



**City of Destin**  
 Community Development Department:  
**Planning Division**  
 City Hall Annex  
 4100 Indian Bayou Trail  
 Destin, Florida 32541  
 Phone (850) 654-1119 • Fax (850) 460-2171

**RELEASE OF PLAT APPLICATION**

Applicant to fill in all black blank spaces, City Staff to fill in all red blank spaces

\_\_\_\_\_ - \_\_\_\_\_ - **SP**                      \_\_\_\_\_ - \_\_\_\_\_ - **M**  
 (project number assigned by planning staff)                      (project number assigned by planning staff)

SUBDIVISION / PUD NAME: \_\_\_\_\_

**I. CONTACT INFORMATION:**

**A. Owner(s):** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

**B. Authorized Agent (if applicable):** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

1. The plat for the above project may be released for recording because **ONE** of the following has been met in according to Destin Land Development Code (LDC) **Article 7, Section 7.08.10:**

a. \_\_\_\_\_ The developer may secure any necessary permits and install all improvements as shown on the approved construction drawings and certified by the developer's engineer. All conditions of the applicable Final Development Order shall also be met and all applicable fees associated with the development are paid. **(SEE ATTACHED ENGINEER'S CERTIFICATION)**

b. \_\_\_\_\_ The developer may post a performance bond accountable to the City Council and in accordance with Article 2, Section 2.20.00 of the LDC *Guarantees and sureties* to cover the full cost of improvements as estimated by the developer's engineer and approved by the city engineer.

Such bond shall be released upon satisfactory installation of all improvements approved in the development plan and specifications. All conditions of the applicable Final Development Order shall also be met and all applicable fees associated with the development are paid. **(SEE ATTACHED PERFORMANCE BOND)**

- c. \_\_\_\_\_ The developer may sell or lease lots on contract and construct buildings provided that he agrees that all monies received from sale, lease, or other transfer shall be placed in escrow or other satisfactory account until such time as improvements are completed and approved by the city engineer. No deeds shall be issued or recorded until such approval has been obtained. All conditions of the applicable Final Development Order shall also be met and all applicable fees associated with the development are paid. **(SEE ATTACHED AGREEMENT)**
- d. \_\_\_\_\_ The developer may post a letter of credit acceptable to the City Council for an amount necessary to complete all improvements required in the approval plans and in accordance with Article 2, Section 2.20.00 of the LDC *Guarantees and sureties*. Such letter of credit shall be released on satisfactory installation of all improvements. All conditions of the applicable Final Development Order shall also be met and all applicable fees associated with the development are paid. **(SEE ATTACHED LETTER OF CREDIT)**
- e. \_\_\_\_\_ The developer may post with the City Council proof that a development loan has been approved by a recognized and approved lending institution, such development loan to be sufficient to cover the cost of improvements required in the approved plans, and the lender is bound to advance the funds as the work is completed, thereby providing for correction if the developer defaults. All conditions of the applicable Final Development Order shall also be met and all applicable fees associated with the development are paid. **(SEE ATTACHED DEVELOPMENT LOAN APPROVAL)**

2. Based on all previous stated requirements being fulfilled, the City Clerk is authorized to release the three (3) Mylar copies of the plat on file in City Hall to the developer for recording:

|                                 |                                       |
|---------------------------------|---------------------------------------|
| <b>City Staff Use Only</b>      |                                       |
| _____                           | _____                                 |
| <b>Public Services Director</b> | <b>Community Development Director</b> |
| _____                           | _____                                 |
| <b>Date</b>                     | <b>Date</b>                           |
| _____                           |                                       |
| <b>City Manager</b>             |                                       |
| _____                           |                                       |
| <b>Date</b>                     |                                       |

**INSTRUCTIONS AND REQUIREMENTS TO THE DEVELOPER/OWNER**

The three (3) Mylar copies of the plat for the above project have been released to you for recording into the public records of Okaloosa County. Once recorded, you are required to return to the City of Destin, Community Development Department the following items:

- 1. One (1) copy of the recorded Property Owners' Association documents (if applicable)**
- 2. One (1) full-size (24" x 36") Mylar copy of the recorded plat**
- 3. Two (2) full-size (24" x 36") paper copies of the recorded plat**
- 4. Three (3) reduced-size (11" x 17") paper copies of the recorded plat**

**This application must be filled out completely and must be signed by the owner or his designated agent. If the applicant is different than the owner of the subject property, then an agent affidavit is required from the owner of the property. The agent affidavit must be completely filled out and submitted with this application. If the property has multiple owners, then all owners or their designated agents must sign this application.**

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**I HAVE READ THE INFORMATION IN THIS APPLICATION AND HAVE FILLED IN ALL ANSWERS CORRECTLY TO THE BEST OF MY ABILITY.**

**APPLICANT:**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**To be filled in by City Staff**

|                        |                               |
|------------------------|-------------------------------|
| <b>TO:</b>             | <b>Date:</b>                  |
| <b>Owner/Developer</b> | <b>Project:</b>               |
| <b>Address</b>         | <b>Location:</b>              |
|                        | <b>Site Plan &amp; Plat #</b> |

**RELEASE OF PLAT Bond for Missing, Incomplete or Damaged  
INFRASTRUCTURE  
City of Destin  
(Section 2.14.00, LDC)**

Developer's request for approval to post a bond per Destin Land Development Code Article 2.20.00. in the amount of \$ \_\_\_\_\_ for the purpose of securing performance has been approved. Amount of the bond posted is 200% of the cost to complete the remaining public infrastructure (See attached Engineering letter, dated \_\_\_\_\_.)

The following stipulations apply and are conditions agreed to:

1. The City will allow you \_\_\_\_\_ from the date of this letter to complete the work identified in the approved development plans and specifications, to the satisfaction of the City Engineer on or before close of business on \_\_\_\_\_. Upon certification by the City Engineer that the work has been completed by the Developer in accordance with City standards, the bond will be returned. If the work is not completed within this time and no diligent effort is being made to do so, the entire infrastructure bond is forfeited and the City will complete the necessary work.
2. Agreement that all improvements, whether required by the City Code or constructed at the developer's option, shall be constructed in accordance with the standards and provisions of the City Code.
3. Nothing in this letter shall be construed to relieve the applicant of meeting any concurrency requirements applicable to the project.
4. The projected total cost for each improvement has been determined by an estimate prepared and provided by the applicant's engineer; (copies attached)
5. Specification of the improvements to be made and dedicated together with the time table for making improvements shall be consistent with descriptions given in item 4 above.
6. The amount and type of security provided to insure performance is cash.
7. The amount of the security may be reduced, at the City's discretion, as construction proceeds and improvements are made, as follows:

|    |                          |     |                          |                           |
|----|--------------------------|-----|--------------------------|---------------------------|
| No | <input type="checkbox"/> | Yes | <input type="checkbox"/> | As follows: One-Time Only |
|----|--------------------------|-----|--------------------------|---------------------------|

8. The fee schedule is assessed in accordance with the current fee resolution and Destin Land Development Code Article 2.20.00.C.3.c.

9. **Right of Entry.** The developer, their successors, assigns, beneficiaries and representatives, agree to allow the City, or agent, to enter onto the project property for the purpose of completing the bonded work, should the developer not complete the work.

If a developer does not timely schedule any required inspections, the inspection fees for that unscheduled inspection shall be **triple** the usual inspection fee.

Conformance with the City code requires complete/repair of any missing or damaged infrastructure covered by this cash performance bond in a timely manner. **BE AWARE THAT THE DEVELOPER IS RESPONSIBLE FOR WORK BEING PERFORMED AND INSPECTED BY THE CITY ENGINEER BEFORE THE DATE SPECIFIED, OR THE ENTIRE INFRASTRUCTURE BOND WILL BE FORFEITED.**

**FAILURE TO MAKE REQUIRED CORRECTIONS SPECIFIED BY THE CITY ENGINEER SHALL RESULT IN A FORFEITURE OF THE ENTIRE BOND. RESPONSIBILITY FOR ACQUIRING PERMANENT ACCEPTANCE SHALL BE THE DEVELOPER'S.**

Developer/Owner posting the Infrastructure bond acknowledges agreement and acceptance of foregoing statements:

|                              |       |
|------------------------------|-------|
| Agent:                       |       |
| By (Signature):              | Date: |
| Type or Print Name and Title |       |

Please return one signed original of this agreement with the infrastructure bond.

Attachments:

Itemized Engineer's estimate, Date

City Engineer's acceptance of estimate, Date

cc:

Finance

City Manager

Community Development: SP number

Reference:

Ord. 152.26.1

LDC 2.14.00

Resolution 19-11 Fee Resolution