



**AGENDA**  
**HARBOR CRA ADVISORY COMMITTEE MEETING**  
**WEDNESDAY, SEPTEMBER 10, 2025**  
**5:30 PM**  
**DESTIN CITY HALL ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
  - A) August 13, 2025 Minutes**
- 4. CURRENT BUSINESS**
  - A) Development and City Projects Update**
  - B) Bridge Design**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
  - A) John Stephens**  
**Work Plans: Christmas Lighting, Mooring Field, Harbor Cameras,**  
**Breakwater Snorkeling/Oyster Farming,**  
**Annual Report 2025**
  - B) Lance Johnson**
  - C) Casey Jones**
  - D) Guy Tadlock**
  - E) Jim Green**
  - F) James Howard**
  - G) Mariam Paulino**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: OCTOBER 8, 2025**

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

**made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)**

**MINUTES  
HARBOR COMMUNITY REDEVELOPMENT AGENCY  
ADVISORY COMMITTEE MEETING  
AUGUST 13, 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 August 13, 2025, followed immediately with the Pledge of Allegiance.

**2. ROLL CALL:**

**Present**

John Stephens  
Jim Green  
Guy Tadlock  
Lance Johnson  
Mariam Paulino

**Absent**

Jay Howard  
Casey Jones

**Staff Present**

Kim Montgomery Deputy City Clerk  
Steve o'Connor CD Deputy Director  
Jesse Hernandez Planner  
Kyle Bauman Special Projects Counsel

**3. AGENDA APPROVAL:**

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

**4. APPROVAL OF MINUTES:**

- **May 14, 2025**
- **June 11, 2025**
- **July 9, 2025**

**Motion to consent approve the above listed minutes as written was made by Vice Chairman Green with Chairman Stephens providing the second. The motion passed 4-0, Committee member Paulino was not present for the vote.**

**5. CURRENT BUSINESS:**

- **Development and City Projects Update –Planner Jesse Hernandez**

❖ **Crosstown Connector**

Vice Chair Green asked for an update on the project. Planner Jesse Hernandez provided the members with the following information:

- The Stormwater piping on-site is for underground storage/retention.
- Water will percolate into the ground via the system, which includes gravel bedding and perforated piping.
- Surface will be landscaped into a park-like area.

### ❖ **Crosstown Connector Roundabout & Stahlman Avenue**

- Crosstown Connector is at 100% design completion.
- Previous idea of making Stahlman one-way has not gained traction.
- Intersection improvement study underway; coordination required with FDOT due to U.S. 98 corridor improvements.

### ❖ **Calhoun Pedestrian Walkway (Phase 2) Under the Marler Bridge**

- Project remains under review by FDOT.
- Status unchanged; not directly part of the PD&E study but related.

### ❖ **Clement Taylor Park Improvements**

- Reported that the project has been green-lighted by the county and the Treasury and should be starting soon.

### ❖ **Underground Utilities**

- Summer moratorium on construction along U.S. 98 will end after Labor Day and the work expected to resume.

## **6. COMMITTEE MEMBER COMMENTS:**

### ➤ **Committee member Tadlock – Point One Mezzanine Marina Discussion**

- Spoke of the rumor of a \$70M in funding for municipal marina initiatives.
- Concerns raised that investment adjacent to Noriego Point may not be the most beneficial location due to:
  - Strong currents and swimmer safety risks.
  - Potential for unsafe/illegal business activity in swim-outs.
  - Limited direct benefit for the Harbor District community.
- Alternative suggestions included:
  - Exploring north side of the harbor properties with docks and minimal structures.
  - Continuing investment into One Calhoun site as a safer, long-term solution.

Mr. O’connor informed the members that staff is unaware of any plans for a city marina on this particular property.

### ➤ **Chairman Stephens –**

## ❖ 2024 Annual Report

Chairman Stephens presented his draft Annual Report for the members to review and stated that he would present it to CRA Board, if they agreed.

**Motion by Chairman Stephens, seconded by Vice Chairman Green to approve the Harbor CRA Advisory Committee Annual Report. The motion passed with a 5-0 vote.**

### ➤ Vice Chairman Green –

#### ❖ Underground Utilities, Phase II

- Members restated their prior April 9 motion recommending Old Destin and the Harbor District as a priority over continuing eastward along U.S. 98.
- Concern expressed that funding for undergrounding of utility lines along the unincorporated Okaloosa County would not benefit Destin residents.
- Staff confirmed that phasing is flexible, and council has already discussed revisiting sequencing.

#### ❖ Used Oil Disposal Facility

Vice Chairman Green spoke of how he has repeatedly raised concerns at City Council and Harbor & Waterways meetings about the lack of a proper facility for used motor oil disposal in Destin.

**Motion by Vice Chair Green to recommend the City Council consider approaching business owners that already handle used motor oil for a partnership to provide businesses and residents with a facility for the proper disposal of their used motor oil. Chairman Stephens provided the second.**

Vice Chairman Green explained how the city has a critical need for a used oil disposal solution to serve both residents and its marine-heavy economy. The partnership model with businesses plus modest city investment (infrastructure and oversight) could be a practical and environmentally responsible solution.

- Former disposal options such as Time Saver and others listed by the county are no longer in business.
- The nearest available site appears to be in Crestview, creating a burden for local residents and small businesses.
- Destin has a high concentration of vehicles and vessels:
  - Residents with cars, recreational boats, and small engines.
  - Numerous charter boats, pontoon rental operations, and marine businesses.

Chairman Green explained how there is a tremendous number of businesses in the city that need to recycle their oil and are practically begging auto parts stores and similar businesses to take their oil.

- Captain Green described bringing 22 five-gallon buckets, and at one point, he’s stored 44 buckets due to lack of disposal access.
- Destin is surrounded by water on three sides and is a tourism hub with the “World’s Luckiest Fishing Village.”
- Lack of proper disposal risks illegal dumping, harming stormwater runoff and water quality, which conflicts with the city’s environmental stewardship goals.

He suggested the city could support the setup with possible State grant funding to partnership with a local business, i.e. O’Reilly’s, who has a large parking lot behind the business for the following:

- City provides infrastructure and oversight.
  - Build a retaining wall, secure tank, and install cameras to deter misuse.
  - Need clear rules and enforcement for abuse or improper use (e.g., fines, banning violators).
  - Estimated infrastructure needs:
  - Tank size around 300–500 gallons with a three-foot containment wall.
  - Cameras for monitoring.
- **Alternatives Considered:**
    - Putting a disposal site on city property (e.g., Public Works):
      - Brought up before; city staff seems reluctant due to cleanup and liability concerns.
    - Explore existing hazardous waste programs (e.g., county’s west side hazardous waste site).

**With no further discussion, Chairman Stephens called for the vote, and the motion passed 5-0.**

➤ **Next meeting: September 10, 2025**

**7. ADJOURNMENT:**

Having no further business at this time, the meeting was adjourned at 6:30 PM.

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

\_\_\_\_\_  
John Stephens, Chairman

\_\_\_\_\_  
Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



# AGENDA ITEM

**MEETING DATE:** September 10, 2025

**BOARD/COMMITTEE:** Harbor Community Redevelopment Agency Advisory Committee

**TYPE OF AGENDA ITEM:** Presentation

**OUTLINE NUMBER:** 4.A.

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**TO:** Harbor Community Redevelopment Agency Advisory Committee

**THRU:** Kimberly Kopp, City Attorney  
David Prichard, Community Development Director  
Steve O'Connor, Deputy Community Development Director  
Daniel Butler, Principal Planner

**FROM:** Jesse Hernandez, Planner

**DATE:** 9/4/2025

**SUBJECT:** Development and City Projects Update

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

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

**I. DEVELOPMENT PROJECTS:**

**Under Review**

- **Project: Harbor Walk Village Phase II (DEV-001575-2025)**
  - **Project Location:** 76 Harbor Boulevard.
  - **Parcel ID:** 00-2S-22-0630-0000-0900
  - **Status:** Undergoing Completeness Review. The applicant resubmitted the application on August 21, 2025.
  - **Scope:** Construction of Phase II of the HarborWalk Village and Emerald Grande.
  
- **Project: LocoHana Grill (DEV-001599-2025)**

- **Project Location:** 114 Mountain Dr. and 115 Palmetto St.
  - **Parcel ID:** 000-2S-22-0310-000B-2170, 00-2S-22-0310-000B-2160
  - **Status:** Awaiting Resubmittal. Corrections Report sent on August 26, 2025.
  - **Scope:** Renovations to transform the former Elks Lodge into LocOhana, a limited-service restaurant offering casual tropical dining. Project includes interior renovations and exterior site improvements.

### Approved Projects

- None

### Denied Projects

- None

## II. CITY PROJECTS:

- **Cross-Town Connector (Beach to Benning)**
  - **Status:** Under Construction
  - This is the final segment of the overall Cross-Town Connector to provide a secondary East-West corridor through the City of Destin and provide pedestrian pathway connectivity between the east and west sides of the City.
  
- **City of Destin Zerbe/Calhoun Pedestrian Boardwalk Project Phase II (Boardwalk Under the Bridge) & Stahlman Avenue Project Development and Environmental (PD&E) Study**
  - **Status:** Working on a new contract with Baskerville Donovan, Inc.
  - A.K.A., Boardwalk Under the Bridge, this project will provide pedestrian crossing of US Highway 98 under Marler Bridge for safe pedestrian access between the Harbor Boardwalk and City parking.
  
- **Clement Taylor Park Improvements.** Project Location: 131 Calhoun Ave
  - **Status:** Under Construction.
  - This project will include new restrooms, parking lot improvements and enhanced pedestrian access improvements.

- **Sibert Ave Parking Lot Improvements.** Project Location: 108 Sibert Ave
  - **Status:** Suspended due to Town Center study.
  - Parking Lot Improvements on the parcel. Approximately 35 parking spaces will be added to the parking lot.
  
- **Hwy 98 at Stahlman Ave Signalization Project**
  - **Status:** On FDOT's 5 Year PD&E Plan
  - This project will focus on safety of the intersection for both vehicles and pedestrians alike.
  
- **Hwy 98 Project Development and Environmental (PD&E) Study – Airport Rd to Marler Bridge.**
  - **Status:** On FDOT's 5-year PD&E Plan
  - The PD&E Study will look at FDOT's role in congestion mitigation of US Highway 98 between Airport Road and the Marler Bridge.
  
- **Hwy 98 Project Development and Environmental (PD&E) Study – Marler Bridge and approaches.**
  - **Status:** On FDOT's 5-year PD&E Plan
  - The PD&E Study will look at FDOT's role in the replacement of the Marler Bridge.
  
- **CTC Wayside Trail – will span from Benning Dr east to Beach Dr**
  - **Status:** Under Construction.
  - This project will provide workout nodes, playgrounds, and dog parks throughout the span of the park.
  
- **Library Employee Parking – 150 Sibert Avenue**
  - **Status:** COMPLETED.
  - This project will provide additional parking for employees, freeing up space in the primary parking lot for visitors to the library.
  
- **Utility Undergrounding – Marler Bridge to Airport Road**
  - **Status:** Under Construction.
  - This project will provide underground utility infrastructure.

A. Link to Strategic Goals / Objectives: n/a

- B. Effect on Budget (EOB): n/a
- C. Level of Service (LOS): n/a
- D. Legislative Sponsor:
- E. Business Impact Statement:

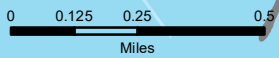
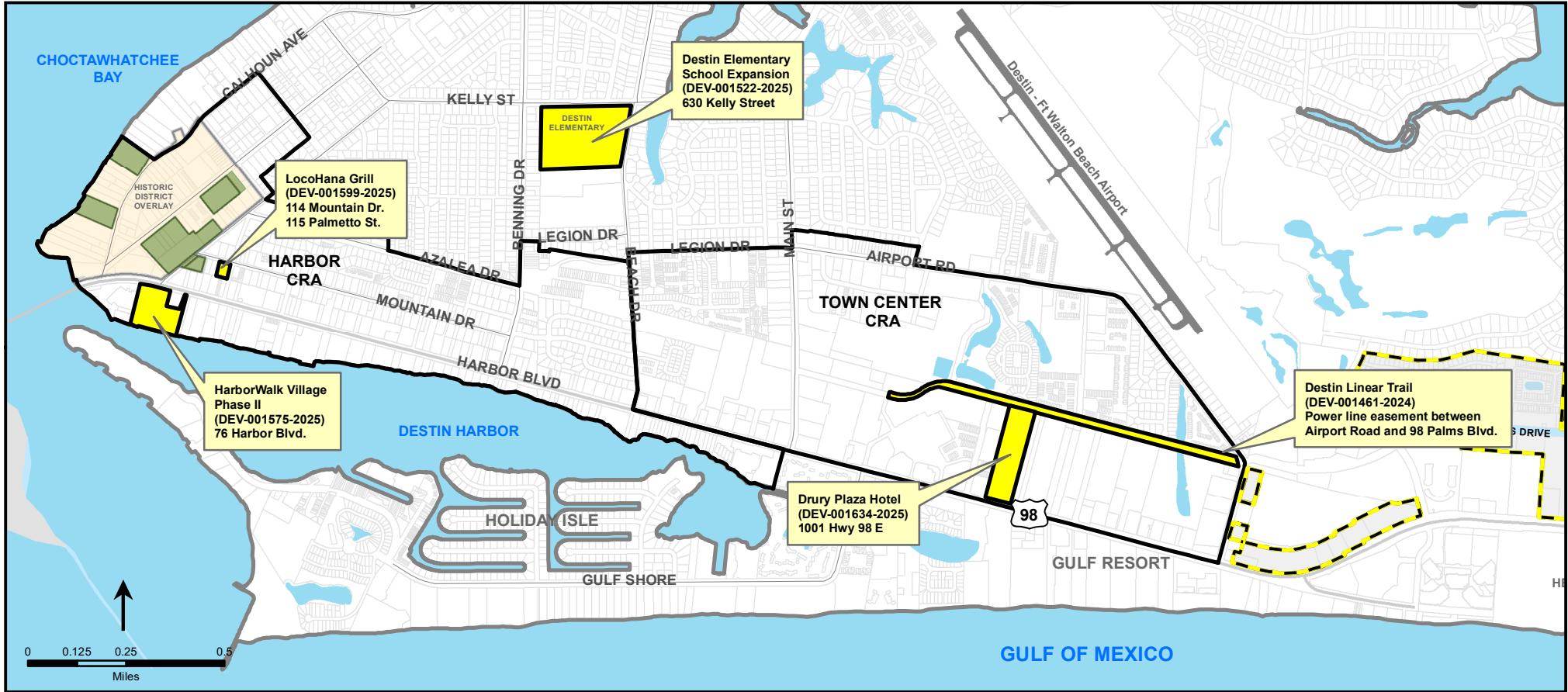
**III. CONCLUSION:**

**IV. RECOMMENDED MOTION:** Informational Item

Attachments:

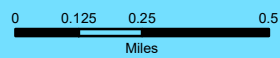
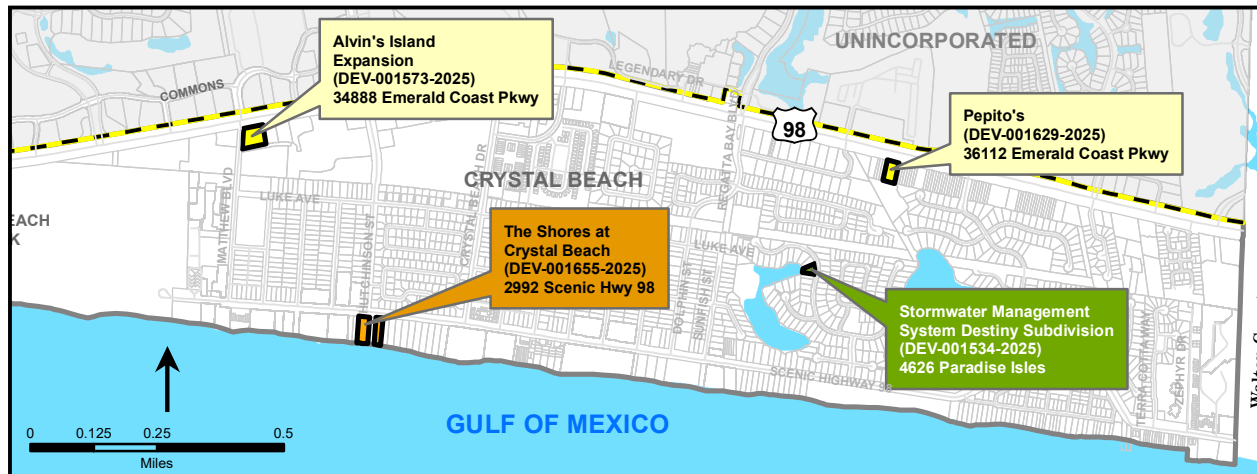
1. August Development Map
2. City Projects August 2025

# August 2025 City Wide Development Projects



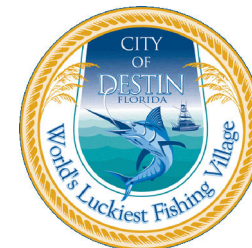
▲ West Destin

▼ East Destin



## LEGEND

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



## City Projects August 2025



### LEGEND

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

▲ West Destin  
▼ East Destin



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

## CITY OF DESTIN



# AGENDA ITEM

**COUNCIL MEETING DATE:** September 10, 2025  
**TYPE OF AGENDA ITEM:** Action Item  
**AGENDA OUTLINE NUMBER:** 4.B.

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**TO:** Harbor Community Redevelopment Agency Advisory Committee

**THRU:** David Prichard, Community Development Director  
 Kimberly Kopp, City Attorney

**FROM:** Robert Tomasek, City Engineer  
 Steve O'Connor, Deputy Community Development Director

**DATE:** 8/13/2025

**SUBJECT:** Bridge Design

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**I. BACKGROUND:** Bradley Touchstone, a specialist in complex bridge design with over 32 years of experience, has volunteered to contribute to the aesthetic design of the US 98 Marler Bridge. Below is the information from the minutes of the City Council June 2, 2025 meeting:

Mayor Wagner updated the council on the ongoing PD&E study for the Marler (Harbor) Bridge at the state level. A longtime local resident with 32 years of bridge architecture experience has volunteered to help ensure the bridge becomes a distinctive “gateway” landmark rather than a standard utility bridge. The mayor proposed forming a bridge aesthetics/design committee to guide design, functionality, and public input, creating a design manual that reflects Destin’s heritage as a world-class fishing village. He emphasized starting early so the community’s vision is incorporated into FDOT’s process, with the goal of a landmark structure that could stand for over a century. While initially suggesting a new committee, he acknowledged a preference for fewer committees and framed the effort as an objective for future council consideration. Councilmember Trammell suggested assigning the design review role to the existing Harbor CRA Advisory Committee instead of creating a new body, noting that a similar bridge improvement effort was discussed with the CRA about 20 years ago. She recalled prior coordination with FDOT on bridge lighting, which FDOT declined at the time.

At the August 18, 2025 City Council meeting, City Council approved to move forward with the Harbor CRA-AC, the Harbor & Waterways Board, and the Public Works & Safety Committee to work with Mr. Touchstone on the bridge design pertaining to the committees' and board's areas of expertise.

**II. DISCUSSION:** Council assigned the discussion and development of the upcoming Marler Bridge replacement on US 98 over the East Pass to the Harbor and Waterways Board, the Harbor CRA-AC and the Public Works & Safety Committee. This assignment should include, but not be limited to, the following tasks:

- 1) Any aesthetic aspects that the board wants to request from FDOT during design.
- 2) Identify funding sources that may be applicable to pay for any aesthetic aspects.
- 3) Identifying a bridge clearance height request under the bridge for barges, ships, and boats.
- 4) Obtaining support for all these aspects from various sources including boat clubs, yacht clubs, town/cities around the bay.
- 5) Formally sending the request to FDOT and their consultants working the feasibility and environmental study.

**A. Link to Strategic Goals / Objectives:** IV. Effective, efficient and aesthetically pleasing infrastructure

V. Improve mobility and connectivity

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

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

**D. Legislative Sponsor:**

**E. Business Impact Statement:**

**III. CONCLUSION:** Staff are asking the Committee to review the guidelines requested by Council concerning the Bridge design and to work with Mr. Touchstone on developing the design.

**IV. RECOMMENDED MOTION:** N/A for discussion purposes only. A Motion will be required once the committee has developed their recommendations on the Bridge Design.

Attachments:

None



# City of Destin Implement Christmas Lighting/Decorations/Events in CRA District FY-2025 Work Plan

**Strategic Focus:**

II. Enhanced quality of life and safety for families

**Organizational Goal:**

Enhancing public spaces and community engagement in the CRA district during the holiday season

Promote tourism, economic vitality, and community pride through seasonal beautification and events.

**Performance Objective:**

Implement Christmas decorations/lighting/events in CRA medians and the Destin Harbor Boardwalk, including Harbor light poles; create new Boardwalk Lights Contest category; engage Harbor property owners in participation and support.

**PRIORITY:**  CRITICAL  IMPORTANT  DESIREABLE

**Measurable Outcome(s):**

Outcomes	Fiscal Year		
	2025	2026	2027
Minimum participation interest from Harbor property owners	25%	50%	75%
Installation of Christmas decorations in medians along CRA boundaries	2 medians	5 medians	All Medians

Lighting of Harbor Boardwalk and harbor light poles	5 poles	10 poles	All Poles
Launch of the "Harbor Boardwalk" category in the Destin Christmas Lights Contest	Created	N/A	N/A
Create a Giant Christmas Tree on Norriego Point or on a floating Barge to provide something different	Implement	N/A	N/A
Create Temporary mural walls for photo ops with beach-Santa themes, mermaid elves, etc on Clty Property	Implement	N/A	N/A
Expand "Holly on the Harbor" Currently have FWB HS Jazz Band	Get Destin HS Choir or Band for another time slot	Get Destin Middle Band or Choir for another time slot	Get FWB HS Choir for another time slot
Expand "Holly on the Harbor" as a weekend event with Food vendors/Trucks, hot cocoa stands, local art booths, and family activities	N/A	Implement	N/A
Santa on a barge on the Captain Royal Melvin Park Transient Slip	Implement	N/A	N/A

### Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date	Done
Create letter for Harbor Property owners	John Stephens	May 2025	X
Present to Harbor CRA Board and seek approval	John Stephens	May 2025	X
Present to Parks & Rec Committee and seek approval	John Stephens	May 2025	X
Present to City Council, if passed, direct staff	Council, Harbor CRA	August 2025	

Figure out if we are we allowed to put Christmas Tree on barge in Norriego Point		August 2025	
Figure out costs for Christmas Tree on Norriego Point or Floating Barge		August 2025	
Identify power on medians. If no power, then it'll have to non powered decorations		August 2025	
Survey Harbor CRA property owners for interest of: 1. Christmas window decorations 2. Christmas lighting on outside  a. Visible from road category b. Visible from boardwalk category	Harbor CRA	August 2025	
Estimate costs and vendors for lighting + installation	Vendor, Parks & Rec Committee, Harbor CRA	August 2025	
Find any potential Grants	Harbor CRA, City Grants Manager, FPL?	August 2025	
Add Harbor category to City of Destin Christmas Lights Contest	Harbor CRA, Council, Mayor's Office	September 2025	
Begin Installation of projects that are needed	Parks & Rec staff, vendor?	November 2025 or target 2026	
Host lighting contest in conjunction with Holly Jolly on the Harbor, with Mayor & Council members voting.	Parks & Rec, Mayor's Office, property owners/ business partners	December 2025	
If this plan goes well, pass on to Town Center CRA to implement	Town Center CRA	2026	

**Process Improvement:**

Adds new annual engagement opportunity for waterfront stakeholders.

Expands CRA visibility.

Enhances holiday tourism appeal and walkability.

### Notes from Action Plan:

- **Destin Harbor CRA** - approved & recommended that Chairman Stephens present to the Parks & Rec.
- **Parks & Rec** - liked the idea and voted in support of the initiative.

### Stakeholders:

Internal	External
· Harbor CRA	· Installation Vendor?
· Public Works?	· Harbor CRA Property Owners
· Parks & Rec	· Harbor Business Owners/vendors
· Mayor's Office	· Visitors
· City Grants Manager	
· Council	

### Process Owner:

Harbor CRA Department

### Funding/Grant Information:

1. CRA budget
2. City Manager Budget (I can't remember what it's called)
3. possible business sponsorships
4. TDC
5. Explore external funding support from organizations such as Florida Power & Light (FPL) for community lighting or beautification grant opportunities.

6. Ask Property owners/Businesses in the Harbor CRA for donations
  - a. Option 1- Legally take donations, then City would have to do budget amendment
  - b. Option 2 – Donation in kind of actual lights or decorations. This would avoid having to do a budget amendment
  - c. Option 3 – Have everyone donate to Friends of the Parks Foundation. Then foundation donates to City. Also, everyone would get a tax deduction benefit by donating to Foundation

## Notes:

2024 was the first year of the Destin Harbor's Holly Jolly at the Harbor event hosted by Parks & Rec from 3pm-5pm at Captain Royal Melvin Heritage Park on Sunday, December 15th, in conjunction with the Holiday on the Harbor Lighted Boat Parade. We had Fort Walton Beach High School Jazz Band provide music & Parks & Rec provided cookie decorating, hot chocolate and children's crafts.

Goal would be to add FWB HS Choir, Destin HS Band, Destin HS Choir, Destin MS Band, Destin MS Choir to schedules

The Holiday on the Harbor Lighted Boat Parade began at 6 p.m. sharp. To end the night, Harborwalk Village put on fireworks.

After seeing Memorial Day & 4th of July in 2025, I feel like we should put a little more focus on Harbor Blvd to be more festive for these holidays.

## Letter to send out to all Harbor CRA Property Owners:

**City of Destin – Harbor Community Redevelopment Agency (CRA)**  
**[Insert Date]**

Dear Destin Harbor Property Owner,

As part of our continued mission to enhance the Destin Harbor CRA District, the City of Destin is exploring a new holiday beautification initiative for the 2025 season. This includes:

- Installing festive Christmas decorations in medians along CRA boundaries
- Adding holiday lighting along the Destin Harbor Boardwalk and light poles

- Creating a new “Harbor Boardwalk” category in the annual Destin Christmas Lights Contest
  - Visible from road category
  - Visible from boardwalk category
- Create Temporary mural walls for photo ops with beach-Santa themes, mermaid elves, etc on all Boardwalk Properties
  - Visible from road category
  - Visible from boardwalk category

We believe this will draw more visitors to the harbor, support local businesses, and create a joyful, walkable holiday experience for the community.

Before we move forward, we want to hear from you. Would you be interested in participating or supporting this effort—whether through decorating your property, offering sponsorship, or just sharing ideas? There are two options to donating, without having to make a budget amendment.

- d. Option 1 – Donation in-kind of actual lights or decorations. This would avoid having to do a budget amendment
- e. Option 2 – Donation to Friends of the Parks Foundation. Then the foundation can donate to the City. Also, everyone would get a tax deduction benefit by donating to Foundation & the city will not have to do a budget amendment.

Please let us know your level of interest by [insert date here]. If enough stakeholders are on board, we’ll organize an optional in-person meeting to collaborate further.

You can reply to this letter or email [insert contact name + email]. We appreciate your ongoing partnership in making the Harbor a vibrant destination year-round.

Warm regards,

**[Your Name]**

Community Redevelopment Agency

City of Destin

[Contact Info]



Presented on August 28, 2024 to <a href="#">Harbor Capacity Steering Committee</a>	John Stephens/ HCSC									<b>X</b>
Present Mooring Field Workplan to Harbor CRA	John Stephens/ Harbor CRA	<b>X</b>								<b>X</b>
Present Mooring Field Workplan to Harbor & Waterways	John Stephens /Harbor & Waterways	<b>X</b>								
Present concept design/plan to Destin Council & seek approval	Harbor CRA/ Council	<b>X</b>								
Apply for Grant to assist in Mooring Field Study	Grants Director	<b>X</b>								
Department of Environmental Protection Pre-application Meeting	Harbor CRA member/ FDEP, Destin staff		<b>X</b>							
Army Corp of Engineers Pre-application Meeting	Harbor CRA member/ USACOE, Destin staff		<b>X</b>							
US Coast Guard Pre-application Meeting	Harbor CRA member/ USCG, Destin staff		<b>X</b>							
FWC Pre-application Meeting	Harbor CRA member/ FWC, Destin staff		<b>X</b>							
Okaloosa County Pre-application Meeting	Harbor CRA member/ Okaloosa County, Destin staff		<b>X</b>							
Site visit & combined Seagrass Survey during the growing season	Harbor CRA member, CBA, DEP, ACE, Destin staff		<b>X</b>							
Host public input workshop #1	City Planner, Harbor CRA, Public		<b>X</b>							
Hire Coastal Engineering Consultant for Mooring Field Study	City Manager, Coastal Engineer		<b>X</b>							
Need to give direction of Pump out Boats, Pump out station, or both (after Study)	Council		<b>X</b>							
Review Mooring Field Study, once completed	Coastal Engineer, Harbor CRA, Council			<b>X</b>						
Host public input workshops #2	City Planner, Harbor CRA, Public			<b>X</b>						
If Council approves to continue, then get Council to direct City engineer to design engineered drawings	City Planner/ City or Coastal Engineer			<b>X</b>						
Begin permitting and environmental study review	City or Coastal Engineer, Planning, Permitting, FDEP, USACOE, FWC, USCG, Okaloosa County			<b>X</b>						
Complete engineering design and cost estimates	City or Coastal Engineer				<b>X</b>					

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	
Install signage where needed	Public Works, FWC, USCG							X	
Update Public information website	IT/ PIO							X	
Open Mooring Field, transient docks	City Manager							X	

Monitor & report usage, maintenance, & water quality impacts	Harbor CRA, Public Works, CBA							X	
Finalize operating procedures and adjust fee structure based on usage trends	Harbor CRA, Planning							X	

### Process Improvement:

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

### Process to establish a Mooring Field:

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

### Legal Steps for a Mooring Field:

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

- Special Anchorage Area Designation – USCG
- Resource Agency Consultations
  - Fish & Wildlife Service
  - Fish and Wildlife Conservation Commission
  - Other
- Destin & County attorney Consultation

**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 of length of stay within mooring field
    - Liveaboards in mooring field – benefits are increased security, similar to campground hosts
      - State generally discourages live-aboards, but they are allowed. Would recommend only in the mooring field, if we want to offer at all.
    - Fee Structure – tiered fees
      - Different Transient vs live-aboard fees
      - Reduced rate for off-peak season
      - Facility fee for amenities not included in base rate
      - Long term stay rates
    - Relationship between Harbor Master & boaters

**Stakeholders:**

Internal	External
□ Harbor CRA	□ Okaloosa County
□ Planning Dept	□ Florida Department of Environment Protection (FDEP)
□ Public Works	● US Army Corps of Engineers (USACOE)
● Parks & Rec	● US Coast Guard (USCG)

<ul style="list-style-type: none"> <li>● Harbor &amp; Waterways Board</li> </ul>	<ul style="list-style-type: none"> <li>● Florida Fish &amp; Wildlife Commission (FWC)</li> </ul>
<ul style="list-style-type: none"> <li>● Code Enforcement</li> </ul>	<ul style="list-style-type: none"> <li>● Destin Water Users (DWU)</li> </ul>
<ul style="list-style-type: none"> <li>● City Attorney</li> </ul>	<ul style="list-style-type: none"> <li>● Public Boaters &amp; local Businesses</li> </ul>
<ul style="list-style-type: none"> <li>● City Manager's Office</li> </ul>	
<ul style="list-style-type: none"> <li>● City Council</li> </ul>	
<ul style="list-style-type: none"> <li>● IT</li> </ul>	
<ul style="list-style-type: none"> <li>● Public Information Officer</li> </ul>	

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

### Notes from Action Plan:

<ul style="list-style-type: none"> <li>● <b>Destin Harbor CRA -</b> <ul style="list-style-type: none"> <li>○ Approved motion, <ul style="list-style-type: none"> <li>■ approve Mooring Field work plan, in coordination with Harbor &amp; Waterways Board</li> </ul> </li> <li>○ Learning that Harbor CRA doesn't cover anything in water, recommend that Harbor &amp; Waterways board be the lead on this work plan.</li> <li>○ Recommend that Harbor &amp; Waterways board be the advisory board to the Mooring Field/Transient docks/Harbor Master (document updated)</li> </ul> </li> </ul>
---

## 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 includes showers (additional fees apply for holiday day/week)
  - Hourly: \$10-20/hour + tax
  - Daily: \$3.50/ft plus tax
  - Weekly: \$18/ft plus tax, one holding Tank Pump-Out.
- Pump-Out Station (pending if we offer Pump-Out Station, Boat, or both)
  - Additional Pump-Outs (& Non-Marina Customers) - \$5 (harborwalk charges \$20) (unless we get grants to pay for it)
  - Mobile Pump Out Boat (free if we can get grants to pay for this)
  - if we offer Pump-Outs for free, more people would use it and it would clean our waterways. Just a thought
- Laundry Facilities – Card operated. Does not include detergent
  - Washer: \$3/load, Dryer: \$3/load
- Water & Ice
  - Filtered water (honor system) - \$.20/gallon, Ice: \$3/bag
- If we want to offer Shore Power:
  - 30 Amp Electricity: extra \$4/day, 50 Amp Electricity: extra \$6/day
- Car parking from Parking Lots (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 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 the are there for 48 hours or less
        - otherwise, it has to be emergency and has to have a registration permit
        - Less than 48 hr, don't need permit

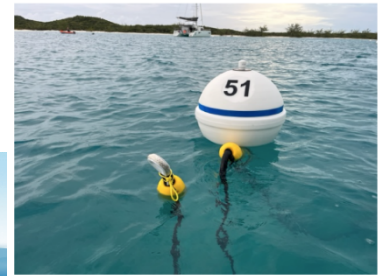
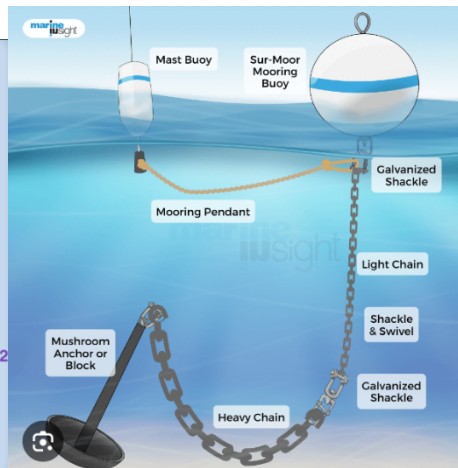
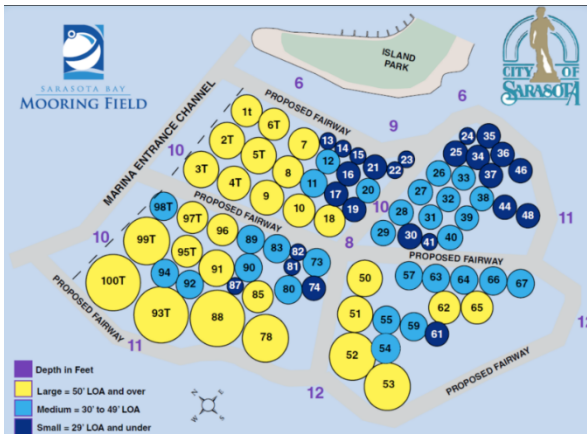
- there are vessels in harbor currently that have liveboards
    - Do we want to offer a Pick up/Drop off service (fee based) or see if Local Water Taxi service wants to offer this
- Pump Out Station Fees (do we want to offer for free to help keep our water clean?)
  - or do we want to offer Pump Out 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, fees?

### **Additional Notes:**

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

### **What is a Mooring Field:**

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



**Destin Prioritized Strategic Goals Met:**

- I. Financially sound city providing service excellence**
- II. Enhanced quality of life and safety for families**
- III. Economic development and revitalization**
- IV. Effective, efficient, and aesthetically pleasing infrastructure**
- V. Improve mobility and connectivity**
- VI. A green and sustainable environment**

- In 2019, Livery fees were raised to \$100/vessel to hire a Harbor Master. This will help achieve the goal of a true Harbor Master that has jurisdiction on the water.
- In 2024, Destin Harbor placed 2nd [US Harbors “Best Harbor”](#)
  - One thing to note, of the Top 10, Destin Harbor was the only harbor that doesn’t have a harbor master. Most have mooring fields.
    1. [Block Island Harbor](#)
      - Two Harbors
      - New Harbor
        - Transient dockage at 3 large marinas
        - 90 town moorings
        - 75 acre anchorage for vessels
        - Has Harbormaster
      - Old Harbor
        - Transient dockage
        - Harbor of Refuge for 7-14 days
        - Has Harbormaster
        - Commercial Ferry

2. [Destin Harbor, FL](#)
  - ONLY has 3 transient slips
  - NO Harbormaster
3. [Padanaram, MA](#)
  - Has harbormaster & Deputy Harbormaster
  - Has a Dartmouth Waterways Commission
  - Has transient moorings
4. [Bristol, RH](#)
  - Has Harbormaster & Deputy Harbormaster
  - Has moorings & public docks
5. [Shelter Cove, Hilton Head, SC](#)
  - Ability to rent boat slips
  - Has harbormaster
6. [Pillar Point Harbor, CA](#)
  - Has Harbormaster
  - Has Harbor Commission
  - Ability to rent boat slips
  - Ability for Live aboard
  - Ferry boat service
7. [Gloucester Harbor, MA](#)
  - Has Harbormaster
  - Has Harbor Plan Committee
  - Has transient Mooring
8. [Charlevoix, MI](#)
  - Has Harbormaster
  - 77 slip marina
    - Slip rentals
9. [Brookings, OR](#)
  - 502 moorage slips
  - Has Harbormaster
10. [Depoe Bay, OR](#)
  - Transient mooring
  - Has Harbormaster

- Harbor CRA goal that will be met:
  - City Marina - using 1 Harbor Blvd
  - Marine Waste Pump Out Facility
- Harbor Capacity Steering Committee recommendations will be met:
  - Objective 1, Recommendation #3:
    - lack of Harbor Master to enforce local regulations
  - Objective 3, recommendation #10:
    - Optimise slip configurations in the harbor based on user demand and improve slip usage efficiency
  - Suggested Cap Section 107 Study be done with ACE

- Dredge harbor navigation channel from East Pass through harbor with a more uniform alignment & consistent dept to alleviate vessel congestion & operator confusion
    - Recommend including Mooring Harbor idea in study
  - City of Destin come up with a Harbor Master Plan to suggest to ACE
    - Then send a letter of what we want in the Harbor Master Plan
    - Develop Harbor & Waterways vision & Management Plan
    - Realignment of channel
    - Mooring Harbor
    - Create Destin Harbor & Waterway Special District

### **How are mooring fields beneficial to Destin:**

- 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**

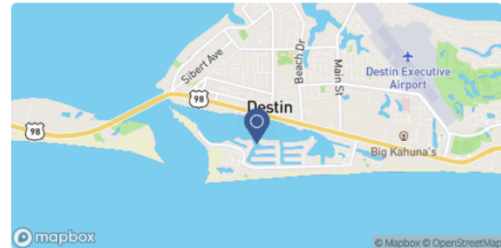
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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](#)



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### 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**

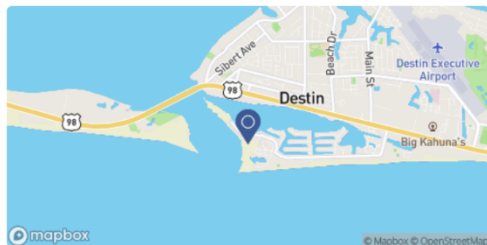
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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

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## 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**

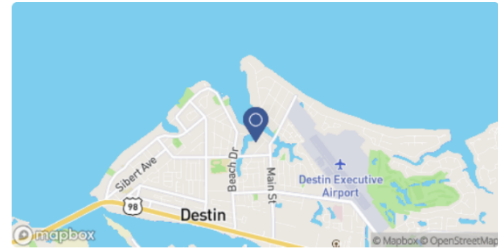
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2. Within 300 feet of a superyacht repair facility. For purposes of this subparagraph, the term "superyacht repair facility" means a facility that services or repairs a yacht with a water line of 120 feet or more in length; or
3. Within 100 feet outward 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](#)

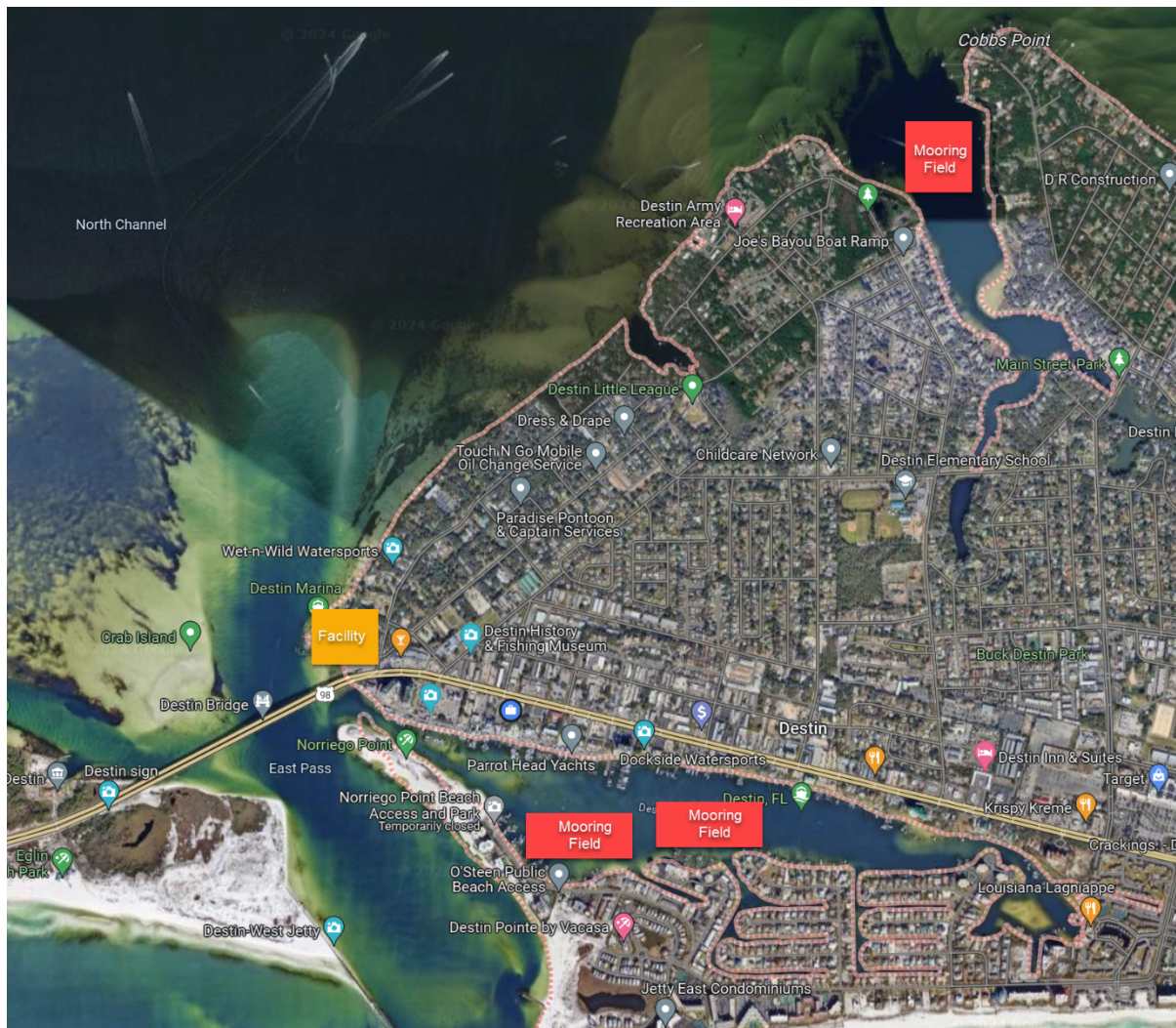


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## Potential Mooring Field locations: (Not confirmed, just based on free harbor locations)



- 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.





- 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**



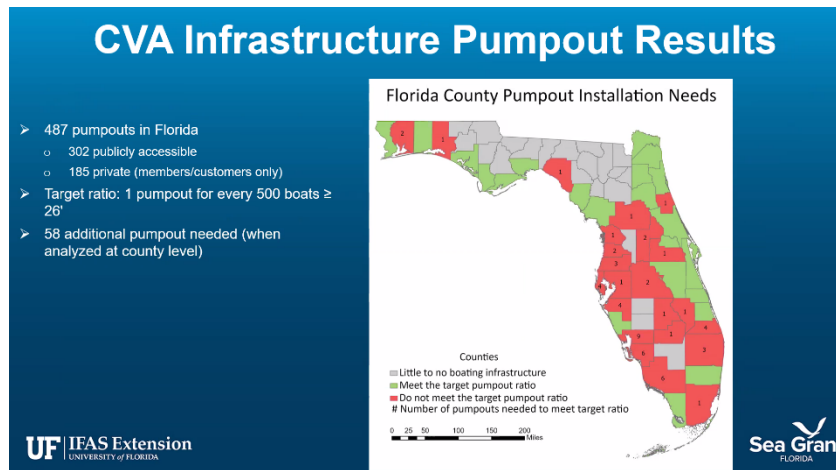
- [https://docs.google.com/presentation/d/17SJMklxeGqiFYjYRT\\_9yo568t1VJ30Rr/edit?usp=drive\\_link&oid=105404369919663588836&rtpof=true&sd=true](https://docs.google.com/presentation/d/17SJMklxeGqiFYjYRT_9yo568t1VJ30Rr/edit?usp=drive_link&oid=105404369919663588836&rtpof=true&sd=true)

- **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 pumpouts are needed and the boating community's knowledge, attitudes, and behaviors regarding sewage waste management.
  - The link below is a document about the influence on Wastewater Treatment Plant Operations. One solution that works with treatment plans that are hesitant to allow highly concentrated boat waste into their facility is that has been adopted to help alleviate this issue is to hold the boat waste in a holding tank and allow the treatment plant operator to control the input (timing and quantity). The ability to control the input allows the treatment plant operator to ensure the boat waste does not overwhelm and adversely affect their system.

- [https://drive.google.com/file/d/1UX\\_6PidpKCr5DMSXQ04c9WgSII\\_CFIT5g/view?usp=sharing](https://drive.google.com/file/d/1UX_6PidpKCr5DMSXQ04c9WgSII_CFIT5g/view?usp=sharing)
- Clean Vessel Act
  - [Grant Program link](#)
  - [Grant Application link](#)
  - Grant Program funds 75% of the costs
    - Construction, renovation, operation and maintenance of waste reception facilities
    - Educational programs
    - Reimbursement based
      - Must have a signed contract before work can begin
      - Must be open to the public
      - Must be listed on the Pumpout Nav App
      - Can not charge more than \$5 per pumpout
- CVA infrastructure Pumpout Methodology
  - 1 pumpout per 500 boats that are less than 26ft
  - # boats are highly variable. Look at infrastructure (with direct access to the water) instead.
    - Included all slips (on the water with or without a lift), moorings, and dry storage spots with on-site access to a launch ramp or lift
    - Two size categories: less than or equal to 26ft, and greater than 26ft



- 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](mailto: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](mailto: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 waters are prohibited
  - Violators are subject to immediate ejection from facility, loss of security deposit, and will be turned over to law enforcement
- Harbormaster will create consistent oversight & monitoring to prevent illegal anchoring, dumping, and other undesirable activities
- No vessel shall occupy any mooring without approval of Harbormaster
- Only vessels that are authorized to moor at facility:

- in compliance with USCG environmental & safety standards and in good operational condition
- Capable of maneuvering under their own power
- Must have current registration/documentation & insurance
- Department of Environmental Protection's Mooring Field Management Plan Example -
  - <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/documents/mooring-field-management-plan>
- Examples of Mooring Field Management Plan -
  - <https://www.fortmyersbeachfl.gov/DocumentCenter/View/21853/Mooring-Field-Map>
  - <https://www.fortmyersbeachfl.gov/DocumentCenter/View/17791/21-02-Matanzas-Mooring-Field-Management-Plan>
  - <https://www.miamibeachfl.gov/wp-content/uploads/2024/02/Mooring-Field-Management-Draft-2024-02-16.pdf>
  -
- Example of User License Agreement –
  - [https://www.ci.marathon.fl.us/sites/default/files/fileattachments/marina\\_and\\_ports/page/30901/marina\\_user\\_agreement\\_4-15-](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 are 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](http://www.cityofdestin.com)**



**CITY OF DESTIN FLORIDA**

**OUR GOVERNMENT**      **SERVICES**      **COMMUNITY**      **I WANT TO...**

**Annual Passes**      **Hurricane Information Guide**      **Okaloosa County Schools**

**RecOnline**      **Library**      **Okaloosa County Sheriff's Office**

**Cemetery**      **New Residents**      **Public Transit**

**Destin Fire Control District**      **Okaloosa County**      **Solid Waste Collection & Recycling**  
Pickup Schedule

**Elections**      **Okaloosa County Economic Development**      **Water Service**

**Helpful Brochures**      **Council**  
Building Site Selections


- 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
Pricing
Forms
Accessibility
Hours and Directions
Public Boat Ramps
Boat Ramp Etiquette
Local Links

### Anchorage Areas

**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.



**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.

**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'.

**Contact Information**

Address

### Examples of Mooring Fields:

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

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

# City of Destin

## Camera Systems in Destin Harbor CRA

### FY-2025 Work Plan

**Strategic Focus:**

II. Enhanced quality of life and safety for families

**Organizational Goal:**

-Enhance public safety and situational awareness along the Destin Harbor Boardwalk by expanding the City’s integrated surveillance system.

Leverage Destin’s existing Turing surveillance infrastructure to provide continuous, intelligent, and remote monitoring coverage in high-traffic pedestrian areas.

**Performance Objective:**

Install advanced Turing SkyShield cameras in strategic locations along the Destin Harbor Boardwalk utilizing existing City easements, with real-time integration into the City's centralized monitoring platform.

**PRIORITY:**  CRITICAL  IMPORTANT  DESIRABLE

**Measurable Outcome(s):**

Outcomes	Fiscal Year		
	2025	2026	2027
Assessment of easement locations and optimal sight lines completed	Assess	N/A	N/A
Turing SkyShield cameras installed and operational	Install 1-3	Install 2-3	Install 2-3
Harbor CRA district Coverage successfully integrated into City's Turing platform	N/A	N/A	Completed

## Action Plan:

<b>Task</b>	<b>Resource Needs (persons/organization)</b>	<b>Target Completion Date</b>	<b>Done</b>
Present to Harbor CRA	John Stephens	May 2025	X
Present to Public Works & Public Safety Committee	John Stephens	June/July 2025	X
Installation of Camera at Captain Royal Melvin Park. City IT installed one with view on Transient Boat Slips	City IT, APT	2025	X
Present to City Council, and have Council direct staff, if approved.	Harbor CRA	2025	
Conduct on-site evaluation of easement locations and camera angles	City Planning Dept., Public Works, APT	2025	
Review legal and public access constraints for each site	City Attorney	2025	
Installation of Camera at Destin Community Center (unsure if it's already installed)	City IT, APT	2025	
Installation of Camera at Marler Street Parking Lot	City IT, APT	2026	
Installation of Camera at Clement Taylor Park	City IT, APT	2026	
Installation of Camera at Leonard Destin Park	City IT, APT	2026	
Installation of Camera at Zerbe Street Parking Lot	City IT, APT	2027	
Installation of Camera at Destin Boardwalk Under Bridge Walkway once completed	City IT, APT	2027	
Installation of Camera at Harbor View Park	City IT, APT	?	
Work with Okaloosa County Sheriff's Dept to incorporate the City's system into their real-time system.	Okaloosa County Sheriff's Dept, City IT	2025-2027 (as cameras are installed)	

## Process Improvement:

This expansion will strengthen the City's capability to **monitor in real-time, automate alerts, and track incidents across multiple locations** through a single dashboard — transforming static camera systems into intelligent security assets. In conjunction with the Okaloosa County Sheriff's dept's real time monitoring, real time safety across the Harbor CRA.

## Stakeholders:

Internal	External
· City IT	· Ryan Keeler w/ Advanced Protective Technologies
· City Attorney	· Okaloosa County Sheriff's Dept.
· Harbor CRA Board	
· Public Works & Public Safety Committee	

## Notes from Action Plan:

- **Destin Harbor CRA -**
  - Approved, with recommendation of adding Signage to advise there is security cameras at this location
- **Public Works/Public Safety -**
  - Support the Work plan, without committing funding at this time. I didn't have costs available. I have since updated the work plan with costs. 5-0
  - Asked where Royal Melvin Park Camera funding came from. I told them General Funds.
  - Asked about potential grants, which has been updated in this work plan.
  - Asked about current camera systems that are connected to OCSO FUFUS Program
    - Known systems are Harborwalk Village & Luther's Pontoon Rentals
  - Asked about cameras on the beaches. Stated it's outside of Harbor CRA district and recommended they make a work plan to do this.

## Process Owner:

John Stephens

## Costs:

- Camera - \$8,000
- Power to camera - \$2,500
- \$60/month per camera for cellular service

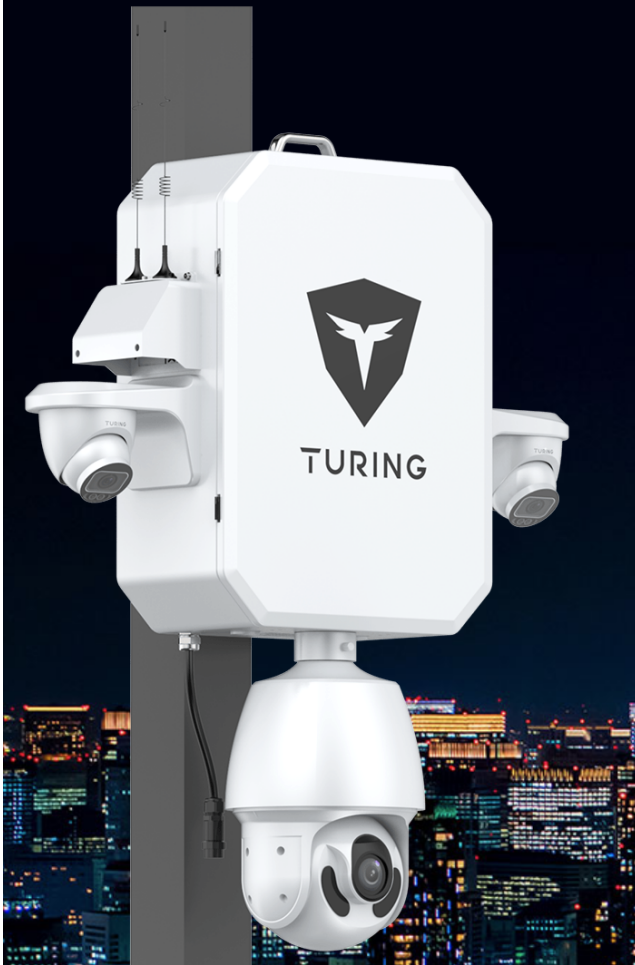
## FUNDING/GRANT INFORMATION:

- Funds through the City's Public Works/Public Safety allocation
- Destin Parks Foundation
- Florida Local Government Cybersecurity Grant Program - <https://cybergrants.fl.gov/>
- Justice Assistance Grant (JAG) - <https://bja.ojp.gov/program/jag/overview>
- State and Local Cybersecurity Grant Program (SLCGP) - <https://www.fema.gov/grants/preparedness/state-local-cybersecurity-grant-program>
- State Homeland Security Program (SHSP) - <https://www.dhs.gov/prevention/clearinghouse-category/grant-funds>

## Background on Existing System:

The City of Destin has been actively deploying Turing surveillance systems across key municipal facilities, including **City Hall, the Library, the Annex, and Joe's Bayou**. The backbone of this infrastructure is Turing's unified video management platform, which enables remote access to all live and historical video feeds through a single interface, enhancing coordination and public safety response capabilities.

The SkyShield being proposed for the Boardwalk is the **Turing SiteShield**, a rugged, all-in-one outdoor surveillance solution designed for remote video monitoring. More details can be found at [turing.ai/products/skyshield](https://turing.ai/products/skyshield).



### Key Features of the Turing SiteShield:

- High-resolution day/night video capture
- Real-time **license plate recognition (LPR)**
- **AI-driven tracking** of vehicle types, colors, and makes
- **Facial recognition** and **clothing attribute detection**
- Automated alerts and behavioral analytics
- Cellular and solar-powered models for off-grid deployment

### Implementation Considerations

- **Integration:** Ensure all cameras are connected to:
  - City's centralized Turing surveillance platform for real-time monitoring.

- Okaloosa County Sheriff's Office live camera system
- **Power Supply:** Utilize solar-powered models in areas without easy access to electricity.
- **Signage:** Install clear signage indicating surveillance to deter potential misconduct.
- **Maintenance:** Schedule regular maintenance checks to ensure optimal functionality.

**Information from OCSO on FUSUS Program:**

- OCSO Sheriff Office contact
  - Nick Grundin
  - 850-613-2206
  - [ngrundin@sheriff-okaloosa.org](mailto:ngrundin@sheriff-okaloosa.org)



# fususCONNECT

## PROGRAM *HELPING TO CREATE A SAFER, MORE CONNECTED COMMUNITY*

### **A safer, more connected community is only a few steps away, all while using existing equipment**

Participating in the fususConnect Program enables law enforcement to respond to incidents at various community locations faster, equips deputies with advance knowledge of the situation, helps keep our residents and business owners safer, and builds closer ties within our community.



#### **What is the fususConnect Donor Site Initiative?**

The fususConnect Donor Site Initiative is a partnership directly with the Okaloosa County Sheriff's Office. The program enables you to share live video feeds with law enforcement in emergencies to improve community safety and situational awareness from the Okaloosa County Sheriff's Office.

#### **What do I need to participate in the program?**

A fūsusCORE will be provided to you, this appliance will create the virtual bridge in between your business and the Okaloosa County Sheriff's Office in case of any emergency.

#### **Will there be a cost to participate?**

As a donor site, there will be no cost associated to participate in the fususConnect Donor Site Initiative. There is no contract, and the program is voluntary.

#### **Will this impact my network?**

There will be no impact to your network, the appliance builds a separate tunnel on a secure network to transmit alerts and video to law enforcement.

#### **What are some locations I can consider for the Donor Site Initiative?**

- Apartment Complexes/Housing Communities • Public/Private Schools
- Day Cares • Convenience Stores/Gas Stations • Restaurants/Bars/Lounges
- Retail Locations

#### **What information should you provide to Fusus on the Donor site?**



Scan the QR Code to the left to view or enter all necessary information needed for each donor site.

For more information or to schedule an installation, contact fūsus directly with the information below.

Alexandra Storfer | fususConnect Advocate  
+1 (770) 573-9459 | [ANS@fusus.com](mailto:ANS@fusus.com)



# City of Destin Breakwater/Snorkeling location & Oyster Gardening FY-2025 Work Plan

## Strategic Focus:

II. Enhanced quality of life and safety for families  
VI. A green and sustainable environment

## Organizational Goal:

Enhancing marine and coastal ecosystems through the development of oyster gardening, artificial reefs, breakwaters, and living shorelines. This will improve water quality and provide resiliency, erosion control measures to protect our shorelines. This will promote marine biodiversity and provide a habitat for fisheries.

Improve Clement Taylor Park's safety at the swim area & provide a safe beginner snorkeling area that is easily accessible for locals and tourists.

Establish a comprehensive marine habitat restoration initiative starting with Clement Taylor Park. If this project is successful, then expand to other bayfront parks in Destin.

## Performance Objective:

- Implement oyster gardens, in conjunction with Choctawhatchee Basin Alliance with educational signage at all city docks/piers.
- Encourage participation from local waterfront businesses and waterfront private/commercial property owners with docks to participate in the Oyster Gardening program.
- Develop a breakwater/living shoreline with modular units or limestone boulder clusters & mature oysters to enhance marine biodiversity and protect the shoreline, starting with Clement Taylor Park. This will provide a safe protected barrier to the current swim area.
- Once oysters are matured (in 1 year), relocate these oysters to breakwaters/ living shorelines of our choosing, with the recommendation being Clement Taylor Park.
  - If the Clement Taylor Park project is not ready, then recommend relocating the oysters to Mattie Kelly Outfall.
  - Then the following year, relocate the next batch to Clement Taylor Park
- Establish a snorkeling area at these breakwater/living shorelines along city-owned waterfront parks, starting with Clement Taylor Park, to support safe areas to learn to snorkel and conservation awareness.

**PRIORITY:**  **CRITICAL**  **IMPORTANT**  **DESIRABLE**

**Measurable Outcome(s):**

Outcomes	Fiscal Year			
	2025	2026	2027	2028
Installation of oyster farms at city-owned docks and piers	N/A	1 location	2 locations	More than 3 locations
Participation of local businesses/ private/ commercial property owners in the oyster farming program	N/A	2 private/ commercial properties	5 private/ commercial properties	At least 10 private/ commercial property
Creation of a pilot living shoreline/ breakwater project using limestone boulder clusters at Clement Taylor.	Discussion/ Planning	Design/ Permitting	Development	start process for a new location
Establishment of an official snorkeling area at a coastal park, such as Clement Taylor Park).	Discussion/ Planning	Design/ Permitting	Development	N/A

**Action Plan:**

Task	Resource Needs (persons/organization )	Target Completion Date	Done
Develop concept educational signage for oyster gardens at City Properties	John Stephens	2025	X
Design concept drawings for living shoreline/breakwater project	John Stephens	2025	X
Develop concept signage for snorkeling area	John Stephens	2025	X
Present Idea to Choctawhatchee Basin Alliance	John Stephens	2025	X
Present CBA's Oyster Gardening Program & Breakwater/ Living Shoreline Idea to the Harbor & Waterways Board committee and seek approval	John Stephens	April 2025	X
Present CBA's Oyster Gardening Program & Breakwater/ Living Shoreline Idea to Okaloosa County Coastal Resources	John Stephens	May 2025	X
Present CBA's Oyster Gardening Program & Breakwater/ Living Shoreline Idea to Harbor CRA Committee and seek approval	John Stephens	May 2025	X
Introduce Parks & Rec committee to CBA's Oyster Gardening Program & Breakwater/ Living Shoreline Idea and seek approval	John Stephens	May 2025	X
Identify current Oyster Gardeners with CBA that are in Destin.	John Stephens/ CBA	2025	X
Identify city docks/piers for oyster farms	Harbor & Waterways Board	2025	
Present concept design/plan to Destin Council & seek approval.	Harbor & Waterways Board, Destin Council	2025	

Recommend if using Modular Units or Limestone Rocks	Destin City Council	2025	
If Council approves, then get Council to direct City engineer to design engineered drawings (or hire Coastal Engineer)	City Planner/ Engineer	2025	
Figure out Costs	??	2025	
Department of Environmental Protection Pre-application Meeting to confirm permit type for Clement Taylor Park.	CBA, DEP, Destin staff, Okaloosa County Coastal Resources	2025	
Army Corp of Engineers Pre-application Meeting for Clement Taylor Park	CBA, ACE, Destin staff, Okaloosa County Coastal Resources	2025	
Okaloosa County Pre-application Meeting for Clement Taylor Park	CBA, Okaloosa County Coastal Resources, Destin staff	2025	
Site visit & combined Seagrass Survey during the growing season	CBA, DEP, ACE, Destin staff, Okaloosa County Coastal Resources	2025	
Apply for Permits (8-18 months)	Planning, DEP, ACE	Q1 of 2026	
Apply for Grants	Harbor & Waterways Board/ City Grants Manager	Q1 of 2026	
Coordinate with Council to direct Destin's PIO for awareness of Oyster Gardening Program to citizens/ businesses	Council/Destin PIO	April of 2026	
Training/implementation of Oyster Gardener Volunteers with CBA	Volunteers/ CBA	May 2026	
Begin installation (pending Permits)	Contractor	Q1 of 2027	
Mature Oyster relocation to Clement Taylor Park Living Shoreline Project with CBA. (contingency plan if not ready - Mattie Kelly outfall livery shore line idea)	Volunteers/ CBA	May 2027	
Coordinate with Council to promote and launch snorkeling area	Council/ Destin PIO	2027	
Monitor and assess marine biodiversity impact. CBA will need to add another monitoring site.	CBA	2027	
Find new City-owned Waterfront Location for new oyster gardens	Harbor & Waterways Board/ Parks & Rec Committee	2028	
Find new City-owned Waterfront Location for Living Shoreline & mature oyster gardens	Harbor & Waterways Board/ Parks & Rec Committee	2028	

### Notes from Action Plan:

- **Clement Taylor Park site visit:**
  - water depth at the roped swimming area is 3.5ft at Winter.

- Will need to decide if we want to put the breakwaters at this depth (which would be cheaper) or do we want to potentially go out a little deeper and away from fishing pier
    - these breakwaters could attract fishing
      - Need to make sure it's not too close to the fishing pier. swimmers & fisherman could have a conflict
- **CBA** is in full support of the City-wide Oyster gardening & Breakwater plan.
  - Any structure must be at least 3ft away from any grassbeds.
  - CBA's FDEP permits can only go to 10ft from shoreline, so they might not be able to assist with permits.
  - Possibility of leaving Vertical Oyster Gardens at locations in Destin Harbor, to assist in the 1 Million Oyster Program
  - Additional feedback from Rachel Gwin after changes from Committees:
    - It probably would be helpful to have narrowed down whether the reefs will be limestone or some modular units before setting the pre-application meetings. I've seen some other interesting units that have some different shapes in addition the the reef balls and Natrx exoforms. FDEP has been talking about the requirement of a boundary line agreement for individual permits, which one this far from shore would likely fit under. There is also the possibility of using the "general permit to governmental entities for limited environmental restoration or enhancement activities" if the City of Destin or Okaloosa County are going to be the permit holders. They may not be required to do the boundary line agreement with the seawall present there, but that can be asked at the pre-app meeting. State Submerged Lands has been the difficult party recently with state permitting, and may require a public easement since the reefs will be further than 10 feet from the MHWL. This would require certified Engineer stamped drawings, but I saw that Okaloosa County suggested Taylor Engineering and they would be a good option. It may be worth talking with them, or whoever would likely be the engineer on the project, first before setting the pre-app to see what they recommend as far as structures. Large limestone or heavier modular units would be good at heavily used public sites, because if people can pick up and throw a rock
    - One thing I noticed on the proposed drawings that may need to be amended some is the last added reef perpendicular to shore. FDEP and USACE used to be pretty firm against materials being placed perpendicular to the shoreline, mainly in a groin type format, but that may still be the case. If so, angling it a little could change that so they wouldn't try and say that it is a groin and couldn't be placed that way. I'm happy to help however I can.
    - To better understand what is going on, here is a video that CBA produced at Lisa Jackson Park - <https://m.youtube.com/watch?v=nXUYtOJwVz8>
- **Destin Harbor & Waterways** is in full support of the City-wide Oyster gardening & Breakwater plan.
  - Only concern that came up is potentially people standing on breakwaters and getting cut
- **Okaloosa County Coastal Resources** are in full support of the City-wide Oyster

gardening & Breakwater plan.

- Expressed interest to work collaboratively on this project. Will require County Board of Commissioners approval, but we can start these discussions.
- Potentially could assist with one of these options:
  - County assists with design and then Destin implements installation.
    - Could potentially use the county's continuing services coastal engineers (Taylor or MRD).
  - Could potentially match funding
- Limestone rock would be easiest. install 2-3 structures, with 15ft gaps in between.
- If using prefabricated modular units (like snorkel reefs) could serve as a breakwater, Walter Marine has developed designs that serve as a breakwater system. County is looking at these systems for Okaloosa Island breakwater project
- Estimated Costs:
  - 2 reefs could cost up to \$60,000 in limestone rocks (material only)
  - prefabricated modular unit cost unknown (if decide to go this route)
  - Mobilization Costs unknown.
    - Pending depth of location, recommend contracting this out
- Signage:
  - Need to have "Caution - submerged Rocks" signage on each end of the structure
- Florida's focus is on resiliency & erosion control measures on shorelines right now and there is funding for this.
- **Destin Harbor CRA** is in full support of the City-wide Oyster gardening & Breakwater plan.
  - Only suggestion is to add another breakwater, to give an 'L' shape protection on the Destin Fire Station side. (Drawing has been updated to reflect this)
  - Recommended adding more Breakwaters closer to shore
- **Destin Parks & Rec** is in full support of the City-wide Oyster gardening & Breakwater plan.
- Currently, John Stephens is the only Oyster Gardener working with the CBA that lives in Destin. CBA is currently in talks with 2 more potential Oyster Gardeners in Destin.

**Process Improvement:**

Recommend to Council to have CBA add a new site for continuous monitoring and reporting on water quality improvements.

Recommend to Council for public-private partnerships to ensure long-term sustainability of project.

Recommend adding another city-owned waterfront location, once the pilot one is established.

**Stakeholders:**

<b>Internal</b>	<b>External</b>
-----------------	-----------------

<ul style="list-style-type: none"> <li>☐ City Planning</li> </ul>	<ul style="list-style-type: none"> <li>☐ Choctawhatchee Basin Alliance (CBA)</li> <li>☐ Alison McDowell - <a href="mailto:mcdowel2@nwfsc.edu">mcdowel2@nwfsc.edu</a></li> <li>☐ Rachel Gwin - <a href="mailto:gwinr@nwfsc.edu">gwinr@nwfsc.edu</a></li> <li>☐ Tucker Reynolds - <a href="mailto:reynol59@nwfsc.edu">reynol59@nwfsc.edu</a></li> </ul>
<ul style="list-style-type: none"> <li>☐ City Engineer</li> </ul>	<ul style="list-style-type: none"> <li>☐ Destin High School Students - Volunteer hours</li> </ul>
<ul style="list-style-type: none"> <li>☐ Harbor &amp; Waterways Board</li> </ul>	<ul style="list-style-type: none"> <li>☐ Okaloosa County Coastal Resources</li> <li>☐ Michael Norberg - <a href="mailto:mnorberg@myokaloosa.com">mnorberg@myokaloosa.com</a></li> </ul>
<ul style="list-style-type: none"> <li>☐ Harbor CRA Committee</li> </ul>	<ul style="list-style-type: none"> <li>☐ Force Blue (former Navy Seals that help CBA install living shorelines)</li> <li>☐ Alison McDowell with CBA can put you in contact with them - <a href="mailto:mcdowel2@nwfsc.edu">mcdowel2@nwfsc.edu</a></li> </ul>
<ul style="list-style-type: none"> <li>☐ Parks &amp; Rec Committee</li> </ul>	<ul style="list-style-type: none"> <li>☐ Local Business that have access to docks</li> </ul>
<ul style="list-style-type: none"> <li>☐ City of Destin Public Information Officer</li> </ul>	<ul style="list-style-type: none"> <li>☐ Property Owners that have access to docks</li> </ul>
<ul style="list-style-type: none"> <li>☐ City of Destin Grants Manager</li> </ul>	<ul style="list-style-type: none"> <li>☐ Army Corp of Engineers</li> </ul>
<ul style="list-style-type: none"> <li>☐ Council</li> </ul>	<ul style="list-style-type: none"> <li>☐ Department of Environmental Protection</li> </ul>
	<ul style="list-style-type: none"> <li>☐ Volunteers, such as Oyster Gardeners</li> </ul>
	<ul style="list-style-type: none"> <li>● Coastal Engineer (if needed)</li> </ul>
	<ul style="list-style-type: none"> <li>● Destin High School <ul style="list-style-type: none"> <li>○ they have a artificial reef program. might be able to partner with them</li> </ul> </li> </ul>

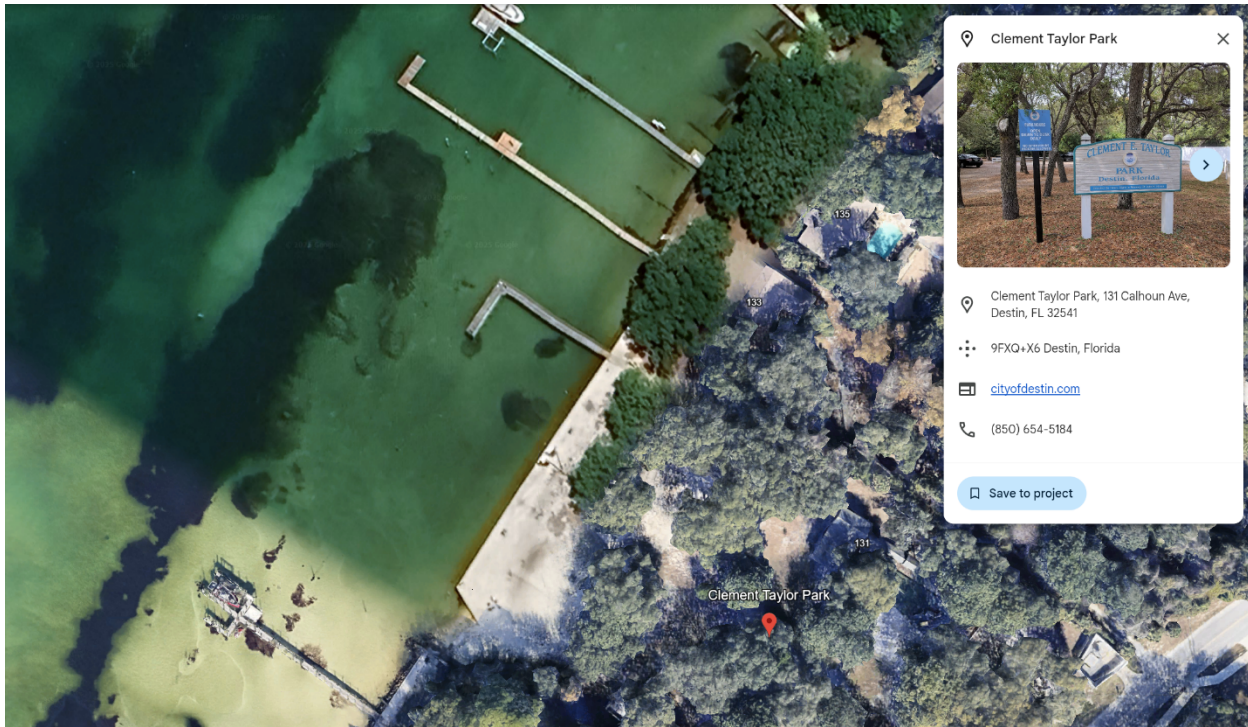
**Process Owner:**  
John Stephens

**Example:**

Current living Shoreline Project in Boca Raton:

<https://www.instagram.com/citybocaraton/p/CUQT4K-r1O-/?locale=pl&hl=am-et>

**Aerial View of Clement Taylor Park:**

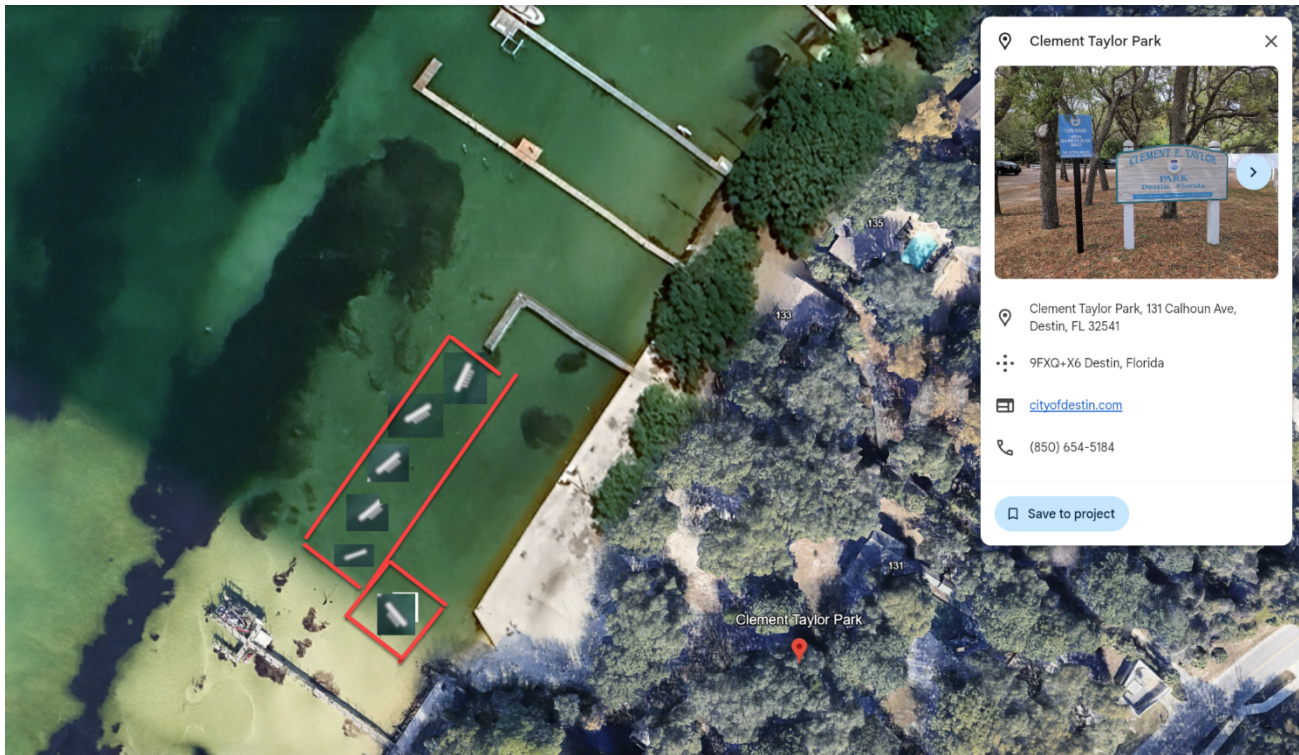


**View of Clement Taylor Park:**



**Concept Breakwater Limestone at Clement Taylor Park:**

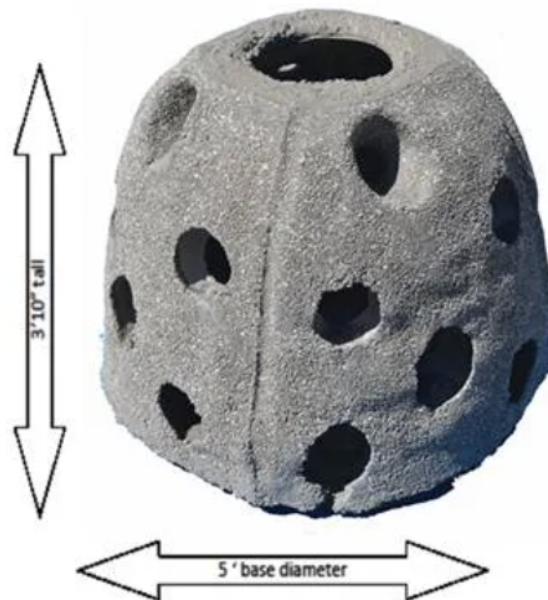
1. Breakwater/living shoreline must be at least 3ft away from seagrass



There are 2 methods. **Modular Units or Rock mound Breakwaters**

### 1. Modular Units

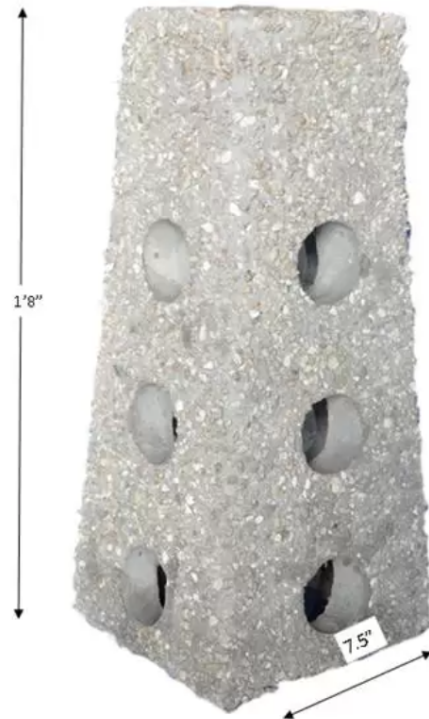
1. <https://reefinnovations.com/>
2. A modular reef ball is an artificial reef structure designed to mimic natural coral reefs and provide habitats for marine organisms. Reef balls are made of a specially designed, pH-neutral concrete that is environmentally safe. Our reef balls come in various shapes and sizes but most are dome-shaped with holes or slots to allow water and marine life to pass through.
3. Ultra Reef Ball Module



- 3' 10" tall
- 5 feet base diameter
- surface area 150 sq ft
- Weight 3000—3200 lbs
- average number of holes 25
- wavy bottom
- interconnecting holes
- aggregated exposed outside surface texture

- a.
- b. An ultra reef ball module is a type of artificial reef that is designed to be highly durable and resistant to wave action. It is made of a concrete mixture that is specially formulated to be strong and durable.
- c. Ultra reef ball modules are typically larger than traditional reef balls, and they have a more streamlined shape. This makes them more resistant to wave action and more likely to stay in place on the seabed.
- d. Ultra reef ball modules are often used in deep water, where they can provide habitat for fish and other marine life that prefer deeper waters. They are also used in areas with high wave action, such as nearshore reefs and breakwaters.

#### 4. IJV Habitat



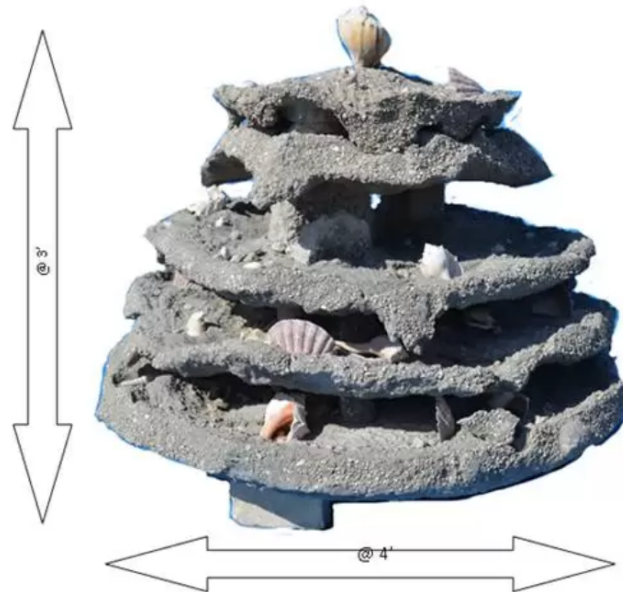
- The Internal Juvenile habitat is a module designed as an addition to our Reef Balls.
- Adding 1 or more inside a Reef Ball can provide additional surface area and small connecting holes.
- aggregated exposed outside surface texture
- Height 1'8"
- Width at the base 7 1/2"
- Base is 7 1/2" square
- Top 5" square
- Internal hole 6 1/2" —> 2 1/2 "
- Side holes 2 1/2 "

- a.
- b. IJV Habitats are a valuable tool for reef restoration and fisheries management. They can be used to create new habitat for juvenile fish and increase their survival rates. This can help to boost fish populations and improve fisheries yields.

## 5. Pallet Layer Cake



# Pallet Layer Cake



- 3' tall
- 4' max. diameter
- surface area sq ft
- weight 1300 lbs
- layers allowing more surface area
- interconnecting holes
- aggregated exposed outside surface texture
- various decorative material, shells provide a unique habitat.
- complex design increases marine diversity
- weight will vary between modules

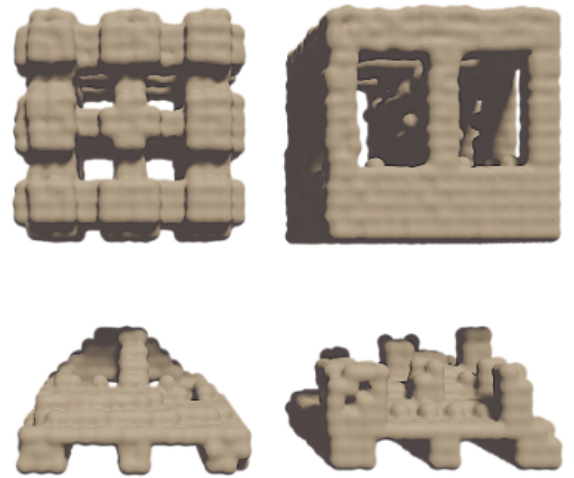
- a.
- b. A pallet layer cake is a type of artificial reef that is made up of a series of recycled pallets that are stacked on top of each other. Pallet layer cakes are typically made of a lightweight material, such as wood or plastic, and they are designed to be placed in shallow water.
- c. Pallet layer cakes are a popular choice for reef restoration projects because they are easy to deploy and maintain. They are also a good choice for areas where there is limited funding for reef restoration.
- d. Here are some examples of how pallet layer cakes have been used:
  - i. The Reef Ball Foundation has used pallet layer cakes to restore damaged reefs in the Florida Keys and the Caribbean Sea.
  - ii. The National Oceanic and Atmospheric Administration (NOAA) has used pallet layer cakes to create artificial reefs in areas off the coast of California.
  - iii. The California Department of Fish and Wildlife has used pallet layer cakes to protect shorelines from erosion and improve water quality.
- e. Pallet layer cakes are a versatile and effective tool for reef restoration and coastal protection. They can be used to create new reef habitat, improve water quality, reduce erosion, and restore damaged reefs.

6. More options & Pricing can be found here:

<https://reefinnovations.com/products-specs/product-price-list/>

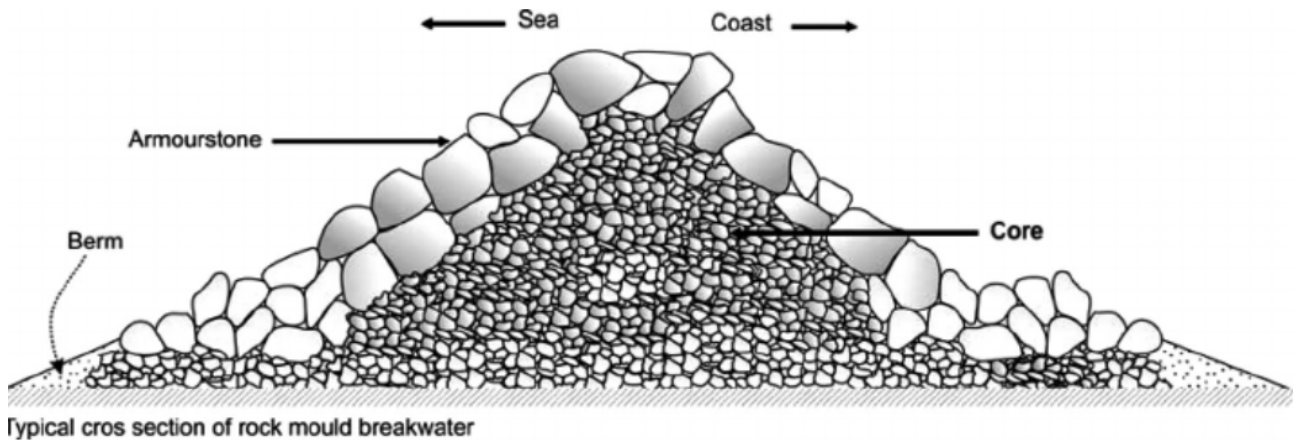
## 2. Natrx has other types of modular units

a. Natrx ExoForms™



- i. Natrx ExoForms™ are designed to leverage nature to provide more benefits than traditional methods with far less material.
- ii. And because ExoForms™ are a nature-based system, they promote new habitat growth right away and grow even stronger over time.
- iii. ExoForms™ can be customized to best benefit the specific demands of each project.
- iv. Digital design allows for rapid prototyping to explore the best approach to creating resilience and habitat-positive benefits.
- v. <https://natrx.io/more/natrx-tech-overview-natrx-exoforms>
- vi. <https://natrx.io/natrx-exoform-modules>

### 3. Typical cross section of rock mound breakwater:



### FUNDING/GRANT INFORMATION:

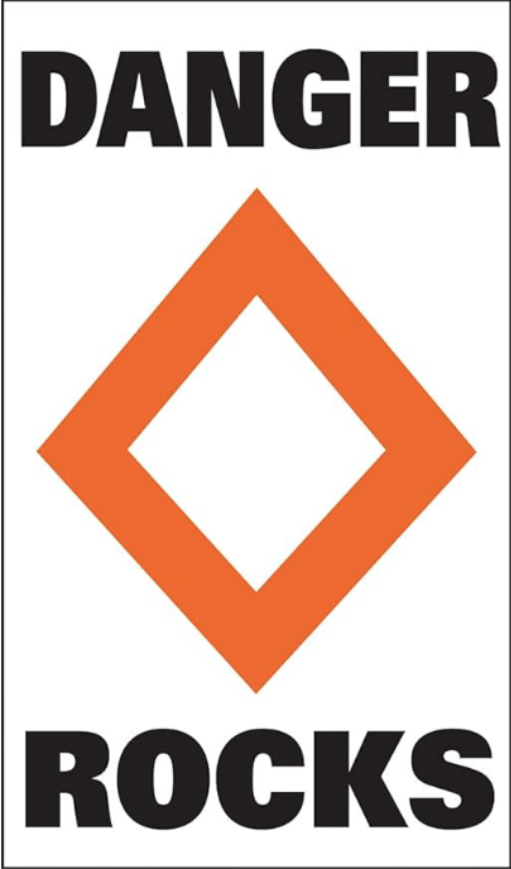
1. TDC
2. FWC Florida Artificial Reef Program
  - a. Deadline is March of each year
  - b. Website: <https://myfwc.com/fishing/saltwater/artificial-reefs/>
3. NOAA
  - a. \$100 million in funding for transformational projects that restore coastal habitat and strengthen community resilience
  - b. Deadline is April of each year

- c. Website: <https://www.noaa.gov/legislative-and-intergovernmental-affairs/noaa-tribal-resources/grant-education-opportunities>
- 4. **National Fish and Wildlife Foundation (NFWF)**
  - a. Coastal Resilience Grants (supports living shorelines and marine biodiversity projects)
  - b. Website: <https://www.nfwf.org/>
  - c. Gulf Environmental Benefit Fund:
    - i. Website: <https://www.nfwf.org/gulf-environmental-benefit-fund>
  - d. Coastal Resilience Fund:
    - i. Website: <https://www.nfwf.org/programs/national-coastal-resilience-fund>
- 5. **Florida Department of Environmental Protection**
  - a. Resilient Florida Program
    - i. Website: <https://floridadep.gov/rcp/resilient-florida-program>
- 6. **Gulf Coast Ecosystem Restore Council**
  - a. Website: <https://www.restorethegulf.gov/>
- 7. **Corporate & Foundation Partnerships**
  - a. Engage companies in eco-tourism, seafood, water sports, DWU, FPL, High Speed Internet Provides for sponsorship opportunities.
- 8. Explore community-driven funding initiatives, such as the **Friends of Destin Parks**
- 9. Explore environmental conservative funding initiatives, such as **Force Blue**
- 10. Reach out to Destin High School is a collaboration effort, see: <https://www.getthecoast.com/destin-high-school-aims-to-deploy-15-new-artificial-reefs-with-upcoming-fundraiser/>

**Concept Snorkeling Area Signage:**



**Boater awareness signage for submerged rocks**



**CBA Living Shoreline Signage (from Lisa Jackson Park in FWB)**



## Concept Oyster Gardening Signage:

1. Provide this sign with each Vertical Oyster Garden



CITY OF  
**DESTIN**  
FLORIDA

Oyster Gardening Program to  
restore our bay, one oyster at time.

Please leave oysters in their  
current state.

To learn more or to get involved:



In partnership with:



2. QR code will go to City of Destin Website link that will show contents:
  - a. What is Oyster Gardening, 101

### **Discover Oyster Gardening with the Choctawhatchee Basin Alliance**

*Calling all City of Destin residents! Help restore our bay—one oyster at a time.*

The **City of Destin**, in partnership with the **Choctawhatchee Basin Alliance (CBA)** invites you to be part of a hands-on, rewarding environmental program: **Oyster Gardening**. Whether you're passionate about protecting our coastal ecosystems or just love being on the water, this is your chance to make a real impact in your own backyard.

### **What is Oyster Gardening?**

Oyster gardening is a community-driven initiative where volunteers grow juvenile oysters on Vertical Oyster Gardens suspended from private docks. These oysters help improve water quality, support marine life, and eventually get placed on living shoreline restoration projects throughout the Choctawhatchee Bay. This project in particular, will have all mature oysters benefitting the City of Destin's shorelines. Now is the time to make your impact on our bay.

### **What is a Vertical Oyster Garden?**

A **Vertical Oyster Garden (VOG)** is a simple, space-efficient method for oyster gardening, especially well-suited for Destin's residential & commercial docks. This project is low-maintenance, but highly effective. Here's how it works:

- **Recycled oyster shells** are threaded vertically along ropes and suspended from your dock into the bay.
- During the warm summer months—typically from **late May through August—free-swimming oyster larvae**, or spat, naturally settle out of the water column.
- These spat are drawn to hard surfaces and begin attaching to the recycled oyster shells in your vertical garden.
- Once attached, the spat will begin to grow into juvenile oysters, creating a thriving habitat right under your dock!
- Once these oysters mature and a date is set (usually in May), everyone will be part of “Move your Mollusk” to relocate their oysters to a TBD shoreline restoration project location.
  - Your oysters can be transported to the site in a cooler on ice with a damp cloth or newspaper covering your oysters. They should even be fine if you put them on ice the night before.
  - If you would like to help place your oysters on the reefs, please wear clothes you can get wet in and closed toed shoes.
- You will be receiving your new Vertical Oyster Garden and instruction on how to maintain it for the upcoming year, if you're interested in continuing the program.

Vertical gardens attract juvenile oysters naturally and also serve as shelter for small fish, crabs, and other marine life—making them a mini-ecosystem right at your fingertips!

### Why It Matters

- One oyster can filter up to **50 gallons of water per day**.
- Oyster reefs protect shorelines from erosion and storm surge.
- Vertical gardens increase biodiversity and restore damaged habitats.

### How to Get Involved

If you have access to a dock or waterfront property, you can become an oyster gardener! CBA provides all materials—including the vertical garden setup—and teaches you how to care for your oysters over the season. It's a great activity for families, classrooms, or anyone who loves our bay.

- b. Oyster Gardening info diagram:
  - i. [http://www.flseagrant.org/wp-content/uploads/2022/07/Aquaculture\\_Infographic\\_oystergardening\\_2.jpg](http://www.flseagrant.org/wp-content/uploads/2022/07/Aquaculture_Infographic_oystergardening_2.jpg)

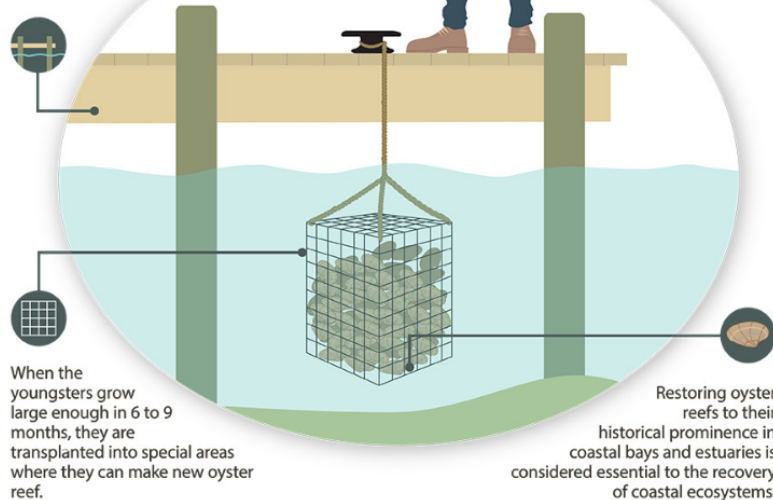
## OYSTER GARDENING

One adult oyster can filter up to 50 gallons of water each day, a capacity that UF/IFAS and Florida Sea Grant are using as part of a larger strategy to help restore water quality at imperiled waters in Florida, such as the Indian River Lagoon.

## How does it work?

Thousands of residents thus far have signed up to turn their backyard docks into garden plots that will raise baby oysters from newly hatched larvae, or seed.

These volunteers grow oysters inside specially designed cages suspended from their docks, and collect data on growth, survivability and recruitment.



FLSEAGRANT.ORG/RESTORATION/



Florida Sea Grant is a member of the National Sea Grant College Program network which is supported by the National Oceanic and Atmospheric Administration.

Florida Sea Grant  
FOSTERING RESPONSIBLE AQUACULTURE

- ii.
3. Vertical Oyster Gardening (VOG) Information:
  - a. Volunteers must
    - i. Acquire VOG from Choctawhatchee Basin Alliance
      1. potentially see if City of Destin can have a pick up location & application to acquire one
      2. Need a way to store volunteer name, cell phone, & email for updates
    - ii. Fill out [form for FWC Special Activities License](#)
    - iii. What you need
      1. <https://tbep.org/get-involved/volunteer/vertical-oyster-garden/> for reference of how it's done in Tampa
      2. An eye screw or wood screw
      3. A drill
      4. If your dock is significantly higher than the water: twine or line to adjust the height
    - iv. Choose a place for your VOG. Be sure to choose a spot with the most water flow and that has deep enough water to cover VOG at hide tide. Keep in mind that oysters need brackish water, so your VOG won't help to restore oysters if you try putting in a stormwater pond or freshwater lake.
    - v. Once you have chosen a good spot for your vertical oyster garden, screw the eye screw or wood screw into the side of the dock. If you are using a wood

screw, be sure to leave enough of the screw exposed to hang your VOG off of.

- vi. After your screw is in place, you will then need to determine the best height or depth to hang your VOG.
  - vii. To calculate appropriate depth for your VOG, check the dock pilings and seawalls for oyster/barnacle growth. This is easiest to do at low tide. The region with the greatest amount of barnacle or oyster growth is the optimal location for your VOG.
  - viii. You can then hang your VOG off the wood screw or eye bolt, making sure that your VOG is in the optimal barnacle growth zone. You may need to use some line or twine to lower the VOG down.
  - ix. Remember to be patient; it may take several months for oysters to colonize your VOG.
- b. Volunteers must “Move you Mollusks” on a certain date TBD
- i. City of Destin should coordinate with Tucker Reynolds with CBA
    - 1. Office: 850-200-4175
    - 2. [Reynol59@nwfsc.edu](mailto:Reynol59@nwfsc.edu)
  - ii. If VOG is in Destin Harbor, consider leaving them there to assist in the 1 Million Oyster Program

# Destin Harbor Community Redevelopment Agency Committee



## 2025 Annual Report

Submitted,

April XX, 2026

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John Stephens  
Chairman, Harbor CRA Committee

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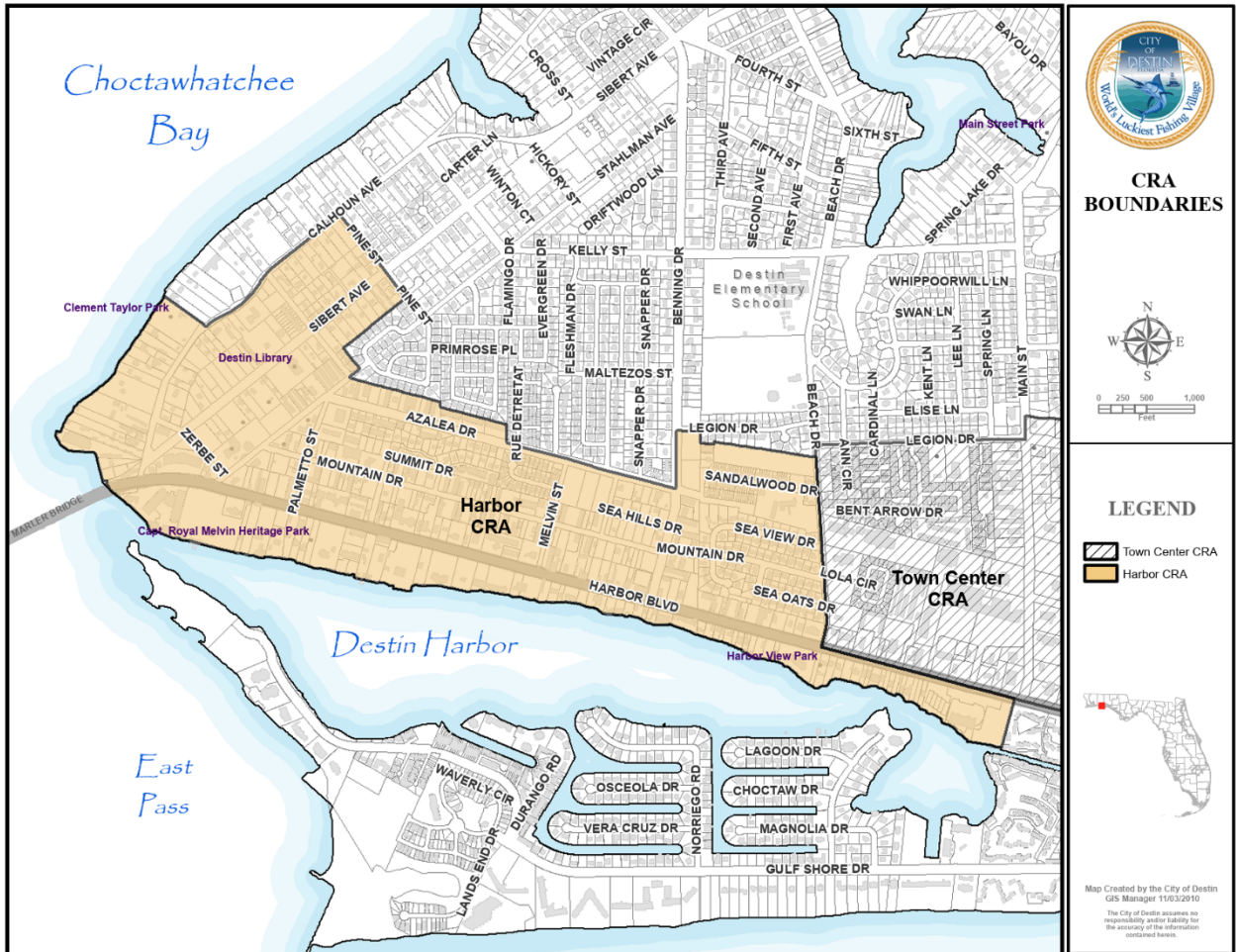
Lance Johnson  
Vice Chairman, Harbor CRA Committee



# Harbor Community Redevelopment Committee

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

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



5. **Mission Statement:** The mission of the City of Destin Harbor Community Redevelopment Agency Committee is to revitalize and enhance the Destin Harbor through thoughtful planning, public-private partnerships, and strategic investment. The committee’s objectives shall be based upon implementation of the Harbor CRA Master Plan and the City’s Comprehensive Plan. The committee shall make recommendations and work plans to the City Council. The committee is committed to preserving the Harbor’s unique heritage, improving public access and infrastructure, promoting sustainable development, and fostering a vibrant, resilient waterfront that benefits residents, businesses, and visitors alike.
  
6. **Florida Sunshine Compliance:** The Harbor CRA Committee, as an advisory committee to the Destin City Council, is required by law to operate within the Florida Governmental Sunshine Laws.
  
7. **How to Join:** Apply at: <https://www.cityofdestin.com/FormCenter/City-Clerk-9/Committee-Volunteer-Application-57> (fill and submit the application online).
  
8. **Notes:**  
There has been no Annual Report since 2020, due to waiting on Harbor CRA Master Plan. Harbor CRA Master plan was approved in 2025.

**9. Committee Motions:**

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

Motion 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.	May 14, 2025	Green	Stephens	5-0
Motion to accept the work plan for camera systems in the Destin Harbor CRA District with modification to signage	May 14, 2025	Green	Howard	5-0
Motion to recommend the City Council accept the work plan with the addition of the breakwater at Clement Taylor Park,	May 14, 2025	Johnson	Green	5-0
Motion for City Council to direct staff to look into uses for the One Calhoun property, to include temporary parking as one of the options.	May 14, 2025	Johnson	Tadlock	5-0
Recommend City Council to direct staff to explore TDC (Tourist Development Council) funding options to repair of the seawall at 1 Harbor Blvd. property.	June 11, 2025	Stephens	Green	4-0
Motion for Harbor CRA to recommend the CRA Board to pursue the construction of a temporary paid parking lot at 1 Harbor Blvd. property, to generate funds for the Harbor CRA fund, encompassed by any applicable agreements.  Committee member Johnson suggested amending the motion to include the parking for residents of Destin would be free under their parking pass. Both Committee members Green and Jones were not in agreement with the amendment	July 9, 2025	Green	Jones	5-1 (Stephens Dissenting)

Motion to recommend the CRA Board approve the Mooring Field work plan item as presented and to pursue this plan in coordination with the Harbor and Waterways Board due to jurisdictional limitations of the Harbor District	July 9, 2025	Stephens	Johnson	6-0
Motion for the CRA board to direct staff to identify all nonpaid city parking spaces within the Harbor CRA District and move them to paid parking allowing the local pass to be utilized	July 9, 2025	Green	Stephens	6-0
Motion for the CRA Board to consider and evaluate a percentage of parking revenue within the Harbor CRA District to be shared with the Harbor CRA district to be shared with the CRA, the Harbor CRA fund. a 50% split of parking revenue within the Harbor CRA district for the Harbor CRA fund.	July 9, 2025	Green	Johnson	6-0
	August 13, 2025			

**10. Committee Work Plans:**

Work Plan Title	Work Plan Creator	Approved by Committee	Presented to Council
<a href="#">Breakwater/Snorkeling location &amp; Oyster Gardening</a>	Stephens	May 2025	Upcoming
<a href="#">Implement Christmas Lighting/ Decorations/ Events</a>	Stephens	May 2025	Upcoming
<a href="#">Camera Systems</a>	Stephens	May 2025	Upcoming
<a href="#">Destin Harbor Mooring Field</a>	Stephens	July 2015	Upcoming

**11. Committee Members & Attendance:**

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

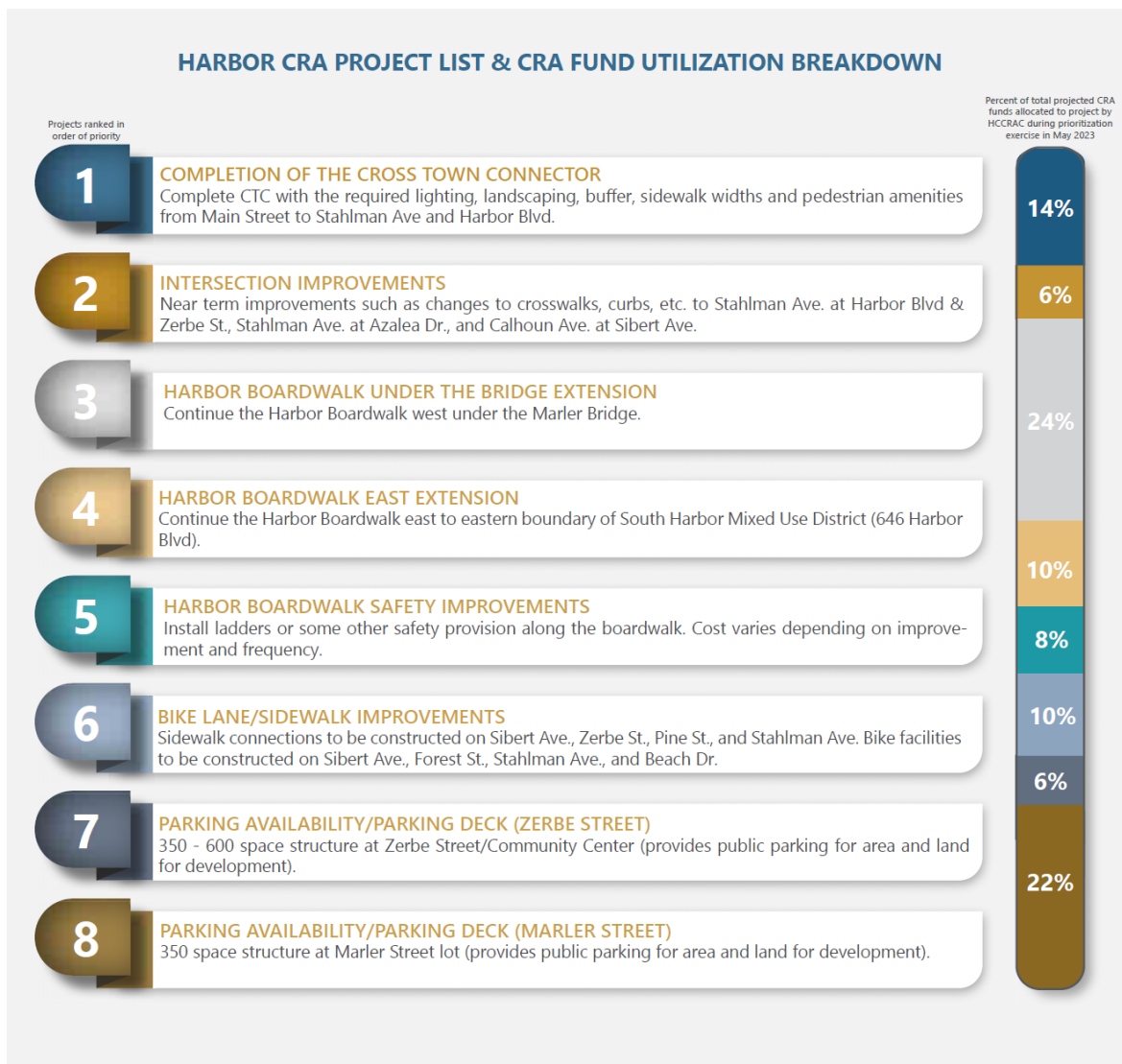
Meeting Date	Attended	Not Attended
January	No Meeting	No Meeting
February 12, 2025	Stephens, Johnson, Green, Jones, Tadlock	2 Vacant
March, 12, 2025	Stephens, Johnson, Jones, Tadlock	Green, 2 Vacant
April 9, 2025	Stephens, Johnson, Green, Howard, Tadlock	Jones, 1 Vacant
May 14, 2025	Stephens, Johnson,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

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

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

On June 2, 2025, at City Council:

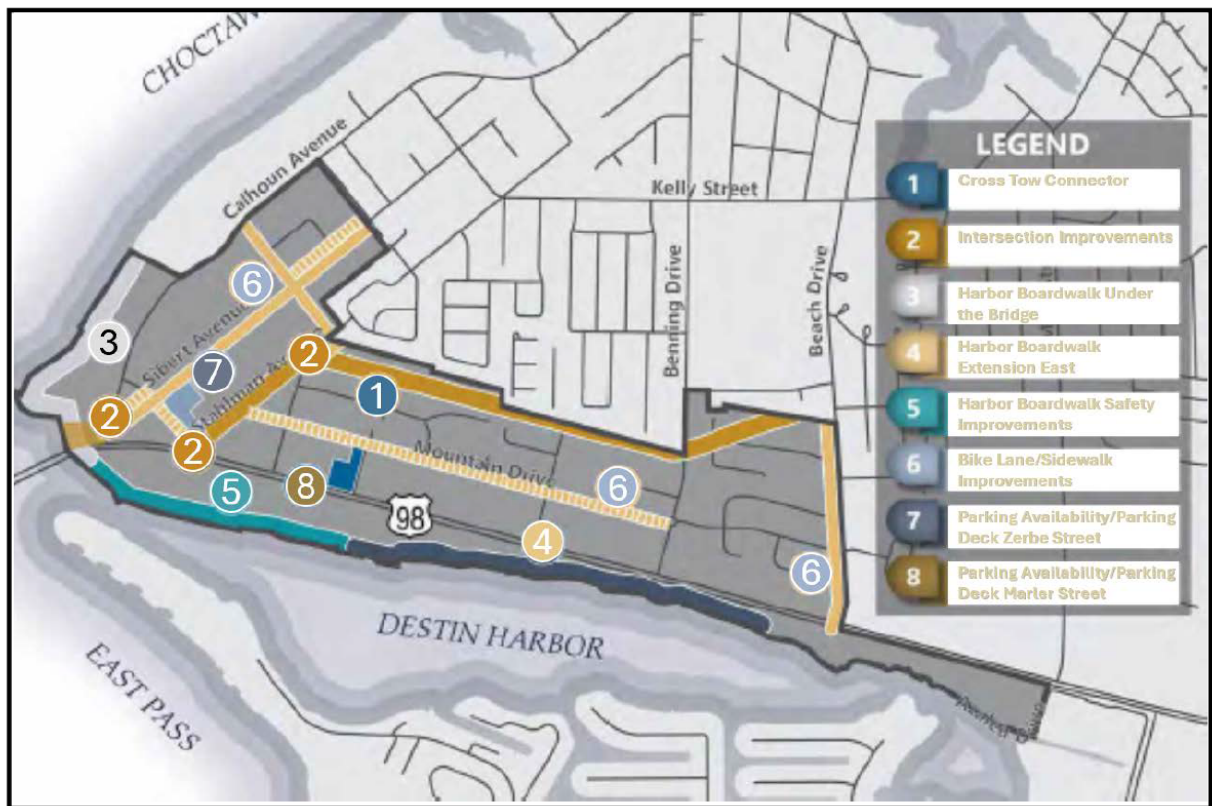
Councilmember Bagby made a motion to approve Resolution 25-14 and the Harbor CRA Master Plan, as presented, seconded by Councilmember Trammell. Motion passed 6-0.




### 13. 2024 Harbor CRA Project Map:

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

## Harbor CRA Project Map




14. 2024 Harbor CRA Forecasted Revenue:

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

## COMMITTEE MEMBER CODE OF ETHICS

AS A MEMBER OF THE HARBOR CRA COMMITTEE, I WILL

- ◆ REPRESENT THE INTEREST OF ALL CITIZENS REPRESENTED BY THE CITY OF DESTIN.
- ◆ NOT USE THE CITY COUNCIL OR MY SERVICE ON THIS COMMITTEE FOR MY OWN PERSONAL ADVANTAGE OR FOR THE INDIVIDUAL ADVANTAGE OF MY FRIENDS OR SUPPORTERS.
- ◆ APPROACH ALL COMMITTEE ISSUES WITH AN OPEN MIND, PREPARED TO MAKE THE BEST DECISION FOR THE WHOLE CITY.
- ◆ SUPPORT AND PROMOTE COMMITTEE DECISIONS ONCE CONSENSUS IS REACHED.
- ◆ DO NOTHING TO VIOLATE THE TRUST OF THOSE WHO APPOINTED ME TO THE COMMITTEE OR OF THOSE WE SERVE.
- ◆ FOCUS MY EFFORTS ON THE MISSION OF THE COMMITTEE AND NOT MY PERSONAL GOALS.
- ◆ NEVER EXERCISE AUTHORITY AS A COMMITTEE MEMBER EXCEPT WHEN ACTING IN A MEETING WITH THE FULL COMMITTEE OR AS I AM DELEGATED BY THE CITY COUNCIL.

  
YOUR SIGNATURE

John Steiner  
PRINTED NAME


July 9, 2025  
DATE

  
SIGNATURE OF COMMITTEE CHAIR

## COMMITTEE MEMBER CODE OF ETHICS

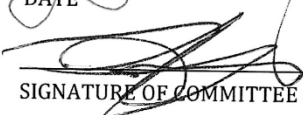
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\_\_\_\_\_  
YOUR SIGNATURE

LANCE A. JOHNSON  
\_\_\_\_\_  
PRINTED NAME

July 9, 2025  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
SIGNATURE OF COMMITTEE CHAIR

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- ◆ DO NOTHING TO VIOLATE THE TRUST OF THOSE WHO APPOINTED ME TO THE COMMITTEE OR OF THOSE WE SERVE.
- ◆ FOCUS MY EFFORTS ON THE MISSION OF THE COMMITTEE AND NOT MY PERSONAL GOALS.
- ◆ NEVER EXERCISE AUTHORITY AS A COMMITTEE MEMBER EXCEPT WHEN ACTING IN A MEETING WITH THE FULL COMMITTEE OR AS I AM DELEGATED BY THE CITY COUNCIL.

  
YOUR SIGNATURE

JAMES THOMAS GREEN  
PRINTED NAME

07/09/2025  
DATE

  
SIGNATURE OF COMMITTEE CHAIR

## COMMITTEE MEMBER CODE OF ETHICS

### AS A MEMBER OF THE HARBOR CRA COMMITTEE, I WILL

- ◆ REPRESENT THE INTEREST OF ALL CITIZENS REPRESENTED BY THE CITY OF DESTIN.
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\_\_\_\_\_  
YOUR SIGNATURE

James Keith Howard II  
\_\_\_\_\_  
PRINTED NAME

July 9, 2025  
\_\_\_\_\_  
DATE

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\_\_\_\_\_  
YOUR SIGNATURE

CASEY Jones  
\_\_\_\_\_  
PRINTED NAME

7/9/25  
\_\_\_\_\_  
DATE

  
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SIGNATURE OF COMMITTEE CHAIR

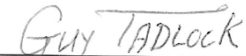
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YOUR SIGNATURE

  
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PRINTED NAME

  
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Mariam Paulino

YOUR SIGNATURE

Mariam Paulino

PRINTED NAME

8/13/25

DATE

[Signature]  
SIGNATURE OF COMMITTEE CHAIR