



**AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, APRIL 9, 2025
5:30 PM
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
 - A) A. City Council Question & Answer Session to be held at Regular Council Meeting on April 21, 2025 at 6PM for Harborwalk Village, Ph. II.**
- 3. APPROVAL OF MINUTES**
 - A) March 12, 2025 Minutes**
- 4. CURRENT BUSINESS**
 - A) Development and City Projects Update**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) John Stephens**
 - * Annual Report**
 - * Work Plans Update**
 - Crime Update- OCSO**
 - B) Lance Johnson**
 - C) Casey Jones**
 - D) Guy Tadlock**
 - Stahlman Ave Intersection Update**
 - E) Jim Green**
 - F) James Howard**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: May 14, 2025**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a

record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
MARCH 12, 2025 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

The Harbor Community Redevelopment Agency Advisory Committee meeting was called to order by Chairman Stephens in the Destin City Hall Annex Council Chambers at 5:30 p.m., on March 12, 2025, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present

John Stephens
Casey Jones
Guy Tadlock
Lance Johnson

Staff Present

Kim Montgomery Deputy City Clerk
Daniel Butler Principal Planner
Krystal Strickland Finance Director
Kyle Bauman Special Projects Counsel

3. AGENDA APPROVAL:

Motion to approve the agenda by Committee member Johnson, with Committee member Jones providing the second.

4. MINUTES FOR APPROVAL: February 12, 2025 Minutes

Motion by Committee member Jones, seconded by Committee member Tadlock the members approved the minutes of the February 12, 2025, meeting as written with a 4-0 vote.

5. NEW BUSINESS:

A) Sunshine Law – Kyle Bauman

➤ **Code of Ethics:**

- Avoid conflicts of interest; when in doubt, consult city attorney or staff.
- Sunshine Law: All discussions between board members related to board business must occur in public meetings.
- Public Records Law: All communication (emails, texts, etc.) on city-related matters is subject to public records.
- Robert's Rules of Order: Used as a guideline to run meetings, but not mandatory; however, it does help maintain order.

B) Long Term Financials – Krystal Strickland

- CRA committed \$4M to undergrounding of utilities.
- CRA will need General Fund assistance for debt service payments until ~ 2028.
 - Short term \$500K is kept in the account to make payments until the cash flow starts.
- County matches city CRA contribution 1:1 (e.g., \$557K in FY25=\$1.1M).

- The 557K came from a 2003 estimated millage rate and property value increase
- Harbor CRA projected to accumulate \$11.6M by 2043.
- Staff encourages the members to pursue grants and collaborative improvements despite short-term funding limits.

C) Development and City Projects Update – Daniel Butler

Principal Planner Daniel Butler provided the members with the following:

- Initial Phase of the Underground utility work has begun (Bridge to Airport Road segment).
- Several phases are planned; sequencing of future phases is to be determined.
- Ongoing issues with utility strikes by third-party utilities such as Gigapower and Live Oak, which is separate fiber optic installation work being done and is not associated with the undergrounding of the utilities.
 - Staff has met with them to address and try to rectify the problems they're causing.
 - Contacts shared:
 - **Code Compliance:** 850-837-4242
 - **Live Oak Support:** 1-888-454-8362
 - **Gigapower Email:** info@gigapower.com
 - Restoration of any damaged property is expected from contractors, enforcement via code compliance.
- Emerald Grande (Baby Grande):
 - The developer holds a vested development order but must submit for a Minor Development Order to undergo compliance review with the City Council to ensure that the proposed project complies with the codes when passed, and if they are planning anything otherwise, it would have to be consistent with that approval process as well.
 - Two public hearings will be required.
 - First compliance review tentatively set for **April 21st**.

6. COMMITTEE MEMBER COMMENTS:

➤ **Chairman Stephens** – Request staff to invite the Sheriff’s Office to attend an upcoming meeting to discuss crime & safety in the Harbor District. Will discuss additional work plan ideas with Councilwoman Trammell’s presentation next month.

➤ **Committee member Johnson** – Expressed appreciation to Krystal and city staff for financial clarifications and transparency for the Harbor CRA-AC Financials.

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:15 PM.

Adopted and approved this _____ day of _____ 2025.

John Stephens, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: April 9, 2025

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.A.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Kimberly Kopp, City Attorney
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

DATE: April 4, 2025

SUBJECT: Development and City Projects Update

I. BACKGROUND: This report includes updates on the Development Projects in the Harbor Community Redevelopment Area and active City Projects. Provided is the list of projects which are approved or currently under review.

II. DISCUSSION: Below are the development and City projects within the Harbor CRA from the month of March.

I. Development Projects

Under Review

Project: Captain Royal Melvin Park – Sidewalk Improvements (DEV-001532-2025)

Project Location: 206 Harbor Blvd. **Parcel ID:** 00-2S-22-0630-0000-07G1

Status: TRC Complete – City Council Discussion scheduled for April 7, 2025.

Minor Development Order - Remove existing 5' wide sidewalk and construct 10' wide sidewalk across road frontage, remove driveway cut on Harbor Blvd. at park and relocate bike rack at Captain Royal Melvin Park.

Project: Cross Town Connector (SUB-001448-2024)

Project Location: 209 Beach Drive. **Parcel ID:** 00-2S-22-0000-0009-0000

Status: Preliminary Plat has been approved. Awaiting Final Plat approval – scheduled for April 7, 2025.

Major Subdivision – The proposed project consists of the completion of the final leg of the Destin Cross Town Connector which includes the establishment of the ROW and associated areas.

Approved Projects

Project: Cross Town Connector (DEV-001449-2024)

Project Location: 209 Beach Drive. **Parcel ID:** 00-2S-22-0000-0009-0000

Status: APPROVED. DO-25-05 ISSUED.

Major Development Order – The proposed project consists of the completion of the final leg of the Destin Cross Town Connector which includes the establishment of the ROW and associated areas.

Project: Alice Destin (DEV-001408-2024)

Project Location: 104, 105, & 109 Calhoun Ave. & 105 Sibert Ave. **Parcel IDs:** 00-2S-22-0630-0000-1240, 00-2S-22-0310-000D-0020, 00-2S-22-0310-000D-002A.

Status: APPROVED. DO-25-06.

Minor Deviation to a Minor Development Order – Development includes proposed renovations and additions to the existing structure to create a special event (wedding) venue, as well as parking lot updates to include ADA, the construction of an accessory parking lot and stormwater retention area to support the proposed development and existing docking facility, pedestrian infrastructure upgrades, and the associated site infrastructure.

II. City Projects:

Cross-Town Connector (Beach to Benning)

Status: APPROVED. DO-25-05 ISSUED. Under Construction

This is the final segment of the overall Cross-Town Connector to provide a secondary East-West corridor through the City of Destin and provide pedestrian pathway connectivity between the east and west sides of the City.

City of Destin Zerbe/Calhoun Pedestrian Boardwalk Project Phase II (Boardwalk Under the Bridge) & Stahlman Avenue Project Development and Environmental (PD&E) Study

Status: Working on a new contract with Baskerville Donovan, Inc.

A.K.A., Boardwalk Under the Bridge, this project will provide pedestrian crossing of US Highway 98 under Marler Bridge for safe pedestrian access between the Harbor Boardwalk and City parking.

Clement Taylor Park Improvements. Project Location: 131 Calhoun Ave

Status: Under Construction.

This project will include new restrooms, parking lot improvements and enhanced pedestrian access improvements.

Sibert Ave Parking Lot Improvements. Project Location: 108 Sibert Ave

Status: Suspended due to Town Center study.

Parking Lot Improvements on the parcel. Approximately 35 parking spaces added to the parking lot.

Hwy 98 at Stahlman Ave Signalization Project

Status: On FDOT's 5-Year PD&E Plan

This project will focus on safety of the intersection for both vehicles and pedestrians alike.

Hwy 98 Project Development and Environmental (PD&E) Study – Airport Rd to Marler Bridge.

Status: On FDOT's 5-year PD&E Plan

The PD&E Study will look at FDOT's role in congestion mitigation of US Highway 98 between Airport Road and the Marler Bridge.

Hwy 98 Project Development and Environmental (PD&E) Study – Marler Bridge and approaches.

Status: On FDOT's 5-year PD&E Plan

The PD&E Study will look at FDOT's role in the replacement of the Marler Bridge.

Cross Town Connector Wayside Trail – Will span from Benning Dr eastward to Beach Dr

Status: Under Construction.

This project will provide workout nodes, playgrounds, and dog parks throughout the span of the park.

Library Employee Parking – 150 Sibert Avenue

Status: Under Construction.

This project will provide additional parking for employees, freeing up space in the primary parking lot for visitors to the library.

Utility Undergrounding – Marler Bridge to Airport Road

Status: Under Construction.

This project will provide underground utility infrastructure.

Sidewalk Replacement – 206 Harbor Boulevard – Captain Royal Melvin Park

Status: Under Design / Permitting. DO Under Review.

This project will provide underground utility infrastructure.

As the Development Projects and City Projects are under review, staff will continue to provide updates to the Harbor CRA at their monthly meetings.

A. Link to Strategic Goals / Objectives: N/A

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): N/A

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: Informational Only Item

IV. RECOMMENDED MOTION:

Attachments:

1. City Projects March 2025

2. Development
Projects March 2025



City Projects March 2025

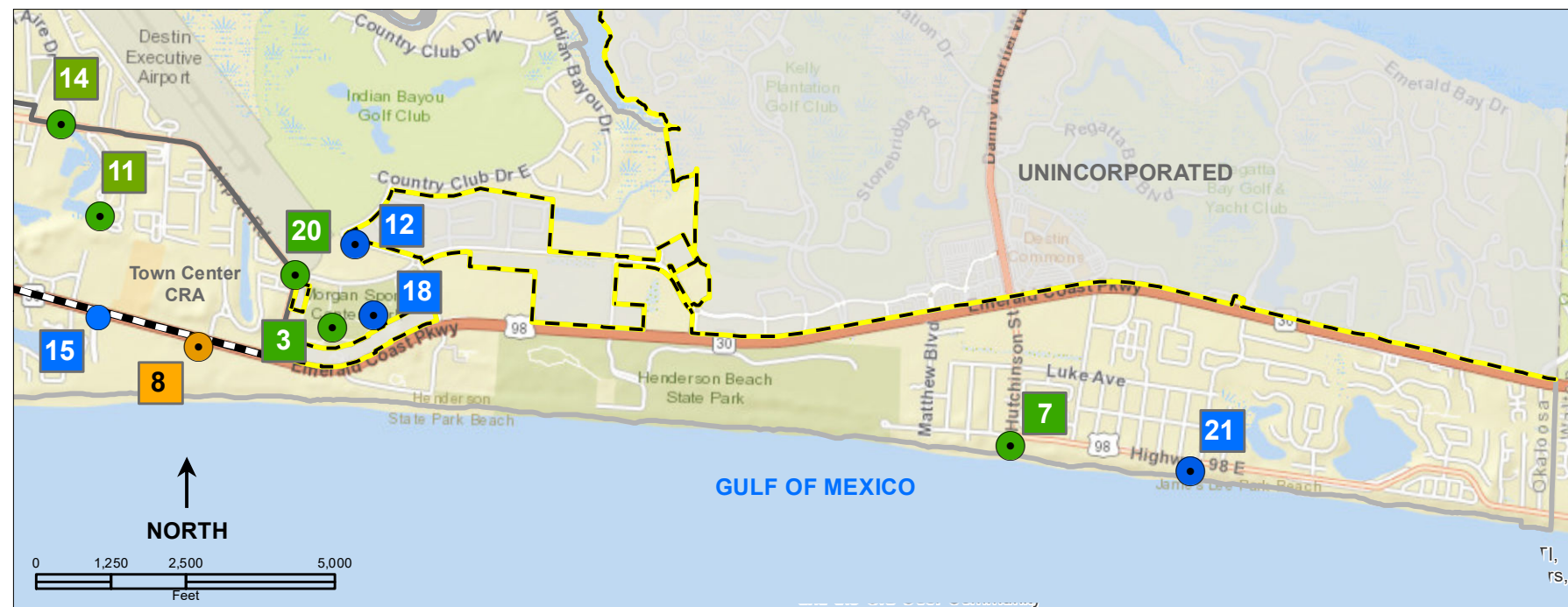
LEGEND

- Under Design/Permitting
- Other Projects
- Under Construction
- (PD&E) Study Hwy. 98 Airport Rd. to include the Marler Bridge.
- City Limit Line



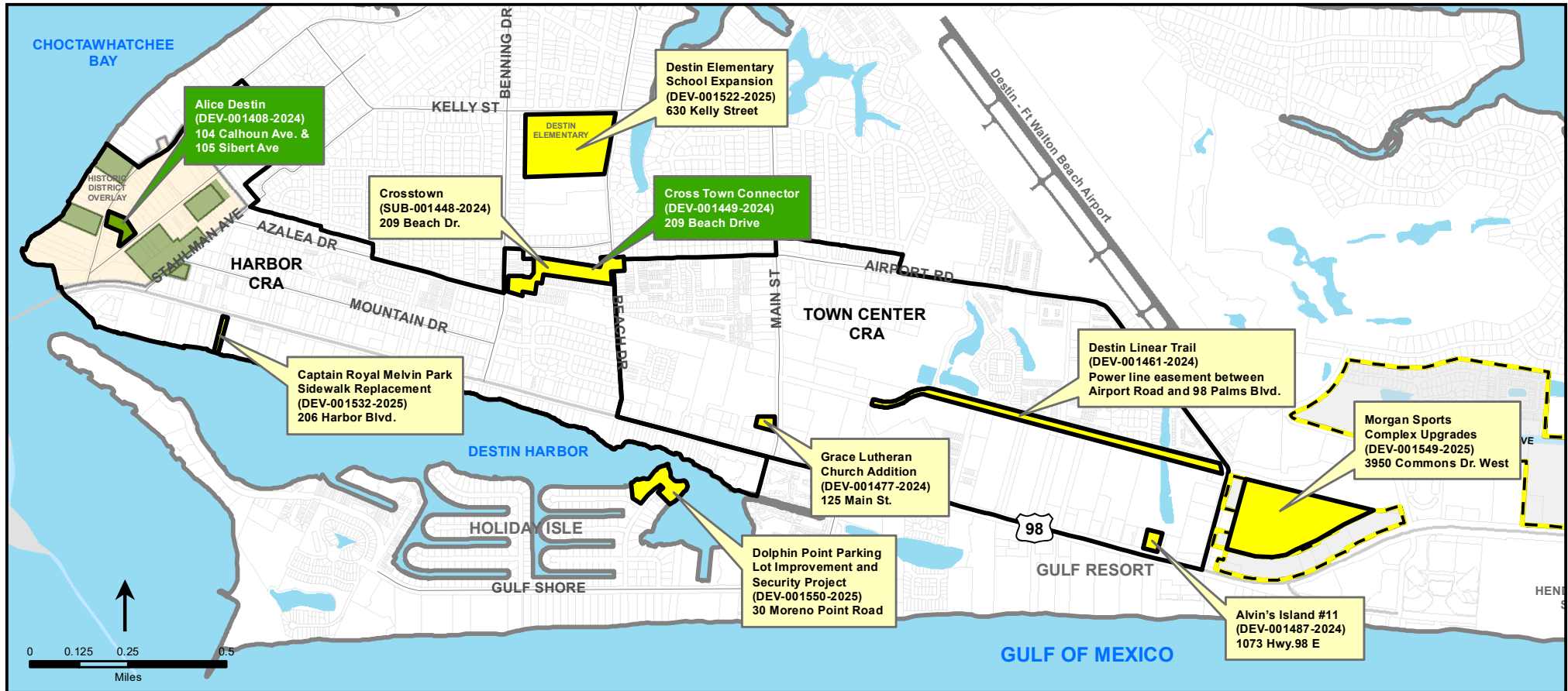
▲ West Destin

▼ East Destin



1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Morgan Sports Center – Bathroom, batting cage and maintenance facility expansion.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
6. Hwy 98 at Stahlman Ave Signalization Project.
7. The Shores at Crystal Beach Parking lot additions.
8. Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to include the Marler Bridge.
9. Mattie M. Kelly Park (FDEP).
10. CTC Wayside Trail.
11. Linear Trail.
12. Pickleball.
13. Norriego Point Park/Gulf Shore Drive Extension.
14. Airport Road/Industrial Park Road Median Improvements.
15. Utility Undergrounding (Marler Bridge to Airport Road).
16. Channel Maintenance Dredging.
17. Library Employee Parking Addition.
18. Morgan Sports Center – Field/Parking Lights.
19. Buck Destin Park- Bathroom Relocation.
20. Airport Drive/Commons Blvd. Pedestrian Signal Upgrade.
21. Tarpon Street Parking Lot Additions.
22. Sidewalk Replacement Captain Royal Melvin Park.
23. Mattie Kelly Park Drainage Outfall Project.

March 2025 City Wide Development Projects



West Destin

East Destin



LEGEND

- City Limit Line
- New Development Project Applications Received
- Development Projects Under Review
- Development Orders Issued/ Applications Approved
- Zerbe-Calhoun Historic District Overlay
- Existing Municipal Facilities

Project Update: US 98 and Stahlman Avenue Congestion Management and Safety Improvements**Overview:**

The December 2024 draft report by BDI proposes solutions to ease congestion, boost pedestrian safety, and support growth at US 98 and Stahlman Avenue.

Key Findings:

- Traffic: Peak of 2,226 vehicles/12 hours, LOS F, with frequent rear-end and angle crashes.
- Pedestrian Safety: High foot and bike traffic near tourist spots increases risks.
- Data: Based on FDOT studies, traffic counts, and crash reports.

Proposed Solutions:

1. Eastbound Right Turn (Harborview): Dedicated lane to cut delays, part of Phase 2 plan.
2. Median Barriers: East and west of Stahlman to stop unsafe crossings.
3. Crossing Changes: Remove north/south crossings at Stahlman, redirect to mid-block or under Marler Bridge.
4. Elevated Crossing: East of Stahlman, ADA-compliant, separating pedestrians from traffic.
5. Left-Turn Extension: Longer northbound lane at Stahlman to ease queues.
6. Zerbe Street: Convert to right-in/right-out for simpler, safer flow.

Benefits:

- Reduces crashes and pedestrian conflicts.
- Cuts delays, improves signal timing.
- Supports tourism and traffic development.

Implementation:

- Phase 1 (3-6 months): Coordinate with stakeholders, finalize agreements, ensure FDOT compliance.
- Phase 2 (6-12 months): Design and permit solutions.
- Phase 3 (3-6 months): Secure funding, award contracts.
- Phase 4 (12-18 months): Build, starting with crossing and barriers.
- Phase 5 (Ongoing): Monitor results.

Possible Funding:

- Public: Federal (STBG, TAP, CMAQ, HSIP)
- State (FDOT, SUN Trail), local funds.
- County

Collaboration:

- Working with FDOT, Okaloosa County, and Legendary Group (verbal crossing agreement), aligning with Marler Bridge PD&E.

Current Status:

The report is under third-party traffic planner review to evaluate solutions (e.g., turn lane, crossing eliminations) and flag gaps or needed upgrades. Findings will refine the final plan. Stakeholder

coordination and funding outreach are active, with Phase 1 set for 3-6 months pending approvals and resources.

Next Steps:

- Integrate third-party feedback.
- Submit final report.