

**MINUTES  
HARBOR COMMUNITY REDEVELOPMENT AGENCY  
ADVISORY COMMITTEE MEETING  
DECEMBER 10, 2025 - 5:30 PM  
DESTIN CITY HALL ANNEX CHAMBERS**

**1. CALL TO ORDER:**

The Harbor Community Redevelopment Agency Advisory Committee meeting was called to order by Chairman John Stephens in the Destin City Hall Annex Council Chambers at 5:30 p.m., on December 10, 2025, followed immediately with the Pledge of Allegiance.

**2. ROLL CALL:**

<u>Present</u>	<u>Absent</u>	<u>Staff Present</u>
John Stephens	Mariam Paulino	Kim Montgomery, Deputy City Clerk
Lance Johnson	Jay Howard	Steve o'Connor CD Deputy Director
Guy Tadlock		Jesse Hernandez Senior Planner
Casey Jones		Robert Tomasek City Engineer
Jim Green (5:44 PM)		Kim Kopp City Attorney

**3. AGENDA APPROVAL:**

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

**4. APPROVAL OF MINUTES: November 12, 2025**

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

**5. CURRENT BUSINESS:**

**(A) Development Projects and City Projects – Update**

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

➤ **The Alice:**

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

- Drury Hotel was approved by City Council on December 1, 2025.
- Conditions discussed included:
  - Adding a pet relief area.
  - If the applicant returns for changes involving subdivision, they will need to:
  - Redevelop separate areas, and ensure dimensional standards apply to both the main plot and any outparcels associated with the project.
- Question was posed whether undeveloped parcels could later support shared parking, or if parking would need to be reworked when future parcels are developed.

➤ Mr. Hernandez explained the following:

- The site plan shows three future outparcels.
- These outparcels are not counted as part of the Drury development impacts.
- Each parcel, when developed (subdivided or not), must comply with all City Codes and provide required parking based on future use.

❖ **Crosstown Connector Update:**

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

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

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

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

❖ **Clement Taylor Park Update:**

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

**6. COMMITTEE MEMBER COMMENTS:**

Chairman Stephens provided the following updates:

❖ **Federal Channel / East Pass Markers**

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

❖ **Annual Report Timing and Next Steps**

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

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

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

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

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

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

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

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

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

#### ❖ **Potential Work Plans Discussed**

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

#### ❖ **One Calhoun / One Harbor Boulevard Property Discussion**

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

❖ **Zoning Use Chart and Fact Sheet**

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

❖ **Quarterly CRA Meetings**

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

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

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

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

❖ **Next Meeting Date**

- The next meeting date January 14, 2026.

**7. ADJOURNMENT:**

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

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John Stephens, Chairman

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Kim Montgomery, Deputy City Clerk

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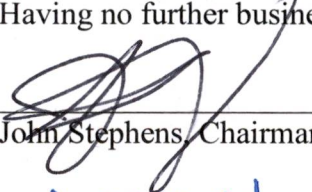
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John Stephens, Chairman

  
Kim Montgomery, Deputy City Clerk

Approved on this 14<sup>th</sup> day of January, 2026.