



**AGENDA
BOARD OF ADJUSTMENT MEETING
WEDNESDAY, AUGUST 5, 2026
5:30 PM**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
 - A. June 3, 2026 Minutes**
- 4. CURRENT BUSINESS**
 - A. PZ-2026-107 - 4140 Belcourt Dr. Variance Request**
- 5. PUBLIC COMMENTS**
- 6. NEXT MEETING DATE: TBD**

If a person decides to appeal any decision made by the City Council, committee, board, panel, or agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she will may need to ensure that a record of the verbatim record of the proceedings is made, which record includes the testimony and evidence upon the appeal is to be based.

"Persons with disabilities who require assistance to participate in this meeting are requested to notify the City Clerk's Office 850.837.4242 at least 48 hours in advance".

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**BOARD
OF ADJUSTMENT
DESTIN CITY HALL ANNEX CHAMBERS
WEDNESDAY, JUNE 3, 2026
5:30 P.M.**

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 5:30 p.m., on Wednesday, June 3, 2026, at Destin City Hall Annex Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present:

Tom Weidenhamer
James Moomaw
Lance Johnson
Allan Osbourne
Ross Haynes
Stephanie Rowe

Absent:

Staff Present:

Kim Montgomery, Deputy City Clerk
Jesse Hernandez Senior Planner
Chris Rush Planner
Kim Kopp City Attorney

4. AGENDA APPROVAL:

Chairman Weidenhamer asked if there needed to be any changes to the agenda. With no changes or additions to the agenda, Chairman Weidenhamer approved the agenda as advertised.

5. APPROVAL OF MINUTES:

➤ **May 6, 2025 Minutes**

Motion to approve the minutes of the May 6, 2025 meeting as written, was made by Board member Osbourne, with Board member Haynes providing the second. Motion passed 6-0.

6. NEW BUSINESS:

A. PZ-2026-48 - 35000 Emerald Coast Parkway Variance Request

Mr. Rush presented the request for redevelopment of the existing First Security Bank site at 3500 Emerald Coast Parkway.

- Proposal includes:
 - Demolition of the existing building.
 - Construction of a new 3,447-square-foot bank building.

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- Drive-through banking facility.
 - On-site parking and vehicle circulation improvements.
- Property is located within the Commercial General (CG) zoning district.
- The site is a corner lot with frontage on:
 - U.S. Highway 98
 - Crystal Beach Drive
- The applicant is requesting relief from setback requirements contained in Land Development Code Section 7.12.08(K)(i).
- Mr. Rush explained that the property is subject to front setback requirements on both street frontages.
- Proposed building location would place the structure approximately 53 feet from the Crystal Beach Drive property line.
- Mr. Rush explained that staff has reviewed the six Variance criteria requirements in the Land Development Code.
 - No public comments have been received as a result of the request.
 - Staff recommends denial of the variance request because the request does not meet all six criterion.

❖ Applicant Presentation:

Mr. Dean Burgess, Emerald Coast Associates, spoke on behalf of the applicant and explained the following:

- The request is not related to the Highway 98 setback.
- The issue stems from the setback requirement along Crystal Beach Drive.
- The corner-lot configuration creates practical difficulties in meeting both front setback requirements simultaneously.

He explained how meeting the current code requirements would push the building into the corner of the lot, creating:

- Circulation problems.
- Reduced access around the building.
- Safety concerns for pedestrians.
- Difficulty accommodating drive-through operations.
- Fire Marshal Matt Taylor provided support for the request in order to for their fire engine to have access around the building which would maintain their fire apparatus access with the proposed design.

In reviewing the zoning and lot definitions in the Land Development Code, he realizes how staff arrived at the determination that Crystal Beach Drive must be treated as frontage. However, he presented aerial imagery and surrounding development patterns showing that nearby commercial buildings generally do not meet the current setback standards.

- He Indicated that nearby banks, including Regions, Wells Fargo, Truist, and Vanguard, have layouts inconsistent with the current setback requirements.

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- He explained how:
 - The proposed building would be located approximately 26 feet from Highway 98, meeting code requirements.
 - Relief is requested only along Crystal Beach Drive.
- He discussed how a compliant layout would:
 - Force building entrances into undesirable locations.
 - Create conflicts between pedestrians and vehicle circulation.
 - Reduce visibility and functionality of the site.

❖ Board Discussion

- Board members questioned:
 - Existing access from Highway 98.
 - Vehicle circulation patterns.
 - Drive-through functionality.
 - Fire truck and service vehicle access.
- Applicant confirmed:
 - Existing Highway 98 access will remain.
 - FDOT-approved right-in access would continue to reduce traffic conflicts.
- Board members discussed:
 - Existing site conditions.
 - Whether the current building already occupies a similar setback position.
 - Whether redevelopment should be treated differently from continued use of the existing building.
- Staff clarified:
 - The existing building is a legal nonconforming structure.
 - Nonconforming structures may continue to exist.
 - Once demolished and rebuilt, the nonconforming status is lost, and current code requirements would apply.
- Board members expressed interest in balancing:
 - Existing property rights.
 - Continued banking use.
 - Public safety and site functionality.
- Discussion occurred regarding limiting any variance approval specifically to bank use.

Motion by Board member Osbourne to approve the variance request for the Crystal Beach Drive setback with the following conditions:

- **The variance remains in effect only while the property continues to operate as a bank.**
- **Any future change in use would eliminate the variance and require compliance with applicable code requirements.**

Board member Johnson provided the second. The motion passed 6-0.

B. PZ 2026-69 Wagner Property Group, LLC – 751 Harbor Boulevard

Mr. Rush presented a request from Wagner Property Group, LLC for redevelopment of the property located at 751 Harbor Boulevard.

- Proposal includes:
 - Demolition of the existing building.
 - Construction of a new 3,333-square-foot JP Morgan Chase Bank building.
 - Drive-through facility.
 - On-site parking and circulation improvements.
- Property characteristics:
 - Approximately 0.97 acres.
 - Zoned Town Center Mixed Use (TCMU).
 - Future Land Use designation: Town Center Mixed Use.
- Applicant requested relief from Land Development Code Section 7.12.08(K)(i), which requires:
 - Minimum front setback of 16 feet.
 - Maximum front setback of 26 feet.
- Staff reviewed:
 - Required variance criteria.
 - Public notice procedures.
- Staff reported:
 - No public comments have been received.
- Staff recommendation:
 - Denial of the variance request.

❖ Applicant Presentation

- The applicant representative participated remotely via Microsoft Teams.
- Explained that the variance was requested to:
 - Accommodate drive-through circulation.
 - Maintain safe distances between drive-through exits and site access points.
 - Promote safe vehicle circulation.
- Proposed setbacks:
 - Approximately 29 feet from Highway 98.
 - Approximately 70.8 feet from Village Center Parkway.
- Representative noted:
 - Existing building currently sits approximately 153 feet from the setback line.
 - Proposed redevelopment would move the building closer to the street than the existing development.

Board member Moomaw questioned the rationale behind maximum setback requirements.

Mr. Rush explained the maximum setbacks originated during implementation of the Multimodal Transportation District (MMTD).

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- Purpose was to:
 - Create a pedestrian-oriented streetscape.
 - Position buildings closer to roadways.
 - Move parking areas behind structures.
- Discussion included:
 - Ongoing efforts by City Council to revise or reduce MMTD-related requirements.
 - Consistency of the proposal with the broader goals of Town Center redevelopment in the district.
- Board member Rowe observed how this is moving in the right direction:
 - The site plan places parking behind the building.
 - The design aligns more closely with the intended Town Center development pattern than the existing site.
- Board member Osbourne questioned if there may be any potential issues with:
 - Utility conflicts.
 - Future roadway improvements.

Mr. Hernandez indicated that the Technical Review process is underway, the utility companies are involved in the review process, and that there are not any utility concerns identified.

Motion made by Chairman Weidenhamer to approve the variance request with Board Member Moomaw providing the second. The motion passed with a 6-0 vote to award the Variance PZ-2026-69 - 751 Harbor Blvd.

7. ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:25 p.m.

Adopted and approved this _____ day of _____ 2026.

Tom Weidenhamer, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 5, 2026
BOARD/COMMITTEE: Board of Adjustment
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Board of Adjustment

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

FROM: Daniel Butler, Principal Planner

DATE: July 30, 2026

SUBJECT: PZ-2026-107 - 4140 Belcourt Dr. Variance Request

I. BACKGROUND: On July 9, 2026, the City received a letter from Florida Department of Environmental Protection (FDEP) that the property owner, Christopher Remley, had received approval for a General Permit under Rule 62-330.427. On July 10, 2026, Staff emailed Mr. Remley stating the maximum allowable dock length is subject to City of Destin ***Land Development Code (LDC) 11.05.01.M.1***. The dock length illustrated on the plans submitted to FDEP was approximately 220 feet.

REQUEST:

Robert Gorman of RJ Gorman Marine Construction LLC, on behalf of Christopher and Heather Remley, is requesting a Variance to construct a single-family residential dock measuring approximately 220' at 4140 Belcourt Drive. The applicant is seeking relief from ***LDC 11.05.01.M.1*** which allows for docks to be constructed at a maximum of 1.5 times the width of the property at the mean high-water line. Based on the FDEP package, the width of the property frontage is 101', which would provide for a maximum dock length of 151'.

The subject property is located at 4140 Belcourt Drive, Destin FL, 32541 (00-2S-22-4600-0000-0030).

Applicant: RJ Gorman Marine Construction LLC

Agent: Robert Gorman

Location: 4140 Belcourt Drive, Destin FL, 32541

Size of Property: Approximately 0.62 acres (27,007.20 sq. ft.)

Current Zoning: Bay Estates (BE)

Future Land Use Map Classification: BE

Legal Notice: The legal notice for the proposed variance request was submitted for publication in the Northwest Florida Daily News with publication dates of **July 26, 2026 and July 31, 2026.**

Request: The applicant is requesting a Variance from the following Land Development Code section:

LDC Section 11.05.01.M.1

1. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

II. DISCUSSION: The subject property is zoned Bay Estates and is located on Choctawhatchee Bay.

The applicant has stated the proposed dock length of 220' is the minimum dock length to achieve the required depth and to minimize impacts to Submerged Aquatic Vegetation (SAV) from the mooring area.

FINDINGS:

According to ***LDC Section 2.25.03(C) and Section 11.05.09***, to authorize any variance from the terms of the conditions, the Board of Adjustment must find:

A. That special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Applicant response:

Water depth in this area is very shallow resulting in the env permitting agencies directive to go 220 LF to avoid impacts to submerged aquatic vegetation.

Staff Findings:

There are special conditions that exist which are peculiar to this property, such as shallow water depths and existing submerged aquatic vegetation, that may not be applicable to other properties in the same zoning district.

B. That special conditions and circumstances do not result from the actions of the Applicant.

Applicant response:

The applicant used an environmental consulting agency to work with FDEP and ACOE to obtain the necessary permits for the dock.

Staff Findings:

Staff has determined that the special conditions outlined in the above criterion ('A') do not result from the actions of the Applicant, as they are environmental conditions.

C. That granting the requested variance will not confer on the Applicant any special privileges denied by any zoning ordinance to other lands, buildings or structures in the same zoning district.

Applicant Response:

The directive from the FDEP and ACOE to build the dock out to 220 LF is directly tied to environmental concerns unrelated to the owner.

Staff Findings:

Granting the requested variance would allow the property owner reasonable water access and does not constitute the granting of a special privilege beyond what is needed to address the property's unique circumstance.

D. That literal interpretation of the provisions of any zoning ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance, and would it result in unnecessary and undue hardship on the Applicant.

Applicant Response:

The environmental consultant, working directly with the FDEP and ACOE made the determination that the dock would need to be 220 LF to obtain enough water depth to mitigate impacts to SAV. Without approval, the owner will not be able to build a dock and boat house.

Staff Findings:

The literal interpretation of *LDC Section 11.05.01.M.1* would deprive the applicant of the waterfront use of the property, which is commonly enjoyed by other properties in the same zoning district, provided they are also waterfront.

E. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Applicant Response:

The agencies issued both permits with a minimum distance of 220 LF.

Staff Findings:

The proposed request would be the minimum variance needed to allow the applicant to utilize their waterfront while avoiding negative impacts to the existing submerged aquatic vegetation (SAV).

F. That the granting of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be

injurious to the area involved or otherwise detrimental to the public welfare.

Applicant Response:

Using the Okaloosa PA site, it appears that this parcel has a shoal and aquatic vegetation that is not evident at the other parcels with existing docks, hence the agencies decision to permit to 220 LF.

Staff Findings:

The granting of this variance would be in harmony with the general intent and purpose of the regulation and would not be injurious to the area involved or otherwise detrimental to public welfare.

G. That site-specific environmental conditions would impede placement of slips near or next to the shoreline.

Applicant Response:

There is submerged aquatic vegetation which prohibits obtaining a permit for dredging.

Staff Findings:

The site plan submitted to FDEP and associated with the approval letter dated March 18, 2026 (permit number 04623650002-EG/46), as well as the USACE letter dated March 20, 2026 (permit number SAJ-2026-00368) illustrates that the SAV would impede vessel(s) to be able to reach navigable waters.

H. That site-specific environmental conditions exist that prohibit dredging.

Applicant Response:

There is SAV near the shoreline. The drawing in the FDEP permit shows that the permitted dock avoids all SAV and places the boat house in the only area with no SAV

Staff Findings:

While the presence of seagrass does not categorically preclude dredging in nearby areas, avoidance is first priority. Granting this variance would allow the existing SAV to remain largely undisturbed.

I. That the proposed layout of the dock and pilings does not create a hazard to navigation.

Applicant Response:

There should be no hazard to navigation as the end of the dock is not in a marked navigation channel.

Staff Findings:

As designed, Staff agrees that the proposed dock does not create any hazard to navigation.

J. That no additional slips are obtained than would otherwise fit into a dock of the maximum size allowed without the exception.

Applicant Response:

Only 1 boat slip is allowed on the agency permits

Staff Findings:

No additional slips would be obtained as a result of this Variance being granted, as only one slip is being proposed.

PUBLIC COMMENTS:

To date, Staff has not received any public comment regarding this Variance Request.

A. Link to Strategic Goals / Objectives: N/A

B. Effect on Budget (EOB): N/A

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

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: Robert Gorman of RJ Gorman Marine Construction LLC, is seeking relief from *LDC 11.05.01.M.1* which allows for docks to be constructed at a maximum length of 1.5 times the width of the property at the mean high-water line. The applicant is proposing a residential dock measuring approximately 220' to be located at 4140 Belcourt Drive.

Per *Land Development Code (LDC), Section 2.25.03(C) and Section 11.05.09*, to authorize a variance request, the Board of Adjustment must find that all ten (10) of the aforementioned criteria have been satisfied. After hearing all the testimony regarding the proposed variance request, the Board of Adjustment must determine whether to approve or deny the variance request.

IV. RECOMMENDED MOTION:

I move that the Board of Adjustment approve the proposed Variance request, PZ-2026-107.

ALTERNATIVE MOTIONS:

I move that the Board of Adjustment deny the proposed variance request, PZ-2026-107; OR I move that the Board of Adjustment approve the proposed variance request, PZ-2026-107, with the following conditions:_____.

Attachments:

1. Letter of Request
2. Proposed Site Plan
3. Boat House Plans
4. FDEP Letter
5. USACE Letter
6. Proof of Ownership
7. Property Posting Affidavit
8. Property Posting Photo
9. Abutter Notice
10. Agent Affidavit
11. Cypress Environmental

July 10, 2026

Letter of Request to the City of Destin Planning and Zoning

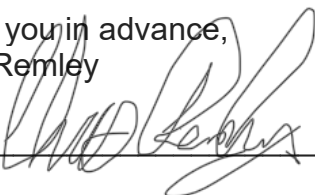
To whom it may concern, I, Chris Remley, am making a formal request to the City of Destin Planning and Zoning Department to consider my application for a variance through the Board of Adjustments for my residential dock.

The Board of Adjustment may approve an exception for docks and pilings to be extended beyond the limits allowed in paragraphs M and N of Section 11.05.01 provided that, in addition to the criteria listed in Section 2.25.03.G, the following criteria is also met:

1. That site-specific environmental conditions would impede placement of slips near or next to the shoreline.
2. That site specific environmental conditions exist that prohibit dredging.
3. That the proposed layout of the dock and pilings does not create a hazard to navigation.
4. That no additional slips are obtained than would otherwise fit into a dock of the maximum size allowed without the exception.

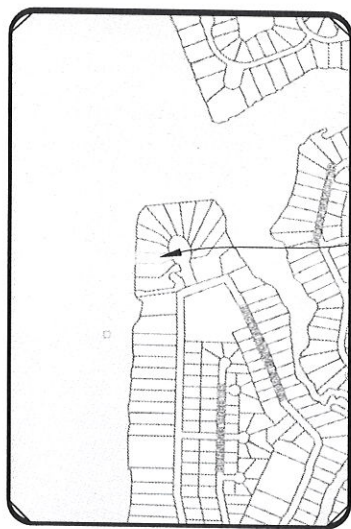
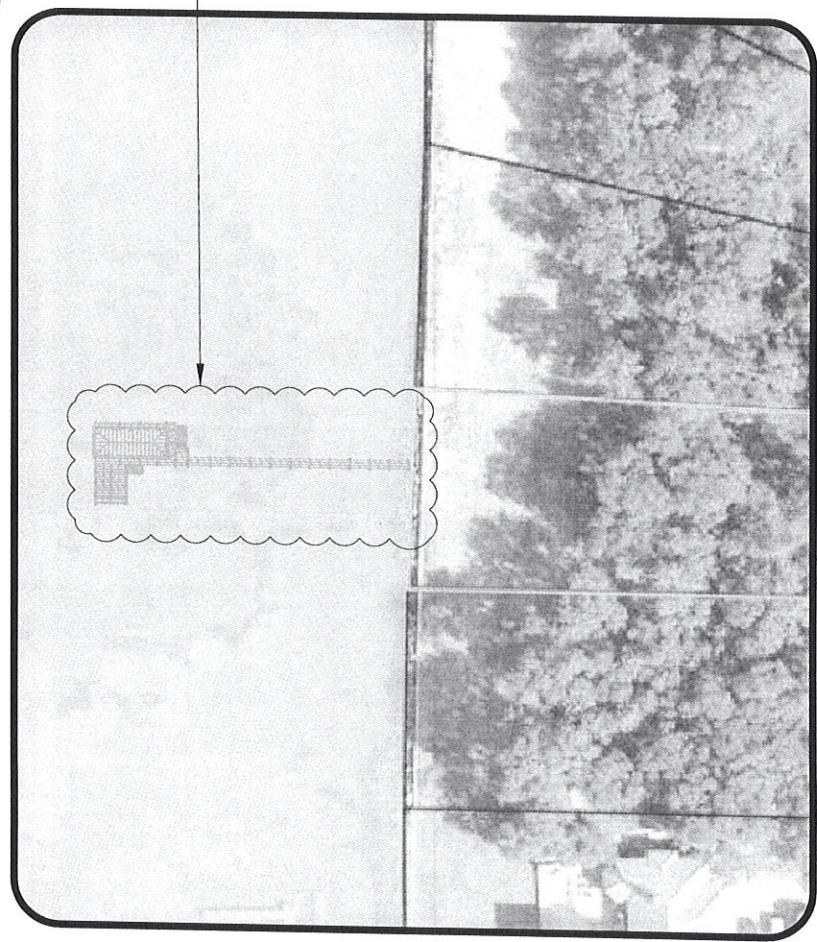
I engaged the support of Cypress Environmental to assist in obtaining environmental permits from the Florida Department of Environmental Protection and the Army Corps of Engineers, both of which are part of this application. Due to the location of Submerged Aquatic Vegetation (SAV) and shallow water behind my parcel, the agencies permitted my dock at a total length of 220 LF from the Mean High Water Line. This 220 LF exceeds the City of Destin criteria for a dock on this parcel, so I am requesting a variance to match the 220 LF that is in the environmental permits, that protects the seagrasses and allows me use of my parcel for a residential dock.

Thank you in advance,
Chris Remley



Date: 7/10/26

Boat House Roof & Dock for
Wylie Hutchison
4140 Bellcourt Drive
Destin, FL 32541
Parcel # 00-2S-22-4600-0000-0030



2 LOCATION MAP
N.T.S.

Construction
Location

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ENLARGED DOCK PLAN & SECTION	S104
STAIR DETAILS	S105

ESTATES AT INDIAN POINTE LOT 3
FLOOD ZONE VE

1 PROPOSED SITE PLAN
1" = 50.0'



DISCLAIMER: THESE PLANS, IDEAS, & CONCEPTS CONTAINED HEREIN, INCLUDING DIGITAL INFORMATION, ARE THE PROPERTY OF MK WEBER ENGINEERING AND ARE NOT TO BE COPIED, REPRODUCED, MODIFIED, OR CHANGED IN ANY FORM OR MANNER WITHOUT WRITTEN PERMISSION OF MK WEBER ENGINEERING. UNAUTHORIZED CHANGES TO THESE DRAWINGS AND WORK NOT DESCRIBED BY THESE DRAWINGS ARE NOT COVERED BY THE ENGINEER CERTIFICATION. VIOLATION OF THE COPYRIGHT LAWS MAY RESULT IN LEGAL ACTION. THESE PLANS ARE ONLY PERMISSIBLE FOR ONE USE, FOR THE ADDRESS NOTED IN THE TITLE BLOCK. UTILIZING THESE PLANS FOR ANY OTHER PROJECT AT THE SAME SITE OR ANY OTHER SITE IS NOT PERMITTED AND WILL RESULT IN LEGAL ACTION TAKEN AGAINST THE PARTY REUSING OR REPRODUCING THESE PLANS. THESE PLANS ARE NOT VALID WITHOUT A RAISED SEAL. THESE PLANS ARE NOT VALID IF ANY HANDWRITTEN INFORMATION IS PRESENT, APART FROM THE LICENSEE'S SIGNATURE.

WEBER
structural engineering
3200 W. 23RD STREET
PANAMA CITY, FL 32405
MKWEBER.COM

FL CERTIFICATE OF
AUTHORIZATION # 33120

Michael K. Weber
No. 75798
Digitally signed by
Michael K Weber
Date: 2025.08.27
15:09:06 -0400
PROFESSIONAL
ENGINEER
FLORIDA

EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75798

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REV.
DESCRIPTION
DATE

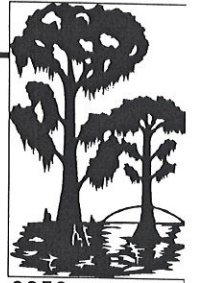
Boat House Roof & Dock for
Wylie Hutchison
4140 Bellcourt Drive
Destin, FL 32541

JOB NUMBER: 250952
DRAWN BY: MKW
CHECKED BY: MKW
PLOT DATE: 8/5/2025

SHEET TITLE
GENERAL STRUCTURAL NOTES

DRAWING NUMBER
C000

Prepared By: Cypress Environmental of Bay County, LLC

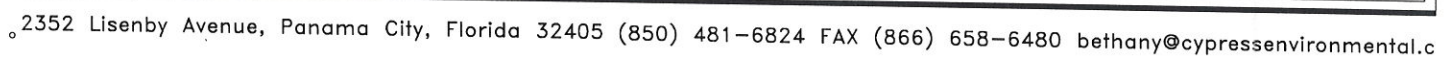


APPLICANT/CLIENT: Christopher Remley
WATERBODY/CLASS: Choctawhatchee Bay
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: 4140 Belcourt Drive / Destin
LATITUDE: N30° 24' 23.5
LONGITUDE: W86° 27' 13.1"
SECTION: 00 TOWNSHIP: 2 South RNG: 22 West

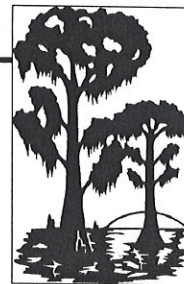
JOB: 1368.01
DEP:
COE:
OTHER: PID: 00-2S-2-4600-000-0030
DATE: March 15, 2026 (revised)
SHEET:



JOB: 1368.01
DEP:
COE:
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DATE: March 15, 2026 (revised)
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Prepared By: Cypress Environmental of Bay County, LLC



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COE:
OTHER: PID: 00-2S-2-4600-000-0030
DATE: March 15, 2026 (revised)
SHEET:

Shoreline = 101 LF

Proposed Dock = 1,536 SF

Access Dock = 4'x220'

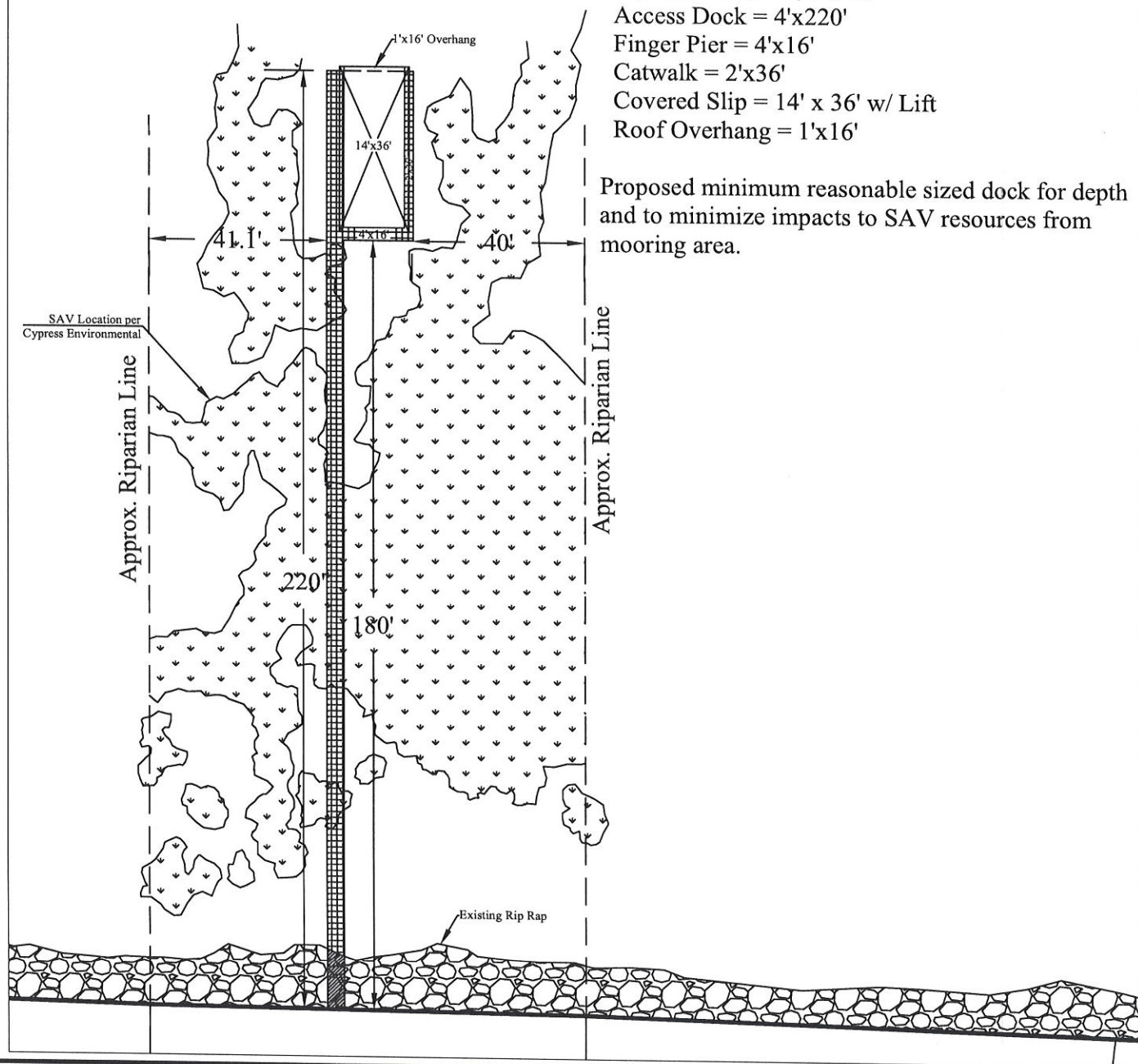
Finger Pier = 4'x16'

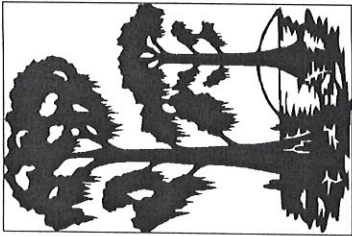
Catwalk = 2'x36'

Covered Slip = 14' x 36' w/ Lift

Roof Overhang = 1'x16'

Proposed minimum reasonable sized dock for depth and to minimize impacts to SAV resources from mooring area.





PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY COUNTY, LLC

APPLICANT/CLIENT: Christopher Remley
WATERBODY/CLASS: Choctawhatchee Bay
PURPOSE: Environmental Permitting

JOB: 1368.01
DEP/WMD:
COE:

PROJECT LOCATION / USGS: 4140 Belcourt Dr / Destin
LATITUDE: N30° 24' 23.5"
LONGITUDE: W86° 27' 13.1"

OTHER: PID: 00-2S-22-4600-000-0030
DATE: march 15, 2026
SHEET:

SECTION: 00

TWNSHIP: 2 South

RNG: 22 West

Cross Section NTS - Dimensioned AS Shown

Pilings 10' On Center
Deck surface 5' above MHW
Flow-thru decking

Vessel utilizing slip to have a maximum draft of 31" to
provide a minimum clearance of 24.44" from bottom at MLW

Depth at MHW = 5.19 feet
Depth at MLW = 4.62 feet

Turbidity curtain to be installed as needed to prevent turbid
discharge from project area during construction

0-13' = Rip Rap
13'-42' = Sand
42'-53' = SAV
53'-76' = Sand
76'-125' SAV
125'-164' = Sand
164' - 172' = SAV
172' - 174' Sand
174'-178' = SAV
178' - 180' = Sand

220'

14'x36' Boathouse w/ Lift

2'x36' Catwalk

4'x220' Access Dock

4'x16' Finger Pier

Existing Rip Rap

MHW Line

MHW = 0.69' NAVD88
MLW = 0.12' NAVD88

Sand / Mud Bottom

4.5' el.

Boat House Roof & Dock for
Wylie Hutchison
4140 Bellcourt Drive
Destin, FL 32541
Parcel # 00-2S-22-4600-0000-0030



2 LOCATION MAP
N.T.S.

Site Location

Construction Location

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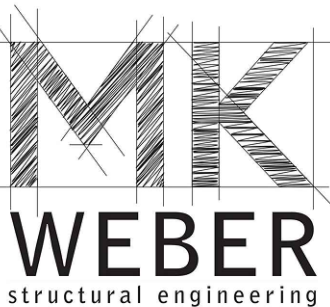
ESTATES AT INDIAN POINTE LOT 3

FLOOD ZONE: VE



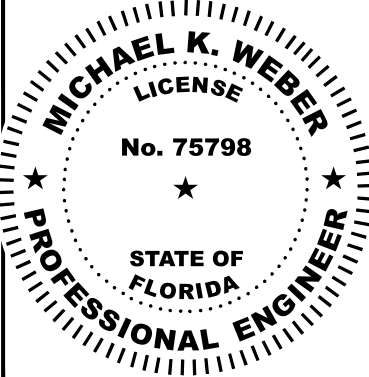
1 PROPOSED SITE PLAN
1" = 60.0'

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PANAMA CITY, FL 32405
MKWEBER.COM

FL CERTIFICATE OF
AUTHORIZATION # 33120



EOR: MICHAEL K. WEBER P.E.
STRUCTURAL ENGINEER
FLORIDA P.E. # 75798

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Boat House Roof & Dock for
Wylie Hutchison
4140 Bellcourt Drive
Destin, FL 32541

REV.	DESCRIPTION	DATE
1	REMOVED DOCK PLATFORMS & STAIRS	5/28/26

JOB NUMBER: 25009-2
DRAWN BY: DAW
CHECKED BY: MKW
PLOT DATE: 6/2/2026

SHEET TITLE

GENERAL STRUCTURAL NOTES

DRAWING NUMBER

C000



STRUCTURAL NOTES

GENERAL

1. DESIGN CODE DATA
2023 FLORIDA BUILDING CODE
ASCE 7-22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
ANSI/ AF&PA NDS-2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURE

2. BUILDING OCCUPANCY CATEGORY= I (PER ASCE 7-16 TABLE 1-1).

3. DESIGN LOADS:

- A. DEAD LOADS:
- ROOF 15 PSF
- B. LIVE LOADS: 20 PSF
- C. WIND DESIGN CRITERIA

WIND SPEED = 140 MPH (ULT)
EXPOSURE = D
ENCLOSURE CLASSIFICATION = 0 (OPEN)
Kd= 0.85
Kzt= 1.0
BASE VELOCITY PRESSURE, Qh=48.5 PSF

4. MAXIMUM ALLOWABLE DEFLECTION CRITERIA:

ROOF: L/360 LIVE LOAD; L/240 TOTAL LOAD

5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.
8. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH ARCHITECT. DO NOT SCALE DRAWINGS.
9. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTING. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BUILDING MATERIALS AND COMPONENTS.COMPONENT LOCATIONS ARE SHOWN FOR DESIGN INTENT, NOT EXACT LOCATION, SPECIFICALLY.INDEPENDENTLY PREPARED SHOP DRAWINGS ARE REQUIRED OF ALL TRADES FOR COORDINATION AND BEST PRACTICE. ERRORS OR OMISSIONS IN INSTALLATION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STEEL

HIGH STRENGTH BOLTS ASTM A325-N
HEAVY HEX NUTS ASTM A563
HARDENED STEEL WASHERS ASTM F436

NOTE: ALL HARDWARE MAY BE SUBSTITUTED FOR 316 SS

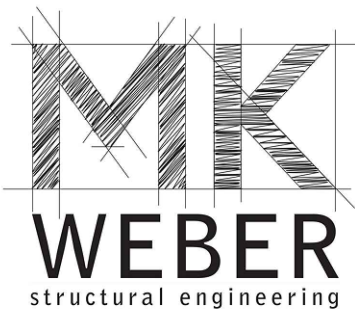
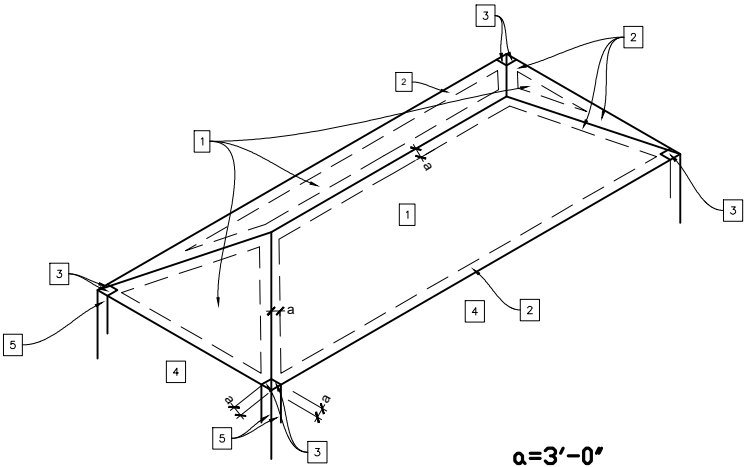
WOOD CONSTRUCTION

DIMENSION LUMBER

1. ALL DIMENSIONAL LUMBER SHALL BE #2 SYP TREATED OR EQUAL.
2. ALL STRAPS & TIES & NAILS TO BE STAINLESS STEEL OR HDG MINIMUM.
3. ALL PILES TO BE TREATED TO CCA 2.5 OR GREATER.
4. ALL BOLTS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
5. BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE. HOLES FOR SCREWS AND LAG SCREWS SHALL BE FIRST BORED FOR THE SAME DEPTH AND DIAMETER OF THE SHANK, THEN THE REMAINDER OCCUPIED BY THE THREADED PORTION SHALL BE BORED NOT LARGER IN DIAMETER THAN THE ROOT OF THE THREAD. ALL SCREWS SHALL BE SCREWED, NOT DRIVEN INTO PLACE.
6. PROVIDE WASHERS UNDER ALL NUTS AND HEADS OF BOLTS AND LAG SCREWS, WASHERS ARE NOT NEEDED UNDER CARRIAGE BOLT HEADS

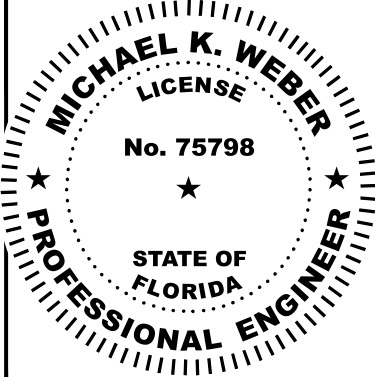
NOTE: THESE PLANS ARE FOR BOAT LIFT ROOF & DOCK ONLY. SOIL CONDITIONS WERE NOT PROVIDED THUS EMBEDMENT DEPTH COULD NOT BE CALCULATED.

COMPONENTS & CLADDING				
ROOFS	DESIGN PRESSURE			
TRIBUTARY AREA 10 SF	POSITIVE (PSF)		NEGATIVE (PSF)	
	ULT	ASD	ULT	ASD
ZONE 1	33.8	20.3	-87.3	-52.4
ZONE 2	33.8	20.3	-116.5	-69.9
ZONE 3	33.8	20.3	-126.2	-75.7



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EOR: MICHAEL K. WEBER P.E.
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FLORIDA P.E. # 75798

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Boat House Roof & Dock for
Wylie Hutchison
4140 Bellcourt Drive
Destin, FL 32541

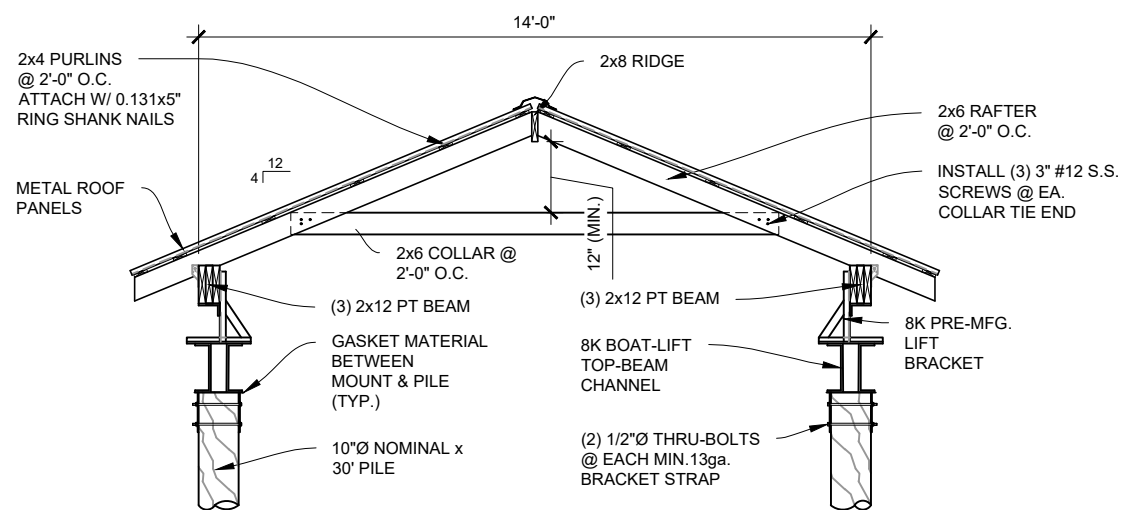
REV.	DESCRIPTION	DATE

JOB NUMBER:	25009-2
DRAWN BY:	DAW
CHECKED BY:	MKW
PLOT DATE:	6/2/2026

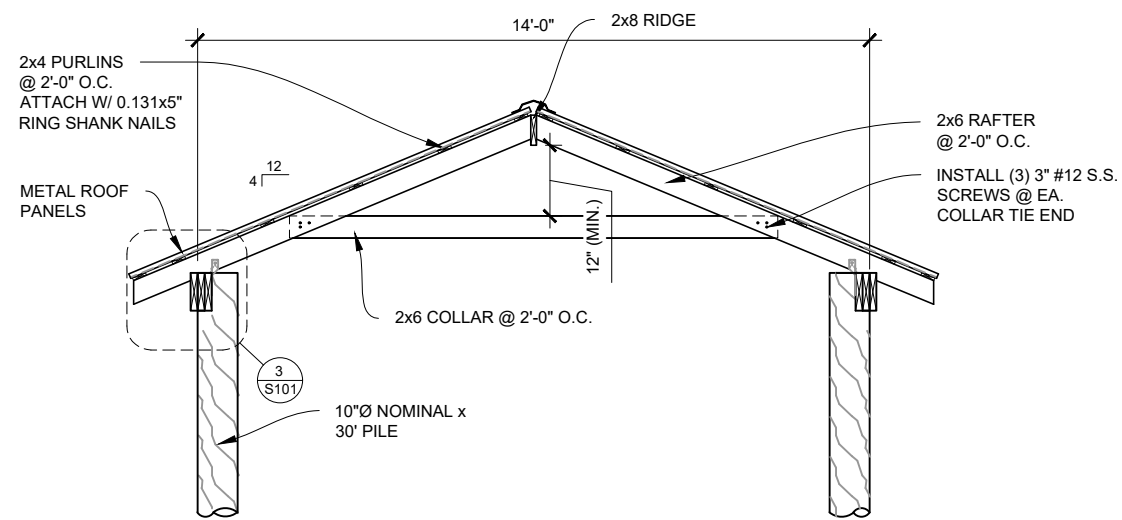
SHEET TITLE
GENERAL STRUCTURAL NOTES
DRAWING NUMBER
S100

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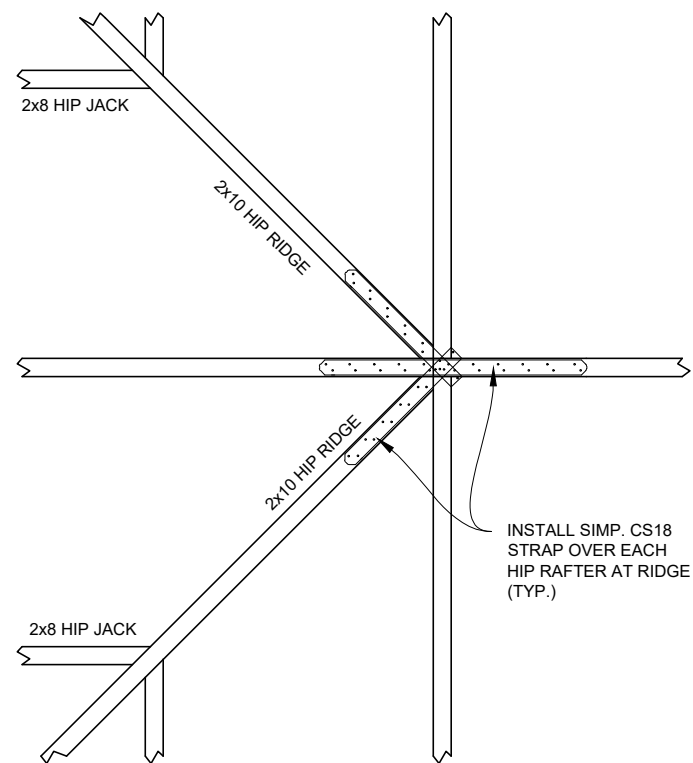
S101



2 TYPICAL SECTION
1/4" = 1'-0"

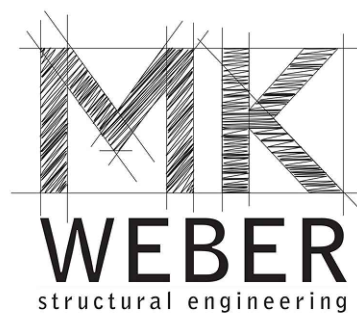


1 TYPICAL SECTION
1/4" = 1'-0"



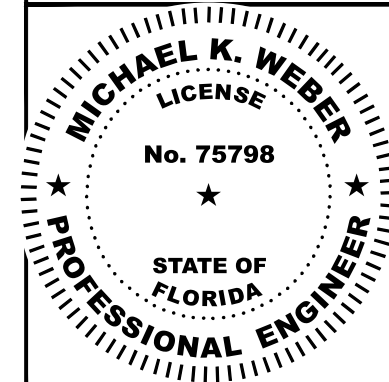
3 HIP JACK TO RIDGE CONNECTION
3/4" = 1'-0"

NOTE:
1. ALL EXPOSED LUMBER TO BE TREATED ALL TIES & HANGERS & BOLTS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL
2. IF GREATER THAN A 12,000 LB LIFT IS HUNG FROM THE BEAM, THEN INSTALL 4-PLY 2x12 BEAM RATHER THAN 3-PLY BEAM.



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FL CERTIFICATE OF
AUTHORIZATION # 33120



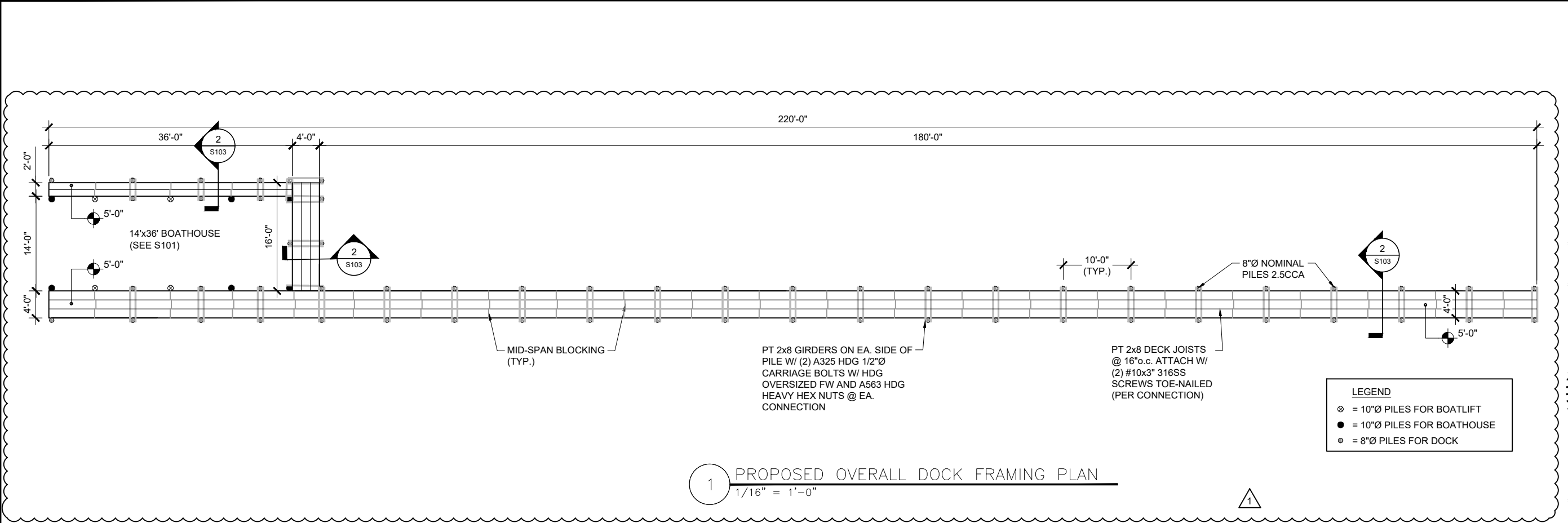
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STRUCTURAL ENGINEER
FLORIDA P.E. # 75798

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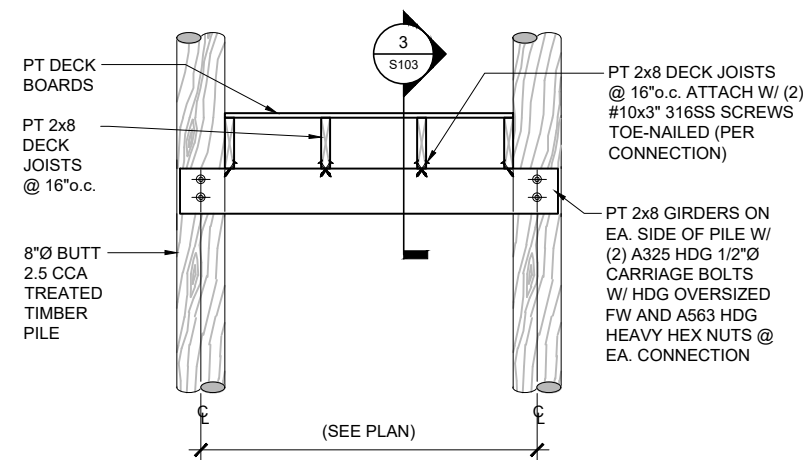
REV.	DESCRIPTION	DATE			

JOB NUMBER: 25009-2
DRAWN BY: DAW
CHECKED BY: MKW
PLOT DATE: 6/2/2026

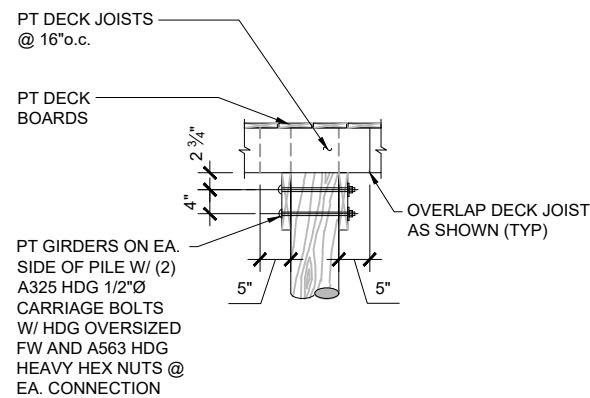
SHEET TITLE
RAFTER SECTION & DETAILS
DRAWING NUMBER
S102



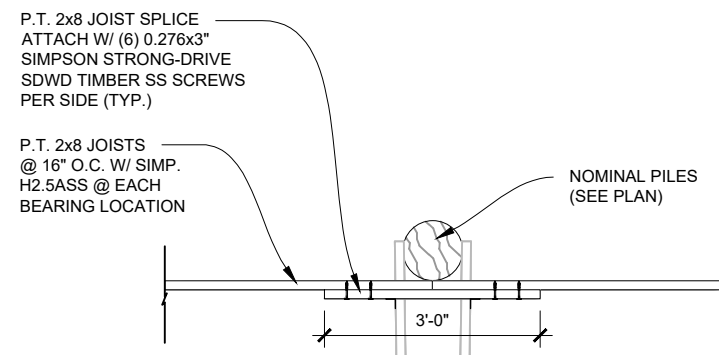
1 PROPOSED OVERALL DOCK FRAMING PLAN
1/16" = 1'-0"



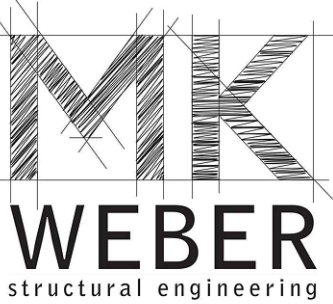
2 TYPICAL SECTION
3/8" = 1'-0"



3 TYPICAL LAP SECTION
3/8" = 1'-0"

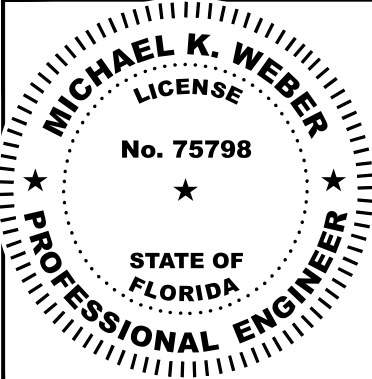


4 ALT. JOIST LAP DETAIL
3/8" = 1'-0"



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Wylie Hutchison
4140 Bellcourt Drive
Destin, FL 32541

REV.	DESCRIPTION	DATE
1	REMOVED DOCK PLATFORMS & STAIRS	5/28/26

JOB NUMBER: 25009-2
DRAWN BY: DAW
CHECKED BY: MKW
PLOT DATE: 6/2/2026

SHEET TITLE

DOCK PLAN & SECTIONS

DRAWING NUMBER

S103





FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502-5794

March 18, 2026

Christopher Remley
1701 Payne St, Apt 514
Dallas, TX 75201
clremley@gmail.com

File No. 0462365-002-EG/46, Okaloosa County

Dear Mr. Remley:

On February 4, 2026, we received your notice of intent to use a General Permit (GP), pursuant to Rule 62-330.427, Florida Administrative Code (F.A.C.) to perform the construction of a single-family dock totaling 1,536 square feet in size, within Choctawhatchee Bay, a Class II Florida Waterbody, Prohibited Shellfish Harvesting Area. The project is located at 4140 Belcourt Dr, Destin, Section 00, Township 2 South, Range 22 West, Okaloosa County.

Your intent to use a general permit has been reviewed by Department staff for three types of authorizations: (1) regulatory authorization, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal authorization. The authority for review and the outcomes of the reviews are listed below. Please read each section carefully.

Your project did not qualify for the federal authorization; therefore, additional authorization must be obtained prior to commencement of the proposed activity. This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

1. Regulatory Review – Approved

Based on the forms, drawings, and documents submitted with your notice, it appears that the project meets the requirements for the General Permit under Rule 62-330.427, F.A.C. Any activities performed under a general permit are subject to general conditions required in Rule 62-330.405, F.A.C. (attached), and the specific conditions of Rule 62-330.427, F.A.C. (attached). Any deviations from these conditions may subject the permittee to enforcement action and possible penalties.

Please be advised that the construction phase of the GP must be completed within five years from the date the notice to use the GP was received by the Department. If you wish to continue this GP beyond the expiration date, you must notify the Department at least 30 days before its expiration.

Authority for review- Part IV of Chapter 373, F.S., Title 62, F.A.C. and in accordance with the operating agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C.

2. Proprietary Review – Granted

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapter 253 of the Florida Statutes (F.S.) and 258, F.S. if located within an aquatic preserve, and Chapters 18-20 and 18-21 of the Florida Administrative Code.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for a letter of consent under Section 253.77, Florida Statutes, to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein.

During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

Please be advised that any use of sovereign submerged lands without specific prior authorization from the Board of Trustees will be considered a violation of Chapter 253, Florida Statutes and may subject the affected upland riparian property owners to legal action as well as potential fines for the prior unauthorized use of sovereign land.

Authority for review - Chapter 253 F.S. and Chapter 18-21, F.A.C., and Section 62-330.075, F.A.C. as required.

3. Federal Review- Not Included

Your proposed activity as outlined in your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit VI-R1.

SEPARATE permit(s) or authorization **may be required** from the U.S. Army Corps of Engineers.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

3.2 Coastal Zone Management Consistent

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

3.3 Water Quality Certification Granted With Conditions

This permit also constitutes a granted with conditions water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. State Water Quality Certification is granted when an activity meets all the terms and conditions of a general permit under Rule 62-330.052, F.A.C., and the applicable Rules 62-330.401 through 62-330.635, F.A.C.

Additional Information

Please retain this general permit. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;

- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Pensacola, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Una Cole
Environmental Manager

Enclosures:

62-330.427 FAC, 2 pages

General Conditions for All General Permits, Ch. 62-330.405, FAC, 3 pages

Special Consent Conditions, 1 page

General Conditions for Authorizations for Activities on State-Owned Submerged Lands, 1 page
Project Drawings, 6 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Una Cole, FDEP, Una.Cole@FloridaDEP.gov

Russell Sullivan, FDEP, Russell.Sullivan@FloridaDEP.gov

Chris Bickham, FDEP, Chris.Bickham@FloridaDEP.gov

Christopher Remley, Applicant, clremley@gmail.com

Bethany Womack, Consultant, bethany@cypressenvironmental.com

Okaloosa County, propertyappraiser@okaloosapa.com, planning@cityofdestin.com,

mmartinez@myokaloosa.com, jautrey@myokaloosa.com, sbitterman@myokaloosa.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.



Clerk

March 18, 2026

Date

62-330.427 General Permit for Docks, Piers and Associated Structures.

(1) A general permit is granted to any person to construct, extend, or remove a dock or pier and associated structures as described below:

(a) A private, single-family pier or dock with up to two boat lifts that, together with all existing structures on the shoreline of the property, does not exceed a total area of 2,000 square feet over surface waters. Such a structure:

1. Shall not accommodate the mooring of more than two vessels, either in the water or on a boat lift. Solely for purposes of this general permit, up to two personal watercraft as defined in section 327.02(33), F.S., may be moored in lieu of either or both allowable vessels of another type.

These limits shall not apply to the mooring, storage or other use of the dock or pier by:

a. Non-motor-powered vessels less than 16 feet in length that are stored on or under the dock or pier, or within an authorized mooring area; or

b. Personal watercraft, dinghies or similar small vessels that are stowed out of the water, upon a larger parent vessel that is moored at the dock in compliance with this general permit.

2. Shall be located such that all areas used for vessel mooring and navigational access already provide a minimum depth of two feet below the mean low water level for tidal waters, or two feet below the expected average low water depth for non-tidal waters as determined based on best available information for the water body at the project location; and

3. May include a roof over the vessel mooring areas, boat lifts, and terminal platform, or any portions thereof, subject to the applicable provisions of chapters 253 and 258, F.S., and the rules adopted thereunder. Portions of such roofs that overhang beyond the edge of decked portions of the pier or dock shall be included in the calculation of the total square footage of over-water structure allowed under paragraph (1)(a), above.

(b) A public fishing pier that does not exceed a total area of 2,000 square feet provided the structure is designed and built to discourage boat mooring by elevating the fishing pier to a minimum height of five feet above mean high water or ordinary high water, surrounding the pier with handrails, and installing and maintaining signs that state "No Boat Mooring Allowed."

(2) This general permit shall be subject to the following specific conditions:

(a) Construction or extension of the boat lift, boat mooring locations, or terminal platform, shall not occur over submerged grassbeds, coral communities or wetlands. However, the access walkway portion of the pier may traverse these resources provided it is elevated a minimum of five feet above mean high water or ordinary high water, contains handrails that are maintained in such a manner as to prevent use of the access walkways for boat mooring or access, and does not exceed a width of six feet, or a width of four feet in Aquatic Preserves;

(b) There shall be no structures enclosed by walls, screens, or doors on any side;

(c) The dock or pier will not facilitate vessel rentals, charters, or serve any other commercial purpose;

(d) There shall be no fish cleaning facilities, boat repair facilities or equipment, or fueling facilities on the structures authorized by this general permit. In addition, no overboard discharges of trash, human or animal waste, or fuel shall occur from any structures authorized by this general permit;

(e) This general permit shall not authorize the construction or extension of more than one dock or pier per parcel of land or individual lot. For the purposes of this general permit, multi-family

living complexes shall be treated as one parcel of property regardless of the legal division of ownership or control of the associated property; and

(f) Notwithstanding any other provisions of this general permit, the design, construction and operation of the dock or pier and associated vessels shall not conflict with any manatee protection plan approved and adopted under section 379.2431(2)(t), F.S.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.418, 403.805(1) FS. Law Implemented 373.118(1), 373.406(5), 373.413, 373.4131, 373.414(9), 373.416, 373.418, 373.426, 403.814(1) FS. History—New 10-3-95, Formerly 62-341.427, Amended 10-1-13, 6-1-18.

62-330.405 General Conditions for All General Permits

The following general permit conditions are binding upon the permittee and are enforceable under chapter 373, F.S. These conditions do not apply to the general permit for stormwater management systems under section 403.814(12), F.S.

(1) The general permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit and may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

(2) The general permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit; and it does not authorize any violation of any other applicable federal, state, local, or special district laws (including, but not limited to, those governing the “take” of listed species).

(3) The general permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the general permit.

(4) The general permit does not relieve the permittee from liability and penalties when the permitted activity causes harm or injury to: human health or welfare; animal, plant or aquatic life; or property. It does not allow the permittee to cause pollution that violates state water quality standards.

(5) Section 253.77, F.S., provides that a person may not commence any excavation, construction, or other activity involving the use of state-owned or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required consent, lease, easement, or other form of authorization authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on state-owned lands.

(6) The authorization to conduct activities under a general permit may be modified, suspended or revoked in accordance with chapter 120, F.S., and section 373.429, F.S.

(7) The general permit is not transferable to a new third party. To be used by a different permittee, a new notice to use a general permit must be submitted in accordance with rule 62-330.402, F.A.C. Activities constructed in accordance with the terms and conditions of a general permit are automatically authorized to be operated and maintained by the permittee and subsequent owners in accordance with subsection 62-330.340(1), F.A.C. Any person holding the general permit, persons working under the general permit, and owners of land while work is conducted under the general permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to sale, conveyance, or other transfer of ownership or control of the permitted project, activity, or the real property at which the permitted project or activity is located.

(8) Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the permitted system to ensure conformity with the plans and specifications approved by the general permit.

(9) The permittee shall maintain any permitted project or activity in accordance with the plans submitted to the Agency and authorized in the general permit.

(10) A permittee's right to conduct a specific activity under the general permit is authorized for a duration of five years.

(11) Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be implemented and maintained immediately prior to, during, and after construction as needed to stabilize all disturbed areas, including other measures specified in the permit to prevent adverse impacts to the water resources and adjacent lands. Erosion and sediment control measures shall be installed and maintained in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007)*, available at <https://www.flrules.org/Gateway/reference.asp?No=Ref-04227>, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, available at http://publicfiles.dep.state.fl.us/DEAR/Stormwater_Training_Docs/erosion-inspectors-manual.pdf.

(12) Unless otherwise specified in the general permit, temporary vehicular access within wetlands during construction shall be performed using vehicles generating minimum ground pressure to minimize rutting and other environmental impacts. Within forested wetlands, the permittee shall choose alignments that minimize the destruction of mature wetland trees to the greatest extent practicable. When needed to prevent rutting or soil compaction, access vehicles shall be operated on wooden, composite, metal, or other non-earthen construction mats. In all cases, access in wetlands shall comply with the following:

(a) Access within forested wetlands shall not include the cutting or clearing of any native wetland tree having a diameter four inches or greater at breast height;

(b) The maximum width of the construction access area shall be limited to 15 feet;

(c) All mats shall be removed as soon as practicable after equipment has completed passage through, or work has been completed, at any location along the alignment of the project, but in no case longer than seven days after equipment has completed work or passage through that location; and

(d) Areas disturbed for access shall be restored to natural grades immediately after the maintenance or repair is completed.

(13) Barges or other work vessels used to conduct in-water activities shall be operated in a manner that prevents unauthorized dredging, water quality violations, and damage to submerged aquatic communities.

(14) The construction, alteration, or use of the authorized project shall not adversely impede navigation or create a navigational hazard in the water body.

(15) Except where specifically authorized in the general permit, activities must not:

(a) Impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands; or

(b) Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to section 373.042, F.S., or a Works of the District established pursuant to section 373.086, F.S.

(16) If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that

could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S.

(17) The activity must be capable, based on generally accepted engineering and scientific principles, of being performed and of functioning as proposed, and must comply with any applicable District special basin and geographic area criteria.

(18) The permittee shall comply with the following when performing work within waters accessible to federally- or state-listed aquatic species, such as manatees, marine turtles, smalltooth sawfish, and Gulf sturgeon:

(a) All vessels associated with the project shall operate at "Idle Speed/No Wake" at all times while in the work area and where the draft of the vessels provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

(b) All deployed siltation or turbidity barriers shall be properly secured, monitored, and maintained to prevent entanglement or entrapment of listed species.

(c) All in-water activities, including vessel operation, must be shut down if a listed species comes within 50 feet of the work area. Activities shall not resume until the animal(s) has moved beyond a 50-foot radius of the in-water work, or until 30 minutes elapses since the last sighting within 50 feet. Animals must not be herded away or harassed into leaving. All onsite project personnel are responsible for observing water-related activities for the presence of listed species.

(d) Any listed species that is killed or injured by work associated with activities performed shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1(888)404-3922 and ImperiledSpecies@myFWC.com.

(e) Whenever there is a spill or frac-out of drilling fluid into waters accessible to the above species during a directional drilling operation, the FWC shall be notified at ImperiledSpecies@myfwc.com with details of the event within 24 hours following detection of the spill or frac-out.

(19) The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any activity authorized by the general permit.

(20) The permittee shall immediately notify the Agency in writing of any submitted information that is discovered to be inaccurate.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.4145, 373.418, 403.805(1) FS. Law Implemented 373.044, 373.118(1), 373.129, 373.136, 373.406(5), 373.413, 373.4131, 373.414(9), 373.4145, 373.416, 373.422, 373.423, 373.429, 403.814(1) FS. History—New 10-3-95, Amended 10-1-07, Formerly 62-341.215, Amended 10-1-13, 6-1-18.

Special Consent Conditions

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.
3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.
5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities on State-Owned Submerged Lands:

All authorizations granted by rule or in writing under rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (j) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under chapter 253 or 258, part II, F.S.

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in sections 253.04 and 258.46, F.S., or chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in rules 68A-27.003, 68A-27.004 and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

(g) Structures or activities shall not create a navigational hazard.

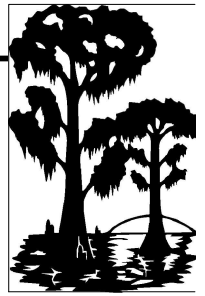
(h) Activities shall not interfere with the public easement for traditional uses of the sandy beaches provided in section 161.141, F.S.

(i) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(j) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

Rulemaking Authority 253.03(7), 253.73 FS. Law Implemented 253.001, 253.03, 253.141, 253.0347, 253.665, 253.71, 253.68, 253.72, 253.74, 253.75, 253.77 FS. History—New 3-27-82, Amended 8-1-83, Formerly 16Q-21.04, 16Q-21.004, Amended 12-25-86, 1-25-87, 3-15-90, 8-18-92, 10-15-98, 12-11-01, 10-29-03, 12-16-03, 3-8-04, 10-27-05, 4-14-08, 9-1-09, 3-21-19.

Prepared By:Cypress Environmental of Bay County, LLC



APPLICANT/CLIENT: Christopher Remley

WATERBODY/CLASS: Choctawhatchee Bay

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: 4140 Belcourt Drive / Destin

LATITUDE: N30° 24' 23.5

LONGITUDE: W86° 27' 13.1"

SECTION: 00 TOWNSHIP: 2 South

RNG: 22 West

JOB: 1368.01

DEP:

COE:

OTHER: PID: 00-2S-2-4600-000-0030

DATE: March 15, 2026 (revised)

SHEET:

Shoreline = 101 LF

Proposed Dock = 1,536 SF

Access Dock = 4'x220'

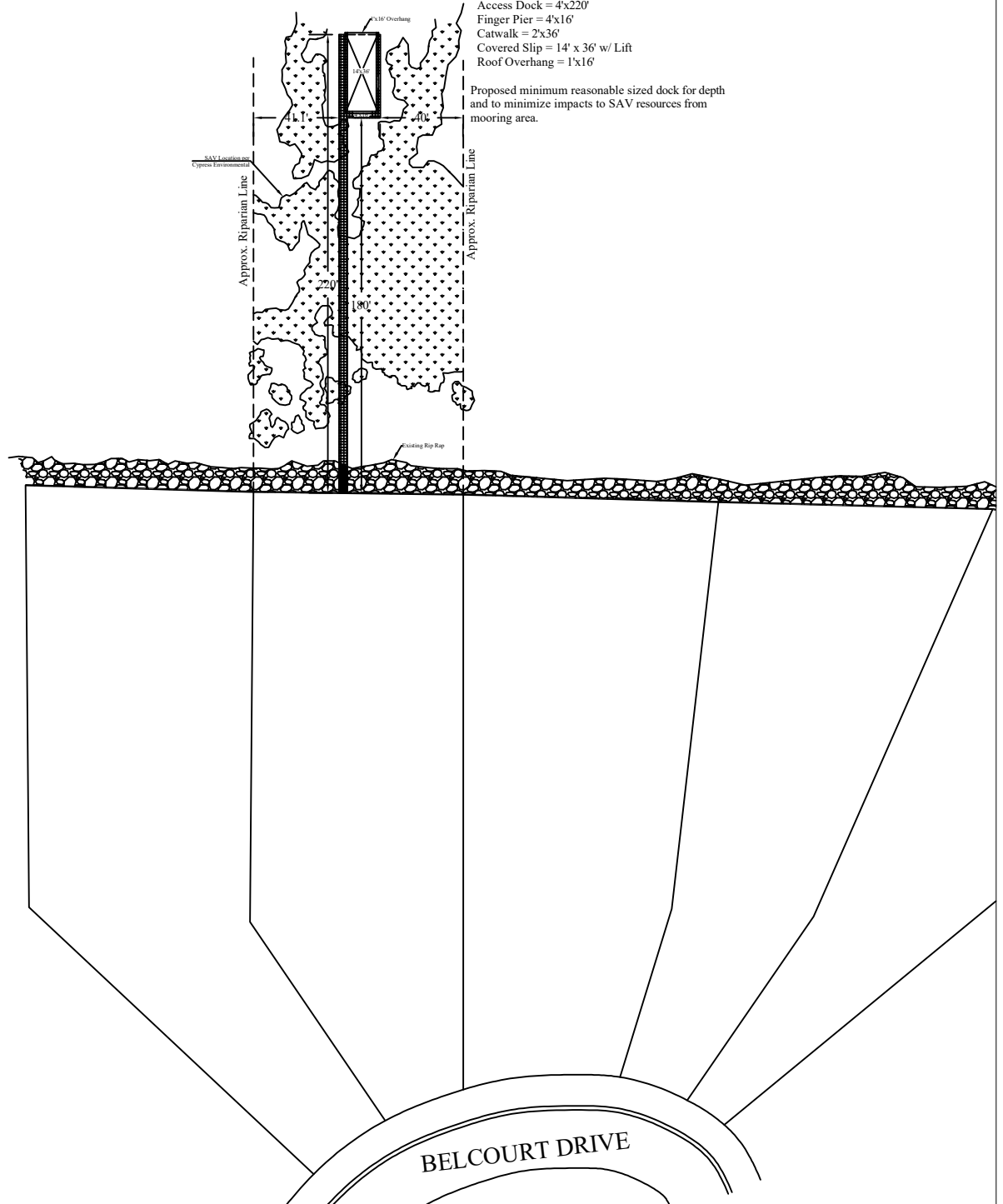
Finger Pier = 4'x16'

Catwalk = 2'x36'

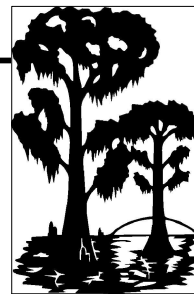
Covered Slip = 14' x 36' w/ Lift

Roof Overhang = 1'x16'

Proposed minimum reasonable sized dock for depth and to minimize impacts to SAV resources from mooring area.



Prepared By:Cypress Environmental of Bay County, LLC



APPLICANT/CLIENT: Christopher Remley
WATERBODY/CLASS: Choctawhatchee Bay
PURPOSE: Environmental Permitting
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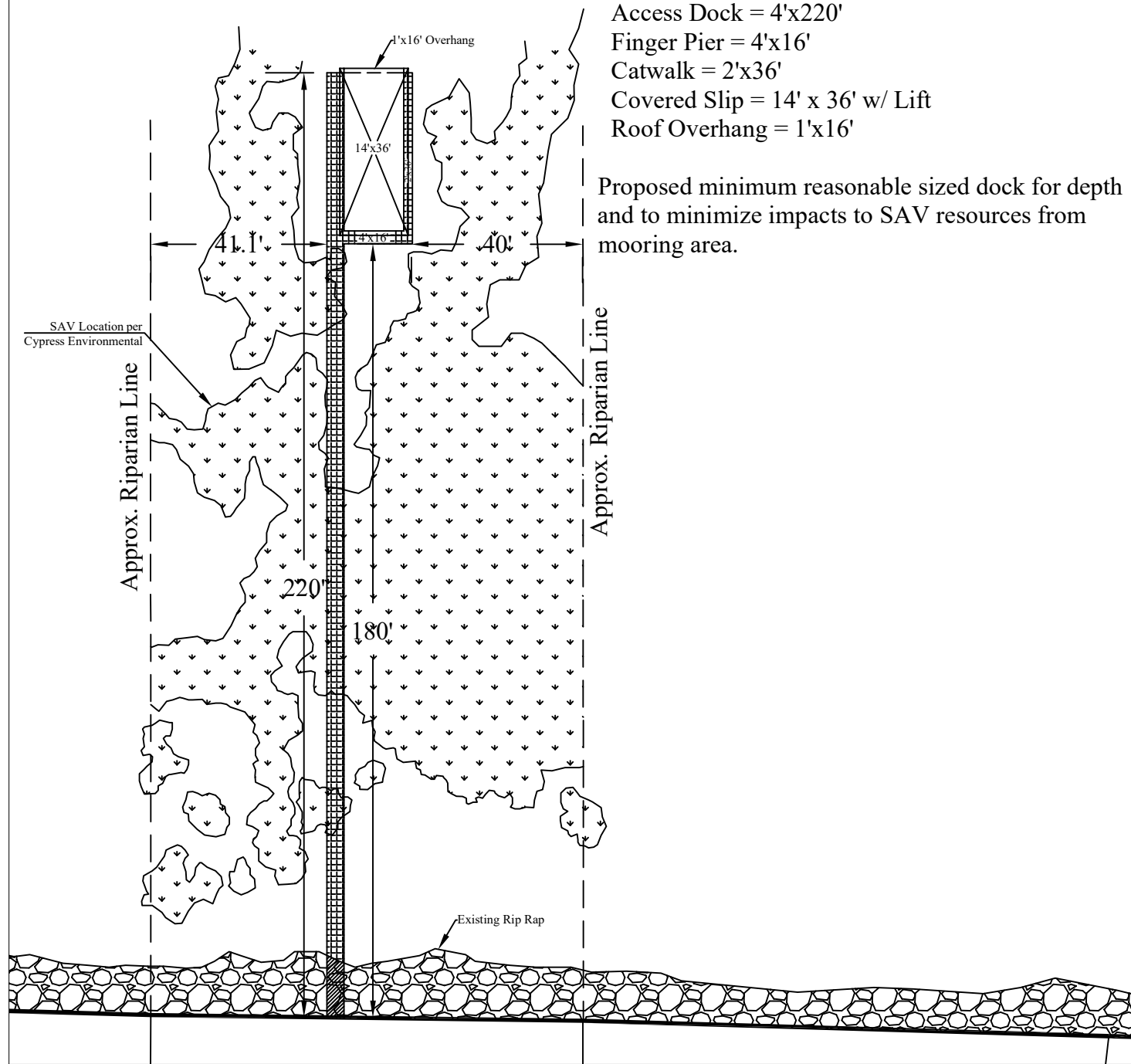
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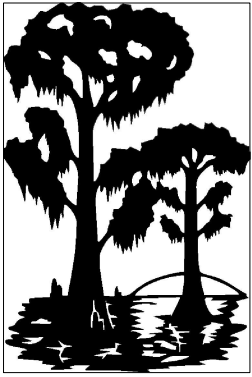
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Roof Overhang = 1'x16'

Proposed minimum reasonable sized dock for depth and to minimize impacts to SAV resources from mooring area.





PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY COUNTY, LLC

APPLICANT/CLIENT: Christopher Remley
WATERBODY/CLASS: Choctawhatchee Bay
PURPOSE: Environmental Permitting
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SECTION: 00 TOWNSHIP: 2 South RANGE: 22 West

JOB: 1368.01
DEP/WMD:
COE:
OTHER: PID: 00-2S-22-4600-000-0030
DATE: march 15, 2026
SHEET:

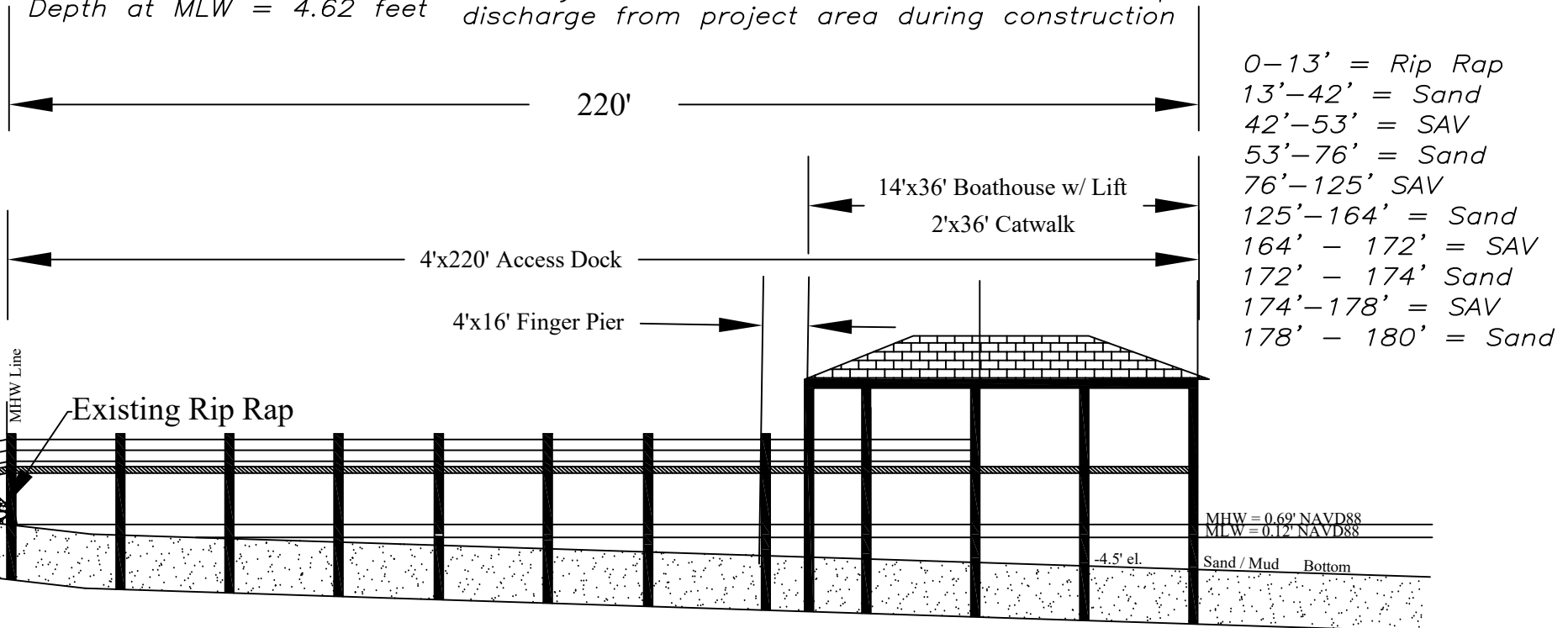
Cross Section NTS – Dimensioned AS Shown

Pilings 10' On Center
Deck surface 5' above MHW
Flow-thru decking

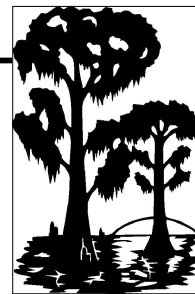
Vessel utilizing slip to have a maximum draft of 31" to
provide a minimum clearance of 24.44" from bottom at MLW

Depth at MHW = 5.19 feet
Depth at MLW = 4.62 feet

Turbidity curtain to be installed as needed to prevent turbid
discharge from project area during construction

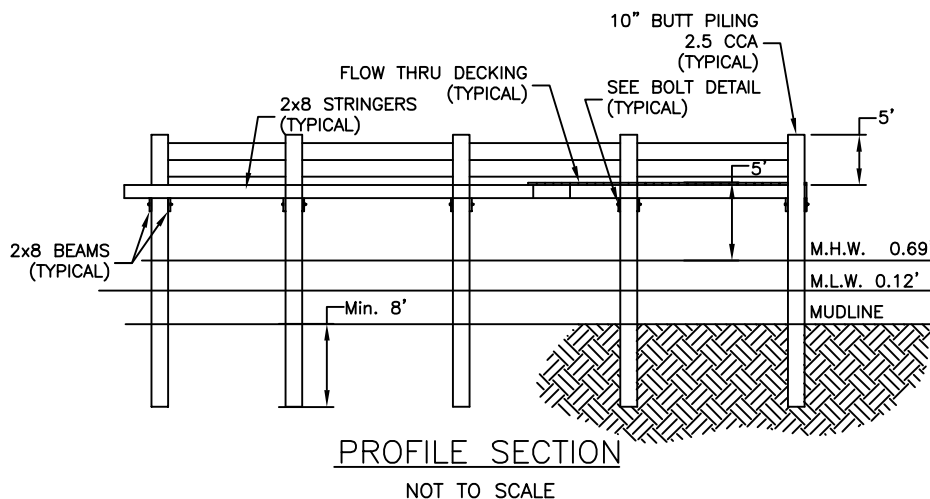
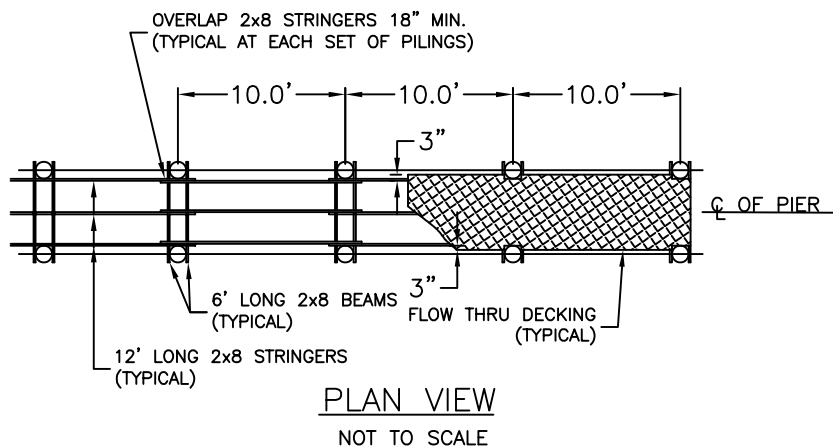
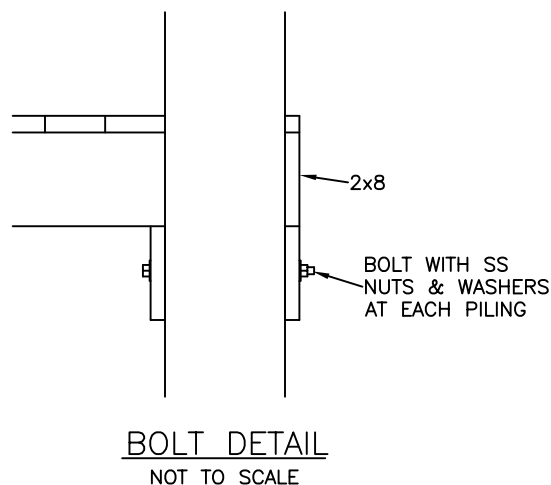
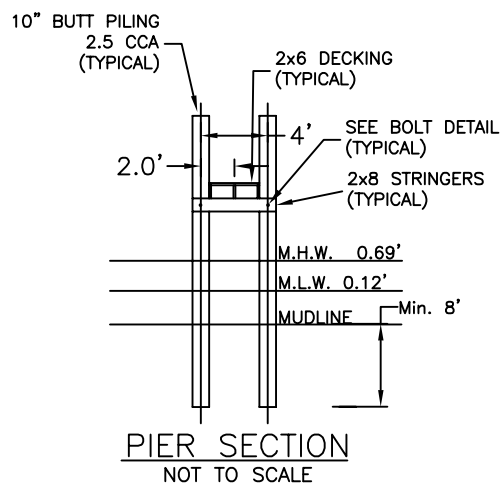


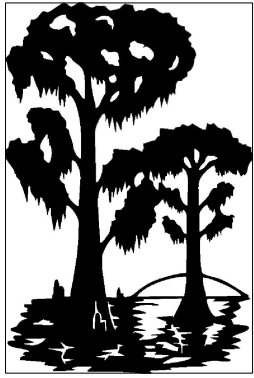
Prepared By:Cypress Environmental of Bay County, LLC



APPLICANT/CLIENT: Christopher Remley
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PURPOSE: Environmental Permitting
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DATE: March 15, 2026 (revised)
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PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY COUNTY, LLC

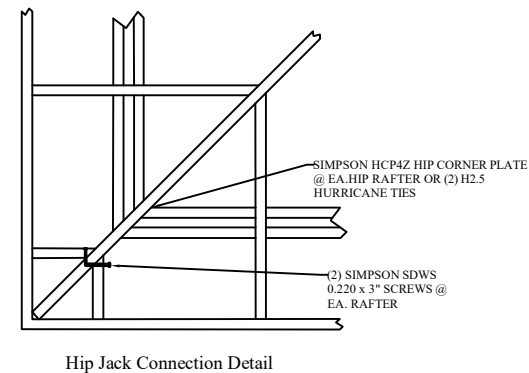
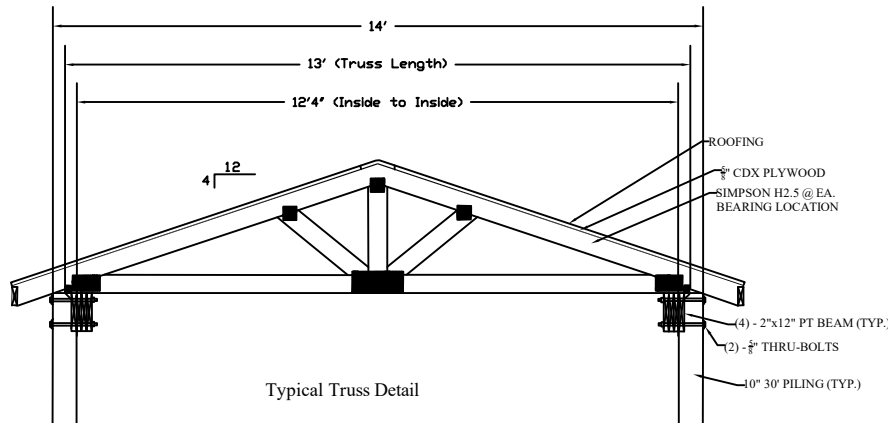
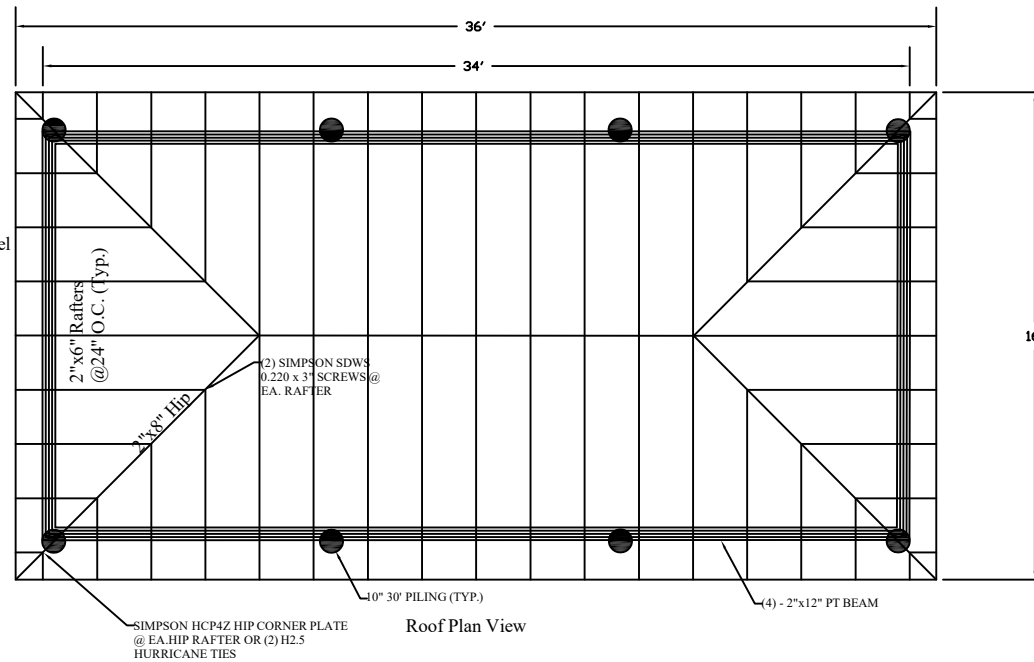
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 DATE: march 15, 2026
 SHEET:

SECTION: 00 TOWNSHIP: 2 South RANGE: 22 West

Notes:

1. All exposed wood to be treated
2. All ties, bolts, & hangers to be hot dipped galvanized or stainless steel





DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
PENSACOLA FIELD OFFICE
41 N JEFFERSON STREET, SUITE 301
PENSACOLA, FLORIDA 32502-5794

March 20, 2026

Regulatory Division
North Permits Branch
Pensacola Permits Section
SAJ-2026-00368 (RGP-CTG)

Christopher Remley
1701 Payne Street
Dallas, Texas 75201
Sent via email: clremley@gmail.com

Dear Mr. Remley:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit, which the Corps received on February 4, 2026. Your application was assigned file number SAJ-2026-00368. A review of the information and drawings provided indicates that the proposed work is construction of a single-family dock. The proposed dock, waterward of the Mean High Water Line (MHWL), consists of a 220-foot by 4-foot access walkway, 4-foot by 16-foot finger pier, 36-foot by 2-foot catwalk, 36-foot by 14-foot covered boat slip with a boat lift, and the installation of associated support pilings. The roof will extend beyond the boat slip by 1 foot on all sides, with an overhang of 16 square feet, as depicted in the drawings. The dock will be constructed with grated decking, elevated 5 feet above the MHWL, and pilings will be spaced 10 feet on center, as detailed on the drawings. The total area of the dock waterward of the MHWL will be 1,536 square feet. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located in Choctawhatchee Bay, at 4140 Belcourt Drive, Parcel ID: 00-2S-22-4600-0000-0030, in Section 00, Township 02 South, Range 22 West, Destin, Okaloosa County, Florida.

This letter verifies your project, as described above and depicted on the enclosed drawings, is authorized by Regional General Permit (RGP) SAJ-20 and any subsequent modifications, if applicable. **This RGP authorization is valid until March 28, 2028.** If you commence or are under contract to commence this activity before the date that SAJ-20 expires or is revoked, you will have 12 months from the date of the expiration or revocation of SAJ-20 to complete the activity under the present terms and conditions of SAJ-20.

Please access the Corps' Jacksonville District Regulatory Division Source Book web page to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is:

<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Once there, select "General Permits." Then you will need to select the specific SAJ permit noted above.

You must comply with all of the general and special conditions of the RGP, as well as any project-specific conditions included in this letter.

General Conditions:

1. The time limit for completing the work authorized ends on **March 28, 2028.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner on the attached transfer form and forward a copy to this office to validate the transfer of this authorization.
5. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

The following project specific special conditions are included with this verification:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:
 - a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

- b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2026-00368 (RGP-CTG), on all submittals.

- 2. **Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.
- 3. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf) and submit it to the Corps.
- 4. **Cultural Resources/Historic Properties:**
 - a. No structure or work shall adversely affect, impact, or disturb properties listed in the *National Register of Historic Places* (NRHP), or those eligible for inclusion in the NRHP.
 - b. If, during permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow sediments or above them, or protruding into water. The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.
 - c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in

- accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.
- d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.
5. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
6. **Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable project design criteria's (PDCs) contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at:
<http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>
JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

7. **Manatee Conditions:** The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (attached). The most recent version of the Manatee Conditions must be utilized.
8. **Turbidity Barriers:** Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.
9. **Dock Construction Guidelines:** The Permittee shall comply with the **Submerged Aquatic Vegetation section** of the “*Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*”, U.S. Army Corps of Engineers/National Marine Fisheries Service – November 2017 (Attached).

This letter of authorization does not include conditions that would prevent the ‘take’ of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Please note U.S. Coast Guard regulations may require you as permittee to provide information for a Notice to the maritime community regarding your project. You should contact the Coast Guard Sector Mobile Waterways Management Branch (spw), D8MarineInfo@uscg.mil or by phone at (504) 671-2116 to determine if a Notice is necessary. Also, any safety lights, signs and signals prescribed by the U.S. Coast

Guard through their regulations or otherwise, must be installed and maintained at your expense as permittee on authorized facilities in navigable waters of the United States. To receive a U.S. Coast Guard Private Aids to Navigation marking determination, you are advised to contact the Eighth Coast Guard District (dpw), 500 Poydras St. Suite 1230, New Orleans, LA 70130, (504) 671-2330 or via email to: D8oanPATON@uscg.mil prior to installation/construction of any fixed structures. For general information related to Private Aids to Navigation please visit the Eighth CG District web site at: <http://www.atlanticarea.uscg.mil/district-8/district-divisions/waterways/PATON>.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this RGP verification or have issues accessing the documents referenced in this letter, please contact Christie Gillenwater at the Pensacola Permits Section at 41 North Jefferson Street, Suite 301, by telephone at 850-502-6620, or by email at Christie.T.Gillenwater@usace.army.mil.

Sincerely,

Christie Gillenwater
Project Manager

Enclosures:

Transfer Request Form
Self-Certification Form via hyperlink
Manatee Conditions
Dock Construction Guidelines for SAV
Drawings

Cc: bethany@cypressenvironmental.com

Agent: Bethany Womack (Cypress Environmental of Bay County, LLC)

DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2026-00368 (RGP-CTG)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

(TRANSFEREE-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

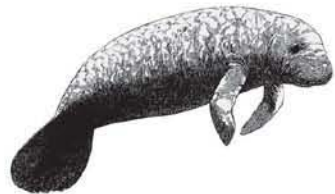
All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

**Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in
or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service
November 2017**

Submerged Aquatic Vegetation:

1. Avoidance. The piling-supported structure shall be aligned so as to minimize the size of the footprint over SAV beds.
2. The height of piling-supported structure shall be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.
3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround shall be located at the midpoint of the piling-supported structure.
4. Over-SAV bed portions of the piling-supported structure shall be oriented in a north-south orientation to the maximum extent that is practicable.
5. a. If possible, terminal platforms shall be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.

b. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size of the platform shall be limited to 160 square feet. The grated deck material shall conform to the specifications stipulated below. The configuration of the platform shall be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet shall conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.

c. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform shall be limited to 120 square feet. The configuration of the platform shall be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section shall conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section shall be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3 feet above MHW section is constructed with grating material, it may be 3 feet wide.
6. One uncovered boat lift area is allowed. A narrow catwalk (2 feet wide if planks are used, 3 feet wide if grating is used) may be added to facilitate boat maintenance along the outboard side of the boat lift and a 4-foot wide walkway may be added along the stern end of the boat lift, provided all such walkways are elevated 5 feet above MHW. The catwalk shall be cantilevered from the outboard mooring pilings (spaced no closer than 10 feet apart).
7. Pilings shall be installed in a manner which will not result in the formation of sedimentary deposits("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.
8. The spacing of pilings through SAV beds shall be a minimum of 10 feet on center.
9. The gaps between deckboards shall be a minimum of ½ inch.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.

February 2003 – Manufacturer name changed from ChemGrate to FiberGrate

May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.

March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.

November 2017 – Manufacturer of grated material updated to include Voyager Industries.

Marsh:

1. The piling-supported structure shall be aligned so as to have the smallest over-marsh footprint as practicable.
2. The over-marsh portion of the piling-supported shall be elevated to at least 4 feet above the marsh floor.
3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

Mangroves.

1. The width of the piling-supported structure is limited to a maximum of 4 feet.
2. Mangrove clearing is restricted to the width of the piling-supported structure.
3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

Grid Specifications and Suppliers

The following information does not constitute a U.S. Army Corps of Engineers endorsement or advertisement for any particular provider and is provided only as an example for those interested in obtaining these materials for piling-supported structure construction. Light-transmitting materials are made of various materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. **All light-transmitting materials used in construction for minor piling-supported structures shall have a minimum of forty-three (43) percent open space.**

A type of fiberglass grate panel is manufactured by SeaSafe (Lafayette, LA; phone: 1-800-326-8842) and FiberGrate (1-800-527-4043). A type of plastic grating is manufactured by ThruFlow Interlocking Panels (1-888-478-3569). Plastic grate panels are also distributed by Southern Pine Lumber Company (Stuart, FL; 772-692-2300). Grated panels can be obtained from Titan Deck/Voyager Industries (Brandon, MN; 877-207-4136; www.titandeck.net). Panels are available in a variety of sizes and thicknesses. For safety, the grate should contain an anti-slip texture which is integrally molded into the top surface. The manufacturer or local distributor should be consulted to ensure that the load-bearing capacity of the selected product is sufficient to support the intended purpose. Contact the manufacturer(s) for product specifications and a list of regional distributors.

October 2002 - Grid Specifications and Suppliers Section modified to add an additional vendor of materials.

February 2003 – Manufacturer name changed from ChemGrate to FiberGrate

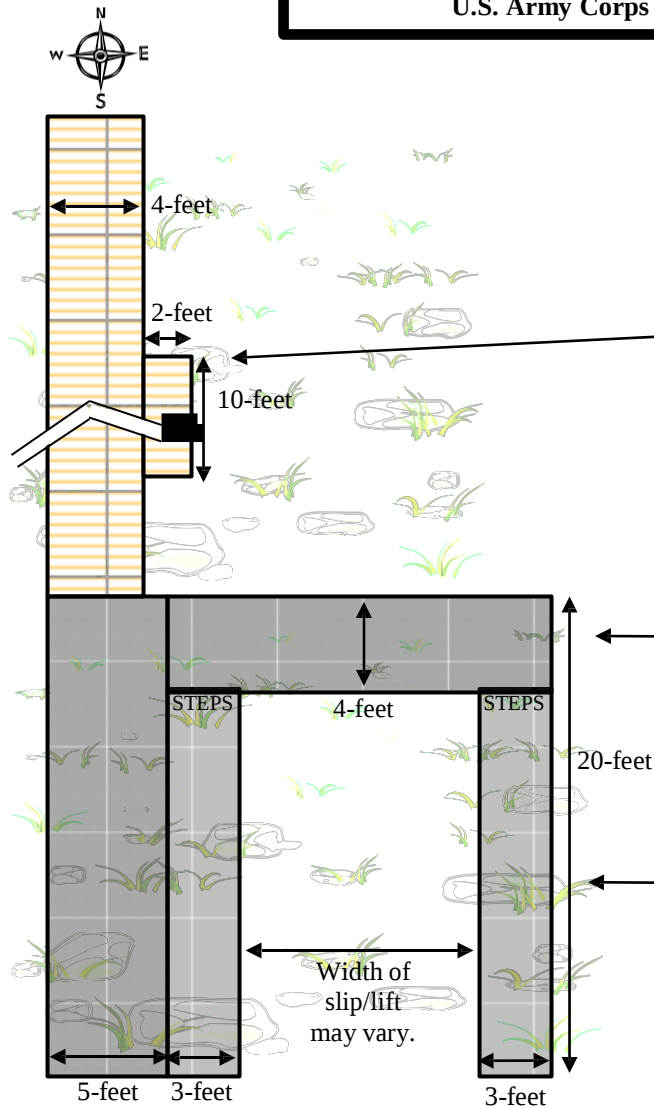
May 2003 - The terms dock and pier were removed and replaced by the term piling-supported structure, to clarify our intent.

March 2008 – Added requirement for 43% open space in grids; added additional manufacturer of grating.

November 2017 – Manufacturer of grated material updated to include Voyager Industries.

DOCK EXAMPLE — GRATED TERMINAL PLATFORM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



OVERHEAD PLAN VIEW

“GRATED DECKING”
 Means manufactured with a minimum of 43% open space.

Spacing of pilings through SAV beds shall be a minimum of 10-feet on center.

MIDPOINT TURNAROUND
 Only for docks over 200-feet long.

LIFT ONLY
 No roof.
 Vessel should be stored as high above MHW as possible.

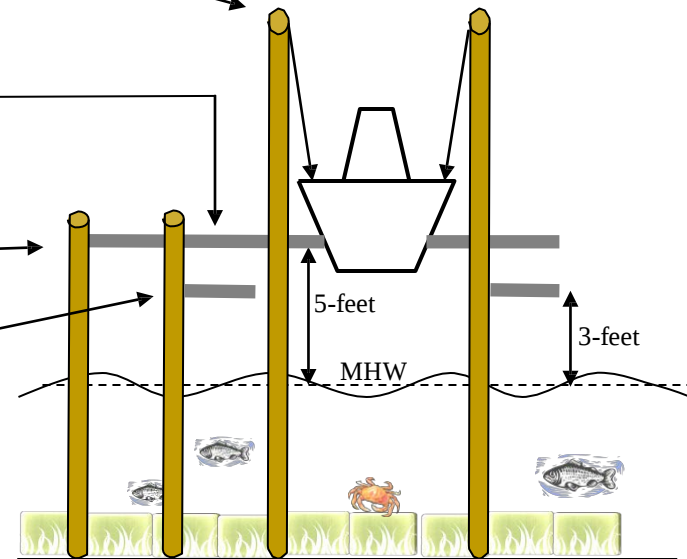
STERN WALKWAY
 Allowed if lift constructed.
 May be less than 4-feet wide if longer slip is needed.

MINIMUM HEIGHT
 No less than 5-feet above MHW

ACCESS CATWALKS
 3-feet wide if grated decking.
 3-feet above MHW to facilitate boat access.
 Cantilevered off main structures; no additional pilings.

NOTES:

- Not to scale.
- All widths are maximum dimension.
- All heights are minimum dimension.
- Piling supported structures over SAV should be oriented north-south to the extent practicable.
- MHW = mean high water

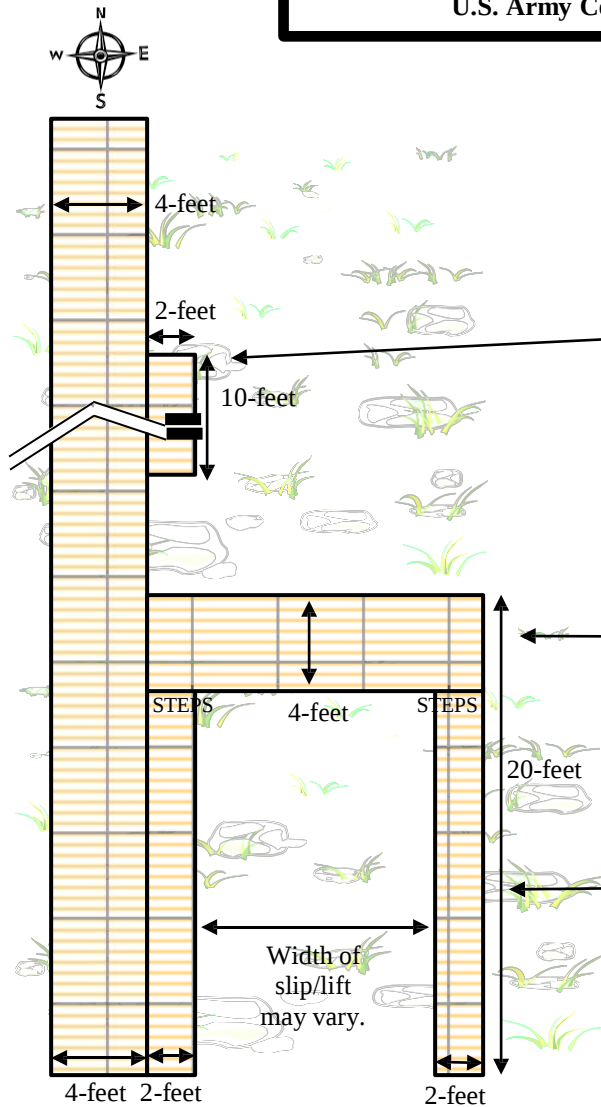


FRONT PLAN VIEW

VER: 201407

DOCK EXAMPLE — WOOD P LANK TERMINAL PLATFORM

Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat
U.S. Army Corps of Engineers/National Marine Fisheries Service—August 2001



OVERHEAD PLAN VIEW

The gaps between deckboards shall be a minimum of 1/2 inch.

Spacing of pilings through SAV beds shall be a minimum of 10-feet on center.

MIDPOINT TURNAROUND
 Only for docks over 200-feet long.

LIFT ONLY
 No roof.
 Vessel should be stored as high above MHW as possible.

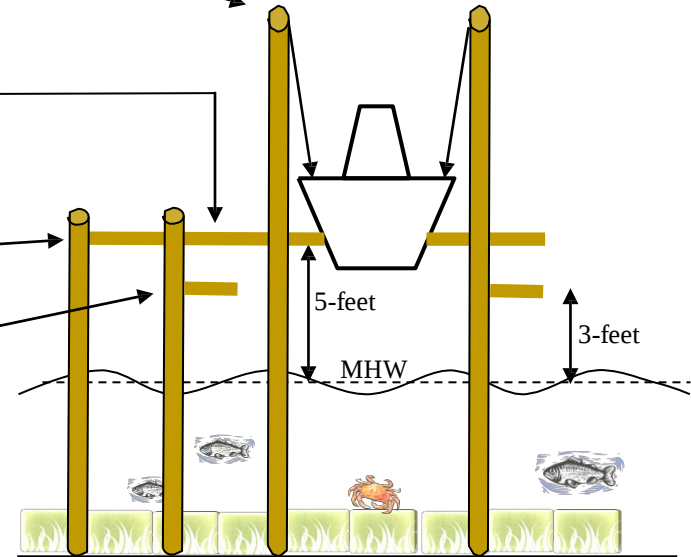
STERN WALKWAY
 Allowed if lift constructed.
 May be less than 4-feet wide if longer slip is needed.

MINIMUM HEIGHT
 No less than 5-feet above MHW

ACCESS CATWALKS
 2-feet wide if wood decking.
 3-feet above MHW to facilitate boat access.
 Cantilevered off main structures; no additional pilings.

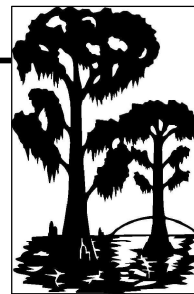
NOTES:

- Not to scale.
- All widths are maximum dimension.
- All heights are minimum dimension.
- Piling supported structures over SAV should be oriented north-south to the extent practicable.
- MHW = mean high water



FRONT PLAN VIEW

Prepared By:Cypress Environmental of Bay County, LLC



APPLICANT/CLIENT: Christopher Remley
WATERBODY/CLASS: Choctawhatchee Bay
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: 4140 Belcourt Drive / Destin
LATITUDE: N30° 24' 23.5
LONGITUDE: W86° 27' 13.1"
SECTION: 00 TOWNSHIP: 2 South RANG: 22 West

JOB: 1368.01
DEP:
COE:
OTHER: PID: 00-2S-2-4600-000-0030
DATE: March 15, 2026 (revised)
SHEET:

Shoreline = 101 LF

Proposed Dock = 1,536 SF

Access Dock = 4'x220'

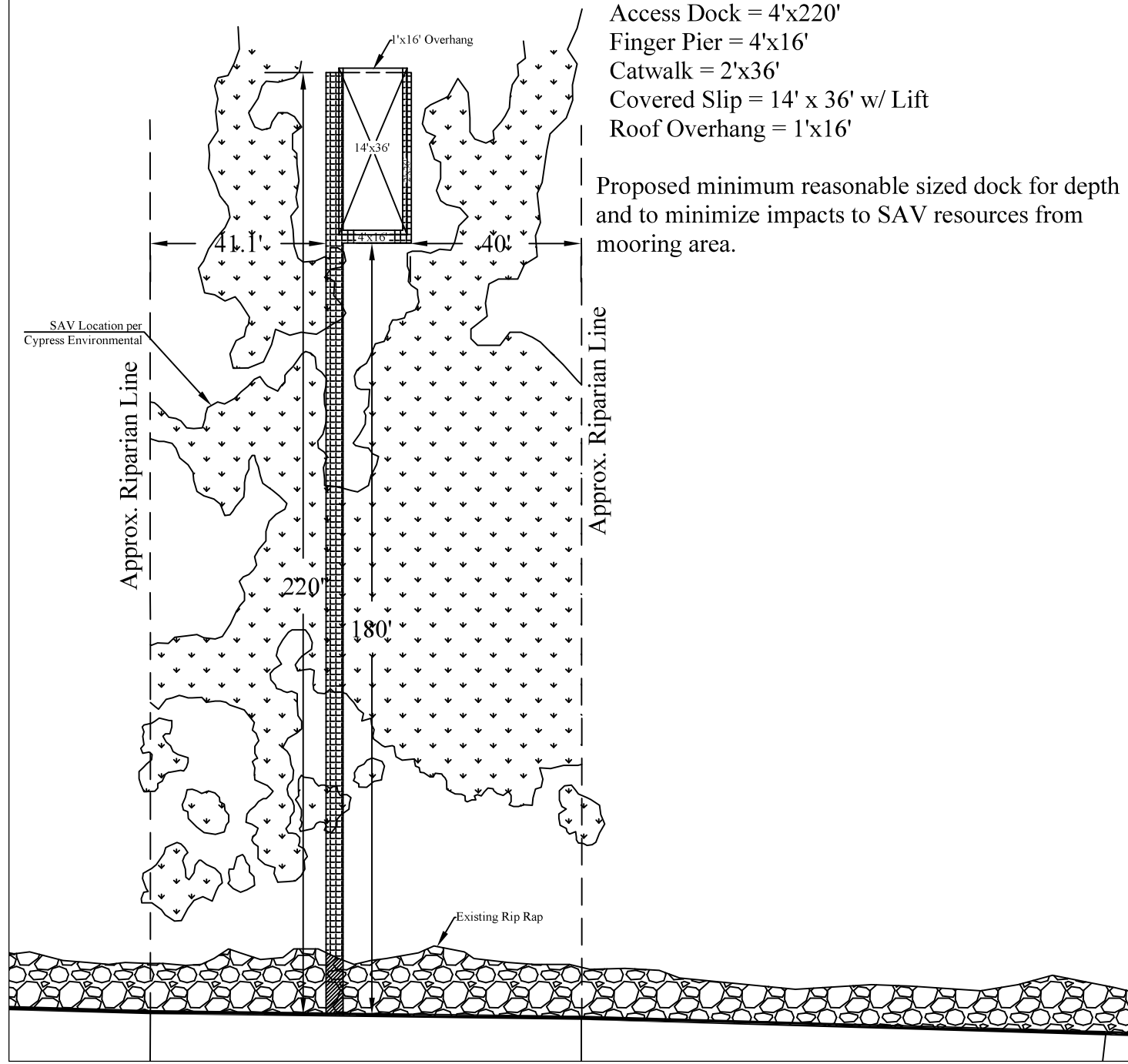
Finger Pier = 4'x16'

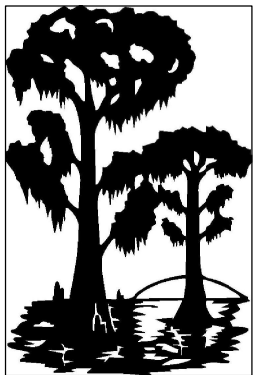
Catwalk = 2'x36'

Covered Slip = 14' x 36' w/ Lift

Roof Overhang = 1'x16'

Proposed minimum reasonable sized dock for depth and to minimize impacts to SAV resources from mooring area.





PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY COUNTY, LLC

APPLICANT/CLIENT: Christopher Remley
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OTHER: PID: 00-2S-22-4600-000-0030
DATE: march 15, 2026
SHEET:

SECTION: 00

TWNSHP: 2 South

RNG: 22 West

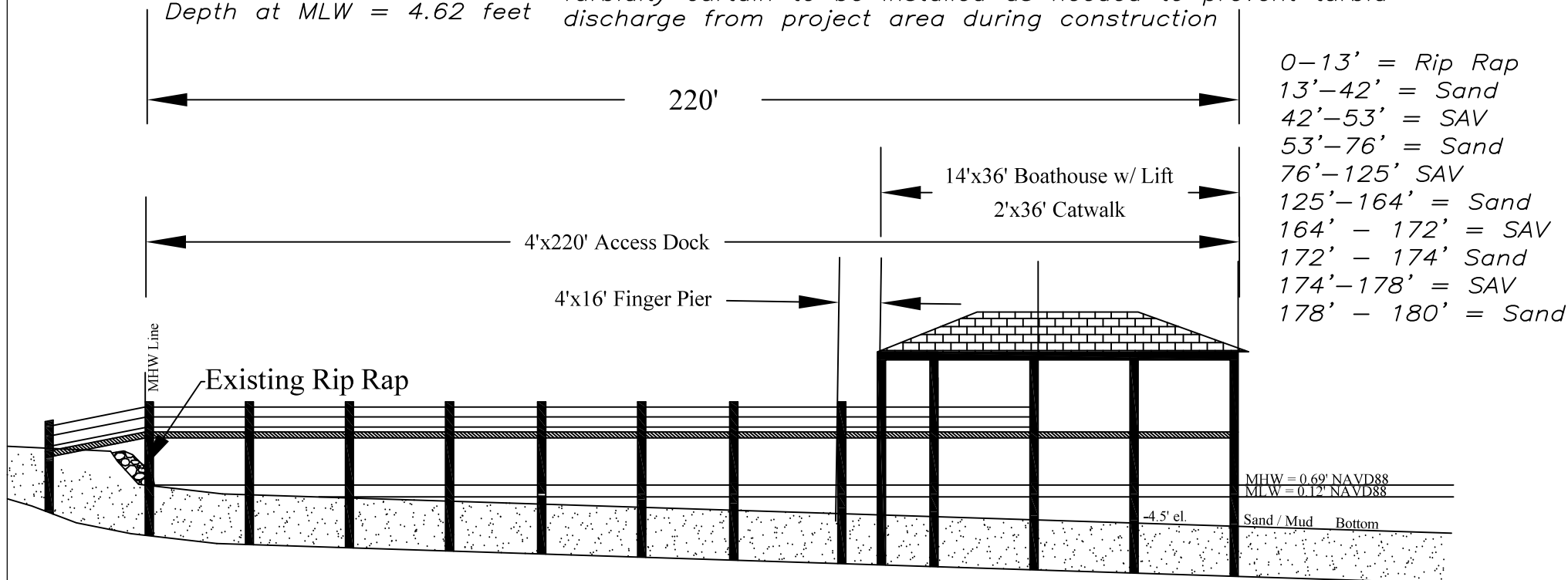
Cross Section NTS – Dimensioned AS Shown

Pilings 10' On Center
Deck surface 5' above MHW
Flow-thru decking

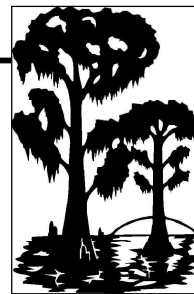
Vessel utilizing slip to have a maximum draft of 31" to
provide a minimum clearance of 24.44" from bottom at MLW

Depth at MHW = 5.19 feet
Depth at MLW = 4.62 feet

Turbidity curtain to be installed as needed to prevent turbid
discharge from project area during construction

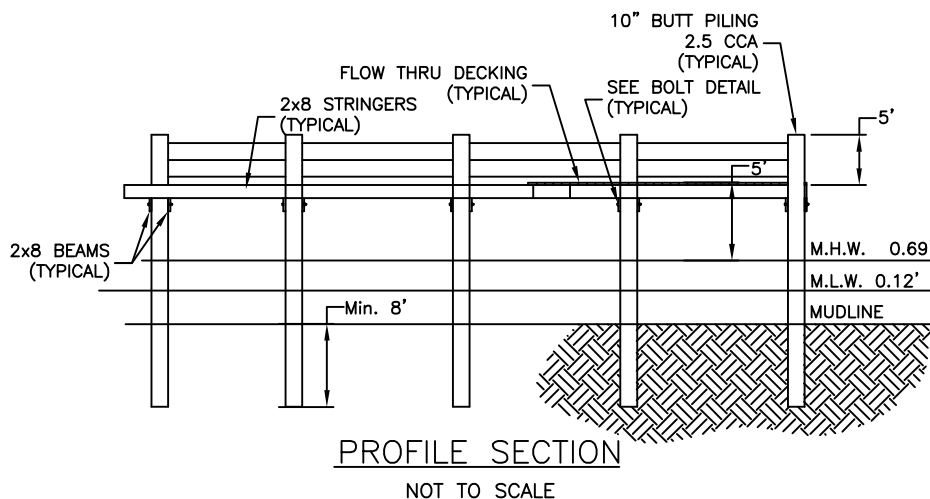
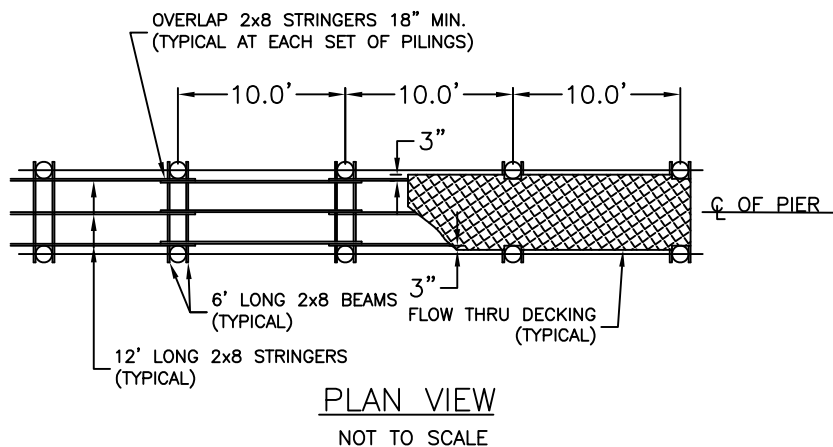
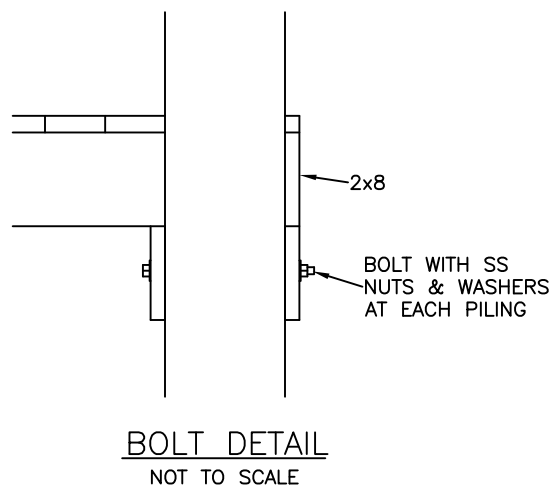
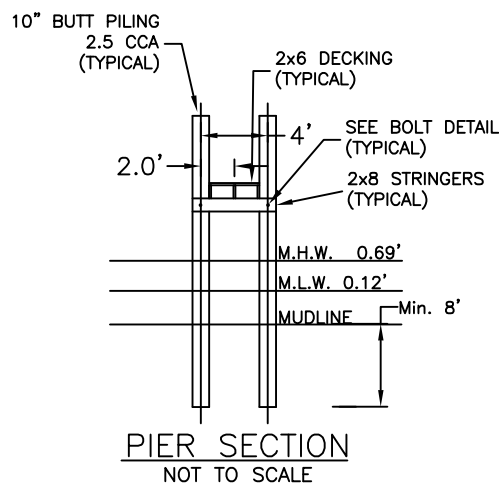


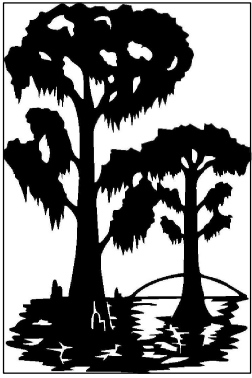
Prepared By:Cypress Environmental of Bay County, LLC



APPLICANT/CLIENT: Christopher Remley
WATERBODY/CLASS: Choctawhatchee Bay
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: 4140 Belcourt Drive / Destin
LATITUDE: N30° 24' 23.5
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DATE: March 15, 2026 (revised)
SHEET:





PREPARED BY: CYPRESS ENVIRONMENTAL OF BAY COUNTY, LLC

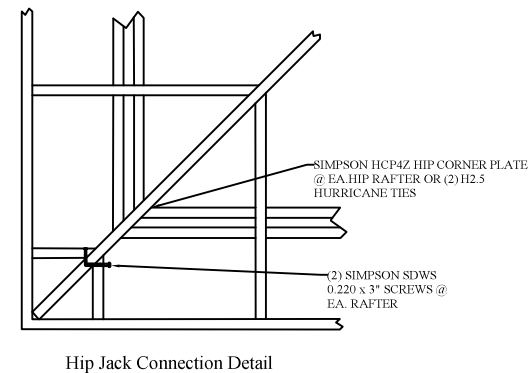
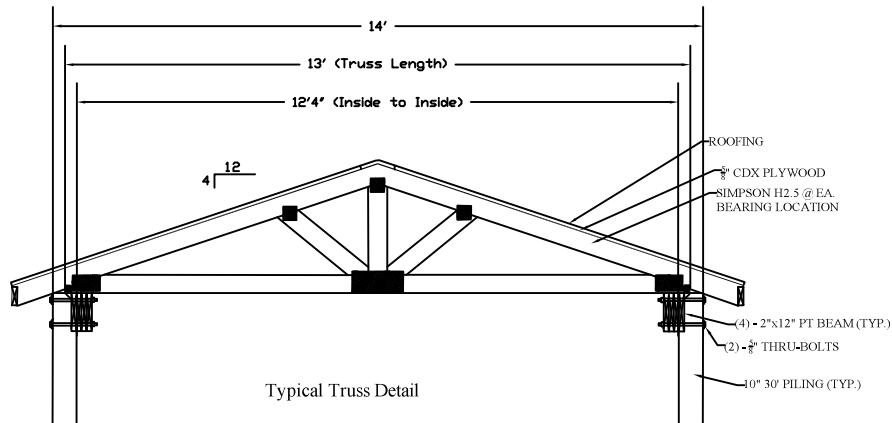
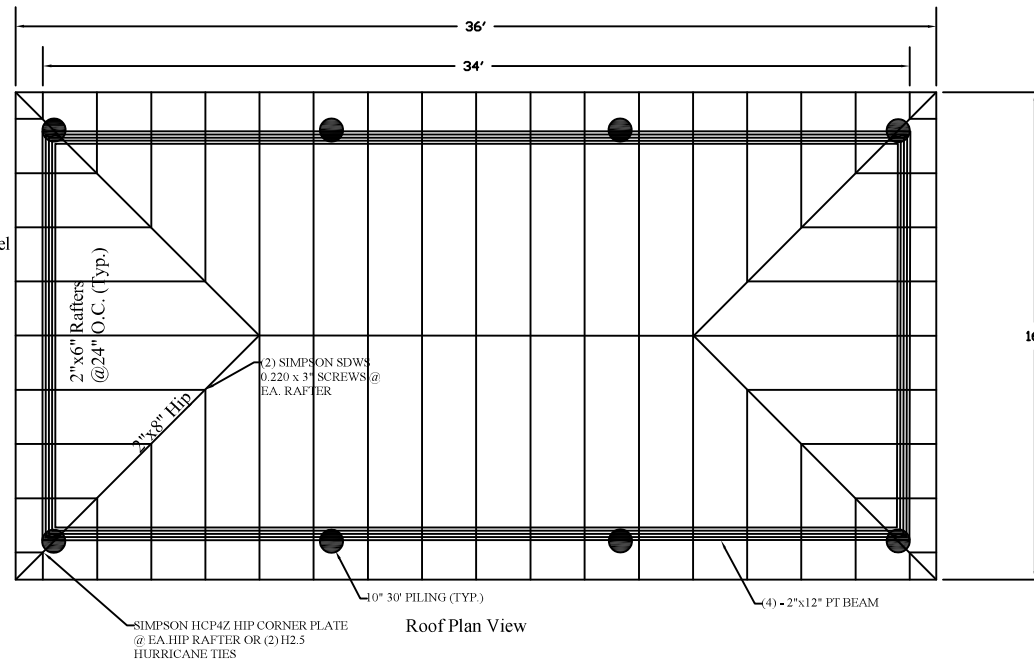
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 COE:
 OTHER: PID: 00-2S-22-4600-000-0030
 DATE: march 15, 2026
 SHEET:

SECTION: 00 TWSHP: 2 South RNG: 22 West

Notes:

1. All exposed wood to be treated
2. All ties, bolts, & hangers to be hot dipped galvanized or stainless steel



Prepared by:
Debbie Cahill
McNeese Title, LLC
3921 East County Highway 30A
Santa Rosa Beach, Florida 32459
File Number: S23-0039DC

Warranty Deed

Made this March 20, 2023 A.D. By **Marilyn M. Lewis, an unmarried woman**, whose address is: 14 Summerwood Lane, Hattiesburg, Mississippi 39402, hereinafter called the grantor, to **Christopher Remley and Heather Remley, husband and wife**, whose post office address is: 844 Legacy Oak, Fort Worth, Texas 76102, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okaloosa County, Florida, viz:

Lot 3 of ESTATES AT INDIAN POINTE, according to the Plat thereof as recorded in Plat Book 24, Page(s) 73, of the Public Records of Okaloosa County, Florida.

Being the same property deeded to Grantor, dated September 22, 2020, recorded in Records Book 3494, Page 339 Public Records of Okaloosa County, Florida.

Parcel ID Number: **00-2S-22-4600-0000-0030**

Subject property is not the homestead of the Grantor as defined by the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, and easements of record, all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, and taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Witness Printed Name: Dustin Cahill

[Signature]
Marilyn M. Lewis

Witness Signature: [Signature]
Witness Printed Name: BENNETT CHRISTOPHER WRAY III

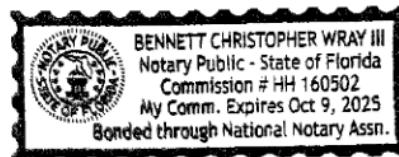
State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of March, 2023, by Marilyn M. Lewis, who is personally known to me or who has produced [Signature] as identification.

[Signature]
Notary Public BENNETT CHRISTOPHER WRAY III
Print Name: _____

Affix Notary Seal

My Commission Expires: _____



**AFFIDAVIT
POSTING OF PROPERTY**

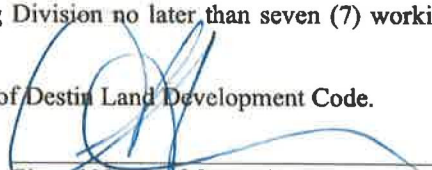
BEFORE ME, the undersigned authority, personally appeared: Gary Gorman,

the owner and/or authorized agent of the following described property: 4140 Belcourt Drive, Destin, FL

-who deposes and says as follows:

1. That the subject site described above has a sign posted by the owner and/or authorized agent for the owner, notifying the public of the development activity, city project number, and authorized agent and phone number.
2. That the posted sign meets the dimensional requirements set by the City.
3. That the posted sign was placed and will be maintained upon the property in the correct location and not less than fourteen (14) days from the date of the City's Completeness Letter.
4. That a photo of the sign depicting the location of the sign in relation to the road right-of-way is attached.
5. This affidavit will be forwarded to the City's Planning Division no later than seven (7) working days from the posting of the sign.

I have completed the said requirements as described in the City of Destin Land Development Code.


Signed Name of Owner/Agent

Gary Gorman

Printed Name of Owner/Agent

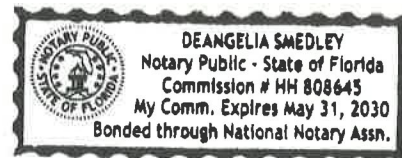
STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of physical presence ___ or online notarization
_, this 27 day of July, 2026.

By: Gary Gorman
(Print name)

Personally known ☒ OR Produced Identification _____

DeAngela Smedley Seal:
Notary Signature





**CITY OF DESTIN
PUBLIC NOTICE**

Proposed Development: Variance
Applicant Name: Chris Remley
Contact Name: Gary Gorman

850-258-7841

RJ Gorman Marine Construction
1944 Frankford Avenue
Panama City, FL 32405

Project Number: PZ-2026-107
4140 Belcourt Drive
Parcel ID: 00-25-22-6000-000-0030

Project plans can be requested
via the city clerk at 850-837-4242
or www.cityofdestin.com





Community Development

Planning and Zoning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: planning@cityofdestin.com

July 21, 2026

Subject: Notification of Variance Request: 4140 Belcourt Drive
Residential Marine Construction
City of Destin Project Number: PZ-2026-107

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Variance (PZ-2026-107). As the owner of property located within 300 feet of this project, **Article 2.17.00 of the Destin Land Development Code (LDC)** requires a written notice providing you the following information.

This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide any comments to the email address provided below.

Name of Owner: Christopher Remley and Heather Romley

Name of Agent: RJ Gorman Marine Construction, LLC

Address of Project: 4140 Belcourt Drive

Parcel ID Number: 00-2S-22-4600-0000-0030

Project Description: The applicant is requesting relief from **LDC Section 11.05.01.M.1**, which provides for a maximum dock length. The proposed dock length of 220' would exceed the allowable dock length.

Location Map: Please refer to the back of this letter.

Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online:

<http://www.cityofdestin.com/forms.aspx?fid=121>

If you have any questions, please do not hesitate to call (850) 654-1119 or email planning@cityofdestin.com.

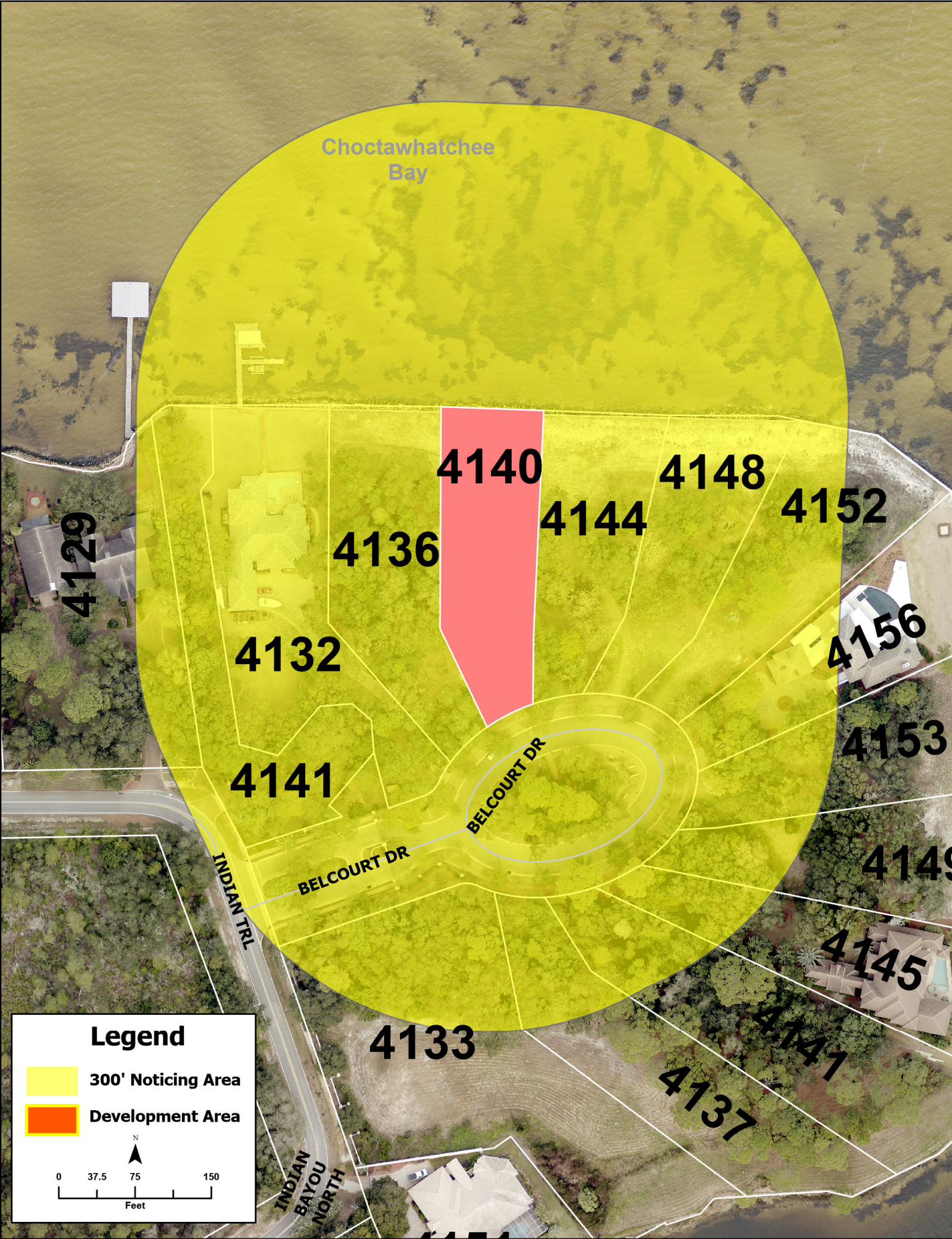
Sincerely,

Christopher Rush

Chris Rush
Planner



Cc:
Planning Division
Project File



Choctawhatchee Bay

4129

4140

4148

4152

4136

4144

4156

4132

4153

4141

4149

BELCOURT DR

BELCOURT DR

INDIAN TRL

4145

4147

4133

4137

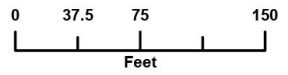
Legend



300' Noticing Area



Development Area



INDIAN BAYOU NORTH

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Christopher or Heather Remley am
presently the owner and/or leaseholder at 4140 Belcourt Drive, Destin, FL 32541, and desiring
to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do
make, constitute and appoint RJ Gorman Marine Construction LLC
whose address is 1944 Frankford Avenue, County of Bay, State of Florida
my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as
my agent in any and all matters pertaining to: Obtaining a permit

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of
the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing
lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal
representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be
transacted in my name, and that all endorsements and instruments executed by the said attorney for the
purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney
and the designation "Attorney-in-Fact."

OWNER

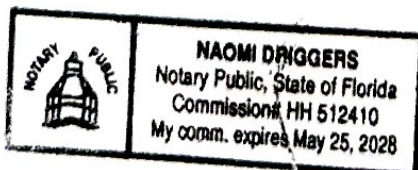
[Signature]
Signature

WYLLIE HUTCHISON GC
Printed Name

STATE OF Florida
COUNTY OF Waltu

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online

notarization, this 16th day of July, 2026, by
Wyllie Gene Hutchison
(name of person acknowledging)



[Signature]
Signature of Notary

Naomi Driggers
Printed Name of Notary or Seal

Personally known _____ OR Produced Identification ☒

Type of Identification Produced FLDL H237983806000

Cypress Environmental
Ph: 850-481-6824
Cell: 850-624-4449
2352 Lisenby Avenue
Panama City, FL 32405

Good morning –

Per our conversation yesterday, the variance application is accurate. If you need anything additional, please let me know.

I would add that citing the dock as permitted reduces impacts to SAV in the area which is what is required by FDEP / USACE.

Whereas, the City's rule on length appears arbitrary with no basis for resource protection, navigational safety, or any other boating related concern.

While most docks are within the City's length requirement, there are a number of docks along the bayfront in the vicinity of the proposed dock that are not:

1. 3879 Indian Trail – Approx. 254' in length on a 74' wide lot. This dock appears to have been extended to avoid SAV similar to the proposed dock.
2. 3889 Indian Trail – Approx. 194.5' in length on a 100' wide lot. This dock appears to have been extended to avoid SAV similar to the proposed dock.
3. 3905 Indian Trail – Approx. 278' in length on a 100' wide lot.
4. 3929 Indian Trail – Approx. 200' in length on a 100' wide lot. This dock appears to have been extended to avoid SAV similar to the proposed dock.
5. 3989 Indian Trail – Approx. 230' in length on a 100' wide lot. This dock appears to have been extended to avoid SAV similar to the proposed dock.
6. 4041 Indian Trail – Approx. 190' in length on a 100' wide lot.
7. 4093 Indian Trail – Approx. 250' in length on a 100' wide lot.
8. 4097 Indian Trail – Approx. 200' in length on a 100' wide lot.

Regards,
Bethany

Bethany Womack
Cypress Environmental

Ph: 850-481-6824
Cell: 850-624-4449

Physical Address: 2352 Lisenby Avenue
Panama City, FL 32405

Mailing Address: PO Box 16062
Panama City, FL 32406-6062