



~ **REVISED Agenda – See Highlighted Item Below** ~

## **City of Fort Walton Beach Regular Meeting of the City Council of Fort Walton Beach**

---

**Tuesday, April 22, 2025**

**6:00 PM**

**Council Chambers**  
107 Miracle Strip Parkway SW  
Fort Walton Beach, FL 32548

---

**1. CALL TO ORDER**

**2. INVOCATION**

**2.1. Doctor Justin Thomas – Greater Peace Missionary Baptist Church**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF AGENDA**

**5. PROCLAMATIONS**

**5.1. Arbor Day – April 25, 2025**

**6. CONSENT AGENDA**

**6.1. City Council Special Meeting Minutes, Tuesday, April 01, 2025**

**6.2. City Council Workshop Minutes, Tuesday, April 08, 2025**

**6.3. City Council Regular Meeting Minutes, Tuesday, April 08, 2025**

**6.4. Request for Approval of the Settlement Agreement in City Fort Walton Beach, Plaintiff, V. Sungvarn Thongpaen Defendant, Case No.: 2023-CA-000524F**

Recommends City Council approve of the Mediated Settlement Agreement and to authorize the Mayor to execute the Agreement on behalf of the City to resolve Okaloosa County Case 2023-CA-000524, City of Fort Walton Beach, Florida v. Sungvarn Thongpaen.

(City Attorney)

**6.5. Acting City Manager Employment Agreement Extension Until New Full-Time Manager is Hired and Begins Employment**

Recommends City Council extend the attached Employment Agreement with Mr. Dennis Reeves as Acting City Manager as provided for in Section 11 of the City's Charter for one additional period of 90 days. (City Attorney)

**6.6. Municipal Law Enforcement Mutual Aid Agreement**

Recommends City Council authorization to renew the Mutual Aid Agreement between the municipal law enforcement agencies in Okaloosa County. (Police)

**6.7. FWB Recreation Center Fitness Equipment Purchase**

Recommends City Council award the purchase of fitness equipment for the FWB Recreation Center to Fitness Pro dba Always Improving, LLC for a total price of \$66,510.00.  
(Recreation)

**6.8. Award of ITB 25-006 for Herbicides & Pesticides Annual Bid**

Recommends City Council authorization to award ITB No. 25-006 for the Annual Bid for Herbicides and Pesticides to four (4) different vendors for 85 different bid items at the lowest unit price for each item meeting the specifications.  
(Recreation)

**7. MAYOR/COUNCIL COMMENTS**

7.1. Council Member Gloria DeBerry

7.2. Council Member Bryce Jeter

7.3. Council Member Ben Merrell

7.4. Council Member Debi Riley

7.5. Council Member David Schmidt

7.6. Council Member Payne Walker

7.7. Council Member Logan Browning

7.8. Mayor Nic Allegretto

**8. PUBLIC COMMENTS - Please limit to five (5) minutes.****9. ORDINANCES-SECOND READING****9.1. ~~2177 Ordinance Amending LDC Chapter 4 - Development Standards~~ DELETED**

~~AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA; AMENDING CHAPTER 4 OF THE LAND DEVELOPMENT CODE TO DEFINE AND ESTABLISH PROTECTION REQUIREMENTS FOR HERITAGE TREES; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE~~

Recommends City Council adoption of Ordinance 2177 to amend Chapter 4 of the Land Development Code (LDC) providing a definition and establishing procedures for protection of Heritage Trees  
(Growth Management)

**9.2. 2178 Ordinance to Amend FLUM for 200 Third Avenue SW from LDR to MU (Quasi-Judicial)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE MAP FOR PROPERTY DESCRIBED AS 200 THIRD AVENUE SW, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, FROM LDR (LOW-DENSITY RESIDENTIAL) TO MU (MIXED-USE); PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT;

PROVIDING FOR CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2178 to amend the Future Land Use Map designation for 200 Third Avenue SW from LDR (Low-Density Residential) to MU (Mixed Use)

(Growth Management)

**9.3. 2179 Ordinance to Rezone 200 Third Avenue SW from R-1 to MX-1 (Quasi-Judicial)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PROPERTY DESCRIBED AS 200 THIRD AVENUE SW, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO BE REZONED MX-1 (MIXED-USE MEDIUM) ZONING DISTRICT; PROVIDING FOR THE AMENDMENT OF THE AFFECTED PORTION OF THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2179 to rezone property located at 200 Third Avenue SW from R-1 (Single-Family Residential) to MX-1 (Mixed-Use Medium).

(Growth Management)

**9.4. 2180 Ordinance for Conveyance of Surplus Property 35 Memorial Parkway SW**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AUTHORIZING THE DISPOSITION OF REAL PROPERTY LOCATED AT 35 MEMORIAL PARKWAY SW, FORT WALTON BEACH, FL, DESCRIBED HEREIN, TO MONTESSORI LEARNING CENTER OF FORT WALTON BEACH, INC., AND AUTHORIZING AND DIRECTING CLOSURE BY THE MAYOR, CITY MANAGER, CITY ATTORNEY, AND CITY CLERK; AND PROVIDING AN EFFECTIVE DATE

Recommends City Council adoption of Ordinance No. 2180 to convey surplus City property at 35 Memorial Pkwy SW to Montessori Learning Center Of Fort Walton Beach, Inc. in the amount of \$520,000.00.

(City Attorney)

**9.5. 2181 Ordinance Creating COO Section 8.13 Short Term Vacation Rental Requirements**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA; PROVIDING FOR AUTHORITY; CREATING SECTION 8.13 OF THE CODE OF ORDINANCES, ENTITLED SHORT-TERM VACATION RENTAL REQUIREMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Recommends City Council adoption of Ordinance No. 2178 creating Chapter 8.13 Registration of Short-Term Vacation Rentals.

(City Attorney)

---

**10. APPOINTMENTS****10.1. BI-ANNUALLY TO EXPIRE MARCH 31, 2027****10.1.1. OKALOOSA COUNTY PUBLIC LIBRARY COOPERATIVE  
(ALTERNATE)****10.1.2. WALTON/OKALOOSA/SANTA ROSA REGIONAL UTILITY  
AUTHORITY****10.2. INDEFINITE TERM****10.2.1. TRI-COUNTY COMMUNITY PARTNERSHIP INITIATIVE (TCPI)****11. ACTION-DIRECTION-DISCUSSION****11.1. Consideration of a Development Agreement for Bayside Breeze Apartments (Quasi-Judicial)**

Recommends City Council authorization to execute a Development Agreement with the Fort Walton Beach Housing Authority for the Bayside Breeze Apartments workforce housing development at 27 Robinwood Drive SW.

(Growth Management)

**11.2. Request for Removal of City-Owned Reverter Interest for 28 and 30 Windham Avenue SE**

City Council must decide whether to approve or deny an application to remove a city-owned reverter interest, in accordance with Code of Ordinances Section 2.00.055, encumbering real property located at 28 and 30 Windham Avenue SE.

(Growth Management)

**11.3. Request for Code Enforcement Fine Reduction at 508 Parkview Road NW & 42 Bay Drive NE**

Requests City Council direction for a request to further reduce the Code Enforcement fines and fees on property at 508 Parkview Road NW and 42 Bay Drive NE from what is allowed via the Code Enforcement Mitigation Schedule in Section 1.05 of the Code of Ordinances.

(Growth Management)

**11.4. Appointing Members to the Charter Review Commission**

Requests that the City Council each appoint one member to the newly established City of Fort Walton Beach Charter Review Commission.

(City Attorney)

**11.5. Direction and Authorization to Finalize a Contract with the Top City Manager Candidate**

Staff respectfully request City Council Direction and Authorization for the Acting City Manager, City Attorney, and Steve Sorrell, Colin Baenziger & Associates to Finalize a Contract with the Newly Selected City Manager.

(City Attorney)

---

**12. CITY MANAGER REPORTS**

- 12.1. City Council Special Meeting – Tuesday, May 20, 2025 @ 4:30 pm – Charter Amendment No. 3 & Ordinance Review**
- 12.2. City Council Regular Meeting - Tuesday, May 20, 2025 @ 6:00 pm**
- 12.3. Charter Amendment Quarterly Update on Expenses & Personnel**
- 12.4. Monthly City Manager Status Report - April 2025**

**13. CITY ATTORNEY REPORTS**

- 13.1. Monthly City Attorney Status Report - April 2025**

**14. MAYOR/COUNCIL FINAL COMMENTS****15. ADJOURNMENT**

Quasi-Judicial – denotes that the item must be conducted as a quasi-judicial hearing in accordance with Florida Statutes.

Any person who decides to appeal any decision made with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. Chapter 286.0105).

The City of Fort Walton Beach adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to this meeting by a physically handicapped person upon notice 48 hours prior to the meeting. Please call the City Clerk, Kim M. Barnes, at 850-833-9509 or e-mail at [clerk@fwb.org](mailto:clerk@fwb.org) to make a request. For Hearing Impaired dial 1-800-955-8771 (TDD) or 1-800-955-8770 (VOICE) or e-mail [clerk@fwb.org](mailto:clerk@fwb.org).

All City of Fort Walton Beach council and board meetings are recorded. The video can be accessed at [www.fwb.org](http://www.fwb.org).