

ARGYLE BOARD OF FIRE COMMISSIONERS
ARGYLE FIRE DISTRICT
P.O. BOX 61
ARGYLE, FLORIDA 32422

Steve Richardson, Chairman
Jeffery Talbert, Vice-Chairman
Larry Standland, Sec / Treas

Lynn Touchton
Kenneth S. Cromartie
Georgie Locklear Day,
Bookkeeper

MINUTES OF SPECIAL CALLED BOARD MEETING
June 30, 2026

Meeting called to order at 6PM by Chairman Steve Richardson. Others present Larry Standland, Jeff Talbert, Lynn Touchton, Scott Cromartie, Deputy Chief Charlie Day, and Chief Jonathan Day.

Public comment –

Charlie Day presented written response to Impact fee application. (See copy).
(Deputy Chief Charlie Day and Chief Jonathan Day left meeting).

Video conference with Shawn Ocasio with Raftelis. He explained parameters of the study.

Resolution 2026-004 presented for review. Application to pay impact fee removed.
Motion by Jeff Talbert, second by Lynn Touchton, to adopt Resolution 2026-004. Carries.

Enclosed:

Copy of agenda.
Copy of ad ran in newspaper.
Copy of ad posted in Argyle Post Office.
Copy of ad from newspaper - June 17, 2026.
Copy of ad from newspaper – June 24, 2026.

Meeting adjourned by Chairman. 6:55 PM

Minutes of this meeting recorded by Larry Standland, Sec / Treas.

ARGYLE FIRE DISTRICT

67 Fire Department Avenue
PO BOX 61 Argyle, FL 32422
(850) 892-4702
(850) 892-4703 FAX



1. **Call to Order**
2. **Public
Comments**
3. **Increasing
Impact Fees**
4. **Adjournment**

**Special Meeting Agenda
Tuesday, June 30th, 2026
6:00PM**

The Argyle Fire District "Impact Fee Process".

This is the process the impact fee application goes thru since the time the Impact Fee was created.

1. An inquiry about an impact fee is received by email ,text message or phone.
Phone 850-419-2426 or email argylefd99@gmail.com
2. If a property parcel number is not included or received, one is requested.
3. When the parcel number is received , the Walton County Property Appraisers office website is accessed to see if the property is located within the District. If it is not , the requester is notified to seek elsewhere for their impact fee.
4. If it is located within the District, they are sent an "Impact Fee Application"
With instructions to fill it out and return it,
5. When the Application is returned, the Walton County Property Appraisers website is accessed again and the Appraisers information is printed and attached to the application. The reason behind this step is to look at the aerial map to see if the property has any other buildings on it, where they are located , and is the District getting the correct non ad valorem assessment. Also is a physical visit needed to see if a fire truck is able to access to property, where is the closest water source or if there is any other concerns the Responders may have,
6. Then the Requesters are contacted and notified of the amount of the Impact Fee, a time to meet will be set and the location , 67 fire Dept Ave, Station 91,
7. At the meeting , The payment is accepted , a numbered receipt is given, copies are made for both parties , of the receipt , application and payment check if there is one. In this step, The reasons for meeting in person ,
 - A. majority of the people we meet are angry , upset with the planning and building department already , We try to talk with them explaining the Districts side of what they are going thru is not us
 - B. Explain to the people what the Impact Fee will be spent on , Capital Expenses only,
 - C. The District is audited yearly and the audit is on the website for the public to see,
 - D. To inquire if they may be interested in Volunteering with us,
 - E. To answer any questions they may have and to tell them about the services we provide,
8. Then the paper work is filed and the funds deposited.

It has come to my attention that this process regarding the Argyle Fire District Impact Fee Application and its process may change in an extreme and abrupt manner!

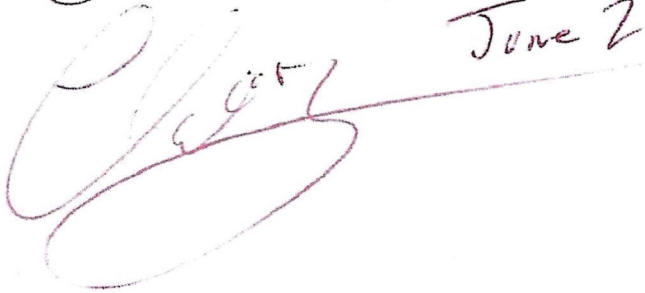
1. Is there a problem with the way it has been done since its inception?
2. Is there a problem with this procedure?
3. Why does it need to change?
4. Has there been any complaints with Me, the one that has done 98% Of the applications since the inception of the Impact Fee ?
5. Is the direction of the District working towards being a faceless entity With little regard or empathy for the public we serve?
6. When most people I meet with are already frustrated and fed-up with The system Walton County has in place , And your wanting to MAIL them A receipt when the process is already too long?
7. Why hasn't any member of the Argyle Fire District Commissioners approached Me and ask if I still wanted to continue doing It? And doing it for FREE? It Feels Like A Slap In The Face!
8. The new application asks the public to call 850-892-4702 , which is the office Number. Who's going to answer it when Chief is out on a call or meeting? Or is it the intent of the District for the Chief to be kicked out of his office since we don't have An office for someone else? What is wrong with the way contact is made for the impact fee application and info?
9. There is no place for notes on the application. What is the reasoning behind this?
10. Also the .Gov email address, why change if the email I use now works for me? Unless I am to be eliminated?

It is hard enough for the Fire District to keep and build on a positive Public Opinion.

With a very large increase in the proposed impact fee and the added frustration of dealing with a faceless bureaucratic entity that our local citizens "that we serve" will have to deal with , will not help the District's public support when the District will certainly need in the future!

Charles Day

June 26 2026

A large, stylized handwritten signature in dark ink, likely belonging to Charles Day, written over a horizontal line.

ARGYLE FIRE DISTRICT

67 Fire Department Avenue
PO BOX 61 Argyle, FL 32422
(850) 892-4702
(850) 892-4703 FAX



IMPACT FEE APPLICATION

Date: _____

Applicant ☐ Owner ☐ Contractor

Applicant name: _____

Phone number: _____

Email address: _____

Physical address: _____

Parcel number: _____

Type of application: ☐ Residential ☐ Non-residential

Total square footage: _____

Signature: _____

Applicants will need to submit a completed Argyle Fire District Impact Fee Application and a copy of the completed Walton County Application for Building Permit.

Packet must be mailed (Argyle Fire District, Attn.: Impact Fee, PO Box 61 Argyle, FL 32422) or emailed (admin@argylefiredistrictfl.gov, Subject: Impact Fee) before payment will be accepted.

Incomplete applications will be rejected and returned to sender.

Applicant will be notified of the total impact fee due by phone or email.

Payments are currently by check only and can be mailed (Argyle Fire District, Attn.: Impact Fee, PO Box 61 Argyle, FL 32422) or dropped off by appointment only (to set up appointment, email: admin@argylefiredistrictfl.gov or call: 850-892-4702)

Impact fee receipt will be emailed to applicant

AFD USE ONLY:

Date application received: _____

Received by: _____

Impact fee owed: \$ _____

Date payment received: _____

AFD signature: _____

*No place for
Notes*

RESOLUTION

2026-004

IMPACT FEES

A RESOLUTION OF THE BOARD OF FIRE COMMISSIONERS OF THE ARGYLE FIRE DISTRICT REVISING THE PREVIOUSLY ESTABLISHED IMPACT FEES PURSUANT TO THE CHARTER OF THE DISTRICT AND SETTING RATES AND CHARGES FOR SAME AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the ARGYLE FIRE DISTRICT ("District") is an independent special fire and rescue service district under Chapter 191, Florida Statutes; and

WHEREAS, section 191.0009(4), Florida Statutes, authorizes the District to establish a schedule of impact fees on all new construction, both residential and commercial (referred to within this Resolution as non-residential), within the geographic boundaries of the District to pay for the cost of new capital facilities and equipment required to accommodate such growth; and

WHEREAS, the District-imposed impact fees cannot be used to fund existing deficiencies, if any, in service-related capital needs of the District unrelated to growth and new construction or to pay for any operating costs; and

WHEREAS, the Board of Fire Commissioners of the District did on the August 9, 2021, adopt Resolution 2021-01 establishing such impact fees to meet the growing demands for facilities and equipment within the geographic boundaries of the; and

WHEREAS, the District continues to experience growth and development within its boundaries, creating a proportionate additional burden on its assets and requiring the District to expend funds on capital facilities in a proportionate amount to service new construction; and

WHEREAS, the District has undertaken a study, prepared by Raftelis Financial Consultants, Inc. ("Raftelis"), to review its existing impact fees, and has calculated an increased rate to fairly assess new construction to address the additional burdens on existing District assets created by the new construction. The study also documents the District's study regarding extraordinary circumstances that justify and support the need to implement impact fee increases which exceed the statutory phase-in limitations for such fire district impact fees; and

WHEREAS, based on the demonstrated-need study, the Board finds that there are extraordinary circumstances that necessitate the District's need to exceed the statutory impact fee phase-in limitations; and

WHEREAS, the District held two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the statutory phase-in limitations on May 28, 2026 and June 4, 2026; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF FIRE COMMISSIONERS OF THE ARGYLE FIRE DISTRICT, NAVARRE, FLORIDA AS FOLLOWS:

Section 1. Authority. The enactment of this Resolution is authorized by Florida law and the District's Charter.

Section 2. Adoption of Impact Fee Study. The Board of Fire Commissioners of the District, hereby adopts and incorporates by referenced the study entitled "Argyle Fire District Fire Impact Fee Study" prepared by Raftelis and dated June 23, 2026. The District adopts the assumptions,

conclusions and findings in such study as to the allocation of anticipated costs of capital improvements and additions to the capital facilities between those costs required to accommodate existing development and those costs required by growth. The District also adopts its findings of extraordinary circumstances that justify and support the need to implement impact fee increases which exceed the statutory phase-in limitations for such fire district impact fees.

Section 3. Proportionality. The Board of Fire Commissioners of the District finds that the impact fees adopted in this Resolution are proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities for the District and the increased impact generated by the new residential or non-residential construction in the District. The Board further finds that that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditure of the funds collected and the benefits accruing to the new residential or non-residential construction in the District.

Section 4. Resolution Amended. Resolution 2021-01, is hereby amended to establish new definitions and impact fee rates based upon extraordinary circumstances as authorized by section 163.31801(6)(g), Florida Statutes, as follows:

Impact Fee Schedule			
<i>“Square Foot”</i> means total square footage (“TSF”), which is calculated by length times width of each floor then totaling the square footage of each floor for TSF.			
Consistent with section 163.31801(5)(g)(2), Florida Statutes, this amendment to fees will be phased in in two equal annual increments in 2026 and 2027 to reach the total fees shown below.			
Residential Impact Fees per Unit by Square Foot			
	Single Family Per Unit	Multiple Family Per Unit	Mobile Home Per Unit
1,100 Sq ft or Less	\$239.00	\$239.00	\$239.00
1,101 to 1,500 Sq. ft.	\$403.00	\$403.00	\$403.00
1,501 to 2,300 Sq. ft.	\$572.00	\$572.00	\$572.00
2,301 Sq. ft. or Greater	\$658.00	\$658.00	\$658.00
Non-residential Impact Fees per 1,000 Square Foot			
All Categories per 1,000 Sq. ft.	\$780.00		

Section 5. Accounting and Administrative Charges. As required by section 163.31801(4)(b), Florida Statutes, the accounting of the Impact Fee revenues and expenditures are provided for and reported in a separate and segregated special revenue fund entitled Argyle Fire District Impact Fee Fund. Any administrative costs to collect the Impact Fees are limited to actual costs. The District will use the impact fees collected to acquire, construct, or improve capital facilities, which will benefit the new users in the District.

Section 6. Impact Fee Application. The Board directs the District to amend the application if and when the District adds the ability to accept electronic payments or other changes are needed.

Section 7. Severability. The Provisions of this Resolution are declared to be separable and if any section, sentence, clause or phrase of this Resolution shall for any reason be held to be invalid or

unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Resolution but they shall remain in effect, it being the intent that this Resolution shall remain valid notwithstanding the invalidity of any part.

Section 8. Effective Date. The new impact fees adopted under this Resolution shall become effective on October 1, 2026 for the first equal annual increment and the second equal annual increment shall become effective on October 2, 2026. The impact fee will not be collected prior to the date of the issuance of the building permit for the property that is subject to the fee. The Resolution shall remain in full force and effect until supplemented, amended, or modified by the Board of Fire Commissioners of the ARGYLE FIRE DISTRICT, Argyle, Florida.

DULY ADOPTED this 30th day of June 2026.

Argyle Fire District Board of Fire Commissioners
Argyle, Florida

A handwritten signature in cursive script, appearing to read "Steve Richardson", written over a horizontal line.

Steve Richardson, Chair

Attest:

A handwritten signature in cursive script, appearing to read "Larry Standland", written over a horizontal line.

Larry Standland, Secretary/Treasurer

The Argyle Fire District Board of Commissioners will hold a special meeting to take action regarding increasing impact fees. The special meeting will be held on June 30, 2026 at Station 91, 67 Fire Department Avenue, Argyle, FL, 32422 and will start at 6 pm.

Anyone appealing a decision of the Board will need a record of the proceedings and should arrange for a transcript as stated in section 286.0105, F.S.

For disability accommodations related to attending a District meeting, please call 850-892-4702 at least 48 hours before the meeting.

For billing:

Argyle Fire District
67 Fire Department Avenue
DeFuniak Springs, FL 32435

or

Argyle Fire District
PO Box 61
Argyle, FL 32422

**Please run this add the weeks of
the 15th and 22nd of June.**

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Argyle, FL 32422

Argyle Post Office