



AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, NOVEMBER 12, 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) October 8, 2025 Harbor CRA Advisory Committee Minutes**
- 4. CURRENT BUSINESS**
 - A) Development Projects and City Projects Update – October 2025**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) John Stephens**
 - B) Lance Johnson**
 - C) Casey Jones**
 - D) Guy Tadlock**
 - E) James Green**
 - F) James Howard**
 - G) Mariam Paulino**
- 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)

MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
OCTOBER 8, 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 Green in the Destin City Hall Annex Council Chambers at 5:30 p.m., on October 8, 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 Senior Planner
David Prichard CD Director
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:

- **September 10, 2025**

***The minutes were pulled for approval so that a motion's correct second could be added.**

5. CURRENT BUSINESS:

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

- A minor development order for Loco Hana Hawaiian Grill was approved
- A minor subdivision and minor development application for a quadplex on Gulf Breeze Court was received.
- “Baby Grand” at Harborwalk Village still has ongoing vehicle parking and vessel issues as well as other concerns that still needs additional work.
- Norriego Point Park FDEP has the contractor working on finishing some necessary punch list items and looks to be about another three weeks.
- Clement Taylor Park is on track to be finished towards the end of November.
- The boardwalk continuation to the east is still stalled due to the Destin Yacht Club and other properties nearby, therefore, there is nothing new to report.
- The boardwalk continuation under the Marler Bridge and northward is still being considered and with another year left in the bridge replacement study, although the city owned property on the northside will help, there is nothing definitive at the moment to report on.

6. COMMITTEE MEMBER COMMENTS:

➤ **Committee member Johnson** – Questioned the status of Mr. Touchstone’s collaboration with the design for the future Marler Bridge. Staff informed the members that there will be an initial meeting with three board/committees: Public Works/Safety, Harbor CRA Advisory Committee, and Harbor & Waterways Board to provide input on a possible design standards for the future new bridge. Additional discussion followed regarding FDOT’s proposed improvements along Highway 98 from Marler Bridge to Airport Road. Noting that FDOT has paused this project pending bridge study results. Several members expressed concern over potential traffic impacts similar to those currently seen at the Brooks Bridge project in Fort Walton Beach.

➤ **Committee member Paulino** –

- Developing a harbor area map and work plan. The project will involve significant coordination due to the number of property owners. She proposed incorporating historical elements, such as plaques and photographs, to encourage participation from business owners and align with the CRA’s goals.
 - Staff mentioned that a previous work plan had been drafted for historical plaques tied to the city’s recent milestone anniversary and grant efforts and encouraged collaboration between members to align these initiatives.
 - Committee member Paulino noted that she plans to collect additional data, conduct field verification along the harbor, and explore ways to link the mapping effort with nearby attractions such as Captain Leonard Park and the Destin Fishing Museum.
- Shared information about Okaloosa County Sheriff’s Department initiatives allowing local businesses to link their security cameras with law enforcement systems for improved safety. Several members expressed support and interest in promoting this capability to other harbor businesses. Chairman Stephens commented that he already has his cameras connected to the program.

Staff reported that during the recent City Council meeting, the City Manager was directed to coordinate with the Sheriff’s Office to increase law enforcement presence in the harbor area, particularly during nighttime and offseason periods, as they requested at their previous month’s meeting.

The members discussed community feedback they heard regarding the recent Destin Seafood Festival. Several noted that the festival turnout appeared lower than in previous years, possibly due to conflicting events such as the Pensacola Seafood Festival and Fort Walton Beach Fair. They also discussed how they’ve heard from local business owners, who indicated that vendor participation was lower this year, particularly in certain sections of the harbor. Some members expressed interest in revitalizing the festival next year, possibly through expanded vendor recruitment or featured entertainment to increase public engagement.

Next meeting: November 12, 2025

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:10 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: November 12, 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: November 4, 2025

SUBJECT: Development Projects and City Projects Update – October 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 October.

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:** Awaiting applicant submittals. A public, quasi-judicial hearing is tentatively scheduled for December 16, 2025, pending Staff review. This public hearing date will be confirmed or rescheduled by November 18th.
 - **Scope:** Modification of plans for Phase II of the HarborWalk Village and Emerald Grande.
- **Project: Alice Destin (PZ-2025-2)**

- **Project Location:** 109 Calhoun Avenue.
- **Parcel ID:** 00-2S-22-0630-0000-1210, 00-2S-22-0630-0000-1211, 00-2S-22-0630-0000-1240, 00-2S-22-0310-000D-0020, 00-2S-22-0310-000D-002A.
- **Status:** Consolidating TRC Comments.
- **Scope:** A Simple Deviation – The Applicant is proposing reduction in parking as required by code due to changes in marina slip designations

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.

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

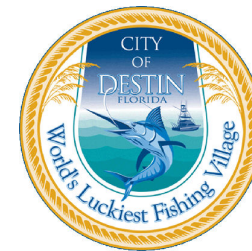
As the Development Projects and City Projects are under review, Staff will continue to provide updates to the Harbor CRA at their monthly meetings.

III. RECOMMENDATIONS: Informational Item

IV. RECOMMENDED MOTION: Informational Item

Attachments:

1. City Projects October 2025
2. October Development Map



City Projects October 2025

LEGEND

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



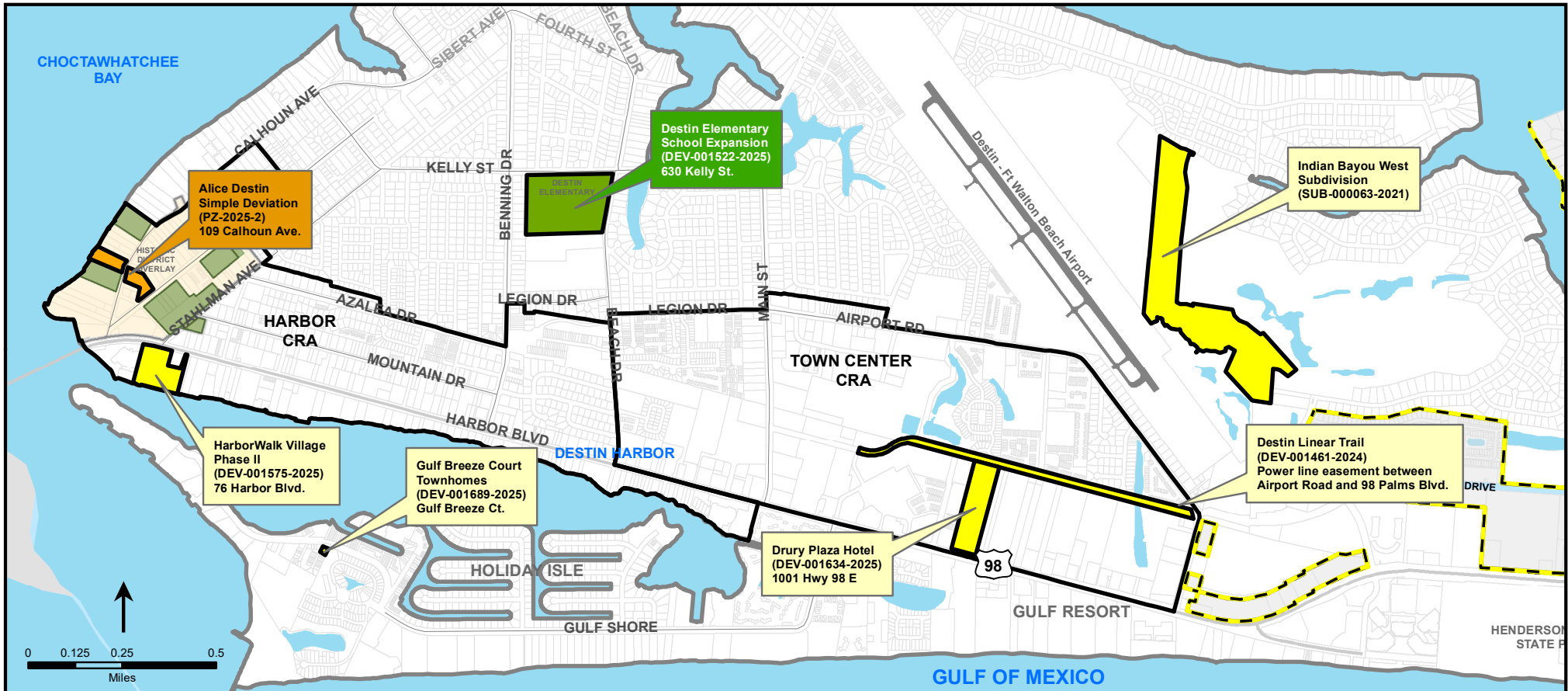
▲ West Destin

▼ East Destin



1. Crosstown Connector (Beach to Benning)/PHII in Procurement
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 - COMPLETE
18. Tarpon Street Parking Lot Additions.
19. Mattie Kelly Park Drainage Outfall Project.
20. Morgan Sports Center batting cages.

October 2025 City Wide Development Projects



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