

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
FEBRUARY 11, 2026 - 5:30 PM1
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 5:30 p.m., on February 11, 2026, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

<u>Present</u>	<u>Absent</u>	<u>Staff Present</u>
John Stephens	Marium Paulino	Kim Montgomery, Deputy City Clerk
Casey Jones		Daniel Butler, Principal Planner
Guy Tadlock		Kim Kopp City Attorney
Lance Johnson		
James Green		

3. AGENDA APPROVAL:

Motion by Committee member Tadlock, seconded by Committee member Jones to amend the agenda to add chairman Stephens workplan item for Harbor Trash Education and Awareness Signage. The motion passed 5-0.

4. MINUTES FOR APPROVAL: January 14, 2026 Minutes

Motion by Committee member Johnson, seconded by Committee member Tadlock, the members voted 5-0 to approve the minutes of the January 14, 2026 meeting as written.

5. NEW BUSINESS:

➤ **Development Update:**

Mr. Butler provided the members with the following:

- ❖ **Harborwalk Village, Phase 2**
 - The applicant has submitted their second set of revised plans; staff reviewing for consistency with the original development order approval.
 - City engaged a third-party consultant to perform a shared parking analysis to compare against Harborwalk's submission to:
 - Conduct internal review, then
 - Provide it to the applicant for their review/questions, and
 - Meet with applicant in the next week or so to discuss.
 - Expected trajectory: Council consideration in the coming months.

Chairman Stephens asked about the status of the under-the-bridge boardwalk project.

- According to Mr. Butler:

- The PD&E for the Stahlman Ave. intersection is still in process, incorporating the boardwalk concept under the bridge.
 - No new deliverables seen yet from that study.
 - Staff will continue internal discussions with the property owner about options:
 - Underpass under bridge / overpass over U.S. 98
 - Easements likely required
 - Conversations are ongoing but not significantly advanced.

Committee member Tadlock questioned the status of the bridge replacement.

Mr. Butler relayed information from a consultant involved with FDOT that FDOT is now leaning towards a repair/replace for what is necessary rather than new construction. He also noted there are city officials still advocating for the new construction; Mayor and some Council members reportedly motioned for support to be voiced in Tallahassee.

Committee member Tadlock stressed urgency on how prolonged uncertainty could impact the under or over the bridge walkway plans and urged the city to seek a firm decision.

Committee member Howard questioned if the two-year PD&E bridge study was completed.

City Attorney indicated that she was present at the FDOT meeting when the decision was made and once staff is able to obtain a copy of the final report, they will provide it to the members.

❖ **Clement Taylor Park Update**

- Committee member Johnson questioned the status of Clement Taylor Park.
 - According to the City Attorney, Kim Kopp
 - Construction is underway; the playground has been installed.
 - Restroom-related issues are being worked through.
 - Park expected to be closed for the entire summer.
 - Completion anticipated in the following offseason.

➤ **Available Funding Summary**

- Staff presented an Available Funding Summary that was previously brought before City Council at their February 2, 2026 meeting and stated that City Council requested this be brought to advisory committees for review and feedback.
 - City has various funding sources potentially applicable.
 - Harbor CRA currently has no money until about 2029, but other sources could possibly be leveraged.
 - Parking funding source: approximately \$2.7M for parking-related expenditures.
 - Okaloosa half-penny sales tax: can be used for public safety, traffic flow, water quality, and leveraging additional funding.
 - TDC funds: can be used to promote tourism or finance visitor-attracting facilities.

- Staff emphasized the following:
 - If using CRA funds, projects must be within the adopted CRA master plan.
 - Other funding sources might support items not explicitly listed but linkable to the plan.
- Staff stated no project recommendations are required tonight, but the committee could return to their next meeting with suggestions for the CRA Board for their April meeting.

➤ **Harbor pump maintenance funding suggestion**

- Committee member Jones suggested half-penny sales tax could help support the harbor flushing pump, as a water quality item.
- Question raised about annual cost; estimate floated around \$60,000/year
- Request referenced for a spare parts list from the public Works Director, Mr. Michael Burgess.
- Staff stated they had reached out to Michael Burgess for the parts list and would follow up; intent to bring information next month and try to have it before the Harbor & Waterways Board in two weeks if possible.
- Committee member Johnson noted the harbor flushing pump maintenance is not within Harbor CRA Committee's purview.
- Recommendation for this to be taken to the Harbor & Waterways Board, potentially via a member serving on the board.
- Staff agreed to bring the project list from the master plan for discussion.

➤ **COMMITTEE MEMBER COMMENTS:**

○ **Chairman Stephens ~**

- **Status of Previously Approved CRA Work Plans & New "Work Plan Flow"**
- Chairman Stephens noted the CRA Board had approved multiple work plans recently (examples listed):
 - Camera work plan
 - Breakwater and oyster gardening work plan
 - Mooring field work plan
 - Christmas work plan
- He expressed uncertainty about "what happens next" after board approval (ownership, funding, engineering, execution).
- He presented a standard Harbor CRA work plan flow document to clarify steps.
- Staff supported reviewing the flow and suggested working through one work plan to test and refine the process.
 - Staff and the City Attorney indicated no motion is needed to use the flow internally; committee consensus to proceed without formal action.
 - Chairman Stephens and staff planned to connect within the next week or two to work through a work plan using the flow and adjust as needed.

➤ **Harbor Trash Education & Awareness Sign Work Plan**

- Chairman Stephens introduced a new work plan item Harbor Trash Education & Awareness Sign.
 - He spoke of ongoing observations of repeated littering in the harbor and the desire to target messaging toward kids, teens and young adults to place signage on trash cans.
 - Perceived cost: mostly signage; noted concern about limited funding.
- Discussion of potential funding sources:
 - Suggested funding by linking to half-penny sales tax under “water quality.”
 - Staff acknowledged logic and the City Attorney stated she would research eligibility for the half-penny and report back.
 - Exploring alternative funding/partners: businesses contributing signage or placement on piers/trash cans was also suggested.
 - Possible TDC funds was another funding suggestion since the TDC supports maintenance and has previously funded signage on the boardwalk.

Motion by Chairman Stephens to recommend approval of the Harbor Trash Education & Awareness Sign work plan, with Committee member Howard providing the second. The motion passed 5-0.

- Staff to research applicability and funding pathways; bring information next month.
- Plan to place item on April CRA agenda for board-level consideration.

➤ **Parking Accountability / Updated Shared Parking Agreement**

Chairman Stephens introduced a work plan stemming from council emphasis (Council Member Braden referenced) on Harbor District parking challenges.

- Chair described adapting an existing city form/template (shared parking agreement plan used for deliveries / livery-related processes) and adding:
 - More operational details (e.g., business hours, opening/closing)
 - Information to better evaluate overlap for shared parking and changes in use.
- Q&A / staff clarification:
 - Inquiry as to whether or not there is a standardized form.
 - Staff explained:
 - City has a shared parking agreement template used largely for livery registration applications (described as dated).
 - Livery registration began around 2019–2021 timeframe.
 - Original submissions captured tenants/parking usage; annual renewals may rely on affidavits of “no change.”
 - Concern that tenant/slip changes may not be reflected; agreements may be outdated.
 - New form could help code compliance verify tenants/operations;
 - Operations not in the agreement could constitute violation of livery registration/shared parking terms.
 - Discussion included:

- Ideally updates should occur at least annually; member suggested timing after spring break to reflect seasonal tenant stabilization.
- Practical enforcement challenges noted (pickups/drop-offs; changing vessel capacity; food trucks reducing parking spaces).
- Staff perspective on approach:
 - Livery registrations renew in February; code compliance might confirm compliance and issue warnings/violations as needed.
 - Staff cautioned against requiring every property owner to redo forms proactively without first identifying compliance issues.
 - Development order contexts differ: shared parking agreements recorded in development orders may require deviations when uses change.
- The City Attorney framed the policy issue as similar to citywide enforcement debates: proactive v. complaint-based enforcement.
 - She suggested staff meet internally and include code compliance leadership and return with recommendations.
- Chairman proposed tabling the discussion consensus reached.

❖ Chairman Stephens opened the public portion for discussion:

➤ **Mrs. Patty Brown 86 Shira Street - Day Charter Operator at Heron Harbor**

- Key concerns raised:
 - Boats operating outside commercial docks allegedly picking up customers at locations such as the harbor and Claude Perry's Sky Bar, creating unfair competition for compliant operators paying commercial dock costs.
 - Vessel changes can significantly affect parking such as 6-passenger v. 40-passenger operations.
 - Speaker reported observing apparent commercial pickups misrepresented as picking up "friends," being viewed as illegal/unfair activity.
 - Requested focus on:
 - Drop-off/pick-up enforcement
 - Capacity changes and impacts
 - Fairness to compliant businesses as being good "boat citizens."

The Chair thanked Mrs. Brown and stated the issues would be included in upcoming staff discussions.

The City Attorney noted the timing aligns with the internal meeting planned; said code compliance staff would be included due to enforcement components.

Committee member Howard asked if there was a resolution regarding commercial use of public spaces/parking/slips at Claude Perry's property.

According to the City Attorney the matter is still in active litigation:

- Initially in the State court for a few months.

- Within the past week, opposing counsel dismissed the state complaint and filed in federal court, effectively restarting litigation timeline.
- She stated she could not provide a firm timeline; litigation could take a while.
- City position: will continue to address complaints consistent with the existing development order unless a judge directs otherwise.

Question raised about whether federal funds were allocated toward slips for public use.

- The City Attorney did not have an answer.
- Mr. Butler indicated that he is not aware of any federal funds; and mentioned understanding that they were given a reduction of their NPEB fees.

➤ **Mr. Gary Troop, 86 Shirah Street**

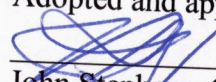
- Raised compliance clarity question:
 - Noted possible change in what must be submitted for parking requirements from 2025 to 2026; landlord confused.
 - Explained the landlord prepares/submits the parking plan; asked who is out of compliance, if the plan is deemed insufficient.
- Responses:
 - Staff initially indicated the property owner.
 - The City Attorney clarified:
 - If it's a livery operation, the livery business must ensure adequate parking as required by approval (shared parking agreement or other city-approved mechanism).
 - Code enforcement may bring in the property owner as well.
 - Depending on facts, disputes may become a private civil matter between tenant and property owner (lease/shared parking agreement compliance).
- Mr. Troop noted many leases may not account for these requirements, creating risk for tenants under year-long lease obligations; urged rules be clear and that property owners manage changes.
- The City Attorney acknowledged and reiterated that property owners could be held responsible if changes occur after an approval, but civil issues may still arise between parties regardless of city enforcement target.

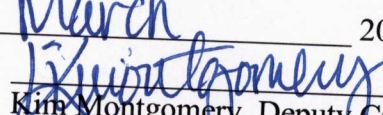
6. **NEXT MEETING: March 11, 2026**

7. **ADJOURNMENT:**

Having no further business at this time, the meeting was adjourned at 6:20 PM.

Adopted and approved this 11th day of March 2025.


John Stephens, Chairman


Kim Montgomery, Deputy City Clerk