

**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.

- 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.

❖ **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 3<sup>rd</sup>.

❖ **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.

- 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.

- 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.
      - Mr. Burgess 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 Disposal 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.

- 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 &

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.

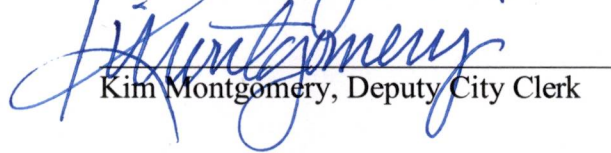
- ❖ **Public Comments: None**
- ❖ **Next Meeting Date: February 12, 2025**

**7. ADJOURNMENT:**

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

Adopted and approved this 11<sup>th</sup> day of February 2025.

  
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John Stephens, Chairman

  
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Kim Montgomery, Deputy City Clerk