

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
MAY 14, 2025 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

The Harbor Community Redevelopment Agency Advisory Committee meeting was called to order by Chairman Stephens in the Destin City Hall Annex Council Chambers at 5:30 p.m., on May 14, 2025, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

<u>Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
John Stephens	Casey Jones	Kim Montgomery Deputy City Clerk
Jim Green		Daniel Butler Principal Planner
Jay Howard		Kim Kopp City Attorney
Lance Johnson		
Guy Tadlock		

3. AGENDA APPROVAL:

Motion by Committee member Green to approve the agenda with Committee member Howard providing the second, the motion passed 4-0. Committee member Tadlock was not present for the vote.

4. MINUTES FOR APPROVAL: April 16, 2025 Minutes

Motion by Committee member Green, seconded by Vice Chair Johnson to approve the minutes of the April 16, 2025, meeting as written, the motion passed with a 5-0 vote.

5. CURRENT BUSINESS:

- **Development and City Projects Update – Principal Planner Daniel Butler**
 - The Development Order for the Cross Town Connector the final plat has been recorded and next the rezoning of the parcels from MDR to Recreation with the right-of-way in the middle, however, this will not be a park, it is for stormwater retention purposes, which is the first phase of the project, and is currently out for bid.
 - Harbor Walk Village, Phase II development order application has been submitted.
 - A preliminary presentation was delivered to the City Council on April 21.
 - Staff awaiting a revised parking analysis and updated site renderings.
 - Plans include a multi-story parking garage, the exact stories has not been determined at this time, with over 1,000 parking spaces, and wrapped with hotel and/or residential accommodations.
 - Only upland parking is being reviewed for the project.

The Marler Bridge Expansion concerns were raised regarding elevation increases from to accommodate larger vessels, and how it could potentially impact navigation in the surrounding

waterways. Additional discussions regarding the Stahlman intersection were broached, with the implications of extended ramps as well as potential federal funding to assist with the redesign.

Committee member Howard stated that he would attempt to get a meeting with the Florida Department of Transportation (FDOT) to address community impacts and design options and will implement it into a work plan for this committee.

- 114 Mountain Drive and 115 Palmetto for a limited services restaurant application is being proposed and is currently in the completeness review process.

The City Attorney briefed the members on the current status of the Livery Vessel ordinance that will be going before the Council at their June 19th Council Meeting.

6. COMMITTEE MEMBER COMMENTS:

➤ Chairman Stephens – Work Plans

- **Improved Christmas Lighting in the Harbor CRA District**
 - Large Christmas tree on a barge in the harbor was proposed.
 - Suggested partnering with Parks & Rec and engaging local businesses and schools for donations because of funding limitations due to One Calhoun property acquisition and the suggestion for possible use of Parks Foundation funds for the purchase.

Motion by Committee member Green to have member Stephens act as the committee liaison from the Harbor CRA-AC to the Parks & Recreation Committee to discuss Christmas decoration in the Harbor District. Chairman Stephens provided the second, the motion passed 5-0.

- **Camera Integration in the Harbor District**
 - Proposal to enhance safety and enforcement by linking public camera systems to the Sheriff's Office Real-Time Crime Center.
 - Includes features such as license plate and facial recognition, subject to permissions and privacy considerations.

Members stressed the need for public signage to duly inform individuals of the presence of 24 hour surveillance cameras.

Agency member Green made a motion to accept the work plan for camera systems in the Destin Harbor CRA District with modification to signage, with Committee member Howard providing the second. The motion passed 5-0.

- **Breakwater Snorkeling and Oyster Gardening Project**
 - Phase I: Partnering with CBA and private/commercial waterfront businesses for citywide oyster gardening initiative at their docks to raise

oysters.

- Phase II: Provide a marine habitat restoration initiative to install breakwater and snorkeling zone at Clement Taylor Park to improve habitat, water safety and quality, and tourism access for those that want to snorkel but cannot in the Gulf.
- Partnership support from Okaloosa County Coastal Resources.
 - Design concerns include, tide flow mitigation, suitable water depths, breakwater requirements and cost-effective placement.

Vice Chair Johnson made the motion to recommend the City Council accept the work plan with the addition of the breakwater at Clement Taylor Park, with Committee member Green providing the second. The motion passed 5-0.

➤ **Committee member Green – One Calhoun Property**

- Discussed the need to generate income to pay back the HCRA District fund.
 - The transition to a temporary paid parking lot was well received to generate income rather than sitting vacant with posted No Trespassing signs.
 - Members Green and Stephens agreed that a work plan needs to be created for a future marina at the property and will independently research for this initiative to bring back for discussions.
 - Committee member Howard will contact and meet with FDOT to gather information on their interest in the future Bridge replacement property needs.

Principal Planner, Daniel Butler informed the members that this property is located in the South Harbor Mixed Use (SHMU) zone, which does not allow stand-alone parking, and City Council would not be able to allow the use.

The City Attorney spoke of how recently staff has been approached regarding such a request in the SHMU district and the request was not approved, because of this reason.

Motion by Committee member Johnson, seconded by Committee member Tadlock for City Council to direct staff to look into uses for the One Calhoun property, to include temporary parking as one of the options. The motion passed 5-0.

➤ **Committee member Johnson** – Asked staff if they had an update on the status of the undergrounding of utilities. According to Mr. Butler, he does not have anything current and will provide one at their next meeting.

Chairman Stephens opened the discussion to the public for input.

Tess Howard, 720 Spring Lake questioned the members the following:

- Inquired about recreational value along Crosstown Connector and asked whether long-term amenities were planned.
 - Response: Only ten foot wide sidewalks will be installed on both sides of the roadway. Council avoided adding recreational structures due to roadway proximity.
- Asked if on-land improvements would follow the oyster farming project at Clement Taylor Park.
 - Response: The development order has been issued and the park improvements to should begin soon.
- Questioned the public opposition risk if temporary parking is later removed at One Calhoun property.
 - Committee responded that plans a future parking garage nearby and boardwalk should help offset concerns.
- Asked about long-term master planning.
 - Staff confirmed a new CRA master plan was completed by 3TP Consultants and is scheduled for City Council's review and approval at the June 2, 2025 meeting.

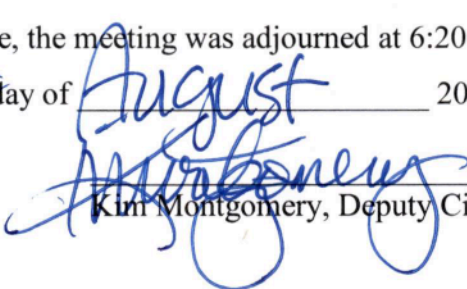
7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:20 PM.

Adopted and approved this 13th day of August 2025.



 John Stephens, Chairman



 Kim Montgomery, Deputy City Clerk