



CITY COUNCIL MEETING

City of Indian Harbour Beach, Florida

Tuesday, May 26, 2026, at 7:00 PM

City Hall Council Chamber | 2055 South Patrick Drive

AGENDA

Mayor and City Council

Scott Nickle, Mayor

Adam Dyer, Deputy Mayor

Susan Ruimy, Council Member

David Nutt, Council Member

Neil Yorio, Council Member

Administration

John W. Coffey, ICMA-CM -City Manager

Karl Bohne — City Attorney

Nikki Gold — City Clerk

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENT MEDITATION**
- 3. ROLL CALL**
- 4. EXCUSAL OF COUNCIL MEMBERS**
- 5. ADDITIONS, DELETIONS OR CHANGES TO THE AGENDA, IF ANY**
- 6. PRESENTATIONS/PROCLAMATIONS/INTRODUCTIONS**
- 7. APPROVAL OF MINUTES**
 - a. 2026.05.12 Regular City Council Meeting
- 8. REPORTS**
 - a. City Manager Report
 - b. City Attorney's Report
 - c. Council Comments
 - d. Public Comments (Non-Public Hearing Agenda Item Only)
- 9. UNFINISHED BUSINESS**
- 10. NEW BUSINESS**

- a. Ordinance No. 2026-05: Subdivision Plat Approval - public hearing and second reading (action item)
- b. Ordinance No. 2026-08: Reasonable accommodation and recovery residences code amendment - public hearing and second reading (action item)
- c. Tree Preservation Board re-appointments (action item)
- d. Authorization to pursue grant funding for additional positions in the Fire Department
- e. Disposal of fixed assets (action item)

11. PUBLIC FORUM**12. ADJOURN**

ALL PERSONS WISHING TO BE HEARD SHOULD APPEAR IN PERSON AT THESE HEARINGS OR SEND WRITTEN COMMENTS TO THE CITY CLERK. ALL PERSONS AND PARTIES ARE HEREBY ADVISED THAT IF THEY SHOULD DECIDE TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE 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. FSS 286.0105. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ANYONE WHO NEEDS SPECIAL ACCOMMODATION FOR THIS MEETING SHOULD CONTACT THE CITY CLERK AT 321-773-3181 AT LEAST 48 HOURS IN ADVANCE OF THIS MEETING.



CITY COUNCIL MEETING

City of Indian Harbour Beach, Florida

Tuesday, May 12, 2026, at 7:00 PM

City Hall Council Chamber | 2055 South Patrick Drive

MEETING MINUTES

Mayor and City Council

Scott Nickle, Mayor

Adam Dyer, Deputy Mayor

Susan Ruimy, Council Member

David Nutt, Council Member

Neil Yorio, Council Member

Administration

John W. Coffey, ICMA-CM -City Manager

Karl Bohne — City Attorney

Nikki Gold — City Clerk

1. CALL TO ORDER

Mayor Nickle called the meeting to order at 7:00 pm.

2. PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENT MEDITATION

Led by Annabelle Middleton.

3. ROLL CALL

Mayor and all Council Members were present. Also in attendance were City Manager Coffey and City Attorney Bohne.

4. EXCUSAL OF COUNCIL MEMBERS

N/A.

5. ADDITIONS, DELETIONS OR CHANGES TO THE AGENDA, IF ANY

The Mayor suggested pushing back Item No. 10a, Ordinance No. 2026-07: Watercraft and Watercraft Trailers, to the Planning & Zoning Board to get a proper vote.

Motion by Council Member Nutt to send the ordinance back to the Planning & Zoning Board, seconded by Council Member Yorio, carried 3-2 with Deputy Mayor Dyer and Council Member Ruimy opposing.

6. PRESENTATIONS/PROCLAMATIONS/INTRODUCTIONS

a. Memorial Day Proclamation

Council Member Nutt invited anyone from the audience to accept the proclamation. City Clerk Gold read the proclamation, while the Mayor and Council presented it to Todd Alspaugh of 1214 Yacht Club Boulevard.

7. APPROVAL OF MINUTES

- a. Regular City Council Meeting: 04-28-2026

Approved by acclamation.

- b. FY27 FM & CIP Budget Meeting: 04-28-2026

Approved by acclamation.

8. REPORTS

- a. City Manager Report

- South Patrick Drive & Banana River Road traffic shift postponed due to the contractor.
- Employee insurance broker will be attending the June 23rd City Council Meeting.
- 1976 Time Capsule Ceremony: July 3rd at 9:00 am. And the America 250 golf cart parade is upcoming, with more information provided at future meetings.
- Algonquin Sports Complex update.
- City Hall Baffle Box update: 3 weeks ahead of schedule.
- Muck project update: Mutual decision with Satellite Beach to move forward separately for auditing purposes.
- Ordinance No. 2026-06 P2 ROW will be going back to Planning & Zoning on June 3rd due to voting conflict at the last meeting.
- 2026 Legislative Session update.
- Employee Recognition: Compliment from a resident regarding the City Hall Baffle Box project.

- b. City Attorney's Report

Informed City Council of the upcoming Special Magistrate hearing on May 20th.

- c. Council Comments

Deputy Mayor Dyer: Attended the Space Coast League of Cities Meeting the evening before. Stated it is a good opportunity to network.

Council Member Ruimy: Stated that neighbors and residents have been complimenting Waste Management on doing a better job.

Council Member Yorio: Complimented both Fire Department employees and Police Department employees for addressing a downed power line in his yard, ensuring safety until FPL was able to be on site.

Council Member Nutt: Attended the Space Coast League of Cities Meeting the evening before. He encouraged those with children in High School to join Junior Achievement.

Mayor: No comments.

- d. Public Comments (Non-Public Hearing Agenda Item Only)

The following people spoke:

Jovita Olive: 1103 Pine Tree Drive
Janet Tomford: 212 Timpoochee Drive

9. UNFINISHED BUSINESS

- a. **Pine Tree Drive and Banana River Drive traffic study findings (action item)**

Motion by Deputy Mayor Dyer to keep the intersection and signs the way they are now, seconded by Council Member Ruimy, carried 2-3 with Mayor Nickle, Council Member Nutt, and Council Member Yorio opposing.

Motion by Council Member Nutt to go with Option Two, switching the yield signs, seconded by Council Member Yorio, carried 3-2 with Deputy Mayor Dyer and Council Member Ruimy opposing.

10. NEW BUSINESS

- a. Ordinance No. 2026-07 Storage of Watercraft and Watercraft Trailers - Public Hearing and First Reading (action item)

Refer to Item 5 of the agenda.

- b. **Ordinance No. 2026-05: Administrative Platting Code Amendment - First Reading (action item)**

City Clerk Gold read the ordinance title into the record.

Planning Consultant Kelly Delmonico gave a presentation explaining the proposed amended changes per state requirements.

Motion by Deputy Mayor Dyer to approve on first reading, Ordinance No. 2026-05: Administrative Platting Code Amendment, seconded by Council Member Ruimy, carried 5-0.

- c. **Ordinance No. 2026-08: Reasonable Accommodation and Recovery Residences Code Amendment - First Reading (action item)**

City Clerk Gold read the ordinance title into the record.

Planning Consultant Kelly Delmonico gave a presentation explaining the proposed amended changes per state requirements.

Motion by Council Member Ruimy to approve on first reading, Ordinance No. 2026-08: Reasonable Accommodation and Recovery Residences Code Amendment, seconded

by Council Member Nutt, carried 5-0.

d.

Fourth Amendment to the Brevard County stormwater education and outreach interlocal agreement (action item)

Motion by Deputy Mayor Dyer to authorize the City Manager to execute the interlocal agreement amendment on behalf of the City, allowing the City of Satellite Beach to rejoin the program, seconded by Council Member Ruimy, carried 5-0.

e.

210 Timpoochee Drive lien forgiveness request (action item)

Motion by Deputy Mayor Dyer to forgive liens on 210 Timpoochee Drive upon payment of \$2,135.51 in hard costs and contingent upon closing on the purchase of the property, seconded by Council Member Yorio, carried 5-0.

f.

Algonquin Sports Complex pedestrian and bicyclist access update (consensus)

Consensus to use the straight path at the northeast corner and for the City Manager to meet with the property owner regarding the easement at the northwest corner.

g.

Development of a policy regarding Council Member participation at advisory board meetings (discussion item)

Consensus not to develop a policy, but to have Attorney Bohne draft educational information for current and future council members on "dos and don'ts" for Council participation at advisory board meetings.

h.

City Manager's annual evaluation (action item)

Motion by Council Member Nutt to give the City Manager a 4% increase effective May 16, 2026, seconded by Deputy Mayor Dyer, carried 5-0.

11. PUBLIC FORUM

The following people spoke:

- Jerry Hrenko: 506 Eleuthera Lane
- Phil Connor: 504 Eleuthera Lane
- David Noble: 1206 Pine Tree Drive

12. ADJOURN

Motion by Deputy Mayor Dyer to adjourn the meeting at 9:01 pm, seconded by Council

Member Nutt, carried 5-0.

X _____
Scott Nickle
Mayor

ATTEST:

X _____
Nicole "Nikki" Gold
City Clerk

CITY MANAGER'S REPORT: May 26, 2026

A. ACTION ITEMS

1. Selection of September Council meeting dates

State law requires the City to hold public hearings on the millage rate and budget ordinances on days different from the County and public school board public hearing dates. The Brevard Public School Board will hold its public hearings on July 28th and September 10th, while the Brevard County Board of County Commissioners will hold its public hearings on September 8th and 22nd.

Hence, the City cannot use its traditional 2nd and 4th Tuesday meeting dates in September. The following dates are available:

1st public hearings

- Tuesday, September 1st
- Thursday, September 3rd
- Wednesday, September 9th

2nd public hearings

- Tuesday, September 15th
- Wednesday, September 16th
- Monday, September 21st
- Wednesday, September 23rd
- Thursday, September 24th

Of note, due to advertising requirements and agenda preparation time for the second public hearing, staff requests that the Council select dates with a minimum of 13 days between each public hearing.

Staff requests that the City Council select its preferred dates for the September meetings.

B. INFORMATIONAL ITEMS

1. Pine Tree Drive and Banana River Drive Traffic Signage update

The switch of the yield sign from eastbound Banana River Drive to eastbound Pine Tree Drive is scheduled for early morning Monday, July 20th. Staff will publicize the change in the next *Harbour Highlights* and on social media. Additionally, staff will place a mobile reader board in the area before the switch and will place temporary “new traffic pattern ahead” signs at the intersection for 60 days following the switch to remind drivers of the change.

2. Algonquin Sports Complex expansion project update

Staff will attend the bi-weekly progress meeting on Friday, May 22nd.

- Both the playing field and ball court base material continues to be delivered
- Fence installation began on Monday, May 18th
- Upcoming work includes conduit installation, sewer/water line extensions, and installation of athletic field subsurface material.

3. City Hall Baffle Box project update

Work planned for the next few weeks includes:

- Installation of inlets and reinforced concrete pipes
- Sealing baffle box openings
- Installation of fiberglass reinforced plastic pipes, penetrations, and cofferdams.

4. On May 13th, I signed the attached proposal from CivicPlus, at a cost of \$3,764.81, to add an enhanced ADA compliance system that will ensure all materials on the City's website meet new ADA standards. Funding for the cost will be transferred from the City Manager's Contingency account (tracker is attached).

5. Replacement Pool cell stack

6. On May 19th, I authorized staff to sign the attached proposal to replace the Pool's cell stack (water disinfection system) at a cost of \$9,632.98. Funding for the cost will be transferred from the City Manager's Contingency account (tracker is attached).

7. Request for Qualifications for Stormwater and Engineering Continuing Services

Staff plans to release a request for qualifications (RFQ) on June 11th to consolidate most stormwater and engineering work under a continuing services contract. The City plans to continue using its current (non-exclusive) contract engineer for planning-related tasks and to issue RFQs when required under state law.

8. April Revenue and Expenditure Report

Per Article VI, Section 4 (H) of the Charter of the City of Indian Harbour Beach, a copy of the General Fund and ARPA Revenue and Expenditure Report for the period ending April 30, 2026 (58.33% of FY26) is attached.

The General Fund report includes revenue of \$11,390,190, representing 76.55% of the budget (excluding fund balance), and expenditures of \$6,898,111, accounting for 41.74% of the budget.

The Stormwater Utility Fund report includes revenue of \$393,190, representing 91.06% of the budget, and expenditures of \$28,917, representing 3.39% of the budget. A payment of \$389,144 towards the City Hall Baffle Box project will be included in the May report.

The ARPA Fund report includes expenditures of \$634,647, representing 42.48% of the fund balance as of October 1, 2025. A payment of \$470,250 towards the Algonquin Sports Complex Expansion project will be included in the May report.

9. 2026 Legislative Session

The Legislative Session ended on March 13, 2026, without a budget being passed. A special session to finalize the FY27 State budget is scheduled from May 12th through May 29th.

The traditional IHB legislative tracker will be provided at each Council meeting through final signing decisions by Governor DeSantis.

C. Tentative Agenda Items for the Next Regular City Council Meeting

10. The following items are currently planned for the June 9th City Council Meeting (items requested by a Council Member are indicated in parentheses)
- a. Flag Day proclamation
 - b. America 250 proclamation
 - c. Ord. 2026-07 Watercraft and watercraft trailers public hearing and 1st reading
 - d. Ord. 2026-06 P2 zoning ROW setback 1st reading
 - e. Revisit Algonquin Sports Complex westside multipurpose pathway location (CM Yorio)
 - f. Muck removal project engineering piggy-back contract

D. Upcoming Events

11. Planning and Zoning Board Meeting
7:00 p.m., Wednesday, June 3rd
Council Chamber
12. D-Day Remembrance Day
Saturday, June 6th
USA flag display in Gleason Park
13. City Council Meeting
7:00 p.m., Tuesday, June 9th
Council Chamber
14. Tree Preservation Board
7:00 p.m., Wednesday, June 10th (special date)
Council Chamber
15. Flag Day
Sunday, June 14th
USA flag display in Gleason Park

16. Juneteenth
Friday, June 19th
USA flag display in Gleason Park
17. City Council Meeting
7:00 p.m., Tuesday, June 23rd
Council Chamber
18. Planning and Zoning Board Meeting
7:00 p.m., Wednesday, July 1st
Council Chamber
19. Independence Day holiday observed
Friday, July 3rd
Offices closed
Time capsule opening ceremony 9:00 a.m. at the Fire Station
20. Independence Day holiday
Saturday, July 4th
USA flag display in Gleason Park
21. City Council Meeting
7:00 p.m., Tuesday, July 14th
22. Tree Preservation Board
7:00 p.m., Wednesday, July 15th
Council Chamber
23. FDOT Townhall meeting (not a City Council meeting)
5:30-7:00 p.m., Wednesday, July 22nd
Recreation Center
24. IHB's America 250 golf cart parade and celebration
Thursday, July 30th
Gleason Park

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:
CivicPlus Pricing
Approval Date:
Expires On:

Statement of Work
Q-124295-1
5/6/2026 3:21 PM
5/29/2026

Client:
City of Indian Harbour Beach, FL

Bill To:
INDIAN HARBOUR BEACH CITY, FLORIDA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Dan Dobrosielski	785-706-9401	dan.dobrosielski@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	DocAccess Implementation	Implementation of DocAccess	USD 1,500.00

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	DocAccess	DocAccess is a document accessibility platform that scans, converts, and monitors PDF documents on websites to support ADA and Section 508 compliance efforts for users with disabilities.	USD 4,803.80

Total Investment - Prorated Year 1	USD 3,764.81
Annual Recurring Services (Subject to Uplift)	USD 4,803.80

Total Days of Quote:173

Initial Term	Beginning at signing and ending 10/25/2026, Renewal Term 10/26 each calendar year
Initial Term Invoice Schedule	100% invoiced at signing, to be prorated based on signature date.

The Annual Recurring Services subscription fee for the Products (as described above) included in this SOW are prorated and co-termed to align with the Client's current billing schedule and the Annual Recurring Services amount will subsequently be added to Client's Term and regularly scheduled annual invoices under the terms of the Agreement. This Statement of Work ("SOW") shall be subject to the terms and conditions of Master Services Agreement signed by and between the Parties and the applicable Solutions and Services Terms and Conditions located at: <https://www.civicplus.help/docs/civicplus-legal-stuff> (collective, the "Agreement"). By signing this SOW, Client expressly agrees to the terms and conditions of the Agreement, as though set forth herein.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

If the customer has subscribed to the DocAccess services, which is evidenced by the DocAccess line item shown above, the covered domains for the service shall be limited to:
<https://www.indianharbourbeach.org/>

Acceptance of Quote # Q-124295-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

CivicPlus

By (please sign):

By (please sign):

John W. Coffey, ICMA-CM

Printed Name:

Printed Name:

City Manager

Title:

Title:

05-13-2026

Date:

Date:

City of Indian Harbour Beach

Organization Legal Name:

Nikki Gold

Billing Contact:

City Clerk

Title:

321-773-3181

Billing Phone Number:

ngold@indianharbourbeach.gov

Billing Email:

2055 South Patrick Dr., Indian Harbour Beach, FL 32937

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)

FY26 Contingency Tracker

Additions		Deletions	
1-Oct-25	225,736		Beginning balance
8-Sep-25	36,402		Savings from property, workers' compensation, etc. renewal
23-Sep-25		19,880	Replacement of four doors at O&P Boat House
24-Sep-25	5,218		Savings from Police boat house replacement project
1-Oct-25	2,443		Savings from East side Gleason Park irrigation expansion project
8-Oct-25	2,557		Savings from Police radio replacement project
14-Oct-25	2,516		Savings from ASC westside multi-purpose pathway project
			Overage for the cost to develop and transmit the annual stormwater report
21-Oct-25		17,263	to the State
28-Oct-25	14,608		Savings from Police vehicle purchases
28-Oct-25		11,473	Overage for Police vehicle equipment purchases
24-Nov-25		19,500	Golf Cart study
3-Dec-25		3,000	RVI (Comp. Plan update) change order
22-Dec-25		19,486	ASC fence replacement
19-Feb-26		35,391	City Hall elevator repair
25-Feb-26		39,998	City Hall repairs
17-Mar-26		9,500	NEOGOV HR system
14-Apr-26	120,000		approximate saving from BCSO dispatch contracting
28-Apr-26		34,986	Replacement PW vehicle (not budgeted)
13-May-26		3,765	Website ADA compliance service
29-May-26		9,633	Replacement Pool cell stack
409,480		223,875	Sub-totals
		185,604	Current Balance

yellow indicates proposed, but not approved actions



ESTIMATE
Indian Harbour Beach Rec Center
Replacement Cell Stack 25#

Order # 338637-R1
Date 05/15/26
Consultant Adrianna Cooper
WQA Corinna Kahant
Billing Terms Net 30

Proposed To

Indian Harbour Beach Rec Center
Laura Harting
2055 S. Patrick Drive
Indian Harbour Beach, FL 32937

Ship To

Indian Harbour Beach Rec Center
Laura Harting
1233 Yacht Club Blvd (Pool Site)
Indian Harbour Beach, FL 32937
Phone: (321) 773-0552 Fax: (321) 773-0566

Order Description

Converting from 20# Cellstack to 25# Cellstack

Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
CP ESTK25.0SM	ELECTRODE STACK 25.0 SM	1	10,437.52	10,437.52
	ELECTRODE STACK 25.0 SM			
CB ISU	Installation, less electric	1	795.00	795.00
Installation and Factory Start-up of treatment equipment. Includes parts and labor for installation. Electrical work, permits (if applicable) by others. Includes final review, CES training manual, full system and maintenance training per CES Operator Training Checklist, and on-site Warranty Administration. One year warranty on all installation workmanship.				
Building Department Permits are Not Included and, if specified as being provided, will be charged as an additional cost.				
CB Preferred Discount	Chlorking Discount	1	-672.00	-672.00
CB Preferred Discount	Loyal Customer Discount	1	-1,000.00	-1,000.00



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ESTIMATE
Indian Harbour Beach Rec Center
Replacement Cell Stack 25#

Order # 338637-R1
Date 05/15/26
Consultant Adrianna Cooper
WQA Corinna Kahant
Billing Terms Net 30

Proposed To

Indian Harbour Beach Rec Center
Laura Harting
2055 S. Patrick Drive
Indian Harbour Beach, FL 32937

Ship To

Indian Harbour Beach Rec Center
Laura Harting
1233 Yacht Club Blvd (Pool Site)
Indian Harbour Beach, FL 32937
Phone: (321) 773-0552 Fax: (321) 773-0566

Additional Information

Shipping is estimated.
Electric is not included.

Subtotal 9,560.52
Adjustment 0.00
Total 9,560.52
Shipping 72.46
Tax 0.00
Grand Total 9,632.98
Payments 0.00

Signature

Date

We are pleased to submit the above package for your consideration.

1. Orders paid by credit card will incur a 3.0% processing fee
2. Payment terms are subject to the credit agreement you have on file with Aquafinity.
3. A deposit may be required to process your order
4. 18% APR is charged on all past due invoices
5. Pricing is valid for 30 days from date of this Estimate, after which is subject to change.
6. If applicable, returns must be pre-approved, shipped prepaid and accompany a written RMA.
7. Minimum 20% restocking fee applies to all returns, % is based on actual manufacturer restock fee.
8. Any changes to this order must be made in writing to Aquafinity.
9. Freight cost is an estimate only and actual freight may be different at time of shipping.
10. Order is subject to applicable sales tax to ship point.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with Aquafinity.

THANK YOU!



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www.aquafinity.com * (888) 299-2782 * ©2011-2023



City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
001-0000-311-1010	Gross Tax	8,159,353	320,657	7,906,233	(253,120)	97
001-0000-311-1020	Penalties	2,000	477	6,347	4,347	317
001-0000-311-1200	Disc for Early Payment of Tax	(297,816)	(77)	(289,292)	8,524	-
001-0000-311-2000	Delinquent Taxes	2,500	(297)	8,567	6,067	343
	311 Total	7,866,037	320,760	7,631,855	(234,182)	
001-0000-312-4130	Local Option Fuel Tax	351,000	37,668	165,419	(185,581)	47
	312 Total	351,000	37,668	165,419	(185,581)	
001-0000-314-1000	Utility Service Tax: Electric	546,000	45,764	271,955	(274,045)	50
001-0000-314-3000	Utility Service Tax: Water	105,000	13,531	67,835	(37,165)	65
001-0000-314-4000	Utility Service Tax: Gas	33,000	19	15,615	(17,385)	47
001-0000-314-8000	Utility Tax: Propane	1,520	251	5,195	3,675	342
	314 Total	685,520	59,565	360,600	(324,920)	
001-0000-315-2000	Communications Service Tax	210,000	21,872	134,647	(75,353)	64
	315 Total	210,000	21,872	134,647	(75,353)	
001-0000-323-1000	Franchise Fee: Electric	641,000	51,824	239,988	(401,012)	37
001-0000-323-4000	Franchise Fee: Gas	48,500	64,635	64,635	16,135	133
001-0000-323-7000	Franchise Fee: Solid Waste	130,000	65,691	65,691	(64,309)	51
	323 Total	819,500	182,150	370,314	(449,186)	
001-0000-334-1001	FL State Grants	172,600	-	-	(172,600)	-
001-0000-334-5050	FEMA - Matching - Operating	-	-	868	868	-
	334 Total	172,600	-	868	(171,732)	
001-0000-335-1250	State Shared Sales Tax	337,000	21,157	129,753	(207,247)	39
001-0000-335-1251	Municipal Fuel Tax	48,718	4,556	27,940	(20,778)	57
001-0000-335-1252	Special & Motor Fuel Use Tax	295	26	158	(137)	54
001-0000-335-1400	Mobile Home License Tax	700	39	486	(214)	69
001-0000-335-1500	Alcoholic Beverage Tax	4,539	-	4,673	134	103
001-0000-335-1800	1/2 Cent Sales Tax	605,000	45,800	285,911	(319,089)	47
001-0000-335-4500	Fuel Tax Refunds: State of FL	3,035	-	1,922	(1,113)	63
	335 Total	999,287	71,578	450,843	(548,444)	
001-0000-338-1100	County Business Tax	6,850	181	1,720	(5,130)	25
	338 Total	6,850	181	1,720	(5,130)	
	0000 Total	11,110,794	693,772	9,116,266	(1,994,528)	
001-1900-316-0000	Local Business Tax	35,000	1,067	8,002	(26,998)	23
	316 Local Business Tax	35,000	1,067	8,002	(26,998)	
001-1900-329-5010	Alarm Permits	4,050	135	960	(3,090)	24
001-1900-329-5012	Vacation Rental Registration	28,000	3,750	23,000	(5,000)	82
001-1900-329-5015	Special Activity Permits	1,075	150	1,350	275	126
001-1900-329-5030	Miscellaneous Fees	-	300	645	645	-
	329 Total	33,125	4,335	25,955	(7,170)	
001-1900-343-9000	Recycling Fees: Waste Management	9,785	-	2,873	(6,912)	29
	343 Total	9,785	-	2,873	(6,912)	
001-1900-344-5000	Parking Fees	54,000	4,947	16,680	(37,320)	31
	344 Total	54,000	4,947	16,680	(37,320)	
001-1900-349-0010	Purchased Copies	10	-	-	(10)	-
001-1900-349-0015	Notary Fees	5	-	-	(5)	-
	349 Total	15	-	-	(15)	
001-1900-361-1000	Interest: Florida Prime (SBA)	9,750	-	6,457	(3,293)	66
001-1900-361-1055	Interest: Truist	39,750	-	22,283	(17,467)	56
001-1900-361-1100	Interest: Investment FMIvT	7,500	-	4,310	(3,190)	57

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
001-1900-361-1150	Interest: FL SAFE	350,000	-	-	(350,000)	-
001-1900-361-1200	Interest: Cnty Tax Collector	9,000	1,744	15,640	6,640	174
001-1900-361-2150	Dividends: FL SAFE	20,000	-	129,240	109,240	646
001-1900-361-3000	Net Inc/Dec Investment FV	-	-	-	-	-
	361 Total	436,000	1,744	177,930	(258,070)	
001-1900-364-0000	Disposition of Fixed Assets	5,000	-	-	(5,000)	-
	364 Disposition of Fixed Assets	5,000	-	-	(5,000)	
001-1900-366-2500	Safety Grant	5,000	-	-	(5,000)	-
	366 Donations: Private Sources	5,000	-	-	(5,000)	
001-1900-369-9042	Fire Truck Proceeds	22,352	-	22,352	(0)	100
001-1900-369-9110	Miscellaneous Revenue Gen Govt	1,000	30	12,730	11,730	1,273
001-1900-369-9112	Insurance Claim Revenue	-	-	12,478	12,478	-
	369 Total	23,352	30	47,560	24,208	
001-1900-394-0000	Prior Year Income	2,801,698	-	-	(2,801,698)	-
	394 Prior Year Income	2,801,698	-	-	(2,801,698)	
	1900 Total	3,402,975	12,122	278,999	(3,123,976)	
001-2100-312-5200	Casualty Ins Premium Tax	103,977	-	-	(103,977)	-
	312 Total	103,977	-	-	(103,977)	
001-2100-331-2001	Bulletproof Vest Grant	1,000	-	1,433	433	143
	331 Total	1,000	-	1,433	433	
001-2100-334-2001	FL JAG Program Grant	-	48,696	48,696	48,696	-
	334 Total	-	48,696	48,696	48,696	
001-2100-335-2910	Seized Tag Revenue	300	50	100	(200)	33
001-2100-335-2915	Online Crash Reports	400	40	290	(110)	73
	335 Total	700	90	390	(310)	
001-2100-337-2150	BC School Board: SRO	74,500	-	18,625	(55,875)	25
001-2100-337-2175	Victim Advocate/VOCA (Local Shared)	40,500	-	29,443	(11,057)	73
	337 Total	115,000	-	48,068	(66,932)	
001-2100-342-1000	Contract Services: Police	1,800	400	1,131	(669)	63
001-2100-342-1010	Purchased Copies	90	10	60	(30)	67
001-2100-342-1015	Fingerprinting/Notary Fees	180	12	83	(97)	46
	342 Total	2,070	422	1,274	(796)	
001-2100-351-9010	County Court Criminal	1,500	-	891	(609)	59
001-2100-351-9020	Circuit Court Criminal	1,500	835	2,149	649	143
001-2100-351-9040	Traffic Court	1,500	-	269	(1,231)	18
001-2100-351-9050	Traffic Fines	6,800	42	2,387	(4,413)	35
	351 Total	11,300	877	5,696	(5,604)	
001-2100-354-1000	Ordinance Violation Fees	400	-	335	(65)	84
001-2100-354-1100	Parking & Local Misc Citations	1,500	900	1,804	304	120
	354 Total	1,900	900	2,139	239	
001-2100-366-0000	Donation-PD	-	-	1,500	1,500	-
001-2100-366-2000	Donations: Equipment/Supplies	1,500	-	6,525	5,025	435
	366 Donation-PD	1,500	-	8,025	6,525	
001-2100-369-9110	Miscellaneous Revenue PD	750	100	532	(218)	71
	369 Total	750	100	532	(218)	
	2100 Total	238,197	51,085	116,253	(121,944)	
001-2200-329-1060	Fire Plan Review Fees	2,000	138	11,878	9,878	594
	329 Total	2,000	138	11,878	9,878	
001-2200-334-2002	Firefighter Supplemental Compensation	1,320	-	330	(990)	25

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
	334 Total	1,320	-	330	(990)	
001-2200-342-2000	Fire Safety Inspections	18,500	955	9,330	(9,170)	50
001-2200-342-2050	Contract Svcs: Fire Marshal	550	-	397	(153)	72
001-2200-342-5010	Vacation Rental Inspections	5,500	595	3,570	(1,930)	65
	342 Total	24,550	1,550	13,297	(11,253)	
001-2200-369-9110	Miscellaneous Revenue FD	-	225	415	415	-
	369 Total	-	225	415	415	
	2200 Total	27,870	1,913	25,920	(1,950)	
001-2400-322-0000	Building Permits	83,000	8,034	60,070	(22,930)	72
001-2400-322-0030	Electrical Permits	9,050	1,315	8,055	(996)	89
001-2400-322-0040	Plumbing Permits	1,800	730	4,279	2,479	238
001-2400-322-0050	Mechanical Permits	13,000	1,296	11,210	(1,790)	86
	322 Building Permits	106,850	11,374	83,613	(23,237)	
001-2400-329-1000	Plan Checking Fees	17,000	2,797	26,406	9,406	155
001-2400-329-1010	Site Plans & Plat Fees	1,000	-	-	(1,000)	-
001-2400-329-1020	Rezoning, Variances, CLU	1,000	-	-	(1,000)	-
001-2400-329-1050	Reinspection Fee	650	324	702	52	108
001-2400-329-5030	Miscellaneous Fees	750	-	-	(750)	-
	329 Total	20,400	3,121	27,108	6,708	
001-2400-335-2930	BP Surcharge: City's Portion	250	72	579	329	232
	335 Total	250	72	579	329	
001-2400-359-2000	Special Magistrate Fees	500	-	-	(500)	-
	359 Total	500	-	-	(500)	
	2400 Total	128,000	14,567	111,300	(16,700)	
001-4100-334-1001	FL State Grants	1,318,914	-	1,569,708	250,794	119
	334 Total	1,318,914	-	1,569,708	250,794	
001-4100-344-9000	FL DOT Reimb for Median Maint	16,325	4,081	12,244	(4,081)	75
	344 Total	16,325	4,081	12,244	(4,081)	
	4100 Total	1,335,239	4,081	1,581,952	246,713	
001-7200-347-2000	Contract Svcs: Parks & Rec	-	-	4	4	-
001-7200-347-2110	Swimming Lessons	44,010	20,960	29,212	(14,798)	66
001-7200-347-2111	Activities: Swim Team	4,120	-	2,500	(1,620)	61
001-7200-347-2130	Arts/Crafts Annual Show	2,500	(40)	100	(2,400)	4
001-7200-347-2150	Classes: Dance & Exercise	2,370	196	3,020	650	127
001-7200-347-2160	Aquafit	2,680	204	1,286	(1,394)	48
001-7200-347-2170	Activities/Classes: Children	1,038	704	1,960	922	189
001-7200-347-2185	Activities: Summer	93,100	20,003	34,703	(58,397)	37
001-7200-347-2186	Summer Swim Team	4,500	2,980	3,585	(915)	80
001-7200-347-2190	Classes: Martial Arts, Fencing	1,120	360	1,047	(73)	93
001-7200-347-2221	Classes: Language	-	90	90	90	-
001-7200-347-2400	Pool Fees	29,995	3,311	15,880	(14,115)	53
001-7200-347-2920	Pool Memberships	41,100	3,900	23,486	(17,614)	57
001-7200-347-2930	Facilities Rental	36,300	2,221	19,737	(16,563)	54
001-7200-347-2931	Green Space Rental	-	-	10,272	10,272	-
001-7200-347-2940	Miscellaneous Fees	500	(833)	(1,444)	(1,944)	(289)
001-7200-347-2941	WSI: Misc Rev	-	200	200	200	-
001-7200-347-2942	Lifeguard Certificates: Misc Rev	-	-	1,200	1,200	-
	347 Total	263,333	54,257	146,838	(116,495)	
001-7200-366-1500	Donations	350	500	500	150	143

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
001-7200-366-1550	Contributions: Paver Project	800	1,400	4,214	3,414	527
	366 Total	1,150	1,900	4,714	3,564	
001-7200-369-9110	Miscellaneous Revenue REC	900	15	407	(493)	45
001-7200-369-9111	Vending Machine Revenue	1,850	374	1,052	(798)	57
001-7200-369-9116	5K Race Revenues	16,000	2,940	4,640	(11,360)	29
	369 Total	18,750	3,329	6,099	(12,651)	
	7200 Total	283,233	59,486	157,651	(125,582)	
001-9999-999-9999	Cancel Revenue	-	-	1,850	1,850	-
	999 Total	-	-	1,850	1,850	
	9999 Total	-	-	1,850	1,850	
	General Fund Revenue Totals	16,526,308	837,027	11,390,190	(5,136,118)	
001-1100-510-0000	LEGISLATIVE PERSONNEL SERVICES	-	-	-	-	-
001-1100-510-2100	PAYROLL TAX: SOCIAL SECURITY	1,750	87	608	1,142	35
001-1100-510-2110	PAYROLL TAX: MEDICARE	400	20	142	258	36
001-1100-510-2310	INSURANCE: LIFE	200	23	150	50	75
	510 LEGISLATIVE PERSONNEL SERVICES	2,350	130	900	1,450	
001-1100-511-0000	LEGISLATIVE OPERATING EXPENDITURES	-	-	-	-	-
001-1100-511-3125	SERVICES: LEGISLATIVE ADVOCACY	24,000	2,000	14,225	9,775	59
001-1100-511-4000	EXPENSE ALLOWANCE	16,800	1,400	9,800	7,000	58
001-1100-511-4102	TELEPHONE: WIRELESS SERVICE	3,107	-	-	3,107	-
001-1100-511-4720	HARBOUR HIGHLIGHTS	26,500	4,772	18,695	7,805	71
001-1100-511-4800	PUBLIC RELATIONS	7,300	-	7,418	(118)	102
001-1100-511-4920	MEETING EXPENSE	2,450	135	570	1,880	23
001-1100-511-4930	MISCELLANEOUS EXPENSE	800	195	270	530	34
001-1100-511-4980	AWARDS	200	60	60	140	30
001-1100-511-5560	TRAINING/CONFERENCES	9,000	2,639	2,670	6,330	30
	511 LEGISLATIVE OPERATING EXPENDITURES	90,157	11,201	53,709	36,448	
	1100 LEGISLATIVE	92,507	11,331	54,609	37,898	
001-1200-510-0000	EXECUTIVE PERSONNEL SERVICES	-	-	-	-	-
001-1200-510-1100	SALARY: CITY MANAGER	163,218	12,914	94,916	68,302	58
001-1200-510-1110	SALARY: MANAGEMENT ANALYST	76,947	5,920	43,336	33,611	56
001-1200-510-1205	SALARY: CITY CLERK	107,872	8,449	59,024	48,848	55
001-1200-510-1250	SALARY: ADMINISTRATIVE ASSISTANT	62,418	3,578	25,442	36,976	41
001-1200-510-1275	SALARY: SPECIAL PROJECTS COORD	-	-	30,315	(30,315)	-
001-1200-510-1280	SALARY: COMMUNICATIONS MANAGER	34,050	-	-	34,050	-
001-1200-510-1400	OVERTIME	300	-	31	269	10
001-1200-510-2100	PAYROLL TAX: SOCIAL SECURITY	27,559	1,901	15,582	11,977	57
001-1200-510-2110	PAYROLL TAX: MEDICARE	6,445	445	3,644	2,801	57
001-1200-510-2200	STATE RETIREMENT: HA/PA	39,464	2,518	21,839	17,625	55
001-1200-510-2210	STATE RETIREMENT: HM	54,253	4,293	31,550	22,703	58
001-1200-510-2310	INSURANCE: LIFE	2,881	228	1,548	1,333	54
001-1200-510-2320	INSURANCE: HEALTH	51,924	2,930	21,295	30,629	41
001-1200-510-2340	INSURANCE: DENTAL	2,111	199	1,272	839	60
001-1200-510-2360	INSURANCE: VISION	370	34	218	152	59
	510 EXECUTIVE PERSONNEL SERVICES	629,812	43,409	350,014	279,798	
001-1200-512-0000	EXECUTIVE OPERATING EXPENDITURES	-	-	-	-	-
001-1200-512-4000	VEHICLE ALLOWANCE	6,000	500	3,350	2,650	56
001-1200-512-4102	TELEPHONE: WIRELESS SERVICE	-	-	-	-	-

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
001-1200-512-4104	TELEPHONE: CELL ALLOWANCE	1,000	200	988	13	99
001-1200-512-4920	MEETING EXPENSES	450	-	152	298	34
001-1200-512-5410	PROF ORG MEMBERSHIP FEES/DUES	3,500	1,291	5,067	(1,567)	145
001-1200-512-5420	SUBSCRIPTIONS	11,025	-	-	11,025	-
001-1200-512-5560	TRAINING/CONFERENCES	16,245	6,710	13,948	2,297	86
	512 EXECUTIVE OPERATING EXPENDITURES	38,220	8,701	23,504	14,716	
	1200 EXECUTIVE	668,032	52,110	373,518	294,514	
001-1300-510-0000	FINANCIAL PERSONNEL SERVICES	-	-	-	-	-
001-1300-510-1110	SALARY: COMPTROLLER	135,239	10,567	77,179	58,060	57
001-1300-510-1205	SALARY: ASSISTANT COMPTROLLER	72,423	5,570	42,895	29,528	59
001-1300-510-2100	PAYROLL TAX: SOCIAL SECURITY	12,875	964	7,190	5,685	56
001-1300-510-2110	PAYROLL TAX: MEDICARE	3,011	225	1,681	1,330	56
001-1300-510-2200	STATE RETIREMENT: HA/PA	29,135	2,264	16,846	12,289	58
001-1300-510-2310	INSURANCE: LIFE	1,440	124	828	612	58
001-1300-510-2320	INSURANCE: HEALTH	36,445	2,442	16,362	20,083	45
001-1300-510-2340	INSURANCE: DENTAL	1,662	101	679	983	41
001-1300-510-2360	INSURANCE: VISION	271	18	121	150	45
	510 FINANCIAL PERSONNEL SERVICES	292,501	22,275	163,781	128,720	
001-1300-513-0000	FINANCIAL OPERATING EXPENDITURES	-	-	-	-	-
001-1300-513-3100	FEES: ACTUARIAL	4,800	-	-	4,800	-
001-1300-513-3200	AUDIT	50,000	6,000	13,325	36,675	27
001-1300-513-4102	TELEPHONE: WIRELESS SERVICE	-	-	-	-	-
001-1300-513-4104	TELEPHONE: CELL ALLOWANCE	900	75	503	398	56
001-1300-513-4920	MEETING EXPENSES	150	-	-	150	-
001-1300-513-5410	PROF ORG MEMBERSHIP FEES/DUES	1,000	-	2,608	(1,608)	261
001-1300-513-5430	PUBLICATIONS/BOOKS/MANUALS	250	-	-	250	-
001-1300-513-5560	TRAINING/CONFERENCES	5,000	(8,589)	(781)	5,781	(16)
001-1300-513-6450	NON-FA EQUIPMENT	-	-	-	-	-
	513 FINANCIAL OPERATING EXPENDITURES	62,100	(2,514)	15,654	46,446	
	1300 FINANCIAL	354,601	19,761	179,436	175,165	
001-1350-510-0000	INFORMATION TECHNOLOGY PERSONNEL SERVICE	-	-	-	-	-
001-1350-510-1111	SALARY: IT DIRECTOR	123,574	9,618	75,805	47,769	61
001-1350-510-1206	SALARY: IT SPECIALIST	61,538	4,733	32,311	29,227	53
001-1350-510-1400	OVERTIME	1,000	-	44	956	4
001-1350-510-2100	PAYROLL TAX: SOCIAL SECURITY	11,477	848	6,416	5,061	56
001-1350-510-2110	PAYROLL TAX: MEDICARE	2,684	198	1,500	1,184	56
001-1350-510-2200	STATE RETIREMENT: HA/PA	25,971	2,013	15,175	10,796	58
001-1350-510-2310	INSURANCE: LIFE	1,270	113	754	516	59
001-1350-510-2320	INSURANCE: HEALTH	31,037	2,579	16,301	14,736	53
001-1350-510-2340	INSURANCE: DENTAL	1,173	98	623	550	53
001-1350-510-2360	INSURANCE: VISION	271	23	142	129	53
	510 INFORMATION TECHNOLOGY PERSONNEL SERVICE	259,995	20,222	149,071	110,924	
001-1350-513-0000	INFORMATION TECH OPERATING EXPENDITURES	-	-	-	-	-
001-1350-513-4100	TELEPHONE	19,000	844	2,536	16,464	13
001-1350-513-4102	TELEPHONE: WIRELESS SERVICE	40,000	1,894	38,500	1,500	96
001-1350-513-4104	TELEPHONE: CELL ALLOWANCE	840	70	469	371	56
001-1350-513-4115	TELEPHONE SYSTEM: REPAIR	4,000	-	-	4,000	-
001-1350-513-4125	INTERNET & BACKUP SERVICE	38,500	4,694	32,450	6,050	84
001-1350-513-4130	CABLE SERVICE/EQUIPMENT	1,500	131	971	529	65

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
001-1350-513-4411	COPIER LEASE & MAINTENANCE	8,500	295	2,032	6,468	24
001-1350-513-4600	MAINT: COMPUTERS/PRINTERS	5,000	-	933	4,068	19
001-1350-513-4620	MAINT: CONTRACTS/ANNUAL FEES	25,000	-	-	25,000	-
001-1350-513-4621	WEB BASED SUBSCRIPTIONS	165,500	15,278	137,700	27,800	83
001-1350-513-4920	MEETING EXPENSES	200	-	-	200	-
001-1350-513-4930	MISCELLANEOUS EXPENSE	-	-	261	(261)	-
001-1350-513-5260	SUPPLIES: COMPUTER & SOFTWARE	5,000	-	3,698	1,302	74
001-1350-513-5410	PROF ORG MEMBERSHIP FEES/DUES	1,000	-	150	850	15
001-1350-513-5560	TRAINING/CONFERENCES	2,500	2,358	3,580	(1,080)	143
001-1350-513-6450	NON-FA EQUIPMENT	-	1,333	1,333	(1,333)	-
001-1350-513-6460	NON-FA EQUIP: COMPUTER/PRINTER	18,000	3,237	27,629	(9,629)	153
001-1350-513-7212	COPIER LEASE: INTEREST	-	12	120	(120)	-
	513 INFORMATION TECH OPERATING EXPENDITURES	334,540	30,146	252,361	82,179	
001-1350-519-4621	MAINT: WEB BASED SUBSCRIPTION	-	-	114	(114)	-
	519 Total	-	-	114	(114)	
	1350 INFORMATION TECHNOLOGY	594,535	50,368	401,545	192,990	
001-1400-514-0000	LEGAL EXPENSES OTHER EXPENDITURES	-	-	-	-	-
001-1400-514-3110	FEES: LEGAL	73,000	5,722	41,430	31,570	57
001-1400-514-4900	LEGAL NOTICES	8,000	832	2,528	5,472	32
	514 LEGAL EXPENSES OTHER EXPENDITURES	81,000	6,554	43,958	37,042	
	1400 LEGAL	81,000	6,554	43,958	37,042	
001-1500-513-6410	FA EQUIP: COMPUTERS/PRINTERS	5,000	-	-	5,000	-
	513 Total	5,000	-	-	5,000	
001-1500-519-6200	BUILDING IMP & FIXED EQUIP	35,391	11,119	28,815	6,576	81
001-1500-519-6310	PROPERTY IMPROVEMENT	85,000	-	-	85,000	-
	519 Total	120,391	11,119	28,815	91,576	
001-1500-521-0000	CAPITAL OUTLAY - POLICE DEPARTMENT	-	-	-	-	-
001-1500-521-6200	BUILDING IMP & FIXED EQUIP	47,282	-	27,000	20,282	57
001-1500-521-6400	FA EQUIPMENT	142,056	-	57,383	84,673	40
001-1500-521-6440	FA EQUIPMENT: VEHICLES	97,392	-	97,392	-	100
001-1500-521-6448	FA EQUIPMENT: DONATIONS	-	-	-	-	-
	521 CAPITAL OUTLAY - POLICE DEPARTMENT	286,730	-	181,775	104,955	
001-1500-522-0000	CAPITAL OUTLAY- FIRE DEPARTMENT	-	-	-	-	-
001-1500-522-6200	BUILDING IMP & FIXED EQUIP	50,000	-	-	50,000	-
001-1500-522-6220	BUILDING: FIRE STATION EXPANSION	1,250,000	-	-	1,250,000	-
001-1500-522-6400	FA EQUIPMENT	59,400	950	18,754	40,646	32
001-1500-522-6440	FA EQUIPMENT: VEHICLES	200,000	-	-	200,000	-
001-1500-522-6447	FA EQUIPMENT: GRANT	-	-	-	-	-
	522 CAPITAL OUTLAY- FIRE DEPARTMENT	1,559,400	950	18,754	1,540,646	
001-1500-541-0000	CAPITAL OUTLAY- PUBLIC WORKS	-	-	-	-	-
001-1500-541-6200	BUILDING IMP & FIXED EQUIP	163,878	-	92,234	71,644	56
001-1500-541-6310	DRAINAGE IMPROVEMENTS	205,463	-	96,677	108,786	47
001-1500-541-6311	DRAINAGE IMPROVEMENTS: GRANTS	-	-	-	-	-
001-1500-541-6320	PAVING & STREET IMPROVEMENTS	652,100	-	206,662	445,438	32
001-1500-541-6350	PARK IMPROVEMENTS	61,200	5,086	34,239	26,961	56
001-1500-541-6430	FA EQUIPMENT: TRACTORS/MOWERS	20,000	-	15,199	4,801	76
	541 CAPITAL OUTLAY- PUBLIC WORKS	1,102,641	5,086	445,011	657,630	
001-1500-572-0000	CAPITAL OUTLAY- RECREATION	-	-	-	-	-
001-1500-572-6200	BUILDING IMP & FIXED EQUIP	98,050	3,870	4,670	93,381	5

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
001-1500-572-6355	ALGONQUIN COMPLEX IMPROVEMENTS	2,414,666	6,417	49,666	2,365,000	2
001-1500-572-6400	FA EQUIPMENT	-	-	-	-	-
001-1500-572-6420	FA EQUIPMENT: POOL/POOL HOUSE	26,000	-	8,998	17,002	35
001-1500-572-6430	FA EQUIPMENT: PARKS	209,407	11,198	212,835	(3,428)	102
001-1500-572-6440	FA EQUIPMENT: VEHICLES	-	-	-	-	-
	572 CAPITAL OUTLAY- RECREATION	2,748,123	21,484	276,168	2,471,955	
	1500 Total	5,822,285	38,639	950,522	4,871,763	
001-1900-519-0000		-	-	-	-	-
001-1900-519-3121	CONSULTING: NPDES	7,500	-	-	7,500	-
001-1900-519-3122	CONSULTING: MISCELLANEOUS	195,472	2,208	114,135	81,337	58
001-1900-519-3140	EMPLOYMENT MEDICAL SERVICES	200	-	63	137	32
001-1900-519-4200	FREIGHT & POSTAGE SERVICES	5,500	491	1,954	3,546	36
001-1900-519-4300	ELECTRICITY	16,640	76	497	16,143	3
001-1900-519-4330	TRASH	5,511	545	4,302	1,209	78
001-1900-519-4340	SOLID WASTE DISP TAX - COUNTY	7,250	-	7,570	(320)	104
001-1900-519-4370	GAS UTILITY	685	67	448	237	65
001-1900-519-4380	WATER	2,190	185	1,182	1,008	54
001-1900-519-4500	INSURANCE: GENERAL	459,399	-	465,856	(6,457)	101
001-1900-519-4510	INSURANCE: EMP ASSISTANCE	1,440	109	875	565	61
001-1900-519-4620	MAINT: CONTRACTS/ANNUAL FEES	-	5,513	5,851	(5,851)	-
001-1900-519-4621	MAINT: WEB BASED SUBSCRIPTION	-	-	3,115	(3,115)	-
001-1900-519-4700	PRINTING & COPIES	5,200	461	1,990	3,210	38
001-1900-519-4710	ORDINANCE CODIFICATION	-	-	10	(10)	-
001-1900-519-4810	SPECIAL EVENTS EXPENSE	-	-	1,605	(1,605)	-
001-1900-519-4905	LIEN & COURT FILING FEES	50	-	-	50	-
001-1900-519-4920	MEETING EXPENSE	580	134	429	151	74
001-1900-519-4930	MISCELLANEOUS EXPENSE	5,600	335	7,394	(1,794)	132
001-1900-519-4931	CITY MANAGER CONTINGENCY	113,989	-	-	113,989	-
001-1900-519-4934	SERVICE CHARGES/FEES	1,800	177	980	820	54
001-1900-519-4935	STORMWATER TAX COLLECTION FEE	6,300	-	6,308	(8)	100
001-1900-519-4936	BC BUSINESS TAX COMMISSION	5,300	-	561	4,739	11
001-1900-519-4960	ELECTION EXPENSE	19,500	-	-	19,500	-
001-1900-519-5100	SUPPLIES: OFFICE	3,900	655	3,281	619	84
001-1900-519-5250	SUPPLIES: MISCELLANEOUS	-	-	41	(41)	-
001-1900-519-5253	SUPPLIES: KITCHEN/1ST AID	925	12	180	745	20
001-1900-519-5410	MEMB FEES/DUES PROF ORG	2,500	-	268	2,232	11
001-1900-519-6310	PROPERTY IMPROVEMENTS	-	-	-	-	-
001-1900-519-6450	NON-FA EQUIPMENT	400	-	-	400	-
	519 Total	867,831	10,968	628,894	238,937	
001-1900-541-0000	DRAINAGE IMPROVEMENTS	-	-	-	-	-
001-1900-572-0000	PARK	-	-	-	-	-
001-1900-584-7213	POSTAGE METER LEASE: INTEREST	-	-	23	(23)	-
	584 Total	-	-	23	(23)	
	1900 GENERAL GOVERNMENT OTHER	867,831	10,968	628,917	238,914	
001-2100-510-0000	POLICE DEPARTMENT PERSONNEL SERVICES	-	-	-	-	-
001-2100-510-1110	SALARY: POLICE CHIEF	155,850	12,122	95,588	60,262	61
001-2100-510-1115	SALARY: DEPUTY CHIEF	118,556	9,076	66,928	51,628	56
001-2100-510-1117	SALARY: LIEUTENANT	93,722	7,190	56,377	37,345	60
001-2100-510-1210	SALARY: ADMINISTRATIVE SUPPORT	60,565	4,658	34,189	26,376	56

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001-2100-510-1228	SALARY: VICTIM ADVOCATE	50,806	3,578	22,015	28,791	43
001-2100-510-1229	SALARY: SRO	64,667	5,223	38,013	26,654	59
001-2100-510-1230	SALARY: POLICE OFFICERS	1,176,618	82,840	622,054	554,564	53
001-2100-510-1231	SHIFT DIFFERENTIAL: POLICE	14,000	1,087	7,779	6,221	56
001-2100-510-1232	HOLIDAY PAY: POLICE OFFICERS	60,000	-	51,691	8,309	86
001-2100-510-1233	POSITION PAY: CORPORAL	10,000	423	3,277	6,723	33
001-2100-510-1234	POSITION PAY: DETECTIVES	4,000	231	1,696	2,304	42
001-2100-510-1235	POSITION PAY: COP	3,000	154	1,646	1,354	55
001-2100-510-1236	COURT ATTENDANCE	3,300	338	3,393	(93)	103
001-2100-510-1238	POLICE CONTRACT SERVICE	2,000	-	1,000	1,000	50
001-2100-510-1240	SALARY: COMMUNICATIONS	319,836	26,541	239,516	80,320	75
001-2100-510-1242	HOLIDAY PAY: COMMUNICATIONS	8,100	-	10,629	(2,529)	131
001-2100-510-1245	POSITION PAY: COMM LEADER	2,000	308	1,692	308	85
001-2100-510-1248	SHIFT DIFFERENTIAL: SWING	2,660	-	-	2,660	-
001-2100-510-1249	SHIFT DIFFERENTIAL: MID	4,500	296	2,574	1,926	57
001-2100-510-1270	CROSSING GUARDS	27,815	2,065	15,897	11,918	57
001-2100-510-1400	OVERTIME	27,000	2,230	20,020	6,980	74
001-2100-510-1450	OVERTIME: NON-OFFICER	36,000	2,170	20,233	15,767	56
001-2100-510-1500	INCENTIVE PAY - STATE PROGRAM	17,000	1,274	9,405	7,595	55
001-2100-510-1501	INCENTIVE PAY - CITY PROGRAM	27,900	-	21,340	6,560	76
001-2100-510-1505	911 PST PAY	7,500	415	3,053	4,447	41
001-2100-510-1520	EXCEL PROGRAM	5,268	-	-	5,268	-
001-2100-510-1540	FIRST RESPONDER PAYMENTS	21,000	-	-	21,000	-
001-2100-510-1610	VACATION BUYBACK	8,500	-	-	8,500	-
001-2100-510-1615	LUMP SUM LEAVE PAYOUT	50,000	-	-	50,000	-
001-2100-510-2100	PAYROLL TAX: SOCIAL SECURITY	144,067	9,644	80,352	63,715	56
001-2100-510-2110	PAYROLL TAX: MEDICARE	33,693	2,255	18,792	14,901	56
001-2100-510-2200	STATE RETIREMENT: HA/PA	78,632	5,610	45,495	33,137	58
001-2100-510-2225	PENSION: POSPP	46,994	2,068	15,183	31,811	32
001-2100-510-2230	PENSION: MPORF	478,873	24,825	197,017	281,856	41
001-2100-510-2235	FL STATE INSURANCE PREMIUM TAX	103,977	-	128,505	(24,528)	124
001-2100-510-2310	INSURANCE: LIFE	15,181	1,249	7,829	7,352	52
001-2100-510-2320	INSURANCE: HEALTH	426,101	31,891	213,052	213,049	50
001-2100-510-2340	INSURANCE: DENTAL	21,645	1,493	10,234	11,411	47
001-2100-510-2360	INSURANCE: VISION	4,613	334	2,167	2,446	47
	510 POLICE DEPARTMENT PERSONNEL SERVICES	3,735,939	241,587	2,068,632	1,667,307	
001-2100-521-0000	POLICE DEPARTMENT OPERATING EXPENDITURES	-	-	-	-	-
001-2100-521-3140	EMPLOYMENT MEDICAL SERVICES	2,500	306	2,114	386	85
001-2100-521-3450	CONTRACT: BIO-HAZARD DISPOSAL	600	-	-	600	-
001-2100-521-3460	CONTRACT: JANITORIAL	17,700	1,485	9,735	7,965	55
001-2100-521-3510	INVESTIGATION EXPENSES	2,500	443	1,751	749	70
001-2100-521-4200	FREIGHT & POSTAGE SERVICES	2,500	342	1,217	1,283	49
001-2100-521-4300	ELECTRICITY	42,000	3,362	25,475	16,525	61
001-2100-521-4330	TRASH	2,300	194	1,513	788	66
001-2100-521-4380	WATER	2,275	209	1,137	1,138	50
001-2100-521-4611	MAINT: PEST CONTROL - BLDGS	600	-	200	400	33
001-2100-521-4620	MAINT: CONTRACTS/ANNUAL FEES	74,000	568	27,051	46,949	37
001-2100-521-4621	MAINT: WEB BASED SUBSCRIPTION	30,750	-	675	30,075	2
001-2100-521-4622	MAINT: 911 RENEWAL FEES	100	-	-	100	-

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For the Period 4/1/26 to 4/30/26

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001-2100-521-4630	MAINT: VEHICLE	30,000	1,626	9,421	20,579	31
001-2100-521-4632	MAINT: VEHICLE SUPPLIES	200	135	341	(141)	171
001-2100-521-4636	MAINT: PATROL BOAT #18	1,300	-	123	1,177	9
001-2100-521-4640	MAINT: AIR CONDITIONER	1,000	-	1,139	(139)	114
001-2100-521-4650	MAINT: EQUIPMENT	2,500	65	3,506	(1,006)	140
001-2100-521-4660	MAINT: BUILDING	1,250	325	1,056	194	84
001-2100-521-4665	MAINT: GROUNDS/PROPERTY	625	-	-	625	-
001-2100-521-4690	MAINT: RADIO	750	-	2,641	(1,891)	352
001-2100-521-4700	PRINTING & COPIES	2,500	300	3,177	(677)	127
001-2100-521-4800	PUBLIC RELATIONS	2,000	-	839	1,161	42
001-2100-521-4816	NATIONAL NIGHT OUT EXPENSES	1,000	-	-	1,000	-
001-2100-521-4915	DISASTER PREP & EXPENSES	1,500	-	-	1,500	-
001-2100-521-4920	MEETING EXPENSE	630	-	199	431	32
001-2100-521-4930	MISCELLANEOUS EXPENSE	4,900	205	3,429	1,471	70
001-2100-521-4932	FINGERPRINTING/BACKGROUND CKS	1,500	-	1,225	275	82
001-2100-521-4980	AWARDS	700	-	252	448	36
001-2100-521-5100	SUPPLIES: OFFICE	3,450	-	1,533	1,917	44
001-2100-521-5210	GASOLINE	54,000	5,341	28,070	25,930	52
001-2100-521-5220	DIESEL FUEL	2,000	-	1,057	943	53
001-2100-521-5230	UNIFORMS: POLICE	8,000	-	10,014	(2,014)	125
001-2100-521-5231	UNIFORMS: FOOTWEAR ALLOWANCE	2,100	-	370	1,730	18
001-2100-521-5234	UNIFORMS: CROSSING GUARDS	500	-	200	300	40
001-2100-521-5240	UNIFORMS: COMMUNICATIONS	650	-	319	331	49
001-2100-521-5250	SUPPLIES: MISCELLANEOUS	4,850	-	5,190	(340)	107
001-2100-521-5251	SUPPLIES: DONATED	-	-	1,695	(1,695)	-
001-2100-521-5253	SUPPLIES: KITCHEN/1ST AID	1,500	-	723	777	48
001-2100-521-5255	SUPPLIES: JANITORIAL	200	-	63	137	32
001-2100-521-5257	SUPPLIES: EMS	1,500	-	3,306	(1,806)	220
001-2100-521-5265	SUPPLIES: AUDIO/VIDEO MEDIA	-	-	247	(247)	-
001-2100-521-5410	PROF ORG MEMBERSHIP FEES/DUES	635	-	1,183	(548)	186
001-2100-521-5430	PUBLICATIONS/BOOKS/MANUALS	590	-	-	590	-
001-2100-521-5440	EMPLOYEE EDUCATION	15,000	-	3,225	11,775	22
001-2100-521-5560	TRAINING/CONFERENCES	25,490	1,393	5,165	20,325	20
001-2100-521-6450	NON-FA EQUIPMENT	7,400	-	1,912	5,489	26
001-2100-521-6470	NON-FA EQUIPMENT: EMS	1,700	-	-	1,700	-
001-2100-521-6481	NON-FA EQUIPMENT: BVP GRANT	-	-	655	(655)	-
001-2100-521-6498	NON-FA EQUIPMENT: DONATIONS	-	-	756	(756)	-
	521 POLICE DEPARTMENT OPERATING EXPENDITURES	359,745	16,298	163,899	195,846	
	2100 POLICE DEPARTMENT	4,095,684	257,885	2,232,531	1,863,153	
001-2200-510-0000	FIRE DEPARTMENT PERSONNEL SERVICES	-	-	-	-	-
001-2200-510-1110	SALARY: FIRE CHIEF	126,869	10,064	74,297	52,572	59
001-2200-510-1230	SALARY: FIRE MARSHALL/CODE ENF	78,676	6,376	47,149	31,527	60
001-2200-510-1240	SALARY: MAINT SPECIALISTS II	166,857	5,964	34,446	132,411	21
001-2200-510-2100	PAYROLL TAX: SOCIAL SECURITY	23,089	1,478	10,157	12,932	44
001-2200-510-2110	PAYROLL TAX: MEDICARE	5,399	346	2,376	3,023	44
001-2200-510-2200	STATE RETIREMENT: HA/PA	79,093	5,311	37,670	41,423	48
001-2200-510-2220	FIREFIGHTER'S SUPPLEMENTAL COMPENSATION	1,320	110	220	1,100	17
001-2200-510-2310	INSURANCE: LIFE	1,400	126	844	556	60
001-2200-510-2320	INSURANCE: HEALTH	31,037	1,954	13,089	17,948	42

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001-2200-510-2340	INSURANCE: DENTAL	1,571	131	877	694	56
001-2200-510-2360	INSURANCE: VISION	325	27	182	143	56
	510 FIRE DEPARTMENT PERSONNEL SERVICES	515,636	31,886	221,307	294,329	
001-2200-522-0000	FIRE DEPARTMENT OPERATING EXPENDITURES	-	-	-	-	-
001-2200-522-3115	VOLUNTEER FIREFIGHTER STIPEND	16,000	1,630	10,194	5,806	64
001-2200-522-3140	EMPLOYMENT MEDICAL SERVICES	15,000	750	4,335	10,665	29
001-2200-522-3150	CONTRACT: MEDICAL DIRECTOR	3,600	300	2,100	1,500	58
001-2200-522-3460	CONTRACT: JANITORIAL	6,240	540	3,360	2,880	54
001-2200-522-4105	TELEPHONE: SATELLITE SERVICE	2,400	184	1,298	1,102	54
001-2200-522-4200	FREIGHT & POSTAGE SERVICES	25	-	104	(79)	414
001-2200-522-4300	ELECTRICITY	10,500	698	5,441	5,059	52
001-2200-522-4370	GAS UTILITY	600	60	414	186	69
001-2200-522-4380	WATER	1,500	155	674	826	45
001-2200-522-4613	MAINT: AIR FILL STATION	1,700	545	1,499	201	88
001-2200-522-4615	MAINT: SIREN SYSTEM	500	-	-	500	-
001-2200-522-4616	MAINT: EXHAUST SYSTEM	1,000	-	-	1,000	-
001-2200-522-4620	MAINT: CONTRACTS/ANNUAL FEES	40,000	10,017	30,730	9,270	77
001-2200-522-4621	MAINT: WEB BASED SUBSCRIPTION	-	-	2,284	(2,284)	-
001-2200-522-4630	MAINT: VEHICLE	30,000	110	5,121	24,879	17
001-2200-522-4631	MAINT: PUMPER CERTIFICATION	3,400	-	-	3,400	-
001-2200-522-4632	MAINT: VEHICLE SUPPLIES	10,000	-	777	9,223	8
001-2200-522-4633	MAINT: LADDER CERTIFICATION	1,700	-	-	1,700	-
001-2200-522-4640	MAINT: AIR CONDITIONER	1,000	-	-	1,000	-
001-2200-522-4650	MAINT: EQUIPMENT	3,000	82	725	2,275	24
001-2200-522-4652	MAINT: EXTINGUISHER	1,500	-	246	1,254	16
001-2200-522-4654	MAINT: SCBA	2,000	-	264	1,736	13
001-2200-522-4655	MAINT: OUTERWEAR REPAIR/CLNG	1,000	-	-	1,000	-
001-2200-522-4660	MAINT: BUILDING	4,000	460	460	3,540	12
001-2200-522-4665	MAINT: GROUNDS/PROPERTY	-	-	429	(429)	-
001-2200-522-4690	MAINT: RADIO/ANTENNA	1,000	-	-	1,000	-
001-2200-522-4700	PRINTING & COPIES	300	-	-	300	-
001-2200-522-4801	FIRE PREVENTION PROGRAM	3,000	-	1,034	1,966	34
001-2200-522-4920	MEETING EXPENSE	8,400	347	3,218	5,182	38
001-2200-522-4930	MISCELLANEOUS EXPENSE	1,000	-	300	700	30
001-2200-522-4932	FINGERPRINTING/BACKGROUND CKS	1,000	56	196	804	20
001-2200-522-4980	AWARDS	7,500	-	6,660	840	89
001-2200-522-5100	SUPPLIES: OFFICE	500	-	213	287	43
001-2200-522-5210	GASOLINE	2,000	498	2,252	(252)	113
001-2200-522-5220	DIESEL FUEL	2,500	1,283	2,616	(116)	105
001-2200-522-5230	UNIFORMS	15,000	305	4,646	10,354	31
001-2200-522-5240	UNIFORMS: OUTERWEAR	3,000	-	2,577	423	86
001-2200-522-5250	SUPPLIES: MISCELLANEOUS	1,000	-	717	283	72
001-2200-522-5255	SUPPLIES: JANITORIAL	250	-	194	56	78
001-2200-522-5257	SUPPLIES: EMS	5,365	-	5,441	(76)	101
001-2200-522-5259	SUPPLIES: OXYGEN SERVICE	2,400	280	2,592	(192)	108
001-2200-522-5270	SUPPLIES: PAGERS & REPAIR	500	-	-	500	-
001-2200-522-5292	SUPPLIES: REHAB REPLENISHMENT	3,500	-	1,474	2,026	42
001-2200-522-5295	SUPPLIES: HARDWARE	500	-	180	320	36
001-2200-522-5410	PROF ORG MEMBERSHIP FEES/DUES	2,000	-	1,105	895	55

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001-2200-522-5415	CERTIFICATIONS: EMS	2,500	-	2,390	110	96
001-2200-522-5420	SUBSCRIPTIONS	800	-	170	630	21
001-2200-522-5430	PUBLICATIONS/BOOKS/MANUALS	1,000	-	87	913	9
001-2200-522-5560	TRAINING/CONFERENCES	12,950	-	5,803	7,147	45
001-2200-522-6450	NON-FA EQUIPMENT	5,000	-	983	4,017	20
001-2200-522-6460	NON-FA EQUIP: COMPUTER/PRINTER	3,000	-	545	2,455	18
001-2200-522-6470	NON-FA EQUIPMENT: PAGERS	1,500	-	-	1,500	-
001-2200-522-6475	NON-FA EQUIP: EMS	5,000	-	-	5,000	-
001-2200-522-6490	NON-FA EQUIPMENT: HOSE/APPLIAN	6,800	-	-	6,800	-
001-2200-522-6495	NON-FA EQUIPMENT: SCBA	3,000	-	-	3,000	-
	522 FIRE DEPARTMENT OPERATING EXPENDITURES	258,930	18,301	115,845	143,085	
	2200 FIRE DEPARTMENT	774,566	50,187	337,151	437,415	
001-2400-510-0000	BUILDING DEPARTMENT PERSONNEL SERVICES	-	-	-	-	-
001-2400-510-1110	SALARY: BUILDING OFFICIAL	123,366	9,487	69,629	53,737	56
001-2400-510-1210	SALARY: ADMINISTRATIVE SUPPORT	47,604	3,661	26,872	20,732	56
001-2400-510-1400	OVERTIME	-	-	120	(120)	-
001-2400-510-2100	PAYROLL TAX: SOCIAL SECURITY	10,600	773	5,699	4,901	54
001-2400-510-2110	PAYROLL TAX: MEDICARE	2,479	181	1,333	1,146	54
001-2400-510-2200	STATE RETIREMENT: HA/PA	23,987	1,845	13,556	10,431	57
001-2400-510-2310	INSURANCE: LIFE	888	77	516	372	58
001-2400-510-2320	INSURANCE: HEALTH	31,037	2,579	17,278	13,759	56
001-2400-510-2340	INSURANCE: DENTAL	1,174	98	655	519	56
001-2400-510-2360	INSURANCE: VISION	271	23	151	120	56
	510 BUILDING DEPARTMENT PERSONNEL SERVICES	241,406	18,722	135,810	105,596	
001-2400-524-0000	BUILDING DEPARTMENT OPERATING EXPENDITUR	-	-	-	-	-
001-2400-524-3115	CODE ENF SPECIAL MAGISTRATE	700	-	350	350	50
001-2400-524-3122	BUILDING OFFICIAL SERVICES	8,900	-	-	8,900	-
001-2400-524-3140	EMPLOYMENT MEDICAL SERVICES	500	-	-	500	-
001-2400-524-4200	FREIGHT & POSTAGE SERVICES	250	-	1	249	0
001-2400-524-4630	MAINT: VEHICLE	300	-	1,032	(732)	344
001-2400-524-4700	PRINTING & COPIES	200	-	-	200	-
001-2400-524-4905	LIEN & COURT FILING FEES	100	-	-	100	-
001-2400-524-4920	MEETING EXPENSES	50	-	-	50	-
001-2400-524-4930	MISCELLANEOUS EXPENSE	100	-	-	100	-
001-2400-524-5100	SUPPLIES: OFFICE	165	-	-	165	-
001-2400-524-5210	GASOLINE	1,800	79	496	1,304	28
001-2400-524-5230	UNIFORMS	360	-	-	360	-
001-2400-524-5231	UNIFORMS: FOOTWEAR ALLOWANCE	200	-	109	91	54
001-2400-524-5410	PROF ORG MEMBERSHIP FEES/DUES	400	-	210	190	53
001-2400-524-5430	PUBLICATIONS/BOOKS/MANUALS	1,100	-	-	1,100	-
001-2400-524-5560	TRAINING/CONFERENCES	1,985	-	300	1,685	15
001-2400-524-6450	NON-FA EQUIPMENT	600	-	170	430	28
	524 BUILDING DEPARTMENT OPERATING EXPENDITUR	17,710	79	2,667	15,043	
	2400 BUILDING DEPARTMENT	259,116	18,801	138,477	120,639	
001-4100-510-0000	PUBLIC WORKS PERSONNEL SERVICES	-	-	-	-	-
001-4100-510-1110	SALARY: DIRECTOR	110,974	8,626	67,848	43,126	61
001-4100-510-1205	SALARY: ASSISTANT DIRECTOR	-	-	-	-	-
001-4100-510-1210	SALARY: ADMINISTRATIVE SUPPORT	49,811	3,830	28,117	21,694	56
001-4100-510-1220	SALARY: GROUNDS SPRVSR/PLANNER	65,955	5,072	37,231	28,724	56

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
001-4100-510-1230	SALARY: MECHANICS	110,722	8,618	62,715	48,007	57
001-4100-510-1235	SALARY: CREW LEADER	70,129	5,232	42,265	27,864	60
001-4100-510-1240	SALARY: MAINT SPECIALISTS	407,374	30,065	215,125	192,249	53
001-4100-510-1400	OVERTIME	4,000	20	601	3,399	15
001-4100-510-1520	EXCEL PROGRAM	2,112	-	-	2,112	-
001-4100-510-1610	VACATION BUYBACK	7,500	-	-	7,500	-
001-4100-510-2100	PAYROLL TAX: SOCIAL SECURITY	50,527	3,576	26,533	23,994	53
001-4100-510-2110	PAYROLL TAX: MEDICARE	11,817	836	6,205	5,612	53
001-4100-510-2200	STATE RETIREMENT: HA/PA	116,143	8,926	66,653	49,490	57
001-4100-510-2310	INSURANCE: LIFE	5,697	454	3,040	2,657	53
001-4100-510-2320	INSURANCE: HEALTH	203,139	16,625	111,390	91,749	55
001-4100-510-2340	INSURANCE: DENTAL	8,490	675	4,524	3,967	53
001-4100-510-2360	INSURANCE: VISION	2,121	182	1,216	905	57
	510 PUBLIC WORKS PERSONNEL SERVICES	1,226,511	92,738	673,464	553,047	
001-4100-541-0000	PUBLIC WORKS OTHER EXPENDITURES	-	-	-	-	-
001-4100-541-3110	ENGINEERING: GENERAL	4,500	-	-	4,500	-
001-4100-541-3111	ENGINEERING: NPDES	2,800	-	-	2,800	-
001-4100-541-3112	ENGINEERING: ROADS & HIGHWAYS	900	-	-	900	-
001-4100-541-3140	EMPLOYMENT MEDICAL SERVICES	350	-	63	287	18
001-4100-541-3450	CONTRACT: MOWING	30,500	18,000	30,000	500	98
001-4100-541-3455	CONTRACT: STREET SWEEPING SVCS	25,000	2,100	14,716	10,284	59
001-4100-541-3460	CONTRACT: JANITORIAL	37,410	1,715	13,171	24,239	35
001-4100-541-3480	CONTRACT: SAFETY KLEEN	3,000	-	430	2,570	14
001-4100-541-4310	ELECTRICITY: STREET LIGHTS	79,985	8,312	53,474	26,511	67
001-4100-541-4320	ELECTRICITY: TRAF CNTRL LIGHTS	8,750	956	6,129	2,621	70
001-4100-541-4410	EQUIPMENT RENTAL	1,000	-	-	1,000	-
001-4100-541-4611	MAINT: PEST/WEED CNTRL	39,000	4,878	20,074	18,926	51
001-4100-541-4612	MAINT: FOUNTAINS	4,000	-	1,063	2,937	27
001-4100-541-4620	MAINT: CONTRACTS/ANNUAL FEES	5,000	-	4,153	847	83
001-4100-541-4630	MAINT: VEHICLE	15,500	14,794	17,100	(1,600)	110
001-4100-541-4632	MAINT: VEHICLE SUPPLIES	1,750	-	852	898	49
001-4100-541-4640	MAINT: AIR CONDITIONER	2,650	-	709	1,941	27
001-4100-541-4650	MAINT: EQUIPMENT	15,000	1,006	8,341	6,659	56
001-4100-541-4660	MAINT: BUILDING	8,000	727	6,604	1,396	83
001-4100-541-4662	MAINT: SIDEWALKS/ROAD MARKING	10,000	7,385	9,671	329	97
001-4100-541-4663	MAINT: FF MEMORIAL PARK/COURTS	1,000	-	-	1,000	-
001-4100-541-4665	MAINT: GROUNDS/PROPERTY	2,500	-	40	2,460	2
001-4100-541-4666	MAINT: DRAINAGE	5,000	-	149	4,851	3
001-4100-541-4672	MAINT: METZ BALL FIELDS	5,000	24	69	4,931	1
001-4100-541-4676	MAINT: GLEASON PARK	15,000	1,795	13,234	1,766	88
001-4100-541-4678	MAINT: ALGONQUIN COMPLEX	27,500	-	9,262	18,238	34
001-4100-541-4680	MAINT: BICENTENNIAL PARK	3,850	75	636	3,214	17
001-4100-541-4682	MAINT: MILLENNIUM PARK	3,850	3,361	7,967	(4,117)	207
001-4100-541-4683	MAINT: OARS & PADDLES PARK	2,500	256	9,573	(7,073)	383
001-4100-541-4700	PRINTING & COPIES	100	-	-	100	-
001-4100-541-4915	DISASTER PREP & EXPENSES	10,000	-	-	10,000	-
001-4100-541-4930	MISCELLANEOUS EXPENSE	2,000	-	129	1,871	6
001-4100-541-5100	SUPPLIES: OFFICE	750	-	362	388	48
001-4100-541-5210	GASOLINE	22,500	1,505	9,295	13,205	41

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

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001-4100-541-5220	DIESEL FUEL	1,500	312	904	596	60
001-4100-541-5230	UNIFORMS	300	-	517	(217)	172
001-4100-541-5231	UNIFORMS: FOOTWEAR ALLOWANCE	1,500	80	861	639	57
001-4100-541-5242	UNIFORM/SHOP TOWEL RENTAL	12,500	1,394	8,294	4,206	66
001-4100-541-5250	SUPPLIES: MISCELLANEOUS	4,000	-	1,085	2,915	27
001-4100-541-5253	SUPPLIES: KITCHEN/1ST AID	400	39	63	337	16
001-4100-541-5255	SUPPLIES: JANITORIAL	10,000	176	4,777	5,223	48
001-4100-541-5258	SUPPLIES: BALL FIELDS	2,500	-	-	2,500	-
001-4100-541-5290	SUPPLIES: SAFETY GEAR	900	847	1,770	(870)	197
001-4100-541-5295	SUPPLIES: HARDWARE	3,500	693	5,125	(1,625)	146
001-4100-541-5310	SUPPLIES & MATERIALS: ROAD	1,500	-	1,814	(314)	121
001-4100-541-5320	SUPPLIES: DRAINAGE	3,000	-	123	2,877	4
001-4100-541-5410	PROF ORG MEMBERSHIP FEES/DUES	1,000	-	500	500	50
001-4100-541-5560	TRAINING/CONFERENCES	3,000	-	894	2,106	30
001-4100-541-6320	PAVING & STREET IMPROVEMENTS	3,000	-	(330)	3,330	(11)
001-4100-541-6330	STREET SIGNS	1,000	-	-	1,000	-
001-4100-541-6335	TRAFFIC POLES	3,000	-	2,559	441	85
001-4100-541-6340	TRAFFIC SIGNS	3,000	52	5,854	(2,854)	195
001-4100-541-6350	STREET LIGHTS	-	-	-	-	-
001-4100-541-6370	LANDSCAPING	25,000	28	3,002	21,998	12
001-4100-541-6371	LANDSCAPING: TREE CITY USA PRJ	38,744	-	25,632	13,112	66
001-4100-541-6450	NON-FA EQUIPMENT	9,000	548	14,707	(5,707)	163
001-4100-541-6465	NON-FA EQUIPMENT: MECH SHOP	4,000	-	4,869	(869)	122
001-4100-541-6470	NON-FA EQUIPMENT: WOOD SHOP	500	-	59	441	12
	541 PUBLIC WORKS OTHER EXPENDITURES	529,489	71,057	320,345	209,144	
	4100 PUBLIC WORKS	1,756,000	163,795	993,809	762,191	
001-7200-510-0000	RECREATIONS DEPARTMENT PERSONNEL SERVICE	-	-	-	-	-
001-7200-510-1110	SALARY: DIRECTOR	110,333	8,745	68,488	41,845	62
001-7200-510-1210	SALARY: ADMINISTRATIVE SUPPORT	64,209	4,938	38,958	25,251	61
001-7200-510-1235	SALARY: CREW LEADER	70,151	5,271	40,435	29,716	58
001-7200-510-1240	SALARY: MAINT SPECIALISTS	57,932	3,818	27,790	30,142	48
001-7200-510-1250	SALARY: AQUATICS SUPERVISOR	50,860	3,912	28,734	22,126	57
001-7200-510-1260	SALARY: LIFEGUARDS	122,278	10,125	69,564	52,714	57
001-7200-510-1265	SWIM INSTRUCTORS	30,686	221	796	29,890	3
001-7200-510-1280	SALARY: PARKS OPERATIONS SPECIALIST	24,210	-	-	24,210	-
001-7200-510-1340	ACTIVITY ASSISTANT	4,000	-	219	3,781	5
001-7200-510-1345	CAMP COUNSELORS	85,000	594	856	84,144	1
001-7200-510-1375	POOL MAINTENANCE	11,785	-	619	11,166	5
001-7200-510-1400	OVERTIME	11,250	170	3,856	7,394	34
001-7200-510-1520	EXCEL PROGRAM	2,134	-	-	2,134	-
001-7200-510-1610	VACATION BUYBACK	2,700	-	-	2,700	-
001-7200-510-2100	PAYROLL TAX: SOCIAL SECURITY	40,146	2,230	16,602	23,544	41
001-7200-510-2110	PAYROLL TAX: MEDICARE	9,389	522	3,883	5,506	41
001-7200-510-2200	STATE RETIREMENT: HA/PA	73,362	5,505	41,896	31,466	57
001-7200-510-2310	INSURANCE: LIFE	2,379	209	1,399	980	59
001-7200-510-2320	INSURANCE: HEALTH	77,592	6,447	43,195	34,397	56
001-7200-510-2340	INSURANCE: DENTAL	3,267	272	1,824	1,443	56
001-7200-510-2360	INSURANCE: VISION	683	57	382	302	56
	510 RECREATIONS DEPARTMENT PERSONNEL SERVICE	854,346	53,036	389,494	464,852	

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
001-7200-572-0000	RECREATIONS DEPARTMENT OPERATING EXPENDI	-	-	-	-	-
001-7200-572-3140	EMPLOYMENT MEDICAL SERVICES	3,500	-	255	3,245	7
001-7200-572-3460	CONTRACT: JANITORIAL - PARKS	32,700	2,550	8,474	24,226	26
001-7200-572-4200	FREIGHT & POSTAGE SERVICES	100	1	4	96	4
001-7200-572-4300	ELECTRICITY	45,500	4,371	31,384	14,116	69
001-7200-572-4310	ELECTRICITY: BALL FIELDS	22,350	1,429	10,459	11,891	47
001-7200-572-4315	ELECTRICITY: PARKS	7,000	224	1,536	5,464	22
001-7200-572-4330	TRASH	11,895	1,054	8,208	3,687	69
001-7200-572-4370	GAS UTILITY: POOL	10,000	1,748	12,371	(2,371)	124
001-7200-572-4380	WATER	10,000	927	4,671	5,329	47
001-7200-572-4385	WATER: BALL FIELDS	3,600	146	842	2,758	23
001-7200-572-4390	WATER: PARKS	12,850	1,495	6,098	6,752	47
001-7200-572-4410	EQUIPMENT RENTAL	1,350	-	-	1,350	-
001-7200-572-4620	MAINT: CONTRACTS/ANNUAL FEES	-	-	1,224	(1,224)	-
001-7200-572-4621	MAINT: WEB BASED SUBSCRIPTION	1,200	-	-	1,200	-
001-7200-572-4630	MAINT: VEHICLE	900	39	99	801	11
001-7200-572-4640	MAINT: AIR CONDITIONER	1,750	21	686	1,064	39
001-7200-572-4650	MAINT: EQUIPMENT	4,750	1,150	2,244	2,506	47
001-7200-572-4652	MAINT: PARK & AC EQUIPMENT	4,650	-	141	4,509	3
001-7200-572-4660	MAINT: BUILDING	3,900	154	10,852	(6,952)	278
001-7200-572-4664	MAINT: POOL & BATH HOUSE	30,235	6,671	21,832	8,403	72
001-7200-572-4677	MAINT: BRICK PAVER WALKWAYS	1,600	710	1,320	280	83
001-7200-572-4700	PRINTING & COPIES	1,050	37	42	1,008	4
001-7200-572-4810	SPECIAL EVENTS EXPENSES	12,000	329	5,632	6,368	47
001-7200-572-4816	5K RACE EXPENSES	15,500	-	2,731	12,769	18
001-7200-572-4835	T-BALL EXPENSES	1,150	172	571	579	50
001-7200-572-4840	CHRISTMAS IN THE PARK EXPENSES	3,995	-	3,233	762	81
001-7200-572-4850	SUMMER ACTIVITY EXPENSES	5,780	73	877	4,903	15
001-7200-572-4851	SUMMER SWIM TEAM EXPENSES	750	-	-	750	-
001-7200-572-4930	MISCELLANEOUS EXPENSE	500	-	221	279	44
001-7200-572-4931	VENDING MACHINE STOCK	2,000	83	709	1,291	35
001-7200-572-4932	FINGERPRINTING/BACKGROUND CKS	1,800	72	144	1,656	8
001-7200-572-5100	SUPPLIES: OFFICE	1,500	45	264	1,236	18
001-7200-572-5210	GASOLINE	1,500	136	516	984	34
001-7200-572-5230	UNIFORMS	4,500	-	1,150	3,350	26
001-7200-572-5231	UNIFORMS: FOOTWEAR ALLOWANCE	500	118	118	382	24
001-7200-572-5250	SUPPLIES: MISCELLANEOUS	925	15	901	24	97
001-7200-572-5252	SUPPLIES: POOL & POOL HOUSE	1,825	400	8,882	(7,057)	487
001-7200-572-5253	SUPPLIES: KITCHEN/1ST AID	250	106	357	(107)	143
001-7200-572-5254	SUPPLIES: TENNIS COURT	150	-	-	150	-
001-7200-572-5255	SUPPLIES: JANITORIAL	7,500	1,202	6,509	991	87
001-7200-572-5256	SUPPLIES: PARKS	7,500	934	6,500	1,000	87
001-7200-572-5257	SUPPLIES: JANITORIAL - PARKS	2,500	596	642	1,858	26
001-7200-572-5258	SUPPLIES: BALL FIELDS	-	-	-	-	-
001-7200-572-5410	PROF ORG MEMBERSHIP FEES/DUES	1,800	350	650	1,150	36
001-7200-572-5560	TRAINING/CONFERENCES	7,000	-	221	6,779	3
001-7200-572-6350	PARK IMPROVEMENTS	-	768	3,168	(3,168)	-
001-7200-572-6400	FA EQUIPMENT	-	-	250	(250)	-
001-7200-572-6450	NON-FA EQUIPMENT	7,000	381	2,597	4,403	37

City of Indian Harbour Beach
Statement of Revenue and Expenditures
For the Period 4/1/26 to 4/30/26

Account Id	Account Description	Budget	Current Rev/Expd	YTD Rev/Expd	Balance/ Excess/Deficit	%Expd/ %Real
001-7200-572-6460	NON-FA EQUIP: COMPUTER/PRINTER	-	330	330	(330)	-
001-7200-572-6470	NON-FA EQUIP: POOL/POOL HOUSE	5,000	-	3,509	1,491	70
001-7200-572-6480	NON-FA EQUIPMENT: PARKS	2,000	-	721	1,279	36
	572 RECREATIONS DEPARTMENT OPERATING EXPENDI	305,805	28,837	174,145	131,660	
	7200 RECREATIONS DEPARTMENT	1,160,151	81,873	563,639	596,512	
	General Fund Expenditure Totals	16,526,308	762,272	6,898,111	9,628,197	

115-4100-325-2100	Stormwater Assessment	426,309	16,238	407,717	(18,592)	96
115-4100-325-2200	Disc for Early Payment	(13,000)	(9)	(15,179)	(2,179)	-
	325 Total	413,309	16,229	392,538	(20,771)	
115-4100-361-1200	Interest: Cnty Tax Collector	575	89	652	77	113
	361 Total	575	89	652	77	
115-4100-394-0000	Prior Year Income	438,035	-	-	(438,035)	-
	394 Prior Year Income	438,035	-	-	(438,035)	
	4100 Total	851,919	16,317	393,190	(458,729)	
	Stormwater Utility Fund Revenue Totals	851,919	16,317	393,190	(458,729)	
115-4100-541-0000	PUBLIC WORKS OPERATING EXPENDITURES	-	-	-	-	-
115-4100-541-3110	ENGINEERING: GENERAL	3,000	-	-	3,000	-
115-4100-541-4666	MAINT: DRAINAGE	15,000	-	-	15,000	-
115-4100-541-4801	RAIN BARREL REBATE PROGRAM	1,500	-	-	1,500	-
115-4100-541-6310	DRAINAGE IMPROVEMENTS	728,035	-	28,917	699,118	4
	541 PUBLIC WORKS OPERATING EXPENDITURES	747,535	-	28,917	718,618	
115-4100-594-0000	CONTINGENCY	104,384	-	-	104,384	-
	594 CONTINGENCY	104,384	-	-	104,384	
	4100 PUBLIC WORKS	851,919	-	28,917	823,002	
	Stormwater Utility Fund Expenditure Tot	851,919	-	28,917	823,002	

120-0000-331-5100	Federal FA Grant: ARPA Funds	-	240,108	746,662	746,662	-
	331 Total	-	240,108	746,662	746,662	
	0000 Total	-	240,108	746,662	746,662	
120-1900-361-3000	Net Inc/Dec Investment FV	-	-	-	-	-
	361 Total	-	-	-	-	
120-1900-394-0000	Prior Year Income	2,002,644	-	-	(2,002,644)	-
	394 Prior Year Income	2,002,644	-	-	(2,002,644)	
	1900 Total	2,002,644	-	-	(2,002,644)	
	American Recovery Fund Revenue Totals	2,002,644	240,108	746,662	(1,255,982)	
120-1900-572-0000		-	-	-	-	-
120-1900-572-6200	BUILDING IMP & FIXED EQUIP	-	-	26,362	(26,362)	-
120-1900-572-6355	ALGONQUIN COMPLEX IMPROVEMENTS	2,002,644	-	-	2,002,644	-
120-1900-572-6500	CONSTRUCTION IN PROGRESS	-	240,108	608,285	(608,285)	-
	572 Total	2,002,644	240,108	634,647	1,367,997	
	1900 GENERAL GOVERNMENT OTHER	2,002,644	240,108	634,647	1,367,997	
	American Recovery Fund Expenditure Tota	2,002,644	240,108	634,647	1,367,997	



CITY COUNCIL
City of Indian Harbour Beach, Florida
Tuesday, May 26, 2026

AGENDA ITEM

Ordinance No. 2026-05: Subdivision Plat Approval - public hearing and second reading (action item)

Cost: N/A

Attachments: Ordinance 2026-05 Subdivision Plat Approval
SB 784 - Platting
Business Impact Estimate - Ord. 2026-05 Subdivision plat approval

Staff Recommendation:

Consider holding a public hearing and adopting Ordinance No. 2026-05 on second reading to comply with Florida law by providing for administrative approval of final plats.

Background Information:

Senate Bill 784 ("Pro-Housing Development Law") was signed by into law on June 20, 2025, and is provided for in F.S. Section 177.071.

Beginning July 1, 2025, this legislation mandates that local governments implement an administrative approval process for plats and re-plats that are ready for recording. The intent of this legislation is to streamline the approval process for code-compliant plats by removing the requirement for public hearings.

Regarding F.S. 177.071, the legislation does the following:

1. Requires a governing body to establish an administrative approval process for a final plat or re-plat.
2. Requires a governing body to designate an administrative authority to receive, review, and process the final plat submittals.
3. Requires the administrative authority to give notice in a timely manner to an applicant acknowledging a final plat submittal, with written instructions for resubmitting incomplete documents or information necessary to process the final plat.

4. The written notice from the administrative authority is required to include information regarding the steps of the final plat process, including the completeness check on the initial submittal, timeframes for staff review and resubmittals, and the steps to obtain administrative approval of the final plat for recording.
5. Requires the city to designate an administrative official who is responsible for approving, approving with conditions, or denying a proposed plat or re-plat, which must be made in writing within the timeframe established in the city's written response to the applicant (unless the applicant requests an extension of time).
6. Should the final plat be denied by the administrative official, a written notification is required from the city, identifying the reasons for declining to approve the final plat, including areas of non-compliance, with citations to each requirement of the plat or replat.
7. The administrative official must provide for evidence of the approval on the final plat to be recorded.

Text Amendments

The proposed code amendment conforms to the requirements of F.S. 177.071. To summarize the proposed code amendments:

- Clarifies that preliminary plats remain subject to review by the planning and zoning board and city council
- Clarifies that final plats are administratively reviewed and determined
- Provides definitions for new terms used in the amendment
- Sets forth submittal, review, and approval processes for preliminary and final plats
- Revises some existing subdivision regulations related to utility and drainage easements and right-of-way width
- Clarifies the process for subdivision construction plan approval and timing with the preliminary and final plat

Staff plans to return with more detailed proposed text amendments regarding submittal requirements and technical regulations. This ordinance is intended to efficiently comply with the intent of state law.

Findings of Consistency

The proposed code amendment is consistent and compatible with the adopted Comprehensive Plan and aligns with the goals, objectives, and policies of the City, as well as with Florida Statutes.

Comprehensive Plan Citation	Text	Consistency Rationale
Objective IG-1 and Policy IG-	The City shall review policies of the	The proposed amendment

1.2	State, regional entities and Brevard County to ensure conformance of the City's plan with those of these other governments.	fulfills state law.
Policy H-13.2	The City shall continue to encourage the private housing development sector to establish positive measures to expand housing opportunities to all segments of the population of the metropolitan area in which Indian Harbour Beach is located.	This code amendment allows for a more streamlined approval process for final plats, which should expedite the process for future subdivisions.

Business Impact Statement

This item is exempt from requiring a business impact estimate, as the proposed ordinance changes are required to comply with state law. In the spirit of transparency, one is attached anyway.

On May 6, 2026, the Planning and Zoning Board voted 4-0 to recommend that the City Council approve Ordinance No. 2026-05.

On May 12, 2026, the City Council approved Ordinance No. 2026-05 on first reading.

Staff recommends the City Council adopt Ordinance No. 2026-05 on second reading.

ORDINANCE NO. 2026 - 05

AN ORDINANCE OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA, RELATING TO LAND DEVELOPMENT; AMENDING SUBSECTION (3) OF ARTICLE XVII OF APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY RELATING AUTHORITY AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING CHAPTER 100, DEFINITIONS, OF APPENDIX B OF THE CODE OF ORDINANCES ADDING A DEFINITION OF “ADMINISTRATIVE AUTHORITY” AND ADMINISTRATIVE OFFICIAL; AMENDING THE DEFINITION OF “DEVELOPMENT PLAN”, “FINAL PLAT”, “PLAT”, “PRELIMINARY PLAT” AND “SUBDIVISION”; AMENDING SECTION 103-2, SUBDIVISION PLAT APPROVAL AS A PREREQUISITE FOR ISSUANCE OF BUILDING PERMIT; AMENDING SECTION 103-3, PRELIMINARY PLAT APPROVAL; AMENDING SECTION 103-4 RENAMING SAID SECTION “SUBDIVISION CONSTRUCTION PLAN APPROVAL”; PROVIDING FOR REQUIREMENTS FOR SUBMITTAL OF SUBDIVISION CONSTRUCTION PLANS; PROVIDING FOR A SUBMITTAL AND REVIEW PROCESS OF SUBDIVISION CONSTRUCTION PLANS; AMENDING SECTION 103-5 FINAL PLAT APPROVAL; AMENDING SECTION 103-06, RECORDING OF FINAL PLAT, DELETION OF SECTION 103-7 IN ITS ENTIRETY, CHANGE IN APPROVED PLAT; PROVIDING FOR CONFLICTS, SEVERABILITY, INCORPORATION, AND AN EFFECTIVE DATE.

WHEREAS, on June 20, 2025, Governor Ron DeSantis signed Senate Bill 784, requiring certain local governments to provide for the administrative approval of plats and re-plats that are ready for recording; and

WHEREAS, the purpose of the legislation is to eliminate the public hearing process in order to expedite the approval process for code-complaint plats; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, reviewed the proposed amendments as outlined in this ordinance at its meeting on May 6, 2026, conducted a public hearing with regard to the proposed amendments, and found same to be consistent with the City of Indian Harbour Beach Comprehensive Plan; and

WHEREAS, the City Council hereby adopts the findings of the Planning and Zoning Board as its own and finds the proposed amendments to be in the promotion of the public health, safety, welfare, morals, public order and aesthetics of the community and the region.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Indian Harbour Beach, Brevard County, Florida that:

SECTION 1: Subsection (3) of Article XVII of Appendix A of the Code of Ordinances of the City is hereby amended and shall read as follows:

ARTICLE XVII. PLANNING AND ZONING BOARD

The Planning and Zoning Board of Indian Harbour Beach shall consist of five (5) voting members who shall be appointed by the city council and one (1) nonvoting member who shall be appointed by the School Board of

Brevard County. Each voting member shall serve a three-year term, except that of the five (5) members initially appointed, two (2) members shall serve terms of two (2) years. Each member of the board shall possess the qualifications set forth in article XVI, section 1 of the Charter, during his or her term on the board. The sixth nonvoting member shall serve a term of one (1) year. The School Board of Brevard County shall either reappoint the existing member or appoint a new member upon the expiration of the term of the current nonvoting member appointed by the school board. The sixth nonvoting member of the planning and zoning board shall only attend meetings at which the planning and zoning board considers comprehensive plan amendments and/or rezonings that would, if approved, increase residential density on the property that is the subject of the application. Members of the planning and zoning board shall be subject to removal and a vacancy on the board of a voting member shall be filled as provided in the said section of the Charter. A vacancy on the planning and zoning board of the nonvoting member appointed by the School Board of Brevard County shall be filled at the discretion of the school board:

* * *

- (3) *Authority and duties of the planning and zoning board.* The voting members of the planning and zoning board shall have the following authorities and duties:
- A. To act in an advisory capacity to the city council on questions relating to planning and zoning, to conduct investigations on matters concerning planning proposals or zoning changes, and to report its findings and recommendations on such proposals to the city council.
 - B. To recommend to the city council such amendments to this ordinance as the board may deem proper, expedient or necessary to clarify or to carry into effect the purposes hereof.
 - C. To hear applicants and submit recommendations to the city council or the zoning board of appeals with respect to the following:
 - (1) Proposed change of the permitted use of any specifically designated property.
 - (2) Applications for conditional land use.
 - (3) Proposed amendments to the zoning ordinance.
 - (4) Proposed preliminary subdivision plats.
 - (5) Proposed site plans and other planning matters, not including subdivision construction plans.
 - (6) Applications for special exceptions.

* * * * *

SECTION 2: Chapter 100 of Appendix B of the Code of Ordinances of the City is hereby amended and shall read as follows:

CHAPTER 100. DEFINITIONS

For the purposes of this Land Development Code, the following terms, phrases, words and their derivation shall have the meanings given herein when not inconsistent with the text. Words used in the present tense include the future tense. Words used in the singular number include the plural and words used in the plural include the singular. The word "shall" is mandatory and the word "may" is permissive. The word "person" includes a firm, partnership, trust, estate, company, association and organization, whether for profit or nonprofit, individual, co-partnership, joint venture or corporation.

For the purpose of this code, certain words or phrases shall be defined as follows: Webster's New Collegiate Dictionary (G&C Merriam Co., most recent edition) shall be used for the definition of any words not defined in this Glossary.

Administrative authority. The building department, which has the oversight responsibility to receive, review, and process a plat or replat submittal.

Administrative official. The city manager, who is responsible for approving, approving with conditions, or denying the proposed plat or replat.

Alley. A minor roadway which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

* * * * *

Development plan. Any subdivision plat, subdivision construction plan, or site plan which is the subject of this code.

* * * * *

Filling. The deposit or burial of materials, such as land clearing debris, soil, rock or other solid minerals, onto any land. Does not include landfilling with garbage or other similar waste matter; landfilling.

Final plat. The final map or drawing on which the subdivider's plan of subdivision is presented to the city for approval, and which, if approved, will be submitted to the Clerk of the Circuit Court of Brevard County for recording in the public records of Brevard County, Florida.

Finger. A manmade portion of land nearly surrounded by water, consisting of a roadway ending in a cul-de-sac and lots on both sides of the road; the lots about the roadway and the water.

* * * * *

Plat. A map or delineated representation of the subdivision of land showing the designation of such land as lot(s), block(s), parcel(s), or other portions thereof, and other information as required by Chapter 177, part I of the Florida Statutes, as amended from time to time. "Plat" may include the terms "replat," "amended plat," or "revised plat." See also "preliminary plat" and "final plat".

Platted land. Any land which can be referenced to a plat.

Potable water. Water which is satisfactory for drinking and culinary purposes and which meets the quality standards of the Florida Department of Environmental Regulation, Chapter 17-22, Florida Administrative Code.

Preliminary plat. The preliminary map, drawing or chart indicating the proposed layout of the subdivision to be submitted to the building department and the planning and zoning board for recommendations, and to the city council for approval.

Project. The particular structures and improvements proposed by the applicant on a land area which are part of a common plan of development and shall include the subdivision of land.

* * * * *

Subdivision. The division of a parcel of land, into ~~two (2)~~ three (3) or more lots or parcels of land for the purpose of transfer of ownership or building development, or if a new street is involved, any division of any parcel of land. "Subdivision" includes resubdivision and when appropriate to the context, shall relate to the process of subdividing, or to the land subdivided.

* * * * *

SECTION 3: Section 103-02 of Appendix B of the Code of Ordinances of the City is hereby amended and shall read as follows:

Sec. 103-2. Subdivision plat approval as a prerequisite for issuance of building permit.

No permit for construction of a residential or commercial building shall be issued for any building site in a subdivision unless and until a preliminary plat, subdivision construction plans, and a final plat have been submitted to and approved by the city in accordance with the provisions of this chapter. Construction shall not commence

until all outside agency permits have been obtained and provided to the city. If modifications to approved construction plans are necessary due to outside permit agency requirements, the subdivider shall notify the city and resubmittal of the construction plans may be required, at the discretion of the building official. Any site which has been previously developed or approved for development pursuant to a city approved site plan may be converted to a platted subdivision upon submittal and approval of a subdivision plat meeting all the requirements of chapter 103 of the land development regulations of the city and the requirements of Chapter 177 of the Florida Statutes now in existence or as amended.

SECTION 4: Section 103-03 of Appendix B of the Code of Ordinances of the City is hereby amended and shall read as follows:

Sec. 103-3. Preliminary plat approval.

A preliminary plat shall be submitted and approved in accordance with the following requirements:

- (1) Pre-application conference. The applicant shall, prior to submitting his preliminary plat, meet with the building official to discuss his basic plat requirements and to consider preliminary features of the site and the proposed development.
- (2) Requirements for submission of preliminary plat. Following the pre-application conference, the applicant shall submit ~~seven (7) copies of a preliminary plat~~ a digital copy of the preliminary plat to the building official together with such fee as the city may from time to time establish. The application shall be accompanied by proof of ownership and owner authorization, along with authorization to represent, if necessary. ~~T~~he preliminary plat shall be prepared by a surveyor, civil engineer or architect registered in the State of Florida and shall comply with the following:

* * * * *

- (g) Easements along rear and side lot lines shall be provided for water, sewer and drainage, where necessary; and if provided, shall be no less than ~~ten (10)~~ five (5) feet in width.

* * * * *

- (q) Street right-of-way widths shall be as shown in the comprehensive plan of the city, and where not shown therein, shall be not less than as shown on the following table:

Street Type	Right-of-Way in Feet
Arterial	100 feet
Collector	66 feet
~~Minor for Townhouses and Apartments~~	~~60 feet~~
<u>Local Road</u> ~~Minor for Single-Family Residences~~	50 feet
Marginal Access	40 feet

* * * * *

- (3) Administrative review. The building official shall provide for administrative review of each preliminary plat by such administrative personnel as he may deem appropriate or as may be required by the administrative regulations of the city or Florida Statutes. At a minimum, each preliminary plat application shall be reviewed and commented upon by the building official, the police department, city engineer and the fire department prior to review by the planning and zoning board. The building official will coordinate with the subdivider to address city comments. Such comments/corrections shall be provided and be based on factors relating to the plat which bear upon the public interest, consistency of the plat with the comprehensive plan, and relationship of the plat to city land development regulations. Once the plat and associated exhibits are code compliant and all comments have been addressed, the preliminary plat shall be scheduled for public hearing. The results of the

administrative review shall be submitted in writing to both the planning and zoning board and the city council as part of the review procedures set forth herein below. Provided; however, any such submittal which does not contain the information required by subsection 103-3(2) shall ~~be rejected by the building official and will not be forwarded for further review until such information has been submitted. In such a case the application and fee shall be returned, less administrative costs, and a new preliminary plat application and fee shall be submitted in accordance with this chapter.~~

- (4) ~~Review by the planning and zoning board/local planning agency. Upon completion of the administrative review set forth in the preceding paragraph, t~~The preliminary ~~site plan plat~~ shall be submitted for review ~~and recommendation~~ by the planning and zoning board. In its review, the planning and zoning board shall consider ~~conformity with the comprehensive plan and the land development regulations. the following factors:~~

- ~~(a) A verification that proposed lot sizes and block dimensions are adequate to meet the requirements of this chapter and of the city's zoning ordinance.~~
- ~~(b) The convenience of access, circulation, control and safety of street traffic.~~
- ~~(c) Whether all lots shown on the preliminary plat have adequate access to a public street.~~
- ~~(d) The adequacy of public utilities and access roads or streets to provide service to the proposed subdivision.~~
- ~~(e) Density of development within the framework of density permitted by the city's comprehensive plan and the city's zoning ordinance.~~
- ~~(f) Recreation and open spaces with attention to the location and size of such areas in regard to their adequacy and their relationships to community-wide open spaces and recreation facilities.~~

~~Upon completing its review, T~~the planning and zoning board shall make ~~findings and recommendations~~ to the city council ~~for their approval, approval with conditions, or disapproval of the preliminary plat, and shall make specific findings in the recommendation with respect to the factors described above. In recommending approval subject to conditions or in recommending disapproval, the reasons for such action shall be stated in writing and reference shall be made to the specific sections of this code or comprehensive plan with which the preliminary plat does not comply. The subdivider shall be notified of the recommendation. Where justified by specific findings, the planning and zoning board may recommend that one (1) or more modifications of the preliminary plat be made as a condition of approval by the city council. The planning and zoning board shall submit recommendations to the city council within forty-five (45) days after receipt of the preliminary plat and no later than one (1) week from the date of any public meeting held with respect to the preliminary plat.~~

- (5) ~~Review by the city council and approval. Upon completion of the review by the planning and zoning board as set forth in the preceding subsection, t~~The preliminary plat shall be reviewed by the city council ~~and the recommendation of the planning and zoning board and city staff shall be considered. The city council shall specifically include in the records of its deliberations the results of the review by the city administrative staff and the review by the planning and zoning board.~~ The city council shall also consider those specific factors set forth in the preceding subsection of this section. Following such consideration the city council shall vote to approve or disapprove the preliminary plat, and may, as part of any approval, impose such reasonable conditions upon the applicant as may be necessary to ~~insure~~ensure compatibility of the proposed subdivision with surrounding areas.
- (6) ~~Approval of the preliminary plat shall not be construed as authority for filing of the plat with the clerk of the circuit court of Brevard County, nor as authority for the sale of lots. A preliminary plat shall not form the basis for the issuance of a building permit by the city or for the commencement of any construction by the applicant unless and until the construction plans have also been approved.~~
- (7) ~~Changes to the approved preliminary plat. Upon approval of the preliminary plat, the development shall be built substantially in accordance with the plat, approved construction plans and applicable~~

specifications. Should the subdivider or their successors desire to make any changes to said preliminary plat after approval, such changes shall first be submitted to the building official to determine if the change can be approved administratively by staff or if it requires another hearing before the planning and zoning board and city council. In determining whether a change qualifies for administrative or board approval, staff shall use the following criteria. Modifications that significantly impact the design of the subdivision or affect adjacent properties will need to be processed for reconsideration of the changes to the preliminary plat through planning and zoning board and city council. Any proposed modifications to a preliminary plat shall not violate any other provision of this ordinance and the city's comprehensive plan. Criteria for substantial changes shall include the following:

- (a) Changes in use category or the addition of a new use category.
 - (b) Changes in proposed final ownership of tracts.
 - (c) Requests to change ownership/responsibilities of infrastructure (such as public versus private infrastructure).
 - (d) Increase in density (10% or greater of the number of dwelling units) or intensity (10% or greater usable floor area).
 - (e) Increase or decrease in the number of vehicular access points.
 - (f) Increase of 20% or greater traffic generation.
 - (g) Reduction in open space/recreation areas by more than 10%.
 - (h) Changes in location or function of open space/recreation areas.
 - (i) To reduce the previously approved linear distance by more than 10% of a buffer green area or passive use area adjacent to established single family residential lots for single family residential zoning district.
 - (j) Any modification to the preliminary plat that fails to comply with the conditions specifically required by City Council.
- (8) Preliminary plat approval expiration and extension. Preliminary plat approvals shall expire 18 months after approval. Approval may be extended one time for up to an additional 6 months with approval from the building official.

SECTION 5: Section 103-04 of Appendix B of the Code of Ordinances of the City is hereby amended and shall read as follows:

Sec. 103-4. Use of preliminary plat following approval.Subdivision construction plan approval.

When approved by the city council a preliminary plat may be used by the applicant to obtain priority for, or approval of, sewer connections from Brevard County, and to obtain approval of the subdivision depicted on the preliminary plat from any other applicable government agency. A preliminary plat shall not form the basis for the issuance of a building permit by the city or for the commencement of any construction by the applicant unless and until the plat has received approval from the city as a final plat as provided in the next following section of this chapter.

(1) Subdivision construction plans prepared and certified by a licensed and registered State of Florida engineer or architect and substantially in conformance with the preliminary plat shall be submitted to the building official and must include the following, in addition to any other necessary information requested by the city:

- (a) Name, location, owner and designer of the proposed subdivision.
- (b) A vicinity map showing contiguous areas and streets including means of ingress and egress thereto.

- (d) A surface and storm drainage plan meeting the requirements of all applicable state agencies and showing the following:
 - (i) One (1) foot contours based upon coast and geodetic data,
 - (ii) Proposed finished elevation of each street,
 - (iii) All existing and proposed drainage facilities with size and grades,
 - (iv) Proposed disposal of surface water run-off,
 - (v) Stormwater retention/drainage facilities and such calculations for drainage and stormwater run-off as may be required by the city engineer.
 - (vi) Provide on the stormwater plans the name or the waterbody receiving the stormwater from the site on the city's stormwater system.
- (e) Engineering details of an adequate potable water supply system designed by a registered professional engineer and approved by the city engineer. Such system shall be so sized as to provide adequate fire protection in compliance with the recommendations of the National Fire Protection Association.
- (f) Engineering details of an adequate sanitary sewer collection system designed by a registered professional engineer and approved by the city engineer. Such system shall include interceptor sewers, lift stations and such appurtenances as required to deliver sewage to the public sanitary sewer system within the city.
- (g) Streets complying with all provisions of this chapter applicable to subdivision streets and meeting all applicable technical specifications and construction methods for streets.
- (h) Street names for each street selected in accordance with the provisions of this chapter.
- (2) Fees. The fees for subdivision construction plan review are set forth by resolution and approved by city council from time to time.
- (3) Review of subdivision construction plan. The building official shall coordinate the review of the subdivision-related construction plans and associated documents, receiving comments from applicable city staff and such other public officials or agencies determined to be necessary by the building official or their designee. Staff will coordinate with the applicant to address city comments.
- (4) Approval of construction plans. Once staff comments are addressed the process to approve subdivision related construction plans are as follows:
 - (a) Substantial approval. Staff will issue a substantial approval to the construction plans. All sub-applications, including but not limited to tree removal, erosion and sedimentation control, stormwater, etc., shall be reviewed for compliance.
 - (b) Pre-construction conference. A preconstruction conference is held with the owner, design professionals, and contractors for the project. The purpose of the meeting is to detail the steps of construction. No dedicated utility or road work shall be undertaken prior to a preconstruction conference which shall be scheduled by the building official or their designee.
 - (c) Plan approval. Upon completion of the previously identified steps, the building official will apply an approval stamp to the construction plans and applicable sub-applications which includes an expiration date and any stipulations required with city approval
 - (d) Receipt of outside agency permits. Construction shall not commence until all outside agency permits have been obtained and provided to the city. If modifications to the approved plans are necessary due to outside permit agency requirements, the applicant shall notify the city and resubmittal of the construction plans may be required at the discretion of the building official.
- (5) Construction of required improvements, inspections, certificate of completion.

- a) Installation of improvements. The subdivider is allowed to install all required improvements including fill dirt in accordance with the approved construction plans and specifications and shall complete the required improvements within one year from the date of construction plan approval. Time extensions to complete construction may be granted if approved by the building official.
- b) All work shall conform to all city regulations and shall be subject to the inspection and approval of the building official or their designee, who shall be regularly consulted by the subdivider and kept advised by the subdivider of each new phase of work being done. The building official or their designee shall make regular inspections to verify that the work meets all code requirements.
- c) Sidewalks. The developer or owner of undeveloped lots shall provide sidewalks on such lots remaining vacant after three years from the date of the issuance of a certificate of completion of the subdivision improvements. The owner/developer of the vacant lots shall construct the required sidewalk within six months after a period of three years from issuance of a certificate of completion of the required subdivision improvements. The subdivider shall post a bond for sidewalks in the amount of 125% of the cost of construction of said sidewalks, as estimated by the building official, as a condition of final approval and acceptance of a certificate of completion. The owner/developer may periodically reduce the bond amount to account for the units already constructed.

(6) Guarantee of incomplete improvements. When the required improvements have not been completed prior to the submission of the final plat and the applicant has not received a certificate of completion by the building official, the approval of the plat shall be subject to the subdivider guaranteeing the installation of said improvements in the form of a performance and payment bond or other adequate security approved by the city attorney. This bond shall be deposited with the city clerk in the amount of one hundred twenty-five (125) percent of the estimated cost of completion of such improvements, including fill dirt, as determined by the building official. The bond instrument may provide that portions of the security may be partially released, proportionate to the work completed, to the subdivider from time to time as work progresses.

(7) Certificate of completion. A certificate of completion shall be provided once all improvements and required documentation have been completed in form and substance acceptable to the building official.

SECTION 6: Section 103-05 of Appendix B of the Code of Ordinances of the City is hereby amended and shall read as follows:

Sec. 103-5. Final plat approval.

- (1) Requirements for submission of final plat. An applicant who has received approval of a preliminary plat may submit a final plat once construction plans have been approved for approval by the city once he has obtained approval of the plat from all other applicable government agencies and has received from Brevard County approval for appropriate sewage disposal connections (either sewer system connection or septic tank permits). The final site plan plat application shall include the following detailed information:
 - (a) Name, location, owner and designer of the proposed subdivision.
 - (b) A vicinity map showing contiguous areas and streets including means of ingress and egress thereto.
 - (c) A digital version of the final plat and two copies printed at 24 inches by 36 inches, prepared, signed, and sealed by a State of Florida registered surveyor. A recordable-The final plat shall meeting all applicable requirements of state law Florida Statutes and the requirements of the clerk of the circuit court of Brevard County, for formal recording. The final plat shall constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of this code.
 - (d) A surface and storm drainage plan meeting the requirements of all applicable state agencies and showing the following:
 - (i) One (1) foot contours based upon coast and geodetic data,

- (ii) ~~Proposed finished elevation of each street,~~
 - (iii) ~~All existing and proposed drainage facilities with size and grades,~~
 - (iv) ~~Proposed disposal of surface water run-off,~~
 - (v) ~~Stormwater retention/drainage facilities and such calculations for drainage and stormwater run-off as may be required by the city engineer.~~
 - (vi) ~~Provide on the stormwater plans the name or the waterbody receiving the stormwater from the site on the city's stormwater system.~~
 - (e) ~~Engineering details of an adequate potable water supply system designed by a registered professional engineer and approved by the city engineer. Such system shall be so sized as to provide adequate fire protection in compliance with the recommendations of the National Fire Protection Association.~~
 - (f) ~~Engineering details of an adequate sanitary sewer collection system designed by a registered professional engineer and approved by the city engineer. Such system shall include interceptor sewers, lift stations and such appurtenances as required to deliver sewage to the public sanitary sewer system within the city.~~
 - (g) ~~Streets complying with all provisions of this chapter applicable to subdivision streets and meeting all applicable technical specifications and construction methods for streets.~~
 - (h) Street names for each street selected in accordance with the provisions of this chapter.
 - (i) A certificate by the ~~city engineer~~ building official certifying that the developer has complied with one (1) of the following alternatives:
 - (i) All subdivision improvements have been installed in accordance with the requirements of this chapter ~~and the approved construction plan~~, or
 - (ii) A bond for subdivision improvements indicated on the approved construction plan approved by the city attorney or other adequate security approved by the city attorney has been deposited with the city clerk in the amount of one hundred twenty-five (125) percent of the estimated cost of completion of such improvements by the city engineer.
 - (j) The final form of all protective covenants, if any, to be imposed on the subdivision by the developer, with a letter of approval thereof by the city attorney.
 - (k) Any other documents, forms or agreements required by the city or Florida Statutes, including proof of ownership and owner authorization, along with authorization to represent, if necessary.
- (2) Administrative review and approval. The application for final plat approval shall be submitted to the administrative authority to review and process the application. ~~reviewed by the building official and all other appropriate members of the city administrative staff. The administrative official shall determine if the final plat is substantially consistent with the preliminary plat and complies with the requirements of Florida Statutes 177.091. Based on this analysis, the administrative official shall approve, approve with conditions, or deny the final plat-. If the administrative official does not approve the final plat, they shall notify the subdivider in writing of the reasons for declining to approve the submittal, identifying all areas of noncompliance and include specific citations to each requirement the plat submittal fails to meet.~~ may be approved in writing by the building official following such administrative review if the building official determines that there are no significant differences between the preliminary plat and the final plat. For purposes of this paragraph, a change in the number of lots of ten (10) percent or more, any change in traffic flow or lot configuration within the development and any change in the location of ingress and egress to the subdivision shall be deemed to be a significant difference.
- (3) Review by the planning and zoning board and the city council ~~Substantial change.~~ If there are significant ~~substantial~~ differences between the approved preliminary plat and construction plans and the final plat as defined in Section 103-3 (7) ~~as defined in the preceding paragraph~~, the subdivider final plat shall be reviewed

~~by the planning and zoning board and the city council prior to approval must either amend the final plat or go back through the preliminary plat and/or construction plan review and approval process by submitting new applications and paying new fees. Such review of a final plat by the planning and zoning board and the city council shall be the same as provided in this section for review and approval of a preliminary plat. The developer shall pay an additional fee equal to that for preliminary plat review in order to defray the city's costs of such final plat review by the city's public bodies.~~

SECTION 7: Section 103-06 of Appendix B of the Code of Ordinances of the City is hereby amended and shall read as follows:

Sec. 103-6. Recording of final plat.

As soon as practicable after administrative approval of a final plat by the city, the developer shall record the said plat with the clerk of the court of Brevard County, together with applicable joinders of mortgage holders and protective covenants, if any. Upon such recording the developer shall provide the city, at the developer's cost, with copies of such recorded instruments.

SECTION 8: Section 103-07 of Appendix B of the Code of Ordinances of the City is hereby ~~deleted in its entirety~~:

~~Sec. 103-7. Changes in approved plats.~~

~~After the final plat has been approved as provided in this chapter, the subdivision shall be built in accordance with the approved final plat. If, after such approval, the developer desires to make changes in the final plat, such changes shall first be submitted to the building official. If the building official determines that the proposed change constitutes a significant difference (as defined in subsection 103-5(2) from the requirements of the approved final plat, the developer or his successor shall be required to return to the planning and zoning board and the city council for review of the proposed change and shall be required to pay the applicable fee for such review.~~

Section 9: Conflicts. Any and all Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflicts.

Section 10: Severability. If any provisions of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this and the provision of this Ordinance are declared severable.

Section 11. The City Clerk is hereby directed to incorporate the provisions of this ordinance into the City's Code of Ordinances.

Section 12: Effective Date. This Ordinance shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA ON THIS ____ DAY OF _____, 2026

CITY OF INDIAN HARBOUR BEACH
BREVARD COUNTY, FLORIDA

Scott Nickle
Mayor

ATTEST:

Nikki Gold
City Clerk

First Reading: May 12, 2026

Second Reading: May 26, 2026

2025784er

1
2 An act relating to platting; amending s. 177.071,
3 F.S.; requiring that certain plat or replat submittals
4 be administratively approved with no further action by
5 certain entities under certain circumstances;
6 requiring the governing body of such county or
7 municipality to designate an administrative authority
8 to receive, review, and process plat or replat
9 submittals; providing requirements for such
10 designation; defining the term "administrative
11 authority"; requiring the administrative authority to
12 submit a certain notice to an applicant; providing
13 requirements for such notice; requiring the
14 administrative authority to approve, approve with
15 conditions, or deny a plat or replat submittal in
16 accordance with the timeframe in the initial written
17 notice to the applicant; requiring the administrative
18 authority to notify the applicant in writing if it
19 declines to approve a plat or replat submittal;
20 requiring that the written notification contain the
21 reasons for denial and other information; prohibiting
22 the administrative authority or other official,
23 employee, agent, or designee from requesting or
24 requiring that the applicant request an extension of
25 time; amending s. 177.111, F.S.; conforming provisions
26 to changes made by the act; providing an effective
27 date.

28
29 Be It Enacted by the Legislature of the State of Florida:

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Section 1. Section 177.071, Florida Statutes, is amended to read:

177.071 Administrative approval of plats ~~plat~~ by designated county or municipal official ~~governing bodies~~.—

(1)(a) A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

(b) As used in this section, the term "administrative authority" means a department, division, or other agency of the county or municipality. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager, or other high-ranking county or city department or division director with direct or indirect oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.

(2) Within 7 business days after receipt of a plat or

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replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(3) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2). If the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.

(4)~~(1)~~ Before a plat or replat is offered for recording, it must be administratively approved as required by this section ~~by the appropriate governing body~~, and evidence of such approval must be placed on the plat or replat. If not approved, the governing body must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this

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part:

(a) When the plat or replat to be submitted for approval is located wholly within the boundaries of a municipality, the ~~governing body of the~~ municipality has exclusive jurisdiction to approve the plat or replat.

(b) When a plat or replat lies wholly within the unincorporated areas of a county, the ~~governing body of the~~ county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both ~~governing body~~, two plats or replats must be prepared and each county or municipality ~~governing body~~ has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees ~~the governing bodies having said jurisdiction agree~~ that one plat is mutually acceptable.

~~(5)-(2)~~ Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 2. Section 177.111, Florida Statutes, is amended to read:

177.111 Instructions for filing plats ~~plat~~.—After the approval by the appropriate administrative authority ~~governing body~~ required by s. 177.071, the plat or replat must ~~shall~~ be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat. The

2025784er

circuit court clerk or other recording officer shall maintain in
his or her office a book of the proper size for such papers so
that they will ~~shall~~ not be folded, to be kept in the vault. A
print or photographic copy must be filed in a similar book and
kept in his or her office for the use of the public. The clerk
shall make available to the public a full size copy of the
record plat or replat at a reasonable fee.

Section 3. This act shall take effect July 1, 2025.

Indian Harbour Beach Business Impact Estimate

This estimate shall be posted on the City's website no later than the date the required notice is published in accordance with F.S. 166.041(3)(a).

Proposed ordinance's title/reference:

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA, RELATING TO LAND DEVELOPMENT; AMENDING SUBSECTION (3) OF ARTICLE XVII OF APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY RELATING AUTHORITY AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING CHAPTER 100, DEFINITIONS, OF APPENDIX B OF THE CODE OF ORDINANCES ADDING A DEFINITION OF "ADMINISTRATIVE AUTHORITY" AND ADMINISTRATIVE OFFICIAL; AMENDING THE DEFINITION OF "DEVELOPMENT PLAN", "FINAL PLAT", "PLAT", "PRELIMINARY PLAT" AND "SUBDIVISION"; AMENDING SECTION 103-2, SUBDIVISION PLAT APPROVAL AS A PREREQUISITE FOR ISSUANCE OF BUILDING PERMIT; AMENDING SECTION 103-3, PRELIMINARY PLAT APPROVAL; AMENDING SECTION 103-4 RENAMING SAID SECTION "SUBDIVISION CONSTRUCTION PLAN APPROVAL"; PROVIDING FOR REQUIREMENTS FOR SUBMITTAL OF SUBDIVISION CONSTRUCTION PLANS; PROVIDING FOR A SUBMITTAL AND REVIEW PROCESS OF SUBDIVISION CONSTRUCTION PLANS; AMENDING SECTION 103-5 FINAL PLAT APPROVAL; AMENDING SECTION 103-06, RECORDING OF FINAL PLAT, DELETION OF SECTION 103-7 IN ITS ENTIRETY, CHANGE IN APPROVED PLAT; PROVIDING FOR CONFLICTS, SEVERABILITY, INCORPORATION, AND AN EFFECTIVE DATE.

In accordance with F.S. 166.041(4)(c) and related to the above proposed ordinance and a requirement for a Business Impact Estimate (select one):

- ☐ No exceptions apply, see Business Impact Estimate below
- ☐ Exception(s) apply, however, the city has completed a Business Impact Estimate below to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance
- ☐ Exception(s) apply and a Business Impact Estimate is not required

Mark any exceptions (select all that apply, or none):

- ☒ Ordinance is required for compliance with federal or state law or regulation
- ☐ Ordinance relates to the issuance or refinancing of debt
- ☐ Ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget

Indian Harbour Beach Business Impact Estimate

- ☐ Ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by the city
- ☐ Ordinance is an emergency ordinance
- ☐ Ordinance relates to procurement
- ☐ Ordinance enacted to implement:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare of the city):

Response: **The proposed amendment implements the requirements of SEnate Bill 874 requiring certain local governments to provide for the administrative approval of plats and re-plats that are ready for recording.**

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the city, including the following, if any:

- a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;
- b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and
- c. An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Response: **No direct economic impacts to private, for-profit businesses are anticipated.**

3. Good faith estimate of the number of businesses in the city likely to be impacted by the proposed ordinance:

Response: **None.**

Indian Harbour Beach Business Impact Estimate

7. Additional information the city determines may be useful:

Response: **This proposed ordinance does not impose costs on for-profit businesses in the city.**



CITY COUNCIL
City of Indian Harbour Beach, Florida
Tuesday, May 26, 2026

AGENDA ITEM

Ordinance No. 2026-08: Reasonable accommodation and recovery residences code amendment - public hearing and second reading (action item)

Cost: N/A

Attachments: Ord 2026-08 Reasonable accommodations and certified recovery residences
SB 954
Business Impact Estimate - Ord. 2026-08 reasonable accommodations

Staff Recommendation:

Consider holding a public hearing and adopting Ordinance No. 2026-08 on second reading to comply with applicable law and to include language that establishes a process for reasonable accommodation, including for certified recovery residences.

Background Information:

A “reasonable accommodation” allows individuals with disabilities, as defined by the ADA and Fair Housing Amendments Act, to request changes to land use or zoning rules.

This ordinance adds two new Articles within the Zoning Code:

- Article XXVIII - The proposed “Reasonable Accommodation” language outlines the process for individuals with disabilities to apply for reasonable accommodation, ensuring they have equal access to housing by modifying specific city requirements when appropriate.
- Article XXIX - The proposed “Reasonable Accommodation; Certified Recovery Residences” language is a requirement resulting from a 2025 state law, Senate Bill (SB) 954: Certified Recovery Residences.

Some of the key components of SB 954 that went into effect July 2025:

- A local government must include a process for requesting reasonable accommodation from any local land use regulation;
- A local government must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.;
- A local government must establish a written application process for requesting accommodation;
- A local government is required to date-stamp each application request upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt and allow the applicant 30 days to respond;
- A local government must issue a final written determination on the application within 60 days after receipt. If a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved, unless the parties agree in writing, to a reasonable extension of time;
- A local government will require that the application include basic name and contact information; and
- A local government may not require public hearings beyond the minimum required by law to grant the requested accommodation.

Analysis

SB 954 (2025) requires local governments to create an ordinance that formalizes and regulates reasonable accommodation requests for certified recovery residences regarding land use regulations.

Florida Statutes defines the following:

- “Recovery residence” – a “residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment.”
- “Certified recovery residence” – a “recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.”

The City does not currently identify regulations and standards for a recovery residence. They are certified by the Florida Association of Recovery Residences (FARR), which ensures they meet standards for safety, ethical practices, and recovery-oriented services.

The proposed reasonable accommodation process will be in place to address certified

recovery residences that may request relief from land use regulations such as zoning, setbacks, parking, etc.

In summary, the Ordinance will:

- Define how an applicant makes a reasonable accommodation request;
- Provides that the City Manager shall be the review authority;
- Provides review procedures for the request;
- Provides finding upon which a reasonable accommodation determination is made;
- Provides that a reasonable accommodation is specific to the application for a certified recovery residence at the identified property and does not run with the land;
- Provides that a granted reasonable accommodation may be revoked for cause; and
- Provides that within 60 days of the termination of the use of the property as a certified recovery residence, the reasonable accommodation shall be removed.

Findings of Consistency

The proposed code amendment is consistent and compatible with the adopted Comprehensive Plan and aligns with the goals, objectives, and policies of the City, as well as with Florida Statutes.

Comprehensive Plan Citation	Text	Consistency Rationale
Objective IG-1 and Policy IG-1.2	The City shall review policies of the State, regional entities and Brevard County to ensure conformance of the City's plan with those of these other governments.	The proposed amendment fulfills state law.
Objective H-2	The City shall work with the public and private sectors to assure adequate and affordable housing for the existing population, anticipated population growth, and households with special needs. The measurement of this objective is the adequacy of housing to meet the aforementioned needs and the degree to which the following Policies are implemented.	The code amendment facilitates the timely expansion of public safety infrastructure and directly supports the "public health, safety and welfare" by modernizing essential services.
Objective H-11	The City shall continue to encourage a supply of housing in the City to meet the needs of existing and	The code amendment encourages a housing supply that specifically meets the

	future residents, especially those of lower incomes and/or with special housing needs. The measurement of this objective is the extent to which housing needs are met for the general populace, lower income families and those with special needs, plus the degree to which the following Policies are implemented.	requirements of residents with special housing needs. By codifying a formal procedure for "reasonable accommodations" for certified recovery residences, the City proactively removes potential regulatory barriers for a population recognized under law as having specialized housing requirements.
Objective H-13 and Policies	The City shall continue to encourage equal housing opportunities for all persons regardless of age, sex, race, religion or ethnic background. The measurement of this objective will be the degree to which the following Policies are implemented. Policy H-13.1 In cooperation with areawide agencies, the City shall continue to enforce the local fair housing ordinance. Policy H-13.2 The City shall continue to encourage the private housing development sector to establish positive measures to expand housing opportunities to all segments of the population of the metropolitan area in which Indian Harbour Beach is located.	This code amendment promotes and maintains equal housing opportunities for all people. Establishing a clear administrative pathway for reasonable accommodation requests is a primary mechanism for ensuring that the City's land development regulations uphold federal and local fair housing practices. By formalizing this process, the City fulfills its stated policy to enforce fair housing standards and ensures that protected classes have equitable access to the residential environment.

Business Impact Statement

This item is exempt from requiring a business impact estimate, as the proposed ordinance changes are required to comply with state law. For transparency purposes said form is attached anyway.

On May 6, 2026, the Planning and Zoning Board voted 4-0 to recommend that the City Council approve Ordinance No. 2026-08.

On May 12th, the City Council approved Ordinance No. 2026-08 on first reading.

Staff recommends the City Council adopt Ordinance No. 2026-08 on second reading.

ORDINANCE NO. 2026 - 08

AN ORDINANCE OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA, ESTABLISHING ARTICLE XXVIII, SUPPLEMENTARY DISTRICT REGULATIONS, OF APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY RELATING TO REASONABLE ACCOMMODATIONS TO THE CITY'S ZONING CODE; PROVIDING FOR INTENT, AN APPLICATION PROCESS, REVIEW AND AN REVIEW PROCESS; PROVIDING FOR FINDING MADE BY THE CITY MANAGER IN REGARDS TO AN APPLICATION FOR A REASONABLE ACCOMMODATION; PROVIDING FOR THE DURATION OF A REASONABLE ACCOMMODATION AND OTHER GENERAL PROVISIONS; ESTABLISHING ARTICLE XXIX, SUPPLEMENTARY DISTRICT REGULATIONS, OF APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY RELATING TO REASONABLE ACCOMMODATIONS FOR CERTIFIED RECOVERY RESIDENCES UNDER THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR INTENT, AN APPLICATION PROCESS, REVIEW AND AN REVIEW PROCESS; PROVIDING FOR FINDING MADE BY THE CITY MANAGER IN REGARDS TO AN APPLICATION FOR A REASONABLE ACCOMMODATION; PROVIDING FOR THE DURATION OF A REASONABLE ACCOMMODATION AND OTHER GENERAL PROVISIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, INCORPORATION AND AN EFFECTIVE DATE.

WHEREAS, a "reasonable accommodation" is the method by which an individual with a disability and/or handicap, as those terms are defined with the federal Americans with Disabilities Act of 1990 as amended and/or the federal Fair Housing Amendments Act of 1988, can request a modification or alteration in the application of a specific land use or zoning provision; and

WHEREAS, the proposed accommodation sought by an individual with a disability and/or handicap must be reasonable and necessary to afford such person has equal access to housing; and

WHEREAS, the City of Indian Harbour Beach does not currently have reasonable accommodation procedures that have been codified within the City Code of Ordinances; and

WHEREAS, the proposed "Reasonable Accommodation—Certified Recovery Residences" is a requirement resulting from the recently passed law, Senate Bill (SB) 954: Certified Recovery Residences, which had an effective date of July 2025; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, reviewed this ordinance at its meeting on May 6, 2026, 2026, conducted a public hearing with regard to this ordinance, and found same to be consistent with the City of Indian Harbour Beach Comprehensive Plan; and

WHEREAS, the City Council hereby adopts the findings of the Planning and Zoning Board as its own and finds this ordinance to be in the promotion of the public health, safety, welfare, morals, public order and aesthetics of the community and the region; and

WHEREAS, the City Council finds it to be in the best interests of its citizens to adopt reasonable accommodation procedures that will permit individuals with disabilities to request reasonable accommodations and, where appropriate, based on the facts and law, to receive reasonable accommodations, as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Indian Harbour Beach, Brevard County, Florida that:

SECTION 1: Article XXVIII of Appendix A of the Code of Ordinances of the City is hereby established and shall read as follows:

Appendix A – Zoning

Article XXVIII. Reasonable accommodation.

- (a) Intent. This section implements the policy of the city for the processing of requests for reasonable accommodation to its ordinances, rules, policies, and procedures for persons with disabilities and/or handicaps as provided by the federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHAA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131 et seq.) ("ADA"). For purposes of this section, a "disabled" person is an individual that qualifies as disabled and/or handicapped under the FHAA and/or ADA. Any person who is disabled qualifying for a reasonable accommodation may request a reasonable accommodation with respect to the city's land use or zoning laws as provided by the FHAA and the ADA and to establish relevant criteria to be used when considering such requests. The purpose of a reasonable accommodation is to modify a specific city requirement to ensure an individual with a disability and/or handicap has equal access to housing. This procedure refers to a limited set of applications; this procedure is not for qualified individuals to make aesthetic changes to property or to unnecessarily avoid regulations.
- (b) Application. A request by an applicant for reasonable accommodation under this section shall be made in writing by completion of a reasonable accommodation request form, which form is maintained by (and shall be submitted to) the office of the city manager. The reasonable accommodation form shall contain such questions and requests for information as are necessary for processing the reasonable accommodation request including the following:
- (1) Name, address and telephone number of applicant.
 - (2) Address of subject property.
 - (3) Consent of the owner of the subject property.
 - (4) Current use of the property.
 - (5) Basis for the claim that the applicant is considered disabled qualifying for reasonable accommodation pursuant to the FHAA and/or the ADA.
 - (6) The code provision, regulation or policy from which reasonable accommodation is being requested.
 - (7) Identification of the specific accommodation requested and why the accommodation is necessary to make the subject property accessible to the individual.
- (c) Review authority. The request for reasonable accommodation shall be reviewed by the city manager.
- (d) Review procedures.
- (1) The request for a reasonable accommodation shall be reviewed by the city manager within 45 days of receipt of the completed reasonable accommodation request form.

- (2) Upon receipt of a completed request for reasonable accommodation, the city manager may evaluate the application and request staff to prepare a staff report to address the factors listed in sub-section (e) and recommendation of such conditions as may be determined to be necessary to grant a reasonable accommodation given the context of the application.
- (3) If reasonably necessary to reach a determination on the application for reasonable accommodation, the city manager may request additional information from the applicant, specifying in sufficient detail what information is required. The applicant shall have 15 days after the date of the request for additional information to provide the requested information to the city manager. In the event a request for additional information is made, the city manager shall have an additional 45-day period after the receipt of the additional information to review the application. If the applicant fails to provide the requested additional information within said 15-day period, a written notice will be issued advising that the applicant failed to timely submit the additional information, and therefore the request for reasonable accommodation shall be deemed abandoned and/or withdrawn and no further action by the city with regard to said reasonable accommodation request shall be required.
- (4) In making a determination on the application for reasonable accommodation, the city manager shall consider the application, the staff report, if applicable, and any other relevant evidence concerning the request for a reasonable accommodation.
- (5) A written determination conforming to the decision of the city manager shall be rendered within 15 days of the completed review. Any modification to City Code shall be set forth in the written determination with specificity. The written determination may, in accordance with federal law: (i) grant the accommodation request; (ii) grant a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request; or (iii) deny the request. Any such denial shall be in writing and shall state the grounds for the determination.
- (6) The written determination shall be sent to the applicant to the address set forth on the application.
- (e) *Findings.* The written decision of the city manager on an application for a reasonable accommodation shall be consistent with the FHAA and/or ADA and based on the following factors:
 - (1) Whether the housing, which is the subject of the request, will be used by the individual with a disability qualified for protection under the FHAA and/or ADA. For purposes of this section individuals with disabilities and/or handicapped individual must show: (i) a physical or mental impairment which substantially limits one or more major life activities; (ii) a record of having such impairment; or (iii) that they are regarded as having such impairment.
 - (2) Whether the requested accommodation is reasonable and necessary to provide equal opportunity to the individual with a disability to use and enjoy a dwelling.
 - (3) Whether the requested accommodation would impose an undue financial or administrative burden on the city, in which instance it would not be deemed to be reasonable.
 - (4) Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the city, in which instance it would not be deemed to be reasonable.

- (5) Potential impact on surrounding uses.
- (6) Physical attributes of the property and structures.
- (7) Alternative accommodations which may provide an equivalent level of benefit.
- (f) Duration of reasonable accommodation.
 - (1) A reasonable accommodation is specific to the individual with a disability living at the identified property and does not run with the land unless the written determination also finds that the modification is physically integrated into the structure and cannot be easily removed or altered to comply with the city's zoning regulations.
 - (2) Unless otherwise provided in the written determination, within 60 days of the termination of the tenancy of the individual with the disability, the reasonable accommodation shall be removed.
- (g) Applicable general provisions.
 - (1) An individual with a disability may apply for a reasonable accommodation on his own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by the individual with a disability as a power of attorney.
 - (2) The city shall provide such assistance and accommodation as is required pursuant to FHAA and ADA in connection with a disabled person's request for reasonable accommodation to ensure the process is accessible.
 - (3) In the event that a reasonable accommodation is granted, the applicant shall comply with any and all applicable building and/or engineering permitting processes required by City Code.
 - (4) A reasonable accommodation does not alter an individual's obligation to comply with other applicable federal, state, county or city requirements, rules, regulations, or laws.

SECTION 2: Article XXIX of Appendix A of the Code of Ordinances of the City is hereby established and shall read as follows:

Article XXIX. Reasonable accommodation; certified recovery residences.

- (a) Intent. This section implements the policy of the city for the processing of requests for reasonable accommodations from any land use regulation that serves to prohibit the establishment of a certified recovery residence as that term is defined in F.S. § 392.311, consistent with the federal Fair Housing Amendments Act of 1988 (42 U.S.C. 3601, et seq.) ("FHAA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131 et seq.) ("ADA").
- (b) Application. A request by an applicant for reasonable accommodation under this section shall be made in writing by completion of a reasonable accommodation request form, which form shall be submitted to the office of the city manager. The reasonable accommodation

form shall contain such questions and requests for information as are necessary for processing the reasonable accommodation request including, at minimum, the following:

- (1) Name, address and contact information of the applicant or the applicant's authorized representative.
 - (2) Address and parcel identification number of the subject property.
 - (3) Consent of the owner of the subject property.
 - (4) Current use of the property.
 - (5) A description of the accommodation requested and the specific code provision, regulation or policy from which reasonable accommodation is being requested.
 - (6) Explain how the land use regulation from which the accommodation is sought prohibits the establishment of the certified recovery residence.
- (c) *Review authority.* The request for reasonable accommodation shall be reviewed by the city manager.
- (d) *Review procedures.*
- (1) The application shall be date-stamped upon receipt by the city. If additional information is required, the city manager shall notify the applicant within the first 30 days after receipt of the application specifying in sufficient detail what information is required and the applicant shall have 30 days to respond.
 - (2) If reasonably necessary to reach a determination on the application for reasonable accommodation, the city manager may, within the first 30 days after receipt of the application, request additional information from the applicant, specifying in sufficient detail what information is required. The applicant shall have 30 days after the date of the request for additional information to provide the requested information to the city manager. If the applicant fails to provide the requested additional information within said 30-day period, a written notice will be issued advising that the applicant failed to timely submit the additional information, and therefore the request for reasonable accommodation shall be deemed abandoned and/or withdrawn and no further action by the city with regard to said reasonable accommodation request shall be required.
 - (3) Upon receipt of a completed written application for reasonable accommodation, the city manager may evaluate the application and request staff to prepare a staff report to address the factors listed in sub-section (e) and recommendation of such conditions as may be determined to be necessary to grant a reasonable accommodation given the context of the application.
 - (4) In making a determination on the application for reasonable accommodation, the city manager shall consider the application, the staff report, if applicable, and any other relevant evidence concerning the request for a reasonable accommodation.

- (5) A written determination conforming to the decision of the city manager shall be rendered within 60 days after receipt of a complete application. The written determination must: (i) approve the request in whole or in part, with or without conditions; or (ii) deny the request, and shall state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for reconsideration. If a determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.
- (6) The written determination shall be sent to the applicant to the address set forth on the application.
- (e) Findings. The written decision of the city manager on an application for a reasonable accommodation shall be consistent with F.S. § 397.487 and the FHAA and/or ADA and based on the following factors:

 - (1) Whether the housing, which is the subject of the request, qualifies as a certified recovery residence as defined in F.S. § 397.311.
 - (2) Whether the requested accommodation is reasonable and necessary to enable the establishment of a certified recovery residence.
 - (3) Whether the requested accommodation would impose an undue financial or administrative burden on the city.
 - (4) Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the city, in which instance it would not be deemed to be reasonable.
 - (5) Potential impact on surrounding uses.
 - (6) Physical attributes of the property and structures.
 - (7) Alternative accommodations which may provide an equivalent level of benefit.
- (f) Duration of reasonable accommodation.

 - (1) A reasonable accommodation is specific to the application for a certified recovery residence at the identified property and does not run with the land unless the written determination also finds that the modification is physically integrated into the structure and cannot be easily removed or altered to comply with the city's zoning regulations.
 - (2) A reasonable accommodation granted hereunder may be revoked for cause, including but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required by law, if not reinstated within 180 days.
 - (3) Unless otherwise provided in the written determination, within 60 days of the

termination of the use of the property as a certified recovery residence, the reasonable accommodation shall be removed.

(g) Applicable general provisions.

- (1) An applicant may apply for a reasonable accommodation on his own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by the individual with a disability as a power of attorney.
- (2) The city shall provide such assistance and accommodation as is required pursuant to FHAA and ADA in connection with a request for reasonable accommodation to ensure the process is accessible.
- (3) In the event that a reasonable accommodation is granted, the applicant shall comply with any and all applicable building and/or engineering permitting processes required by this Code.
- (4) A reasonable accommodation does not alter an owner's obligation to comply with other applicable federal, state, county or city requirements, rules, regulations, or laws.

Section 4: Conflicts. Any and all Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflicts.

Section 5: Severability. If any provisions of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this and the provision of this Ordinance are declared severable.

Section 6. The City Clerk is hereby directed to incorporate the provisions of this ordinance into the City's Code of Ordinances.

Section 7: Effective Date. This Ordinance shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA ON THIS ____ DAY OF _____, 2026

CITY OF INDIAN HARBOUR BEACH
BREVARD COUNTY, FLORIDA

Scott Nickle
Mayor

Ordinance No. 2026 – 08 Reasonable accommodations certified recovery residences

ATTEST:

Nikki Gold
City Clerk

First Reading: _____, 2026

Second Reading: _____, 2026

2025954er

1
2 An act relating to certified recovery residences;
3 amending s. 397.487, F.S.; requiring, by a specified
4 date, the governing body of each county or
5 municipality to adopt an ordinance to establish
6 procedures for the review and approval of certified
7 recovery residences; requiring that such ordinance
8 include a process for requesting reasonable
9 accommodations from any local land use regulation that
10 serves to prohibit the establishment of a certified
11 recovery residence; specifying criteria for the
12 ordinance; providing that the ordinance may establish
13 additional requirements for the review and approval of
14 reasonable accommodation requests; requiring that such
15 additional requirements be consistent with federal law
16 and not conflict with the act; prohibiting the
17 ordinance from requiring public hearings beyond the
18 minimum required by law; providing that the ordinance
19 may include provisions for revocation of a granted
20 accommodation for cause, if the accommodation is not
21 reinstated within a specified timeframe; providing
22 construction; amending s. 397.4871, F.S.; providing
23 that the personnel-to-resident ratio for a certified
24 recovery residence must be met only when the residents
25 are at the residence; providing that a certified
26 recovery residence administrator for Level IV
27 certified recovery residences which maintains a
28 specified personnel-to-patient ratio has a limitation
29 on the number of residents it may manage; providing an

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effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (15) and (16) are added to section 397.487, Florida Statutes, to read:

397.487 Voluntary certification of recovery residences.—

(15) (a) By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

(b) At a minimum, the ordinance must:

1. Be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

2. Establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office.

3. Require the local government to date-stamp each application upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond.

4. Require the local government to issue a final written determination on the application within 60 days after receipt of

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59 a completed application. The determination must:

60 a. Approve the request in whole or in part, with or without
61 conditions; or

62 b. Deny the request, stating with specificity the
63 objective, evidence-based reasons for denial and identifying any
64 deficiencies or actions necessary for reconsideration.

65 5. Provide that if a final written determination is not
66 issued within 60 days after receipt of a completed application,
67 the request is deemed approved unless the parties agree in
68 writing to a reasonable extension of time.

69 6. Require that the application include, at a minimum:

70 a. The name and contact information of the applicant or the
71 applicant's authorized representative;

72 b. The property address and parcel identification number;
73 and

74 c. A description of the accommodation requested and the
75 specific regulation or policy from which relief is sought.

76 (c) The ordinance may establish additional requirements for
77 the review or approval of reasonable accommodation requests for
78 establishing a certified recovery residence, provided such
79 requirements are consistent with federal law and do not conflict
80 with this subsection.

81 (d) The ordinance may not require public hearings beyond
82 the minimum required by law to grant the requested
83 accommodation.

84 (e) The ordinance may include provisions for the revocation
85 of a granted accommodation of a certified recovery residence for
86 cause, including, but not limited to, a violation of the
87 conditions of approval or the lapse, revocation, or failure to

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maintain certification or licensure required under this section,
if not reinstated within 180 days.

(f) The ordinance and establishment of a reasonable
accommodation process does not relieve the local government from
its obligations under the Fair Housing Amendments Act of 1988,
42 U.S.C. ss. 3601 et seq., and Title II of the Americans with
Disabilities Act, 42 U.S.C. ss. 12131 et seq. The regulation for
which the applicant is seeking a reasonable accommodation must
not facially discriminate against or otherwise disparately
impact the applicant.

(16) The application of this section does not supersede any
current or future declaration or declaration of condominium
adopted pursuant to chapter 718; any cooperative document
adopted pursuant to chapter 719; or any declaration or
declaration of covenant adopted pursuant to chapter 720.

Section 2. Paragraph (c) of subsection (8) of section
397.4871, Florida Statutes, is amended to read:

397.4871 Recovery residence administrator certification.—

(8)

(c) Notwithstanding paragraph (b), a Level IV certified
recovery residence operating as community housing as defined in
s. 397.311(9), which residence is actively managed by a
certified recovery residence administrator approved for 100
residents under this section and is wholly owned or controlled
by a licensed service provider, may:

1. Actively manage up to 150 residents so long as the
licensed service provider maintains a service provider
personnel-to-patient ratio of 1 to 8 and maintains onsite
supervision at the residence during times when residents are at

2025954er

the residence ~~24 hours a day, 7 days a week,~~ with a personnel-
to-resident ratio of 1 to 10.

2. Actively manage up to 300 residents, so long as the
licensed service provider maintains a service provider
personnel-to-patient ratio of 1 to 8 and maintains onsite
supervision at the residence during times when residents are at
the residence with a personnel-to-resident ratio of 1 to 6.

A certified recovery residence administrator who has been
removed by a certified recovery residence due to termination,
resignation, or any other reason may not continue to actively
manage more than 50 residents for another service provider or
certified recovery residence without being approved by the
credentialing entity.

Section 3. This act shall take effect July 1, 2025.

Indian Harbour Beach Business Impact Estimate

This estimate shall be posted on the City's website no later than the date the required notice is published in accordance with F.S. 166.041(3)(a).

Proposed ordinance's title/reference:

ORDINANCE NO. 2026 – 08

AN ORDINANCE OF THE CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA, ESTABLISHING ARTICLE XXVIII, SUPPLEMENTARY DISTRICT REGULATIONS, OF APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY RELATING TO REASONABLE ACCOMMODATIONS TO THE CITY'S ZONING CODE; PROVIDING FOR INTENT, AN APPLICATION PROCESS, REVIEW AND AN REVIEW PROCESS; PROVIDING FOR FINDING MADE BY THE CITY MANAGER IN REGARDS TO AN APPLICATION FOR A REASONABLE ACCOMMODATION; PROVIDING FOR THE DURATION OF A REASONABLE ACCOMMODATION AND OTHER GENERAL PROVISIONS; ESTABLISHING ARTICLE XXIX, SUPPLEMENTARY DISTRICT REGULATIONS, OF APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY RELATING TO REASONABLE ACCOMMODATIONS AND FOR CERTIFIED RECOVERY RESIDENCES UNDER THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR INTENT, AN APPLICATION PROCESS, REVIEW AND AN REVIEW PROCESS; PROVIDING FOR FINDING MADE BY THE CITY MANAGER IN REGARDS TO AN APPLICATION FOR A REASONABLE ACCOMMODATION; PROVIDING FOR THE DURATION OF A REASONABLE ACCOMMODATION AND OTHER GENERAL PROVISIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, INCORPORATION AND AN EFFECTIVE DATE.

In accordance with F.S. 166.041(4)(c) and related to the above proposed ordinance and a requirement for a Business Impact Estimate (select one):

- ☐ No exceptions apply, see Business Impact Estimate below
- ☐ Exception(s) apply, however, the city has completed a Business Impact Estimate below to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance
- ☐ Exception(s) apply and a Business Impact Estimate is not required

Mark any exceptions (select all that apply, or none):

- ☒ Ordinance is required for compliance with federal or state law or regulation
- ☐ Ordinance relates to the issuance or refinancing of debt
- ☐ Ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget
- ☐ Ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by the city

Indian Harbour Beach Business Impact Estimate

- ☐ Ordinance is an emergency ordinance
- ☐ Ordinance relates to procurement
- ☐ Ordinance enacted to implement:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare of the city):

Response: **The proposed amendment implements the requirements of Senate Bill 954, requiring certain local governments to provide for adopt language that allows a process for reasonable accommodation, including for certified recovery residences.**

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the city, including the following, if any:

- a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;
- b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and
- c. An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Response: **No direct economic impacts to private, for-profit businesses are anticipated.**

3. Good faith estimate of the number of businesses in the city likely to be impacted by the proposed ordinance:

Response: **None.**

Indian Harbour Beach Business Impact Estimate

7. Additional information the city determines may be useful:

Response: This proposed ordinance does not impose costs on for-profit businesses in the city.



CITY COUNCIL
City of Indian Harbour Beach, Florida
Tuesday, May 26, 2026

AGENDA ITEM

Tree Preservation Board re-appointments (action item)

Cost: N/A

Attachments: None

Staff Recommendation:

Consider re-appointing Mr. Adam Lucey and Mr. Paul Oliveri to a voting membership position on the Tree Preservation Board with a term expiring on March 11, 2029.

Background Information:

The current membership of the IHB Tree Preservation Board includes:

Voting Members	Term Expiration Date
Leigh McElroy	3/11/2028
Anastasia Doshna	3/11/2027
Beth Mahoney	3/11/2027
Paul Oliveri	3/11/2026
Adam Lucey	3/11/2026

Alternate Members

Jalena Salonina	N/A
Joanna Auter	N/A

Mr. Lucey and Mr. Oliveri are willing to continue serving on the Tree Preservation Board. Staff recommends that the City Council re-appoint Mr. Lucey and Mr. Oliveri as voting members for a three-year term nunc pro tunc from March 12, 2026, through March 11, 2029.G



CITY COUNCIL
City of Indian Harbour Beach, Florida
Tuesday, May 26, 2026

AGENDA ITEM

Authorization to pursue grant funding for additional positions in the Fire Department

Cost: \$113,341 in year one and \$495,403 in year four

Attachments: None

Staff Recommendation:

Consider authorizing staff to apply for a multi-year staffing grant in the Fire Department.

Background Information:

Staff requests the opportunity to seek federal funding to assist the City of Indian Harbour Beach with hiring of five full-time, 24-hour firefighting staff through the Federal Emergency Management Agency's (FEMA) Assistance to Firefighters Grants Program.

The purpose of the Staffing for Adequate Fire and Emergency Response (SAFER) Program is to provide funding directly to fire departments and volunteer firefighter interest organizations to assist with increasing the number of firefighters to help communities meet industry minimum standards, to attain 24-hour staffing to provide adequate protection from fire and fire-related hazards, and to fulfill traditional missions of fire departments. Using a competitive process informed by fire service subject-matter experts, grants for both activities are awarded to applicants whose requests best address the SAFER Program's priorities.

The objectives/priorities of the SAFER Program are to provide funding to communities so they may:

- Increase the number of firefighters to meet industry minimum standards;
- Increase the number of trained personnel assembled at the incident scene;
- Attain 24-hour staffing to improve deployment capabilities; and
- Fulfill traditional missions of fire departments (respond to emergencies and provide

adequate fire protection from fire and fire-related hazards).

The federal funding provided will require an escalating cost share of 25% in the first and second year, and 65% in the third year, with the agency funding new staffing at 100% in year four of the program, as illustrated below:

	Year 1	Year 2	Year 3	Year 4
Grant share	340,023	350,224	168,341	-
City Share	113,341	116,741	312,633	495,403
5 Firefighters/EMTs	453,364	466,965	480,974	495,403

Of note, the five additional positions were included in the Preliminary FY27-31 Financial Model and Capital Improve Plan but listed as “unfunded.” The City Council, however, on April 28, 2026, reached consensus for staff to include the cost of a non-ad valorem fire assessment program feasibility study in the FY27 Proposed Budget. If approved, the non-ad valorem fire assessment fee receipts would cover the cost of the additional positions and the remaining Fire Department operating expenses.

Fire Chief Lewis will be available at the meeting to answer any questions regarding this initiative.

Staff requests direction on this matter.



CITY COUNCIL
City of Indian Harbour Beach, Florida
Tuesday, May 26, 2026

AGENDA ITEM

Disposal of fixed assets (action item)

Cost: TBD

Attachments: PW 2003 Ford Expedition form
Finance printer form
PW mower form
Rec soda machine form

Staff Recommendation:

Consider determining that the continued use of the 2003 Ford Expedition, desktop printer, lawn mower, and vending machine is uneconomical, inefficient, and serves no useful function; therefore, the best option for the City would be to declare said fixed assets as surplus and authorize disposal.

Background Information:

Staff requests authorization from the City Council to dispose of the following items that have exceeded their useful economic lifespan:

- 2003 Ford Expedition (Public Works)
- Desktop printer (Finance)
- Lawn mower (Public Works)
- Vending Machine (Recreation – located at City Hall)

Hence, staff recommends that the City Council find the continued use of the 2003 Ford Expedition, printer, lawn mower, and vending machine to be uneconomical, inefficient, and serving no useful function, and that the City Council declare the said fixed assets as surplus and authorize their disposal.



CITY OF INDIAN HARBOUR BEACH
CAPITAL ASSET TRANSFERS/DISPOSALS

TRANSFERS

Asset ID #: _____

Description: _____

Current Department: 1900 2100 2200 2400 4100 7200

New Department: 1900 2100 2200 2400 4100 7200

New Location: _____

Authorizing Signature

Date

DISPOSED ITEM

Asset ID #: 4011 **Dept:** 4100 **Loc:** PW Compound

Description: 2003 Ford Expedition

Disposition Information: VIN: 1FMPU15L73LB31839



Department Head



Date

City Manager

Date

Comptroller's Office

Original Cost: _____

Fund Source: _____

Book Value: _____

Accumulated Depreciation: _____



CITY OF INDIAN HARBOUR BEACH
CAPITAL ASSET TRANSFERS/DISPOSALS

TRANSFERS

Asset ID #: _____

Description: _____

Current Department: 1900 2100 2200 2400 4100 7200

New Department: 1900 2100 2200 2400 4100 7200

New Location: _____

Authorizing Signature

PROPERTY OF
CITY OF
INDIAN HARBOUR BEACH

004515

DISPOSED ITEM

Asset ID #: 4515

Dept: 1900

Loc: Finance Asst
Comptroller

Description: HP Printer

Disposition Information: _____

A. DeB

Department Head

5/11/26

Date

City Manager

Date

Comptroller's Office

Original Cost: _____

Fund Source: _____

Book Value: _____

Accumulated Depreciation: _____



CITY OF INDIAN HARBOUR BEACH
CAPITAL ASSET TRANSFERS/DISPOSALS

TRANSFERS

Asset ID #: _____

Description: _____

Current Department: 1900 2100 2200 2400 4100 7200

New Department: 1900 2100 2200 2400 4100 7200

New Location: _____

DISPOSED ITEM

Asset ID #: 004644 Dept: PW Loc: PWCOM

Description: COMMERCIAL RIDING MOWER - HUSTLER - FASTRAK SDX (48 INCH)
(ZERO-TURN)

Disposition Information: MODEL # 940411 SERIAL # 21033715

Authorizing Signature

04-17-26

Date

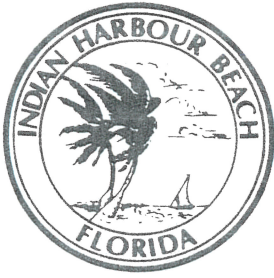
Comptroller's Office

Original Cost: _____

Fund Source: _____

Book Value: _____

Accumulated Depreciation: _____



Sent via Scan

CITY OF INDIAN HARBOUR BEACH
CAPITAL ASSET TRANSFERS/DISPOSALS

TRANSFERS

Asset ID #: _____

Description: _____

Current Department: 1900 2100 2200 2400 4100 7200

New Department: 1900 2100 2200 2400 4100 7200

New Location: _____

Authorizing Signature

Date

DISPOSED ITEM

Asset ID #: 4572

Dept: Recreation
~~CITY~~

Loc: City Hall
downstairs

Description: Soda machine from city hall

Disposition Information: Stopped Cooling; Todd Disposed

Kcusmano
Department Head

5.13.26
Date

City Manager

Date

Comptroller's Office

Original Cost: _____

Fund Source: _____

Book Value: _____

Accumulated Depreciation: _____