



**AGENDA
HARBOR AND WATERWAYS BOARD MEETING
THURSDAY, AUGUST 28, 2025
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
 - A) May 22, 2025 Minutes**
 - B) June 26, 2025 Minutes**
- 4. CURRENT BUSINESS**
 - A) 4133 Belcourt Dr, Residential Marine Construction, HWB-001654-2025**
- 5. MEMBER COMMENTS/DISCUSSION**
 - A) Jim Green**
Destin East Pass Navigation Improvements-Draft letter
 - B) John Stephens**
Work Plan- Mooring Field
Oil Disposal Discussion
 - C) Guy Tadlock**
 - D) Bill McKissick**
 - E) Jerod Hayden**
 - F) Ryan Holloway**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: September 25, 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 OF THE
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL ANNEX
MAY 22, 2025 - 5:30 P.M.**

1. CALL TO ORDER:

Chairman Green called the meeting of the Thursday, May 22, 2025 Destin Harbor and Waterways Board meeting to at approximately 5:30 p.m., at Destin City Hall Annex, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Member Present:

Jim Green
John Stephens
Jerod Hayden
Ryan Holloway

Members Absent

Guy Tadlock
Bill McKissick

Staff:

Kim Montgomery Deputy City Clerk
Steve o'Connor Deputy CD Director
Ashley Dominguez Planner
Kim Kopp City Attorney

3. AGENDA APPROVAL:

With no changes needed for the agenda, the chairman called for the approval and the members all agreed.

4. NEW BUSINESS:

➤ **4144 Belcourt Dr, Residential Marine Construction, HWB-001565-2025**

Ms. Ashley Dominguez Planner for the city explained to the members the details of the request, which is also reflected in their staff report, for a new single-family dock, covered boat slip, two catwalks, and two platforms. These are the existing conditions that the contractor provided, and currently there is nothing there. The proposed scope is a total square footage of approximately 912 square feet for the proposed project consisting of a 64 linear feet dock with the total slip density of two slips. The proposed project meets the requirements of the Coastal Management Element of the Comprehensive Plan and links to the strategic goals and objectives of enhancing quality of life and safety for families. There is no anticipated effect on the budget and staff recommends the Harbor Waterways Board's approval of the marine construction project proposed at this address with the following conditions: All applicable federal and state approvals need to be submitted with the marine construction permit and all regulations of the city's marina siting must be adhered to and followed at all times.

Vice Chair Stephens questioned staff if the pilings are existing or newly installed.

According to Ms. Dominguez they were there already in place. Additionally, she informed the Board that the applicant did receive a stop work on the project to apply to the Harbor & Waterways Board and the permitting process for the project.

Vice Chair Stephens questioned if there were any grass beds in the area that may be affected by the project. Ms. Dominguez referred Vice Chair Stephens to the FDEP permit has the information in the permit regarding the presence of any sea grasses.

Motion by Vice Chair Stephens seconded by Board member Hayden, the Board voted 4-0 for the Harbor and Waterways Board recommends to the City Council approval of the request for marine construction at 4144 Belcourt Dr, Residential Marine Construction, HWB-001565-2025at 4144 Belcourt Dr, for the construction of a new single-family residential dock and a covered boat slip, with the following conditions:

- 1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and**
- 2. All regulations of the City's Marina Siting LDC Section 11.05.00 shall be adhered to and followed at all times.**

➤ **724 Harbor Blvd, Commercial Marine Construction, HWB-001582-2025**

Ms. Dominguez explained how the applicant is seeking a recommendation from the Harbor and Waterways Board and subsequent approval from City Council for the installation and reconfiguration of an existing 6-slip multi-family Commercial Marine Construction Project located at 724 Harbor Blvd. Additionally, the applicant has provided proof of submittal from the Florida Department of Environmental Protection (FDEP) and proof of Army Corps Submittal, Permit Application No. SAJ-2023-00893. City Staff has reviewed the application and determined that the project complies with LDC Section 11.05.00, Marina Siting, and the Coastal Management Element of the City's Comprehensive Plan (Coastal Management Element Policy 6-1.1.6), and staff recommends approval with conditions as outlined in the staff report.

Chairman Green asked staff if they had any response from the adjacent property owners regarding this project. According to Ms. Dominguez, staff sent the letters out on May 1st and have not received any response.

There were additional questions regarding slip use and if lifts were going to be installed into each slip. Mr. Simmons explained that they're requesting to construct the six slips for residential use only and they may or may not install lifts in all six, so they went ahead and requested all six of them with this submittal.

Motion by Chairman Green, seconded by Vice Chair Stephens, passed with a unanimous vote of 4-0 for the Harbor and Waterways Board to recommend to the City

Council approval of the proposed Commercial Marine Construction Project at 724 Harbor Blvd, for the reconfiguration of an existing multifamily commercial dock, with the following conditions:

- 1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and**
- 2. All regulations of the City's Marina Siting LDC Section 11.05.00 shall be adhered to and followed at all times.**

- **Ordinance 25-05-CC - Relating to livery vessels; amending Article VIII "Registration of Livery Vessels"; amending provisions related to transferability of permits; providing for additional required training and safety measures.**

The City Attorney read the ordinance title into the record and provided a summary explanation of its purpose and provisions:

Purpose and Scope:

The ordinance is designed to implement required safety standards and administrative controls for livery vessel operations within the City of Destin. It achieves two primary objectives:

1. **Aligning Safety Measures with Okaloosa County:**
 - Introduces mandatory employee training requirements for livery vessel operators and staff.
 - Establishes standardized safety expectations for rental customers, particularly those operating motorized vessels.
 - Implements the bracelet system currently used by the County to monitor and verify operator eligibility and safety compliance.
2. **Transferability and Cap on Livery Vessel Permits:**
 - Establishes a firm cap of 490 permits, which includes:
 - All livery vessels permitted since the implementation of the moratorium,
 - Plus 11 additional vessels designated as yachts (not for rental).
 - Codifies the principle that each permit is tied to a specific, actively registered vessel:
 - The permit attaches to a vessel's unexpired Florida registration number.
 - The permit is not transferable apart from the vessel.

➤ **Permit Forfeiture Timeline:**

- Initially, permits were to be forfeited after 180 days of inactivity or failure to register a vessel with the city.

- Council determined that 180 days was excessive and amended this to 60 days.
- The revised provision now states that if the designated vessel is not registered or used for 60 consecutive days, and the business fails to notify the City, the permit is automatically forfeited and returned to the City of Destin for reassignment.

Chapter 13-148(D) – updated to reflect the new 60-day abandonment clause.

- Permits may only be transferred when the associated vessel is sold to a new owner.
- The new owner must provide notice to the city within 10 days of the transfer.
- If no notice is received, the permit is revoked and reverts to the city.
- Additional restriction added:
 - Once a permit has been transferred with a vessel sale, it cannot be transferred again for a period of two years.

Chapter 13-148(C) – now includes the clause:

“Further, such permit may not be fully transferred or assigned again within a two-year period from the date of that notification.”

This was added at Council’s request to ensure permit stability and avoid speculative or rapid reselling of permits.

- Concerns addressed by the board members: Avoiding inflated boat prices due to bundled permits.
- A valuation limit for vessel transfers was discussed:
 - Sale price must not exceed NADA value +10%.
- Clarification on Abandonment: Does not apply if business notifies city in good faith (e.g., replacing a boat).
 - Allow unassigned permits one year post-ordinance adoption to be attached to a vessel.
 - Establish annual lottery system for any returned permits, including alternate winners list.
 - Lottery winners have 90 days to meet compliance requirements or registration goes to alternates.

Motion by Chairman Green, seconded by Board member Holloway for the Harbor and Waterways Board to recommend to the city council that when registered vessels with attached livery permits are sold, the sale price of the vessel shall not exceed the NADA Guide value plus 10%, to avoid artificial inflation of sales of registered vessels s based on permit value, the motion passed with a unanimous vote of 4-0.

In regards to medallions that don't get registered or assigned, in 13-148 (C) discussion, making the assigned vessels have one year to get registered, **Motion by Chairman Stephens, seconded by Chairman Green for the Harbor and Waterways Board recommends to the city council that any livery vessel registrations that are not assigned to an active vessel as of the date of adoption of the ordinance shall be given a one (1) year grace period to assign the registration to a vessel, after which the unassigned registration shall be forfeited to the City.**

5. MEMBER COMMENTS:

❖ **Committee member Stephens - Oyster Gardening & Water Quality Initiatives**

- Presented to Harbor CRA: approved with a condition to maintain a 3-foot buffer from seagrass beds.
- Presented to Okaloosa County Coastal Resources: supportive; potential for cost-sharing or engineering assistance.
 - Estimated potential cost: up to \$60,000 depending on reef type and height.
 - Harbor CRA members suggested adding another breakwater to form an "L" shape, which was included in the updated plan.
 - Next presentations to the Parks & Rec Board
 - Followed by guidance on how to proceed toward Council since the project proponent is not city staff.
- **Pump-Out Stations & Water Quality Discussion:**
 - Monica Wallace Destin Water Users presented the following data:
 - Fecal coliforms, CBOD, enterococci — generally no alarming trends in reclaimed water and ambient monitoring data.
 - Outlier readings are likely tied to wildlife or storm events.
 - **Pump out materials:**
 - The plant is not equipped to handle concentrated boat waste.
 - Boat waste is classified as septic waste, typically requiring special treatment.
 - No current DWU-permitted marine pump-outs in Destin Harbor — unsure of existing plumbing setups at some sites such as Joe's Bayou, Harborwalk.
 - Preferred approach: smaller holding tanks regularly pumped out and hauled to Okaloosa County's permitted facility.
 - For future mooring fields, further data collection is needed to assess feasibility.
 - **Board generally agreed:**
 - Too many unknown variables for DWU to safely accept into the sewer system.
 - Private pump truck haul-off is still best practice until further data is available.
 - Suggested that more water quality sampling might be helpful.

❖ **Committee member Green – Norriego Point**

Chairman Green mentioned how he has concerns regarding the harborside of the point where the erosion control pads were installed and how he feels there needs to be signage installed warning boaters of their location because they will eventually be covered in sand.

Motion by Chairman Green, seconded by Board member Holloway to recommend to the city council to authorize installation of signage at Noriego Point to warn boaters of potential underwater hazards and erosion control structures, for public safety and protection of vessels.

10. ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 7:30 p.m.

Adopted and approved this _____ day of _____ 2025.

Jim Green, Chairman

Kim Montgomery, Deputy City Clerk

**MINUTES OF THE
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL ANNEX
JUNE 26, 2025 - 5:30 P.M.**

1. CALL TO ORDER:

Vice Chairman Stephens called the meeting of the Thursday, June 26, 2025 Destin Harbor and Waterways Board meeting to at approximately 5:30 p.m., at Destin City Hall Annex, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Member Present:

Jim Green (Entered the meeting at 5:35 PM)
John Stephens
Jerod Hayden
Ryan Holloway
Guy Tadlock
Bill McKissick (Entered the meeting at 5:35 PM)

Staff:

Kim Montgomery Deputy City Clerk
Steve o'Connor Deputy CD Director
David Prichard CD Director
Kyle Bauman, Special Projects Counsel

3. AGENDA APPROVAL:

Motion to approve the agenda as presented was made by Board member Tadlock with Board member Holloway providing the second, the motion passed 4-0, with Chairman Green and Board member McKissick not present for the vote.

4. APPROVAL OF MINUTES: April 24, 2025

Motion by Board member Holloway, seconded by Board member Hayden to approve the minutes of the April 24, 2025 meeting passed 4-0 with Chairman Green and Board member McKissick not present for the vote..

5. NEW BUSINESS:

➤ **506 / 508 Harbor Blvd. Commercial Marine Construction, HWB-001589-202**

Mr. Butler, Principal Planner explained to the board the proposed seawall is between zero feet and three feet waterward of the Mean High Water Line, and there will be some areas where it doesn't cross the Mean High Water Line. However, the request was required to come before the Board because there are some sections of the wall are placed at maximum three feet beyond the Mean High Water Line, with a 210 linear feet and a four foot cap. Staff has reviewed the request and has found that it is in accordance with our Marina Siting within the Land Development Code, Section 11, including the riparian setbacks and the length. Staff recommends approval of this shared seawall between 506 and 508, measuring approximately 210 linear feet with a 4-foot cap, with the condition that they submit all Federal and State approvals with the marine construction permit, and they comply with the city's marine siting regulations at all times.

Motion by Board member Tadlock, seconded by Board member Holloway to recommend City Council approve the request Harbor and Waterways Board recommend that City Council approve the Proposed Commercial Marine Construction Project at 506 & 508 Harbor Blvd, for the construction of a new seawall with the following conditions:

- 1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and**
- 2. All regulations of the City’s Marina Siting LDC Section 11.05.00 shall be adhered to and followed at all times.**

**Chairman Green and Board member McKissick entered the meeting at 5:35 PM.*

Vice Chairman Stephens opened the floor for public comment, with no one speaking up, he closed the public portion and called for the vote on the motion. **The motion passed with a unanimous vote of 6-0 for approval.**

➤ **742 / 744 Harbor Blvd. HWB-001616-2025**

Mr. Butler explained the request, What’s Up Docks LLC, on behalf of both Jennifer Aden and James Morris, is requesting approval for the construction of a new shared 15-foot by 4-foot access pier leading to a 30-foot by 3-foot T-access walk, two 30-foot by 2-foot finger piers, and two 30-foot by 13-foot covered boat slips with lifts under a 33-foot by 30-foot roof. The applicant seeks a recommendation for approval from the Harbor and Waterways Board for a Residential Marine Construction project for a total square footage of 1,050. Additionally, the applicant provided the authorization from the Florida Department of Environmental Protection (FDEP), Permit No.: 0447038-002-EG/46, as well as Army Corps of Engineers authorization (ACOE), Permit No.: SAJ-29025-00892 (GP-TCP). City Staff reviewed the application and determined that the plans comply with LDC Section 11.05.00, Marina Siting, and the Coastal Management Element of the City’s Comprehensive Plan (Coastal Management Element Policy 6-1.1.6). Staff recommends approval for the request.

Motion by Chairman Green, seconded by Board member Hayden, the motion passed with a 6-0 vote for the Harbor and Waterways Board to recommend City Council approve the Proposed Residential Marine Construction Project at 742 & 744 Harbor Blvd, for the construction of a new shared dock with the following conditions:

- 1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and**
- 2. All regulations of the City’s Marina Siting LDC Section 11.05.00 shall be followed at all times**

6. DISCUSSION:

❖ **Noriego Point Update:**

- The park expected to open late July or early August.

DRAFT

- Delays due to weather and construction changes in restrooms and material reorders.
- Estimated 40-day project extension.
- Council requested limited beach access for boats over July 4th weekend uncertain if it would be implemented.
- Member comment: Reopening part of the beach, even temporarily, would earn public goodwill.
 - Suggestion to publicize via social media if any temporary access is granted.

❖ **East Pass Navigation and Coast Guard Coordination:**

- Ongoing issues with channel markers, lighting, and maintenance since 2021.
- Coast Guard recently repositioned buoys 1 and 2 to the deeper part of the ebb shoal, improving navigation.
- Concerns raised about unlit and unmarked areas, including damaged west jetty and moved markers.
- Board consensus: Current entrance conditions are substandard for a city branding itself as a “world-class fishing community.”
- Comparison made to Orange Beach’s well-lit, navigable entrance.

Motion by Chairman Green, seconded by Board member McKissick to request the City Council to reach out to the Coast Guard about Destin’s East Pass marker to be repaired and upgraded with a new day marker at the end of the west jetty, lights to be added to all nun and can buoys, and keep markers numbered one and two at their new location and have them illuminated. The motion passed 6-0.

Chairman Green stated that if staff needed any assistance in writing the letter, he would be glad to assist.

❖ **Use of Discontinued No-Boating Buoys:**

- Okaloosa County has offered free buoys previously used at Crab Island.
- Suggested placement: Tide pool swim areas at Noriego Point, and possibly Clement Taylor Park.
- The board advised city staff or Larry to contact Michael Norberg (County Coastal Resources) directly.
- Recommendation to seek Council support before installation.

➤ Mr. Butler reported that there will not be a meeting in July.

7. ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 6:00 p.m.

Adopted and approved this _____ day of _____ 2025.

Jim Green, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 28, 2025
BOARD/COMMITTEE: Harbor & Waterways Board
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Harbor & Waterways Board

THRU: Kimberly Kopp, City Attorney
David Prichard, Community Development Director
Daniel Butler, Principal Planner

FROM: Ashley Dominguez, Planner

DATE: August 12, 2025

SUBJECT: 4133 Belcourt Dr, Residential Marine Construction, HWB-001654-2025

I. BACKGROUND: Compass Marine Group, LLC, on behalf of both Sherry Currow and Christopher Finkler, has applied for Harbor and Waterways Board review for the proposed construction of a new 32-foot by 5-foot access pier extending from the MHWL to a 15-foot by 20-foot covered dock structure with an attached 10-foot by 20-foot platform dock. Additionally, the project includes the installation of two (2) finger piers, each measuring 21-feet by 4-feet, which are accessed via an access pier measuring 4-feet-wide by 40-feet-long.

The applicant seeks a recommendation for approval from the Harbor and Waterways Board for a Residential Marine Construction project proposing a new residential dock with:

Total Square Feet:	988 SF
Total Number of Piers or Docks:	1
Total Length:	57 LF
Total Slip Density:	2
Located in the Destin Harbor:	No

II. DISCUSSION: The applicant requests Harbor and Waterways Board review for Residential Marine Construction located at 4133 Belcourt Drive within Indian Bayou.

The Harbor and Waterways Board is being asked to review the proposed Marine project per Land Development Code **Section 11.05.01 - General regulations; prohibitions** and **Section 11.05.02 – Permitting procedures**. Below are staff’s findings with respect to **Section**

11.05.01 and **Section 11.05.02**; items not applicable to this project are marked “Not Applicable.”

11.05.01. General regulations; prohibitions. *This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities within and contiguous to the Harbor and waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:*

A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.

Staff response: The applicant has submitted for authorization from all appropriate agencies.

B. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

Staff response: Not applicable.

C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.

Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

Staff response: This regulation applies to all users of the harbor and waterways of Destin

and shall be adhered to. Additionally, this is a proposed residential dock; therefore, no fuel/oil shall be sold here.

F. No new or existing dock shall be constructed or modified such that the length of any pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.

Staff response: Proposed construction will be 57 LF total. The Width of the Bayou at this location is approximately 390 LF. 20% of 390 LF is 78 LF. Therefore, the proposed dock is below the allowable 78 LF.

G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.

Staff response: Proposed construction will be 57 LF total. The Width of the Bayou at this location is approximately 390 LF. 20% of 390 LF is 78 LF. Therefore, the proposed dock is below the allowable 78 LF.

H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.

Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless such the dock is equipped with a sewage pump-out.

Staff response: Not applicable.

J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.

Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

K. No boat shall be moored in the Harbor or waterways of Destin such that it constitutes a hazard to navigation.

Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

L. No dock shall be constructed such that it constitutes a hazard to navigation.

Staff response: This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.

M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the

lot to which the dock is attached.

Staff response: *Total waterfront footage is approximately 153 LF. Proposed is below the width of the lot at the MHWL.*

1. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock does not exceed the maximum length established by paragraphs F and G above.

Staff response: *Not applicable.*

2. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above.

Staff response: *Not applicable.*

N. No dock shall be constructed or modified such that slip density exceeds one slip per eight linear feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

Staff response: *The total waterfront footage is approximately 153 LF. The proposed shared dock construction will only have 2 slips, which will not exceed the one slip per eight lineal feet maximum requirement.*

O. No boat or vessel, entering into, exiting or operating within the Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other persons within the Destin Harbor, or would contribute to any adjacent land erosion.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

Q. No pier shall extend more than six feet into a canal right-of-way.

Staff response: *Not applicable.*

R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.

Staff response: *This regulation applies to all users of the harbor and waterways of Destin and shall be adhered to.*

S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

Staff response: Although no construction is proposed within the 25-foot setback of the property line, Staff sent the provided Adjacent Property Notification to the neighboring properties on August 1st, 2025. As proposed, the riparian rights of others are not interfered with.

T. No dock shall unreasonably interfere with the riparian rights of others.

Staff response: Although no construction is proposed within the 25-foot setback of the property line, Staff sent the provided Adjacent Property Notification to the neighboring properties on August 1st, 2025. As proposed, the riparian rights of others are not interfered with.

U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.

Staff response: Not applicable.

V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

Staff response: Not applicable.

W. No construction shall be allowed which violates any provision of the Standard Building Code, as adopted by the City.

Staff response: Applicant must obtain an approved Marine Construction Permit prior to any construction.

X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.

Staff response: Applicant must obtain an approved Marine Construction Permit prior to any construction.

Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.

Staff response: This regulation applies to all users of the harbor and waterways of Destin

and shall be adhered to.

Z. No lot, or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection **11.05.01.M.2**.

Staff response: Not applicable.

Pursuant to **Section 11.05.03, Land Development Code (LDC)**, all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The applicant shall be responsible for the condition and repair of permitted docks and failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

PUBLIC COMMENT:

Staff have received no comments from the public to date.

A. Link to Strategic Goals / Objectives: IV. Enhanced quality of life and safety for families.

B. Effect on Budget (EOB): n/a

C. Level of Service (LOS): n/a

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: The applicant requests the Harbor and Waterways Board recommendation for approval for a Residential Marine Construction Project located at 4133 Belcourt Drive. Additionally, the applicant provided the Self-Certification file from the Florida Department of Environmental Protection (FDEP), File No.: 0462908001EE.

City Staff reviewed the application and determined that the plans comply with **LDC Section 11.05.00, Marina Siting**, and the Coastal Management Element of the City's Comprehensive Plan (**Coastal Management Element Policy 6-1.1.6**).

IV. RECOMMENDED MOTION: I move that the Harbor and Waterways Board recommend that City Council approve the Proposed Residential Marine Construction Project at 4133 Belcourt Drive, for the construction of a new dock, roof structure, and finger piers, with the following conditions:

1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and
2. At the time of Building Permit submittal, the applicant shall provide staff with the FDEP approval of the revised project scope (57 LF), rather than the 87' dock; and
3. All regulations of the City's Marina Siting **LDC Section 11.05.00** shall be followed at all times.

ALTERNATIVE MOTION:

I move that the Harbor and Waterways Board recommend that City Council deny the Proposed Residential Marine Construction Project at 4133 Belcourt Drive.

Attachments:

1. 1. Scaled &
Dimensioned Plans
2. 2. Boundary Survey
3. 3. FDEP Self
Certification
4. 4. Proof of Ownership
5. 5. Existing
conditions- Images
6. 6. Agent Affidavit
7. 7. Adjacent Property
Notification

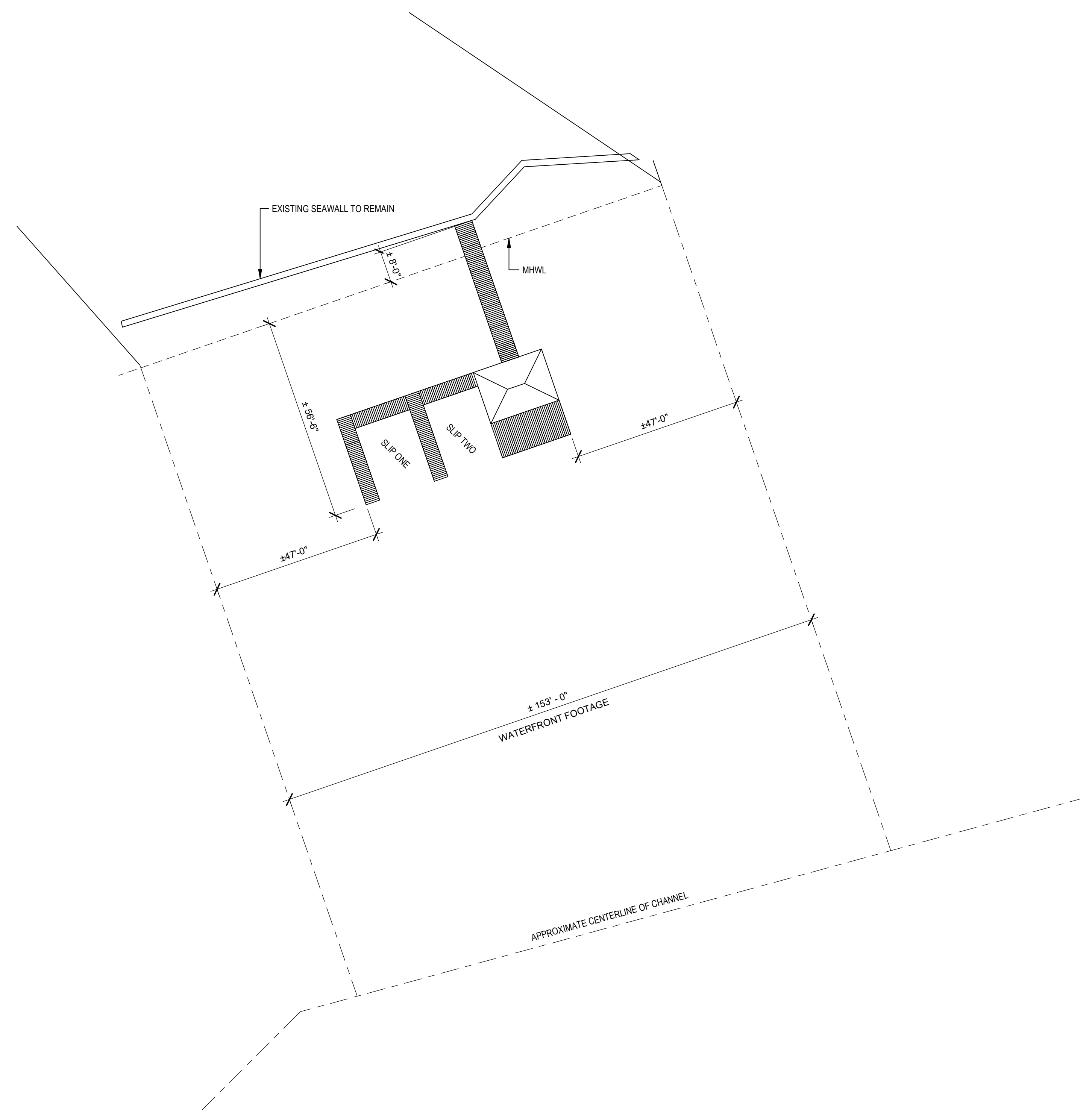
STRUCTURAL NOTES

GENERAL

1. DESIGN CODE DATA
 - A. 2021 INTERNATIONAL BUILDING CODE
 - B. 2023 FLORIDA STATE BUILDING CODE
 - C. ASCE 7-22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - D. ANSI/APA WDC-2018: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
2. DESIGN LOADS:
 - A. DEAD LOADS:
 - a. ROOF: 40 PSF
 - B. LIVE LOADS: 20 PSF
 - C. WIND DESIGN CRITERIA
 - a. WIND SPEED: 155 MPH (ULT)
 - b. EXPOSURE: D
 - c. RISK CATEGORY: I
 - d. ENCLOSURE CLASSIFICATION: OPEN
3. MAXIMUM ALLOWABLE DEFLECTION CRITERIA:
 - A. ROOF: L/360 LIVE LOAD; L/240 TOTAL LOAD
4. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON NEW OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
5. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.
7. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH ARCHITECT. DO NOT SCALE DRAWINGS.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY. HE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BUILDING MATERIALS AND COMPONENTS COMPONENT LOCATIONS ARE SHOWN FOR DESIGN INTENT, NOT EXACT LOCATION, SPECIFICALLY INDEPENDENTLY PREPARED SHOP DRAWINGS ARE REQUIRED OF ALL TRADES FOR COORDINATION AND BEST PRACTICE. ERRORS OR OMISSIONS IN INSTALLATION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WOOD CONSTRUCTION

1. ALL DIMENSIONAL LUMBER SHALL BE #2 SYP TREATED OR EQUAL.
2. ALL STRAPS & TIES & NAILS SHALL BE STAINLESS STEEL.
3. ALL PILES TO BE TREATED TO MAXIMUM ALLOWED BY DEP.
4. ALL BOLTS AND HARDWARE SHALL BE STAINLESS STEEL.
5. BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE. HOLES FOR SCREWS AND LAG SCREWS SHALL BE FIRST BORED FOR THE SAME DEPTH AND DIAMETER OF THE SHANK, THEN THE REMAINDER OCCUPIED BY THE THREADED PORTION SHALL BE BORED NOT LARGER IN DIAMETER THAN THE ROOT OF THE THREAD. ALL SCREWS SHALL BE SCREWED, NOT DRIVEN INTO PLACE.
6. PROVIDE SS WASHERS UNDER ALL NUTS AND HEADS OF BOLTS AND LAG SCREWS, WASHERS ARE NOT NEEDED UNDER CARRIAGE BOLT HEADS

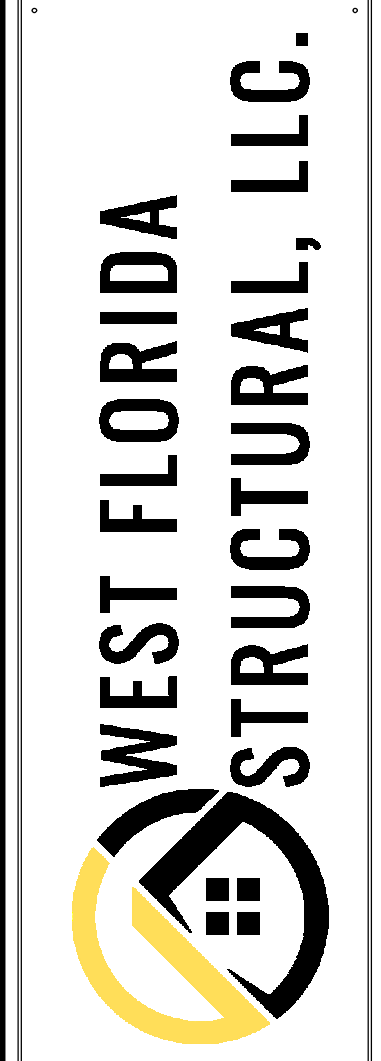


1 DOCK/PILING PLAN - 4133 BELLCOURT DR
 1" = 20'-0"

7/31/2025



Date: 01/2023
 Designed By: M. CULLENS
 Drawn By: M. CULLENS
 Checked By: M. CULLENS



DRAWINGS ON 12"x18" SHEET ARE HALF SCALE

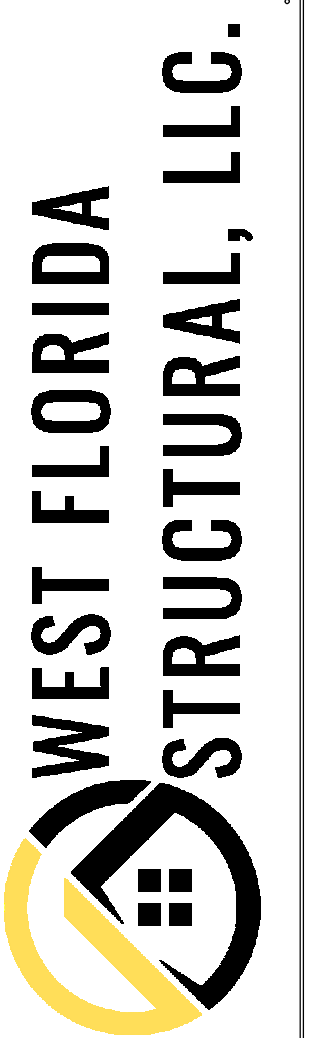
4133 BELLCOURT DR
 OKALOOSA COUNTY, FLORIDA

SHEET TITLE
 SITE PLAN/
 NOTES

SHEET NUMBER
 G-1



Date: 5/2023
 Designed By: M. CULLENS
 Drawn By: M. CULLENS
 Checked By: M. CULLENS

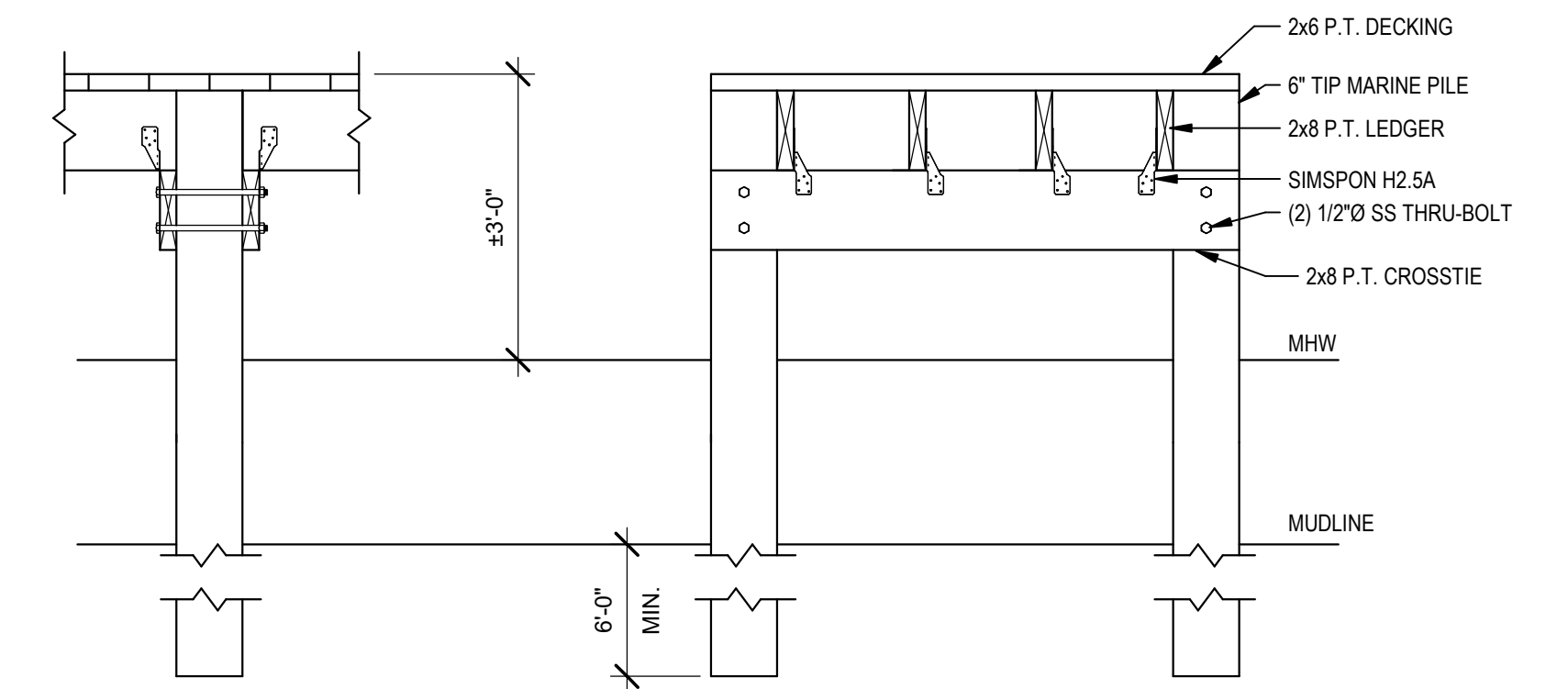
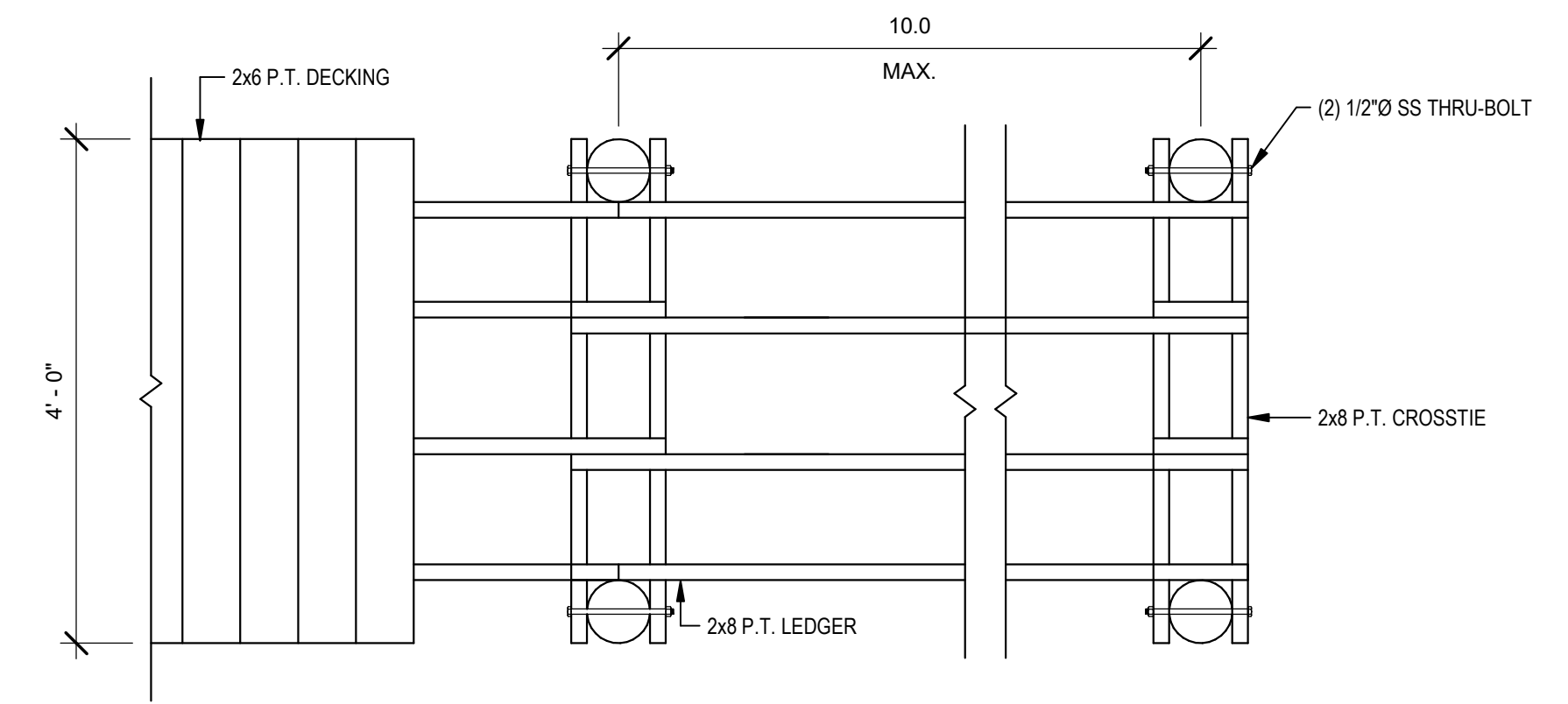


DRAWINGS ON
 12"x18" SHEET ARE
 HALF SCALE

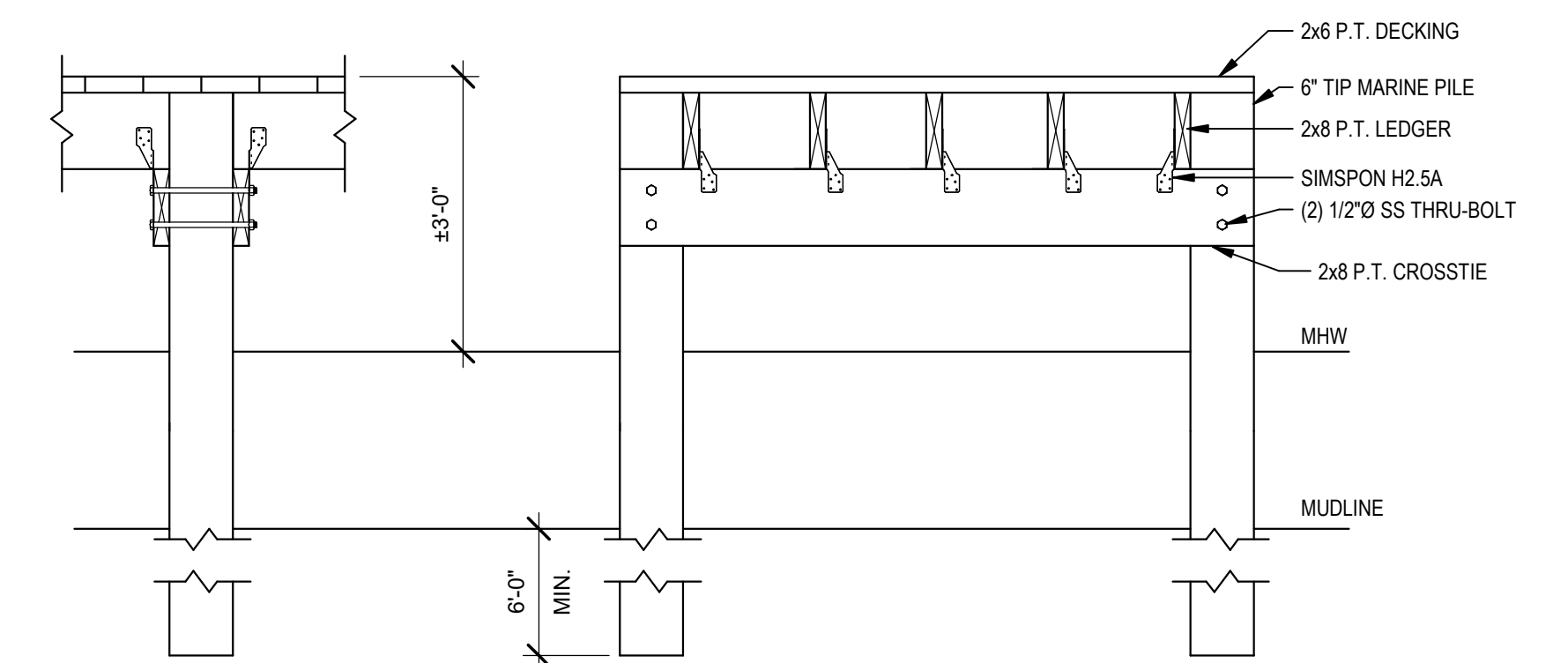
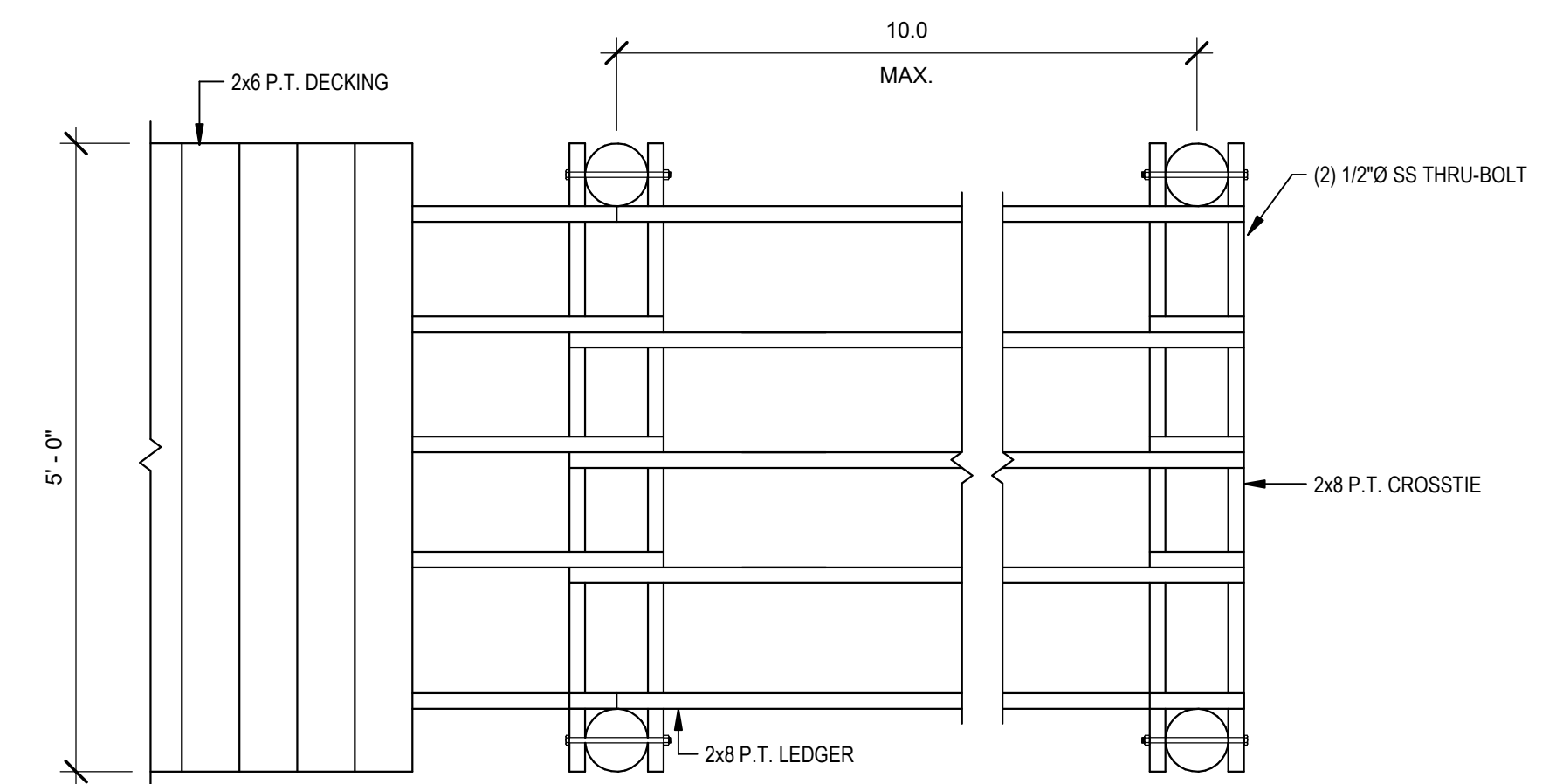
4133 BELLCOURT DR
 OKALOOSA COUNTY, FLORIDA

SHEET TITLE
**OVERALL
 PLAN/
 DETAILS**

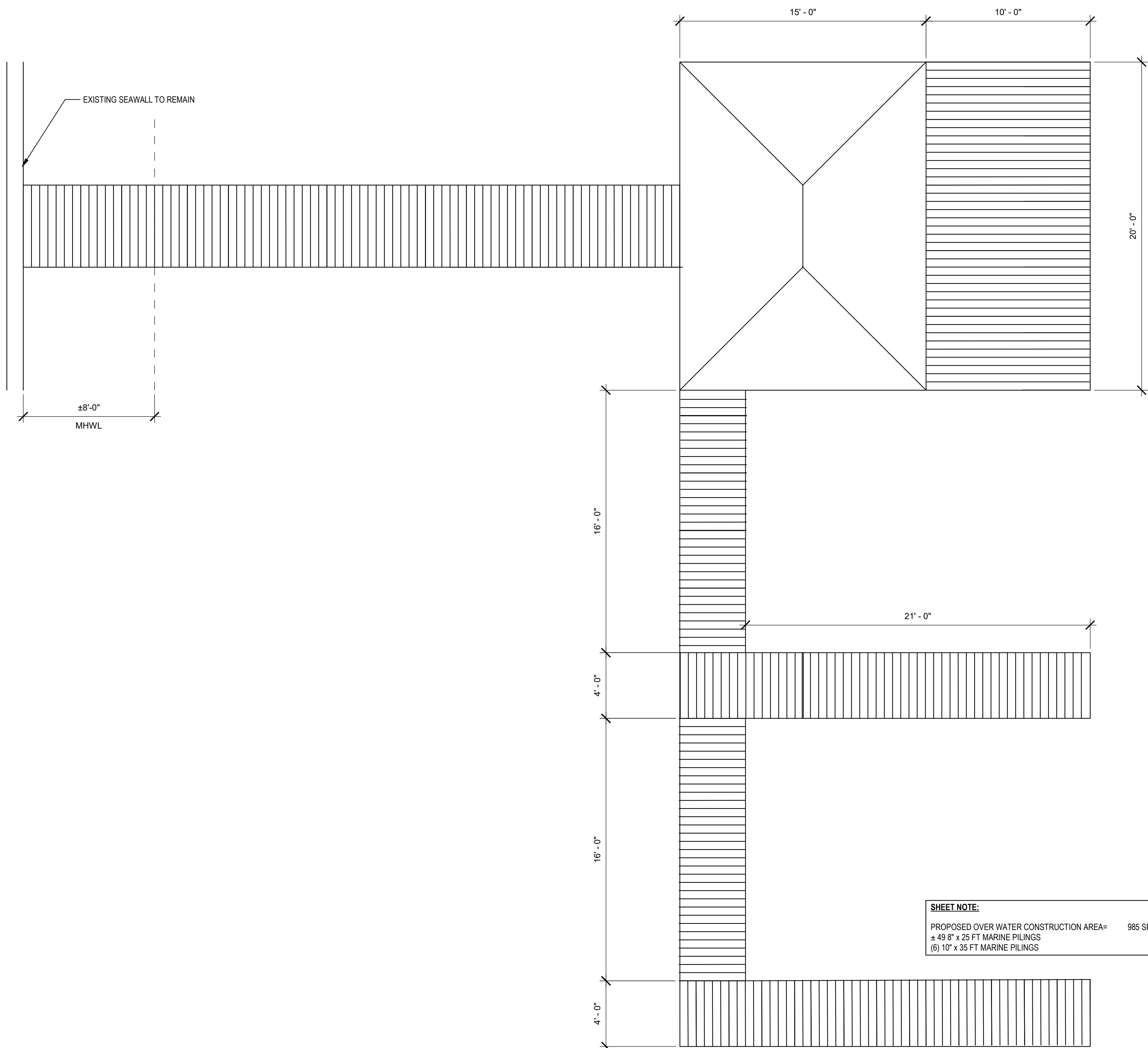
SHEET NUMBER
S-1



② 4'-0" FINGER PIER PLAN/ELEVATION VIEWS
 3/4" = 1'-0"



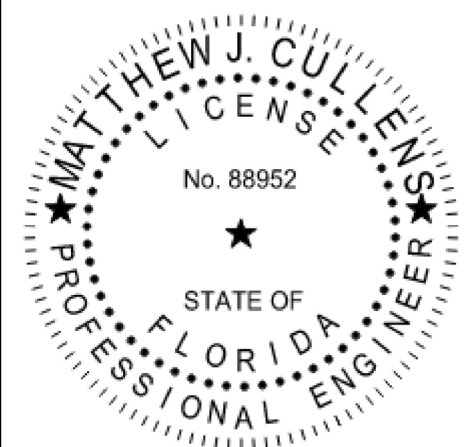
③ 5'-0" FINGER PIER PLAN/ELEVATION VIEWS
 3/4" = 1'-0"

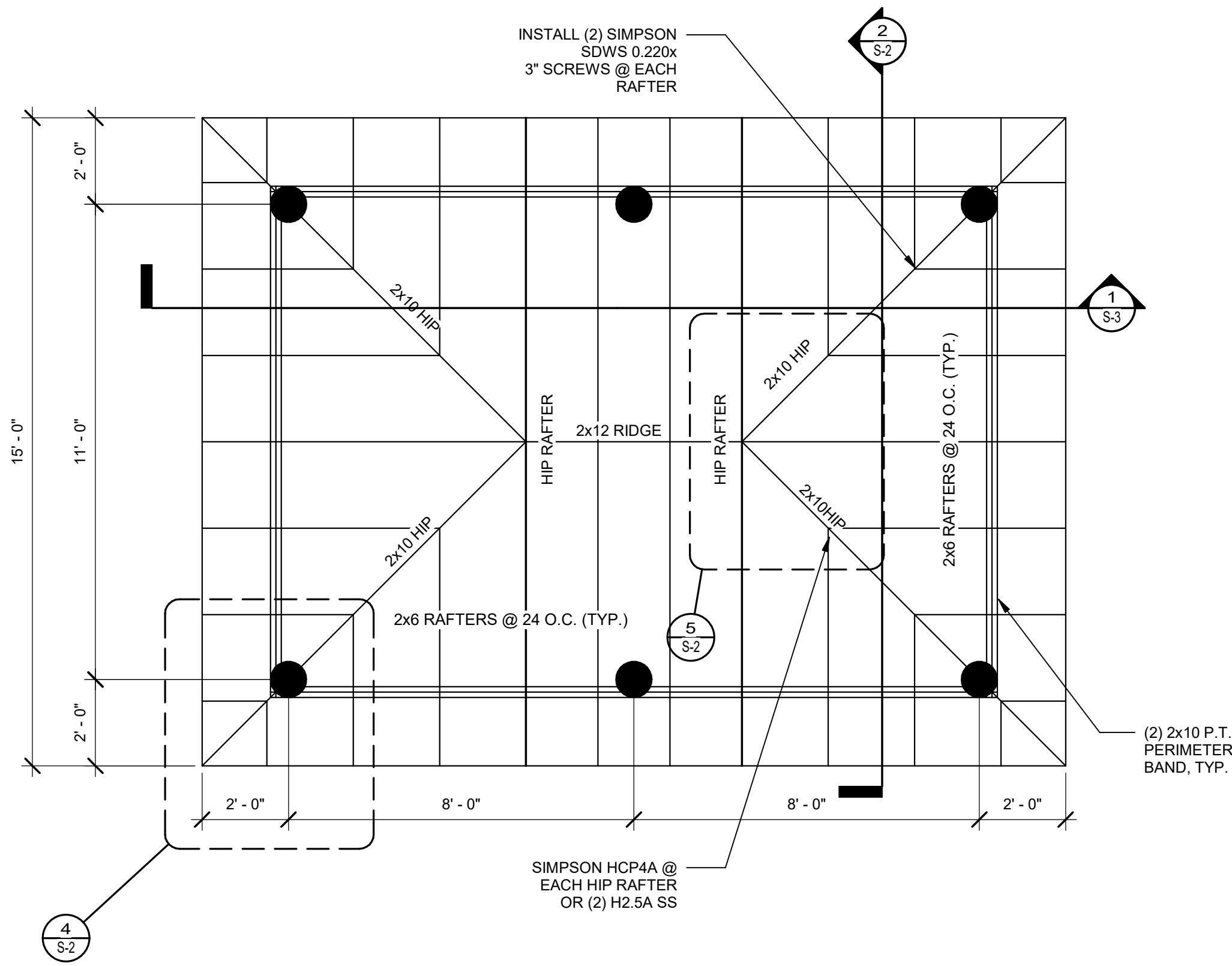


SHEET NOTE:
 PROPOSED OVER WATER CONSTRUCTION AREA= 985 SF
 ± 49 8' x 25 FT MARINE PILINGS
 (6) 10' x 35 FT MARINE PILINGS

① 4133 BELLCOURT DR
 1/4" = 1'-0"

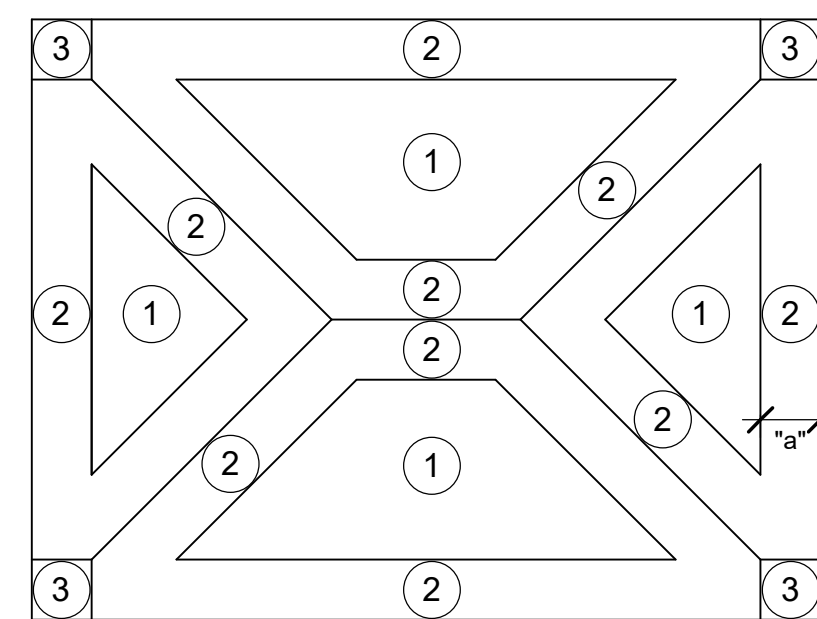
7/31/2025





1 ROOF PLAN
3/8" = 1'-0"

WIND PRESSURE ZONE DIAGRAM



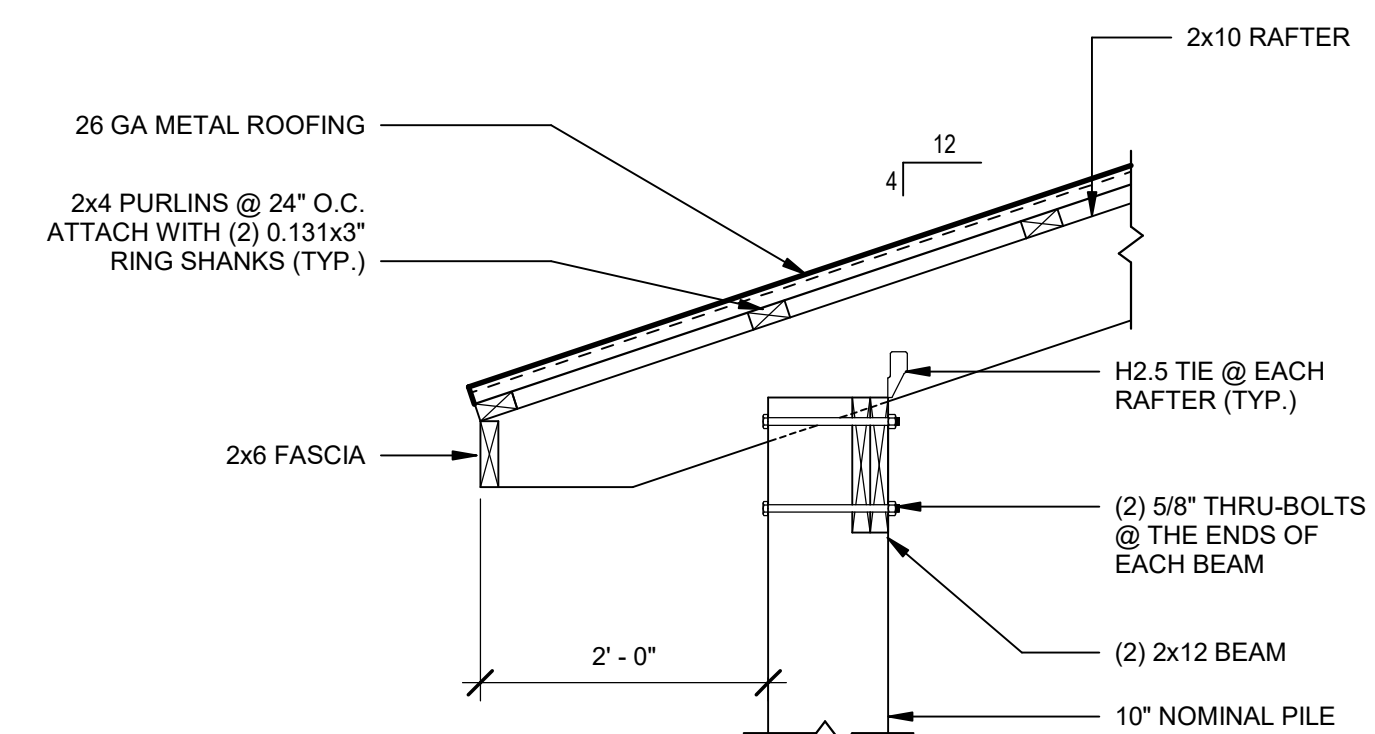
COMPONENTS & CLADDING DESIGN PRESSURES (PSF)			
ROOF			
AREA	≤ 12.3 SF	>12.3 SF ≤ 49 SF	>49 SF
ZONE 1	33.4, -30.7	33.4, -30.7	33.4, -30.7
ZONE 2	51.6, -47.6	51.6, -47.6	33.4, -30.7
ZONE 3	66.8, -61.5	51.6, -47.6	33.4, -30.7

ROOF UPLIFT ARE ULTIMATE. PRESSURES MAY BE MULTIPLIED BY 0.6 FACTOR FOR ASD PRESSURES.

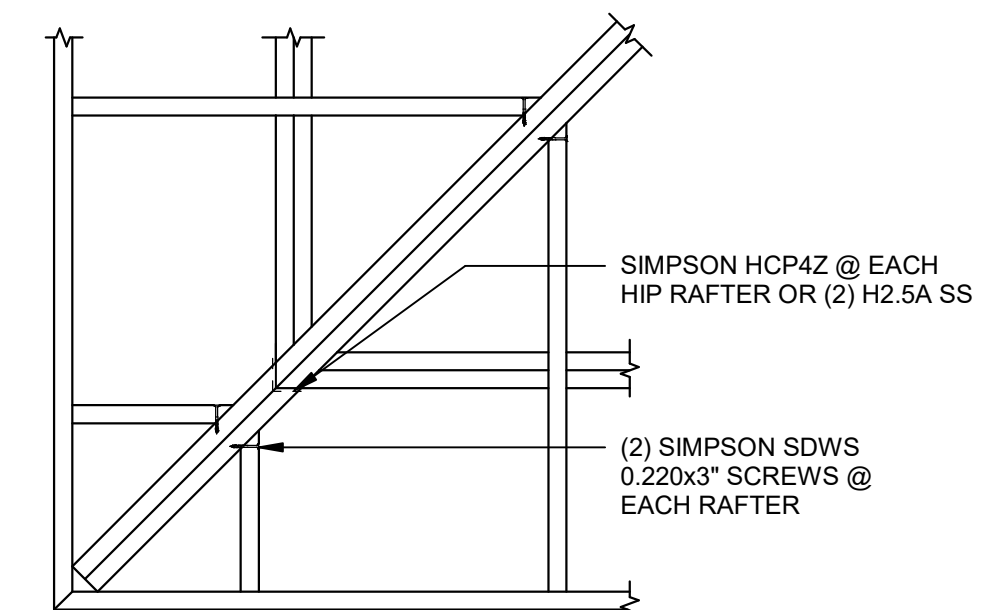
"a" = 3'-6"

LEGEND

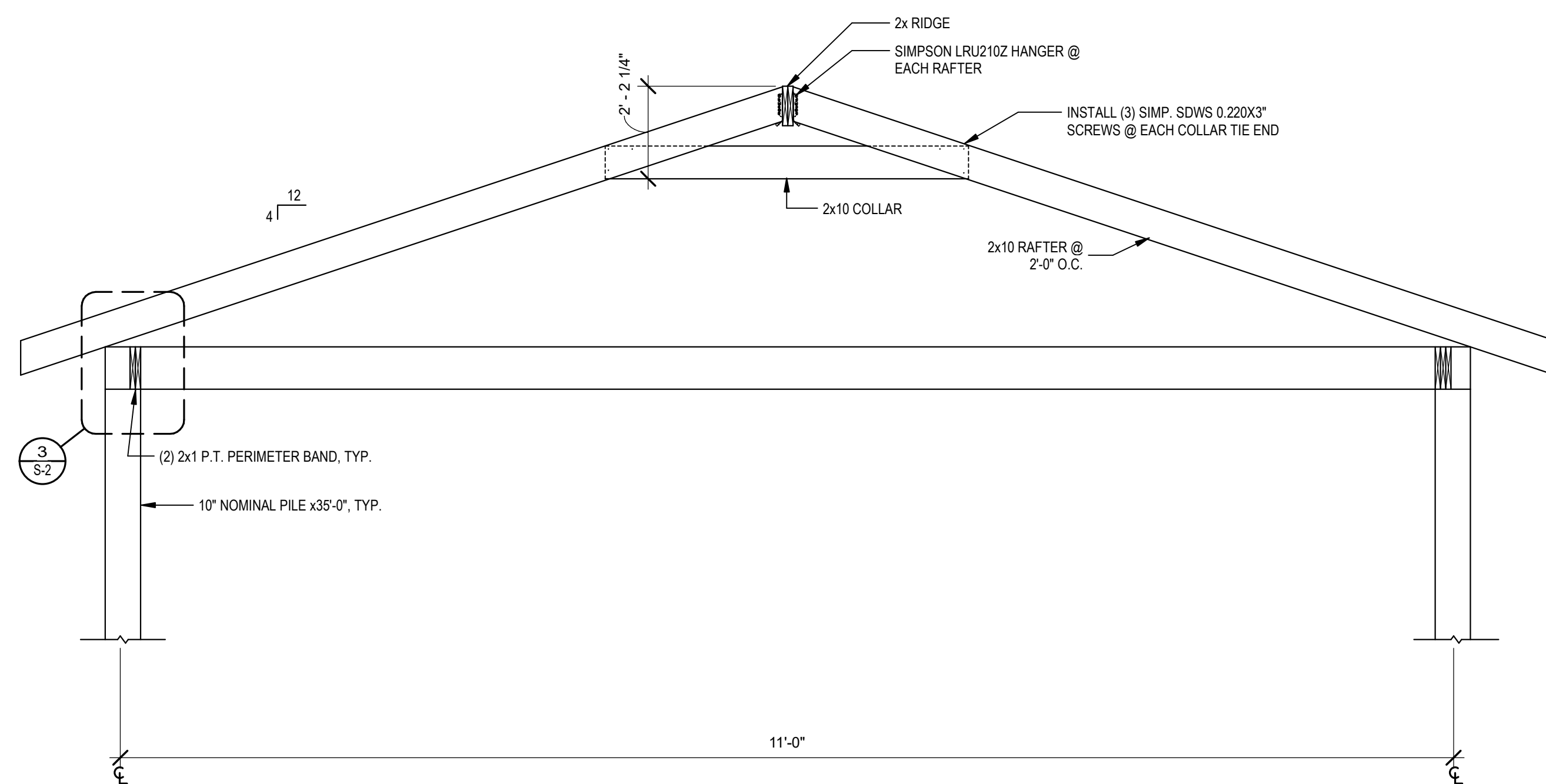
● = 10" DIAMETER PILES TO ROOF (6 TOTAL)



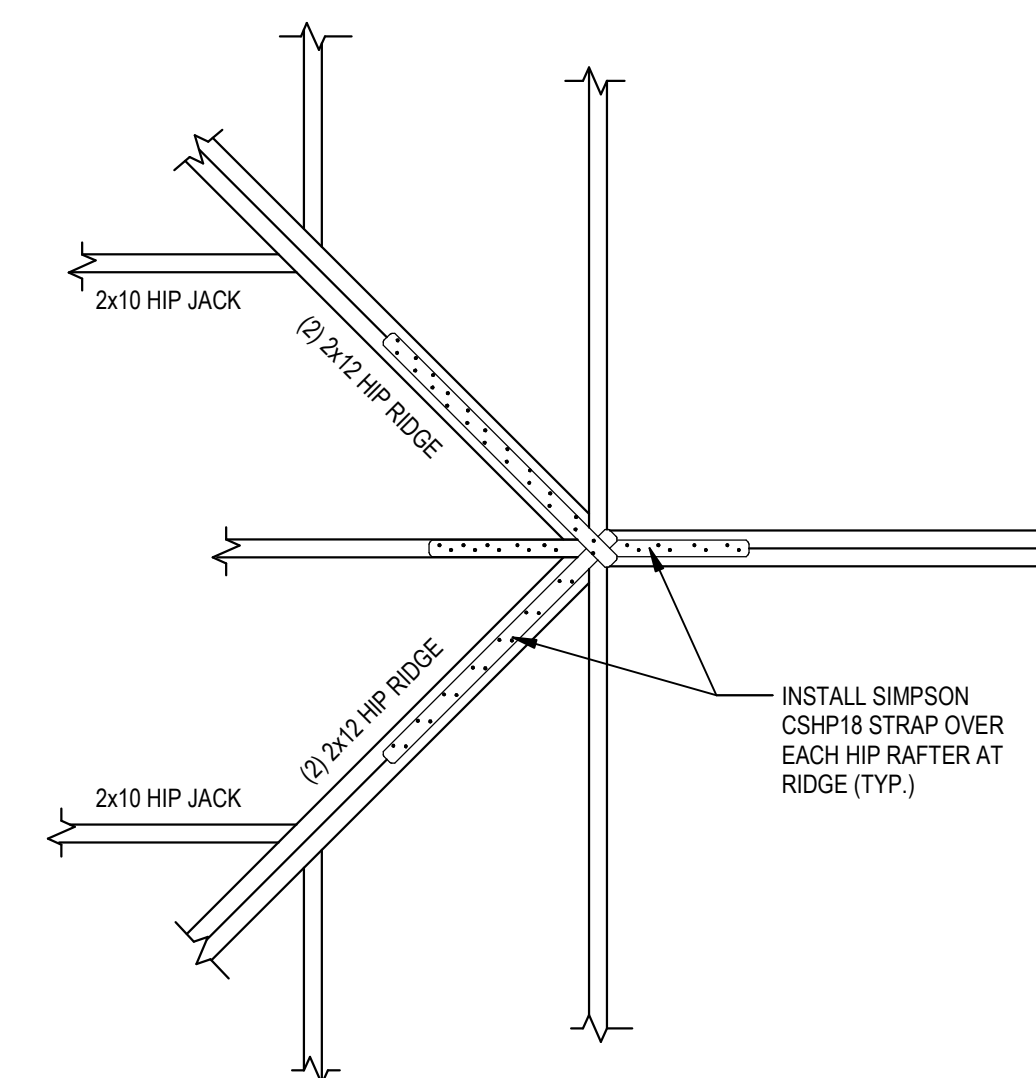
3 TRUSS CONNECTION DETAIL
3/4" = 1'-0"



4 HIP JACK CONNECTION DETAIL
3/4" = 1'-0"



5 HIP TO RIDGE CONNECTION DETAIL
3/4" = 1'-0"



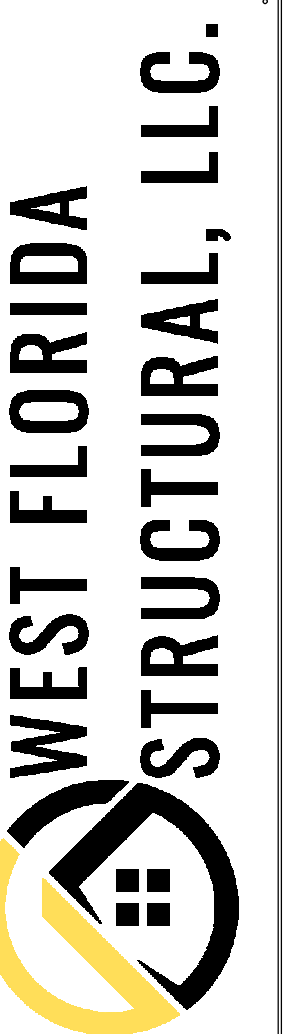
7/31/2025



RUSS SECTION



Date: 10/2022
Designed By: M. CULLENS
Drawn By: B. TA
Checked By: M. CULLENS



DRAWINGS ON 12"x18" SHEET ARE HALF SCALE

4133 BELLCOURT DR
OKALOOSA COUNTY, FLORIDA

SHEET TITLE
ROOF PLAN & DETAILS

SHEET NUMBER
S-2



Date: 10/2022
Designed By: M. CULLENS
Drawn By: B. TA
Checked By: M. CULLENS

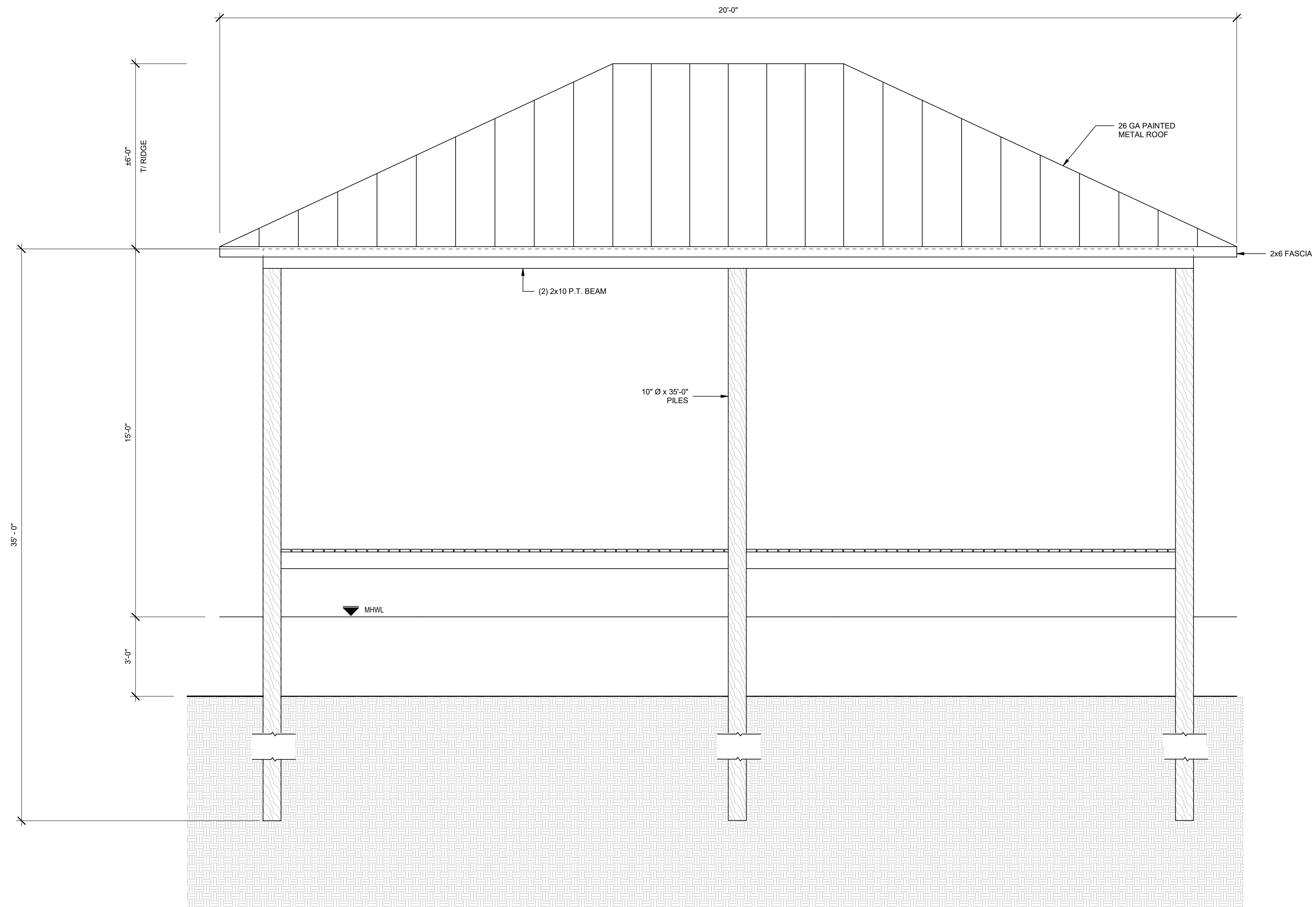
**WEST FLORIDA
STRUCTURAL, LLC.**

DRAWINGS ON
12"x18" SHEET ARE
HALF SCALE

4133 BELLCOURT DR
OKALOOSA COUNTY, FLORIDA

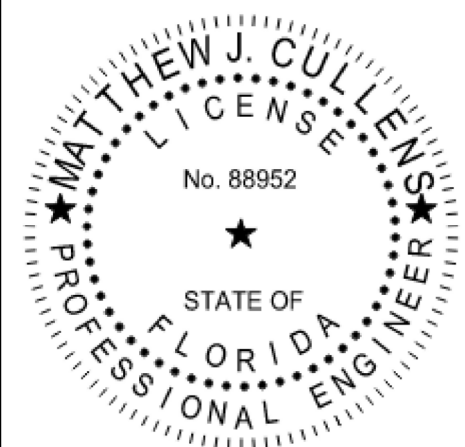
SHEET TITLE
**DOCK
ELEVATION**

SHEET NUMBER
S-3

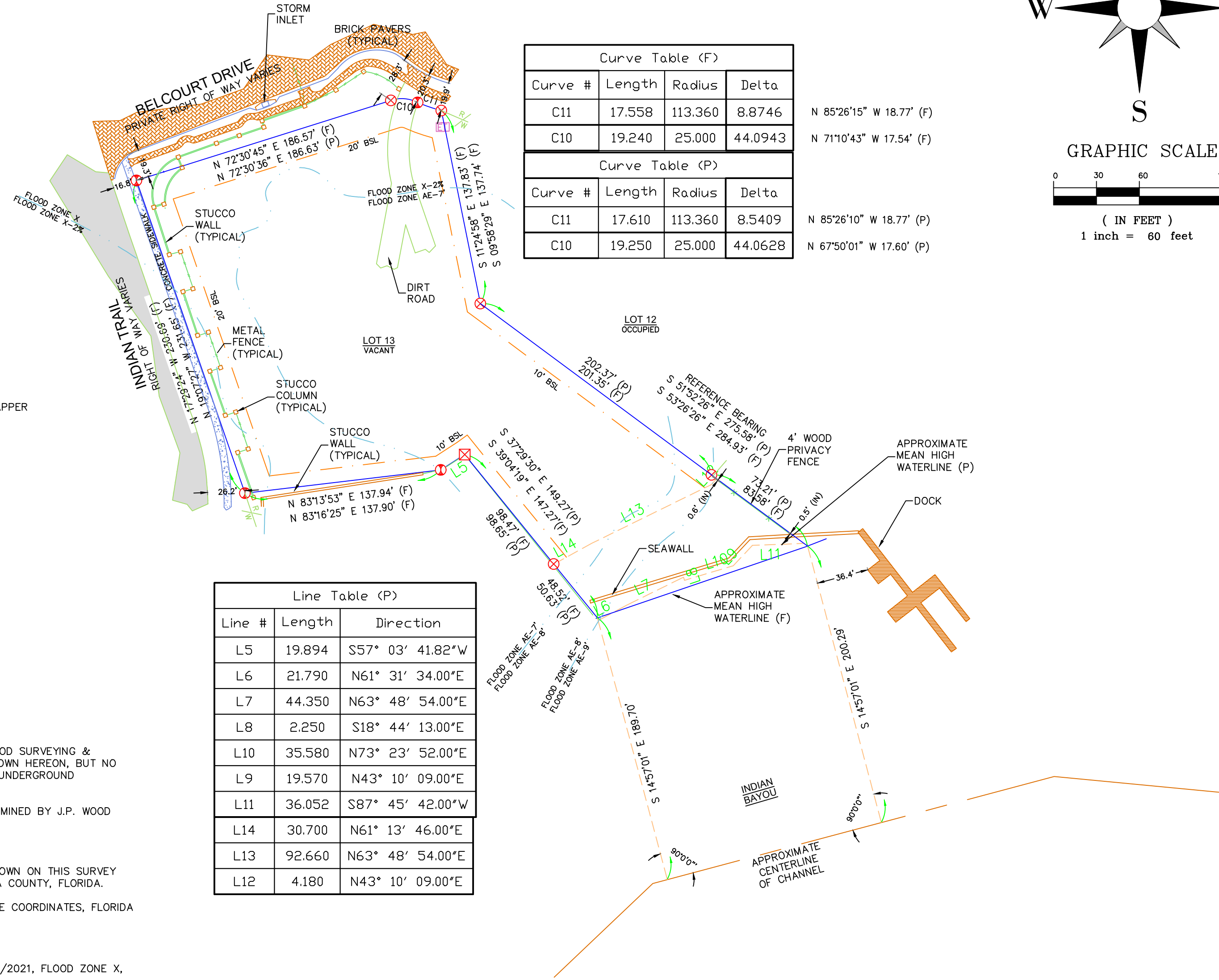


1 FRAMING ELEVATION
3/8" = 1'-0"

7/31/2025



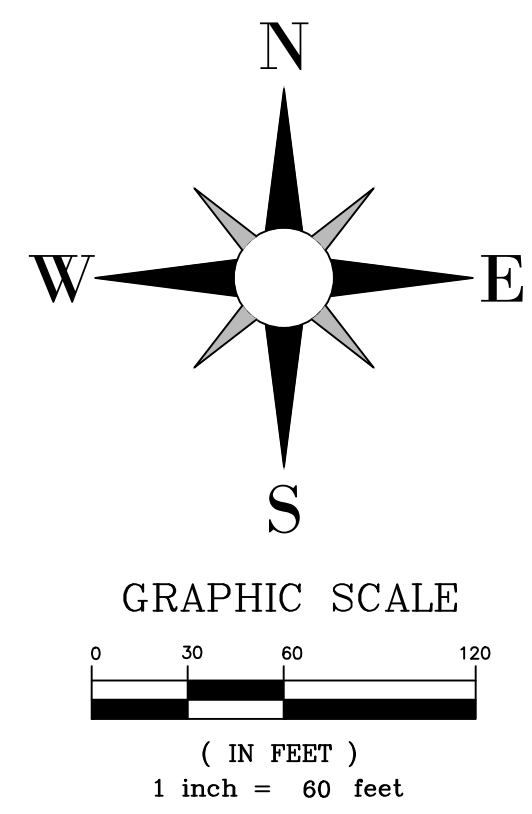
D:\ALL SURVEYS\SURVEYS\ESTATES AT INDIAN POINT\LOT 13\230192 BNDY RIPARIAN\DWG\230192 BNDY RIPARIAN.dwg, 10/26/2023 1:34pm, jwood



Curve Table (F)			
Curve #	Length	Radius	Delta
C11	17.558	113.360	8.8746
C10	19.240	25.000	44.0943

Curve Table (P)			
Curve #	Length	Radius	Delta
C11	17.610	113.360	8.5409
C10	19.250	25.000	44.0628

N 85°26'15" W 18.77' (F)
 N 71°10'43" W 17.54' (F)
 N 85°26'10" W 18.77' (P)
 N 67°50'01" W 17.60' (P)



LEGEND:

- # OR NO. = NUMBER
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M = PROFESSIONAL SURVEYOR AND MAPPER
- R/W = RIGHT OF WAY
- F = FIELD MEASURED INFORMATION
- P = RECORD PLAT INFORMATION
- R = RADIUS
- L = ARC LENGTH
- D = DELTA ANGLE
- CB = CHORD BEARING
- CH = CHORD
- IN = INSIDE PROPERTY
- OUT = OUTSIDE PROPERTY
- FIR = FOUND 1/2" CAPPED IRON ROD
- SIR = SET 1/2" CAPPED IRON ROD
- BSL = BUILDING SETBACK LINE
- ☐ = ELECTRICAL SERVICE BOX
- ☐ = TELEPHONE SERVICE BOX

Line Table (P)		
Line #	Length	Direction
L5	19.894	S57° 03' 41.82"W
L6	21.790	N61° 31' 34.00"E
L7	44.350	N63° 48' 54.00"E
L8	2.250	S18° 44' 13.00"E
L10	35.580	N73° 23' 52.00"E
L9	19.570	N43° 10' 09.00"E
L11	36.052	S87° 45' 42.00"W
L14	30.700	N61° 13' 46.00"E
L13	92.660	N63° 48' 54.00"E
L12	4.180	N43° 10' 09.00"E

SURVEY REPORT:

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY J.P. WOOD SURVEYING & MAPPING, LLC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY J.P. WOOD SURVEYING & MAPPING, LLC.
- APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATES, FLORIDA NORTH ZONE, 0903.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- FLOOD STATEMENT: PANEL NO. 12091C0489 J, DATED 03/09/2021, FLOOD ZONE X, X-2%, AE-7, 8, & 9.
- THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

LOT 13, ESTATES AT INDIAN POINTE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 74, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA. LYING IN UNDIVIDED TOWNSHIP 2 SOUTH, RANGE 22 WEST.

J.P. WOOD SURVEYING & MAPPING, LLC.
 P.O. BOX 215, NICEVILLE, FL 32588
 850-768-9183 L.B. No. 8567
 JOSH@JPWOODSURVEYING.COM

NO. 230192
 Digitally signed by Josh Wood
 Date: 2023.10.26 13:47:45 -0500
 JOSHUA P. WOOD, P.S.M.
 No. 6960
 DATE 10/26/2023
 DRAWN BY: JFW

SURVEY FOR:	FIELD BOOK	REVISIONS
SHERRY CURROW	23-04	
DATE OF SURVEY: 10/16/2023	PAGE 21	1
TYPE SURVEY: BOUNDARY/RIPARIAN LINES		2
HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983		3
VERTICAL DATUM: NOT APPLICABLE		4

230192

PAGE 1 OF 1

From: no-reply@dep.state.fl.us
Sent: Tuesday, July 22, 2025 12:45 PM
To: Elise@MyCompassMarine.com
Cc: serry@sherrybythesea.com; SPGP@USACE.ARMY.MIL;
ERP.SELFCERTS@FLORIDADEP.GOV; NMFS.SER.PROGRAMMATICREVIEW@NOAA.GOV;
401_WQC_NOTIFICATIONS@USACE.ARMY.MIL;
NWD_ERP_APPLICATIONS@FLORIDADEP.GOV
Subject: FDEP ERP Self-Certification Receipt
Attachments: 1c67954b58ef1b2e374d61c021a2b2e.pdf; 10794fe63e35a3f71db3d85432e529b.pdf;
ProjectDesignCriteria_1_01.pdf



**FLORIDA DEPARTMENT OF
Environmental Protection**

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Receipt for Submission

**SELF-CERTIFICATION FOR A PROJECT AT A
PRIVATE, RESIDENTIAL SINGLE-FAMILY DOCK**

07/22/2025

Self-Certification File No.: **0462908001EE**

File Name: **4133 Belcourt Dr Destin, FL 32541 - Self Cert Exempt Dock with Boat Lift(s) (General)**

Dear **Kimberly Cole**: On **07/22/2025** you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Single-Family Dock ERP Exemption Self Certification Process for a project at private, single-family residence located at:

LAT - Degrees: **30** Minutes: **24** Seconds: **15.1209**
LONG - Degrees: **-86** Minutes: **27** Seconds: **10.4656**
SITE ADDRESS: **4133 Belcourt Dr Destin, FL 32541**
COUNTY: **Okaloosa**

For:
Sherry Currow
3969 Indian Trail Destin, FL 32541

You have certified that the project you propose to construct at the above location meets all the conditions of the Self-Certification Process. A project that is built in conformance to those conditions (attached for reference) will:

1. Qualify for a regulatory exemption under Section 403.813(1)(b) of the Florida Statutes (F.S.) and Chapter 62-330, Florida Administrative Code (F.A.C.). As such, it is exempt from the need to obtain a DEP Environmental Resource Permit.;
2. Qualify for Consent by Rule or Letter of Consent (as applicable) under Chapter 253, F.S. and Chapter 18-21, F.A.C. (and Chapter 258, F.S. and Chapter 18-20, F.A.C., if applicable), when the project is located on submerged lands owned by the State of Florida.

Your Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only for the specific project proposed, and only if the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

You have acknowledged that this Self Certification will automatically expire if:

1. Construction of the project is not completed within one year from the self-certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

Receipt of this Self-Certification constitutes authorization to use sovereignty/state-owned submerged lands, as required by rule 18-21.005, F.A.C.

The authorization must be visibly posted during all construction activities.

In waters that are accessible to manatees, obtain information on your mandatory Manatee Protection sign by [clicking here](#).

FEDERAL STATE PROGRAMMATIC GENERAL PERMIT (SPGP)

You have certified that the project you propose to construct at the above location meets all the conditions of the SPGP Self-Certification Process and will be built in conformance to those conditions (attached for reference). Your proposed activity as certified is in compliance with the SPGP program. U.S. Army Corps of Engineers (Corps) Specific conditions apply to your project, attached. **No further permitting for this activity is required by the Corps. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.**

Notifications to the Corps. For all authorizations under this SPGP VI-R1, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

- a. Commencement Notification. Within 10 days before the date of initiating the work authorized by this permit or for each phase of the authorized project, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps
- b. Corps Self-Certification Statement of Compliance form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (attached) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
- c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
- d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.
 1. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.
 2. For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

This SPGP Self-Certification is based solely on the information you provided under this process and applies only to the statutes and rules in effect when your certification was completed. You have recognized that your certification is effective only for the specific project proposed, and provided the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the SPGP Self-Certification Process. This Self-Certification will not apply if any substantial modifications are made to the project. You agree to contact the Department for review of any plans to construct additional structures or to modify the project, as changes may result in a permit being required.

You have acknowledged that this Self-Certification will automatically expire if:

1. construction of the project is not completed by midnight, July 27, 2026, unless construction commenced or a contract to construct was executed before July 27, 2026, in which case the time limit for completing the work authorized by the SPGP ends at midnight, July 27, 2027. However, in no case can construction continue for more than one year beyond the Self-Certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self-Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self-Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

If you have any questions, please contact your local Department District Office. Contact information can be found at:

https://floridadep.gov/sites/default/files/SLERC_contacts_web_map_01-2017_0.pdf.

For further information, contact the Corps directly at:

<https://www.saj.usace.army.mil/Missions/Regulatory.aspx>. When referring to your project, please use the SPGP Self-Certification file number listed above.

Authority for review - an agreement with the U.S. Army Corps of Engineers entitled Coordination Agreement between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection State Programmatic General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act.

ADDITIONAL INFORMATION

This Self-Certification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, Water Management District, or local) that may be required for the project. Failure to obtain all applicable authorizations prior to construction of the project may result in enforcement.

If you have any questions or issues with the attached documents, please contact your local Department District Office:

Northwest District

NWD_ERP_Applications@FloridaDEP.gov

Sincerely,

Florida Department of Environmental Protection.

Attachments:

FDEP Terms and Conditions

SPGP Terms and Conditions

Project Design Criteria



Prepared By and Return To:
Burke Law and Title, LLC
1732 W County Highway 30A Unit 102C
Santa Rosa Beach, FL 32459

Order No.: 21-184

Property Appraiser's Parcel I.D. (folio) Number:
00-2S-22-4600-0000-0130

WARRANTY DEED

THIS WARRANTY DEED dated July 19, 2021, by Provident Investments, LLC, a Louisiana limited liability company, existing under the laws of Louisiana, and having its principal place of business at 1598 Ochsner Blvd, Suite 100, Covington, Louisiana 70433 (the "Grantor"), to Christopher Scott Finkler and Sherry L. Currow, husband and wife, whose post office address is 4132 Belcourt Drive, Miramar Beach, Florida, 32550 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Nine Hundred Thousand And No/100 Dollars (\$900,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Okaloosa, State of Florida, viz:

Lot 13, of the Estates at Indian Pointe, according to the plat thereof, as recorded in Plat Book 24, page 73, of the public records of Okaloosa County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Provident Investments, LLC, a Louisiana limited liability company

BY: William S Sheffield, Jr
William S Sheffield, Jr
Manager

Grantor Address:
1598 Ochsner Blvd, Suite 100
Covington, LA 70433

Maureen Dreyfus
Witness Signature

Maureen Dreyfus
Printed Name of First Witness

Jocelynn Briggs
Witness Signature

Jocelynn Briggs
Printed Name of Second Witness

STATE OF Louisiana

COUNTY OF St. Tammany

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on July 13th, 2021, by William S Sheffield, Jr, Manager of Provident Investments, LLC, a Louisiana limited liability company.

Personally known
or Produced Identification
Type of Identification Produced _____

Marie Allison
Notary Public #056774
Print Name: Marie Allison
My Commission Expires: at my death







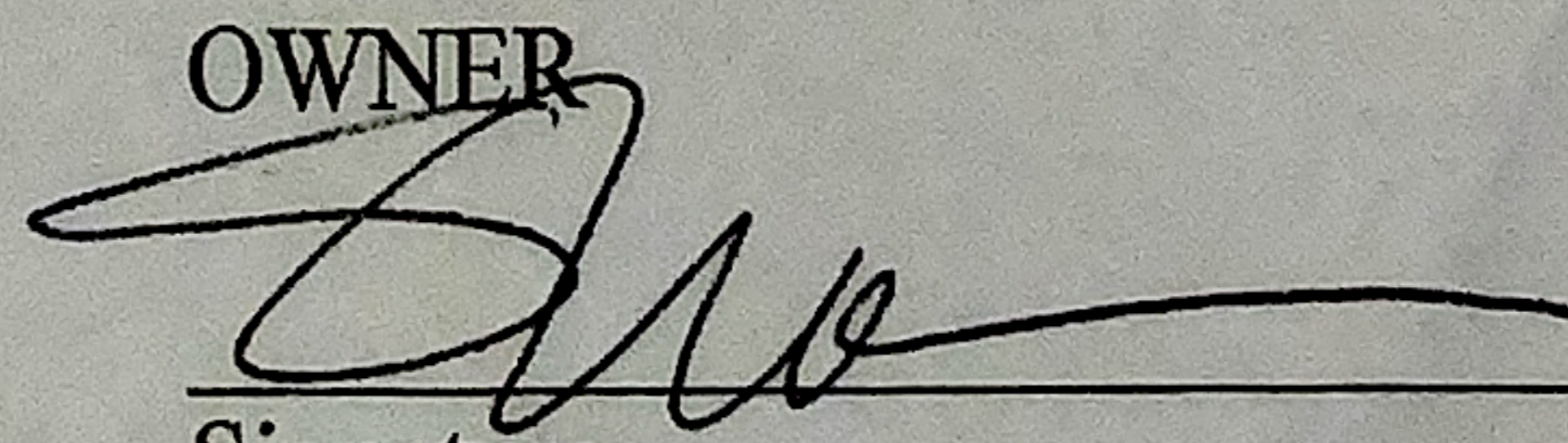


**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Sherry Currow am
presently the owner and/or leaseholder at 4133 Belcourt Drive, and desiring
to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do
make, constitute and appoint Compass Marine Group
whose address is 115 Bailey Drive, Suite 2, County of Okaloosa, State of FL,
my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as
my agent in any and all matters pertaining to: dock and roof.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of
the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing
lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal
representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be
transacted in my name, and that all endorsements and instruments executed by the said attorney for the
purpose of caring out the foregoing powers shall contain my name, followed by that of my said attorney
and the designation "Attorney-in-Fact."

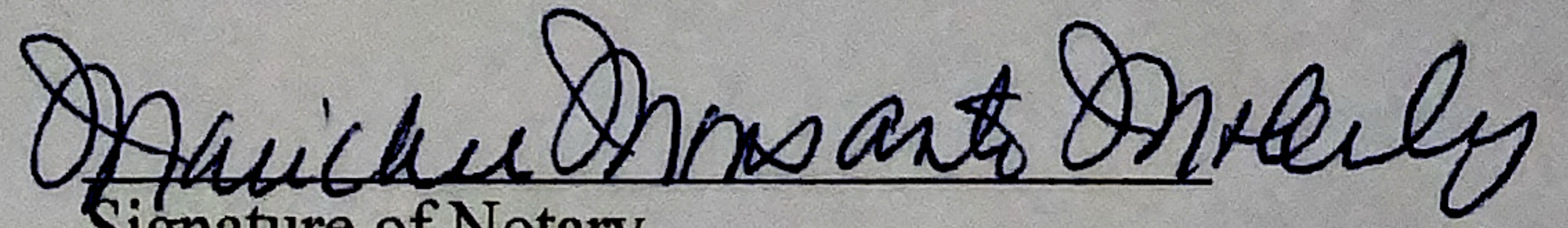
OWNER

Signature
Sherry Currow
Printed Name

STATE OF Florida
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online

notarization , this 28th day of July, 2025, by
(name of person acknowledging)

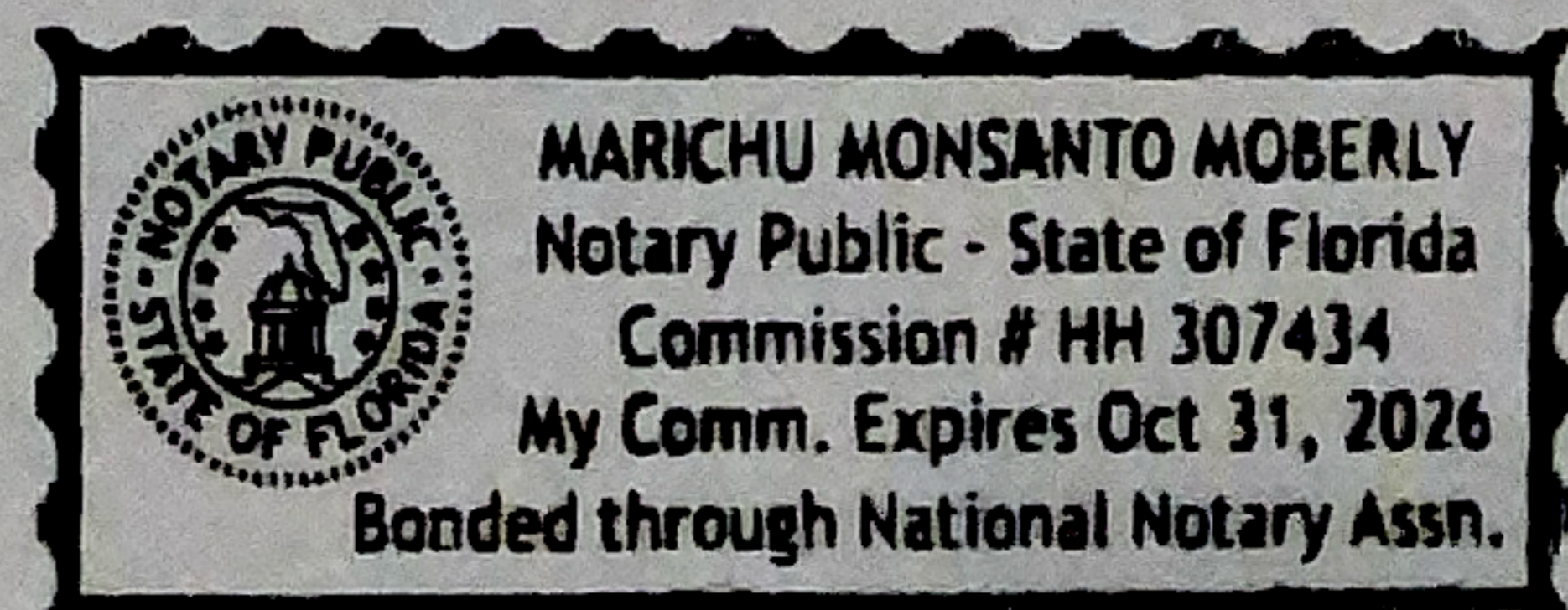
Sherry Currow


Signature of Notary

Marichu Monsanto Moberly
Printed Name AND Seal of Notary

Personally known OR Produced Identification

Type of Identification Produced





Community Development Planning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: planning@cityofdestin.com

August 1, 2025

SUBJECT: Notification of Harbor & Waterways Board Application (HWB-001654-2025) – Residential Marine Construction – 4133 Belcourt Dr

Dear Property Owner:

This letter is to notify you of a Proposed Marine Construction Project at **4133 Belcourt Dr**. The Marine Construction application requires Harbor & Waterways Board review and recommendation. **The application will be heard by the Harbor & Waterways Board at 5:30 p.m. at the Destin City Hall Annex, 4100 Indian Bayou Trail on August 28, 2025 (tentative).**

As an owner of property located near this project, *Destin Land Development Code (LDC) Sections 2.17.00 & 11.05.01.S* require a written notice providing you with the following information. This project proposes new marine construction in proximity to your property line; therefore, the City is requesting your input on the matter. If you would like to provide any comments you may respond by sending an email to the email address listed below, or by appearing before the Harbor & Waterways Board at the meeting.

This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide a response to the email address provided below.

1. Name of Owner: Christopher Finkler & Sherry Currow
2. Name of Agent: Kimberley Cole, Compass Marine Group LLC
3. Address of Project: 4133 Belcourt Dr
4. Parcel ID Number: 00-2S-22-4600-0000-013A
5. Project Description: Construction of a new dock, finger piers, boatlift, and roof.
6. Location of Application Package: To request that a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a Public Records Request (PRR) online: <http://www.cityofdestin.com/forms.aspx?fid=121>

If you have any questions or concerns regarding this letter, please do not hesitate to contact me at (850) 842-4669 or via email at planning@cityofdestin.com.

Sincerely,

Ashley Dominguez
Planner



CC: David Prichard, Community Development Director
Planning Project File



Office of the City Manager

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | www.cityofdestin.com

August 28, 2025

Office of Representative Jimmy Patronis
805 E. James Lee Blvd.
Crestview, FL 32539

SUBJECT: City of Destin East Pass Navigation Improvements

Dear Representative Patronis,

Over the past several years, residents and visitors of the City of Destin have experienced significant navigational challenges near East Pass due to improperly placed channel markers, lack of lighting, and insufficient maintenance. These issues have created serious safety hazards for boaters navigating the area.

Recently, the United States Coast Guard (USCG) made progress by repositioning buoys #1 and #2 to a deeper part of the ebb shoal, thereby improving navigation. However, several hazards remain — including unlit and unmarked areas, as well as the damaged west jetty — that continue to pose risks to public safety.

At this time, the City of Destin respectfully requests the Coast Guard's consideration and action on the following items:

1. Repair and upgrade the East Pass marker;
2. Install a new day marker at the end of the west jetty;
3. Add lighting to all existing nun and can buoys; and
4. Retain the newly repositioned buoys #1 and #2, while also illuminating them.

Destin has long held the title of the “World’s Luckiest Fishing Village,” renowned for its expert fishing captains, plentiful gamefish, and beautiful emerald waters. Every year, the City welcomes thousands of tourists, many of whom are navigating these waters for the first time. Improving navigational aids in East Pass is not only a matter of enhancing safety for all but also preserving Destin’s reputation as a safe and welcoming coastal destination.

Your support in advocating for these safety improvements with the Coast Guard would be greatly appreciated and would go a long way in protecting both locals and visitors alike.

Thank you for your continued support of the City of Destin and its residents.

Should you have any further questions or concerns, please do not hesitate to contact me either via e-mail ljones@cityofdestin.com or phone (850)-837-4242.

Sincerely,

Larry Jones
City Manager

Cc: David Prichard, Community Development Director
Kimberly Kopp, City Attorney (via email)
City of Destin Planning Division (via email)

**MINUTES OF THE
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL ANNEX
JUNE 26, 2025 - 5:30 P.M.**

1. CALL TO ORDER:

Vice Chairman Stephens called the meeting of the Thursday, June 26, 2025 Destin Harbor and Waterways Board meeting to at approximately 5:30 p.m., at Destin City Hall Annex, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Member Present:

Jim Green (Entered the meeting at 5:35 PM)
John Stephens
Jerod Hayden
Ryan Holloway
Guy Tadlock
Bill McKissick (Entered the meeting at 5:35 PM)

Staff:

Kim Montgomery Deputy City Clerk
Steve o'Connor Deputy CD Director
David Prichard CD Director
Kyle Bauman, Special Projects Counsel

3. AGENDA APPROVAL:

Motion to approve the agenda as presented was made by Board member Tadlock with Board member Holloway providing the second, the motion passed 4-0, with Chairman Green and Board member McKissick not present for the vote.

4. APPROVAL OF MINUTES: April 24, 2025

Motion by Board member Holloway, seconded by Board member Hayden to approve the minutes of the April 24, 2025 meeting passed 4-0 with Chairman Green and Board member McKissick not present for the vote..

5. NEW BUSINESS:

➤ **506 / 508 Harbor Blvd. Commercial Marine Construction, HWB-001589-202**

Mr. Butler, Principal Planner explained to the board the proposed seawall is between zero feet and three feet waterward of the Mean High Water Line, and there will be some areas where it doesn't cross the Mean High Water Line. However, the request was required to come before the Board because there are some sections of the wall are placed at maximum three feet beyond the Mean High Water Line, with a 210 linear feet and a four foot cap. Staff has reviewed the request and has found that it is in accordance with our Marina Siting within the Land Development Code, Section 11, including the riparian setbacks and the length. Staff recommends approval of this shared seawall between 506 and 508, measuring approximately 210 linear feet with a 4-foot cap, with the condition that they submit all Federal and State approvals with the marine construction permit, and they comply with the city's marine siting regulations at all times.

Motion by Board member Tadlock, seconded by Board member Holloway to recommend City Council approve the request Harbor and Waterways Board recommend that City Council approve the Proposed Commercial Marine Construction Project at 506 & 508 Harbor Blvd, for the construction of a new seawall with the following conditions:

- 1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and**
- 2. All regulations of the City’s Marina Siting LDC Section 11.05.00 shall be adhered to and followed at all times.**

**Chairman Green and Board member McKissick entered the meeting at 5:35 PM.*

Vice Chairman Stephens opened the floor for public comment, with no one speaking up, he closed the public portion and called for the vote on the motion. **The motion passed with a unanimous vote of 6-0 for approval.**

➤ **742 / 744 Harbor Blvd. HWB-001616-2025**

Mr. Butler explained the request, What’s Up Docks LLC, on behalf of both Jennifer Aden and James Morris, is requesting approval for the construction of a new shared 15-foot by 4-foot access pier leading to a 30-foot by 3-foot T-access walk, two 30-foot by 2-foot finger piers, and two 30-foot by 13-foot covered boat slips with lifts under a 33-foot by 30-foot roof. The applicant seeks a recommendation for approval from the Harbor and Waterways Board for a Residential Marine Construction project for a total square footage of 1,050. Additionally, the applicant provided the authorization from the Florida Department of Environmental Protection (FDEP), Permit No.: 0447038-002-EG/46, as well as Army Corps of Engineers authorization (ACOE), Permit No.: SAJ-29025-00892 (GP-TCP). City Staff reviewed the application and determined that the plans comply with LDC Section 11.05.00, Marina Siting, and the Coastal Management Element of the City’s Comprehensive Plan (Coastal Management Element Policy 6-1.1.6). Staff recommends approval for the request.

Motion by Chairman Green, seconded by Board member Hayden, the motion passed with a 6-0 vote for the Harbor and Waterways Board to recommend City Council approve the Proposed Residential Marine Construction Project at 742 & 744 Harbor Blvd, for the construction of a new shared dock with the following conditions:

- 1. All applicable Federal or State approvals shall be submitted with the Marine Construction Permit application; and**
- 2. All regulations of the City’s Marina Siting LDC Section 11.05.00 shall be followed at all times**

6. DISCUSSION:

❖ **Noriego Point Update:**

- The park expected to open late July or early August.

DRAFT

- Delays due to weather and construction changes in restrooms and material reorders.
- Estimated 40-day project extension.
- Council requested limited beach access for boats over July 4th weekend uncertain if it would be implemented.
- Member comment: Reopening part of the beach, even temporarily, would earn public goodwill.
 - Suggestion to publicize via social media if any temporary access is granted.

❖ **East Pass Navigation and Coast Guard Coordination:**

- Ongoing issues with channel markers, lighting, and maintenance since 2021.
- Coast Guard recently repositioned buoys 1 and 2 to the deeper part of the ebb shoal, improving navigation.
- Concerns raised about unlit and unmarked areas, including damaged west jetty and moved markers.
- Board consensus: Current entrance conditions are substandard for a city branding itself as a “world-class fishing community.”
- Comparison made to Orange Beach’s well-lit, navigable entrance.

Motion by Chairman Green, seconded by Board member McKissick to request the City Council to reach out to the Coast Guard about Destin’s East Pass marker to be repaired and upgraded with a new day marker at the end of the west jetty, lights to be added to all nun and can buoys, and keep markers numbered one and two at their new location and have them illuminated. The motion passed 6-0.

Chairman Green stated that if staff needed any assistance in writing the letter, he would be glad to assist.

❖ **Use of Discontinued No-Boating Buoys:**

- Okaloosa County has offered free buoys previously used at Crab Island.
- Suggested placement: Tide pool swim areas at Noriego Point, and possibly Clement Taylor Park.
- The board advised city staff or Larry to contact Michael Norberg (County Coastal Resources) directly.
- Recommendation to seek Council support before installation.

➤ Mr. Butler reported that there will not be a meeting in July.

7. ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 6:00 p.m.

Adopted and approved this _____ day of _____ 2025.

Jim Green, Chairman

Kim Montgomery, Deputy City Clerk

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								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								
Apply for Grant to assist in Mooring Field Study	Grants Director	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,			X						

	USACOE, FWC, USCG, Okaloosa County								
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				
Apply for Grants to assist with Construction	Grants Director				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 holding tank or pursue 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	
Installing 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	

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 protection through regulated pump-out and waste management

Process to establish a Mooring Field:

- Permit Provisions
 - Moorings must be made available to the 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

Public 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 on the 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
<ul style="list-style-type: none"> ● Harbor CRA 	<ul style="list-style-type: none"> ● Okaloosa County
<ul style="list-style-type: none"> ● Planning Dept 	<ul style="list-style-type: none"> ● Florida Department of Environment Protection (FDEP)

<ul style="list-style-type: none"> ● Public Works 	<ul style="list-style-type: none"> ● US Army Corps of Engineers (USACOE)
<ul style="list-style-type: none"> ● Parks & Rec 	<ul style="list-style-type: none"> ● US Coast Guard (USCG)
<ul style="list-style-type: none"> ● Harbor & Waterways Board 	<ul style="list-style-type: none"> ● Florida Fish & Wildlife Commission (FWC)
<ul style="list-style-type: none"> ● Code Enforcement 	<ul style="list-style-type: none"> ● 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 seabed must be obtained
 - Annex the submerged land 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

Notes from Action Plan:

<ul style="list-style-type: none"> ● Destin Harbor CRA - <ul style="list-style-type: none"> ○ Approved motion, <ul style="list-style-type: none"> ■ approve Mooring Field work plan, in coordination with Harbor & Waterways Board ○ Learning that Harbor CRA doesn't cover anything in water, recommend that Harbor & Waterways board be the lead on this work plan.
--

- Recommend that Harbor & Waterways board be the advisory board to the Mooring Field/Transient docks/Harbor Master (document updated)

Process Owner:

John Stephens

Funding/Grant Information:

- [America Rescue Plan](#) - to assist with Destin Mooring Field Study (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 include 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 will 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 (such as Zerbe parking lot, if we don't have parking onsite) that want to utilize marina/mooring balls
 - \$15/day

Council Decisions to Make:

- Decide location of Mooring Field -
 - Recommend using a Coastal Engineer to decide options and present to City Council, with the Council selecting locations.
- Decide how many Mooring Balls to start off with.
 - Recommend a low number such as 5, with the ability to expand.
- Recommend that 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 they are there for 48 hours or less

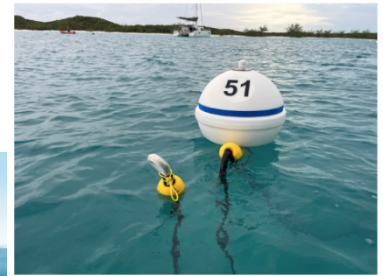
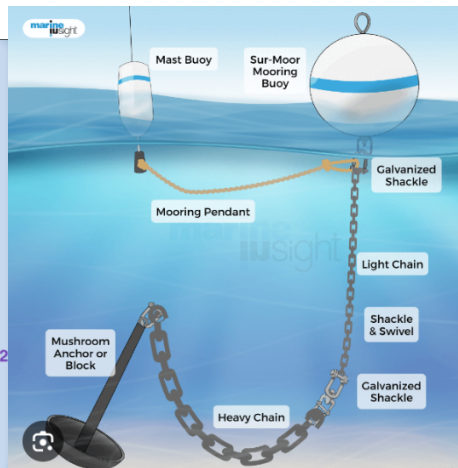
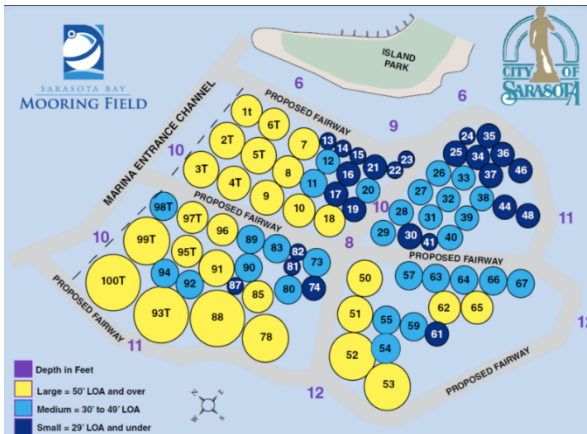
- otherwise, it has to be emergency and has to have a registration permit
 - Less than 48 hr, don't need permit
 - there are vessels in harbor currently that have liveboards
 - Do we want to offer a Pick up/Drop off service (fee based) or see if Local Water Taxi service wants to offer this
- Pump Out 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, are there 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 ecological 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:
 - Optimize 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:

- There are currently 5-10 vessels that are moored in the Destin Harbor, that the City can not do anything with, without assistance from FWC. We could create 5 mooring balls that the City decides where they are located and we are not increasing the # of vessels that are mooring in the Harbor.
- 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

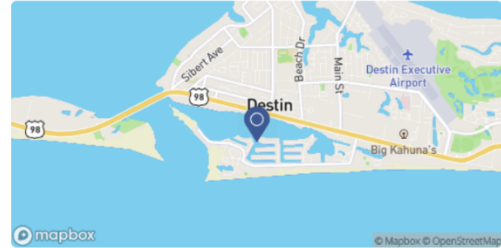
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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

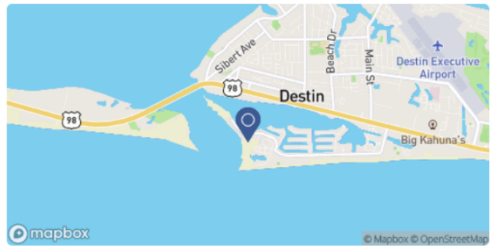
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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](#)

Joese 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

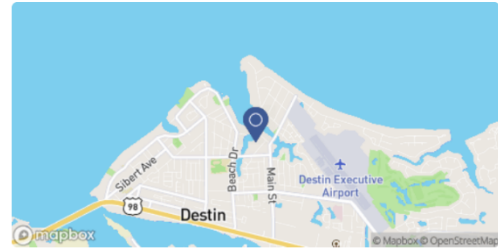
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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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](#)

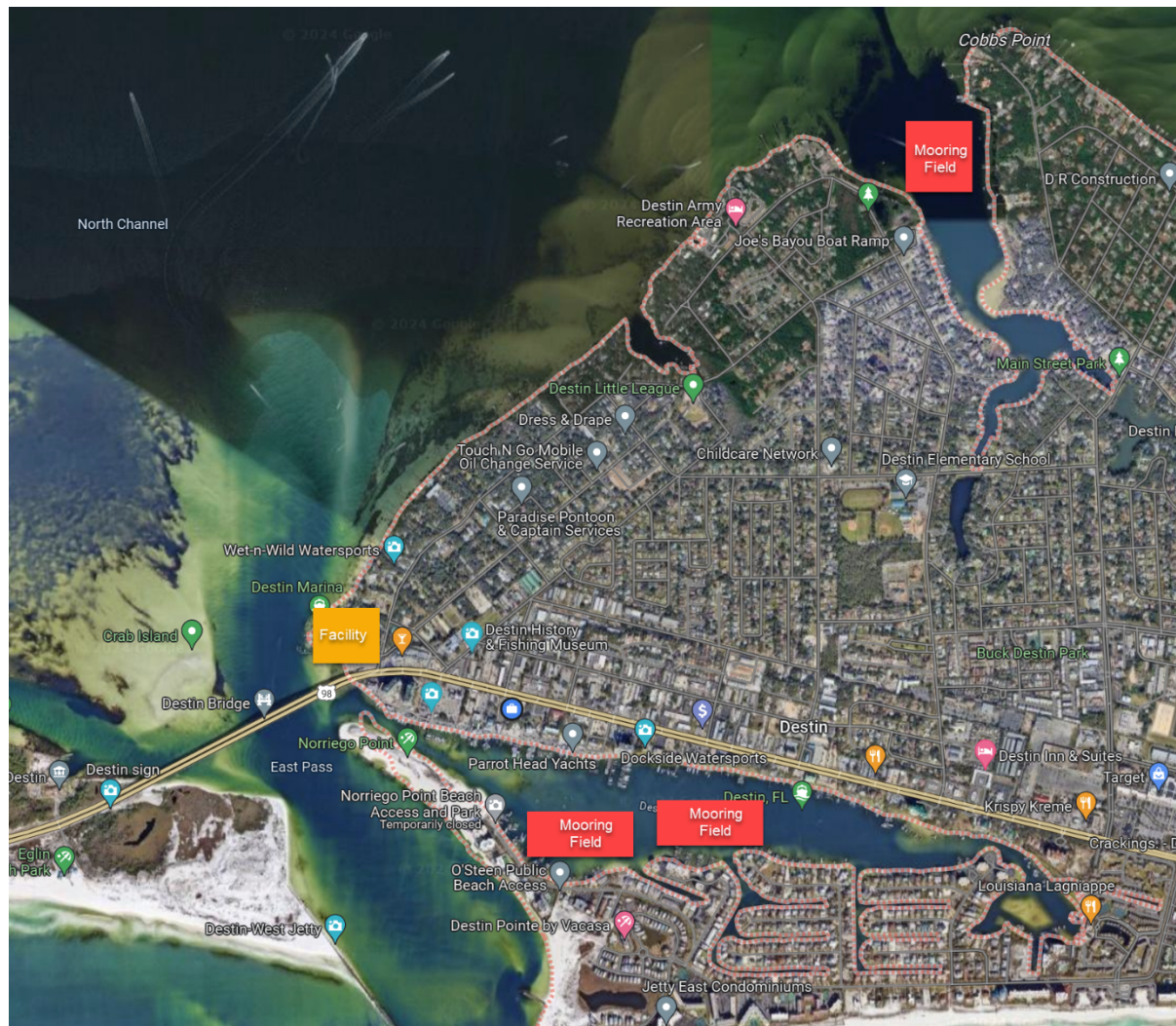


[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

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

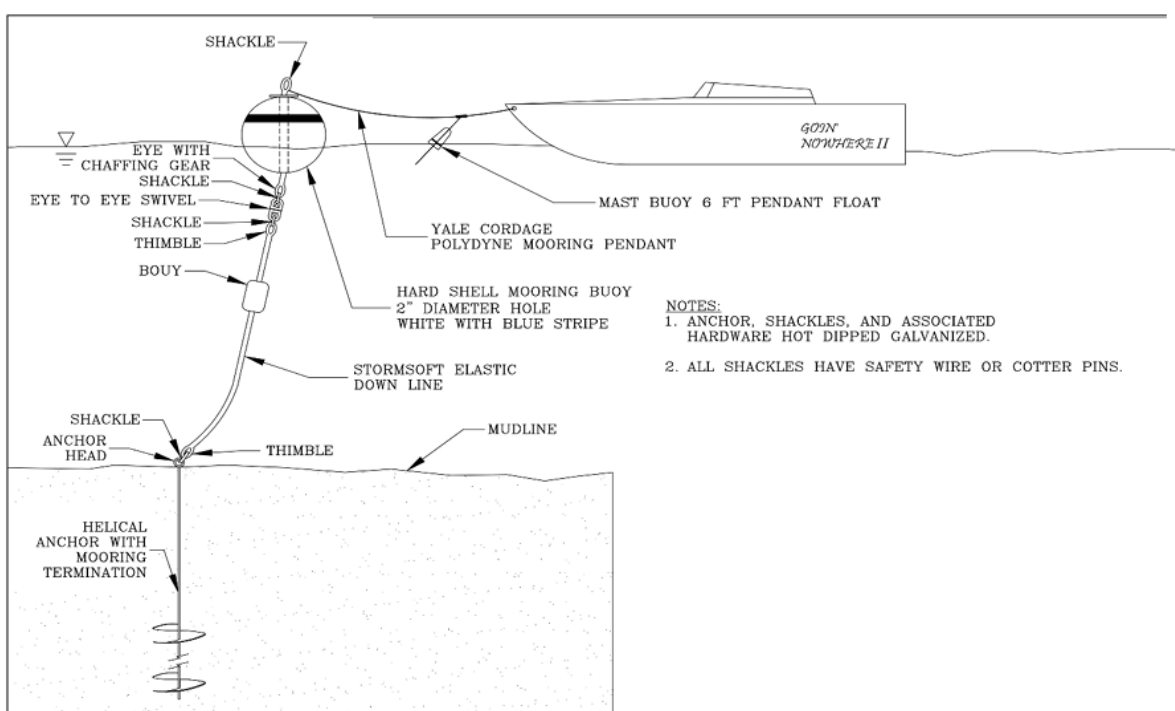


- Have two mooring fields go to 1 facility at 1 Harbor Blvd
 - two mooring fields are based on what is currently listed on Waterway Guide's current free Harbor location
- Red box is not exact, somewhere in those bodies of water.

- Exact locations need to be worked out with Destin, FWC, DEP, Army Corp of Engineers?
- There is no rule on the 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 will 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

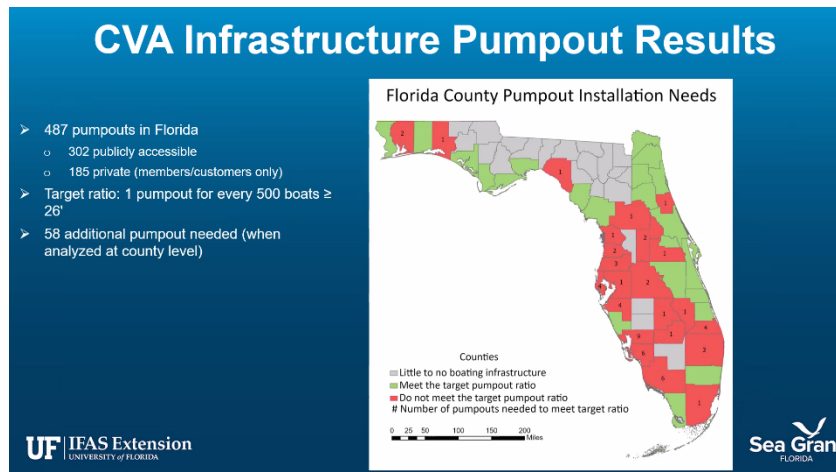


- https://docs.google.com/presentation/d/17SJMklxeGqiFYjYRT_9yo568t1VJ30Rr/edit?usp=drive_link&oid=105404369919663588836&rtpof=true&sd=true

- **Destin Municipal Marina:**

- 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 pump outs 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 Pump out Nav App
 - Can not charge more than \$5 per pump out
- CVA infrastructure Pump out Methodology
 - 1 pump out 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



- 1 pumpClean marina offers discount on State Land Lease.
- [Sea Grant Newsletter sign up link](#)
- Contacts
 - Victoria Gambalee – Clean Vessel Act Education Coordinator
 - 352-562-1134
 - v.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

Program Framework and Budget

- Establish the regulatory framework to establish a mooring field in the Destin Harbor for live-aboard and transient vessels. Require all live-aboards in the City that are not in the mooring field to be plumbed to land-based pumpout facilities.
- Establish a free marine pumpout program for charterboats and tourism boats
- Under competitive procurement, it costs Monroe County ~\$250,000/pumpout boat/year to run a pumpout program. We expect Destin's program to require 2 pumpout boats so the budget is ~\$500,000/year, but mooring field tenants will defray a majority of the costs.
- To perform the program the right way you will need to consider all of the following:
 - Captain's Salary (including; Worker's Comp, FICA, FUTA, etc.)
 - Boat, Truck, and Trailer Acquisition Costs
 - Fuel for Boat / Truck
 - Insurance (total)
 - Dock Slip
 - Tools / Consumable Equipment
 - Maintenance for Boat / Truck / Trailer
 - Shop / Office Rent
 - Communications and IT (cell phone, laptop, Satellite connectivity, etc.)
 - Incidental Expenses
 - Indirect Costs (Administrative and Overhead)

- 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 water is 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 occupy any mooring without the 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

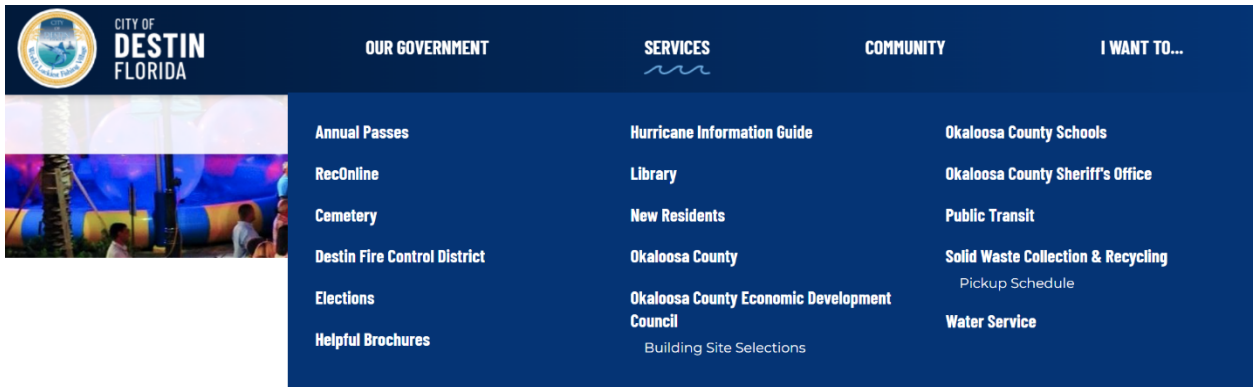
- Such as:
 - Reference local noise ordinance
 - Reference Florida Statute Chapter 327 regarding vessel operational requirements
 - Refer to State Statutes 327.40 & 327.60 for Mooring references
 - Prohibit other nuisance-like activities such as:
 - Rowdy conduct
 - Hanging laundry
 - Hours for repairs, 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:

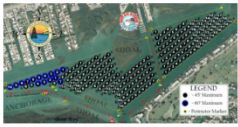
- Position could be joint Harbor Master/Code Compliance
 - Budget in 1 year in advance of hiring. Note that this position is not fully complete, as they will be assigned with helping with plans, until Mooring Harbor Plan is into effect & then can have jurisdiction
- Create & uphold Strategic Action Plan
- 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



- 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	<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>
Forms	<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>
Accessibility	<p>Contact Information</p>
Hours and Directions	<p>Address</p>
Public Boat Ramps	<p>Local Links</p>
Boat Ramp Etiquette	<p>Local Links</p>
Local Links	<p>Local Links</p>

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/>