

**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.**

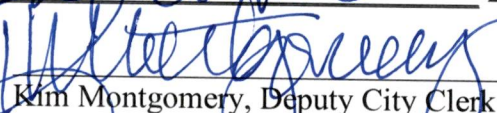
➤ **Next meeting: September 10, 2025**

**7. ADJOURNMENT:**

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

Adopted and approved this 10th day of September 2025.

  
John Stephens, Chairman

  
Kim Montgomery, Deputy City Clerk