



AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, FEBRUARY 11, 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) January 14, 2026 Minutes**
- 4. CURRENT BUSINESS**
 - A) January 2026 Development Update**
 - B) Available Funding Summary**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) John Stephens**
 - Camera Work Plan**
 - Breakwater & Oyster Gardening Workplan**
 - Mooring Field Work Plan**
 - Christmas Work Plan**
 - Discussion of Work Plan Priorities**
 - What is Next?**
 - Harbor CRA Work Plan Phases Discussion**
 - Shared Parking Accountability Work Plan**
 - 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: March 11, 2026

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
JANUARY 14, 2026 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

The Harbor Community Redevelopment Agency Advisory Committee meeting was called to order by Chairman Stephens in the Destin City Hall Annex Council Chambers at 5:35 p.m., on January 14, 2026, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present

John Stephens
James Green
Guy Tadlock
Lance Johnson
Jay Howard

Absent

Casey Jones
Mariam Paulino

Staff Present

Kim Montgomery Deputy City Clerk
Jesse Hernandez Principal Planner
Sherry Burney Planner
Chris Rush Planner
David Prichard CD Director
Michael Burgess PW Director
Kimberly Kopp (via phone)

3. AGENDA APPROVAL:

Motion to approve the agenda with no changes was made by Chairman Stephens with Committee member Howard providing the second, the motion passed 5-0.

4. MINUTES FOR APPROVAL: December 10, 2025 Minutes

Motion to approve the December 10, 2025 minutes as written was made by Vice Chair Green with Committee member Tadlock providing the second. The motion passed 5-0

5. NEW BUSINESS:

A) January Development and City Projects Update

Senior Planner Jesse Hernandez explained there are no major changes from the prior month's update.

❖ Drury Hotel

- Noted the Drury Hotel was approved on December 1, 2025 by Council.
 - Conditions included:
 - Addition of a pet relief area appropriate for the size of the hotel.
 - 80% of required landscaping must be native trees and no palm trees included.
 - Building permits have been submitted by the applicant.
 - The developer anticipates completion around 3rd quarter of 2027.

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- Discussion regarding shared parking, and whether the undeveloped corner/empty lots might later be shared parking.
 - Staff explained that if the parcels are later subdivided into outparcels, any future use would need to:
 - Provide its own parking, or
 - Enter into an enforceable shared parking agreement with the hotel.
 - Council concern was centered on parking reductions and ensuring shared parking agreements are legitimate and enforceable.
 - Staff is re-evaluating how to proceed without parking reductions and how shared agreements could be enforced and not just a signed piece of paper.
 - Mr. Hernandez described two common shared parking approaches:
 - Offset peak-hour shared parking (examples: breakfast use v. dinner use) where peak demand occurs at different times of operation.
 - Requires analysis by a professional engineer.
 - If hours/conditions change, applicant is expected to amend the development order to ensure continued compliance.
 - Shared off-site parking using excess capacity on a nearby site.
 - City evaluates “excess spaces” (example given: required 50 spaces but site has 70).
 - Agreements often run with the property and can extend for the life of the businesses, because removal could put a business out of compliance.
- Questions were raised: is the business/property owner responsible for updating development orders, or does the city monitor to ensure the agreements are being held up.
 - Mr. Hernandez explained that the city has “fail safes”:
 - Business Tax Receipt process: when a new business applies at an address, staff reviews whether there is a change of use that could affect parking.
 - Permitting/renovations: interior/exterior work can trigger review; often requires change of use application and frequently a pre-application meeting.
 - Many cases result in a development order deviation or development order action.

❖ **Linear Park / Mobility Plan**

- Question was posed whether the Linear Park review includes connecting Mattie Kelly North and South.
- According to Staff:
 - Connection is included in the mobility plan.
 - Not currently budgeted in the CIP however, it may be considered for next year.

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❖ Harbor Dredging Project Update – Public Works Director Michael Burgess

- Equipment delivered: Connex box, bulldozer, excavator delivered over recent days.
- Mobilization planned later in the week; work to begin late this week or early next week.
- Estimated dredging quantity: 13,000–15,000 cubic yards.
- Spoils plan:
 - First used to restore embayments back to original design profiles.
 - Any additional spoils placed upland on the south side of the point.
 - Portions of the park to be closed due to hazardous construction activity.
 - Barricades and construction fencing are in place.
 - Contractor will work 7 days a week to complete the project before spring break.
 - Plan is to start at the mouth of the harbor and work inward, subject to field conditions.
 - Recent bathymetric surveys completed to identify sand locations and required dredge depth.
 - No sand placement is planned for the harbor side to raise elevation.
 - Approved permit is to re-nourish the south side.
 - A 12-inch pipe will be laid on the south side; sand pumped and graded westward.
 - The new boardwalk makes moving sand to the other side complicated.
 - Proposed completion date is March 3rd.

❖ Recommendation on Replacement of Streetlight Fixtures – Michael Burgess

Mr. Burgess explained to the members that the lighting along the roadways in the CRA Districts and other areas of the city, that are the shepherd hook style, needs to be replaced due to the replacement parts and bulbs/ballasts are no longer available.

- FPL encouraging the city to select an alternate fixture.
- Locations noted with existing fixtures in Harbor CRA:
 - Along Marler Street parking lot.
 - A few on Mountain Drive.
- After selection, FPL will issue a lighting agreement for the replacement.

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- Staff is requesting the committee input on aesthetics, noting the fixtures are typically seen over sidewalks throughout the city.

Mr. Burgess noted the most similar arm option but stated there is not a perfect match for the existing Prague style.

- Holophane or teardrop seen as most consistent with current look.
- Mr. Burgess explained the “King” fixture being described as nautical, but not ideal for this particular application.
- Vice Chairman Green’s comments:
 - Expressed his dislike for current “Bo Peep” looking lights that staff is referencing, and his preference for more of a modern, sleek, functional lighting.
 - Emphasis on durability and replacement cost given storms/vehicle impacts.
 - Desire for consistency with existing/nearby aesthetics when feasible.
 - Concern about salt atmosphere, windstorms, and ease of maintenance.

According to Mr. Burgess, there is an estimation of the following:

- 40-50 in the Harbor CRA area.
- Approximately 1,500 total streetlights city wide.
- Estimated replacements for discontinued type: 90-120 to be replaced.
- Discussion of “Cobra head” styles vs decorative styles:
 - Cobra heads are described as effective and common for roadway lighting.
 - Decorative options are likened to historic-district style.
 - Parking lot adjacent-to-98 project style described as plain/Spartan.

Committee member Howard expressed his dislike of the bright white/blue lights and spoke of the one recently installed light at Heron Harbor parking lot and how offensive it is to your eyes, because of its brightness.

- The very bright, mounted high; described as offensive.
- Kelvin temperature “white/blue” described as unattractive and harsh.
- Desire for consistency in light color across fixtures.

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- Options commonly include 3000K (warm white) and 4000K (cooler white).
 - Lumens and pole height affect illumination and glare.
 - These settings are part of the selection process.
- Banner wind-load discussion:
 - Members inquired whether poles are wind-load rated for banners, referencing potential return of Harbor District banners.
 - Staff will confirm but believes the poles are wind-rated and comparable to the fixtures with banner applications on Main Street.
 - Noted banner change-outs are labor-intensive but feasible.
 - Mr. Burgess explained that he recommends the black Washington concrete pole because the pigment is in the concrete mix; therefore, any chips remain black, unlike paint/powder coated poles that fade and chip.
 - Lower maintenance compared to black-painted aluminum poles.
 - Sonotube base filled with concrete; bolts used to secure.

Motion by Committee member Green, seconded by Chairman Stephens to recommend to Council the following replacements for the streetlights with the black Washington concrete poles and the “number two” roadway-style black pole, number two roadway light fixture in black, with a 3-4k white/blue Kelvin scale lighting. The motion passed 5-0.

6. COMMITTEE MEMBER COMMENTS:

❖ Committee member Green – Used Oil Diposal Facility

- Vice Chairman Green raised concern that Destin lacks a public disposal option for used motor oil, especially given water quality priorities and heavy marine/tourism industry in the city.
- Noted reliance on private businesses that have limits and requirements for oil drop-offs.
 - He shared that currently he is storing multiple containers of used oil; takes limited amounts to O’Reilly’s when he can.
- Suggested a controlled City manned facility with cameras.
 - Potentially at Public Works Facility due to staffed hours, secured area, and cameras.
 - Use of smaller capacity tanks/totes, spill prevention measures, and controlled public access.
 - Mr. Burgess acknowledged prior discussion and noted regulatory/liability considerations (FDEP thresholds, spill responsibility, collection/handling).
 - Provided example of using Okaloosa County hazardous household waste facility in Fort Walton Beach for old fuel disposal.

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- Explained that he would bring the information forward to the Visioning Session this month.
 - Offered to research what peer communities do and estimate quantities/costs.
- Quantities discussion
 - Staff asked for typical oil change volume for a charter boat:
 - Captain Green stated approx. 20-25 gallons, with larger vessels potentially 30-40 gallons.
 - Fleet estimates:
 - Captain referenced 80 Destin Charter Boat Association members, 150 charter boats and some outboards, as well.
 - Peak season oil changes discussed; Captain later clarified roughly every three weeks and are mostly tied to trip hours.
 - Mr. Burgess summarized “worst case” as up to 40 gallons per vessel and discussed service frequency (e.g., pump-out every two weeks during season) as a planning concept.
- Grant possibilities
 - Mention of potential grant opportunities “clean marina” and other funding sources.
 - Committee member Howard spoke of how Sandestin Marina has a disposal system, although they do not have the same as the Destin charter fleet’s volume.
 - Chairman Stephens asked Captain Green to work on a one-page work plan summary to help move the effort forward.

❖ **Annual Report / Work Plan Updates and Actions -Chairman Stephens**

- Chair noted updates needed to the 2025 Annual Report items based on prior shared version:
 - Christmas in the CRA District
 - Under action plan/notes: motion passed by Parks & Rec Committee.
 - Cameras
 - Updated to reflect Captain Royal Melvin cameras were installed to connect to the OCSO Flock Camera System.
 - m.
 - Mooring Field Plan
 - Measurable outcomes/task to reflect presentations to:
 - Harbor CRA
 - Harbor & Waterways
 - Public Works/Public Safety
 - Parks & Recreation Committees

Motion to recommend to the CRA Board the approval of the Annual Harbor CRA AC Annual Report with the changes made to the Christmas work plan item, cameras work plan item, mooring field work plan item, with Committee member Johnson providing the second. Brief discussion recalling that mooring field may fall primarily under Harbor &

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Waterways, but consensus noted it overlaps multiple committees due to upland facilities and park/swim area components. **The motion passed 5-0.**

Captain Green complimented the Chairman's Annual Report format as a more professional and easier to follow than earlier versions.

- ❖ **Public Comments: None**
- ❖ **Next Meeting Date: February 12, 2025**

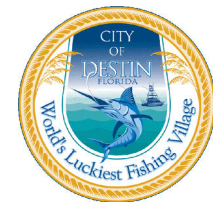
7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:40 PM.

Adopted and approved this _____ day of _____ 2025.

John Stephens, Chairman

Kim Montgomery, Deputy City Clerk



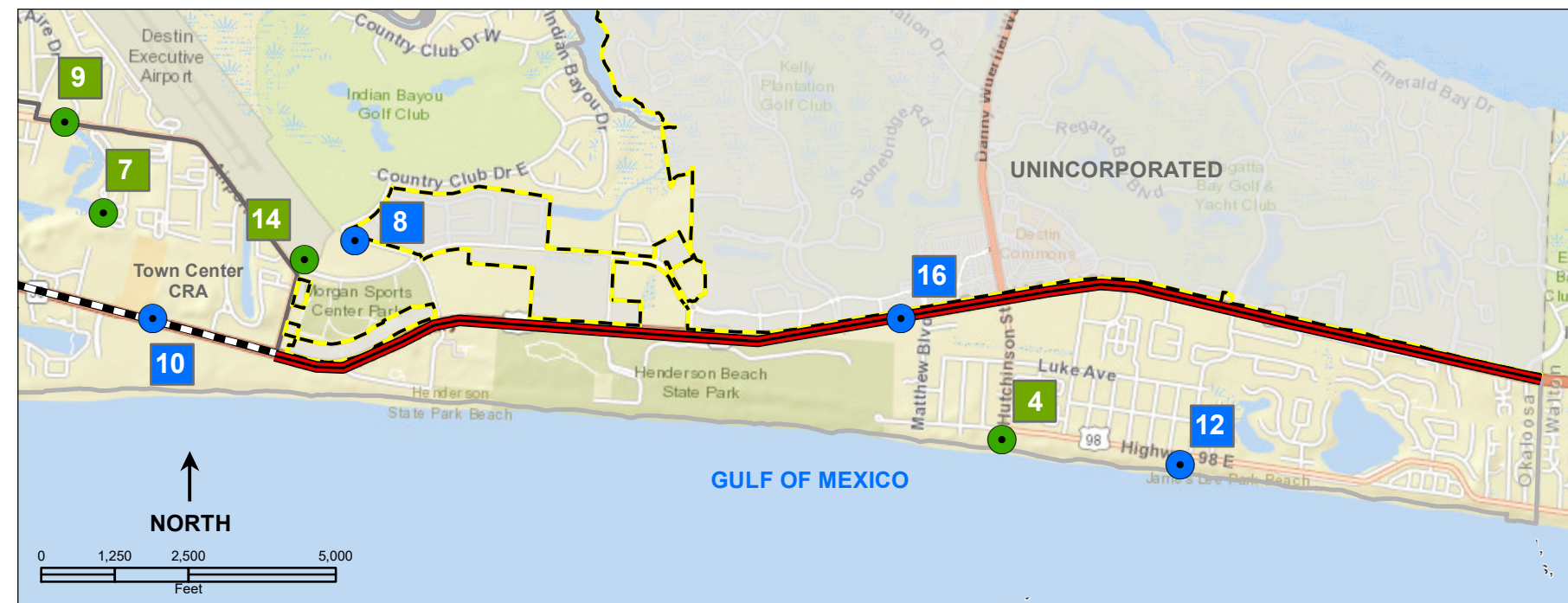
City Projects January 2026

LEGEND

- Under Design/Permitting
- Under Construction
- Utility Undergrounding (Marler Bridge to Airport Road)
- Emerald Coast Pkwy, Airport Road to Walton Co. Line Landscaping Project (FDOT).
- City Limit Line

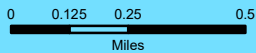
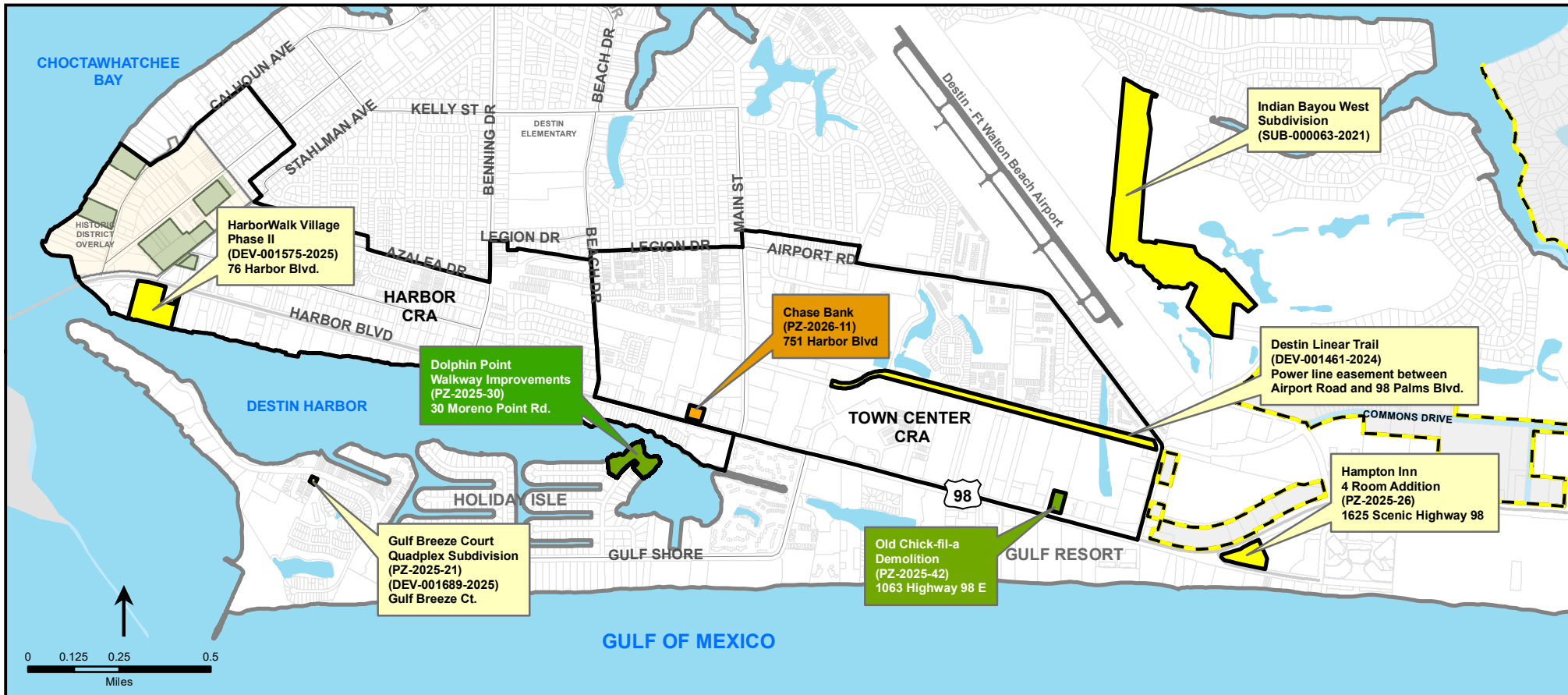


▲ West Destin
▼ East Destin



1. Crosstown Connector (Beach to Benning)/PHII in Procurement
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Clement Taylor Park Improvements, 131 Calhoun Ave.
4. The Shores at Crystal Beach Parking lot additions.
5. Mattie M. Kelly Park (FDEP).
6. CTC Wayside Trail.
7. Linear Trail.
8. Pickleball.
9. Airport Road/Industrial Park Road Median Improvements.
10. Utility Undergrounding (Marler Bridge to Airport Road).
11. Channel Maintenance Dredging.
12. Tarpon Street Parking Lot Additions.
13. Mattie Kelly Park Drainage Outfall Project.
14. Pedestrian Improvements at Airport Rd. and Commons, Traffic Signal.
15. Dalton Threadgill Field Improvements.
16. Emerald Coast Pkwy, Airport Rd to Walton Co. Line, Landscaping Project (FDOT).

January 2026 City Wide Development Projects



LEGEND

- City Limit Line
- New Development Project Applications Received
- Development Projects Under Review
- Development Orders Issued/ Applications Approved
- Zerbe-Calhoun Historic District Overlay
- Existing Municipal Facilities

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: February 11, 2026

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.B.

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: February 4, 2026

SUBJECT: Available Funding Summary

I. BACKGROUND: At the January 23, 2026 visioning session, a list of available funding was provided to City Council Members. A request was made to categorize the list by restriction and to provide the reference number to the relevant motion, resolution, or statute.

II. DISCUSSION: The requested funding source information was provided to City Council at the February 2, 2026 regular meeting. Council directed the City Manager to provide the information to the Community Redevelopment Agency Advisory Committees for discussion and feedback. Use of these funds on CRA projects would require that such projects are elements/goals of the adopted CRA Master Plans.

III. RECOMMENDATIONS: This available funding summary is an informational item provided to the Committee for their review and feedback.

IV. RECOMMENDED MOTION: This is an informational item for discussion, and there is no motion from Staff at this time.

Attachments:

1. available funding summary rv012826 (2)
2. Resolution 12-20 Designation of Fund Balance
3. Resolution 21-03 Parking Fund

January 23, 2026 Visioning Session - updated with restriction references

Funding Source	Funds Available to Program (FY27+)	Restriction
001 General Fund	2,647,375.00	
105 Permit Technology	653,287.00	Council Motion 08/08/2019 10% of permits, licenses, registrations into Technology
103 Parking	2,791,824.00	Council Resolution 21-03 - parking related expenditures
307 Electric Franchise	1,726,454.00	ORD 21-22-CN Electric Franchise Agreement - restricts 10% towards Undergrounding
	7,818,940.00	Subtotal - Council may change motions, resolutions, ordinance
324 Construction Loan	2,752,439.58	... to finance the various capital improvement projects of the City, including without limitation, (i) the acquisition of ... 1 Harbor Boulevard..., (ii) the undergrounding.; and (iii) a crosstown roadway ...
109 Oka Half Penny	1,967,377.00	See referendum passed in 2018 and 212.055(3): critical infrastructure needs including public safety, traffic flow, water quality and can be used to leverage additional funding via grant or partner matches for infrastructure improvements.
TDC (upon request)	1,500,000.00	125.0104 and Interlocal Agreement between TDC and Okaloosa Municipalities: to promote tourism or finance facilities that attract visitors
	6,219,816.58	Subtotal - Council has wide authority within stated parameters
State Statutory Restrictions:		
106 Town Center CRA	1,636,953.00	163.330 to 163.463 Items in CRA master plan FY27 planned \$1m MultiUseTrl
306 Gas Tax#2	462,232.00	206.41(1)(e) and 336.025 Transportation elements in the comp plan
310 Public Safety Impact	19,483.00	163.31801 growth necessitated CIP
311 Transportation Impact	851,633.00	163.31801 growth necessitated CIP
312 Library Impact	255,248.00	163.31801 growth necessitated CIP
313 Park Impact	228,956.00	163.31801 growth necessitated CIP
	3,454,505.00	Subtotal - State rules apply
	17,493,261.58	

RESOLUTION 12-20 FUND BALANCE (GF amount committed by resolution)

GF COMMITTED:

Emergency Ops	5,316,944
Debt Service	5,614,662
Emergency Maint	5,316,944
09/30/2025 COMMITTED	16,248,550

see page 41 of FY26 Adopted Budget
 =2026 Ops Budget x 3/12
 (Total Governmental Expenses - Debt Service - Capital Outlays - Other Uses)
 =2026 Debt Service
 =2026 Ops Budget x 3/12

RESOLUTION 12-20

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA PROVIDING FOR AUTHORITY FOR THE DESIGNATION OF A FUND BALANCE POLICY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this resolution is to set forth the objectives and parameters for the classification and management of the City of Destin General Fund balance. This resolution is designed to define the City's existing General Fund balance, provide for changes to the elements of the classifications and establish minimum levels of the unassigned fund balance in the General Fund; and

WHEREAS, the Finance Director in exercising fiduciary responsibility desires to safeguard the funds of the City that are designated as non-spendable, restricted, committed, assigned, unassigned which can be invested from time to time;

THEREFORE BE IT RESOLVED, that this resolution is applicable to all public funds assigned to the General Fund fund balance belonging to the City of Destin and in the custody of the City's City Manager and Finance Director.

BE IT FURTHER RESOLVED, that the Governmental Accounting Standards Board (GASB) issued GASB statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions". This policy applies exclusively to the fund balances of all governmental funds. This statement enhances the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund type definition as listed below.

A. Non-spendable fund balance

Non-spendable fund balances are amounts that cannot be spent because they are:

1. Amounts that are not in a spendable form such as inventory or prepaid costs or amounts that are legally or contractually required to be maintained intact such as a trust that must be retained in perpetuity.

B. Restricted fund balance

This classification reflects the constraints imposed on spendable resources:

1. Externally by creditors, grantors, contributors or laws or regulations of other governments, or imposed by law through constitutional provisions or enabling legislation.

C. Committed fund balance

These amounts can only be spent for specific purposes pursuant to constraints imposed by formal resolutions or ordinances of the City Council. Committed amounts cannot be used for any other purpose unless the Council removes the specified use by taking the same action that imposed the commitment. This classification also includes contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying the obligations.

D. Assigned fund balance

This classification reflects the amounts constrained by the City's "intent" to be spent for specific purposes, but are neither restricted nor committed. The City Council and designee(s) have the authority to assign amounts to be used for specific purposes. Assigned fund balances include all remaining amounts (except negative balances) that are reported in governmental funds, other than the General Fund, that are not classified as non-spendable, restricted nor committed.

E. Unassigned fund balance

This fund balance is the residual classification for the General Fund. These funds are not allocated for any specific purpose.

BE IT FURTHER RESOLVED, That the Unassigned fund balance needs to be separated by identified amounts or percentages that will allow for alternate investment options of these funds. The categories approved for the Unassigned fund balance are as listed below.

A. Emergency Operating Costs

This designation is based on the requirement that the City have at least 3 months operating expenses of the current years General Fund.

B. Debt Service Costs

This designation is based on our current General Fund debt service costs. The reserve would be for the current year debt service costs.

C. Emergency Maintenance Costs

This designation is for an emergency fund that is at least equal to the operating costs reserve. These funds would only be used in the case of an emergency.

D. Alternate Investment Funds

This designation is for all remaining Unassigned funds and would be available for long term alternate investments.

BE IT FURTHER RESOLVED, that the Finance Director will evaluate the current General Fund Unassigned fund balance and remove the identified committed funds for emergency operating expenditures, debt service costs, emergency maintenance costs, and advise the City Manager and City Council of the amount of the funds available for alternate investments.

BE IT FURTHER RESOLVED, that the investment of City funds will adhere to the City Investment Resolution.

BE IT FURTHER RESOLVED, that all sections or parts of sections of any City of Destin's Resolutions or parts of Resolutions, and any City of Destin's Policy or parts of Policy, which are in conflict herewith, are hereby repealed to the extent of such conflict.

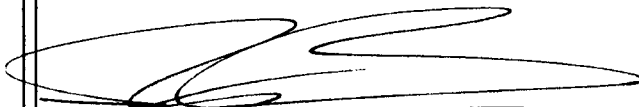
Effective Date. This Resolution shall take effect immediately upon approval by the City Council and signature by the Mayor.

ADOPTED THIS 5TH DAY OF NOVEMBER 2012



Sarah "Sam" Seevers, Mayor

ATTEST:



Rey Bailey, City Clerk

RESOLUTION 2021-03

A RESOLUTION OF THE CITY OF DESTIN, FLORIDA AUTHORIZING THE ESTABLISHMENT OF A SPECIAL REVENUE FUND FOR PARKING FEES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a special revenue fund may be established to account for specific revenue sources that are restricted or committed to expenditures for specified purposes; and

WHEREAS, the City of Destin, Florida (the "City") desires to maintain a separate bank account for certain revenue received by the City in the forms of fees from customers using City parking lots and parking spaces (the "Parking Special Revenue Fund"); and

WHEREAS, the City desires to use funds from the Parking Special Revenue Fund for all parking related expenditures at existing and future parking locations, including but not limited to installation and maintenance of pay stations, merchant services and other collection expenses, periodic restriping, repaving and signage updates (including virtual and electronic signage) maintenance and utility expenses of parking facilities, purchase of land for public parking purposes, parking lot expansions both vertical and horizontal, installation and maintenance of public transit infrastructure at city parking facilities and for related debt service; and

WHEREAS, the City has adopted its Fiscal Year 2022 Budget (the "2022 Budget") through the adoption of Ordinance Number 21-18-CN; and

WHEREAS, the city desires to establish an effective starting date of 10/01/2021 for this special revenue fund; and

WHEREAS, the Parking Special Revenue Fund will provide for greater financial transparency to the citizens and ensure that these committed funds are used for their specified purposes; and

NOW, THEREFORE, The City Council of the City of Destin, Florida, does hereby declare and establish the following:

Section 1. Recitals.

- A. The foregoing recitals are true and correct, and incorporated into this Resolution.

Section 2. Establishing the Parking Special Revenue Fund.

- A. The City Manager is hereby authorized and directed to take all necessary and appropriate actions to establish a special revenue fund titled the "Parking Special Revenue Fund" which shall receive all funds in the form of fees from customers using City parking lots.

- B. Funds from the Parking Special Revenue Fund shall be committed only for parking related expenditures at existing and future parking locations, including but not limited to installation and maintenance of pay stations, merchant services and other collection expenses, periodic restriping, repaving and signage updates (including virtual and electronic signage) maintenance and utility expenses of parking facilities, purchase of land for public parking purposes, parking lot expansions both vertical and horizontal, installation and maintenance of public transit infrastructure at city parking facilities, and for related debt service.
- C. Funds from the Parking Special Revenue Fund may be expended for the limited purpose described in Paragraph 2B anywhere throughout the City's municipal limits and these funds are not bound to any particular area, zoning district, or any other geographical land classification, regardless of where the funds originated.

Section 3. Severability.

- A. If any portion of this Resolution is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Resolution.

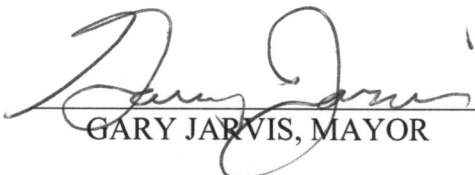
Section 4. Repealer.

- A. Any resolution or policy in conflict with this Resolution shall be considered repealed to the extent of the conflict.

Section 5. Effective Date.

- A. This Resolution shall be effective immediately upon adoption.

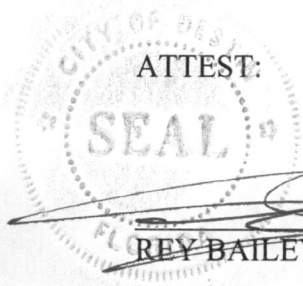
**PASSED AND DULY ADOPTED BY THE CITY COUNCIL OF THE CITY OF DESTIN,
FLORIDA THIS 4TH DAY OF OCTOBER 2021.**


GARY JARVIS, MAYOR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE CITY OF DESTIN


KYLE S. BAUMAN, ESQ., CITY ATTORNEY

ATTEST:




REY BAILEY, CITY CLERK

City of Destin

Camera Systems in Destin Harbor 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	John Stephens	June/July 2025	X
Installation of Camera at Captain Royal Melvin Park. City IT installed one with view on Transient Boat Slips	City IT, APT	2025	X
Have Harbor CRA Board re-approve and send to CRA Board after presenting to other committees	Harbor CRA	2025	
Present to CRA Board, and have Council direct staff, if approved.	Harbor CRA	2025	
Conduct on-site evaluation of easement locations on the Boardwalk 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 Destin Boardwalk Under Bridge Walkway once completed	City IT, APT	2027	
Installation of Camera at Harbor View Park	City IT, APT	2027	
Installation of Cameras along Boardwalk, where easements are approved	City Planning Dept., Public Works,APT	2027	
Work with Okaloosa County Sheriff's Dept to incorporate the City's system into their real-time system.	Okaloosa County Sheriff's Dept, Clty 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	
· City of Destin Public Information Office	

Notes from Action Plan:

- **Destin Harbor CRA -**
 - Approved, with recommendation of adding Signage to advise there is security cameras at this location
 - On 9-10-25, made motion to add LAZ Parking Company – who will be converting our parking lot payment system to QR code method
 - They say they have a partnership with a Camera system that has License Plate Reader. They stated that they can integrate with Turing, so we can standardize our cameras throughout Destin
 - From City Council 9-3-25 - ITEM # 2025-1009
- **Public Works/Public Safety -**
 - Support the Work plan, without committing funding at this time. I didn't have costs available. I have since updated the work plan with costs. 5-0
 - Asked where Royal Melvin Park Camera funding came from. I told them General Funds.
 - Asked about potential grants, which has been updated in this work plan.
 - Asked about current camera systems that are connected to OCSO FUFUS

Program

- Known systems are Harborwalk Village & Luther's Pontoon Rentals
- Asked about cameras on the beaches. Stated it's outside of Harbor CRA district and recommended they make a work plan to do this.

Process Owner:

John Stephens

Costs:

- Camera - \$8,000
- Power to camera - \$2,500
- \$60/month per camera for cellular service

FUNDING/GRANT INFORMATION:

- **City of Destin**
 - Coordinate with Krystal Strickland, Finance Director, for advice on funding possibilities.
- Funds through the City's Public Works/Public Safety allocation
- Funds through City's Parking Funds
- Destin Parks Foundation
- Florida Local Government Cybersecurity Grant Program - <https://cybergrants.fl.gov/>
- Justice Assistance Grant (JAG) - <https://bja.ojp.gov/program/jag/overview>
- State and Local Cybersecurity Grant Program (SLCGP) - <https://www.fema.gov/grants/preparedness/state-local-cybersecurity-grant-program>
- State Homeland Security Program (SHSP) - <https://www.dhs.gov/prevention/clearinghouse-category/grant-funds>

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:

- OCSO Sheriff Office contact
 - Nick Grundin
 - 850-613-2206
 - ngrundin@sheriff-okaloosa.org

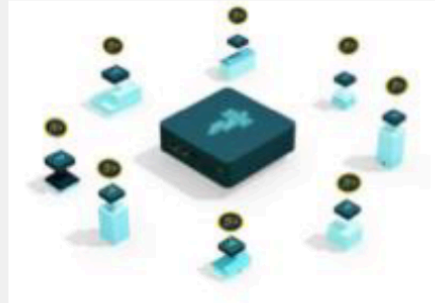


fususCONNECT

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

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	X
Identify current Oyster Gardeners with CBA that are in Destin.	John Stephens/ CBA	2025	X
Identify city docks/piers for oyster farms	Harbor & Waterways Board	2025	X
Seek Approval to send Workplan to CRA	John Stephens	2025	
Present concept design/plan to CRA Board & seek approval.	Harbor & Waterways Board, CRA Board	2025	

Recommend if using Modular Units or Limestone Rocks	Destin City Council	2025	
If Council approves, then get Council to direct City engineer to design engineered drawings (or hire Coastal Engineer)	City Planner/ Engineer	2025	
Figure out Costs	??	2025	
Department of Environmental Protection Pre-application Meeting to confirm permit type for Clement Taylor Park.	CBA, DEP, Destin staff, Okaloosa County Coastal Resources	2025	
Army Corp of Engineers Pre-application Meeting for Clement Taylor Park	CBA, ACE, Destin staff, Okaloosa County Coastal Resources	2025	
Okaloosa County Pre-application Meeting for Clement Taylor Park	CBA, Okaloosa County Coastal Resources, Destin staff	2025	
Site visit & combined Seagrass Survey during the growing season	CBA, DEP, ACE, Destin staff, Okaloosa County Coastal Resources	2025	
Apply for Permits (8-18 months)	Planning, DEP, ACE	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	Q1 of 2027	
Mature Oyster relocation to Clement Taylor Park Living Shoreline Project with CBA. (contingency plan if not ready - Mattie Kelly outfall living 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 at Winter.
 - 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.
 - Possibility of leaving Vertical Oyster Gardens at locations in Destin Harbor, to assist in the 1 Million Oyster Program
 - Additional feedback from Rachel Gwin after changes from Committees:
 - It probably would be helpful to have narrowed down whether the reefs will be limestone or some modular units before setting the pre-application meetings. I've seen some other interesting units that have some different shapes in addition the the reef balls and Natrx exoforms. FDEP has been talking about the requirement of a boundary line agreement for individual permits, which one this far from shore would likely fit under. There is also the possibility of using the "general permit to governmental entities for limited environmental restoration or enhancement activities" if the City of Destin or Okaloosa County are going to be the permit holders. They may not be required to do the boundary line agreement with the seawall present there, but that can be asked at the pre-app meeting. State Submerged Lands has been the difficult party recently with state permitting, and may require a public easement since the reefs will be further than 10 feet from the MHWL. This would require certified Engineer stamped drawings, but I saw that Okaloosa County suggested Taylor Engineering and they would be a good option. It may be worth talking with them, or whoever would likely be the engineer on the project, first before setting the pre-app to see what they recommend as far as structures. Large limestone or heavier modular units would be good at heavily used public sites, because if people can pick up and throw a rock
 - One thing I noticed on the proposed drawings that may need to be amended some is the last added reef perpendicular to shore. FDEP and USACE used to be pretty firm against materials being placed perpendicular to the shoreline, mainly in a groin type format, but that may still be the case. If so, angling it a little could change that so they wouldn't try and say that it is a groin and couldn't be placed that way. I'm happy to help however I can.
 - To better understand what is going on, here is a video that CBA produced at Lisa Jackson Park - <https://m.youtube.com/watch?v=nXUYtOJwVz8>
- **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
- **Destin Parks & Rec** is in full support of the City-wide Oyster gardening & Breakwater plan.
- Currently, John Stephens & Dewey Destin's Bayside are the only Oyster Gardeners working with the CBA that lives in Destin. CBA is currently in talks with 2 more potential Oyster Gardeners in Destin.
- City Docks would include:
 - Clement Taylor Park
 - Captain Royal Melvin Heritage Park
 - Captain Leonard Destin Park
 - Joe's Bayou/Mattie Kelly Pier
 - 1 Harbor Blvd (Future)

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

Stakeholders:

Internal	External
<ul style="list-style-type: none"> ● City Planning 	<ul style="list-style-type: none"> ● Choctawhatchee Basin Alliance (CBA) ● Alison McDowell - mcdowel2@nwfsc.edu ● Rachel Gwin - gwinr@nwfsc.edu ● Tucker Reynolds - reynol59@nwfsc.edu
<ul style="list-style-type: none"> ● City Engineer 	<ul style="list-style-type: none"> ● Destin High School Students - Volunteer hours
<ul style="list-style-type: none"> ● Harbor & Waterways Board 	<ul style="list-style-type: none"> ● Okaloosa County Coastal Resources ● Michael Norberg - mnorberg@myokaloosa.com
<ul style="list-style-type: none"> ● Harbor CRA Committee 	<ul style="list-style-type: none"> ● Force Blue (former Navy Seals that help CBA install living shorelines) ● Alison McDowell with CBA can put you in contact with them - mcdowel2@nwfsc.edu
<ul style="list-style-type: none"> ● Parks & Rec Committee 	<ul style="list-style-type: none"> ● Local Business that have access to docks
<ul style="list-style-type: none"> ● City of Destin Public Information Office 	<ul style="list-style-type: none"> ● Property Owners that have access to docks
<ul style="list-style-type: none"> ● City of Destin Grants Manager 	<ul style="list-style-type: none"> ● Army Corp of Engineers
<ul style="list-style-type: none"> ● Council 	<ul style="list-style-type: none"> ● Department of Environmental Protection
	<ul style="list-style-type: none"> ● Volunteers, such as Oyster Gardeners
	<ul style="list-style-type: none"> ● Coastal Engineer (if needed)
	<ul style="list-style-type: none"> ● Destin High School <ul style="list-style-type: none"> ○ they have a artificial reef program. might be able to partner with them

Process Owner:

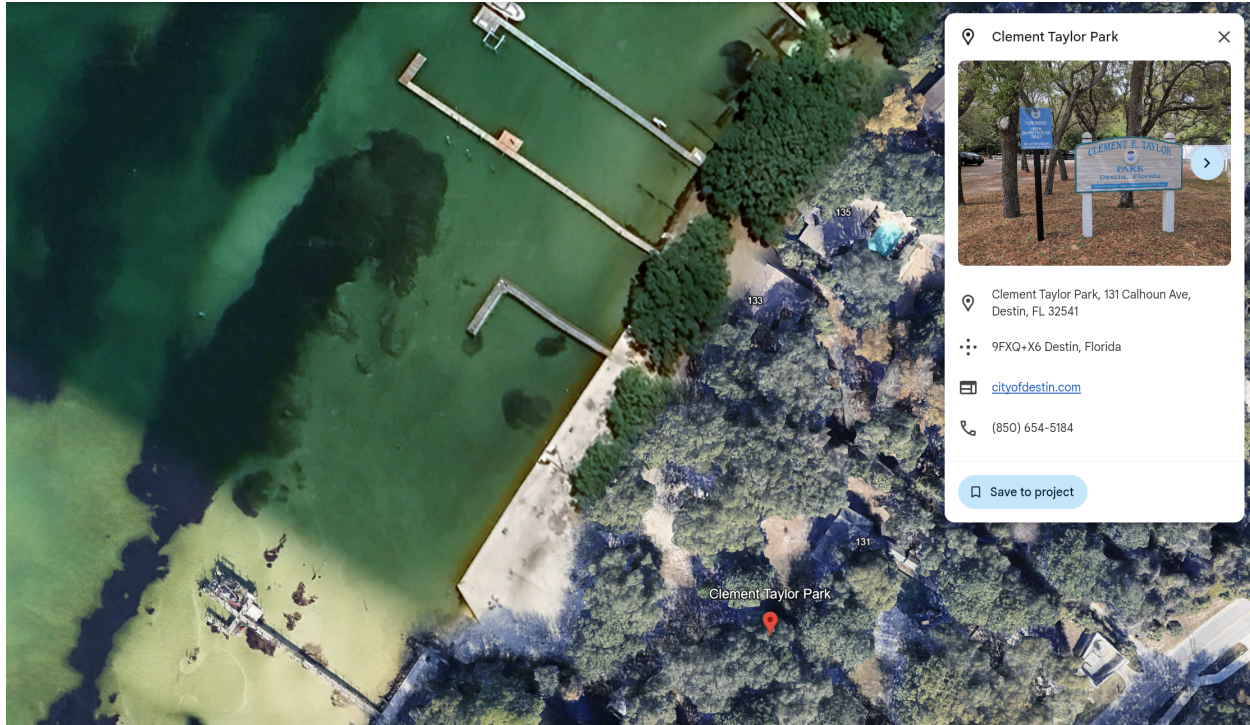
John Stephens

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:

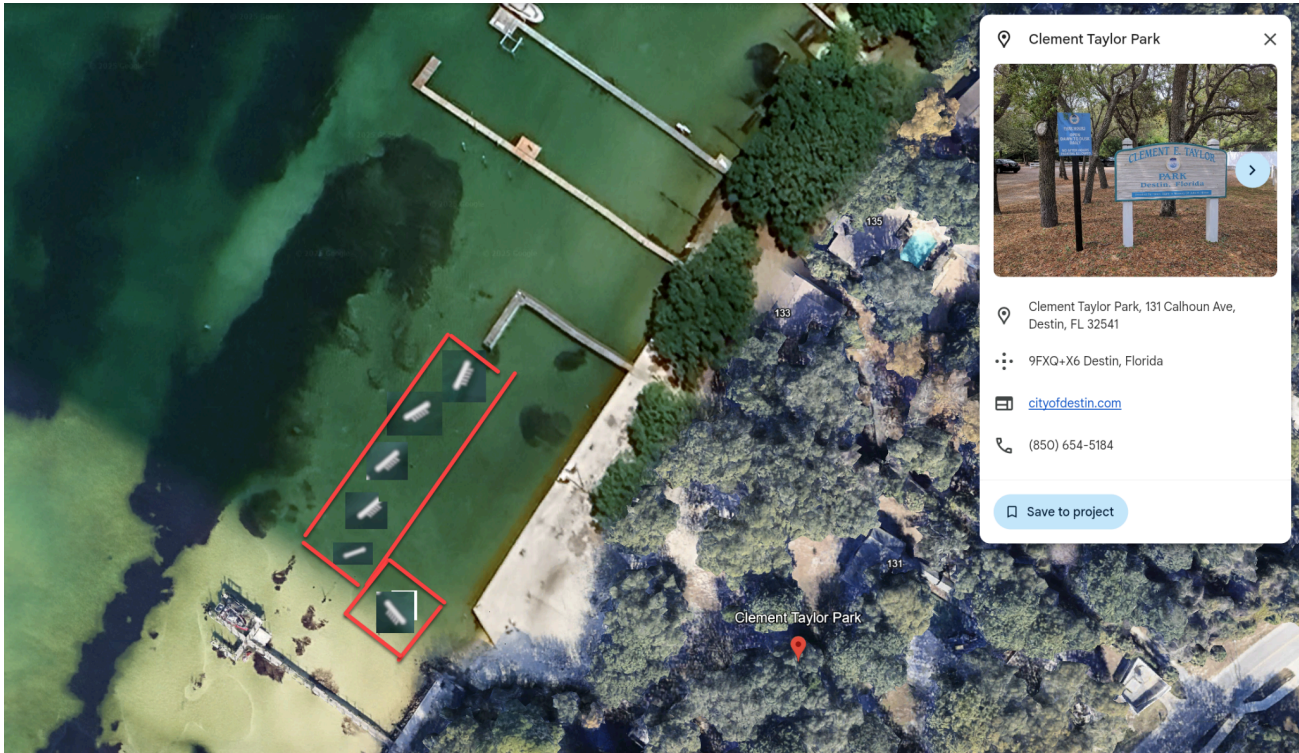


View of Clement Taylor Park:



Concept Breakwater Limestone at Clement Taylor Park:

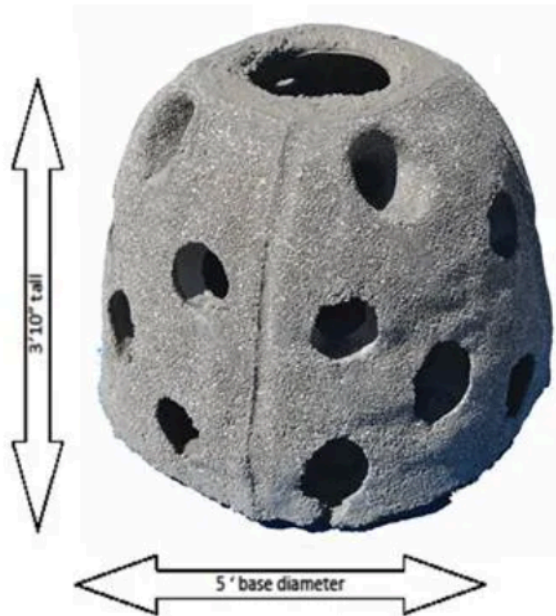
1. Breakwater/living shoreline must be at least 3ft away from seagrass



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



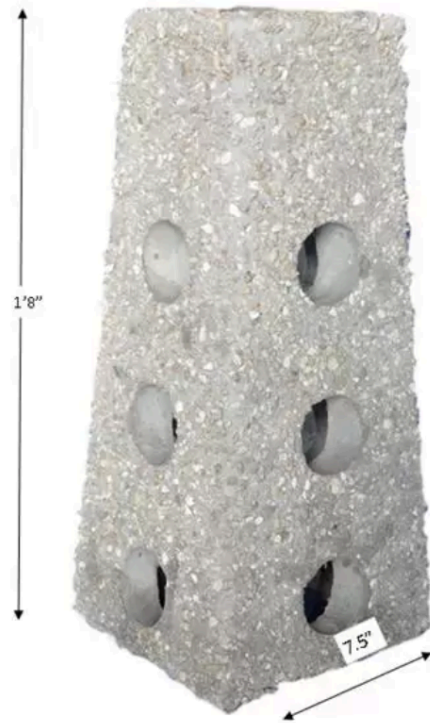
- 3' 10" tall
- 5 feet base diameter
- surface area 150 sq ft
- Weight 3000—3200 lbs
- average number of holes 25
- wavy bottom
- interconnecting holes
- aggregated exposed outside surface texture

- 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



IJV Habitat



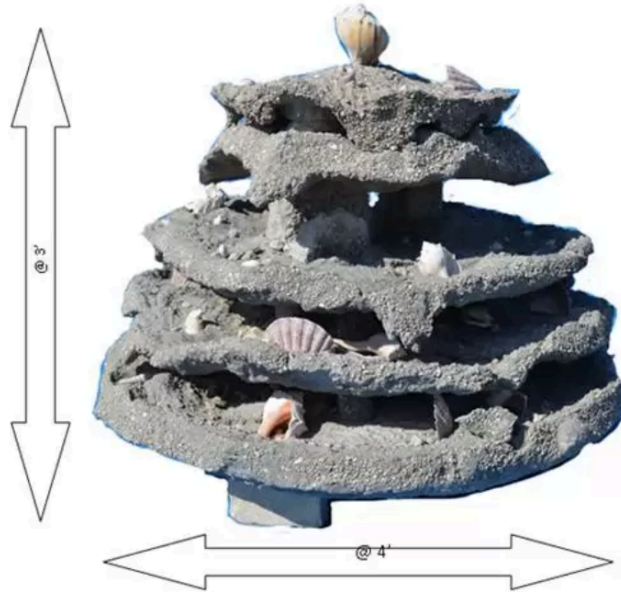
- The Internal Juvenile habitat is a module designed as an addition to our Reef Balls.
- Adding 1 or more inside a Reef Ball can provide additional surface area and small connecting holes.
- aggregated exposed outside surface texture
- Height 1'8"
- Width at the base 7 1/2"
- Base is 7 1/2" square
-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

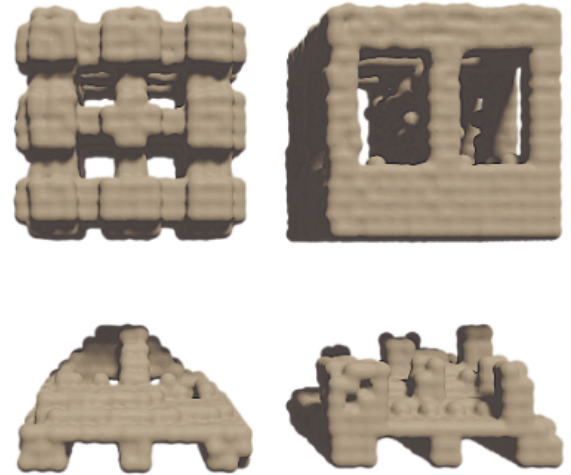


- 3' tall
- 4' max. diameter
- surface area sq ft
- weight 1300 lbs
- layers allowing more surface area
- interconnecting holes
- aggregated exposed outside surface texture
- various decorative material, shells provide a unique habitat.
- complex design increases marine diversity
- weight will vary between 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/>

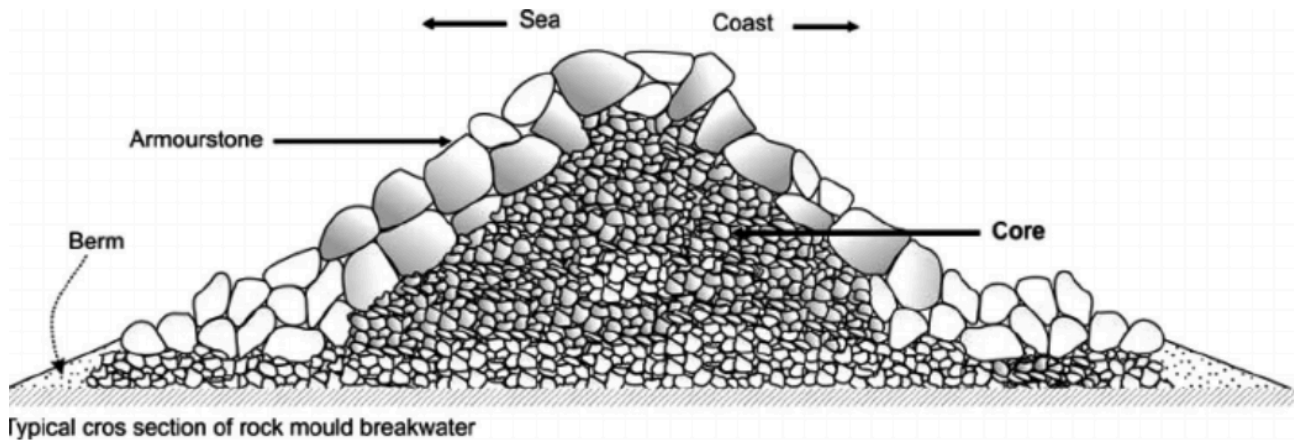
2. Natrx has other types of modular units

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:

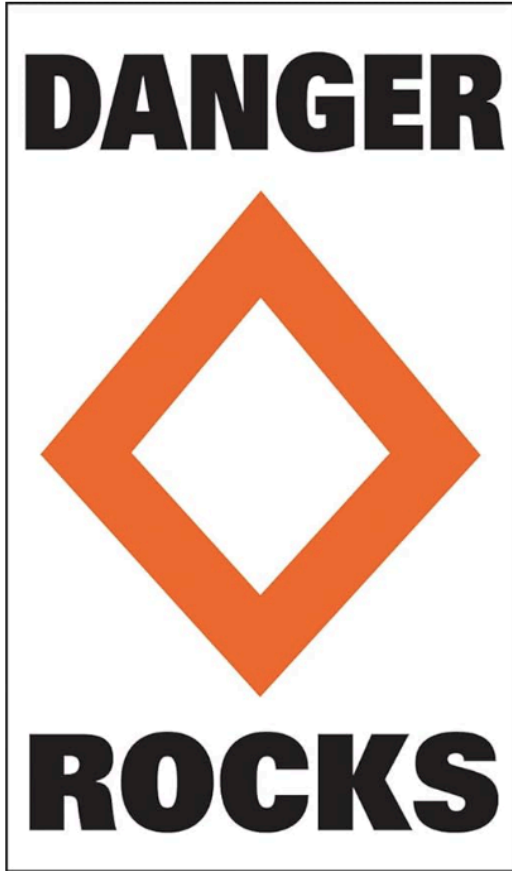
1. **City of Destin**
 - a. Coordinate with Krystal Strickland, Finance Director, for advice on funding possibilities.
2. **TDC**
3. **FWC Florida Artificial Reef Program**
 - a. Deadline is March of each year
 - b. Website: <https://myfwc.com/fishing/saltwater/artificial-reefs/>
4. **NOAA**

- 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>
5. **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 Environmental Benefit Fund:
 - i. Website: <https://www.nfwf.org/gulf-environmental-benefit-fund>
 - d. Coastal Resilience Fund:
 - i. Website: <https://www.nfwf.org/programs/national-coastal-resilience-fund>
 6. **Florida Department of Environmental Protection**
 - a. Resilient Florida Program
 - i. Website: <https://floridadep.gov/rcp/resilient-florida-program>
 7. **Gulf Coast Ecosystem Restore Council**
 - a. Website: <https://www.restorethegulf.gov/>
 8. **Corporate & Foundation Partnerships**
 - a. Engage companies in eco-tourism, seafood, water sports, DWU, FPL, High Speed Internet Provides for sponsorship opportunities.
 9. Explore community-driven funding initiatives, such as the **Friends of Destin Parks**
 10. Explore environmental conservative funding initiatives, such as **Force Blue**
 11. 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/>

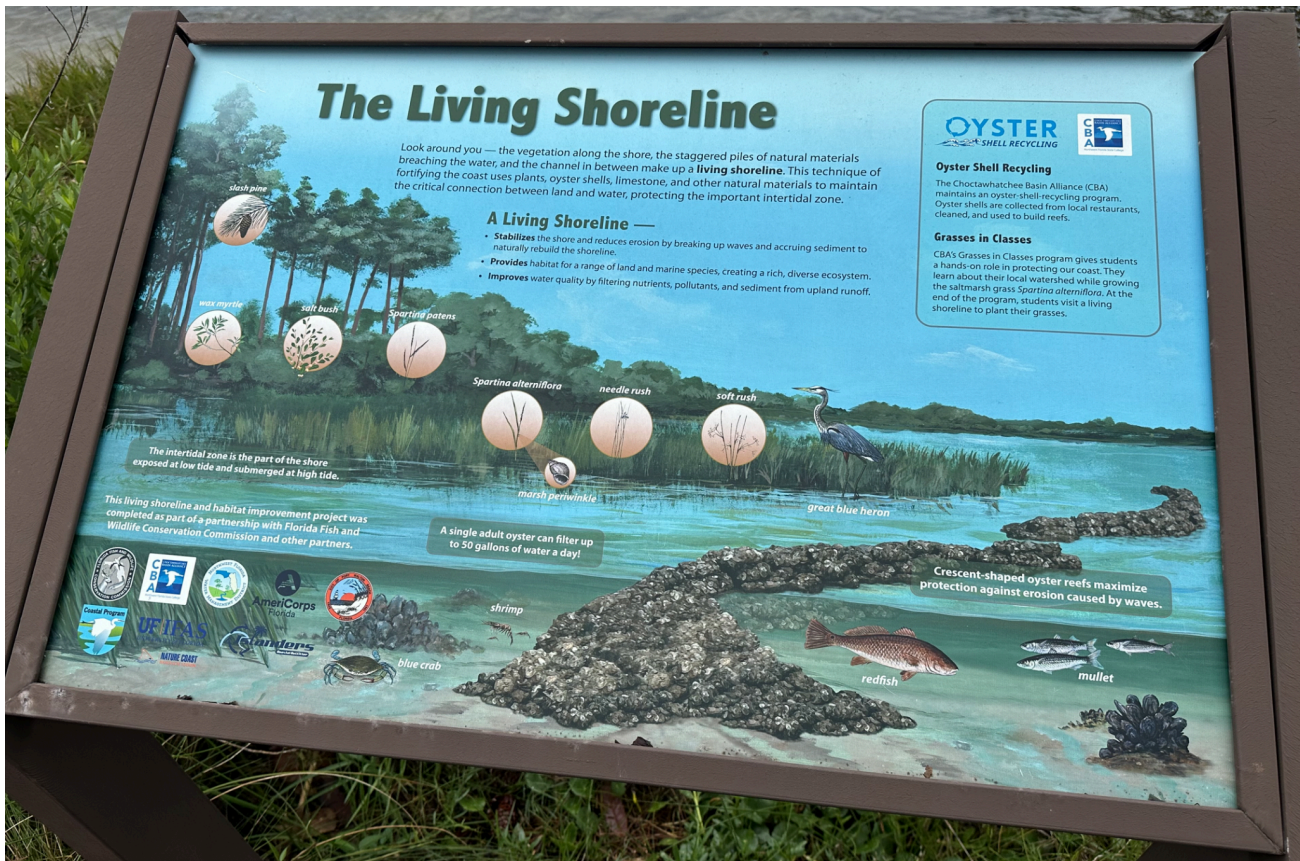
Concept Snorkeling Area Signage:



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
FOSTERING RESPONSIBLE AQUACULTURE

Florida Sea Grant is a member of the National Sea Grant College Program network which is supported by the National Oceanic and Atmospheric Administration.

ii.

3. Vertical Oyster Gardening (VOG) Information:

a. Volunteers must

- i. Acquire VOG from Choctawhatchee Basin Alliance
 1. potentially see if City of Destin can have a pick up location & application to acquire one
 2. Need a way to store volunteer name, cell phone, & email for updates
- ii. Fill out [form for FWC Special Activities License](#)
- iii. What you need
 1. <https://tbep.org/get-involved/volunteer/vertical-oyster-garden/> for reference of how it's done in Tampa
 2. An eye screw or wood screw
 3. A drill
 4. If your dock is significantly higher than the water: twine or line to adjust the height
- iv. Choose a place for your VOG. Be sure to choose a spot with the most water flow and that has deep enough water to cover VOG at hide tide. Keep in mind that oysters need brackish water, so your VOG won't help to restore oysters if you try putting in a stormwater pond or freshwater lake.

- v. Once you have chosen a good spot for your vertical oyster garden, screw the eye screw or wood screw into the side of the dock. If you are using a wood screw, be sure to leave enough of the screw exposed to hang your VOG off of.
 - vi. After your screw is in place, you will then need to determine the best height or depth to hang your VOG.
 - vii. To calculate appropriate depth for your VOG, check the dock pilings and seawalls for oyster/barnacle growth. This is easiest to do at low tide. The region with the greatest amount of barnacle or oyster growth is the optimal location for your VOG.
 - viii. You can then hang your VOG off the wood screw or eye bolt, making sure that your VOG is in the optimal barnacle growth zone. You may need to use some line or twine to lower the VOG down.
 - ix. Remember to be patient; it may take several months for oysters to colonize your VOG.
- b. Volunteers must “Move you Mollusks” on a certain date TBD
- i. City of Destin should coordinate with Tucker Reynolds with CBA
 1. Office: 850-200-4175
 2. Reynol59@nwfsc.edu
 - ii. If VOG is in Destin Harbor, consider leaving them there to assist in the 1 Million Oyster Program



City of Destin Harbor Mooring Field FY-2025 Work Plan

Strategic Focus:

- I. Financially sound city providing service excellence
- II. Enhanced quality of life and safety for families
- III. Economic development and revitalization
- IV. Effective, efficient, and aesthetically pleasing infrastructure
- V. Improve mobility and connectivity
- VI. A green and sustainable environment
- VII. Offer livable wages and benefits to attract and maintain a high caliber, qualified staff

Organizational Goal:

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

Performance Objective:

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

PRIORITY: CRITICAL IMPORTANT DESIRABLE

Measurable Outcome(s):

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

<p>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.</p>									
<p>Presented on August 28, 2024 to Harbor Capacity Steering Committee</p>	<p>John Stephens/ HCSC</p>								<p>X</p>
<p>Present Mooring Field Workplan to Harbor CRA</p>	<p>John Stephens/ Harbor CRA</p>	<p>X</p>							<p>X</p>
<p>Present Mooring Field Workplan to Harbor & Waterways</p>	<p>John Stephens /Harbor & Waterways</p>	<p>X</p>							<p>X</p>
<p>Present Mooring Field Workplan to Public Works/Public Safety</p>	<p>John Stephens/ Public Works/Public Safety</p>	<p>X</p>							<p>X</p>
<p>Seek approval from Harbor CRA to send to CRA Board</p>	<p>John Stephens/Harbor CRA</p>	<p>X</p>							
<p>Present concept design/plan to CRA Board & seek approval</p>	<p>Harbor CRA/ CRA Board</p>	<p>X</p>							
<p>Apply for Grant to assist in Mooring Field Study</p>	<p>Grants Director</p>	<p>X</p>							
<p>Department of Environmental Protection Pre-application Meeting</p>	<p>Harbor CRA member/ FDEP, Destin staff</p>		<p>X</p>						
<p>Army Corp of Engineers Pre-application Meeting</p>	<p>Harbor CRA member/ USACOE, Destin staff</p>		<p>X</p>						
<p>US Coast Guard Pre-application Meeting</p>	<p>Harbor CRA member/ USCG, Destin staff</p>		<p>X</p>						
<p>FWC Pre-application Meeting</p>	<p>Harbor CRA member/ FWC, Destin staff</p>		<p>X</p>						
<p>Okaloosa County Pre-application Meeting</p>	<p>Harbor CRA member/ Okaloosa County, Destin staff</p>		<p>X</p>						
<p>Site visit & combined Seagrass Survey during the growing season</p>	<p>Harbor CRA member, CBA, DEP, ACE, Destin staff</p>		<p>X</p>						
<p>Host public input workshop #1</p>	<p>City Planner, Harbor CRA, Public</p>		<p>X</p>						
<p>Hire Coastal Engineering Consultant for Mooring Field Study</p>	<p>City Manager, Coastal Engineer</p>		<p>X</p>						
<p>Need to give direction of Pump out Boats, Pump out station, or both (after Study)</p>	<p>Council</p>		<p>X</p>						

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

1 Harbor Blvd Construction - Transient Docks	Permitting, Contractors							X	
Mooring Field Construction	Permitting, Contractors							X	
Hiring and onboarding of a full-time Harbormaster	HR							X	
Develop Mooring Field Ordinance & Rules	Planning, City Attorney							X	
Develop Mooring Field Master Plan	Planning, City Attorney							X	
Online reservation system for mooring rentals	IT								X
Install signage where needed	Public Works, FWC, USCG								X
Update Public information website	IT/ PIO								X
Open Mooring Field, transient docks	City Manager								X
Monitor & report usage, maintenance, & water quality impacts	Harbor CRA, Public Works, CBA								X
Finalize operating procedures and adjust fee structure based on usage trends	Harbor CRA, Planning								X

Process Improvement:

- Enhance harbor oversight through dedicated Harbormaster
- Implement enforcement and compliance system for vessel regulations
- Use reservation technology to streamline operations and improve user experience
- Improve environmental protections through regulated pump-out and waste management

Process to establish a Mooring Field:

- Permit Provisions
 - Moorings must be made available to public on first-come-first-serve basis
 - Commercial activities prohibited
 - Use of revenue may be restricted
 - Manatee education plan must be put in effect
- Permits applications (May require coastal engineering consultant)
 - Navigational
 - Biological
 - Water Quality
 - Hydrology
- Signage needs
 - Federal permits (Rivers & Harbors Act, Section 10, USACOE)

- State Permits (“Uniform waterway markers” Florida Statute 327.40)

Legal Steps for a Mooring Field:

- Confirm ownership of submerged lands
- Confirm relevant jurisdiction
- Review Destin Comprehensive Plans to determine whether Managed Mooring Field will be consistent with the plan
 - Initiate drafting of Proposed Ordinance or Resolution
 - see Thomas Ankersen, Christopher H. Pearce, An Annotated Model Municipal Harbor Management Ordinance (Aug. 2001)
- Obtain authorizations
 - Submerged lands lease
 - Environmental Resource Permit - DEP
 - Boating Restricted area - FWC
 - Obstructions to Navigation – section 10 – Rivers and Harbor Act (USACOE)
 - Special Anchorage Area Designation – USCG
- Resource Agency Consultations
 - Fish & Wildlife Service
 - Fish and Wildlife Conservation Commission
 - Other
- Destin & County attorney Consultation

Public Input:

- Provide public input workshops prior
 - Planners should provide:
 - Maps
 - Location of amenities
 - Harbor Management Plan
 - Planners should Determine:
 - How many mooring balls do we want to have? Not alot, but use this as a management tool
 - Any information that is missing from maps, such as environmental constraints or user conflicts
 - Length of stay
 - Restrictions of length of stay within mooring field
 - Liveboards in mooring field – benefits are increased security, similar to campground hosts
 - State generally discourages live-aboards, but they are allowed. Would recommend only in the mooring field, if we want to offer at all.

- Fee Structure – tiered fees
 - Different Transient vs live-aboard fees
 - Reduced rate for off-peak season
 - Facility fee for amenities not included in base rate
 - Long term stay rates
- Relationship between Harbor Master & boaters

Stakeholders:

Internal	External
● Harbor CRA	● Okaloosa County
● Planning Dept	● Florida Department of Environment Protection (FDEP)
● Public Works	● US Army Corps of Engineers (USACOE)
● Parks & Rec	● US Coast Guard (USCG)
● Harbor & Waterways Board	● Florida Fish & Wildlife Commission (FWC)
● Code Enforcement	● Destin Water Users (DWU)
● City Attorney	● Public Boaters & local Businesses
● City Manager’s Office	
● City Council	
● IT	
● Public Information Office	

- City of Destin:
 - Work with Okaloosa County on interlocal agreement or change the city boundaries via legislation
- Okaloosa County
 - Enter into an interlocal agreement with City of Destin
- Florida DEP
 - Are there seagrass beds?
 - Environmental permits must be obtained
 - Authorization for exclusive use of sea bed must be obtained
 - Annex the submerged lands with the consent of the landowner (DEP)
 - Aquatic Preserve designation presents additional regulatory overlay
- US Army Corps of Engineers
 - environmental permits must be obtained
- USCG
 - Special Anchorage Designation

- permit navigational/informational markers & mooring buoys
- Florida FWC
 - permit navigational/informational markers & mooring buoys.
 - Authority over protected species & fish habitat impacts.
 - Will create boating restricted area

Notes from Action Plan:

- **Live aboards** are allowed currently in the Destin Harbor. Mooring field will provide a location for these vessels. Once a mooring field is approved, then live aboards can be controlled
- **Destin Harbor CRA -**
 - Approved motion,
 - approve Mooring Field work plan, in coordination with Harbor & Waterways Board
 - Learning that Harbor CRA doesn't cover anything in water, recommend that Harbor & Waterways board be the lead on this work plan.
 - Recommend that Harbor & Waterways board be the advisory board to the Mooring Field/Transient docks/Harbor Master (document updated)
- **Destin Harbor & Waterways -**
 - Received approval. No input or changes
- **Destin Public Works/Public Safety -**
 - Received approval. No input or changes

Process Owner:

John Stephens

Funding/Grant Information:

- **City of Destin**
 - Coordinate with Krystal Strickland, Finance Director, for advice on funding possibilities.
- [America Rescue Plan](#) - to assist with Destin Mooring Field Study (Pensacola is doing this)
- [Florida Boating Improvement Program](#) (FBIP)
- [Boating Infrastructure Grant Program](#) (BIG)
- [Clean Vessel Act Program Pumpout Grant](#)
- [Waterways Assistance Program](#) (WAP)
- [Triumph Gulf Coast Fund](#)
- Florida Department of Transportation (may only apply to Ports, might not be option)
 - min of \$100 million annually must be allocated from State Transportation Trust Fund(STTF) to the seaport program.

Capital Costs:

- Mooring Field Permitting:
 - Costs: \$75,000 - \$100,000
 - Time: 12-18 months
- Mooring Field Engineering:
 - Costs: TBD
 - Time: (8-12 months)
- Bidding Process:
 - Time: TBD
- Mooring Construction:
 - Cost: \$7,500 - \$10,000 per mooring
 - Time: TBD
- On-Land Facility @ 1 Harbor Blvd:
 - Permitting:
 - Cost: TBD
 - Time: TBD
 - Engineering:
 - Cost: TBD
 - Time: TBD
 - Bidding:
 - Cost: TBD
 - Time: TBD
 - Construction:
 - Cost: TBD
 - Time: TBD

Fees that can be generated from Mooring Field:

- Mooring Ball Rental suggested fees, which include showers, one holding Tank Pump-Out (additional fees apply for holiday day/week)
 - Daily: \$40 + tax (seen a lot of \$25/day)
 - Weekly: \$250 + tax
- 1 Harbor Blvd Dinghy Dock rates (additional fees apply for holiday day/week)
 - Daily: \$20 + tax
 - Weekly: \$100 + tax
- 1 Harbor Blvd Transient Slip rates, which includes showers (additional fees apply for holiday day/week)
 - Hourly: \$10-20/hour + tax
 - Daily: \$3.50/ft plus tax
 - Weekly: \$18/ft plus tax, one holding Tank Pump-Out.
- Pump-Out Station (pending if we offer Pump-Out Station, Boat, or both)
 - Additional Pump-Outs (& Non-Marina Customers) - \$5 (harborwalk charges \$20) (unless we get grants to pay for it)
 - Mobile Pump Out Boat (free if we can get grants to pay for this)

- if we offer Pump-Outs for free, more people would use it and it would clean our waterways. Just a thought
- Laundry Facilities – Card operated. Does not include detergent
 - Washer: \$3/load, Dryer: \$3/load
- Water & Ice
 - Filtered water (honor system) - \$.20/gallon, Ice: \$3/bag
- If we want to offer Shore Power:
 - 30 Amp Electricity: extra \$4/day, 50 Amp Electricity: extra \$6/day
- Car parking from Parking Lots (such as Zerbe parking lot, if we don't have parking onsite) that want to utilize marina/mooring balls
 - \$15/day

Council Decisions to Make:

- Decide location of Mooring Field -
 - Recommend using a Coastal Engineer to decide options and present to City Council, with Council selecting locations.
- Decide how many Mooring Balls to start off with.
 - Recommend a low number such as 5, with the ability to expand.
 - There are currently roughly 10 vessels moored in the Harbor, with 2 that are currently live-aboards
- Recommend that Harbor & Waterways Board be the advisory board to the Mooring Field/Transient docks/Harbor Master
 - Figure out funding mechanisms for signs, moorings, improvements, and amenities (dinghy docks, showers, restrooms, laundry facilities, ect)
 - Recommend this plan go to Committees for review
- Mooring Field Fees
 - How many mooring balls do we want to have?
 - Offer long-term & transient moorings. Is there a breakdown of what ratio?
 - Mooring Balls should offer controlled live-aboards, that meet our standard
 - Currently:
 - Liveaboards are allowed in Destin, without having a mooring field in place.
 - there are currently 2 live-aboards in harbor currently that has not moved in a long time. Where is the raw sewage going?
 - Do we want to offer a Pick up/Drop off service (fee based) or see if Local Water Taxi service wants to offer this
- Pump Out Station Fees (do we want to offer for free to help keep our water clean?)
 - or do we want to offer Pump Out boats, or both?
- Dinghy Docks Fees
 - \$/day or \$/week
- Transient Docks, Commercial Docks, or Both at 1 Harbor Blvd
 - Dredging for various vessels. With natural flow, will need maintenance
 - Do we offer Commercial activity at City Park?
 - Hourly, Daily, or Weekly Fees?
 - Did you want to offer overnight transient slips at 1 Harbor Blvd?
 - Consider winds can beat up vessels & docks at this location
 - Recommend dynamic pricing pending season (such as July 4th)

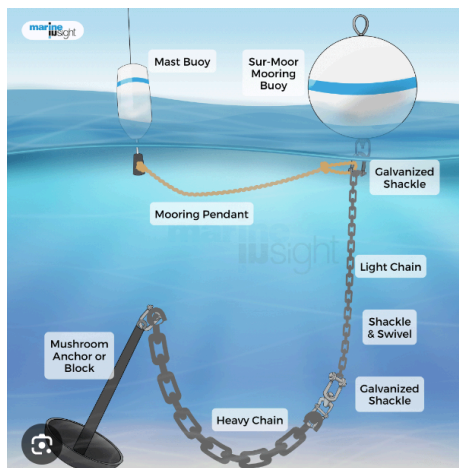
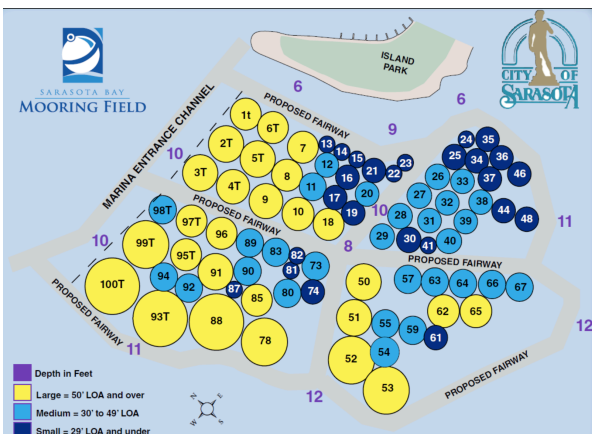
- Do we need shoreline power at transient slips? If so, fees?

Additional Notes:

- Coordination required for submerged land lease, annexation, and compliance with environmental regulations
- Special attention to vessels that cannot pass under Destin Bridge
- Harbormaster duties to include enforcement, emergency response, inspection, and oversight of BTR compliance
- [Mooring Field Power Point slide presentation](#) presented to Council

What is a Mooring Field:

- A mooring field is a legally defined area within a body of water.
- A mooring field is established by local ordinance, codifying a management plan that regulates activity within the mooring field.
- Customers of the field are assigned a mooring and can then secure their boat to the mooring buoy which is attached to permanent anchors
- Mooring Buoys provide an organized & secure way to protect both boats and the environment
- Provide public access to Florida waters
- Be ecologically and habitat friendly
- Promote tourism and provide economic benefit to merchants with minimal infrastructure requirements
- Be a self sustaining, user-funded amenity
- Fees support Harbormaster, all on-land facilities, mooring maintenance
- Provide proprietary moorings more secure than normal anchors
- Enable higher density of vessels for space available
- Not accommodate or allow derelict or abandoned vessels
- Enhance oversight of the water resource
- Enhance real estate values



Destin Prioritized Strategic Goals Met:

- I. Financially sound city providing service excellence**
- II. Enhanced quality of life and safety for families**
- III. Economic development and revitalization**
- IV. Effective, efficient, and aesthetically pleasing infrastructure**
- V. Improve mobility and connectivity**
- VI. A green and sustainable environment**

- In 2019, Livery fees were raised to \$100/vessel to hire a Harbor Master. This will help achieve the goal of a true Harbor Master that has jurisdiction on the water.
- In 2024, Destin Harbor placed 2nd [US Harbors "Best Harbor"](#)
 - One thing to note, of the Top 10, Destin Harbor was the only harbor that doesn't have a harbor master. Most have mooring fields.
 1. [Block Island Harbor](#)
 - Two Harbors
 - New Harbor
 - Transient dockage at 3 large marinas
 - 90 town moorings
 - 75 acre anchorage for vessels
 - Has Harbormaster
 - Old Harbor
 - Transient dockage
 - Harbor of Refuge for 7-14 days
 - Has Harbormaster
 - Commercial Ferry
 2. [Destin Harbor, FL](#)
 - ONLY has 3 transient slips
 - NO Harbormaster
 3. [Padanaram, MA](#)
 - Has harbormaster & Deputy Harbormaster
 - Has a Dartmouth Waterways Commission
 - Has transient moorings
 4. [Bristol, RH](#)
 - Has Harbormaster & Deputy Harbormaster
 - Has moorings & public docks
 5. [Shelter Cove, Hilton Head, SC](#)
 - Ability to rent boat slips

- Has harbormaster
 - 6. [Pillar Point Harbor, CA](#)
 - Has Harbormaster
 - Has Harbor Commission
 - Ability to rent boat slips
 - Ability for Live aboard
 - Ferry boat service
 - 7. [Gloucester Harbor, MA](#)
 - Has Harbormaster
 - Has Harbor Plan Committee
 - Has transient Mooring
 - 8. [Charlevoix, MI](#)
 - Has Harbormaster
 - 77 slip marina
 - Slip rentals
 - 9. [Brookings, OR](#)
 - 502 moorage slips
 - Has Harbormaster
 - 10. [Depoe Bay, OR](#)
 - Transient mooring
 - Has Harbormaster
- Harbor CRA goal that will be met:
 - City Marina - using 1 Harbor Blvd
 - Marine Waste Pump Out Facility
 - Harbor Capacity Steering Committee recommendations will be met:
 - Objective 1, Recommendation #3:
 - lack of Harbor Master to enforce local regulations
 - Objective 3, recommendation #10:
 - Optimise slip configurations in the harbor based on user demand and improve slip usage efficiency
 - Suggested Cap Section 107 Study be done with ACE
 - Dredge harbor navigation channel from East Pass through harbor with a more uniform alignment & consistent dept to alleviate vessel congestion & operator confusion
 - Recommend including Mooring Harbor idea in study
 - City of Destin come up with a Harbor Master Plan to suggest to ACE
 - Then send a letter of what we want in the Harbor Master Plan
 - Develop Harbor & Waterways vision & Management Plan
 - Realignment of channel
 - Mooring Harbor
 - Create Destin Harbor & Waterway Special District

How are mooring fields beneficial to Destin:

- There are currently roughly 10 vessels that are moored in the Destin Harbor, that the City can not do anything with, without assistance from FWC. We could create 5 mooring balls that the City decides where they are located and we are not increasing the # of vessels that are mooring in the Harbor.
- Benefits to safety:
 - Moorings will not attract unlawful tenants, it will actually eliminate them
 - Gain Harbor Master, who has authority on our waterways
 - Harbor Master can ask vessels to leave before a severe storm, such as an approaching hurricane
 - Moorings offer greater holding strength than anchors
 - Allows for fewer break-away vessels, which will protect other vessels & shore-side infrastructures
 - if vessel does break free, Harbor Master will know who to contact
 - Vessels are kept out of illegal or inconvenient places in the waterway
 - At night, vessels are required to display anchor lights
 - Vessels must meet standards:
 - Comply with USCG regulations & safety standards and Chapter 327 of Florida Statutes
 - Must be in good operational condition
 - Capable of maneuvering under their own power
 - Display current registration/documentation
 - Have liability insurance coverage
 - Vessels are able to swing with wind and current without hitting other vessels
- Benefits to environment:
 - Pump out services required for vessels in mooring field
 - illegal discharge of solid or liquid waste into waterway can be controlled
 - derelict vessels can be identified and removed easier
- Benefits to local economy:
 - No mooring fields in the panhandle. Could make Destin a destination for Loopers
 - Mooring field generates revenues, which go back into operations & maintenance of facilities
 - Mooring field patrons use local services & products, such as boat repairs, groceries, shopping, dining, entertainment venues
- Benefits to boating community:
 - there are no available boat slips in Destin
 - boaters can stay on their own boat in a mooring field
 - boaters have access to amenities like restrooms, showers, & other land-based activities

Current Free Harbor Locations in Destin per Waterway Guide:

Destin Harbor East

Location: Old Pass Lagoon

Mile Marker: GIWW Mile 227.7 EHL

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

Depth: 6-14 Feet

Description:

NOTE: Per Florida Statute 327.4109

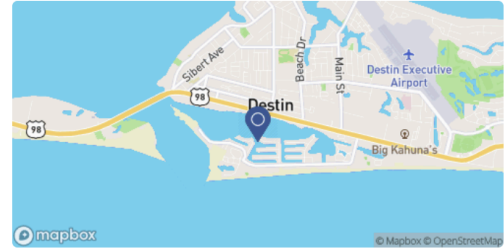
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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



3 Boater Reviews

[Back to the Waterway Explorer](#)



[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

Destin Harbor Southwest

Location: Old Pass Lagoon

Mile Marker: GIWW Mile 227.7 EHL

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

Depth: 6-9 Feet

Description:

NOTE: Per Florida Statute 327.4109

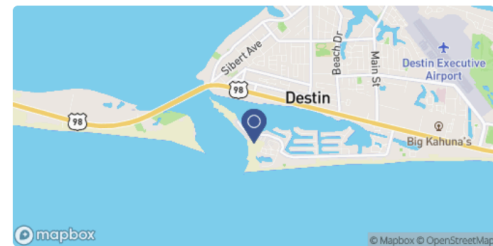
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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



4 Boater Reviews

[Back to the Waterway Explorer](#)



[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

Joese Bayou

Location: Choctawhatchee Bay

Mile Marker: GIWW Mile 229.5 EHL

Lat / Lon: N 30° 24.430' / W 086° 29.190'

Depth: 8-10 Feet

Description:

NOTE: Per Florida Statute 327.4109

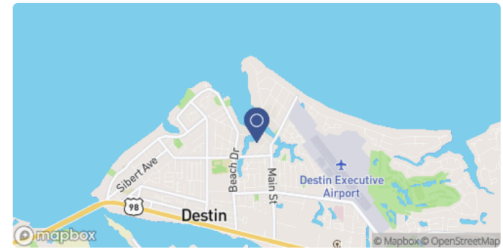
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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



1 Boater Review

[Back to the Waterway Explorer](#)



[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

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



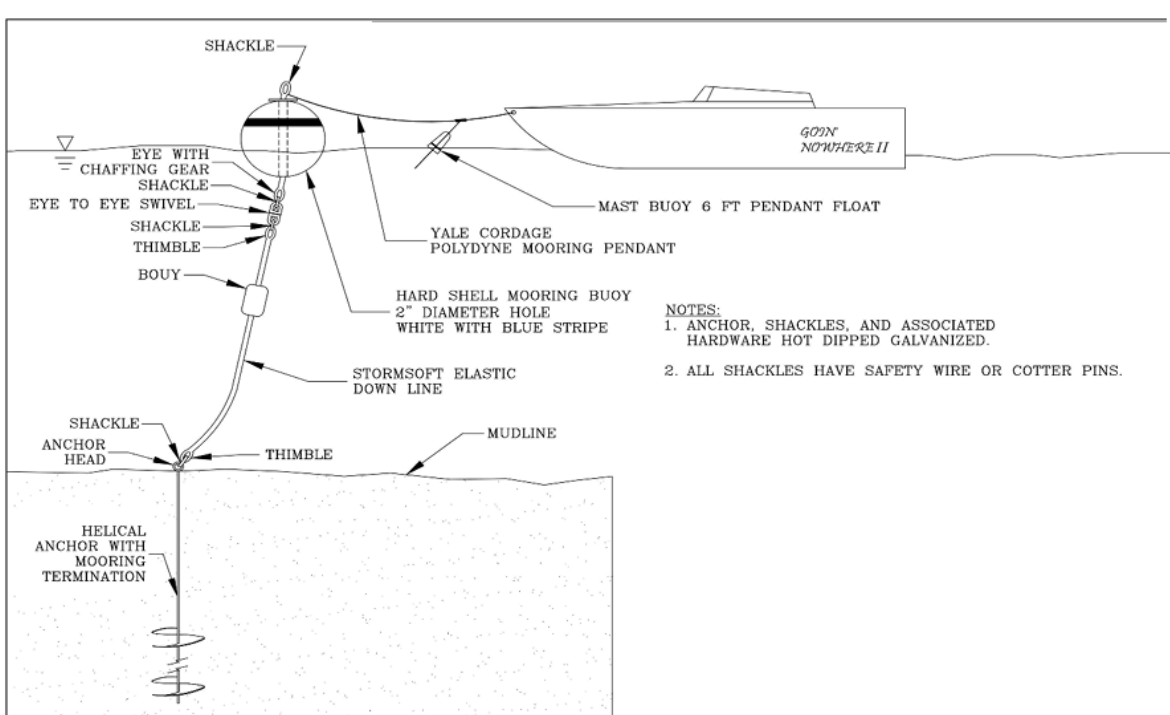
- We could have two mooring fields go to 1 facility at 1 Harbor Blvd
 - two mooring fields are based on what is currently listed on Waterway Guide's

current free Harbor location

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

How do Mooring Balls Work?

How do moorings work?



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

What else is part of a mooring field?



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



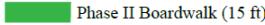




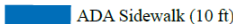

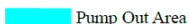
GATEWAY DISTRICT - Harbor One Open Space

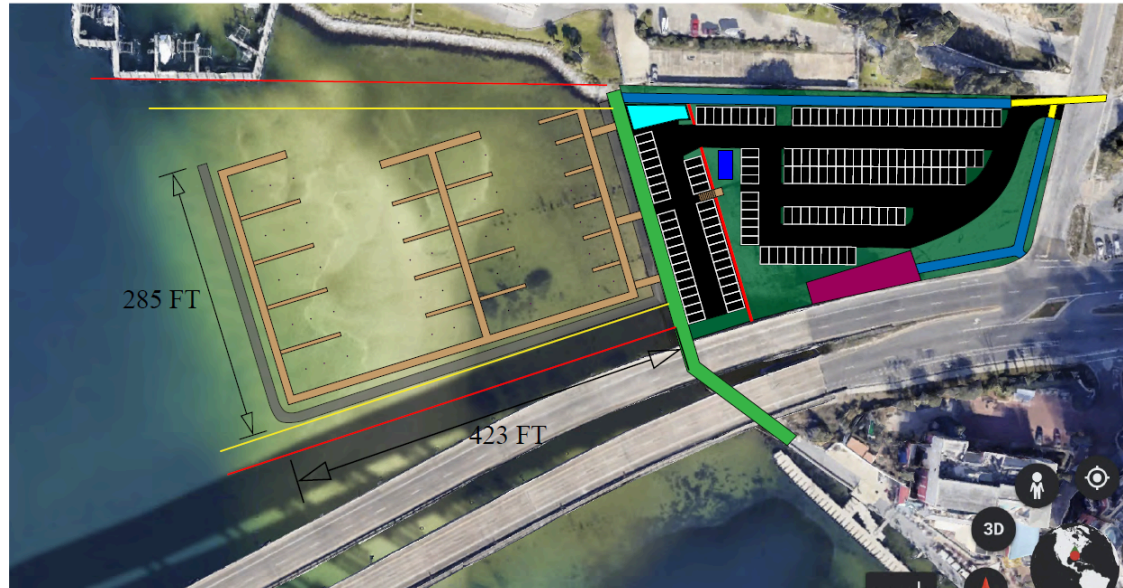


- https://docs.google.com/presentation/d/17SJMklxeGqiFYjYRT_9yo568t1VJ30Rr/edit?usp=drive_link&oid=105404369919663588836&rtpof=true&sd=true

■ **Destin Municipal Marina:**

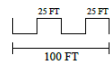
Proposed City of Destin Municipal Marina

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



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

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



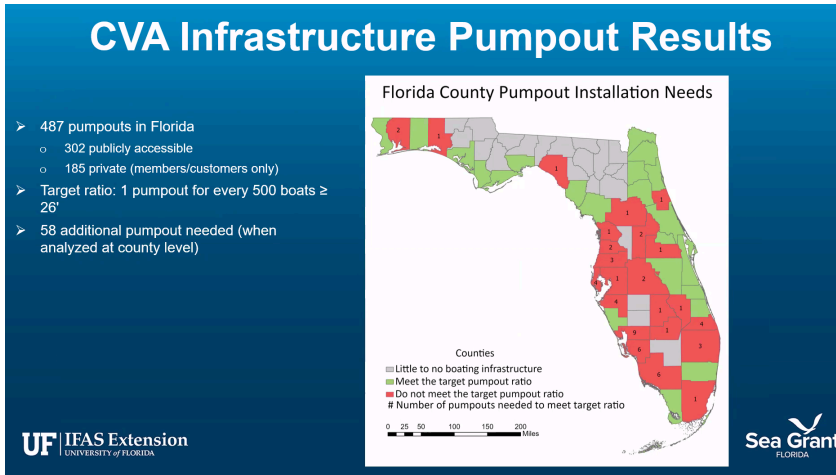
■

- https://docs.google.com/document/d/1aQ21z0xQ1AYnx04QTOenEu38c2zq_J_qprdlDQ22ReY/edit?usp=sharing

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

out facilities at County-owned locations, and to encourage new and/or existing marinas to adopt BMPs as recommended by FDEP Clean Marina Program

- [Clean Vessel Act Needs Assessment](#). This basically looks to see where in the state where more pumpouts are needed and the boating community's knowledge, attitudes, and behaviors regarding sewage waste management.
- The link below is a document about the influence on Wastewater Treatment Plant Operations. One solution that works with treatment plans that are hesitant to allow highly concentrated boat waste into their facility is that has been adopted to help alleviate this issue is to hold the boat waste in a holding tank and allow the treatment plant operator to control the input (timing and quantity). The ability to control the input allows the treatment plant operator to ensure the boat waste does not overwhelm and adversely affect their system.
 - https://drive.google.com/file/d/1UX_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.

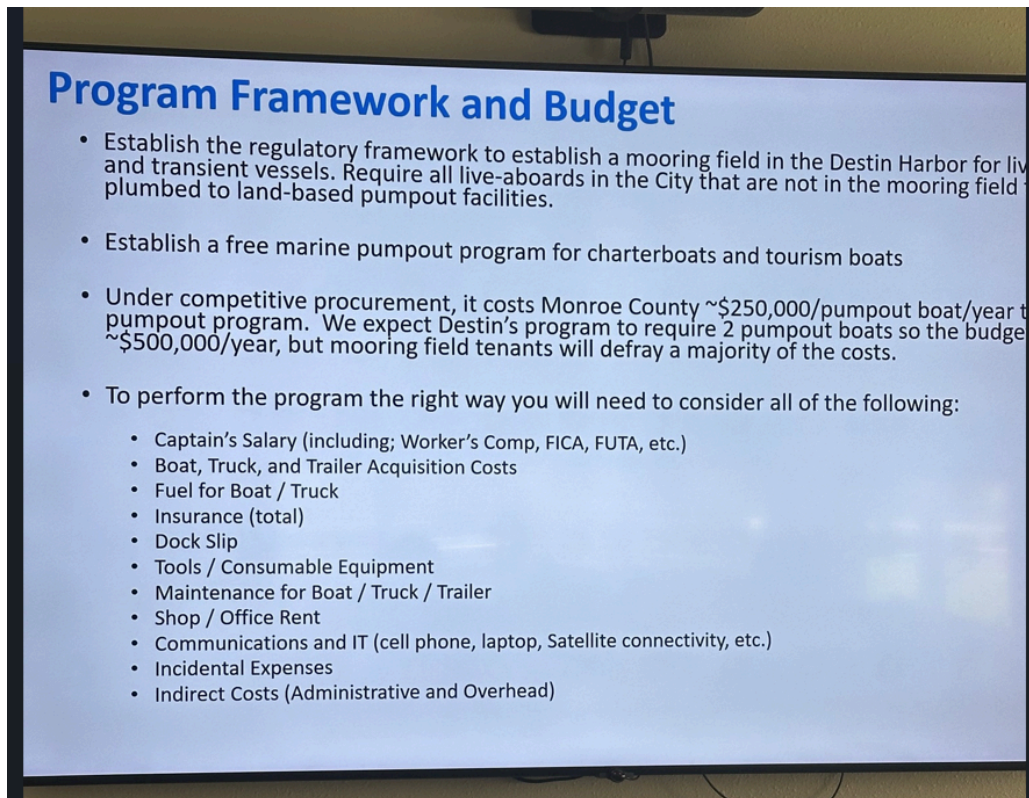
#	Facility Name	Address	City	County	ZIP	Phone
134	East Pass Towers Marina	100 Gulfshore Drive	Destin	Okaloosa	32541	850-598-4231
136	Ft. Walton Beach Yacht	104 Miracle Strip Pkwy SW	Ft. Walton Bch.	Okaloosa	32548	850-244-5725
133	Legendary Marine - Marina	690 Regatta Bay Blvd.	Destin	Okaloosa	32541	850-974-2525
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.
 - DWU stated that no current DWU permitted pump outs in Harbor. Unsure of Joe's Bayou & Harborwalk
- Destin Water Users issues with Vessel Pump Station
 - DWU plant is not equipped to handle concentrated boat waste
 - Boat waste is classified as septic waste, typically requiring special treatment & doesn't want the enzymes into their system
 - Recommend having a holding tank
 - have a company come to routinely pump out the station on a regular basis
 - sewage hauled to Okaloosa County's permitted facility

Must have Mooring Field Management Plan

- Rules that must be followed by every vessel within mooring field

- Customers must show proof of pump-out and/or be pumped out every 3 days
 - Plan stipulates that the discharge of any solid or liquid waste into waters are prohibited
 - Violators are subject to immediate ejection from facility, loss of security deposit, and will be turned over to law enforcement
- Harbormaster will create consistent oversight & monitoring to prevent illegal anchoring, dumping, and other undesirable activities
- No vessel shall occupy any mooring without approval of Harbormaster
- Only vessels that are authorized to moor at facility:
 - in compliance with USCG environmental & safety standards and in good operational condition
 - Capable of maneuvering under their own power
 - Must have current registration/documentation & insurance
- Department of Environmental Protection's Mooring Field Management Plan Example -
 - <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/documents/mooring-field-management-plan>
- Examples of Mooring Field Management Plan -
 - <https://www.fortmyersbeachfl.gov/DocumentCenter/View/21853/Mooring-Field-Map>
 - <https://www.fortmyersbeachfl.gov/DocumentCenter/View/17791/21-02-Matanzas-Mooring-Field-Management-Plan>
 - <https://www.miamibeachfl.gov/wp-content/uploads/2024/02/Mooring-Field-Management-Draft-2024-02-16.pdf>
 -
- Example of User License Agreement –
 - https://www.ci.marathon.fl.us/sites/default/files/fileattachments/marina_and_ports/page/30901/marina_user_agreement_4-15-
- 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

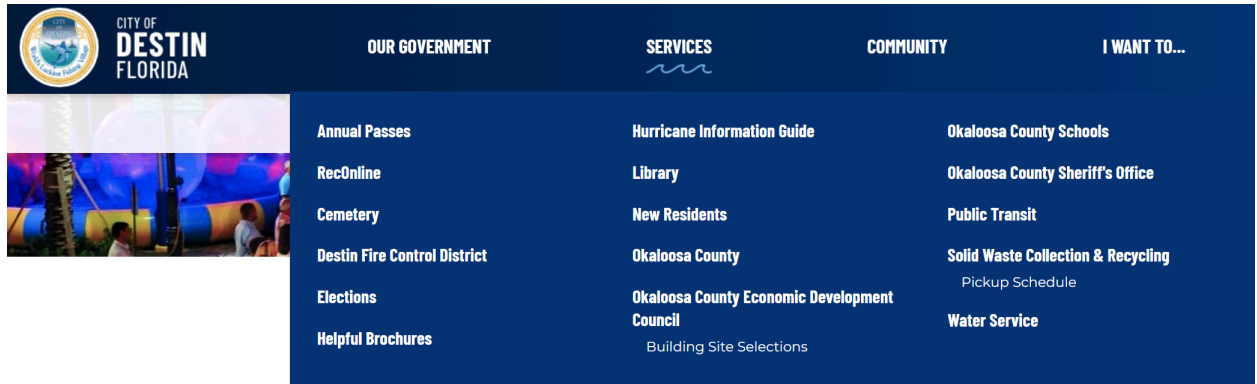
- Such as:
 - Reference local noise ordinance
 - Reference Florida Statute Chapter 327 regarding vessel operational requirements
 - Refer to State Statutes 327.40 & 327.60 for Mooring references
 - Prohibit other nuisance-like activities such as:
 - Rowdy conduct
 - Hanging laundry
 - Hours for repairs,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

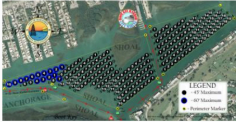
- Harbor & Waterways Board & Harbor CRA Committee involvement – attend meetings & provide Monthly reports?
- Responsible for annual budget

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 in Ft. Meyers
- [FAQ's about Mooring Fields in Miami Beach](#)
- [FAQ's for Potential Mooring Fields \(can be used in Workshops\)](#)

Marina and Ports

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

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/>



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		
	2026	2027	2028
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	Create	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 City Property	Implement	N/A	N/A
Expand "Holly on the Harbor" Currently have FWB HS Jazz Band	Destin MS & Destin HS is joining in 2025	Get Destin HS or FWB HS Choir for another time slot	Get Destin HS or 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	Implement	N/A	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 (recommended to send to P&R)	John Stephens	May 2025	X
Present to Parks & Rec Committee and seek approval	John Stephens	May 2025	X
Present updated work plan Harbor CRA Board and see approval	John Stephens	November 2025	

Seek Approval to send Work plan to CRA	John Stephens	December 2025	
Present to CRA Board, if passed, have Council direct staff	CRA, Council, Harbor CRA	2026	
Figure out if we are we allowed to put Christmas Tree on barge in Norriego Point		2026	
Figure out costs for Christmas Tree on Norriego Point or Floating Barge		2026	
Identify power on medians. If no power, then it'll have to non powered decorations		2026	
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	2026	
Estimate costs and vendors for lighting + installation	Vendor, Parks & Rec Committee, Harbor CRA	2026	
Find any potential Grants	Harbor CRA, City Grants Manager, FPL?	2026	
Add Harbor category to City of Destin Christmas Lights Contest	Harbor CRA, Council, Mayor's Office	2026	
Begin Installation of projects that are needed	Parks & Rec staff, vendor?	November 2026	
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 2026	
If this plan goes well, pass on to Town Center CRA to implement	Town Center CRA	2027	

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.
- **Parks & Rec** - liked the idea and voted in support of the initiative.

Stakeholders:

Internal	External
· Harbor CRA	· Installation Vendor?
· Public Works?	· Harbor CRA Property Owners
· Parks & Rec	· Harbor Business Owners/vendors
· Mayor's Office	· Visitors
· City Grants Manager	
· Council	
· City of Destin Public information Office	

Process Owner:

Harbor CRA Department

Funding/Grant Information:

1. City of Destin
 - a. Coordinate with Krystal Strickland, Finance Director, for advice on funding possibilities
2. CRA budget
3. City Manager Budget (I can't remember what it's called)

4. possible business sponsorships
5. TDC
6. Explore external funding support from organizations such as Florida Power & Light (FPL) for community lighting or beautification grant opportunities.
7. 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.

After seeing Memorial Day & 4th of July in 2025, I feel like we should put a little more focus on Harbor Blvd to be more festive for these holidays.

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]

Standard Harbor CRA Workplan Flow

Phase 0 – CRA Board Authorization	<ul style="list-style-type: none"> • Harbor CRA Board approves Workplan • Workplan presented to CRA Board • CRA Board approval authorizes staff evaluation only • No spending, procurement, or implementation authorized
Phase 1 – Post Approval Intake	<ul style="list-style-type: none"> • Staff assigns Project Lead • Staff meets with Harbor CRA sponsor • Scope, intent, and constraints confirmed • Sponsor role works with staff to expand workplan
Phase 2 – Project Integration & Prioritization	<ul style="list-style-type: none"> • Workplan added to Harbor CRA project list • Harbor CRA Board ranks priority among active workplans
Phase 3 – Feasibility & Funding Pathway Review	<ul style="list-style-type: none"> • Identify required expertise and regulatory considerations • Identify procurement and legal review triggers • Finance Director reviews funding options • Grants Director reviews grant pathways
Phase 4 – Harbor CRA Board Reengagement	<ul style="list-style-type: none"> • Refined scope and preliminary cost ranges presented • Funding and grant recommendations provided • Harbor CRA Board directs: Advance, Revise, Defer, or Pause
Phase 5 – CRA Board Action (If Advanced)	<ul style="list-style-type: none"> • CRA Board considers funding (future fiscal year, if applicable) • CRA Board authorizes grant applications • CRA Board directs staff to proceed with implementation



City of Destin

Harbor CRA

Shared Parking Accountability Workplan

Strategic Focus:

- II. Enhanced quality of life and safety for families**
- V. Improve mobility and connectivity**

This Workplan supports Harbor CRA objectives related to operational functionality, public safety, and access, and aligns with City priorities emphasizing parking management as a critical issue.

Background

Parking within the Destin Harbor District has historically been reviewed on a business-by-business basis rather than at the parcel level. As Harbor properties have intensified and diversified, this approach has resulted in multiple businesses relying on the same parking spaces during overlapping hours, creating operational congestion, enforcement challenges, and inconsistency in Business Tax Receipt (BTR) approvals.

Shared parking agreements have traditionally reflected static parking capacity without accounting for concurrent demand. While individual applications may demonstrate technical compliance, collective operations often exceed actual parking availability.

These challenges are particularly acute within the Harbor CRA due to mixed-use parcels, seasonal tourism demand, and marine-based businesses that generate parking demand without traditional storefront footprints.

At the February 2, 2025 City Council Meeting, Council Member Braden emphasized that addressing parking challenges—particularly in high-impact areas such as Destin Harbor—should be considered one of the City's top priorities. In response, the Harbor CRA Advisory Committee has identified this issue as an appropriate and meaningful project for Committee action.

Organizational Goal:

The purpose of this Workplan is to establish a clear, enforceable, time-based shared parking accountability framework that:

1. Eliminates double-counting of shared parking spaces
2. Aligns parking approvals with real-world operating conditions
3. Improves consistency and transparency in BTR review
4. Reduces downstream enforcement and operational conflicts
5. Provides a scalable framework suitable for future City consideration

This Workplan does not modify Land Development Code parking ratios, zoning entitlements, or development intensity.

Performance Objective:

A. Framework Development

Develop a standardized parcel-level parking accountability framework requiring consolidated Parking Agreements submitted by property owners. Each agreement shall identify all tenants, vendors, and vessel-based operations on the parcel, along with the allocation of parking spaces by use, and hours of operation.

Parking spaces may not be allocated to more than one use during overlapping operating windows beyond the parcel's legal parking capacity.

B. Documentation Enhancements

See attachment

C. Administrative Review Integration

Integrate the framework into Planning and Business Tax Receipt review workflows. Establish clear triggers requiring resubmittal of parking documentation, including changes in use, expansion or intensification, tenant turnover, or modified hours of operation.

Triggers would include:

- Applying for a new Business Tax Receipt
- Changing use or operational intensity
- Introducing new tenants or vendors
- Modifying operating hours affecting parking demand

Existing approvals remain valid unless a triggering change occurs.

PRIORITY: **CRITICAL** **IMPORTANT** **DESIRABLE**

Measurable Outcome(s):

Outcomes/Task	Resource Needs (persons/organization)	Done
Reduce parking-related complaints in Harbor District	Code Compliance	
Improved clarity & consistency in BTR Approvals	Planning Department	
Decrease in post-approval parking conflicts	Planning Department	
Applicant understanding & compliance	Property & Business Owner	
Ability to find and verify approved & illegal businesses	Code Compliance	

Action Plan:

Task	Resource Needs (persons/organization)	Completion Date	Completed
Present to Harbor CRA	John Stephens/Harbor CRA	2026	
If approved, present to CRA Board	John Stephens/CRA	2026	
Integration into Planning	Planning	2027	
Integration into BTR workflows	Planning	2027	
Introduction of Parking Agreement to Property Owners	?	2027	
Comparison of Parking Agreement to Actual Parking	Code Compliance	2027	
Enforcement of Parking Agreement	Code Compliance	2027	

Stakeholders:

Internal	External
<ul style="list-style-type: none"> Harbor CRA Advisory Committee 	<ul style="list-style-type: none"> Property Owners in Harbor CRA district
<ul style="list-style-type: none"> City of Destin Planning Department 	<ul style="list-style-type: none"> Business Owners in Harbor CRA district
<ul style="list-style-type: none"> City of Destin Code Compliance 	
<ul style="list-style-type: none"> City of Destin Attorney 	
<ul style="list-style-type: none"> CRA Advisory Committee 	

Notes from Action Plan:

<ul style="list-style-type: none">
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Process Owner:

John Stephens

Funding/Grant Information:

This Workplan is primarily staff-driven and is anticipated to require minimal to no direct financial expenditure. It will require staff time.

Status

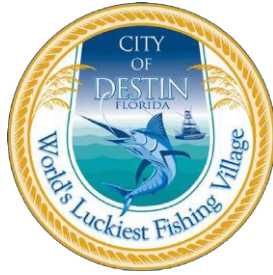
Concept

Proposed

Approved

In Progress

Complete



City of Destin

Community Development Department

Planning Division

City of Destin Annex

4100 Indian Bayou Trail

Destin, Florida 32541

Phone (850) 654-1119 | planning@cityofdestin.com

PARKING AGREEMENT

This agreement is to ensure there is adequate parking at any given location and proper use of approved spaces.

Location Address: _____ Parcel ID: _____

Property Owner(s): _____

Property Owner Mailing Address: _____

Property Owner Phone Number: _____ Property Owner Email: _____

REQUIRED INFORMATION:

- ATTACH PARKING PLAN* – drawn to scale per [Article 8.06.00., Land Development Code](#)
- ATTACH OFF-SITE PARKING AGREEMENT**, if applicable
- ATTACH CURRENT SHARED PARKING LEASE TERM/AGREEMENT(S) FOR THE PARCEL, if applicable

- List **ALL** current and existing uses, including seasonal/temporary uses operating on property: including: restaurant, retail, mobile vendor, livery, charter, watersports, vessels that pick up customers without having a boat slip assigned to them on this property. etc.)
- If Tenant has multiple types of vessels, list each type of vessel separately.
- For each listed use, the applicant must identify typical hours of operation. Parking allocations may not overlap in excess of available spaces during concurrent operating hours.
- The sum of all Tenants' Allocated Parking Spaces operating during overlapping hours shall not exceed total number of available parking spaces for parcel.

Total # of vehicle Parking Spaces*	Physical Address of Spaces	Total # of Spaces	Total # of Spaces Allocated	Total # of Spaces Not used
On-Site Vehicle Parking				
Off-site Vehicle Parking**				
Total Vehicle Parking				

13									
14									
15									
16									
17									
18									
19									
Total									
Combined ALL Vendor Total									

The undersigned property owner certifies that the parking allocations shown herein do not exceed the total number of legally available parking spaces for the parcel during any overlapping days or hours of operation. The owner acknowledges that approval of this Parking Agreement is contingent upon time-based parking availability and may be revoked if operational conditions change.

Any material change in use, intensity, operating hours, or tenant mix requires submission of a revised Parking Agreement prior to issuance or renewal of a Business Tax Receipt.

Signature of Property Owner(s) DATE: _____

Signature of Property Owner(s) DATE: _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence____or online notarization____, this _____ day of _____, 20____,

By: _____ (Print name)
Personally known _____ OR Produced Identification _____

Seal: Notary Signature