



**AGENDA  
PUBLIC WORKS/SAFETY COMMITTEE  
TUESDAY, OCTOBER 14, 2025  
5:30 PM  
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
  - A) September 9, 2025 Minutes**
- 4. NEW BUSINESS**
  - A) Harbor CRA Workplan - Destin Harbor Mooring Field Presentation**
- 5. CURRENT BUSINESS**
- 6. DISCUSSION**
  - A) 1. Chairman Jim Wood**
    - Relocate signal box Beach Dr at Harbor Blvd - forwarded request to Engineering**
  - 2. Vice Chair John Green**
  - 3. Tom Weidenhamer**
  - 4. Marcie Bell**
    - Speed Humps on Gulf Shore Dr - City Council did not support the request.**
  - 5. Curtis Smith**  
**Remove landscaping on the sidewalk on Beach Dr between DES and church - WO complete**
  - 6. Tammy Weidenhamer**

- Kelly St needs re-striping– After assessment the long lines need refreshing. This will be coordinated with another striping project in the area for better vendor pricing.
- Cardinal and Elise re-striping - will be completed after repaving 2026.
- Cardinal Ln and Spring Lake Dr re-striping - will be completed after repaving 2026.
- Swan Ln and Spring Lake Dr re-striping - will be completed after repaving 2026.
- Spring Lake Dr re-striping - will be completed after repaving 2026.
- Whippoorwill Cir and Spring Lake Dr re-striping - will be completed after repaving 2026.
- Swan Cir and Sting Lake Dr re-striping - will be completed after repaving 2026.
- Seagull Cir and Spring Dr-striping - will be completed after repaving 2026.
- Whippoorwill Ln and Lee Ln-striping - will be completed after repaving 2026.
- In front of 626 Sea View Dr failed patch - will be completed after repaving 2026.
- Drain Bent Arrow and Wildcat road failure - will be completed with repaving 2028.
- Bent Arrow near Wildcat road failure - will be completed with repaving 2028.
- Vacant lot at Maltezos at Snapper - overgrow - WO to clear overgrowth within ROW impacting sidewalk
- Vacant lot at Maltezos at Snapper - overgrown on to sidewalk - Will be addressed during regular mowing schedule.
- Vacant lot at Maltezos at Snapper - overgrown covering drain cover - Will be addressed during regular mowing schedule.
- Maltezos at Sailfish - sign view hindered- WO to clear overgrowth within ROW impacting stop sign
- trimming grass around the fire hydrant in a front yard is a Code Compliance issue regarding the property maintenance code.
- unsafe sidewalk at Kelly and Fleshman - WO to replace sidewalk has been created.

#### 7. Andrea Ansley

7. APPROVAL OF AGENDA
8. PUBLIC COMMENTS - STORMWATER FLOODPLAIN COMMENTS/QUESTIONS

**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

**PUBLIC WORKS/PUBLIC SAFETY  
COMMITTEE MEETING MINUTES  
DESTIN CITY HALL ANNEX CHAMBERS  
TUESDAY, SEPTEMBER 9, 2025 - 5:30 PM**

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE:**

Chairman Wood called the Public Works/Public Safety Committee to order on Tuesday, September 9, 2025, at 5:30 p.m. at the City Hall Annex Chambers, with the Pledge of Allegiance immediately following.

**2. ROLL CALL:**

**Members Present**

James T. Wood, Jr.  
John Green  
Tom Weidenhamer  
Marcie Bell  
Andrea Ansley  
Tammy Weidenhamer  
Curtis Smith

**Members Absent**

**Staff**

Kim Montgomery, Deputy City Clerk  
Joe Bodi, Deputy Public Works Dir

**3. APPROVAL OF AGENDA:**

**Motion by Committee member Ansley, seconded by Committee member Tammy Weidenhamer to approve the agenda as presented, the motion passed 7-0.**

**4. MINUTES: August 12, 2025**

**Motion by Committee member Bell to approve the August 12, 2025 minutes as written, with committee member Tom Weidenhamer providing the second. The motion passed 7-0.**

**5. NEW BUSINESS:**

**❖ Vision Triangle at 662 Harbor Boulevard (Grand Harbor Entrance)**

- Staff reported receiving a letter from the Grand Harbor HOA requesting the relocation of a traffic signal control box at the intersection of Beach Drive and Highway 98. The HOA indicated that the box obstructs visibility when exiting Grand Harbor and creates a potential traffic hazard.
- **Mr. Bodi explained the following:**
  - The intersection is signalized, and the control box that operates the signal operation is located in a very limited space of the right-of-way.
  - Relocation would likely require acquisition of an easement and coordination with FDOT.
- **Mr. Billy Mayfield, Grand Harbor HOA President,** explained the HOA values the traffic light but is requesting the consideration of moving the box to

improve safety of their ingress and egress to the property.

- He noted some tree trimming had already occurred, but more could be done, and the HOA would likely approve an easement if relocation required use of their property.
- Acknowledged that FDOT would make the final decision.
  - Committee member Smith observed that trimming overhanging limbs and vegetation near and south of the box could significantly improve the line of sight, without relocation of the box.
- Concern expressed about visibility for bicyclists in the adjacent bike lane.
- Staff explained FDOT's land acquisition process is rigorous and time-consuming; relocation would be expensive due to fiber optic replacement.
- Discussion included whether HOA would be willing to contribute financially if relocation were approved.
- Property right-of-way lines were reviewed; box placement appears to predate Grand Harbor development.
  - Committee member Green stated that he would be willing to assist them with measuring the angles.

**Motion by Committee member Bell, seconded by Committee member Ansley to recommend City Council direct staff to contact FDOT to find out whether the relocation of the signal box is feasible, while simultaneously encouraging the HOA to trim vegetation to improve the visibility. The motion passed unanimously.**

❖ **FY26 Road Resurfacing Projects**

- **Staff Report: Joe Bodi Deputy Public Works Director**
  - Presented maps and cost estimates for all paving projects totaling ~\$4.2M.
  - Budget available is \$3.3M.
  - Milling costs represent roughly one-third of project costs; some roads may not require milling, which will create savings to offset shortfall.
- **Committee Discussion:**
  - Priority given to projects deferred previously, including Misty Way/Wild Oak and Gulf Shore Drive.
  - Discussed timing and traffic impacts.
  - Confirmed that existing speed humps will be replaced on Misty Way (four total).
  - Questions raised about whether new speed humps could be added to Gulf Shore Drive; staff will review council minutes to confirm prior council direction.
  - Confirmed City Engineer (Robert Tomasek, former traffic engineer for Shreveport and TXDOT) will determine milling needs on a case-by-case.

**Motion by Committee member Bell, seconded by Committee member Tammy Weidenhamer to recommend approval of repaving project list, subject to budget adjustments and case-by-case milling decisions. Second provided.**

**6. MEMBER COMMENTS:**

- **Committee member Smith** – Spoke of the 4-Prong Lake project has obtained a \$1M grant, however, they are still short about \$5M.
- **Committee member Bell** – Inquired why the bus stops were being removed on Gulf Shore Drive.
  - Mr. Bodi informed the members those are being removed since Easy Rider will no longer be servicing Holiday Isle.
- **Committee member Tammy Weidenhamer** – Questioned how the city gets reimbursed when staff has to go and clean up certain areas in the city.
  - According to Mr. Bodi, with the new property maintenance code in place, staff now can bill the property owner.
- **Chairman Wood** – Reminded everyone of the Okaloosa County Health in Partnerships (OCHIP) meeting is on October 2, 2025, in the Board Chamber of the Okaloosa County Administration Building, located at 1250 N. Eglin Parkway, Shalimar, FL. 32548 and he would be addressing the eBikes once again after that meeting. He also reminded the members of their deadline to get information to staff in order to publish the agenda in a timely fashion.

**7. STORMWATER/FLOODPLAIN PUBLIC COMMENTS:**

Chairman Wood opened the floor for public comments on this item. With no one coming forward, he closed the public discussion on the topic.

**8. PUBLIC COMMENTS:**

Mr. John Stephens Chairman for the Harbor CRA and Vice Chairman for the Harbor & Waterways Board requested to have his Mooring Ball Work Plan item added to their next meeting agenda for discussion.

**9. ADJOURNMENT:**

Having no further business at this time, the meeting adjourned at 6:20 p.m.

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

\_\_\_\_\_  
James T. Wood, Jr., Chairman

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



# City of Destin Harbor Mooring Field FY-2025 Work Plan

## Strategic Focus:

- 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
- VII. Offer livable wages and benefits to attract and maintain a high caliber, qualified staff

## Organizational Goal:

- Development and implementation of a regulated Mooring Field in Destin Harbor to enhance safety, environmental stewardship, and economic development.
- Establish a self-sustaining, user-funded mooring field system with associated facilities and governance to provide secure mooring for vessels, enhance harbor management, protect water quality, and support tourism and local business.
- Currently, the city can't enforce the current 5-10 vessels that are mooring the Harbor. Looking to create at minimum 5 mooring balls that will be regulated by the City. The vessels will have to meet Destin's standards to have access to the mooring balls.

## Performance Objective:

Complete permitting, engineering, and construction of a mooring field and associated on-land facilities at 1 Harbor Blvd, and hire a Harbormaster to manage operations and enforcement.

**PRIORITY:**  CRITICAL  IMPORTANT  DESIRABLE

### Measurable Outcome(s):

Outcomes/Task	Resource Needs (persons/organization)	Fiscal Year Completion								
		2025	2026	2027	2028	2029	2030	2031	Done	
Presented Mooring Field PowerPoint slide to Council on May 6, 2024.										X

<p><b>Councilmember Stephens moved to direct the City Manager to have city staff review and determine the feasibility of the potential mooring harbor plan, present the result of their review to the Harbor CRA Advisory Committee for their input, and then bring back recommendations to the city council; seconded by Councilmember King. Motion passed 6-0.</b></p>									
<p>Presented on August 28, 2024 to <a href="#">Harbor Capacity Steering Committee</a></p>	John Stephens/ HCSC								X
<p>Present Mooring Field Workplan to Harbor CRA</p>	John Stephens/ Harbor CRA	X							X
<p>Present Mooring Field Workplan to Harbor &amp; Waterways</p>	John Stephens /Harbor & Waterways	X							X
<p>Present Mooring Field Workplan to Public Works/Public Safety</p>	John Stephens/ Public Works/Public Safety	X							
<p>Seek approval from Harbor CRA to send to CRA Board</p>	John Stephens/Harbor CRA	X							
<p>Present concept design/plan to CRA Board &amp; seek approval</p>	Harbor CRA/ CRA Board	X							
<p>Apply for Grant to assist in Mooring Field Study</p>	Grants Director	X							
<p>Department of Environmental Protection Pre-application Meeting</p>	Harbor CRA member/ FDEP, Destin staff		X						
<p>Army Corp of Engineers Pre-application Meeting</p>	Harbor CRA member/ USACOE, Destin staff		X						
<p>US Coast Guard Pre-application Meeting</p>	Harbor CRA member/ USCG, Destin staff		X						
<p>FWC Pre-application Meeting</p>	Harbor CRA member/ FWC, Destin staff		X						
<p>Okaloosa County Pre-application Meeting</p>	Harbor CRA member/ Okaloosa County, Destin staff		X						
<p>Site visit &amp; combined Seagrass Survey during the growing season</p>	Harbor CRA member, CBA, DEP, ACE, Destin staff		X						
<p>Host public input workshop #1</p>	City Planner, Harbor CRA, Public		X						
<p>Hire Coastal Engineering Consultant for Mooring Field Study</p>	City Manager, Coastal Engineer		X						
<p>Need to give direction of Pump out Boats, Pump out station, or both (after Study)</p>	Council		X						

Review Mooring Field Study, once completed	Coastal Engineer, Harbor CRA, Council			X					
Host public input workshops #2	City Planner, Harbor CRA, Public			X					
If Council approves to continue, then get Council to direct City engineer to design engineered drawings	City Planner/ City or Coastal Engineer			X					
Begin permitting and environmental study review	City or Coastal Engineer, Planning, Permitting, FDEP, USACOE, FWC, USCG, Okaloosa County			X					
Complete engineering design and cost estimates	City or Coastal Engineer				X				
Host public input workshop #3, if needed	City Planner, Harbor CRA, Public				X				
Draft and adopt Mooring Field Management Plan	City Planner, City Attorney, Harbor CRA				X				
DEP permit secured	Coastal Engineer, Planning, Permitting, DEP				X				
Army Corp of Engineers permit secured	City or Coastal Engineer, Planning, Permitting, ACE				X				
FWC permit secured	City or Coastal Engineer, Planning, Permitting, FWC				X				
US Coast Guard permit secured	City or Coastal Engineer, Planning, Permitting, USCG				X				
Okaloosa County permit secured	City or Coastal Engineer, Planning, Permitting, Okaloosa County				X				
Apply for Grants to assist with Construction	Grants Director				X				
Start Bidding Contract Processes	City Attorney, Purchasing					X			
1 Harbor Blvd Construction – Harbor Master office	Permitting, Contractors						X		
1 Harbor Blvd Construction - Dinghy Docks	Permitting, Contractors						X		
1 Harbor Blvd Construction - Restrooms	Permitting, Contractors						X		
1 Harbor Blvd Construction - Pump-out holding tank or pursue Pump Out Boat	Permitting, Contractors						X		

1 Harbor Blvd Construction - Transient Docks	Permitting, Contractors							X	
Mooring Field Construction	Permitting, Contractors							X	
Hiring and onboarding of a full-time Harbormaster	HR							X	
Develop Mooring Field Ordinance & Rules	Planning, City Attorney							X	
Develop Mooring Field Master Plan	Planning, City Attorney							X	
Online reservation system for mooring rentals	IT								X
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
    - Liveboards 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)
● Harbor & Waterways Board	● Florida Fish & Wildlife Commission (FWC)
● Code Enforcement	● Destin Water Users (DWU)
● City Attorney	● Public Boaters & local Businesses
● City Manager’s Office	
● City Council	
● IT	
● Public Information Office	

- 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:

- **Live aboards** are allowed currently in the Destin Harbor. Mooring field will provide a location for these vessels. Once a mooring field is approved, then live aboards can be controlled
- **Destin Harbor CRA -**
  - Approved motion,
    - approve Mooring Field work plan, in coordination with Harbor & Waterways Board
  - Learning that Harbor CRA doesn't cover anything in water, recommend that Harbor & Waterways board be the lead on this work plan.
  - Recommend that Harbor & Waterways board be the advisory board to the Mooring Field/Transient docks/Harbor Master (document updated)
- **Destin Harbor & Waterways -**
  -
- **Destin Public Works/Public Safety -**
  -

## 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:**

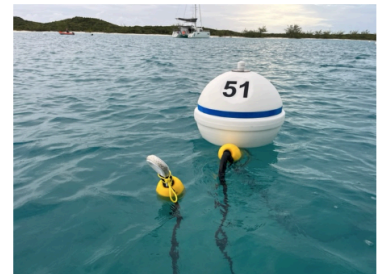
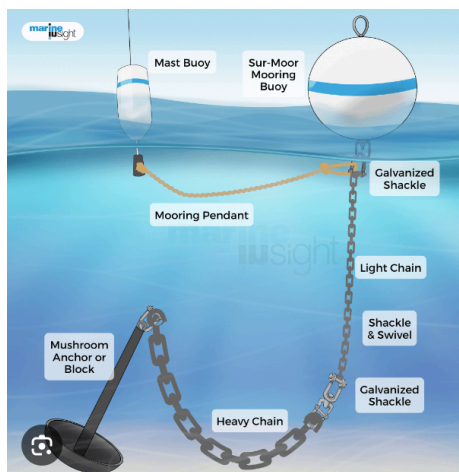
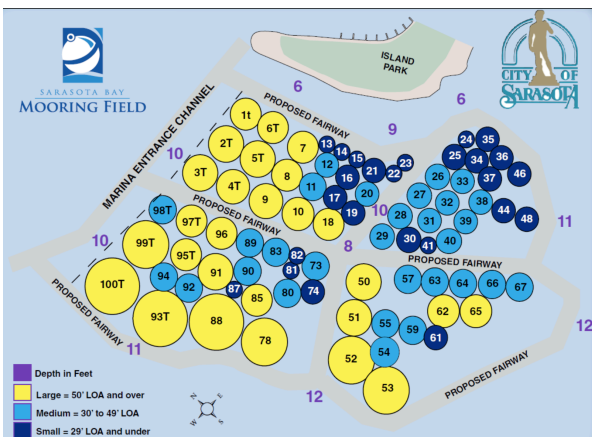
- Decide location of Mooring Field -
  - Recommend using a Coastal Engineer to decide options and present to City Council, with Council selecting locations.
- Decide how many Mooring Balls to start off with.
  - Recommend a low number such as 5, with the ability to expand.
  - There are currently roughly 10 vessels moored in the Harbor, with 2 that are currently live-aboards
- 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?
  - Mooring Balls should offer controlled live-aboards, that meet our standard
    - Currently:
      - Liveaboards are allowed in Destin, without having a mooring field in place.
      - there are currently 2 live-aboards in harbor currently that has not moved in a long time. Where is the raw sewage going?
    - 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:

Work plan - Destin Harbor Mooring Field

**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 roughly 10 vessels that are moored in the Destin Harbor, that the City can not do anything with, without assistance from FWC. We could create 5 mooring

balls that the City decides where they are located and we are not increasing the # of vessels that are mooring in the Harbor.

- Benefits to safety:
  - Moorings will not attract unlawful tenants, it will actually eliminate them
  - Gain Harbor Master, who has authority on our waterways
    - Harbor Master can ask vessels to leave before a severe storm, such as an approaching hurricane
  - Moorings offer greater holding strength than anchors
    - Allows for fewer break-away vessels, which will protect other vessels & shore-side infrastructures
    - if vessel does break free, Harbor Master will know who to contact
  - Vessels are kept out of illegal or inconvenient places in the waterway
  - At night, vessels are required to display anchor lights
  - Vessels must meet standards:
    - Comply with USCG regulations & safety standards and Chapter 327 of Florida Statutes
    - Must be in good operational condition
    - Capable of maneuvering under their own power
    - Display current registration/documentation
    - Have liability insurance coverage
  - Vessels are able to swing with wind and current without hitting other vessels
- Benefits to environment:
  - Pump out services required for vessels in mooring field
  - illegal discharge of solid or liquid waste into waterway can be controlled
  - derelict vessels can be identified and removed easier
- Benefits to local economy:
  - No mooring fields in the panhandle. Could make Destin a destination for Loopers
  - Mooring field generates revenues, which go back into operations & maintenance of facilities
  - Mooring field patrons use local services & products, such as boat repairs, groceries, shopping, dining, entertainment venues
- Benefits to boating community:
  - there are no available boat slips in Destin
  - boaters can stay on their own boat in a mooring field
  - boaters have access to amenities like restrooms, showers, & other land-based activities

### **Current Free Harbor Locations in Destin per Waterway Guide:**

## Destin Harbor East

**Location:** Old Pass Lagoon

**Mile Marker:** GIWW Mile 227.7 EHL

**Lat / Lon:** N 30° 23.440' / W 086° 29.880'

**Depth:** 6-14 Feet

**Description:**

**NOTE: Per Florida Statute 327.4109**

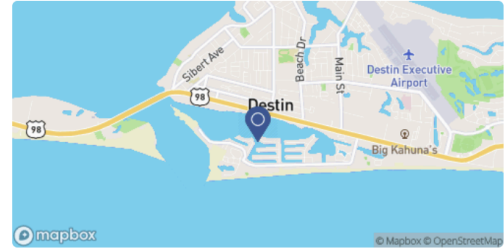
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

1. Within 150 feet of any marina, boat ramp, boatyard, or other vessel launching or loading facility;
2. Within 300 feet of a superyacht repair facility. For purposes of this subparagraph, the term "superyacht repair facility" means a facility that services or repairs a yacht with a water line of 120 feet or more in length; or
3. Within 100 feet outward from the marked boundary of a public mooring field or a lesser distance if approved by the commission upon request of a local government within which the mooring field is located. The commission may adopt rules to implement this subparagraph.



3 Boater Reviews

[Back to the Waterway Explorer](#)



[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

## Destin Harbor Southwest

**Location:** Old Pass Lagoon

**Mile Marker:** GIWW Mile 227.7 EHL

**Lat / Lon:** N 30° 23.350' / W 086° 30.320'

**Depth:** 6-9 Feet

**Description:**

**NOTE: Per Florida Statute 327.4109**

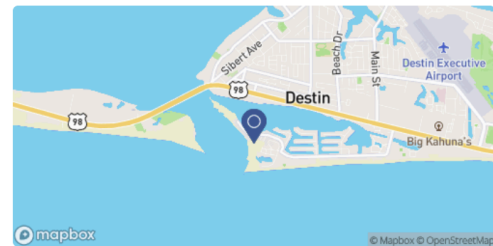
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

1. Within 150 feet of any marina, boat ramp, boatyard, or other vessel launching or loading facility;
2. Within 300 feet of a superyacht repair facility. For purposes of this subparagraph, the term "superyacht repair facility" means a facility that services or repairs a yacht with a water line of 120 feet or more in length; or
3. Within 100 feet outward from the marked boundary of a public mooring field or a lesser distance if approved by the commission upon request of a local government within which the mooring field is located. The commission may adopt rules to implement this subparagraph.



4 Boater Reviews

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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**

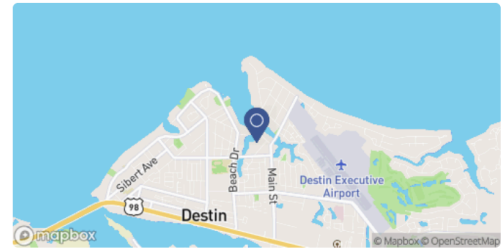
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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.



1 Boater Review

[Back to the Waterway Explorer](#)

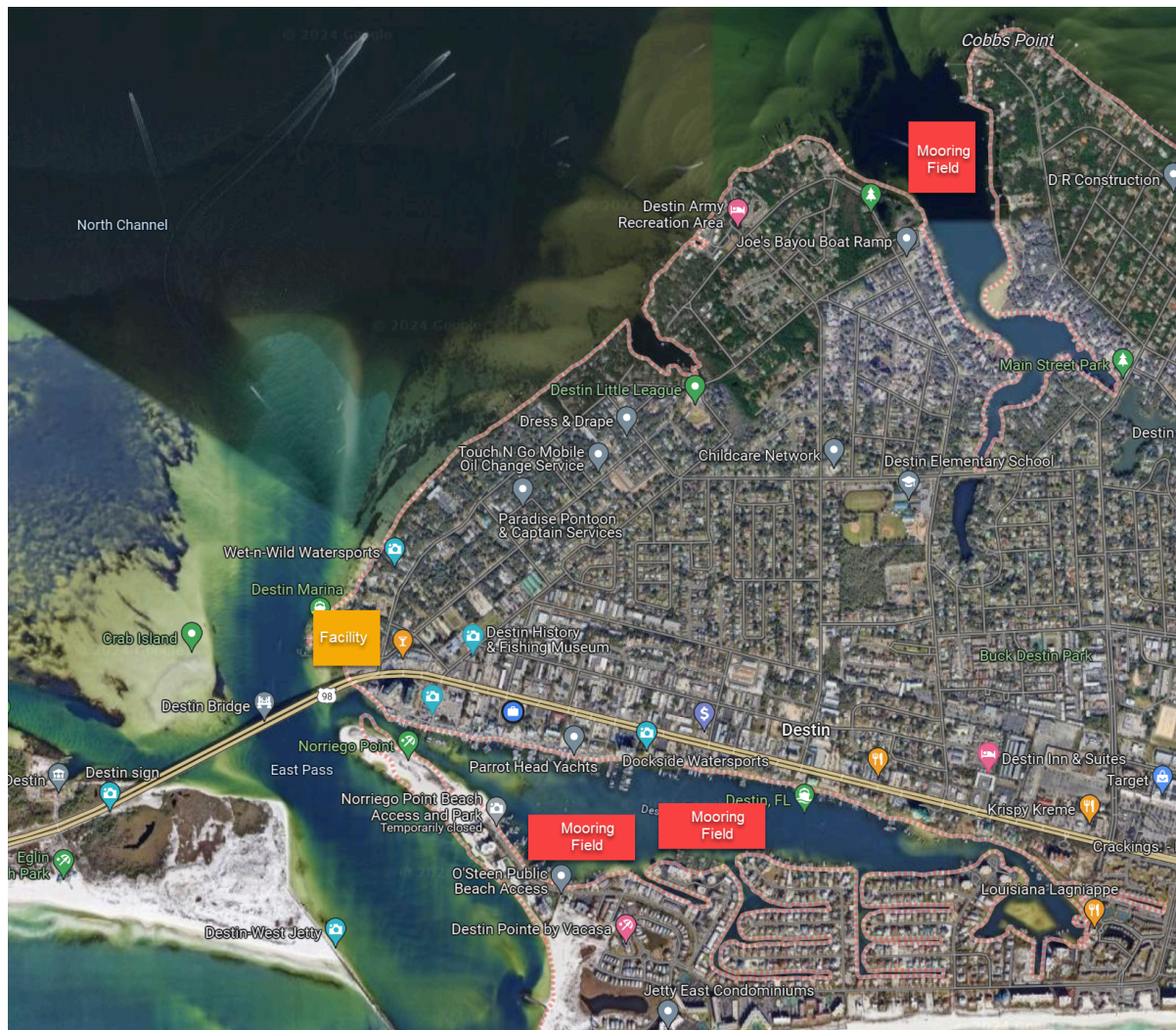


[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

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



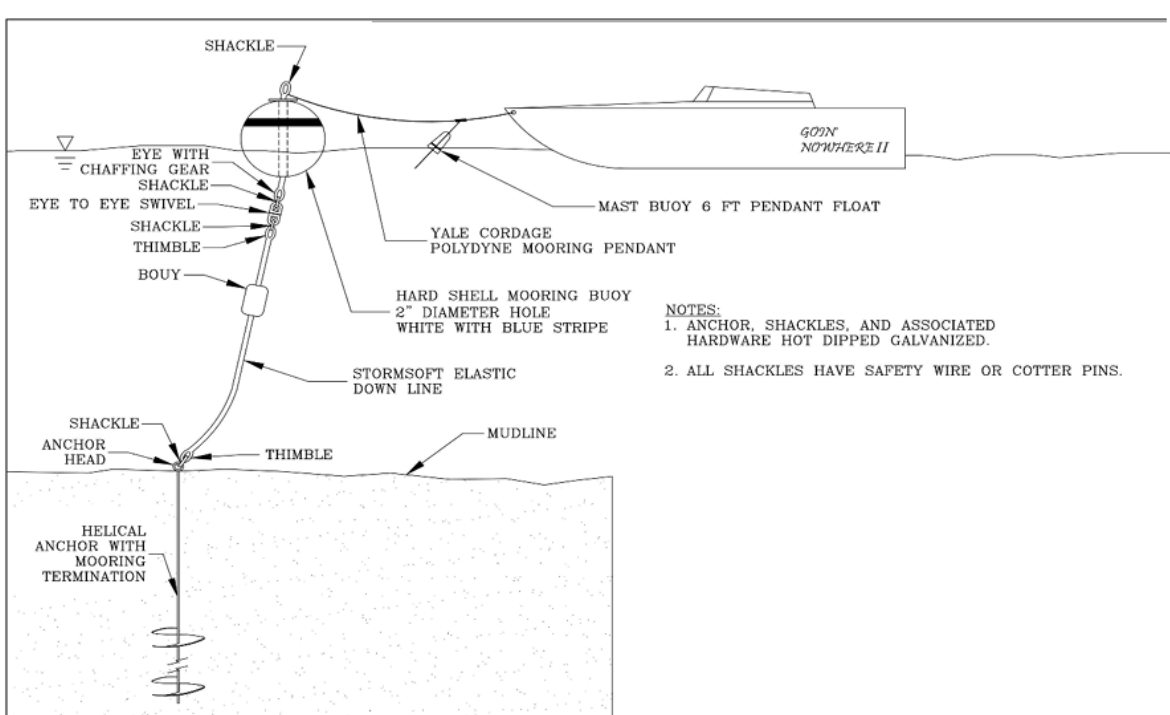
- We could have two mooring fields go to 1 facility at 1 Harbor Blvd
  - two mooring fields are based on what is currently listed on Waterway Guide's

current free Harbor location

- Red box is not exact, somewhere in those bodies of water.
- Exact locations needs to be worked out with Destin Council, FWC, DEP, Army Corp of Engineers?
- There is no rule on distance of mooring field to facility
- Typically, vessels hail the harbormaster to ask which mooring ball to moor to. Then they use their dinghy to come to the dinghy docks.
- 2 mooring fields use 1 facility, as long as there is capacity
- North of Destin Bridge, some sailboats can't go under, so intercostal vessels are stuck north of bridge. Then can dinghy over to dinghy docks
- Joe's is muddy bottom - use big concrete blocks for mooring balls
- South of Destin Bridge, some sailboats can't go under, so Gulf vessels are stuck south of bridge. Then can dinghy over to dinghy docks
- If we push the anchored vessels out of the harbor, they would go to Marler or Joe's Bayou. So, I want to prevent this, by having 2 mooring fields, with Harbormaster able to control these bodies of water

## How do Mooring Balls Work?

### How do moorings work?



Advances in the design and construction of moorings have improved methods for securing vessels while protecting the environment. A mooring buoy is connected to a downline with a shock absorber component that is connected to an anchor securely installed in the sea floor.

## What else is part of a mooring field?



- Upland Facilities required (potentially at 1 Harbor Blvd):
  - There are currently two options for 1 Harbor Blvd. Refer to these documents for potential ideas for 1 Harbor Blvd.:
    - **Open Space Concept:**



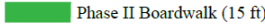




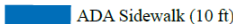
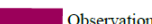
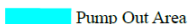
### GATEWAY DISTRICT - Harbor One Open Space

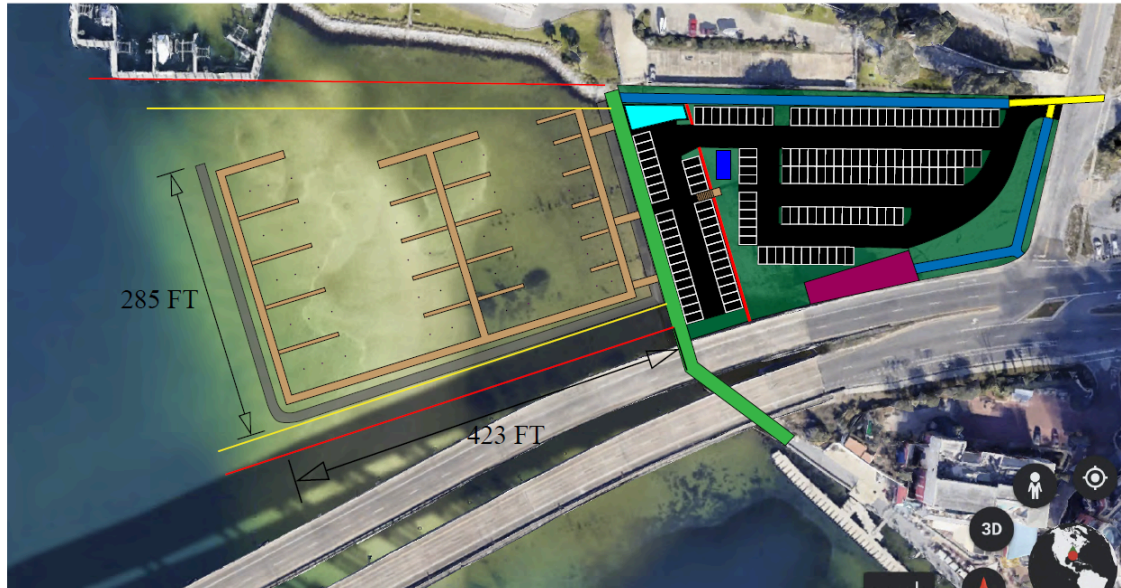


- [https://docs.google.com/presentation/d/17SJMklxeGqiFYjYRT\\_9yo568t1VJ30Rr/edit?usp=drive\\_link&oid=105404369919663588836&rtpof=true&sd=true](https://docs.google.com/presentation/d/17SJMklxeGqiFYjYRT_9yo568t1VJ30Rr/edit?usp=drive_link&oid=105404369919663588836&rtpof=true&sd=true)

■ **Destin Municipal Marina:**

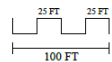
## Proposed City of Destin Municipal Marina

- |   |   |   |  |   |
|---|---|---|--|---|
|  Property Line |  Dock (8 ft)   |  Phase II Boardwalk (15 ft) |  Office           |  Crosswalk     |
|  Setback Line  |  Jetty (10 ft) |  ADA Sidewalk (10 ft)       |  Observation Area |  Pump Out Area |



Slip Count  
 10 - 30ft L x 15ft W  
 20 - 50ft L x 18ft W  
 10 - 65ft L x 22ft W

1 - 22ft W slip for Pump Out  
 or Water Taxi Slip



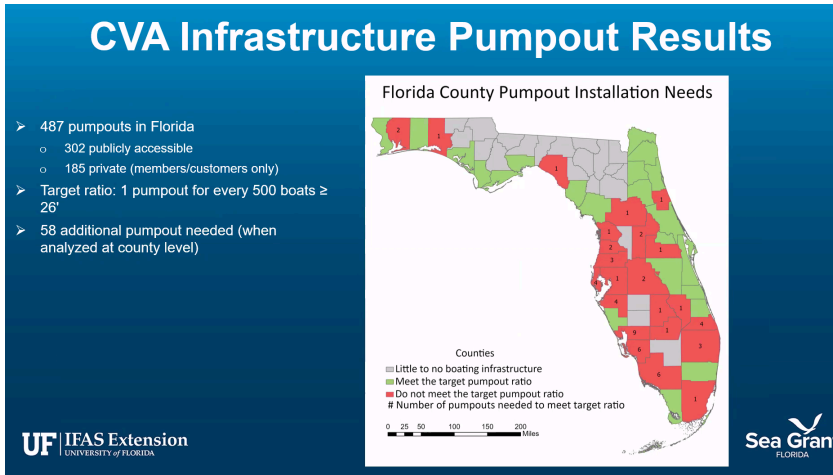
- [https://docs.google.com/document/d/1aQ21z0xQ1AYnx04QTOenEu38c2zq\\_J\\_qprdlDQ22ReY/edit?usp=sharing](https://docs.google.com/document/d/1aQ21z0xQ1AYnx04QTOenEu38c2zq_J_qprdlDQ22ReY/edit?usp=sharing)

- Harbormaster:
  - Manages mooring field operator
  - Ensure proper upkeep of all facilities
  - ability to enforce regulations
- Public Restrooms on upland facility
- Indoor shower on upland facility with key/code entry
- Laundry access on upland facility with key/code entry
- Dumpster/Garbage disposal on upland facility
- Dinghy docks



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\\_6PidpKCr5DMSXQ04c9WgSIIcFIT5g/view?usp=sharing](https://drive.google.com/file/d/1UX_6PidpKCr5DMSXQ04c9WgSIIcFIT5g/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 pumClean marina offers discount on State Land Lease.
- [Sea Grant Newsletter sign up Ink](#)
- Contacts
  - Victoria Gambalee – Clean Vessel Act Education Coordinator
    - o 352-562-1134
    - o [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).
    - o [Eric.best@ufl.edu](mailto:Eric.best@ufl.edu)
- Sewage Pump-out Station (need to decide either station or boat or both)
  - Location at 1 Harbor Blvd
  - Below are a list of Pump Out stations that are listed in Okaloosa County.

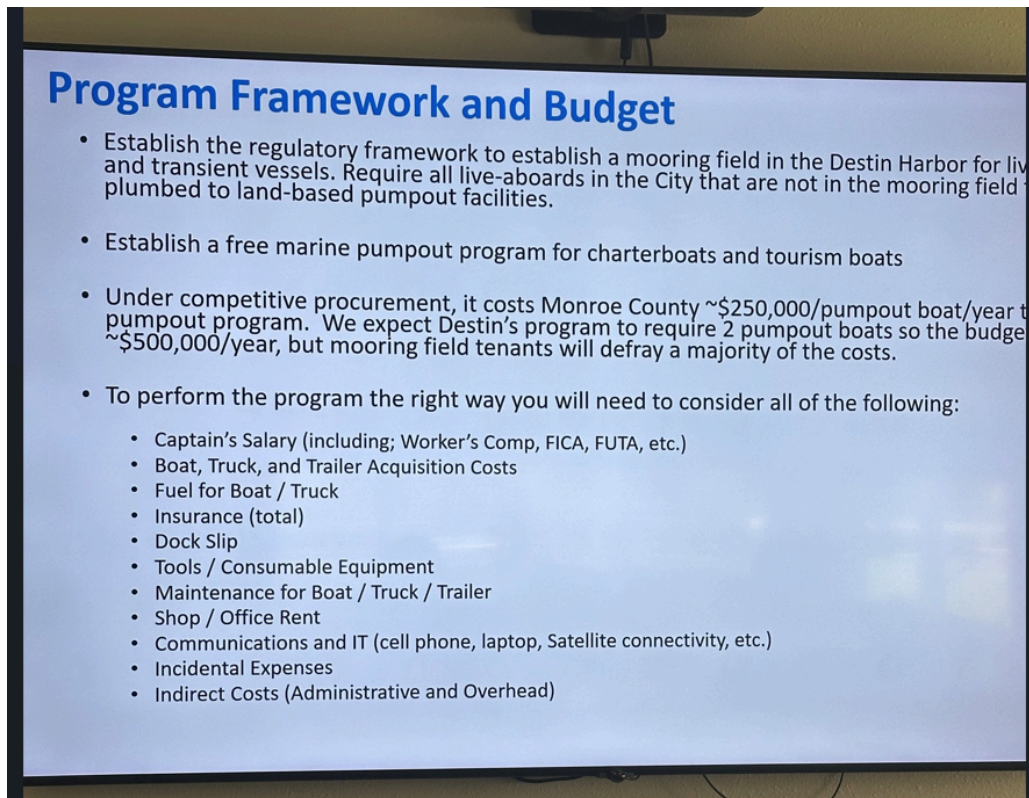
#	Facility Name	Address	City	County	ZIP	Phone
134	East Pass Towers Marina	100 Gulfshore Drive	Destin	Okaloosa	32541	850-598-4231
136	Ft. Walton Beach Yacht	104 Miracle Strip Pkwy SW	Ft. Walton Bch.	Okaloosa	32548	850-244-5725
133	Legendary Marine - Marina	690 Regatta Bay Blvd.	Destin	Okaloosa	32541	850-974-2525
96	Shalimar Yacht Basin	100 Old Ferry Road	Shalimar	Okaloosa	32579	850-651-0510
	Bluewater Bay Marina	290 Yacht Club Drive	Niceville	Okaloosa	32578	850-897-2821
	Harborwalk Marina	66 E. Highway 98	Destin	Okaloosa	32541	850-337-8250

Latitude	Longitude	pub/priv	Type of facility	# of wet slips	# transient	pumpout
30.3908	86.50955	private	marina	39		yes. Free. Please call first
		private	marina	94		yes. \$5
		private	marina			yes free
30.2617	86.3517	private	marina	130	6	No charge. Please tip if serviced
		private	marina			no charge
						Open to public. \$20.00

- Sewage Pump-Out Boat (need to decide either station or boat or both)
  - If vessels can’t go from south under bridge to Pump Out Station, then we might need to offer a Pump-Out Boat. Unless we have a

pump out station that is offered by the city North & South of Destin Bridge

- Previous meeting with City and Pumpout USA about possible pumpout boats.
  - Date: 7/11/2024
  - Attended: Louis Zunguze, Donny Brown with Pumpout USA (pousa@pumpoutusa.com), Craig Barker with Pumpout USA(craig.barker@pumpoutusa.com), John Stephens
    - One screenshot from the meeting here below



- 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 any 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

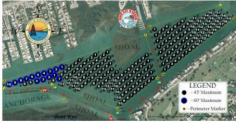
- Harbor & Waterways Board & Harbor CRA Committee involvement – attend meetings & provide Monthly reports?
- Responsible for annual budget

## Website Updates to [www.cityofdestin.com](http://www.cityofdestin.com)



- Harbor Master Contact information
- Online Reservation System to reserve Mooring Balls, with pricing
- Mooring Field Map, with Dinghy docks & on-land facilities
- [Mooring Field Management Plan](#)
- [End-User Agreement Forms](#)
- [FAQ's](#) about Mooring Fields in Ft. Meyers
- [FAQ's about Mooring Fields in Miami Beach](#)
- [FAQ's for Potential Mooring Fields \(can be used in Workshops\)](#)

Marina and Ports

Information	<h3 style="margin: 0;">Anchorage Areas</h3> <p><b>Anchorage Areas</b> There is a large anchorage area south of the main Harbor channel, between Sister Creek and the Boot Key Bridge. In an East or Northeasterly wind, good protection can be found on the West side of Boot Key, just outside and to the south of the West entrance to the Harbor.</p> 
Pricing	<p><b>Mooring Balls and Information</b> The City mooring field occupies most of Boot Key Harbor, North and East of the main Harbor channel. It consists of 226 permanently attached, engineered mooring systems that provide secure holding for vessels up to 60' in length. Since very little scope is required, more vessels can be accommodated within the same space as compared with a traditional anchorage. This increases the overall Harbor capacity and eliminates crossed-lines, flaring tempers and other ills associated with over-crowded anchorages.</p> <p><b>Renting a Ball</b> Vessels wishing to acquire a mooring ball must contact the City marina upon entry into Boot Key Harbor. Moorings are assigned on a first-come, first-served basis; there are no reservations. If all mooring balls are occupied, customers may place their name on a waiting list by coming in-person to the Marina office. Vessels will be assigned based on mooring availability and vessel length. 211 moorings have a maximum vessel length of 45', while 15 moorings allow for vessels up to 60'.</p>
Forms	
Accessibility	
Hours and Directions	
Public Boat Ramps	
Boat Ramp Etiquette	
Local Links	
Contact Information	<p><b>Contact Information</b></p> <p>Address</p>

## Examples of Mooring Fields:

- Marathon – Florida -
  - <https://www.ci.marathon.fl.us/marinaandports/page/anchorage-areas>
- Fort Myers Beach – Florida – (stated they are losing money)
  - <https://www.fortmyersbeachfl.gov/109/Matanzas-Pass-Mooring-Field>

- GulfPort – Florida –
  - <https://mygulfport.us/marina/>
- Put-in Bay – Ohio –
  - <https://putinbayohio.com/pib-services/put-in-bay-mooring-buoys/>
- Catalina islands – California –
  - <https://www.visitcatalinaisland.com/things-to-do/two-harbors/boating/mooring-info-and-rules/>