



AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, OCTOBER 8, 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) September 10, 2025 Minutes**
- 4. CURRENT BUSINESS**
 - A) Development Projects and City Projects Update — Sept. 2025**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: TBD**

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)

DRAFT

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
SEPTEMBER 10, 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 September 10, 2025, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present

John Stephens
Lance Johnson
Guy Tadlock
Marium Paulino

Absent

Jay Howard
Jim Green
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 Johnson to approve the agenda with Committee member Tadlock providing the second, the motion passed 4-0.

4. APPROVAL OF MINUTES:

➤ **August 13, 2025**

Motion to approve the August 13, 2025 minutes as written was made by Committee member Johnson with Chairman Stephens providing the second. The motion passed 4-0.

5. CURRENT BUSINESS:

➤ **Development and City Projects Update – Senior Planner Jesse Hernandez**

- **Harbor Walk Village, Phase II:** Resubmitted materials for council consideration regarding parking provisions and vessel capacity compliance. Staff reviewing to determine readiness for council presentation.
- **Destiny Subdivision:** Stormwater management system approved and issued.
- **Shores at Crystal Beach:** Joint city–county project has submitted; currently in Technical Review Committee (TRC) review.
- **Clement Taylor Park:** Construction fencing is being installed prior to the commencement of the construction, which should commence soon.
- **Norriego Point:** Is briefly closed for the utilities to get hooked up and would reopen soon.

➤ **DICUSSION**

- **The temporary parking initiative at One Harbor Blvd.**, was denied due to the property’s zoning, which does not allow for that use.
- **eBikes** – Members briefly discussed this ongoing concern.
- **OCHIP Workshop** in Niceville on Wednesday, October 1, 2025 at 6 p.m. at the Niceville Community Center.
- **Festive Marketplace Boundaries discussion**
 - Concern about the Festive Marketplace guidelines was raised by member Tadlock noting that he has seen people walking around with beer bottles and people leaving the area crossing Hwy. 98 with open containers and questionable drinks in their possession.
 - Discussed the need for prohibition signage for ongoing issues, glass, skateboards, bicycles, etc.
 - Staff will provide easement information at an upcoming meeting.

➤ **Marler Bridge Update –**

- Mr. o’Connor announced that Mr. Bradley Touchstone, an esteemed Bridge Architect, has offered his expertise and services pro bono, to the city for potential bridge replacement design.
- The Harbor CRA, Harbor & Waterways and Public Works Public Safety Committee will be tasked to review and provide input.
- Committee members were encouraged to reflect on the bridge project and come prepared with questions, ideas, or recommendations for discussion at that session.
- It was noted that obtaining support from various stakeholders, including boat clubs, yacht clubs, nearby towns and cities, is important.
- Once local support is solidified, a formal request will be submitted to the Florida Department of Transportation (FDOT) and the consultants currently working on the feasibility and environmental studies related to the project.
- PD&E studies have been combined and are ongoing.
 - Concern over where the landing would be at both ends was expressed.

6. COMMITTEE MEMBER COMMENTS:

➤ **Committee member Paulino –**

- Expressed concern about the lighting along the areas of the boardwalk and the need to ensure that they are working correctly, now that it’s off season and starting to get dark earlier.
- Signage/Directional Maps – what all is allowed along the individual easements.
 - Staff will investigate this, and report back.

- Staff suggested she create a work plan for this subject.

Motion by Chairman Stephens, seconded by Committee member Bell to recommend City Council request for the Sheriff’s Department Community Resources Officer to patrol the boardwalk near the end of each shift in the offseason to ensure the safety of the boardwalk and review that it is well lit. The motion passed 4-0.

- **Committee member Tadlock** – Asked for an update on the camera system as well as the status of Phase II of the Boardwalk heading east.
 - Chairman Stephens responded that the work plan for the cameras still needs Council’s approval.

Motion by Chairman Stephens, seconded by Committee member Tadlock to update the work plan for the camera systems in the Destin Harbor CRA, adding that if the city uses the LAZ parking company’s payment system or QR code payment system that works that we try to use the Turing System for the license plate reader. The motion passed 4-0.

- Staff explained the eastward boardwalk still has the large hurdle at the Destin Yacht Club.
- **Chairman Stephens** – Reported having his business’ 55-gallon drum of used motor oil picked up by a company out of Robertsedale, AL called Shoreline Environmental
- ❖ **2024 Annual Report/Work Plans:**
 - The Chairman provided a detail list of their motions made for the past year with the members to implement into the Annual Report.
 - Questioned the need for the document to be signed by Chair and Cice Chair.

❖ **Next meeting: October 8, 2025**

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:45 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: October 8, 2025

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.A.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Kimberly Kopp, City Attorney
David Prichard, Community Development Director
Steve O'Connor, Deputy Community Development Director

FROM: Jesse Hernandez, Planner

DATE: October 1, 2025

SUBJECT: Development Projects and City Projects Update — Sept. 2025

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 September.

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 Staff Review. The applicant submitted additional materials on September 10, 2025.
 - **Scope:** Construction of Phase II of the HarborWalk Village and Emerald

Grande.

Approved Projects

- **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:** APPROVED. DO-25-21 Issued on September 23, 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.

Denied Projects

None

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.

- **Utility Undergrounding – Marler Bridge to Airport Road**
 - **Status:** Under Construction.
 - This project will provide underground utility infrastructure.

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

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:**

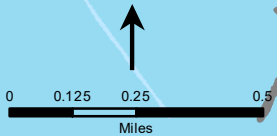
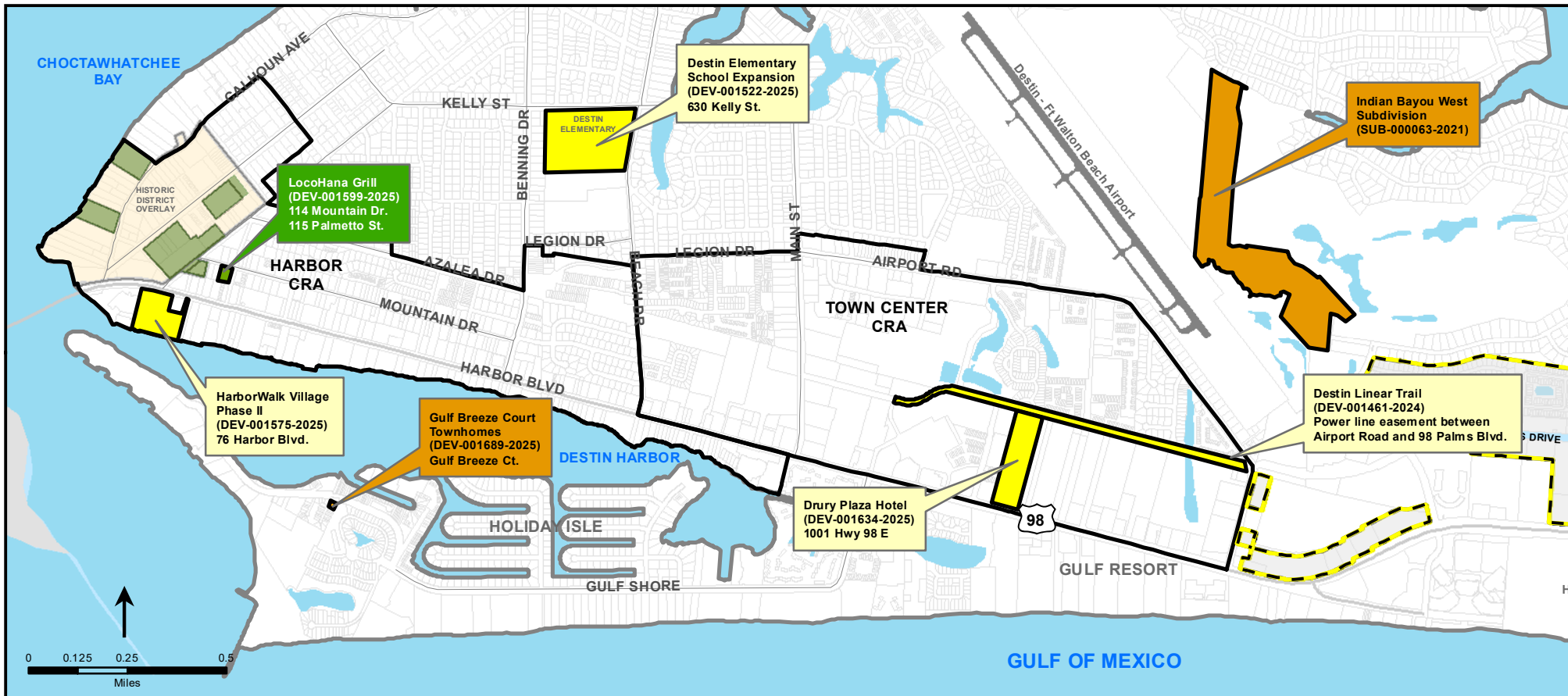
III. **CONCLUSION:** Information item only

IV. **RECOMMENDED MOTION:** Informational item only

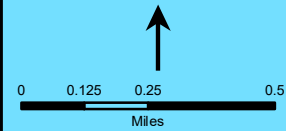
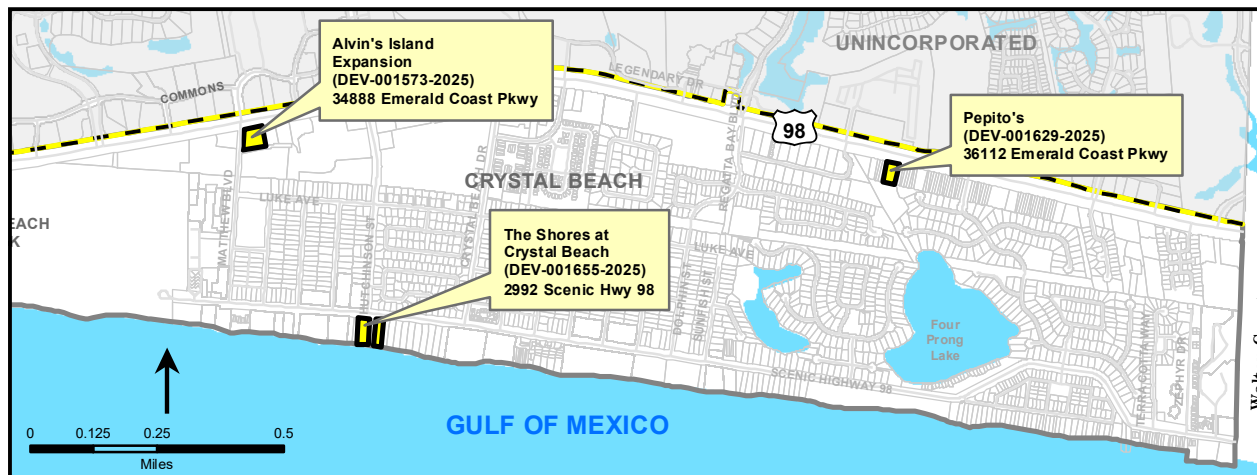
Attachments:

1. September Development Map
2. City Projects September 2025

September 2025 City Wide Development Projects

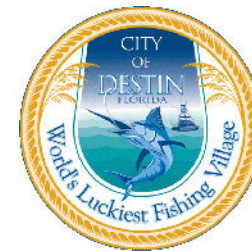


▲ West Destin
▼ East Destin



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 September 2025

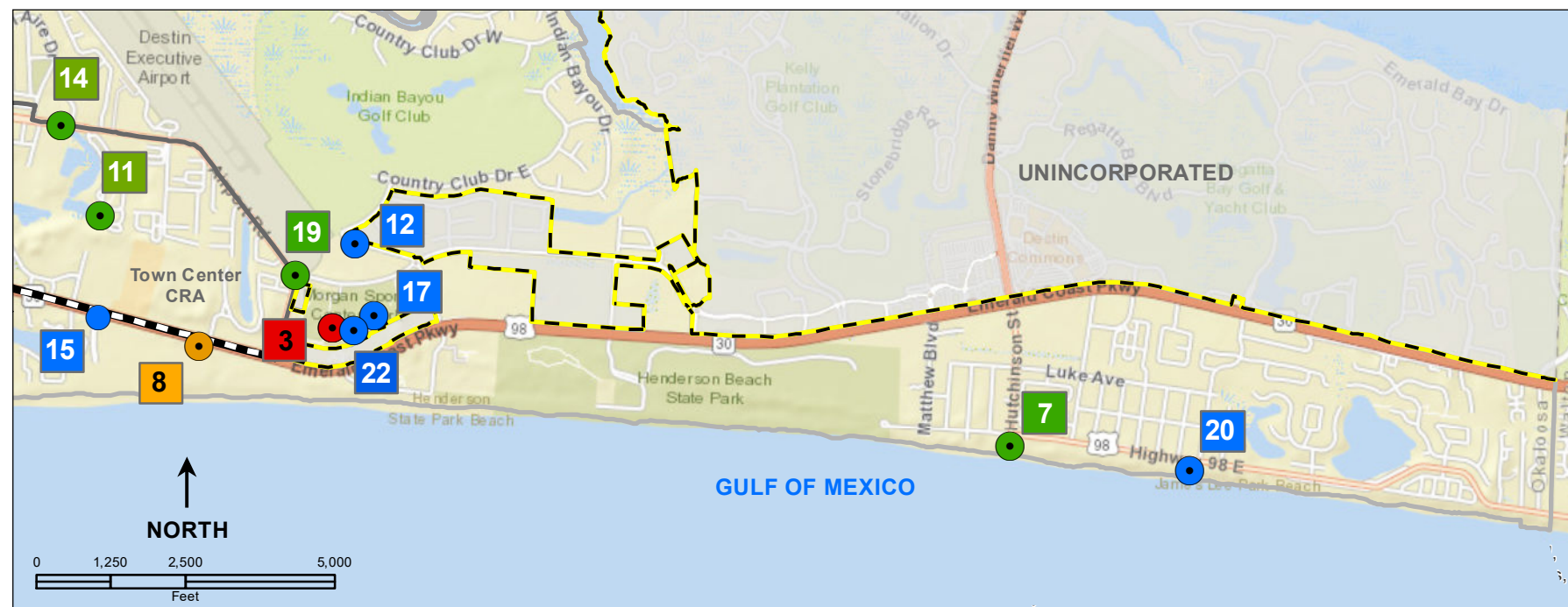
LEGEND

- Under Design/Permitting
- Other Projects
- Under Construction
- Construction on Hold
- In Procurement
- Project Terminated
- (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.