

**PUBLIC HEARING & SPECIAL MEETING
APALACHICOLA CITY COMMISSION
TUESDAY, SEPTEMBER 15, 2026 – 6:00PM
74 6th STREET APALACHICOLA, FLORIDA 32320**

AGENDA

You are welcome to comment on any matter under consideration by the Apalachicola City Commission when recognized to do so by the Mayor. Once recognized please rise to the podium, state your name for the record and adhere to the five minutes time limit for public comment. Comments may also be sent by email to the City Manager or to Commissioners.

- I. Call to Order**
- II. Agenda Adoption**
- III. Public Hearing – Ordinance 2026-04 – FY 26-27 Budget**
- IV. Public Comment**
- V. Resolution 2026-05 – Tentatively Adopt FY 26-27 Millage Rate**
- VI. Ordinance 2026-04 – Tentatively Adopt FY 26-27 Budget**
- VII. Approve Monolith Construction for M0034 Riverfront Revitalization Phase 1**

Adjournment

Any person who desires to appeal any decision at this meeting will need a record of the proceeding and for this purpose, may need to ensure that a verbatim record of the proceeding is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

**CITY OF APALACHICOLA
RESOLUTION 2026-05**

A RESOLUTION OF THE CITY OF APALACHICOLA, FLORIDA LEVYING THE AD VALOREM PROPERTY TAX MILLAGE RATE FOR MUNICIPAL PURPOSES ON ALL TAXABLE PROPERTY WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, STATING THE PERCENTAGE BY WHICH THE MILLAGE RATE TO BE LEVIED EXCEEDS THE ROLLED BACK RATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Law requires the City Commission of the City of Apalachicola, Florida to pass an ordinance or resolution levying the millage rate for ad valorem property taxes for municipal purposes on all taxable property within the City limits of the City of Apalachicola, Florida for the 2026-2027 Fiscal Year; and

WHEREAS, Florida Law requires said ordinance or resolution to state the millage rate to be levied, and to state the percentage by which the millage rate to be levied exceeds the rolled back rate as computed pursuant to Florida Law; and

WHEREAS, the City Commission of the City of Apalachicola, Florida has duly considered the budgetary requirements of the City; has adopted a tentative budget for the 2026-2027 Fiscal Year; and has acted in accordance with the terms, provisions, and procedures contained in Section 200.065 Florida Statutes.

NOW, THEREFORE BE IT RESOLVED, by the City Commission of the City of Apalachicola, Florida, in special session assembled that:

1. The ad valorem property tax millage rate for municipal purposes to be levied on the taxable property within the City limits of the City of Apalachicola, Florida during the 2026-2027 Fiscal Year is hereby set at the rate of 8.3457 mills.
2. The percentage by which this millage rate to be levied is a 6.40% increase of the rolled back rate of 7.8435.
3. This resolution shall take effect immediately upon its passage and adoption of the City Commission of the City of Apalachicola, Florida.

Passed and Adopted by the City Commission of the City of Apalachicola, Florida in special session assembled, this _____ day of September, 2026 by unanimous vote.

Voting Aye:

Voting Nay:

**FOR THE CITY COMMISSION OF THE
CITY OF APALACHICOLA**

ATTEST:

Lee Mathes, Interim City Clerk

Brenda Ash, Mayor

**CITY OF APALACHICOLA
ORDINANCE NO. 2026-04**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF APALACHICOLA, FLORIDA
ADOPTING THE 2026-2027 FISCAL YEAR BUDGET**

Be it enacted by the people of the City of Apalachicola, Florida:

Section 1. The following department expense and reserve amounts are hereby appropriated in the General Fund for the operation and activities of the City of Apalachicola for the fiscal year beginning October 1, 2026 and ending September 30, 2027:

Governing Body	\$ 318,293
Administration	1,045,565
Building	175,712
Police	1,053,102
Fire	183,910
Public Works	1,526,661
Library	217,938
Parks & Recreation	96,800
Facilities	192,350
Capital Improvement Plan	750,000
Reserve	385,630
 TOTAL EXPENSES & RESERVE	 \$5,945,961

Section 2. It is estimated that the following revenues will be available to the General Fund for the fiscal year beginning October 1, 2026 and ending September 30, 2027:

Ad Valorem Taxes	\$2,620,411
½ Cent Sales Tax	245,000
Mobile Home License Tax	150
Alcoholic Beverage Tax	10,000
Utility Franchise	245,000
Local Communications Tax	72,000
Utility Tax	320,000
State Revenue Sharing	103,000
Business License Tax	40,000
Golf Cart Permit	40,000
Tree Application Fees	3,250
Reforestation Fund	3,500
Sidewalk, Mural Permits	4,350
Fines and Forfeitures	1,500
Cemetery Lots	4,500

Miscellaneous Revenue	\$ 30,000
Property Rental	55,000
Traffic Light Reimbursement	9,000
Sanitation Collections	745,000
Firing Range User Fees	5,000
TDC – Police Event OT	16,800
TDC – Fire Equip. & Supplies	17,000
Credit Card Fees	1,500
Planning Revenue	7,000
Stormwater Utility	29,000
Admin – Battery Park	20,000
Admin – Scipio Creek	10,000
FY 25/26 Carryforward	200,000
Capital Imp. Fund Carryforward	880,000

RESTRICTED REVENUES:

Building, Sign, Fence, Fill Permits	100,000
County Fire Protection – MSBU	36,000
Local Option Gas Tax	63,000
Library Revenue/State Aid	9,000

TOTAL GENERAL FUND REVENUES \$5,945,961

Section 3. The following department expense and reserve amounts are hereby appropriated in the Enterprise Fund for the operation and activities of the City of Apalachicola for the fiscal year beginning October 1, 2026 and ending September 30, 2027:

Water Department	\$ 136,189
Sewer Department	213,595
Scipio Creek	65,000
Battery Park	333,180
Reserve	396,628

TOTAL EXPENSES & RESERVE \$1,144,592

Section 4. It is estimated the following revenues will be available to the Enterprise Fund for the fiscal year beginning October 1, 2026 and ending September 30, 2027:

Water Revenue	\$ 207,681
Sewer Revenue	321,461
Scipio Creek	89,250
Battery Park	526,200

TOTAL ENTERPRISE FUND REV \$1,144,592

Section 5. The City of Apalachicola Fee Schedule for FY 2026-2027, as attached, is hereby incorporated into this annual budget ordinance, and such fees shall become effective on October 1, 2026.

Section 6. This ordinance be published in the September 24, 2026 issue of the *Apalachicola Times*, and a first public hearing by the City Commission for the first reading of this ordinance was held on September 15, 2026 at 6:00 PM and a second public hearing was held on September 29, 2026 at 6:00 PM at the Commission Meeting Room located at 74 6th Street, Apalachicola, Florida.

Section 7. The estimate upon which said budget for the 2026-2027 Fiscal Year is based is on file for inspection by the public at the office of the City Clerk. The millage rate being set at 8.3457 mills which is a 6.40% increase of the rolled back rate of 7.8435.

Section 8. This ordinance shall take effect immediately upon its becoming ordinance as provided by the City Charter of the City of Apalachicola, Florida.

This Ordinance was read and adopted on September 29, 2026. Motion to adopt ordinance made by Commissioner _____, seconded by Commissioner _____.

Voting Aye:

Voting Nay:

**FOR THE CITY COMMISSION OF THE
CITY OF APALACHICOLA**

ATTEST:

Lee Mathes, Interim City Clerk

Brenda Ash, Mayor

CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

	FY 26/27			
	BUDGET			
GENERAL FUND REVENUES	8.3457 MILLS			
Ad Valorem Taxes - 95%	\$ 2,620,411.00			
1/2 Cent Sales Tax	\$ 245,000.00			
Mobile Home License Tax	\$ 150.00			
Alcoholic Beverage License Tax	\$ 10,000.00			
Utility Franchise	\$ 245,000.00			
Local Communications Tax	\$ 72,000.00			
Utility Tax	\$ 320,000.00			
State Revenue Sharing	\$ 103,000.00			
Busines License Fees	\$ 40,000.00			
Golf Cart Permit	\$ 40,000.00			
Tree Application Fees	\$ 3,250.00			
Reforestation Fund	\$ 3,500.00			
Sidewalk, Mural Permits	\$ 4,350.00			
Fines and Forfeitures	\$ 1,500.00			
Cemetery Lots	\$ 4,500.00			
Miscellaneous Revenue	\$ 30,000.00			
Property Rental	\$ 55,000.00			
Traffic Light Reimbursement	\$ 9,000.00			
Sanitation Collections	\$ 745,000.00			
Firing Range User Fees	\$ 5,000.00			
TDC Events - Police OT, FICA, Retirement	\$ 16,800.00			
TDC - Fire Equipment & Supplies	\$ 17,000.00			
Credit Card Fees	\$ 1,500.00			
Planning Revenue	\$ 7,000.00			
Stormwater Utility	\$ 29,000.00			
Admin - Battery Park/Harbor Master Duties	\$ 20,000.00			
Admin - Scipio Creek/Harbor Master Duties	\$ 10,000.00			
General Fund 25/26 Carryforward	\$ 200,000.00			
Capital Improvement Fund Carryforward	\$ 880,000.00			
RESTRICTED REVENUES:				
Building, Sign, Fence, Fill Permits	\$ 100,000.00			
County Fire Protection - MSBU	\$ 36,000.00			
Local Option Gas Tax	\$ 63,000.00			
Library Revenues/State Aide	\$ 9,000.00			
TOTAL GENERAL FUND REVENUES	\$ 5,945,961.00			
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CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

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CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

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CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

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CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

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	FY 26/27
FACILITIES DEPARTMENT	BUDGET

Utilities:	
History, Culture, Arts	\$ 4,500.00
Old City Hall	\$ 400.00
Public Restrooms	\$ 1,000.00
6th Street Recreation	\$ 1,500.00
Field House/Gym	\$ 10,000.00
Holy Family	\$ 16,000.00
African American Museum	\$ 4,000.00

Property/Liability Insurance:	
History, Culture, Arts	\$ 11,600.00
Old City Hall	\$ 10,565.00
Public Restrooms	\$ 5,785.00
6th Street Recreation	\$ 4,000.00
Gym	\$ 12,500.00
Field House	\$ 7,000.00
Holy Family	\$ 15,500.00
Raney House	\$ 10,000.00
African American Museum	\$ 8,000.00

Building Expenses:	
History, Culture, Arts	\$ 3,000.00
Old City Hall	\$ 1,500.00
Public Restrooms	\$ 30,000.00
6th Street Recreation	\$ 5,000.00
Field House	\$ 1,000.00
Raney House	\$ 10,000.00
Holy Family	\$ 15,000.00
African American Museum	\$ 4,500.00

TOTAL FACILITIES DEPT EXPENSES	\$ 192,350.00

CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

GENERAL FUND REVENUES/EXPENSES SUMMARY

	FY 26/27 BUDGET
General Fund Revenues	
Proposed Millage - 8.3457 Mills	\$ 5,945,961.00
DEPARTMENTS	
Governing Body	\$ 318,293.00
Administrative	\$ 1,045,565.00
Building	\$ 175,712.00
Police	\$ 1,053,102.00
Fire	\$ 183,910.00
Public Works	\$ 1,526,661.00
Library	\$ 217,938.00
Parks/Recreation	\$ 96,800.00
Facilities	\$ 192,350.00
Capital Improvement Plan	\$ 750,000.00
TOTAL DEPT EXPENSE	\$ 5,560,331.00
GENERAL FUND RESERVE	\$ 385,630.00

CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

OCTOBER & NOVEMBER ONLY				
	FY 26/27			
WATER DEPARTMENT REVENUE	BUDGET			
Water Utility Bill Revenue	\$ 191,847.00			
Water Taps	\$ 8,334.00			
Bank Interest	\$ 500.00			
RESTRICTED: CUSTOMER DEPOSITS	\$ 7,000.00			
TOTAL WATER REVENUE	\$ 207,681.00			
WATER DEPARTMENT EXPENSES:				
Salaries	\$ 30,684.00			
Overtime Salaries	\$ 4,167.00			
FICA Taxes	\$ 2,666.00			
Retirement	\$ 4,736.00			
Group Insurance	\$ 8,469.00			
WC/Liability/Property Insurance	\$ -			
Professional Services/Contractors	\$ 5,000.00			
Engineering Compliance Continuing Services	\$ 2,084.00			
Water Plant Operator	\$ 6,167.00			
Communications	\$ 1,000.00			
Dues & Fees	\$ 334.00			
Supplies	\$ 12,500.00			
Chemicals	\$ 13,334.00			
Software	\$ 2,500.00			
Uniforms	\$ 334.00			
Utilities	\$ 10,000.00			
Fuel	\$ 2,834.00			
Repairs & Maintenance	\$ 6,667.00			
Annual Generator Maintenance Contract	\$ 1,050.00			
Water Tank Maintenance	\$ 1,667.00			
Fire Hydrant Repairs	\$ 834.00			
Water Meter Repairs/Maintenance	\$ 5,000.00			
Travel & Training	\$ 167.00			
Testing	\$ 2,500.00			
IT Services	\$ 1,500.00			
Credit Card Fees	\$ 750.00			
One Time Bonus - Includes FICA & Retirement	\$ 4,245.00			
Restricted: Customer Deposit Refunds	\$ 5,000.00			
WATER DEPT EXPENSES	\$ 136,189.00			
REQUIRED RESERVES	\$ 17,023.00			
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CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

OCTOBER & NOVEMBER ONLY				
	FY 26/27			
SEWER DEPARTMENT REVENUE	BUDGET			
Sewer Utility Bill Revenue	\$ 192,377.00			
Sewer Taps	\$ 8,334.00			
Bank Interest	\$ 750.00			
Sewer Usage Fee	\$ 120,000.00			
TOTAL SEWER REVENUE	\$ 321,461.00			
SEWER DEPARTMENT EXPENSES				
Salaries	\$ 47,125.00			
Johnny Harris - Retirement Payout	\$ 25,600.00			
Overtime Salaries	\$ 5,000.00			
FICA Taxes	\$ 3,988.00			
Retirement	\$ 7,854.00			
Group Insurance	\$ 11,838.00			
Pollution Insurance	\$ 3,000.00			
Professional Services/Contract Labor	\$ 5,000.00			
WWTP Operator Contract	\$ 5,000.00			
Engineering Compliance Continuing Services	\$ 2,084.00			
Communications	\$ 1,667.00			
Dues & Fees	\$ 84.00			
Supplies	\$ 10,000.00			
Chemicals	\$ 12,500.00			
Treatment Bugs	\$ 10,500.00			
Software	\$ 1,500.00			
Uniforms	\$ 334.00			
Utilities	\$ 25,000.00			
Gas & Oil	\$ 3,334.00			
Repairs & Maintenance	\$ 16,667.00			
Annual Generator Maintenance Contract	\$ 1,452.00			
Testing	\$ 5,000.00			
Travel/Professional Development	\$ 334.00			
IT Services	\$ 1,500.00			
Credit Card Fees	\$ 834.00			
One Time Bonus - Includes FICA & Retirement	\$ 6,400.00			
SEWER DEPT EXPENSES	\$ 213,595.00			
REQUIRED RESERVES	\$ 26,700.00			
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CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

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CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

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CITY OF APALACHICOLA FY 2026/2027 BUDGET - 9/15/26 PH & SM

ENTERPRISE FUND REVENUES/EXPENSES SUMMARY

	FY 26/27				
	BUDGET				
Water Department - Oct & Nov Only					
Water Revenue	\$ 207,681.00				
Less Expenses	\$ (136,189.00)				
Water Reserve	\$ 71,492.00				
Sewer Department - Oct & Nov Only					
Sewer Revenue	\$ 321,461.00				
Less Expenses	\$ (213,595.00)				
Sewer Reserve	\$ 107,866.00				
Scipio Creek					
Scipio Creek Revenue	\$ 89,250.00				
Less Expenses	\$ (65,000.00)				
Scipio Creek Reserve	\$ 24,250.00				
Battery Park					
Battery Park Revenue	\$ 526,200.00				
Less Expenses	\$ (333,180.00)				
Battery Park Reserve	\$ 193,020.00				
TOTAL ENTERPRISE RESERVE	\$ 396,628.00				

CITY OF APALACHICOLA - FY 26/27 - CITY HALL FEE SCHEDULE - 9/15/26 PH & SM			
	FY 26/27	FY 26/27 Discount Rate	FY 26/27 Reservation/Cleaning Fee
GENERAL FEES	Standard Rate	Charitable Events & City Employees	NON-REFUNDABLE
Facility & Park Rentals			
Lafayette Park (Gazebo) - Per Event	\$ 500.00	\$ 300.00	\$ 150.00
Riverfront Park - Per Event	\$ 500.00	\$ 300.00	\$ 150.00
Holy Family - Grand Room - Per Event	\$ 500.00	\$ 300.00	\$ 200.00
6th Street Recreation Center - Per Event	\$ 200.00	None	\$ 150.00
Event Permit	\$ 500.00	\$ -	\$ -
Public Records Research & Reproduction			
Copies 8 1/2 X 11 - Each	\$ 0.15		
Copies 8 1/2 X11 - Two Sided - Each	\$ 0.20		
City Map 8 1/2 X 11 - Each	\$ 1.00		
Labor - Employee - Rate Per Hour	According to FL Statute		
Golf Cart Registration - No Partial Fee			
Golf Cart Permit - Residential Usage	\$ 75.00		
Golf Cart Permit - Commercial Usage	\$ 200.00		
Golf Cart Usage for Special Events	\$25.00 Per Day		
Non Registration Fine	\$ 500.00		
Cemeteries - All City Cemeteries			
Per Plot - 4 Grave Spaces	\$ 2,000.00		
Per Lot - 1 Grave Space	\$ 500.00		
Deed Recording Fee	\$ 25.00		
Prepetual Care Fee - Per Lot	\$ 500.00		
Gun Range Fees			
Daily Visit - Per Day	\$ 10.00		
Annual	\$ 200.00		
Member + Immediate Family - Annual	\$ 300.00		
Business Tax Receipt			
License Fees Vary - See Ordinance 2005-11			
Miscellaenous Fees			
NSF - Return Check Fee	\$ 50.00		
Credit Card Usage Fee	2.5% on Charge Amount		
Notary Services - Per Act	\$ 10.00		

CITY OF APALACHICOLA - FY 26/27 - BATTERY & SCIPIO CREEK FEES - 9/15/26 PH & SM	
GENERAL FEES	FY 26/27
All Transiet Docking Fee - Per Day	
Per Linear Foot Not Exceeding 30 Ft. - Per Day	\$ 3.00
Each Add'l Ft. over 30 Ft. Per Day	\$ 5.00
RIVERFRONT ONLY:	
Utility Charge Per Day - 30 AMP	\$ 10.50
Utility Charge Per Day - 50 AMP	\$ 20.00
Battery Park Marina Rental Fees	
Base Rate - Vessel Registered in FC Not Exceeding 30Ft.	\$ 300.00
Base Rate - Vessel NOT Registered in FC Not Exceeding 30Ft.	\$ 375.00
Length Surcharge - Each Add'l Ft over 30 Ft Per Month Per Foot	\$ 5.00
Utility Connection - Per Month	\$50.00 Non-Optional
Battery Park Boat Launch Fees	
City of Apalachicola Resident	FREE
Franklin County Resident - Annual Rate	\$ 10.00
Non-Franklin County Resident Fee - Daily Rate	\$ 20.00
Non-Franklin County Resident Fee - Annual Rate	\$ 200.00
Franklin County Charter Captain - Annual Rate	\$ 100.00
Non-Franklin County Charter Captain - Annual Rate	\$ 500.00
RV Overnight Parking Fees - Per Day	
Self Contained Recreational Vehicles Only - NO Utility, Water, OR Sewer Connections Available	\$ 75.00
Transient Parking Fee - Per Vehicle, Per Day	\$ 10.00
Penalties	
Return Check Fee	\$ 50.00
Late Payment Fee - Assessed After 15th Each Month	\$ 25.00
1st Rule Violation - Written Warning Issued	\$ 100.00
2nd Rule Violation - Final Notice	\$ 200.00
3rd Rule Violation - Contract Termination	\$ 300.00
Scipio Creek Marina Rental Fees	
Per Linear Ft - Per Month	\$ 2.00

CITY OF APALACHICOLA - FY 26/27 - LIBRARY FEES - 9/15/26 PH & SM	
PRINTS/FAXES PERTAINING TO GOVERNMENTAL AGENCIES ARE FREE	
Copy Fees	FY 26/27
Black & White - Single Sided Per Page	\$ 0.10
Black & White - Double Sided Per Page	\$ 0.20
Color - Single Sided Per Page	\$ 0.50
Color - Double Sided Per Page	\$ 1.00
Miscellaneous Fees	
Notary Services - Per Act	\$ 10.00
Scanning	FREE
Laminating - Per Page	\$ 1.00
Shredding	FREE
USB Drive Each	\$ 10.00
Non-Standard Paper - Per Page	\$ 1.00
Cardstock - Per Page	\$ 1.00
Stamps - Each	\$ 0.85
Envelopes - Each	\$ 0.50
Fax Fees - Incoming & Outgoing	
Up To 10 Pages	\$ 1.00
Per Page Thereafter	\$ 1.00
Library Cards	
Franklin, Gulf, Jefferson, Liberty, Leon, Wakulla Residents	FREE
Non-Residents	\$ 10.00
Conference Room Rental	
For Profit/Non-Partner - Per Day	\$ 35.00
For Profit/Partner - Per Day	\$ 25.00
Not-For-Profit	FREE

CITY OF APALACHICOLA - FY 26/27 - BUILDING FEES - 9/15/26 PH & SM	
Sign Permits	FY 26/27
Application Fee	\$ 50.00
Permit Fee - Per Square Foot	\$ 2.00
Residential Building- One To Two Unites	
New Structure	Current ICC Valuation Table
Remodel/Additions/Pools	Current ICC Valuation Table
Plan Review	Current ICC Valuation Table
Accessory Structure/Storage Building, Marine Seawalls & Docks	Current ICC Valuation Table
Fence: Replacement or Repair That Meet Code	FREE
Fence: New or Materially Altered	\$ 150.00
Roof/Re-Roof	\$ 200.00
House Moving Fee	\$ 500.00
Occupancy/Change of Use	\$ 100.00
Other Permit Types Not Listed	\$ 100.00
Individual Supplemental Permit (Temp Power Pole, Electrical, Plumbing, HVAC, Gas, Roofing) - Per Permit	\$ 100.00
General Contractor Supplemental Permit (Temp Power Pole, Electrical, Plumbing, HVAC, Gas, Roofing) - Lump Sum	\$ 200.00
Commercial Building & Three or More Residential Units	
Value of construction for commercial building and three or more residential units shall be calculated on the total cost of construction divided by the number of units. All units required to pay permit fees based upon each individual unit.	
New Structure: Per thousand valuation	\$ 6.00
Minimum	\$ 90.00
Additions/Remodel/Pools: Per thousand valuation	\$ 7.00
Minimum	\$ 100.00
Accessory Structures/Storage Buildings, Marine Seawalls & Docks:	
Per thousand valuation	\$ 7.00
Minimum	\$ 90.00
Roof/Re-Roof: Per thousand valuation	\$ 7.00
Minimum	\$ 90.00

Commercial Plan Review	1/2 Base Permit Fee
Occupancy/Change of Use	\$ 100.00
Moving of Structure: Per thousand valuation	\$ 6.00
Minimum	\$ 125.00
Fence: Replacement or Repair	FREE
New or Materially Altered	\$ 75.00
Other Permit Types Not Listed - Minimum	\$ 100.00
Plumbing: Per thousand valuation	\$ 0.70
Minimum	\$ 75.00
HVAC: Per thousand valuation	\$ 0.70
Minimum	\$ 75.00
Electrical: Per thousand valuation	\$ 0.70
Minimum	\$ 75.00
Residential Exception Fees	
Water Heater Replacement	\$ 25.00
Pool Electrical	\$ 200.00
Single Service Change	\$ 200.00
Burglar Alarm Install	\$ 200.00
Single Temp Pole	\$ 200.00
Gas: Commercial up to 10 outlets	\$ 200.00
Commercial over 10 outlets	\$ 200.00
Price per outlet over 10	\$ 10.00
Residential	\$ 200.00
Mobile Home Set-Up Fee: Singlewide	\$ 200.00
Doublewide	\$ 250.00
Triplewide	\$ 475.00
Mobile Home Fee includes set-up only, does not include decks or accessory structures. May not include any attachable additions. No addtl permit required for plumbing or mechanical pack	
Electrical & Split mechanical systems - price each	\$ 75.00
Demolition Fee	\$ 250.00
Re-Inspection Fee	\$ 150.00
Failure to Call for Inspection	\$ 150.00

Failure to Receive Building Permit Prior to Construction:	\$	250.00
Plus Double Permit Fee for All Work Started Prior to Permit Issuance		
Special Inspection & All Other Inspections where no permit fee is generated - per hour - minimum 1 hour	\$	100.00
After Hours Emergency Call Out: First Hour	\$	100.00
Per hour thereafter	\$	100.00
Fill Fees - Requires Site Plan Review, Concurrency Review, And Associated Fees		
Routine landscaping less than 1,000 sq. ft.		FREE
A&V FLOOD ZONES:		
Greater than 5 cu yds but less than 10 cu yds	\$	200.00
Greater than 10 cu yds but less than 20 cu yds	\$	400.00
Each addt'l yard of fill	\$	25.00
X FLOOD ZONES:		
Greater than 5 cu yds but less than 20 cu yds	\$	200.00
Each addt'l yard of fill	\$	20.00
Penalty for fill above permitten quantity	\$	500.00
Floodplain Management Fee	\$	300.00
Commercial Stormwater Review	\$	350.00
Stormwater Utility: Monthly Fee		
Single Family Detached Residence	\$	2.00
Other Residential Multi-Family - Per each dwelling unit	\$	2.00
Commercial	\$	4.00
Stormwater Permit Impact Fees: A one-time fee will be levied on each City building permit which is equivalent to five years of standard utility billing rates		
Residential - Single Family	\$	120.00
Commercial - Standard	\$	240.00

CITY OF APALACHICOLA - FY 26/27 - PLANNING & ZONING FEES - 9/15/26 PH & SM

Development Order Fees	FY 26/27
Residential New Construction - Base Rate	\$ 200.00
Residential accessory structures, decks, pools, lot coverage	\$ 50.00
Fence: new or materially altered	FREE
Site Plan Review - Up to Two Reviews	\$ 50.00
Commercial/Multifamily New Construction:	
Less than 5,000 sq. ft.; 2 acres or 3 units	\$ 450.00
5,000-20,000 sq. ft.; 2-5 acres or 4-24 units	\$ 1,000.00
20,001-100,000 sq. ft.; 5-10 acres or 25-100 units	\$ 2,000.00
over 100,000 sq. ft.; over 10 acres or over 100 units	\$ 3,000.00
Commercial/Multifamily Accessory Structures, decks, pools, any lot coverage	\$ 250.00
Commercial review subsequent - per review	\$ 300.00
Commercial/Multifamily new & replacement fence	\$ 100.00
Amendments to local development orders - same as stated for commercial/industrial site plan review above	
Develoment of Regional Impact (DRI)	
New DRI	\$ 5,000.00
Site Plan Review less than 5,000 sq. ft. and less than 2 acres	\$ 500.00
Site Plan Review 5,000 sq. ft.-100,000 sq. ft. and less than 2 acres	\$ 1,000.00
Site Plan Review 5,000 sq. ft.-100,000 sq. ft. and 2 to 10 acres	\$ 2,000.00
Site Plan Review more than 100,000 sq. ft. or more than 10 acres	Negotiated
Certificate of Appropriateness	
Residential:	
New Construction	\$ 75.00
Accessory structure, addition, remodel	\$ 40.00
Fence	\$ 25.00
Other	\$ 25.00
Commercial/Multi-Family:	
New Construction	\$ 150.00
Accessory structure, addition, remodel	\$ 80.00
Fence	\$ 50.00
Sign	\$ 50.00

Other	\$ 50.00
Failure to apply & receive Certificate of Appropriateness	
Residential	\$ 150.00
Commercial	\$ 1,000.00
Miscellaneous Fees	
APMF Parking Spot	\$ 5,000.00
Appeals	\$ 500.00
Encroachment Agreement	\$ 150.00
Quasi-Judicial Variance Requests	\$ 1,600.00
Quasi-Judicial Special Exception Requests	\$ 1,600.00
Records Request	Per FL Statutue
Sketch Plat	FREE
Preliminary Replat	\$100.00 Plus \$2.00 per lot
Final Replat	\$ 3,500.00
Re-Zoning Requests	\$ 2,000.00
Land Use Change Requests	\$ 2,000.00
Combination Re-Zoning/Land Use Requests	\$ 3,500.00

CITY OF APALACHICOLA - FY 26/27 - CODE ENFORCEMENT FEES - 9/15/26 PH & SM	
Tree Ordinance Fees & Fines	FY 26/27
Permit Processing Fee	\$ 100.00
Double Permit Fee for All Work Started Prior to Permit Issuance	Double Permit Fee
Reforestation Fees	
4" to 16" (Non Heritage) - each	\$ 35.00
16" to less than 35" (Non Heritage) - each	\$ 45.00
Total Non Heritage - maximum per lot	\$ 300.00
Heritage or any tree 35" and larger	\$ 1,000.00
Fine - Heritage tree removal prior to application approval	\$ 25,000.00
Significant trimming of heritage tree	\$ 100.00
Sidewalk Permits	
Sidewalk Use - Restaurant/Bars	\$250.00 per street frontage
Sidewalk Use - Retail	\$ 200.00
Mural Permit	
Mural permit application fee	\$ 100.00
Appeals	\$ 500.00
Code Enforcement Fines	
First Violation	\$ 250.00
Repeat Violation	\$ 500.00

UTILITY BILLING				
FY 26/27 INCLUDES 3% ANNUAL INCREASE				
Drinking Water / Wastewater Connections (Tap Fees)	Water Inside Rate	Water Outside Rate	Wastewater Inside Rate	Wastewater Outside Rate
Residential				
Connection 3/4" or less	\$1,432.22	\$1,432.22	\$1,962.67	\$1,962.67
Connection 1"	\$2,864.43	\$2,864.43	\$3,925.33	\$3,925.33
Commercial				
Connection 3/4"	\$2,005.10	\$2,005.10	\$2,747.73	\$2,747.73
Connection 1"	\$4,010.20	\$4,010.20	\$5,495.46	\$5,495.46
Connection 1 1/2"	\$6,301.75	\$6,301.75	\$8,635.73	\$8,635.73
Connection 2"	\$12,603.49	\$12,603.49	\$17,271.45	\$17,271.45
Connection 3"	\$15,897.59	\$15,897.59	\$21,785.58	\$21,785.58
Connection 4"	\$27,068.86	\$27,068.86	\$37,094.37	\$37,094.37
Connection 6"	\$40,785.24	\$40,785.24	\$54,997.06	\$54,997.06
Connection 8"	\$54,137.73	\$54,137.73	\$67,823.34	\$67,823.34
Other Charges				
Pit Charge (to be paid at time of tap fees)			\$2,121.80	\$2,121.80
Meter/Meter Box Replacement (minimum \$50.00 based on location and meter)	\$100.00	\$100.00		
Road Bore (Minimum \$500. Based on location)	\$530.45	\$530.45	\$530.45	\$530.45
Residential Monthly Drinking Water / Wastewater Rates	Water Inside Rate	Water Outside Rate	Wastewater Inside Rate	Wastewater Outside Rate
Monthly Minimum Charge				
Residential 3/4"	\$15.70	\$19.61	\$25.73	\$32.14
Residential 1"	\$15.70	\$19.61	\$25.73	\$32.14
Residential 1 1/2"	\$15.70	\$19.61	\$25.73	\$32.14
Residential Sewer Usage Fee			\$29.00	\$29.00
Usage Charges per 1000 Gallons				
Over 1000 to less than 3000	\$5.55	\$6.63	\$7.77	\$8.18
3000 to less than 6000	\$5.82	\$6.98	\$8.03	\$8.85
6000 to less than 9000	\$6.12	\$7.32	\$8.50	\$9.29
9000 to less than 13000	\$6.45	\$7.68	\$9.00	\$9.74
13000 +	\$6.75	\$8.08	\$9.29	\$10.23
Stormwater Fee Residential (monthly)	\$2.00			
Commercial Monthly 3% Rate Increase Drinking Water / Wastewater Rates	Water Inside Rate	Water Outside Rate	Wastewater Inside Rate	Wastewater Outside Rate
Monthly Minimum Charge				
Commercial 3/4"	\$33.90	\$42.36	\$37.69	\$47.05
Commercial 1"	\$67.68	\$84.62	\$74.98	\$94.01
Commercial 1 1/2"	\$106.37	\$132.96	\$118.35	\$147.93
Commercial 2"	\$212.76	\$265.93	\$236.58	\$298.11
Commercial 3"	\$243.75	\$304.68	\$298.41	\$373.01
Commercial 4"	\$456.83	\$571.04	\$508.12	\$635.19
Commercial 6"	\$5,212.24	\$6,515.14	\$8,928.17	\$11,160.31
Commercial 8"	\$6,717.15	\$8,396.22	\$9,481.12	\$11,851.53
Commercial Sewer Usage Fee			\$95.00	\$95.00
Usage Charges per 1000 Gallons				
Over 1000 to less than 3000	\$5.55	\$6.63	\$7.77	\$8.18
3000 to less than 6000	\$5.82	\$6.98	\$8.03	\$8.85
6000 to less than 9000	\$8.12	\$7.32	\$8.50	\$9.29
9000 to less than 13000	\$6.45	\$7.68	\$9.00	\$9.74
13000 +	\$6.75	\$8.08	\$9.29	\$10.23
Stormwater Fee Commercial (monthly)	\$2.00			
UTILITY BILLING				
FY 26/27 INCLUDES 3% ANNUAL INCREASE				
Fees Drinking Water / Wastewater	All Connections	Charges are for any type of Connection		
Other Fees				
Late Payment	10% after 15th			
Return Check or ACH Fee	\$50.00			
Shut Off Fee	\$25.00 after 20th			
Water Turn On Fee	\$50.00			
Transfer Fee	\$25.00			
Pull Fee (turned off after 2 mths bill)	\$100.00			
Meter - Re-read Fee	\$15.00			
After hours turn on	\$50.00			
Cut lock off meter - 1st offense - (Lock placed on meter by City for any reason and is cut off)	\$100.00			
Cut lock off meter - 2nd offense - (Lock placed on meter by City for any reason and is cut off)	\$ 250.00 and meter pulled			
Data Log Fees				
First Occurrence in 12 month period	No Charge			
Repeat Data Log Fee Per Occurrence	\$15.00			

Deposits		Business Types		
Residential	\$150.00	Residential		
Commercial Small Users	\$200.00	Merchants, General Commercial		
Commercial Medium Users	\$500.00	Restaurant, Grocery Store		
Commercial Large Users	\$800.00	Seafood Processing		
Garbage Collection Fees	Monthly Fee			
1 Residential Can/ 1 x Week	\$27.48			
1 Commercial Can 1 x Week	\$42.40			
10 Commercial Cans 4 x Week	\$1,816.78			
5 Commercial Cans 2 x Week	\$438.83			
1 Commercial Can 3 x Week	\$127.20			
2 yd 1 x Week	\$77.63			
2 yd 2 x Week	\$171.99			
4 yd 1 x Week	\$171.99			
4 yd 2 x Week	\$332.01			
4 yd 3 x Week	\$515.96			
6 yd 1 x Week	\$257.97			
6 yd 2 x Week	\$515.96			
6 yd 3 x Week	\$776.33			
6 yd 4 x Week	\$1,027.14			
6 yd 5 x Week	\$1,289.90			
8 yd 1 x Week	\$343.97			
8 yd 2 x Week	\$686.78			
8 yd 3 x Week	\$1,033.11			
8 yd 4 x Week	\$1,373.50			
1 Commercial Can 2 x Week	\$89.18			
4 Commercial Cans 2 x Week	\$339.20			
8 yd 5 x Week	\$1,716.88			
8 yd Dumpster/ 2 x Week/ 4 Businesses	\$171.99			
(8) 8 yd Dumpsters/ 4 x Week	\$4,944.61			
1 Residential Can 2 x Week	\$54.94			
1 Bear Trap Can	43.58			
Chain & Lock	28.43			

**APALACHICOLA CITY COMMISSION
REQUEST FOR BOARD ACTION
Meeting Date: 9/15/2026**

SUBJECT: Approve Monolith Construction for M0034 Riverfront Revitalization Phase I

Agenda Location:

Item Number: VII

Department: Grants

Contact: Leslie Glaze

Presenter: Charles Anderson

BRIEF SUMMARY:

Project Title: Community Development Block Grant – Disaster Recovery (CDBG-DR) funds, this \$4.75 million initiative, RFP 2026-004: Riverfront Revitalization Phase I,

Project Timeline: 9/9/26 – 12/31/2027

Summary: The Riverfront Revitalization Phase I project targets critical infrastructural upgrades to enhance public spaces, business connectivity, and waterfront structural integrity within the Riverfront District. Core elements of Phase I include:

- Marine & Dock Infrastructure: High-durability timber pile protection, structural framing, and integrated grating systems (e.g., flush Zoro grating at Andres Pier).
- Public Space Enhancements: Improvements to public docks, business accessibility, boardwalk walkways, and specialized local lighting/parking footprints.
- Funding: This phase is heavily integrated with strategic infrastructure allocations aimed at restoring community waterfront viability.
- RFP2026-004 was issued and ran for 63 days. Monolith's bid was objectively reviewed based on technical qualifications, relevant marine/municipal construction experience, timeline feasibility, and cost-efficiency.
- Monolith provided a fiscally responsible cost structure that aligns directly with the budgeted grant expectations, minimizing the risk of project delays or cost overruns.
- Total Bid: \$1,608,448.20

RECOMMENDED MOTION AND REQUESTED ACTIONS: It is recommended that the City Commission approve the contract award for RFP 2026-004 (Riverfront Revitalization Phase I)

to **Monolith Construction**, identified as the top-ranked, responsive, and responsible bidder. Administration requests authorization to finalize and execute the formal contract.

FUNDING SOURCE: Florida Commerce CDBG-DR Grant Project M0034

ATTACHMENTS: None

STAFF'S COMMENTS AND RECOMMENDATIONS: Recommend approval of Monolith Construction as contractor for Phase I.