



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

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
- 4. DIRECTOR/STAFF UPDATES**
 - A) Clement Taylor Park Update**
- 5. CURRENT BUSINESS**
 - A) City and Development Projects Update**
 - B) 1 Harbor Blvd Update**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) John Stephens- Chair**
 - Harbor Mooring Field**
 - Harbor CRA Workplan Update**
 - B) Lance Johnson- Vice Chair**
 - Underground Utilities Update**
 - C) Casey Jones**
 - D) Guy Tadlock**
 - E) Jim Green**
 - F) James Howard**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: August 13, 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)

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 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: Kyle Bauman, Special Projects Attorney
David Prichard, Community Development Director

FROM: Daniel Butler, Principal Planner

DATE: July 2, 2025

SUBJECT: Clement Taylor Park Update

I. BACKGROUND: Clement Taylor Park is an existing 3.55-acre park that is maintained by the City of Destin, located at 131 Calhoun Avenue. In August 2023, Staff issued a Development Order (DO-23-26) with the scope of demolishing the existing playground area and restroom building, along with the construction of a new parking area, new restrooms, new pavilion, and other minor site upgrades.

At the regularly scheduled Harbor CRA meeting on Wednesday, June 11, 2025, the Harbor CRA requested an update from Staff as to the status of the commencement of construction of the improvements.

II. DISCUSSION: On June 27, 2025, the County forwarded a request to the City from the Treasury, requesting clarification of the contract as well as an updated title report. Staff provided this information to the County on Tuesday, July 1, 2025.

The County will now forward the requested information to the Treasury and again request that the Notice to Proceed is issued. Currently, there is no timetable for expected approval.

A. Link to Strategic Goals / Objectives: II. Enhanced Quality of Life and Safety for Families

III. Economic Development and Revitalization

VI. A Green and Sustainable Environment

B. Effect on Budget (EOB): This item has already been budgeted for.

C. **Level of Service (LOS):** Improving the existing park would maintain the Parks LOS, at a minimum.

D. **Legislative Sponsor:**

E. **Business Impact Statement:**

III. CONCLUSION: There exists an active Development Order (DO-23-26) with a scope of work to demolish the existing playground area and restroom building and includes the construction of a new parking area, new restrooms, new pavilion, and other minor site upgrades for Clement Taylor Park, located at 131 Calhoun Avenue.

As of July 1, 2025, City Staff are awaiting the Notice to Proceed to be issued by the Department of the Treasury and have provided all the requested information.

IV. RECOMMENDED MOTION: There is no recommended motion at this time, as this is a requested update.

Attachments:

None

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 9, 2025

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 5.A.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Kyle Bauman, Special Projects Attorney
David Prichard, Community Development Director
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

DATE: July 1, 2025

SUBJECT: City and Development 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 June.

I. DEVELOPMENT PROJECTS:

Under Review

- **Project: Harbor Walk Village Phase II (DEV-001575-2025)**
 - o Project Location: 76 Harbor Boulevard.
 - o Parcel ID: 00-2S-22-0630-0000-0900
 - o Status: The applicant attended a Question-and-Answer presentation at City Council on April 21, 2025.
 - o Scope: This is a submittal for a City Council Workshop review of compliance for an existing Development Order. Numbers, values, calculations, and items are best assumptions and will be corrected once Compliance is approved.

- **Project: LocoHana Grill (DEV-001599-2025)**
 - o Project Location: 114 Mountain Dr. and 115 Palmetto St.
 - o Parcel ID: 000-2S-22-0310-000B-2170, 00-2S-22-0310-000B-2160

- o Status: Application Packet Deemed Incomplete on May 2, 2025. Awaiting Resubmittal. Applicant given extension – July 28, 2025.
- o Scope: Renovations to transform the former Elks Lodge into LocOhana, a limited-service restaurant offering casual tropical dining. Project includes interior renovations and exterior site improvements.

Approved Projects

- None

Denied Projects

- **Project: 288D and 302 Harbor Blvd Commercial Dock – Minor Development Order (DEV-001609-2025)**
 - o Project Location: 288D & 302 Harbor Blvd.
 - o Parcel ID: 00-2S-22-0630-0000-07E2 & 00-2S-22-0630-0000-07D1.
 - o Status: DENIED. At a City Council Hearing on June 16, 2025, this application was denied.
 - o Scope: Minor Development Order - Existing commercial marine construction project at 288 and 302 Harbor Boulevard (Parcel ID: 00-2S-22-0630-0000-07E2 & 00-2S-22-0630-0000-07D1). The application includes the reclassification/reassignment of allowable occupancy & use of the existing boat slips. There is no proposed construction.

II. CITY PROJECTS:

- **Cross-Town Connector (Beach to Benning)**
 - o Status: APPROVED. DO-25-05 ISSUED. Under Construction
 - o 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**
 - o Status: Working on a new contract with Baskerville Donovan, Inc.
 - o 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**
 - o Status: Under Construction.
 - o This project will include new restrooms, parking lot improvements and enhanced pedestrian access improvements.
- **Sibert Ave Parking Lot Improvements. Project Location: 108 Sibert Ave**
 - o Status: Suspended due to Town Center study.
 - o Parking Lot Improvements on the parcel. Approximately 35 parking spaces will be added to the parking lot.
- **Hwy 98 at Stahlman Ave Signalization Project**
 - o Status: On FDOT's 5 Year PD&E Plan

- o 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**
 - o Status: On FDOT’s 5-year PD&E Plan
 - o 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**
 - o Status: On FDOT’s 5-year PD&E Plan
 - o The PD&E Study will look at FDOT's role in the replacement of the Marler Bridge.
- **CTC Wayside Trail – will span from Benning Dr east to Beach Dr**
 - o Status: Under Construction.
 - o This project will provide workout nodes, playgrounds, and dog parks throughout the span of the park.
- **Library Employee Parking – 150 Sibert Avenue**
 - o Status: COMPLETED.
 - o 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**
 - o Status: Under Construction.
 - o This project will provide underground utility infrastructure.
 - 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:**

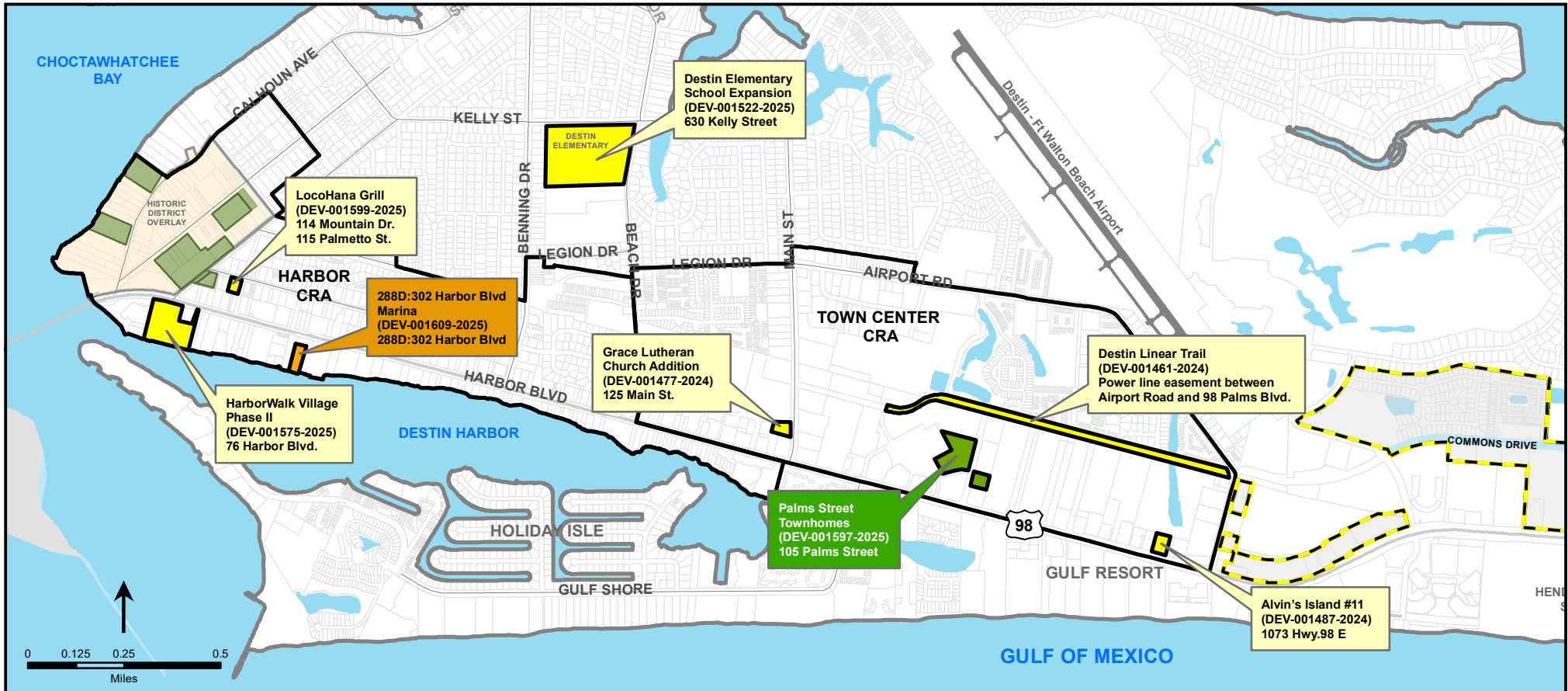
III. CONCLUSION: As the Development Projects and City Projects are under review, Staff will continue to provide updates to the Harbor CRA at their monthly meetings.

IV. RECOMMENDED MOTION: Informational Only

Attachments:

1. Development Projects
May 2025
2. City Projects May 2025

May 2025 City Wide Development Projects



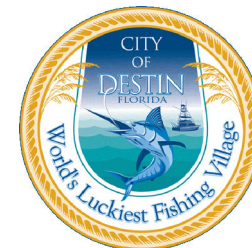
▲ West Destin

▼ 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



City Projects May 2025

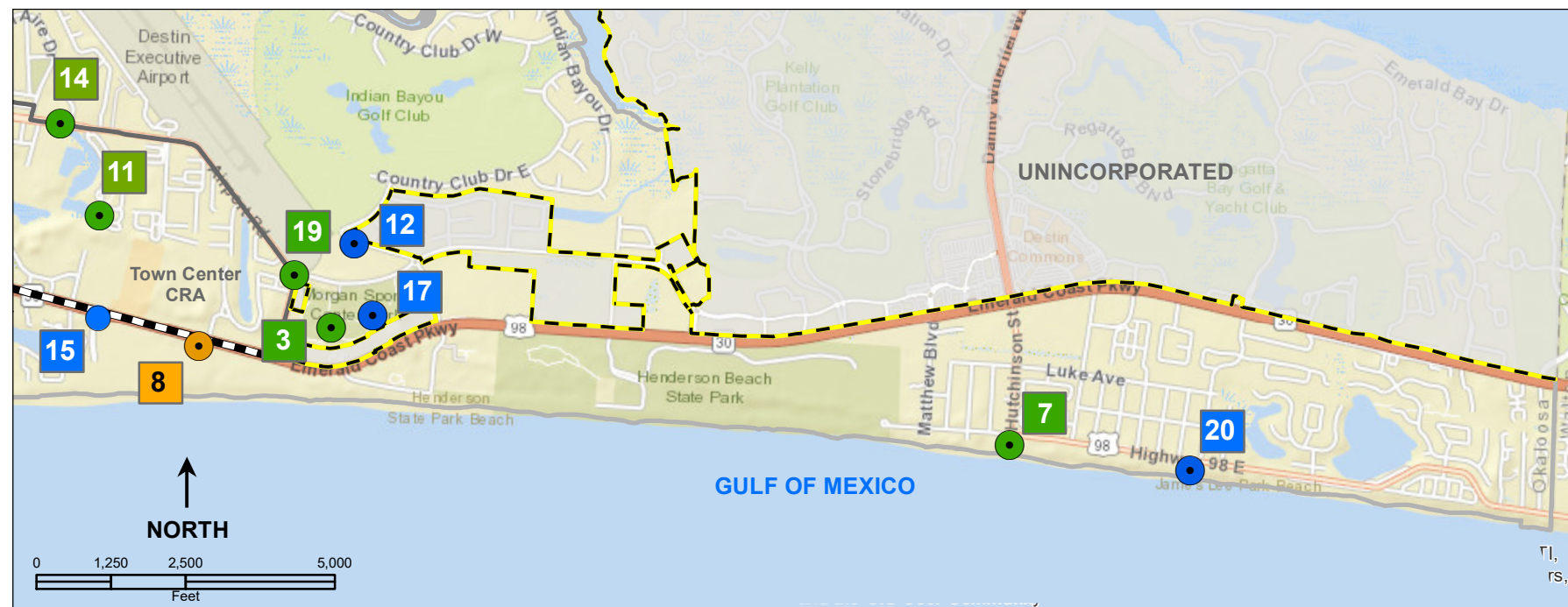
LEGEND

- 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. Morgan Sports Center – Field/Parking Lights.
18. Buck Destin Park- Bathroom Relocation.
19. Airport Drive/Commons Blvd. Pedestrian Signal Upgrade.
20. Tarpon Street Parking Lot Additions.
21. Sidewalk Replacement Captain Royal Melvin Park.
22. Mattie Kelly Park Drainage Outfall Project.

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 9, 2025

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 5.B.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Kyle Bauman, Special Projects Attorney
David Prichard, Community Development Director

FROM: Daniel Butler, Principal Planner

DATE: July 2, 2025

SUBJECT: 1 Harbor Blvd Update

I. BACKGROUND: In October 2023, the City of Destin purchased five (5) parcels at the foot of the Marler Bridge, now addressed 1 Harbor Boulevard, utilizing a bond that was classified as ‘tax-exempt’, meaning that this bond would be subject to lower interest and no federal income tax. A large portion of this bond was funded by Harbor CRA funds.

As a result, in previous meetings, the Harbor CRA have discussed potential uses that could be constructed on the property that could assist in generating CRA funds.

To ensure full compliance with the tax-exempt bond status, Staff scheduled a call with the City’s Bond Counsel to discuss allowable uses within the property.

II. DISCUSSION: On Wednesday, June 18, 2025, the Community Development Staff met with Len Marcinko and Duane Draper of Bryant Miller Olive P.A., who act as the City’s Bond Counsel, to discuss the Harbor CRA’s goals and to gauge the feasibility of potential uses to attempt to recoup funds.

One of the Harbor CRA’s ideas for the property was to construct a temporary Paid Public Parking Lot. During discussions, Bond Counsel advised Staff that the City that this use would be a possibility since it is directly linked to public benefits (waterfront access and increased public parking).

A City Marina was also briefly discussed, with this being a possibility, with guardrails. For

example, if a Federal Entity were to partner with the City (or even provide funds to the City's partner indirectly) for any project on this property, the City would be at risk of losing its tax-exempt bond status and should be avoided. This would also apply to any type of research facility or other use.

If the Harbor CRA decides to push forward with this vision of a temporary paid parking lot (or any other revenue generator), a potential Interlocal Agreement may be required between the CRA and the City Council to detail the allocation of funds generated, provided that the City of Destin is the property owner (not the CRA).

A. Link to Strategic Goals / Objectives: II. Enhanced Quality of Life and Safety for Families

III. Economic Development and Revitalization

B. Effect on Budget (EOB): The construction of a temporary paid parking lot would need to be budgeted for

C. Level of Service (LOS): The construction of a temporary paid parking lot would not add to the local traffic; however, it would provide additional parking spaces for residents/visitors.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: As a result of the Harbor CRA's previous conversations regarding potential temporary uses that could be implemented on 1 Harbor Blvd. to generate revenue, Staff had a meeting with the City's legal bond counsel to discuss the details of the tax-exempt bond status and how to maintain such status while possibly generating revenue. As discussed with the bond counsel, a temporary paid parking lot is a possibility for the property, provided the necessary steps are taken.

IV. RECOMMENDED MOTION: I move that the Harbor CRA-AC recommend the CRA Board pursuing the construction of a temporary Paid Parking Lot at 1 Harbor Blvd. to generate funds for the Harbor CRA fund, encompassed with any applicable agreements.

Attachments:

None



City of Destin Harbor Mooring Field FY-2025 Work Plan

Strategic Focus:

- I. Financially sound city providing service excellence
- II. Enhanced quality of life and safety for families
- III. Economic development and revitalization
- IV. Effective, efficient, and aesthetically pleasing infrastructure
- V. Improve mobility and connectivity
- VI. A green and sustainable environment
- VII. Offer livable wages and benefits to attract and maintain a high caliber, qualified staff

Organizational Goal:

- Development and implementation of a regulated Mooring Field in Destin Harbor to enhance safety, environmental stewardship, and economic development.
- Establish a self-sustaining, user-funded mooring field system with associated facilities and governance to provide secure mooring for vessels, enhance harbor management, protect water quality, and support tourism and local business.

Performance Objective:

Complete permitting, engineering, and construction of a mooring field and associated on-land facilities at 1 Harbor Blvd, and hire a Harbormaster to manage operations and enforcement.

PRIORITY: CRITICAL IMPORTANT DESIRABLE

Measurable Outcome(s):

Outcomes/Task	Resource Needs (persons/organization)	Fiscal Year Completion							
		2025	2026	2027	2028	2029	2030	2031	Done
Presented Mooring Field PowerPoint slide to Council on May 6, 2024. <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> Councilmember Stephens moved to direct the City Manager to have city staff review and determine the feasibility of the potential mooring harbor plan, present the result of their review to the Harbor CRA Advisory Committee for their input, and then bring back recommendations to the city council; seconded by Councilmember King. Motion passed 6-0. </div>									X
Presented on August 28, 2024 to Harbor Capacity Steering Committee	John Stephens/ HCSC								X

Present Mooring Field Workplan to Harbor CRA	John Stephens/ Harbor CRA	X							
Present Mooring Field Workplan to Harbor & Waterways	John Stephens /Harbor & Waterways	X							
Present Mooring Field Workplan to Public Works & Public Safety	John Stephens /Public Works	X							
Present Mooring Field Workplan to Parks & Rec Committee	John Stephens / Parks & Rec	X							
Present concept design/plan to Destin Council & seek approval	Harbor CRA/ Council	X							
Department of Environmental Protection Pre-application Meeting	Harbor CRA member/ FDEP, Destin staff		X						
Army Corp of Engineers Pre-application Meeting	Harbor CRA member/ USACOE, Destin staff		X						
US Coast Guard Pre-application Meeting	Harbor CRA member/ USCG, Destin staff		X						
FWC Pre-application Meeting	Harbor CRA member/ FWC, Destin staff		X						
Okaloosa County Pre-application Meeting	Harbor CRA member/ Okaloosa County, Destin staff		X						
Site visit & combined Seagrass Survey during the growing season	Harbor CRA member, CBA, DEP, ACE, Destin staff		X						
Host public input workshop #1	City Planner, Harbor CRA, Public		X						
Hire Coastal Engineering Consultant for Mooring Field Study	City Manager, Coastal Engineer		X						
Need to give direction of Pump out Boats, Pump out station, or both (after Study)	Council		X						
Review Mooring Field Study, once completed	Coastal Engineer, Harbor CRA, Council			X					
Host public input workshops #2	City Planner, Harbor CRA, Public			X					
If Council approves to continue, then get Council to direct City engineer to design engineered drawings	City Planner/ City or Coastal Engineer			X					
Begin permitting and environmental study review	City or Coastal Engineer, Planning, Permitting, FDEP, USACOE, FWC, USCG, Okaloosa County			X					
Complete engineering design and cost estimates	City or Coastal Engineer				X				

Host public input workshop #3, if needed	City Planner, Harbor CRA, Public					X			
Draft and adopt Mooring Field Management Plan	City Planner, City Attorney, Harbor CRA					X			
DEP permit secured	Coastal Engineer, Planning, Permitting, DEP					X			
Army Corp of Engineers permit secured	City or Coastal Engineer, Planning, Permitting, ACE					X			
FWC permit secured	City or Coastal Engineer, Planning, Permitting, FWC					X			
US Coast Guard permit secured	City or Coastal Engineer, Planning, Permitting, USCG					X			
Okaloosa County permit secured	City or Coastal Engineer, Planning, Permitting, Okaloosa County					X			
Start Bidding Contract Processes	City Attorney, Purchasing						X		
1 Harbor Blvd Construction – Harbor Master office	Permitting, Contractors							X	
1 Harbor Blvd Construction - Dinghy Docks	Permitting, Contractors							X	
1 Harbor Blvd Construction - Restrooms	Permitting, Contractors							X	
1 Harbor Blvd Construction - Pump-out station or Pump Out Boat	Permitting, Contractors							X	
1 Harbor Blvd Construction - Transient Docks	Permitting, Contractors							X	
Mooring Field Construction	Permitting, Contractors							X	
Hiring and onboarding of a full-time Harbormaster	HR							X	
Develop Mooring Field Ordinance & Rules	Planning, City Attorney							X	
Develop Mooring Field Master Plan	Planning, City Attorney							X	
Online reservation system for mooring rentals	IT								X
Install signage where needed	Public Works, FWC, USCG								X
Update Public information website	IT/ PIO								X
Open Mooring Field, transient docks	City Manager								X
Monitor & report usage, maintenance, & water quality impacts	Harbor CRA, Public Works, CBA								X

Finalize operating procedures and adjust fee structure based on usage trends	Harbor CRA, Planning								X	
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Process Improvement:

- Enhance harbor oversight through dedicated Harbormaster
- Implement enforcement and compliance system for vessel regulations
- Use reservation technology to streamline operations and improve user experience
- Improve environmental protections through regulated pump-out and waste management

Process to establish a Mooring Field:

- Permit Provisions
 - Moorings must be made available to public on first-come-first-serve basis
 - Commercial activities prohibited
 - Use of revenue may be restricted
 - Manatee education plan must be put in effect
- Permits applications (May require coastal engineering consultant)
 - Navigational
 - Biological
 - Water Quality
 - Hydrology
- Signage needs
 - Federal permits (Rivers & Harbors Act, Section 10, USACOE)
 - State Permits (“Uniform waterway markers” Florida Statute 327.40)

Legal Steps for a Mooring Field:

- Confirm ownership of submerged lands
- Confirm relevant jurisdiction
- Review Destin Comprehensive Plans to determine whether Managed Mooring Field will be consistent with the plan
 - Initiate drafting of Proposed Ordinance or Resolution
 - see Thomas Ankersen, Christopher H. Pearce, An Annotated Model Municipal Harbor Management Ordinance (Aug. 2001)
- Obtain authorizations
 - Submerged lands lease
 - Environmental Resource Permit - DEP
 - Boating Restricted area - FWC
 - Obstructions to Navigation – section 10 – Rivers and Harbor Act (USACOE)
 - Special Anchorage Area Designation – USCG
- Resource Agency Consultations
 - Fish & Wildlife Service

- Fish and Wildlife Conservation Commission
- Other
- Destin & County attorney Consultation

Pubic Input:

- Provide public input workshops prior
 - Planners should provide:
 - Maps
 - Location of amenities
 - Harbor Management Plan
 - Planners should Determine:
 - How many mooring balls do we want to have? Not alot, but use this as a management tool
 - Any information that is missing from maps, such as environmental constraints or user conflicts
 - Length of stay
 - Restrictions of length of stay within mooring field
 - Liveaboards in mooring field – benefits are increased security, similar to campground hosts
 - State generally discourage live-aboards, but they are allowed. Would recommend only in the mooring field, if we want to offer at all.
 - Fee Structure – tiered fees
 - Different Transient vs live-aboard fees
 - Reduced rate for off-peak season
 - Facility fee for amenities not included in base rate
 - Long term stay rates
 - Relationship between Harbor Master & boaters

Stakeholders:

Internal	External
● Harbor CRA	● Okaloosa County
● Planning Dept	● Florida Department of Environment Protection (FDEP)
● Public Works	● US Army Corps of Engineers (USACOE)
● Parks & Rec	● US Coast Guard (USCG)
● Harbor & Waterways Board	● Florida Fish & Wildlife Commission (FWC)
● Code Enforcement	● Destin Water Users (DWU)

<ul style="list-style-type: none"> ● City Attorney 	<ul style="list-style-type: none"> ● Public Boaters & local Businesses
<ul style="list-style-type: none"> ● City Manager's Office 	
<ul style="list-style-type: none"> ● City Council 	
<ul style="list-style-type: none"> ● IT 	
<ul style="list-style-type: none"> ● Public Information Officer 	

- City of Destin:
 - Work with Okaloosa County on interlocal agreement or change the city boundaries via legislation
- Okaloosa County
 - Enter into an interlocal agreement with City of Destin
- Florida DEP
 - Are there seagrass beds?
 - Environmental permits must be obtained
 - Authorization for exclusive use of sea bed must be obtained
 - Annex the submerged lands with the consent of the landowner (DEP)
 - Aquatic Preserve designation presents additional regulatory overlay
- US Army Corps of Engineers
 - environmental permits must be obtained
- USCG
 - Special Anchorage Designation
 - permit navigational/informational markers & mooring buoys
- Florida FWC
 - permit navigational/informational markers & mooring buoys.
 - Authority over protected species & fish habitat impacts.
 - Will create boating restricted area

Process Owner:

John Stephens

City of Destin - Harbor CRA, in coordination with Planning, Parks & Rec, & Public Works

FUNDING/GRANT INFORMATION:

- [America Rescue Plan](#) - to study idea (Pensacola is doing this)
- [Florida Boating Improvement Program](#) (FBIP)
- [Boating Infrastructure Grant Program](#) (BIG)
- [Clean Vessel Act Program Pumpout Grant](#)
- [Waterways Assistance Program](#) (WAP)
- [Triumph Gulf Coast Fund](#)
- Florida Department of Transportation (may only apply to Ports, might not be option)

- min of \$100 million annually must be allocated from State Transportation Trust Fund(STTF) to the seaport program.

Capital Costs:

- Mooring Field Permitting:
 - Costs: \$75,000 - \$100,000
 - Time: 12-18 months
- Mooring Field Engineering:
 - Costs: TBD
 - Time: (8-12 months
- Bidding Process:
 - Time: TBD
- Mooring Construction:
 - Cost: \$7,500 - \$10,000 per mooring
 - Time: TBD
- On-Land Facility @ 1 Harbor Blvd:
 - Permitting:
 - Cost: TBD
 - Time: TBD
 - Engineering:
 - Cost: TBD
 - Time: TBD
 - Bidding:
 - Cost: TBD
 - Time: TBD
 - Construction:
 - Cost: TBD
 - Time: TBD

Fees that can be generated from Mooring Field:

- Mooring Ball Rental suggested fees, which include showers, one holding Tank Pump-Out (additional fees apply for holiday day/week)
 - Daily: \$40 + tax (seen a lot of \$25/day)
 - Weekly: \$250 + tax
- 1 Harbor Blvd Dinghy Dock rates (additional fees apply for holiday day/week)
 - Daily: \$20 + tax
 - Weekly: \$100 + tax
- 1 Harbor Blvd Transient Slip rates, which includes showers (additional fees apply for holiday day/week)
 - Hourly: \$10-20/hour + tax
 - Daily: \$3.50/ft plus tax
 - Weekly: \$18/ft plus tax, one holding Tank Pump-Out.
- Pump-Out Station (pending if we offer Pump-Out Station, Boat, or both)
 - Additional Pump-Outs (& Non-Marina Customers) - \$5 (harborwalk charges \$20)

- (unless we get grants to pay for it)
 - Mobile Pump Out Boat (free if we can get grants to pay for this)
 - if we offer Pump-Outs for free, more people would use it and it would clean our waterways. Just a thought
- Laundry Facilities – Card operated. Does not include detergent
 - Washer: \$3/load, Dryer: \$3/load
- Water & Ice
 - Filtered water (honor system) - \$.20/gallon, Ice: \$3/bag
- If we want to offer Shore Power:
 - 30 Amp Electricity: extra \$4/day, 50 Amp Electricity: extra \$6/day
- Car parking from Parking Lots that want to utilize marina/mooring balls
 - \$15/day

Decisions to Make:

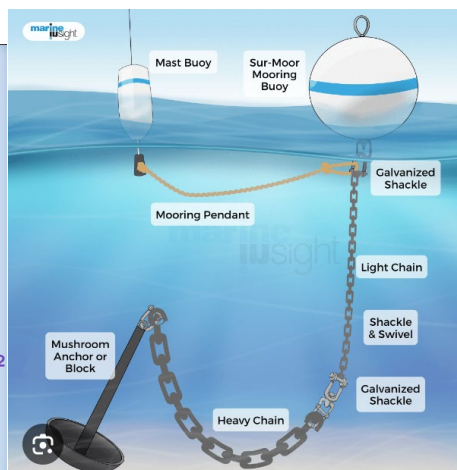
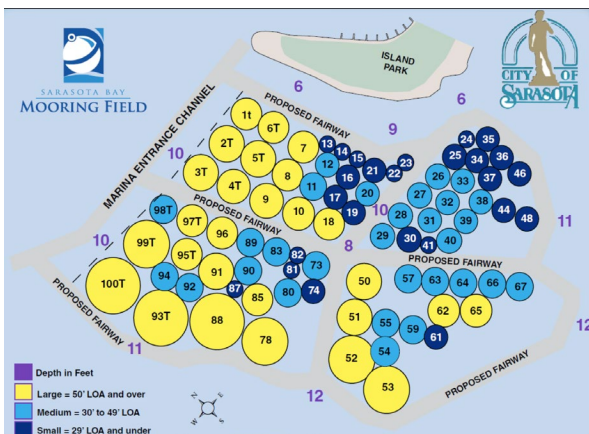
- Decide location of Mooring Field -
 - Recommend using a Coastal Engineer to decide options and present to City Council
- Decide how many Mooring Balls to start off with.
 - Recommend a low number such as 5, with the ability to expand.
- Recommend that Harbor CRA or Harbor & Waterways Board be the advisory board to the Mooring Field/Transient docks/Harbor Master
 - Figure out funding mechanisms for signs, moorings, improvements, and amenities (dinghy docks, showers, restrooms, laundry facilities, ect)
 - Recommend this plan go to Committees for review
- Mooring Field Fees
 - How many mooring balls do we want to have?
 - Offer long-term & transient moorings. Is there a breakdown of what ratio?
 - Do we want to offer live-aboards?
 - Currently:
 - Liveaboards not allowed in Destin, unless the are there for 48 hours or less
 - otherwise, it has to be emergency and has to have a registration permit
 - Less than 48 hr, don't need permit
 - Do we want to offer a Pick up/Drop off service (fee based) or see if Local Water Taxi service wants to offer this
- Pump Out Station Fees (do we want to offer for free to help keep our water clean?)
 - or do we want to offer Pump Out boats, or both?
- Dinghy Docks Fees
 - \$/day or \$/week
- Transient Docks, Commercial Docks, or Both at 1 Harbor Blvd
 - Dredging for various vessels. With natural flow, will need maintenance
 - Do we offer Commercial activity at City Park?
 - Hourly, Daily, or Weekly Fees?
 - Did you want to offer overnight transient slips at 1 Harbor Blvd?
 - Consider winds can beat up vessels & docks at this location
 - Recommend dynamic pricing pending season (such as July 4th)
 - Do we need shoreline power at transient slips? If so, fees?

Additional Notes:

- Coordination required for submerged land lease, annexation, and compliance with environmental regulations
- Special attention to vessels that cannot pass under Destin Bridge
- Harbormaster duties to include enforcement, emergency response, inspection, and oversight of BTR compliance
- [Mooring Field Power Point slide presentation](#) presented to Council

What is a Mooring Field:

- A mooring field is a legally defined area within a body of water.
- A mooring field is established by local ordinance, codifying a management plan that regulates activity within the mooring field.
- Customers of the field are assigned a mooring and can then secure their boat to the mooring buoy which is attached to permanent anchors
- Mooring Buoys provide an organized & secure way to protect both boats and the environment
- Provide public access to Florida waters
- Be ecologically and habitat friendly
- Promote tourism and provide economic benefit to merchants with minimal infrastructure requirements
- Be a self sustaining, user-funded amenity
- Fees support Harbormaster, all on-land facilities, mooring maintenance
- Provide proprietary moorings more secure than normal anchors
- Enable higher density of vessels for space available
- Not accommodate or allow derelict or abandoned vessels
- Enhance oversight of the water resource
- Enhance real estate values



Destin Prioritized Strategic Goals Met:

I. Financially sound city providing service excellence

II. Enhanced quality of life and safety for families

III. Economic development and revitalization

IV. Effective, efficient, and aesthetically pleasing infrastructure

V. Improve mobility and connectivity

VI. A green and sustainable environment

- In 2019, Livery fees were raised to \$100/vessel to hire a Harbor Master. This will help achieve the goal of a true Harbor Master that has jurisdiction on the water.
- In 2024, Destin Harbor placed 2nd [US Harbors "Best Harbor"](#)
 - One thing to note, of the Top 10, Destin Harbor was the only harbor that doesn't have a harbor master. Most have mooring fields.
 1. [Block Island Harbor](#)
 - Two Harbors
 - New Harbor
 - Transient dockage at 3 large marinas
 - 90 town moorings
 - 75 acre anchorage for vessels
 - Has Harbormaster
 - Old Harbor
 - Transient dockage
 - Harbor of Refuge for 7-14 days
 - Has Harbormaster
 - Commercial Ferry
 2. [Destin Harbor, FL](#)
 - ONLY has 3 transient slips
 - NO Harbormaster
 3. [Padanaram, MA](#)
 - Has harbormaster & Deputy Harbormaster
 - Has a Dartmouth Waterways Commission
 - Has transient moorings
 4. [Bristol, RH](#)
 - Has Harbormaster & Deputy Harbormaster
 - Has moorings & public docks
 5. [Shelter Cove, Hilton Head, SC](#)
 - Ability to rent boat slips
 - Has harbormaster
 6. [Pillar Point Harbor, CA](#)
 - Has Harbormaster
 - Has Harbor Commission
 - Ability to rent boat slips

- Ability for Live aboard
 - Ferry boat service
 - 7. [Gloucester Harbor, MA](#)
 - Has Harbormaster
 - Has Harbor Plan Committee
 - Has transient Mooring
 - 8. [Charlevoix, MI](#)
 - Has Harbormaster
 - 77 slip marina
 - Slip rentals
 - 9. [Brookings, OR](#)
 - 502 moorage slips
 - Has Harbormaster
 - 10. [Depoe Bay, OR](#)
 - Transient mooring
 - Has Harbormaster
- Harbor CRA goal that will be met:
 - City Marina - using 1 Harbor Blvd
 - Marine Waste Pump Out Facility
 - Harbor Capacity Steering Committee recommendations will be met:
 - Objective 1, Recommendation #3:
 - lack of Harbor Master to enforce local regulations
 - Objective 3, recommendation #10:
 - Optimise slip configurations in the harbor based on user demand and improve slip usage efficiency
 - Suggested Cap Section 107 Study be done with ACE
 - Dredge harbor navigation channel from East Pass through harbor with a more uniform alignment & consistent dept to alleviate vessel congestion & operator confusion
 - Recommend including Mooring Harbor idea in study
 - City of Destin come up with a Harbor Master Plan to suggest to ACE
 - Then send a letter of what we want in the Harbor Master Plan
 - Develop Harbor & Waterways vision & Management Plan
 - Realignment of channel
 - Mooring Harbor
 - Create Destin Harbor & Waterway Special District

How are mooring fields beneficial to Destin:

- Benefits to safety:
 - Moorings will not attract unlawful tenants, it will actually eliminate them
 - Gain Harbor Master, who has authority on our waterways
 - Harbor Master can ask vessels to leave before a severe storm, such as an approaching hurricane
 - Moorings offer greater holding strength than anchors

- Allows for fewer break-away vessels, which will protect other vessels & shore-side infrastructures
 - if vessel does break free, Harbor Master will know who to contact
 - Vessels are kept out of illegal or inconvenient places in the waterway
 - At night, vessels are required to display anchor lights
 - Vessels must meet standards:
 - Comply with USCG regulations & safety standards and Chapter 327 of Florida Statutes
 - Must be in good operational condition
 - Capable of maneuvering under their own power
 - Display current registration/documentation
 - Have liability insurance coverage
 - Vessels are able to swing with wind and current without hitting other vessels
- Benefits to environment:
 - Pump out services required for vessels in mooring field
 - illegal discharge of solid or liquid waste into waterway can be controlled
 - derelict vessels can be identified and removed easier
- Benefits to local economy:
 - No mooring fields in the panhandle. Could make Destin a destination for Loopers
 - Mooring field generates revenues, which go back into operations & maintenance of facilities
 - Mooring field patrons use local services & products, such as boat repairs, groceries, shopping, dining, entertainment venues
- Benefits to boating community:
 - there are no available boat slips in Destin
 - boaters can stay on their own boat in a mooring field
 - boaters have access to amenities like restrooms, showers, & other land-based activities

Current Free Harbor Locations in Destin per Waterway Guide:

Destin Harbor East

Location: Old Pass Lagoon

Mile Marker: GIWW Mile 227.7 EHL

Lat / Lon: N 30° 23.440' / W 086° 29.880'

Depth: 6-14 Feet

Description:

NOTE: Per Florida Statute 327.4109

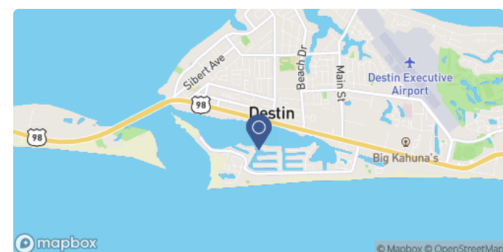
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

1. Within 150 feet of any marina, boat ramp, boatyard, or other vessel launching or loading facility;
2. Within 300 feet of a superyacht repair facility. For purposes of this subparagraph, the term "superyacht repair facility" means a facility that services or repairs a yacht with a water line of 120 feet or more in length; or
3. Within 100 feet outward from the marked boundary of a public mooring field or a lesser distance if approved by the commission upon request of a local government within which the mooring field is located. The commission may adopt rules to implement this subparagraph.



3 Boater Reviews

[Back to the Waterway Explorer](#)



[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

Destin Harbor Southwest

Location: Old Pass Lagoon

Mile Marker: GIWW Mile 227.7 EHL

Lat / Lon: N 30° 23.350' / W 086° 30.320'

Depth: 6-9 Feet

Description:

NOTE: Per Florida Statute 327.4109

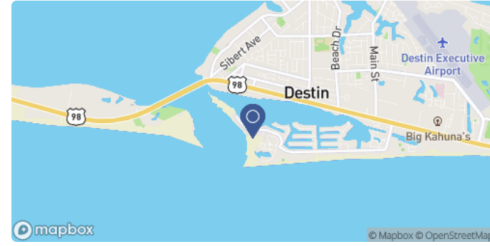
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

1. Within 150 feet of any marina, boat ramp, boatyard, or other vessel launching or loading facility;
2. Within 300 feet of a superyacht repair facility. For purposes of this subparagraph, the term "superyacht repair facility" means a facility that services or repairs a yacht with a water line of 120 feet or more in length; or
3. Within 100 feet outward from the marked boundary of a public mooring field or a lesser distance if approved by the commission upon request of a local government within which the mooring field is located. The commission may adopt rules to implement this subparagraph.



4 Boater Reviews

[Back to the Waterway Explorer](#)



[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

Joes Bayou

Location: Choctawhatchee Bay

Mile Marker: GIWW Mile 229.5 EHL

Lat / Lon: N 30° 24.430' / W 086° 29.190'

Depth: 8-10 Feet

Description:

NOTE: Per Florida Statute 327.4109

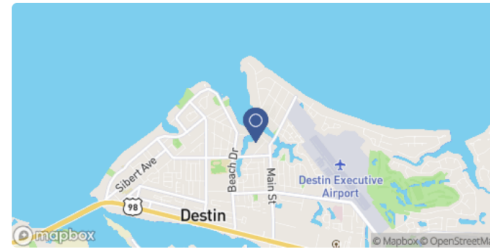
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

1. Within 150 feet of any marina, boat ramp, boatyard, or other vessel launching or loading facility;
2. Within 300 feet of a superyacht repair facility. For purposes of this subparagraph, the term "superyacht repair facility" means a facility that services or repairs a yacht with a water line of 120 feet or more in length; or
3. Within 100 feet outward from the marked boundary of a public mooring field or a lesser distance if approved by the commission upon request of a local government within which the mooring field is located. The commission may adopt rules to implement this subparagraph.



1 Boater Review

[Back to the Waterway Explorer](#)



[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

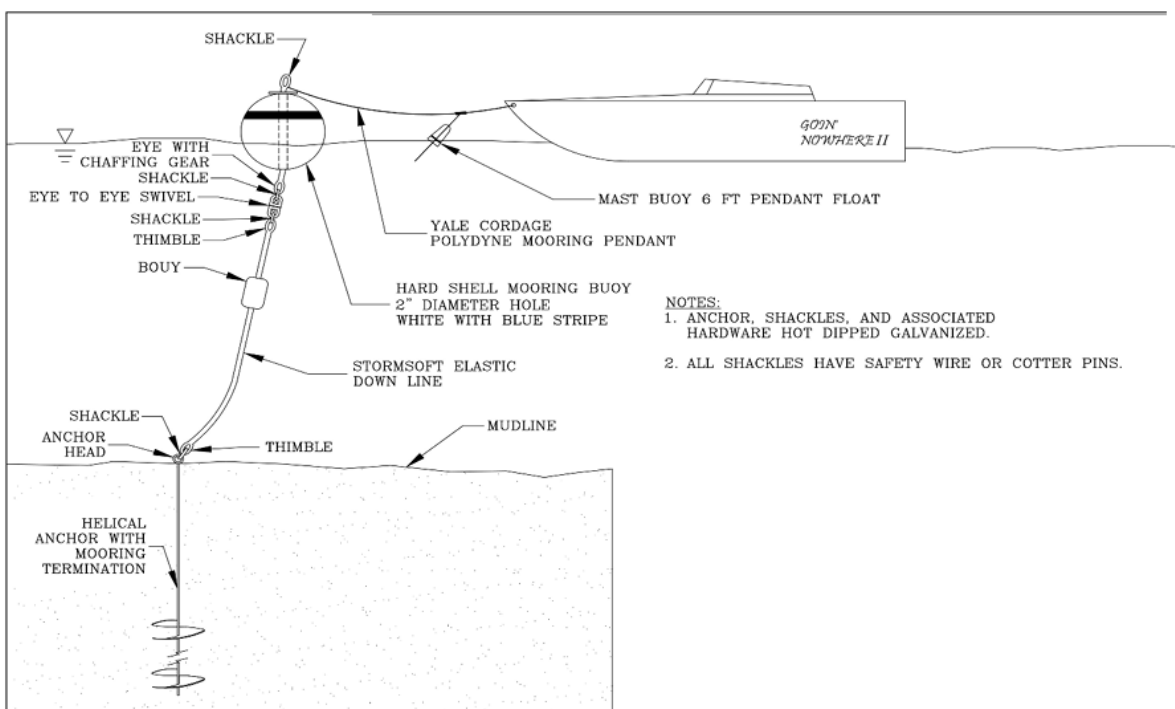
Potential Mooring Field locations: (Not confirmed, just based on free harbor locations)



- Have two mooring fields go to 1 facility at 1 Harbor Blvd
 - two mooring fields are based on what is currently listed on Waterway Guide's current free Harbor location
- Red box is not exact, somewhere in those bodies of water.
- Exact locations needs to be worked out with Destin, FWC, DEP, Army Corp of Engineers?
- There is no rule on distance of mooring field to facility
- Typically, vessels hail the harbormaster to ask which mooring ball to moor to. Then they use their dinghy to come to the dinghy docks.
- 2 mooring fields use 1 facility, as long as there is capacity
- North of Destin Bridge, some sailboats can't go under, so intercostal vessels are stuck north of bridge. Then can dinghy over to dinghy docks
- Joe's is muddy bottom - use big concrete blocks for mooring balls
- South of Destin Bridge, some sailboats can't go under, so Gulf vessels are stuck south of bridge. Then can dinghy over to dinghy docks
- If we push the anchored vessels out of the harbor, they would go to Marler or Joe's Bayou. So, I want to prevent this, by having 2 mooring fields, with Harbormaster able to control these bodies of water

How do Mooring Balls Work?

How do moorings work?



Advances in the design and construction of moorings have improved methods for securing vessels while protecting the environment. A mooring buoy is connected to a downline with a shock absorber component that is connected to an anchor securely installed in the sea floor.

What else is part of a mooring field?



- Upland Facilities required (potentially at 1 Harbor Blvd):

- Refer to these documents for potential ideas for 1 Harbor Blvd.:

- **Open Space Concept:**

GATEWAY DISTRICT - Harbor One Open Space

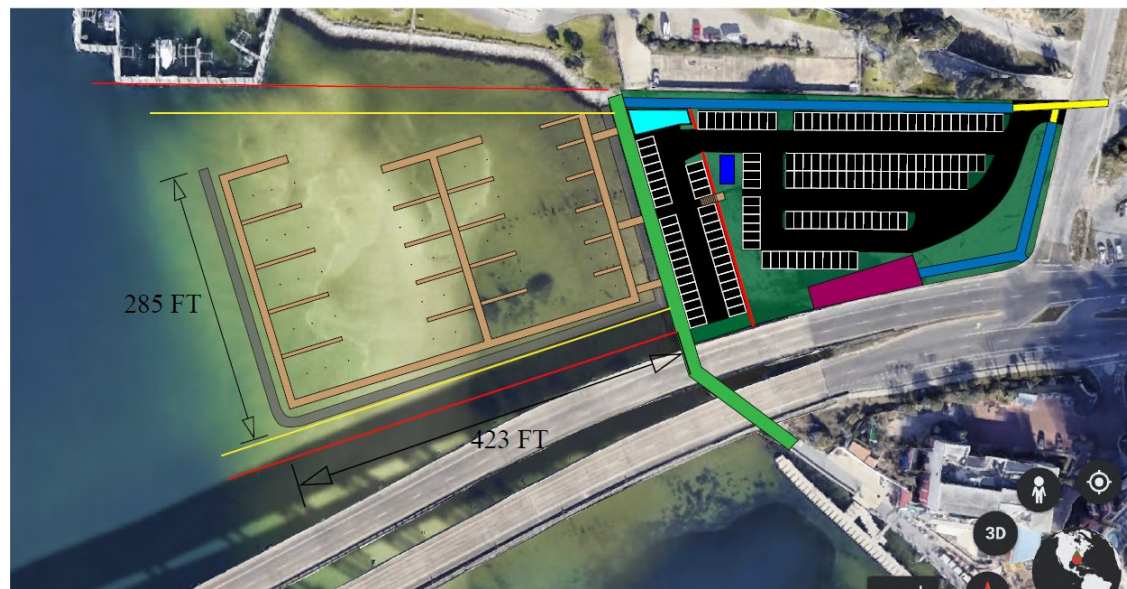


- https://docs.google.com/presentation/d/17SJMklxeGqiFYjYRT_9yo568t1VJ3ORr/edit?usp=drive_link&oid=105404369919663588836&rtpof=true&sd=true

- **Destin Municipal Marina:**

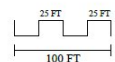
Proposed City of Destin Municipal Marina

- | | | | | |
|---------------|---------------|----------------------------|------------------|---------------|
| Property Line | Dock (8 ft) | Phase II Boardwalk (15 ft) | Office | Crosswalk |
| Setback Line | Jetty (10 ft) | ADA Sidewalk (10 ft) | Observation Area | Pump Out Area |



Slip Count
 10 - 30ft L x 15ft W
 20 - 50ft L x 18ft W
 10 - 65ft L x 22ft W

1 - 22ft W slip for Pump Out or Water Taxi Slip



- https://docs.google.com/document/d/1aQ21z0xQ1AYnx04QTOenEu38c2zq_J_qprldQ22ReY/edit?usp=sharing

- Harbormaster:
 - Manages mooring field operator
 - Ensure proper upkeep of all facilities
 - ability to enforce regulations
- Public Restrooms on upland facility
- Indoor shower on upland facility with key/code entry
- Laundry access on upland facility with key/code entry
- Dumpster/Garbage disposal on upland facility
- Dinghy docks



- Additional recommendations at 1 Harbor Blvd:
 - Marina Store/cultural center/visitor center
 - Harbor Master Office
 - Transient Boat Slip Rentals with QR code to reserve a slip
- Sewage Pump Out (need to decide either Pump-Out station, boat, or both)
 - [Pump Out Regulations pulled from Monroe County](#)
 - Policy 202.3.1
 - Prohibits living on board vessels and floating structures except at marine facilities that provide on-site fixed pump-out systems
 - Requires that any new and/or existing marine facilities (including marinas) that contain 10 slips or more, or one live-aboard slip, provide on-site fixed pump-out systems.
 - Requires all marinas to provide signage at docking sites regarding education and directions to the nearest pump out location
 - Policy 202.3.2
 - Existing marine facilities that do not have an on-site fixed pump out system are required to construct a fixed on-site pump out system and associated signage (and remain operational)

- Policy 202.3.3
 - Ensure management practices are coordinated with NOAA to ensure consistency with their local Management Plan.
- Policy 202.3.4-202.3.6
 - These policies are geared towards ensuring the County retains the right to update their code in relation to live aboard vessels, whether in mooring fields or free-anchored, as well as potentially developing a plan for providing pump out facilities at County-owned locations, and to encourage new and/or existing marinas to adopt BMPs as recommended by FDEP Clean Marina Program
- [Clean Vessel Act Needs Assessment](#). This basically looks to see where in the state where more pumpouts are needed and the boating community's knowledge, attitudes, and behaviors regarding sewage waste management.
- The link below is a document about the influence on Wastewater Treatment Plant Operations. One solution that works with treatment plans that are hesitant to allow highly concentrated boat waste into their facility is that has been adopted to help alleviate this issue is to hold the boat waste in a holding tank and allow the treatment plant operator to control the input (timing and quantity). The ability to control the input allows the treatment plant operator to ensure the boat waste does not overwhelm and adversely affect their system.
 - https://drive.google.com/file/d/1UX_6PidpKCr5DMSXQ04c9WgSII_CFIT5g/view?usp=sharing
- Clean Vessel Act
 - [Grant Program link](#)
 - [Grant Application link](#)
 - Grant Program funds 75% of the costs
 - Construction, renovation, operation and maintenance of waste reception facilities
 - Educational programs
 - Reimbursement based
 - Must have a signed contract before work can begin
 - Must be open to the public
 - Must be listed on the Pumpout Nav App
 - Can not charge more than \$5 per pumpout
- CVA infrastructure Pumpout Methodology
 - 1 pumpout per 500 boats that are less than 26ft
 - # boats are highly variable. Look at infrastructure (with direct access to the water) instead.
 - Included all slips (on the water with or without a lift), moorings, and dry storage spots with on-site access to a launch ramp or lift
 - Two size categories: less than or equal to 26ft, and greater than 26ft

CVA Infrastructure Pumpout Results

- 487 pumpouts in Florida
 - 302 publicly accessible
 - 185 private (members/customers only)
- Target ratio: 1 pumpout for every 500 boats ≥ 26'
- 58 additional pumpout needed (when analyzed at county level)

Counties

- Little to no boating infrastructure
- Meet the target pumpout ratio
- Do not meet the target pumpout ratio
- # Number of pumpouts needed to meet target ratio

0 25 50 100 150 200 Miles

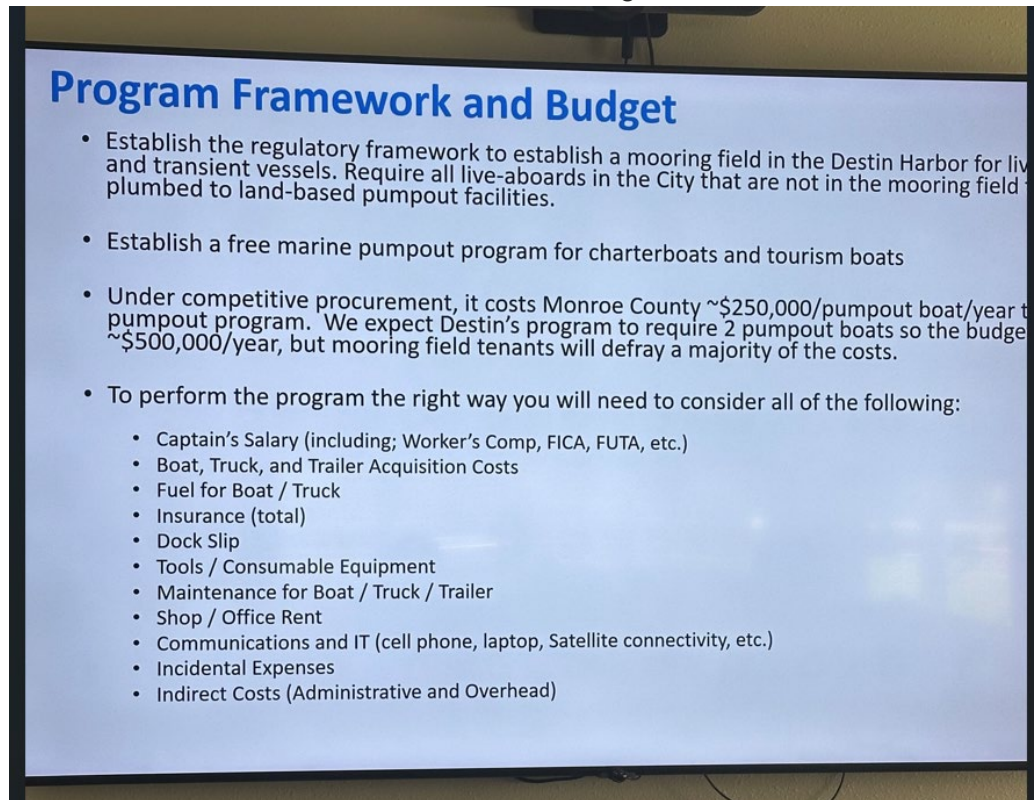
- 1 pumClean marina offers discount on State Land Lease.
- [Sea Grant Newsletter sign up Ink](#)
- **Contacts**
 - Victoria Gambalee – Clean Vessel Act Education Coordinator
 - 352-562-1134
 - y.gambale@ufl.edu
 - Thomas Cottle – Grand Management with Pump Outs. He can answer any questions.
 - Eric Best – Northwest Clean Boating Coordinator. He can help us with the CVA application. He’s also a former USCG member).
 - Eric.best@ulf.edu
- **Sewage Pump-out Station (need to decide either station or boat or both)**
 - Location at 1 Harbor Blvd
 - Below are a list of Pump Out stations that are listed in Okaloosa County.

#	Facility Name	Address	City	County	ZIP	Phone
134	East Pass Towers Marina	100 Gulfshore Drive	Destin	Okaloosa	32541	850-598-4231
136	Ft. Walton Beach Yacht	104 Miracle Strip Pkwy SW	Ft. Walton Bch.	Okaloosa	32548	850-244-5725
133	Legendary Marine - Marina	690 Regatta Bay Blvd.	Destin	Okaloosa	32541	850-974-2525
96	Shalimar Yacht Basin	100 Old Ferry Road	Shalimar	Okaloosa	32579	850-651-0510
	Bluewater Bay Marina	290 Yacht Club Drive	Niceville	Okaloosa	32578	850-897-2821
	Harborwalk Marina	66 E. Highway 98	Destin	Okaloosa	32541	850-337-8250

Latitude	Longitude	pub/priv	Type of facility	# of wet slips	# transient	pumpout
30.3908	86.50955	private	marina	39		yes. Free. Please call first
		private	marina	94		yes. \$5
		private	marina			yes free
30.2617	86.3517	private	marina	130	6	No charge. Please tip if serviced
		private	marina			no charge
						Open to public. \$20.00

- **Sewage Pump-Out Boat (need to decide either station or boat or both)**
 - If vessels can’t go from south under bridge to Pump Out Station, then we might need to offer a Pump-Out Boat. Unless we have a pump out station that is offered by the city North & South of Destin Bridge
 - Previous meeting with City and Pumpout USA about possible pumpout boats.

- Date: 7/11/2024
- Attended: Louis Zunguze, Donny Brown with Pumpout USA (pousa@pumpoutusa.com), Craig Barker with Pumpout USA(craig.barker@pumpoutusa.com), John Stephens
 - One screenshot from the meeting here below



- Joe's Bayou Pump out is NOT active.
 - DWU stated that no current DWU permitted pump outs in Harbor. Unsure of Joe's Bayou & Harborwalk
- Destin Water Users issues with Vessel Pump Station
 - DWU plant is not equipped to handle concentrated boat waste
 - Boat waste is classified as septic waste, typically requiring special treatment & doesn't want the enzymes into their system
 - Recommend having a holding tank
 - have a company come to routinely pump out the station on a regular basis
 - sewage hauled to Okaloosa County's permitted facility

Must have Mooring Field Management Plan

- Rules that must be followed by every vessel within mooring field
- Customers must show proof of pump-out and/or be pumped out every 3 days
 - Plan stipulates that the discharge of any solid or liquid waste into waters are prohibited
 - Violators are subject to immediate ejection from facility, loss of security deposit, and will be turned over to law enforcement

- Harbormaster will create consistent oversight & monitoring to prevent illegal anchoring, dumping, and other undesirable activities
- No vessel shall any occupy any mooring without approval of Harbormaster
- Only vessels that are authorized to moor at facility:
 - in compliance with USCG environmental & safety standards and in good operational condition
 - Capable of maneuvering under their own power
 - Must have current registration/documentation & insurance
- Department of Environmental Protection's Mooring Field Management Plan Example -
 - <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/documents/mooring-field-management-plan>
- Examples of Mooring Field Management Plan -
 - <https://www.fortmyersbeachfl.gov/DocumentCenter/View/21853/Mooring-Field-Map>
 - <https://www.fortmyersbeachfl.gov/DocumentCenter/View/17791/21-02-Matanzas-Mooring-Field-Management-Plan>
 - <https://www.miamibeachfl.gov/wp-content/uploads/2024/02/Mooring-Field-Management-Draft-2024-02-16.pdf>
 -
- Example of User License Agreement –
 - https://www.ci.marathon.fl.us/sites/default/files/fileattachments/marina_and_ports/page/30901/marina_user_agreement_4-15-
- Principles of Harbor Management:
 - A harbor management plan should be developed.
 - Harbor & Waterways or Harbor CRA should create the local harbor management plan.
 - A Harbormaster should be identified.
 - The management plan should focus on providing adequate space via moorings both for transient boaters and for safe shelter during storm events.
 - The management plan should provide for a dinghy dock and on-shore facilities for boaters.
 - The management plan should provide for signage.
 - Schedule inspections & maintenance during off-peak season
 - The board should inquire into funding mechanisms for signs, moorings, improvements and amenities (dinghy dock, showers, laundry facilities, etc.).
 - Create a dispute resolution mechanism.

Managed Mooring Ordinance - Regulations on Activities


- Such as:
 - Reference local noise ordinance
 - Reference Florida Statute Chapter 327 regarding vessel operational requirements
 - Refer to State Statutes 327.40 & 327.60 for Mooring references

- Prohibit other nuisance-like activities such as:
- Rowdy conduct
- Hanging laundry
- Hours for repairs, or Not Allow Repairs
- Consider Major or Refitting Vessels vs Minor
- Limit for Sale Signage
- No advertising or soliciting
- Operational Hours for Noise & Machinery
- Swimming Prohibited
- Feeding Wildlife Prohibited

Create/Update City of Destin Harbor Master Job Description:

- Position could be joint Harbor Master/Code Compliance
 - Budget in 1 year in advance of hiring. Note that this position is not fully complete, as they will be assigned with helping with plans, until Mooring Harbor Plan is into effect & then can have jurisdiction
- Create & uphold Strategic Action Plan
- Responsible for development, coordination, & implementation of Mooring Field Management Plan
- Plan, develop, & manage capital improvement projects as directed.
- Responsible for ensuring property maintenance & improvements in all Harbor areas
- Assist in water sampling with CBA & Analytical Services, then provide updates
- Inspection of BTR's on all businesses on Harbor, Inspection of livery medallions, find illegal charters
- Enforcement of ordinances, harbor upland parking restrictions, & all other city marine codes
- Patrol of Destin Harbor & all City adjacent waterways that we are able to get jurisdiction to with the Mooring Harbor
 - Joe's Bayou, Indian Bayou, Marler Bayou
- Marine permitting and inspection
 - Reviews application for marine construction for code compliance as well as site construction
- Respond to complaints from citizens and businesses & Emergency situation response within Harbor District
- Harbor & Waterways Board & Harbor CRA Committee involvement – attend meetings & provide Monthly reports?
- Responsible for annual budget

Website Updates to www.cityofdestin.com



**CITY OF
DESTIN
FLORIDA**

OUR GOVERNMENT

SERVICES

COMMUNITY

I WANT TO...

Annual Passes

RecOnline

Cemetery

Destin Fire Control District

Elections

Helpful Brochures

Hurricane Information Guide

Library

New Residents

Okaloosa County

Okaloosa County Economic Development Council

Building Site Selections

Okaloosa County Schools

Okaloosa County Sheriff's Office

Public Transit

Solid Waste Collection & Recycling


Pickup Schedule

Water Service

- Harbor Master Contact information
- Online Reservation System to reserve Mooring Balls, with pricing
- Mooring Field Map, with Dinghy docks & on-land facilities
- [Mooring Field Management Plan](#)
- [End-User Agreement Forms](#)
- [FAQ's](#) about Mooring Fields in Ft. Meyers
- [FAQ's about Mooring Fields in Miami Beach](#)
- [FAQ's for Potential Mooring Fields \(can be used in Workshops\)](#)

Marina and Ports

Information	<h3 style="margin: 0;">Anchorage Areas</h3> <p>Anchorage Areas There is a large anchorage area south of the main Harbor channel, between Sister Creek and the Boot Key Bridge. In an East or Northeasterly wind, good protection can be found on the West side of Boot Key, just outside and to the south of the West entrance to the Harbor.</p>
Pricing	
Forms	
Accessibility	
Hours and Directions	<p>Mooring Balls and Information The City mooring field occupies most of Boot Key Harbor, North and East of the main Harbor channel. It consists of 226 permanently attached, engineered mooring systems that provide secure holding for vessels up to 60' in length. Since very little scope is required, more vessels can be accommodated within the same space as compared with a traditional anchorage. This increases the overall Harbor capacity and eliminates crossed-lines, flaring tempers and other ills associated with over-crowded anchorages.</p>
Public Boat Ramps	
Boat Ramp Etiquette	
Local Links	<p>Renting a Ball Vessels wishing to acquire a mooring ball must contact the City marina upon entry into Boot Key Harbor. Moorings are assigned on a first-come, first-served basis; there are no reservations. If all mooring balls are occupied, customers may place their name on a waiting list by coming in-person to the Marina office. Vessels will be assigned based on mooring availability and vessel length. 211 moorings have a maximum vessel length of 45', while 15 moorings allow for vessels up to 60'.</p>
Contact Information	
Address	



Examples of Mooring Fields:

- Marathon – Florida -
 - <https://www.ci.marathon.fl.us/marinaandports/page/anchorage-areas>
- Fort Myers Beach – Florida – (stated they are losing money)
 - <https://www.fortmyersbeachfl.gov/109/Matanzas-Pass-Mooring-Field>
- GulfPort – Florida –
 - <https://mygulfport.us/marina/>
- Put-in Bay – Ohio –
 - <https://putinbayohio.com/pib-services/put-in-bay-mooring-buoys/>
- Catalina islands – California –

- <https://www.visitcatalinaisland.com/things-to-do/two-harbors/boating/mooring-info-and-rules/>

Destin Harbor Community Redevelopment Agency Committee



2025 Work Plan

Submitted,

July 9, 2025

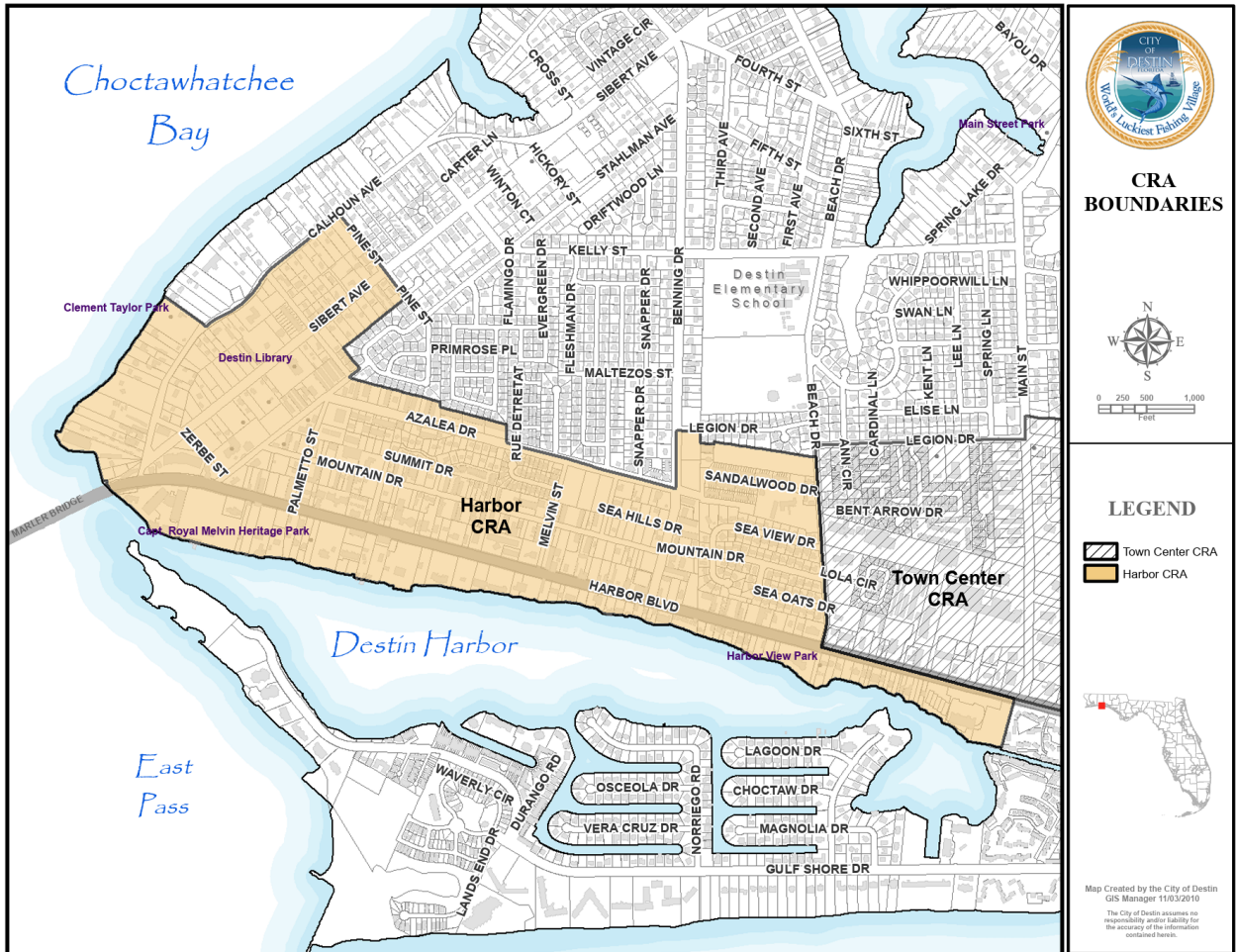
John Stephens
Chairman, Harbor CRA Committee

Lance Johnson
Vice Chairman, Harbor CRA Committee

Harbor Community Redevelopment Committee

The Harbor Community Redevelopment Committee is comprised of seven (7) members, each serving four-year terms consecutively with that of the Councilor making the nomination. At the first available meeting that follows the new city elections, the committee members elect a new Committee Chairperson and Vice Chairperson.

1. **Meeting Date/Time:** Second (2nd) Wednesday of every month at 5:30pm.
2. **Meeting Location:** Destin City Hall Annex
3. **Staff Liaison:** Community Development Department
4. **Harbor CRA Boundaries:** Map below shows boundaries



- 5. Mission Statement:** The mission of the City of Destin Harbor Community Redevelopment Agency Committee is to revitalize and enhance the Destin Harbor through thoughtful planning, public-private partnerships, and strategic investment. The committee’s objectives shall be based upon implementation of the Harbor CRA Master Plan and the City’s Comprehensive Plan. The committee shall make recommendations and work plans to the City Council. The committee is committed to preserving the Harbor’s unique heritage, improving public access and infrastructure, promoting sustainable development, and fostering a vibrant, resilient waterfront that benefits residents, businesses, and visitors alike.
- 6. Florida Sunshine Compliance:** The Harbor CRA Committee, as an advisory committee to the Destin City Council, is required by law to operate within the Florida Governmental Sunshine Laws.
- 7. How to Join:** Apply at: <https://www.cityofdestin.com/FormCenter/City-Clerk-9/Committee-Volunteer-Application-57> (fill and submit the application online).
- 8. Committee Goals:**
- a. Guiding Principles**
 - i. Connectivity:** Ensure seamless travel by car, bike, boat, and foot throughout the Harbor district.
 - ii. Safety:** Prioritize pedestrian and cyclist safety alongside improvements to traffic flow.
 - iii. Economic Vitality:** Support businesses with improved infrastructure and public space.
 - iv. Aesthetic Identity:** Beautify the district to reinforce Destin’s brand and charm.
 - v. Public Access:** Expand and enhance access to public waterfront spaces.
 - b. Goal 1: Improve Access to and Within the Harbor District**
 - i. Focus:** Addressing congestion, parking challenges, and better connections into the Harbor district from surrounding areas.
 - ii. Challenges Identified:**
 - 1. Heavy congestion on U.S. 98.
 - 2. Limited east-west alternatives to U.S. 98.
 - 3. Insufficient public parking in optimal locations.
 - iii. Examples of Supporting Projects:**
 - 1. Completion of the Cross Town Connector.
 - 2. Construction of the Marler Street Parking Garage.

3. Improved wayfinding signage.
4. FDOT's new design of Highway 98
5. [Destin Harbor Mooring Field](#)

c. Goal 2: Enhance Pedestrian Safety and Connectivity Across U.S. Highway 98

- i. Focus: Making it safer and easier for pedestrians to cross from the north side of U.S. 98 to the south side.
- ii. Challenges Identified:
 1. Wide and fast-moving traffic corridors.
 2. Few effective pedestrian crossings with long wait times.
 3. Disconnect between parking and waterfront destinations.
- iii. Examples of Supporting Projects:
 1. Crosswalk signal enhancements.
 2. Underground Tunnel under Highway 98
 3. Stahlman Ave/Hwy 98 Pedestrian refuge islands and improved intersection geometry.
 4. Under bridge pathway
 5. Shared-use paths to and from public parking.
 6. [Camera Systems](#)

d. Goal 3: Improve Access to and Enjoyment of the Destin Harbor and Harbor Boardwalk

- i. Focus: Strengthening visual and physical connections to the waterfront and expanding recreational and economic opportunities.
- ii. Challenges Identified:
 1. Limited public access points.
 2. Lack of visibility and signage.
 3. Disconnected or narrow sidewalks and paths.
- iii. Examples of Supporting Projects:
 1. Harbor Boardwalk West and East Extensions.
 2. Wayfinding and beautification projects.
 3. Use of newly acquired properties like 1 Calhoun Avenue as public gateways
 4. Transient Docks
 5. [Breakwater/Snorkeling location & Oyster Gardening](#)
 6. [Implement Christmas Lighting/ Decorations/ Events](#)

9. Committee Motions:

Motion & Description	When Proposed	Motion By:	Seconded By:	Passed
Recommended that City Council receive information from OCSO and provide public awareness regarding the opportunity to integrate property owner business cameras with the OCSO real-time camera system,	April 9, 2025	Stephens	Tadlock	4-0
Recommend the City Council consider keeping the north section of both the Harbor District and the Town Center as a priority for the undergrounding of utilities project as a priority, instead of continuing east.	April 9, 2025	Johnson	Howard	4.0
	May 14, 2025			
	June 11, 2025			

10. Committee Work Plans:

Work Plan Title	Work Plan Creator	Approved by Committee	Presented to Council
Breakwater/Snorkeling location & Oyster Gardening	Stephens	May 2025	Upcoming
Implement Christmas Lighting/ Decorations/ Events	Stephens	May 2025	Upcoming
Camera Systems	Stephens	May 2025	Upcoming
Destin Harbor Mooring Field	Stephens	Upcoming	Upcoming

11. Committee Members & Attendance:

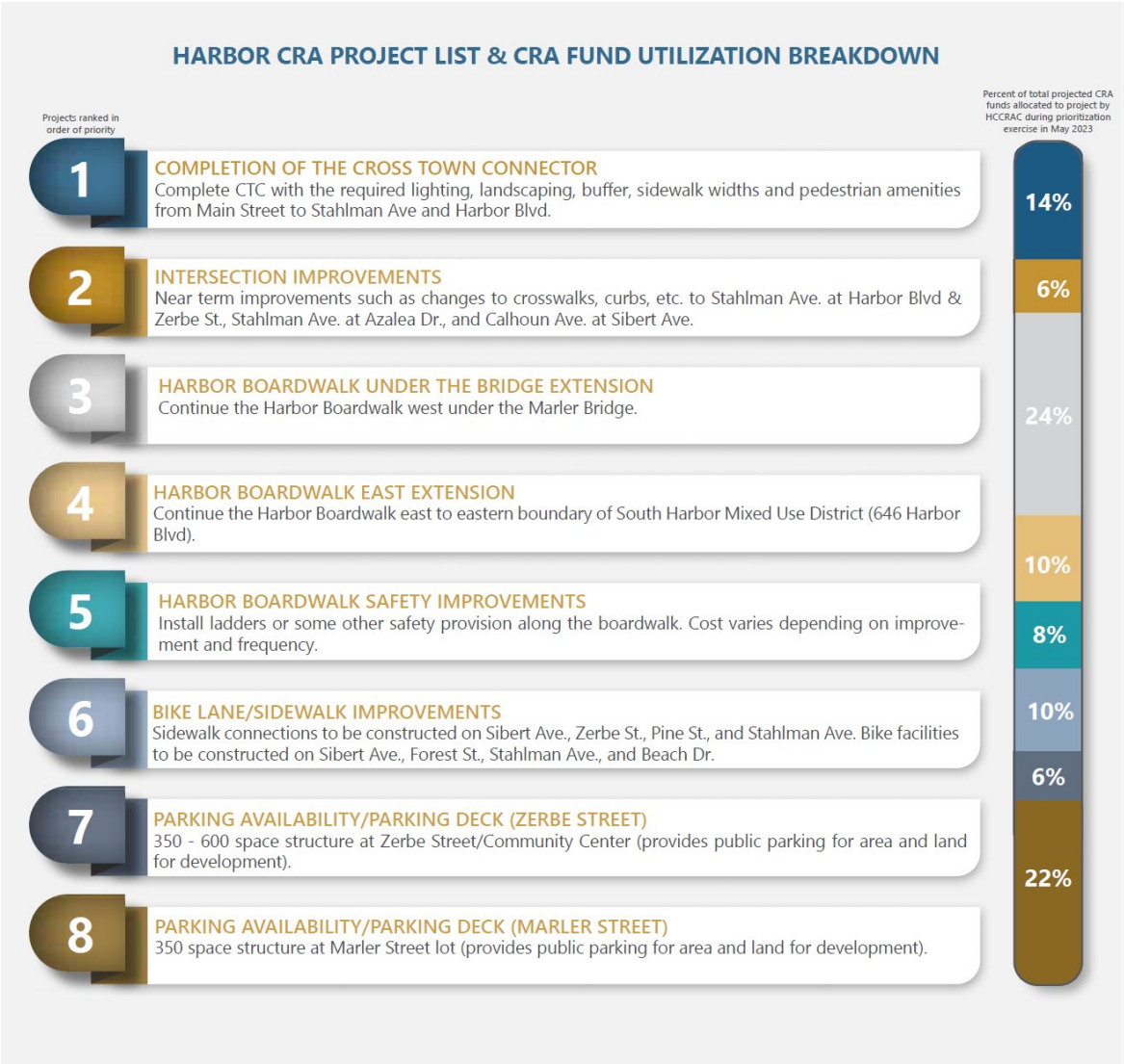
Member	Appointed By	Term expiration
John Stephens (Chair)	Braden	11/26
Lance Johnson (Vice Chair)	Destin	11/28
James Green	Herbert	11/28
James Howard	Trammell	11/28
Casey Jones	Geile	11/26
Guy Tadlock	Bagby	11/26
VACANT	Schmidt	11/28

Meeting Date	Attended	Not Attended
January	No Meeting	No Meeting
February 12, 2025	Stephens, Johnson, Green, Jones, Tadlock	2 Vacant
March, 12, 2025	Stephens, Johnson, Jones, Tadlock	Green, 2 Vacant
April 9, 2025	Stephens, Johnson, Green, Howard, Tadlock	Jones, 1 Vacant
May 14, 2025	Stephens, Johnson, Green, Howard, Tadlock	Jones, 1 Vacant
June 11, 2025	Stephens, Johnson, Green, Tadlock	Jones, Howard, 1 Vacant
July 9, 2025		
August 13, 2025		
September 10, 2025		
October 8, 2025		
November 12, 2025		
December 10, 2025		

12. 2024 Harbor CRA Project List & CRA Fund Utilization Breakdown:

Projects identified in the list below are all unfunded key projects that were identified during the Plan Update process, with the numbers indicating the order of priority. For more details of each plan, please refer to the [Destin Harbor CRA Plan](#).

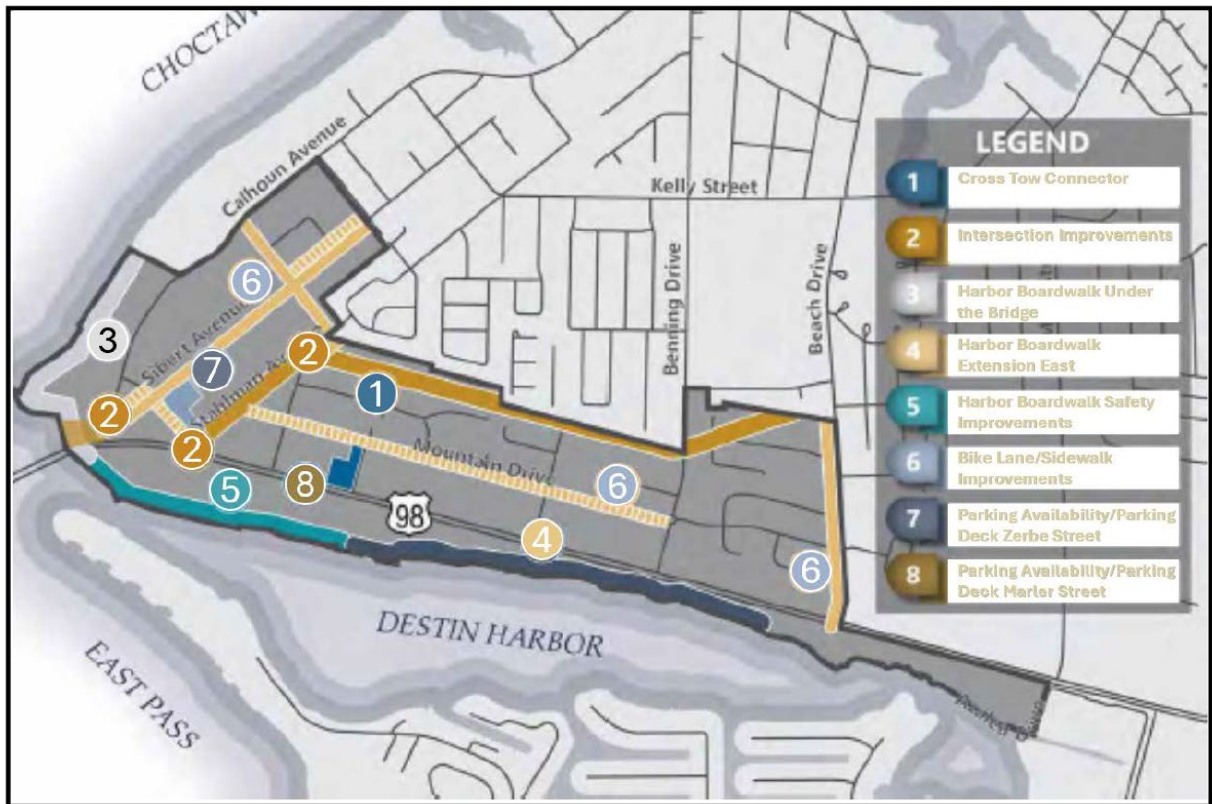
On June 2, 2025, at City Council:
 Councilmember Bagby made a motion to approve Resolution 25-14 and the Harbor CRA Master Plan, as presented, seconded by Councilmember Trammell. Motion passed 6-0.




13. 2024 Harbor CRA Project Map:

Projects identified in the below map are all unfunded key projects that were identified during the Plan Update process, with the numbers indicating the order of priority. For more details of each plan, please refer to the **Destin Harbor CRA Plan**.

Harbor CRA Project Map



14. 2024 Harbor CRA Forecasted Revenue:

 CITY OF DESTIN FLORIDA Harbor CRA Forecasted Revenue											
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
CRA REVENUE	820,992	983,860	1,013,350	1,043,730	1,075,020	1,107,250	1,140,440	1,174,630	1,209,850	1,246,130	1,283,490
OPERATING BUDGET	(121,761)	(9,100,000) ¹	(89,980)	(92,490)	(95,090)	(97,760)	(100,500)	(103,340)	(106,250)	(109,250)	(112,330)
TOTAL DEBT TRANSFER	(479,995)	7,878,933	(1,191,986)	(951,239)	(979,931)	(1,009,490)	(979,029)	(738,232)	(788,232)	(888,323)	(888,232)
TOTAL BALANCE	688,355	318,616	50,000	50,000	50,000	50,000	110,910	443,969	759,337	1,007,985	1,290,913
	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	
CRA REVENUE	1,321,970	1,361,610	1,402,440	1,444,490	1,487,810	1,532,420	1,578,370	1,625,700	1,674,450	1,724,660	
OPERATING BUDGET	(115,530)	(118,810)	(122,190)	(125,680)	(129,270)	(132,960)	(136,770)	(140,690)	(144,730)	(3,745,885) ²	
TOTAL DEBT TRANSFER	(938,232)	(988,232)	(1,038,232)	(1,138,232)	(1,188,232)	(1,188,232)	(1,238,232)	(1,238,232)	(1,238,232)	(1,338,232)	
TOTAL BALANCE	1,559,121	1,813,690	2,055,708	2,236,286	2,406,594	2,617,822	2,821,191	3,067,969	3,359,457	0	