

**MINUTES OF THE
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL ANNEX
NOVEMBER 10, 2025 - 5:30 P.M.**

1. CALL TO ORDER:

Chairman Green called the meeting of the Thursday, November 10, 2025, Destin Harbor and Waterways Board meeting to at approximately 5:30 p.m., at Destin City Hall Annex, with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present:

John Stephens
Jerrod Hayden
Jim Green
Guy Tadlock
Ryan Holloway
Bill McKissick

Staff:

Rey Bailey, City Clerk
Daniel Butler, Principal Planner
David Prichard, Director of Community Dev Dept
Kim Kopp, City Attorney

3. AGENDA APPROVAL

Agenda Item 5B was added to nominate two Harbor and Waterways Board members to serve on the newly formed bridge committee.

Motion by Board member Holloway, seconded by Board member Green, to approve the agenda, as amended, passed 6-0.

4. APPROVAL OF MINUTES – None

5. CURRENT BUSINESS

A) 5 Cross Court Residential Marine Construction

Staff presented that the applicant initially proposed a dock length of 95.6 linear feet, which exceeded the maximum allowed under section 11.0501F of the Land Development Code. The applicant revised the plan to comply, proposing a dock length of 76 linear feet with two slips, covering approximately 2,330 square feet of new impervious area. Staff recommended approval with the condition that updated federal and state approvals reflecting the reduced dock length be submitted with the marine construction permit application, and that all regulations of the Marina Siting Section 11.05 be followed.

Board members raised questions regarding the riparian lines, channel location, and submerged land leases. It was noted that previous diagrams from 2021 appeared inconsistent with current plans, expressing concern about the dock's proximity to the 25-foot setback and the actual channel location. Staff clarified that staff reviews applications only against current code and

certified surveys, and that any disputes over riparian lines or submerged land leases would be a private matter between property owners.

Public comments included detailed input from Mike Buckingham, who stated that the 2021 riparian survey was inaccurate. Mr. Buckingham explained that he had commissioned an extensive \$40,000 survey by a University of Florida expert in riparian rights to establish correct boundaries. He affirmed that the proposed dock is well within the legal riparian line and that he supports the project. Mr. Buckingham also noted that no formal channel exists in Marler Bayou, and residents navigate the bayou based on personal preference rather than a maintained channel.

Mr. Bruce Ming, an adjoining property owner, also spoke, stating that the revised dock location addresses his concerns, noting that the bayou has not historically had a dredged or maintained channel, and he is satisfied with the amended plan.

The board discussed procedural questions regarding permits and the timing of dock construction relative to building a principal structure, confirming that a demolition permit had been issued for the existing house, and the dock can be approved prior to house construction as long as the future house location is submitted with the building permit application.

Board member Holloway moved to recommend that the City Council approve the proposed residential marine construction project located at 5 Cross Court, for the removal of the existing dock and the construction of a new residential dock, measuring 76 LF in length, with two boat slips and a roof overhang, with the following conditions:

- 1. Both revised Federal and State approvals illustrating the reduced dock length of 76 LF shall be submitted with the Marine Construction Permit application; and**
- 2. All regulations of the city's Marina Siting LDC Section 11.05.00 shall be followed at all times.**

Motion was seconded by Vice Chair Stephens and passed 6-0.

B) Nomination of Members to the newly Formed Bridge Committee.

The board considered appointments to the new bridge committee, formed by the City Council, to participate in planning for the future Destin bridge project. After brief discussion and expressions of interest, the board **unanimously approved the nomination of Chairman Jim Green and Board member Bill McKissick** as its two representatives, with an indication that another member could serve as an alternate if needed.


During closing comments, Board member Tadlock discussed the resent presentation by the bridge architect and expressed optimism that Destin might qualify for a higher aesthetic classification for the future bridge – potentially allowing for a more visually appealing landmark structure and exploring possibilities like altering the federal channel alignment. He emphasized

the importance of pursuing an attractive design to protect downtown Destin's character, even though the bridge timeline may extend a decade or more into the future.


6. ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 6:10 p.m.

Adopted and approved this _____ day of _____ 2025.



Jim Green, Chairman
Chairman Pro-Tem



Rey Bailey, City Clerk

