
105 Permit & License Technology Fund-16 Other Sources	-	-	-	-	-
Total Cash In	196,954	197,801	202,105	206,372	230,760
105 Permit & License Technology Fund-22 Operating Expenses	392,500	227,700	233,781	240,000	246,500
105 Permit & License Technology Fund-25 Capital Outlay	-	-	-	-	-
105 Permit & License Technology Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	392,500	227,700	233,781	240,000	246,500
NET CHANGE	(195,547)	(29,899)	(31,676)	(33,628)	(15,740)
BEGINNING BALANCE	1,016,427	820,881	790,982	759,305	725,678
ENDING BALANCE	820,881	790,982	759,305	725,678	709,938

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026

TYPE OF AGENDA ITEM: Resolution

AGENDA OUTLINE NUMBER: 5.C.

TO: City Council

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

FROM: Noell Bell, Chief Building Official
Krystal Strickland, Finance Director
Tina Deater, Community Development Director

DATE: 6/22/2026

SUBJECT: Resolution 26-06, Amendment to the Schedule of Fees, Section 2 (Building Permit and Developer Fees)

I. BACKGROUND: House Bill 803 has been signed by the Governor and is effective as of July 1, 2026. Page 17, line item 409 of the Bill, states: "Inspection fees may not be based on the total cost of a project and may not exceed the actual inspection costs incurred by the local enforcement agency." In order to comply with the new law, the City's Building Permit fees for permit types that are based on cost of construction must be updated to separate out a Base Permit Fee and establish a separate Inspection Fee.

This includes updates to other sections of the fee resolution regarding administration fees for outside consulting and legal document recording fees.

II. DISCUSSION: Our current permit fee on all permit types captures the following items used to enforce the Florida Building Code: administration time, inspections, building code training, personnel cost, and operating expenditures, as per F.S. 553.80.(7)(b). There is not a separate line-item fee for inspections. In order to comply with the new law, the City's Building Permit fees for permit types that are based on cost of construction must be updated to separate out a Base Permit Fee and establish a separate Inspection Fee.

The "Permit Fee" language is proposed to be updated to say "Base Permit Fee" and a separate category, 322003, for "Inspection Fees" added to be compliant with the new statutory law. The proposed inspection fee is based on the loaded hourly rate for a Building Inspector.

Category 322000 Building Construction Permit Fees, pg. 7. The following are the current

charges and proposed changes:

- **Current charges:**

- Part 6. Other Structure Fees: Building Division Fee: For all other structures to include non-heated and cooled buildings, renovations, interior buildouts, sheds, decks, fences, roofing, site disturbance (applies to Planning & Engineering fees only), etc. the permit fee is \$8.60 per \$1,000 (or fraction thereof).
- Part 10. Antennas - Dish and tower, roof and ground installations:
 - b. Commercial (Non-Residential) installations: The fee is \$8.60 per \$1,000 (or fraction thereof).

- **Proposed for the above:**

-

COST VALUATION	
<\$15,000	\$5
= or >\$15,000 \$7.50 per \$1,000 (or fraction thereof)	

- **Current charges:**

- Part 13. Docks, Boathouses, Bulkheads and Seawalls: Building Division Permit Fee: The fee for construction of docks, boathouses, bulkheads or seawalls is: \$16.30 per \$1,000 (or fraction thereof).
- Part 19. Solar Energy Systems Permit Fees: Signed Sealed Drawings required. The permit fee is \$16.50 per \$1,000 (or fraction thereof).
- Part 20. Electrical Permit Fees:

Electrical work for New construction, alteration, renovations, additions, generators, repairs, etc.	\$16.50 per \$1,000 of estimated
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- Part 21. Mechanical Permit Fees: Heat and Air Conditioning Unit (including heat pump) New or Change outs, refrigeration systems, commercial hoods systems, Incinerators, boilers, chillers, Mechanical repair is \$16.50per \$1,000 (or fraction thereof).
- Part 21. Mechanical Permit Fees: Heat and Air Conditioning Unit (including heat pump) New or Change outs, refrigeration systems, commercial hoods systems, Incinerators, boilers, chillers, Mechanical repair is \$16.50per \$1,000 (or fraction thereof).
- Part 22. Plumbing Permit Fees: Plumbing for New construction, W/H change outs, repair/re-piping or renovations work is \$16.50 per \$1,000 (or fraction thereof).
- Part 23. Gas Permit Fees: Gas for New construction, W/H change outs, repair/re-piping or renovations work is \$16.50 per \$1,000 (or fraction thereof).
- Part 24. Fire Sprinkler/Suppression Systems Permit Fees: New Construction,

repair/re-pipe, renovation. modification is \$16.50 per \$1000 (or fraction thereof).

- **Proposed for the above:**

-

COST VALUATION	
<\$15,000	\$5
= or >\$15,000	\$15.00 per \$1,000 (or fraction thereof)

- **Proposed Inspection fees:**

- **Inspection fees**, create a new category, 322003 Inspection Fees, on page 13 and include all relative inspection fees under this category to include the following new language:

1. Required inspection per the Florida Building Code are assessed at \$80.00 per inspection on each permit type that is charged a base permit fee on cost of construction valuation. A minimum of at least one (1) \$80.00 fee will be assessed on each permit. Any additional inspections not assessed upfront during permit issuance time will be assessed an additional \$80.00 per inspection.

Category 329502 Land Development Review Fees, pg 15.

- During review of the Resolution, staff noted conflicting language and information related to consulting fees and administrative fees. In the beginning section, the third sentence states: The City may require, at its discretion, the review and advice of an expert consulting professional on any development application. Applicants will be responsible to reimburse the City for these outside costs plus a 10% Administrative Fee. On page 17, under the table: Miscellaneous Applications, Fees, & Letters, the very bottom item, *Outside Consulting Fee*, was changed to say *Outside Consulting Administrative Fee* to align with the prior stated purpose of the fee.
- Additional language has been added on page 16, to the fee schedule to allow staff to recover costs associated with recording any official document, such as an approved Development Order or Final Plat, with the County Clerk. The recording of these documents creates a public record of the approved development rights, conditions, property status, etc. It also informs future owners, lenders, and any other member of the public about restrictions and obligations that may run with the land.

Technology Fund Transfer

As discussed in a separate agenda item, staff recommend reducing the transfers out to the Technology fund from 10% of permit and license fees down to 5%.

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

B. Effect on Budget (EOB): In total, the proposed changes are revenue neutral.

Below are comparisons of current averages versus the proposed changes for Building permits (i.e. building renovations) and for Trade permits (i.e. plumbing and electrical):

BUILDING PERMITS				
COST VALUATION	Count	Current Avg	Proposed Avg	Variance
\$0 to \$15k	225	\$ 59.09	\$ 85.00	\$ 25.91
\$15k to \$50k	132	\$ 221.52	\$ 273.18	\$ 51.67
\$50k to \$100k	32	\$ 617.32	\$ 618.36	\$ 1.04
\$100k to \$500k	25	\$ 1,938.44	\$ 1,770.50	\$ (167.94)
\$500k+	6	\$ 11,915.30	\$ 10,471.25	\$ (1,444.05)
TOTAL Bldgs	420	\$ 182,242.60	\$ 182,062.50	
TRADE PERMITS				
COST VALUATION	Count	Current Avg	Proposed Avg	Variance
\$0 to \$15k	330	\$ 82.05	\$ 85.00	\$ 2.95
\$15k to \$50k	30	\$ 474.10	\$ 511.00	\$ 36.90
\$50k to \$100k	6	\$ 1,265.00	\$ 1,230.00	\$ (35.00)
\$100k to \$500k	3	\$ 2,249.50	\$ 2,125.00	\$ (124.50)
\$500k+	-	\$ -	\$ -	
TOTAL Trades	369	\$ 55,638.00	\$ 57,135.00	
GRAND TOTAL	789	\$ 237,880.60	\$ 239,197.50	

C. Level of Service (LOS): This change is expected to maintain existing levels of service and still allow for fair, consistent, and efficient clear, predictable fees, while supporting compliance, reducing confusion for contractors and property owners.

D. Legislative Sponsor: N/A

E. Business Impact Statement: N/A

III. CONCLUSION: Category 322000 & 322001. Changing the language from permit fees to base permit fees in relation to enforcing the Florida Building Code and separating out the inspection fees complies with HB 803.

Category 329502. Provides consistent language within the Land Development Review Fees section of the document, related to Consulting Administrative Fee and recoups our out-of-pocket expenses for recording of official documents.

Transfer to Technology Fund. Reducing the transfer out from 10% down to 5% will help the Building Fund cover the costs of protective inspections and will reduce the cash outflows from the General Fund.

IV. RECOMMENDED MOTION: I move to adopt Resolution 26-06, which changes the fee base for inspections to meet current Florida Statute and to reduce the transfers out to the Technology Fund from 10% of permit and license fees down to 5%.

Attachments:

1. Resolution 26-06 Schedule of Fees_Redlined.v2 (1)
2. Resolution 26-06 Schedule of Fees_CLEAN.v2 (1)

RESOLUTION 26-06

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA PROVIDING FOR AUTHORITY; AMENDING THE SCHEDULE OF FEES FOR FISCAL YEAR 2026; RESERVING THE RIGHT TO FURTHER AMEND THE SCHEDULE OF FEES; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Charter, Section 3.13, stipulates that the City Council shall by ordinance adopt a budget on or before September 30th of each year; and

WHEREAS, the Government Finance Officers Association (GFOA) and National Advisory Council on State and Local Budgeting (NACSLB) provide established guidelines and standards for *Best Practices in Public Budgeting* and promote the adoption of an Account Guide establishing Schedule of Fees; and

WHEREAS, City Council has determined through previous adoptions that the City can benefit by establishing a comprehensive fee schedule;

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 Section 1.01 of the Destin City Charter.

Section 2. Account Guide - Revenues. The City of Destin hereby amends and establishes the Schedule of Fees set forth in Attachment "A" and as adopted by City Council.

Section 3. Reservation of Right to Further Amend the Schedule of Fees. The City Council of the City of Destin hereby reserves the right to further amend the Schedule of Fees set forth in Attachment "A" and as adopted by City Council through future action and by Resolution.

Section 4. 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, 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 5. Severability. If any portion of this Resolution, including Attachment "A," is determined by any Court to be invalid, the invalid portion shall be stricken and such striking shall not affect the validity of the remainder of the Resolution or Attachment "A."

Section 5. Effective Date. This Resolution shall take effect upon approval by the City Council and signature by the Mayor.

ADOPTED THIS 20th DAY OF JUNE 2026.

By: _____

Robert T. Wagner, Mayor

ATTEST:

Lisa Wallace, City Clerk

ATTACHMENT A - Schedule of Fees

Section 1 Culture and Recreation: Library, Parks, Sports Complex, Community Center

Section 2 Building and Developers: Building Permits, Developer fees, Impact fees, Mobility fees, Right-of-Way permits, Engineering, and Map fees

Section 3 Licenses and Permits: Business Tax Receipts (aka business licenses), Rental Registration (LTR/STR), Livery Permits, Vendor Permits, Marine Application Fees, Code Violations

Section 4 Miscellaneous: Parking Fees and Fines, Clerk's Office, Cemetery, Election Qualifying Fees

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322003 Inspection Fees.....	13
329503 Right-of-Way Fees	14
329502 LAND DEVELOPMENT REVIEW FEES (aka ZONING REVIEW FEES)	15
324xxx IMPACT FEES & MOBILITY FEES	17
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341900 — ELECTION QUALIFYING FEES	31
343800 — CEMETERY LOT SALES	31
341300 — PUBLIC RECORDS DUPLICATION	31
369000 — NSF and returned check fee	32

Section 1 Culture and Recreation

Fees to utilize specific recreational facilities to continue the operations and improvements of the park area. Fees are established for reservations and permits of recreational and park facilities to provide a user fee for programs wherever applicable within the City and to establish procedures for the collection of such fees. Fees paid by credit card may now or in the future be charged up to 3% by the merchant services provider as per council motion of February 3, 2025.

3471xx LIBRARY SERVICE FEES

Fees collected for library membership and services

Responsible Department: Library

MEMBERSHIP FEES (RESOLUTION 01-27)

Okaloosa County Residents	No charge
In-network, non-resident*	\$40 per family per year
6-month out-of-network, non-resident	\$30 per person
12-month out-of-network, non-resident	\$60 per person

*In-network areas include the other 15 counties in the Panhandle Library Access Network (PLAN) <https://www.plan.lib.fl.us/about-us/>

SERVICE FEES

Lost items	Replacement cost
Sand in book/damaged cover	\$3 re-wrap fee
Local fax	\$1 per page
Long-distance fax	\$2 per page
Printing – black and white	\$0.15 per page
Printing – color	\$0.25 per page
Replacement video case	Replacement cost
Replacement audiobook case	Replacement cost

3472xx PARK AND RECREATION FEES

Fees collected for any type of program open to the public that is not athletic.

Code Reference: Florida Statutes 166.201

Responsible Department: Parks & Recreation

RECREATION & CULTURAL SERVICES		
Department and/or Service	Fee Description	Current Rate
Athletics	Youth & Adult Sports Residents, Per Player	\$30.00 (\$150 Tackle Football \$80 NFL Flag Football)
	Youth & Adult Sports Non-Residents, Per Player	\$50.00 (\$225 Tackle Football \$120 NFL Flag Football)
	Child of Volunteer Head Coach	no charge
	Cheerleading Uniform	\$140.00
Team Sponsors	All Sports Adult & Youth (7yrs. & UP)	\$300.00
	All Youth Sports (3-6yrs)	\$200.00
	Youth Basketball (all ages)	\$150.00
Tournament Fees	Rental Rate, per field – per day	\$150.00, plus \$20/hour per field with lights
	Gymnasium Rental, per gym – per day	300.00, plus \$15/hour attendant fee
	Disc Golf Tournament, per player	\$5.00 + tax
	Field Attendant fields A/B/C/D/F/G	\$10.00 per hour, per field
	Admin fee	\$100.00 per day
	Trash Clean Up	w/concession \$75.00 per day w/o concession \$150.00 per day
	Field Lining (excludes softball/baseball)	\$150.00 per field
	Quick Dry, per bag	\$20.00
	Temporary field fencing, per fence	\$50.00
Rental – Recreational Facilities		
	Destin Community Center – price includes the following: kitchen usage, overhead sound system in gym, portable sound system and set up, microphone, podium, pull down screen with DVD in meeting rooms	Gym (Full) \$100.00/hour Gym (Half) \$50.00/hour Small Meeting Room \$30.00/hour Large Meeting Room \$50.00/hour Attendant \$15.00/hour (after normal business hours)
	Stage rental	\$100.00
	Tables – special event	\$1.00 each
	Chairs – special event	\$0.25 each
	Other Equipment/Supply Rental	Prices vary per item
	Special Event Set up/Breakdown Fee	\$100.00
	Morgan Sports Complex Children's Park Pavillion, Buck Destin Park, Clement Taylor Park Pavillion, Leonard Destin Park Pavillion	\$65.00 per day
	Alcoholic beverages permit	\$200

Section 1: Culture and Recreation

	Park Water Source	\$30.00 per day
	Park Electric Source	\$10.00 per day
Rental – Ball Parks		
	Athletic Fields, Per Hour	\$30.00 without lights \$50.00 with lights
Programs/activities		
	After School Program Resident/Property owner	\$120.00/month
	After School Program Non-Resident	\$135.00/month
	After School Program – 2 nd Child Resident	\$110.00/month
	After School Program – 2 nd Child Non-Resident	\$125.00/month
	Spring Break Camp Resident/Property Owner	\$150.00/week
	Spring Break Camp Non-Resident	\$180.00/week
	Summer Recreation Resident/Property Owner	\$85.00/week
	Summer Recreation Non-Resident	\$100.00/week
	Daily “Drop In” Rate	\$5/person
	Special Events/Specialty Camps/Other Instructor Led Classes	Prices vary (due to varying instructor charges)
Joe’s Bayou		
	Residential daily launch/recovery fee, per trailer	\$25
	Commercial daily launch/recovery fee, per trailer	\$25
	Resident/non-commercial annual launch/recovery fee	\$0 per household (1 pass) \$0 per senior household, 65+ (1 pass) \$50 per additional pass
	Non-resident/non-commercial, per household per year	\$205
	Destin based commercial launch, per year	\$1,030
	Commercial launch, non-Destin, per year	\$2,060
	Pump out fee, Destin resident	No charge
	Pump out fee, non-resident, per usage	\$5
Henderson Beach State Park Fees		
	Daily entrance pass	\$30 per household (1 per household) \$25 per senior household, 65+ (1 per household)

Section 2 Building and Developers: Construction Permits, Developer Fees, Impact Fees, Mobility Fees, Right-of-Way permits, Engineering, Marine Application Fees, Map Fees

The governing bodies of local governments may provide a schedule of fees, as authorized by statutes for the enforcement of the provisions of its building code. Such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. All permit, processing, and plan review fees are non-refundable unless extenuating circumstances are submitted, in writing, and approved by the Building Official. All required fees shall be paid prior to the issuance of any permit and at the commencement of any construction. Fees paid by credit card may now or in the future be charged up to 3% by the merchant services provider as per council motion of February 3, 2025.

NOTE: ~~510~~5% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement initiatives.

Code Reference: Section 125.56, F.S. Chapter 166.222; FS Section 468.631, 553.721, 553.80

Responsible Department: Community Development/Building Division

329505 Plan Review Fee

The following review fees are applicable to all building construction permits.

Plan Review Fee: All projects are subject to a review fee, which equals the greater of (50%) of the permit fee or actual cost, incurred by the City to include one resubmittal.

1. Projects greater than or equal to four-story and assembly occupancy over 5,000 square feet and/or large projects/developments determined by the Building Official shall be reviewed by a duly Florida Licensed Private Provider. The applicant shall pay the fee to the private provider for their review and the City will waive the Plan Review Fee.
2. The City may require, at the Building Official's discretion, a review of the single-family dwelling plans by a structural engineer. In this case, the applicant shall be required to pay the cost of this review.
3. All projects are subject to a review fee for Engineering/Erosion Control (344900) fee of \$55 to be paid upon submittal.
4. FEMA Flood Zone Review: ALL projects within these zones are subject to a review fee for the Floodplain Review of \$110.00.
5. Wetlands Protection: ALL projects in or adjacent to environmentally sensitive areas (wetlands & open water bodies) are subject to a review fee of \$55. (344900)
6. Any additional resubmittal for review shall be assessed an additional review fee of \$27.50 or 27.50% of the permit fee whichever is greater per division review. (329505)

329506 Contractor Registration Fee

An administrative fee will be charged to all contractors not licensed under FS 489 engaging in business in the City of Destin for which a permit is required. The administrative fee is for verification of state, county, and local licenses, as required by city ordinance and certificate of insurance from a Florida Licensed Insurance Company for General Liability 61G4-15.003(2)(c), and Worker's Compensation as required by FS 440.103, 440.41, 440.42, and 489.144.

Code Reference: Chapter 13 Art. IV, Sec. 13-75, Code of Ordinances

Responsible Department: Community Development/Building Division

Specialty Contractors- The City will charge one annual administrative fee for all contractors engaging in the practice of contracting in the City of Destin whose scope of work is identified in a specialty contractor's category.

Contractor annual administrative fee	\$80.00
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354003 Building Code Violations – Unsafe Code Fines and Fees

Fines and fees will be charged for noncompliance with the Florida Building Code to include the following items will be charged \$100 for first citation, \$300 for second citation, and a third citation will result in a summons to appear before the Construction Regulation Board:

- Failure to obtain a permit before commencing work
- Failure to post a notice of commencement
- Failure to obtain required inspections
- Failure to maintain proof of current workers' compensation or public liability insurance
- Failure to inform the City of change of name style, address, or that licensee has ceased qualifying as a business
- Making misrepresentation on a permit application

Failure to correct building code violations will be charged \$500 for the first citation. The second citation will result in a Summons to Appear before the Construction Regulation Board.

Code Reference: City of Destin Ordinance 366 and Chapter 489 Florida Statutes

Responsible Department: Community Development/Building Division

322000 Building Construction Permit Fees

1. Permit Processing Fee: Administrative processing of \$77.00 is applied to all permits.
2. Penalty Fee: Any work which commences prior to securing the appropriate permit or permits shall be charged double the permit fee rate, which shall be collected by the Building Division. (Note: in accordance with Ordinance 336, the Building Official may issue a citation to the contractor.)
3. Re-Permit Fee:
 - a. Active permits (Change of Contractor): The fee for re-permitting any active permit will be 50% of the original ~~b~~Building Division Base pPermit fFee, no plan review fee, a \$77 processing fee.
 - b. Inactive permits (Expired): The fee for re-permitting any inactive permit will be ~~regular-original~~ Building Division Base Permit fFees, no plan review fee, and a \$77 processing fee.

Section 2: Building Permits and Developer Fees

4. In accordance with Florida Statute, a Florida Building Code (FBC) Surcharge (208002) is collected on all Building Permits of 1% or a \$2 minimum. In addition, a Building Code Administrators, and Inspectors Fund (BCAIB) Surcharge (208003) is also collected on all Building Permits issued in the amount of 1.5% or a \$2 minimum. ~~Both of these~~Both surcharges are remitted to the Florida Department of Professional Regulation.
5. All New (Heated and Cooled) Buildings or Structure Additions (includes Manufactured Buildings).
 - a. Building Division Base Permit Fee: A permit for any new building or structure, or for any addition to an existing building or structure, or portion thereof is based on square footage of gross floor area multiplied by ~~\$0.22~~ per square foot.
 - b. Planning Division (329502) permit fee: Residential (Single Family – Attached/Detached or Duplex) is \$0.06 per square foot of gross floor area. This fee includes the initial Certificate of Occupancy as-built site inspection.
 - c. Engineering Division (344900) Permit Fee: Residential (Single Family –Attached/Detached or Duplex) is \$0.08 per square foot gross floor area.
 - d. Planning Division (329502) permit fee: Multiple Family and Commercial Structures. If applicable, the fee is \$132. This fee includes the Certificate of Occupancy or Certificate of Completion and as-built site inspection.
 - e. Engineering Division (344900) Permit Fee: - Multiple Family and Commercial Structures: If applicable, the fee is \$330. This fee includes initial Erosion Control inspection and the Certificate of Occupancy or Certificate of Completion and as-built site inspection.
6. Other Structure Fee:
 - a. Building Division Base Permit Fee: For all other structures to include non-heated and cooled buildings, renovations, interior buildouts, sheds, decks, fences, roofing, site disturbance (applies to Planning & Engineering fees only), etc. the permit fee is as follows: \$8.60 per \$1,000 (or fraction thereof).

<u>COST VALUATION</u>	
<u><\$15,000</u>	<u>\$5</u>
<u>= or >\$15,000</u>	<u>\$7.50 per \$1,000 (or fraction thereof)</u>
 - b. Planning Division (329502) permit fee: Residential (Single Family Attached/Detached or Duplex): If applicable, the fee is \$66.00. This fee includes the Certificate of Occupancy/Completion and as-built site inspection.
 - c. Engineering Division (344900) Permit Fee: Residential (Single Family Attached/Detached or Duplex): If applicable, the fee is: \$66. The fee includes Certificate of Occupancy/Completion and as-built site inspection.
 - d. Planning Division (329502) permit fee: Multiple Family and Commercial Structures: If applicable, the fee is \$132. This fee includes the Certificate of Occupancy/Completion and as-built site inspection.
 - e. Engineering Division (344900) Permit Fee: Multiple Family and Commercial Structures: If applicable, the fee is: \$165. This fee includes the Certificate of Occupancy/Completion and as-built site inspection.

Section 2: Building Permits and Developer Fees

7. Commercial Signs.

- a. The Building Division Base Permit fee for all permanent signs is based on the total area of each sign (two-sided signs on the same structure are considered as one sign). The following fees per sign are as follows:

Up to 20 square feet	\$71
Over 20 square feet	\$110

- b. The Planning Division Permit fee (329502) for signs are established:
- If the sign ~~will be~~is mounted to an approved, existing structure, the permit fee is \$44.
 - If the sign ~~will be~~is mounted to a new structure, the permit-processing fee is \$88.
- c. Engineering Division (344900) Permit fee for ground signs only: \$44.

8. Mobile/Manufactured Homes.

- a. The Building Division Base Permit fee for mobile/manufactured homes, blocked, and skirts and tie-downs, is \$53.
- b. The Planning Division (329502) Permit fee for mobile/manufactured homes, blocked, with skirts and tie-downs fee is \$66. This fee includes the initial Certificate of Occupancy/Completion as-built site inspection.
- c. The Engineering Division (344900) Permit fee for mobile/manufactured homes, blocked, with skirts and tie-downs fee is \$55. This fee includes the initial Certificate/Completion as-built site inspection.

9. In Ground Swimming Pools and applicable water features (which includes all pool and water feature equipment, except electrical).

- a. Building Permit Base Fee:
- The fee for new residential swimming pools and applicable water features (excluding electrical fee) is \$132.
 - The fee for new public swimming pools and applicable water features is \$297.
 - The fee for renovations/repair/modifications: to existing public swimming pools and applicable water features is \$110.00
- b. Planning Division (329502) Permit Fee: The fee for new swimming pools, applicable water features and level III alteration/renovations is \$105.60.
- c. The Engineering Division (344900) Permit fee for new residential swimming pools, applicable water features and level III alteration/renovations is \$82.50.

10. Antennas - Dish and tower, roof and ground installations, Base Permit Fee is:-

- a. Domestic (Residential R3) installation: A permit is required only for those towers that are of such height that they cannot be contained on an owner's property if they fall. The permit fee is \$53.

b. Commercial (Non-Residential) installations: The fee is as follows: \$8.60 per \$1,000 (or fraction thereof).

b.

<u>COST VALUATION</u>	
<u><\$15,000</u>	<u>\$5</u>
<u>= or >\$15,000</u>	<u>\$7.50 per \$1,000 (or fraction thereof)</u>

11. Moving Buildings or Structures (excluding mobile homes): The Base Permit Ffee to move any non-portable building or structure from one location to another location is \$119.

12. Demolition of Buildings or Structures:

Section 2: Building Permits and Developer Fees

- a. Building Division Base Permit Fee: For the demolition of any building or structure, the fee is \$111.00. In addition to the demolition permit, you must submit a notice of asbestos removal form to the asbestos Coordinator for Northwest Florida District of Florida Department Environmental Protection (FDEP). (Note: The present address is 160 Government Center, Pensacola, Florida 31501). No Plan Review Fee or State fee.
- b. Planning Division (329502) Permit Fee: The demolition permit fee is \$66.
- c. Engineering Division (344900) Permit Fee: For the demolition of any building or structure, the fee is \$27.50. This fee includes initial Erosion Control inspection and the Certificate of Completion and site inspection.

13. Marine Permits: Docks, Boathouses, Bulkheads and Seawalls:

- a. Building Division Base Permit Fee: The fee for construction of docks, boathouses, bulkheads, boat lifts, marine piling installation, riprap or seawalls is: \$16.30 per \$1,000 (or fraction thereof).

a.

<u>COST VALUATION</u>	
<u><\$15,000</u>	<u>\$5</u>
<u>= or >\$15,000</u>	<u>\$15.00 per \$1,000 (or fraction thereof)</u>

- b. Planning Division (329502) Permit Fee: The permit fee is \$33.

14. Land clearing:

- a. Planning Division (329502) Permit Fee: The fee for all land clearing permits is \$66.
- b. Engineering Permit (344900) Fee: The fee for land clearing in lots 1 acre or less in size is \$82.50. The fee for land clearing in lots over 1 acre in size is \$165. Fee is based on lot size, not the land clearing/area of disturbance.

15. Protected Tree removal:

- a. Planning Division (329502) Permit Fee: The fee for removing any protected or preserved tree shall be \$66.

16. Portable Buildings:

- a. Planning Division (329502) Permit Fee: \$88
- b. Engineering Division (344900) Permit Fee: \$55 (Floodplain)

17. Mobile Vending:

- a. Planning Division (329502) Permit Fee: \$27.50 per location

18. Temporary Tents

- a. Building Division Base Permit Fee: \$55
- b. Planning Division (329502) Permit Fee: \$27.50

19. Solar Energy Systems Base Permit Fees: Signed Sealed Drawings required. The permit fee is \$16.50 per \$1,000 (or fraction thereof).

19.

<u>COST VALUATION</u>	
<u><\$15,000</u>	<u>\$5</u>
<u>= or >\$15,000</u>	<u>\$15.00 per \$1,000 (or fraction thereof)</u>

Section 2: Building Permits and Developer Fees

20. Electrical Base Permit Fees:

1. Electrical Service:

Temporary service <u>up</u> to <u>2100</u> amperes	\$41.25
Low voltage systems i.e., tv, phone, sound, alarm (Exclude wireless security systems for 1 & 2 family)	\$8.60 per system
Electrical work for New construction, alteration, renovations, additions, generators, repairs, <u>service change outs</u> , etc.	\$16.50 per \$1,000 of estimated
<u>Cost Valuation</u>	
<u><\$15,000</u>	<u>\$5</u>
<u>= or >\$15,000</u>	<u>\$15.00 per \$1,000 (or fraction thereof)</u>
Meter/service change outs (to include gang meters)-	\$69 per meter-
Functional Check -	\$69

- b. Swimming Pools and applicable water features: The permit fee, which includes all pool and applicable water feature equipment grounding, and underwater lights, is \$88.

21. Mechanical Base Permit Fees:

Heat and Air Conditioning Unit (including heat pump) New or Change outs, refrigeration systems, commercial hoods systems, Incinerators, boilers, chillers, mechanical repair: ~~is \$16.50 per \$1,000 (or fraction thereof).~~

<u>COST VALUATION</u>	
<u><\$15,000</u>	<u>\$5</u>
<u>= or >\$15,000</u>	<u>\$15.00 per \$1,000 (or fraction thereof)</u>

22. Plumbing Base Permit Fees:

Plumbing for New construction, W/H change outs, repair/re-piping or renovations work is: ~~\$16.50 per \$1,000 (or fraction thereof).~~

<u>COST VALUATION</u>	
<u><\$15,000</u>	<u>\$5</u>
<u>= or >\$15,000</u>	<u>\$15.00 per \$1,000 (or fraction thereof)</u>

23. Gas Base Permit Fees:

Gas for New construction, W/H change outs, repair/re-piping or renovations work is: ~~\$16.50 per \$1,000 (or fraction thereof).~~

<u>COST VALUATION</u>	
<u><\$15,000</u>	<u>\$5</u>
<u>= or >\$15,000</u>	<u>\$15.00 per \$1,000 (or fraction thereof)</u>

24. Fire Sprinkler/Suppression Systems Base Permit Fees:

Section 2: Building Permits and Developer Fees

- New Construction, repair/re-pipe, renovation. modification is: ~~\$16.50 per \$1000 (or fraction thereof).~~

<u>COST VALUATION</u>	
<u><\$15,000</u>	<u>\$5</u>
<u>= or >\$15,000</u>	<u>\$15.00 per \$1,000 (or fraction thereof)</u>

25. Utility Site/Infrastructure Base Permit Fees:
- Systems up to 20 devices (manholes, catch basin, storm drains) is \$220 (Engineering Division 344900)
 - Systems with over 20 devices is \$385. (Engineering Division 344900)
 - Planning Division (329502) fee is \$132.
 - Engineering Division (344900) Fee: \$165
26. Parking Lot Resurface, Restripe and Overlay Base Permit Fees:
- Building Division fee is \$130
 - Planning Division (329502) fee is \$132
 - Engineering Division (344900) Fee is \$82.50

322003 Inspection Fees

1. Required inspection per the Florida Building Code are assessed at \$80.00 per inspection on each permit type that is charged a base permit fee on cost of construction valuation. A minimum of at least one (1) \$80.00 fee will be assessed on each permit. Any additional inspections not assessed upfront during permit issuance time will be assessed an additional \$80.00 per inspection.

1.2. Stop By/Walk Through Inspection Request Fee: The fee will be \$80.

- ~~2.3.~~ Life Safety Inspection Permit Fee: For anyone who ~~request~~requests or is required to have an inspection for general life safety or standard housing inspection which are outside of performing permitted construction activity, the fee is \$69.

~~28.~~ 4. Re-inspection Fees:

Building Division	Building Inspections	Initial re-inspection	80.00
		Second re-inspection	320.00
		Third or more re-inspection	320.00
Planning Division	Certificate of Occupancy -Site Insp	Single Family or Duplex	110.00
		Minor Development Orders	506.00
		Major Development Orders	676.50
Engineering Division	Certificate of Occupancy - Site Insp	Single Family or Duplex	110.00
		Minor Development Orders	165.00
		Major Development Orders	330.00
Eng. & Planning Div.	Certificate of Completion - Site Insp		55.00
Engineering Division	General Site	All Developments	55.00

~~29. Stop By/Walk Through Inspection Request Fee: The fee will be \$80.~~

329503 Right-of-Way Fees

The Land Development Code provides that City Council will establish and collect fees for issuing Right of Way Construction Permits for work in the City's rights of way. NOTE: 10% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement initiatives.

Code Reference: LDC 8.01.00 & Resolutions 02-06, 02-23, 04-13, 04-15

Responsible Department: Community Development Department – Engineering Division

Utility right-of-way permit	\$286
Right-of-way administration fee – Residential single/duplex	\$44 per row
Right-of-way administration fee – Commercial or multi-family	\$137.50 per row
Construction right-of-way – Nonresidential	\$12.10 per 100 linear feet PLUS: \$85.80 per road bore \$286 per road cut \$85.80 landscaping/irrigation
Commercial right-of-way – Nonresidential individual simple owner fee for hold harmless & maintenance agreement	\$55
Commercial right-of-way – Nonresidential other ownership (corporate or trust) fee for hold harmless & maintenance agreement	\$93.50
Residential (single or 2-family lot)	\$12.10 per 100 linear feet PLUS: \$23.10 per bore \$286 per road cut \$23.10 landscaping/irrigation
Residential (single or 2-family lot) Individual simple owner fee for hold harmless & maintenance agreement	\$55
Residential (single or 2-family lot) other ownership (corporate or trust) fee for hold harmless & maintenance agreement	\$93.50
Right-of-way inspections – Commercial satisfactory completion	
Initial inspection	No charge
First site re-inspection	\$88
Each subsequent re-inspection	\$143
Right-of-way inspections – Residential satisfactory completion	
Initial inspection	No charge
First site re-inspection	\$71.50
Each subsequent re-inspection	\$93.50
Right-of-way – vacation/easement	\$2750

329502 LAND DEVELOPMENT REVIEW FEES (aka ZONING REVIEW FEES)

The Land Development Regulations provide that the City Council of the City of Destin, Florida will establish land development review, permit and other fees. Fees are set to cover the cost of the work associated with review, permitting, inspection and other activities associated with land development. The City may require, at its discretion, the review and ~~advise~~^{advice} of an expert consulting professional on any development application. Applicants will be responsible to reimburse the City for these outside costs plus a 10% Administrative Fee. NOTE: ~~510~~⁵¹% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process ~~and technology~~ improvement initiatives.

Code Reference: Land Development Code 18.01.00

Responsible Department: Community Development

DEVELOPMENT ORDER RELATED APPLICATIONS:

The following development order related application fees include first submittal reviews only. -Subsequent submittal reviews, ~~and~~ advertisement costs, ~~and~~ mailing costs, ~~and any official document recording costs~~ will be invoiced to the applicant at actual cost plus a 10% Administrative Fee. All invoices must be paid in full prior to submittal of additional submittal packages and/or the issuance of the Final Development Order (DO).

TYPE OF APPLICATION	APPLICATION FEE
Pre-Application Review - Residential	\$50
Pre-Application Review — Non-residential	\$150
Developer's Agreement	\$4500
Major Developments	\$5500
Minor Developments	\$3500
Major Deviations to a Major Development	\$4500
Minor Deviations to a Major Development	\$2500
Major Deviation to a Minor Development	\$4500
Minor Deviation to a Minor Development	\$2500
Simple Deviation	\$1000
Planned Unit Development (PUD) (in addition to fee for subdivision, major development or minor development)	\$4000
Landscaping Plan Review (if not submitted as part of a DO Application)	\$750
Outdoor lighting plan review (if not submitted as part of a DO Application)	\$750
Development Order Exemption	\$500

DEVELOPMENT ORDER CONSTRUCTION PERFORMANCE BONDS

Some development orders will require construction performance bonds. After City Engineering staff complete an inspection of the construction site against the development order and find the developer has satisfactorily met the requirements of the development order, the City will issue a bond release letter after payment of:

DESCRIPTION	FEE
344900 Engineering Fee (for Bond Inspection)	\$80
341300 Administrative Service Fee	\$250
341300 Bond Handling Fee	10% of Bond

Section 2: Building Permits and Developer Fees

Code Reference: Land Development Code 2.20.00 C3

Responsible Department: Community Development

SUBDIVISION RELATED APPLICATIONS:

The following subdivision related application fees include first submittal reviews only. Subsequent submittal reviews, ~~and~~ advertisement costs, ~~and~~ mailing costs, and any official document recording costs will be invoiced to the applicant at actual cost plus a 10% Administrative Fee. All invoices must be paid in full prior to submittal of additional submittal packages and/or final approval.

TYPE OF APPLICATION	APPLICATION FEE
Major Subdivisions	\$4500
Minor Subdivisions	\$2000
Replat of Subdivision/Lot Reconfiguration	\$1500
Lot Split	\$1000
Deed of Gift	\$1000
If easements follow the plat, replat, or lot reconfiguration and are executed by a separate document	\$500 per easement

ORDINANCE AMENDMENT RELATED APPLICATIONS:

An applicant applying for any one of the following ordinance amendment related applications is responsible for paying to the City: administrative expenses, cost recovery for the use of outside consultants by the City to review the application, legal notice costs, and mailing cost at actual cost plus a 10% Administrative Fee.

TYPE OF APPLICATION	APPLICATION FEE
Comprehensive Plan Text Amendment	\$2000
Comp Plan Future Land Use Map (FLUM) Amendment	\$2000
Land Development Code (LDC) Text Amendment	\$2000
LDC Rezoning Map Amendment	\$2000
Code of Ordinance Text Amendment	\$2000

BOARD OF ADJUSTMENT RELATED APPLICATIONS:

An applicant applying for any one of the following Board of Adjustment applications is responsible for paying to the City: administrative expenses, cost recovery for the use of outside consultants by the City to review the application, legal notice costs, ~~and~~ mailing costs, and any official document recording costs at actual cost plus a 10% Administrative Fee.

TYPE OF APPLICATION	APPLICATION FEE
Administrative Decision Appeal	\$1000
Variance	\$1000
Exception (Marina Siting Only)	\$1000

TABLING AND/OR REHEARING:

The following fees are established for an applicant initiating tabling and/or re-hearing of an application at City Council, Local Planning Agency (LPA), Board of Adjustment (BOA), or Technical Review Team (TRT). The applicant

Section 2: Building Permits and Developer Fees

is responsible for paying to the City administrative expenses, cost recovery for the use of outside consultant by the City to review the application, legal notice costs, and mailing cost, at actual cost plus a 10% Administrative Fee.

TYPE OF HEARING	FEE
City Council	\$500
Local Planning Agency (LPA)	\$500
Board of Adjustments	\$500
Technical Review Team	\$500

MISCELLANEOUS APPLICATIONS, FEES, & LETTERS:

TYPE OF APPLICATION, FEE, OR LETTER	FEE (Per Application or Letter)
Alcohol Licenses	\$100
Zoning Compliance Letter	\$100
FDEP Review Letter	\$100
Re-Addressing for Convenience	\$500
White Sands Compliance Inspection	\$100
Each re-inspection due to failure of a previous inspection	\$150
Dog Friendly Dining	\$500
Conditional Use	\$1500
Property Status Letter (Lien Requests) BLDG (329501)	\$52.50
Home Solicitation Sales	\$55
Change of Use Application Fee - Commercial	\$500
Change of Use Application Fee - Short Term Rental	\$2000
Parking Agreement Review	\$500
White Sands Review	\$100
Street Name Change	\$500
<i>Special Beach Event Permit - Residential</i>	<i>\$250</i>
<i>Special Beach Event Permit - Commercial</i>	<i>\$500</i>
<i>Outside Consulting <u>Administrative Fee</u></i>	<i>10% of invoice or \$200 whichever is less</i>

324xxx IMPACT FEES & MOBILITY FEES

Fees charged to developers at the time of development for construction of facilities to serve the development site. Impact fees are based on the Impact fee study performed in 2007. Mobility fees are based on the 2024 demonstrated need study.

Code Reference: Land Development Code

Responsible Department: Community Development Department

324110 IMPACT FEES - PUBLIC SAFETY- RESIDENTIAL

Land Use Type	Unit	Fee
Residential, less than 500 sq. ft.	Dwelling	\$9

Section 2: Building Permits and Developer Fees

Residential, 500—749 sq. ft.	Dwelling	\$11
Residential, 750—999 sq. ft.	Dwelling	\$13
Residential, 1,000—1,499 sq. ft.	Dwelling	\$16
Residential, 1,500—1,999 sq. ft.	Dwelling	\$19
Residential, 2,000—2,999 sq. ft.	Dwelling	\$23
Residential, 3,000—3,999 sq. ft.	Dwelling	\$27
Residential, 4,000 sq. ft or more	Dwelling	\$31
Mobile home/RV park	Pad	\$21
Hotel/Motel	Room	\$11

324120 IMPACT FEES - PUBLIC SAFETY – COMMERCIAL

Land Use Type	Unit	Fee
Retail/commercial	1,000 sq. ft.	\$31
Office	1,000 sq. ft.	\$18
Industrial	1,000 sq. ft.	\$11
Warehouse	1,000 sq. ft.	\$11
Church/Synagogue	1,000 sq. ft.	\$11
School/college	1,000 sq. ft.	\$11
Hospital	1,000 sq. ft.	\$11
Nursing home	1,000 sq. ft.	\$11
Other institutional	1,000 sq. ft.	\$11

3243X0 MOBILITY FEES

These Fees help the city address development impacts on transportation to include traffic, roads, sidewalks, multimodal transportation, streetlights, and parking.

Proposed Land Uses	Unit	Fee per Unit
Long-term Residential	Dwelling	
Residential, less than 500 sq. ft.		\$5,023
Residential, 500—749 sq. ft.		\$6,086
Residential, 750—999 sq. ft.		\$6,888
Residential, 1,000—1,499 sq. ft.		\$7,737
Residential, 1,500—1,999 sq. ft.		\$8,539
Residential, 2,000—2,999 sq. ft.		\$9,389
Residential, 3,000—3,999 sq. ft.		\$10,190
Residential, 4,000 sq. ft or more		\$10,789
Short-term Residential	Dwelling	
less than 500 sq. ft.		\$14,257
500—749 sq. ft.		\$21,466
750—999 sq. ft.		\$26,901
1,000—1,499 sq. ft.		\$32,662
1,500—1,999 sq. ft.		\$38,097
2,000—2,999 sq. ft.		\$43,858
3,000—3,999 sq. ft.		\$49,293
4,000 sq. ft or more		\$53,352

Section 2: Building Permits and Developer Fees

Multifamily Housing (Low-Rise) (220)	Dwelling	\$10,267
Multifamily Housing (Mid-Rise) (221)	Dwelling	\$6,901
Mobile Home Park (240)	Dwelling	\$10,846
Hotel/Motel (310)	Room	\$12,171
Shopping Center >150k (820)	1000 sq. ft.	\$28,753
Shopping Plaza 40-150k (821)	1000 sq. ft.	\$41,141
Shopping Plaza 40-150k - w/Supermarket (821)	1000 sq. ft.	\$57,575
Strip Retail Plaza <40k (822)	1000 sq. ft.	\$33,178
Automobile Sales (New) (840)	1000 sq. ft.	\$42,409
Supermarket (850)	1000 sq. ft.	\$34,307
Drive-in Bank (912)	1000 sq. ft.	\$36,687
Automobile Parts and Service Center (943)	1000 sq. ft.	\$18,965
Convenience Store (851)	1000 sq. ft.	\$179,984
Golf Course (430)	Acre	\$5,697
Marina (420)	Berths	\$3,671
Fast-Food Restaurant with Drive-Through Window (934)	1000 sq. ft.	\$160,226
High-Turnover (Sit-Down) Restaurant (932)	1000 sq. ft.	\$62,053
Fine Dining Restaurant (931)	1000 sq. ft.	\$48,531
Convenience Store/Gas Station (945)	Fueling Position	\$62,598
General Office Building (710)	1000 sq. ft.	\$16,513
Medical-Dental Office Building - Stand-Alone (720)	1000 sq. ft.	\$54,839
Hospital (610)	1000 sq. ft.	\$16,406
Nursing Home (620)	1000 sq. ft.	\$10,282
Church (560)	1000 sq. ft.	\$11,577
Private School (K-12) (532)	Student	\$3,778
Day Care Center (565)	Student	\$6,230
General Light Industrial (110)	1000 sq. ft.	\$7,419
Warehousing (150)	1000 sq. ft.	\$2,254

324610 IMPACT FEES - LIBRARY - RESIDENTIAL

Land Use Type	Unit	Fee
Residential, less than 500 sq. ft.	Dwelling	\$62
Residential, 500—749 sq. ft.	Dwelling	\$78
Residential, 750—999 sq. ft.	Dwelling	\$93
Residential, 1,000—1,499 sq. ft.	Dwelling	\$112
Residential, 1,500—1,999 sq. ft.	Dwelling	\$133
Residential, 2,000—2,999 sq. ft.	Dwelling	\$160
Residential, 3,000—3,999 sq. ft.	Dwelling	\$190
Residential, 4,000 sq. ft or more	Dwelling	\$217
Mobile home/RV park	Pad	\$149
Hotel/Motel	Room	\$0

Section 2: Building Permits and Developer Fees

324620 IMPACT FEES - LIBRARY - COMMERCIAL

No Library Impact Fees are assessed for Commercial Development

324611 IMPACT FEES – RESIDENTIAL – PARKS

Land Use Type	Unit	Fee
Residential, less than 500 sq. ft.	Dwelling	\$186
Residential, 500—749 sq. ft.	Dwelling	\$235
Residential, 750—999 sq. ft.	Dwelling	\$279
Residential, 1,000—1,499 sq. ft.	Dwelling	\$335
Residential, 1,500—1,999 sq. ft.	Dwelling	\$399
Residential, 2,000—2,999 sq. ft.	Dwelling	\$479
Residential, 3,000—3,999 sq. ft.	Dwelling	\$570
Residential, 4,000 sq. ft or more	Dwelling	\$649
Mobile home/RV park	Pad	\$447
Hotel/Motel	Room	\$243

324621 IMPACT FEES – COMMERCIAL – PARKS

No Parks Impact Fees are assessed for Commercial Development

344900 ENGINEERING FEES

The Land Development Code provides that City Council will establish and collect certain fees for engineering services.

Code Reference: Resolutions 02-06, 02-23, 04-13, 04-15

Responsible Department: Community Development Department/Engineering Division

Development Order Review Fees:

TYPE OF APPLICATION:	E&S Review Fee	Engineering Review Fee	Floodplain Review Fee	Re-Review Fee
MAJOR DEVELOPMENT or DEVIATION	\$200	\$200	\$25	\$100
MINOR DEVELOPMENT or DEVIATION	\$100	\$100	\$25	\$50
SIMPLE DEVIATION	\$100	\$100	\$25	\$50

329507 MARINE APPLICATION FEES

The collection of residential and commercial application fees is for review by the Harbor Board and Staff. NOTE: 10% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement initiatives.

Code Reference: 11.05 Code of Ordinance

Responsible Department: Community Development/Planning Division

	Fee (Per Application or Letter)
RESIDENTIAL	\$250
COMMERCIAL	\$1000

322900 NET POSITIVE ENVIRONMENTAL BENEFIT (NPEB) FEES

The Net Positive Environmental Benefit Impact Fee is 25% of the cost of construction for all marinas, docks, piers or other similar development within the Destin harbor and canals adjacent to the Destin Harbor.

341911 MAPS & PUBLICATIONS

Monies collected for providing copies, to include but not limited to, maps, plats and documents.

Responsible Department: Public Services/City Manager's Office (GIS)

Standard data fees: \$3.10 / standard CD
 \$13.40 / standard aerial DVD
 \$13 / Aerial DVD

- Standard CD types are base vectors and aerial rasters. (Land use vectors available in future.)
- Base vector CD includes roads, water, 7.5-minute quads, quarter-quads, fire stations, city government buildings, libraries, parks, police stations, schools, flood zones, category storm surge, county border, city limits, zoning, future land use, community redevelopment agencies/areas, building footprints, digital elevations & aerial index.
- For parcels, contact Okaloosa County at 850-651-7958.
- In the future, free copies of standard CDs will be given quarterly to public library.
- Standard DVD types are base vectors and aerial rasters.
- Base vector DVD includes same layers as a Standard CD in un-zipped format.
- Aerial Raster DVD has same capacity as (3) CD's.

Standard Map Fees per page		
Size	Sparse Shading	Dense Shading
8.5 x 11 A	\$2.60	\$5.15
8.5 x 14	\$2.60	\$5.15
11 x 17 B	\$5.15	\$10.30
13 x 19	\$5.15	\$10.30
17 x 24 C	\$10.30	\$15.45
24 x 36 D	\$15.45	\$25.75
34 x 44 E	\$25.75	\$36.05

The above fees are based on map type, ink shading, and printing time, and color-copy fees at local company for small densely shaded maps. A map with over 25% of page shaded with solid ink is considered densely shaded. Custom requests are considered case by case with additional costs. Cost agreement may be in writing. Fulfilled only if costs are agreed upon, time is permitting, and media is practical. Includes but is not limited to:

- Any creation of new data.
- Any modification to existing data and maps.
- Any non-standard media (other than inkjet paper and CD's).
- Any non-standard format such as AutoCAD.dxf

Custom fees: \$22.65 / hour staff rate (calculated in 15-min increments, no charge for first 15 min), plus
 media. \$3.10 / 650mb CD media, \$13.40 DVD media.

Section 3 Licenses and Permits: Business Tax Receipts (aka business licenses), Rental Registration (LTR/STR), Livery Permits, Vendor Permits, Marine Application Fees, Code Violations

316000 Local Business Taxes (aka Business Tax Receipts aka BTRs)

Fees levied by the City on all businesses, trades, and professions operating with the City or transacting business in interstate commerce where such tax is not prohibited by Sec. 8, Article 1 of the United States Constitution.

Local Business Tax Receipts are invoiced in July and due on October 1 each year. They expire September 30 the succeeding year. A Business Tax Receipt may be transferred to a new owner upon payment of a transfer fee and presentation of evidence of the sale and the original BTR. Receipt holders must comply with all applicable codes of the City and County, including building, fire, and health codes and zoning laws. Fees renewed after September 30 are subject up to 25% in penalties. Fees paid by credit card may now or in the future be charged up to 3% by the merchant services provider as per council motion of February 3, 2025.

Code Reference: F.S. Chapter 166.201, 205.042, 205.043, 205.053, Sec. 13-40 Code of Ordinances

Responsible Department: Community Development/Building Division

1. Charter boats: All charter boat or fare-carrying boat businesses shall pay a per boat base fee plus a per passenger fee based upon Coast Guard certified passenger capacity.

Charter boats, per boat base	\$100 per boat
Charter boats, per passenger fee	\$1.25 per passenger

2. Coin-operated machines: All businesses or activities utilizing coin-operated machines, except pay telephones, shall pay a BTR based upon the number of such machines. The local business tax fee will be determined based upon the total number of coin-operated machines the business or activity utilizes within the corporate limits of Destin, with a list of individual locations of coin-operated machines to be provided by the business or activity making application for a license. The owner of the business or activity shall make sufficient copies of the issued license for display at each coin-operated machine location.

Vending machines are those coin-operated devices which dispense a product in exchange for a coin, i.e., soft drinks, candy, grooming aids, cigarettes, etc. Amusement machines include devices such as pinball, electronic games, pool tables, skeet ball, juke boxes, etc. Laundry machines include washers, hot air dryers and dry-cleaning machines.

Amusement machines, per machine	
1 to 10 vending machines	\$62.50
11 to 25 vending machines	\$125.00
26 or more vending machines	\$187.50
1 to 25 coin-operated washing machines and dryers	\$62.50
26 to 50 coin-operated washing machines and dryers	\$125.00
51 or more coin-operated washing machines and dryers	\$187.50

Section 3: Business Licenses and Permits

3. Commercial fishing: Net boats, long line and all other commercial non-charter fishing businesses which sell seafood for profit, either retail or wholesale, shall pay a fee based upon the greatest number of vessels.

First boat	\$100.00
Each additional boat	\$50.00

4. Contractors and subcontractors: The classifications below are as defined in Florida Statutes Section 489.105.

General contractor	\$187.50
Building contractor	\$200.00
Residential, sheet metal, roofing, electrical, class A air conditioning, mechanical, plumbing, and commercial swimming pool contractors and subcontractors	\$150.00
Class B air conditioning and residential swimming pool contractors and subcontractors	\$100.00
Class C air conditioning and swimming pool service contractors or subcontractors	\$100.00
Handymen and similar craftsmen	\$50.00
All other contractors and subcontractors not listed herein	\$100.00

5. Food and beverage establishments:

Restaurants, cafes, snack bars, dining rooms, lounges, taverns, nightclubs and the like, whether operating in conjunction with some other line of business or not, base minimum plus per seat	\$100.00 min \$1.25 per seat
Snack counters, drive-ins, catering services, take-out services which maintain no seats, or like businesses which may provide some seating but whose primary nature of business is take-out or delivery of food and/or beverages	\$100.00

6. Gasoline stations (including marinas). The annual BT fee shall be based upon the maximum number of vehicles/vessels which can be serviced at any given time, in addition to other fees as may be required pursuant to this article.

1 to 4 vehicles/vessels	\$62.50
5 to 10 vehicles/vessels	\$125.00
11 to 15 vehicles/vessels	\$187.50
16 or more vehicles/vessels	\$250.00

7. Insurance:

Each insurance company writing any class of insurance upon any person or property residing or located within the city	\$100.00
Insurance agent or firm doing such business as agent or other representative of insurance company or companies, for each place of business	\$200.00

Section 3: Business Licenses and Permits

Each traveling or itinerant insurance agent or solicitor, soliciting business within the city	\$200.00
Insurance solicitors employed by, or representing, insurance agents who have an annual license as provided by this section	\$100.00

8. Leisure rentals: Businesses renting boats, yachts, jet skis, beach equipment, sailboats, motorcycles, mopeds, bicycles, or other similar equipment shall pay a BT fee based upon the number of units. The local business tax fee will be determined based upon the total number of leisure rentals the business or activity rents to the public within the corporate limits of Destin, with a list of individual locations of leisure rental setups to be provided by the business or activity making application for a BT receipt. The business owner or manager shall be responsible for making copies of the issued receipt, with a copy of said license to be distributed to each location site.

1 to 10 units	\$62.50
11 to 20 units	\$125.00
21 to 30 units	\$187.50
31 or more units	\$100.00

9. Marinas, dry docks, boat storage: Marinas, dry docks and boat storage annual license fees will be based upon the number of spaces for rent.

Spaces	Wet	Dry
1 to 3	\$65.50	\$62.50
4 to 10	\$125.00	\$62.50
11 to 20	\$187.50	\$93.75
21 to 40	\$250.00	\$125.00
41 to 60	\$312.50	\$156.25
61 or more	\$375.00	\$187.50

10. Professionals: The fees referenced in this section apply to each individual pursuing such profession or professional activities and not against the firm, partnership or corporation. Therefore, each individual must obtain a separate receipt rather than one (1) receipt being acquired by a firm, partnership or corporation. It shall be the responsibility of the principle of each firm to provide to the city a list of individual professionals working from or in the firm's office at the time of application, and to notify the city each time additional professionals assume professional working activities from the office. Each professional is responsible for acquiring his/her individual license BTR and shall post the issued BTR in a conspicuous place in the office in which the professional conducts business activities.

Class 1: Accountants/certified public accountants, architects, attorneys, chiropractors, dentists, engineers, medical doctors, opticians, optometrists, psychiatrists, psychologists, surveyors, and veterinarians	\$225.00
Class 2: Real estate brokers and stockbrokers	\$200.00
Class 3: Real estate agents, barbers, beauticians, cosmetologists, electrologists, and others not referenced in class 1, class 2, or in the insurance category (item 7 above)	\$50.00

Section 3: Business Licenses and Permits

11. Rental units: All hotels, motels, houses, cottages, condominium units, trailer spaces, boardinghouses and all other units or spaces rented. The local business tax fee will be determined based upon the total number of rental units the business or activity manages within the corporate limits of Destin, with a list of individual locations of rental units to be provided by the business or activity making application for a BTR. The business owner or manager shall post the issued BTR in a conspicuous place in the office which manages the rental units.

1 to 4 units	\$31.25
5 to 10 units	\$62.50
11 to 50 units	\$125.00
51 to 100 units	\$250.00
101 to 200 units	\$375.00
201 to 500 units	\$500.00
501 or more units	\$625.00
Mini-warehouse storage facilities	\$300.00

12. Retail, wholesale, manufacturing, services, financial institutions, clubs, pawnshops, private schools, car rentals, hospitals, clinics, advertising agencies, consultants, etc. All financial institutions and businesses selling goods, either wholesale or retail; businesses for the manufacture or assembly of goods; businesses providing services; all clubs, including golf, racquetball, swimming, health, social and the like; miniature golf, water slides and bowling alleys; private schools of any description; automobile rental agencies; and wrecker towing services shall pay a fee based upon the total number of employees. An employee shall be defined as any person actively connected with the business working within the city limits. An affidavit may be requested to accompany the application for such BTR stating the greatest number of individuals employed during any twenty-four-hour period during the preceding business tax year. The City Manager or his designee shall be supplied proof of the number of employees upon demand.

1 to 5 employees	\$62.50
6 to 20 employees	\$125.00
21 to 50 employees	\$187.50
50 Or more employess	\$250.00

13. Taxicabs, limousines, buses, private ambulances, courtesy cars, delivery cars, etc.: The annual BTR fee shall be a per-unit charge.

Taxicabs, per unit	\$62.50
Limousines, per unit	\$125.00
Buses: up to 40 passengers, per unit	\$187.50
Buses: 41 or more passengers, per unit	\$250.00
Courtesy/delivery cars, private ambulances, per unit	\$62.50

Section 3: Business Licenses and Permits

14. Theaters: Annual BTR fees will be based upon seating capacity.

1 to 30 seats	\$62.50
31 to 100 seats	\$125.00
101 to 300 seats	\$187.50
301 to 500 seats	\$250.00
501 to 750 seats	\$312.50
751 or more seats	\$375.00

15. Miscellaneous.

Any business activity not listed	\$300.00
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OTHER PERMITS AND LICENSES

329500 Rental Registration

The collection of administrative fees for the processing of applications for long- and short-term rental according to the following schedule: NOTE: ~~510~~51% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement [technology](#) initiatives.

Code Reference: Chapter 13, Code of Ordinance Article 6 and Article 7

Responsible Department: Code Compliance Department

Long-term Rentals

The registration is valid May 1st to May 1st.

Rental Unit	\$50
Multiple rental units (i.e., apartment complex) located on one single parcel with onsite property management	\$50 Single Registration fee Via the onsite property management
Multiple rental units not located on one single parcel and no available onsite property management	\$50 Per Unit
Late Fee (after June 1 st)	\$50 After July 1st

Short-term Rentals

The registration period is January – March of each year. The decal is good for one calendar year.

The following fees apply to single-family dwelling units and condominium units as defined in Chapter 13, Code of Ordinance. The total fee may include an administrative (paper application) fee of \$25, a reapplication fee of \$25, in addition to the rental registration fee based upon building total area square footage (as per Okaloosa Property Appraiser Building File data) as follows:

TOTAL SQUARE FOOTAGE	Condominium	Single-Family
Up to 1499 square feet	\$500	\$500
1500-2499 square feet	\$500	\$500
2500-4999 square feet	\$600	\$600
5000+ square feet	\$700	\$700

Additional short-term rental fees that may apply:

Administrative Fee (Paper Application)	\$25
Late Fee after March 31 st	\$100
Late Fee after June 1 st	\$500

329400 Livery Vessel Permitting

The Land Development Code provides that City Council will establish and collect fees for the issuance of Livery Vessel Permits. NOTE: ~~510~~510% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement [technology](#) initiatives.

Code Reference: Ordinance 17-02-CC

Responsible Department: Code Compliance Development

Livery Vessel Permit Fee	\$100 Per Vessel
Late Fee, per vessel After March 1 st of every calendar year	\$25

329504 Beach Management Vendor Permits

The Land Development Code provides that City Council will establish and collect fees for the issuance of Beach Vendor Permits. NOTE: ~~510~~510% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement [technology](#) initiatives.

Code Reference: LDC 11.08.03

Responsible Department: Code Compliance Department

Wheeled Vehicle Permit, per vehicle	\$50
Beach Vendor Permit, per location	\$150
Late Fee, per location	\$25

329508 Sexually Oriented Business License

Ordinance 09-06-LC provides that City Council will establish and collect fees for the issuance of annual licenses for purposes of ensuring compliance with certain regulations. All licenses shall expire on September 30th of each year unless otherwise suspended or revoked. Applications for renewal shall be made at least 20 days before the expiration of the license. The fines for operating a sexually oriented business without business and employee licenses may be \$250 to \$500 and/or jail for a period not to exceed sixty days for each violation day.

Code Reference: Ordinance 09-06-LC

Responsible Department: Code Compliance Department

Initial Application Fee, per business	\$250
Annual Renewal Fee, per business	\$100
Initial Application Fee, per employee	\$50
Each Additional License, per employee	\$20
Annual Renewal Fee, per employee	\$50
Annual Renewal of each additional license per employee	\$10

354001 Code Violation Fines

These are fines assessed by the Code Board for non-compliance of violations. In the case of a first violation, the code enforcement board may order the violator to pay a fine not to exceed two hundred fifty dollars (\$250.00) for each day the violation continues past the date set by the board's order for compliance.

In cases where the code enforcement board has found that a repeat violation has been committed, the board may order the violator to pay a fine not to exceed five hundred dollars (\$500.00) for each day the repeat violation continues beginning with the date the repeat violation is found to have occurred by the code inspector.

Code Reference: Chapter 14 of the Code Ordinances, Section 14-81.

Responsible Department: Code Compliance Department

Special Magistrate

The Code of Ordinances provides that City Council will establish and collect fees for the prosecution of cases heard before the Special Magistrate.

Section 3: Business Licenses and Permits

Administrative Fee: \$500.00

Code Reference: Code of Ordinance Section 14-81

Responsible Department: Code Compliance Department

Section 4 Miscellaneous: Parking Fees and Fines, Clerk's Office, Cemetery, Election Qualifying Fees, NSF returned check fee

Fees paid by credit card are subject to pay the merchant services fees, as well as applicable taxes

34450X PARKING FACILITIES USER FEES

Residents may obtain up to two (2) parking passes per household each year at City Hall or the Community Center by presenting their vehicle registration. Resident parking passes are valid for the calendar year they are issued and apply to both the Harbor and Beach Districts.

Harbor District: North of highway 98, the Marler Street, Community Center, and Zerbe parking lot fees can range from \$15 (in-season) to \$10 (off-season) per day. Non-residents may purchase a parking pass for the Harbor District lots for \$205 per year.

Beach District: Parking fees in the zones south of Highway 98 can range from \$20 for four hours (four-hour block, in-season) to \$3 per hour (hourly rate, off-season).

"In-Season" is defined as March 1 through October 31 and "Off-Season" as November 1 through February 28 or 29.

During high demand times in the off-season, the parking rates may be adjusted at the discretion of the City Manager, not to exceed the in-season rate. High demand days could include, but are limited to: New Year's Eve, Martin Luther King Jr. weekend, and President's Day weekend.

No parking is allowed between 11pm and 3am in any City paid-parking lot. Code Reference: Resolutions 19-05
Responsible Department: Code Compliance Department

354000X PARKING FINES

Payments collected from parking fines related to parking issues throughout the City limits.

Parking Lot Fines in following areas: Marler, Zerbe, Community Center, Beach paid parking zones \$100
Other parking infractions \$100

Responsible Department: Code Compliance Department

351500 TRAFFIC FINES

A police officer may issue a ticket for any moving violation as set forth in the provision of the Code of Ordinances.

Code Reference: Florida Statutes 34.191; 142.03; 316.660; 318.21
Responsible Department: Community Development

341900 ELECTION QUALIFYING FEES

Elections for candidates running for office in accordance with the City's charter, Section 5.03 Qualifications.

"Candidates for the offices of City Council member and Mayor shall qualify for such office by the filing of a written notice of candidacy with the designated city official, by the payment of any applicable qualifying fee at such time and in such manner as may be prescribed by ordinance." For the March 2004 election was \$25 per candidate.

Code Reference: City Charter Section 5.03

Responsible Department: City Clerk's Office

343800 CEMETERY LOT SALES

The City Code provides for City ownership and operation of cemeteries.

Code Reference: Resolution 23-05

Responsible Department: City Clerk's Office

	RESIDENTS
BURIAL LOT, EACH	\$1,350
DISINTERMENT FEE	\$257
MAUSOLEUM NICHE	\$618
SEA MEMORIAL ENGRAVING	\$200 per visit
WEEKEND/HOLIDAY GRAVE MARKING	\$77

341300 PUBLIC RECORDS DUPLICATION

Note: The City of Destin will expect/exclude all governmental agencies from photocopying and/or duplicating charges. This policy applies to federal, state, county, or municipal governments, their agencies, and divisions. All other exceptions are at the discretion of the City Manager.

COPIES, CERTIFIED COPY	\$1 PER PAGE + PHOTOCOPY CHARGE
COPIES, COMPUTER DISC	\$6 PER DISC
FAXED (LOCAL)	\$0.10 PER PAGE
FAXED (LONG DISTANCE)	\$0.30 FLAT RATE + PHOTOCOPY CHARGE
PHOTOCOPIES, AERIAL (LARGE-36"x60")	\$10 PER PAGE
PHOTOCOPIES, AERIAL (SMALL- 24"x 36")	\$5 PER PAGE
SITE PLAN Copies (36" x 24")	\$2 PER PAGE
PHOTOCOPIES, DUPLEXED	\$0.20 PER PAGE
PHOTOCOPIES, ONE-SIDED	\$0.15 PER PAGE
SPECIAL SERVICE CHARGE	\$28 PER HOUR OR \$7 PER FIFTEEN MINUTE INCREMENT

**FAXED COPIES LIMITED TO 25 PAGES OR LESS AND 8.5"x14"

Section 4: Miscellaneous Fees, Parking, Clerk, Cemetery

369000 NSF and returned check fee

The fee for returned checks paying for any City service, user fee, permit, license or payment of fines is \$30 or 10% of check amount, whichever is greater.

Code Reference: Resolution 19-11; Resolution 20-13; Resolution 21-11; Resolution; Resolution 23-05; Resolution 23-06; Resolution 23-21; Resolution 25-10

RESOLUTION 26-06

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA PROVIDING FOR AUTHORITY; AMENDING THE SCHEDULE OF FEES FOR FISCAL YEAR 2026; RESERVING THE RIGHT TO FURTHER AMEND THE SCHEDULE OF FEES; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Charter, Section 3.13, stipulates that the City Council shall by ordinance adopt a budget on or before September 30th of each year; and

WHEREAS, the Government Finance Officers Association (GFOA) and National Advisory Council on State and Local Budgeting (NACSLB) provide established guidelines and standards for *Best Practices in Public Budgeting* and promote the adoption of an Account Guide establishing Schedule of Fees; and

WHEREAS, City Council has determined through previous adoptions that the City can benefit by establishing a comprehensive fee schedule;

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 Section 1.01 of the Destin City Charter.

Section 2. Account Guide - Revenues. The City of Destin hereby amends and establishes the Schedule of Fees set forth in Attachment "A" and as adopted by City Council.

Section 3. Reservation of Right to Further Amend the Schedule of Fees. The City Council of the City of Destin hereby reserves the right to further amend the Schedule of Fees set forth in Attachment "A" and as adopted by City Council through future action and by Resolution.

Section 4. 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, 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 5. Severability. If any portion of this Resolution, including Attachment "A," is determined by any Court to be invalid, the invalid portion shall be stricken and such striking shall not affect the validity of the remainder of the Resolution or Attachment "A."

Section 5. Effective Date. This Resolution shall take effect upon approval by the City Council and signature by the Mayor.

ADOPTED THIS 20th DAY OF JUNE 2026.

By: _____
Robert T. Wagner, Mayor

ATTEST:

Lisa Wallace, City Clerk

ATTACHMENT A - Schedule of Fees

Section 1 Culture and Recreation: Library, Parks, Sports Complex, Community Center

Section 2 Building and Developers: Building Permits, Developer fees, Impact fees, Mobility fees, Right-of-Way permits, Engineering, and Map fees

Section 3 Licenses and Permits: Business Tax Receipts (aka business licenses), Rental Registration (LTR/STR), Livery Permits, Vendor Permits, Marine Application Fees, Code Violations

Section 4 Miscellaneous: Parking Fees and Fines, Clerk's Office, Cemetery, Election Qualifying Fees

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Section 1 Culture and Recreation

Fees to utilize specific recreational facilities to continue the operations and improvements of the park area. Fees are established for reservations and permits of recreational and park facilities to provide a user fee for programs wherever applicable within the City and to establish procedures for the collection of such fees. Fees paid by credit card may now or in the future be charged up to 3% by the merchant services provider as per council motion of February 3, 2025.

3471xx LIBRARY SERVICE FEES

Fees collected for library membership and services

Responsible Department: Library

MEMBERSHIP FEES (RESOLUTION 01-27)

Okaloosa County Residents	No charge
In-network, non-resident*	\$40 per family per year
6-month out-of-network, non-resident	\$30 per person
12-month out-of-network, non-resident	\$60 per person

*In-network areas include the other 15 counties in the Panhandle Library Access Network (PLAN) <https://www.plan.lib.fl.us/about-us/>

SERVICE FEES

Lost items	Replacement cost
Sand in book/damaged cover	\$3 re-wrap fee
Local fax	\$1 per page
Long-distance fax	\$2 per page
Printing – black and white	\$0.15 per page
Printing – color	\$0.25 per page
Replacement video case	Replacement cost
Replacement audiobook case	Replacement cost

3472xx PARK AND RECREATION FEES

Fees collected for any type of program open to the public that is not athletic.

Code Reference: Florida Statutes 166.201

Responsible Department: Parks & Recreation

RECREATION & CULTURAL SERVICES		
Department and/or Service	Fee Description	Current Rate
Athletics	Youth & Adult Sports Residents, Per Player	\$30.00 (\$150 Tackle Football \$80 NFL Flag Football)
	Youth & Adult Sports Non-Residents, Per Player	\$50.00 (\$225 Tackle Football \$120 NFL Flag Football)
	Child of Volunteer Head Coach	no charge
	Cheerleading Uniform	\$140.00
Team Sponsors	All Sports Adult & Youth (7yrs. & UP)	\$300.00
	All Youth Sports (3-6yrs)	\$200.00
	Youth Basketball (all ages)	\$150.00
Tournament Fees	Rental Rate, per field – per day	\$150.00, plus \$20/hour per field with lights
	Gymnasium Rental, per gym – per day	300.00, plus \$15/hour attendant fee
	Disc Golf Tournament, per player	\$5.00 + tax
	Field Attendant fields A/B/C/D/F/G	\$10.00 per hour, per field
	Admin fee	\$100.00 per day
	Trash Clean Up	w/concession \$75.00 per day w/o concession \$150.00 per day
	Field Lining (excludes softball/baseball)	\$150.00 per field
	Quick Dry, per bag	\$20.00
	Temporary field fencing, per fence	\$50.00
Rental – Recreational Facilities		
	Destin Community Center – price includes the following: kitchen usage, overhead sound system in gym, portable sound system and set up, microphone, podium, pull down screen with DVD in meeting rooms	Gym (Full) \$100.00/hour Gym (Half) \$50.00/hour Small Meeting Room \$30.00/hour Large Meeting Room \$50.00/hour Attendant \$15.00/hour (after normal business hours)
	Stage rental	\$100.00
	Tables – special event	\$1.00 each
	Chairs – special event	\$0.25 each
	Other Equipment/Supply Rental	Prices vary per item
	Special Event Set up/Breakdown Fee	\$100.00
	Morgan Sports Complex Children’s Park Pavillion, Buck Destin Park, Clement Taylor Park Pavillion, Leonard Destin Park Pavillion	\$65.00 per day
	Alcoholic beverages permit	\$200

Section 1: Culture and Recreation

	Park Water Source	\$30.00 per day
	Park Electric Source	\$10.00 per day
Rental – Ball Parks		
	Athletic Fields, Per Hour	\$30.00 without lights \$50.00 with lights
Programs/activities		
	After School Program Resident/Property owner	\$120.00/month
	After School Program Non-Resident	\$135.00/month
	After School Program – 2 nd Child Resident	\$110.00/month
	After School Program – 2 nd Child Non-Resident	\$125.00/month
	Spring Break Camp Resident/Property Owner	\$150.00/week
	Spring Break Camp Non-Resident	\$180.00/week
	Summer Recreation Resident/Property Owner	\$85.00/week
	Summer Recreation Non-Resident	\$100.00/week
	Daily “Drop In” Rate	\$5/person
	Special Events/Specialty Camps/Other Instructor Led Classes	Prices vary (due to varying instructor charges)
Joe’s Bayou		
	Residential daily launch/recovery fee, per trailer	\$25
	Commercial daily launch/recovery fee, per trailer	\$25
	Resident/non-commercial annual launch/recovery fee	\$0 per household (1 pass) \$0 per senior household, 65+ (1 pass) \$50 per additional pass
	Non-resident/non-commercial, per household per year	\$205
	Destin based commercial launch, per year	\$1,030
	Commercial launch, non-Destin, per year	\$2,060
	Pump out fee, Destin resident	No charge
	Pump out fee, non-resident, per usage	\$5
Henderson Beach State Park Fees		
	Daily entrance pass	\$30 per household (1 per household) \$25 per senior household, 65+ (1 per household)

Section 2 Building and Developers: Construction Permits, Developer Fees, Impact Fees, Mobility Fees, Right-of-Way permits, Engineering, Marine Application Fees, Map Fees

The governing bodies of local governments may provide a schedule of fees, as authorized by statutes for the enforcement of the provisions of its building code. Such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. All permit, processing, and plan review fees are non-refundable unless extenuating circumstances are submitted, in writing, and approved by the Building Official. All required fees shall be paid prior to the issuance of any permit and at the commencement of any construction. Fees paid by credit card may now or in the future be charged up to 3% by the merchant services provider as per council motion of February 3, 2025.

NOTE: 5% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement initiatives.

Code Reference: Section 125.56, F.S. Chapter 166.222; FS Section 468.631, 553.721, 553.80

Responsible Department: Community Development/Building Division

329505 Plan Review Fee

The following review fees are applicable to all building construction permits.

Plan Review Fee: All projects are subject to a review fee, which equals the greater of (50%) of the permit fee or actual cost, incurred by the City to include one resubmittal.

1. Projects greater than or equal to four-story and assembly occupancy over 5,000 square feet and/or large projects/developments determined by the Building Official shall be reviewed by a duly Florida Licensed Private Provider. The applicant shall pay the fee to the private provider for their review and the City will waive the Plan Review Fee.
2. The City may require, at the Building Official's discretion, a review of the single-family dwelling plans by a structural engineer. In this case, the applicant shall be required to pay the cost of this review.
3. All projects are subject to a review fee for Engineering/Erosion Control (344900) fee of \$55 to be paid upon submittal.
4. FEMA Flood Zone Review: ALL projects within these zones are subject to a review fee for the Floodplain Review of \$110.00.
5. Wetlands Protection: ALL projects in or adjacent to environmentally sensitive areas (wetlands & open water bodies) are subject to a review fee of \$55. (344900)
6. Any additional resubmittal for review shall be assessed an additional review fee of \$27.50 or 27.50% of the permit fee whichever is greater per division review. (329505)

Section 2: Building Permits and Developer Fees

329506 Contractor Registration Fee

An administrative fee will be charged to all contractors not licensed under FS 489 engaging in business in the City of Destin for which a permit is required. The administrative fee is for verification of state, county, and local licenses, as required by city ordinance and certificate of insurance from a Florida Licensed Insurance Company for General Liability 61G4-15.003(2)(c), and Worker's Compensation as required by FS 440.103, 440.41, 440.42, and 489.144.

Code Reference: Chapter 13 Art. IV, Sec. 13-75, Code of Ordinances

Responsible Department: Community Development/Building Division

Specialty Contractors- The City will charge one annual administrative fee for all contractors engaging in the practice of contracting in the City of Destin whose scope of work is identified in a specialty contractor's category.

Contractor annual administrative fee	\$80.00
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354003 Building Code Violations – Unsafe Code Fines and Fees

Fines and fees will be charged for noncompliance with the Florida Building Code to include the following items will be charged \$100 for first citation, \$300 for second citation, and a third citation will result in a summons to appear before the Construction Regulation Board:

- Failure to obtain a permit before commencing work
- Failure to post a notice of commencement
- Failure to obtain required inspections
- Failure to maintain proof of current workers' compensation or public liability insurance
- Failure to inform the City of change of name style, address, or that licensee has ceased qualifying as a business
- Making misrepresentation on a permit application

Failure to correct building code violations will be charged \$500 for the first citation. The second citation will result in a Summons to Appear before the Construction Regulation Board.

Code Reference: City of Destin Ordinance 366 and Chapter 489 Florida Statutes

Responsible Department: Community Development/Building Division

322000 Building Construction Permit Fees

1. Permit Processing Fee: Administrative processing of \$77.00 is applied to all permits.
2. Penalty Fee: Any work which commences prior to securing the appropriate permit or permits shall be charged double the permit fee rate, which shall be collected by the Building Division. (Note: in accordance with Ordinance 336, the Building Official may issue a citation to the contractor.)
3. Re-Permit Fee:
 - a. Active permits (Change of Contractor): The fee for re-permitting any active permit will be 50% of the original Building Division Base Permit Fee, no plan review fee, a \$77 processing fee.
 - b. Inactive permits (Expired): The fee for re-permitting any inactive permit will be -original Building Division Base Permit Fee, no plan review fee, and a \$77 processing fee.

Section 2: Building Permits and Developer Fees

4. In accordance with Florida Statute, a Florida Building Code (FBC) Surcharge (208002) is collected on all Building Permits of 1% or a \$2 minimum. In addition, a Building Code Administrators, and Inspectors Fund (BCAIB) Surcharge (208003) is also collected on all Building Permits issued in the amount of 1.5% or a \$2 minimum. Both surcharges are remitted to the Florida Department of Professional Regulation.
5. All New (Heated and Cooled) Buildings or Structure Additions (includes Manufactured Buildings).
 - a. Building Division Base Permit Fee: A permit for any new building or structure, or for any addition to an existing building or structure, or portion thereof is based on square footage of gross floor area multiplied by \$0.22 per square foot.
 - b. Planning Division (329502) permit fee: Residential (Single Family – Attached/Detached or Duplex) is \$0.06 per square foot of gross floor area. This fee includes the initial Certificate of Occupancy as-built site inspection.
 - c. Engineering Division (344900) Permit Fee: Residential (Single Family –Attached/Detached or Duplex) is \$0.08 per square foot gross floor area.
 - d. Planning Division (329502) permit fee: Multiple Family and Commercial Structures. If applicable, the fee is \$132. This fee includes the Certificate of Occupancy or Certificate of Completion and as-built site inspection.
 - e. Engineering Division (344900) Permit Fee: - Multiple Family and Commercial Structures: If applicable, the fee is \$330. This fee includes initial Erosion Control inspection and the Certificate of Occupancy or Certificate of Completion and as-built site inspection.
6. Other Structure Fee:
 - a. Building Division Base Permit Fee: For all other structures to include non-heated and cooled buildings, renovations, interior buildouts, sheds, decks, fences, roofing, site disturbance (applies to Planning & Engineering fees only), etc. the permit fee is as follows:

COST VALUATION	
<\$15,000	\$5
= or >\$15,000	\$7.50 per \$1,000 (or fraction thereof)
 - b. Planning Division (329502) permit fee: Residential (Single Family Attached/Detached or Duplex): If applicable, the fee is \$66.00. This fee includes the Certificate of Occupancy/Completion and as-built site inspection.
 - c. Engineering Division (344900) Permit Fee: Residential (Single Family Attached/Detached or Duplex): If applicable, the fee is: \$66. The fee includes Certificate of Occupancy/Completion and as-built site inspection.
 - d. Planning Division (329502) permit fee: Multiple Family and Commercial Structures: If applicable, the fee is \$132. This fee includes the Certificate of Occupancy/Completion and as-built site inspection.
 - e. Engineering Division (344900) Permit Fee: Multiple Family and Commercial Structures: If applicable, the fee is: \$165. This fee includes the Certificate of Occupancy/Completion and as-built site inspection.
7. Commercial Signs.
 - a. The Building Division Base Permit fee for all permanent signs is based on the total area of each sign (two-sided signs on the same structure are considered as one sign). The following fees per sign are as follows:

Up to 20 square feet	\$71
Over 20 square feet	\$110

Section 2: Building Permits and Developer Fees

- b. The Planning Division Permit fee (329502) for signs are established:
 - i. If the sign is mounted to an approved, existing structure, the permit fee is \$44.
 - ii. If the sign is mounted to a new structure, the permit-processing fee is \$88.
 - c. Engineering Division (344900) Permit fee for ground signs only: \$44.
 8. Mobile/Manufactured Homes.
 - a. The Building Division Base Permit fee for mobile/manufactured homes, blocked, and skirts and tie-downs, is \$53.
 - b. The Planning Division (329502) Permit fee for mobile/manufactured homes, blocked, with skirts and tie-downs fee is \$66. This fee includes the initial Certificate of Occupancy/Completion as-built site inspection.
 - c. The Engineering Division (344900) Permit fee for mobile/manufactured homes, blocked, with skirts and tie-downs fee is \$55. This fee includes the initial Certificate/Completion as-built site inspection.
 9. In Ground Swimming Pools and applicable water features (which includes all pool and water feature equipment, except electrical).
 - a. Building Permit Base Fee:
 - i. The fee for new residential swimming pools and applicable water features (excluding electrical fee) is \$132.
 - ii. The fee for new public swimming pools and applicable water features is \$297.
 - iii. The fee for renovations/repair/modifications: to existing public swimming pools and applicable water features is \$110.00
 - b. Planning Division (329502) Permit Fee: The fee for new swimming pools, applicable water features and level III alteration/renovations is \$105.60.
 - c. The Engineering Division (344900) Permit fee for new residential swimming pools, applicable water features and level III alteration/renovations is \$82.50.
 10. Antennas - Dish and tower, roof and ground installations, Base Permit Fee is:
 - a. Domestic (Residential R3) installation: A permit is required only for those towers that are of such height that they cannot be contained on an owner's property if they fall. The permit fee is \$53.
 - b. Commercial (Non-Residential) installations: The fee is as follows:

COST VALUATION	
<\$15,000	\$5
= or >\$15,000	\$7.50 per \$1,000 (or fraction thereof)
 11. Moving Buildings or Structures (excluding mobile homes): The Base Permit Fee to move any non-portable building or structure from one location to another location is \$119.
 12. Demolition of Buildings or Structures:
 - a. Building Division Base Permit Fee: For the demolition of any building or structure, the fee is \$111.00. In addition to the demolition permit, you must submit a notice of asbestos removal form to the asbestos Coordinator for Northwest Florida District of Florida Department Environmental Protection (FDEP). (Note: The present address is 160 Government Center, Pensacola, Florida 31501). No Plan Review Fee or State fee.
 - b. Planning Division (329502) Permit Fee: The demolition permit fee is \$66.

Section 2: Building Permits and Developer Fees

- c. Engineering Division (344900) Permit Fee: For the demolition of any building or structure, the fee is \$27.50. This fee includes initial Erosion Control inspection and the Certificate of Completion and site inspection.

13. Marine Permits:

- a. Building Division Base Permit Fee: The fee for construction of docks, boathouses, bulkheads, boat lifts, marine piling installation, riprap or seawalls is:

COST VALUATION	
<\$15,000	\$5
= or >\$15,000	\$15.00 per \$1,000 (or fraction thereof)

- b. Planning Division (329502) Permit Fee: The permit fee is \$33.

14. Land clearing:

- a. Planning Division (329502) Permit Fee: The fee for all land clearing permits is \$66.
- b. Engineering Permit (344900) Fee: The fee for land clearing in lots 1 acre or less in size is \$82.50. The fee for land clearing in lots over 1 acre in size is \$165. Fee is based on lot size, not the land clearing/area of disturbance.

15. Protected Tree removal:

- a. Planning Division (329502) Permit Fee: The fee for removing any protected or preserved tree shall be \$66.

16. Portable Buildings:

- a. Planning Division (329502) Permit Fee: \$88
- b. Engineering Division (344900) Permit Fee: \$55 (Floodplain)

17. Mobile Vending:

- a. Planning Division (329502) Permit Fee: \$27.50 per location

18. Temporary Tents

- a. Building Division Base Permit Fee: \$55
- b. Planning Division (329502) Permit Fee: \$27.50

19. Solar Energy Systems Base Permit Fees: Signed Sealed Drawings required.

COST VALUATION	
<\$15,000	\$5
= or >\$15,000	\$15.00 per \$1,000 (or fraction thereof)

Section 2: Building Permits and Developer Fees

20. Electrical Base Permit Fees:

1. Electrical Service:

Temporary service up to 200 amperes	\$41.25
Low voltage systems i.e., tv, phone, sound, alarm (Exclude wireless security systems for 1 & 2 family)	\$8.60 per system
Electrical work for New construction, alteration, renovations, additions, generators, repairs, service change outs, etc.	
Cost Valuation	
<\$15,000	\$5
= or >\$15,000	\$15.00 per \$1,000 (or fraction thereof)
Functional Check	\$69

- b. Swimming Pools and applicable water features: The permit fee, which includes all pool and applicable water feature equipment grounding, and underwater lights, is \$88.

21. Mechanical Base Permit Fees:

Heat and Air Conditioning Unit (including heat pump) New or Change outs, refrigeration systems, commercial hoods systems, Incinerators, boilers, chillers, mechanical repair:

COST VALUATION	
<\$15,000	\$5
= or >\$15,000	\$15.00 per \$1,000 (or fraction thereof)

22. Plumbing Base Permit Fees:

Plumbing for New construction, W/H change outs, repair/re-piping or renovations work is:

COST VALUATION	
<\$15,000	\$5
= or >\$15,000	\$15.00 per \$1,000 (or fraction thereof)

23. Gas Base Permit Fees:

Gas for New construction, W/H change outs, repair/re-piping or renovations work is:

COST VALUATION	
<\$15,000	\$5
= or >\$15,000	\$15.00 per \$1,000 (or fraction thereof)

24. Fire Sprinkler/Suppression Systems Base Permit Fees:

New Construction, repair/re-pipe, renovation. modification is:

COST VALUATION	
<\$15,000	\$5
= or >\$15,000	\$15.00 per \$1,000 (or fraction thereof)

Section 2: Building Permits and Developer Fees

25. Utility Site/Infrastructure Base Permit Fees:
- Systems up to 20 devices (manholes, catch basin, storm drains) is \$220 (Engineering Division 344900)
 - Systems with over 20 devices is \$385. (Engineering Division 344900)
 - Planning Division (329502) fee is \$132.
 - Engineering Division (344900) Fee: \$165
26. Parking Lot Resurface, Restripe and Overlay Base Permit Fees:
- Building Division fee is \$130
 - Planning Division (329502) fee is \$132
 - Engineering Division (344900) Fee is \$82.50

322003 Inspection Fees

- Required inspection per the Florida Building Code are assessed at \$80.00 per inspection on each permit type that is charged a base permit fee on cost of construction valuation. A minimum of at least one (1) \$80.00 fee will be assessed on each permit. Any additional inspections not assessed upfront during permit issuance time will be assessed an additional \$80.00 per inspection.
- Stop By/Walk Through Inspection Request Fee: The fee will be \$80.
- Life Safety Inspection Permit Fee: For anyone who requests or is required to have an inspection for general life safety or standard housing inspection which are outside of performing permitted construction activity, the fee is \$69.
- Re-inspection Fees:

Building Division	Building Inspections	Initial re-inspection	80.00
		Second re-inspection	320.00
		Third or more re-inspection	320.00
Planning Division	Certificate of Occupancy -Site Insp	Single Family or Duplex	110.00
		Minor Development Orders	506.00
		Major Development Orders	676.50
Engineering Division	Certificate of Occupancy - Site Insp	Single Family or Duplex	110.00
		Minor Development Orders	165.00
		Major Development Orders	330.00
Eng. & Planning Div.	Certificate of Completion - Site Insp		55.00
Engineering Division	General Site	All Developments	55.00

329503 Right-of-Way Fees

The Land Development Code provides that City Council will establish and collect fees for issuing Right of Way Construction Permits for work in the City's rights of way. NOTE: 10% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement initiatives.

Code Reference: LDC 8.01.00 & Resolutions 02-06, 02-23, 04-13, 04-15

Responsible Department: Community Development Department – Engineering Division

Utility right-of-way permit	\$286
Right-of-way administration fee – Residential single/duplex	\$44 per row
Right-of-way administration fee – Commercial or multi-family	\$137.50 per row
Construction right-of-way – Nonresidential	\$12.10 per 100 linear feet PLUS: \$85.80 per road bore \$286 per road cut \$85.80 landscaping/irrigation
Commercial right-of-way – Nonresidential individual simple owner fee for hold harmless & maintenance agreement	\$55
Commercial right-of-way – Nonresidential other ownership (corporate or trust) fee for hold harmless & maintenance agreement	\$93.50
Residential (single or 2-family lot)	\$12.10 per 100 linear feet PLUS: \$23.10 per bore \$286 per road cut \$23.10 landscaping/irrigation
Residential (single or 2-family lot) Individual simple owner fee for hold harmless & maintenance agreement	\$55
Residential (single or 2-family lot) other ownership (corporate or trust) fee for hold harmless & maintenance agreement	\$93.50
Right-of-way inspections – Commercial satisfactory completion	
Initial inspection	No charge
First site re-inspection	\$88
Each subsequent re-inspection	\$143
Right-of-way inspections – Residential satisfactory completion	
Initial inspection	No charge
First site re-inspection	\$71.50
Each subsequent re-inspection	\$93.50
Right-of-way – vacation/easement	\$2750

329502 LAND DEVELOPMENT REVIEW FEES (aka ZONING REVIEW FEES)

The Land Development Regulations provide that the City Council of the City of Destin, Florida will establish land development review, permit and other fees. Fees are set to cover the cost of the work associated with review, permitting, inspection and other activities associated with land development. The City may require, at its discretion, the review and advice of an expert consulting professional on any development application. Applicants will be responsible to reimburse the City for these outside costs plus a 10% Administrative Fee. NOTE: 5% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process and technology improvement initiatives.

Code Reference: Land Development Code 18.01.00

Responsible Department: Community Development

DEVELOPMENT ORDER RELATED APPLICATIONS:

The following development order related application fees include first submittal reviews only. Subsequent submittal reviews, advertisement costs, mailing costs, and any official document recording costs will be invoiced to the applicant at actual cost plus a 10% Administrative Fee. All invoices must be paid in full prior to submittal of additional submittal packages and/or the issuance of the Final Development Order (DO).

TYPE OF APPLICATION	APPLICATION FEE
Pre-Application Review - Residential	\$50
Pre-Application Review – Non-residential	\$150
Developer’s Agreement	\$4500
Major Developments	\$5500
Minor Developments	\$3500
Major Deviations to a Major Development	\$4500
Minor Deviations to a Major Development	\$2500
Major Deviation to a Minor Development	\$4500
Minor Deviation to a Minor Development	\$2500
Simple Deviation	\$1000
Planned Unit Development (PUD) (in addition to fee for subdivision, major development or minor development)	\$4000
Landscaping Plan Review (if not submitted as part of a DO Application)	\$750
Outdoor lighting plan review (if not submitted as part of a DO Application)	\$750
Development Order Exemption	\$500

DEVELOPMENT ORDER CONSTRUCTION PERFORMANCE BONDS

Some development orders will require construction performance bonds. After City Engineering staff complete an inspection of the construction site against the development order and find the developer has satisfactorily met the requirements of the development order, the City will issue a bond release letter after payment of:

DESCRIPTION	FEE
344900 Engineering Fee (for Bond Inspection)	\$80
341300 Administrative Service Fee	\$250
341300 Bond Handling Fee	10% of Bond

Section 2: Building Permits and Developer Fees

Code Reference: Land Development Code 2.20.00 C3

Responsible Department: Community Development

SUBDIVISION RELATED APPLICATIONS:

The following subdivision related application fees include first submittal reviews only. Subsequent submittal reviews, advertisement costs, mailing costs, and any official document recording costs will be invoiced to the applicant at actual cost plus a 10% Administrative Fee. All invoices must be paid in full prior to submittal of additional submittal packages and/or final approval.

TYPE OF APPLICATION	APPLICATION FEE
Major Subdivisions	\$4500
Minor Subdivisions	\$2000
Replat of Subdivision/Lot Reconfiguration	\$1500
Lot Split	\$1000
Deed of Gift	\$1000
If easements follow the plat, replat, or lot reconfiguration and are executed by a separate document	\$500 per easement

ORDINANCE AMENDMENT RELATED APPLICATIONS:

An applicant applying for any one of the following ordinance amendment related applications is responsible for paying to the City: administrative expenses, cost recovery for the use of outside consultants by the City to review the application, legal notice costs, and mailing cost at actual cost plus a 10% Administrative Fee.

TYPE OF APPLICATION	APPLICATION FEE
Comprehensive Plan Text Amendment	\$2000
Comp Plan Future Land Use Map (FLUM) Amendment	\$2000
Land Development Code (LDC) Text Amendment	\$2000
LDC Rezoning Map Amendment	\$2000
Code of Ordinance Text Amendment	\$2000

BOARD OF ADJUSTMENT RELATED APPLICATIONS:

An applicant applying for any one of the following Board of Adjustment applications is responsible for paying to the City: administrative expenses, cost recovery for the use of outside consultants by the City to review the application, legal notice costs, mailing costs, and any official document recording costs at actual cost plus a 10% Administrative Fee.

TYPE OF APPLICATION	APPLICATION FEE
Administrative Decision Appeal	\$1000
Variance	\$1000
Exception (Marina Siting Only)	\$1000

TABLING AND/OR REHEARING:

The following fees are established for an applicant initiating tabling and/or re-hearing of an application at City Council, Local Planning Agency (LPA), Board of Adjustment (BOA), or Technical Review Team (TRT). The applicant

Section 2: Building Permits and Developer Fees

is responsible for paying to the City administrative expenses, cost recovery for the use of outside consultant by the City to review the application, legal notice costs, and mailing cost, at actual cost plus a 10% Administrative Fee.

TYPE OF HEARING	FEE
City Council	\$500
Local Planning Agency (LPA)	\$500
Board of Adjustments	\$500
Technical Review Team	\$500

MISCELLANEOUS APPLICATIONS, FEES, & LETTERS:

TYPE OF APPLICATION, FEE, OR LETTER	FEE (Per Application or Letter)
Alcohol Licenses	\$100
Zoning Compliance Letter	\$100
FDEP Review Letter	\$100
Re-Addressing for Convenience	\$500
White Sands Compliance Inspection	\$100
Each re-inspection due to failure of a previous inspection	\$150
Dog Friendly Dining	\$500
Conditional Use	\$1500
Property Status Letter (Lien Requests) BLDG (329501)	\$52.50
Home Solicitation Sales	\$55
Change of Use Application Fee - Commercial	\$500
Change of Use Application Fee - Short Term Rental	\$2000
Parking Agreement Review	\$500
White Sands Review	\$100
Street Name Change	\$500
<i>Special Beach Event Permit - Residential</i>	<i>\$250</i>
<i>Special Beach Event Permit - Commercial</i>	<i>\$500</i>
<i>Outside Consulting Administrative Fee</i>	<i>10% of invoice or \$200 whichever is less</i>

324xxx IMPACT FEES & MOBILITY FEES

Fees charged to developers at the time of development for construction of facilities to serve the development site. Impact fees are based on the Impact fee study performed in 2007. Mobility fees are based on the 2024 demonstrated need study.

Code Reference: Land Development Code

Responsible Department: Community Development Department

324110 IMPACT FEES - PUBLIC SAFETY- RESIDENTIAL

Land Use Type	Unit	Fee
Residential, less than 500 sq. ft.	Dwelling	\$9

Section 2: Building Permits and Developer Fees

Residential, 500—749 sq. ft.	Dwelling	\$11
Residential, 750—999 sq. ft.	Dwelling	\$13
Residential, 1,000—1,499 sq. ft.	Dwelling	\$16
Residential, 1,500—1,999 sq. ft.	Dwelling	\$19
Residential, 2,000—2,999 sq. ft.	Dwelling	\$23
Residential, 3,000—3,999 sq. ft.	Dwelling	\$27
Residential, 4,000 sq. ft or more	Dwelling	\$31
Mobile home/RV park	Pad	\$21
Hotel/Motel	Room	\$11

324120 IMPACT FEES - PUBLIC SAFETY – COMMERCIAL

Land Use Type	Unit	Fee
Retail/commercial	1,000 sq. ft.	\$31
Office	1,000 sq. ft.	\$18
Industrial	1,000 sq. ft.	\$11
Warehouse	1,000 sq. ft.	\$11
Church/Synagogue	1,000 sq. ft.	\$11
School/college	1,000 sq. ft.	\$11
Hospital	1,000 sq. ft.	\$11
Nursing home	1,000 sq. ft.	\$11
Other institutional	1,000 sq. ft.	\$11

3243X0 MOBILITY FEES

These Fees help the city address development impacts on transportation to include traffic, roads, sidewalks, multimodal transportation, streetlights, and parking.

Proposed Land Uses	Unit	Fee per Unit
Long-term Residential	Dwelling	
Residential, less than 500 sq. ft.		\$5,023
Residential, 500—749 sq. ft.		\$6,086
Residential, 750—999 sq. ft.		\$6,888
Residential, 1,000—1,499 sq. ft.		\$7,737
Residential, 1,500—1,999 sq. ft.		\$8,539
Residential, 2,000—2,999 sq. ft.		\$9,389
Residential, 3,000—3,999 sq. ft.		\$10,190
Residential, 4,000 sq. ft or more		\$10,789
Short-term Residential	Dwelling	
less than 500 sq. ft.		\$14,257
500—749 sq. ft.		\$21,466
750—999 sq. ft.		\$26,901
1,000—1,499 sq. ft.		\$32,662
1,500—1,999 sq. ft.		\$38,097
2,000—2,999 sq. ft.		\$43,858
3,000—3,999 sq. ft.		\$49,293
4,000 sq. ft or more		\$53,352

Section 2: Building Permits and Developer Fees

Multifamily Housing (Low-Rise) (220)	Dwelling	\$10,267
Multifamily Housing (Mid-Rise) (221)	Dwelling	\$6,901
Mobile Home Park (240)	Dwelling	\$10,846
Hotel/Motel (310)	Room	\$12,171
Shopping Center >150k (820)	1000 sq. ft.	\$28,753
Shopping Plaza 40-150k (821)	1000 sq. ft.	\$41,141
Shopping Plaza 40-150k - w/Supermarket (821)	1000 sq. ft.	\$57,575
Strip Retail Plaza <40k (822)	1000 sq. ft.	\$33,178
Automobile Sales (New) (840)	1000 sq. ft.	\$42,409
Supermarket (850)	1000 sq. ft.	\$34,307
Drive-in Bank (912)	1000 sq. ft.	\$36,687
Automobile Parts and Service Center (943)	1000 sq. ft.	\$18,965
Convenience Store (851)	1000 sq. ft.	\$179,984
Golf Course (430)	Acre	\$5,697
Marina (420)	Berths	\$3,671
Fast-Food Restaurant with Drive-Through Window (934)	1000 sq. ft.	\$160,226
High-Turnover (Sit-Down) Restaurant (932)	1000 sq. ft.	\$62,053
Fine Dining Restaurant (931)	1000 sq. ft.	\$48,531
Convenience Store/Gas Station (945)	Fueling Position	\$62,598
General Office Building (710)	1000 sq. ft.	\$16,513
Medical-Dental Office Building - Stand-Alone (720)	1000 sq. ft.	\$54,839
Hospital (610)	1000 sq. ft.	\$16,406
Nursing Home (620)	1000 sq. ft.	\$10,282
Church (560)	1000 sq. ft.	\$11,577
Private School (K-12) (532)	Student	\$3,778
Day Care Center (565)	Student	\$6,230
General Light Industrial (110)	1000 sq. ft.	\$7,419
Warehousing (150)	1000 sq. ft.	\$2,254

324610 IMPACT FEES - LIBRARY - RESIDENTIAL

Land Use Type	Unit	Fee
Residential, less than 500 sq. ft.	Dwelling	\$62
Residential, 500—749 sq. ft.	Dwelling	\$78
Residential, 750—999 sq. ft.	Dwelling	\$93
Residential, 1,000—1,499 sq. ft.	Dwelling	\$112
Residential, 1,500—1,999 sq. ft.	Dwelling	\$133
Residential, 2,000—2,999 sq. ft.	Dwelling	\$160
Residential, 3,000—3,999 sq. ft.	Dwelling	\$190
Residential, 4,000 sq. ft or more	Dwelling	\$217
Mobile home/RV park	Pad	\$149
Hotel/Motel	Room	\$0

Section 2: Building Permits and Developer Fees

324620 IMPACT FEES - LIBRARY - COMMERCIAL

No Library Impact Fees are assessed for Commercial Development

324611 IMPACT FEES – RESIDENTIAL – PARKS

Land Use Type	Unit	Fee
Residential, less than 500 sq. ft.	Dwelling	\$186
Residential, 500—749 sq. ft.	Dwelling	\$235
Residential, 750—999 sq. ft.	Dwelling	\$279
Residential, 1,000—1,499 sq. ft.	Dwelling	\$335
Residential, 1,500—1,999 sq. ft.	Dwelling	\$399
Residential, 2,000—2,999 sq. ft.	Dwelling	\$479
Residential, 3,000—3,999 sq. ft.	Dwelling	\$570
Residential, 4,000 sq. ft or more	Dwelling	\$649
Mobile home/RV park	Pad	\$447
Hotel/Motel	Room	\$243

324621 IMPACT FEES – COMMERCIAL – PARKS

No Parks Impact Fees are assessed for Commercial Development

344900 ENGINEERING FEES

The Land Development Code provides that City Council will establish and collect certain fees for engineering services.

Code Reference: Resolutions 02-06, 02-23, 04-13, 04-15

Responsible Department: Community Development Department/Engineering Division

Development Order Review Fees:

TYPE OF APPLICATION:	E&S Review Fee	Engineering Review Fee	Floodplain Review Fee	Re-Review Fee
MAJOR DEVELOPMENT or DEVIATION	\$200	\$200	\$25	\$100
MINOR DEVELOPMENT or DEVIATION	\$100	\$100	\$25	\$50
SIMPLE DEVIATION	\$100	\$100	\$25	\$50

329507 MARINE APPLICATION FEES

The collection of residential and commercial application fees is for review by the Harbor Board and Staff. NOTE: 10% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement initiatives.

Code Reference: 11.05 Code of Ordinance

Responsible Department: Community Development/Planning Division

	Fee (Per Application or Letter)
RESIDENTIAL	\$250
COMMERCIAL	\$1000

322900 NET POSITIVE ENVIRONMENTAL BENEFIT (NPEB) FEES

The Net Positive Environmental Benefit Impact Fee is 25% of the cost of construction for all marinas, docks, piers or other similar development within the Destin harbor and canals adjacent to the Destin Harbor.

341911 MAPS & PUBLICATIONS

Monies collected for providing copies, to include but not limited to, maps, plats and documents.

Responsible Department: Public Services/City Manager's Office (GIS)

Standard data fees: \$3.10 / standard CD
 \$13.40 / standard aerial DVD
 \$13 / Aerial DVD

- Standard CD types are base vectors and aerial rasters. (Land use vectors available in future.)
- Base vector CD includes roads, water, 7.5-minute quads, quarter-quads, fire stations, city government buildings, libraries, parks, police stations, schools, flood zones, category storm surge, county border, city limits, zoning, future land use, community redevelopment agencies/areas, building footprints, digital elevations & aerial index.
- For parcels, contact Okaloosa County at 850-651-7958.
- In the future, free copies of standard CDs will be given quarterly to public library.
- Standard DVD types are base vectors and aerial rasters.
- Base vector DVD includes same layers as a Standard CD in un-zipped format.
- Aerial Raster DVD has same capacity as (3) CD's.

Standard Map Fees per page		
Size	Sparse Shading	Dense Shading
8.5 x 11 A	\$2.60	\$5.15
8.5 x 14	\$2.60	\$5.15
11 x 17 B	\$5.15	\$10.30
13 x 19	\$5.15	\$10.30
17 x 24 C	\$10.30	\$15.45
24 x 36 D	\$15.45	\$25.75
34 x 44 E	\$25.75	\$36.05

The above fees are based on map type, ink shading, and printing time, and color-copy fees at local company for small densely shaded maps. A map with over 25% of page shaded with solid ink is considered densely shaded. Custom requests are considered case by case with additional costs. Cost agreement may be in writing. Fulfilled only if costs are agreed upon, time is permitting, and media is practical. Includes but is not limited to:

- Any creation of new data.
- Any modification to existing data and maps.
- Any non-standard media (other than inkjet paper and CD's).
- Any non-standard format such as AutoCAD.dxf

Custom fees: \$22.65 / hour staff rate (calculated in 15-min increments, no charge for first 15 min), plus
 media. \$3.10 / 650mb CD media, \$13.40 DVD media.

Section 3 Licenses and Permits: Business Tax Receipts (aka business licenses), Rental Registration (LTR/STR), Livery Permits, Vendor Permits, Marine Application Fees, Code Violations

316000 Local Business Taxes (aka Business Tax Receipts aka BTRs)

Fees levied by the City on all businesses, trades, and professions operating with the City or transacting business in interstate commerce where such tax is not prohibited by Sec. 8, Article 1 of the United States Constitution.

Local Business Tax Receipts are invoiced in July and due on October 1 each year. They expire September 30 the succeeding year. A Business Tax Receipt may be transferred to a new owner upon payment of a transfer fee and presentation of evidence of the sale and the original BTR. Receipt holders must comply with all applicable codes of the City and County, including building, fire, and health codes and zoning laws. Fees renewed after September 30 are subject up to 25% in penalties. Fees paid by credit card may now or in the future be charged up to 3% by the merchant services provider as per council motion of February 3, 2025.

Code Reference: F.S. Chapter 166.201, 205.042, 205.043, 205.053, Sec. 13-40 Code of Ordinances

Responsible Department: Community Development/Building Division

1. Charter boats: All charter boat or fare-carrying boat businesses shall pay a per boat base fee plus a per passenger fee based upon Coast Guard certified passenger capacity.

Charter boats, per boat base	\$100 per boat
Charter boats, per passenger fee	\$1.25 per passenger

2. Coin-operated machines: All businesses or activities utilizing coin-operated machines, except pay telephones, shall pay a BTR based upon the number of such machines. The local business tax fee will be determined based upon the total number of coin-operated machines the business or activity utilizes within the corporate limits of Destin, with a list of individual locations of coin-operated machines to be provided by the business or activity making application for a license. The owner of the business or activity shall make sufficient copies of the issued license for display at each coin-operated machine location.

Vending machines are those coin-operated devices which dispense a product in exchange for a coin, i.e., soft drinks, candy, grooming aids, cigarettes, etc. Amusement machines include devices such as pinball, electronic games, pool tables, skeet ball, juke boxes, etc. Laundry machines include washers, hot air dryers and dry-cleaning machines.

Amusement machines, per machine	
1 to 10 vending machines	\$62.50
11 to 25 vending machines	\$125.00
26 or more vending machines	\$187.50
1 to 25 coin-operated washing machines and dryers	\$62.50
26 to 50 coin-operated washing machines and dryers	\$125.00
51 or more coin-operated washing machines and dryers	\$187.50

Section 3: Business Licenses and Permits

3. Commercial fishing: Net boats, long line and all other commercial non-charter fishing businesses which sell seafood for profit, either retail or wholesale, shall pay a fee based upon the greatest number of vessels.

First boat	\$100.00
Each additional boat	\$50.00

4. Contractors and subcontractors: The classifications below are as defined in Florida Statutes Section 489.105.

General contractor	\$187.50
Building contractor	\$200.00
Residential, sheet metal, roofing, electrical, class A air conditioning, mechanical, plumbing, and commercial swimming pool contractors and subcontractors	\$150.00
Class B air conditioning and residential swimming pool contractors and subcontractors	\$100.00
Class C air conditioning and swimming pool service contractors or subcontractors	\$100.00
Handymen and similar craftsmen	\$50.00
All other contractors and subcontractors not listed herein	\$100.00

5. Food and beverage establishments:

Restaurants, cafes, snack bars, dining rooms, lounges, taverns, nightclubs and the like, whether operating in conjunction with some other line of business or not, base minimum plus per seat	\$100.00 min \$1.25 per seat
Snack counters, drive-ins, catering services, take-out services which maintain no seats, or like businesses which may provide some seating but whose primary nature of business is take-out or delivery of food and/or beverages	\$100.00

6. Gasoline stations (including marinas). The annual BT fee shall be based upon the maximum number of vehicles/vessels which can be serviced at any given time, in addition to other fees as may be required pursuant to this article.

1 to 4 vehicles/vessels	\$62.50
5 to 10 vehicles/vessels	\$125.00
11 to 15 vehicles/vessels	\$187.50
16 or more vehicles/vessels	\$250.00

7. Insurance:

Each insurance company writing any class of insurance upon any person or property residing or located within the city	\$100.00
Insurance agent or firm doing such business as agent or other representative of insurance company or companies, for each place of business	\$200.00

Section 3: Business Licenses and Permits

Each traveling or itinerant insurance agent or solicitor, soliciting business within the city	\$200.00
Insurance solicitors employed by, or representing, insurance agents who have an annual license as provided by this section	\$100.00

8. Leisure rentals: Businesses renting boats, yachts, jet skis, beach equipment, sailboats, motorcycles, mopeds, bicycles, or other similar equipment shall pay a BT fee based upon the number of units. The local business tax fee will be determined based upon the total number of leisure rentals the business or activity rents to the public within the corporate limits of Destin, with a list of individual locations of leisure rental setups to be provided by the business or activity making application for a BT receipt. The business owner or manager shall be responsible for making copies of the issued receipt, with a copy of said license to be distributed to each location site.

1 to 10 units	\$62.50
11 to 20 units	\$125.00
21 to 30 units	\$187.50
31 or more units	\$100.00

9. Marinas, dry docks, boat storage: Marinas, dry docks and boat storage annual license fees will be based upon the number of spaces for rent.

Spaces	Wet	Dry
1 to 3	\$65.50	\$62.50
4 to 10	\$125.00	\$62.50
11 to 20	\$187.50	\$93.75
21 to 40	\$250.00	\$125.00
41 to 60	\$312.50	\$156.25
61 or more	\$375.00	\$187.50

10. Professionals: The fees referenced in this section apply to each individual pursuing such profession or professional activities and not against the firm, partnership or corporation. Therefore, each individual must obtain a separate receipt rather than one (1) receipt being acquired by a firm, partnership or corporation. It shall be the responsibility of the principle of each firm to provide to the city a list of individual professionals working from or in the firm's office at the time of application, and to notify the city each time additional professionals assume professional working activities from the office. Each professional is responsible for acquiring his/her individual license BTR and shall post the issued BTR in a conspicuous place in the office in which the professional conducts business activities.

Class 1: Accountants/certified public accountants, architects, attorneys, chiropractors, dentists, engineers, medical doctors, opticians, optometrists, psychiatrists, psychologists, surveyors, and veterinarians	\$225.00
Class 2: Real estate brokers and stockbrokers	\$200.00
Class 3: Real estate agents, barbers, beauticians, cosmetologists, electrologists, and others not referenced in class 1, class 2, or in the insurance category (item 7 above)	\$50.00

Section 3: Business Licenses and Permits

11. Rental units: All hotels, motels, houses, cottages, condominium units, trailer spaces, boardinghouses and all other units or spaces rented. The local business tax fee will be determined based upon the total number of rental units the business or activity manages within the corporate limits of Destin, with a list of individual locations of rental units to be provided by the business or activity making application for a BTR. The business owner or manager shall post the issued BTR in a conspicuous place in the office which manages the rental units.

1 to 4 units	\$31.25
5 to 10 units	\$62.50
11 to 50 units	\$125.00
51 to 100 units	\$250.00
101 to 200 units	\$375.00
201 to 500 units	\$500.00
501 or more units	\$625.00
Mini-warehouse storage facilities	\$300.00

12. Retail, wholesale, manufacturing, services, financial institutions, clubs, pawnshops, private schools, car rentals, hospitals, clinics, advertising agencies, consultants, etc. All financial institutions and businesses selling goods, either wholesale or retail; businesses for the manufacture or assembly of goods; businesses providing services; all clubs, including golf, racquetball, swimming, health, social and the like; miniature golf, water slides and bowling alleys; private schools of any description; automobile rental agencies; and wrecker towing services shall pay a fee based upon the total number of employees. An employee shall be defined as any person actively connected with the business working within the city limits. An affidavit may be requested to accompany the application for such BTR stating the greatest number of individuals employed during any twenty-four-hour period during the preceding business tax year. The City Manager or his designee shall be supplied proof of the number of employees upon demand.

1 to 5 employees	\$62.50
6 to 20 employees	\$125.00
21 to 50 employees	\$187.50
50 Or more employess	\$250.00

13. Taxicabs, limousines, buses, private ambulances, courtesy cars, delivery cars, etc.: The annual BTR fee shall be a per-unit charge.

Taxicabs, per unit	\$62.50
Limousines, per unit	\$125.00
Buses: up to 40 passengers, per unit	\$187.50
Buses: 41 or more passengers, per unit	\$250.00
Courtesy/delivery cars, private ambulances, per unit	\$62.50

Section 3: Business Licenses and Permits

14. Theaters: Annual BTR fees will be based upon seating capacity.

1 to 30 seats	\$62.50
31 to 100 seats	\$125.00
101 to 300 seats	\$187.50
301 to 500 seats	\$250.00
501 to 750 seats	\$312.50
751 or more seats	\$375.00

15. Miscellaneous.

Any business activity not listed	\$300.00
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OTHER PERMITS AND LICENSES

329500 Rental Registration

The collection of administrative fees for the processing of applications for long- and short-term rental according to the following schedule: NOTE: 5% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement technology initiatives.

Code Reference: Chapter 13, Code of Ordinance Article 6 and Article 7

Responsible Department: Code Compliance Department

Long-term Rentals

The registration is valid May 1st to May 1st.

Rental Unit	\$50
Multiple rental units (i.e., apartment complex) located on one single parcel with onsite property management	\$50 Single Registration fee Via the onsite property management
Multiple rental units not located on one single parcel and no available onsite property management	\$50 Per Unit
Late Fee (after June 1 st)	\$50 After July 1st

Short-term Rentals

The registration period is January – March of each year. The decal is good for one calendar year.

The following fees apply to single-family dwelling units and condominium units as defined in Chapter 13, Code of Ordinance. The total fee may include an administrative (paper application) fee of \$25, a reapplication fee of \$25, in addition to the rental registration fee based upon building total area square footage (as per Okaloosa Property Appraiser Building File data) as follows:

TOTAL SQUARE FOOTAGE	Condominium	Single-Family
Up to 1499 square feet	\$500	\$500
1500-2499 square feet	\$500	\$500
2500-4999 square feet	\$600	\$600
5000+ square feet	\$700	\$700

Additional short-term rental fees that may apply:

Administrative Fee (Paper Application)	\$25
Late Fee after March 31 st	\$100
Late Fee after June 1 st	\$500

329400 Livery Vessel Permitting

The Land Development Code provides that City Council will establish and collect fees for the issuance of Livery Vessel Permits. NOTE: 5% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement technology initiatives.

Code Reference: Ordinance 17-02-CC

Responsible Department: Code Compliance Development

Livery Vessel Permit Fee	\$100 Per Vessel
Late Fee, per vessel After March 1 st of every calendar year	\$25

329504 Beach Management Vendor Permits

The Land Development Code provides that City Council will establish and collect fees for the issuance of Beach Vendor Permits. NOTE: 5% of all fees collected within this section shall be accounted for and deposited in a separate account designated to support development review/compliance quality process improvement technology initiatives.

Code Reference: LDC 11.08.03

Responsible Department: Code Compliance Department

Wheeled Vehicle Permit, per vehicle	\$50
Beach Vendor Permit, per location	\$150
Late Fee, per location	\$25

329508 Sexually Oriented Business License

Ordinance 09-06-LC provides that City Council will establish and collect fees for the issuance of annual licenses for purposes of ensuring compliance with certain regulations. All licenses shall expire on September 30th of each year unless otherwise suspended or revoked. Applications for renewal shall be made at least 20 days before the expiration of the license. The fines for operating a sexually oriented business without business and employee licenses may be \$250 to \$500 and/or jail for a period not to exceed sixty days for each violation day.

Code Reference: Ordinance 09-06-LC

Responsible Department: Code Compliance Department

Initial Application Fee, per business	\$250
Annual Renewal Fee, per business	\$100
Initial Application Fee, per employee	\$50
Each Additional License, per employee	\$20
Annual Renewal Fee, per employee	\$50
Annual Renewal of each additional license per employee	\$10

354001 Code Violation Fines

These are fines assessed by the Code Board for non-compliance of violations. In the case of a first violation, the code enforcement board may order the violator to pay a fine not to exceed two hundred fifty dollars (\$250.00) for each day the violation continues past the date set by the board's order for compliance.

In cases where the code enforcement board has found that a repeat violation has been committed, the board may order the violator to pay a fine not to exceed five hundred dollars (\$500.00) for each day the repeat violation continues beginning with the date the repeat violation is found to have occurred by the code inspector.

Code Reference: Chapter 14 of the Code Ordinances, Section 14-81.

Responsible Department: Code Compliance Department

Special Magistrate

The Code of Ordinances provides that City Council will establish and collect fees for the prosecution of cases heard before the Special Magistrate.

Section 3: Business Licenses and Permits

Administrative Fee: \$500.00

Code Reference: Code of Ordinance Section 14-81

Responsible Department: Code Compliance Department

Section 4 Miscellaneous: Parking Fees and Fines, Clerk's Office, Cemetery, Election Qualifying Fees, NSF returned check fee

Fees paid by credit card are subject to pay the merchant services fees, as well as applicable taxes

34450X PARKING FACILITIES USER FEES

Residents may obtain up to two (2) parking passes per household each year at City Hall or the Community Center by presenting their vehicle registration. Resident parking passes are valid for the calendar year they are issued and apply to both the Harbor and Beach Districts.

Harbor District: North of highway 98, the Marler Street, Community Center, and Zerbe parking lot fees can range from \$15 (in-season) to \$10 (off-season) per day. Non-residents may purchase a parking pass for the Harbor District lots for \$205 per year.

Beach District: Parking fees in the zones south of Highway 98 can range from \$20 for four hours (four-hour block, in-season) to \$3 per hour (hourly rate, off-season).

"In-Season" is defined as March 1 through October 31 and "Off-Season" as November 1 through February 28 or 29.

During high demand times in the off-season, the parking rates may be adjusted at the discretion of the City Manager, not to exceed the in-season rate. High demand days could include, but are limited to: New Year's Eve, Martin Luther King Jr. weekend, and President's Day weekend.

No parking is allowed between 11pm and 3am in any City paid-parking lot. Code Reference: Resolutions 19-05
Responsible Department: Code Compliance Department

354000X PARKING FINES

Payments collected from parking fines related to parking issues throughout the City limits.

Parking Lot Fines in following areas: Marler, Zerbe, Community Center, Beach paid parking zones \$100
Other parking infractions \$100

Responsible Department: Code Compliance Department

351500 TRAFFIC FINES

A police officer may issue a ticket for any moving violation as set forth in the provision of the Code of Ordinances.

Code Reference: Florida Statutes 34.191; 142.03; 316.660; 318.21
Responsible Department: Community Development

341900 ELECTION QUALIFYING FEES

Elections for candidates running for office in accordance with the City's charter, Section 5.03 Qualifications.

"Candidates for the offices of City Council member and Mayor shall qualify for such office by the filing of a written notice of candidacy with the designated city official, by the payment of any applicable qualifying fee at such time and in such manner as may be prescribed by ordinance." For the March 2004 election was \$25 per candidate.

Code Reference: City Charter Section 5.03

Responsible Department: City Clerk's Office

343800 CEMETERY LOT SALES

The City Code provides for City ownership and operation of cemeteries.

Code Reference: Resolution 23-05

Responsible Department: City Clerk's Office

	RESIDENTS
BURIAL LOT, EACH	\$1,350
DISINTERMENT FEE	\$257
MAUSOLEUM NICHE	\$618
SEA MEMORIAL ENGRAVING	\$200 per visit
WEEKEND/HOLIDAY GRAVE MARKING	\$77

341300 PUBLIC RECORDS DUPLICATION

Note: The City of Destin will expect/exclude all governmental agencies from photocopying and/or duplicating charges. This policy applies to federal, state, county, or municipal governments, their agencies, and divisions. All other exceptions are at the discretion of the City Manager.

COPIES, CERTIFIED COPY	\$1 PER PAGE + PHOTOCOPY CHARGE
COPIES, COMPUTER DISC	\$6 PER DISC
FAXED (LOCAL)	\$0.10 PER PAGE
FAXED (LONG DISTANCE)	\$0.30 FLAT RATE + PHOTOCOPY CHARGE
PHOTOCOPIES, AERIAL (LARGE-36"x60")	\$10 PER PAGE
PHOTOCOPIES, AERIAL (SMALL- 24"x 36")	\$5 PER PAGE
SITE PLAN Copies (36" x 24")	\$2 PER PAGE
PHOTOCOPIES, DUPLEXED	\$0.20 PER PAGE
PHOTOCOPIES, ONE-SIDED	\$0.15 PER PAGE
SPECIAL SERVICE CHARGE	\$28 PER HOUR OR \$7 PER FIFTEEN MINUTE INCREMENT

**FAXED COPIES LIMITED TO 25 PAGES OR LESS AND 8.5"x14"

Section 4: Miscellaneous Fees, Parking, Clerk, Cemetery

369000 NSF and returned check fee

The fee for returned checks paying for any City service, user fee, permit, license or payment of fines is \$30 or 10% of check amount, whichever is greater.

Code Reference: Resolution 19-11; Resolution 20-13; Resolution 21-11; Resolution; Resolution 23-05; Resolution 23-06; Resolution 23-21; Resolution 25-10

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 5.D.

TO: City Council

THRU:

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

DATE: July 10, 2026

SUBJECT: Resolution 2026-16 in Support of Home Rule and City Land Use Authority

I. BACKGROUND: The attached resolution was directed by the Mayor and City Council at a public meeting and is now before Council for consideration.

II. DISCUSSION: 1. Home Rule Resolution 2026-16. Resolution 2026-16 is attached for the City Council's consideration. This Resolution supports local home rule and land use authorities, including the following:

Supporting the Ability of Municipal Governments to Implement Their Duly Adopted Comprehensive Plans and Land Development Regulations. The City Council supports the right and responsibility of municipalities to implement and enforce their duly adopted comprehensive plans, future land use policies, zoning regulations, and development review procedures in a manner that reflects local conditions, community priorities, infrastructure capacities, and long-term planning objectives.

Encouraging Respect for Local Land Use Decisions that Reflect Community Values and Long-Term Planning Objectives. The City Council encourages state, regional, county, and local governmental entities to respect and uphold municipal planning processes and locally adopted land use regulations and to engage in collaborative intergovernmental coordination when addressing issues that may affect municipalities and their residents.

Local Support for Home Rule and Local Decision-Making. The City Council urges other Florida municipalities to join in affirming the importance of municipal home rule authority and local decision-making as essential components of effective governance and sound growth management.

Transmittal. The City Clerk is directed to transmit copies of this Resolution to the Governor of Florida, the President of the Florida Senate, the Speaker of the Florida House of Representatives, members of the local legislative delegation, Okaloosa County Board of County Commissioners, all municipalities located within Okaloosa County, the Florida League of Cities, and such other governmental entities as deemed appropriate.

2. The City Council is scheduled to hold a special meeting on July 15, 2026 for the sole purpose of discussing whatever action or inaction occurs at the County's meeting on July 14, 2026 relating to the state-acquired land adjacent to Norriego Point. As of the date of this agenda item, the meeting had not been held, but updates (if any) will be provided to the Council and public on July 20th.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor: Legislative Sponsor (for Resolution 2026-16, only): Council Member Hebert

E. Business Impact Statement:

III. CONCLUSION: Staff recommends approval of Resolution 2026-16.

IV. RECOMMENDED MOTION: I move to adopt Resolution 2026-16, supporting local home rule and land use authorities.

Attachments:

1. Home Rule Resolution

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA; AFFIRMING THE IMPORTANCE OF MUNICIPAL HOME RULE AUTHORITY AND LOCAL DECISION-MAKING IN COMPREHENSIVE PLANNING, ZONING AND DEVELOPMENT PERMITTING; SUPPORTING THE ABILITY OF MUNICIPAL GOVERNMENTS TO IMPLEMENT THEIR DULY ADOPTED COMPREHENSIVE PLANS AND LAND DEVELOPMENT REGULATIONS; ENCOURAGING RESPECT FOR LOCAL LAND USE DECISIONS THAT REFLECT COMMUNITY VALUES AND LONG-TERM PLANNING OBJECTIVES; ENCOURAGING LOCAL SUPPORT; PROVIDING FOR TRANSMITTAL, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes except when expressly prohibited by law; and

WHEREAS, Article VIII, § 2(b) of the Florida Constitution grants municipalities broad home rule powers to conduct municipal government, perform municipal functions, and render municipal services except as otherwise provided by law; and

WHEREAS, Chapter 166, Florida Statutes, recognizes and implements these constitutional home rule powers and affirms the authority of municipalities to exercise governmental, corporate, and proprietary powers necessary to protect the health, safety, and welfare of their residents; and

WHEREAS, Florida's Community Planning Act establishes a framework whereby local governments adopt comprehensive plans to guide future growth, development, conservation, infrastructure investment, and the protection of community character; and

WHEREAS, municipalities devote substantial public resources and extensive citizen

participation to the preparation, adoption, and implementation of comprehensive plans, land development regulations, zoning ordinances, and development review procedures; and

WHEREAS, local elected officials and appointed boards are uniquely positioned to understand the needs, priorities, environmental considerations, infrastructure constraints, and quality-of-life concerns of the communities they serve; and

WHEREAS, predictability and consistency in the application of locally adopted comprehensive plans and land development regulations are essential to maintaining public confidence in government, protecting private property rights, encouraging appropriate investment, and ensuring orderly growth and redevelopment; and

WHEREAS, the preservation of municipal home rule authority promotes accountability by ensuring that land use decisions remain responsive to the residents most directly affected by those decisions; and

WHEREAS, local governments should retain meaningful authority to plan for their futures and implement community-based policies through lawful zoning, permitting, and development review processes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESTIN FLORIDA:

SECTION 1. **Recitals.** The foregoing recitals are hereby adopted and incorporated herein as legislative findings of the City Council of the City of Destin.

SECTION 2. **Affirming the Importance of Municipal Home Rule Authority and Local Decision-Making in Comprehensive Planning, Zoning and Development Permitting.** The City Council of the City of Destin affirms its support for the constitutional and statutory principles of municipal home rule and recognizes the importance of preserving

local authority over comprehensive planning, zoning, and development permitting within municipal boundaries, consistent with applicable state law.

SECTION 3. **Supporting the Ability of Municipal Governments to Implement Their Duly Adopted Comprehensive Plans and Land Development Regulations.** The City Council supports the right and responsibility of municipalities to implement and enforce their duly adopted comprehensive plans, future land use policies, zoning regulations, and development review procedures in a manner that reflects local conditions, community priorities, infrastructure capacities, and long-term planning objectives.

SECTION 4. **Encouraging Respect for Local Land Use Decisions that Reflect Community Values and Long-Term Planning Objectives.** The City Council encourages state, regional, county, and local governmental entities to respect and uphold municipal planning processes and locally adopted land use regulations and to engage in collaborative intergovernmental coordination when addressing issues that may affect municipalities and their residents.

SECTION 5. **Local Support for Home Rule and Local Decision-Making.** The City Council urges other Florida municipalities to join in affirming the importance of municipal home rule authority and local decision-making as essential components of effective governance and sound growth management.

SECTION 6. **Transmittal.** The City Clerk is directed to transmit copies of this Resolution to the Governor of Florida, the President of the Florida Senate, the Speaker of the Florida House of Representatives, members of the local legislative delegation, Okaloosa County Board of County Commissioners, all municipalities located within Okaloosa County, the Florida League of Cities, and such other governmental entities as deemed appropriate.

SECTION 7. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

SECTION 8. **Effective Date.** That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this 20th day of July, 2026.

Bobby Wagner, Mayor

ATTEST:

Lisa Wallace, City Clerk

Approved as to form and legal sufficiency
For the City of Destin, only:

Kimberly Romano Kopp, City Attorney

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 5.E.

TO: City Council

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

FROM:

DATE: July 16, 2026

SUBJECT: Resolution 26-21 Conflict Resolution Proceedings and Notice Letter to Cabinet and FDEP

I. BACKGROUND: At a special City Council meeting held on July 15, 2026, the City Council voted to initiate the Chapter 164 conflict resolution procedures in connection with the existing dispute between Okaloosa County and the City of Destin related to the state-acquired land in Holiday Isle, in the City of Destin (the "Property"). State law requires that such initiation is made via passage of a resolution. As such, the City Attorney and City Manager have prepared Resolution 26-21 for consideration by Council, as further discussed below.

Additionally, the City Council directed the City Attorney and City Manager to provide notice to the State of (1) the conflict between the City of Destin and Okaloosa County, particularly with respect to the County's letter of "commitment" dated August 19, 2025 and (2) any inclusion of the City's right of way/parking property that may have been included with the Seller's appraisal(s) in connection with the sale of the Property to the State.

II. DISCUSSION: Resolution 26-21 and the proposed Notice Letters are attached to this agenda item for Council consideration.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor: City Council at Special Meeting held on July 15, 2026.

E. Business Impact Statement:

III. CONCLUSION: The City Attorney and City Manager recommend that the attached Resolution be adopted to invoke the Chapter 164 conflict resolution procedures in an effort to

create a mutually agreeable path forward between the City of Destin and Okaloosa County with respect to the subject Property. The attached cover letter would be included with provision of a copy of the Resolution to the FDEP and Members of the Cabinet, in accordance with Council's directive on July 15, 2026, to provide such information to the State.

The Resolution provides:

WHEREAS, the City of Destin, Florida (the “City”) is a Florida municipal corporation and political subdivision of the State of Florida created by the Florida Legislature in 1984 via chapter 84-422 of the *Laws of Florida*, which after passage approved of the City’s Charter; and

WHEREAS, the City Charter grants the City the power to perform any act deemed by the Destin City Council (“City Council”) to be necessary and best for the improvement and general interest of the City, and the protection of the health, life, and property of the City and its inhabitants; and

WHEREAS, Section 164.1051, Florida Statutes, authorizes local governments to utilize the conflict resolution procedure when the conflict arises from any issue relating to local comprehensive plans, allocations of resources, governmental entity permitting processes or other intergovernmental disputes; and

WHEREAS, the purpose and intent of the Chapter 164 conflict resolution procedures is to provide an equitable, expeditious, effective, and inexpensive method for resolution of conflicts between and among local and regional governmental entities, and to resolve intergovernmental conflicts to the greatest extent possible without litigation; and

WHEREAS, section 164.1052(1), *Florida Statutes*, requires the passage of a resolution to initiate such intergovernmental conflict resolution procedures; and

WHEREAS, the City Council desires to initiate intergovernmental conflict resolution procedure pursuant to Chapter 164, Florida Statues; and

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 (“Property”);

WHEREAS, the City and County disagree on both process and substance with regard to the future management and development of the Property; and

WHEREAS, Okaloosa County has engaged with the Department of Environmental Protection to negotiate a lease of the Property from the State of Florida; and

WHEREAS, during such negotiations, the County attempted to include a lease provision exempting the subject property from compliance with City ordinances, zoning regulations, permitting, and applicable local rules; and

WHEREAS, the Department of Environmental Protection rejected the County’s suggestion that the City’s land use authorities be abrogated; and

WHEREAS, subsequently, the City passed Resolution 2026-05 (see Exhibit “A”; City

Resolution 2026-05), indicating its desire to lease and manage the Property, and has requested the County approach the State together to that end; and

WHEREAS, notwithstanding that the Okaloosa County Board of County Commissioners voted to send representatives of the City and County to approach the State together, no such meeting occurred and instead, Okaloosa County Commissioner Drew Palmer requested a legal opinion from the Attorney General's Office without the City's prior knowledge or input (see **Exhibit "B"**; *County's request for AGO opinion and attachments*) and

WHEREAS, the City of Destin was not solicited prior to the submission of the County's request to the Attorney General, and does not join in the request;

WHEREAS, the City's position is that the request for an Attorney General Opinion solicited by Commissioner Drew Palmer on behalf of Okaloosa County attempts to undermine the City's Comprehensive Plan and land use authorities; and

WHEREAS, the City of Destin disputes that the Attorney General's Office is an appropriate avenue for intergovernmental disputes; and

WHEREAS, the County's request for an Attorney General Opinion is not proper in procedure or substance; and

WHEREAS, the sole reason the City received a copy of the Commissioner's request for an Attorney General's Opinion was due to a public records request made by the City after the Commissioner announced he had made the request at the end of a Board of County Commissioners meeting (the item was not on the agenda and was announced after all opportunities for public input and without the support of the Board);

WHEREAS, the City's position is that the Attorney General's Opinion request was not made in good faith; and

WHEREAS, the City called upon Commissioner Palmer to immediately withdraw the request for a legal opinion, but Commissioner Palmer, on behalf of the County, continues to discuss waiting on the Attorney General's decision before the full Board of County Commissioners will engage with the City (See **Exhibit "C"**; *City Attorney Correspondence Dated May 20, 2026*); and

WHEREAS, the County's reliance on the Attorney General is improper, as explained in **Exhibit C**; and

WHEREAS, the Property should be utilized 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; and

WHEREAS, the State-acquired property and surrounding lands 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 consistent with the surrounding residential neighborhoods and City's adjacent Norriego Point Park; and

WHEREAS, the City's Comprehensive Plan provides for a Conservation Future Land Use designation that would be appropriately considered for the Property, and is already in place for the City's adjacent Norriego Point Park (which consists of approximately 14 acres and was developed in conjunction with the Florida Department of Environmental Protection); and

WHEREAS, the City of Destin supports the conservation and public benefit objectives of the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and Audubon Florida (See **Exhibit "D"**, *City Resolution 26-13*); and

WHEREAS, the County has recently put off working with the City again via suggestion that discussion of the matter with the City is premature because the County has no present legal interest in the property, however, the County holds a draft lease from the Department of Environmental Protection and instead continues to improperly "wait" on the response from the Attorney General rather than work with the City of Destin, Florida Department of Environmental Protection, or City and County residents; and

WHEREAS, representatives of the Department of Environmental Protection have encouraged the City to work with the County on the outstanding issues relating to the future management and development of the Property and the City Council endeavors to engage the County to that end; and

WHEREAS, Commissioner Palmer requested the City provide free parking in the City of Destin for all County residents if the City wanted the County to collaborate with the City, and this is contrary to the County's allegation that it cannot engage with the City because the County has no legal interest in the Property, creating further confusion, dispute and the need for conflict resolution; and

WHEREAS, Section 286.0114(2), Florida Statutes, provides that members of the public "shall be given a reasonable opportunity to be heard on a proposition before a board or commission" and although the statute permits the opportunity to be heard to occur at a meeting other than the one at which official action is taken, the opportunity must nevertheless occur during the decision-making process and within reasonable proximity in time to the board's consideration of the matter; and

WHEREAS, the City has attempted to engage the County in a meaningful public discussion about the future of the state-acquired park property located within the City, including but not limited to multiple requests that the issue be placed on County Commission agenda for open discussion, with an opportunity for public participation; and

WHEREAS, the City has serious legal and practical concerns about the County's ongoing discussions relating to the Property due to the County's failure to properly notice and agenda discussions relating to the Property and failure to allow for meaningful public participation, particularly with respect to the Okaloosa County Board of County Commissioners meeting of August 19, 2025, and subsequent meetings (See **Exhibit "E"**, *Okaloosa County's August 19, 2025 Correspondence*; See **Exhibit "F"**, *Verbatim Transcript of August 19, 2025 Okaloosa County Board of County Commissioners meeting, in relevant part*); and

WHEREAS, the City intends to resolve the dispute with the County over the proposed park in Holiday Isle, through good faith negotiations conducted after initiating conflict resolution procedures provided for in Chapter 164, *Florida Statutes*, and, optimistically averting any need

to file a legal or equitable claim on behalf of the City and County residents; and

WHEREAS, the County must participate in the Chapter 164, *Florida Statutes* process once initiated by the City. *See City of Apalachicola v. Franklin County*, 132 So. 3d 1217 (Fla. 1st DCA 2014); and

WHEREAS the City Council has determined that the policy and protections set forth in this Resolution 26-21 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. Nature of the Conflict. The City Council seeks to meaningfully engage with Okaloosa County on the future leasing, management, and development of the subject conservation Property. While the Board of County Commissioners has not yet formally considered or approved the draft lease that the County holds from the Department of Environmental Protection and therefore does not have a legal interest in the Property, the City desires to immediately collaborate with the County to (1) determine whether the City may lease the Property in lieu of the County pursuant to the City's request set forth in City Resolution 2026-05; (2) determine whether the City may manage the Property if the County approves and executes the draft lease it has already received from the Florida Department of Environmental Protection (as edited and redlined by FDEP); (3) determine the appropriate future use and development of the Property pursuant to State law and the City's Comprehensive Plan, land development regulations, and permitting procedures; (4) process the appropriate future land use and zoning changes to ensure current and future development is consistent with the conservation elements of the City's State-approved Comprehensive Plan and City's land development regulations; (5) determine allocations and protections of resources including land, water and other resources; (6) come to agreement on the proper public procedures in furtherance of the above, including meaningful opportunities for public participation by residents of Okaloosa County and the City of Destin. It is the City's contention that meaningful negotiations are appropriate and required before the County and State finalize lease terms affecting property located in the City of Destin. The staff report supporting the Cabinet's decision to acquire the Property required collaboration between the City and the County, and it has become apparent that the lease terms are crucial to the future use of the property.

Section 3. Conflict Resolution. Per section 164.0152, *Florida Statutes*, the City Council passes this resolution to initiate the conflict resolution procedures provided by Chapter 164, *Florida Statutes* to resolve the stated conflict with the County over the proposed public park owned by the State of Florida, and located within the boundaries of the City of Destin Florida in the Holiday Isle neighborhood.

Section 4. Conflict Resolution Implementation. The City Council directs its City Attorney and City Manager to take all steps to invoke the conflict resolution process provided for in Chapter 164 of *Florida Statutes* while preserving the City's rights at law and in equity. The

City Manager and City Attorney are authorized and directed to take all steps necessary and appropriate to implement this resolution and to use their discretion in such implementation.

Section 5. Notice to Okaloosa County and State of Florida. The City Attorney shall coordinate with the City Manager to mail the letter referenced in section 164.1052, *Florida Statutes*, along with a certified copy of this resolution to County Administrator John Hofstad. Copies of the letter and resolution shall also be sent by regular mail to the State of Florida (the Florida Cabinet as well as the Florida Department of Environmental Protection), as the State has a substantial interest that may be affected by resolving the stated conflict. If these State so elects, it may join in this proceeding, but is not required to join.

IV. RECOMMENDED MOTION: Two recommended motions:

1. I move to adopt Resolution 26-21 to invoke the conflict resolution process provided for in Chapter 164 of the Florida Statutes.
2. I move to authorize the City Manager to execute the attached Notice Letter to the State (all Cabinet Members and FDEP rep), per the directive of the City Council on July 15, 2026.

Attachments:

1. Res 26-21 Dispute
Resolution July 20
2026 Okaloosa County
City of Destin State
Acquired Land in City
2. EXHIBIT A -
Resolution 26-05
Norriego Point Park
Lessee Request to
State of Florida
3. EXHIBIT B -
PALMER'S AGO
REQUEST
(WITHOUT
ATTACHMENTS)
4. EXHIBIT C - MAY
20, 2026 CITY
ATTORNEY
CORRESPONDENCE
TO COUNTY
ATTORNEY
5. EXHIBIT D-
Resolution 26-13
Protecting Shorebird
Habitat
6. EXHIBIT E -
AUGUST 19 2025
COUNTY CORR TO

ITEM # 2026-979

- STATE
- 7. EXHIBIT F -
AUGUST 19, 2025
PORTION OF
OKALOOSA
COUNTY BCC
TRANSCRIPT
- 8. NOTICE TO STATE
(SAMPLE FORM)

RESOLUTION 26-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA INITIATING CHAPTER 164, FLORIDA STATUTES CONFLICT RESOLUTION PROCEEDINGS; AUTHORIZING THE CITY ATTORNEY AND THE CITY MANAGER TO IMPLEMENT SAID PROCESS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Destin, Florida (the “**City**”) is a Florida municipal corporation and political subdivision of the State of Florida created by the Florida Legislature in 1984 via chapter 84-422 of the *Laws of Florida*, which after passage approved of the City’s Charter; and

WHEREAS, the City Charter grants the City the power to perform any act deemed by the Destin City Council (“**City Council**”) to be necessary and best for the improvement and general interest of the City, and the protection of the health, life, and property of the City and its inhabitants; and

WHEREAS, Section 164.1051, Florida Statutes, authorizes local governments to utilize the conflict resolution procedure when the conflict arises from any issue relating to local comprehensive plans, allocations of resources, governmental entity permitting processes or other intergovernmental disputes; and

WHEREAS, the purpose and intent of the Chapter 164 conflict resolution procedures is to provide an equitable, expeditious, effective, and inexpensive method for resolution of conflicts between and among local and regional governmental entities, and to resolve intergovernmental conflicts to the greatest extent possible without litigation; and

WHEREAS, section 164.1052(1), *Florida Statutes*, requires the passage of a resolution to initiate such intergovernmental conflict resolution procedures; and

WHEREAS, the City Council desires to initiate intergovernmental conflict resolution procedure pursuant to Chapter 164, Florida Statutes; and

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 (**“Property”**);

WHEREAS, the City and County disagree on both process and substance with regard to the future management and development of the Property; and

WHEREAS, Okaloosa County has engaged with the Department of Environmental Protection to negotiate a lease of the Property from the State of Florida; and

WHEREAS, during such negotiations, the County attempted to include a lease provision exempting the subject property from compliance with City ordinances, zoning regulations, permitting, and applicable local rules; and

WHEREAS, the Department of Environmental Protection rejected the County’s suggestion that the City’s land use authorities be abrogated; and

WHEREAS, subsequently, the City passed Resolution 2026-05 (see **Exhibit “A”**; *City Resolution 2026-05*), indicating its desire to lease and manage the Property, and has requested the County approach the State together to that end; and

WHEREAS, notwithstanding that the Okaloosa County Board of County Commissioners voted to send representatives of the City and County to approach the State together, no such meeting occurred and instead, Okaloosa County Commissioner Drew Palmer requested a legal opinion from the Attorney General’s Office without the City’s prior knowledge or input (see **Exhibit “B”**; *County’s request for AGO opinion and attachments*) and

WHEREAS, the City of Destin was not solicited prior to the submission of the County's request to the Attorney General, and does not join in the request;

WHEREAS, the City's position is that the request for an Attorney General Opinion solicited by Commissioner Drew Palmer on behalf of Okaloosa County attempts to undermine the City's Comprehensive Plan and land use authorities; and

WHEREAS, the City of Destin disputes that the Attorney General's Office is an appropriate avenue for intergovernmental disputes; and

WHEREAS, the County's request for an Attorney General Opinion is not proper in procedure or substance; and

WHEREAS, the sole reason the City received a copy of the Commissioner's request for an Attorney General's Opinion was due to a public records request made by the City after the Commissioner announced he had made the request at the end of a Board of County Commissioners meeting (the item was not on the agenda and was announced after all opportunities for public input and without the support of the Board);

WHEREAS, the City's position is that the Attorney General's Opinion request was not made in good faith; and

WHEREAS, the City called upon Commissioner Palmer to immediately withdraw the request for a legal opinion, but Commissioner Palmer, on behalf of the County, continues to discuss waiting on the Attorney General's decision before the full Board of County Commissioners will engage with the City (See **Exhibit "C"**; *City Attorney Correspondence Dated May 20, 2026*); and

WHEREAS, the County's reliance on the Attorney General is improper, as explained in **Exhibit C**; and

WHEREAS, the Property should be utilized 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; and

WHEREAS, the State-acquired property and surrounding lands 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 consistent with the surrounding residential neighborhoods and City's adjacent Norriego Point Park; and

WHEREAS, the City's Comprehensive Plan provides for a Conservation Future Land Use designation that would be appropriately considered for the Property, and is already in place for the City's adjacent Norriego Point Park (which consists of approximately 14 acres and was developed in conjunction with the Florida Department of Environmental Protection); and

WHEREAS, the City of Destin supports the conservation and public benefit objectives of the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and Audubon Florida (See **Exhibit "D"**, *City Resolution 26-13*); and

WHEREAS, the County has recently put off working with the City again via suggestion that discussion of the matter with the City is premature because the County has no present legal interest in the property, however, the County holds a draft lease from the Department of Environmental Protection and instead continues to improperly "wait" on the response from the Attorney General rather than work with the City of Destin, Florida Department of Environmental Protection, or City and County residents; and

WHEREAS, representatives of the Department of Environmental Protection have encouraged the City to work with the County on the outstanding issues relating to the future management and development of the Property and the City Council endeavors to engage the County to that end; and

WHEREAS, Commissioner Palmer requested the City provide free parking in the City of Destin for all County residents if the City wanted the County to collaborate with the City, and this is contrary to the County's allegation that it cannot engage with the City because the County has no legal interest in the Property, creating further confusion, dispute and the need for conflict resolution; and

WHEREAS, Section 286.0114(2), Florida Statutes, provides that members of the public "shall be given a reasonable opportunity to be heard on a proposition before a board or commission" and although the statute permits the opportunity to be heard to occur at a meeting other than the one at which official action is taken, the opportunity must nevertheless occur during the decision-making process and within reasonable proximity in time to the board's consideration of the matter; and

WHEREAS, the City has attempted to engage the County in a meaningful public discussion about the future of the state-acquired park property located within the City, including but not limited to multiple requests that the issue be placed on County Commission agenda for open discussion, with an opportunity for public participation; and

WHEREAS, the City has serious legal and practical concerns about the County's ongoing discussions relating to the Property due to the County's failure to properly notice and agenda discussions relating to the Property and failure to allow for meaningful public participation,

particularly with respect to the Okaloosa County Board of County Commissioners meeting of August 19, 2025, and subsequent meetings (See **Exhibit “E”**, *Okaloosa County’s August 19, 2025 Correspondence*; See **Exhibit “F”**, *Verbatim Transcript of August 19, 2025 Okaloosa County Board of County Commissioners meeting, in relevant part*); and

WHEREAS, the City intends to resolve the dispute with the County over the proposed park in Holiday Isle, through good faith negotiations conducted after initiating conflict resolution procedures provided for in Chapter 164, *Florida Statutes*, and, optimistically averting any need to file a legal or equitable claim on behalf of the City and County residents; and

WHEREAS, the County must participate in the Chapter 164, *Florida Statutes* process once initiated by the City. *See City of Apalachicola v. Franklin County*, 132 So. 3d 1217 (Fla. 1st DCA 2014); and

WHEREAS the City Council has determined that the policy and protections set forth in this Resolution 26-21 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. Nature of the Conflict. The City Council seeks to meaningfully engage with Okaloosa County on the future leasing, management, and development of the subject conservation Property. While the Board of County Commissioners has not yet formally considered or approved the draft lease that the County holds from the Department of Environmental Protection and therefore does not have a legal interest in the Property, the City desires to immediately collaborate with the County to (1) determine whether the City may lease the Property in lieu of

the County pursuant to the City's request set forth in City Resolution 2026-05; (2) determine whether the City may manage the Property if the County approves and executes the draft lease it has already received from the Florida Department of Environmental Protection (as edited and redlined by FDEP); (3) determine the appropriate future use and development of the Property pursuant to State law and the City's Comprehensive Plan, land development regulations, and permitting procedures; (4) process the appropriate future land use and zoning changes to ensure current and future development is consistent with the conservation elements of the City's State-approved Comprehensive Plan and City's land development regulations; (5) determine allocations and protections of resources including land, water and other resources; (6) come to agreement on the proper public procedures in furtherance of the above, including meaningful opportunities for public participation by residents of Okaloosa County and the City of Destin. It is the City's contention that meaningful negotiations are appropriate and required before the County and State finalize lease terms affecting property located in the City of Destin. The staff report supporting the Cabinet's decision to acquire the Property required collaboration between the City and the County, and it has become apparent that the lease terms are crucial to the future use of the property.

Section 3. Conflict Resolution. Per section 164.0152, *Florida Statutes*, the City Council passes this resolution to initiate the conflict resolution procedures provided by Chapter 164, *Florida Statutes* to resolve the stated conflict with the County over the proposed public park owned by the State of Florida, and located within the boundaries of the City of Destin Florida in the Holiday Isle neighborhood.

Section 4. Conflict Resolution Implementation. The City Council directs its City Attorney and City Manager to take all steps to invoke the conflict resolution process provided for in Chapter

164 of *Florida Statutes* while preserving the City's rights at law and in equity. The City Manager and City Attorney are authorized and directed to take all steps necessary and appropriate to implement this resolution and to use their discretion in such implementation.

Section 5. Notice to Okaloosa County and State of Florida. The City Attorney shall coordinate with the City Manager to mail the letter referenced in section 164.1052, *Florida Statutes*, along with a certified copy of this resolution to County Administrator John Hofstad. Copies of the letter and resolution shall also be sent by regular mail to the State of Florida (the Florida Cabinet as well as the Florida Department of Environmental Protection), as the State has a substantial interest that may be affected by resolving the stated conflict. If these State so elects, it may join in this proceeding, but is not required to join.

Section 6. Effective Date. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED BY THE CITY OF DESTIN, FLORIDA THIS 20th DAY OF JULY 2026.

BOBBY WAGNER, MAYOR

ATTEST:

LISA WALLACE, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
CITY OF DESTIN:

**KIMBERLY ROMANO KOPP
CITY ATTORNEY**

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 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; 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

WHEREAS, 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 Florida 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.



ATTEST:

A blue ink signature of Rey Bailey, consisting of a series of loops and a long horizontal stroke.

REY BAILEY, CITY CLERK

A blue ink signature of Bobby Wagner, featuring a large, stylized "B" and "W" followed by a long horizontal stroke.
BOBBY WAGNER, MAYOR

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
CITY OF DESTIN:

A blue ink signature of Kimberly Romano Kopp, featuring a stylized "K" and "R" followed by a long horizontal stroke.

KIMBERLY ROMANO KOPP
CITY ATTORNEY



Board of County Commissioners

May 15, 2026

State of Florida

The Honorable James Uthmeier

Attorney General, State of Florida

Office of the Attorney General

Opinions Section

Collins Building

107 West Gaines Street

Tallahassee, Florida 32399

RE: Request for Official Opinion pursuant to section 16.01(3), Florida Statutes, on the Effect of Local Land Development Regulations and Local Agreements on State-Owned Lands Acquired from Pointe Mezzanine, LLC and Pointe Resort, LLC located in Norriego Point

Dear Attorney General Uthmeier,

I serve as the Okaloosa County Board of County Commissioners' appointed Liaison for the above-referenced park property and project ("State Park"), and I write in that capacity as well as in my role as the Okaloosa County District 5 Commissioner. Because I have been tasked with fact-finding, intergovernmental coordination, and community engagement relating to this State Park, I respectfully request an official opinion and legal advice to properly fulfill my responsibilities. The questions presented below are not academic; they directly affect how the County must conduct its duties as the State-designated managing agency.

Pursuant to section 16.01(3), Florida Statutes, I respectfully request an official opinion on questions of Florida law arising from the Board of Trustees of the Internal Improvement Trust Fund's ("BOT") approval of Agenda Item 4F at the Florida Cabinet meeting of September 30, 2025, attached hereto as Exhibit 1. Agenda Item 4F concerns the State's option to acquire approximately four (4) acres in Okaloosa County from Pointe Mezzanine, LLC and Pointe Resort, LLC for \$83,326,520, and it expressly designates Okaloosa County as the managing agency with responsibility for management, operations, maintenance, and related public obligations.

The State Park property is located within the City of Destin in Okaloosa County. Because the County is designated as the managing agency, and because the State Park is owned by the State and will be managed as a public park, the County has a direct and substantial interest in understanding the applicability and legal effect, if any, of municipal land use regulations, municipal rezoning actions, proposed interlocal agreements, and protective covenants and restrictions on the development and use of the State Park property.



Board of County Commissioners

I. STATEMENT OF FACTS (Summary)

BOT Agenda Item 4F (September 30, 2025) requested consideration of: (a) an option agreement to acquire approximately four acres in Okaloosa County pursuant to Section 174, Chapter 2025-198, Laws of Florida; (b) designation of Okaloosa County as the managing agency; and (c) confirmation of the management policy statement. The item was approved as presented.

The management policy statement confirmed by the BOT states as follows:

The subject property will be managed as a new park by Okaloosa County in collaboration with the City of Destin's Norriego Point Beach Access and Park. Okaloosa County will organize the management, maintenance, and operation of the subject property, and will oversee all aspects of the new park, including capital projects, construction procurement, insurance, staffing, utilities, and rule enforcement. In accordance with Chapter 259, F.S., Okaloosa County will implement best management practices to support the conservation and public access principles of the park.

Following the BOT action, the City of Destin approved an interlocal agreement to present to the County related to the future development and use of the State Park property, attached hereto as Exhibit 2. The Okaloosa County Board of County Commissioners declined to consider the agreement in the form presented. The City of Destin subsequently adopted Resolution 26-05 requesting the State to authorize the City of Destin to serve as the lessee and local managing entity for the State Park, which is attached hereto as Exhibit 3.

The County also received a letter and resolution from the Holiday Isle Improvement Association, Inc., which included certain provisions of its protective covenants and restrictions that purportedly apply to the State Park property. The letter is attached hereto as Exhibit 4. Similarly, the City of Destin has expressed its position that the City's land use regulations, zoning designations and permitting processes govern the future development and use of the State Park property.

II. QUESTIONS PRESENTED

A. Local zoning and development standards — To what extent, if any, does a municipality's land development regulations, zoning designations, development standards, or permitting processes apply to the development and use of the State-owned park property?

B. Managing-agency authority vs. delegation — Given that Agenda Item 4F designates Okaloosa County as the managing agency and confirms a management policy statement assigning organizational responsibility to the County, may the County or any State agency alter the management structure of the State Park (i.e., designate another entity to serve as the managing agency) absent further BOT action?

C. Interlocal agreements — May an interlocal agreement between a County and a City lawfully impose municipal development standards or municipal approval authority that would effectively override, constrain, or supplant the County's BOT-designated responsibilities without additional BOT authorization?



Board of County Commissioners

D. Protective covenants and restrictions — Do protective covenants or restrictions, such as the Holiday Isle covenants, apply to the State Park property, and if so, under what circumstances?

E. Collaboration requirement — To what extent does the requirement for collaboration with the City of Destin's Norriego Point Beach Access and Park allow for City oversight or control over the State Park property or the County's management responsibilities?

III. REQUEST

For the reasons stated above, I respectfully request that the Office of the Attorney General issue an official opinion addressing the questions included in Part II above. Should the Opinions Section need further documentation, my office will provide them promptly.

Respectfully submitted,

Drew Palmer
Okaloosa County Board of County Commissioners
Commissioner, District 5



ROMANO KOPP LAW, P.A.

P.O. Box 5524
Destin, Florida 32541
Phone: (407) 430-7070
Email:kkopp@romanokopplaw.com

May 20, 2026

VIA EMAIL

Lynn Hoshihara
Okaloosa County Attorney
1940 Lewis Turner Blvd.
Fort Walton Beach, FL 32547

RE: State Land in Holiday Isle - Objection to Commissioner Palmer's Request for Attorney General Opinion Dated May 15, 2026 and Objection to Any Attempts by Okaloosa County or its Representatives to Undermine or Abrogate the City of Destin's Land Use/Permitting Authority

Dear Ms. Hoshihara,

I am writing on behalf of the Destin City Council to formally object to Commissioner Palmer's request for a legal opinion from the Florida Attorney General, dated May 15, 2026. Further, I once again formally express my client's ongoing concerns and objections that the subject property—located entirely within the City's municipal boundaries— be exempt in any way from compliance with City ordinances, zoning regulations, permitting, and applicable local rules.

As you are aware, Commissioner Palmer stated near the conclusion of yesterday's meeting of the Board of County Commissioners that he had submitted a request for a legal opinion to the Florida Attorney General. The City's input was not solicited prior to the submission of that request. In fact, the sole reason the City received a copy of the Commissioner's request was due to the City's immediate public records request. Accordingly, the City hereby calls upon Commissioner Palmer to immediately withdraw the request for a legal opinion for the following reasons:

1. The most current Okaloosa County BCC Motion relating to the subject property authorized Commissioner Palmer to approach state representatives alongside a representative from the City of Destin. However, the City had absolutely no input in formulating the attached request. **This request represents a clear departure from what was agreed upon during the County meeting, where it was understood that the commissioner and a council member would approach the state together. Commissioner Palmer had no authority to submit this letter independently, in place of the agreed joint effort and without any input from the City of Destin.**
2. The Attorney General does not have the authority to address the questions posed for several reasons. First, the Attorney General's Office is not the appropriate venue for resolving intergovernmental disputes. If the County's position is to dispute, question, or otherwise challenge the City's land use and permitting authority with respect to the subject property, then a clear dispute exists between the parties. Second, the Attorney General's office cannot issue a legal opinion regarding a legislative action taken by a board or Cabinet on which the Attorney General serves as a member.
3. **The Florida Department of Environmental Protection ("FDEP") has already informed Okaloosa County in writing that it must adhere to City zoning and permitting requirements with respect to the subject property. The City possesses copies of this correspondence, which were previously provided to the County.**

The City's Comprehensive Plan and land development regulations are not arbitrary constraints; they reflect deliberate planning, extensive public input, and long-term policy determinations adopted in the public interest. Further, adequate due process requires that the public be afforded meaningful opportunities for participation in relevant local venues of public engagement.

The City will not support, endorse, or acquiesce to any effort that seeks to unilaterally circumvent, undermine or fail to acknowledge the City's established land use and permitting authority. The City remains committed to protecting its lawful regulatory role, ensuring transparency and accountability in the development process, and upholding the standards and procedures adopted for the benefit of the community and the orderly governance of municipal affairs.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Romano Kopp', written over a horizontal line.

Kimberly Romano Kopp
City Attorney, City of Destin

cc: Dr. Larry Jones, City Manager
Destin City Council and Mayor
Okaloosa County Board of County Commissioners
John Hofstad, County Administrator

Kimberly Romano Kopp, Esq.
Board Certified in City, County & Local Government Law

RESOLUTION 26-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA; SUPPORTING THE PROTECTION, PRESERVATION, AND MANAGEMENT OF SHOREBIRD HABITAT ON AND AROUND THE CITY'S NORRIEGO POINT PARK AND ADJACENT STATE-OWNED LANDS; SUPPORTING THE EFFORTS OF THE FLORIDA FISH AND WILDLIFE COMMISSION AND AUDUBON FLORIDA TO PROTECT SHOREBIRDS; SUPPORTING THE PROMOTION OF SHOREBIRD CONSERVATION PRACTICES, PUBLIC EDUCATION, AND HABITAT STEWARDSHIP; PROVIDING FOR FINDINGS OF FACT; DIRECTING TRANSMITTAL OF THIS RESOLUTION TO THE STATE OF FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Destin recognizes that coastal shorebirds are an essential part of the natural heritage, ecological diversity, and environmental health of the community; and

WHEREAS, beaches, dunes, and coastal conservation parcels, including Norriego Point, provide critical nesting, resting, and foraging habitat for migratory and resident shorebird species, including species protected under State and Federal law; and

WHEREAS, shorebird populations throughout Florida have experienced declines due to habitat loss, human disturbance, coastal development, and environmental pressures; and

WHEREAS, park and conservation parcels within the City serve as important refuges that support biodiversity, protect native ecosystems, and contribute to the long-term sustainability of coastal wildlife populations; and

WHEREAS, the protection of nesting shorebirds and their habitats promotes environmental stewardship, ecological resilience, and responsible use of public lands for present and future generations; and

WHEREAS, in December, 2025, the State of Florida acquired approximately 3.99 acres of property adjacent to Norriego Point as conservation land to be used as a future state park; and

WHEREAS, the newly acquired State property is located entirely within the municipal boundaries of the City of Destin; and

WHEREAS, the State's park property 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 City Council recognizes that Least Terns and other shorebird species known to nest within the Norriego Point area are protected under federal and state law, including protections provided by the Migratory Bird Treaty Act and regulations of the Florida Fish and Wildlife Conservation Commission; and

WHEREAS, on April 24, 2026, Audubon Florida notified the City that it intended to conduct weekly surveys for protection of shorebirds in the area of the State-acquired park and adjacent City Norriego Point Park to request the City's support to "help protect Florida's imperiled beach-nesting birds" in the area; and

WHEREAS, on May 4, 2026, the Florida Fish and Wildlife notified the City of Destin in writing that the State Park is an important site for nesting shore birds, including least terns; and

WHEREAS, on May 5, 2026, Florida Audubon conducted surveys and placed signage to educate the public about the sensitive nesting areas of shorebirds in the area of the State property and adjacent City Norriego Point Park; and

WHEREAS, public education and awareness regarding sensitive nesting areas and seasonal wildlife protections are vital to fostering community support for conservation initiatives;

and

WHEREAS, the City acknowledges the importance of collaborating with conservation organizations, state and federal wildlife agencies, volunteers, and community stakeholders to support shorebird monitoring, education, and habitat protection efforts; and

WHEREAS, preserving coastal habitats and protecting shorebird populations enhances the scenic, recreational, environmental, and economic value of the City's shoreline resources; and

WHEREAS, the State-acquired park and surrounding lands 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, residents living in close proximity to the property have expressed strong support for preserving the area's natural, passive recreational and conservation character including protecting shoreline birds; 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 protection of shorebirds; and

WHEREAS, the City of Destin supports the conservation and public benefit objectives of the Florida Department of Environmental, the Florida Fish and Wildlife Commission, and Audubon Florida; and

WHEREAS the City Council has determined that the policy and protections set forth in this Resolution 2026-13 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:

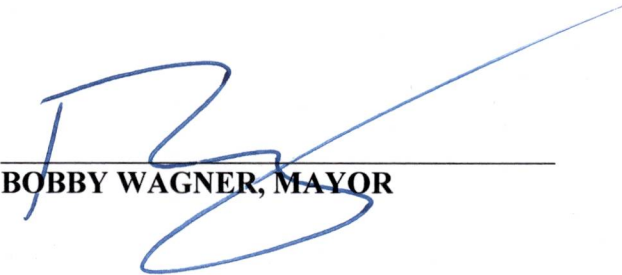
Section 1. Recitals. The foregoing recitals are true and correct, and incorporated into this Resolution.

Section 2. City Council Policy to Protect Shoreline Birds. The City Council hereby formally expresses its support for the protection and preservation of the imperiled shorebird habitat and sensitive nesting areas on and around the City's Norriego Point Park and adjacent state-owned park property. Further the City supports the efforts of the Florida Fish and Wildlife Commission and Audubon Florida to protect shorebirds, promote conservation practices, and educate the public on habitat protection and stewardship.

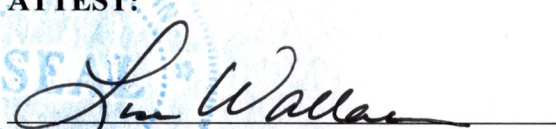
Section 3. Transmittal to State of Florida. The City Clerk is directed to transmit a copy of this Resolution to the Florida Department of Environmental Protection, Florida Fish and Wildlife Commission, Audubon Florida, members of the local legislative delegation, and other appropriate officials.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

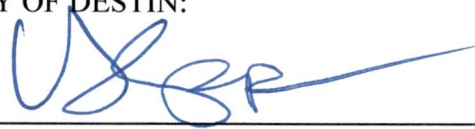
PASSED AND ADOPTED BY THE CITY OF DESTIN, FLORIDA THIS 18th DAY OF MAY 2026.


BOBBY WAGNER, MAYOR

ATTEST:


LISA WALLACE, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
CITY OF DESTIN:


KIMBERLY ROMANO KOPP
CITY ATTORNEY



Board of County Commissioners

Paul Nixon, Chairman (District 1)

State of Florida

August 19, 2025

Secretary Alexis A. Lambert
Florida Department of Environmental Protection
3900 Commonwealth
Boulevard M.S. 49
Tallahassee, FL 32399

Dear Madam Secretary:

First and foremost, we would like to extend our sincere thanks to you, your team, and the entire Cabinet for your leadership and vision in supporting the acquisition of this critical property. This future park facility represents a monumental public investment—one that will be treasured for generations to come.

We are writing to formally express Okaloosa County's strong commitment to the long-term stewardship and management of this new 5.7-acre park. The County fully recognizes the ecological, recreational, and economic significance of the site—particularly its vital role in protecting the Destin Harbor.

In alignment with the conservation and public access principles outlined in the Florida Forever Act (Chapter 259, F.S.), Okaloosa County affirms its intent to support and implement best management practices for the park. To that end, the County agrees to assume full responsibility for the day-to-day management, maintenance, and operation of the park and marina, as well as any adjacent state-owned lands. This includes oversight of capital projects, construction procurement, insurance, maintenance, staffing, rule enforcement, utilities, and all other operational components.

Furthermore, the County is committed to collaborating with both the City of Destin and the Florida Department of Environmental Protection (FDEP) to advance the shared vision for Norriego Point Park. Should it be requested, we are also prepared to fully manage that existing park facility.

To demonstrate our commitment, Okaloosa County is pledging a minimum direct investment of \$3 million, with an overall contribution exceeding \$5 million. This includes a combination of funding, grants, in-kind services, startup and operational costs, and other associated expenditures needed to successfully launch and sustain the new park.

At the appropriate time, we are ready to enter into a Memorandum of Understanding (MOU) with FDEP, modeled on the existing MOU for Norriego Point Park. For further coordination, please contact Craig Coffey, Deputy County Administrator, at (850) 609-6136.

Thank you again for your partnership and for your continued dedication to preserving Florida's natural resources for the benefit of all.

Sincerely yours...
...willingly His,

A handwritten signature in blue ink, appearing to read "Paul Nixon", is written over the typed name.

Paul Nixon, Chairman
Board of County Commissioners

**EXHIBIT F - AUGUST 19, 2025 BOARD OF COUNTY COMMISSIONERS MEETING
TRANSCRIPT (IN RELEVANT PART)**

Based on the transcript provided on Okaloosa County's website, Commissioner Palmer stated the following at the August 19, 2025 meeting:

*Commissioner Palmer: yes I just have one thing. Something I'm very excited about, as I believe all of us have been separately briefed on the new park that our governor and state legislature has allocated funds for, the state is now requesting that **there be a letter from the county just committing to managing the facilities and some improvements on that property. And so I just I would request that we have a consensus understanding that this will have to come before the board for an MOU at some point for final approval. But for now, if we could have a consensus that we allow the county to put together a-- or the staff, to put together a letter of commitment for us to do that signed by the chairman,** I would just ask that the board consider that. Commissioner Nixon: [inaudible] sir. It's good with me. Is consensus ok for that or do we need to walk it? **Do we have consensus to move in that direction?** Ok. Commissioner Palmer: thank you. It's such an amazing opportunity for the county. I just appreciate you guys all supporting that. Commissioner Nixon: sure thank you. All right. Nothing further. Meeting's adjourned.*



Office of the City Manager

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

July 20, 2026

VIA EMAIL

Blaise Ingoglia
Florida CFO
200 East Gaines Street
Tallahassee, FL 32399

RE: *State-Acquired Land in City of Destin, Florida (Okaloosa County)*

Dear Mr. Ingoglia,

I am writing on behalf of the Destin City Council (“**City**”) to advise members of Florida’s Cabinet as well as the Florida Department of Environmental Protection of the City’s ongoing efforts to resolve an intergovernmental dispute with Okaloosa County (“**County**”) concerning the future lease, management, use, and potential development of the above-referenced State-owned property located entirely within the City of Destin.

The City has repeatedly sought to engage the County in good-faith discussions regarding the future management and use of the property, including exploring mutually beneficial solutions. A significant aspect of the dispute concerns the County’s August 19, 2025, letter to the Florida Department of Environmental Protection expressing the County’s desire to manage the day-to-day operations of the park and stating that the County pledges an overall contribution exceeding \$5,000,000 in connection with that effort. Further the letter states the County is committed to collaborating with both the City of Destin and the Florida Department of Environmental Protection to advance the shared vision of Norriego Point Park. This letter contributes substantially to the dispute as it remains unclear whether the Board of County Commissioners (“**Board**”) ever took official action to authorize the submission of the letter to the State, or approve the financial and management commitments it contains, because the Board did not formally vote on those commitments at a public meeting with public participation.

Additionally, while the County is participating in negotiations with the State regarding the terms of a proposed lease for the property, it has declined the City’s requests to negotiate an intergovernmental resolution, asserting that it has no interest in the property until a lease is executed. This position conflicts with comments made at subsequent commission meetings and a prior County Town Hall meeting. Accordingly, the City is initiating the conflict resolution procedures set forth in Chapter 164, Florida Statutes, to resolve these and other associated intergovernmental disputes relating to the property’s future use. A copy of the City’s Resolution invoking Chapter 164 is attached.

Additionally, please be advised that, notwithstanding anything to the contrary contained in the appraisals or other materials submitted to the State in connection with the conveyance of the property, the City owns the adjacent right-of-way and parking area pursuant to a deed from the property’s former owner. Accordingly, the City respectfully requests that any future surveys or legal descriptions prepared on behalf of the State accurately reflect the City’s ownership interests and exclude City-owned property from the State-owned portion of the parcel.

The City raises these matters in the interest of ensuring that decisions affecting this important public property are made through a transparent and collaborative process that fully considers the interests of all affected governmental entities and the public they serve.

Sincerely,

Larry Jones
City Manager, City of Destin

cc: Destin City Council and Mayor
Kimberly Romano Kopp, City Attorney
Okaloosa County Board of County Commissioners
John Hofstad, County Administrator

Attachment: Resolution 26-21

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: Resolution
AGENDA OUTLINE NUMBER: 5.F.

TO: City Council

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

FROM: Krystal Strickland, Finance Director
Tina Deater, Community Development Director

DATE: July 13, 2026

SUBJECT: Resolution 26-19 Harbor CRA Fundraising Fund

I. BACKGROUND: At the CRA Board meeting on March 2, 2026, Board Chair Sandy Trammell introduced a discussion regarding a potential resolution that would allow CRA committees to retain and use funds they independently raise for their intended purposes, rather than having those funds automatically directed toward debt service. She explained that this would apply only to funds generated through committee-led efforts, such as events or fundraisers, and not to grant or city-allocated funds.

Board members generally expressed support for the concept but noted the need to review a formal resolution before taking action. Concerns were raised about ensuring compliance with state law and avoiding any improper delegation of legislative authority.

Boardmember Hebert made a motion to direct staff to draft and bring back a resolution for CRA Board consideration and potential city council approval. The motion was seconded by Boardmember Bagby and passed 7-0.

II. DISCUSSION: The Harbor CRA fund was created in 2003 in accordance with State Statute to track Tax Incremental Financing (TIF) collections and expenditures in accordance with state and county agreements and with the Harbor CRA master plan, to include debt service.

The current structure of the 2024 Harbor CRA loan has resulted in all TIF funds being dedicated to Debt Service, with no funds available for other capital projects in their master plan until October 2030.

The CRA Board has expressed the desire to allow the Harbor CRA advisory committee to raise

funds, and to assure the funds raised are expended in accordance with the desires of the Harbor CRA advisory committee, specifically, not on debt service.

As the existing fund has other statutory restrictions, it is recommended that a separate fund be created to track non-TIF funds raised by the advisory committee.

As the funds are raised and recorded in this new special revenue fund, budget amendments can be made to allow expenditure in accordance with advisory committee recommendations.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): No effect on FY 2026 budget.

C. Level of Service (LOS):

D. Legislative Sponsor: Council Member Sandy Trammell

E. Business Impact Statement:

III. CONCLUSION:

IV. RECOMMENDED MOTION: I move to adopt resolution 26-19 to create a new special revenue fund.

Attachments:

1. 26-19 Resolution establishing Harbor Fundraising Fund

RESOLUTION 2026-19

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA AUTHORIZING THE ESTABLISHMENT OF A SPECIAL REVENUE FUND FOR DONATIONS FOR EXPENDITURE WITHIN THE HARBOR CRA DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a special revenue fund may be established to account for specific revenue sources that are restricted or committed to expenditures for specified purposes; and

WHEREAS, the City of Destin, Florida (the “City”) desires to maintain separate accounting for certain revenue received by the City in the form of contributions and donations from private, commercial, and governmental entities to benefit the Harbor CRA district; and

WHEREAS, the City desires to restrict the use of the contributions to operational and capital projects recommended by the Harbor CRA advisory committee as approved by the CRA board, to exclude payment of debt service; and

WHEREAS, the City desires to establish an effective starting date of 08/01/2026 for this special revenue fund; and

WHEREAS, the Harbor Fundraising Fund will provide for greater financial transparency to the citizens and ensure that these committed funds are used for their specified purposes; and

NOW, THEREFORE, the City Council of the City of Destin, Florida does hereby declare and establish the following:

Section 1. Recitals.

- A. The foregoing recitals are true and correct, and incorporated into this Resolution.

Section 2. Establishing the Harbor Fundraising Fund.

- A. The City Manager is hereby authorized and directed to take all necessary and appropriate actions to establish a special revenue fund titled the “Harbor Fundraising Fund” which shall receive all funds in the form of contributions and donations from private, commercial, and governmental entities restricted to benefit the Harbor CRA district.
- B. Funds from the Harbor Fundraising Fund shall be committed only to operational and capital projects recommended by the Harbor CRA advisory committee, to exclude payment of debt service. Such expenditures shall be approved by the CRA board in the form of adopted Budget and/or budget amendments prior to obligation or payment.

- C. Funds from the Harbor Fundraising Fund may be expended for the limited purpose described in Paragraph 2B only within the Harbor CRA jurisdiction.

Section 3. Severability.

- A. If any portion of this Resolution is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not effect the validity of the remainder of this Resolution.

Section 4. Repealer.

- A. Any resolution or policy in conflict with this Resolution shall be considered repealed to the extend of the conflict.

Section 5. Effective Date.

- A. This Resolution shall be effective immediately upon adoption.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL OF THE CITY OF DESTIN,
FLORIDA THIS 6TH DAY OF JULY 2026.

Bobby Wagner, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE CITY OF DESTIN

Lisa Wallace, City Clerk

Kimberly Romano Kopp, City Attorney

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026**TYPE OF AGENDA ITEM:** City Manager Report**AGENDA OUTLINE NUMBER:** 5.G.**TO:** City Council**THRU:** Larry Jones , City Manager
Kimberly Kopp, City Attorney**FROM:** Michael Burgess, Public Works Director
Tina Deater, Community Development Director**DATE:** 07/07/2026**SUBJECT:** Authorization to prepare an Ordinance amending the City's Floodplain Management Regulations to reduce the required Freeboard from two (2) Feet to one (1) Foot above the Base Flood Elevation in all Special Flood Hazard Areas

I. BACKGROUND: The City of Destin participates in the National Flood Insurance Program (NFIP) and has adopted floodplain management regulations that exceed the minimum standards established by the Federal Emergency Management Agency (FEMA). The City's current Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS), effective March 9, 2021, serve as the regulatory basis for administering floodplain development throughout the City.

As part of those regulations, the City requires new construction and substantial improvements within Special Flood Hazard Areas to be elevated two (2) feet above the applicable Base Flood Elevation (BFE). This additional elevation, commonly referred to as "freeboard," provides an added factor of safety above FEMA's minimum regulatory requirements. The City's 2-foot freeboard standard was adopted in 2018 to reduce future flood damages, improve public safety, account for uncertainties associated with flood modeling and future conditions, and enhance the long-term resilience of structures constructed within flood-prone areas.

City Council has requested that staff evaluate potential impacts of reducing the current freeboard requirements to mirror those in the Florida Building Code. Staff submits this evaluation of the potential impacts associated with this policy change, including effects on the City's participation in FEMA's Community Rating System (CRS) and future implementation costs.

II. DISCUSSION: The City of Destin currently participates in FEMA's Community Rating System (CRS), a voluntary incentive program that recognizes communities implementing

floodplain management activities that exceed the minimum requirements of the National Flood Insurance Program (NFIP). Through participation in the CRS, the City currently maintains a Class 6 rating, which provides most National Flood Insurance Program policyholders located within Special Flood Hazard Areas with a 20 percent reduction in flood insurance premiums.

The City's most recent five-year CRS verification confirmed 2,097 verified CRS credit points, allowing the City to retain its Class 6 designation. Activity 430 (Higher Regulatory Standards), which includes the City's freeboard requirement, currently contributes 452 adjusted CRS points toward the City's total CRS score. Those points also reflect other higher regulatory standards, including cumulative substantial improvement, foundation protection, protection of critical facilities, local drainage protection, building code effectiveness, and regulatory administration.

Proposed Regulatory Changes

The proposed ordinance would reduce only the City's local freeboard requirement. All other floodplain development regulations would remain unchanged.

The current and proposed minimum elevation requirements are summarized below:

AE Zone

Current Requirement: Lowest floor elevated 2 feet above the Base Flood Elevation (BFE)

Proposed Requirement: Lowest floor elevated 1 foot above the Base Flood Elevation (BFE)

VE Zone (Coastal High Hazard Area)

Current Requirement: Bottom of the lowest horizontal structural member elevated 2 feet above the Base Flood Elevation (BFE) Potential Requirement: Bottom of the lowest horizontal structural member elevated 1 foot above the Base Flood Elevation (BFE)

AO Zone (Areas of Shallow Flooding)

Current Requirement: Lowest floor elevated 2 feet above the highest adjacent grade by the mapped flood depth plus 2 feet

Potential Requirement: Lowest floor elevated above the highest adjacent grade by the mapped flood depth plus 1 foot

The proposed amendment would not modify:

- Adoption of the FEMA Flood Insurance Rate Maps (effective March 9, 2021);
- Base Flood Elevations;
- Floodplain boundaries;
- Floodplain permitting requirements;
- Coastal construction requirements;
- Foundation requirements;
- Flood-resistant construction standards;
- Enclosure limitations below elevated buildings;
- Cumulative substantial improvement requirements;
- Critical facility protection standards;
- Drainage protection requirements; or
- Any other applicable National Flood Insurance Program regulations.

Even with the proposed amendment, the City would continue to exceed the minimum elevation standards established by the National Flood Insurance Program by requiring one (1) foot of freeboard above FEMA's regulatory flood elevations.

CRS Considerations

Although a one-foot freeboard requirement continues to qualify for CRS credit, reducing the City's freeboard requirement from two feet to one foot is expected to reduce the City's overall CRS score.

For planning purposes, staff has assumed a potential reduction of approximately 120 CRS points associated with this change. Under this assumption, the City's CRS score would decrease from 2,097 points to approximately 1,977 points, placing the City below the 2,000-point minimum required to maintain its current CRS Class 6 designation.

To offset this anticipated reduction, staff recommends implementing targeted CRS enhancement initiatives prior to any ordinance revision becoming effective. Rather than replacing only the estimated 120-point reduction, staff recommends pursuing approximately 225 additional CRS points, resulting in an estimated overall CRS score of approximately 2,200 points. This approach would provide a comfortable margin above the minimum Class 6 threshold and reduce the likelihood that future CRS point adjustments would negatively affect the City's classification.

Recommended enhancement initiatives include:

- Enhanced flood hazard mapping and GIS data management (an update of the City's GIS is underway).
- Expanded documentation of drainage system inspections and maintenance.
- Enhanced stormwater management documentation.
- Develop and implement a flood insurance promotion and public education effort. (NEW Activity)
- Enhanced flood protection information available through the City's website and the distribution of educational materials.

These initiatives primarily consist of documenting and expanding programs already administered by the Public Works Department and are expected to be completed largely through existing staff resources.

ATTACHMENTS

Destin Code of Ordinances Chapter 6, Buildings and Building Regulations

Destin Land Development Code Chapter 11 Article 4, Floodplain Management

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

B. Effect on Budget (EOB): Implementation of the recommended CRS enhancement initiatives is estimated to cost approximately **\$17,000 to \$24,000**, consisting primarily of staff labor, additional GIS enhancements, distribution of additional public outreach materials, and program documentation.

Most of these activities can be accomplished using existing Public Works staff and operational resources. Should additional funding become necessary during implementation, staff will return to the City Council with an appropriate budget amendment for consideration.

C. Level of Service (LOS): Reducing the City's freeboard requirement from two feet to one foot would continue to exceed the minimum elevation requirements established by the National Flood Insurance Program while reducing construction costs associated with certain future development and substantial improvement projects.

Implementation of the recommended CRS enhancement program would preserve the City's current level of floodplain management service by maintaining the City's CRS Class 6 designation, preserving flood insurance premium discounts for residents and businesses, improving public access to flood hazard information, strengthening drainage system documentation, and enhancing the City's overall flood resilience program.

D. Legislative Sponsor: Councilor Chatham Morgan

E. Business Impact Statement: Pursuant to Section 166.041(4)(a), Florida Statutes, staff has prepared this Business Impact Estimate and determined that the proposed ordinance is not expected to have a significant adverse economic impact on private, for-profit businesses. The ordinance reduces the City's local freeboard requirement from two (2) feet to one (1) foot above the applicable Base Flood Elevation while continuing to exceed National Flood Insurance Program (NFIP) minimum standards. The proposed amendment does not establish any new fees, taxes, permits, reporting requirements, or other regulatory burdens for businesses and may reduce construction costs for future commercial development and substantial improvements within Special Flood Hazard Areas. The ordinance is expected to directly affect only a limited number of businesses involved in floodplain development, such as developers, contractors, engineers, architects, and surveyors. Staff has also developed a Community Rating System (CRS) enhancement strategy intended to offset anticipated CRS point reductions and maintain the City's current Class 6 rating, thereby helping preserve existing flood insurance premium discounts for eligible property owners and businesses.

III. CONCLUSION: The proposed amendment would reduce the City's local freeboard requirement from two feet to one foot while continuing to exceed the minimum elevation standards established by the National Flood Insurance Program.

Based on staff's preliminary evaluation, the proposed amendment is expected to reduce the City's CRS score. However, by implementing targeted CRS enhancement initiatives prior to the ordinance becoming effective, staff believes the City can offset the anticipated reduction and maintain its current CRS Class 6 designation with an adequate margin above the minimum required score.

This approach provides a balanced path forward by responding to Council's policy direction

while preserving valuable flood insurance premium discounts for City residents and businesses and maintaining the City's commitment to responsible floodplain management.

IV. RECOMMENDED MOTION: I move to authorize preparation of an ordinance amending the City's Floodplain Management Regulations to reduce the required freeboard from two (2) feet to one (1) foot above the applicable Base Flood Elevation, develop and implement a Community Rating System (CRS) enhancement program designed to offset anticipated CRS point reductions and maintain the City's current CRS Class 6 rating, and initiate the ordinance review/adoption process.

Attachments:

1. Destin, FL Code of Ordinances Chapter 6 Buildings
2. Destin, FL Land Development Code - Chapter 11_04 Floodplain Management

Chapter 6 - BUILDINGS AND BUILDING REGULATIONS

Footnotes:

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Editor's note— At the request of the city, this chapter has been transferred to the Land Development Code and appears as Appendix C thereto. Subsequently, Ord. Nos. 382 and 384 added provisions included in this Ch. 6 at the request of the city. See the Ordinance Disposition Table.**Charter reference**— Authority to adopt technical codes, § 1.01(b).**Cross reference**— Streets and public places, Ch. 18.**State Law reference**— Powers generally, F.S. § 166.021.

ARTICLE I. - IN GENERAL

Footnotes:

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Editor's note— Ord. No. 06-09-CC, § 3, adopted July 10, 2006, designated existing §§ 6-1—6-45 as "Article I. In General" and §§ 6-46 and 6-47 as "Article II. Building Code." See also the Ordinance Disposition Table.

Sec. 6-1. - Construction permits.

After a development order has been issued, the applicant may, within twelve (12) months of the issuance of the development order, apply for the necessary construction permits. The city shall issue the necessary construction permits if the proposed construction is consistent with and approved pursuant to the development order. If the application for a construction permit deviates from the development plan the city shall notify the applicant within five (5) working days of the construction permit application. Warning: If the applicant has not obtained a construction permit(s) within three hundred sixty-five (365) days of issuance of the development order, the development order is void and the application for plan approval must be re-initiated. The necessary construction permits may include building permits, harbor construction permits and engineering permits.

(Ord. No. 24-21-CC, § 3, 1-6-25)

Sec. 6-2. - Post-permit changes.

After a construction permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of the development order without first obtaining a deviation to the order. Similarly, except for minor field modifications as may be allowed by the building codes and associated mechanical, electrical, plumbing, gas and fire safety codes, it shall be unlawful to change, modify, alter or otherwise deviate from the terms and conditions of the construction permit without first obtaining a city-approved modification to the permit. Note: Construction standard field changes must be made available to the city inspector for inspection purposes consistent with the building, mechanical, electrical, plumbing, gas and fire safety codes adopted by the city.

(Ord. No. 24-21-CC, § 3, 1-6-25)

Sec. 6-3. - Building permits.

- (a) No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the city manager or his designee. No building permit shall be issued by the city manager or his designee except in conformity with the provisions of this article, unless he receives an order from the board of adjustment in the form of an administrative review, special exception, or variance as provided by this article.
- (b) No permit for erection, alteration, moving or repair of any building shall be issued until an application has been reviewed and approved by the community development director or his or her designee.
- (c) Upon application, the city manager or his designee may issue a twelve-month permit for the temporary parking of a construction trailer on a lot during the construction of a permanent structure on such lot; the construction trailer is to be removed within two (2) weeks following the completion of construction. Renewal of a twelve-month permit shall be at the discretion of the city manager or his designee.
- (d) In addition to all other building permit requirements, all construction involving the paving or increasing of the impervious coverage of properties will require a building permit subject to city engineer approval.

(Ord. No. 24-21-CC, § 3, 1-6-25)

Sec. 6-4. - Application for building permit.

- (a) Applications for building permits shall be accompanied by plans and a survey or plot plan in duplicate drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and location on the lot of buildings or improvements already existing, if any; the location of any existing easements; and the location and dimensions of the proposed buildings or alterations. The application shall include only such other information as lawfully may be required by the city manager or his designee, including existing or proposed uses of the building and land, the number of families, housekeeping units or rental units the building is designed to accommodate, conditions existing on the lot, and such matters as may be necessary to determine conformance with, and provide for the enforcement of this article. The application shall be certified as correct by the applicant. Complete plans are not required for buildings which are exempt from requiring an architect's signature and seal by Florida Statutes. Architects' affidavits are required in accordance with the Standard Building Code.

(Ord. No. 24-21-CC, § 3, 1-6-25)

Sec. 6-5. - Expiration of building permit.

See [section 6-47](#) of this Code (105.4 Conditions of the permit. Article II, Building Code, [Sec. 6-47](#) - Administrative amendments to the Florida Building Code, Section 101).

(Ord. No. 24-21-CC, § 3, 1-6-25)

Sec. 6-6. - Foundation surveys for certain work.

- (a) *Foundation survey requirement.* For all building projects which require construction of a foundation of one hundred (100) square feet or more, a foundation survey shall be submitted to the city building division prior to the dry-in inspection. Such foundation survey shall be prepared by or under the direct supervision of a registered land surveyor and certified by same. Any work undertaken prior to submission of the foundation survey shall be done at the builder's risk.
- (b) *As-built survey.* For all building projects requiring a foundation survey, an as-built survey shall also be submitted to the city building division prior to the issuance of a certificate of occupancy. The as-built survey shall be prepared by or under the direct supervision of a registered land surveyor and certified by same. No certificate of occupancy shall be issued until the building division has received and the planning division has examined the survey to determine there are no violations of city code requirements. If a violation is determined to exist, no certificate of occupancy shall be issued, no permanent electric power shall be connected, and the structure shall not be occupied until the violation has been remedied.

(Ord. No. 24-21-CC, § 3, 1-6-25)

Sec. 6-7. - Inspections and certificates of occupancy.

Purpose. This article establishes the requirement for builders and/or developers to obtain a "certificate of occupancy" prior to using any building or structure for business, residential or other uses in which the public health, safety and welfare are involved.

Certificate of occupancy requirement. A certificate of occupancy shall be obtained from the building division once reviewed, inspected and approved by the building, planning, and engineering divisions for which utility service is required. No building or structure within the city for which utility service is required shall be occupied or used without first obtaining a certificate of occupancy from the city.

Inspection requirements. The building inspector shall inspect the construction site during each phase of construction to ensure compliance with the approved project plans and applicable codes and regulations of the city.

Inspection procedures. Upon successful completion of the final inspection of a building or structure for which utilities are required, the building inspector will authorize the utilities to be turned on. The building inspector shall conduct an operational check of all electrical, water, sewer, gas, air conditioning and heating systems, and:

- (1) All units or systems that are found to be defective or inoperative shall be identified by the building inspector on a discrepancy form, with the original provided to the builder, contractor or developer, as appropriate, and a copy to the planning and inspections department.
- (2) The builder, contractor or developer shall correct all discrepancies noted on the discrepancy form within fourteen (14) days of notification and shall certify on the original discrepancy form that corrective action has been completed. One fourteen-day extension may be authorized by the planning and inspections department in cases where the discrepancy cannot be corrected due to circumstances beyond the control of the builder, contractor or developer.
- (3) The building inspector shall notify the planning and inspections department when the building and/or structure has received a successful final inspection, whereupon the planning and inspections department will issue a certificate of occupancy.

(Ord. No. 24-21-CC, § 3, 1-6-25)

Secs. 6-8. - Fire district review.

Review of projects located in the Destin Fire District by such district is required. All Building Permits for non-residential and multi-family projects shall be approved by the Destin Fire Control District. Minor alterations, single-family and duplex dwellings are exempt. Approvals or disapprovals by the fire district are not required for issuing certificates of completion or occupancy.

(Ord. No. 24-21-CC, § 3, 1-6-25)

Secs. 6-9—6-45. - Reserved.

ARTICLE II. - BUILDING CODE

Footnotes:
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Note— See the editor's note at Art. I.

Sec. 6-46. - Florida Building Code.

- (1) There is hereby adopted by the city, for the purpose of establishing rules and regulations for the construction, installation, alteration, removal, demolition, equipment, use and occupancy of buildings and structures, that certain building code known as the Florida Building Code, latest edition, and the provisions of such code shall be controlling in the construction, installation, alteration, removal, demolition, equipment, use and occupancy of buildings and structures in the corporate limits of the city. In the event of any conflict between the provisions of section 6-46 and section 6-47 of the City Code, the provisions of section 6-47 shall apply except as prohibited by law.
- (2) The floodplain management regulations that govern development in flood hazard areas of the city are codified in the Land Development Code, Article 11.

(Ord. No. 382, § 3, 5-6-02; Ord. No. 18-07-CC, § 3, 4-2-18; Ord. No. 24-18-CC, 11-4-24)

Sec. 6-47. - Administrative amendments to the Florida Building Code.

SECTION 1. The Florida Building Code is hereby amended by the following administrative amendments:

SECTION 101
GENERAL

- 101.1 Title.** These regulations shall be known as the "Florida Building Code". References to the Florida Building Code refer to the current Florida Building Code, as adopted by section 6-46 of this City Code of Ordinances, and includes these administrative amendments thereto.
- 101.2 Scope.** The provisions of the Florida Building Code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, with the following two exceptions:
- Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height, shall comply with the Florida Building Code, Residential.
 - Florida Building Code requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.
- 101.2.1 Appendices.** Provisions in the appendices shall not apply unless specifically adopted.
- 101.2.2 Florida Building Code, Residential Construction** standards or practices which are not covered by Florida Building Code, Residential, shall be in accordance with the provisions of Florida Building Code, Building.
- 101.3 Intent.** The purpose of the Florida Building Code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.
- 101.3.1 Quality control.** Quality control of materials and workmanship is not within the purview of the Florida Building Code except as it relates to the purposes stated herein.
- 101.3.2 Warranty and Liability.** The permitting, plan review or inspection of any building, system or plan by the City, under the requirements of the Florida Building Code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. The City shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.
- 101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.9 and referenced elsewhere in the Florida Building Code shall be considered part of the requirements of this code to the prescribed extent of each such reference.
- 101.4.1 Gas.** The provisions of the Florida Building Code, Fuel Gas shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in the Florida Building Code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.
- 101.4.2 Mechanical.** The provisions of the Florida Building Code, Mechanical shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.
- 101.4.3 Plumbing.** The provisions of the Florida Building Code, Plumbing shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.
- 101.4.4 Property maintenance.** The provisions of the most current International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.
- 101.4.5 Fire prevention.** For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.
- 101.4.6 Energy.** The provisions of the Florida Building Code, Energy Conservation shall apply to all matters governing the design and construction of buildings for energy efficiency.
- 101.4.7 Existing buildings.** The provisions of the Florida Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.
- 101.4.8 Accessibility.** For provisions related to accessibility, refer to the Florida Building Code, Accessibility.
- 101.4.9 Manufactured buildings.** For additional administrative and special code requirements, see Section 458, Florida Building Code. Building, and Rule 61-41 Florida Administrative Code.

SECTION 102
APPLICABILITY

- 102.1 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of the Florida Building Code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.
- 102.1.1** The Florida Building Code does not apply to, and no code enforcement action under the Florida Building Code shall be brought by the building official with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the Florida Building Code. Additionally, a local code enforcement agency may not administer or enforce the Florida Building Code, Building to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.
- 102.2 Building.** The provisions of the Florida Building Code shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the Florida Building Code, Existing Building. The following buildings, structures and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:
- (a) Building and structures specifically regulated and preempted by the federal government.

- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Those structures or facilities of electric utilities, as defined in F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity.
- (f) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (g) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
- (h) Family mausoleums not exceeding 250 square feet (23 m²) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (i) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
- (j) Reserved.
- (k) A building or structure having less than 1,000 square feet (93 m²) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:
 1. Is not rented or leased or used as a principal residence;
 2. Is not located within the 100-year floodplain according to the Federal Emergency Management Agency's current Flood Insurance Rate Map; and
 3. Is not connected to an off-site electric power or water supply.

102.2.1 In addition to the requirements of F.S. §§ 553.79 and 553.80, facilities subject to the provisions of F.S. ch. 395, and F.S. ch. 400, pt. II, shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of F.S. ch. 395, and F.S. ch. 400, pt. II, and the certification requirements of the federal government.

102.2.2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:

1. The building or structure is structurally sound and in occupiable condition for its intended use;
2. The occupancy use classification for the building or structure is not changed as a result of the move;
3. The building is not substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the Florida Building Code, Building for all residential buildings or structures of the same occupancy class.

102.2.3 The building official shall apply the same standard to a moved residential building or structure as that applied to the remodeling of any comparable residential building or structure to determine whether the moved structure is substantially remodeled. The cost of the foundation on which the moved building or structure is placed shall not be included in the cost of remodeling for purposes of determining whether a moved building or structure has been substantially remodeled.

102.2.4 This section does not apply to the jurisdiction and authority of the Department of Agriculture and Consumer Services to inspect amusement rides or the Department of Financial Services to inspect state-owned buildings and boilers.

102.2.5 Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the Florida Building Code relating to:
 - a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet (93 m²) or the square footage of the primary structure, whichever is less.
 - b. Addition, alteration, or repairs by a non-owner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.
 - c. Building and inspection fees.
2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.
3. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

102.2.6 This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling, except that electrical service to such playground equipment shall be in accordance with F.S. ch. 27.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of the Florida Building Code.

102.4 Referenced codes and standards. The codes and standards referenced in the Florida Building Code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *Florida Building Code*, *Existing Building*, *International Property Maintenance Code* and the *Florida Fire Prevention Code*.

102.6.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *Florida Building Code* or *Florida Residential Code*, as applicable, for new construction or with any current permit for such occupancy.

102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Fire Prevention Code* *International Property Maintenance Code* or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

- (1) Relocation of an existing manufactured building does not constitute an alteration.
- (2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the *Florida Building Code* (after March 1, 2002), the wind speed map of the *Florida Building Code* shall be applicable.
- (3) A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

102.8 Existing mechanical equipment. The City may not require that existing mechanical equipment located on or above the surface of a roof be installed in compliance with the requirements of the Florida Building Code except during reroofing when the equipment is being replaced or moved during reroofing and is not in compliance with the provisions of the Florida Building Code relating to roof-mounted mechanical units.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103 BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official.

103.2 Appointment. The building official shall be appointed or hired by the City Manager.

103.3 Deputies. In accordance with the prescribed procedures of the City and with the concurrence of the City Manager, the building official shall have the authority to appoint or hire a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The building official is hereby authorized and directed to enforce the provisions of the *Florida Building Code*. The building official shall have the authority to render interpretations of the *Florida Building Code* and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the *Florida Building Code*. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the *Florida Building Code*.

104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official or certified flood plain manager shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the building official, or certified flood plain manager determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official or certified flood plain manager shall require the building to meet the requirements of Section 1612 or R322, as applicable.

104.3 Notices and orders. The building official shall issue all necessary notices or orders to ensure compliance with the *Florida Building Code*.

104.4 Inspections. The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of the *Florida Building Code*, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of the *Florida Building Code* which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records per *Chapter 119, Florida Statutes and the General Records Schedule GS1-SL for State and Local Government Agencies*.

104.8 Liability. The building official, member of the board of appeals or employee charged with the enforcement of the *Florida Building Code*, while acting for the City in good faith and without malice in the discharge of the duties required by the *Florida Building Code* or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of the *Florida Building Code* shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of the *Florida Building Code*.

104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of the *Florida Building Code* shall be defended by the City's legal representatives until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of the *Florida Building Code*.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of the *Florida Building Code* for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of the *Florida Building Code*, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of the *Florida Building Code* impractical and the modification is in compliance with the intent and purpose of the *Florida Building Code* and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the City's Building Division.

104.10.1 Flood hazard areas. The building official shall coordinate with the certified floodplain manager to review requests submitted to the building official that seek approval to modify the strict application of the flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 117.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of the *Florida Building Code* are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by the *Florida Building Code*, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of the *Florida Building Code*, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in the *Florida Building Code* in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the *Florida Building Code*, shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of the *Florida Building Code*, or evidence that a material or method does not conform to the requirements of the *Florida Building Code*, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the City. Test methods shall be as specified in the *Florida Building Code* or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by the *Florida Building Code* or other technical codes, shall be determined by the building official.

SECTION 105 PERMITS

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the *Florida Building Code*, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical or plumbing or interior nonstructural office system(s), the building official is authorized to issue an annual permit for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The building official shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate permit shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

105.1.2 Annual Facility permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

105.1.3 Food permit. In accordance with F.S. § 500.12, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The City may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating permit pursuant to F.S. § 514.031. A certificate of completion or occupancy may not be issued until such operating permit is issued. The City shall conduct their review of the building permit application upon filing and in accordance with F.S. ch. 553. The City may confer with the Department of Health, if necessary, but may not unreasonably delay the building permit application review while awaiting comment from the Department of Health.

105.2 Work exempt from permit. Exemptions from permit requirements of the *Florida Building Code* shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the *Florida Building Code* or any other laws or ordinances of the City, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the *Florida Building Code*, and requirements of the City's floodplain management ordinance. Permits shall not be required for the following:

Building:

1. Painting, papering, tiling (except multifamily structures), carpeting, cabinets, counter tops and similar finish work.
2. Temporary motion picture, television and theater stage sets and scenery.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
4. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
5. Swings and other playground equipment accessory to detached one- and two-family dwellings.
6. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.
7. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of the *Florida Building Code* shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in the *Florida Building Code*.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

105.2.2. Minor repairs. Ordinary minor repairs may be made with the approval of the building official without a permit, provided the repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose.

Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of F.S. § 713.135(5) and (6).

Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building permit for which an application is submitted prior to the effective date of the *Florida Building Code*, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the permit and any extension granted to the permit.

The City shall post each type of building permit application on its website. Completed applications must be able to be submitted electronically to the Building Division. Accepted methods of electronic submission include, but are not limited to, e-mail submission of applications in portable document format or submission of applications through an electronic fill-in form available on the Building Division's website or through a third-party submission management software. Payments, attachments, or drawings required as part of the permit application may be submitted in person in a non-electronic format, at the discretion of the building official.

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of the *Florida Building Code* and applicable laws and ordinances, the building official shall issue a permit therefor as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for permits, the building official shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 If a state university, Florida college or public school district elects to use a local enforcement of the Florida Building Code on buildings, structures, and facilities of state universities, state colleges, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under F.S. ch. 471:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than \$125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by F.S. ch. 633, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.
3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than \$125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one, two, three or four-family structure.

An air-conditioning system may be designed by an installing air-conditioning contractor certified under F.S. ch. 489, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of \$125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is \$47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower this is considered to be an 18-ton system.

NOTE: It was further clarified by the Commission that the limiting criteria of 100 persons and \$125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.
5. Electrical documents. See F.S. § 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system requires an electrical system with a value of over \$125,000; and requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system;

NOTE: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer.

Documents requiring an engineer seal by this article shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in F.S. § 471.025.

6. All public swimming pools and public bathing places defined by and regulated under F.S. ch. 514.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated to the satisfaction of the building official.

105.3.3 The City may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of Okaloosa county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the *Florida Building Code* or the City's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in F.S. ch. 440, Workers' Compensation, every employer shall, as a condition to receiving a building permit, show proof that it has secured compensation for its employees as provided in F.S. §§ 440.10 and 440.38.

105.3.6 Asbestos removal. Moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building permit application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:

Disclosure Statement: State law requires asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for permit, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

105.3.8 Public right of way. A permit shall not be given by the building official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has received a right of way permit from the authority having jurisdiction over the street, alley or public lane

105.4 Conditions of the permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the *Florida Building Code* or of any other ordinance of the City. Permits presuming to give authority to violate or cancel the provisions of the *Florida Building Code* or other City ordinances shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of the *Florida Building Code* or of any other City ordinances.

105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of the *Florida Building Code*. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4 The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced the permit holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the building official.

105.5.1 The building official is authorized to reject new permit applications from a contractor who holds more than two (2) expired or inactive permits.

105.5.1.1 For the purposes of this subsection, a closed permit shall mean a permit for which all requirements for completion have been satisfied or a permit that has been administratively closed by the building official.

105.5.1.2 For the purposes of this subsection, an open permit shall mean a permit that has not satisfied all requirements for completion as defined in 105.5.1.1.

105.5.2 The building official is authorized to administratively close expired or inactive trade permits after (ten (10) years for Residential One & Two Family Dwellings, commercial is not applicable) years of expiration when no safety hazard exists and no code violations have been previously identified.

105.5.3 Closing out or resolving open or expired permits shall be the responsibility of the permit applicant and the property owner. Failure to close out or resolve open permits may be reported to the proper authority by the building official.

105.6 Denial or revocation. Whenever a permit required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the City to be not in compliance with the *Florida Building Code*, the City shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the permit applicant. If the City building code administrator or inspector finds that the plans are not in compliance with the *Florida Building Code*, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the building official. The building official shall provide this information to the permit applicant.

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

105.8 Notice of commencement. In accordance with F.S. § 713.135, when any person applies for a building permit, the authority issuing such permit shall print on the face of each permit card in no less than 14-point, capitalized, boldfaced type: "WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

105.9 Asbestos. The City shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of F.S. § 469.003, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

105.10 Certificate of protective treatment for prevention of termites. A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.

105.11 Notice of termite protection. A permanent sign which identifies the termite treatment provider and need for reinspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.

105.12 Work starting before permit issuance. Upon approval of the building official, the scope of work delineated in the building permit application and plan may be started prior to the final approval and issuance of the permit, provided any work completed is entirely at risk of the permit applicant and the work does not proceed past the first required inspection.

105.13 Phased permit approval. After submittal of the appropriate construction documents, the building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.

105.14 Permit issued on basis of an affidavit. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the building official written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under F.S. ch. 468, pt. XII, and that any person conducting inspections is qualified as a building inspector under F.S. ch. 468, pt. III.

Exception: Permit issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the *Florida Building Code*.

105.15 Opening protection. When any activity requiring a building permit that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site built single-family detached residential structure that is located in the wind borne debris region as defined in the *Florida Building Code* and that has an insured value of \$750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more; opening protections as required within this Code or *Florida Building Code, Residential* for new construction shall be provided.

Exception: Single family residential structures permitted subject to the *Florida Building Code* are not required to comply with this section.

105.16 Inspection of existing residential building not impacted by construction.

- (a) The City, and any City building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.
- (b) This subsection does not apply to a building permit sought for:
 1. A substantial improvement as defined in F.S. § 161.54, or as defined in the *Florida Building Code*.
 2. A change of occupancy as defined in the *Florida Building Code*.
 3. A conversion from residential to nonresidential or mixed use pursuant to F.S. § 553.507(2)(a), or as defined in the *Florida Building Code*.
 4. A historic building as defined in the *Florida Building Code*.
- (c) This subsection does not prohibit the City, or any City building code administrator, inspector, or other official or entity, from:
 1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
 2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
 3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
 4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with F.S. §§ 933.20—933.30.

105.17 Streamlined low-voltage alarm system installation permitting.

- (a) As used in this section, the term:
 1. "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under F.S. ch. 489, pt. II.
 2. "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in F.S. § 489.505, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras.
 3. "Wireless alarm system" means a burglar alarm system or smoke detector that is not hardwired.
- (b) Notwithstanding any provision of the *Florida Building Code*, this section applies to all low-voltage alarm system projects for which a permit is required by the City. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.
- (c) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.
- (d) The City shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in F.S. § 553.793. The City may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
 1. The City may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.
 2. A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.
 3. A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.
 4. A contractor is not required to notify the City before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the City within 14 days after completing the project. The City may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.
 5. The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the City and must comply with the requirements of F.S. § 553.793(7).
 6. The City may coordinate directly with the owner or customer to inspect a low-voltage alarm system project may be inspected by the City to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.
 7. The City may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.
 8. A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of F.S. ch. 489.

SECTION 106 FLOOR AND ROOF DESIGN LOADS

106.1 Live loads posted. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner or the owner's authorized agent in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by the *Florida Building Code*.

SECTION 107 SUBMITTAL DOCUMENTS

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by F.S. ch. 471, & 61G15 Florida Administrative Code or F.S. ch. 481, & 61G1 Florida Administrative Code. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with the Florida Building Code.

107.2 Construction documents. Construction documents shall be in accordance with sections 107.2.1 through 107.2.6.

107.2.1 Information on construction documents.

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the *Florida Building Code* and relevant laws, ordinances, rules and regulations, as determined by the building official. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

107.2.2 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the *Florida Building Code*.

107.2.3 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with the *Florida Building Code*. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

107.2.5 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

107.2.5.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with section 1612.3.1 of the *Florida Building Code (2017)*, as may be amended from time to time.

107.2.5.2 For the purpose of inspection and record retention, site plans for a building may be maintained in the form of an electronic copy at the worksite. These plans must be open to inspection by the building official or a duly authorized representative, as required by the *Florida Building Code*.

107.2.6 Structural information. The construction documents shall provide the information specified in section 1603 of the *Florida Building Code (2017)*, as may be amended from time to time.

107.3 Examination of documents. The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the Florida Building Code and other applicable laws or ordinances.

Exceptions:

- Building plans approved pursuant to F.S. § 553.77(5), and state-approved manufactured buildings are exempt from City codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to City permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida Administrative Code*, shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.
- Industrial construction on sites where design, construction and fire safety are supervised by appropriately licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to approval by the building official, from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

107.3.1 Approval of construction documents. When the building official issues a permit, the construction document shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

107.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

107.3.3 Phased approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of the *Florida Building Code*. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a registered design professional, the building official is authorized to require the owner or the owner's authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner's authorized agent shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner or the owner's authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official.

Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.

107.3.4.2 Certifications by contractors authorized under the provisions of F.S. § 489.115(4)(b), shall be considered equivalent to sealed plans and specifications by a person licensed under F.S. ch. 471, or F.S. ch. 481, by the City for plans review for permitting purposes relating to compliance with the wind-resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one- and two-family dwellings. The City may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, the building official may accept or reject plans sealed by persons licensed under F.S. ch. 471, 481 or 489.

107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings:

Building

- Site requirements:
 - Parking
 - Fire access

- Vehicle loading
 - Driving/turning radius
 - Fire hydrant/water supply/post indicator valve (PIV)
 - Set back/separation (assumed property lines)
 - Location of specific tanks, water lines and sewer lines
 - Flood hazard areas, flood zones, and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined (with cross check with the energy code submittal).
3. Minimum type of construction shall be determined (see Table 503).
4. Fire-resistant construction requirements shall include the following components:
- Fire-resistant separations
 - Fire-resistant protection for type of construction
 - Protection of openings and penetrations of rated walls
 - Fire blocking and draftstopping and calculated fire resistance
5. Fire suppression systems shall include:
- Early warning smoke evacuation systems Schematic fire sprinklers
 - Standpipes
 - Pre-engineered systems
 - Riser diagram
 - Same as above.
6. Life safety systems shall be determined and shall include the following requirements:
- Occupant load and egress capacities
 - Early warning
 - Smoke control
 - Stair pressurization
 - Systems schematic
7. Occupancy load/egress requirements shall include:
- Occupancy load
 - Gross
 - Net
 - Means of egress
 - Exit access
 - Exit
 - Exit discharge
 - Stairs construction/geometry and protection
 - Doors
 - Emergency lighting and exit signs
 - Specific occupancy requirements
 - Construction requirements
 - Horizontal exits/exit passageways
8. Structural requirements shall include:
- Soil conditions/analysis
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Impact resistant coverings or systems
 - Structural calculations (if required)
 - Foundation
 - Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials
 - Wall systems
 - Floor systems
 - Roof systems
 - Threshold inspection plan
 - Stair systems
9. Materials shall be reviewed and shall at a minimum include the following:
- Wood
 - Steel
 - Aluminum

- Concrete
- Plastic
- Glass
- Masonry
- Gypsum board and plaster
- Insulating (mechanical)
- Roofing
- Insulation
- Building envelope portions of the Energy Code (including calculation and mandatory requirements)

- 10. Accessibility requirements shall include the following:
 - Site requirements
 - Accessible route
 - Vertical accessibility
 - Toilet and bathing facilities
 - Drinking fountains
 - Equipment
 - Special occupancy requirements
- 11. Interior requirements shall include the following:
 - Interior finishes (flame spread/smoke development)
 - Light and ventilation (including corresponding portion of the energy code)
 - Sanitation
- 12. Special systems:
 - Elevators
 - Escalators
 - Lifts
- 13. Swimming pools:
 - Barrier requirements
 - Spas
 - Wading pools
- 14. Location and installation details. The specific location and installation details of each fire door, fire damper, ceiling damper and smoke damper shall be shown and properly identified on the building plans by the designer.

Electrical

- 1. Electrical:
 - Wiring
 - Services
 - Feeders and branch circuits
 - Overcurrent protection
 - Grounding
 - Wiring methods and materials
 - GFCIs
 - Electrical portions of the Energy Code (including calculation and mandatory requirements)
- 2. Equipment
- 3. Special occupancies
- 4. Emergency systems
- 5. Communication systems
- 6. Low voltage
- 7. Load calculations
- 8. Design flood elevation

Plumbing

- 1. Minimum plumbing facilities
- 2. Fixture requirements
- 3. Water supply piping
- 4. Sanitary drainage
- 5. Water heaters
- 6. Vents
- 7. Roof drainage
- 8. Back flow prevention
- 9. Irrigation
- 10. Location of water supply line
- 11. Grease traps
- 12. Environmental requirements
- 13. Plumbing riser
- 14. Design flood elevation

15. Water/plumbing portions of the Energy Code (including calculation and mandatory requirements)

Mechanical

- 1. Mechanical portions of the Energy calculations
- 2. Exhaust systems:
 - Clothes dryer exhaust
 - Kitchen equipment exhaust
 - Specialty exhaust systems
- 3. Equipment
- 4. Equipment location
- 5. Make-up air
- 6. Roof-mounted equipment
- 7. Duct systems
- 8. Ventilation
- 9. Combustion air
- 10. Chimneys, fireplaces and vents
- 11. Appliances
- 12. Boilers
- 13. Refrigeration
- 14. Bathroom ventilation
- 15. Laboratory
- 16. Design flood elevation

Gas

- 1. Gas piping
- 2. Venting
- 3. Combustion air
- 4. Chimneys and vents
- 5. Appliances
- 6. Type of gas
- 7. Fireplaces
- 8. LP tank location
- 9. Riser diagram/shutoffs
- 10. Design flood elevation
- 11. Gas portions of the Energy Code (including calculation and mandatory requirements)

Demolition

- 1. Asbestos removal

Residential (one- and two-family):

- 1. Site requirements:
 - Set back/separation (assumed property lines)
 - Location of septic tanks
- 2. Fire-resistant construction (if required)
- 3. Fire
- 4. Smoke detector locations
- 5. Egress
 - Egress window size and location stairs construction requirements
- 6. Structural requirements shall include:
 - Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Foundation
 - Wall systems
 - Floor systems
 - Roof systems
 - Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement) if required by Section R322, equipment, and flood damage-resistant materials
- 7. Accessibility requirements: show/identify accessible bath
- 8. Impact resistant coverings or systems
- 9. Residential Energy Code submittal (including calculation and mandatory requirements)

Manufactured buildings/housing:

- 1. Site requirements
 - Setback/separation (assumed property lines)
 - Location of septic tanks (if applicable)
- 2. Structural
 - Wind zone
 - Anchoring

Blocking

3. Plumbing

List potable water source and meter size (if applicable)

4. Mechanical

Exhaust systems

Clothes dryer exhaust

Kitchen equipment exhaust

5. Electrical exterior disconnect location

Exemptions:

Plans examination by the building official shall not be required for the following work:

- 1. Replacing existing equipment such as mechanical units, water heaters, etc.
- 2. Reroofs
- 3. Minor electrical, plumbing and mechanical repairs
- 4. Annual maintenance permits
- 5. Prototype plans
 - Except for local site adaptations, siding, foundations and/or modifications.
 - Except for structures that require waiver.

6. Manufactured buildings plan except for foundations and modifications of buildings on site and as listed above in manufactured buildings/housing.

107.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

107.5 Retention of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

107.6 Affidavits. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under F.S. ch. 468, pt. XII, and that any person conducting inspections is qualified as a building inspector under F.S. ch. 468, pt. XII.

107.6.1 Building permits issued on the basis of an affidavit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the building official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to sections 105.14 and 107.6, shall not extend to the flood load and flood resistance construction requirements of the *Florida Building Code*.

SECTION 108
TEMPORARY STRUCTURES AND USES

108.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.

108.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

108.4 Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109
FEES

109.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the City.

109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:

- Permits;
- Plans examination;
- Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);
- Re-inspections;
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);
- Variance request;
- Administrative appeals;
- Violations; and
- Other fees as established by local resolution or ordinance.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the building official as permitted in section 105.2.2 or 105.12 shall be subject to a fee established by the building official that shall be in addition to the required permit fees or as provided by City ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permits(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Refunds. Reserved. The building official is authorized to establish a refund policy.

SECTION 110
INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the *Florida Building Code* or of other City ordinances. Inspections presuming to give authority to violate or cancel the provisions of the *Florida Building Code* or of other City ordinances shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain accessible and exposed for inspection purposes. The building official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the building official nor the City shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.1.1 Manufacturers and fabricators. When deemed necessary by the building official, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

110.1.2 Inspection service. The building official may make, or cause to be made, the inspections required by section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of the *Florida Building Code* shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the building official. The building official shall ensure that all persons making such inspections shall be certified in accordance to F.S. ch. 468.

110.2 Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

110.3 Required inspections. The building official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building

- 1. Foundation inspection.** To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:

Stem-wall

Monolithic slab-on-grade

Piling/pile caps

Footers/grade beams

- 1.1. Slab Inspection:** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
 - Foundation/Form board survey prepared and certified by a registered surveyor may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.
- 1.2. In flood hazard areas,** upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the City.
- 2. Framing inspection.** To be made after the roof, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved and shall at a minimum include the following building components:

Window/door framing.

Window U-factor/SHGC as indicated on approved calculations.

Vertical cells/columns.

Lintel/tie beams.

Framing/trusses/bracing/connectors (including truss layout and engineered drawings).

Draft stopping/fire blocking.

Curtain wall framing.

Energy insulation (Insulation R-factor as indicated on approved calculations).

Accessibility.

Verify rough opening dimensions are within tolerances.

Window/door buck attachment.

 - 2.1. Insulation Inspection:** To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation.
 - 2.2. Lath and gypsum board inspection for fire-resistance-rated or shear assemblies.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.
- 3. Sheathing inspection.** To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:

Roof sheathing.

Wall sheathing.

Continuous air barrier.

Exterior Siding/Cladding.

Sheathing fasteners.

Roof/wall dry-in.

NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material.
- 4. Roofing inspection.** Shall at a minimum be made in at least two inspections and include the following building components:

Dry-in.

Insulation.

Roof coverings (including In Progress as necessary).

Insulation on roof deck (according to submitted energy calculation).

Flashing.

 - 4.1. Re-Roof sheathing inspection.** An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the *Florida Existing Building Code* may be accepted at the discretion of the building official.
- 5. Final inspection.** To be made after the building is completed and ready for occupancy.
 - 5.1. In flood hazard areas,** as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the City.
- 6. Swimming pool inspection.** First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete shell.

1. Steel reinforcement inspection.
2. Underground electric inspection.
3. Underground piping inspection including a pressure test.
4. Underground electric inspection under deck area (including the equipotential bonding).
5. Underground piping inspection under deck area.
6. Deck inspection: To be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place).
7. Safety Inspection: Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
8. Final pool piping.
9. Final Electrical inspection.
10. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in section 454.2.17 of the *Florida Building Code*.

7. **Demolition inspections.** First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.

Final inspection to be made after all demolition work is completed.

8. **Manufactured building inspections.** The Building Division shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities (see section 453.27.20 of the *Florida Building Code*).

9. Where impact resistant coverings or impact resistant systems are installed, the building official shall schedule adequate inspections of impact resistant coverings or impact resistant systems to determine the following:

The system indicated on the plans was installed.

The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical

1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing is in place and prior to the installation of wall or ceiling membranes.
3. Final inspection. To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
4. Existing Swimming Pools. To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.

Plumbing

1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
Includes plumbing provisions of the energy code and approved calculations provisions.
3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

Note: See section 312 of the *Florida Building Code, Plumbing* for required tests.

Mechanical

1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
Includes mechanical provisions of the energy code and approved calculations provisions.
3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
Includes gas provisions of the energy code and approved calculations provisions.
2. Final piping inspection. To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. Final inspection. To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of the *Florida Building Code* and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

110.3.2 Concrete slab and under-floor inspection.

Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification shall be submitted to the building official.

110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

110.3.5 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

110.3.6 Fire- and smoke-resistant penetrations.

Protection of joints and penetrations in fire-resistance rated assemblies, smoke barriers and smoke partition shall not be concealed from view until inspected and approved.

110.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with the *Florida Building Code, Energy Conservation* and confirm with the approved energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U-value and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-heating equipment efficiency.

110.3.8 Other inspections. In addition to the inspections specified in sections 110.3 through 110.3.7, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

110.3.9 Special inspections. Reserved.

110.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

110.3.10.1 Flood hazard documentation. If located in a flood hazard area, all required flood hazard documentation shall be submitted to the building official prior to the final inspection.

110.3.10.2 Energy Code documentation. If required by energy code path submittal, confirmation that commissioning result requirements have been received by building owner.

110.3.11 Termites. Building components and building surroundings required to be protected from termite damage in accordance with section 1503.7, section 2304.13 or section 2304.11.6, of the Florida Building Code, specifically required to be inspected for termites in accordance with section 2114, or required to have chemical soil treatment in accordance with section 1816 shall not be covered or concealed until the release from the building official has been received.

110.3.12 Impact resistant coverings or systems. Where impact resistant coverings or systems are installed to meet requirements of this code, the building official shall schedule adequate inspections of impact resistant coverings or systems to determine the following:

1. The system indicated on the plans was installed.
2. The system is installed in accordance with the manufacturer's installation instructions and the product approval.

110.4 Inspection agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

110.7 Shoring. For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer, prior to any required mandatory inspections by the threshold building inspector.

110.8 Threshold building.

110.8.1 The City shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the City prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the building official, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

110.8.2 The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under F.S. § 553.71(7), may designate such building as a threshold building, subject to more than the minimum number of inspections required by the *Florida Building Code*.

110.8.3 The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the City. The inspector shall be a person certified, licensed or registered under F.S. ch. 471, as an engineer or under F.S. ch. 481, as an architect.

110.8.4 The City shall require that, on every threshold building:

110.8.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the City in substantially the following form: "To the best of my knowledge and belief, the above described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the City."

110.8.4.2 Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the City's recorded set of permit documents.

110.8.4.3 All shoring and reshoring procedures, plans and details be submitted to the City for recordkeeping. Each shoring and reshoring installation shall be supervised, inspected and certified to be in compliance with the shoring documents by the contractor.

110.8.4.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the City in accordance with this section and F.S. ch. 633.

110.8.5 The City may not issue a building permit for construction of any threshold building except to a licensed general contractor, as defined in F.S. § 489.105(3)(a), or to a licensed building contractor, as defined in F.S. § 489.105(3)(b), within the scope of her or his license. The named contractor to whom the building permit is issued shall have the responsibility for supervision, direction, management and control of the construction activities on the project for which the building permit was issued.

110.8.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, F.S. § 553.73, without duplicative inspection by the building department. The building official is responsible for ensuring that any person conducting inspections is qualified as a building inspector under F.S. ch. 468, pt. XII, or certified as a special inspector under F.S. ch. 471 or 481. Inspections of threshold buildings required by F.S. § 553.79(5), are in addition to the minimum inspections required by this code.

SECTION 111 CERTIFICATE OF OCCUPANCY

111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the *Florida Building Code* or other City ordinances.

Exception: Certificates of occupancy are not required for work exempt from permits under section 105.2 of the *Florida Building Code*.

111.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of the *Florida Building Code* or other City ordinances, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the City.
7. The name of the building official.
8. The edition of the code under which the permit was issued.
9. The use and occupancy, in accordance with the provisions of [Chapter 3](#).
10. The type of construction as defined in [Chapter 6](#).
11. The design occupant load.
12. If an automatic sprinkler system is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building permit.

111.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of the *Florida Building Code* wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of the *Florida Building Code*.

111.5 Certificate of Completion. A Certificate of Completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a Certificate of Occupancy.

SECTION 112
SERVICE UTILITIES

112.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by the *Florida Building Code* for which a permit is required, until released by the building official.

112.2 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

112.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the *Florida Building Code* and the referenced codes and standards set forth in section 101.4 of the *Florida Building Code* in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by section 112.1 or 112.2 of the *Florida Building Code*. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113
BOARD OF APPEALS - Reserved

SECTION 114
VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by the *Florida Building Code*, or cause same to be done, in conflict with or in violation of any of the provisions of the *Florida Building Code*.

114.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of the *Florida Building Code*, including but not limited to these administrative amendments, or in violation of a permit or certificate issued under the provisions of the *Florida Building Code*. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the City's legal counsel to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of the *Florida Building Code* or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of the *Florida Building Code*, including but not limited to these administrative amendments, or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of the *Florida Building Code*, shall be subject to penalties as prescribed by law.

SECTION 115
STOP WORK ORDER

115.1 Authority. Whenever the building official finds any work regulated by the *Florida Building Code* is being performed in a manner either contrary to the provisions of the *Florida Building Code*, including but not limited to these administrative amendments, or dangerous or unsafe, the building official is authorized to issue a stop work order.

115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 116
UNSAFE STRUCTURES AND EQUIPMENT

See section 20-06.00, City Land Development Code

SECTION 117
VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to F.S. § 553.73(5), the variance procedures adopted in the local floodplain management ordinance shall apply to requests submitted to the building official for variances to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of R322 of the *Florida Building Code, Residential*. This section shall not apply to Section 3109 of the *Florida Building Code, Building*.

SECTION 118
BOARDING STANDARDS FOR UNSAFE STRUCTURES

118.1 General. All windows and doors shall be boarded in an approved manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

118.2 Materials.

- Boarding sheet material.* Boarding sheet material shall be minimum ½-inch (12.7 mm) thick wood structural panels complying with the International Building Code.
- Boarding framing material.* Boarding framing material shall be minimum nominal 2-inch by 4-inch (51 mm by 102 mm) solid sawn lumber complying with the International Building Code.
- Boarding fasteners.* Boarding fasteners shall be minimum ⅝-inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

118.3 Installation.

- Boarding installation.* The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections 118.3.2 through 118.3.5.
- Boarding sheet material.* The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.
- Windows.* The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.
- Door walls.* The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 inches (152 mm) on center.
- Doors.* Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an approved manner.

SECTION 2. The Florida Building Code is hereby amended by the following amendments:

- Florida Building Code technical amendment; cumulative substantial improvement. In the Florida Building Code, Building, and Florida Building Code, Existing Building, definitions for the term "Substantial Improvement" shall be as defined in Section 11.04.00 of the Land Development Code.
- Florida Building Code administrative amendments; nonconversion agreements. Applications for dwellings with enclosures below the required elevation shall include signed declarations of land restrictions (nonconversion agreements) as defined in Section 11.04.00 of the Land Development Code:
 - If perimeter wall (crawl space) taller than 4 feet.
 - If used for building access and storage.
- Florida Building Code technical amendment; minimum building elevations. In all flood zones:
 - The minimum elevation for non-residential buildings in flood hazard areas shall be as specified in ASCE 24 or the base flood elevation plus two (2) feet, whichever is higher.
 - The minimum elevation for dwellings in flood hazard areas shall be the base flood elevation plus two (2) feet, whichever is higher, except for those properties located within the South Harbor Mixed Use and Calhoun Mixed Use Zoning Districts the lowest floor shall be elevated to or above the base flood elevation plus one (1) foot or the design flood elevation, whichever is higher.
- Florida Building Code, Residential, technical amendment; enclosed areas below required elevation. In all flood zones, dwellings with enclosed areas below the required elevation that are:
 - Used for parking shall be enclosed with lattice, screening, or similar material that permits the unobstructed flow of floodwater.
 - Used for building access and storage shall be not more than 200 square feet in area, of which no more than 70 square feet is designated for storage.

(Ord. No. 384, § 2, 4-1-02; Ord. No. 15-08-LC, § 16, 10-19-15; Ord. No. 18-07-CC, § 3, 4-2-18; [Ord. No. 24-18-CC](#), 11-4-24)

ARTICLE III. - CONSTRUCTION SITE SCREENING

Sec. 6-48. - Purpose.

The City Council of the City of Destin recognizes that the non-screening of construction sites may adversely impact the citizens and visitors of the City of Destin. Therefore, it is necessary and in the interest of the public health, safety, and welfare to allow developers and contractors a reasonable means for screening construction sites so as to mitigate the impacts created by such construction sites on adjoining properties and motorists traveling on rights-of-way adjoining said construction sites.

(Ord. No. 06-09-CC, § 3, 7-10-06)

Sec. 6-49. - Eligible applicant.

Those construction sites that have a valid "final development order," as that term is defined in section 3.00.01 of the Land Development Code, are required to apply for a construction site screening permit.

(Ord. No. 06-09-CC, § 3, 7-10-06; Ord. No. 08-21-LC, § 7, 12-15-08)

Sec. 6-50. - Permit required.

For the purpose of this article, a City of Destin permit is required for the placement of a construction site screen. The applicant shall provide a detailed site plan depicting the area of screening. In addition the applicant must agree to the permit conditions to remove the screening upon any hurricane warning in the area, meeting screen criteria, meeting non-commercial image criteria, meeting removal criteria.

(Ord. No. 06-09-CC, § 3, 7-10-06)

Sec. 6-51. - Screen criteria.

The screen material shall be made of an opaque material capable of allowing air to pass but semi-pervious to dust and dirt. The screening shall be of a fineness such that no material over one-eighth (1/8) inch in size shall pass through the mesh. Such screening shall be securely affixed to the construction fence. Fence screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet. The screening material shall be maintained in good condition and taut throughout the allotted permit time. The screening must be kept secure from any wind action. In cases where the finished grade of the development site is higher by more than one (1) foot or more than the grade of the adjoining properties, said fence screening shall be placed at the finished grade and not the existing grade.

(Ord. No. 06-09-CC, § 3, 7-10-06; Ord. No. 08-21-LC, § 8, 12-15-08)

Sec. 6-52. - Non-commercial images.

Any image placed on the construction fence screening must be of a non-commercial nature. For the purpose of this section, non-commercial nature shall mean any activity not involving the sale of goods or services.

(Ord. No. 06-09-CC, § 3, 7-10-06)

Sec. 6-53. - Removal criteria.

All construction screening must be removed upon the building permit for the project becoming inactive or prior to the issuance of any certificate of completion or certificate of occupancy. Construction screening must be removed upon the issuance of a hurricane warning for the greater Destin area by the National Hurricane Center.

(Ord. No. 06-09-CC, § 3, 7-10-06)

Sec. 6-54. - Permit fees.

Permit fees required as stated in the annually adopted fee schedule.

(Ord. No. 06-09-CC, § 3, 7-10-06)

Secs. 6-55—6-60. - Reserved.

ARTICLE IV. - POST CERTIFICATE OF OCCUPANCY BUILDING SAFETY INSPECTIONS

Sec. 6-61. - Purpose.

Consistent with the findings of the state legislature, the city council finds that maintaining the structural integrity of a building throughout its service life is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the city council finds that the imposition of a structural inspection program for aging condominium and cooperative buildings is necessary to ensure that such buildings are safe for continued use

([Ord. No. 22-17-CC](#), § 3, 11-28-22)

Sec. 6-62. - Definitions.

Milestone inspection means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in F.S. § 627.706, by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code.

Registered design professional. An individual who is registered or licensed to practice their respective design profession as defined by Florida law. This includes any registered design professional so long as they are practicing within the scope of their license, which includes those licensed under F.S. Chs. 471 and 481. For purposes of this article, this includes both licensed professional engineers and licensed architects who hold a discipline in structural and/or threshold inspector certification.

Structural integrity reserve study means a study of the reserve funds required for future major repairs and replacement of the common areas based on a visual inspection of the common areas. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed by an engineer licensed under F.S. Ch. 471 or an architect licensed under F.S. Ch. 481. At a minimum, a structural integrity reserve study must identify the common areas being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of the common areas being visually inspected, and provide a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the estimated remaining useful life of each common area.

Substantial structural deterioration means substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

([Ord. No. 22-17-CC](#), § 3, 11-28-22)

Sec. 6-63. - Milestone inspection requirements.

- (1) Condominium associations under F.S. Ch. 718 and cooperative associations under F.S. Ch. 719 must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches twenty-five (25) years of age for buildings located within three (3) miles of the coastline as defined in F.S. § 376.031, based on the date the certificate of occupancy for the building was issued, and every ten (10) years thereafter.
- (2) The condominium association or cooperative association must arrange for the milestone inspection to be performed and is responsible for ensuring compliance with the requirements of this section.

- (3) The condominium association or cooperative association is responsible for **all** costs associated with the inspection.
- (4) *Requirement for milestone inspection for COs issued prior to July 1, 1992.* If a milestone inspection is required under this section and the building's certificate of occupancy was issued on or before July 1, 1992, the building's initial milestone inspection must be performed before December 31, 2024. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the city's building official.
- (5) Milestone inspections are not required for a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.
- (6) *City notice to association and phase 1 timeline.* Upon determining that a building must have a milestone inspection, the city must provide written notice of such required inspection to the condominium association or cooperative association by certified mail, return receipt requested. Failure to provide this notice does not relieve any association from its responsibilities under this article. Within one hundred eighty (180) days after receiving the written notice from the city, the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the city.
- (7) *Phases of milestone inspections and inspection reports.* A milestone inspection consists of two (2) phases:
- (a) *Phase I.* For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (b), is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report as described herein.
- (b) *Phase II.*
- (i) A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report as described herein.
- (ii) *Timelines for commencement of repairs following a phase 2 inspection report.* Any recommended repairs identified by the architect or engineer of the phase II inspection report must be scheduled within (6) six months of receiving the report and repairs commenced by the association within three hundred sixty-five (365) days after receiving the report, unless such report states otherwise or there is imminent danger.
- (8) *Milestone inspection reporting.*
- (a) The registered design professional shall notify the condominium association or cooperative association and the code (building) official immediately of any imminent life-safety hazard which requires temporary shoring or immediate occupant evacuation.
- (b) Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the city building official including any associated submittal fees. The inspection report must, at a minimum, meet all of the following criteria:
- (i) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- (ii) Indicate the manner and type of inspection forming the basis for the inspection report.
- (iii) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- (iv) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- (v) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- (vi) Identify and describe any items requiring further inspection.
- (c) The association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to received notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

(Ord. No. 22-17-CC, § 3, 11-28-22)

Sec. 6-64. - Structural integrity reserve studies.

An association must have a structural integrity reserve study completed at least every ten (10) years after the condominium's creation for each building on the condominium property that is three stories or higher in height. A copy of the completed reserve study must be submitted to the local building official along with the milestone inspection report.

(Ord. No. 22-17-CC, § 3, 11-28-22)

Sec. 6-65. - Penalties for non-compliance of this article.

In the event that the building official determines (1) that an association has failed to provide the phased milestone reports and/or repairs identified by its milestone inspection report within the given timelines, or (2) that an association has failed to comply with the provisions of this article, the building official shall forward the matter to the city's code compliance department for issuance of a notice of violation, which may result in fines, fees and/or a determination of an unsafe structure pursuant to applicable City Codes.

Additionally, if the building official determines that there is an imminent threat to the public safety based on information set forth in a milestone inspection report, the building official shall post the structure with a notice of imminent threat to public safety, and may require the association to order immediate evacuation of the structure, if appropriate. If authorized by the building official, the City Code compliance department may commence any city enforcement action against the association for failure to timely order such evacuation. Notwithstanding the foregoing, the city shall not be liable for any failure of the association to timely evacuate a structure.

(Ord. No. 22-17-CC, § 3, 11-28-22)

Secs. 6-66—6-70. - Reserved.

ARTICLE V. - PROPERTY MAINTENANCE CODE

Sec. 6-71. - Adoption.

PART 1 - SCOPE AND ADMINISTRATION

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title.

These regulations shall be known as the Property Maintenance Code of City of Destin, hereinafter referred to as "this code."

101.2 Scope.

The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities.

101.3 Purpose.

The purpose of this code is to establish minimum requirements to provide a reasonable level of health safety, property protection and general welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a reasonable minimum level of health, safety and general welfare as required herein.

101.4 Severability.

If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102 APPLICABILITY

102.1 Maintenance.

Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. An owner, owner's authorized agent, operator or occupant shall not cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures and premises.

102.2 Application of other codes.

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Land Development Code, Code of Ordinances, Florida Building Code, Florida Existing Building Code, Florida Energy Conservation Code, Florida Fire Code, Florida Fuel Gas Code, Florida Mechanical Code, Florida Residential Code, Florida Plumbing Code and NFPA 70 - National Electrical Code (NEC).

102.3 Existing remedies.

The provisions in this code shall not be construed to abolish or impair the City's existing remedies relating to the removal or demolition of any structure that is dangerous, unsafe or insanitary.

102.4 Requirements not covered by code.

Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the Code Official.

102.5 Other laws.

The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

PART 2 - ADMINISTRATION AND ENFORCEMENT

SECTION 103 CODE OFFICIAL

103.1 Code Official

The City Manager or City Manager's Designee, (which designee may be the City Building Official), is also referred to as the Code Official.

SECTION 104 FEES

104.1 Fees.

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as established to the City Council.

SECTION 105 DUTIES AND POWERS OF THE CODE OFFICIAL

105.1 General.

The Code Official is hereby authorized and directed to enforce the provisions of this code. The Code Official, in his or her discretion, may authorize City Code Compliance staff to enforce the provisions of this code under his or her supervision.

105.2 Determinations, Interpretations and Appeals.

Determinations and Interpretations. The Code Official (in consultation with and the Fire Official, where applicable) shall determine compliance with this code and render interpretations of this code. The Code Official shall not waive requirements specifically provided for in this code or other applicable codes and ordinances. In determination of a violation of this code or an Unsafe Building the official code shall include a statement indicating the building or structure has been declared unsafe by the City and a detailed report documenting the conditions determined to have rendered the building or structure unsafe under the Code and shall be signed by the Code Official. Such a determination shall be forwarded to the Code Enforcement Officer for further action according to the following procedures, and the procedures in Chapter 14, Article III, Code Enforcement Board; Special Magistrate.

Appeals. Interpretations of this Code and determinations by the Code Official of noncompliance with this Code are appealable to the City Council within fourteen (14) days of the written rendering of the interpretation or determination by the Code Official. However, any matter adjudicated by the Special Magistrate or Code Enforcement Board (where a final order of the Special Magistrate or Code Enforcement Board is rendered), is appealable only to the circuit court of Okaloosa County, and may not be appealed to the City Council.

105.3 Right of Entry.

When the Code Official or Fire Official or their designee has reasonable cause to believe that there exists in a structure or on any premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the Code Official is authorized to enter the structure or premises at all reasonable times to inspect or perform the duties imposed by this code.

- When entering a building, structure or property that is occupied, the official(s) shall first identify themselves, present proper credentials and request entry.
- If the building, structure or property is unoccupied, the official(s) shall make a reasonable effort to locate the owner or other persons having charge of the building and demand entry.
- If the official(s) are unable to obtain authorization to enter and inspect a building, structure or property, the officials may enter and inspect such building, structure or property by any other lawful means, including through the inspection warrant process as provided in Chapter 933, Florida Statutes.

105.4 Disconnect of Utilities.

The Code Official shall have the authority to authorize disconnection of utility service to any structure where necessary to eliminate an immediate hazard to life or property or when such utility connection is made without proper authorization. The Code Official shall notify the serving utility and, whenever possible, the owner or occupant of the structure, of the decision to disconnect such service prior to taking such action. The Code Official shall use best efforts to determine those instances where service is connected to more than one customer to avoid unintentional disconnection of utilities of innocent third parties.

105.5 Imminent Danger.

Regardless of whether notice has been issued by the code officer, the Code Official is authorized to take the following emergency measures where, in the opinion of the Code Official, there is imminent danger of fire, failure, or collapse of a building or structure which endangers life, or when any portion of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the structure's occupants or those in proximity because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases or materials:

- Disconnection of utility service as provided hereinabove.
- Order and require that the occupants vacate the building, structure or property immediately.
- Posting the building, structure or property at each entrance informing all persons that it is unlawful for any person to enter the building, structure or property except for the purpose of securing the building or structure, making an inspection, making required repairs, removing the hazardous condition, cleanup or remediation of hazardous materials or toxic substances, or for demolition and removal.
- Temporarily close or board up buildings or structures against further entry, or order to close sidewalks, streets, public rights-of-way, and places adjacent to such buildings, structures or property.
- When there is an imminent danger due to the condition of the building, structure or property, order emergency work to reduce or eliminate such condition to be performed by the property owner, or if the owner fails to perform such work within such reasonable time as specified by the Code Official, take such steps as are necessary to eliminate such condition and present such costs to the Code Enforcement Board or Special Magistrate for an Order authorizing the placement of a lien to be recorded against the property for the costs of such work if the finding of imminent danger is confirmed by the code compliance hearing.

The City Manager shall report any action taken under this section 105.5 to the City Council at the next regularly scheduled City Council meeting.

105.6 Notices and orders.

The Code Official (or code compliance staff as directed by the Code Official), shall issue all necessary notices or orders to ensure compliance with this code, in accordance with Chapter 162, Florida Statutes.

105.7 Method of service.

Such notice shall be deemed to be properly served where a copy thereof is served in accordance with Chapter 162, Florida Statutes.

SECTION 106 VIOLATIONS

106.1 Notice of violation.

The code compliance officer, upon receiving a determination of a violation from the Code Official, shall serve a notice of violation or order in accordance with Chapter 162, Florida Statutes, and shall include the following:

- (1) The street address or location on which road, if no address is assigned and the property I.D. of the structure, building or property.
- (2) If it's a determination of an unsafe structure, the Determination of Unsafe Structure by the Code Official shall be included in its entirety.
- (3) A statement advising that if the following required actions, as determined by the Code Official, are not commenced within or completed by the time specified, the matter will be referred to the Code Enforcement Board or Special Magistrate for a hearing, which may result in a finding of violation and an order imposing fine and costs and requiring that the building, structure or property will be repaired or ordered vacated and, if applicable, demolished and all costs incurred, together with any accrued fines; and that the order imposing fine and costs may be filed in the public records, and as such, thereafter will constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.
 - a. If the building or structure is to be repaired, the notice shall require that all necessary permits be secured and the work commenced within 60 days and continue to completion within such time as allowed per code.
 - b. If the building or structure is to be vacated, the notice shall indicate the time within which vacation is to be completed and the building or structure secured against further occupancy, which time shall not exceed 30 days.
 - c. If the building or structure is to be demolished, the notice shall require that the premises be vacated within 30 days, and that all required permits for demolition be secured in 60 days and completed within such time as allowed per the Florida Building Code.
- (4) A statement that the Code Official has the authority to authorize disconnection of utility service to any structure where necessary to eliminate an immediate hazard to life or property or when such utility connection was made without proper authorization.
- (5) A statement providing notice that it is unlawful for any person, firm, corporation, or other entity, or any agent thereof, to remove, deface or destroy the Notice of Unsafe Structure and Notice of Violation without the permission, or for any person to enter or otherwise occupy the building except for the purpose of making the required repairs or demolishing the building or structure based on applicable permitting and approvals by the Code Official.

Once a notice is served and posted, it shall be unlawful for any person, firm, corporation, or other entity; or any agent thereof, to remove, deface or destroy the Notice of Violation without permission, or for any person to enter or otherwise occupy the building except for the purpose of making the required repairs or demolishing the building or structure based on applicable permitting and approvals by the Code Official.

106.2 Placarding.

If the violation consists of an unsafe structure, a placard shall be posted stating the structure is unsafe at each entrance of the building or upon the structure.

106.2.1 Placard removal.

The Code Official shall remove the unsafe structure placard whenever the defect or defects upon which the unsafe structure and placarding action were based have been eliminated. Any person who defaces or removes a placard without the approval of the Code Official shall be subject to the penalties provided by this code.

106.3 Prosecution of violation.

Code Compliance Hearing. Upon failure of the owner to comply with the remedial measures and actions as required in the Notice of Violation and/or Notice of Unsafe Structure, the Code Enforcement Officer shall schedule the matter to be heard by the Code Enforcement Board or Special Magistrate as provided in Chapter 14, City Code of Ordinances. If the Code Enforcement Board or Special Magistrate determines that there is a violation and affirms the code officer's Determination of Unsafe Building, the Board or Special Magistrate shall in its order provide a reasonable time for the owner to correct the unsafe or dangerous condition, subsequent to which the code officer may be directed to take any necessary remedial measures to have the building, structure or property secured by repair, closing up all entrances, or demolition. All such costs of remedial measures incurred by the City shall be charged against the real property upon which the building or structure is located and shall be a lien upon such real estate, and upon any other real or personal property owned by the violator and may be collected in any legal manner.

106.4 Abatement of violation.

Method of Demolition or Repair.

- (1) The Code Enforcement Board or Special Magistrate shall order either the demolition or repair of a building or structure as follows, based on the Code Official's expertise:
 - a. Demolition and removal shall be ordered when any building or structure is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation or occupancy to such an extent that it is unreasonable to repair the building or structure. Such order shall specify a time in which demolition is to be completed and shall require that the owner board up such building or structure pending demolition and removal.
 - b. Repair shall be ordered where such building or structure is capable of being made safe by repair. Such order shall specify the time in which such repairs are to be made and shall require the owner to board up the building or structure pending such repair.
- (2) Boarding up a building or structure for future demolition or repair pursuant to an order of the Code Enforcement Board or Special Magistrate shall not extend beyond one year, unless approved by the Code Enforcement Board or Special Magistrate upon a showing of good cause.
- (3) When any building or structure is to be demolished and removed by the City, the City, or any entity under contract to the City may enter onto the real property that is the subject of the order and undertake such demolition by any lawful means. The City, or any entity under contract with the City, shall have the right to sell salvage and valuable materials at the highest price obtainable. The proceeds of the sale, after deducting the expenses of such demolition and removal, shall be promptly remitted to the owner with a report of such sale of transaction, including the items of expense and the amounts deducted. If there is not surplus to remit to the owner, the report shall so state.

SECTION 107 UNSAFE STRUCTURES AND EQUIPMENT

107.1 General

All buildings, structures, or premises, (including but not limited to electrical, gas, mechanical or plumbing systems within a building structure or premises) which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, or which are otherwise unfit for human habitation, as may be further defined hereinbelow, are considered unsafe buildings, structures, or premises. All such unsafe buildings, structures or premises are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of this Code or other applicable local ordinance.

107.1.1 Unsafe Structures

Any building, structure, equipment or property that has any of the following conditions, such that life, health, property or safety of the public or the building occupants, either permanent or occasional are endangered:

Violation Conditions:

- (1) Any means of egress or portion thereof is not of adequate size, or is not arranged to provide a safe path of travel in case of fire or panic, or otherwise does not conform to the Florida Building Code or Florida Life Safety Code as related to the requirements for existing buildings or to the approved plans, if any.
- (2) Any means of egress or portion thereof, such as, but not limited to, fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or nonworking condition such that the means of egress could be rendered unsafe in case of fire or panic.
- (3) The stress in any material, member or portion thereof, due to all imposed loads including dead load exceeds the stress allowed in the Florida Building Code as related to the requirements for existing buildings.
- (4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirements established by the Florida Building Code as related to the requirements for existing buildings.
- (5) Any exterior appendage or portion of the building or structure is not securely fastened, attached or anchored such that it is incapable of resisting wind, seismic or similar loads as required by the Florida Building Code as related to the requirements for existing buildings.
- (6) If, for any reason, the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.
- (7) The building, structure or portion thereof as a result of damage, decay, deterioration or dilapidation is likely to fully or partially collapse.
- (8) The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the Florida Building Code, was not constructed according to the approved plans if any, or was constructed without first obtaining a building construction permit, where a building permit was required.
- (9) Any building, structure or portion thereof that is unsafe, unsanitary or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.
- (10) Any building, structure or portion thereof that displays any of the above is in such a condition so as to constitute a public nuisance or an unsafe or dangerous attractive nuisance.
- (11) Any building, structure or property rendered unsafe or dangerous to human health by the presence of unlawful hazardous materials or toxic substances.

Any violation of Chapters 4 through 7 of the International Code Congress (ICC) 2024 Property Maintenance Code, which is for the purpose of and establishing minimum rules for maintaining building code standards and regulations for the use, occupancy and maintenance of property, building or structure in the corporate limits of the City could be determined to be an Unsafe Structure depending on the nature of the violation, but at a minimum would be a violation of the code.

107.2 Closing of vacant structures.

If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the Code Official is authorized to direct posting a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the Code Official may cause the premises to be closed and secured through order of the Special Magistrate, code enforcement board, any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

107.3 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall first furnish the transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Code Official and shall furnish to the Code Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

SECTION 202 GENERAL DEFINITIONS

Terms utilized in this Article V, Property Maintenance Code, are as defined in the latest edition of the Florida Building Code, Chapter 2 - Definitions.

SECTION 301 GENERAL REQUIREMENTS

301.1 Scope.

The provisions of this Article V, Property Maintenance Code, shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

301.2 Responsibility.

The owner of the premises shall maintain the structures and exterior property in compliance with these requirements and the code under which the building was constructed, except as otherwise provided for in this Article V, Property Maintenance Code. The owner or owner's agent shall be responsible to ensure that any repairs, additions or alterations to the building or portion thereof are performed or constructed in accordance with the Florida Building Code, Florida Residential Code or Florida Existing Building Code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this Article V, Property Maintenance Code. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

301.3 Vacant structures and land.

Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation.

Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.2 Sidewalks and driveways.

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. This includes the drive access way through the Right-of-way (ROW) and within (15) fifteen feet of the established drive access.

302.3 Landscape Maintenance.

Premises and exterior property shall be maintained free from weeds or excess grass growth of nine (9) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than ornamental grasses, trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to maintain the landscape after a finding of violation by the special magistrate or code enforcement board, any duly authorized employee of the City or contractor hired by the City shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

A. Maintenance. Landscaping shall be maintained as follows:

1. All plant material shall be maintained in a healthy and viable condition.
2. Structural elements relating to nonliving landscape material shall be maintained in good condition at all times.
3. All landscaping planted abutting sidewalks, multiuse pathways, pedestrian gathering areas, bicycle lanes or vehicular use areas shall be trimmed so as to not interfere in the use of said areas.
4. All permitted development (or land identified for future development per a development order) shall maintain any and all landscaping, sidewalks, and roadways.
5. Trash shall not be permitted to accumulate at the premises including but not limited to grounds.
6. Any vacant area identified for future development shall be, covered with a living ground cover such as grass, sod, or other low growing ground cover species, irrigated, and maintained as per this Code.
7. If a vacant lot identified for future development has not been cleared of trees, the ground shall be grubbed or cleared of overgrown vegetation and maintained in a manner as to not attract pest or rodents.
8. All permitted development is required to maintain the storm water retention areas or systems per the approved development Stormwater Plan.

Upon failure of the owner or agent having charge of a property to maintain the landscape after a finding of violation by the special magistrate or code enforcement board, any duly authorized employee of the City or contractor hired by the City shall be authorized to enter upon the property in violation, abate the violation, and the costs of such abatement shall be paid by the owner or agent responsible for the property

302.4 Rodent harborage.

Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.5 Exhaust vents.

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another tenant.

302.6 Accessory structures.

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.7 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.8 Defacement of property.

A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

302.9 Conserve Established Residential Neighborhoods.

302.9.1 Public Nuisances.

Public nuisances which tend to annoy the neighborhood, depreciate property values, injure public health or are deemed inconsistent with community standards may have a deleterious effect on a neighborhood. Therefore, public nuisances in the city shall be the same as described in Florida Statutes chapter 823. The following regulations shall apply:

1. Dilapidated buildings and structures. The city may remove or compel the removal or demolition of any building which has for any cause become a nuisance. Pursuant to such action, the structure must be found in a dilapidated state and in violation of this Code. If special dangers or appearance deficiencies arising from the condition of the building can be eliminated by lawful repair and alterations, then improvement rather than demolition may be ordered by the city.

- 2. Abandonment of vehicles and/or vessels. **It shall be unlawful** to abandon, discard or hold for resale on the premises any vessel or vehicle visible to the public, but not in use by the owner. A place of business authorized to maintain and operate a junkyard or deal in the sale or exchange of secondhand merchandise is not affected by this restriction.
 - a. Reef building materials may be stored on the property of those persons who will use such materials to construct reefs in accordance with Code of Ordinances, chapter 12. In such cases, a permit for storing materials is required from the city.
- 3. Commercial vehicles in a residential area. All commercial vehicles larger than 1½ tons shall not be allowed to park in residential districts except for the purpose of delivering materials or providing a service that is temporary in nature. **It shall be unlawful** for vehicles containing hazardous materials such as fuels, explosives, chemicals or gases to be parked unattended in residential districts at any time.
- 4. Accumulation of trash and debris. **It shall be unlawful** to permit rubbish, trash, debris, dead trees, or other unsightly or unsanitary matters to accumulate on any lot, tract, or parcel of land within the city which may reasonably become infested, inhabited by, or a breeding place for rodents, vermin, reptiles or wild animals which threaten or endanger the public health, safety and welfare.
- 5. Noise. Refer to Destin Code of Ordinances, Chapter 14, Offenses and miscellaneous provisions, Article II, Noise.

302.9.2 Motor Vehicles, Recreational Vehicles, Vessels, and Trailers.

The following, unless otherwise stated, shall only be allowed to be parked and/or stored on an improved accessway/vehicle use area as defined herein or the side yard area closest to the improved accessway/vehicle use area on any residentially zoned property and shall not be allowed within the public right-of-way unless otherwise permitted (Refer to LDC Article 8, Section 8.01.00.6):

- 1. Multiple motor vehicles as defined by Chapter 320 of Florida Statutes (all operable and under current registration), not including recreational vehicle-type units and trailers as referenced below, are permitted only on improved accessways/vehicle use areas or the side yard area closest to the improved accessway/vehicle use area and shall be located completely upon the property owner's property and shall not impact or impeded neighboring properties.
 - i. One (1) recreational vehicle-type unit, as defined by Chapter 320.01(1)(b) of Florida Statutes (operable and under current registration) ¹, plus two (2) of the following for a total of three (3) are allowed:
 - a. Vessels (under current registration and properly tagged) with trailer (under current registration) or vessels with multiple personal watercraft (all under current registration and properly tagged) on single trailers (under current registration). All vessels shall be on a trailer when parked or stored; and
 - b. Trailers (operable and under current registration), which shall include but not be limited to any storage trailers, utility trailers, horse trailers, and vessel trailers.
- 2. Temporary Portable on Demand Storage (PODS) units, shipping containers or similar portable storage units and dumpsters shall not be stored for longer than 30 days unless an active building permit is on file with the city.

302.9.3 All other vehicles.

All other motor vehicles, recreation vehicle-type units, vessels, trailers, and temporary portable storage units, beyond what is allowed as stated above, shall either be stored in an enclosed building off-site or located within the rear or side yard behind the front of the primary structure on the property and not visible, while standing at grade, from any adjoining property or the public right-of-way.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures.

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool barrier shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exceptions:

- 1. Spas or hot tubs equipped with a lockable safety cover that complies with ASTM F1346.
- 2. Private swimming pools equipped with a power safety cover that complies with ASTM F1346 and is in working condition using the control switch.

SECTION 304 EXTERIOR STRUCTURE

304.1 General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Potentially unsafe conditions.

The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the Florida - Existing Building Code, the Florida - Residential Code or the Florida - Building Code:

- 1. Structural members have deterioration or distress that reduces their load-carrying capacity.
- 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations has deterioration or distress that reduces its load-carrying capacity.
- 3. Structures or components thereof have deterioration or distress that reduces their load-carrying capacity.
- 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.
- 5. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- 6. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- 7. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- 8. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- 9. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- 10. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- 11. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- 12. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

- 1. Where substantiated otherwise by an approved method.
- 2. Demolition of unsafe conditions shall be permitted where approved by the Code Official.

304.2 Premises identification.

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

304.3 Structural members.

Structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.

304.4 Foundation walls.

Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.5 Exterior walls.

Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.6 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.7 Decorative features.

Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.8 Overhang extensions.

Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.

304.9 Stairways, decks, porches and balconies.

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.10 Chimneys and towers.

Chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.

304.11 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.12 Window, sky light and door frames.

Every window, skylight door and frame shall be kept in sound condition, good repair and weathertight.

304.12.1 Glazing.

Glazing materials shall be maintained free from cracks and holes.

304.12.2 Openable windows.

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

304.13 Doors.

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, sleeping units rooming units and housekeeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Chapter 7, ICC 2024 Property Maintenance Code, Section 702.3.

SECTION 305 INTERIOR STRUCTURE

305.1 General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.1.1 Potentially unsafe conditions.

The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the Florida - Existing Building Code, the Florida - Residential Code or the Florida - Building Code:

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations has deterioration or distress that appears to reduce its load-carrying capacity.
3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity.
4. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
5. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the Code Official.

305.2 Structural members.

Structural members shall be maintained structurally sound and be capable of supporting the imposed loads.

305.3 Stairs and walking surfaces.

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.4 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.5 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

305.6 Kitchen Facilities.

Every dwelling unit shall contain a kitchen equipped with the following minimum facilities:

1. Food preparation surfaces impervious to water and free of defects which could trap food or liquid.
2. Shelving, cabinets or drawers for the storage of food and cooking and eating utensils, all of which shall be maintained in good repair.
3. Freestanding or permanently installed cookstove. Portable electric cooking equipment shall not fulfill this requirement. Portable cooking equipment employing flame shall be prohibited.
4. Mechanical refrigeration equipment for the storage of perishable foodstuffs.

Exception: Nothing herein shall preclude a written agreement between an owner and tenant that the tenant will furnish mechanical refrigeration equipment and/or a cookstove as required in this section. It shall be an affirmative defense available to an owner charged with a violation of this section if such an agreement exists.

SECTION 306 RUBBISH AND GARBAGE

306.1 Accumulation of rubbish or garbage.

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

306.2 Disposal of rubbish and garbage.

Every occupant of a structure shall dispose of all rubbish and garbage in a clean and sanitary manner by placing such rubbish in approved containers.

Every dwelling unit or developed property shall have adequate garbage disposal facilities or garbage storage containers, of a type and location approved by the applicable governing body.

306.2.2 Refrigerators.

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises. All such appliances if no longer in use or working order shall be disposed of properly. They may be placed at the ROW for waste pickup if such services are available the day before scheduled pickup.

SECTION 307 PEST ELIMINATION

307.1 Infestation.

Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

307.2 Owner.

The owner or occupant of any structure shall be responsible for pest elimination within the structure.

SECTION 308 ACCESSIBILITY

308.1 General.

A facility that is required to be accessible shall be maintained accessible during occupancy.

308.1.1 Maintenance.

The accessible features of a facility shall be maintained in good repair, in a clean, structurally sound and sanitary condition, and free from impediments to accessibility.

CHAPTER 4 - LIGHT, VENTILATION AND OCCUPANCY LIMITS

Refer to International Code Congress (ICC) 2024 Property Maintenance Code.

The following sections of chapter 4 are exempt from this code:

404.5 Overcrowding.

Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

CHAPTER 5 - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

Refer to International Code Congress (ICC) 2024 Property Maintenance Code.

CHAPTER 6 - MECHANICAL AND ELECTRICAL REQUIREMENTS

Refer to International Code Congress (ICC) 2024 Property Maintenance Code.

CHAPTER 7 - FIRE SAFETY REQUIREMENTS

Refer to International Code Congress (ICC) 2024 Property Maintenance Code.

(Ord. No. 24-17-CC, § 3, 8-4-25)

11.04.00. - Floodplain management.

11.04.01. Administration—General.

- A. *Title.* These regulations shall be known as the Floodplain Management Regulations of the City of Destin, hereinafter referred to as "these regulations".
- B. *Scope.* The provisions of these regulations shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.
- C. *Intent.* The purposes of these regulations and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:
1. Minimize unnecessary disruption of commerce, access and public service during times of flooding;
 2. Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
 3. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
 4. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
 5. Minimize damage to public and private facilities and utilities;
 6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
 7. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
 8. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.
- D. *Coordination with the Florida Building Code.* These regulations are intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.
- E. *Warning.* The degree of flood protection required by these regulations and the Florida Building Code, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. These regulations do not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with these regulations.
- F. *Disclaimer of liability.* These regulations shall not create liability on the part of the City Council of the City of Destin or by any officer or employee thereof for any flood damage that results from reliance on these regulations or any administrative decision lawfully made thereunder.

11.04.02. Administration—Applicability.

- A. *General.* Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- B. *Areas to which this applies.* These regulations shall apply to all flood hazard areas within the City of Destin, as established in section 11.04.02.C of these regulations.
- C. *Basis for establishing flood hazard areas.* The Flood Insurance Study for Okaloosa County, Florida, and Incorporated Areas dated March 9, 2021 and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM) and all subsequent amendments and revisions to such maps, are adopted by reference as a part of these regulations and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the City of Destin Annex located at 4100 Indian Bayou Trail, Destin, Florida.
- D. *Submission of additional data to establish flood hazard areas.* To establish flood hazard areas and base flood elevations, pursuant to section 11.04.05 of these regulations the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:
1. Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of these regulations and, as applicable, the requirements of the Florida Building Code.
 2. Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a letter of map change that removes the area from the special flood hazard area.
- E. *Other laws.* The provisions of these regulations shall not be deemed to nullify any provisions of local, state or federal law.
- F. *Abrogation and greater restrictions.* These regulations supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including land development regulations, zoning ordinances, stormwater management regulations, and the Florida Building Code. In the event of a conflict between these regulations and any other ordinance, the more restrictive shall govern. These regulations shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by these regulations.
- G. *Interpretation.* In the interpretation and application of these regulations, all provisions shall be:
1. Considered as minimum requirements;
 2. Liberally construed in favor of the governing body; and
 3. Deemed neither to limit nor repeal any other powers granted under state statutes.

11.04.03. Administration—Duties and powers of the Floodplain Administrator.

- A. *Designation.* The Floodplain Administrator shall be a position located in the Community Development Department or the Public Services Department or as assigned by the City Manager or their designee. The Floodplain Administrator may delegate performance of certain duties to other employees.
- B. *General.* The Floodplain Administrator is authorized and directed to administer and enforce the provisions of these regulations. The Floodplain Administrator shall have the authority to render interpretations of these regulations consistent with the intent and purpose of these regulations and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in these regulations without the granting of a variance pursuant to section 11.04.07 of these regulations.
- C. *Applications and permits.* The Floodplain Administrator, in coordination with other pertinent offices of the City, shall:
1. Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
 2. Review applications for modifications of any existing development in flood hazard areas for compliance with the requirements of Land Development Code section 11.04.00 and City of Destin administrative and technical amendments to the Florida Building Code pertaining to the design and construction of buildings and structures in flood hazard areas;
 3. Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries' a person contesting the interpretation shall have the opportunity to appeal the interpretation;
 4. Provide available flood elevation and flood hazard information;
 5. Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by the applicant;
 6. Review applications to determine whether proposed development will be reasonably safe from flooding;
 7. Issue Floodplain Development Permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with Land Development Code section 11.04.00 is demonstrated, or disapprove the same in the event of noncompliance; and
 8. Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of Land Development Code section 11.04.00 and City of Destin administrative and technical amendments to the Florida Building Code pertaining to the design and construction of buildings and structures in flood hazard areas.
- D. *Applications for substantial improvement and substantial damage determinations.* For applications to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:
1. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
 2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
 3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; the determination requires evaluation of previous permits issued for improvements and repairs as specified in the definition of "substantial improvement;" and
 4. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant provisions of the Florida Building Code and these regulations is required.
- E. *Modifications of the strict application of the requirements of the Florida Building Code.* The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to section 11.04.07 of these regulations.
- F.

Notices and orders. The Floodplain Administrator and the Building Official shall coordinate the issuance of all necessary notices or orders to ensure compliance with these regulations and the flood resistant construction requirements of the Florida Building Code.

- G. *Inspections.* The Floodplain Administrator shall make the required inspections as specified in section 11.04.06 of these regulations for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. For buildings and structures subject to the Florida Building Code, the Floodplain Administrator shall make the required inspections of structures specified in section 11.04.06 of these regulations and Florida Building Code, Building Section 110. The Floodplain Administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.
- H. *Other duties of the Floodplain Administrator.* The Floodplain Administrator shall have other duties, including but not limited to:
1. Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to section 11.04.03.D of these regulations;
 2. Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
 3. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within six months of such data becoming available;
 4. Review required design certifications and documentation of elevations specified by these regulations and the Florida Building Code and these regulations to determine that such certifications and documentations are complete;
 5. Notify the Federal Emergency Management Agency when the corporate boundaries of the City of Destin are modified; and
 6. Advise applicants for new buildings and structures, including substantial improvements that are located in any unit of the Coastal Barrier Resources System established by the Coastal Barrier Resources Act (Pub. L. 97-348) and the Coastal Barrier Improvement Act of 1990 (Pub. L. 101-591) that federal flood insurance is not available on such construction; areas subject to this limitation are identified on Flood Insurance Rate Maps as "Coastal Barrier Resource System Areas" and "Otherwise Protected Areas."
- I. *Floodplain management records.* Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood resistant construction requirements of the Florida Building Code, including Flood Insurance Rate Maps; letters of map change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and these regulations; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at the City of Destin Annex located at 4100 Indian Bayou Trail, Destin, Florida 32541.

11.04.04. Administration—Permits.

- A. *Permits required.* Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of these regulations, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Community Development Department and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of these regulations and all other applicable codes and regulations has been satisfied.
- B. *Floodplain development permits or approvals.* Floodplain Development Permits or approvals shall be issued pursuant to these regulations for any development activities not subject to the requirements of the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.
- C. *Buildings, structures and facilities exempt from the Florida Building Code.* Pursuant to the requirements of federal regulation for the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code, Building Section 102.2 and any further exemptions provided by law, are subject to the requirements of these regulations:
1. Railroads and ancillary facilities associated with the railroad.
 2. Nonresidential farm buildings on farms, as provided in F.S. § 604.50.
 3. Temporary buildings or sheds used exclusively for construction purposes.
 4. Mobile or modular structures used as temporary offices.
 5. Those structures or facilities of electric utilities, as defined in F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity.
 6. Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
 7. Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
 8. Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
 9. Structures identified in F.S. § 553.73(10)(k), are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on Flood Insurance Rate Maps.
- D. *Application for a permit or approval.* To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:
1. Identify and describe the development to be covered by the permit or approval.
 2. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
 3. Indicate the use and occupancy for which the proposed development is intended.
 4. Be accompanied by a site plan or construction documents as specified in section 11.04.05 of these regulations.
 5. State the valuation of the proposed work.
 6. Be signed by the applicant or the applicant's authorized agent.
 7. Give such other data and information as required by the Floodplain Administrator.
 8. For projects proposing to enclose areas under elevated dwellings, include signed Declaration of Land Restriction (Nonconversion Agreement); the agreement shall be recorded on the property deed prior to issuance of the certificate of occupancy.
- E. *Validity of permit or approval.* The issuance of a floodplain development permit or approval pursuant to these regulations shall not be construed to be a permit for, or approval of, any violation of these regulations, the Florida Building Codes, or any other ordinance of this community. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the Floodplain Administrator from requiring the correction of errors and omissions.
- F. *Expiration.* If the work described in any permit has not been initiated within six months after the date of issuance thereof, such permit shall expire. No further work as described in the expired permit shall proceed unless and until a new permit has been obtained. Additionally, if work described in the building permit issued was commenced within six months after the date of issuance thereof, then work must be substantially completed within two years from the date of issuance.
- G. *Suspension or revocation.* The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or is in violation of these regulations or any other City ordinance, regulation or requirement.
- H. *Other permits required.* Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:
1. The Northwest Florida Water Management District; F.S. § 373.036.
 2. Florida Department of Health for onsite sewage treatment and disposal systems; F.S. § 381.0065, and Chapter 64E-6, F.A.C.
 3. Florida Department of Environmental Protection for construction, reconstruction, changes, or physical activities for shore protection or other activities seaward of the coastal construction control line; F.S. § 161.141.
 4. Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; F.S. § 161.055.
 5. Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.
 6. Federal permits and approvals.

11.04.05. Administration—Site plans and construction documents.

- A. *Information for development in flood hazard areas.* The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, all provisions of section 2.18.02 and the following applicable to the proposed development:
1. Delineation of flood hazard areas, floodway boundaries and flood zone(s), and base flood elevation(s).
 2. Where base flood elevations, or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with section 11.04.05.B.2 or 11.04.05.B.3 of these regulations.
 3. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than five acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with section 11.04.05.B.1 of these regulations.

4. Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas, new buildings shall be located landward of the reach of mean high tide.
5. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
6. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
7. Delineation of the coastal construction control line or notation that the site is seaward of the coastal construction control line, if applicable.
8. Extent of any proposed alteration of sand dunes or mangrove stands, provided such alteration is approved by the Florida Department of Environmental Protection.
9. Existing and proposed alignment of any proposed alteration of a watercourse.

The Community Development Director upon request of the Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with these regulations.

- B. *Information in flood hazard areas without base flood elevations (approximate Zone A).* Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:
1. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.
 2. Obtain, review, and provide to applicants base flood elevation data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation data available from a federal or state agency or other source.
 3. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator do not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - a. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - b. Specify that the base flood elevation is not less than two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.
 4. Where the base flood elevation data are to be used to support a letter of map change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.
- C. *Additional analyses and certifications.* As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses prepared and sealed by a Florida licensed engineer for submission with the site plan and construction documents:
1. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in section 11.04.05.D of these regulations and shall submit the conditional letter of map revision, if issued by FEMA, with the site plan and construction documents.
 2. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
 3. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in section 11.04.05.D of these regulations.
 4. For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (Zone V), an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.
- D. *Submission of additional data to FEMA.* When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a letter of map change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant. Further, it shall be the responsibility of the applicant to notify the City of any response received from FEMA in connection with the requested letter of map change from FEMA.

11.04.06. Administration—Inspections.

- A. *General.* Development for which a permit or approval is required shall be subject to inspection by the Floodplain Administrator.
- B. *Development other than buildings and structures.* The Floodplain Administrator shall inspect all development to determine compliance with the requirements of these regulations and the conditions of issued floodplain development permits or approvals.
- C. *Buildings and structures subject to the Florida Building Code.* The Floodplain Administrator shall inspect buildings and structures subject to the Florida Building Code to determine compliance with the flood load and flood resistant construction requirements of issued building permits and the Florida Building Code.
- D. *Buildings, structures and facilities exempt from the Florida Building Code.* The Floodplain Administrator shall inspect buildings and structures exempt from the Florida Building Code to determine compliance with the requirements of these regulations and the conditions of issued floodplain development permits or approvals.
- E. *Buildings and structures exempt from the Florida Building Code, lowest floor inspection.* Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building or structure exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the Floodplain Administrator:
1. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
 2. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with section 11.04.05.B.3.b of these regulations, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.
- F. *Buildings and structures exempt from the Florida Building Code, final inspection.* As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in section 11.04.06.E of these regulations.
- G. *Manufactured homes.* The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of these regulations and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Floodplain Administrator.

11.04.07. Administration—Variances and Appeals.

- A. *General.* The Board of Adjustment shall hear and decide on requests for appeals and requests for adjustments from the strict application of these regulations. Pursuant to F.S. § 553.73(5), the Board of Adjustment shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. The Board of Adjustment shall not have the power to issue variances to any requirement of the Florida Building Code, Building, Section 3109 applicable seaward of the coastal construction control line.
- B. *Appeals.* The Board of Adjustment shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator or the Building Official in the administration and enforcement of these regulations or the flood load and flood resistant construction requirements of the Florida Building Code. Any person aggrieved by the decision of Board of Adjustment may appeal such decision to the circuit court, as provided by Florida Statutes.
- C. *Limitations on authority to grant variances.* The Board of Adjustment shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in section 11.04.07.G of these regulations, the conditions of issuance set forth in section 11.04.07.H of these regulations, and the comments and recommendations of the Floodplain Administrator and the Building Official. The Board of Adjustment has the right to attach such conditions as it deems necessary to further the purposes and objectives of these regulations. Pursuant to F.S. § 553.73(5), variances shall not be granted to the requirements of Section 3109 of the Florida Building Code applicable to structures seaward of the coastal construction control line.
- D. *Restrictions in floodways.* A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Section 11.04.05.C of these regulations.
- E. *Historic buildings/structures.* A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.
- F. *Functionally dependent uses.* A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in these regulations, provided the variance meets the requirements of section 11.04.07.D is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.
- G. *Considerations for issuance of variances.* In reviewing requests for variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, these regulations, and the following:
1. The danger that materials and debris may be swept onto other lands resulting in further injury or damage;

- 2. The danger to life and property due to flooding or erosion damage;
- 3. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- 4. The importance of the services provided by the proposed development to the community;
- 5. The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- 6. The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- 7. The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- 8. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- 9. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

H. *Conditions for issuance of variances.* Variances shall be issued only upon:

- 1. Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site render any provision of these regulations or the elevation standards of the Florida Building Code inappropriate;
- 2. Determination by the Board of Adjustment that:
 - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
 - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
 - c. The variance is the minimum necessary, considering the flood hazard, to afford relief;
- 3. Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the official records of Okaloosa County in such a manner that it appears in the chain of title of the affected parcel of land; and
- 4. If the request is for a variance to allow construction of the lowest floor of a building, or substantial improvement of a building, below the elevation required by the Florida Building Code or required by these regulations, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

11.04.08. *Administration—Violations.*

- A. *Violations.* Any development in a flood hazard area that is not within the scope of the Florida Building Code but that is regulated by these regulations that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with these regulations, shall be deemed a violation of these regulations. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by these regulations or the Florida Building Code is presumed to be a violation until such time as that documentation is provided. Therefore, in such circumstances, the burden shall be on the alleged violator to provide evidence of compliance with these regulations.
- B. *Authority.* For development that is not within the scope of the Florida Building Code but that is regulated by these regulations and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.
- C. *Unlawful continuance.* Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to chapter 14, City Code of Ordinances, and any other penalties as prescribed by law.

11.04.09. *Definitions—General.*

- A. *Scope.* Unless otherwise expressly stated, the following words and terms shall, for the purposes of these floodplain regulations, have the meanings shown in this section.
- B. *Terms defined in the Florida Building Code.* Where terms are not defined in these floodplain regulations and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in that code.
- C. *Terms not defined.* Where terms are not defined in these regulations or the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

11.04.10. *Definitions.*

Accessory building. A building of not more than 100 square feet of gross floor area with a cost of not more than \$1,000.00 that is unfinished inside, constructed with flood-resistant materials, and used only for storage.

Alteration of a watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal. A request for a review of the Floodplain Administrator interpretation of any provision of these regulations.

ASCE 24. A standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base flood. A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 1612.2.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

Base flood elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in FBC, B, Section 1612.2.]

Basement. The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in FBC, B, Section 1612.2.]

Building Official. The officer or other designated authority charged with the administration and enforcement of the Florida Building Code, or a duly authorized representative. [Also defined in FBC, B, Section 1612.2.]

Building permit. An official document or certificate issued by the community which authorizes performance of specific activities that are determined to be compliant with the Florida Building Code.

Coastal construction control line. The line established by the State of Florida pursuant to F.S. § 161.053, and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

Coastal high hazard area. A special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.

Critical facility. A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

Declaration of Land Restriction (Nonconversion Agreement). A form provided by the Floodplain Administrator to be signed by the owner and recorded on the property deed in Official Records of the Clerk of Courts, for the owner to agree not to convert or modify in any manner that is inconsistent with the terms of the building permit and these regulations, enclosures below elevated dwellings.

Design flood. The flood associated with the greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

- 1. Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or
- 2. Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation. The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two feet. [Also defined in FBC, B, Section 1612.2.]

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment. The advancement or infringement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and existing structure. Any buildings and structures for which the "start of construction" commenced before July 6, 1988 [Also defined in FBC, B, Section 1612.2.]

Federal Emergency Management Agency (FEMA). The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 1612.2.]

- 1. The overflow of inland or tidal waters.
- 2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 1612.2.]

Flood hazard area. The greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

1. The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood Insurance Rate Map (FIRM). The official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. [Also defined in FBC, B, Section 1612.2.]

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 1612.2.]

Floodplain Administrator. The office or position designated and charged with the administration and enforcement of these regulations.

Floodplain development permit or approval. An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with these regulations.

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. [Also defined in FBC, B, Section 1612.2.]

Floodway encroachment analysis. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code. The family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic buildings/structure. Any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings.

Letter of map change (LOMC). An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of map change include:

1. *Letter of map amendment (LOMA):* An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
2. *Letter of map revision (LOMR):* A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
3. *Letter of map revision based on fill (LOMR-F):* A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
4. *Conditional letter of map revision (CLOMR):* A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck. As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

1. Designed primarily for purposes of transportation of property or is a derivation of such a vehicle; or
2. Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
3. Available with special features enabling off-street or off-highway operation and use.

Lowest floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in FBC, B, Section 1612.2.]

Manufactured home. A structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value. The value of buildings and structures, excluding the land and other improvements on the parcel. Market value is the actual cash value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value of the building or structure adjusted to approximate market value by a factor provided by the County Property Appraiser.

New construction. For the purposes of administration of these regulations and the building code, structures for which the "start of construction" commenced on or after July 6, 1988 and includes any subsequent improvements to such structures.

Nonresidential. Any building or structure or portion thereof that is not classified residential in accordance with the Florida Building Code, Building (Residential Group R or Institutional Group I) and ASCE 24. [Also see definition in ASCE 24.]

Park trailer. A transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in F.S. § 320.01]

Portable building. A structure fully licensed and ready for highway use and must be on wheels at all times, attached to a quick disconnect utility hook-up, and having no permanently attached additions. A quick disconnect utility hook-up means an electrical, water, sewer, gas, or other utility connection which can be disconnected by hand in less than five minutes. Portable buildings as defined herein are exempt from all provision of section 11.04.00, floodplain management.

Recreational vehicle. A vehicle, including a park trailer, which is: [Defined in F.S. § 320.01(b)]

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Sand dunes. Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Special flood hazard area. An area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. The term also includes areas shown on other flood hazard maps, if such maps are adopted by the City of Destin or otherwise legally designated. [Also defined in FBC, B Section 1612.2.]

Start of construction. The date of issuance of permits for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns. Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section 1612.2.]

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section 1612.2.]

Substantial improvement. Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a five-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the five-year period begins on the date of the first improvement or repair of that building or structure subsequent to May 19, 2008. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

Variance. A grant of relief from the requirements of these regulations, or the flood load and flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by these regulations or the Florida Building Code.

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

11.04.11. *Flood resistant development—Buildings and structures.*

- A. *Design and construction of buildings and structures exempt from the Florida Building Code.* Pursuant to section 11.04.04.C of these regulations, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of section 11.04.17 of these regulations.
- B. *Buildings and structures seaward of the coastal construction control line.* If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:
 - 1. Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the Florida Building Code, Building Section 3109 and Section 1612 or Florida Building Code, Residential Section R322.
 - 2. Minor structures and non-habitable major structures as defined in F.S. § 161.054, shall be designed and constructed to comply with the intent and applicable provisions of section 11.04.00, floodplain management and ASCE 24.
- C. *Critical facilities.* Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA). Construction of new critical facilities may be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated at or above the elevation required by the Florida Building Code or three or more feet above the level of the base flood elevation at the site, whichever is higher. Flood proofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.
- D. *Local Amendments to the Florida Building Code.* Local amendments to the flood resistant construction provisions of the Florida Building Code are codified in the Code of Ordinance, Chapter 6, Article II Building Code.
- E. *Non-elevated accessory buildings.* Accessory buildings are permitted below elevations required by the Florida Building Code provided the accessory buildings are used only for parking or storage and:
 - (1) If located in special flood hazard areas (Zone A/AE) other than coastal high hazard areas, are one-story and not larger than 100 square feet and have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential.
 - (2) If located in coastal high hazard areas (Zone V/VE), are not located below elevated buildings, are not larger than 100 square feet, and Florida Licensed Professional Engineer certifies that failure of the accessory building will not create damaging debris or divert flood flows.
 - (3) Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.
 - (4) Have flood damage-resistant materials used below the base flood elevation plus one foot.
 - (5) Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one foot.

11.04.12. *Flood resistant development—Subdivisions.*

- A. *Minimum requirements.* Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:
 - 1. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
 - 2. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
 - 3. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.
- B. *Subdivision plats.* Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:
 - 1. Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;
 - 2. Where the subdivision has more than 50 lots or is larger than five acres and base flood elevations are not included on the FIRM, the information required in section 11.04.05.B.1 of these regulations; and
 - 3. Compliance with the site improvement and utilities requirements of sections 11.04.12.A and 11.04.13 of these regulations.

11.04.13. *Flood resistant development—Site improvements, utilities, and limitations.*

- A. *Minimum requirements.* All proposed new development shall be reviewed to determine that:
 - 1. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
 - 2. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
 - 3. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.
- B. *Minimum requirements sanitary sewage facilities.* All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.
- C. *Water supply facilities.* All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.
- D. *Limitations on sites in regulatory floodways.* Development, site improvements, and land disturbing activity involving fill or regrading shall not be authorized in the regulatory floodway unless the floodway encroachment analysis required in section 11.04.05.C.1 of these regulations demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.
- E. *Limitations on placement of fill.* Subject to the limitations of these regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.
- F. *Limitations on sites in coastal high hazard areas (Zone V).* In coastal high hazard areas, alteration of sand dunes and mangrove stands shall be permitted only if such alteration is approved by the Florida Department of Environmental Protection and only if the engineering analysis required by section 11.04.05.C.4 of these regulations demonstrates that the proposed alteration will not increase the potential for flood damage. Construction or restoration of dunes under or around elevated buildings and structures shall comply with section 11.04.17.H.3 of these regulations.

11.04.14. *Flood resistant development—Manufactured homes.*

- A. *General.* All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to F.S. § 320.8249, and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of these regulations. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the requirements.
- B. *Foundations.* All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:
 - 1. In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance the foundation requirements of the Florida Building Code, Residential Section R322.2 and these regulations.
 - 2. In floodways, are designed in accordance with ASCE 24.
 - 3. In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.3 and these regulations.
- C. *Anchoring.* All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.
- D. *Elevation.* All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V and Coastal A Zone).
- E. *Enclosures.* Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322 for such enclosed areas, as applicable to the flood hazard area.
- F. *Utility equipment.* Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area.

11.04.15. *Flood resistant development—Recreational vehicles and park trailers.*

- A. *Temporary placement.* Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:
 - 1. Be on the site for fewer than 180 consecutive days; or
 - 2. Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.
- B. *Permanent placement.* Recreational vehicles and park trailers that do not meet the limitations in section 11.04.15.A of these regulations for temporary placement shall meet the requirements of section 11.04.14 of these regulations for manufactured homes.

11.04.16. *Flood resistant development—Tanks.*

- A. *Underground tanks.* Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.
- B. *Above-ground tanks, not elevated.* Above-ground tanks that do not meet the elevation requirements of section 11.04.16.C of these regulations shall:

1. Be permitted in flood hazard areas (Zone A) other than coastal high hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.
 2. Not be permitted in coastal high hazard areas (Zone V).
- C. *Above-ground tanks, elevated.* Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.
- D. *Tank inlets and vents.* Tank inlets, fill openings, outlets and vents shall be:
1. At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
 2. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

11.04.17. *Flood resistant development—Other development.*

- A. *General requirements for other development.* All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the Florida Building Code, shall:
1. Be located and constructed to minimize flood damage;
 2. Meet the limitations of section 11.04.13.D of these regulations if located in a regulated floodway;
 3. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
 4. Be constructed of flood damage-resistant materials; and
 5. Have mechanical, plumbing, and electrical systems above the design flood elevation, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.
- B. *Fences in regulated floodways.* Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of section 11.04.13.D of these regulations.
- C. *Retaining walls, sidewalks and driveways in regulated floodways.* Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of section 11.04.13.D of these regulations.
- D. *Roads and watercourse crossings in regulated floodways.* Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of section 11.04.13.D of these regulations. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of section 11.04.05.C.3 of these regulations.
- E. *Concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses in coastal high hazard areas (Zone V).* In coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent to buildings and structures provided the concrete slabs are designed and constructed to be:
1. Structurally independent of the foundation system of the building or structure;
 2. Frangible and not reinforced, so as to minimize debris during flooding that is capable of causing significant damage to any structure; and
 3. Have a maximum slab thickness of not more than four inches.
- F. *Decks and patios in coastal high hazard areas (Zone V).* In addition to the requirements of the Florida Building Code, in coastal high hazard areas decks and patios shall be located, designed, and constructed in compliance with the following:
1. A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the design flood elevation and any supporting members that extend below the design flood elevation shall comply with the foundation requirements that apply to the building or structure, which shall be designed to accommodate any increased loads resulting from the attached deck.
 2. A deck or patio that is located below the design flood elevation shall be structurally independent from buildings and structures and their foundation systems, and shall be designed and constructed either to remain intact and in place during design flood conditions or to break apart into small pieces to minimize debris during flooding that is capable of causing structural damage to adjacent buildings and structures.
 3. A deck or patio that has a vertical thickness of more than 12 inches or that is constructed with more than the minimum amount of fill necessary for site drainage shall not be approved unless an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave run-up and wave reflection that would increase damage to adjacent buildings and structures.
 4. A deck or patio that has a vertical thickness of 12 inches or less and that is at natural grade or on nonstructural fill material that is similar to and compatible with local soils and is the minimum amount necessary for site drainage may be approved without requiring analysis of the impact on diversion of floodwaters or wave run-up and wave reflection.
- G. *Other development in coastal high hazard areas (Zone V).* In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave run-up and wave reflection that would increase damage to adjacent elevated buildings and structures. Such other development activities include but are not limited to:
1. Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;
 2. Solid fences and privacy walls, and fences prone to trapping debris, unless designed and constructed to fail under flood conditions less than the design flood or otherwise function to avoid obstruction of floodwaters; and
 3. On-site sewage treatment and disposal systems defined in 64E-6.002, F.A.C., as filled systems or mound systems.
- H. *Nonstructural fill in coastal high hazard areas (Zone V).* In coastal high hazard areas:
1. Minor grading and the placement of minor quantities of nonstructural fill shall be permitted for landscaping and for drainage purposes under and around buildings.
 2. Nonstructural fill with finished slopes that are steeper than one unit vertical to five units horizontal shall be permitted only if an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave run-up and wave reflection that would increase damage to adjacent buildings and structures.
 3. Where authorized by the Florida Department of Environmental Protection or applicable local approval, sand dune construction and restoration of sand dunes under or around elevated buildings are permitted without additional engineering analysis or certification of the diversion of floodwater or wave run-up and wave reflection if the scale and location of the dune work is consistent with local beach-dune morphology and the vertical clearance is maintained between the top of the sand dune and the lowest horizontal structural member of the building.

(Ord. No. 18-05-LC, §§ 3—20, 3-19-18; Ord. No. 24-12-LC, § 3, 11-4-24)

Editor's note—Ord. No. 18-05-LC, §§ 3—20, adopted March 19, 2018, amended Section 11.04.00 in its entirety to read as herein set out. Former Section 11.04.00, §§ 11.04.01—11.04.09, pertained to flood damage prevention. See Code Comparative Table for complete derivation.

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 5.H.

TO: City Council

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

FROM: Robert Tomasek, City Engineer

DATE: 07/12/2026

SUBJECT: Mobility Plan Update

I. BACKGROUND: Council asked to place the consideration of the removal of Pine St. from the mobility plan.

II. DISCUSSION: The mobility plan requires the city to reassess the mobility plan every 5 years. The city is currently in year 2, as the mobility plan was passed in September 2024. To remove an item from the mobility plan also triggers the rate study assessment that is laid out as part of the mobility plan. This rate study has a cost of time & money implications. Therefore, staff recommends that nothing be removed at this time, but a reassessment of the priority of the mobility plan take place. Staff proposes that a reassessment of the priorities of the mobility plan be scheduled for October or November by a special meeting.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB): Would require a budget amendment to hire a consultant to reassess the rate study if this path is followed. The cost is unknown at this time.

OR

Would not cost the city anything but time and advertisement cost of the special meeting.

C. Level of Service (LOS):

D. Legislative Sponsor: Dewey Destin

E. Business Impact Statement:

III. CONCLUSION: Staff recommends that nothing be removed at this time, but a priority of the mobility plan be established.

IV. RECOMMENDED MOTION: Recommend removing Pine St completely out of the mobility plan and authorize the city manager to engage the necessary consultant to begin a new rate study.

OR

Recommend a meeting date of Tuesday, October 13, Monday, October 26 or Monday, November 9, 2026, (or another date) be set to prioritize the mobility plan.

Attachments:

None

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 5.I.

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: July 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 0630 Capital Project Status

CAPITAL PROJECT STATUS REPORT

highlighted projects have grants

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Council Objective	Project ID	Project Name	Life to Date Actuals+ Encumbrances	FY 2026 Budget \$	Encumbrances \$	Status	Notes
1.6	100018	EN615-Cross-Town Connector	4,485,982	4,420,363	1,736,347	in progress	Phase 1 (strmwtr) completed Jan 2026. Phase 2 (road) started March 2026.
1.6	500028	BOCC-CrossTown Construction	2,938,055	3,300,000	1,815,812	in progress	See 100018 above.
1.6	500055	State-FDOT TRIP-CrossTown Construction	2,000,000	2,000,000	1,949,881	in progress	See 100018 above.
1.6	500022	State-FDOT-CrossTown ROW Acquisition	4,500,000	-	-	Completed	ROW acquisition complete
4.14	500048	State-FDOT-Destin Linear Multi-Use Trail Beach to Benning Approp	25,184	30,000	-	in progress	Engineering design completed. Construction is part of Crosstown Connector phase 2 contract (started March 2026).
4.14	100069	CRT17-Destin Multi-Use Trail	442,513	-	-	in progress	Destin 90% complete. Attaining easements. (4 remaining).
4.14	500023	State-FDOT-Destin Linear Multi-Use Trail Main to Airport Approp	261,480	6,336	-	in progress	See 100069 above.
4.9	100031	NORG2-Norriego Point Park Development	239,609	-	-	Completed	
4.9	500059	State-FDEP-Norriego Point Park	5,451,227	5,451,227	-	Completed	
5.6	100023	HURRC-Hurricane Response	-	100,000	-		For hurricane season (May to Oct) first days of debris cleanup.
5.3	100028	LB002-Library Remodel w/impact fees	64,755	275,358	20,670	in progress	Working with DAG to design growth necessitated remodel at a reasonable budget (under \$300k).
4.7	100038	RC127-Pickleball Courts	539,069	340,000	17,109	Completed	Final payment under review
4.7	500015	State-FDEP-Pickleball Court Construction	50,000	50,000	-	in progress	See 100038 above.
4.7	500047	TDC 12.5% -Pickleball	300,000	300,000	5,412	in progress	See 100038 above.
5.1	100040	RC132-Morgan - Batting Cage	156,211	168,482	16,602	in progress	Bringing electric lines to lights by end of July 2026.
4.10a	100041	RC216-Clement Taylor Park Renovations	1,065,550	1,024,029	361,746	in progress	Estimated completion December 2026.
4.10a	500009	Fed-RESTORE-Clement Taylor Park Renovations	697,953	672,837	183,855	in progress	See 100041 above.

Council Objective	Project ID	Project Name	Life to Date Actuals+ Encumbrances	FY 2026 Budget \$	Encumbrances \$	Status	Notes
4.11	100058	SW56-Mattie Kelly Naturewalk Outfall	48,034	200,000	-	Completed	
4.11	500056	State-FDEP-Mattie Kelly Outfall	577,319	1,000,000	-	Completed	
5.7	100063	TRSAF-Intersection Safety	70,389	132,131	38,318	in progress	Programmed by public works & safety committee.
1.3	100064	UNDER-Undergrounding	12,257,330	6,164,589	2,136,730	in progress	Conduit installation 100% complete (15 days late). Switching is next and waiting for FPL to complete their "betterment" project (eta Octt 2026, FPL waiting on materials). Wreck-out is the final phase.
5.2	100072	DREDG-Dredge Harbor	359,008	516,625	-	Completed	
5.2	500013	State-FDEP-Dredging Op Grant	100,000	100,000	-	Completed	
5.2	500027	BOCC-Dredging Op Grant	400,000	400,000	-	Completed	
5.8	500057	BOCC-4Prong Lake Outfall	279,050	1,000,000	246,700	in progress	Dewberry hired by City May 2026 to develop a design/build bid package. State appropriation \$1m may be awarded in Sept 2026.
5.8	500014	State-FDEP-4Prong Lake Outfall	-	1,000,000	-	in progress	See 100073 above.
5.8	100073	SW60-4 Prong Lake Stormwater	-	600,000	-	in progress	See 100073 above.
6.02	100075	Dalton Threadgill infield artificial turf	130,880	161,655	-	Completed	
6.02	500052	Private Donor-Dalton Threadgill infield artificial turf	103,637	122,238	-	Completed	
6.02	100076	Dalton Threadgill Ahtletic Field LED Lighting	-	53,650	-	paused	
6.02	500053	Private Donor-Dalton Threadgill LED Field Lighting	-	93,166	-	paused	On RR schedule for FY 2027
5.9c	100077	Annex Office Space	16,160	76,000	8,114	in progress	Doors/windows arrived May 2026. Construction to be completed by City staff w/support of D&D.
xxx	100078	John Deere Gator Public Works Irrigation, Signs, Sidewalks	22,645	25,000	-	Completed	
4.19	500025	BOCC-Crystal Beach Park CIP	5,788,476	1,488,965	1,484,009	in progress	DO issued. RFP may be issued June/July 2026
4.19	500029	TDC 12.5%-Crystal Beach Park CIP	535,842	440,808	437,364	in progress	See 500025 above

Council Objective	Project ID	Project Name	Life to Date Actuals+ Encumbrances	FY 2026 Budget \$	Encumbrances \$	Status	Notes
4.19	500026	BOCC-Tarpon Beach Park CIP	8,435,883	1,197,000	422,127	in progress	Under construction. Estimated completion July 2026.
4.19	500030	TDC 12.5%-Tarpon Beach Park CIP	1,415,020	1,197,000	422,127	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	4,000	-	Completed	
1.5	100012	CRH60-Pedestrian Pathway Under Marler Bridge	220,233	91,665	47,627	in progress	Baskerville working with FDOT for permitting, and then will complete the design. Pursuing grants.
1.7	100081	Dalton Threadgill Park Parking Expansion	457,167	534,167	3,000	in progress	Property at 446 Calhoun purchased. Engineering design work order in process (\$80K)
3.2	100043	RR051-General Government Renew/Replace	-	16,000	-	not started	Funding to replace an HVAC unit.
3.2	100046	RR054-Roads, Sidewalks, Street Lighting Renew/Replace	5,936,841	6,180,005	3,297,928	in progress	
3.2	100047	RR571-Library Renewal/Replacement	10,494	140,316	-	in progress	Sod replaced. Indoor painting on hold awaiting remodel plans. Monument sign on hold.
3.2	100029	LBOOK-Library Annual additions to collections	40,467	65,925	-	in progress	
3.2	100048	RR572-Parks Renewal/Replacement	20,240	32,565	-	in progress	
3.2	100052	RRV57-Parks Replacement Vehicles	134,358	141,799	-	in progress	
3.2	100049	RR573-Recreation Renewal/Replacement	738,373	913,216	682,103	in progress	\$652k PO for community ctr roof authorized 04/20/26 to ICE. Com ctr doors/windows/stucco plans next.
xxx	100071	Motorized Equip/Vehicles	11,104	12,000	-	Completed	
xxx	100037	RC125-Buck Destin Restrooms	27,608	25,000	-	in progress	
	500044	TDC 12.5%-FY25+ Beachfront Park Operations	579,490	662,780	505	in progress	
	500011	State-FDEP-Leonard Destin Park Operations	559,465	169,004	451	in progress	

Council Objective	Project ID	Project Name	Life to Date Actuals+ Encumbrances	FY 2026 Budget \$	Encumbrances \$	Status	Notes
	500058	City of Destin Vulnerability Assessment and Adaptation Plan Updates	457,900	457,900	396,200	in progress	\$457k PO authorized 04/07/26 to Dewberry
	500062	2026 Dollar General Literacy Foundation Grant	817	3,000	-	in progress	
	500063	State-FDOT JPA US98(SR30) Median Improvements	-	600,000	-	started	
GRAND TOTAL life-to-date exps			72,226,691	44,156,800	15,730,737		
FY 2026 Budget			44,156,800				
FY 2026 Actuals + Encumbrances			36,803,207				
FY 2026 Remaining Budget			7,353,893				

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	6,164,589
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)	534,167
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	-
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Management in Progress (capital projects only listed below)

3.2	Plan for renewal and replacement of city facilities and infrastructure	7,489,826
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	690,000
4.8	FDOT Median Improvement project	-
4.9	Norriego Point Park improvements Phase III	5,451,227
4.10	Renovate Clement Taylor Park	1,696,866
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	4,323,773
	Park & Tarpon Park	
	TOTAL for items on the Strategic Plan	<u>\$ 36,531,745</u>
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 staff)	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	Upgrades to Dalton Threadgill (turf, drainage, property line issues, parking)	430,709
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	66,000
	TOTAL for additional projects not on Plan	<u>\$ 2,196,853</u>
	<i>TOTAL for all projects</i>	<u><u>\$ 38,728,598</u></u>

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 5.J.

TO: City Council

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

FROM: Krystal Strickland, Finance Director

DATE: July 13, 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 06/30/2026:

- At the end of April, we were 75% of the way through Fiscal Year 2026, which is October 1 - September 30, 2026.
- 98% 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 69% of the Operating Budget.
- We have expended and encumbered 89% (\$37m/\$41m) of the Capital Budget.
- The net change in total fund balance is a year-to-date increase of \$2.3 million.

The reserve committed by Resolution 12-20 is \$17 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. 2029p09 June Ops Fin

City of Destin

FY 2026 10/01/2025 - 06/30/2026

last updated: 7/8/2026 10:53 AM

FY 2026 Budget Vs Actuals					
Council Trend	Revised			Remaining	FY 2026
	Budget	Actual	Encumbrances	Balance	Projection
10 Taxes	18,319,108	18,013,812	-	305,296	18,703,277
11 Intergovernmental Revenue	26,298,081	12,743,398	-	13,554,683	24,317,286
12 Permits, Fees, & Special Assessments	7,788,504	5,951,027	-	1,837,477	7,794,011
13 Charges For Services	1,415,371	1,124,626	-	290,745	2,206,508
14 Judgements, Fines, & Forfeits	56,500	99,143	-	(42,643)	116,007
15 Miscellaneous Revenues	1,543,467	1,295,743	-	247,724	2,225,259
16 Other Sources	16,933	-	-	16,933	-
17 Transfers In	8,932,838	7,898,526	-	1,034,312	9,112,431
Total Cash In	64,370,802	47,126,276	-	17,244,527	64,474,779
20 Personnel Services	7,794,071	4,859,334	-	2,934,737	6,540,482
21 Personnel Taxes & Benefits	2,754,731	1,781,170	-	973,560	2,498,994
22 Operating Expenses	12,721,208	7,257,268	1,994,665	3,469,275	10,323,882
23 Grants And Aids	17,000	10,839	-	6,161	14,452
24 Debt Service	5,704,731	3,993,354	25,318	1,686,060	5,502,997
25 Capital Outlay	41,296,871	19,032,322	17,625,444	4,639,106	37,230,431
26 Transfers Out	8,932,838	7,898,526	-	1,034,312	9,112,431
Total Cash Out	79,221,450	44,832,813	19,645,426	14,743,211	71,223,669
NET CHANGE	(14,850,648)	2,293,463			(6,748,890)
BEGINNING BALANCE	69,733,719	69,733,719			69,664,214
ENDING BALANCE	54,883,071	72,027,181			62,979,112

GENERAL FUND	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
001 General Fund-10 Taxes	14,054,119	13,970,017	-	84,102	14,442,087
001 General Fund-11 Intergovernmental Revenue	4,200,514	2,016,398	-	2,184,116	3,223,128
001 General Fund-12 Permits, Fees, & Special Assessments	5,415,898	3,909,709	-	1,506,189	5,002,627
001 General Fund-13 Charges For Services	676,541	497,800	-	178,741	667,362
001 General Fund-14 Judgements, Fines, & Forfeits	56,400	88,573	-	(32,173)	105,436
001 General Fund-15 Miscellaneous Revenues	624,600	184,803	-	439,797	883,659
001 General Fund-16 Other Sources	-	-	-	-	-
001 General Fund-17 Transfers In	-	-	-	-	-
Total Cash In	25,028,072	20,667,301	-	4,360,771	24,324,300
001 General Fund-20 Personnel Services	7,090,813	4,425,629	-	2,665,184	5,924,007
001 General Fund-21 Personnel Taxes & Benefits	2,479,479	1,629,998	-	849,481	2,265,307
001 General Fund-22 Operating Expenses	11,023,340	6,247,093	1,890,842	2,885,405	8,931,515
001 General Fund-23 Grants And Aids	17,000	10,839	-	6,161	14,452
001 General Fund-24 Debt Service	198,842	31,853	25,318	141,672	65,165
001 General Fund-25 Capital Outlay	1,380,967	593,330	472,927	314,710	1,082,738
001 General Fund-26 Transfers Out	3,763,780	3,595,137	-	168,643	3,881,938
Total Cash Out	25,954,221	16,533,878	2,389,087	7,031,256	22,165,122
NET CHANGE	(926,149)	4,133,422			2,159,178
BEGINNING BALANCE	35,793,131	35,793,131			35,793,131
ENDING BALANCE	34,866,981	39,926,553			37,952,308

BUILDING INSPECTION (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
101 Florida Building Code Fund-12 Permits, Fees, & Special Ass	1,248,161	981,509	-	266,652	1,259,484
101 Florida Building Code Fund-13 Charges For Services	32,830	34,650	-	(1,820)	41,230
101 Florida Building Code Fund-14 Judgements, Fines, & Forfeitu	100	10,571	-	(10,471)	10,571
101 Florida Building Code Fund-15 Miscellaneous Revenues	5,000	11,095	-	(6,095)	14,041
101 Florida Building Code Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,286,091	1,037,825	-	248,266	1,325,326
101 Florida Building Code Fund-20 Personnel Services	658,247	401,117	-	257,130	571,379
101 Florida Building Code Fund-21 Personnel Taxes & Benefits	264,488	141,102	-	123,386	219,180
101 Florida Building Code Fund-22 Operating Expenses	192,402	53,582	15,742	123,078	75,235
101 Florida Building Code Fund-25 Capital Outlay	-	-	-	-	-
101 Florida Building Code Fund-26 Transfers Out	81,071	91,933	-	(10,862)	113,638
Total Cash Out	1,196,208	687,733	15,742	492,733	979,432
NET CHANGE	89,883	350,091			345,894
BEGINNING BALANCE	230,466	230,466			230,466
ENDING BALANCE	320,349	580,557			576,360

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 Asse	25,000	59,251	-	(34,251)	59,251
102 Npeb Water Quality Fund-15 Miscellaneous Revenues	5,000	7,505	-	(2,505)	8,598
102 Npeb Water Quality Fund-17 Transfers In	-	-	-	-	-
Total Cash In	30,000	66,757	-	(36,757)	67,849
102 Npeb Water Quality Fund-22 Operating Expenses	146,905	130,154	-	16,751	137,354
102 Npeb Water Quality Fund-25 Capital Outlay	-	-	-	-	-
102 Npeb Water Quality Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	146,905	130,154	-	16,751	137,354
NET CHANGE	(116,905)	(63,397)			(69,505)
BEGINNING BALANCE	283,953	283,953			214,448
ENDING BALANCE	167,048	220,555			208,731

PARKING (Committed by Council Resolution)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
103 Parking Fund-13 Charges For Services	706,000	592,176	-	113,824	1,497,916
103 Parking Fund-14 Judgements, Fines, & Forfeits	-	-	-	-	-
103 Parking Fund-15 Miscellaneous Revenues	55,000	74,939	-	(19,939)	92,387
Total Cash In	761,000	667,115	-	93,885	1,590,303
103 Parking Fund-22 Operating Expenses	404,704	107,321	11,452	285,931	352,934
103 Parking Fund-25 Capital Outlay	80,000	-	3,000	77,000	3,000
103 Parking Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	484,704	107,321	14,452	362,931	355,934
NET CHANGE	276,296	559,794			1,234,369
BEGINNING BALANCE	2,720,233	2,720,233			2,720,233
ENDING BALANCE	2,996,529	3,280,027			3,954,602

PERMITTING TECHNOLOGY (Committed by Council Resolution)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
105 Permit & License Technology Fund-15 Miscellaneous Revenue	10,300	23,171	-	(12,871)	28,279
105 Permit & License Technology Fund-17 Transfers In	178,071	331,072	-	(153,001)	357,369
105 Permit & License Technology Fund-16 Other Sources	16,933	-	-	16,933	-
Total Cash In	205,304	354,243	-	(148,939)	385,648
105 Permit & License Technology Fund-22 Operating Expenses	131,078	82,915	16,558	31,605	114,473
105 Permit & License Technology Fund-25 Capital Outlay	16,933	-	-	16,933	-
105 Permit & License Technology Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	148,011	82,915	16,558	48,538	114,473
NET CHANGE	57,293	271,328			271,175
BEGINNING BALANCE	745,252	745,252			745,252
ENDING BALANCE	802,545	1,016,580			1,016,427

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	90,401	-	(10,401)	104,254
Total Cash In	2,353,265	2,363,665	-	(10,400)	2,377,519
106 Cra Town Center Fund-20 Personnel Services	22,505	16,294	-	6,211	22,548
106 Cra Town Center Fund-21 Personnel Taxes & Benefits	5,382	5,035	-	347	7,254
106 Cra Town Center Fund-22 Operating Expenses	153,150	49,764	29,840	73,545	86,341
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	750,202	-	249,465	1,000,110
Total Cash Out	1,198,191	830,171	29,840	338,179	1,125,128
NET CHANGE	1,155,074	1,533,494			1,252,391
BEGINNING BALANCE	1,320,512	1,320,512			1,320,512
ENDING BALANCE	2,475,587	2,854,007			2,572,903
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	25,844	-	1,156	31,149
107 Cra Harbor District Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,248,724	1,247,567	-	1,157	1,252,873
107 Cra Harbor District Fund-20 Personnel Services	22,505	16,294	-	6,211	22,548
107 Cra Harbor District Fund-21 Personnel Taxes & Benefits	5,382	5,035	-	347	7,254
107 Cra Harbor District Fund-22 Operating Expenses	91,037	28,420	19,520	43,097	57,287
107 Cra Harbor District Fund-25 Capital Outlay	-	-	-	-	-
107 Cra Harbor District Fund-26 Transfers Out	1,530,274	1,150,034	-	380,240	1,531,240
Total Cash Out	1,649,198	1,199,784	19,520	429,895	1,618,328
NET CHANGE	(400,474)	47,783			(365,455)
BEGINNING BALANCE	790,304	790,304			790,304
ENDING BALANCE	389,830	838,088			424,849

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	2,592	-	(567)	3,534
108 Fdep Water Quality Fund-17 Transfers In	-	-	-	-	-
Total Cash In	2,025	2,592	-	(567)	3,534
108 Fdep Water Quality Fund-22 Operating Expenses	78,530	58,010	10,710	9,810	68,720
108 Fdep Water Quality Fund-25 Capital Outlay	-	-	-	-	-
Total Cash Out	78,530	58,010	10,710	9,810	68,720
NET CHANGE	(76,505)	(55,418)			(65,186)
BEGINNING BALANCE	92,771	92,771			92,771
ENDING BALANCE	16,266	37,354			27,585

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 Intergovernmental Revenue	1,719,730	997,894	-	721,836	1,675,527
109 Okaloosa Half-Penny Fund-15 Miscellaneous Revenues	130,000	183,053	-	(53,053)	231,082
109 Okaloosa Half-Penny Fund-17 Transfers In	-	-	-	-	-
Total Cash In	1,849,730	1,180,947	-	668,783	1,906,609
109 Okaloosa Half-Penny Fund-22 Operating Expenses	-	-	-	-	-
109 Okaloosa Half-Penny Fund-25 Capital Outlay	1,753,531	349,331	426,186	978,014	775,518
109 Okaloosa Half-Penny Fund-26 Transfers Out	1,853,977	1,763,841	-	90,136	1,853,976
Total Cash Out	3,607,508	2,113,173	426,186	1,068,149	2,629,494
NET CHANGE	(1,757,778)	(932,226)			(722,885)
BEGINNING BALANCE	7,181,078	7,181,078			7,181,078
ENDING BALANCE	5,423,300	6,248,853			6,458,193

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 Rev	5,000	5,986	-	(986)	7,844
213 2013 Revenue Refunding Note Fund-17 Transfers In	552,000	413,701	-	138,299	551,498
Total Cash In	557,000	419,687	-	137,313	559,341
213 2013 Revenue Refunding Note Fund-22 Operating Expense	5	2	-	3	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	374,500			7,538
BEGINNING BALANCE	108,169	108,169			108,169
ENDING BALANCE	113,314	482,669			115,707
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 Rev	5,000	9,165	-	(4,165)	10,654
214 2014 Revenue Refunding Note Fund-17 Transfers In	733,000	549,336	-	183,664	732,477
Total Cash In	738,000	558,501	-	179,499	743,130
214 2014 Revenue Refunding Note Fund-22 Operating Expense	5	2	-	3	3
214 2014 Revenue Refunding Note Fund-24 Debt Service	734,275	732,361	-	1,914	732,361
214 2014 Revenue Refunding Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	734,280	732,363	-	1,917	732,364
NET CHANGE	3,720	(173,862)			10,766
BEGINNING BALANCE	263,934	263,934			263,934
ENDING BALANCE	267,654	90,072			274,700

2021 LOAN DEBT SERVICE 1.139% (Payoff 03/2029)	Revised			Remaining	FY 2026
	Budget	Actual	Encumbrances	Balance	Projection
221 2021 Revenue Refunding Note Fund-15 Miscellaneous Rev	500	903	-	(403)	1,168
221 2021 Revenue Refunding Note Fund-16 Other Sources	-	-	-	-	-
221 2021 Revenue Refunding Note Fund-17 Transfers In	1,305,260	977,036	-	328,224	1,305,259
Total Cash In	1,305,760	977,939	-	327,821	1,306,427
221 2021 Revenue Refunding Note Fund-22 Operating Expense	5	4	-	1	5
221 2021 Revenue Refunding Note Fund-24 Debt Service	1,305,260	1,085,543	-	219,717	1,305,259
221 2021 Revenue Refunding Note Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	1,305,265	1,085,547	-	219,718	1,305,263
NET CHANGE	495	(107,608)			1,163
BEGINNING BALANCE	2,749	2,749			2,749
ENDING BALANCE	3,244	(104,859)			3,912
2023 LOAN 0% (Payoff 09/2032)	Revised			Remaining	FY 2026
	Budget	Actual	Encumbrances	Balance	Projection
223 2023 Tdc Advance Fund-11 Intergovernmental 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 Revenue	2,000	11,029	-	(9,029)	17,415
224 2024 Capital Project Note Fund-16 Other Sources	-	-	-	-	-
224 2024 Capital Project Note Fund-17 Transfers In	2,164,507	1,627,380	-	537,127	2,165,829
Total Cash In	2,166,507	1,638,409	-	528,098	2,183,244
224 2024 Capital Project Note Fund-22 Operating Expenses	20	2	-	19	2
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	2,098,413
NET CHANGE	1,983	(460,003)			84,831
BEGINNING BALANCE	1,020,154	1,020,154			1,020,154
ENDING BALANCE	1,022,137	560,150			1,104,985
RENEWAL & REPLACEMENT FUND (Committed by Council Resolution)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
301 Renewal & Replacement Fund-10 Taxes	530,000	386,604	-	143,396	529,000
301 Renewal & Replacement Fund-12 Permits, Fees, & Special	-	54,168	-	(54,168)	54,168
301 Renewal & Replacement Fund-15 Miscellaneous Revenues	31,500	161,548	-	(130,048)	207,704
301 Renewal & Replacement Fund-17 Transfers In	4,000,000	4,000,000	-	-	4,000,000
Total Cash In	4,561,500	4,602,320	-	(40,820)	4,790,871
301 Renewal & Replacement Fund-22 Operating Expenses	10	-	-	10	-
301 Renewal & Replacement Fund-25 Capital Outlay	6,317,212	1,775,194	4,010,765	531,254	6,284,925
301 Renewal & Replacement Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	6,317,222	1,775,194	4,010,765	531,264	6,284,925
NET CHANGE	(1,755,722)	2,827,126			(1,494,054)
BEGINNING BALANCE	3,703,735	3,703,735			3,703,735
ENDING BALANCE	1,948,014	6,530,862			2,209,681

CAPITAL GRANTS (Restricted by Grant Agreements)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
305 Capital Grant Fund-11 Intergovernmental Revenue	19,627,837	9,729,106	-	9,898,732	18,668,631
305 Capital Grant Fund-15 Miscellaneous Revenues	229,729	103,637	-	126,091	103,637
305 Capital Grant Fund-16 Other Sources	-	-	-	-	-
305 Capital Grant Fund-17 Transfers In	-	-	-	-	-
Total Cash In	19,857,566	9,832,743	-	10,024,823	18,772,268
305 Capital Grant Fund-22 Operating Expenses	500,000	500,000	-	-	500,000
305 Capital Grant Fund-24 Debt Service	-	-	-	-	-
305 Capital Grant Fund-25 Capital Outlay	19,357,566	9,607,069	8,638,563	1,111,933	18,245,632
305 Capital Grant Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	19,857,566	10,107,069	8,638,563	1,111,933	18,745,632
NET CHANGE	(0)	(274,326)			26,636
BEGINNING BALANCE	(26,635)	(26,635)			(26,635)
ENDING BALANCE	(26,635)	(300,962)			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	162,203	-	77,797	237,203
306 Gas Tax#2 Fund-15 Miscellaneous Revenues	6,000	26,623	-	(20,623)	33,195
306 Gas Tax#2 Fund-17 Transfers In	-	-	-	-	-
Total Cash In	246,000	188,826	-	57,174	270,397
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	201,125	-	40,605	271,123
Total Cash Out	941,735	201,125	-	740,610	271,124
NET CHANGE	(695,735)	(12,299)			(727)
BEGINNING BALANCE	919,156	919,156			919,156
ENDING BALANCE	223,421	906,857			918,429

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, &	930,000	513,966	-	416,034	930,692
307 Electric Franchise For Undergrounding-15 Miscellaneous R	51,500	93,544	-	(42,044)	116,573
307 Electric Franchise For Undergrounding-17 Transfers In	-	-	-	-	-
Total Cash In	981,500	607,510	-	373,990	1,047,265
307 Electric Franchise For Undergrounding-22 Operating Expen	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	346,254	-	116,085	460,405
Total Cash Out	1,480,351	346,254	868,000	266,097	1,368,405
NET CHANGE	(498,851)	261,257			(321,139)
BEGINNING BALANCE	3,345,756	3,345,756			3,345,756
ENDING BALANCE	2,846,905	3,607,013			3,024,617

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 Assessr	3,025	2,095	-	929	3,960
310 Police Impact Fee Fund-15 Miscellaneous Revenues	-	534	-	(534)	707
310 Police Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	3,025	2,629	-	395	4,666
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	2,629			4,656
BEGINNING BALANCE	19,031	19,031			19,031
ENDING BALANCE	22,056	21,660			23,687

MOBILITY FEE (Restricted by State Statute)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
311 Transportation Impact Fee Fund-12 Permits, Fees, & Special Assessments	96,033	376,113	-	(280,081)	426,113
311 Transportation Impact Fee Fund-15 Miscellaneous Revenues	40,500	61,040	-	(20,540)	76,077
311 Transportation Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	136,533	437,153	-	(300,621)	502,190
311 Transportation Impact Fee Fund-22 Operating Expenses	-	-	-	-	-
311 Transportation Impact Fee Fund-25 Capital Outlay	1,616,428	25,758	1,141,021	449,648	1,166,780
311 Transportation Impact Fee Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	1,616,428	25,758	1,141,021	449,648	1,166,780
NET CHANGE	(1,479,895)	411,395			(664,589)
BEGINNING BALANCE	1,989,502	1,989,502			1,989,502
ENDING BALANCE	509,607	2,400,897			1,324,912
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	13,321	-	425	15,321
312 Library Impact Fee Fund-15 Miscellaneous Revenues	5,250	8,172	-	(2,922)	9,920
312 Library Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	18,996	21,493	-	(2,497)	25,241
312 Library Impact Fee Fund-22 Operating Expenses	-	-	-	-	-
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)	4,136			(12,786)
BEGINNING BALANCE	274,996	274,996			274,996
ENDING BALANCE	18,634	279,131			262,209

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 Assessm	56,642	40,894	-	15,748	42,394
313 Park Impact Fee Fund-15 Miscellaneous Revenues	10,500	12,495	-	(1,995)	16,073
313 Park Impact Fee Fund-17 Transfers In	-	-	-	-	-
Total Cash In	67,142	53,389	-	13,753	58,467
313 Park Impact Fee Fund-22 Operating Expenses	-	-	-	-	-
313 Park Impact Fee Fund-25 Capital Outlay	-	-	-	-	-
313 Park Impact Fee Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	-	-	-	-	-
NET CHANGE	67,142	53,389			58,467
BEGINNING BALANCE	465,847	465,847			465,847
ENDING BALANCE	532,989	519,236			524,314
2024 CONSTRUCTION LOAN (Restricted by loan covenant)	Revised Budget	Actual	Encumbrances	Remaining Balance	FY 2026 Projection
324 2024 Bond Capital Project Fund-15 Miscellaneous Revenue	217,064	197,664	-	19,400	227,311
324 2024 Bond Capital Project Fund-16 Other Sources	-	-	-	-	-
324 2024 Bond Capital Project Fund-17 Transfers In	-	-	-	-	-
Total Cash In	217,064	197,664	-	19,400	227,311
324 2024 Bond Capital Project Fund-22 Operating Expenses	0	0	-	-	0
324 2024 Bond Capital Project Fund-25 Capital Outlay	8,763,391	6,655,407	2,044,312	63,672	8,716,936
324 2024 Bond Capital Project Fund-26 Transfers Out	-	-	-	-	-
Total Cash Out	8,763,391	6,655,407	2,044,312	63,672	8,716,936
NET CHANGE	(8,546,327)	(6,457,743)			(8,489,625)
BEGINNING BALANCE	8,489,625	8,489,625			8,489,625
ENDING BALANCE	(56,702)	2,031,882			(0)

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 5.K.

TO: City Council

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

FROM: Krystal Strickland, Finance Director

DATE: July 15, 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 following the reporting period. The tax return and payment are considered delinquent if not postmarked by the 20th of the month following the close of the reporting period. If the January reporting period is from January 1 through January 31, the tax return and payment are due no later than the February 20th. There is an exception allowable for quarterly filing when the tax return is due less than 15 days less of tax paid annually.

Attached is the latest available report.

Report Location:

<https://okaloosaclerk.com/board-services/tourist-development-tax/>

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=eyJrIjoibGQxNjBiMjktOTk3OC00ODgxLTg3MzYtZmI1YjhjZThlN2E1IiwidCI6IjQwYWI4ZmUzLTMyOTctNDc4Zi04MmVhLTJkYmRhMWIwZmJkOSJ9>

II. DISCUSSION: This report created by Okaloosa County is informational only.

Fiscal year to date collections (October-June 2025 vs October-June 2026) are cumulatively 2.43% higher.

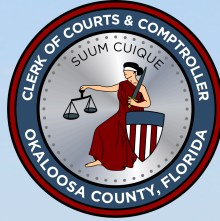
- A. Link to Strategic Goals / Objectives:
- B. Effect on Budget (EOB):
- C. Level of Service (LOS):
- D. Legislative Sponsor:
- E. Business Impact Statement:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Informational only.

Attachments:

1. 2026 06 June TDT



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	\$2,900,318.84
May	\$3,040,430.64	\$3,335,970.07	\$3,451,646.33
June	\$4,402,002.89	\$4,546,078.79	\$4,828,756.20
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)

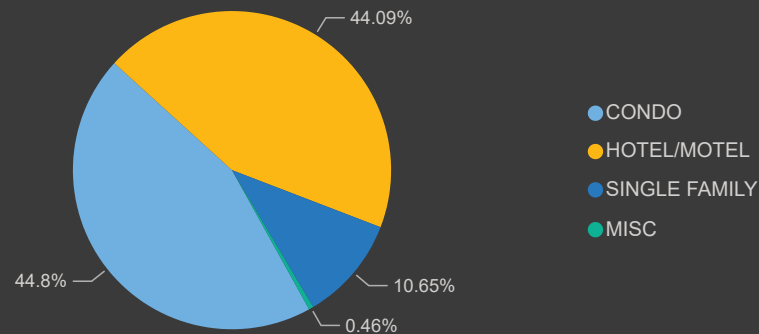
Month	FY 2022	FY 2023	FY2024	FY2025	FY2026	% (+/-)
October	\$2,913,700.21	\$3,589,406.50	\$3,276,277.33	\$3,073,596.99	\$2,973,682.96	-3.25%
November	\$2,177,346.70	\$2,621,154.46	\$2,981,714.82	\$2,929,750.21	\$3,008,918.94	2.70%
December	\$1,074,763.79	\$1,089,937.11	\$1,295,378.95	\$1,185,806.78	\$1,226,692.73	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	\$3,189,975.30	-5.35%
May	\$3,408,715.29	\$3,945,677.01	\$3,277,373.73	\$3,589,085.08	\$3,734,576.88	4.05%
June	\$3,899,435.84	\$4,371,375.99	\$4,664,414.06	\$4,846,191.46	\$5,186,101.16	7.01%
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	\$22,624,561.49	

Expanded District Collections

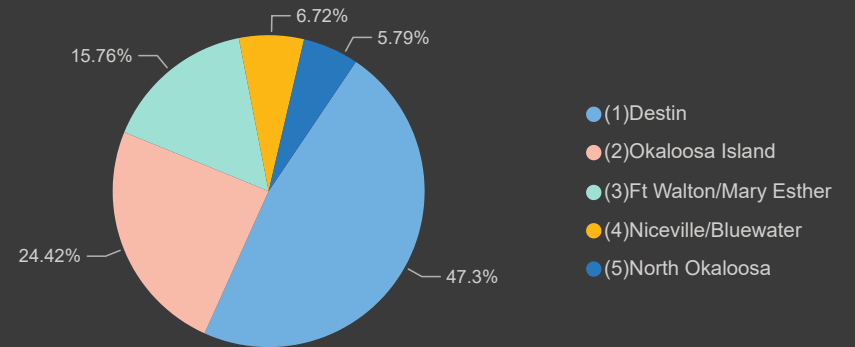
Month	FY2024	FY2025	FY2026
October	\$171,842.79	\$191,102.76	\$201,486.85
November	\$164,069.87	\$185,341.48	\$202,521.67
December	\$171,841.72	\$129,174.98	\$148,758.19
January	\$116,889.44	\$119,413.45	\$161,078.97
February	\$126,456.9	\$124,775.56	\$157,113.40
March	\$144,095.33	\$135,329.58	\$176,508.50
April	\$202,835.57	\$242,943.1	\$289,656.46
May	\$236,943.09	\$253,115.01	\$282,930.55
June	\$262,411.17	\$300,112.67	\$357,344.96
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

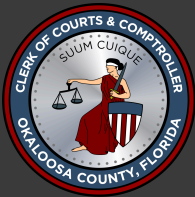


Area



Rental Type	Current District	Expanded District	Total
CONDO	7,552	23	7,575
HOTEL/MOTEL	4,908	2,548	7,456
SINGLE FAMILY	1,503	297	1,800
MISC	43	35	78
Total	14,006	2,903	16,909

District	Current District	Expanded District	Total
(1)Destin	7,998		7,998
(2)Okaloosa Island	4,130		4,130
(3)Ft Walton/Mary Esther	1,878	787	2,665
(4)Niceville/Bluewater		1,137	1,137
(5)North Okaloosa		979	979
Total	14,006	2,903	16,909



Number of Units Reporting





Collection Period FY2026

Gross Receipts & Tax Due by Rental Type

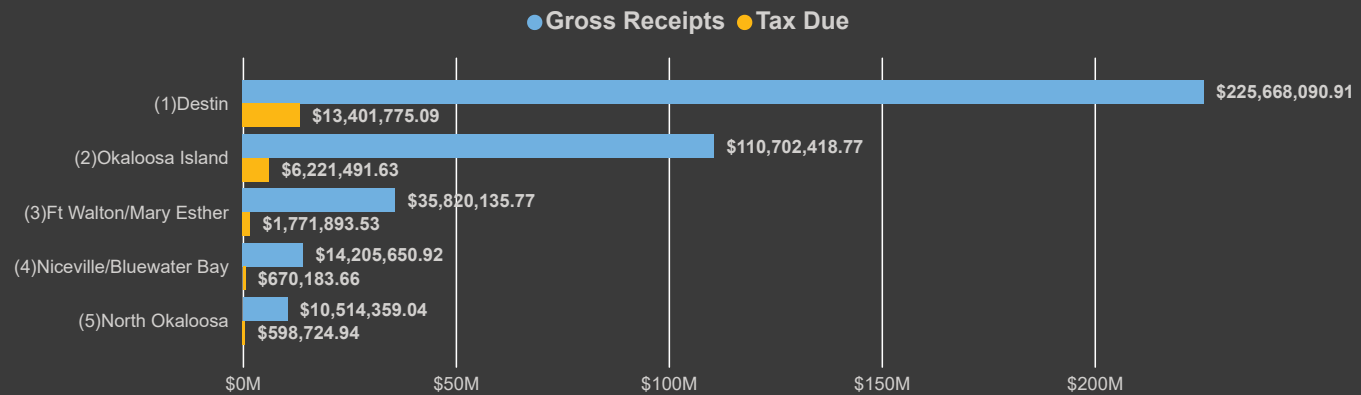


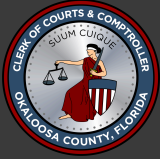
Gross Receipts

Rental Type	October	November	December	January	February	March	April	May	June	Total
CONDO	\$26.18M	\$26.45M	\$7.49M	\$5.02M	\$7.08M	\$11.14M	\$23.74M	\$29.09M	\$43.45M	\$179.65M
HOTEL/MOTEL	\$16.54M	\$15.78M	\$9.01M	\$8.01M	\$7.80M	\$10.34M	\$20.89M	\$23.20M	\$27.82M	\$139.40M
SINGLE FAMILY	\$8.83M	\$9.00M	\$4.53M	\$3.23M	\$2.61M	\$2.66M	\$11.51M	\$12.86M	\$17.63M	\$72.85M
MISC	\$0.43M	\$0.55M	\$0.51M	\$0.40M	\$0.35M	\$0.34M	\$0.70M	\$0.82M	\$0.91M	\$5.01M
Total	\$51.98M	\$51.78M	\$21.54M	\$16.66M	\$17.84M	\$24.48M	\$56.83M	\$65.98M	\$89.82M	\$396.91M

Tax Due

Rental Type	October	November	December	January	February	March	April	May	June	Total
CONDO	\$1.57M	\$1.58M	\$0.45M	\$0.30M	\$0.42M	\$0.66M	\$1.41M	\$1.74M	\$2.60M	\$10.73M
HOTEL/MOTEL	\$0.86M	\$0.86M	\$0.49M	\$0.43M	\$0.39M	\$0.53M	\$1.06M	\$1.20M	\$1.49M	\$7.32M
SINGLE FAMILY	\$0.52M	\$0.54M	\$0.27M	\$0.19M	\$0.15M	\$0.15M	\$0.68M	\$0.77M	\$1.05M	\$4.33M
MISC	\$0.02M	\$0.03M	\$0.03M	\$0.02M	\$0.02M	\$0.02M	\$0.04M	\$0.05M	\$0.05M	\$0.28M
Total	\$2.98M	\$3.01M	\$1.23M	\$0.94M	\$0.99M	\$1.37M	\$3.19M	\$3.75M	\$5.19M	\$22.66M





Collection Period FY2026

Gross Receipts & Tax Due by District

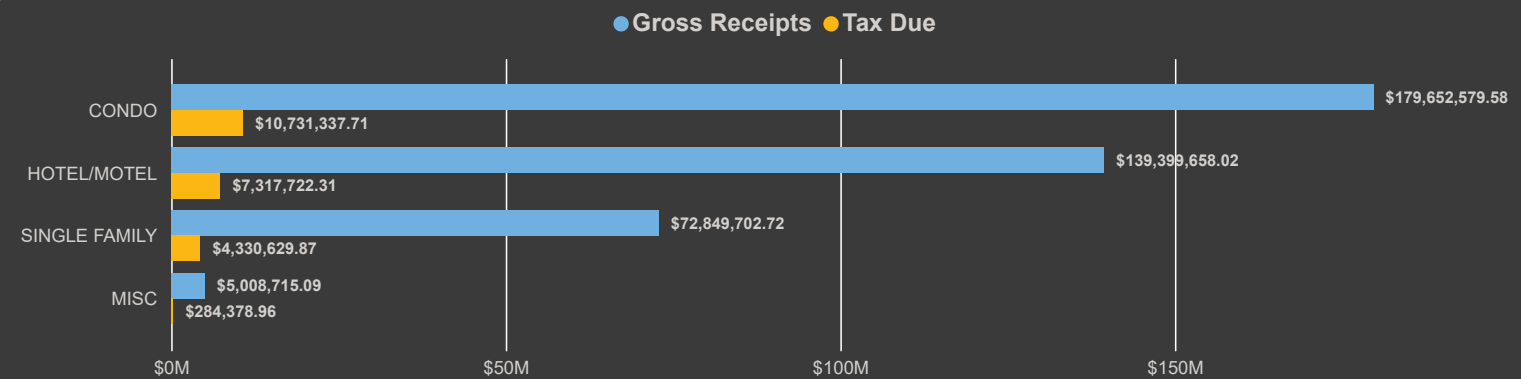


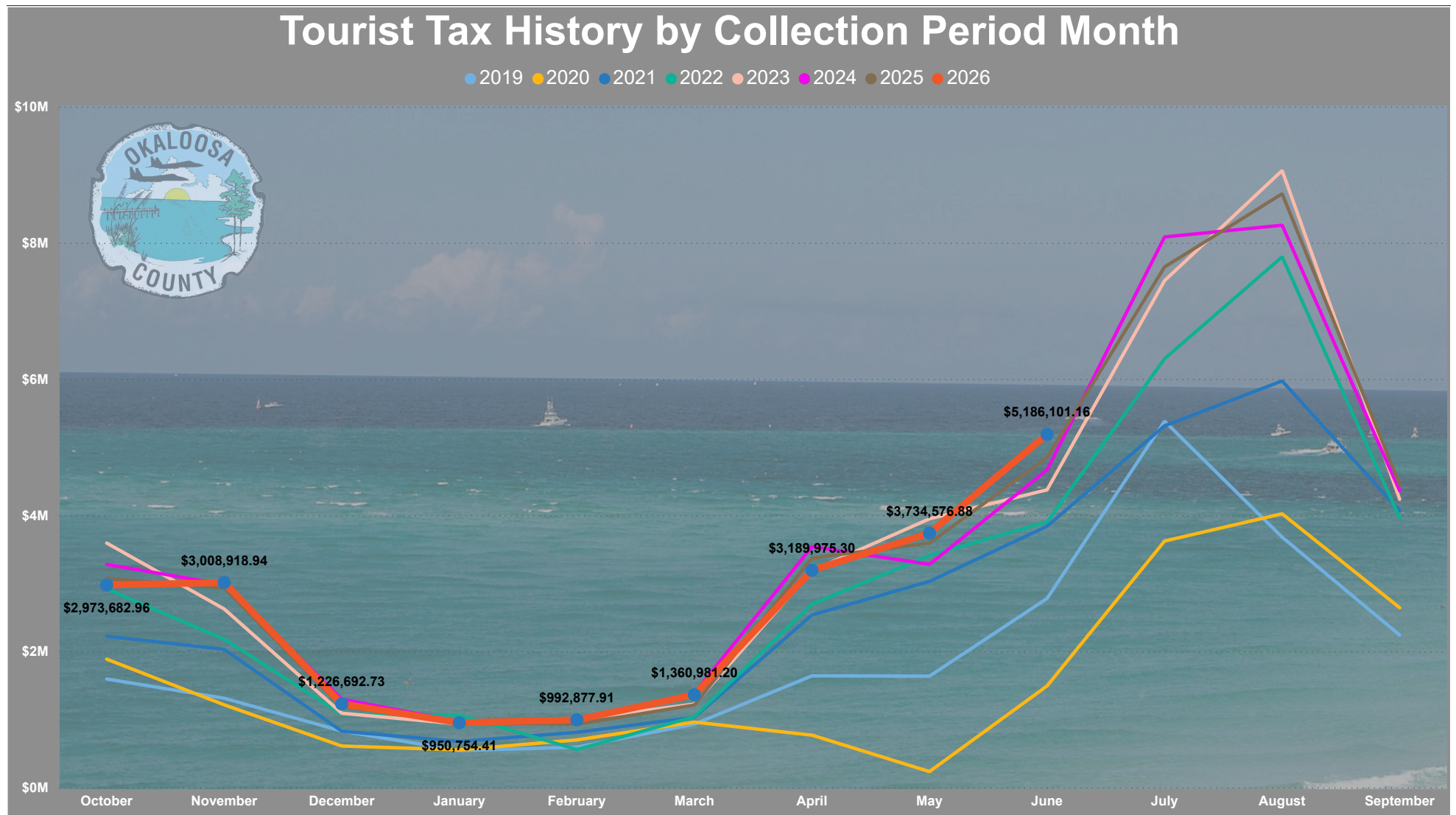
Gross Receipts

District	October	November	December	January	February	March	April	May	June	Total
(1)Destin	\$29.15M	\$30.05M	\$12.12M	\$8.87M	\$8.32M	\$12.00M	\$32.77M	\$38.89M	\$53.50M	\$225.67M
(2)Okaloosa Island	\$16.23M	\$15.79M	\$5.24M	\$3.49M	\$5.00M	\$7.15M	\$14.76M	\$17.86M	\$25.18M	\$110.70M
(3)Ft Walton/Mary Esther	\$3.89M	\$3.49M	\$2.22M	\$2.29M	\$2.48M	\$2.99M	\$5.70M	\$5.78M	\$6.96M	\$35.82M
(4)Niceville/Bluewater Bay	\$1.63M	\$1.33M	\$0.95M	\$1.03M	\$1.12M	\$1.30M	\$2.17M	\$2.09M	\$2.59M	\$14.21M
(5)North Okaloosa	\$1.08M	\$1.12M	\$1.01M	\$0.98M	\$0.92M	\$1.04M	\$1.43M	\$1.36M	\$1.58M	\$10.51M
Total	\$51.98M	\$51.78M	\$21.54M	\$16.66M	\$17.84M	\$24.48M	\$56.83M	\$65.98M	\$89.82M	\$396.91M

Tax Due

District	October	November	December	January	February	March	April	May	June	Total
(1)Destin	\$1.74M	\$1.79M	\$0.72M	\$0.53M	\$0.49M	\$0.70M	\$1.94M	\$2.31M	\$3.18M	\$13.40M
(2)Okaloosa Island	\$0.92M	\$0.91M	\$0.29M	\$0.19M	\$0.27M	\$0.41M	\$0.80M	\$0.99M	\$1.44M	\$6.22M
(3)Ft Walton/Mary Esther	\$0.19M	\$0.18M	\$0.11M	\$0.12M	\$0.12M	\$0.14M	\$0.27M	\$0.28M	\$0.35M	\$1.77M
(4)Niceville/Bluewater Bay	\$0.07M	\$0.07M	\$0.05M	\$0.05M	\$0.05M	\$0.06M	\$0.10M	\$0.09M	\$0.12M	\$0.67M
(5)North Okaloosa	\$0.06M	\$0.06M	\$0.06M	\$0.06M	\$0.05M	\$0.06M	\$0.08M	\$0.07M	\$0.09M	\$0.60M
Total	\$2.98M	\$3.01M	\$1.23M	\$0.94M	\$0.99M	\$1.37M	\$3.19M	\$3.75M	\$5.19M	\$22.66M





CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 5.L.

TO: City Council

THRU: Larry Jones , City Manager

FROM: Krystal Strickland, Finance Director

DATE: July 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	\$ 16,140,998	22%	75%
Mortgage and Asset Backed Securities	22,546,189	30%	75%
Investment grade corporate bonds	4,953,802	7%	20%
Money Market, CDs and Savings Cash	19,523,497	26%	75%
FL PRIME Money Market	2,958,592	4%	75%
Trustmark Interest-bearing Demand De	7,887,557	11%	75%
Portfolio Total	\$ 74,010,635	100%	

NEXT 3 MONTHS (Jul7-Sept 2026):

Estimated Restricted Exp	\$ 6,318,949
Estimated Op Expenditures	5,674,953
	<u>\$ 11,993,902</u>

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 0630 Quarterly Investment Report
2. City of Destin June 2026 report



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 06/30/2026

Table 1 shows the value of the portfolio as of June 30, 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	\$ 16,140,998	22%	75%
Mortgage and Asset Backed Securities	22,546,189	30%	75%
Municipals	-	0.00%	25%
Investment grade corporate bonds	4,953,802	7%	20%
Money Market, CDs and Savings Cash	19,523,497	26%	75%
FL PRIME Money Market	2,958,592	4%	75%
Trustmark Interest-bearing Demand De	7,887,557	11%	75%
Portfolio Total	\$ 74,010,635	100%	

NEXT 3 MONTHS (Jul7-Sept 2026):

Estimated Restricted Exp	\$ 6,318,949
Estimated Op Expenditures	5,674,953
	<u>\$ 11,993,902</u>

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 (04/01/26-06/30/26)	Last 12 months (07/01/25 - 06/30/26)
Interest Realized at Raymond James	\$ 538,638	\$ 2,280,492
Change in Fair Market Value	(210,767)	(825,120)
Interest Realized at FL PRIME	36,276	325,266
Interest Realized at Trustmark	60,042	337,172
Total Investment Income	\$ 424,189	\$ 2,117,810

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 (04/01/26- 06/30/26)	Last 12 months (07/01/25 - 06/30/26)
City of Destin	0.60%	3.24%
ICE BofA 1-Year US Treasury	0.67%	3.61%
Florida Prime*	3.89%	4.19%

*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 1.62 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	\$ 16,140,998	02/15/27-05/15/36	22%	3.21	0.70	U.S.
Mortgage and Asset Backed Securities	22,546,189	08/15/26-01/01/46	30%	1.83	0.56	AA+ to AAA
Investment grade corporate bonds	4,953,802	10/15/26-10/23/36	7%	4.96	0.33	A- to AA+
Money Market, CDs and Savings Cash	22,482,089	06/30/26-01/29/27	30%	0.08	0.03	
Trustmark Interest-bearing Demand Deposit Accounts (DDAs)	7,887,557	6/30/2026	11%	-	-	
Portfolio Total	\$ 74,010,635		100%		1.62	

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 June 2026, the City has realized income in the amount of \$1.5 million and has accumulated an unrealized decrease in market value of \$883 thousand. In the first quarter of FY 2026, the City withdrew

\$4 million, and as ad valorem taxes were collected in the second quarter, the City deposited \$12 million. Investment administration expenses this year to date total \$104,980.

Table 5: Raymond James Additions and Deductions five-year trend

	10/01/25- 06/30/26	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	\$ 12,272,700	\$ 11,693,461	\$ 23,574,323	\$ 7,000,000	\$ 1,742,528
Interest Earnings	1,583,910	1,993,878	1,098,052	425,145	326,839
Unrealized gain/(loss)*	(883,852)	268,268	658,497	82,573	(1,373,377)
Total Additions	\$ 12,972,758	\$ 13,658,153	\$ 24,829,064	\$ 7,507,718	\$ 695,990
Deductions					
Investment Admin Expenses	104,980	85,498	73,131	73,160	53,874
Withdrawals	4,119,255	-	8,528,105	-	-
Total Deductions	4,224,235	85,498	8,601,236	73,160	53,874
Net Change	\$ 8,748,523	\$ 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**	\$ 63,164,486	\$ 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 06/30/2026

	RJ	FL PRIME	Trustmark	Estimated Exps	Balance to
Cash & Investment Balances	(3.7% to 5.54%)	(3.83%)	(3.1%)	Jul to Sept	Invest
<i>Restricted</i>					(rounded)
Impact Fees, Elec Franch					
Undergrounding, Stormwater, NPEB, Gas Tax#2	7,089,220	2,958,592	926,985	1,257,380	(405,400)
Debt Service	-	-	1,139,464	-	-
CRAs	3,520,545	-	171,550	705,000	(553,500)
Building Code	-	-	107,958	47,938	50,000
Total Restricted	10,609,764	2,958,592	2,345,956	2,010,318	(908,900)
<i>Committed</i>					
Emergency Operations (3 mo	5,450,307	-	-	-	-
Emergency Maintenance (3 m	5,450,307	-	-	-	-
Debt Service (1 year)*	5,505,889	-	-	-	-
Infrastructure Surtax	5,688,716	-	587,399	250,355	327,000
Parking Fund	2,801,508	-	478,519	13,900	454,600
Renewal & Replacement	6,328,188	-	202,674	4,010,271	(3,817,600)
Permit Technology	801,168	-	215,412	34,105	171,300
Total Committed	32,026,082	-	1,484,004	4,308,631	(2,864,700)
<i>Unrestricted</i>	19,342,310	-	4,057,596	5,674,953	(701,200)
Total Cash & Investments	\$ 61,978,156	\$ 2,958,592	\$ 7,887,557	11,993,902	(4,474,800)

A current report produced by Raymond James as of June 30, 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

July 10, 2026

Krystal:

Attached is the City's most recent quarterly report for the period ending 06/30/2026.

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, prudence
- 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

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850-650-0990 – 888-317-8956 – 866-597-4009 Fax
www.emeraldcoastwealthadvisors.com

Raymond James & Associates, Inc., member New York Stock Exchange/SIPC

Performance Analysis as of Jun 30, 2026



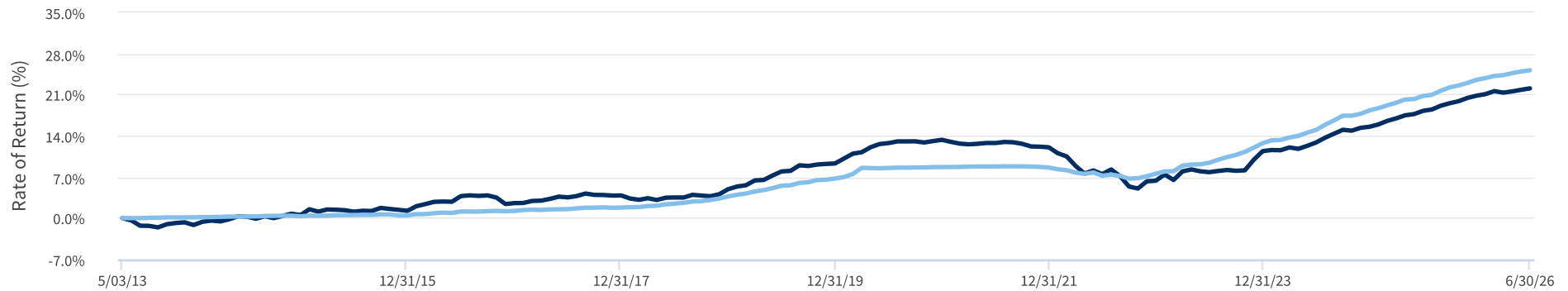
City of Destin

B HAUGEN, S CANN, A VAFIDES
brian.haugen@raymondjames.com

Performance Analysis Summary

Time-Weighted (Net of Fees)

Total Market Value as of 6/30/2026: \$62,310,342.95



The Cumulative Return is charted above.

	QTD	Last 12 Months	Last 3 Years*	Since Inception*
	3/31/26	6/30/25	6/30/23	5/03/13
	6/30/26	6/30/26	6/30/26	6/30/26
■ City of Destin	0.60%	3.24%	4.22%	1.53%
■ ICE BofA 1-Yr US Treas	0.67%	3.61%	4.58%	1.72%
S&P 500 TR USD	15.20%	22.32%	20.59%	14.40%
Bloomberg U.S. Agg Bd	0.67%	3.79%	4.15%	1.85%

Inception Date: 5/3/13

*Returns are annualized for periods greater than one year.

Performance Analysis as of Jun 30, 2026



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Performance Analysis Detail

		Market Value(\$)	Performance Inception/ Close	QTD	Last 12 Months	Last 3 Years*	Since Inception*
	Account	6/30/26		3/31/26 6/30/26	6/30/25 6/30/26	6/30/23 6/30/26	5/03/13 6/30/26
Alternate Investment Fund	xxxxx680	26,623,631.70	5/03/2013	0.38%	2.27%	3.78%	1.40%
City of Destin - CD's	xxxxx714	19,424,218.58	9/21/2017	0.91%	3.97%	4.87%	2.38%
Debt Service Fund	xxxxx699	5,620,696.27	5/03/2013	0.57%	3.18%	4.26%	1.32%
EM Maintenance Fund	xxxxx675	5,320,110.99	5/03/2013	0.60%	3.16%	4.20%	1.31%
EM Operating Fund	xxxxx703	5,321,685.42	5/03/2013	0.64%	3.15%	4.20%	1.35%

*Returns are annualized for periods greater than one year.

Additional Information Regarding This Report



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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: 551847402_113652_1782878400000_1782901119233000_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



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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 06/30/2026)	4.354	02/14/2034	26,600	99.478	26,628,845.13			3.799	4.510	4.377	4.549	100.00	4.135
Cash													
CASHCASH6 - OPENING BALANCE	0.000	07/01/2026	148	100.000	147,549.24	U.S./#Aaa	U.S.	0.000	0.000	0.000	0.003	0.55	0.000
ABS													
14041NFV8 - Capital One Multi-Asset Execution Trust	2.060	08/15/2026	118	99.780	117,841.68		AAA	0.120	3.957	2.065	0.121	0.44	
18978JAE8 - Cnh Equipment Trust	5.230	05/15/2031	550	101.330	558,513.54		AAA	2.130	4.659	5.161	1.866	2.10	4.110
189920AD3 - Cnh Equipment Trust	4.000	01/15/2033	50	98.840	49,503.33	Aaa		2.170	4.584	4.047	2.329	0.19	4.041
345276AB5 - Ford Credit Auto Lease Trust	3.830	12/15/2029	126	99.780	125,923.87	Aaa		0.520	4.356	3.838	0.537	0.47	3.870
34529BAA4 - Ford Credit Floorplan Master Owner Trust	4.630	04/15/2030	246	100.270	247,138.79	Aaa		1.680	4.514	4.618	1.787	0.93	4.479
44918CAD4 - Hyundai Auto Receivables Trust	5.540	08/15/2028	40	100.560	39,862.41		AAA	0.400	4.279	5.509	0.425	0.15	5.610
47787DAD3 - John Deere Owner Trust	3.870	08/15/2030	535	98.680	528,800.69	Aaa		2.050	4.590	3.922	2.184	1.99	3.909
92348KDR1 - Verizon Master Trust	4.710	01/20/2031	52	100.550	52,354.03		AAA	1.990	4.682	4.684	1.549	0.20	4.766
92348KFC2 - Verizon Master Trust	3.940	02/20/2031	675	99.260	670,743.75	Aaa		2.080	4.497	3.969	1.634	2.52	
98164DAD9 - World Omni Auto Receivables Trust	5.790	10/15/2028	40	100.720	40,245.00		AAA	0.460	4.278	5.749	0.474	0.15	-0.191
CMBS													
3137F83P6 - FHLMC Remic Series K-121 20300825 Flt a-1	0.995	08/01/2030	32	92.340	29,918.87	Aaa	AAA	2.300	4.429	1.078	2.416	0.11	
3137HHUN9 - FHLMC Multifamily Structured Pass Through Certs.	4.630	10/01/2029	525	100.410	529,110.60	Aaa	AAA	2.960	4.450	4.611	3.241	1.99	4.180
3137HJZY6 - FHLMC Multifamily Structured Pass Through Certs.	4.850	01/01/2030	517	100.970	524,034.79	Aaa	AAA	3.140	4.465	4.803	3.455	1.97	3.940
3137HLJA1 - FHLMC Multifamily Structured Pass Through Certs.	4.513	02/01/2030	525	100.000	526,908.62	Aaa	AAA	3.200	4.456	4.513	3.510	1.98	4.178
3137HMC65 - FHLMC Multifamily Structured Pass Through Certs.	4.329	06/01/2030	80	99.380	79,782.98	Aaa	AAA	3.520	4.460	4.356	3.888	0.30	4.302
3137HPU50 - FHLMC Multifamily Structured Pass Through Certs.	4.070	12/01/2030	56	98.280	55,220.40	Aaa	AAA	3.950	4.475	4.141	4.381	0.21	
Corporates													
Financial													
06406RBL0 - Bank New York Mellon Corp Fr 5.802%102528 Fr 5.8	5.802	10/25/2028	250	101.740	256,968.96	Aa3	A	1.265	4.424	5.703	1.320	0.97	4.307
46647PDR4 - Jpmorgan Chase & CO	5.350	06/01/2034	260	101.680	265,488.53	A1	A	6.134	5.058	5.262	6.921	1.00	4.901
571748BY7 - Marsh & McLennan Cos Inc	4.550	11/08/2027	260	100.180	262,176.78	A3	A-	1.287	4.401	4.542	1.273	0.98	4.320
74460DAD1 - Public Storage 3.385% Snr Pidi Nts 01/05/2029	3.385	05/01/2029	395	97.230	386,249.82	A2	A	2.671	4.434	3.481	2.836	1.45	4.289
857477DE0 - State Street Corp	4.784	10/23/2036	265	97.140	259,815.66	Aa3	A	8.079	5.139	4.925	10.315	0.98	4.897
Industrial													
002824BU3 - Abbott Laboratories	4.650	03/15/2036	270	97.090	266,014.13	Aa3	A+	7.725	5.032	4.789	9.708	1.00	4.682
02079KAD9 - Alphabet Inc Sr Glbl Nt1.1%30 Sr Glb	1.100	08/15/2030	300	87.730	264,427.50	Aa2	AA+	3.955	4.384	1.254	4.126	0.99	3.625
032095AR2 - Amphenol Corp	5.000	01/15/2035	262	99.890	267,715.96	A3	A-	6.872	5.016	5.006	8.545	1.01	4.871
038222AS4 - Applied Materials Inc	4.800	06/15/2029	227	101.130	230,019.10	A2	A	2.673	4.378	4.746	2.874	0.86	4.320
053015AH6 - Automatic Data Processing	4.450	09/09/2034	262	97.450	258,913.85	Aa3	AA-	6.786	4.830	4.566	8.195	0.97	4.483
17275RBR2 - Cisco Systems Inc	4.850	02/26/2029	259	101.060	266,072.14	A1	AA-	2.409	4.409	4.799	2.575	1.00	4.303
278865BU3 - Ecolab Inc	4.600	06/15/2029	260	100.150	261,419.89	A3	A-	2.707	4.544	4.593	2.874	0.98	4.614
291011BP8 - Emerson Electric CO. Pidi Nts Usd (Sec Regd)	0.875	10/15/2026	257	99.080	255,104.09	A2	A	0.287	4.059	0.883	0.293	0.96	3.872
532457DL9 - Eli Lilly & CO	4.375	05/20/2031	265	99.230	264,247.69	Aa3	AA-	4.345	4.551	4.409	4.888	0.99	4.671
718172CV9 - Philip Morris Intl Inc Sr Nt 27 Sr Nt	5.125	11/17/2027	160	100.920	162,451.44	A2	A-	1.247	4.387	5.078	1.298	0.61	4.443
760759BK5 - Republic Services Inc	5.200	11/15/2034	260	101.690	266,084.00	A3	A-	6.718	4.945	5.114	8.126	1.00	4.807
Utilities													
03040WAQ8 - American Wtr Cap Corp Sr Nt 2.95%27 Sr Nt	2.950	09/01/2027	255	98.450	253,534.10	Baa1	A	1.136	4.320	2.996	1.172	0.95	3.907
049560AZ8 - Atmos Energy Corp	5.900	11/15/2033	241	106.090	257,454.28	A2	A-	5.882	4.878	5.561	7.126	0.97	4.753
26443TAG1 - Duke Energy Indiana Llc	4.950	03/15/2036	250	98.290	249,643.75	Aa3	A	7.635	5.175	5.036	9.708	0.94	4.911
MBS													
3128MFL48 - FHLMC Pc Gold Comb 15 3.500 20320901 3.	3.500	09/01/2032	9	97.700	9,227.95	Aaa	AAA	2.100	4.424	3.582	2.164	0.03	1.968
3128P7QP1 - FHLMC Pc Gold Cash 20 4.500 20310301 4.	4.500	03/01/2031	15	99.560	15,272.40	Aaa	AAA	1.710	4.518	4.520	1.844	0.06	0.868
3128P8CA7 - Freddie Mac	3.500	06/01/2035	295	96.060	284,391.21	Aaa	AAA	3.330	4.601	3.644	3.627	1.07	4.150
3128P8D99 - FHLMC Mbs Gold Cash 20 3.500 20370501 3.	3.500	05/01/2037	26	95.540	24,967.99	Aaa	AAA	3.680	4.656	3.663	3.959	0.09	
31307B2Y5 - FHLMC Pc Gold 15 Yr 2.500 20280501 2.	2.500	05/01/2028	2	98.440	1,998.73	Aa1	AA+	0.750	4.532	2.540	0.795	0.01	1.974
31329KWS9 - FHLMC Umbss 20Y Fixed 3.000 20370801 3.	3.000	08/01/2037	16	93.650	14,925.48	Aaa	AAA	3.870	4.643	3.203	4.153	0.06	2.047
3132CXC2 - Freddie Mac	5.000	09/01/2038	31	100.530	31,545.23	Aaa	AAA	2.980	4.738	4.974	3.816	0.12	
3132D6C24 - FHLMC Super 15y Fixed 4.000 20371101 4.	4.000	11/01/2037	41	97.290	39,686.33	Aaa	AAA	3.610	4.526	4.111	3.910	0.15	4.303
3132D6FN5 - Freddie Mac	5.500	12/01/2038	47	101.680	48,255.11	Aaa	AAA	2.510	4.853	5.409	3.493	0.18	
3132D6FY1 - Freddie Mac	6.000	02/01/2039	83	102.690	85,757.24	Aaa	AAA	2.290	4.812	5.843	3.014	0.32	-0.547
3132D6H29 - Freddie Mac	4.500	01/01/2040	767	99.110	763,057.28	Aaa	AAA	3.520	4.688	4.540	4.301	2.87	4.412
3132D6JM3 - Freddie Mac	6.000	02/01/2040	28	102.630	29,156.09	Aaa	AAA	2.430	4.965	5.846	3.353	0.11	5.365

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
3132D6JX9 - Freddie Mac	5.000	04/01/2040	35	100.470	35,199.63	Aaa	AAA	2.930	4.837	4.977	4.151	0.13	4.900
3133KY6P9 - Freddie Mac	5.000	12/01/2045	1,057	99.160	1,052,126.98	Aaa	AAA	3.690	5.081	5.042	5.538	3.95	4.850
3138ELGM9 - FNMA Pass-Thru Int 15 Year 3.000 20280601 3.	3.000	06/01/2028	1	99.290	963.09	Aaa	AAA	0.420	4.460	3.021	0.444	0.00	1.808
3138EPPE8 - FNMA Super Int 20 Year 4.000 20340601 4.	4.000	06/01/2034	17	98.250	17,222.08	Aaa	AAA	2.340	4.548	4.071	2.490	0.06	2.239
3138EPS70 - FNMA Pass-Thru 15yr	4.000	02/01/2029	0	99.530	31.10	Aa1	AA+	0.500	4.502	4.019	0.529	0.00	1.909
3138EQE81 - FNMA Pass-Thru Int 15 Year 4.000 20290501 4.	4.000	05/01/2029	0	99.380	187.41	Aaa	AAA	0.800	4.555	4.025	0.827	0.00	3.073
3138ERTL4 - FNMA Pass-Thru Int 15 Year 3.000 20311201 3.	3.000	12/01/2031	12	97.370	11,729.18	Aaa	AAA	1.590	4.229	3.081	1.710	0.04	2.565
3138WJLU0 - FNMA Umps Int 20 Year 3.000 20361201 3.	3.000	12/01/2036	10	93.950	9,388.46	Aaa	AAA	3.780	4.655	3.193	3.997	0.04	2.256
3138WVW31 - FNMA Pass-Thru Int 15 Year 3.000 20280601 3.	3.000	06/01/2028	3	98.700	2,771.05	Aaa	AAA	0.850	4.573	3.040	0.896	0.01	2.180
3140W5LH5 - Fannie Mae	4.500	04/01/2040	221	99.460	220,875.42	Aaa	AAA	6.191	4.537	4.524	7.748	0.83	4.239
3140X5JP9 - FNMA Super Int 15 Year 3.500 20330301 3.	3.500	03/01/2033	24	98.240	23,443.90	Aaa	AAA	1.720	4.286	3.563	1.831	0.09	1.774
3140X6M73 - FNMA Super Int 15 Year 3.000 20330401 3.	3.000	04/01/2033	6	96.970	6,235.49	Aaa	AAA	1.930	4.387	3.094	2.025	0.02	1.904
3140X6RH6 - FNMA Super Int 15 Year 3.500 20330201 3.	3.500	02/01/2033	10	98.550	10,107.15	Aaa	AAA	1.410	4.216	3.551	1.525	0.04	1.069
3140X6WA5 - FNMA Super Int 15 Year 3.500 20350501 3.	3.500	05/01/2035	44	97.030	43,252.60	Aaa	AAA	2.710	4.565	3.607	2.833	0.16	
3140X6XR7 - FNMA Super Int 15 Year 3.500 20350301 3.	3.500	03/01/2035	18	97.340	17,819.38	Aaa	AAA	2.540	4.562	3.596	2.660	0.07	0.928
3140XJUA9 - FNMA Super Int 15 Year 4.500 20371201 4.	4.500	12/01/2037	12	98.980	12,385.71	Aaa	AAA	3.380	4.516	4.546	3.712	0.05	4.573
3140XRRT4 - Fannie Mae	5.500	10/01/2044	214	102.230	219,603.74	Aaa	AAA	3.430	4.928	5.380	4.238	0.82	
31418AF78 - FNMA Pass-Thru Int 20 Year 4.000 20320601 4.	4.000	06/01/2032	21	98.490	20,591.03	Aaa	AAA	2.140	4.543	4.061	2.271	0.08	
31418BFZ4 - FNMA Pass-Thru Int 20 Year 4.000 20340801 4.	4.000	08/01/2034	13	97.960	12,560.41	Aaa	AAA	2.810	4.608	4.083	2.978	0.05	3.402
31418BTL0 - FNMA Pass-Thru Int 20 Year 3.500 20350801 3.	3.500	08/01/2035	47	96.010	45,046.57	Aaa	AAA	3.200	4.594	3.645	3.485	0.17	2.892
31418BYV2 - FNMA Umps Int 20 Year 3.000 20360201 3.	3.000	02/01/2036	44	94.500	41,954.36	Aaa	AAA	3.420	4.598	3.175	3.688	0.16	
31418CQM9 - FNMA Umps Shrt 10 Year 3.000 20271001 3.	3.000	10/01/2027	3	99.090	3,215.48	Aaa	AAA	0.560	4.537	3.028	0.581	0.01	1.946
31418CTH7 - FNMA Pass-Thru Shrt 10 Year 3.500 20280101 3.	3.500	01/01/2028	1	99.440	1,306.99	Aaa	AAA	0.620	4.557	3.520	0.649	0.00	2.979
31418EHT0 - FNMA Umps Int 15 Year 4.000 20370801 4.	4.000	08/01/2037	64	97.290	62,696.59	Aaa	AAA	3.550	4.532	4.111	3.858	0.24	
31418ERN2 - Fannie Mae	5.000	04/01/2038	41	100.570	41,153.58	Aaa	AAA	2.930	4.733	4.972	3.742	0.15	
31418ES84 - Fannie Mae	4.500	06/01/2038	73	99.110	72,248.82	Aaa	AAA	3.290	4.615	4.540	3.841	0.27	
31418EUS7 - Fannie Mae	4.500	07/01/2038	31	99.110	30,507.69	Aaa	AAA	3.270	4.615	4.540	3.838	0.11	
31418EVC1 - Fannie Mae	5.000	08/01/2038	147	100.570	148,398.44	Aaa	AAA	2.940	4.755	4.972	3.775	0.56	
31418EVD9 - Fannie Mae	5.500	08/01/2038	23	101.690	23,757.19	Aaa	AAA	2.680	4.841	5.409	3.425	0.09	0.050
31418EW63 - Fannie Mae	5.000	10/01/2038	168	100.530	169,846.38	Aaa	AAA	2.880	4.758	4.974	3.816	0.64	
31418EW71 - Fannie Mae	5.500	10/01/2038	80	101.690	81,661.63	Aaa	AAA	2.600	4.847	5.409	3.458	0.31	
31418EWK2 - Fannie Mae	5.500	09/01/2038	50	101.620	50,625.02	Aaa	AAA	2.610	4.844	5.412	3.438	0.19	
31418EX70 - Fannie Mae	5.500	11/01/2038	92	101.690	93,541.85	Aaa	AAA	2.520	4.847	5.409	3.455	0.35	
31418FA31 - Fannie Mae	5.500	07/01/2039	747	101.620	762,236.16	Aaa	AAA	2.400	4.853	5.412	3.364	2.86	4.480
31418FAH0 - Fannie Mae	6.000	06/01/2039	44	102.630	45,790.75	Aaa	AAA	2.430	4.872	5.846	3.129	0.17	
31418FCP0 - Fannie Mae	6.000	09/01/2039	22	102.630	22,961.14	Aaa	AAA	2.380	4.880	5.846	3.151	0.09	5.447
31418FDM6 - Fannie Mae	5.000	10/01/2039	628	100.470	633,374.21	Aaa	AAA	2.930	4.821	4.977	3.932	2.38	4.530
31418FU54 - Fannie Mae	4.500	12/01/2040	708	98.850	702,496.17	Aaa	AAA	3.650	4.757	4.552	4.948	2.64	4.450
31418FUH8 - Fannie Mae	5.500	01/01/2046	506	101.360	514,745.42	Aaa	AAA	2.690	5.214	5.426	4.951	1.93	4.341
31418FV87 - Fannie Mae	5.000	01/01/2041	581	100.470	586,312.45	Aaa	AAA	2.850	4.861	4.977	4.786	2.20	4.779
31418FVB0 - Fannie Mae	5.500	01/01/2046	196	100.870	198,313.47	Aaa	AAA	2.550	5.222	5.453	5.011	0.74	5.231

Treasuries

9128283W8 - United States Treas Nts 2.75%02/15/28 2.75%0	2.750	02/15/2028	270	97.790	266,801.99	U.S./#Aaa	U.S.	1.574	4.167	2.812	1.628	1.00	3.559
9128285M8 - United States Treas Nts 3.125%11/15/28 3.125%	3.125	11/15/2028	290	97.660	284,346.81	U.S./#Aaa	U.S.	2.265	4.169	3.200	2.378	1.07	2.893
91282CEE7 - United States Treas Nts 2.375%03/31/29 2.375%	2.375	03/31/2029	273	95.390	262,026.78	U.S./#Aaa	U.S.	2.625	4.165	2.490	2.751	0.98	3.728
91282CEP2 - United States Treas Nts 2.875%05/15/32 2.875%	2.875	05/15/2032	105	92.840	97,859.34	U.S./#Aaa	U.S.	5.327	4.265	3.097	5.874	0.37	3.409
91282CFM8 - United States Treas Nts 4.125%09/30/27 4.125%	4.125	09/30/2027	780	99.970	787,765.80	U.S./#Aaa	U.S.	1.210	4.145	4.126	1.251	2.96	3.604
91282CFV8 - US Treasury N/B	4.125	11/15/2032	2,744	99.100	2,733,452.75	U.S./#Aaa	U.S.	5.566	4.287	4.162	6.378	10.27	3.895
91282CGM7 - United States Treas Nts 3.5%02/15/33 3.5%02	3.500	02/15/2033	273	95.410	264,032.63	U.S./#Aaa	U.S.	5.848	4.303	3.668	6.630	0.99	3.795
91282CGS4 - United States Treas Nts 3.625%03/31/30 3.625%	3.625	03/31/2030	263	98.060	260,268.21	U.S./#Aaa	U.S.	3.469	4.188	3.697	3.751	0.98	3.777
91282CJN2 - US Treasury N/B	4.375	11/30/2028	258	100.460	260,112.00	U.S./#Aaa	U.S.	2.277	4.172	4.355	2.419	0.98	3.748
91282CKC4 - US Treasury N/B	4.250	02/28/2031	1,821	100.170	1,849,752.98	U.S./#Aaa	U.S.	4.199	4.208	4.243	4.666	6.95	3.817
91282CKQ3 - US Treasury N/B	4.375	05/15/2034	768	100.030	772,430.41	U.S./#Aaa	U.S.	6.630	4.370	4.374	7.874	2.90	4.030
91282CKX8 - US Treasury N/B	4.250	06/30/2029	519	100.230	520,193.70	U.S./#Aaa	U.S.	2.792	4.168	4.240	3.000	1.95	3.844
91282CMA6 - US Treasury N/B	4.125	11/30/2029	259	99.840	259,461.32	U.S./#Aaa	U.S.	3.161	4.175	4.132	3.419	0.97	3.881
91282CMM0 - US Treasury N/B	4.625	02/15/2035	255	101.590	263,452.72	U.S./#Aaa	U.S.	7.106	4.401	4.553	8.630	0.99	4.226
91282CNT4 - US Treasury N/B	4.250	08/15/2035	658	98.730	660,072.34	U.S./#Aaa	U.S.	7.525	4.420	4.305	9.126	2.48	4.167
91282CPZ8 - US Treasury N/B	4.125	02/15/2036	265	97.560	262,610.57	U.S./#Aaa	U.S.	7.895	4.439	4.228	9.628	0.99	4.076
91282CQQ7 - US Treasury N/B	4.375	05/15/2036	150	99.470	150,025.31	U.S./#Aaa	U.S.	7.994	4.441	4.398	9.874	0.56	4.376

Money Market Funds & CD Ladder					
Description	Symbol/CUSIP	Maturity Date	Coupon	Quantity	Est. Annual Income
CASH & CASH ALTERNATIVES				\$392.65	
FIMM TREASURY ONLY PORTFOLIO MONEY MARKET INSTL CL M/M 3.62%	FRSXX			\$6,165,267.61	
FEDERATED HERMES TRSY OBLIGATION FD INSTL CL IS M/M 3.55%	TOIXX			\$6,295,301.45	
FDIC Insured CD Ladder					
BEAL BANK USA FDIC # 57833 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.7500% DUE 07/08/2026	07371VRX7	7/8/2026	3.750	245,000.000	\$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	245,000.000	\$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	245,000.000	\$9,187.50
WEBBANK FDIC # 34404 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 4.1500% DUE 07/24/2026	947548CS0	7/24/2026	4.150	250,000.000	\$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	245,000.000	\$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	217,000.000	\$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	217,000.000	\$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	245,000.000	\$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	245,000.000	\$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	245,000.000	\$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	245,000.000	\$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	245,000.000	\$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	245,000.000	\$9,187.50
AMERIS BANK FDIC # 20504 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8000% DUE 09/14/2026	03077CFB6	9/14/2026	3.800	245,000.000	\$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	116,000.000	\$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	245,000.000	\$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	245,000.000	\$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	245,000.000	\$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	245,000.000	\$9,187.50
ISRAEL DISCOUNT BK OF NY NEW YORK, NY FDIC # 19977 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.9000% DUE 11/27/2026	465076VQ7	11/27/2026	3.900	240,000.000	\$9,360.00
CROSS RIVER BANK TEANECK, NJ FDIC # 58410 CERTIFICATE OF DEPOSIT SEMI-ANNUAL 4.05% DUE 11/23/2026	227563LD3	11/23/2026	4.050	212,000.000	\$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	245,000.000	\$9,187.50
STEARNS BK NA SAINT CLOUD, MN FDIC # 10988 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8500% DUE 12/04/2026	8578945A3	12/4/2026	3.850	240,000.000	\$9,240.00
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	245,000.000	\$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	245,000.000	\$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	245,000.000	\$9,310.00
BANK OF AMERICA, N.A. FDIC # 3510 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8500% DUE 01/29/2027	06051X7A4	1/29/2027	3.850	27,000.000	\$1,039.50
FLAGSTAR BANK NATIONAL ASSOCIATION FDIC # 32541 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.9000% DUE 01/29/2027	33847GNZ1	1/29/2027	3.900	240,000.000	\$9,360.00
PEOPLES SECURITY BANK & TRUST SCRANTON, PA FDIC # 7514 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8500% DUE 01/29/2027	712303CJ3	1/29/2027	3.850	240,000.000	\$9,240.00
WAFD BANK FDIC # 28088 CERTIFICATE OF DEPOSIT PAYS AT MATURITY 3.8500% DUE 01/29/2027	930410CB9	1/29/2027	3.850	240,000.000	\$9,240.00
Total:	32			\$19,350,590.53	\$263,639.00

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 06/30/2026)	3.942	02/12/2030	5,635	99.116	5,617,848.21			1.630	4.390	3.977	1.764	100.00	3,943
Cash													
CASHCASH6 - OPENING BALANCE	0.000	07/01/2026	10	100.000	9,891.36	U.S./#Aaa	U.S.	0.000	0.000	0.000	0.003	0.18	0.000
ABS													
05522RDH8 - Bank of America Credit Card Trust	4.980	11/15/2026	54	100.320	54,284.86	Aaa		0.360	4.142	4.964	0.370	0.97	-0.132
096924AD7 - Bmw Vehicle Owner Trust	4.560	06/25/2029	54	100.250	54,169.20	Aaa	AAA	0.760	4.298	4.549	0.800	0.96	
12674BAD7 - Cnh Equipment Trust	4.360	03/15/2032	40	99.970	40,060.67	Aaa	AAA	1.440	4.456	4.361	1.527	0.71	4.404
12675EAD0 - Cnh Equipment Trust	4.300	07/15/2032	41	99.740	40,966.86		AAA	1.380	4.555	4.311	1.462	0.73	4.344
18978GAD6 - Cnh Equipment Trust	4.030	09/15/2031	26	99.780	26,316.99	Aaa		1.000	4.354	4.039	1.055	0.47	
36268GAD7 - Gm Financial Securitized Term Auto Receivables Tr	4.850	11/16/2028	34	100.280	34,489.16	Aaa		0.430	4.306	4.836	0.460	0.61	
41285JAD0 - HDMOT 2023-A A3 5.05% 12/15/2027	5.050	09/15/2027	2	100.060	1,654.27	Aaa		0.060	4.011	5.047	0.063	0.03	5.050
44918CAD4 - Hyundai Auto Receivables Trust	5.540	08/15/2028	45	100.560	45,818.86		AAA	0.400	4.279	5.509	0.425	0.82	
44934QAD3 - Hyundai Auto Receivables Trust	4.840	11/15/2027	22	100.300	22,382.30		AAA	0.600	4.330	4.826	0.636	0.40	
477911AD3 - John Deere Owner Trust	4.060	09/15/2030	51	99.800	51,187.24	Aaa		0.790	4.359	4.068	0.827	0.91	4.104
47800CAC0 - JDOT 2023-A A3 5.01% 11/15/2027	5.010	11/15/2027	4	100.160	3,977.03	Aaa		0.190	4.123	5.002	0.178	0.07	5.015
47800UAD8 - John Deere Owner Trust	4.170	12/15/2029	42	99.570	41,892.38	Aaa	AAA	1.500	4.483	4.188	1.587	0.75	4.170
58768YAB1 - Mercedes-Benz Auto Lease Trust	4.570	03/15/2030	22	100.130	22,431.29		AAA	0.470	4.389	4.564	0.507	0.40	4.614
58769FAC9 - Mercedes-Benz Auto Receivables Trust	5.950	07/15/2028	23	100.760	23,495.15		AAA	0.430	4.324	5.905	0.444	0.42	
58773DAD6 - Mercedes-Benz Auto Receivables Trust	4.780	10/15/2029	83	100.440	83,530.51	Aaa		0.810	4.337	4.759	0.841	1.49	
587918AD5 - Mercedes-Benz Auto Receivables Trust	4.800	01/15/2029	29	100.300	28,689.14	Aaa	AAA	0.520	4.263	4.786	0.518	0.51	
92348KCD3 - Verizon Master Trust	5.670	11/20/2029	116	100.570	116,843.90		AAA	0.910	5.536	5.638	0.384	2.08	
92348KCQ4 - Verizon Master Trust	5.340	04/20/2030	11	100.850	11,109.82	Aaa		1.300	5.045	5.295	0.800	0.20	
92348KDE0 - Verizon Master Trust	4.170	08/20/2030	110	99.870	109,984.42	Aaa	AAA	1.620	4.549	4.175	1.134	1.96	3.892
92348KDM2 - Verizon Master Trust	4.620	11/20/2030	54	100.370	54,269.10	Aaa		1.840	4.676	4.603	1.383	0.97	
92808VAA0 - Virginia Power Fuel Sec	5.088	05/01/2027	12	100.190	12,147.57	Aaa	AAA	0.476	5.090	5.078	0.836	0.22	-0.812
92970QA4 - Wells Fargo Card Issuance Trust	4.340	05/15/2028	55	100.030	55,115.96		AAA	1.760	4.382	4.339	1.869	0.98	4.380
98164DAD9 - World Omni Auto Receivables Trust	5.790	10/15/2028	24	100.720	24,243.98		AAA	0.460	4.278	5.749	0.474	0.43	
98164HAD0 - World Omni Auto Receivables Trust	5.270	07/15/2029	24	100.560	24,552.04		AAA	0.560	4.297	5.241	0.562	0.44	
Agencies													
3130B9RC6 - Federal Home Loan Bank	3.500	03/03/2028	275	98.980	275,269.65	Aaa	AAA	1.610	4.134	3.536	1.675	4.90	3.543
3133ENEN6 - Federal Farm Credit Bank	1.580	11/22/2027	43	96.370	41,510.81	Aaa	AA+	1.357	4.289	1.640	1.396	0.74	3.803
3133ERNP2 - Federal Farm Credit Bank	4.000	08/06/2027	40	99.760	40,544.00	Aaa	AA+	1.066	4.222	4.010	1.101	0.72	3.967
3133ERP7 - Federal Farm Credit Bank	3.750	08/16/2027	80	99.690	80,868.67	Aaa	AA+	1.094	4.031	3.762	1.128	1.44	3.862
3133EWGK0 - Federal Farm Credit Bank	3.630	03/09/2028	55	99.070	55,104.09	Aa1	AA+	1.624	4.203	3.664	1.691	0.98	4.175
3134HCWB1 - Freddie Mac	3.900	02/20/2029	50	99.070	50,222.92	Aa1	AA+	2.454	4.275	3.937	2.644	0.89	4.253
742651DY5 - Private Expt Fdg Corp Sr Sec Nt 1.4%28 Sr Sec	1.400	07/15/2028	46	94.060	43,562.77	Aaa	AAA	1.978	4.476	1.488	2.041	0.78	3.992
CMBS													
3137FHPJ6 - FHLMC Remic Series K-080 20280725 Flt a-2	3.926	07/01/2028	56	98.910	55,566.71	Aaa	AAA	1.920	4.408	3.969	2.003	0.99	3.844
3137FQXJ7 - FHLMC Remic Series K-737 20261025 2.52500 a-2	2.525	10/01/2026	29	99.480	28,690.36	Aaa	AAA	0.220	4.046	2.538	0.216	0.51	
3137FUZU1 - FHLMC Remic Series K-112 20300225 0.79900 a-1	0.799	02/01/2030	20	93.750	18,894.64	Aaa	AAA	1.830	4.382	0.852	1.918	0.34	
3137FWHK9 - FHLMC Multifamily Structured Pass Through Certs.	1.088	11/01/2029	115	91.950	105,584.49	Aaa	AAA	2.410	4.442	1.183	2.537	1.88	4.075
38373MX54 - Government National Mortgage Association	6.041	01/01/2034	220	101.390	224,326.49	Aaa	AAA	1.820	5.542	5.958	3.849	3.99	4.404
38380MX89 - GNMA Remic Trust 2019-037 20281016 3.00000 V	3.000	10/01/2028	30	97.630	29,761.87	Aaa	AAA	1.120	4.767	3.073	1.169	0.53	4.572
CMO													
3136AA2 - FNMA Remic Trust 2012-52 20270525 2.00000 Da	2.000	05/01/2027	1	99.330	1,453.01	Aaa	AAA	0.270	5.235	2.013	0.271	0.03	
3136A73R1 - FNMA Remic Trust 2012-95 20320825 2.00000 Bd	2.000	08/01/2032	44	94.870	41,542.96	Aaa	AAA	1.910	4.520	2.108	2.016	0.74	4.452
3136AFDT8 - FNMA Remic Trust 2013-72 20330425 3.00000 Hg	3.000	04/01/2033	93	97.780	91,018.10	Aaa	AAA	1.470	4.465	3.068	1.541	1.62	4.422
3136AVH28 - Fannie Mae	3.000	12/01/2029	202	97.570	197,138.93	Aaa	AAA	1.770	4.442	3.075	1.699	3.51	4.273
3136AYRS4 - FNMA Remic Trust 2017-91 20450625 3.00000 Pc	3.000	06/01/2045	32	98.090	31,358.18	Aaa	AAA	1.320	4.466	3.058	1.208	0.56	
3136B26F4 - Fannie Mae	3.500	04/01/2028	118	99.010	116,681.43	Aaa	AAA	1.440	4.381	3.535	1.134	2.08	4.466
3137AJYG3 - FHLMC Remic Series 3973 20261215 2.50000 Pd	2.500	12/01/2026	2	99.520	1,649.08	Aa1	AA+	0.240	4.343	2.512	0.247	0.03	
3137B1XY3 - FHLMC Remic Series 4204 20280515 1.75000 Hd	1.750	05/01/2028	1	98.320	1,179.65	Aaa	AAA	0.590	4.163	1.780	0.625	0.02	
3137BDYM2 - FHLMC Remic Series 4387 20281115 2.00000 E	2.000	11/01/2028	4	98.760	4,060.14	Aaa	AAA	0.540	4.195	2.025	0.564	0.07	
3137FA3N6 - Freddie Mac	3.000	04/01/2031	85	97.720	83,650.28	Aaa	AAA	1.700	4.616	3.070	1.735	1.49	4.482
3137FBCS3 - Freddie Mac	3.500	07/01/2032	188	96.880	182,347.47	Aaa	AAA	2.630	4.581	3.613	2.655	3.25	4.243

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
3137FHR70 - Freddie Mac	3.500	03/01/2030	47	98.540	46,023.42	Aaa	AAA	1.810	4.482	3.552	1.784	0.82	4.570
31394CBB7 - FNMA Remic Trust 2005-3 20350225 5.50000 Ap	5.500	02/01/2035	1	101.420	775.52	Aaa	AAA	2.180	4.407	5.423	2.422	0.01	
31394V5R7 - Fannie Mae	5.000	10/01/2035	243	100.540	245,050.10	Aaa	AAA	2.480	4.674	4.973	2.800	4.36	4.119
31398CWF1 - Freddie Mac	4.500	09/01/2028	35	99.370	34,601.65	Aaa	AAA	1.110	4.355	4.529	1.208	0.62	4.733
31398FVH1 - Fannie Mae	5.000	08/01/2028	20	100.240	19,867.61	Aaa	AAA	1.000	4.433	4.988	1.104	0.35	4.185
38380YR49 - Government National Mortgage Association	3.500	05/01/2045	41	99.670	40,998.87	Aaa	AAA	0.220	4.460	3.512	0.244	0.73	
38384JZW7 - Government National Mortgage Association	5.500	12/01/2028	149	100.550	150,322.87	Aaa	AAA	1.190	4.535	5.470	1.536	2.68	
MBS													
3128MFDL9 - FHLMC Giant Mbs Gold Comb 15 3.500 20320701 3.	3.500	07/01/2032	27	97.890	26,297.30	Aaa	AAA	2.050	4.472	3.575	2.208	0.47	2.600
3132AD2F4 - Freddie Mac	5.000	02/01/2035	34	100.320	34,461.31	Aaa	AAA	1.390	4.529	4.984	1.505	0.61	4.756
3132D9SF2 - Freddie Mac	6.000	04/01/2044	6	102.430	6,324.07	Aaa	AAA	1.710	4.656	5.858	2.318	0.11	
3138ASSA6 - FNMA Umbs Int 15 Year 3.500 20260901 3.	3.500	09/01/2026	1	99.690	846.86	Aaa	AAA	0.150	4.391	3.511	0.151	0.02	4.583
3138ENMH9 - Fannie Mae	3.500	07/01/2029	56	98.690	54,995.90	Aaa	AAA	1.060	4.624	3.546	1.085	0.98	4.719
3138EP2P8 - FNMA Super Int 15 Year 4.000 20290701 4.	4.000	07/01/2029	18	99.400	17,574.44	Aaa	AAA	1.050	4.228	4.024	1.128	0.31	2.453
3138ERB90 - FNMA Super Int 15 Year 3.500 20310201 3.	3.500	02/01/2031	8	98.380	8,351.35	Aaa	AAA	1.590	4.274	3.558	1.672	0.15	
3138WCC27 - FNMA Umbs Int 15 Year 3.500 20290701 3.	3.500	07/01/2029	6	98.860	6,356.50	Aaa	AAA	1.140	4.214	3.540	1.221	0.11	1.222
3138WDU82 - FNMA Umbs Int 15 Year 3.000 20300101 3.	3.000	01/01/2030	91	97.900	89,346.03	Aaa	AAA	1.400	4.257	3.064	1.470	1.59	4.269
3138WJGA0 - FNMA Umbs Int 15 Year 2.500 20311101 2.	2.500	11/01/2031	2	95.800	1,781.32	Aaa	AAA	2.100	4.375	2.610	2.208	0.03	0.651
3140X4V86 - Fannie Mae	4.500	07/01/2034	129	99.130	127,881.60	Aaa	AAA	1.670	4.523	4.539	1.817	2.28	4.067
3140X8RF6 - Fannie Mae	1.500	12/01/2030	10	94.800	9,200.24	Aaa	AAA	1.780	4.369	1.582	1.822	0.16	0.432
3140XF3M1 - FNMA Super Int 20 Year 4.500 20381101 4.	4.500	11/01/2038	20	99.070	19,771.78	Aaa	AAA	1.760	4.519	4.542	1.907	0.35	2.736
31417YTV9 - FNMA Pass-Thru Int 20 Year 4.000 20301101 4.	4.000	11/01/2030	8	98.680	7,915.37	Aaa	AAA	1.650	4.483	4.054	1.773	0.14	
31418CG99 - FNMA Umbs Int 20 Year 3.500 20370301 3.	3.500	03/01/2037	3	96.650	2,500.24	Aaa	AAA	3.690	4.660	3.621	3.956	0.04	1.082
31418CMJ0 - FNMA Umbs Int 15 Year 3.000 20320701 3.	3.000	07/01/2032	18	96.500	17,894.47	Aaa	AAA	2.280	4.505	3.109	2.370	0.32	0.781
31418DY55 - Fannie Mae	1.500	05/01/2031	7	94.290	7,075.92	Aaa	AAA	1.940	4.482	1.591	1.973	0.13	0.524
3622AANY6 - GNMA Pass-Thru C Platinum 15yr 3.500 20310420 3.	3.500	04/01/2031	3	98.540	2,525.58	Aaa	AAA	1.360	4.474	3.552	1.426	0.04	0.953
83164MP94 - Sba Pc Var Qtrly Adj 5.250 20281225 5.	4.500	11/01/2028	26	99.670	26,289.36	Aaa	AAA	0.160	3.969	4.515	0.877	0.47	4.851

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 06/30/2026)	3.881	02/04/2030	5,338	98.992	5,314,672.59								
Cash													
CASHCASH6 - OPENING BALANCE	0.000	07/01/2026	6	100.000	6,127.93	U.S./#Aaa	U.S.	0.000	0.000	0.000	0.003	0.12	0.000
ABS													
05522RDH8 - Bank of America Credit Card Trust	4.980	11/15/2026	33	100.320	33,174.08	Aaa		0.360	4.142	4.964	0.370	0.62	-0.132
096924AD7 - Bmw Vehicle Owner Trust	4.560	06/25/2029	103	100.250	103,322.73	Aaa	AAA	0.760	4.298	4.549	0.800	1.94	
12674BAD7 - Cnh Equipment Trust	4.360	03/15/2032	105	99.970	105,159.25	Aaa	AAA	1.440	4.456	4.361	1.527	1.98	4.404
12675EAD0 - Cnh Equipment Trust	4.300	07/15/2032	92	99.740	91,925.63		AAA	1.380	4.555	4.311	1.462	1.73	4.344
14044EAD0 - Capital One Prime Auto Receivables Trust	5.820	04/15/2027	35	100.660	35,006.56	Aaa		0.300	4.259	5.782	0.345	0.66	
18978GAD6 - Cnh Equipment Trust	4.030	09/15/2031	38	99.780	38,013.43	Aaa		1.000	4.354	4.039	1.055	0.72	
41285JAD0 - HDMOT 2023-A A3 5.05% 12/15/2027	5.050	09/15/2027	4	100.060	4,135.66	Aaa		0.060	4.011	5.047	0.063	0.08	5.050
44934QAD3 - Hyundai Auto Receivables Trust	4.840	11/15/2027	73	100.300	72,949.72		AAA	0.600	4.330	4.826	0.636	1.37	
47800UAD8 - John Deere Owner Trust	4.170	12/15/2029	70	99.570	69,820.63	Aaa	AAA	1.500	4.483	4.188	1.587	1.31	4.170
58768YAB1 - Mercedes-Benz Auto Lease Trust	4.570	03/15/2030	46	100.130	46,309.78		AAA	0.470	4.389	4.564	0.507	0.87	4.614
58773DAD6 - Mercedes-Benz Auto Receivables Trust	4.780	10/15/2029	18	100.440	18,115.05	Aaa		0.810	4.337	4.759	0.841	0.34	
587918AD5 - Mercedes-Benz Auto Receivables Trust	4.800	01/15/2029	48	100.300	47,815.24	Aaa	AAA	0.520	4.263	4.786	0.518	0.90	
92348KCQ4 - Verizon Master Trust	5.340	04/20/2030	13	100.850	13,129.78	Aaa		1.300	5.045	5.295	0.800	0.25	
92348KDE0 - Verizon Master Trust	4.170	08/20/2030	104	99.870	103,985.27	Aaa	AAA	1.620	4.549	4.175	1.134	1.96	3.944
92808VAA0 - Virginia Power Fuel Sec	5.088	05/01/2027	16	100.190	16,034.80	Aaa	AAA	0.476	5.090	5.078	0.836	0.30	-0.812
92970QAJ4 - Wells Fargo Card Issuance Trust	4.340	05/15/2028	93	100.030	93,196.08		AAA	1.760	4.382	4.339	1.869	1.75	4.380
98164HAD0 - World Omni Auto Receivables Trust	5.270	07/15/2029	24	100.560	23,905.92		AAA	0.560	4.297	5.241	0.562	0.45	
Agencies													
3130B9RC6 - Federal Home Loan Bank	3.500	03/03/2028	265	98.980	265,259.85	Aaa	AAA	1.610	4.134	3.536	1.675	4.99	3.543
3133ENEN6 - Federal Farm Credit Bank	1.580	11/22/2027	85	96.370	82,056.26	Aaa	AA+	1.357	4.289	1.640	1.396	1.54	3.803
3133ERNP2 - Federal Farm Credit Bank	4.000	08/06/2027	56	99.760	56,761.60	Aaa	AA+	1.066	4.222	4.010	1.101	1.07	3.967
3133ERPv7 - Federal Farm Credit Bank	3.750	08/16/2027	105	99.690	106,140.13	Aaa	AA+	1.094	4.031	3.762	1.128	2.00	3.862
3133EWGK0 - Federal Farm Credit Bank	3.630	03/09/2028	52	99.070	52,098.41	Aa1	AA+	1.624	4.203	3.664	1.691	0.98	4.175
3134GXNM2 - Freddie Mac	2.670	03/25/2027	77	98.910	76,703.23	Aaa	AA+	0.720	4.184	2.699	0.734	1.44	4.415
CMBS													
3137F1G44 - FHLMC Remic Series K-065 20270425 3.24300 a-2	3.243	04/01/2027	26	99.100	25,833.92	Aaa	AAA	0.690	4.224	3.272	0.712	0.49	
3137F63Y1 - FHLMC Remic Series K-119 20300425 0.85000 a-1	0.850	04/01/2030	18	93.530	16,890.06	Aaa	AAA	1.900	4.420	0.909	2.005	0.32	
3137FBBX3 - FHLMC Remic Series K-068 20270825 3.24400 a-2	3.244	08/01/2027	64	98.760	63,373.65	Aaa	AAA	1.030	4.238	3.285	1.063	1.19	3.836
3137FHPJ6 - FHLMC Remic Series K-080 20280725 Flt a-2	3.926	07/01/2028	94	98.910	93,272.69	Aaa	AAA	1.920	4.408	3.969	2.003	1.76	3.844
3137FUZU1 - FHLMC Remic Series K-112 20300225 0.79900 a-1	0.799	02/01/2030	40	93.750	37,789.29	Aaa	AAA	1.830	4.382	0.852	1.918	0.71	
3137FWHK9 - FHLMC Multifamily Structured Pass Through Certs.	1.088	11/01/2029	108	91.950	99,619.26	Aaa	AAA	2.410	4.442	1.183	2.537	1.87	4.075
38373MX54 - Government National Mortgage Association	6.041	01/01/2034	152	101.390	155,243.26	Aaa	AAA	1.820	5.542	5.958	3.849	2.92	4.594
CMO													
3136A73R1 - FNMA Remic Trust 2012-95 20320825 2.00000 Bd	2.000	08/01/2032	61	94.870	58,133.82	Aaa	AAA	1.910	4.520	2.108	2.016	1.09	4.452
3136AMVP1 - Fannie Mae	2.250	09/01/2029	61	96.610	59,520.52	Aaa	AAA	1.490	4.586	2.329	1.522	1.12	4.374
3137A7G46 - Freddie Mac	4.000	05/01/2030	55	98.610	53,957.02	Aaa	AAA	1.690	4.589	4.056	1.850	1.02	
3137ANTK1 - FHLMC Remic Series 4027 20410715 3.50000 Ta	3.500	07/01/2041	85	96.840	82,554.71	Aaa	AAA	2.490	4.687	3.614	2.523	1.55	
3137B1MW9 - FHLMC Remic Series 4198 20330115 4.00000 Qp	4.000	01/01/2033	13	99.270	12,774.21	Aaa	AAA	0.870	4.318	4.029	0.904	0.24	
3137B1XY3 - FHLMC Remic Series 4204 20280515 1.75000 Hd	1.750	05/01/2028	5	98.320	4,749.40	Aaa	AAA	0.590	4.163	1.780	0.625	0.09	
3137BDYM2 - FHLMC Remic Series 4387 20281115 2.00000 E	2.000	11/01/2028	11	98.760	11,219.26	Aaa	AAA	0.540	4.195	2.025	0.564	0.21	
3137FBCS3 - Freddie Mac	3.500	07/01/2032	153	96.880	148,373.99	Aaa	AAA	2.630	4.581	3.613	2.655	2.79	4.243
3137HFKT1 - Freddie Mac	5.000	02/01/2028	58	99.470	57,523.45	Aaa	AAA	0.600	4.627	5.027	1.030	1.08	4.741
31394CBB7 - FNMA Remic Trust 2005-3 20350225 5.50000 Ap	5.500	02/01/2035	4	101.420	3,780.24	Aaa	AAA	2.180	4.407	5.423	2.422	0.07	
31394V5R7 - Fannie Mae	5.000	10/01/2035	85	100.540	85,600.89	Aaa	AAA	2.480	4.674	4.973	2.800	1.61	4.119
31395R2Z0 - Freddie Mac	5.500	01/01/2035	83	101.810	84,923.81	Aaa	AAA	2.470	4.305	5.402	2.759	1.60	4.289
31398FVH1 - Fannie Mae	5.000	08/01/2028	92	100.240	93,082.61	Aaa	AAA	1.000	4.433	4.988	1.104	1.75	4.185
31398WJX3 - Freddie Mac	4.000	02/01/2029	61	98.770	60,748.21	Aaa	AAA	1.410	4.475	4.050	1.262	1.14	4.012
38384JZW7 - Government National Mortgage Association	5.500	12/01/2028	81	100.550	81,558.14	Aaa	AAA	1.190	4.535	5.470	1.536	1.53	
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
3132A8SY6 - FHLMC Super 15y Fixed 2.000 20320101 2.	2.000	01/01/2032	14	94.780	13,220.52	Aaa	AAA	2.070	4.301	2.110	2.225	0.25	0.533
3132AD2F4 - Freddie Mac	5.000	02/01/2035	58	100.320	58,159.64	Aaa	AAA	1.390	4.529	4.984	1.505	1.09	4.756
3132AEFB7 - FHLMC Super 15y Fixed 3.500 20330201 3.	3.500	02/01/2033	83	98.180	81,774.64	Aaa	AAA	1.650	4.257	3.565	1.790	1.54	4.094
3132D94Q4 - Freddie Mac	5.000	09/01/2038	72	100.030	71,930.62	Aaa	AAA	1.250	4.508	4.999	1.350	1.35	4.493
3132D9SF2 - Freddie Mac	6.000	04/01/2044	9	102.430	9,034.38	Aaa	AAA	1.710	4.656	5.858	2.318	0.17	
3140X8BF3 - FNMA Super Int 15 Year 4.000 20340601 4.	4.000	06/01/2034	10	98.610	9,765.26	Aaa	AAA	2.520	4.560	4.056	2.625	0.18	0.680
3140X8RF6 - Fannie Mae	1.500	12/01/2030	33	94.800	31,225.05	Aaa	AAA	1.780	4.369	1.582	1.822	0.59	0.432
31417Y2J5 - Fannie Mae	4.500	06/01/2031	86	99.350	85,268.07	Aaa	AAA	1.770	4.521	4.529	1.932	1.60	4.018
31418AJK5 - FNMA Umbs Int 20 Year 3.000 20320901 3.	3.000	09/01/2032	95	96.250	91,967.80	Aaa	AAA	2.280	4.495	3.117	2.474	1.73	4.776
31418CB45 - FNMA Pass-Thru Int 20 Year 3.500 20360901 3.	3.500	09/01/2036	19	95.660	18,321.76	Aaa	AAA	3.570	4.610	3.659	3.866	0.34	1.232
31418CMJ0 - FNMA Umbs Int 15 Year 3.000 20320701 3.	3.000	07/01/2032	32	96.500	30,793.04	Aaa	AAA	2.280	4.505	3.109	2.370	0.58	0.781
31418CZ56 - FNMA Pass-Thru Int 15 Year 4.000 20330801 4.	4.000	09/01/2033	111	98.620	109,678.23	Aaa	AAA	2.510	4.558	4.056	2.630	2.06	4.075
31418DY55 - Fannie Mae	1.500	05/01/2031	12	94.290	11,578.77	Aaa	AAA	1.940	4.482	1.591	1.973	0.22	0.524
3622AANY6 - GNMA Pass-Thru C Platinum 15yr 3.500 20310420 3.	3.500	04/01/2031	8	98.540	7,857.37	Aaa	AAA	1.360	4.474	3.552	1.426	0.15	0.953
83164MP94 - Sba Pc Var Qtrly Adj 5.250 20281225 5.	4.500	11/01/2028	40	99.670	40,499.83	Aaa	AAA	0.160	3.969	4.515	0.877	0.76	4.851
Treasuries													
91282CKA8 - US Treasury N/B	4.125	02/15/2027	188	100.060	191,004.86	U.S./#Aaa	U.S.	0.617	4.021	4.123	0.630	3.59	4.542
91282CKG5 - US Treasury N/B	4.125	03/31/2029	539	99.880	543,881.27	U.S./#Aaa	U.S.	2.578	4.170	4.130	2.751	10.23	3.944
91282CLL3 - US Treasury N/B	3.375	09/15/2027	324	99.090	324,231.07	U.S./#Aaa	U.S.	1.174	4.151	3.406	1.210	6.10	3.838
91282CLX7 - US Treasury N/B	4.125	11/15/2027	95	99.940	95,432.84	U.S./#Aaa	U.S.	1.328	4.167	4.127	1.377	1.80	4.239
91282CND9 - US Treasury N/B	3.750	05/15/2028	256	99.260	255,305.60	U.S./#Aaa	U.S.	1.794	4.162	3.778	1.874	4.80	3.847
91282CNY3 - US Treasury N/B	3.375	09/15/2028	284	98.340	282,072.54	U.S./#Aaa	U.S.	2.108	4.167	3.432	2.211	5.31	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 06/30/2026)	3.865	07/25/2029	5,337	99.006	5,315,713.02			1.564	4.362	3.904	1.673	100.00	3.862
Cash													
CASHCASH6 - OPENING BALANCE	0.000	07/01/2026	5	100.000	4,921.61	U.S./#Aaa	U.S.	0.000	0.000	0.000	0.003	0.09	0.000
ABS													
05522RDH8 - Bank of America Credit Card Trust	4.980	11/15/2026	34	100.320	34,179.35	Aaa		0.360	4.142	4.964	0.370	0.64	-0.132
096924AD7 - Bmw Vehicle Owner Trust	4.560	06/25/2029	91	100.250	91,285.13	Aaa	AAA	0.760	4.298	4.549	0.800	1.72	
14044EAD0 - Capital One Prime Auto Receivables Trust	5.820	04/15/2027	13	100.660	13,590.78	Aaa		0.300	4.259	5.782	0.345	0.26	
14318MAE9 - Carmax Auto Owner Trust	4.060	09/15/2027	17	100.010	16,680.40		AAA	0.150	4.102	4.060	0.137	0.31	
18978GAD6 - Cnh Equipment Trust	4.030	09/15/2031	80	99.780	79,925.68	Aaa		1.000	4.354	4.039	1.055	1.50	
344940AD3 - Ford Credit Auto Owner Trust	5.530	06/15/2028	30	100.570	29,948.36	Aaa	AAA	0.390	4.205	5.499	0.397	0.56	
34535VAD6 - Ford Credit Auto Owner Trust	4.610	10/15/2029	18	100.300	18,088.58	Aaa		0.820	4.327	4.596	0.888	0.34	
41285JAD0 - HDMOT 2023-A A3 5.05% 12/15/2027	5.050	09/15/2027	5	100.060	4,652.60	Aaa		0.060	4.011	5.047	0.063	0.09	5.050
438123AD3 - Honda Auto Receivables Owner Trust	5.660	02/21/2030	28	100.930	28,300.02	Aaa		1.130	4.914	5.608	0.721	0.53	
477911AD3 - John Deere Owner Trust	4.060	09/15/2030	37	99.800	36,700.28	Aaa		0.790	4.359	4.068	0.827	0.69	4.104
47800CAC0 - JDOT 2023-A A3 5.01% 11/15/2027	5.010	11/15/2027	11	100.160	11,013.33	Aaa		0.190	4.123	5.002	0.178	0.21	5.015
47800UAD8 - John Deere Owner Trust	4.170	12/15/2029	50	99.570	49,871.88	Aaa	AAA	1.500	4.483	4.188	1.587	0.94	4.170
58768YAB1 - Mercedes-Benz Auto Lease Trust	4.570	03/15/2030	74	100.130	74,529.79		AAA	0.470	4.389	4.564	0.507	1.40	4.614
587918AD5 - Mercedes-Benz Auto Receivables Trust	4.800	01/15/2029	53	100.300	53,128.04	Aaa	AAA	0.520	4.263	4.786	0.518	1.00	
92348KCD3 - Verizon Master Trust	5.670	11/20/2029	112	100.570	112,814.80		AAA	0.910	5.536	5.638	0.384	2.12	
92348KCQ4 - Verizon Master Trust	5.340	04/20/2030	31	100.850	31,309.49	Aaa		1.300	5.045	5.295	0.800	0.59	
92348KDE0 - Verizon Master Trust	4.170	08/20/2030	111	99.870	110,984.28	Aaa	AAA	1.620	4.549	4.175	1.134	2.09	3.944
92808VAA0 - Virginia Power Fuel Sec	5.088	05/01/2027	16	100.190	16,520.71	Aaa	AAA	0.476	5.090	5.078	0.836	0.31	-0.812
92970QA4J - Wells Fargo Card Issuance Trust	4.340	05/15/2028	93	100.030	93,196.08		AAA	1.760	4.382	4.339	1.869	1.75	4.380
98164HAD0 - World Omni Auto Receivables Trust	5.270	07/15/2029	42	100.560	41,996.88		AAA	0.560	4.297	5.241	0.562	0.79	
Agencies													
3130B9RC6 - Federal Home Loan Bank	3.500	03/03/2028	265	98.980	265,259.85	Aaa	AAA	1.610	4.134	3.536	1.675	4.99	3.543
3133ENEN6 - Federal Farm Credit Bank	1.580	11/22/2027	72	96.370	69,506.48	Aaa	AA+	1.357	4.289	1.640	1.396	1.31	3.803
3133ERNP2 - Federal Farm Credit Bank	4.000	08/06/2027	57	99.760	57,775.20	Aaa	AA+	1.066	4.222	4.010	1.101	1.09	3.967
3133ERP7 - Federal Farm Credit Bank	3.750	08/16/2027	123	99.690	124,335.57	Aaa	AA+	1.094	4.031	3.762	1.128	2.34	3.715
3133EWGG9 - Federal Farm Credit Bank	3.500	03/09/2027	25	99.630	25,177.29	Aa1	AAA	0.677	4.042	3.513	0.690	0.47	3.713
3134GXNM2 - Freddie Mac	2.670	03/25/2027	77	98.910	76,703.23	Aaa	AA+	0.720	4.184	2.699	0.734	1.44	4.415
3134HCWB1 - Freddie Mac	3.900	02/20/2029	45	99.070	45,200.63	Aa1	AA+	2.454	4.275	3.937	2.644	0.85	4.253
742651EA6 - Private Export Funding	4.300	12/15/2028	100	99.810	99,989.17	Aaa	AAA	2.311	4.382	4.308	2.460	1.88	3.617
CMBS													
3137F63Y1 - FHLMC Remic Series K-119 20300425 0.85000 a-1	0.850	04/01/2030	62	93.530	57,815.98	Aaa	AAA	1.900	4.420	0.909	2.005	1.09	
3137FBBX3 - FHLMC Remic Series K-068 20270825 3.24400 a-2	3.244	08/01/2027	63	98.760	62,383.43	Aaa	AAA	1.030	4.238	3.285	1.063	1.17	
3137FHHK9 - FHLMC Multifamily Structured Pass Through Certs.	1.088	11/01/2029	109	91.950	100,215.79	Aaa	AAA	2.410	4.442	1.183	2.537	1.89	4.075
3137FX3P1 - FHLMC Remic Series K-117 20300125 0.69700 a-1	0.697	01/01/2030	41	93.570	38,434.12	Aaa	AAA	1.780	4.391	0.745	1.872	0.72	
3137HAMS2 - FHLMC Multifamily Structured Pass Through Certs.	4.800	09/01/2028	45	100.520	45,408.00	Aaa	AAA	1.960	4.441	4.775	2.088	0.85	4.384
38373MX54 - Government National Mortgage Association	6.041	01/01/2034	152	101.390	155,243.26	Aaa	AAA	1.820	5.542	5.958	3.849	2.92	4.594
CMO													
3136AA6A2 - FNMA Remic Trust 2012-52 20270525 2.00000 Da	2.000	05/01/2027	3	99.330	2,916.94	Aaa	AAA	0.270	5.235	2.013	0.271	0.05	
3136A73R1 - FNMA Remic Trust 2012-95 20320825 2.00000 Bd	2.000	08/01/2032	50	94.870	47,139.08	Aaa	AAA	1.910	4.520	2.108	2.016	0.89	4.452
3136AGFU1 - Fannie Mae	4.000	10/01/2029	64	98.850	63,348.07	Aaa	AAA	1.550	4.473	4.047	1.617	1.19	
3136B26F4 - Fannie Mae	3.500	04/01/2028	164	99.010	162,832.95	Aaa	AAA	1.440	4.381	3.535	1.134	3.06	4.559
3137APVP2 - FHLMC Remic Series 4054 20270515 3.00000 Ay	3.000	05/01/2027	39	99.130	38,871.87	Aaa	AAA	0.410	4.454	3.026	0.427	0.73	4.435
3137B1XY3 - FHLMC Remic Series 4204 20280515 1.75000 Hd	1.750	05/01/2028	4	98.320	4,328.82	Aaa	AAA	0.590	4.163	1.780	0.625	0.08	
3137BDYM2 - FHLMC Remic Series 4387 20281115 2.00000 E	2.000	11/01/2028	11	98.760	11,202.69	Aaa	AAA	0.540	4.195	2.025	0.564	0.21	
3137FBSC3 - Freddie Mac	3.500	07/01/2032	153	96.880	148,373.99	Aaa	AAA	2.630	4.581	3.613	2.655	2.79	4.243
31393BJP1 - Fannie Mae	4.000	11/01/2032	201	97.770	197,049.78	Aaa	AAA	2.100	4.435	4.091	2.304	3.71	4.360
31394CBB7 - FNMA Remic Trust 2005-3 20350225 5.50000 Ap	5.500	02/01/2035	15	101.420	14,794.08	Aaa	AAA	2.180	4.407	5.423	2.422	0.28	
31394V5R7 - Fannie Mae	5.000	10/01/2035	122	100.540	122,788.17	Aaa	AAA	2.480	4.674	4.973	2.800	2.31	4.119
31398MEV4 - FNMA Remic Trust 2010-14 20300325 4.00000 Ac	4.000	03/01/2030	111	98.730	109,885.12	Aaa	AAA	1.350	4.557	4.051	1.451	2.07	4.664
31398VWE2 - FHLMC Remic Series 3653 20300415 4.50000 B	4.500	04/01/2030	55	99.700	54,836.73	Aaa	AAA	1.300	4.517	4.514	1.377	1.03	4.400
38374L5Y3 - GNMA Remic Trust 2005-74 20350916 7.50000 Hb	7.500	09/01/2035	1	99.780	765.80	Aa1	AA+	0.510	4.998	7.517	0.622	0.01	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	97	100.550	97,549.94	Aaa	AAA	1.190	4.535	5.470	1.536	1.84	
MBS													
3128MMRL9 - FHLMC Giant Mbs Gold Comb 15 3.500 20281101 3.	3.500	11/01/2028	25	99.030	25,078.34	Aaa	AAA	0.990	4.611	3.534	1.044	0.47	4.521
3128MMVM2 - FHLMC Giant Mbs Gold Comb 15 2.500 20311101 2.	2.500	11/01/2031	28	95.790	26,785.33	Aaa	AAA	2.030	4.403	2.610	2.104	0.50	0.840
3132A8SY6 - FHLMC Super 15y Fixed 2.000 20320101 2.	2.000	01/01/2032	13	94.780	12,276.20	Aaa	AAA	2.070	4.301	2.110	2.225	0.23	0.533
3132AD2F4 - Freddie Mac	5.000	02/01/2035	53	100.320	53,518.72	Aaa	AAA	1.390	4.529	4.984	1.505	1.01	4.756
3132D9SF2 - Freddie Mac	6.000	04/01/2044	9	102.430	9,034.38	Aaa	AAA	1.710	4.656	5.858	2.318	0.17	
3140X7WA3 - FNMA Super Int 15 Year 2.500 20350201 2.	2.500	02/01/2035	5	96.560	4,451.93	Aaa	AAA	1.640	4.223	2.589	1.751	0.08	1.392
3140X8BF3 - FNMA Super Int 15 Year 4.000 20340601 4.	4.000	06/01/2034	10	98.610	9,865.94	Aaa	AAA	2.520	4.560	4.056	2.625	0.19	0.680
3140X8RF6 - Fannie Mae	1.500	12/01/2030	33	94.800	31,225.05	Aaa	AAA	1.780	4.369	1.582	1.822	0.59	0.432
31418ACN6 - Fannie Mae	3.500	02/01/2032	42	97.410	41,337.47	Aaa	AAA	2.030	4.488	3.593	2.219	0.78	4.119
31418CG99 - FNMA Umbs Int 20 Year 3.500 20370301 3.	3.500	03/01/2037	12	96.650	11,667.80	Aaa	AAA	3.690	4.660	3.621	3.956	0.22	1.082
31418CMJ0 - FNMA Umbs Int 15 Year 3.000 20320701 3.	3.000	07/01/2032	34	96.500	32,700.57	Aaa	AAA	2.280	4.505	3.109	2.370	0.62	0.781
31418DY55 - Fannie Mae	1.500	05/01/2031	42	94.290	39,239.18	Aaa	AAA	1.940	4.482	1.591	1.973	0.74	0.524
3622AANY6 - GNMA Pass-Thru C Platinum 15yr 3.500 20310420 3.	3.500	04/01/2031	7	98.540	7,296.13	Aaa	AAA	1.360	4.474	3.552	1.426	0.14	0.953
83164MP94 - Sba Pc Var Qtrly Adj 5.250 20281225 5.	4.500	11/01/2028	13	99.670	12,789.42	Aaa	AAA	0.160	3.969	4.515	0.877	0.24	4.851
Treasuries													
91282CFM8 - United States Treas Nts 4.125%09/30/27 4.125%	4.125	09/30/2027	48	99.970	48,477.90	U.S./#Aaa	U.S.	1.210	4.145	4.126	1.251	0.91	3.635
91282CKA8 - US Treasury N/B	4.125	02/15/2027	319	100.060	324,098.67	U.S./#Aaa	U.S.	0.617	4.021	4.123	0.630	6.10	4.125
91282CKG5 - US Treasury N/B	4.125	03/31/2029	442	99.880	446,002.82	U.S./#Aaa	U.S.	2.578	4.170	4.130	2.751	8.39	3.920
91282CLL3 - US Treasury N/B	3.375	09/15/2027	324	99.090	324,231.07	U.S./#Aaa	U.S.	1.174	4.151	3.406	1.210	6.10	3.826
91282CLX7 - US Treasury N/B	4.125	11/15/2027	91	99.940	91,414.62	U.S./#Aaa	U.S.	1.328	4.167	4.127	1.377	1.72	4.246
91282CND9 - US Treasury N/B	3.750	05/15/2028	229	99.260	228,378.84	U.S./#Aaa	U.S.	1.794	4.162	3.778	1.874	4.30	3.731
91282CNY3 - US Treasury N/B	3.375	09/15/2028	284	98.340	282,072.54	U.S./#Aaa	U.S.	2.108	4.167	3.432	2.211	5.31	3.526

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Market overview^{1,2}

The bond market, as measured by the Bloomberg US Aggregate Bond Index, returned 0.67% during the quarter, bringing its year-to-date total return to 0.62%. In each month, positive coupon income more than offset the modest price declines from higher interest rates across the yield curve. US Treasury yields moved higher as expectations for US Federal Reserve (Fed) interest rate cuts later in the year, were repriced following renewed inflation concerns from the Middle East conflict. The yield on the benchmark 10-year US Treasury note increased 15 basis points (bps), rising from 4.32% at the end of March to 4.47% at the end of June.

Portfolio review^{1,2}

Taxable Portfolios

Investment-grade corporate bonds, as measured by the Bloomberg US Corporate Bond Index, returned 1.40% during the second quarter, bringing the year-to-date total return to 0.86%. Performance was primarily driven by strong coupon returns but was also supported by tightening corporate credit spreads that offset weakness in the US Treasury yield curve. The average corporate credit spread tightened 15 bps during the quarter, ending June at 0.74%, compared with 0.89% at the end of March.

Corporate bonds outperformed all major taxable fixed-income sectors on a total return basis and US Treasuries on a duration-adjusted basis. Securitized products (asset-backed, mortgage-backed, and commercial mortgage-backed securities) and government-related securities posted positive total returns and outperformed US Treasuries.

Tax-sensitive Portfolios

Municipal bond performance was positive in June, with the Bloomberg Municipal Bond Index up 0.96%. This brought the index's return for the second quarter of 2026 to 2.50% and 2.32% year-to-date. Municipals outperformed US Treasuries by 218 basis points over the quarter, with US Treasuries up 0.32%. Robust demand has exceeded record-breaking supply, driving the municipal market to become the best performing fixed income sector year-to-date.

During the quarter, total return performance was positive across the curve. The Bloomberg 1-Year, 5-Year, 10-Year, and 22+ Year Municipal Bond indices advanced 0.76%, 1.07%, 1.90%, and 4.24%, respectively. In response, our portfolio managers have reduced exposure to the barbell strategy and reallocated bond proceeds and cash into the belly of the curve. This positioned our programs more neutrally relative to their respective benchmarks.

AAA municipal yields moved lower over the quarter, while US Treasury yields moved higher. This drove municipal/Treasury spreads meaningfully wider and ratios lower across the curve. The richening was most pronounced in the intermediate and long end. The 10-year ratio declined from roughly 71% to 65%. The 30-year ratio declined from 92% to 84%, indicating stronger relative performance from municipals versus Treasuries.

While municipal to Treasury ratios remain expensive relative to their five-year averages, investors still have opportunities to lock in tax-efficient income from coupon payments. As of June 30, the Municipal

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Bond Index's yield-to-worst was 3.58%, a tax-equivalent yield of 6.05% for those in the highest tax bracket. Yield-to-worst for the 7-year and 15-year benchmarks was 3.15% and 3.68%, respectively. Given the tighter valuations, we recommend considering dollar cost averaging into the market.

Drawn by attractive yields and the potential safe haven from recent market volatility, investor demand for municipal bonds has remained strong throughout the year. Municipal bond funds posted positive net flows in June for the 11th consecutive week, with net inflows totaling \$6.4 billion. This brings year-to-date net inflows to \$53.3 billion. It's the second-highest level on record for this point in the year – surpassing 2019 and trailing only 2021. We expect inflows to remain supportive in the second half of 2026 as absolute municipal bond yields continue to offer attractive value.

Municipal supply remained elevated in June, with issuance totaling \$61.1 billion, one of the strongest months of issuance on record. Supply continues to outpace 2025's record-setting levels. Total issuance in 2026 reached \$299.3 billion, up 6% year over year and 40% above the 10-year average. Year-to-date tax-exempt issuance totaled \$280.5 billion, also up 6% year over year. Taxable municipal issuance declined 3% year over year to \$18.7 billion.

The increased supply trend reflects a structural shift driven by deferred maintenance, inflation-driven cost increases, and the exhaustion of US federal COVID-related funding. Issuers are returning to traditional debt financing for infrastructure and operations, a trend we expect to persist. Average project costs are estimated to be 40% above pre-COVID levels, underscoring inflationary pressures that incentivize borrowing rather than cutbacks.

We anticipate issuance to remain elevated throughout 2026 as municipalities continue to invest in their infrastructure. Strong supply is expected to pose technical challenges. Yet, attractive absolute yields should sustain demand at the same levels experienced in 2026 as investors search for yield.

We believe credit fundamentals should remain strong in the near term. However, emerging sector-specific challenges in 2026 will demand heightened analytical precision. Fiscal pressures and shifting federal support require rigorous credit analysis in healthcare, higher education, transportation, and general obligation bonds. While many states and municipalities maintain healthy reserves, others face tighter budgets and increased reliance on capital markets.

Local school districts are under pressure as pandemic aid expires and costs rise. Demographic shifts and competition from charter and private schools are driving enrollment challenges. Higher education faces a demographic cliff following a peak in high school graduates in 2025. This is compounded by US federal policy changes and reduced research funding. Healthcare margins have improved since 2023 but remain vulnerable to Medicaid cuts and policy changes in safety-net hospitals and rural facilities under the One Big Beautiful Bill Act. Mass transit and other transportation systems continue to struggle with declining ridership and rising costs amid reduced US federal support. Ports, airports, and toll roads remain relatively stable.

Given these dynamics, we will maintain our disciplined approach that's focused on intermediate-to-long maturities where value persists. We remain overweight in water and

electric utilities and other essential-service sectors, while exercising caution in the sectors highlighted earlier. Rigorous credit monitoring will guide adjustments as fiscal and policy developments unfold. Despite technical headwinds, we believe attractive yields and strong demand position municipals for the potential to generate favorable tax-adjusted returns in 2026.

Outlook^{1,2}

We have been constructive on the economy and were largely validated in the first half of 2026. Despite disruptions with the Middle East conflict, the broader data flow continued to support the reaccelerating growth path we expected entering the year. Economic activity is not linear. Even as we positioned for economic growth to improve, we cited concerns centered on the back half of the year. We are now moving closer to that window. Our base case remains that the robust pace of growth we've experienced so far will begin to moderate. The conditional ceasefire and ongoing discussions surrounding the Strait of Hormuz have reduced the probability of the most severe energy-supply disruption scenarios for now, though geopolitical risks remain elevated and the situation remains fluid. As a result, the inflation outlook faces less immediate pressure from energy markets than during the height of the conflict.

Market signals are beginning to align with this macroeconomic view. Momentum-heavy leadership has started to lag on the margin, while safe-haven and less cyclical assets have begun to perform better. While this by itself is not necessarily a bearish signal, it does suggest markets may be starting to price a shift in the growth trajectory from acceleration to moderation. As a result, we expect more volatility and pockets of pressure across risk assets

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as investors increasingly question the durability of growth into the second half of the year.

Growth is not collapsing, and inflation relief from lower energy prices should help near-term sentiment. However, we have highlighted the broader pull-forward effects and temporary tailwinds, such as tax refunds that have benefited recent economic activity, that could make a slowdown feel more abrupt if the rate of change turns lower from a higher starting point. Our focus remains on process and risk management as the economy transitions from first-half acceleration toward a more uncertain second-half backdrop.

Growth

- Growth-oriented data reported so far for April and May, along with our expectations for June, continue to reinforce solid, accelerating growth.
- Business investment remains the primary driver of growth, providing an important offset to any moderation in consumer spending.
- Core durable goods new orders and capital goods new orders remained firm in May, while the ISM® Manufacturing PMI® Report for June stayed in expansionary territory for the sixth consecutive month, pointing to continued strength in capital spending and industrial activity.
- The labor market remains characterized by a “low-hire, low-fire” environment. June nonfarm payrolls rose by just 57,000 with negative revisions to prior months. However, the average monthly payroll gain so far this year is 92,000. This remains above many estimates of the breakeven rate needed for the economy to do well given demographic and policy uncertainty headwinds.
- Second-quarter economic data has yet to show broad-based signs of slowing activity, but beyond the second quarter, we continue to harbor concerns that are driven by more challenging base effects, potential give-back dynamics, the dissipation of positive first-half factors like tax refunds, and persistent elevated inflation chipping away at household demand.
- The key growth message in the near-term is that economic activity is not collapsing, but the robust rate of growth we have seen in the first half of the year is set to begin to taper. That distinction matters as markets generally react more to the rate of change than the absolute levels of growth.

Inflation

- The May Consumer Price Index (CPI) remained firm, but the underlying details suggest inflation is more consistent with an energy-driven shock than a broad 2022-style inflation spiral. Energy, particularly gasoline, was again the primary driver of the acceleration in headline inflation.
- Headline CPI rose 0.5% month over month and 4.2% year over year, while core CPI rose 0.2% month over month and 2.9% year over year. This reinforced the distinction between elevated headline inflation and a less severe underlying inflation impulse.
- Headline CPI should continue to benefit from the retracement in oil, gasoline, and broader energy prices toward pre-conflict levels. However, the durability of that disinflationary impulse will remain sensitive to developments in the Middle East and any renewed risks to global energy supply chains.
- However, upstream price pressures continue to warrant monitoring. Core Producer Price Index (PPI) final demand (less foods, energy, and trade services) rose 0.8% in May. This was the largest monthly increase in four years, suggesting some underlying pipeline inflation persists, despite a more favorable outlook for headline CPI.

Federal Reserve

- The Federal Open Market Committee (FOMC) held the federal funds rate target range at 3.50% to 3.75%, while acknowledging that activity continues to expand at a solid pace and emphasizing that inflation remains above the US Federal Reserve’s (Fed’s) 2% stated target.
- The June 2026 FOMC summary of economic projections (SEP) report was much more hawkish than in March with upward revisions to inflation forecasts, along with the median year-end fed funds projected rate.
- Kevin Warsh’s first meeting as Federal chairman seemed more focused on an institutional reset than a rush into a new policy regime. He outlined a preliminary framework that suggests a more thoughtful review process as the Federal Open Market Committee rethinks forward guidance and establishes task forces to review internal processes. This includes alternative data sources and communication practices.
- The market initially interpreted Warsh’s remarks as rather hawkish, but we think the bigger question is whether that hawkishness is directed toward policy rates or the balance sheet.
- We continue to believe a policy change to the federal funds rate, in either direction, is a heavy lift in the near-

term. Inflation remains too stubbornly high to justify cuts. Our expectation for growth to taper in the second half of the year and for inflation to trend lower makes the case for additional tightening less straightforward.

Interest rates

- We believe 4.67% in May is likely the peak for the 10-year US Treasury yield, and our base case is for the 10-year yield to move into the 4.25% to 4.5% area. Elevated inflation, fiscal concerns, and heavy US Treasury funding needs should keep a floor under yields.
- The front-end of the curve remains closely tied to the repricing of hawkish Fed expectations. The 2-year US Treasury yield increased by 37 bps during the second quarter while markets began pricing in the possibility of a Fed hike as early as September.
- We expect the US Treasury curve to steepen if hike expectations fade. This would benefit the front end through reduced policy-rate risk, while the long end may remain stickier due to the factors listed above.
- The questions around the balance sheet are the main upside risk to long-end yields in the coming months and quarters. Fed Chairman Warsh's balance sheet review will take time, but markets could begin pricing a more active balance sheet approach before any formal implementation.
- Should the Fed hike into a slowing-growth backdrop, which is not our base case, we would expect the 10-year US Treasury yield to move lower, not higher. Restrictive monetary policy aimed at tightening financial conditions is ultimately seen by the

market as pulling forward weaker future growth, resulting in a flatter US Treasury curve.

Credit

- Investment-grade corporate bond spreads widened marginally in June as the market digested another record month of new issuance, with roughly \$187 billion in supply being met by healthy oversubscription levels. We expect elevated artificial intelligence (AI) related issuance to remain a notable feature of the market in the second half of the year.
- Investment-grade corporate bond spreads ended June at 0.76%, while high-yield option-adjusted spreads (OAS) ended at 2.75%, levels that remain near historical tightness and do not offer much compensation for a more uncertain second-half growth backdrop.
- All-in yields are in our view still the more attractive part of the credit story as investment-grade and high-yield all-in yields still provide meaningful carry even though spread compensation is still limited.
- The prolonged compression in credit risk premiums reflects a market priced for a benign environment. As we shift toward a more uncertain growth backdrop, we would expect spread volatility to increase, particularly if the rate of change in economy activity moderates even more meaningfully.
- Credit selection and prudent risk management remain essential, with income and carry providing a meaningful buffer against volatility.

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

Consumer Price Index / CPI – Measures the change in prices paid by consumers for goods and services. The U.S. Bureau of Labor Statistics bases the index on prices of food, clothing, shelter, fuels, transportation, doctors' and dentists' services, drugs, and other goods and services that people buy for day-to-day living. Prices are collected each month in 75 urban areas across the country from about 6,000 households and 22,000 retailers.

Core CPI – Excludes two categories (food and energy) where prices tend to swing up and down more dramatically and more often than other prices.

ISM® Manufacturing PMI® Report – A report compiled by the Institute for Supply Management based on data compiled from purchasing and supply executives nationwide. Survey responses reflect the change, if any, in the current month compared to the previous month for new orders, backlog of orders, new export orders, imports, production, supplier deliveries, inventories, employment, and prices. A Manufacturing PMI® reading above 50 percent indicates that the manufacturing economy is generally expanding; below 50 percent indicates that it is generally declining.

Producer Price Index / PPI – A report published monthly by the U.S. Bureau of Labor Statistics that measures the average change over time in the selling prices received by domestic producers for their output.

Indices

The Bloomberg US Aggregate Bond Index is composed of the total US 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 US 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 4 to 6 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.

"Bloomberg" and the Bloomberg US Aggregate Bond Index, Bloomberg US Corporate Bond Index, Bloomberg Municipal Bond Index, Bloomberg 1-Year Municipal Bond Index, Bloomberg 5-Year Municipal Bond Index, Bloomberg 7-Year Municipal Bond Index, Bloomberg 10-Year Municipal Bond Index, Bloomberg 15-year Municipal Bond Index, and Bloomberg 22+ Year Municipal Bond Index are service marks of Bloomberg Finance L.P. and its affiliates, including Bloomberg Index Services Limited ("BISL"), the administrator of the indices (collectively, "Bloomberg") and have been licensed for use for certain purposes by Raymond James Investment Management and Eagle Asset Management. Bloomberg is not affiliated with Raymond James Investment Management or Eagle Asset Management, and Bloomberg does not approve, endorse, review, or recommend the Eagle Asset Management Fixed Income strategy. Bloomberg does not guarantee the timeliness, accurateness, or completeness of any data or information relating to the Eagle Asset Management Fixed Income strategy.

Indices are unmanaged. One cannot invest directly in an index.

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CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026

TYPE OF AGENDA ITEM: City Manager Report

AGENDA OUTLINE NUMBER: 5.M.

TO: City Council

THRU:

FROM:

DATE:

SUBJECT: Minutes of Standing Boards & Committees - Informational Only

I. BACKGROUND:

II. DISCUSSION:

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

1. 6-9-26 pwps
2. 6-10-26 hcraac

**PUBLIC WORKS/PUBLIC SAFETY
COMMITTEE MEETING MINUTES
DESTIN CITY HALL ANNEX CHAMBERS
TUESDAY, JUNE 9, 2026 - 5:30 PM**

1. CALL TO ORDER & PLEDGE OF ALLEGANCE:

Vice Chairman Green called the Public Works/Public Safety Committee to order on Tuesday, June 9, 2026, at 5:30 p.m. at the City Hall Annex Chambers, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
John Green
Marcie Bell
Tammy Weidenhamer

Members Absent

Andrea Ansley
Tom Weidenhamer
Curtis Smith

Staff Present:

Kim Montgomery Deputy City Clerk
Joe Bodi, Deputy Public Works Director

3. APPROVAL OF AGENDA:

Motion to approve the agenda with the removal of the minutes was made by Chairman Wood, with Committee member Bell providing the second. The motion passed 5-0.

4. APPROVAL OF MINUTES: None

5. NEW BUSINESS:

➤ **E-bike Ordinance 26-19-CC**

- Chairman Wood reported that the proposed e-bike ordinance had previously been sent to City staff and the Sheriff's Office for review.
- No comments were received from staff.
- Chair noted that he attempted to add additional detailed language to the ordinance but was advised by Captain Fulghum of the Sheriff's Office to remove those provisions.
- Captain Fulghum's recommendation was to maintain broader language regarding safe operation because:
 - General safety standards are easier to enforce.
 - Enforcement officers have greater discretion.
 - Specific speed or behavior requirements may be difficult to prove in the field.

➤ **State Legislative Update - Discussion of Pending State E-Bike Legislation**

- Chairman Wood updated the committee on pending state legislation concerning e-bikes that had passed both the Florida House and Senate and was awaiting the Governor's signature.

- The Chair explained that the final legislation was a reduced version of the original proposal after numerous provisions were removed during the legislative process.
- Key provisions discussed included:
 - Establishing a 10-mph speed limit for e-bikes operating within 50 feet of pedestrians on shared-use pathways.
 - Creating a statewide e-bike task force to study e-bike issues, with meetings to be held in various regions of Florida.
 - Revising crash reporting procedures so that e-bike crashes can be specifically identified and tracked, rather than being grouped with other motor vehicle or bicycle incidents.
- The Chair noted his intention to participate in task force meetings and advocate for regulation of oversized or illegally modified e-bikes at the retail level, stating that those issues cannot be effectively addressed through local ordinances.
- Committee members also discussed the relationship between the proposed local ordinance and state law, including whether the state legislation addresses electric scooters. Chairman Wood explained that the pending legislation focused primarily on e-bikes, while the City's proposed ordinance included broader micro-mobility devices such as e-scooters.

❖ Discussion of Retail Sales Concerns

- Chairman Wood expressed concern regarding oversized and excessively powerful e-bikes being sold to consumers.
- Stated that many of the devices creating problems exceed legal classifications and cannot be adequately addressed through local ordinances.
- Emphasized that regulation of retail sales is primarily a state-level issue.

❖ Crash Reporting Improvements

- Committee discussed longstanding challenges associated with collecting accurate crash data involving e-bikes.
- Chair explained that current crash reports do not adequately distinguish e-bike incidents from other vehicle crashes.
- New reporting methods will allow law enforcement and planners to identify and analyze e-bike crashes separately.

❖ Committee Discussion

- E-bike and e-scooter activity throughout the city with an increase in scooters on sidewalks.
- Safety concerns regarding pedestrians being approached from behind without warning.
- Potential requirements for bells, horns, or verbal warnings.

DRAFT

- Committee member Tammy Weidenhamer referenced experiences observing electric scooters traveling at high speeds on Holiday Isle sidewalks.
- Members discussed whether local requirements for audible warnings could be included in the ordinance.

❖ Enforcement Concerns

- Chair acknowledged that requiring riders to call out or ring a bell would be difficult to enforce.
- Members agreed that proving compliance or non-compliance would be challenging.
- Committee noted that broad safety-operation standards may provide law enforcement with more effective enforcement tools.

❖ County and Regional Activity

- Members discussed whether Okaloosa County had adopted a similar ordinance.
- Staff indicated:
 - Niceville has adopted an ordinance.
 - Crestview has adopted an ordinance.
 - No county ordinance was known to be in effect at this time.
- Chair indicated that the ordinance is expected to proceed through City Council readings in July.

Chairman Wood opened the floor for public comment regarding the ordinance. With no one coming forward to speak, he closed the public portion of the meeting.

Motion by Chairman Wood to recommend approval of proposed Ordinance 26-19-CC and forward the ordinance to City Council for consideration and inclusion in the City Code, with Vice Chairman Green providing the second. The motion passed 4-0.

Committee members thanked the Chair for his extensive work and persistence in developing the ordinance.

6. PROJECTS UPDATE:

❖ Pickleball Project

- Mr. Bodi reported that the pickleball project is nearing completion and should be removed from the active list within a month.

❖ Tarpon Street Beach Access

- Mr. Bodi reported that the project is expected to be completed but remains active and is tentatively scheduled to be removed from the active list within the next month.

❖ **Emerald Coast Parkway Landscaping Project**

- Mr. Bodi reported that FDOT is conducting final inspections.
- If accepted:
 - Maintenance responsibility will be transferred to City Public Works.
- FDOT awarded approximately \$600,000 in additional grant funding.
- Funding will be used for:
 - Additional landscaping improvements.
 - Approximately 10,600 linear feet of curbing around landscape beds.
 - Irrigation improvements.
 - Connection of reclaimed water service to replace an existing well that has become unusable due to sediment accumulation.

❖ **Clement Taylor Park Improvements**

- Committee requested an update.
- Mr. Bodi reported:
 - Project is awaiting delivery of the restroom structure.
 - Restroom installation remains the primary factor delaying completion.
 - Remaining project elements will proceed once the structure arrives.

❖ **Airport Road and Commons Drive Pedestrian Improvements**

- Mr. Bodi reported:
 - Design phase is complete.
 - Construction cost is estimated at approximately \$320,000.
 - City previously funded the design effort.
 - Staff is exploring grant opportunities and potential incorporation into future trail projects.

❖ **Industrial Park Median Improvements**

- Mr. Bodi discussed modifications needed to improve truck turning movements.
- Existing median modifications may require additional work.
- Staff indicated the project may ultimately be combined with future resurfacing efforts.

7. MEMBER COMMENTS:

❖ **Chairman Wood**

- Requested the members to focus on their assigned areas in the city.
- Focusing on the following:
 - Sight-distance obstructions.
 - Landscaping encroachments.
 - Utility boxes.
 - Sidewalk defects.
 - Potholes.

- Sidewalk drop-offs.
- Trip hazards.
- Other public infrastructure concerns.
- Members were encouraged to provide photographs and documentation.
- Will be visiting their work plan items for 2027 in the next couple of meetings.

❖ **Committee member Tammy Weidenhamer**

- Airport fence update
 - Mr. Bodie reported the following:
 - Demolition permits have been submitted.
 - No reconstruction permit has been submitted yet.
 - Replacement fence type remains unknown.
 - Fence requirements are primarily governed by FAA and Homeland Security regulations.
 - City regulations would still apply to certain height and installation requirements.
 - Reported a rather large stormwater puddle at the corner of Main Street and Palms Street.

❖ **Committee member Bell**

- Reported Council member Trammell's request to focus on sidewalks
- Dip in road on Gulfshore Drive at Sandpiper Cove
- Traffic Counter installed at the entrance of Norriego Park
- Wide sidewalk signage informing the pedestrian public to use the sidewalks
- Norriego Point Park
 - Wants no lights to be installed at Norriego Point – Sea turtles - add wooden poles with ropes
 - Staff and Lifeguard Parking space – have an ordinance created and stiff violation fines
 - Additional Garbage cans needed for the park
 - Dawn to Dusk Park rules signage
 - Major areas of flooding on sidewalks on Gulfshore Drive

8. CONTINUING BUSINESS:

➤ **Stormwater/Floodplain Public Comments**

Vice Chairman Green 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.

9. ADJOURNMENT:

Having no further business at this time, the meeting adjourned at 6:00 p.m.

Adopted and approved this _____ day of _____ 2026.

James Wood, Jr. Chairman

Kim Montgomery Deputy City Clerk

**MINUTES OF THE
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JUNE 10, 2026 - 5:30 PM
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 June 10, 2026, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

<u>Present</u>	<u>Absent</u>	<u>Staff Present</u>
John Stephens	James Howard	Kim Montgomery, Deputy City Clerk
Jim Green	Lance Johnson	Jesse Hernandez, Senior Planner
Guy Tadlock	Mariam Paulino	Kim Kopp City Attorney
Casey Jones		

3. AGENDA APPROVAL:

Motion by Committee member Green seconded by Committee member Jones to approve the agenda. The motion passed 4-0.

4. MINUTES FOR APPROVAL: None

5. NEW BUSINESS:

➤ **Development Project Update**

Mr. Hernandez provided an update on current development activity within the Harbor CRA.

- A new development order has been submitted for the Emerald Grand boiler replacement.
 - He explained that the existing boiler is old and located inside the building in a way that makes removal impractical.
 - The applicant indicated the existing boiler would be condemned and left in place.
 - A new mechanical boiler is proposed to be placed on the exterior of the building.
 - The project requires a 279-square-foot utility pad for the new boiler.
 - A minor deviation was submitted for the project.
 - This item is separate from the pending HarborWalk Village Phase II submittal.
- The Preserve Apartments project has been removed from the development tracking list.
 - The project was resubmitted in a manner that no longer requires a development order.

- The project will proceed directly through building permits.
 - The scope involves construction of an eight-foot fence around a trash enclosure.
- Destin Linear Trail had been removed from the tracking list.
 - The project had been on the tracking list for an extended period, with the last action dating back to approximately March 2024.
 - Staff will continue to work on obtaining the necessary easement portions for the project.
 - Because the city changed software and the fact that the project has had no recent movement, staff withdrew it from the current tracking list.
 - The project may be resubmitted under the new system once the easement issues are settled.
- A question regarding the activity on the lot off Benning Drive and if it is related to the Crosstown Connector.
- Staff explained that yes, the project is currently in Phase II.
 - Phase I involved stormwater improvements and site preparation.
 - Phase II includes construction of the roadway and infrastructure for the property.
- Committee member Tadlock asked whether there was a completion date for Clement Taylor Park.
- Mr. Hernandez stated that there is a contractual completion date but did not want to provide an inaccurate answer and stated that he would provide an update once he obtains the information.

➤ **Harbor CRA Crime Update – OCSO Deputy Graham Pearce, Community**

Deputy Pearce explained that the Sheriff's Office began using a new system in May of the prior year.

- As a result, the data had to be compiled from two separate systems.
 - The older system broke data down more easily by the Harbor area.
 - The newer system required the representative to manually review calls one by one.
 - The representative stated that there were more than 27,000 calls for service in Destin to sort through, and while every effort was made, a few calls may have been missed.
- He reviewed activity at the two parks off Calhoun.
 - Many calls at the parks were generated by law enforcement as security checks.
 - Beach and marine deputies conduct frequent checks in those areas.
 - Other calls included checks on individuals and some noise complaints.
 - The representative stated there was nothing significant or concerning to report at the parks themselves.
 - Other calls occurred off Calhoun, but they did not pertain directly to the parks.

❖ **Summary of Calls and Crime Statistics**

- He provided a breakdown of major categories of calls in the Harbor area and surrounding areas, including Mountain Drive, Calhoun Avenue, and Azalea Drive.
- **Alarms**

- There were 162 alarm calls in the area.
- Only five alarm calls were outside Harbor Boulevard; most occurred on Harbor Boulevard.
- The representative noted that alarms may sometimes indicate burglary, but most are caused by alarm system issues.
- **Assault, Battery, and Threats**
 - There were 64 calls off Harbor Boulevard.
 - There were 12 calls outside Harbor Boulevard in the surrounding areas.
 - There were 14 calls in the older system.
- **Criminal Mischief**
 - There were 23 calls off Harbor Boulevard.
 - There were 12 calls outside Harbor Boulevard.
 - There were 14 calls in the older system, which may have included both areas.
- **Disturbances**
 - Since approximately April of the prior year, there were 235 disturbance calls off Harbor Boulevard.
 - Approximately 20 of those disturbance calls occurred during the prior weekend.
 - There were 51 disturbance calls outside the Harbor Boulevard area.
 - The representative stated that most disturbance issues occurred in the Harbor area and not at the parks.
- **Intoxication**
 - There were 105 calls for intoxicated people or vehicles off Harbor Boulevard.
 - Only six such calls occurred outside that area.
- **Noise Complaints**
 - The representative found 34 noise complaints.
 - The representative stated that the number was lower than expected and speculated that people may not be reporting noise complaints frequently.
- **Narcotics Violations**
 - There were 24 narcotics violations off Harbor Boulevard.
 - There were five narcotics violations outside Harbor Boulevard, believed to be primarily off Mountain Drive.
- **Suspicious Activity**
 - There were 120 suspicious activity calls off Harbor Boulevard.
 - There were 20 suspicious activity calls in the surrounding area.
 - These calls could include suspicious vehicles, people, packages, or other activity.
- **Trespassing**
 - There were 229 trespass calls off Harbor Boulevard.
 - There were 33 trespass calls in the surrounding area.
 - There were 32 trespass calls in the older system.
 - The representative explained that many trespass calls involve property owners or businesses asking law enforcement to remove someone from a property.
- **Armed Persons**
 - In a three-month span, there were 14 calls involving an armed person off Harbor Boulevard.
 - An armed person could involve a knife, firearm, or other weapon.
- **Burglaries**
 - There were eight burglary calls.

- **Lewd and Lascivious**
 - There were seven calls off Harbor Boulevard related to lewd and lascivious conduct.
- **Unknown Problems**
 - There were 22 unknown-problem calls.
 - These could include calls where 911 received unclear sounds, possible disturbances, or other uncertain circumstances.
 - The representative stated that 911 calls were too numerous to count and that many are pocket dials, though some do lead to discovery of actual disturbances.

❖ **Committee Discussion Regarding Law Enforcement Presence**

- The Chairman thanked the Deputy Pearce for compiling and presenting the data.
- Appreciation was voiced for deputies walking the Boardwalk and maintaining a visible presence in the Harbor area.
 - Their presence serves as a deterrent.
 - The Harbor area has historically had significant issues at night but has improved with the Boardwalk and continued law enforcement presence. Particularly at night during the summer busy season.
- A Committee member also stated that businesses hiring off-duty deputies for security helps improve safety for families and visitors.
- Deputy Pearce stated that the data was focused on the Harbor CRA area and surrounding area and did not include a citywide breakdown of all firearm or lewdness calls.
- Committee members expressed appreciation for the Sheriff's Office and the challenges associated with managing public safety in a city that grows significantly during peak visitor periods.
- Deputy Pearce stated that deputies try to remain proactive at night in the Harbor area.
 - He also noted that other deputies also walk the Harbor at night as well.
- The members discussed traffic enforcement.
 - It was noted seeing deputies conduct traffic stops that stop-sign violations.
 - The Sheriff's Office representative stated that the department has a traffic grant allowing two deputies per day to focus on traffic enforcement in Destin.
 - Airport Road and the Destin Bridge area were identified as common traffic enforcement locations.
 - Deputy Pearce explained how visible patrol vehicles often help slow traffic without requiring constant traffic stops.
- There was also mention about underage drinking in the Harbor District and what the times of the day of evening where there is the most unrest or lawlessness that occurs in the Harbor District.
 - Deputy Pearce stated that underage drinking is not as common in the Harbor because bars do a good job of checking identification and collecting several hundred fake IDs, especially during spring break.
 - He also mentioned that underage drinking is more likely to occur on beaches or in vehicles, where individuals try to avoid detection.
 - There was no clear single time period and that calls occur throughout the day. He also noted that the more intoxicated people are typically seen when bars close, which is approximately 4:00 a.m.

- Deputy Pearce discussed an incident in which a person jumped onto a boat and began cutting a cable with a knife.
 - The representative happened to be present and was able to stop the individual.
 - The incident occurred at approximately 4:00 p.m., reinforcing the point that issues can occur at any time of day.
- Committee members discussed the increase in activity around midday, particularly when half-day boat rentals return and visitors come back to land after drinking in the heat.

6. COMMITTEE MEMBER COMMENTS:

➤ Chairman Stephens - Camera System Work Plan

- Chairman Stephens discussed whether they should continue pursuing the camera system work plan after hearing the crime data.
- The members agreed that the data did not appear to indicate the current need to make investments in additional cameras for the parks.
- Existing camera locations were discussed.
 - Members mentioned cameras at Captain Royal Melvin Park and Joe's Bayou boat launch.
- The Committee discussed that cameras may be useful in areas where public parking and non-exclusive docks that allow people to access an area by both land and water.
 - Joe's Bayou and Captain Royal Melvin Park were discussed as locations where commercial activity or unauthorized dock use has had issues.
 - Future areas that may need to be considered such as the new park at Norriego Point, depending on lease arrangements, and the One Harbor property. if the city becomes involved in its use.
- Mr. Hernandez pointed out that although One Harbor Blvd is within the CRA district, the other referenced property may fall under the purview or interest of other boards.
- Staff stated that Parks and Recreation, Harbor and Waterways, and Public Works/Public Safety could all have relevant roles depending on the property location and issue.

Motion by Chairman Stephens, seconded by Committee member Jones to table the Camera Work Plan item indefinitely. The motion passed with a vote of 4-0.

Staff noted that work plans are retained in staff files so if the issue arises again in the future, staff can retrieve the prior work plan for reference.

❖ Other Work Plan Items

- The Committee discussed whether there were any remaining work plans requiring additional consideration.
- Staff noted that the trash can signage work plan appeared to be the remaining item.
 - Staff indicated it could be brought back at the next meeting.
 - Staff stated they would review the CRA Master Plan to determine whether the project can be tied to it.

- Staff explained that for work plans, the first consideration is whether the project is located in the CRA.
 - The trashcan signage project is located in the Harbor CRA District.
 - The next consideration is whether the project is included in the CRA Master Plan.
 - If the project is not included in the Master Plan, it does not necessarily mean the project cannot be pursued.
 - However, staff would need to conduct preliminary research, speak with appropriate staff, determine whether grant funding may be available, and evaluate whether funding might exist in the General Fund or another source.
 - Additionally, this discussion would be better suited for the off-season, between October and February.
 - Staff stated the Committee should avoid getting too far into project details until there is a viable path for moving the project forward.

❖ **Potential CRA Master Plan Modifications**

- The Committee members discussed the possibility of recommending modifications to the CRA Master Plan.
- Staff stated there is likely no specific best time to begin the process but indicated they would confirm the process with the Community Development Director, Tina Deater.
- Staff explained that the Committee would likely need to make a motion identifying the proposed modifications.
 - The recommendation would then be taken to the CRA Board to determine whether the Board wants to move forward with it.
- Chairman Stephens suggested that members should review the Master Plan more thoroughly before making recommendations.
- Staff recommended that members review the CRA Master Plan and compare it with the Capital Improvement Projects list in the city budget.
 - Staff noted that many projects from the Master Plan are included in the five-year Capital Improvements Plan.
 - Staff explained that the Capital Improvements Plan changes during the annual budget cycle as Council priorities shift.
 - Staff suggested that projects already included in the Master Plan and Capital Improvements Plan may be good projects for the Committee to support and help advance.
- The Committee discussed placing the Master Plan discussion on the schedule around November.
 - Committee member Green noted that he preferred November, after the Fishing Rodeo.
 - Staff confirmed that November could be used for an initial discussion.
- Committee member Jones questioned certain items in the Master Plan, including ladders into the Harbor.
- Staff explained that the ladders were likely included as part of a safety component of the Master Plan.
- However, a concern was brought up that ladders may encourage people to enter the water and potentially be injured by barnacles.

- No further action was taken.

❖ **Committee member Green**

➤ **Fourth of July Fireworks & Drone Show**

Committee member Green asked for clarification on the City Council's decision regarding fireworks and the drone show.

- Staff explained that the issue had returned to Council.
 - The plan was to have a combination of fireworks and drones.
 - The event was expected to open with fireworks, including drones in the middle, and end with fireworks.
- Committee member Green considered making a motion recommending that City Council abandon the drone portion and proceed with an all-fireworks show.
- The City Attorney clarified that the city was still having a fireworks show and that drones were only an added component.
 - She stated that public discussion had created the mistaken impression that the Council was not having fireworks.
 - She also explained that the original consideration of eliminating fireworks was based on input from FWC and local Audubon Society regarding shorebirds and conservation concerns near Norriego Point.
 - The City Attorney stated that a plan has been determined to have fireworks without harming the birds.

➤ **Joe's Bayou Boat Ramp Improvements**

- Mr. Hernandez provided follow-up information regarding the Joe's Bayou boat ramps.
- He spoke with the City Engineer about whether work could be staged so that one ramp remains open.
- The City Engineer indicated that leaving one ramp open would likely not be feasible.
 - A dam must be built around the area to pour concrete.
 - Both ramps will likely need to be closed at the same time.
- Staff stated the project is not yet at the contracting stage.
 - The City will see what contractors propose and address the issue at a future time.
 - Staff acknowledged the inconvenience but stated the City will attempt to schedule the work outside the busiest season.

➤ **Motor Oil Disposal**

- Mr. Hernandez provided follow-up regarding motor oil disposal.
- He explained that because the storage facility would likely be located at the Annex or on Public Works property outside the CRA, the issue may need to be advanced through another board or department.

- Possible boards or departments mentioned included Harbor and Waterways and Public Works/Public Safety.
 - Public Works would likely need to take the lead because the proposed facility would be on Public Works property.
- Committee member Green expressed concern that the issue should still be relevant to the Harbor CRA because Harbor businesses need an appropriate location for oil disposal.
- He stated that he would continue raising the request through both the Harbor CRA Advisory Committee and Harbor and Waterways Board.

➤ **Livery and Parking Audit**

- Mr. Hernandez provided an update on the livery and parking audit.
- Staff stated that a kickoff meeting had been held with staff to discuss priorities and the approach.
- Planning and Code staff were expected to begin work on the Harbor.
 - Staff would move property by property through the area.
- He stated that the audit will likely take some time because of the complexity of the Harbor.
 - Factors include the age of properties and the nature of businesses operating in the Harbor.
 - Further guidance from City leadership may be needed after the data is gathered and that gathering the data is only the first step; decisions about how to use the data will require additional discussion.

➤ **One Harbor / One Calhoun Property**

- Mr. Hernandez provided an update regarding the One Harbor / One Calhoun property.
- He confirmed with the Finance Director, Krystal Strickland, that based on the way the property is currently financed, the city cannot monetize it.
- Staff also spoke with Projects and Grants Manager Jeff Cozadd regarding potential grant opportunities.
 - There may be grant funding five to seven years out that could finance improvements for the boardwalk extension under the bridge connecting HarborWalk and the northern portion of the property, including switchbacks out to Calhoun Avenue.
 - Staff noted that any work on the southern portion of the property must be approached carefully because FDOT may acquire approximately one-third of the property when it comes time to replace the bridge.
- Staff stated that bridge replacement is approximately 15 -20 years out.
 - The City Engineer indicated that the Project Development and Environment study may not be complete.
 - Staff noted that even though that seems far away, planning timelines may mean property acquisition or related actions could begin much earlier, possibly around eight years out.
- Mr. Hernandez said they could invite Jeff Cozadd or the City Engineer to a future meeting to answer more detailed questions.

- Staff also reported that the seawall was included in the five-to-seven-year grant concept.
- Staff stated that TDC funding for the seawall was discussed, but the TDC was not interested at that time.
 - Staff noted that this could change depending on how the property is ultimately developed.
- Parking was also discussed.
 - Staff noted that the property could not be used for paid parking.
 - Staff stated that traffic implications would need to be considered if the property were used for parking.

7. NEXT MEETING: July 8, 2026

8. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:30 PM.

Adopted and approved this _____ day of _____ 2026.

Lance Johnson, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 5.N.

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