



AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, JANUARY 14, 2026
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) December 10, 2025 Minutes**
- 4. CURRENT BUSINESS**
 - A) Development Projects and City Projects Update – December 2025**
 - B) Recommendation of Replacement Streetlight Fixture for Discontinued “Destin-Prague” Model, FPL Request**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) John Stephens**
2025 Annual Report
 - 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)

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MINUTES

**HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
DECEMBER 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 John Stephens in the Destin City Hall Annex Council Chambers at 5:30 p.m., on December 10, 2025, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present

John Stephens
Lance Johnson
Guy Tadlock
Casey Jones
Jim Green (5:44 PM)

Absent

Mariam Paulino
Jay Howard

Staff Present

Kim Montgomery, Deputy City Clerk
Steve o'Connor CD Deputy Director
Jesse Hernandez Senior Planner
Robert Tomasek City Engineer
Kim Kopp City Attorney

3. AGENDA APPROVAL:

Motion to approve the agenda with no changes or additions was made by Committee member Johnson, with Committee member Jones providing the second, the motion passed 4-0, with Committee member Green not present for the vote.

4. APPROVAL OF MINUTES: November 12, 2025

Motion to approve the minutes of November 12, 2025 minutes as amended was made by Committee member Jones with Committee member Johnson providing the second, the motion passed 4-0, with Committee member Green not present for the vote.

5. CURRENT BUSINESS:

(A) Development Projects and City Projects – Update

Principal Planner Jesse Hernandez provided an update on current development projects in the City:

➤ **The Alice:**

- Staff reported they received an application for a Simple Deviation to an Approved Development Order for:
 - A reduction in required parking by changing the usage of their boat slips.
- Mr. Hernandez reported the following city projects were considered complete:
 - Norriego Point Park
 - Batting cages at Morgan Sports Complex
- Staff also provided information on a major development outside the Harbor CRA area that had been frequently discussed located in the Town Center CRA District:

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- Drury Hotel was approved by City Council on December 1, 2025.
 - Conditions discussed included:
 - Adding a pet relief area.
 - If the applicant returns for changes involving subdivision, they will need to:
 - Redevelop separate areas, and ensure dimensional standards apply to both the main plot and any outparcels associated with the project.
 - Question was posed whether undeveloped parcels could later support shared parking, or if parking would need to be reworked when future parcels are developed.
- Mr. Hernandez explained the following:
- The site plan shows three future outparcels.
 - These outparcels are not counted as part of the Drury development impacts.
 - Each parcel, when developed (subdivided or not), must comply with all City Codes and provide required parking based on future use.

❖ **Crosstown Connector Update:**

- Phase 1 was approximately 50% complete.
 - About 50% of the exfiltration system has been installed.
 - Phase 2 bid opening: scheduled for tomorrow (12/11) at 2:00 p.m.
- Estimated completion timeframe:
 - The project was described as an 18-month construction window once fully underway.
 - Estimated completion was stated as July 2027.

❖ **Sidewalk Replacement Concern/Signage Request for Temporary Sidewalk Closure**

- Concerns were raised about the removal of the sidewalks for improvements that are now being replaced at the same size as before, questioning whether removed sidewalks must be brought up to current code for wider sidewalks.
- Staff clarified:
 - The work described was attributed to DWU installing a 12-inch reclaimed water line serving the project corridor.
 - Initially, sidewalks were not going to be replaced upfront, being they are a part of the project. However, because the area is a high pedestrian corridor and the full project of 6-8 month schedule, which could be delayed, staff compromised with the installation of minimum sized sidewalks temporarily to maintain pedestrian access and safety. Once the project is getting near the end, the 5-foot sidewalks will be replaced per code requirements.
- Committee member Johnson requested that construction signage be checked and maintained, noting:

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- Elementary children were observed crossing mid-street where the sidewalk currently ends.
- Signs stating “sidewalk closed” had been seen previously but may have blown down.
 - Staff will check on signage, acknowledging the signs had been posted previously.

❖ **Clement Taylor Park Update:**

- Mr. Hernandez reported the following:
 - The fishing pier has been finished.
 - Footings for the new restroom have been poured.
 - The foundation work has begun.
 - Drainage work associated with the project is underway.

6. COMMITTEE MEMBER COMMENTS:

Chairman Stephens provided the following updates:

❖ **Federal Channel / East Pass Markers**

- A letter from Congressman Petronas was received regarding the markers at the pass.
- Chair’s summary of the letter:
 - The intent appeared to be to replace/restore Marker 3 and Marker 4.
 - The Chair noted concern the letter did not mention adding lights to cans/nuns.
 - Chair reported follow-up contact indicated:
 - The process is just in the beginning stage and priorities are being established.
 - Additional requests, including lights, could potentially be added later.
- Question from committee: whether a completion date was provided.
 - Chair stated no timeline was included.
 - Chair referenced the letter being directed to Admiral Lundy with the Coast Guard.

❖ **Annual Report Timing and Next Steps**

- Chairman Stephens noted that the Annual Report is due in February and asked staff to confirm.
- Staff confirmed:
 - Final deadline is the second City Council meeting in February.
 - Earlier submission is preferred due to other boards/committees needing to schedule space.
- Chairman Stephens reported the following:
 - The annual report packet is mostly complete, including four work plans ready to present.
 - Asked if anything else was needed besides signatures.
- Staff response:
 - Staff will update dates and coordinate with the Chair and Vice Chair for signatures.

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- Staff requested a preferred presentation date; discussion indicated a preference to tentatively plan for the first meeting in February.

❖ **Council Discussion Follow-Up: Motions vs. Work Plans and Process Improvements**

- Chairman Stephens summarized a recent Council discussion about the direction for motions and work plans.
- Chair stated they met with:
 - Mr. Lockwood Wernet (Town Center CRA Chair) Council member Sandy Trammel, and Staff to clarify expectations and improve process.
- Key takeaways presented:
 - What the committee wants to accomplish in the district.
 - Chair expressed concern about time efficiency and making committee work actionable.
 - The committee discussed that motions alone may not carry sufficient weight without supporting information.
 - Example referenced: prior Council agenda item regarding an oil storage pickup plan - Chair felt it was criticized for insufficient data.
 - Proposed direction:
 - Focus on developing work plans rather than relying on standalone motions.
 - Chair stated his understanding that CRA-related items may be presented more regularly through structured planning and reporting.
- Budget timing implications discussed:
 - Work plans presented in February align with planning for the FY 2027 budget.
 - Staff clarified next annual report covers FY 2026 and is due no later than the second meeting in November, with work finalized around August/September timeframe.

❖ **Agenda Structure Change (Tracking Work Plans)**

- Chairman Stephens stated the agenda will include a dedicated section for Work Plans, listing active work plans for updates at each meeting.
- Chair suggested potential yearly goals, including inviting guest speakers such as:
 - Fire Department to provide their Annual District updates.
 - Okaloosa County Sheriff's Office to provide their Annual updates.
 - Finance staff (e.g., Crystal Strickland) Budgeting Process.
 - Stakeholders such as business owners/property owners as needed.

❖ **Work Plan Process (Proposed Steps)**

- Chair presented a step-by-step process for work plans:
 1. Motion to create a work plan
 2. Complete a one-page work plan summary
 3. Present one-page plan to CRA Board for approval to proceed
 4. Expand into a detailed plan, including research, funding strategy, and implementation path

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5. Return to CRA Board for final approval, then forward for Council/budget consideration
- Staff added detail:
 - Phase 1 = one-pager and initial approval
 - Phase 2 = research, stakeholders, funding sources, feasibility
 - Phase 3 = implementation following Board/Council action
 - If not funded in the current cycle, the work plan is not necessarily rejected, it's just pushed to the next year's budget, or until funded.

❖ Potential Work Plans Discussed

- Oil disposal/storage facility work plan
 - Chair referenced prior discussions about identifying an oil storage/disposal solution until pumping is arranged.
 - Committee member Green volunteered to be the work plan owner and committed to having the one-pager ready before the next meeting.
 - Staff emphasized the work plan would involve outreach, research, identifying partners/locations, and mapping any necessary City processes (including possible Development Orders depending on use changes).
- Other potential work plans mentioned:
 - Mountain Drive maintenance and improvements
 - Review of harbor boardwalk ordinances (examples mentioned: path width between tables, glass bottle rules, what works/doesn't)
 - Possible review of property development orders (noted cautiously)

❖ One Calhoun / One Harbor Boulevard Property Discussion

- Committee member Green asked whether Council ever advanced the idea to use the property as a usable parking lot.
- Chairman Stephens stated:
 - Council denied the parking lot concept.
 - Funding options had been discussed, but there had been no follow-up communicated.
- Staff clarification:
 - The property is in the South Harbor Mixed Use zoning district.
 - A standalone parking lot is not permitted as a primary use in that district.
 - The property can be developed with an allowed primary use, with parking accessory to that use.
- Committee member Green expressed concern about not being able to generate revenue.
- Staff reiterated:
 - Not being able to use it as standalone parking does not mean it cannot be used; it must match up with permitted uses in the district.
- Discussion included examples conceptually such as:
 - Developing another allowable use (e.g., park or upland facility related to harbor uses) that has supporting parking.

❖ **Zoning Use Chart and Fact Sheet**

- Staff referenced the Land Development Code (LDC) Article 7 use chart (Table 7-2).
- Explanation provided:
 - P = permitted
 - C = conditional (requires Council approval)
 - Blank = prohibited
- Staff committed to sending a zoning fact sheet listing allowable uses to the board the next day.

❖ **Quarterly CRA Meetings**

- Chairman Stephens referenced an understanding that CRA meetings might occur quarterly to allow more frequent reporting of work plans.
- Staff clarified:
 - The quarterly meetings were not set in stone and cautioned against stating it as confirmed until the CRA Board decides.

❖ **Dredging Project Update - City Engineer Robert Tomasek**

Mr. Tomasek provided the following update on the upcoming dredging project.

- Reported schedule:
 - Project bid opening is on December 23, 2025.
 - Goal is to begin right after the first of the year with a target completion date of February 15, 2026 due to bird nesting season.
 - Potential disruptions to the area were noted.
- Placement details:
 - Permit requirements (FDEP and ACOE) require material to be placed back on the beach at Noriego Point.
 - Estimated volume: 13,000 cubic yards.
 - Material to be placed on the East Pass side, with reshaping of eroded coves.
 - Placement will stop at a fence line, indicating limits of placement.
- Staff stated updates could be provided at both Harbor CRA-AC and Harbor & Waterways meetings.

❖ **Next Meeting Date**

- The next meeting date: January 14, 2026.

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 5:50 PM.

John Stephens, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: January 14, 2026

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
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

DATE: January 7, 2025

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

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:** Pending Staff Review.
 - **Scope:** Construction of Phase II of the Harbor Walk Village and Emerald Grande.

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 Improvements 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:** In Procurement.
 - This project will provide a trail along the span of the CTC.

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

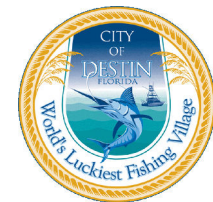
As the Development Projects and City Projects are under review, Staff will continue to provide updates to the Harbor CRA at their monthly meetings.

III. RECOMMENDATIONS:

IV. RECOMMENDED MOTION: Informational Item

Attachments:

1. City Projects December 2025
2. December Development Map



City Projects December 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.
- Emerald Coast Pkwy, Airport Road to Walton Co. Line Landscaping Project (FDOT).
- 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. - COMPLETE
14. Airport Road/Industrial Park Road Median Improvements.
15. Utility Undergrounding (Marler Bridge to Airport Road).
16. Channel Maintenance Dredging.
17. Tarpon Street Parking Lot Additions.
18. Mattie Kelly Park Drainage Outfall Project.
19. Morgan Sports Center batting cages. – COMPLETE
20. Pedestrian Improvements at Airport Rd. and Commons, Traffic Signal.
21. Dalton Threadgill Field Improvements.
22. Palms Street/US Hwy 98 Traffic Signal (FDOT).
23. Emerald Coast Pkwy, Airport Rd to Walton Co. Line, Landscaping Project (FDOT).

December 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 OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: January 14, 2026
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.B.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Daniel Butler, Principal Planner

FROM: Michael Burgess, Public Works Director

DATE: 01/08/2026

SUBJECT: Recommendation of Replacement Streetlight Fixture for Discontinued “Destin-Prague” Model, FPL Request

I. BACKGROUND: The City of Destin has in the past utilized the decorative “Destin-Prague” streetlight fixture as part of its corridor lighting (photo attached). Many of these fixtures were installed over 10 years ago and are no longer manufactured or supported by Florida Power & Light (FPL), the City’s contracted streetlighting provider. As a result, FPL is unable to replace or repair these fixtures with matching components when failures occur, leading to growing inconsistencies in the lighting system.

To identify a suitable replacement, staff reviewed FPL’s current offerings as presented in the attached FPL LED Lighting Solutions Catalog (attached). According to the catalog, the Teardrop fixture with Deep Skirt, used in combination with the #3 decorative bracket, is the closest available match to the discontinued Destin-Prague in both appearance and lighting performance.

Adopting a new fixture/bracket/pole installation requires the City to execute a new FPL Lighting Agreement. Execution of such agreements is the responsibility of the City Manager; however, as many of these fixtures are located within the Harbor CRA, input and recommendation of the preferred fixture is necessary prior to moving forward.

II. DISCUSSION: Because the discontinued Destin-Prague fixture can no longer be supported, the City must identify replacement fixture. The Teardrop fixture with Deep Skirt and the #3 decorative bracket provide the best balance of aesthetic continuity, performance, and compatibility with FPL’s LED program.

Key considerations include:

1. Aesthetic and Functional Compatibility

The Teardrop (Deep Skirt) fixture is visually similar to the Destin-Prague, supporting the City's existing streetscape character within commercial corridors, gateways, and pedestrian districts. The #3 decorative bracket replicates the architectural style used in past installations.

2. Long-Term Maintenance

Because the Destin-Prague fixture is no longer manufactured, future outages will result in either mismatched replacements or extended downtime. Selecting a supported fixture ensures that FPL can reliably replace failed units and maintain uniformity.

3. LED Efficiency and Performance

The cataloged Teardrop fixtures include modern, energy-efficient LED options, providing improved reliability, lower maintenance costs, and enhanced nighttime visibility.

4. Requirement for a New Lighting Agreement

A new FPL Lighting Agreement is required to transition to the replacement fixture. This agreement will:

- Specify the new fixture type
- Establish updated billing rates
- Clarify maintenance responsibilities and LED service terms

Staff seeks Council's selection of the replacement fixture, so the City Manager may execute the required agreement for the replacement of all existing Destin-Prague fixtures.

5. Council Input Prior to Administrative Action

Because streetlighting is both a public safety asset and a major visual component of the City's identity, staff is presenting the options to both CRAs for a recommendation.

A. Link to Strategic Goals / Objectives: I. Financially Sound City providing Service Excellence
II. Enhanced Quality of Life and Safety for Families
IV. Effective, Efficient, and Aesthetically Pleasing Infrastructure

B. Effect on Budget (EOB):

C. Level of Service (LOS): Selecting and standardizing a replacement fixture will:

- Ensure consistent illumination and improved nighttime safety
- Maintain uniform visual character in key areas of the City
- Reduce outages and ensure timely replacement through FPL's LED support
- Improve long-term energy efficiency and reliability
- Provide clear direction for future corridor or redevelopment lighting projects
- Allow the City Manager to execute the required agreement without delay

Without Council direction, inconsistencies between new and existing fixtures will increase, and failed fixtures may remain unreplaced.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: The Destin-Prague fixture is fully discontinued and cannot be supported by FPL. The Teardrop (Deep Skirt) fixture with the #3 decorative bracket, as shown in the attached FPL catalog, is the most appropriate replacement based on similarity, functionality, and maintainability.

The City must enter into a new FPL Lighting Agreement to make this transition, and Council direction is necessary in selecting the replacement fixture prior to execution by the City Manager.

IV. RECOMMENDED MOTION: I move to recommend the Teardrop (with Deep Skirt) streetlight fixture and #3 decorative bracket as the City's replacement for the discontinued Destin-Prague fixture in the Harbor CRA.

Attachments:

1. Destin Prague fixture photo
2. FPL LED Lighting Solutions Catalog





LED Lighting Solutions



Roadway Lighting | Area Lighting | Pendant Lighting | Post Top Lighting | Brackets, Bollards and Poles

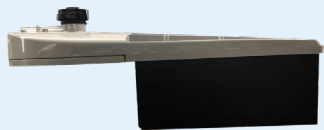
Safer. Smarter. More Vibrant Spaces.



FPL®

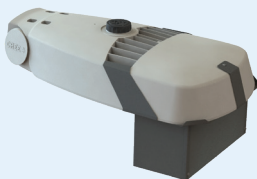
Roadway Lighting

Feel Safe, Drive Safe



Shield facing coastal line

Roadway – 5,000 Lumens
Turtle-friendly Amber



Shield facing coastal line

Roadway – 7,000 Lumens
Turtle-friendly Amber



Roadway – LED 5,000 Lumens
to 12,000 Lumens*

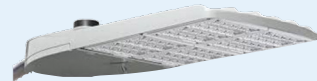


Roadway – LED 17,000
Lumens to 20,000 Lumens*



Roadway – LED 31,500 Lumens*











Available in
black or gray



Roadway – Modern*

**This is a non-representative image for the light.
Installations in the field may be different.*

ROADWAY LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier					
Roadway	5,000 LUMEN Turtle Friendly	 (Gray or Black) shield facing coastal line	6, 7, 10	1, 2, 7, 8	3	108/110	594nM (Amber)	5,408 (no shield)	B1-U0-G2	Upon Request	G5					
								2,927 (rear shield)								
								1,878 (front shield)								
Roadway	7,000 LUMEN Turtle Friendly	 (Gray) shield facing coastal line	6, 7, 10	1, 2, 7, 8	3	144/140	594nM (Amber)	7,280 (no shield)	B1-U0-G2	PL17871-001A RSWX9024& WITH_ NO SHIELDING AID FNRPT.IES PL17897-001A RSWX9024& W_ FRONT+SIDE SHIELD AID FNRPT.IES PL17871-003A RSWX9024& W_ BACK&SIDE SHIELD AID FNRPT.IES	J4					
								4,803 (rear shield)								
								2,936 (front shield)								
Roadway	5,000 LUMEN Roadway	 (Gray)	6, 7, 10	1, 2, 7, 8	3	42/40	3000K	5,000+	B1-U0-G1	Upon Request	C2					
							4000K	5,000+	B1-U0-G2		C2					
	7,500 LUMEN Roadway	 (Gray)				59/60	3000K	7,500+	B1-U0-G1		D2					
							4000K	7,500+	B1-U0-G2		D2					
	12,000 LUMEN Roadway	 (Gray)				93/90	3000K	12,000+	B2-U0-G3		F2					
							4000K	12,000+	B2-U0-G3		F2					
	17,000 LUMEN Roadway	 (Gray)				127/130	3000K	17,000+	B3-U0-G3		I2					
							4000K	17,000+	B2-U0-G3		I2					
	20,000 LUMEN Roadway	 (Gray)				161/160	3000K	20,000+	B3-U0-G4		K3					
							4000K	20,000+	B3-U0-G4		K3					
31,500 LUMEN Roadway	 (Gray)	263/260	3000K	31,500+	B3-U0-G5	Q3										
			4000K	31,500+	B3-U0-G5	Q3										
Roadway	Modern	 (Gray)	1, 6, 7, 9, 10	1, 2, 7, 8	4	121/120	3000K	16,427	B2-U0-G3	Upon Request	H3					
							4000K	17,125	B2-U0-G3		H3					
						186/190	3000K	24,937	B3-U0-G4		L3					
							4000K	25,839	B3-U0-G4		L3					
						264/260	3000K	32,450	B3-U0-G5		Q3					
							4000K	33,910	B3-U0-G5		Q3					
	 (Black)	6, 7, 10 2, 4, 8, 9*	1, 8 2, 7	1, 8 2, 7	4	121/120	4000K	17,125	B2-U0-G3	Upon Request	H3					
							186/190	4000K	25,839		B3-U0-G4	L3				
						264/260		4000K	33,910		B3-U0-G5	Q4				
							6, 7, 10 2, 4, 8, 9*	1, 8 2, 7	1, 8 2, 7		4	121/120	4000K	17,125	B2-U0-G3	Upon Request
						186/190							4000K	25,839	B3-U0-G4	
							264/260	4000K	33,910		B3-U0-G5	Q4				

Note: All roadway fixtures are grey unless otherwise noted



FPL®

Area Lighting

Inspiring Illumination



Area - Slipfitter*



Available in black
or bronze

Area - 7500 to 65000 Lumens



Flood - 15,000 Lumens*








Flood - 26,000 Lumens*



Flood - 48,000 Lumens*

**This is a non-representative image for the light.
Installations in the field may be different.*

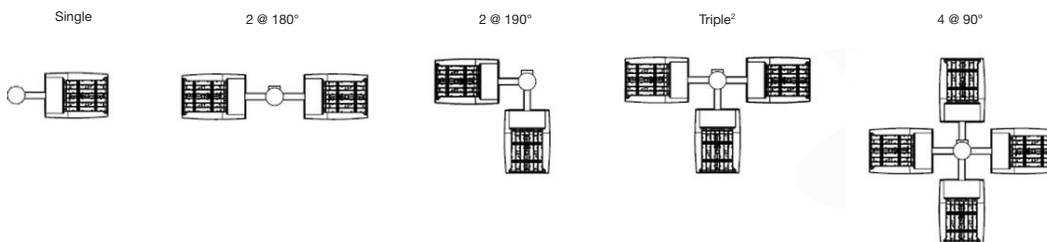
AREA LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Area Light	Slipfitter	 (Gray)	1, 6, 7, 9	1, 7	5	295/300	4000K	36,750	B5-U0-G4	Upon Request	S3
Area Light	7,500 Lumen Area	 (Black or Bronze)	1*, 2*, 4, 8*, 9	6 Single, Double @ 90 deg or 180 deg, Triple @ 90 deg, and Quad available	4	59/60	4000K	7,500+	B2-U0-G2	Upon Request	D3
	17,500 Lumen Area					127/130	4000K	17,500+	B3-U0-G3		I3
	30,000 Lumen Area					246/245	4000K	30,000+	B3-U0-G5		P4
	50,000 Lumen Area					449/450	4000K	50,000+	B4-U0-G4		BB5
	65,000 Lumen Area					560/560	4000K	65,000+	B5-U0-G5		EE5
Flood	15,000 Lumen Floodlight		6, 7	24" stand-off (2DS)	6x6	110/110	4000K	15,000+	N/A	Upon Request	G3
	26,000 Lumen Floodlight					195/195	4000K	26,000+	N/A		M3
	48,000 Lumen Floodlight					348/350	4000K	48,000+	N/A		V4

1* ONLY the 59/60 watt 7,500 lumen light can be installed on the 20' (13' MH) Type 1 pole
All can be installed on the 35' (27'6" MH) Type 1 pole

2* & 8* ONLY the 59/60 watt 7,500 lumen light can be installed on the 14'6" and 21' Type 2 & 8 poles.
All can be installed on the 33' (24' MH) Type 8 pole.

*Area configurations



Note: Glare (BUG) Ratings for UFLD are measured at 0° tilt.



FPL®

Pendant Lighting

Functional Can Be Beautiful



Holophane – Bern



Teardrop – With Deep Skirt



Teardrop

Turtle-friendly amber



Holophane – Bern



King – Harbor Side K366

PENDANT LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Holophane	Bern		3, 4, 6, 7	2, 3	3	58/60	4000K	7,609	B1-U0-G1	GBLF3_P30_40K_ASY_BK_RFD327869.ies	D10
		 (Turtle-friendly amber)	3, 4, 6, 7	2, 3	3	57/60	Amber	1,995 (no shield)	B1-U0-G0	Upon Request	D10
						1,434 (rear shield)					
				816 (front shield)							
Teardrop	Teardrop w/deep skirt	 (Black)	3, 4, 6, 7	2, 3	3	144/140	3000K	13,716	B2-U0-G1	Upon Request	J9
						144/140	4000K	13,969	B3-U0-G3		J9
						242/240	3000K	29,509	B3-U0-G2		O10
	Teardrop	 (Black)	3, 4, 6, 7	2, 3	3	144/140	3000K	17,516	B3-U2-G2	Upon Request	J9
						144/140	4000K	19,102	B2-U3-G4		J9
						242/240	3000K	29,509	B3-U0-G2		O9
King	Harbor Side K366		3, 4, 6, 7	2, 3	3	50/50	3000K	5,646	B2-U2-G2	0366PP4AC3X05030XXE(1).IES	D8
						90/90	3000K	9,291	B2-U3-G2	0366PP4AC3X09030XXE(1).IES	F8



FPL®

Post Top Lighting

Making a Great First Impression



AEL – Contemporary
(Contempo)



Cooper – Arbor



Cooper – Mesa



Current – EPTC



**Post Top – Traditional Without/
Side Panels**



**Post Top – Traditional W/Side
Panels**



Available in black
or green

Post Top – Acorn






King – Victorian (No Lens)



King – Vizcaya (No Lens)

POST TOP LIGHTING (Page 1 of 2)

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
AEL	Contemporary (Contempo)	 (Gray)	1 (20'), 2, 8	NA	3	38/40	3000K	3,358	B1-U3-G2	245L_P30_XX_30K_R3_RNA_FPD95.ies	C2
						72/70	3000K	6,385	B2-U3-G2	245L_P55_XX_30K_R3_RNA_FPD95_SPECIAL.ies	E3
						38/40	4000K	3,615	B1-U3-G2	245L_P30_XX_40K_R3_RNA_FPD95.ies	C2
						72/70	4000K	6,874	B2-U3-G2	245L_P55_XX_40K_R3_RNA_FPD95_SPECIAL.ies	E3
Cooper	Arbor		1 (20'), 2**, 5, 8	NA or 4,5	3	48	3000K	4,173	B1-U0-G2	ARB-B2-LED-D1-T3-7030	D6
						48	4000K	4,534	B1-U0-G2	ARB-B2-LED-D1-T3-7040	D6
						99	3000K	7,779	B2-U0-G3	ARB-B3-LED-D1-T3-7030	G6
						99	4000K	8,451	B2-U0-G3	ARB-B3-LED-D1-T3-7040	G6
	Mesa	 (Black)	1 (20'), 2**, 5, 8, 9	NA or 4,5	3	75/80	4000K	9,017	B2-U0-G2	PMMSA2A740UT3-75W	E5
						150/150	4000K	17,958	B3-U0-G3	PMMSA4A740UT3-150W	J6
						5	258	4000K	28,336	B5 U0 G4	PMMSA4D740U5WQ-258W
Current	EPTC	 (Black)	1 (20'), 2, 8	NA or 4,5	3	65/70	4000K	7,300	B3-U0-G1	EPTC02_07B40____.ies	E4
Post Top	Traditional No Side Panels	 (Black)	1 (20'), 2, 8	NA or 4,5	3	39/40	3000K	4,300	B1-U0-G2	Upon Request	C3
						39/40	4000K	4,500	B1-U0-G2		C3
						73/70	3000K	7,650	B2-U0-G2		E3
						73/70	4000K	7,970	B2-U0-G2		E3
	Traditional W/Side Panels	 (Black)	1 (20'), 2, 8	NA or 4,5	3	39/40	3000K	3,840	B1-U3-G3	Upon Request	C3
						39/40	4000K	4,000	B1-U3-G3		C3
						73/70	3000K	7,010	B2-U4-G3		E3
						73/70	4000K	7,300	B2-U4-G3		E3

*Also available in double bracket configuration

**New construction only

POST TOP LIGHTING (Page 2 of 2)

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Post Top	Acorn	 Black/Black	1, 5, 2, 8*	NA or 4,5	3	39/40	3000K	5,190	B2-U4-G5	Upon Request	C5
						39/40	4000K	5,286	B2-U4-G5		C5
						60/60	3000K	7,811	B2-U4-G5		E5
						60/60	4000K	7,956	B2-U4-G5		E5
	Acorn	 Green/Green	1, 5	NA or 4	3	39/40	3000K	5,190	B2-U4-G5	Upon Request	C5
						60/60	3000K	7,811	B2-U4-G5		E5
King	Victorian (No lens)		1, 2, 5, 8	NA	3	60	3000K	4,598	B1-U0-G1	0056TP4NL3X06030XXE.ies	E6
						100	3000K	6,731	B2-U0-G2	0056TP4NL3X10030XXE.ies	G6
	Vizcaya (No lens)		1, 2, 5, 8	N/A or 4, 5	3	40	3000K	4,190	B1-U0-G1	0100WP4NG3X04030XXE.ies	C5
						60	3000K	5,986	B2-U0-G2	0100WP4NG3X06030XXE.ies	E5

*Also available in double bracket configuration

**New construction only



FPL®

Bollards

Illuminate pathways and landscapes

Bollards

1	Manufacturer	
	Stresscrete	
	Style	
	Concrete Lighted Bollard	
	Type	
	Standard Walkway	
	Color Temp	
	3000k	
	Lumens	
	1602	



FPL®

Bracket and Poles

Discover a New Road to Efficiency

BRACKETS



1

Roadway Style

2', 4', 6', 8', 10', 12'
Side Mounted

Color

Natural or Black



2

Roadway Style

4', 6', 8'
Tenon Mounted

Color

Natural or Black



3

Decorative Style

6' Single or Dual
Tenon Mounted

Color

Black



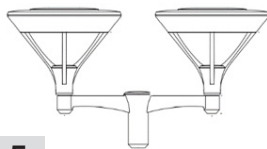
4

Decorative Style

Dual
Tenon Mounted

Color

Black or Green



5

Decorative Style

Dual
Tenon Mounted

Color

Black



6

Area Light Style

Bolt-on Adapter
Tenon Mounted

Color

Black or Bronze



7

Area Light Style

Spoke
Tenon Mounted

Color

Black, Bronze or Gray



8

Roadway Style

Single
Clamp Mounted

Color

Natural or Black

For pole #10 only

For pole #4 only

POLES

Standard Concrete



1

Tenon Mount
20' (13' MH)
35' (27'6" MH)

Standard Black Fiberglass



2

Tenon Mount
14' (10' MH)
21' (15'6" MH)

Black Washington Concrete



3

Tenon Mount
23' (16' MH)

Black Octagonal Concrete



4

Tenon Mount
37' (30' MH)

Black or Green Washington Concrete



5

Tenon Mount
18.5' (14'6" MH)

Standard Wood



6

Side Mount
35' (29' MH)
40' (33'6" MH)
45' (38" MH)

Standard Concrete



7

Side Mount
30' (22'6" MH)
35' (27'6" MH)
40' (30" MH)
45' (35' MH)

Black Tapered Concrete



8

Tenon Mount
14'6" (10' MH)
21' (15'6" MH)
33' (24' MH)

Grey or Black Round Concrete Pole on Concrete Base
(Non-roadway Only)



9

Tenon Mount
22' pole
25' MH

Unfinished Round Tapered Concrete



10

Side Mount
28' pole
35' MH
(For use with bracket 8 only)

Smart Pole Concrete



11

Side Mount
49' & 43'

*MH = Approximate Mounting Height

Destin Harbor Community Redevelopment Agency Committee



2025 Annual Report

Submitted,

February, 2026

John Stephens
Chairman, Harbor CRA Committee

Lance Johnson
Vice Chairman, Harbor CRA Committee

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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 (2nd) Wednesday of every month at 5:30pm.

2. Meeting Location

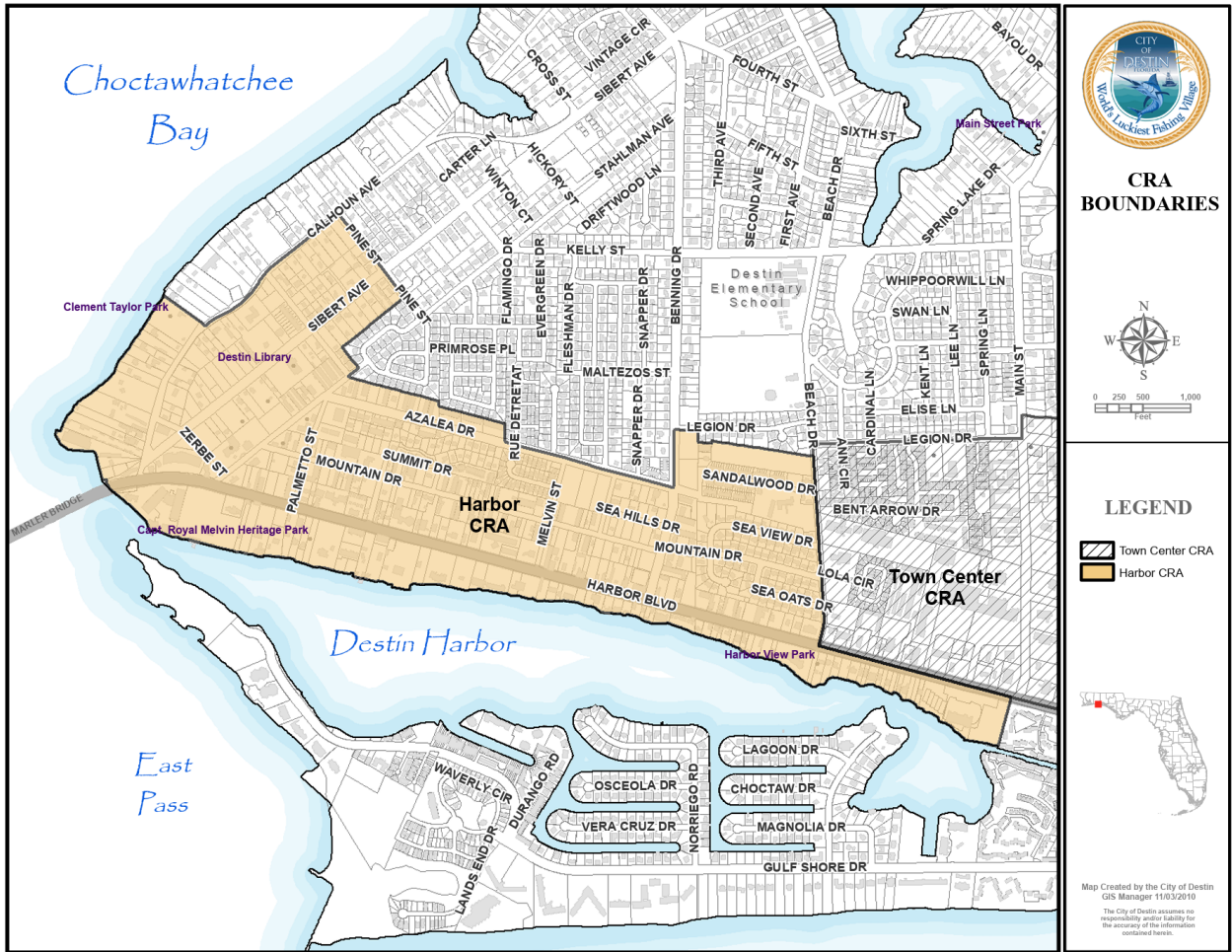
Destin City Hall Annex

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:	Committee Passed	Council status
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	April 9, 2025	Johnson	Howard	4-0	

project as a priority, instead of continuing east.					
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	N/A
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	(August 18, 2025 decision makes this not applicable)
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	

<p>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.</p> <p>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</p>	July 9, 2025	Green	Jones	5-1 (Stephens Dissenting)	Denied on August 18,2025
<p>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</p>	July 9, 2025	Stephens	Johnson	6-0	
<p>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</p>	July 9, 2025	Green	Stephens	6-0	Approved on August 18,2025
<p>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</p>	July 9, 2025	Green	Johnson	6-0	Denied, but agreed to see how they can give us funds

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.					on August 18,2025
Motion to approve the 2024 Harbor CRA Advisory Committee Annual Report.	August 13, 2025	Stephens	Green	5-0	
Motion 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.	August 13, 2025	Green	Stephens	5-0	
Motion 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.	September 10, 2025	Stephens	Paulino	4-0	Directed City Manager to coordinate with Capt. Fulghum October 7, 2025
Motion 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.	September 10, 2025	Stephens	Tadlock	4-0	N/A

Motion by Committee member Jones, seconded by Committee member Johnson, to nominate Committee member Tadlock and Chairman Stephens to the Destin Bridge Committee passed 4-0.	November 12, 2025	Jones	Johnson	4-0	Approved by CRA Board/City Council
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10. 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

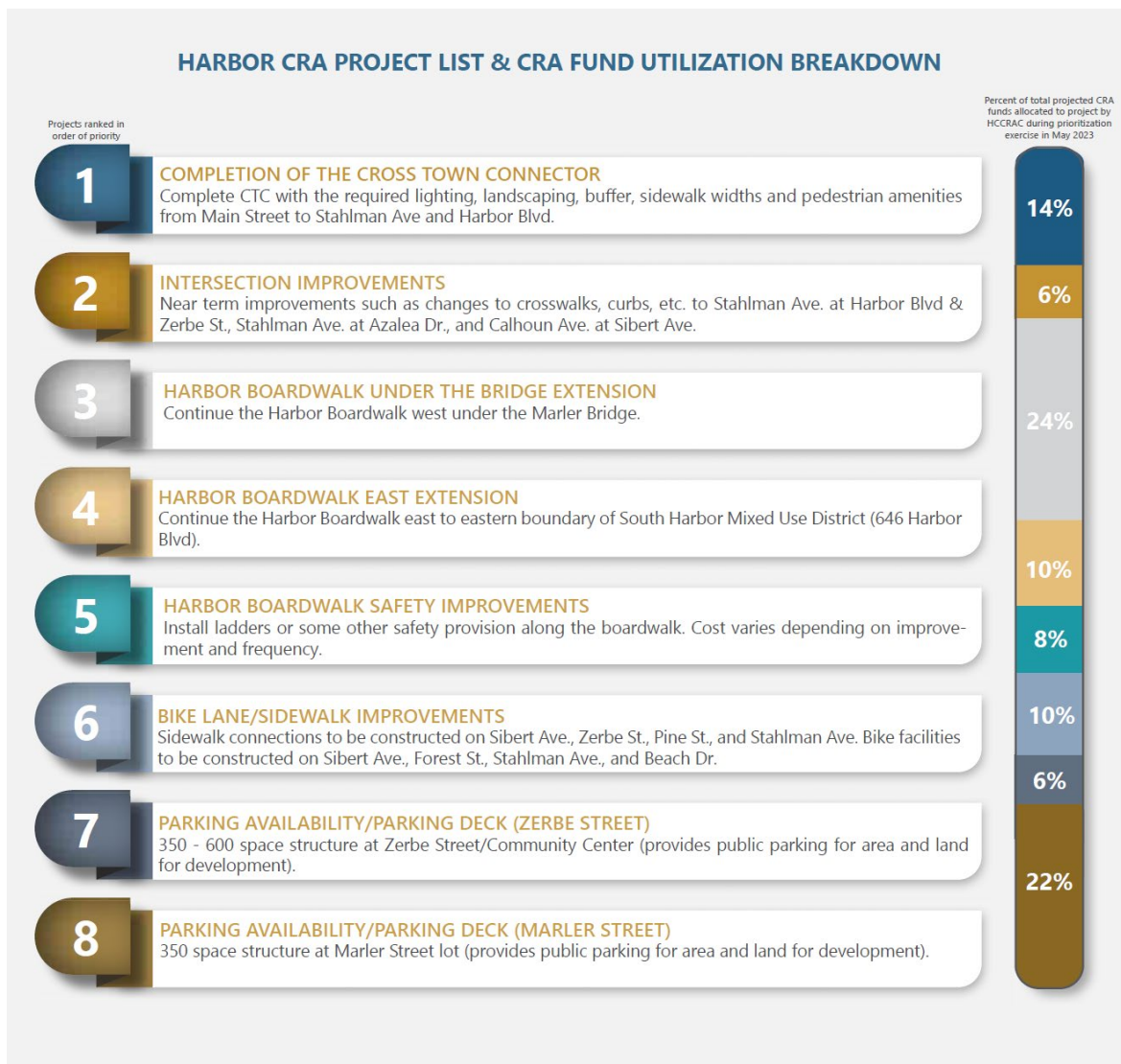
Meeting Date	Attended	Not Attended
January	No Meeting	No Meeting
February 12, 2025	Stephens, Johnson, Green, Jones, Tadlock	2 Vacant
March, 12, 2025	Stephens, Johnson, Jones, Tadlock	Green, 2 Vacant
April 9, 2025	Stephens, Johnson, Green, Howard, Tadlock	Jones, 1 Vacant
May 14, 2025	Stephens, Johnson,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

11. 2025 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:

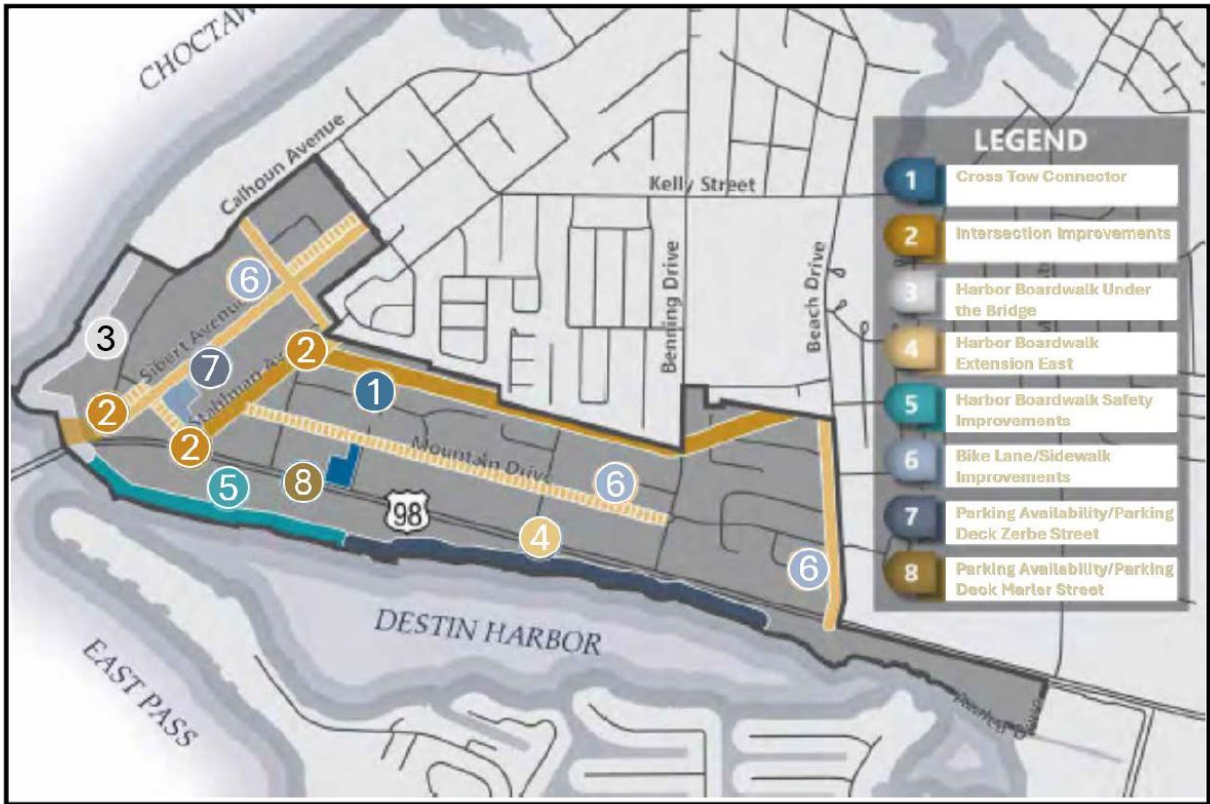
Councilmember Bagby made a motion to approve Resolution 25-14 and the Harbor CRA Master Plan, as presented, seconded by Councilmember Trammell. Motion passed 6-0.




12. **2025 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



13. 2025 Harbor CRA Forecasted Revenue

 CITY OF DESTIN FLORIDA Harbor CRA Forecasted Revenue											
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
CRA REVENUE	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
OPERATING BUDGET	(121,761)	(9,100,000) ¹	(89,980)	(92,490)	(95,090)	(97,760)	(100,500)	(103,340)	(106,250)	(109,250)	(112,330)
TOTAL DEBT TRANSFER	(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)
TOTAL BALANCE	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	
CRA REVENUE	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	
OPERATING BUDGET	(115,530)	(118,810)	(122,190)	(125,680)	(129,270)	(132,960)	(136,770)	(140,690)	(144,730)	(3,745,885) ²	
TOTAL DEBT TRANSFER	(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)	
TOTAL BALANCE	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	

14. Work Plans

Work Plan Title	Work Plan Creator	Approved by Committee	Other committee review completed	Council Status
Breakwater/Snorkeling location & Oyster Gardening	Stephens	May 2025	Yes	
Implement Christmas Lighting/Decorations/ Events	Stephens	May 2025	Yes	
Camera Systems	Stephens	May 2025	Yes	
Destin Harbor Mooring Field	Stephens	July 2025	PW/PS on Oct 14	



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	
Department of Environmental Protection Pre-application Meeting to confirm permit type for Clement Taylor Park.	John Stephens, CBA, DEP, Destin staff, Okaloosa County Coastal Resources	2025	
Army Corp of Engineers Pre-application Meeting for Clement Taylor Park	John Stephens, CBA, ACE, Destin staff, Okaloosa County Coastal Resources	2025	
Okaloosa County Pre-application Meeting for Clement Taylor Park	John Stephens, CBA, Okaloosa County Coastal	2025	

	Resources, Destin staff		
Site visit & combined Seagrass Survey during the growing season	John Stephens, CBA, DEP, ACE, Destin staff, Okaloosa County Coastal Resources	2025	
Identify city docks/piers for oyster farms	Harbor & Waterways Board	2025	
Identify current Oyster Gardeners with CBA that are in Destin.	John Stephens/ CBA	2025	
Recommend if using Modular Units or Limestone Rocks	??	2025	
Present concept design/plan to Destin Council & seek approval. Have Council decide on Modular Units or Limestone Rocks	Harbor & Waterways Board, Destin Council	Q4 of 2025/ Q1 of 2026	
If Council approves, then get Council to direct City engineer to design engineered drawings (or hire Coastal Engineer)	City Planner/ Engineer	Q1 of 2026	
Apply for Permits (8-18 months)	Planning, DEP, ACE	Q1 of 2026	
Figure out Costs	??	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, CBA (in conjunction with Force Blue)	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.
 - 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.
- **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

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:

Internal	External
● City Planning	● Choctawhatchee Basin Alliance (CBA)
● City Engineer	● Destin High School Students - Volunteer hours
● Harbor & Waterways Board	● Okaloosa County Coastal Resources
● Harbor CRA Committee	● Force Blue (former Navy Seals that help CBA)
● Parks & Rec Committee	● Local Business that have access to docks
● City of Destin Public Information Officer	● Property Owners that have access to docks
● City of Destin Grants Manager	● Army Corp of Engineers
● Council	● Department of Environmental Protection
●	● Volunteers, such as Oyster Gardeners
	● Coastal Engineer (if needed)
	● Destin High School (they have a artificial reef program)

Process Owner:

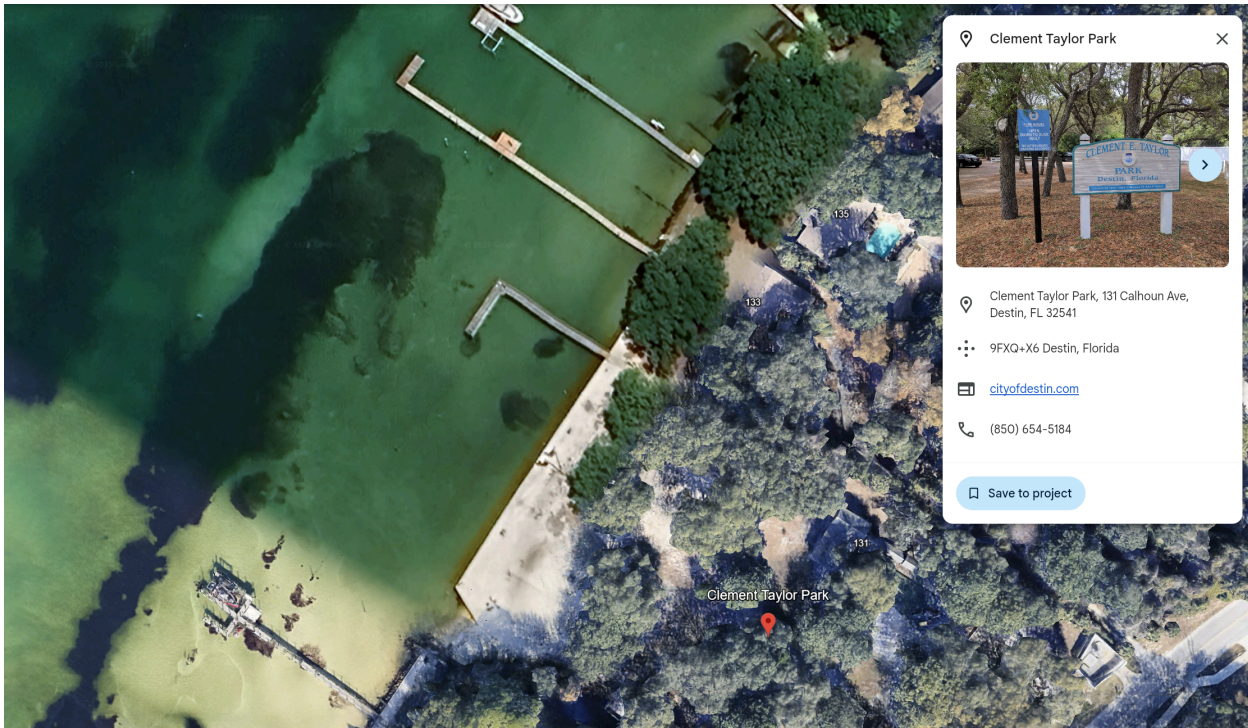
John Stephens

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:

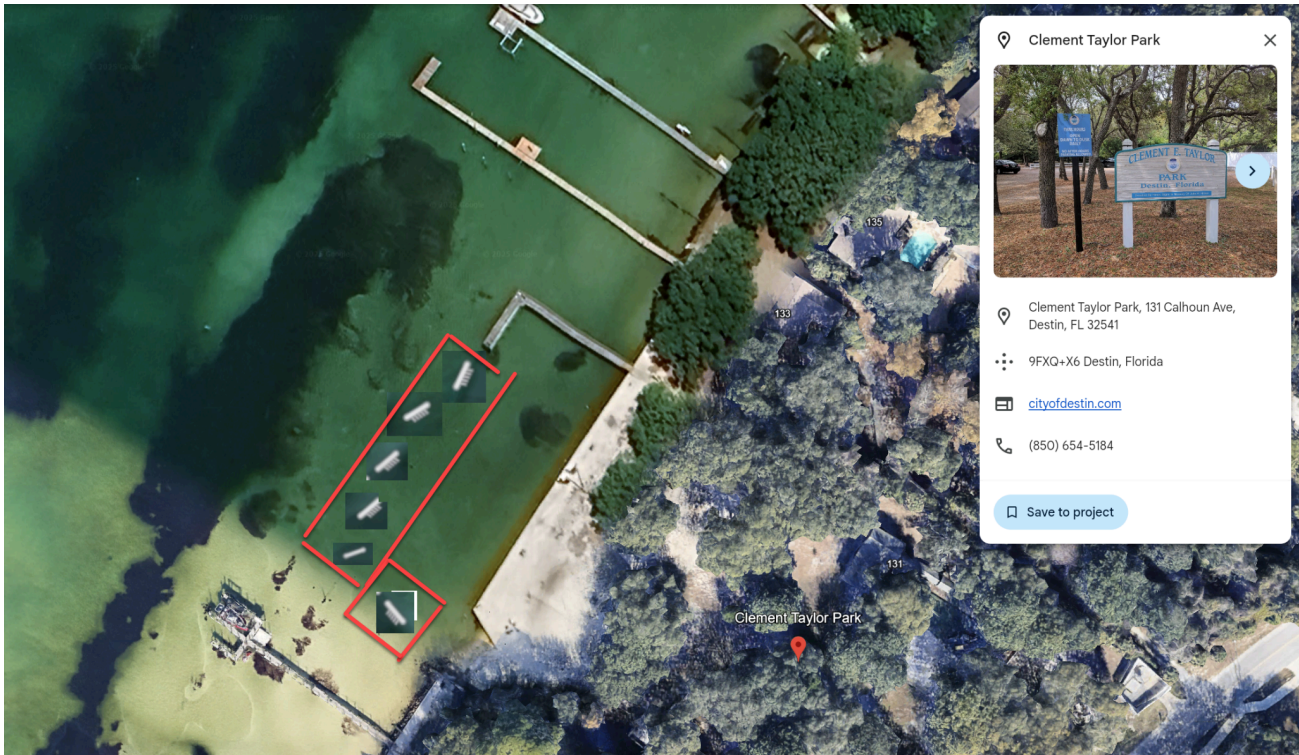


View of Clement Taylor Park:



Concept Breakwater Limestone at Clement Taylor Park:

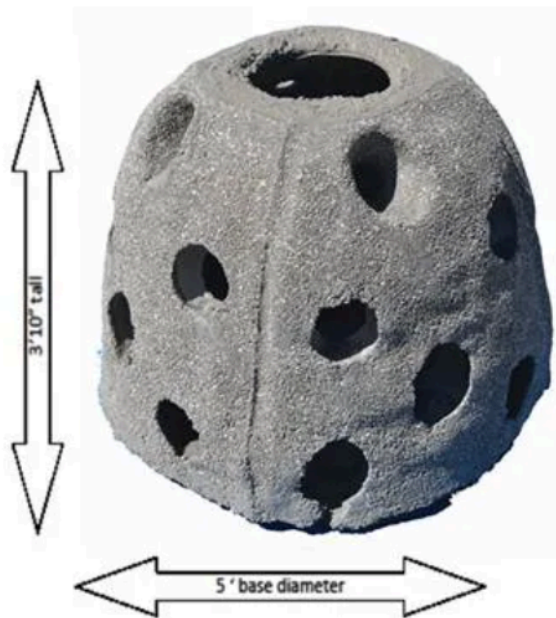
1. Breakwater/living shoreline must be at least 3ft away from seagrass



There are 2 methods. Modular Units or Rock mound Breakwaters

1. Modular Units

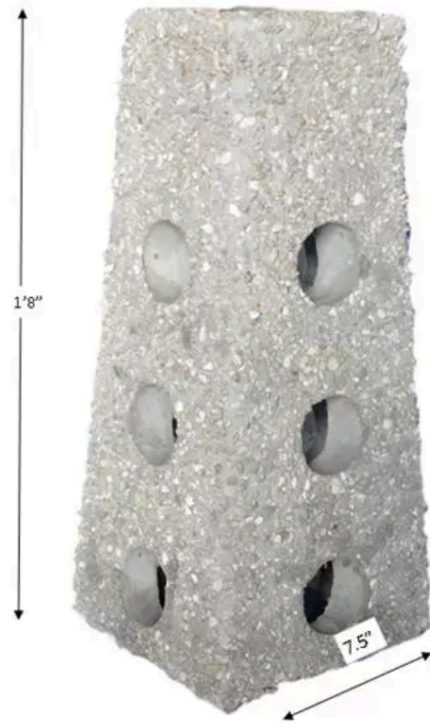
1. <https://reefinnovations.com/>
2. A modular reef ball is an artificial reef structure designed to mimic natural coral reefs and provide habitats for marine organisms. Reef balls are made of a specially designed, pH-neutral concrete that is environmentally safe. Our reef balls come in various shapes 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

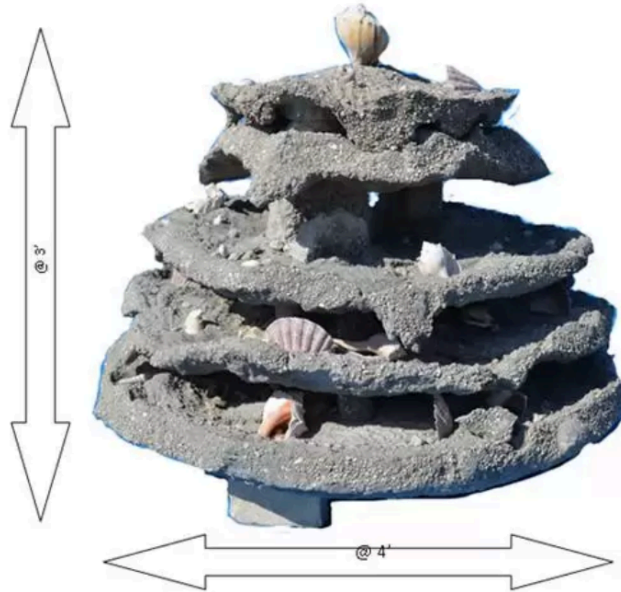


- The Internal Juvenile habitat is a module designed as an addition to our Reef Balls.
- Adding 1 or more inside a Reef Ball can provide additional surface area and small connecting holes.
- aggregated exposed outside surface texture
- Height 1'8"
- Width at the base 7 1/2"
- Base is 7 1/2" square
-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

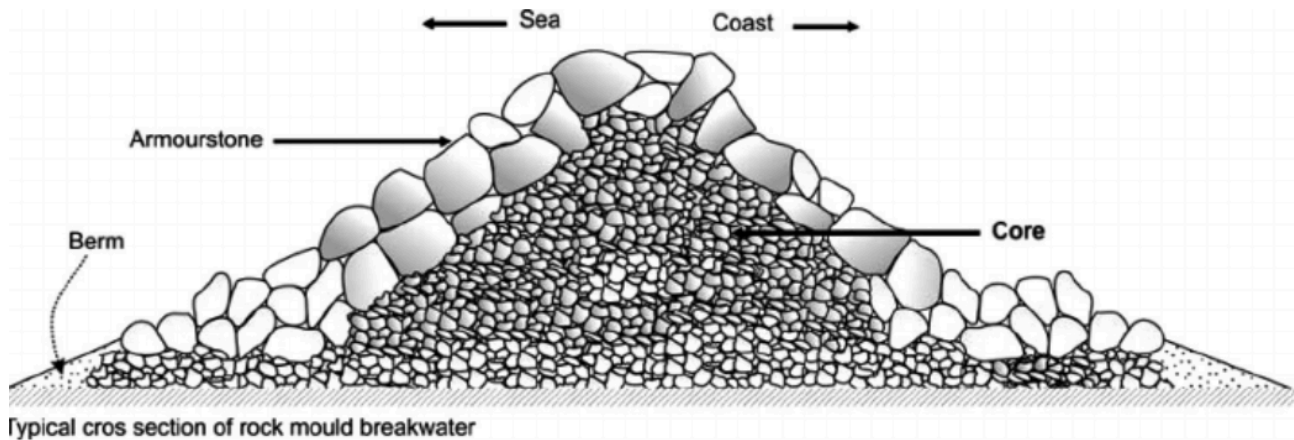
2. Natrx has other types of modular units

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:

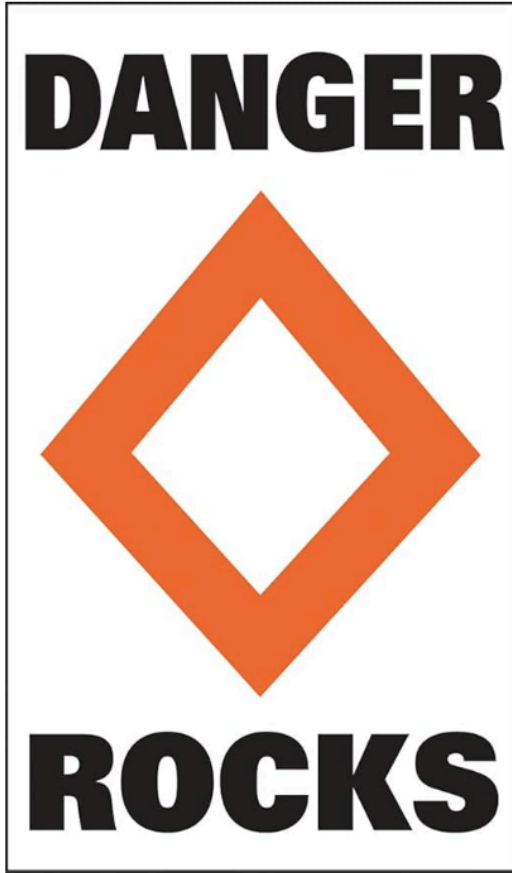
1. TDC
2. FWC Florida Artificial Reef Program
 - a. Deadline is March of each year
 - b. Website: <https://myfwc.com/fishing/saltwater/artificial-reefs/>
3. NOAA
 - a. \$100 million in funding for transformational projects that restore coastal habitat and strengthen community resilience
 - b. Deadline 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 Fund:
 - i. Website: <https://www.nfwf.org/gulf-environmental-benefit-fund>
- 5. **Corporate & Foundation Partnerships**
 - a. Engage companies in eco-tourism, seafood, water sports, DWU, FPL, High Speed Internet Provides for sponsorship opportunities.
- 6. Explore community-driven funding initiatives, such as the **Friends of Destin Parks**
- 7. Explore environmental conservative funding initiatives, such as **Force Blue**
- 8. 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/>

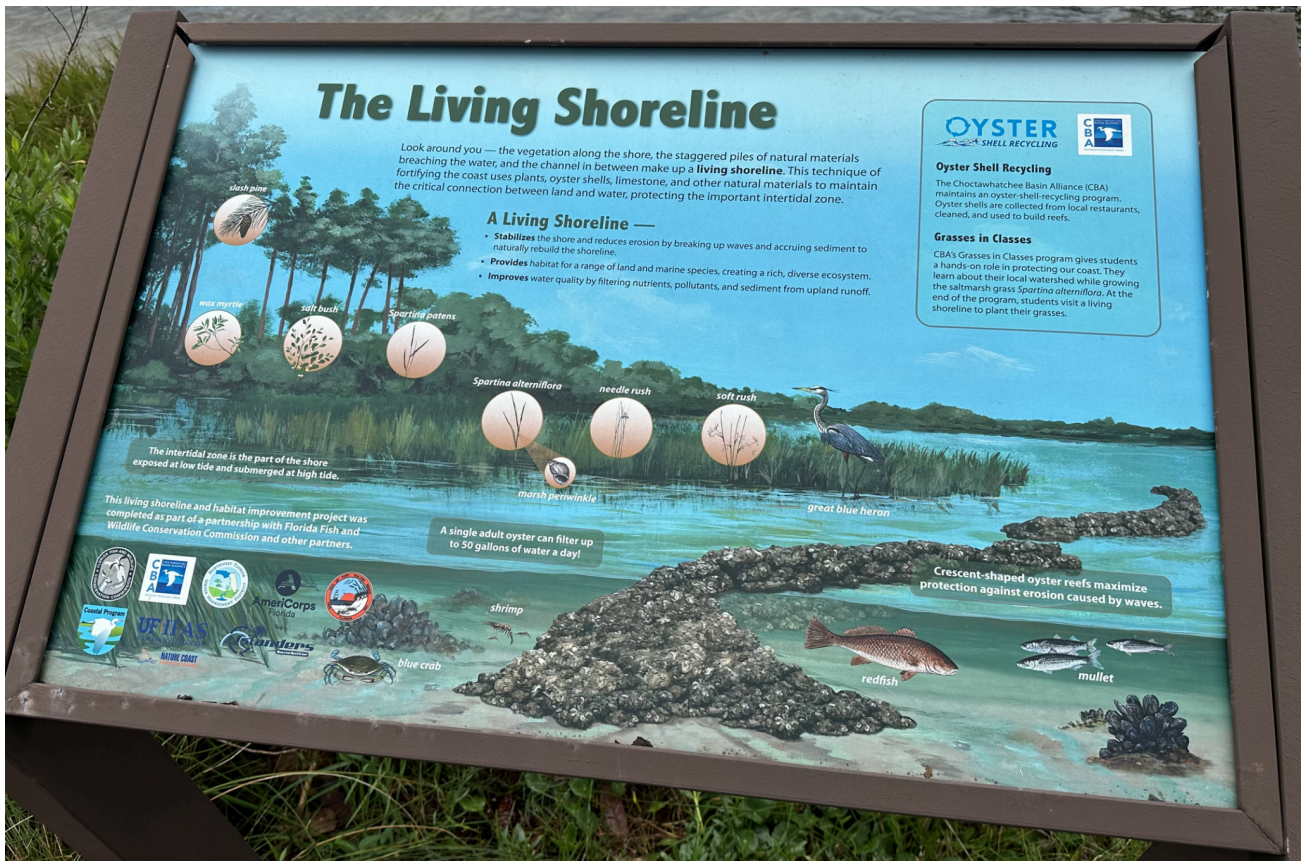
Concept Snorkeling Area Signage:



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



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.flseagrants.org/wp-content/uploads/2022/07/Aquaculture_Infographic_oystergardening_2.jpg

UF/IFAS **Sea Grant**

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.

When the youngsters grow large enough in 6 to 9 months, they are transplanted into special areas where they can make new oyster reef.

Restoring oyster reefs to their historical prominence in coastal bays and estuaries is considered essential to the recovery of coastal ecosystems.

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. Oyster Gardening Information:

a. Volunteers must

i. get training

1.

ii. fill out [form for FWC Special Activities License](#)

b. Need a way to store volunteer name, cell phone, & email for updates

c. Volunteers must “Move you Mollusks” on a certain date TBD

i. coordinate with Tucker Reynolds with CBA

1. Office: 850-200-4175

2. Reynol59@nwfsc.edu



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	
Figure out if we are we allowed to put Christmas Tree on barge in Norriego Point		June 2025	

Figure out costs for Christmas Tree on Norriego Point or Floating Barge		June 2025	
Identify power on medians. If no power, then it'll have to non powered decorations		June 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	June 2025	
Estimate costs and vendors for lighting + installation	Vendor, Parks & Rec Committee, Harbor CRA	July 225	
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	
Present to City Council,	Council, Harbor CRA	September 2025	
Begin Installation	Parks & Rec staff, vendor?	November 2025	
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.

Stakeholders:

Internal	External
· Harbor CRA	· Installation Vendor?
· Public Works?	· Harbor CRA Property Owners
· Parks & Rec	· Harbor Business Owners/vendors
· Major'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.

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]

City of Destin

Camera Systems in Destin 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:

Task	Resource Needs (persons/organization)	Target Completion Date	Done
Present to Harbor CRA	John Stephens	May 2025	X
Present to Public Works & Public Safety Committee, pending approval of Harbor CRA	John Stephens	May/June 2025	X
Installation of Camera at Captain Royal Melvin Park. City IT is planning on installing 2. 1 view on Transient Boat Slips	City IT, APT	2025	
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 288/302 City Transient Boat Slips	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

Process Owner:

John Stephens

FUNDING/GRANT INFORMATION:

- Funded through the City’s FY-2025 public safety allocation.
- Destin Parks Foundation

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.



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:

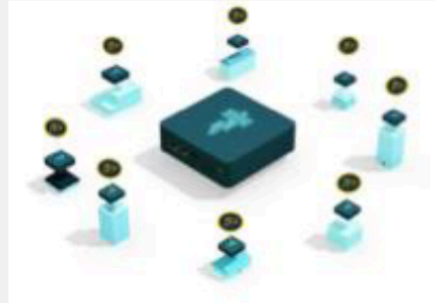


fususCONNECT

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



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.

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							Done
		2025	2026	2027	2028	2029	2030	2031	
Presented Mooring Field PowerPoint slide to Council on May 6, 2024. <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> 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. </div>									X
Presented on August 28, 2024 to Harbor Capacity Steering	John Stephens/ HCSC								X

<u>Committee</u>									
Present Mooring Field Workplan to Harbor CRA	John Stephens/ Harbor CRA	X							
Present Mooring Field Workplan to Harbor & Waterways	John Stephens /Harbor & Waterways	X							
Present Mooring Field Workplan to Public Works & Public Safety	John Stephens /Public Works	X							
Present Mooring Field Workplan to Parks & Rec Committee	John Stephens / Parks & Rec	X							
Department of Environmental Protection Pre-application Meeting	Harbor CRA member/ FDEP, Destin staff		X						
Army Corp of Engineers Pre-application Meeting	Harbor CRA member/ USACOE, Destin staff		X						
US Coast Guard Pre-application Meeting	Harbor CRA member/ USCG, Destin staff		X						
FWC Pre-application Meeting	Harbor CRA member/ FWC, Destin staff		X						
Okaloosa County Pre-application Meeting	Harbor CRA member/ Okaloosa County, Destin staff		X						
Site visit & combined Seagrass Survey during the growing season	Harbor CRA member, CBA, DEP, ACE, Destin staff		X						
Pump out Boat & Pump Out Station research/report	Harbor CRA, Planning, DWU		X						
Present concept design/plan to Destin Council & seek approval	Harbor CRA/ Council		X						
Council needs to give direction of Pump out Boats, Pump out station, or both	Council		X						
Host public input workshop #1	City Planner, Harbor CRA, Public		X						
Hire Coastal Engineering Consultant for Mooring Field Study	City Manager, Coastal Engineer		X						
Review Mooring Field Study, once completed	Coastal Engineer, Harbor CRA, Council			X					
Host public input workshops #2	City Planner, Harbor CRA, Public			X					
Review Mooring Field Study	Harbor CRA, Council, Attorney			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,			X					

	USACOE, FWC, USCG, Okaloosa County								
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				
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 station or 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

Pubic 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 discourage 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 Officer	

- 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

Process Owner:

John Stephens

City of Destin - Harbor CRA, in coordination with Planning, Parks & Rec, & Public Works

FUNDING/GRANT INFORMATION:

- [America Rescue Plan](#) - to study idea (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 that want to utilize marina/mooring balls
 - \$15/day

Decisions to Make:

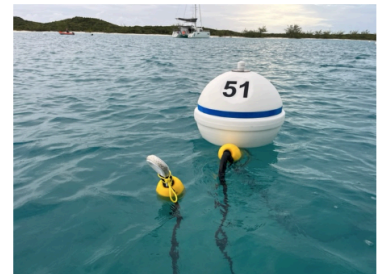
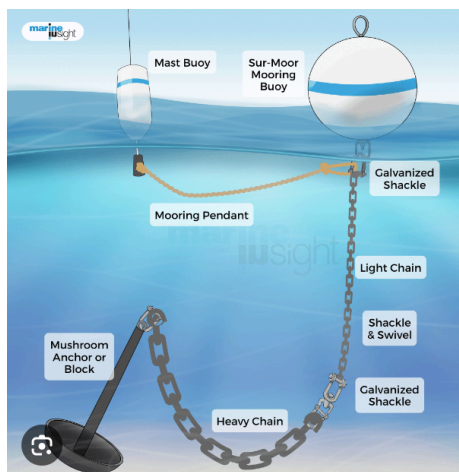
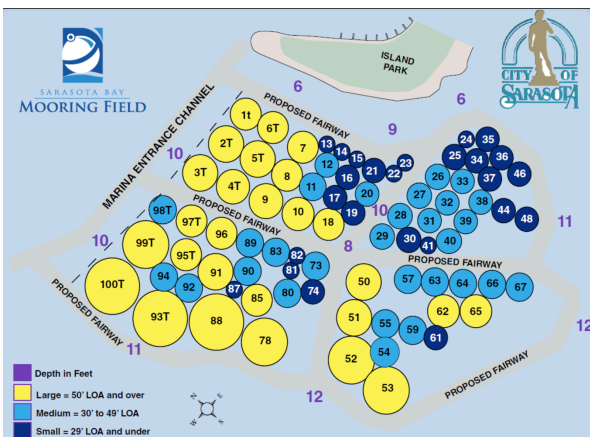
- Decide location of Mooring Field
- Decide how many Mooring Balls to start off with. Recommend a low number such as 5, with the ability to expand.
- Recommend that Harbor CRA or Harbor & Waterways Board be the advisory board to the Mooring Field/Transient docks/Harbor Master
 - Figure out funding mechanisms 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
 - 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:

- 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

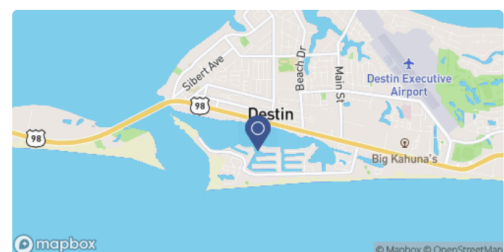
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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

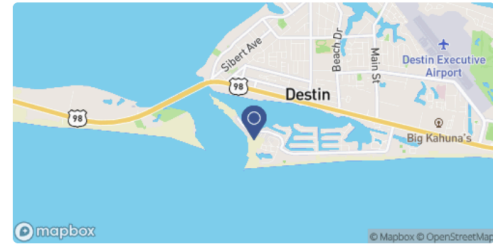
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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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.



4 Boater Reviews

[Back to the Waterway Explorer](#)



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Joes 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

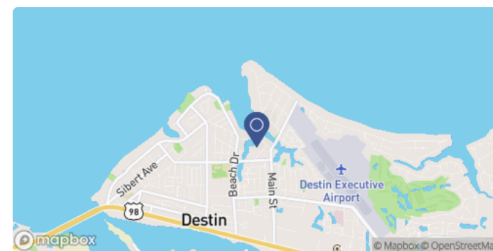
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3. Within 100 feet outward from the marked boundary of a public mooring field or a lesser distance if approved by the commission upon request of a local government within which the mooring field is located. The commission may adopt rules to implement this subparagraph.



1 Boater Review

[Back to the Waterway Explorer](#)

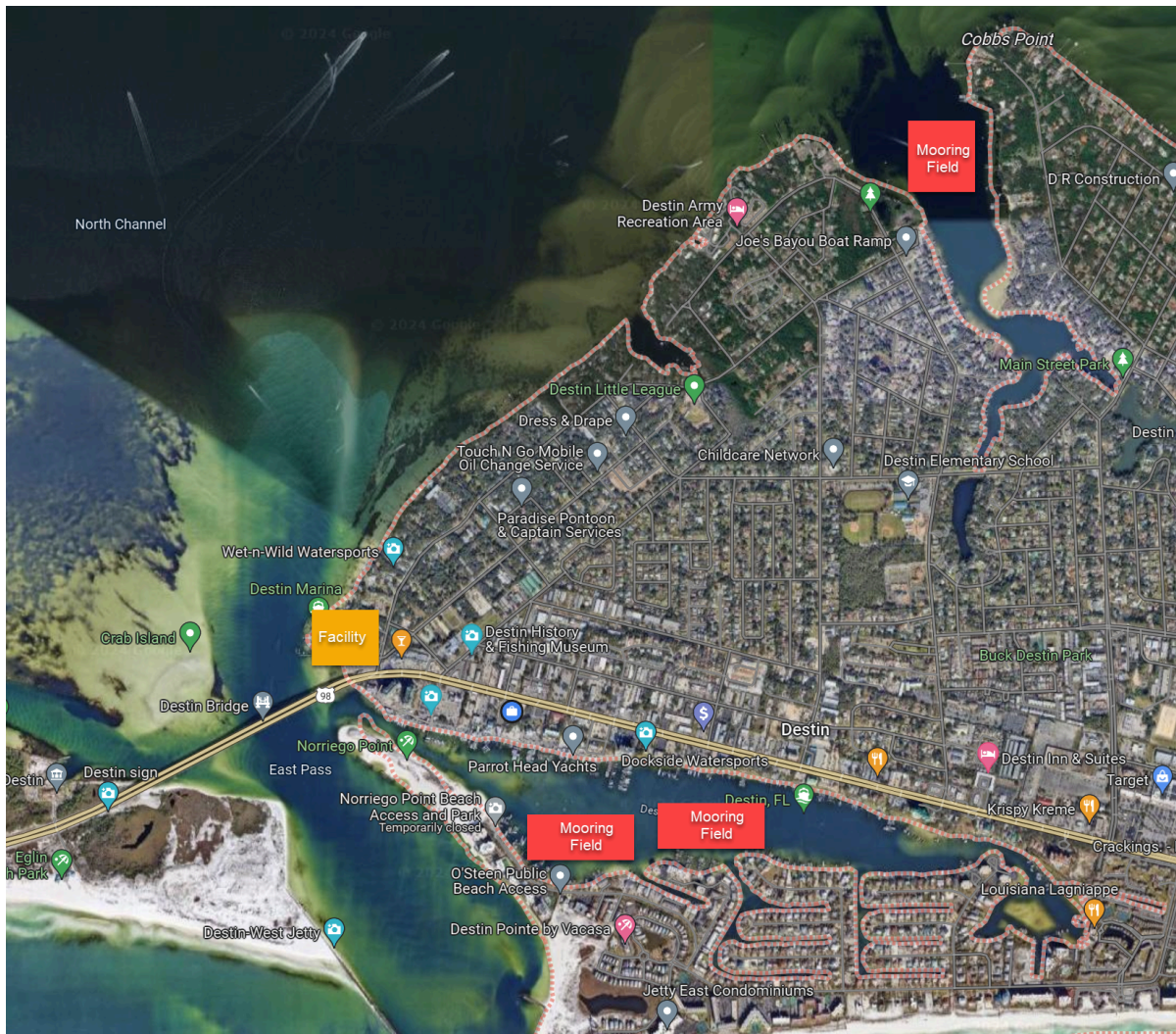


[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

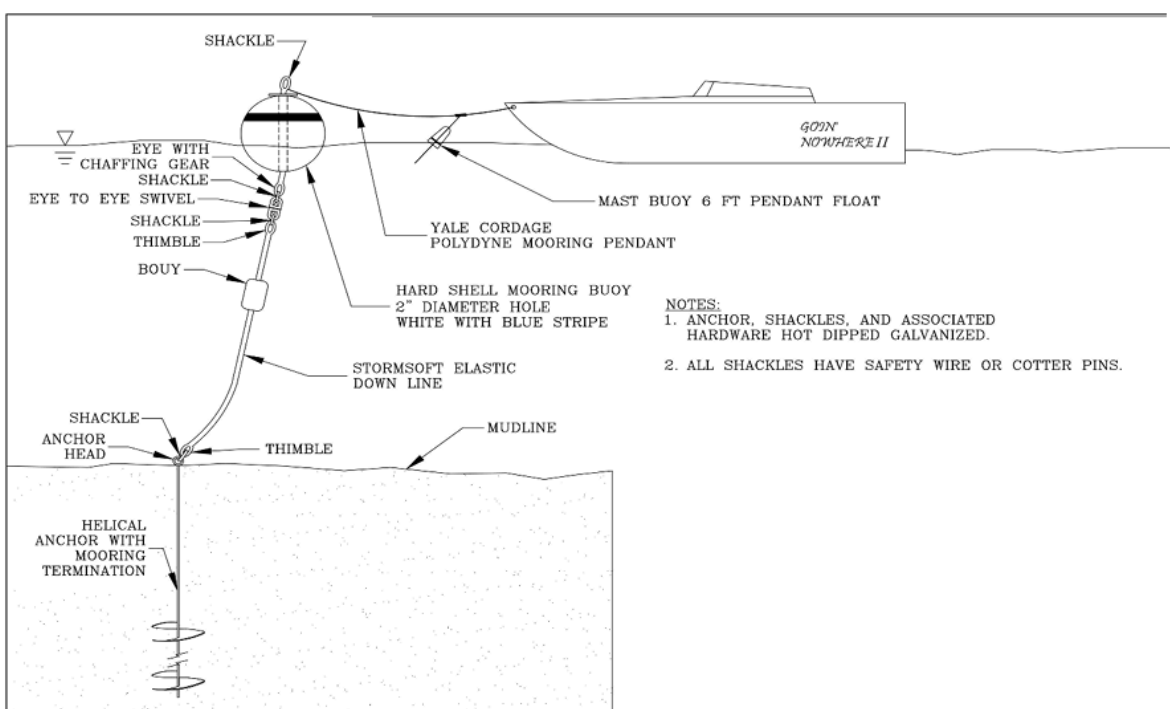
Potential Mooring Field locations: (Not confirmed, just based on free harbor locations)



- 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, 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):
 - Refer to these documents for potential ideas for 1 Harbor Blvd.:

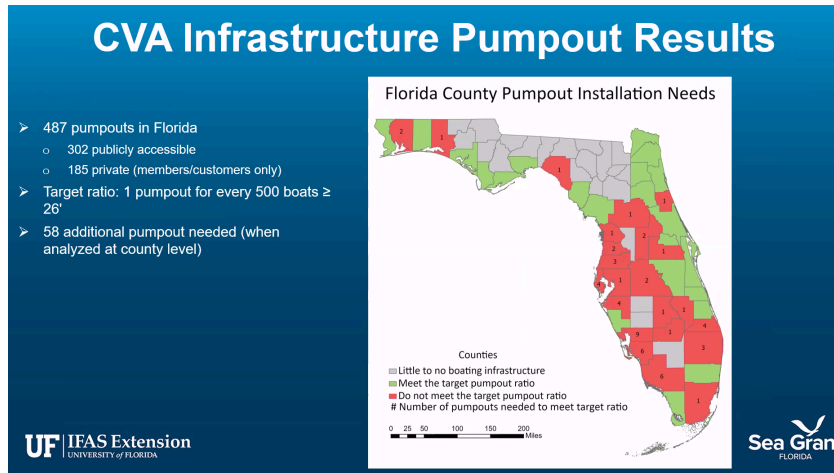
- https://docs.google.com/presentation/d/17SJMklxeGqiFYjYRT_9yo568t1VJ30Rr/edit?usp=drive_link&oid=105404369919663588836&rtpof=true&sd=true
- https://docs.google.com/document/d/1aQ21z0xQ1AYnx04QTOenEu38c2zq_J_qprldQ22ReY/edit?usp=sharing
- Harbormaster:
 - Manages mooring field operator
 - Ensure proper 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



- Additional recommendations at 1 Harbor Blvd:
 - 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
- 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



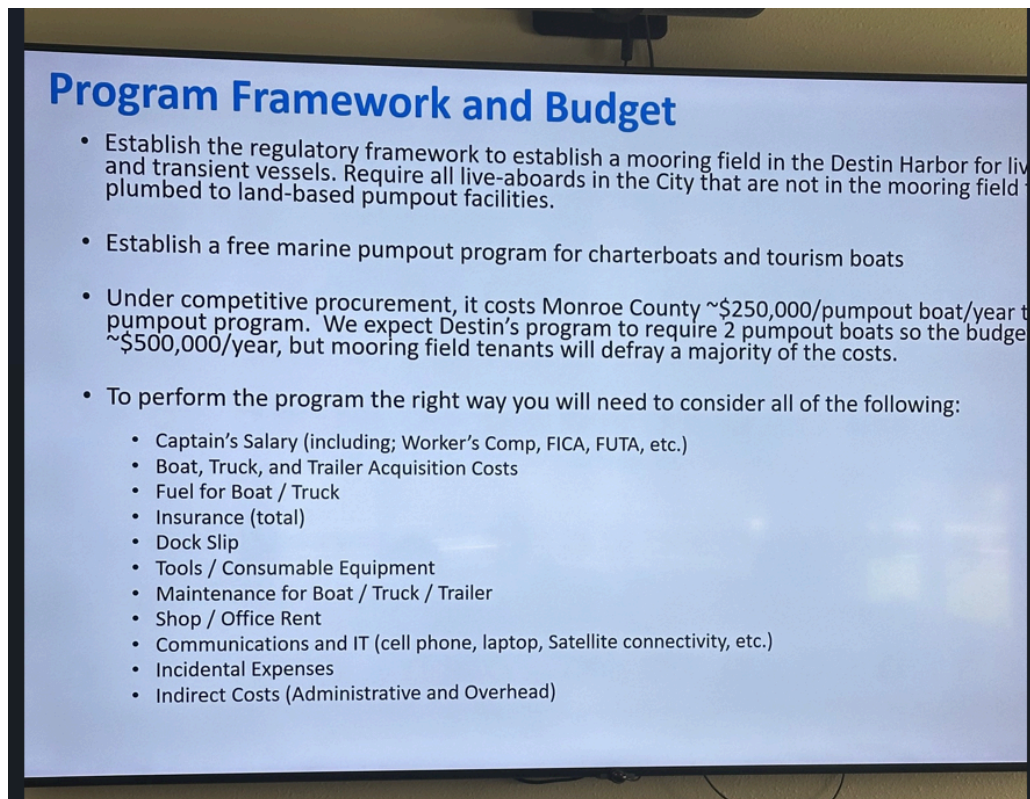
- 1 pumClean marina offers discount on State Land Lease.
- [Sea Grant Newsletter sign up Ink](#)
- Contacts
 - Victoria Gambalee – Clean Vessel Act Education Coordinator
 - 352-562-1134
 - v.gambale@ufl.edu
 - Thomas Cottle – Grand Management with Pump Outs. He can answer any questions.
 - Eric Best – Northwest Clean Boating Coordinator. He can help us with the CVA application. He’s also a former USCG member).
 - Eric.best@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
- Destin Water Users issues with Vessel Pump Outs
 - Destin Water Users 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

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
- 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>
- 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-
- 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

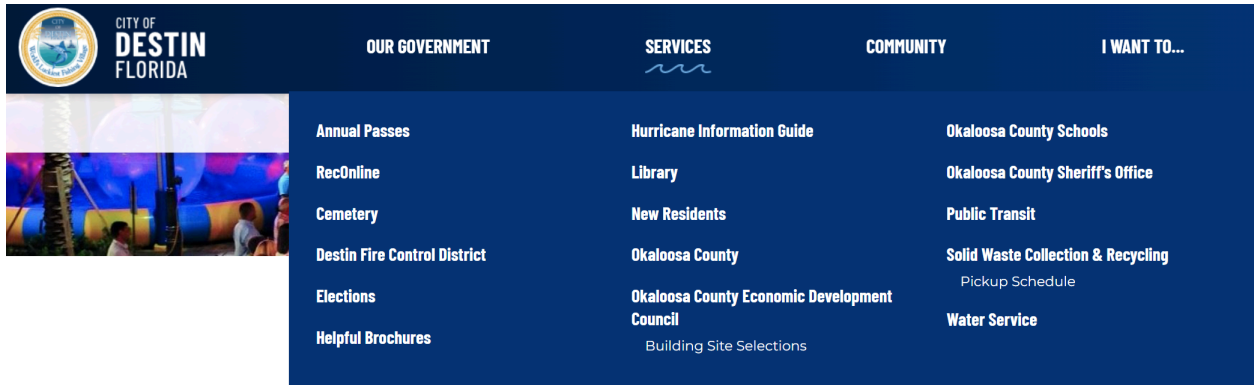
- Such as:
 - Reference local noise ordinance
 - Reference Florida Statute Chapter 327 regarding vessel operational requirements
 - Refer to State Statutes 327.40 & 327.60 for Mooring references
 - Prohibit other nuisance-like activities such as:
 - Rowdy conduct
 - Hanging laundry
 - Hours for repairs, 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:

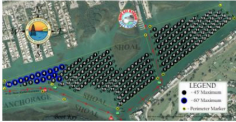
- Position could be joint Harbor Master/Code Compliance
 - Budget in 1 year in advance of hiring. Note that this position is not fully complete, as they are will be assigned with helping with plans, until Mooring Harbor Plan is into effect & then can have jurisdiction
- Create & uphold Strategic Action 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



- 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

Marina and Ports

Information	<h3 style="margin: 0;">Anchorage Areas</h3> <p>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.</p>  <p>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.</p> <p>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'.</p>
Pricing	
Forms	
Accessibility	
Hours and Directions	
Public Boat Ramps	
Boat Ramp Etiquette	
Local Links	
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/>

15. Code of Ethics

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.
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YOUR SIGNATURE

John Steiner

PRINTED NAME

July 9, 2025

DATE

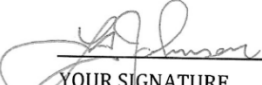


SIGNATURE OF COMMITTEE CHAIR

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YOUR SIGNATURE

LANCE A. JOHNSON

PRINTED NAME

July 9, 2025

DATE



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YOUR SIGNATURE

JAMES THOMAS GREEN
PRINTED NAME

07/09/2025
DATE


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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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Mariam Paulino

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Mariam Paulino

PRINTED NAME

8/13/25

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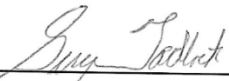
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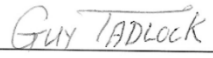
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