

# **August 18, 2025 CRA Board Meeting**

**MONDAY, AUGUST 18, 2025**

**5:30 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. AGENDA APPROVAL**
- 4. APPROVAL OF MINUTES**
  - A. Approval of minutes of May 19, 2025, CRA Board meeting**
- 5. PUBLIC COMMENTS**
- 6. NEW BUSINESS**
  - A. Discussion and Possible Action on Motions Adopted by the Harbor CRA Advisory Committee – July 9, 2025**
- 7. PUBLIC COMMENTS**

If a person decides to appeal any decision made by the City Council, committee, board, panel, or agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she will may need to ensure that a record of the verbatim record of the proceedings is made, which record includes the testimony and evidence upon the appeal is to be based. "Persons with disabilities who require assistance to participate in this meeting are requested to notify the City Clerk's Office 850.837.4242 at least 48 hours in advance".

**MINUTES  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS MEETING  
MAY 19, 2025  
ANNEX COUNCIL CHAMBERS  
5:30 PM**

The Community Redevelopment Agency met in a regular session with the following members and staff present:

**Destin Community Redevelopment Agency**

Board Chair Teresa Hebert  
Boardmember Jim Bagby  
Boardmember Torey Geile

Boardmember Rodney Braden  
Boardmember Sandy Trammell  
Boardmember Dewey Destin

**City of Destin Staff**

CRA Executive Director Larry Jones  
Projects/Grants/Contract Manager Jeffrey Cozadd  
Community Development Director David Pritchard  
Parks & Recreation Director Lisa Firth  
Public Information Director Tamara Young  
Deputy Comm Dev Director Steve O'Connor  
City Attorney Kimberly Kopp

Deputy City Clerk Kim Montgomery  
Records Specialist Sharon Gardner  
IT Director Andy Peters  
City Engineer Robert Tomasek  
Finance Director Krystal Strickland  
Public Works Dir Michael Burgess

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

CRA Board Chair Terésa Hebert called the meeting to order at 5:30 PM.

**AGENDA APPROVAL**

**Motion by Boardmember Trammell, seconded by Boardmember Geile, to approve the agenda passed 6-0. Boardmember Schmidt was absent from the meeting.**

**1. APPROVAL OF MINUTES – March 17, 2025, CRA Board Meeting**

**Motion by Boardmember Trammell, seconded by Boardmember Geile, to approve the minutes of March 17, 2025, RA Board Meeting passed 6-0.**

**2. PUBLIC COMMENTS**

**3. NEW BUSINESS**

**A. Harbor CRA Master Plan**

Boardmember Bagby began by noting that the city has three main goals: improving access to the Harbor District, crossing Harbor Boulevard, and reaching the Harbor Boardwalk. He compared the current strategic plan priorities – such as the cross-town connector, Stahlman/US 98 intersection improvements, pedestrian access under the Marler Bridge, and parking options – with the Harbor Master Plan’s chart, which listed the Marler Street parking structure as the top priority. Boardmember Bagby argued that the parking structure should not be number one, as the lot is underutilized.

**Boardmember Bagby moved to direct staff to re-prioritize the Harbor CRA plan’s chart to match the strategic plan. Boardmember Destin seconded the motion for discussion.**

Boardmember Destin suggested specifically moving the parking project from first to seventh place to align with the other list, which Boardmember Bagby accepted, amending his motion accordingly. Boardmember Braden then questioned how the parking project became the top priority.

The Deputy Community Development Director explained that it came from the Harbor CRA Advisory Committee and mobility plan workshops where participants prioritized projects using a voting and sticker system.

Boardmember Trammell noted that the specific sheet showing the priorities had not been introduced to the advisory council, leading to a disconnect between strategic plan priorities and the master plan.

**Boardmember Bagby then further amended his motion, providing a new ranked priority list:**

- 1. Completion of the cross-town connector,**
- 2. Stahlman/US 98 intersection improvements,**
- 3. Harbor Boardwalk under-bridge extension,**
- 4. Harbor Boardwalk east extension,**
- 5. Bike lane/sidewalk improvements,**
- 6. Safety improvements,**
- 7. Zerbe parking, and**
- 8. Marler parking structure.**

**Boardmember Destin provided a second to the amended motion.**

Boardmember Trammell suggested sending the matter back to the Harbor CRA Advisory Committee for alignment, but Boardmember Bagby felt the council could act now to avoid further delays. Boardmember Braden expressed concerns about the city enabling the need for parking by approving business licenses (BTRs) without adequate parking plans, leading to repeated demands for public parking facilities.

The amended motion passed 6-0.

**4. PUBLIC COMMENTS**

**ADJOURNMENT:**

Having no further business at this time, the meeting was adjourned at 5:45 PM.

**ADOPTED THIS 18<sup>TH</sup> DAY OF AUGUST 2025**

**By:**

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**Terésa Hebert, CRA Board Chair**

**ATTEST:**

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**Rey Bailey, City Clerk**



**AGENDA**  
**CRA BOARD MEETING**  
**MONDAY, AUGUST 18, 2025**  
**5:30 PM**  
**DESTIN CITY HALL ANNEX COUNCIL CHAMBERS**

**TO:** CRA Board

**THRU:** Larry Jones , City Manager  
Kimberly Kopp, City Attorney

**FROM:** Steve O'Connor, Deputy Community Development Director  
David Prichard, Community Development Director

**DATE:** August 12, 2025

**SUBJECT:** Discussion and Possible Action on Motions Adopted by the Harbor CRA  
Advisory Committee – July 9, 2025

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**I. BACKGROUND:** At the July 9, 2025, Harbor Community Redevelopment Area (CRA) Advisory Committee meeting, a couple of motions were made to the CRA Board for action concerning the Harbor CRA.

**II. DISCUSSION:** The following motions were made at the July 9, 2025, Harbor CRA Advisory Committee meeting.

**Motion:** The Harbor CRA recommends to the CRA Board to pursue construction of a temporary paid parking lot at the 1 Harbor Blvd. property, in accordance with any applicable agreements, to generate revenue for the Harbor CRA fund. **The motion passed 5–1, with Chairman Stephens dissenting.**

**Motion:** The Harbor CRA recommends that the CRA Board direct staff to identify all non-paid city parking spaces within the Harbor CRA District and convert them to paid parking, allowing

the use of the local pass. **The motion carried unanimously, 6–0.**

**Motion:** The Harbor CRA Advisory Committee recommends the CRA Board approve the Mooring Field work plan item as presented. Following a brief discussion regarding the committee’s purview, Council Member Trammell suggested including the Harbor & Waterways Board as a partner in the work plan. Chairman Stephens amended his motion for the Harbor CRA Advisory Committee to pursue the plan in coordination with the Harbor & Waterways Board, due to the jurisdictional limitations of the Harbor District. **The motion passed unanimously, 6-0.**

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

**B. Effect on Budget (EOB):** No funding has been identified, therefore, project funds would have to be committed in upcoming City Budgets.

**C. Level of Service (LOS):** Increased access to parking could alleviate parking issues in the Harbor District, and establishing a mooring field could improve boating safety in the harbor.

**D. Legislative Sponsor:**

**E. Business Impact Statement:**

**III. CONCLUSION:** This is for discussion and action of the CRA Board.

**IV. RECOMMENDED MOTION:** N/A

Attachments:

1. 7-9-25 - hcraac

**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**  
**JULY 9, 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 July 9, 2025, followed immediately with the Pledge of Allegiance.

**2. ROLL CALL:**

**Present**

John Stephens  
Jim Green  
Guy Tadlock  
Jay Howard  
Lance Johnson  
Casey Jones

**Staff Present**

Kim Montgomery Deputy City Clerk  
Daniel Butler Principal Planner  
Jesse Hernandez Planner  
David Prichard Community Development  
Kyle Bauman Special Projects Counsel

**3. AGENDA APPROVAL:**

**Motion by Committee member Green to approve the agenda with Committee member Jones providing the second, the motion passed 6-0.**

**4. CURRENT BUSINESS:**

➤ **Development and City Projects Update – Principal Planner Daniel Butler**

- **Clement Taylor Park Update** – The Treasury Department has now received all the information they have required, and Okaloosa County has requested the Treasury Department to release the funds so that the Notice to Proceed can be issued to the contractor hired for the project.

- No new projects for this month.
  - A brief discussion took place about a social rumor that the city is interested in purchasing Point Mezzanine Property, staff informed the members they have no knowledge of this subject.
- **One Harbor Blvd.**
  - Staff reiterated that One Harbor Boulevard was purchased using Harbor CRA funds in conjunction with tax-exempt bonds.
  - Legal counsel (Bryant Miller Olive PA) briefed staff on tax-exempt bond stipulations.
  - Key legal constraints:
    - Federal funds must not be used for improvements, or the bond's tax-

exempt status may be jeopardized.

- Uses must qualify as public benefit such as:
  - public parking
  - waterfront access.

**Potential Uses of the Property:**

- Paid Municipal Parking Lot
  - Deemed a permissible and bond-compliant use.
  - Must be operated by the city or a city-approved vendor under clear municipal control.
  - Automated enforcement systems (e.g., license plate capture) are acceptable.
  - A temporary parking lot with gravel was proposed to avoid costly infrastructure like stormwater systems.
- **City Marina or Public Facilities**
  - Both are possible but must be operated by city employees, not third parties.
  - Similar rules apply if a research facility or other use is pursued.
  - Since the City owns the property, not the CRA, an interlocal agreement may be needed to allocate revenues back to the Harbor CRA Fund.
  - Temporary pedestrian walkway under Destin Bridge.
  - Preservation of the large trees along the site was agreed.

**Committee Member Green moved, and Committee Member Jones seconded, that the Harbor CRA recommend to the CRA Board the pursuit of constructing a temporary paid parking lot at the 1 Harbor Blvd. property, in accordance with any applicable agreements, to generate revenue for the Harbor CRA fund.** Committee Member Johnson proposed amending the motion to provide free parking for Destin residents with a valid parking pass. The amendment was not accepted by Committee Members Green or Jones. **With no further discussion, Chairman Stephens called for the vote. The motion passed 5–1, with Chairman Stephens dissenting.**

**5. COMMITTEE MEMBER COMMENTS:**

➤ **Committee member Tadlock – Marler Bridge Replacement**

- The members discussed FDOT's potential bridge expansion or reconstruction.
  - Committee member Howard mentioned he has an August 21st meeting with FDOT to discuss bridge alignment and possible land repurchase or compensation to the city and,
    - Discussed the possibility of 40 parking spaces could fit under the future bridge design.

➤ **Chairman Stephens – Mooring Field Workplan**

- Chairman Stephens presented his work plan aiming to:
  - Establish limited mooring control within Destin Harbor and Joe’s Bayou.
    - The preliminary plan proposed is to start with five mooring balls to ensure the city has more jurisdiction over the waterways to have better control the boats mooring in the harbor.
      - Currently there are about five boats anchored that have not moved in a long time.
      - Fulfill conditions to enable the appointment of a harbor master.
      - Supports enforcement, sanitation, laundry services, and tourist-friendly boating.
- Upland facilities would include:
  - Restrooms, showers, laundry, and dinghy docks.
  - Potential for a modular harbor master office at One Harbor.
- Preferred infrastructure: holding tanks (not connected to city sewers) to manage waste.
  - Research how the City of Pensacola used American Rescue Plan Act (ARPA) funds to fund their mooring field study, and he expressed interest for the city to possibly apply for a similar grant in the future.

**Chairman Stephens moved that the Harbor CRA Advisory Committee recommend the CRA Board approve the Mooring Field work plan item as presented. Committee Member Johnson seconded the motion. Following a brief discussion regarding the committee’s purview, Council Member Trammell suggested including the Harbor & Waterways Board as a partner in the work plan. Chairman Stephens amended his motion for the Harbor CRA Advisory Committee to pursue the plan in coordination with the Harbor & Waterways Board, due to the jurisdictional limitations of the Harbor District. Committee Member Johnson seconded the amended motion. The motion passed unanimously, 6-0.**

➤ **Vice Chairman Green –**

**Vice Chairman Green moved that the CRA Board direct staff to identify all non-paid city parking spaces within the Harbor CRA District and convert them to paid parking, allowing the use of the local pass. Chairman Stephens seconded the motion. The motion carried unanimously, 6-0.**

**Vice Chairman Green moved that the CRA Board consider and evaluate allocating 50% of parking revenue generated within the Harbor CRA District to the Harbor CRA Fund. Committee Member Johnson seconded the motion. The motion passed unanimously, 6-0.**

- Chairman Stephens asked the members to look over his draft Annual Report and make any changes or feedback they feel is necessary at their next meeting in August.
- Committee member Johnson mentioned a motion made back when the Chairman Stephens was on City Council, that when made, he thought it would be more geared towards the Harbor Capacity Committees purview, for City Council to direct the city manager to have the city staff review and determine the feasibility of a potential mooring harbor plan, present the results for the input.
- Committee member Jones informed the board that he would be out of the state for the August meeting.
- **Next meeting is August 13, 2025**

**6. ADJOURNMENT:**

Having no further business at this time, the meeting was adjourned at 7:20 PM.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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John Stephens, Chairman

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Kim Montgomery, Deputy City Clerk