AGENDA
CRA BOARD MEETING
MONDAY, JULY 20, 2026
5:30 PM
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS

1. **CALL TO ORDER**
2. **ROLL CALL/PLEDGE OF ALLEGIANCE**
3. **AGENDA APPROVAL**
4. **APPROVAL OF MINUTES**
   - **A. Approval of Minutes of April 7, 2026, CRA Board Meeting**
5. **SPECIAL PRESENTATIONS**
6. **PUBLIC COMMENTS**
7. **NEW BUSINESS**
   - **A. Town Center CRA-AC Update**
   - **B. Town Center CRA Long Term Financials and FY 2027 Budget**
   - **C. Harbor CRA-AC Update**
   - **D. Harbor CRA Long Term Financials and FY 2027 Budget**
   - E. Resolution 26-19 Harbor CRA Fundraising Fund
8. **OLD BUSINESS**
9. **NEXT MEETING DATE: TBD**
10. **PUBLIC COMMENTS**

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

MINUTES
COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING
APRIL 7, 2026
ANNEX COUNCIL CHAMBERS
5:30 PM

The Community Redevelopment Agency met in a regular session with the following members and staff present:

Destin Community Redevelopment Agency

Chairwoman Sandy Trammell	Board member Rodney Braden
Board member Kevin Schmidt	
Board member Jim Bagby	
Board member Dewey Destin	

City of Destin Staff

CRA Executive Director Larry Jones	City Clerk Rey Bailey
Public Works Director Michael Burgess	IT Director Andy Peters
Grants/Project Manager Jeff Cozadd	Finance Director Krystal Strickland
HR Director Jamie Haynes	Building Official Noell Bell
Community Development Dir. Tina Deater	City Engineer Robert Tomasek
City Attorney Kimberly Kopp	Public Information Dir. Tamara Young

1. CALL TO ORDER

Chair Sandy Trammell called the Community Redevelopment Agency (CRA) Board meeting to order. Due to technical difficulties with the electronic voting system, votes were conducted by roll call.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Members present:

- Sandy Trammell, Chair
- Kevin Schmidt
- Dewey Destin
- Jim Bagby
- Rodney Braden

A quorum was present. The Board and audience recited the Pledge of Allegiance.

3. AGENDA APPROVAL

Chair Trammell called for additions, corrections, or deletions to the agenda. Hearing none, a motion was made by Mr. Destin and seconded by Mr. Bagby, to approve the agenda as presented.

Vote: Approved unanimously.

4. APPROVAL OF MINUTES

A. Approval of minutes of January 20, 2026, CRA Board Meeting

B. Approval of minutes of March 2, 2026, CRA Board Meeting

The Board considered the January and March CRA meeting minutes together. Mr. Bagby made a motion, seconded by Mr. Destin, to approve both sets of minutes as presented.

Vote: Approved unanimously.

5. PUBLIC COMMENTS

Chair Trammell opened the floor for public comments. No public comments were received.

6. NEW BUSINESS

Available Funding Summary

Finance Director Krystal Strickland provided an overview of the available funding summary. She explained that City Council had previously directed staff to provide the CRA advisory committees with updated funding information so they could develop recommendations for Council consideration.

Ms. Strickland noted that the funding summary included in the agenda packet reflected conditions at the end of March and differed from information previously distributed in January due to budget amendments and other financial changes that had occurred since then. The item was presented for informational purposes.

Additionally, Ms. Strickland reported:

- The remaining balance of the 2024 loan construction account had already been reallocated by City Council.
- The City had satisfied its arbitrage requirements associated with the loan funds.
- Cost savings from completed projects may create opportunities for future funding.
- Gas Tax II funds could potentially be used for high-friction pavement projects.
- Specialized contractors would likely be required for the installation of high-friction surfaces because no local providers currently perform that work.

Town Center CRA Annual Report and Available Funding Summary Request

Kyle Davis, 603 Beach Drive, representing the Town Center CRA Advisory Committee, presented the committee's 2025 Annual Report.

Mr. Davis stated that the committee had formally submitted two work plans:

1. **North-South Mattie Kelly Connector Project**
    - Intended to support mobility improvements and regional connectivity.
2. **Multi-Use Green Space Project**
    - Proposed for the vacant property adjacent to Publix, commonly known as the former Destin Cinema 10 parking lot.
    - Mr. Davis described the project as a unique opportunity to create a family-oriented public gathering space and community asset.
    - He referenced Oviedo on the Park as a successful model and noted the property's mixed-use zoning designation.
    - He emphasized the importance of creating meaningful amenities for residents while strengthening the Town Center district.

Mr. Davis introduced Preston Green, 2004 98 Palms Boulevard, who discussed additional recommendations identified by the Town Center CRA Advisory Committee.

Mr. Green discussed the possibility of utilizing approximately $30,000 in available funding to conduct a study evaluating the feasibility and costs of undergrounding utilities throughout the Town Center CRA district. He noted the benefits of utility undergrounding in a hurricane-prone community and stated that the estimate had been provided by Florida Power & Light (FPL).

Mr. Green also recommended evaluating installation of high-friction pavement treatments near the Airport Road and Commons Drive intersection and potentially along Airport Road near U.S. Highway 98.

He explained that:

- The area contains steep grades that can become hazardous during wet weather.
- Similar high-friction treatments previously installed at Airport Road had significantly improved safety.
- Extending the treatment could reduce vehicle skidding and improve traffic safety.

Lockwood Barrett, 10 Country Club Drive East, clarified that the undergrounding proposal involved using franchise fee funding to evaluate underground utility expansion within the Town Center CRA district. He stated that the committee would return with a prioritized ranking of projects.

Board members encouraged the committee to prioritize all four projects:

1. Mattie Kelly Connector

2. Multi-use green space at the former Cinema 10 property
3. Underground utility study
4. High-friction pavement improvements

They emphasized that staff and Council needed clear priorities in order to effectively allocate resources and evaluate project feasibility.

Discussion also included:

- Existing utility undergrounding phases already underway elsewhere in the City.
- The importance of coordinating future undergrounding requests with established priorities.
- The relationship between the proposed projects and the Town Center CRA Master Plan.
- The need for future cost estimates and staff analysis.

Mr. Bagby made a motion, seconded by Mr. Destin, to approve the Town Center CRA Advisory Committee 2025 Annual Report and the FY27 work plans including the two additional items, intersection improvements and undergrounding utilities, and that all four items be prioritized for review at a later date.

Vote: Approved unanimously.

Harbor CRA Annual Report

John Stephens, Chair of the Harbor CRA Advisory Committee, presented the Harbor CRA 2025 Annual Report and FY 2027 Work Plans.

Mr. Stephens stated that the annual report summarized:

- Committee membership;
- Actions and motions taken during the year;
- Master Plan projects;
- Budget alignment efforts; and
- Committee work plans.

He reported that the committee's work plans had previously been presented and approved in January and that the committee was continuing to refine project details and coordinate with staff regarding implementation and next steps.

Mr. Bagby made a motion, seconded by Mr. Destin, to approve the Harbor CRA Advisory Committee 2025 Annual Report and FY 2027 Work Plans as presented.

Vote: Unanimous approval.

Chair Trammell reported that the next meeting date is July 6, 2026 at 5:30 p.m. and reminded both CRA Advisory Committee chairs that any items requiring Board consideration at the next meeting should be submitted in time for agenda preparation.

Board members congratulated both advisory committees on their efforts and encouraged continued work on project development and implementation.

Public Comments

Chair Trammell opened the floor for additional public comments. No comments were received.

ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:15 PM.

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Sandy Trammell, CRA Board Vice Chair

ATTEST:

_____

Lisa Wallace, City Clerk

ITEM # 2026-967

CITY OF DESTIN – COMMUNITY DEVELOPMENT

AGENDA ITEM

MEETING DATE: July 20, 2026
BOARD/COMMITTEE: CRA Board
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 7.A.

TO: CRA Board

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

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

DATE: July 9, 2026

SUBJECT: Town Center CRA-AC Update

I. BACKGROUND: On April 7, 2026, the Town Center Community Redevelopment Agency – Advisory Committee (TCCRA-AC) presented its annual report and proposed workplans to the Community Redevelopment Agency (CRA) Board. The CRA Board approved the annual report and directed the advisory committee to move forward with refining and prioritizing the proposed workplans.

II. DISCUSSION: WORLPLAN UPDATE:
Provided below is the status of each of the proposed work plans from the April CRA Board meeting:

Mattie M. Kelly Connector (NC-5, BL-6, SW-10): On July 9, 2026, the advisory committee unanimously approved the motion to recommend the CRA Board to prioritize the Mattie M. Kelly Connector (NC-5) and associated Mattie M. Kelly Sidewalk (SW-10) and Bike Lane (BL-6) Improvements, and to authorize $1,500,000 from the Town Center CRA Fund be used to complete this project.

Multi-use Green Space Workplan: In May of 2026, the City Manager contacted the leadership of Publix on Main Street. Publix leadership made it clear that they are not interested in selling the green space to the west of the Publix Development at this time.

WORKPLAN PROCESS UPDATE:
Community Development Staff has collaborated with advisory committee members to develop and implement a workplan process designed to streamline the development and

execution of workplan actions, identify potential funding sources, and evaluate project feasibility. In addition, the process helps establish the time and resources needed to ensure that proposed workplan items are feasible and can meet all requirements prior to the budget development cycle. This workplan process will be explained to the applicable boards and committees in the coming months.

TRAINING UPDATE:
On June 12, 2026, City Staff from Community Development, Councilwoman Trammell, and the advisory committee chairman attended Community Redevelopment Training presented by the Florida Redevelopment Association and hosted by the City of Panama City.

This training provided Staff with valuable knowledge, including the history of CRAs, their purpose and legal basis, the function of the trust fund, the importance of developing a CRA Master Plan, common challenges, and statutory requirements.

Staff is investigating ways to further provide education and training to the City's respective advisory committee.

MEMBER UPDATE:
Currently, the TCCRA-AC has five members for seven available seats. In May of 2026, the Vice-Chairman, Margie Avery, resigned from the advisory committee. A new Vice-Chairman, Kyle Davis, was selected on July 9, 2026.

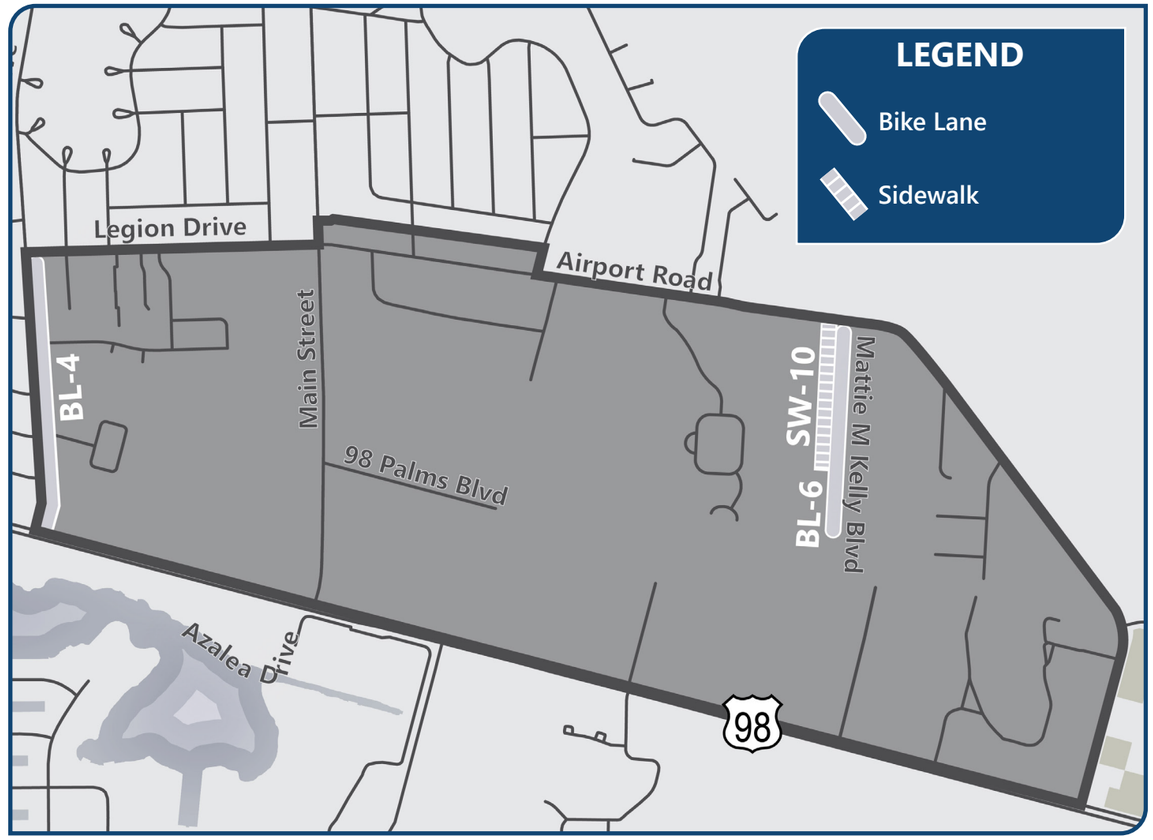
III. RECOMMENDATIONS:

The TCCRA-AC evaluated work plans based on available resources and community needs. The advisory committee is recommending that the CRA Board prioritize the Mattie M. Kelly Connector Project (NC-5, BL-6, SW-10) and authorize $1,500,000 in CRA funds towards the project. Recent CRA training has strengthened informed decision-making and provided a clearer understanding of the CRA program. The committee remains well positioned to continue advancing the priorities of the Town Center CRA.

IV. RECOMMENDED MOTION: I move that the CRA Board authorize $1,500,000 be used towards the completion the Mattie M. Kelly Connector Project (NC-5) along with sidewalk (SW-10) and bike lane (BL-6) improvements.

Attachments:
1. TCCRA-Master-Plan-Mattie M. Kelly Improvements
2. Mobility-Plan Mattie M. Kelly Connector
3. Mattie M. Kelly Connector Work Plan

Sidewalk/Bike Lane Improvements



Description

Town Center CRA includes the following sidewalk and bike lane improvement projects:

- SW-10: Mattie M. Kelly Boulevard (northern) Sidewalk
- BL-4: Beach Drive Bicycle Lanes
- BL-6: Mattie M. Kelly Boulevard (northern) Bicycle Lanes

Cost Estimate

$591,684

Priority

3

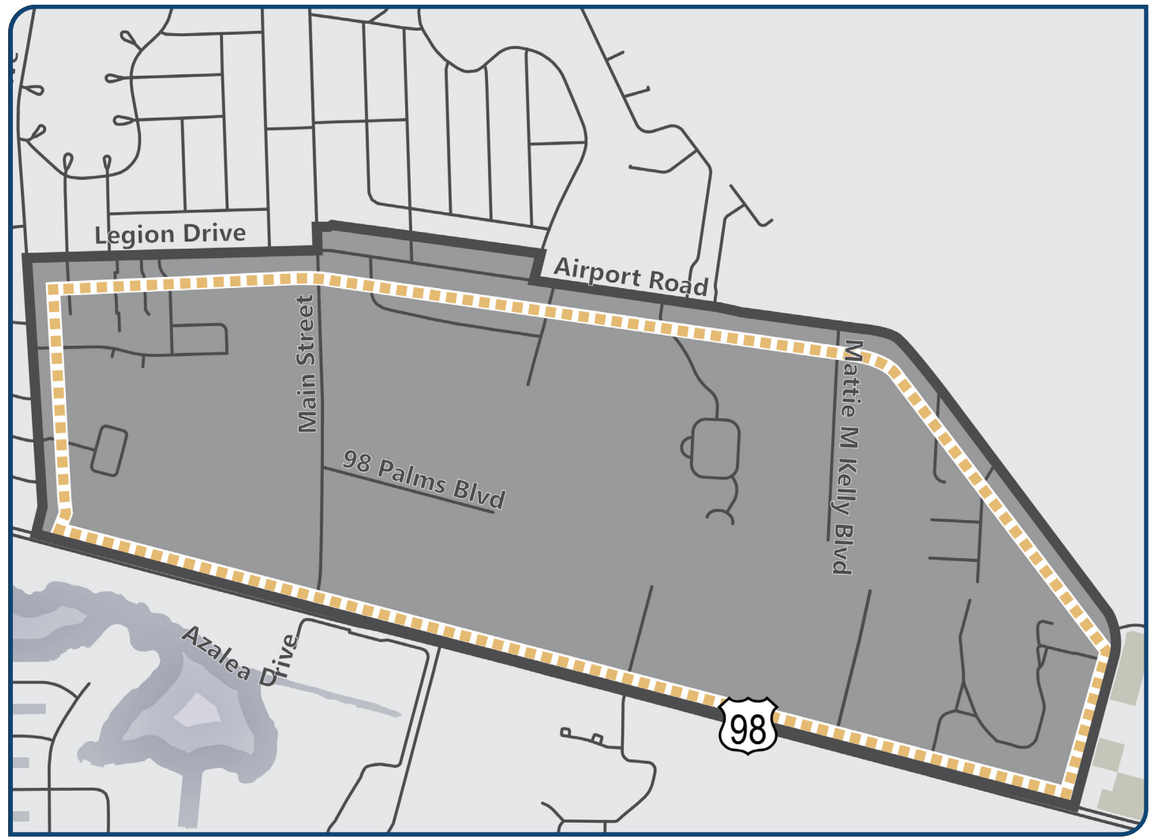
Source

Mobility Plan

Reference

Comp Plan Map 2-2; Pathways Plan

Park System



Description

Currently, there is no conceptual plan for a future park system in the Town Center CRA. However, level of service standards outlined in the Comprehensive Plan require one acre of neighborhood park facilities and two acres of community park facilities for every 1,000 functional population.

*Functional population is defined as the average annual permanent and seasonal population)

Cost Estimate

N/A

Priority

4

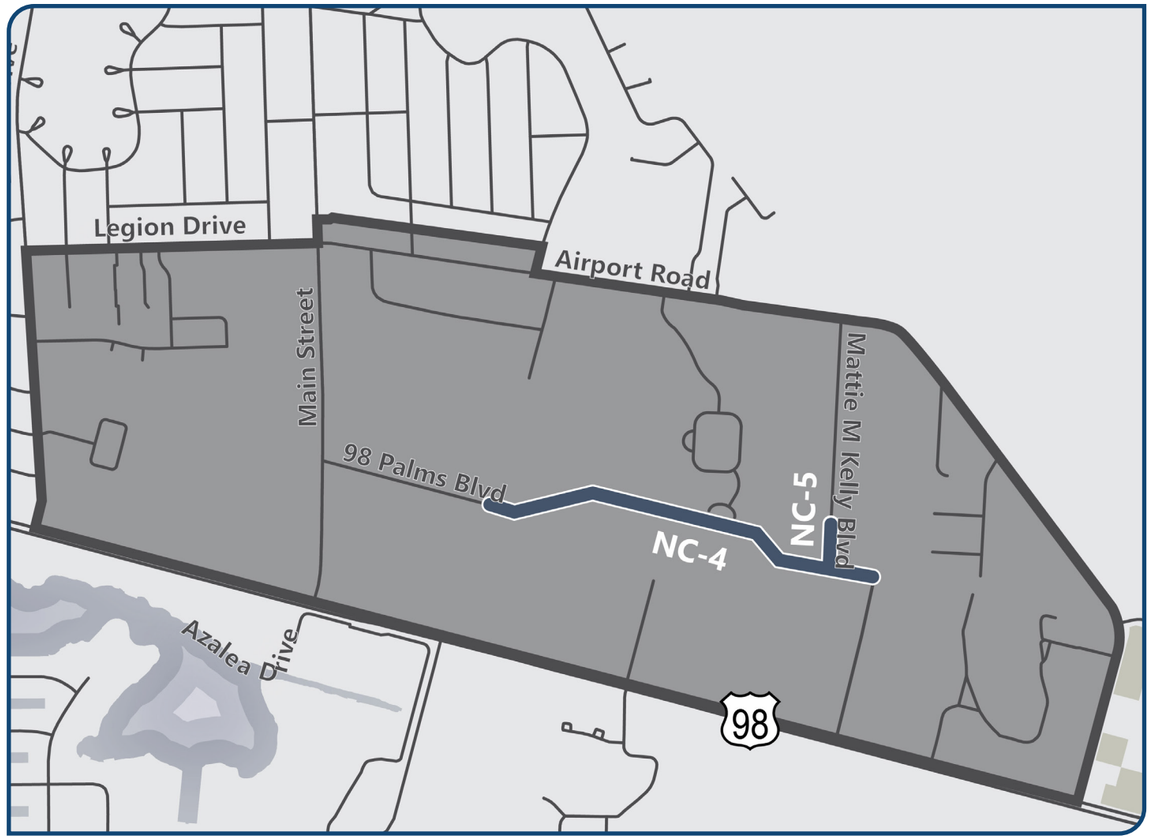
Source

N/A

Reference

Comp Plan Policies 7-1.1.3; Table 7-2; 7-1.1.5

Completion of the Street Network



Description

Town Center CRA includes the following proposed new streets:

- NC-4: 98 Palms Boulevard from the existing end of 98 Palms Boulevard to Mattie M. Kelly Boulevard (0.65 mile minor collector street)
- NC-5: Mattie M. Kelly Boulevard from existing ends of northern and southern roadways (0.06 mile minor collector street)

Cost Estimate

$9,994,204

Priority

7

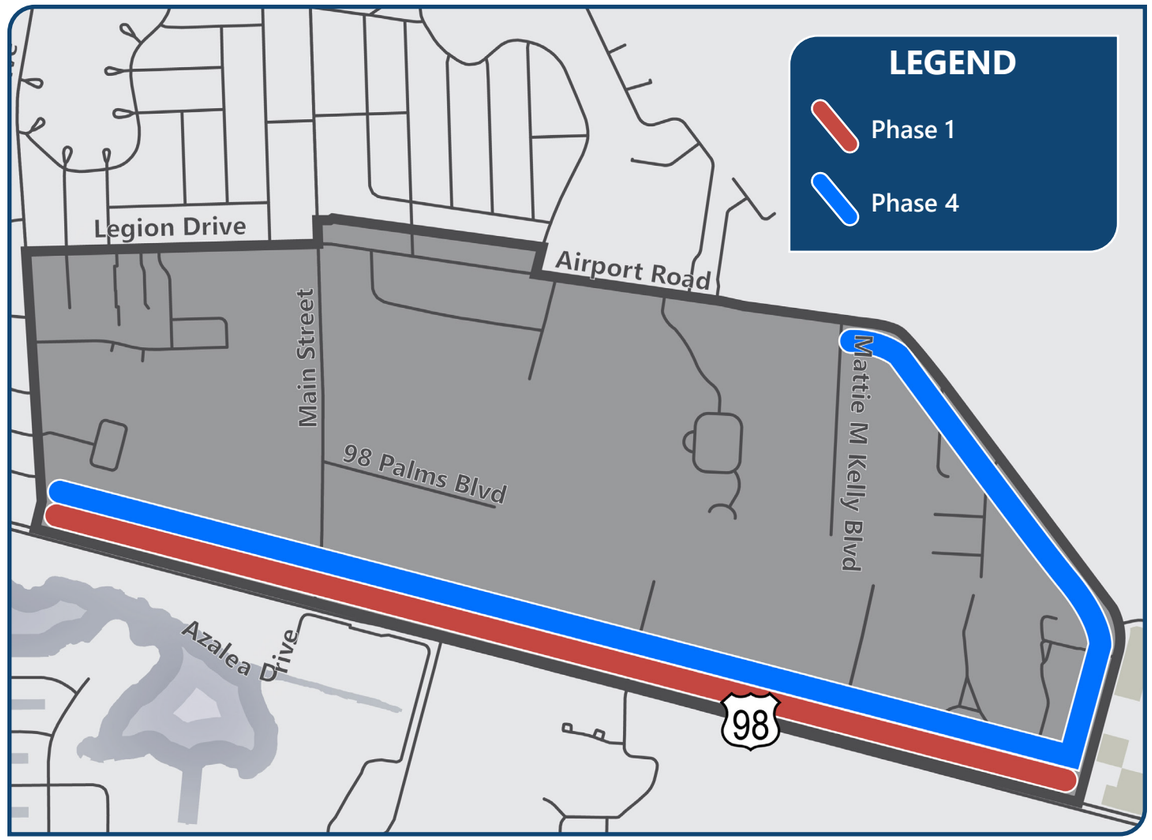
Source

Mobility Plan

Reference

Comp Plan Map 2-1; Comp Plan Policy 1-3.3.3(1)(3)

Utility Undergrounding



Description

In partnership with Florida Power and Light, the City has initiated the project of undergrounding all utilities in the City beginning with the most high-priority areas. The project will be completed in seven phases.

Cost Estimate

$4,000,000

Source

City Finance Department

Reference

Comp Plan Policy 1-1.7.3

NC-5 Mattie M. Kelly Boulevard



Details

Project:
NC-5

Name:
Mattie M. Kelly Boulevard

Location:
From existing ends of northern and southern roadways

Initiative:
New Street

Source:
Comp Plan Policy 2-1; LDC 8.01.00E; LDC Table 8-1

Improvements

- Develop an interconnected road network by extending the exisiting ends of northern and southern roadways
- Approximately 0.06 mile new street
- Minor collectors should have a speed limit of 35 mph with two 11′ lanes of traffic, a 6′ to 12′ median, 8′ parking, 5′ bike lane, 8′ to 10′ sidewalks on both sides, and a 6′ buffer

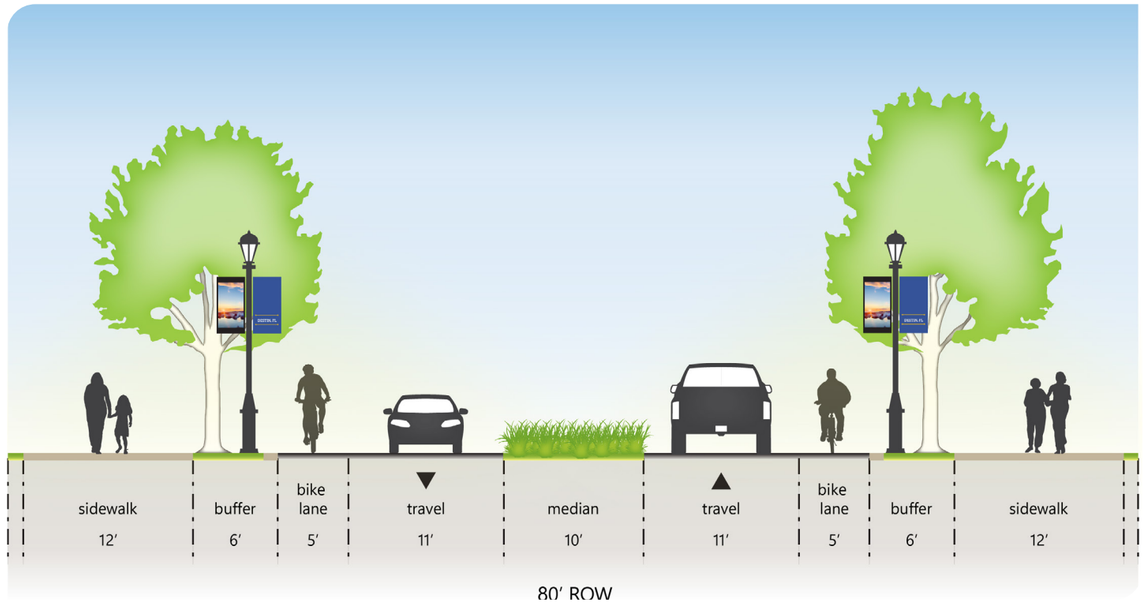
Cost

$844,581

Priority

Benefit Score:	Phase:
1	1

Proposed:



SW-9 Indian Trail Sidewalk



Improvements

- Create a 0.48 mile sidewalk on the south side of Indian Trail between Bayou Drive and Main Street
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-9
Name:
Indian Trail Sidewalk
Location:
Bayou Drive to Main Street
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, SW-9; LDC Table 8-7C Level Three Priority

Cost

$ 278,099

Priority

Benefit Score:	Phase:
1	1

SW-10 Mattie M. Kelly Boulevard (northern) sidewalk



Improvements

- Create a 0.21 mile sidewalk on the west side of Mattie M Kelly Blvd between the existing sidewalk and Airport Road
- A minimum of one bench and one other pedestrian amenity (benches, bike racks, pedestrian-scaled lighting, street trees, trash receptacles, drinking fountains, planter boxes, newspaper boxes, historical or location/information markers, passenger shelter for transit stops) shall be located on either edge of the public sidewalk every 150 horizontal feet of sidewalk

Details

Project:
SW-10
Name:
Mattie M. Kelly Boulevard (northern) Sidewalk
Location:
Existing sidewalk to Airport Road
Initiative:
Pedestrian/Bike
Source:
Pathways Plan, SW-14; LDC Table 8-7C Level Three Priority

Cost

$ 222,801

Priority

Benefit Score:	Phase:
1	2

BL-5 Gulf Shore Drive Bicycle Lanes



Improvements

- Create bike lanes along Gulf Shore Drive between Sandpiper Cove and Harbor Blvd, a length of approximately 0.35 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-5
Name:
Gulf Shore Drive Bicycle Lanes
Location:
Sandpiper Cove to Harbor Boulevard
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-2; Pathways Plan, BL-2; LDC Table 8-7B Level Two Priority

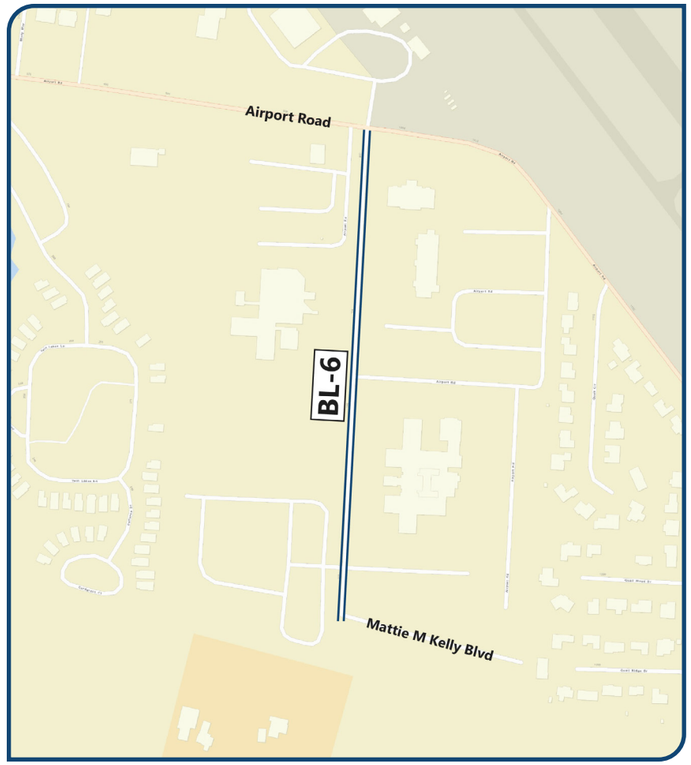
Cost

$ 257,042

Priority

Benefit Score:	Phase:
3	2

BL-6 Mattie M. Kelly Boulevard (northern) Bicycle Lanes



Improvements

- Create bike lanes along Mattie M Kelly Blvd between the existing roadway end and Airport Road, a length of approximately 0.25 miles
- Bike lanes must be a minimum of 4′ in width where there is no on-street parking and a minimum of 5′ in width where there is on-street parking

Details

Project:
BL-6
Name:
Mattie M. Kelly Boulevard (northern) Bicycle Lanes
Location:
Existing end roadway to Airport Road
Initiative:
Pedestrian/Bike
Source:
Comp Plan Map 2-1; Pathways Plan, BL-11; LDC Table 8-7B Level Two Priority

Cost

$ 185,377

Priority

Benefit Score:	Phase:
3	3

City of Destin
FY-2027 Work Plan

Strategic Focus:

5 IMPROVED MOBILITY AND CONNECTIVITY

Organizational Goal:

MOVE FORWARD WITH PROJECT MAP ITEM NC-5, BL-6, SW-10 MATTIE M KELLY BLVD TO CREATE CONNECTION BETWEEN EXISTING ENDS OF N AND S ROADWAYS (0.06 MILE MINOR COLLECTOR STREET)

Performance Objective:

- **Enhanced desirability of ROI (Residential, Office, Institutional) property from enhanced road traffic.**
- **Create a bypass option to alleviate road traffic for two high traffic sections of Airport Road and Hwy 98.**
- **Generate greater interest in office/institutional space on existing available lots on N Mattie M Kelly Blvd.**
- **Eliminate the Mattie M Kelly Blvd. double dead-end street and enhance connectivity of greater incorporated Destin as a whole.**

PRIORITY: ☐ CRITICAL ☒ IMPORTANT ☒ DESIREABLE

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2027	2028	2029
Work with planning and engineering to estimate for this specific section of Policy 1-3.3.3(3) in comp plan	50%	50%	
Workup of formal proposal for execution of work		100%	
Begin construction on connector road		50%	50%
Open road for public use.			100%

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Meet with Engineering and Planning on feasibility and create initial draft of plan	TC CRAAC & City Staff	Summer/Fall
Formalize Plan and Submit to City Council	TC CRAAC & City Staff	Fall

Process Improvement:

Stakeholders:

Internal	External
• Planning Division	• Local Business Owners
• Engineering Division	• Residents & Property Owners
• Grants Manager/Coordinator • TCCRA • City Council • Public Works Safety Board	

Process Owner: Kyle A. Davis

FUNDING/GRANT INFORMATION_____

ITEM # 2026-977

CITY OF DESTIN – COMMUNITY DEVELOPMENT

AGENDA ITEM

MEETING DATE: July 20, 2026
BOARD/COMMITTEE: CRA Board
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 7.B.

TO: CRA Board

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

FROM: Krystal Strickland, Finance Director
Daniel Butler, Principal Planner

DATE: July 16, 2026

SUBJECT: Town Center CRA Long Term Financials and FY 2027 Budget

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I. BACKGROUND: The Town Center CRA reviewed and approved details to recommend adoption of their proposed FY 2027 Budget to the CRA Board at their advisory committee meeting of July 9, 2026.

Attached is a five-year projection for Town Center CRA revenues, expenditures and fund balance for the period FY 2027 - FY 2031.

II. DISCUSSION: The Town Center CRA is in a positive financial situation.

FUND BALANCE
The Fund Balance currently stands over $2.5 million. Funds not scheduled for immediate use are invested in CDs, Money Market funds, and some US Treasuries. All earning approximately 4%. We keep approximately 90 days of cash at Trustmark bank to pay monthly expenses (utilities, median maintenance) where it currently earns 3.1%.

REVENUE
Property values increased nearly 2% in the Town Center CRA district (January 2025 vs January 2026). Total cash in for FY 2026 is expected to be nearly $2.4 million, and FY 2027 will be just over $2.4 million.

EXPENDITURES
Operations: The Town Center CRA pays approximately $116k/year for operation expenses, mostly for median maintenance (Main St., Legion Dr., Airport Rd.) and electricity for streetlights installed 2005 - 2008.

DEBT
The Town Center CRA currently has two loans.

2005 Loan (refinanced in 2014): Annual payment $733k. In 2005, the Town Center CRA borrowed funds to widen Main Street, Legion Drive, and Airport Road, and to underground utilities in this area. This loan will be paid off in 2037.

2024 Loan: Annual payment $268k. In 2024, the Town Center CRA agreed to help pay debt service on a loan to underground overhead utilities along US 98 from Main St to Airport Rd.

CAPITAL PROJECTS
As recommended by the Town Center Advisory Committee to the CRA Board at the March, April, and July 2026 meetings, staff has budgeted $1.5 million for Mattie M. Kelly Blvd projects to include SW-10 sidewalk and BL-6 bike lane and to work on NC-5 to complete the north/south connection of Mattie M. Kelly Blvd. The Capital Project worksheets with milestone deadlines are attached.

In addition, Public Works will be recommending a "Main Street Beautification" project to council at the July 13 Budget Workshop. Public Works is proposing to use up to $333k of General Fund money to address irrigation and landscaping issues.

III. RECOMMENDATIONS: Staff recommends support for the proposed 2027 Budget.

IV. RECOMMENDED MOTION: I move to recommend the proposed fiscal year 2027 Budget for the Town Center CRA fund to City Council.

Attachments:
1. Town Center CRA Long Term Financials last updated 20260701
2. Capital Project Sheets FY2027-2031
3. Main Street CIP Sheet FY27
4. FY27 Budget Calendar

TOWN CENTER CRA ends 2037 (Restricted by State Statute)	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
106 Cra Town Center Fund-10 Taxes	2,273,265	2,317,659	2,404,838	2,320,282	2,389,800	2,461,500
106 Cra Town Center Fund-15 Miscellaneous Revenues	96,524	122,800	71,641	112,272	151,444	196,060
Total Cash In	2,369,789	2,440,459	2,476,479	2,432,554	2,541,244	2,657,560
106 Cra Town Center Fund-20 Personnel Services	22,548	23,980	25,225	26,525	27,825	29,225
106 Cra Town Center Fund-21 Personnel Taxes & Benefits	7,254	8,349	8,700	9,200	9,700	10,200
106 Cra Town Center Fund-22 Operating Expenses	86,341	84,351	87,000	89,615	92,415	95,215
106 Cra Town Center Fund-25 Capital Outlay	8,875	1,500,000	-	-	-	-
106 Cra Town Center Fund-26 Transfers Out	1,000,110	1,000,923	1,001,185	1,001,488	924,103	924,383
Total Cash Out	1,125,128	2,617,602	1,122,110	1,126,828	1,054,043	1,059,023
NET CHANGE	1,244,661	(177,143)	1,354,369	1,305,725	1,487,201	1,598,537
BEGINNING BALANCE	1,320,512	2,565,173	2,388,030	3,742,399	5,048,125	6,535,325
ENDING BALANCE	2,565,173	2,388,030	3,742,399	5,048,125	6,535,325	8,133,862

CAPITAL IMPROVEMENT PROJECT REQUEST

Citizen/Council Directed Projects: MATTIE M. KELLY BLVD CONNECTION

Project Manager: CITY ENGINEER

Council Objective:

Purpose and Justification: Place new location roadway along a proposed ROW and an existing ROW. This roadway is identified in the City's Mobility Plan for connectivity & multi-use aspects. This project has also been identified by the Town Center CRA's advisory committee as a high priority project. The project is to construct a new location roadway for approx. 750 feet. The acquisition of ROW will be required to construct this project. This project to be built along with Mattie M. Kelly Blvd Multi-Use Trail Project. The acquisition of ROW will be required to construct this project and is shown here as well as sister project.

Capital Expenditure Overview					
PROJ: 100094	FY27	FY28	FY29	FY30	FY31
Estimated Project Costs	323,000	677,000			
TOTAL	$ 323,000	$ 677,000	$ -	$ -	$ -

Status:

Comprehensive Plan Policy:

Is this a Multi-Year Project:

If yes, what was/is the Project's initiation Date:

Operations & Maintenance (O & M) impact(s):

Impact on Level of Service:

Current Year Total Funding Requirement:	
531000 Professional Svc Project Mgmt/Architects/Engineers	$70,000
565005 Construction Management	$3,000
565006 Inspection	$5,000
561000 Land Acquisition	$250,000
563000 Infrastructure (Street/Sidewalk)	$0
564000 Machinery/Equipment/Fixtures (Signs)	$0
565000 Permitting & Construction	$672,000
TOTAL	$1,000,000

Annual Operating Costs	
Personnel	
Contractual	
Operating Expenses	
RR Fund	
Debt Service	
TOTAL	$0

# of Additional FTEs -

Funding Source(s)	
106.5410.56500 - TC CRA	$1,000,000
General Fund	$0
TOTAL	$1,000,000



Estimated Project Cost:

MAJOR MILESTONES	Estimated Start Date	Estimated End Date	Responsible Department
Project Review Team (PRT) Review	**6/23/2026**		**PRT**
Engineering Design (in-house or CCNA procurement)	10/1/2026		ENGR
30% Design Committee Review			
60% Design Committee Review	7/31/2027		ENGR
90% Design Committee Review	10/31/2027		ENGR
Permitting	1/1/2028		
Procurement & Contracting	4/1/2028		ENGR
Construction			
Construction kick-off & mobilization	6/1/2028		ENGR
Construction	7/1/2028	5/31/2029	ENGR
Closeout & Acceptance			
Punchlists & final inspections	6/1/2029	7/1/2029	ENGR
As-builts & warranties			
Ribbon Cutting			

CAPITAL IMPROVEMENT PROJECT REQUEST

Citizen/Council Directed Projects: MATTIE M. KELLY BLVD Multi-Use Trail

Project Manager: CITY ENGINEER

Council Objective:

Purpose and Justification: Extend existing MUT along a proposed ROW and an existing ROW. This trail is identified in the City's Mobility Plan for connectivity & multi-use aspects. This project has also been identified by the Town Center CRA's advisory committee as a high priority project. This project is to add a multi-use path along the western edge of the roadway that does not currently have one. This project to be built along with Mattie M. Kelly Blvd Connection Project. The acquisition of ROW will be required to construct this project and is shown here as well as sister project.

Capital Expenditure Overview					
PROJ: 100093	FY27	FY28	FY29	FY30	FY31
Estimated Project Costs	80,000	420,000			
TOTAL	$ 80,000	$ 420,000	$ -	$ -	$ -

Status:

Comprehensive Plan Policy:

Is this a Multi-Year Project:

If yes, what was/is the Project's initiation Date:

Operations & Maintenance (O & M) impact(s):

Impact on Level of Service:

Current Year Total Funding Requirement:	
531000 Professional Svc Project Mgmt/Architects/Engineers	$42,000
565005 Construction Management	$3,000
565006 Inspection	$5,000
561000 Land Acquisition	$35,000
563000 Infrastructure (Street/Sidewalk)	$0
564000 Machinery/Equipment/Fixtures (Signs)	$0
565000 Permitting & Construction	$415,000
TOTAL	$500,000

Annual Operating Costs	
Personnel	
Contractual	
Operating Expenses	
RR Fund	
Debt Service	
TOTAL	$0

# of Additional FTEs -

Funding Source(s)	
106.5410.56500 - TC CRA	$500,000
General Fund	$0
TOTAL	$500,000



Estimated Project Cost:

MAJOR MILESTONES	Estimated Start Date	Estimated End Date	Responsible Department
Project Review Team (PRT) Review	**6/23/2026**		**PRT**
Engineering Design (in-house or CCNA procurement)	10/1/2026		ENGR
30% Design Committee Review			
60% Design Committee Review	7/31/2027		ENGR
90% Design Committee Review	10/31/2027		ENGR
Permitting	1/1/2028		
Procurement & Contracting	4/1/2028		ENGR
Construction			
Construction kick-off & mobilization	6/1/2028		ENGR
Construction	7/1/2028	5/31/2029	ENGR
Closeout & Acceptance			
Punchlists & final inspections	6/1/2029	7/1/2029	ENGR
As-builts & warranties			
Ribbon Cutting			

CAPITAL IMPROVEMENT PROJECT REQUEST

Citizen/Council Directed Projects: Main Street Beautification/ADA Improvements

Project Manager: Public Works Director

Council Objective: Enhance the safety, accessibility, appearance, and functionality of the Main Street corridor while supporting economic development, tourism, and quality-of-life improvements through infrastructure and streetscape enhancementsPurpose and Justification: The Main Street Beautification and ADA Improvements Project will enhance approximately 2,800 linear feet of public right-of-way through accessibility, drainage, landscaping, and streetscape improvements. Project elements include repairing and modifying existing irrigation systems, regrading roadside swales, resodding green spaces, installing low-growing landscape materials, and repairing ADA landings and detectable warning surfaces along existing sidewalks.

The project will also construct drainage improvements at Main Street and Palms Boulevard as identified in the City's Stormwater Master Plan Update to improve stormwater conveyance and reduce localized flooding. These improvements will enhance pedestrian safety and accessibility, improve corridor aesthetics, address aging infrastructure, and support the City's goals of maintaining public assets, improving mobility, and promoting economic vitality within the Main Street corridor.

Capital Expenditure Overview					
	FY27	FY28	FY29	FY30	FY31
Estimated Project Costs					
TOTAL	$ 333,920	$ -	$ -	$ -	$ -

Status:
Comprehensive Plan Policy: 1-1.1.1 Urban Design Standards (improve community appearance, create attractive streetscapes, etc.)
Is this a Multi-Year Project: No
If yes, what was/is the Project's initiation Date: NA

Operations & Maintenance (O & M) impact(s): Minimal increase in ongoing maintenance associated with landscaped areas, irrigation infrastructure, and drainage facilities. Maintenance activities are expected to be performed by existing Public Works personnel within current operational resources.

Impact on Level of Service: The project will improve the level of service by enhancing pedestrian accessibility, reducing stormwater-related issues, improving corridor aesthetics, and creating a safer and more attractive public environment. ADA-compliant facilities will improve accessibility for all users while drainage improvements will increase system reliability and reduce maintenance demands associated with recurring stormwater concerns.

Current Year Total Funding Requirement:	
531000 Professional Svc Project Mgmt/Architects/Engineers	
565005 Construction Management	$16,696
565006 Inspection	$16,696
561000 Land Acquisition	
563000 Infrastructure (Street/Sidewalk)	
564000 Machinery/Equipment/Fixtures (Signs)	
565000 Permitting & Construction	$300,528
TOTAL	$333,920

Annual Operating Costs	
Personnel	
Contractual	
Operating Expenses	
RR Fund	
Debt Service	
TOTAL	$0

# of Additional FTEs -

Funding Source(s)	
	$333,920
General Fund	
TOTAL	$333,920



Estimated Project Cost: The project cost is estimated at $333,920 in 2026 dollars for approximately 2,800 linear feet of right-of-way improvements.

MAJOR MILESTONES	Estimated Start Date	Estimated End Date	Responsible Department
Planning & Design	**10/1/2026**		**PW**
Project Review Team (PRT) Review	**NA**		**PW**
Engineering Design (in-house or CCNA procurement)	**NA**		**PW**
30% Design Committee Review	**NA**		**PW**
60% Design Committee Review	**NA**		**PW**
90% Design Committee Review	**NA**		**PW**
Permitting	**NA**		**PW**
Procurement & Contracting	**11/1/2026**		**PW**
Construction			**PW**
Construction kick-off & mobilization	**11/1/2026**		**PW**
Construction	**11/1/2026**		**PW**
Closeout & Acceptance			**PW**
Punchlists & final inspections		**2/28/2027**	**PW**
As-builts & warranties		**2/28/2027**	**PW**
Ribbon Cutting		**2/28/2027**	**PW**

City of Destin
Calendar to Adopt FY 2027 Budget

UPDATED: 2/23/2026 3:40 PM

Date	**Event/Deadlines**	**Truth-In-Milllage Compliance Schedule**
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1/23/2026	**Strategic Visioning Session**	
April Events/Deadlines		
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6/16/2026	Grant Revenue Estimate Review (Grants Manager and Finance Director)	
6/22/2026	Capital Improvement Project Request Sheets - Prep for review at 06/23/2026 PRT Meeting	

City of Destin
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7/7/2026	Revise and Update Operating and 5-Year CIP Budgets	
7/8/2026	Publish Agenda Packet for City Council Budget Workshop#2	
7/8/2026	Harbor CRA Review Tentative Budget	
7/13/2026	**City Council Budget Workshop #2 Capital & Millage**	
7/15/2026	Town Center CRA Review Tentative Budget	
7/20/2026	**Council Adopts Tentative Millage Rate Adopt (due to Property Appraiser August 4th)**	
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8/4/2026	**Certify Millage Rate and Public Hearing#1 Date with Property Apprasier Form DR420 (Day 35)**	**Day 35 (Aug 4th): Certify Millage Rate and Public Hearing #1 with Property Appraiser**
8/10/2026	**OPTIONAL - Budget Workshop #3 with Council**	
8/12/2026	Optional - Harbor CRA Review Tentative Budget Review#2	
8/19/2026	Optional - Town Center CRA Review Tentative Budget Review#2	
8/24/2026	Publish Tentative Budget online	
8/25/2026	**TRIM Notice mailed by Property Appraiser to property owners (Day 55)**	**Day 55 (Aug 25th): TRIM Notices mailed by Property Appraiser to property owners**
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City of Destin
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City of Destin
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October Events/Deadlines

10/20/2026	**Remit DR-487 Certification of TRIM compliance**

Other Important Dates

07/27/26	School Board 1st Budget Hearing
09/03/26	Okaloosa County 1st Budget Hearing
09/14/26	School Board Final Budget Hearing
09/15/26	Okaloosa County Final Budget Hearing

ITEM # 2026-966

CITY OF DESTIN – COMMUNITY DEVELOPMENT

AGENDA ITEM

MEETING DATE: July 20, 2026
BOARD/COMMITTEE: CRA Board
TYPE OF AGENDA ITEM: Presentation
OUTLINE NUMBER: 7.C.

TO: CRA Board

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

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

DATE: July 9, 2026

SUBJECT: Harbor CRA-AC Update

I. BACKGROUND:

On April 7, 2026, the Harbor Community Redevelopment Agency – Advisory Committee (HCRA-AC) presented its annual report and proposed workplans to the Community Redevelopment Agency (CRA) Board. The CRA Board approved the annual report and directed the advisory committee to move forward with refining and prioritizing the proposed workplans.

II. DISCUSSION: WORLPLAN UPDATE:

Provided below is the status of each of the proposed work plans from the April CRA Board meeting:

City of Destin Mooring Field Workplan: On May 13, 2026, the advisory committee unanimously approved the motion to transfer these work plans to the Harbor & Waterways Board for further review, evaluation, and development. On June 25, 2026, the Harbor and Waterways Board unanimously approved the motion to accept this work plan.

Breakwater Snorkeling Location and Oyster Gardening Workplan: On May 13, 2026, the advisory committee unanimously approved the motion to transfer these work plans to the Harbor & Waterways Board for further review, evaluation, and development. On June 25, 2026, the Harbor and Waterways Board unanimously approved the motion to accept this work plan.

Christmas Holiday Decoration Workplan: On May 13, 2026, the advisory committee

motioned 5-0 to discontinue efforts to further review, evaluate, and develop this workplan noting that CRA funding is not available and would require fundraising through private contributions.

Camera Safety Workplan: On June 10, 2026, the advisory committee passed a motion 4-0 to table the Camera Safety Workplan indefinitely. Committee members identified that the funding for source for this workplan would likely require assistance from grants which would require the CRA to illustrate a need based on public safety concerns. The advisory committee received a brief from the Okaloosa County Sheriff's office regarding public safety and calls for service within the Harbor CRA. After this briefing, advisory committee members determined the analysis of the crime data did not support the justification for the camera system at this point in time.

WORKPLAN PROCESS UPDATE:
Community Development Staff has collaborated with advisory committee members to develop and implement a workplan process designed to streamline the development and execution of workplan actions, identify potential funding sources, and evaluate project feasibility. In addition, the process helps establish the time and resources needed to ensure that proposed workplan items are feasible and can meet all requirements prior to the budget development cycle. This workplan process will be explained to the applicable boards and committees in the coming months.

TRAINING UPDATE:
On June 12, 2026, City Staff from Community Development, Councilwoman Trammell, and the advisory committee chairman (at the time) attended Community Redevelopment Training presented by the Florida Redevelopment Association and hosted by the City of Panama City. This training provided Staff with valuable knowledge, including the history of CRAs, their purpose and legal basis, the function of the trust fund, the importance of developing a CRA Master Plan, common challenges, and statutory requirements.
Staff is investigating ways to further provide education and training to the City's respective advisory committees.

MEMBER UPDATE:
Currently, the HCRA – AC has six members for seven available seats. On July 6, 2026, Chairman Stephens was appointed to City Council. Because of this appointment, Councilman Stephens resigned from the HCRA-AC on July 7, 2026, leaving a vacancy on this committee. On July 8, 2026, Committee Member Lance Johnson was appointed Chairman of the advisory committee and Committee Member James Green was appointed Vice-Chairman.

III. RECOMMENDATIONS:

The HCRA-AC evaluated work plans based on available resources and community needs. Recent CRA training has strengthened informed decision making and provided a clearer understanding of the CRA program. The committee remains well positioned to continue advancing the priorities of the Harbor CRA.

IV. RECOMMENDED MOTION: Not Applicable. Informational Item Only.

Attachments:
None

ITEM # 2026-976

CITY OF DESTIN – COMMUNITY DEVELOPMENT

AGENDA ITEM

MEETING DATE: July 20, 2026
BOARD/COMMITTEE: CRA Board
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 7.D.

TO: CRA Board

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

FROM: Krystal Strickland, Finance Director
Daniel Butler, Principal Planner

DATE: July 16, 2026

SUBJECT: Harbor CRA Long Term Financials and FY 2027 Budget

I. BACKGROUND: At the July 8, 2026 advisory committee meeting, the attached proposed budget for FY 2027 was recommended to the CRA Board.

Attached is a five-year projection for Harbor CRA revenues, expenditures and fund balance for the period FY 2027 - FY 2031.

All of the Harbor CRA's revenues are currently dedicated to paying debt service:

- Approximately $480k/year to the 2009 Loan (refinanced in 2021; Mountain Drive, Boardwalk, etc.)
- Approximately $780k/year to the 2024 Loan (1 Harbor Blvd and Undergrounding)

On March 15, 2029, the Harbor CRA will pay off the 2009 loan.
By September 30, 2030 we anticipate the Harbor CRA fund will once again have a positive balance.

II. DISCUSSION: Updates from Finance:

1. A resolution to create a special fund for fundraising will be on the July 20, 2026 regular council meeting agenda for discussion. This would set up a special revenue fund to hold revenues from fundraisers to benefit the Harbor CRA with the stipulation raised revenues will not be used to pay debt service.

2. It is highly likely the City will receive a $1 million appropriation from the State to redesign the Stahlman/Azalea intersection, considering impacts from the "cross-town connector".
3. Our local FDOT TPO has tentatively added funds to their 2030 capital improvement budget to assist the City of Destin to realize the pathway under the Marler Bridge. In anticipation of this potential support, the City of Destin has earmarked $2.1 million of Infrastructure Surtax (Okaloosa Half Penny) in the tentative 2027-2031 Capital Improvement Plan as matching funds.

III. RECOMMENDATIONS: Staff recommends support for the proposed 2027 Budget.

IV. RECOMMENDED MOTION: I move to recommend the proposed fiscal year 2027 Budget for the Harbor CRA to City Council.

Attachments:
1. Harbor CRA Long Term Financials last updated 20260701
2. FY27 Budget Calendar

HARBOR CRA ends 2043 (Restricted by State Statute)	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
107 Cra Harbor District Fund-10 Taxes	1,221,723	1,287,007	1,280,000	1,283,342	1,321,800	1,361,400
107 Cra Harbor District Fund-15 Miscellaneous Revenues	28,757	41,200	3,653	1,300	1,300	2,661
107 Cra Harbor District Fund-17 Transfers In	-	-	-	-	-	-
Total Cash In	1,250,480	1,328,207	1,283,653	1,284,642	1,323,100	1,364,061
107 Cra Harbor District Fund-20 Personnel Services	22,548	23,980	25,225	26,525	27,825	29,225
107 Cra Harbor District Fund-21 Personnel Taxes & Benefits	7,254	8,349	8,700	9,200	9,700	10,200
107 Cra Harbor District Fund-22 Operating Expenses	57,287	70,022	72,100	74,300	76,500	78,800
107 Cra Harbor District Fund-25 Capital Outlay	-	-	-	-	-	-
107 Cra Harbor District Fund-26 Transfers Out	1,531,240	1,526,532	1,530,202	1,287,144	797,714	797,714
Total Cash Out	1,618,328	1,628,882	1,636,227	1,397,169	911,739	915,939
NET CHANGE	(367,848)	(300,675)	(352,574)	(112,527)	411,361	448,122
BEGINNING BALANCE	790,304	422,456	121,781	(230,793)	(343,320)	68,041
ENDING BALANCE	422,456	121,781	(230,793)	(343,320)	68,041	516,163

City of Destin
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City of Destin
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City of Destin
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09/03/26	Okaloosa County 1st Budget Hearing
09/14/26	School Board Final Budget Hearing
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ITEM # 2026-975

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: July 20, 2026
TYPE OF AGENDA ITEM: Resolution
AGENDA OUTLINE NUMBER: 7.E.

TO: CRA Board

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 until October 2030.

The CRA Board has expressed the desire to allow the Harbor CRA advisory committee to raise

funds, and to ensure 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 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: The CRA Board recommends that Council directs staff to create a new special revenue fund to track revenues and expenditures of funds raised by the Harbor CRA advisory committee.

Attachments:

1. 26-19 Resolution establishing Harbor Fundraising Fund

RESOLUTION 2026-19

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA AUTHORIZING THE ESTTABLISHMENT 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.

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Bobby Wagner, Mayor

ATTEST:

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Lisa Wallace, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE CITY OF DESTIN

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Kimberly Romano Kopp, City Attorney