



**AGENDA
CRA BOARD MEETING
TUESDAY, APRIL 7, 2026
5:30 PM**

DESTIN CITY HALL ANNEX COUNCIL CHAMBERS

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. AGENDA APPROVAL**
- 4. APPROVAL OF MINUTES**
 - A. Approval of minutes of January 20, 2026, CRA Board Meeting**
 - B. Approval of minutes of March 2, 2026, CRA Board Meeting**
- 5. PUBLIC COMMENTS**
- 6. NEW BUSINESS**
 - A. Available Funding Summary - Informational Only**
 - B. Town Center CRA 2025 Annual Report**
 - C. Available Funding Summary Request**
 - D. Harbor CRA 2025 Annual Report**
- 7. NEXT MEETING DATE: July 6, 2026, 5:30 PM**
- 8. PUBLIC COMMENTS**
- 9. ADJOURNMENT**

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)

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING
JANUARY 20, 2026
ANNEX COUNCIL CHAMBERS
5:30 PM**

The Community Redevelopment Agency met in a regular session with the following members and staff present:

Destin Community Redevelopment Agency

Board Chair Terésa Hebert

Boardmember Jim Bagby

Boardmember Dewey Destin

Boardmember Rodney Braden

Boardmember Sandy Trammell

Boardmember Torey Geile

City of Destin Staff

CRA Executive Director Larry Jones

Public Works Director Michael Burgess

Grants/Project Manager Jeff Cozadd

Principal Planner Daniel Butler

HR Director Jayme Haynes

City Attorney Kimberly Kopp

City Clerk Rey Bailey

IT Director Andy Peters

Finance Director Krystal Strickland

Building Official Noell Bell

City Engineer Robert Tomasek

1. AGENDA APPROVAL

Motion by Boardmember Trammell, seconded by Boardmember Bagby, to approve the agenda, passed 6-0.

2. APPROVAL OF MINUTES

A. Approval of minutes of August 18, 2025, CRA Board meeting

Motion by Boardmember Trammell, seconded by Boardmember Bagby, to approve minutes of August 18, 2025, CRA Board meeting passed 6-0.

3. PUBLIC COMMENTS

4. CURRENT BUSINESS

A. Seawall at 1 Harbor: exploration of funding options with the Tourism Development Council

John Stephens, Harbor CRA Chair, requested a status update regarding the Harbor Boulevard seawall at 1 Harbor, specifically in relation to potential Tourist Development Council (TDC) funding. He noted that a prior request had been made for a TDC representative to explore funding options for seawall repairs, but no update has been provided.

Since the council's representative to TDC, Boardmember Kevin Schmidt, was not present at this meeting, it was suggested that staff follow up and provide a status report at the next meeting so the CRA can better plan next steps.

B. Clarification of CRA-AC's role after board approval of workplans.

Mr. Stephens highlighted ongoing confusion among committee members regarding what is expected once plans are approved, particularly around responsibilities such as pursuing grants, hiring engineers or consultants, and developing cost estimates. He explained that many volunteers do not have the expertise to carry out these tasks and expressed concern that, without a defined process, projects could stall indefinitely. To address this, he created a draft workflow outlining the steps he believed should follow the approval and asked that staff review it to help establish a standardized process.

Boardmember Trammell responded that she had already begun coordinating with staff and CRA committee chairs to organize meetings aimed at clarifying roles and developing a workable process. She emphasized that each project differs in scope and complexity, making it difficult to apply a single rigid framework, and instead advocated for a collaborative, case-by-case approach. She also noted that both staff and committee members are relatively new and that earlier stages of the process focused primarily on defining goals rather than implementation. Now that goals have been established, the next phase would involve determining how to execute them.

Overall, there was agreement that work plans must first be approved before further action can occur, after which CRA committees would take the lead in moving projects forward with support from staff, and that additional coordination would help resolve confusion.

C. Workplan – Breakwater/Snorkeling Location & Oyster Gardening.

The board discussed the individual work plans, beginning with the breakwater, snorkeling, and oyster gardening proposal. This project involves creating a living shoreline at Clement Taylor Park using breakwaters and vertical oyster gardens to reduce erosion, protect swimming areas, and establish a safe environment for beginner snorkelers. It was noted that some materials, particularly oyster stock, are already available, which could significantly reduce costs, and that grant opportunities may exist to support the project.

However, several concerns were raised, including the strength of water currents in the area, which could affect both the effectiveness of the breakwaters and cause unintended erosion elsewhere, as well as salinity levels that might impact oyster survival. Additional considerations included potential conflicts with existing recreational uses, such as children's swimming areas and events like the cardboard boat race. It was emphasized that the current proposal is conceptual and that detailed engineering, permitting, and environmental analysis would be required before implementation. There was also discussion about whether the project might be better suited for oversight by the Harbor and Waterways Board rather than the CRA.

D. Workplan – Harbor Mooring Field

The work plan for a harbor mooring field was then reviewed. This proposal aims to create a designated mooring area to better manage anchored boats, but several significant issues were identified. Among these was uncertainty over jurisdiction, as the waters near 1 Harbor may be controlled by county, state, or federal entities, requiring clarification before any progress can be made. Additional concerns included the potential impact of a future bridge project on the proposed location, as well as the need for upland facilities such as restrooms and access points.

Board members also discussed the possibility of community opposition depending on where the mooring field is located. Alternative sites were suggested, including areas within the harbor, Joe's Bayou, Marler Bayou, and near the old concrete plant. Given the number of unresolved questions, there was general agreement that this project may be more appropriate for further review and development by the Harbor and Waterways Board before proceeding through the CRA.

E. Workplan – Camera Systems in Destin Harbor CRA

The camera system work plan was discussed next, focusing on the installation of surveillance cameras integrated with the sheriff's real-time monitoring system to enhance public safety. Board members viewed this as one of the higher-priority projects and discussed the possibility of securing funding assistance from the Sheriff's Office, given the direct benefit to law enforcement operations. Staff were tasked with exploring potential partnerships and funding contributions. There was a sense that, if funding could be identified, this project could move forward relatively quickly.

F. Work plan – Implementation of Christmas Lighting/Decorations/Events in Harbor CRA District.

The final work plan discussed was the implementation of Christmas lighting within the Harbor CRA district. The goal of this project is to improve the area's appearance and encourage greater community and business engagement. Mr. Stephens indicated that the intent was for local businesses to ultimately fund the lighting, with the CRA helping to initiate and organize the effort. However, concerns were raised about the infrastructure requirements, including the need for electrical connections and possible modifications to irrigation systems. It was noted that the city may incur costs to install power in certain areas, particularly medians.

Additionally, prior requests had been made to install electrical outlets on light poles to support decorations, and there was a need to assess what infrastructure is already in place and what additional work would be required.

Boardmember Trammell moved to approve all the work plans collectively as presented, seconded by Boardmember Hebert.

Before the vote, it was clarified that these plans represent an initial framework rather than fully developed, final plans. Approval would allow the projects to move forward and be refined over time, with updates expected on a quarterly basis and flexibility to adjust as needed.

Motion passed 6-0.

Boardmember Trammell commented that, since this is the CRA Board, the work plans should be forwarded to the city council for final approval. She then offered a motion **to adopt a Resolution to ensure that any funds raised – whether through donations, grants, or fundraising – for the Harbor CRA would remain dedicated to Harbor CRA projects and would not be diverted into the general fund or used for previously allocated debt service.**

Boardmember Trammell emphasized that the intent was to ensure that locally raised funds directly benefit the Harbor CRA projects themselves. During the discussion, board members agreed with the concept but clarified that such restrictions may already be required under state law, and care must be taken not to conflict with existing financial covenants tied to appropriated funds used for debt service. It was agreed that the resolution should specify “as allowed by state law” and apply only to non-appropriated funds.

Motion passed 6-0.

Some members also expressed concern that the document presented was not a complete work plan, lacking strategic priorities, and sending it to council prematurely could lock the board into an incomplete framework.

Mr. Stephens stated that the current document was a starting point, not a finalized plan, and that the board would review updates quarterly, allowing for adjustments, added details, and new opportunities such as grant applications. He also noted that special meetings could be called if time-sensitive issues arose.

Next, Boardmember Bagby proposed appointing a new CRA Board Chair to ensure continuity while the current CRA Board Chair transitioned to Mayor Pro Tem, aiming to maintain a clear division of responsibilities and avoid conflicts in leadership duties.

Boardmember Bagby moved to appoint Boardmember Trammell as the next CRA Board Chair, seconded by Boardmember Hebert. Motion passed 6-0.

5. PUBLIC COMMENTS

During public comments, Lance Johnson, Vice Chair of the Harbor CRA Advisory Committee thanked the council for the opportunity to serve and praised John Stephens for his leadership, noting that the committee had consistently maintained quorum under his direction. He also highlighted past challenges with attendance and meeting continuity and expressed appreciation for the board’s support in allowing collaboration with other committees and pursuit of funding opportunities.

ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:15 PM.

ADOPTED THIS 7TH DAY OF APRIL 2026

By:

Terésa Hebert, CRA Board Chair

ATTEST:

Rey Bailey, City Clerk

MINUTES
COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING
MARCH 2, 2026
ANNEX COUNCIL CHAMBERS
6:00 PM

The Community Redevelopment Agency met in a regular session with the following members and staff present:

Destin Community Redevelopment Agency

Board Chair Sandy Trammell

Boardmember Jim Bagby

Boardmember Dewey Destin

Boardmember Torey Geile

Boardmember Rodney Braden

Boardmember Terésa Hebert

Boardmember Kevin Schmidt

City of Destin Staff

CRA Executive Director Larry Jones

Public Works Director Michael Burgess

Grants/Project Manager Jeff Cozadd

Parks and Recreation Director Lisa Firth

Principal Planner Daniel Butler

HR Director Jayme Haynes

City Attorney Kimberly Kopp

City Clerk Rey Bailey

IT Director Andy Peters

Finance Director Krystal Strickland

Public Info Director Tamara Young

Building Official Noell Bell

City Engineer Robert Tomasek

1. AGENDA APPROVAL

Request for CRA Board Resolution for CRA committees to be added under New Business.

Motion by Boardmember Bagby, seconded by Boardmember Hebert, to approve the agenda, as amended, passed 7-0.

2. PUBLIC COMMENTS

3. NEW BUSINESS

A. 2025 CRA Audited Financial Statements

The Finance Director presented the 2025 financial statements for the Community Redevelopment Agency (CRA), which includes the Town Center and Harbor districts. The Town Center CRA reported a positive fund balance for the second consecutive year, marking continued improvement since 2012 and placing it in a strong position to advance its master plan and consider future capital projects. In contrast, the Harbor CRA is in a more constrained financial position, with most of its funds committed to debt service for approximately the next four years. As a result, it was recommended that the Harbor CRA pause new capital projects funded through

CRA resources until around 2031, while exploring alternative funding opportunities to support its master plan in the interim.

Boardmember Bagby made a motion to accept the 2025 CRA financial audit and statements, seconded by Boardmember Hebert. Motion passed 7-0.

B. Proposed CRA Resolution

Board Chair Sandy Trammell introduced a discussion regarding a potential resolution that would allow CRA committees to retain and use funds they independently raise for their intended purposes, rather than having those funds automatically directed toward debt service. She explained that this would apply only to funds generated through committee-led efforts, such as events or fundraisers, and not to grant or city-allocated funds.

Board members generally expressed support for the concept but noted the need to review a formal resolution before taking action. Concerns were raised about ensuring compliance with state law and avoiding any improper delegation of legislative authority.

Boardmember Hebert made a motion to direct staff to draft and bring back a resolution for CRA Board consideration and potential city council approval. The motion was seconded by Boardmember Bagby and passed 7-0.

4. PUBLIC COMMENTS

ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:25 PM.

ADOPTED THIS 7TH DAY OF APRIL 2026

By:

Sandy Trammell, CRA Board Chair

ATTEST:

Rey Bailey, City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: April 7, 2026
TYPE OF AGENDA ITEM: Presentation
AGENDA OUTLINE NUMBER: 6.A.

TO: City Council

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Krystal Strickland, Finance Director

DATE: March 30, 2026

SUBJECT: Available Funding Summary - **Informational Only**

I. BACKGROUND: At the January 23, 2026 visioning session, a list of available funding was provided to 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.

At the February 2, 2026 council meeting, the following motion was made:

Motion by Councilmember Schmidt, seconded by Councilmember Geile, to provide the Available Funding Summary List to the Harbor CRA Advisory Committee, Town Center CRA Advisory Committee, Public Works/Safety Committee, and the Parks & Rec Committee, to review and discuss at their next meetings, and provide their feedback to the city council, passed 5-0.

At the March 2, 2026 meeting a major budget amendment was passed by Council. The attached available funding list has been revised as of March 30, 2026, accounting for changes made by the budget amendment and also reduced \$2 million in event the State increases homestead exemptions.

On March 16, 2026, Council passed a resolution to potentially invest up to \$5 million in the state owned land next to Norriego Point Park. This amount has not yet been removed from the "available funding" list, however, the "notes/recommendations" column is marked.

II. DISCUSSION: The requested information is attached for reference.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: This item is informational.

IV. RECOMMENDED MOTION:

Attachments:

1. 2026 0330 Available
Funding

Available Funding - updated March 30, 2026

Funding Source	Funds Available to Program (FY27+)	Restriction	Notes/Recommendations
001 General Fund	863,500.00		Reduced by \$2m (homestead exemptions)
105 Permit Technology	742,052.00	Council Motion 08/08/2019 10% of permits, licenses, registrations into Technology	
103 Parking	2,823,983.00	Council Resolution 21-03 - parking related expenditures	Assign \$75k to Dalton Threadgill Parking Lot engineering design (446 Calhoun)
307 Electric Franchise	2,052,076.61	ORD 21-22-CN Electric Franchise Agreement - restricts 10% towards Undergrounding	Request survey/engineering estimate from FPL (\$25k) for the next phase
	6,481,611.61	Subtotal - Council may change motions, resolutions, ordinance	
324 Construction Loan	93,052.48	... 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 ...	Reduced by \$530,000 with 03/02/20226 Budget Amendment to reclass capital project expenditures to meet Arbitrage Milestone #3.
109 Oka Half Penny	2,523,261.00	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.	Apply to Gulf Shore Park (Norriego)
TDC (upon request)	1,300,000.00	125.0104 and Interlocal Agreement between TDC and Okaloosa Municipalities: to promote tourism or finance facilities that attract visitors	Apply to Gulf Shore Park (Norriego)
	3,916,313.48	Subtotal - Council has wide authority within stated parameters	
State Statutory Restrictions:			
106 Town Center CRA	2,028,125.79	163.330 to 163.463 Items in CRA master plan FY27 planned \$1m MultiUseTrl	
306 Gas Tax#2	751,514.46	206.41(1)(e) and 336.025 Transportation elements in the comp plan	
310 Public Safety Impact	20,163.26	163.31801 growth necessitated CIP	
311 Transportation Impact	986,555.39	163.31801 growth necessitated CIP	
312 Library Impact	9,993.82	163.31801 growth necessitated CIP	
313 Park Impact	490,546.93	163.31801 growth necessitated CIP	Apply to Gulf Shore Park (Norriego)
	4,286,899.65	Subtotal - State rules apply	
	14,684,824.74		

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: April 7, 2026

BOARD/COMMITTEE: CRA Board

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 6.B.

TO: CRA Board

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Jesse Hernandez, Planner
Krystal Strickland, Finance Director
Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: March 30, 2026

SUBJECT: Town Center CRA 2025 Annual Report

I. BACKGROUND: The Town Center Community Redevelopment Agency – Advisory Committee (TCCRA-AC) has compiled their 2025 Annual Report, and is seeking approval from the CRA Board.

II. DISCUSSION: The 2025 Annual Report consists of general information about the committee, its members, and area boundaries. The Annual Report highlights the eight committee meetings and two workshops held in 2025, along with all motions and the two (2) work plans that the committee has recommended to present to the Community Redevelopment Agency (CRA) Board for FY2027. The Annual Report additionally provides a summary of the forecasted funding, as well as project overviews and priorities outlined in the adopted Town Center CRA Master Plan.

A. Link to Strategic Goals / Objectives: 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.

B. Effect on Budget (EOB): Not Applicable.

C. Level of Service (LOS): Not Applicable.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: The TCCRA – AC Annual Report has been provided as an attachment to this report to highlight the ongoing work of the advisory committee.

IV. RECOMMENDED MOTION: I move that the CRA Board approve the TCCRA-AC 2025 Annual Report and FY2027 Work Plans as presented.

Attachments:

1. 2025 Destin Town
Center CRA Annual
Report
2. TCCRA Annual
Report Presentation

Destin Town Center Community Redevelopment Agency Advisory Committee



2025 Annual Report

Submitted,

March 18, 2026

A handwritten signature in blue ink, which appears to read 'Lockwood Wernet'. The signature is fluid and cursive, with a horizontal line drawn underneath it.

Lockwood Wernet
Chairman

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Town Center CRA Advisory Committee

The Town Center Community Redevelopment Agency Advisory Committee is comprised of seven (7) members, each serving four-year terms consecutively with that of the Councilor making the nomination. At the first available meeting that follows the new city elections, the committee members elect a new Committee Chairperson and Vice Chairperson.

1. Meeting Date/Time

Second (3rd) Wednesday of every month at 5:30pm.

2. Meeting Location

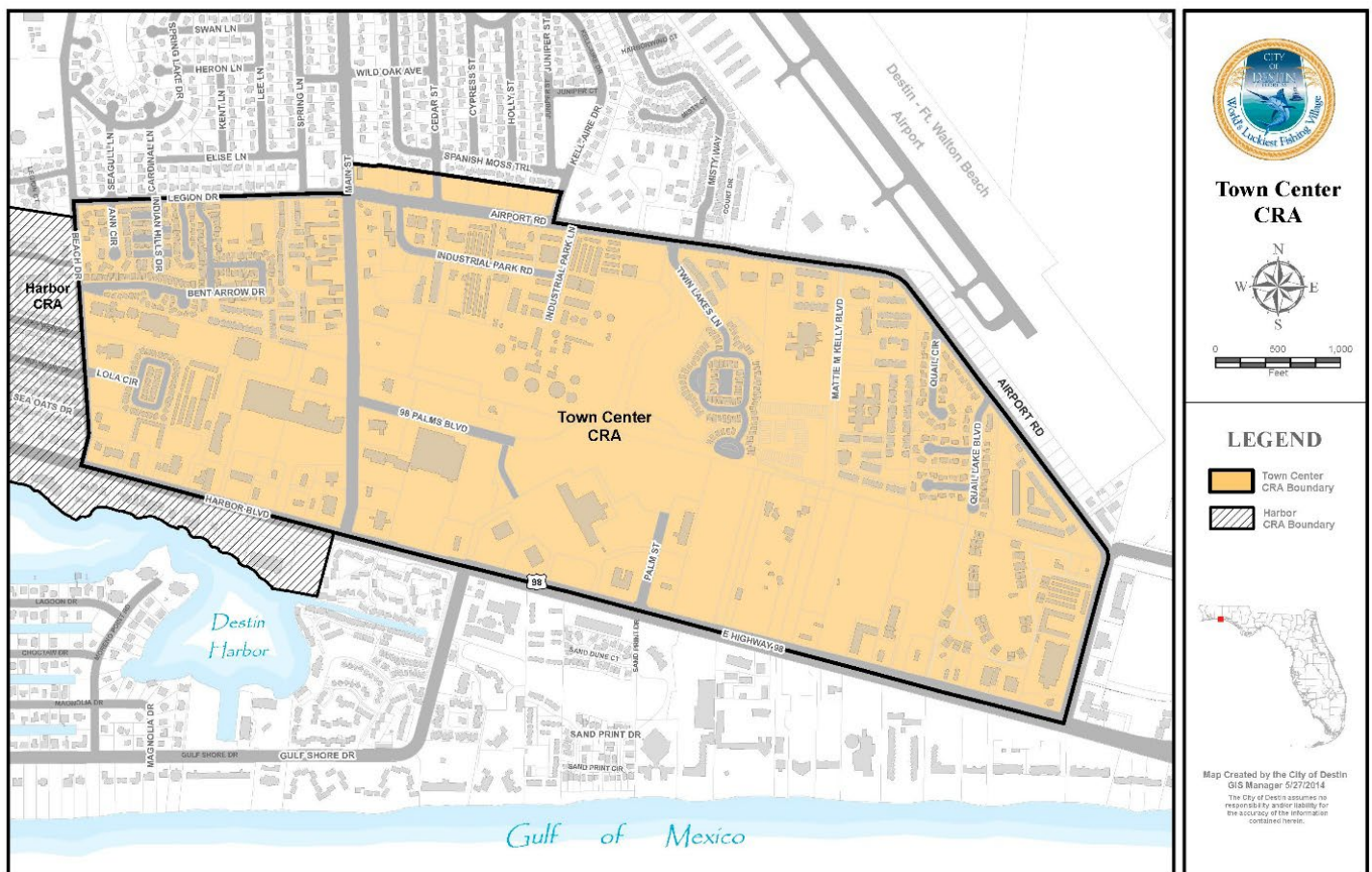
Destin City Hall Annex Council Chamber

3. Staff Liaison

Community Development, Deputy Director

4. Town Center CRA Boundaries

Map below shows boundaries



5. Florida Sunshine Compliance

The Town Center CRA Advisory Committee, as an advisory committee to the Destin City Council, is required by law to operate within the Florida Governmental Sunshine Laws.

6. **How to Join**

Apply at :<https://www.cityofdestin.com/FormCenter/City-Clerk-9/Committee-Volunteer-Application-57> (fill and submit the application online).

7. **Notes**

There has been no Annual Report since 2020, due to waiting on Town Center CRA Master Plan. Town Center CRA Master plan was approved in 2025.

8. **Committee Members & Attendance**

Committee Members

Member	Appointed By	Term expiration
Margie Avery	Braden	2026
Iris Bethea	Geile	2026
Kyle Davis	Destin	2028
Preston Green	Hebert	2028
Lockwood Wernet	Bagby	2026
Corlene Ziegler	Trammell	2028
VACANT	Schmidt	2028

Committee Meeting Attendance

Meeting Date	Attended	Not Attended
Jan 15, 2025	Meeting canceled: Lack of quorum	
Feb 19, 2025	Avery, M., Davis, K., Wernet, L., Ziegler, C.	
Mar, 19, 2025	Avery, M., Bethea, I., Green, P., Wernet, L., Ziegler, C.	Davis, K.
Apr 16, 2025	Avery, M., Bethea, I., Davis, K., Green, P., Wernet, L.,	Ziegler, C.
May 21, 2025	Avery, M., Bethea, I., Davis, K., Green, P., Wernet, L., Ziegler, C.	
Jun 18, 2025	Bethea, I., Davis, K., Wernet, L., Ziegler, C.	Green, P.
Jul 16, 2025	Avery, M., Bethea, I., Davis, K., Green, P., Wernet, L., Ziegler, C.	Avery, M., Green, P.
Aug 20, 2025	Avery, M., Bethea, I., Green, P., Wernet, L.	Davis, K., Zeigler, C.
Sep 17, 2025	Meeting canceled: Lack of quorum	
Oct 15, 2025	Workshop held: Lack of quorum	Wernet L., Avery, M., Green P.
Nov 19, 2025	Avery, M., Bethea, I., Davis, K., Green, P., Wernet, L.	Ziegler, C.
Dec 17, 2025	Workshop held: Lack of quorum	Avery, M., Green, P., Bethea I.

9. Committee Motions

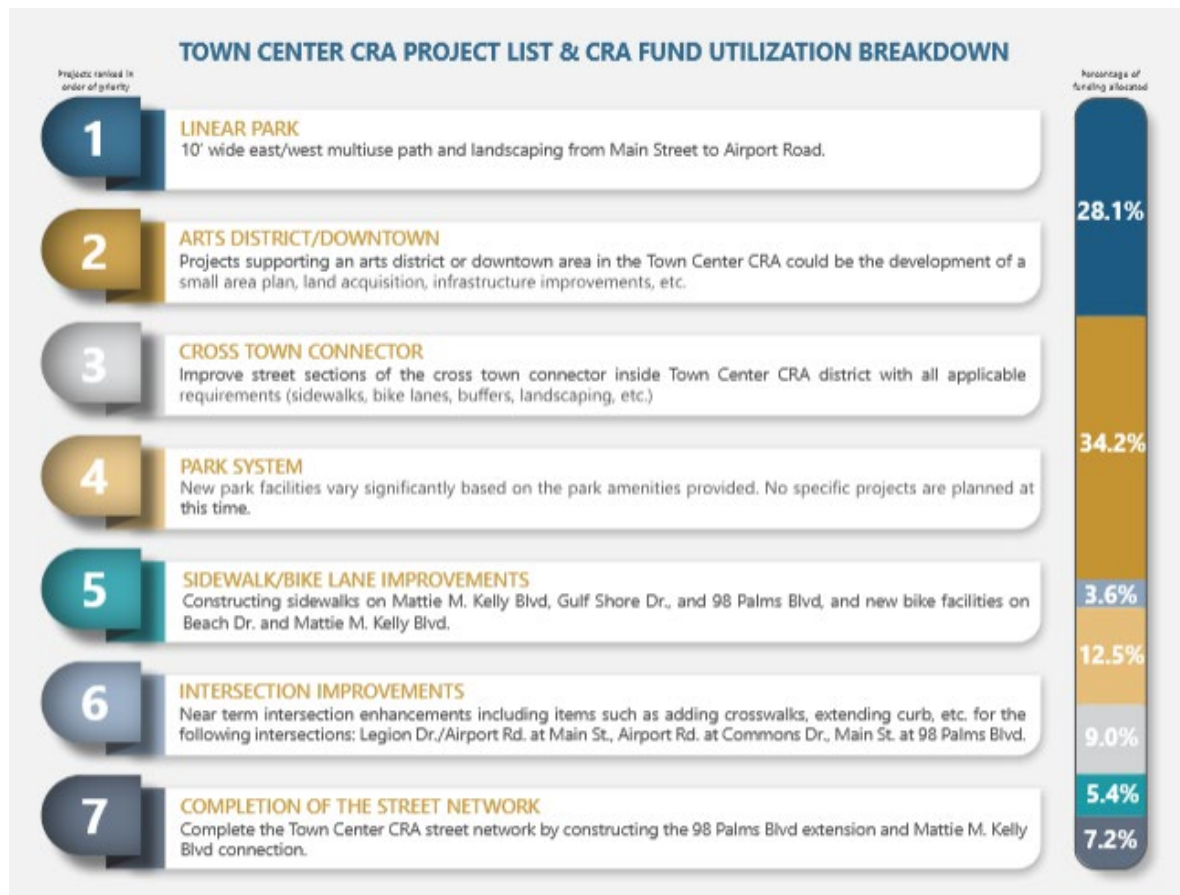
Date:	Motion & Description	Motion By:	Second By:	Committee Passed	CRA Board /Council status
Jan 15, 2025	No Meeting				N/A
Feb 19, 2025	• Appointment of Wernet, L. as Chairman,			4-0	N/A
	• Appointment of Avery. M. as Vice Chair			4-0	N/A
Mar, 19, 2025	No Motions				N/A
Apr 16, 2025	No Motions				N/A
May 21, 2025	• Motion to approve Mattie M. Kelly Connector work plan	Green	Avery	6-0	
	• Jewel Melvin Park Improvements	Wernet	Avery	6-0	
Jun 18, 2025	No Motions				N/A
Jul 16, 2025	No Motions				N/A
Aug 20, 2025	No Motions				N/A
Sep 17, 2025	No Meeting				N/A
Oct 15, 2025	No Meeting				N/A
Nov 19, 2025	Motion to Further Approved Mattie M. Kelly Connector (NC-5)	Green	Avery	5-0	
	Motion to approve Holiday Lighting Workplan	Green	Avery	5-0	
Dec 17, 2025	Workshop – No Motions				N/A

10. **2025 Town Center CRA Project List & CRA Fund Utilization Breakdown**

Projects identified in the list below are all unfunded key projects that were identified during the Plan Update process, with the numbers indicating the order of priority. For more details of each plan, please refer to the [Destin Town Center CRA Master Plan](#).

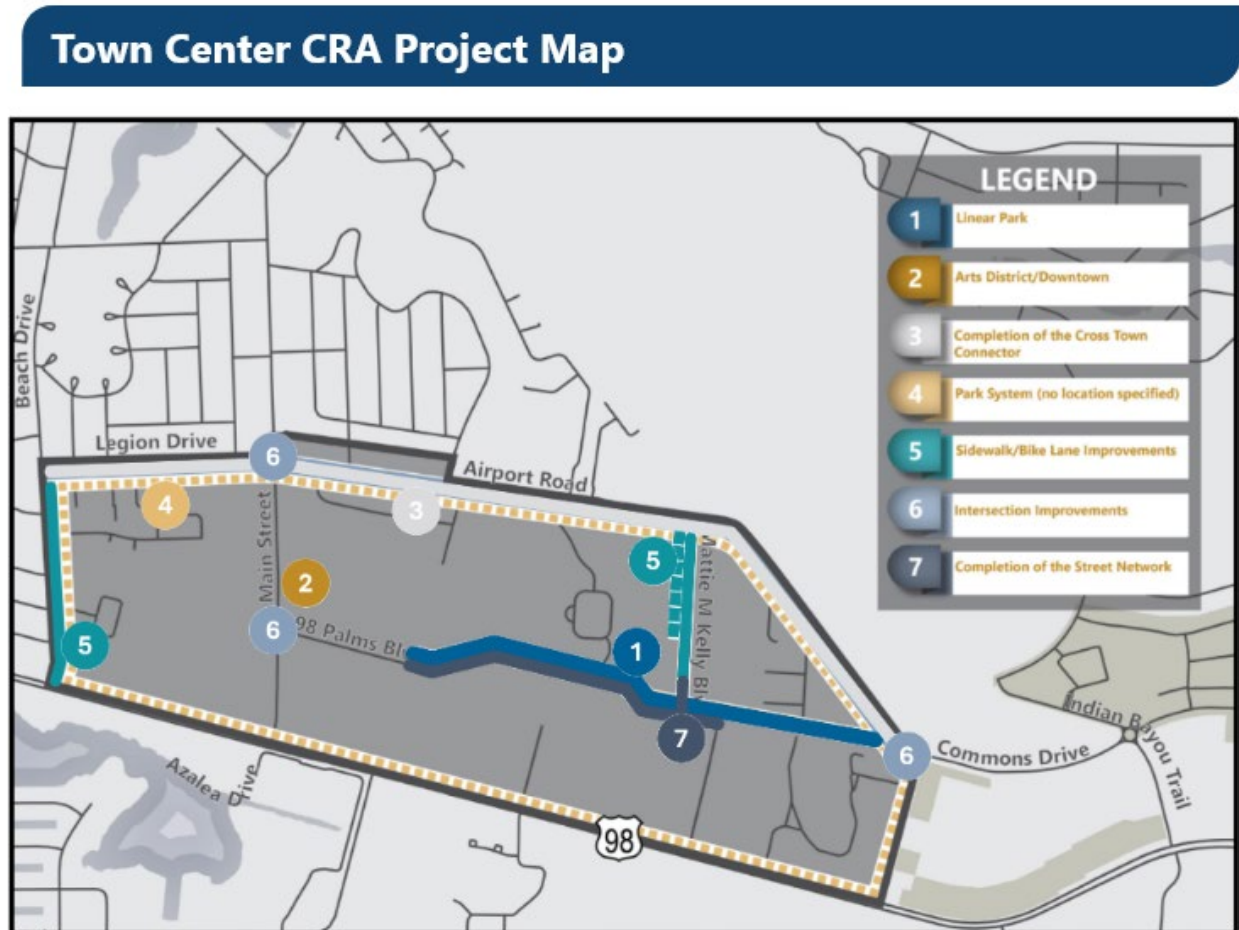
On June 2, 2025, at City Council:

Councilmember Bagby made a motion to approve Resolution 25-13 and the Town Center CRA Master Plan, as presented, seconded by Councilmember Trammell. Motion passed 6-0.



11. **2025 Town Center CRA Project Map**

Projects identified in the below map are all unfunded key projects that were identified during the Plan Update process, with the numbers indicating the order of priority. For more details of each plan, please refer to the **Town Center CRA Plan**.



12. **Town Center CRA Forecasted Revenue:**

 CITY OF DESTIN FLORIDA Town Center CRA Forecasted Revenue								
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
CRA REVENUE	1,685,693	2,081,659	2,144,110	2,208,430	2,274,690	2,342,920	2,413,200	2,485,600
OPERATING BUDGET	(690,346) ¹	(281,543)	(186,960)	(1,192,540) ²	(198,290)	(204,210)	(210,300)	(216,590)
TOTAL DEBT TRANSFER	(818,849)	(931,852)	(982,080)	(1,082,316)	(1,082,561)	(1,232,814)	(1,333,074)	(1,383,345)
TOTAL BALANCE	874,197	1,642,462	2,517,532	2,251,105	3,044,945	3,650,841	4,120,667	4,606,331
	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38
CRA REVENUE	2,560,170	2,636,970	2,716,080	2,797,560	2,881,480	2,967,920	3,056,950	3,145,602
OPERATING BUDGET	(223,060)	(229,710)	(236,560)	(243,630)	(250,910)	(258,400)	(14,501,641) ³	0
TOTAL DEBT TRANSFER	(1,383,625)	(1,245,539)	(1,034,215)	(1,034,525)	(1,084,845)	(1,085,177)	(750,000)	0
TOTAL BALANCE	5,159,816	6,059,913	7,505,218	9,024,623	10,570,348	12,194,691	0	3,145,602

¹ \$460,000 is included in the FY 2023 operating budget for the Linear Park project.

² \$1,000,000 is included in the FY 2026 operating budget for the Linear Park project.

³ \$14,235,521 (remaining fund balance) is included in the FY 2037 operating budget for the Linear Park project.

13. Committee Work Plans

Work Plan Title	Work Plan Creator	Approved by Committee	Other Committee Review	Council Status
Mattie M. Kelly Connector (NC-5) along with sidewalk and bike lane improvements (Project 3 from Master Plan)	Davis, K.	May 21, 2025	N/A	
Multi-use Green Space	Davis, K.	January 21, 2025	N/A	



City of Destin

FY-2026 Work Plan

Strategic Focus:

5 IMPROVED MOBILITY AND CONNECTIVITY

Organizational Goal:

MOVE FORWARD WITH PROJECT MAP ITEM NC-5 MATTIE M KELLY BLVD TO CREATE CONNECTION BETWEEN EXISTING ENDS OF N AND S ROADWAYS (0.06 MILE MINOR COLLECTOR STREET) and Project 3 of the Master Plan - sidewalk and bike lane improvements along MK Blvd.

Performance Objective:

- Enhanced desirability of ROI (Residential, Office, Institutional) property from enhanced road traffic.
- Create a bypass option to alleviate road traffic for two high traffic sections of Airport Road and Hwy 98.
- Generate greater interest in office/institutional space on existing available lots on N Mattie M Kelly Blvd.
- Eliminate the Mattie M Kelly Blvd. double dead-end street and enhance connectivity of greater incorporated Destin as a whole.

PRIORITY: ☐ CRITICAL ☒ IMPORTANT ☒ DESIREABLE

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2026	2027	2028
Work with planning and engineering to estimate for this specific section of Policy 1-3.3.3(3) in comp plan	50%	50%	
Workup of formal proposal for execution of work		100%	
Begin construction on connector road		50%	50%
Open road for public use.			100%

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Meet with Engineering and Planning on feasibility and create initial draft of plan	TC CRAAC & City Staff	Summer/Fall
Formalize Plan and Submit to City Council	TC CRAAC & City Staff	Fall

Process Improvement:

--

Stakeholders:

Internal	External
• Planning Division	• Local Business Owners
• Engineering Division	• Residents & Property Owners
• Grants Manager/Coordinator • TCCRA • City Council • Public Works Safety Board	

Process Owner: Kyle A. Davis

FUNDING/GRANT INFORMATION_____



City of Destin

FY-2026 Work Plan

Strategic Focus:

II. Enhanced Quality of Life and safety for Families

III. Economic Development and Revitalization

VI. A green and sustainable environment

Organizational Goal:

Revitalization of derelict commercial property in favor of a true multi-use green space within CRA promoting healthy living, arts, nature conservation, and small business.

Performance Objective:

- Acquisition of Parcel 00-2S-22-3400-0000-0020 totaling 8.85 GIS Acres (this property is currently owed by Publix).
- Create a true “green” space for incorporated Destin.
- Attract the “remote worker” demographic to a fee-for-use Small Business co-working hub to get people out of their homes and out into the community.
- Source local sculpture artists - an opportunity to create a very attractive city space.
- Make available for local arts and entertainment an outdoor amphitheater and green field space, the first of its kind in the city.
- Establish Main Street adjacent dedicated pickleball courts.
- Enhanced Quality of Life for CRA district and Residents.
- Encourage and Enhance Community Life Inside City Limits.
- Create built-in community opportunities such as farmers markets and local entertainment outside of the harbor. This would not weaken the harbor but rather provide more year-round opportunities. This may be the last chance the city has to capitalize on prime real estate for city use on a project of this scale.

PRIORITY: ☐ CRITICAL ☒ IMPORTANT ☐ DESIREABLE

Measurable Outcome(s):

Outcomes	Fiscal Year				
	2026	2027	2028	2029	2030
Estimate costs, source a feasibility & impact study to determine scale/budget, and create a written plan.	100%				
Involve Publix early in the process – create a letter of intent and have a productive dialogue about long-term community health.	50%	50%			
Purchase Price is Finalized and Budget is Allocated		50%	50%		
Purchase Parcel, Hire Vendors, and Organize Oversight of Build			50%	50%	

Break Ground and Begin Construction				50%	50%
Open “Destin Family Park” (working name) to the public for use.					100%

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Conduct a Feasibility & Impact Study	TCCRA & City Staff	Q4 2026
Open Dialogue and Communication w/ Publix RE: Purchase	TCCRA & City Staff	Q4 2026
Create Written Plan and Design for Park. Hire outside Design Consultant(s) to Consult on Budget Needs & Formalize Plan.	City Staff, Design Firm	Q2 2027
Draft Letter of Intent RE: Purchase of Parcel, Including Written Plan and Design.	City Staff, Legal, TCCRA	Q3 2027
Formally Allocate CRA Budget and Negotiate Purchase.	TCCRA & City Staff	Q1 2028
Execute Purchase Contract for Parcel 00-25-22-3400-0000-0020	City Staff & Legal	Q2 2028
Create Oversight and Project Management / Send Project to Potential Vendors for Bids.	City Staff & Legal	Q3 2028
Finalize Agreements w/ Vendors and Contractors	City Staff & Legal	Q2 2029
Break Ground and Begin Construction	City Oversight & Contractors	Q3 2029
Aggressively Promote Project Via All Available City Channels to Generate Public Interest	All City Departments	Q3 2029 Through Open
Hire Ongoing Oversight and Management for Park	City Parks & Rec	Q1 2030
Open “Destin Family Park” for Public Use	City Staff	Q3 2030

Process Improvement:

--

Stakeholders:

Internal	External
- TCCRA - City Planning Division - City Council - Public Works - City Parks & Rec - City Legal Team - Engineering Division	- Publix, Super Markets Inc. - Local and External Vendors / Consultants - City Residents - Local Small Businesses - Remote Workers

Process Owner: TCCRA, City Planning

FUNDING/GRANT INFORMATION _____

General greenery/Trees



Small Biz Hub/Shared Office



Pickleball Courts



Picnic/Recreation/Art



Fountains



Amphitheater & Admin



Wooden Boardwalk



Restroom / Vending



Walking Path - grey

Property Info

PIN 00-25-22-3400-0000-0020

OWNER PUBLIX SUPER MARKETS
INC

Address 1 PO BOX 32018

Address 2 Null

Address 3 Null

City LAKELAND

State FL

ZIP 33802

Landuse VACANT COMMERCIAL

GIS Acres 8.85

Tax District 10

Just Value 4,247,077

[Zoom to](#)



















COMMITTEE MEMBER CODE OF ETHICS

AS A MEMBER OF THE TOWN CENTER CRA COMMITTEE, I WILL

- ◆ REPRESENT THE INTEREST OF ALL CITIZENS REPRESENTED BY THE CITY OF DESTIN.
- ◆ NOT USE THE CITY COUNCIL OR MY SERVICE ON THIS COMMITTEE FOR MY OWN PERSONAL ADVANTAGE OR FOR THE INDIVIDUAL ADVANTAGE OF MY FRIENDS OR SUPPORTERS.
- ◆ APPROACH ALL COMMITTEE ISSUES WITH AN OPEN MIND, PREPARED TO MAKE THE BEST DECISION FOR THE WHOLE CITY.
- ◆ SUPPORT AND PROMOTE COMMITTEE DECISIONS ONCE CONSENSUS IS REACHED.
- ◆ DO NOTHING TO VIOLATE THE TRUST OF THOSE WHO APPOINTED ME TO THE COMMITTEE OR OF THOSE WE SERVE.
- ◆ FOCUS MY EFFORTS ON THE MISSION OF THE COMMITTEE AND NOT MY PERSONAL GOALS.
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Margie Avery
YOUR SIGNATURE

MARGIE AVERY
PRINTED NAME

2-19-25
DATE

Dorinda Wrenn
SIGNATURE OF COMMITTEE CHAIR

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Corlene Ziegler

YOUR SIGNATURE

Corlene Ziegler

PRINTED NAME

3-19-2025

DATE

Debra M. Wernick

SIGNATURE OF COMMITTEE CHAIR

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Iris Bethea

YOUR SIGNATURE

Iris Bethea

PRINTED NAME

3-19-25

DATE

Dale Ann Williams

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D. Goddard Werner

YOUR SIGNATURE

D. Goddard Werner

PRINTED NAME

03/19/2025

DATE

D. Goddard Werner

SIGNATURE OF COMMITTEE CHAIR

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YOUR SIGNATURE

PRINTED NAME

DATE

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Preston G Green
YOUR SIGNATURE

Preston G Green
PRINTED NAME

11/19/25
DATE

SIGNATURE OF COMMITTEE CHAIR

Town Center Community Redevelopment Agency

April 7, 2026

2025 Annual Report

Community Development
Planning Division



Committee Members:

Member	Appointed By	Term expiration
Margie Avery	Braden	2026
Iris Bethea	Geile	2026
Kyle Davis	Destin	2028
Preston Green	Hebert	2028
Lockwood Wernet	Bagby	2026
Corlene Ziegler	Trammell	2028
VACANT	Schmidt	2028



Committee Motions:

Date:	Motion & Description	Motion By:	Second By:	Committee Passed	CRA Board / Council status
Jan 15, 2025	No Meeting				N/A
Feb 19, 2025	• Appointment of Wernet, L. as Chairman,			4-0	N/A
	• Appointment of Avery. M. as Vice Chair			4-0	N/A
Mar, 19, 2025	No Motions				N/A
Apr 16, 2025	No Motions				N/A
May 21, 2025	• Motion to approve Mattie M. Kelly Connector work plan	Green	Avery	6-0	
	• Jewel Melvin Park Improvements	Wernet	Avery	6-0	
Jun 18, 2025	No Motions				N/A
Jul 16, 2025	No Motions				N/A
Aug 20, 2025	No Motions				N/A
Sep 17, 2025	No Meeting				N/A
Oct 15, 2025	No Meeting				N/A
Nov 19, 2025	Motion to Further Approved Mattie M. Kelly Connector (NC-5)	Green	Avery	5-0	
	Motion to approve Holiday Lighting Workplan	Green	Avery	5-0	N/A
Dec 17, 2025	Workshop – No Motions				N/A



Projects Identified By TCCRA Master Plan:

Town Center CRA Project Map



TCCRA Master Plan Budget Forecast:

 CITY OF DESTIN FLORIDA Town Center CRA Forecasted Revenue								
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
CRA REVENUE	1,685,693	2,081,659	2,144,110	2,208,430	2,274,690	2,342,920	2,413,200	2,485,600
OPERATING BUDGET	(690,346) ¹	(281,543)	(186,960)	(1,192,540) ²	(198,290)	(204,210)	(210,300)	(216,590)
TOTAL DEBT TRANSFER	(818,849)	(931,852)	(982,080)	(1,082,316)	(1,082,561)	(1,232,814)	(1,333,074)	(1,383,345)
TOTAL BALANCE	874,197	1,642,462	2,517,532	2,251,105	3,044,945	3,650,841	4,120,667	4,606,331
	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38
CRA REVENUE	2,560,170	2,636,970	2,716,080	2,797,560	2,881,480	2,967,920	3,056,950	3,145,602
OPERATING BUDGET	(223,060)	(229,710)	(236,560)	(243,630)	(250,910)	(258,400)	(14,501,641) ³	0
TOTAL DEBT TRANSFER	(1,383,625)	(1,245,539)	(1,034,215)	(1,034,525)	(1,084,845)	(1,085,177)	(750,000)	0
TOTAL BALANCE	5,159,816	6,059,913	7,505,218	9,024,623	10,570,348	12,194,691	0	3,145,602

¹ \$460,000 is included in the FY 2023 operating budget for the Linear Park project.

² \$1,000,000 is included in the FY 2026 operating budget for the Linear Park project.

³ \$14,235,521 (remaining fund balance) is included in the FY 2037 operating budget for the Linear Park project.



Committee Work Plans:

Work Plan Title	Work Plan Creator	Approved by Committee	Other Committee Review	Council Status
Mattie M. Kelly Connector (NC-5) along with sidewalk and bike lane improvements (Project 3 from Master Plan)	Davis, K.	May 21, 2025	N/A	
Multi-use Green Space	Davis, K.	January 21, 2025	N/A	



Mattie M. Kelly Connector Work Plan:



City of Destin
FY-2025 Work Plan

Strategic Focus:

5 IMPROVED MOBILITY AND CONNECTIVITY

Organizational Goal:

MOVE FORWARD WITH PROJECT MAP ITEM NC-5 MATTIE M KELLY BLVD TO CREATE CONNECTION BETWEEN EXISTING ENDS OF N AND S ROADWAYS (0.06 MILE MINOR COLLECTOR STREET)

Performance Objective:

- Enhanced desirability of ROI (Residential, Office, Institutional) property from enhanced road traffic.
- Create a bypass option to alleviate road traffic for two high traffic sections of Airport Road and Hwy 98.
- Generate greater interest in office/institutional space on existing available lots on N Mattie M Kelly Blvd.
- Eliminate the Mattie M Kelly Blvd. double dead-end street and enhance connectivity of greater incorporated Destin as a whole.

PRIORITY: ☐ CRITICAL ☒ IMPORTANT ☒ DESIREABLE

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2025	2026	2027
Work with planning and engineering to estimate for this specific section of Policy 1-3.3.3(3) in comp plan	50%	50%	
Workup of formal proposal for execution of work		100%	
Begin construction on connector road		50%	50%
Open road for public use.			100%

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Meet with Engineering and Planning on feasibility and create initial draft of plan	TC CRAAC & City Staff	Summer/Fall
Formalize Plan and Submit to City Council	TC CRAAC & City Staff	Fall

Process Improvement:



Mattie M. Kelly Connector Work Plan:

Stakeholders:

Internal	External
- Planning Division - Engineering Division	- Local Business Owners - Residents & Property Owners
- Grants Manager/Coordinator - TCCRA - City Council - Public Works Safety Board	

Process Owner: Kyle A. Davis

FUNDING/GRANT INFORMATION _____



Muli-use Green Space Work Plan:



City of Destin FY-2026 Work Plan

Strategic Focus:

- II. Enhanced Quality of Life and safety for Families
- III. Economic Development and Revitalization
- VI. A green and sustainable environment

Organizational Goal:

Revitalization of derelict commercial property in favor of a true multi-use green space within CRA promoting healthy living, arts, nature conservation, and small business.

Performance Objective:

- Acquisition of Parcel 00-2S-22-3400-0000-0020 totaling 8.85 GIS Acres (this property is currently owed by Publix).
- Create a true “green” space for incorporated Destin.
- Attract the “remote worker” demographic to a fee-for-use Small Business co-working hub to get people out of their homes and out into the community.
- Source local sculpture artists - an opportunity to create a very attractive city space.
- Make available for local arts and entertainment an outdoor amphitheater and green field space, the first of its kind in the city.
- Establish Main Street adjacent dedicated pickleball courts.
- Enhanced Quality of Life for CRA district and Residents.
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- Create built-in community opportunities such as farmers markets and local entertainment outside of the harbor. This would not weaken the harbor but rather provide more year-round opportunities. This may be the last chance the city has to capitalize on prime real estate for city use on a project of this scale.

PRIORITY: ☐ CRITICAL ☒ IMPORTANT ☐ DESIREABLE

Measurable Outcome(s):

Outcomes	Fiscal Year			2029	2030
	2026	2027	2028		
Estimate costs, source a feasibility & impact study to determine scale/budget, and create a written plan.	100%				
Involve Publix early in the process – create a letter of intent and have a productive dialogue about long-term community health.	50%	50%			
Purchase Price is Finalized and Budget is Allocated		50%	50%		
Purchase Parcel, Hire Vendors, and Organize Oversight of Build			50%	50%	



Multi-use Green Space Work Plan:

Break Ground and Begin Construction				50%	50%
Open "Destin Family Park" (working name) to the public for use.					100%

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Conduct a Feasibility & Impact Study	TCCRA & City Staff	Q4 2026
Open Dialogue and Communication w/ Publix RE: Purchase	TCCRA & City Staff	Q4 2026
Create Written Plan and Design for Park. Hire outside Design Consultant(s) to Consult on Budget Needs & Formalize Plan.	City Staff, Design Firm	Q2 2027
Draft Letter of Intent RE: Purchase of Parcel, Including Written Plan and Design.	City Staff, Legal, TCCRA	Q3 2027
Formally Allocate CRA Budget and Negotiate Purchase.	TCCRA & City Staff	Q1 2028
Execute Purchase Contract for Parcel 00-2S-22-3400-0000-0020	City Staff & Legal	Q2 2028
Create Oversight and Project Management / Send Project to Potential Vendors for Bids.	City Staff & Legal	Q3 2028
Finalize Agreements w/ Vendors and Contractors	City Staff & Legal	Q2 2029
Break Ground and Begin Construction	City Oversight & Contractors	Q3 2029
Aggressively Promote Project Via All Available City Channels to Generate Public Interest	All City Departments	Q3 2029 Through Open
Hire Ongoing Oversight and Management for Park	City Parks & Rec	Q1 2030
Open "Destin Family Park" for Public Use	City Staff	Q3 2030

Process Improvement:

Stakeholders:

Internal	External
- TCCRA - City Planning Division - City Council - Public Works - City Parks & Rec - City Legal Team - Engineering Division	- Publix, Super Markets Inc. - Local and External Vendors / Consultants - City Residents - Local Small Businesses - Remote Workers

Process Owner: TCCRA, City Planning

FUNDING/GRANT INFORMATION_____



- General greenery/Trees ●
- Small Biz Hub/Shared Office ●
- Pickleball Courts ●
- Picnic/Recreation/Art ●
- Fountains ●
- Amphitheater & Admin ●
- Wooden Boardwalk ●
- Restroom / Vending ●
- Walking Path - grey

Property Info

PIN 00-25-22-3400-0000-0020

OWNER PUBLIX SUPER MARKETS
INC

Address 1 PO BOX 32018

Address 2 Null

Address 3 Null

City LAKE LAND

State FL

ZIP 33802

Landuse VACANT COMMERCIAL

GIS Acres 8.85

Tax District 10

Just Value 4,247,077

[Zoom to](#)





2025 Annual Report

CRA Board Member Comments / Questions



CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: April 7, 2026
BOARD/COMMITTEE: CRA Board
TYPE OF AGENDA ITEM: Presentation
OUTLINE NUMBER: 6.C.

TO: CRA Board

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney
Tina Deater, Community Development Director
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

DATE: March 30, 2026

SUBJECT: Available Funding Summary Request

I. BACKGROUND: At the January 23, 2026 City Council 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. The requested funding source information was provided to City Council at the February 2, 2026 regular City Council meeting. City Council directed the City Manager to provide the information to the Community Redevelopment Agency Advisory Committees for discussion and feedback.

II. DISCUSSION: At the February 18, 2026 Town Center Community Redevelopment Agency – Advisory Committee (TCCRA-AC) meeting, members were provided with the list of available funding. When members reconvened for the March 18, 2026 meeting, they discussed and provided a motion to recommend to the Community Redevelopment Agency (CRA) Board that the following projects are funded by utilizing the following available funding sources:

1. Multi-Use/Green Space Feasibility Study: Feasibility Study for the acquisition and creation of a multi-use space with a community green space/park next to the Publix property (TCCRA funds and TDC) – Workplan provided as part of the Annual Report.

2. Mattie Kelly Connector (Okaloosa Half Penny, TCCRA, Gas Tax #2) – Workplan provided as part of the Annual Report.
3. Repave Airport Road/Commons Dr. intersection with High Friction Pavement (Construction Loan)
4. Feasibility Study for further undergrounding of utilities within the TCCRA (Electric Franchise)
5. Jewel Melvin Park beautification with pavilions, picnic tables – Design request with probable cost (Park Impact Fees).

A. Link to Strategic Goals / Objectives: 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.

B. Effect on Budget (EOB): Per City Council direction, the TC-CRA AC has provided identified projects that could be funded by utilizing the following available funding sources. Any recommendations made by the CRA board to City Council will be reviewed more thoroughly for feasibility, timing, and competing priorities upon Council's direction to staff.

C. Level of Service (LOS): The identified projects, based on the scope of each, would have a positive impact on either economic development, connectivity, safety, or park beautification/sense of place.

D. Legislative Sponsor:

E. Business Impact Statement:

III. CONCLUSION: At the February 18, 2026 Town Center Community Redevelopment Agency – Advisory Committee (TCCRA-AC) meeting, committee members approved the motion for the CRA Board to consider the previously outlined projects for approval by utilizing the associated funding sources.

IV. RECOMMENDED MOTION: This is an informational item for discussion, and the CRA Board may make any motion as desired.

Attachments:

1. Available funding summary rv012826

ITEM # 2026-589

2. Resolution 21-03
Parking Fund
3. Resolution 12-20
Designation of Fund
Balance
4. Mattie M. Kelly
Connector Workplan
5. Multi-Use Green Space
Workplan
6. TCCRA Available
Funding Request
Presentation

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 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.

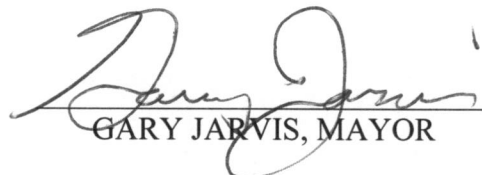
Section 4. Repealer.

- 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.

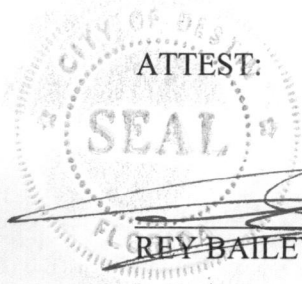
**PASSED AND DULY ADOPTED BY THE CITY COUNCIL OF THE CITY OF DESTIN,
FLORIDA THIS 4TH DAY OF OCTOBER 2021.**


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

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.

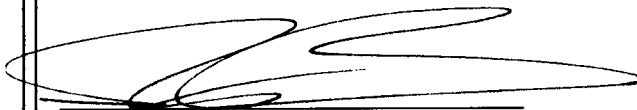
Effective Date. This Resolution shall take effect immediately upon approval by the City Council and signature by the Mayor.

ADOPTED THIS 5TH DAY OF NOVEMBER 2012



Sarah "Sam" Seevers, Mayor

ATTEST:



Rey Bailey, City Clerk



City of Destin

FY-2025 Work Plan

Strategic Focus:

5 IMPROVED MOBILITY AND CONNECTIVITY

Organizational Goal:

MOVE FORWARD WITH PROJECT MAP ITEM NC-5 MATTIE M KELLY BLVD TO CREATE CONNECTION BETWEEN EXISTING ENDS OF N AND S ROADWAYS (0.06 MILE MINOR COLLECTOR STREET)

Performance Objective:

- Enhanced desirability of ROI (Residential, Office, Institutional) property from enhanced road traffic.
- Create a bypass option to alleviate road traffic for two high traffic sections of Airport Road and Hwy 98.
- Generate greater interest in office/institutional space on existing available lots on N Mattie M Kelly Blvd.
- Eliminate the Mattie M Kelly Blvd. double dead-end street and enhance connectivity of greater incorporated Destin as a whole.

PRIORITY: ☐ CRITICAL ☒ IMPORTANT ☒ DESIREABLE

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2025	2026	2027
Work with planning and engineering to estimate for this specific section of Policy 1-3.3.3(3) in comp plan	50%	50%	
Workup of formal proposal for execution of work		100%	
Begin construction on connector road		50%	50%
Open road for public use.			100%

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Meet with Engineering and Planning on feasibility and create initial draft of plan	TC CRAAC & City Staff	Summer/Fall
Formalize Plan and Submit to City Council	TC CRAAC & City Staff	Fall

Process Improvement:

--

Stakeholders:

Internal	External
• Planning Division	• Local Business Owners
• Engineering Division	• Residents & Property Owners
• Grants Manager/Coordinator • TCCRA • City Council • Public Works Safety Board	

Process Owner: Kyle A. Davis

FUNDING/GRANT INFORMATION_____



City of Destin

FY-2026 Work Plan

Strategic Focus:

II. Enhanced Quality of Life and safety for Families

III. Economic Development and Revitalization

VI. A green and sustainable environment

Organizational Goal:

Revitalization of derelict commercial property in favor of a true multi-use green space within CRA promoting healthy living, arts, nature conservation, and small business.

Performance Objective:

- Acquisition of Parcel 00-2S-22-3400-0000-0020 totaling 8.85 GIS Acres (this property is currently owed by Publix).
- Create a true “green” space for incorporated Destin.
- Attract the “remote worker” demographic to a fee-for-use Small Business co-working hub to get people out of their homes and out into the community.
- Source local sculpture artists - an opportunity to create a very attractive city space.
- Make available for local arts and entertainment an outdoor amphitheater and green field space, the first of its kind in the city.
- Establish Main Street adjacent dedicated pickleball courts.
- Enhanced Quality of Life for CRA district and Residents.
- Encourage and Enhance Community Life Inside City Limits.
- Create built-in community opportunities such as farmers markets and local entertainment outside of the harbor. This would not weaken the harbor but rather provide more year-round opportunities. This may be the last chance the city has to capitalize on prime real estate for city use on a project of this scale.

PRIORITY: ☐ CRITICAL ☒ IMPORTANT ☐ DESIREABLE

Measurable Outcome(s):

Outcomes	Fiscal Year				
	2026	2027	2028	2029	2030
Estimate costs, source a feasibility & impact study to determine scale/budget, and create a written plan.	100%				
Involve Publix early in the process – create a letter of intent and have a productive dialogue about long-term community health.	50%	50%			
Purchase Price is Finalized and Budget is Allocated		50%	50%		
Purchase Parcel, Hire Vendors, and Organize Oversight of Build			50%	50%	

Break Ground and Begin Construction				50%	50%
Open “Destin Family Park” (working name) to the public for use.					100%

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Conduct a Feasibility & Impact Study	TCCRA & City Staff	Q4 2026
Open Dialogue and Communication w/ Publix RE: Purchase	TCCRA & City Staff	Q4 2026
Create Written Plan and Design for Park. Hire outside Design Consultant(s) to Consult on Budget Needs & Formalize Plan.	City Staff, Design Firm	Q2 2027
Draft Letter of Intent RE: Purchase of Parcel, Including Written Plan and Design.	City Staff, Legal, TCCRA	Q3 2027
Formally Allocate CRA Budget and Negotiate Purchase.	TCCRA & City Staff	Q1 2028
Execute Purchase Contract for Parcel 00-25-22-3400-0000-0020	City Staff & Legal	Q2 2028
Create Oversight and Project Management / Send Project to Potential Vendors for Bids.	City Staff & Legal	Q3 2028
Finalize Agreements w/ Vendors and Contractors	City Staff & Legal	Q2 2029
Break Ground and Begin Construction	City Oversight & Contractors	Q3 2029
Aggressively Promote Project Via All Available City Channels to Generate Public Interest	All City Departments	Q3 2029 Through Open
Hire Ongoing Oversight and Management for Park	City Parks & Rec	Q1 2030
Open “Destin Family Park” for Public Use	City Staff	Q3 2030

Process Improvement:

--

Stakeholders:

Internal	External
• TCCRA • City Planning Division • City Council • Public Works • City Parks & Rec • City Legal Team • Engineering Division	• Publix, Super Markets Inc. • Local and External Vendors / Consultants • City Residents • Local Small Businesses • Remote Workers

Process Owner: TCCRA, City Planning

FUNDING/GRANT INFORMATION _____

General greenery/Trees



Small Biz Hub/Shared Office



Pickleball Courts



Picnic/Recreation/Art



Fountains



Amphitheater & Admin



Wooden Boardwalk



Restroom / Vending



Walking Path - grey

Property Info

PIN 00-25-22-3400-0000-0020

OWNER PUBLIX SUPER MARKETS
INC

Address 1 PO BOX 32018

Address 2 Null

Address 3 Null

City LAKELAND

State FL

ZIP 33802

Landuse VACANT COMMERCIAL

GIS Acres 8.85

Tax District 10

Just Value 4,247,077

[Zoom to](#)



HARBOR BLVD

98

















Town Center Community Redevelopment Agency

April 7, 2026

Available Funding Summary Requests

Community Development
Planning Division



Multi-Use/Green Space Feasibility Study: Feasibility Study for the acquisition and creation of a multi-use space with a community green space/park next to the Publix property (TCCRA funds and TDC) – Workplan provided as part of the Annual Report.

Mattie Kelly Connector (Okaloosa Half Penny, TCCRA, Gas Tax #2) – Workplan provided as part of the Annual Report.

Repave Airport Road/Commons Dr. intersection with High Friction Pavement (Construction Loan)

Feasibility Study for further undergrounding of utilities within the TCCRA (Electric Franchise)

Jewel Melvin Park beautification with pavilions, picnic tables – Design request with probable cost (Park Impact Fees).



Multi-Use/Green Space Feasibility Study: Feasibility Study for the acquisition and creation of a multi-use space with a community green space/park next to the Publix property (TCCRA funds and TDC) – Workplan provided as part of the Annual Report.



Mattie Kelly Connector (Okaloosa Half Penny, TCCRA, Gas Tax #2) – Workplan provided as part of the Annual Report.

MOBILITY PLAN | New Streets

NC-5 Mattie M. Kelly Boulevard



Details

Project:	Initiative:
NC-5	New Street
Name:	Source:
Mattie M. Kelly Boulevard	Comp Plan Policy 2-1; LDC
Location:	8.01.00E; LDC Table 8-1
From existing ends of northern and southern roadways	

Improvements

- Develop an interconnected road network by extending the existing ends of northern and southern roadways
- Approximately 0.06 mile new street
- Minor collectors should have a speed limit of 35 mph with two 11' lanes of traffic, a 6' to 12' median, 8' parking, 5' bike lane, 8' to 10' sidewalks on both sides, and a 6' buffer

Cost

\$844,581

Priority

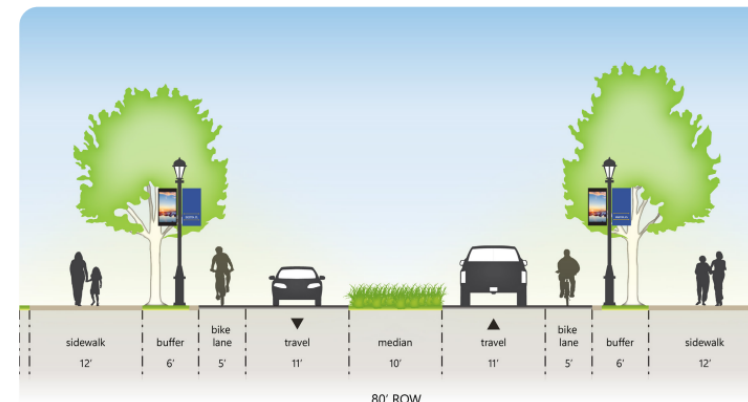
Benefit Score:

1

Phase:

1

Proposed:



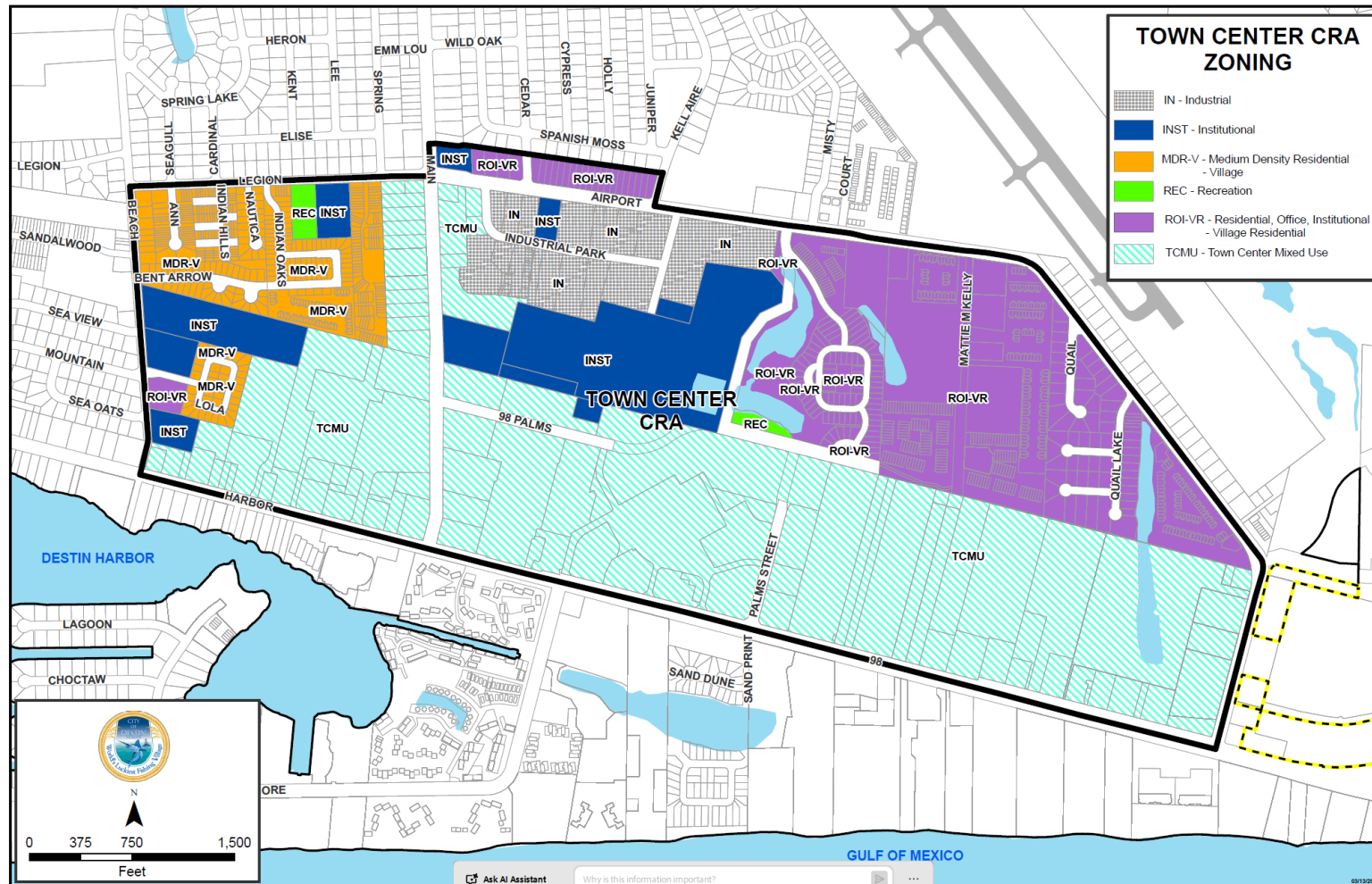
80' ROW



Repave Airport Road/Commons Dr. intersection with High Friction Pavement (Construction Loan)



Feasibility Study for further undergrounding of utilities within the TCCRA (Electric Franchise)



Jewel Melvin Park beautification with pavilions, picnic tables –
Design request with probable cost (Park Impact Fees).



CRA Board Member Comments / Questions



CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: April 7, 2026
BOARD/COMMITTEE: CRA Board
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 6.D.

TO: CRA Board

THRU: Larry Jones , City Manager
Kimberly Kopp, City Attorney

FROM: Jesse Hernandez, Planner
Krystal Strickland, Finance Director
Daniel Butler, Principal Planner
Tina Deater, Community Development Director

DATE: March 30, 2026

SUBJECT: Harbor CRA 2025 Annual Report

I. BACKGROUND: The Harbor Community Redevelopment Agency – Advisory Committee (HCRA-AC) has compiled their 2025 Annual Report, and is seeking approval from the CRA Board.

II. DISCUSSION: The 2025 Annual Report consists of general information about the committee, its members, and area boundaries. The Annual Report highlights the 11 committee meetings held in 2025, along with all motions, and the four (4) work plans that the committee has recommended to present to the Community Redevelopment Agency (CRA) Board for FY2027. The Annual Report additionally provides a summary of the forecasted funding, as well as project overviews and priorities outlined in the adopted Harbor CRA Master Plan. While the Chairman of the HCRA, John Stephens, presented the work plans provided in the Annual Report at the January 20, 2026 CRA Board Meeting, a committee member is present to answer any additional questions regarding the Annual Report or work plans.

A. Link to Strategic Goals / Objectives: 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.

B. Effect on Budget (EOB): Not applicable.

- C. Level of Service (LOS): Not applicable.
- D. Legislative Sponsor:
- E. Business Impact Statement:

III. CONCLUSION: The HCRA – AC Annual Report has been provided as an attachment to this report to highlight the ongoing work of the advisory committee

IV. RECOMMENDED MOTION: I move that the CRA Board approve the HCRA Advisory Committee 2025 Annual Report and FY2027 work plans as presented.

Attachments:

1. HCRA Annual
Report Presentation
2. 2025 Destin Harbor
CRA Annual Report

Harbor Community Redevelopment Agency

April 7, 2026

2025 Annual Report

Community Development
Planning Division



Committee Members:

Member	Appointed By	Term expiration
John Stephens (Chair)	Braden	11/26
Lance Johnson (Vice Chair)	Destin	11/28
James Green	Herbert	11/28
James Howard	Trammell	11/28
Casey Jones	Geile	11/26
Guy Tadlock	Bagby	11/26
Mariam Paulino	Schmidt	11/28



Committee Motions Continued:

Motion & Description	Date:	Motion By:	Seconded By:	Committee Passed	CRA Board/Council Status
Recommended that City Council receive information from OCSO and provide public awareness regarding the opportunity to integrate property owner business cameras with the OCSO real-time camera system,	April 9, 2025	Stephens	Tadlock	4-0	November 17, 2025 Council voted to integrate City cameras into the RTCC and create a PSA informing the public of the opportunity.
Recommend the City Council consider keeping the north section of both the Harbor District and the Town Center as a priority for the undergrounding of utilities project as a priority, instead of continuing east.	April 9, 2025	Johnson	Howard	4-0	November 17, 2025 Council voted to send back to the CRA Board for review and Council Consideration.
Motion to have member Stephens act as the committee liaison from the Harbor CRA-AC to the Parks & Recreation Committee to discuss Christmas decoration in the Harbor District.	May 14, 2025	Green	Stephens	5-0	N/A
Motion to accept the work plan for camera systems in the Destin Harbor CRA District with modification to signage	May 14, 2025	Green	Howard	5-0	Presented to CRA Board January 20, 2026 – Approved to proceed to further develop the work plan
Motion to recommend the City Council accept the work plan with the addition of the breakwater at Clement Taylor Park	May 14, 2025	Johnson	Green	5-0	Presented to CRA Board January 20, 2026 – Approved to proceed to further develop the work plan
Motion for City Council to direct staff to look into uses for the One Calhoun property, to include temporary parking as one of the options.	May 14, 2025	Johnson	Tadlock	5-0	(August 18, 2025 decision makes this not applicable)
Recommend City Council to direct staff to explore TDC (Tourist Development Council) funding options to repair of the seawall at 1 Harbor Blvd. property.	June 11, 2025	Stephens	Green	4-0	Presented to CRA Board January 20, 2026 – TDC Follow-up required – TDC Rep Absent



Committee Motions Continued:

Motion for Harbor CRA to recommend the CRA Board to pursue the construction of a temporary paid parking lot at 1 Harbor Blvd. property, to generate funds for the Harbor CRA fund, encompassed by any applicable agreements. Committee member Johnson suggested amending the motion to include the parking for residents of Destin would be free under their parking pass. Both Committee members Green and Jones were not in agreement with the amendment	July 9, 2025	Green	Jones	5-1 (Stephens Dissenting)	Denied on August 18,2025
Motion to recommend the CRA Board approve the Mooring Field work plan item as presented and to pursue this plan in coordination with the Harbor and Waterways Board due to jurisdictional limitations of the Harbor District	July 9, 2025	Stephens	Johnson	6-0	Presented to CRA Board January 20, 2026 – Approved to proceed to further develop the work plan
Motion for the CRA board to direct staff to identify all nonpaid city parking spaces within the Harbor CRA District and move them to paid parking allowing the local pass to be utilized	July 9, 2025	Green	Stephens	6-0	Approved on August 18,2025
Motion for the CRA Board to consider and evaluate a percentage of parking revenue within the Harbor CRA District to be shared with the Harbor CRA district to be shared with the CRA, the Harbor CRA fund. a 50% split of parking revenue within the Harbor CRA district for the Harbor CRA fund.	July 9, 2025	Green	Johnson	6-0	Denied, but agreed to see how they can give us funds on August 18, 2025
Motion to approve the 2024 Harbor CRA Advisory Committee Annual Report.	August 13, 2025	Stephens	Green	5-0	N/A



Committee Motions Continued:

Motion to recommend the City Council consider approaching business owners that already handle used motor oil for a partnership to provide businesses and residents with a facility for the proper disposal of their used motor oil.	August 13, 2025	Green	Stephens	5-0	Presented to Council on December 1, 2025. Council requested this be further researched through a work plan and resubmitted through the CRA Board.
Motion to recommend City Council request for the Sheriff's Department Community Resources Officer to patrol the boardwalk near the end of each shift in the offseason to ensure the safety of the boardwalk and review that it is well lit.	September 10, 2025	Stephens	Paulino	4-0	Directed City Manager to coordinate with Capt. Fulghum October 7, 2025
Motion to update the work plan for the camera systems in the Destin Harbor CRA, adding that if the city uses the LAZ parking company's payment system or QR code payment system that works that we try to use the Turing System for the license plate reader.	September 10, 2025	Stephens	Tadlock	4-0	N/A
Motion by Committee member Jones, seconded by Committee member Johnson, to nominate Committee member Tadlock and Chairman Stephens to the Destin Bridge Committee passed 4-0.	November 12, 2025	Jones	Johnson	4-0	Approved by CRA Board/City Council



Projects Identified By HCRA Master Plan:

Harbor CRA Project Map



HCRA Master Plan Budget Forecast:

 CITY OF DESTIN FLORIDA Harbor CRA Forecasted Revenue											
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
CRA REVENUE	820,992	983,860	1,013,350	1,043,730	1,075,020	1,107,250	1,140,440	1,174,630	1,209,850	1,246,130	1,283,490
OPERATING BUDGET	(121,761)	(9,100,000) ¹	(89,980)	(92,490)	(95,090)	(97,760)	(100,500)	(103,340)	(106,250)	(109,250)	(112,330)
TOTAL DEBT TRANSFER	(479,995)	7,878,933	(1,191,986)	(951,239)	(979,931)	(1,009,490)	(979,029)	(738,232)	(788,232)	(888,323)	(888,232)
TOTAL BALANCE	688,355	318,616	50,000	50,000	50,000	50,000	110,910	443,969	759,337	1,007,985	1,290,913
	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	
CRA REVENUE	1,321,970	1,361,610	1,402,440	1,444,490	1,487,810	1,532,420	1,578,370	1,625,700	1,674,450	1,724,660	
OPERATING BUDGET	(115,530)	(118,810)	(122,190)	(125,680)	(129,270)	(132,960)	(136,770)	(140,690)	(144,730)	(3,745,885) ²	
TOTAL DEBT TRANSFER	(938,232)	(988,232)	(1,038,232)	(1,138,232)	(1,188,232)	(1,188,232)	(1,238,232)	(1,238,232)	(1,238,232)	(1,338,232)	
TOTAL BALANCE	1,559,121	1,813,690	2,055,708	2,236,286	2,406,594	2,617,822	2,821,191	3,067,969	3,359,457	0	



Committee Work Plans:

Work Plan Title	Work Plan Creator	Approved by Committee	Other committee review completed	CRA Board Status
Breakwater/Snorkeling location & Oyster Gardening	Stephens	May 2025	Yes	Approved to further develop work plan
Implement Christmas Lighting/ Decorations/ Events	Stephens	May 2025	Yes	Approved to further develop work plan
Camera Systems	Stephens	May 2025	Yes	Approved to further develop work plan
Destin Harbor Mooring Field	Stephens	July 2025	PW/PS on Oct 14	Approved to further develop work plan

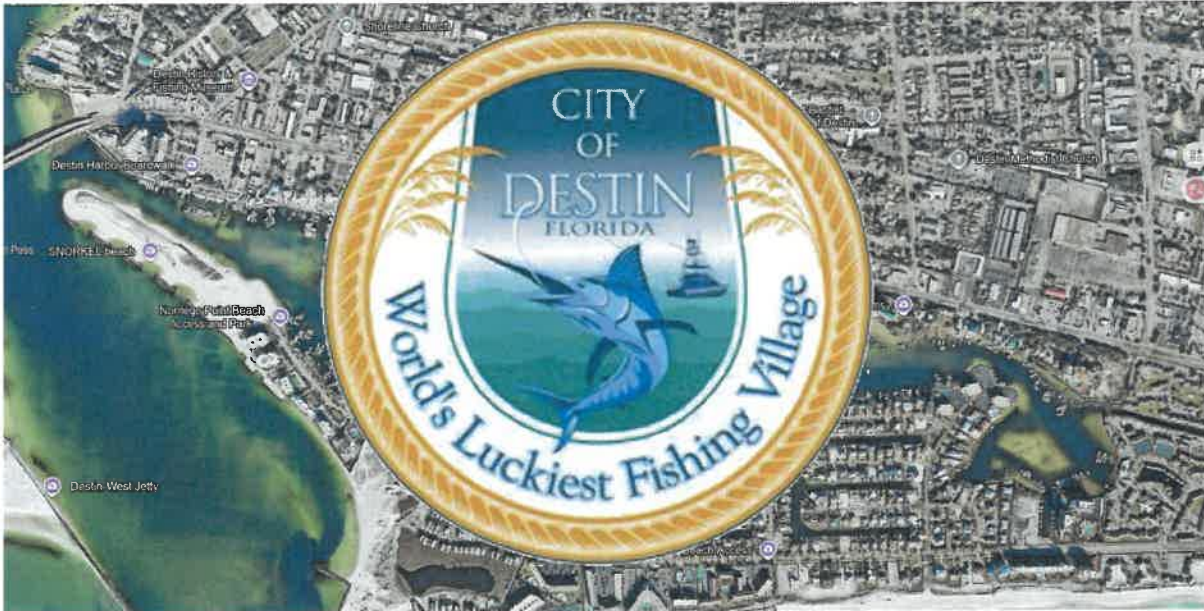


2025 Annual Report

CRA Board Member Comments / Questions



Destin Harbor Community Redevelopment Agency Committee



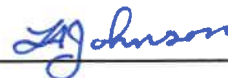
2025 Annual Report

Submitted,

January 14, 2026

A blue ink signature of John Stephens, consisting of a stylized 'J' and 'S'.

John Stephens
Chairman, Harbor CRA Committee

A blue ink signature of Lance Johnson, written in a cursive style.

Lance Johnson
Vice Chairman, Harbor CRA Committee

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Harbor Community Redevelopment Committee

The Harbor Community Redevelopment Committee is comprised of seven (7) members, each serving four-year terms consecutively with that of the Councilor making the nomination. At the first available meeting that follows the new city elections, the committee members elect a new Committee Chairperson and Vice Chairperson.

1. Meeting Date/Time

Second (2nd) Wednesday of every month at 5:30pm.

2. Meeting Location

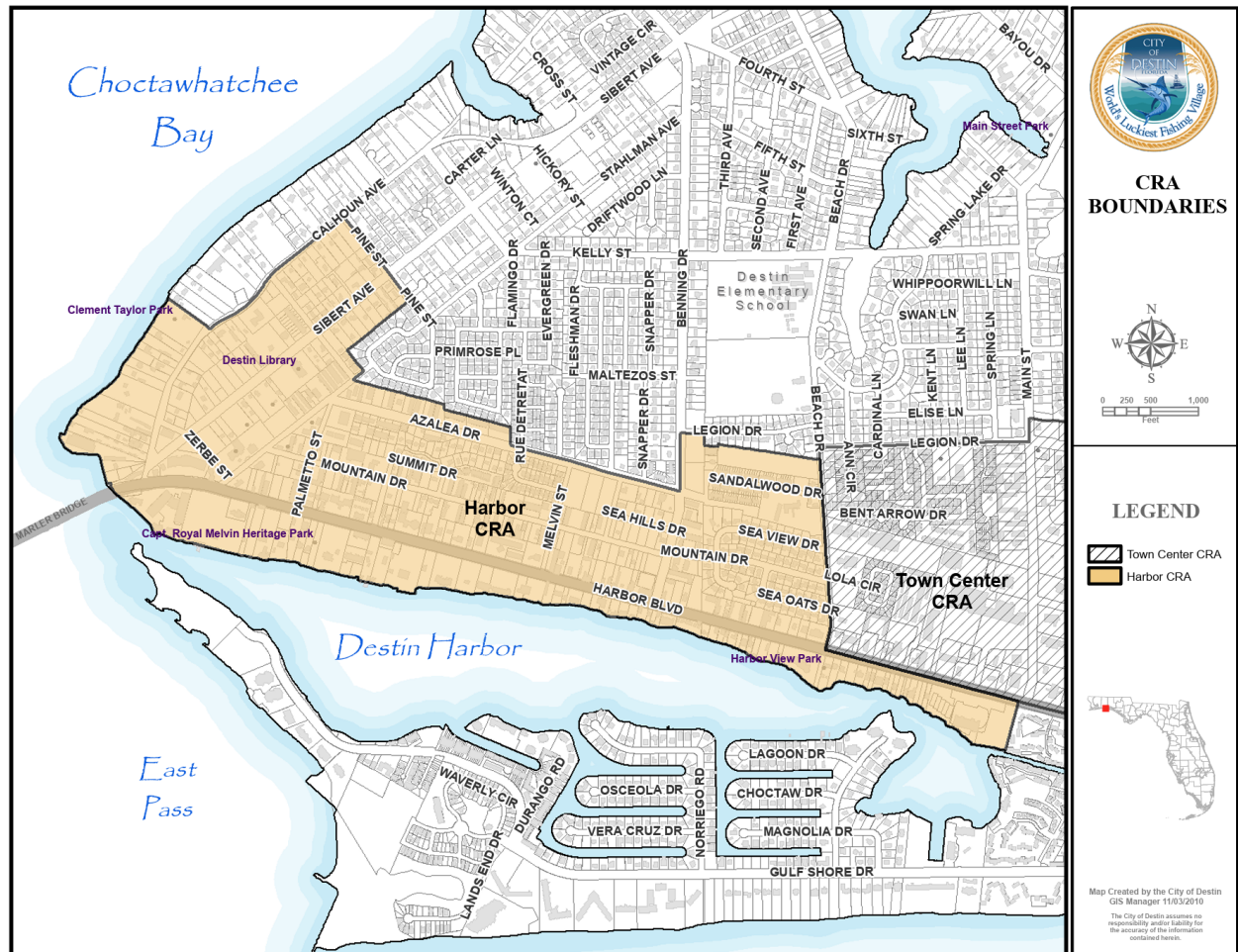
Destin City Hall Annex

3. Staff Liaison

Community Development Department

4. Harbor CRA Boundaries

Map below shows boundaries



5. Mission Statement

The mission of the City of Destin Harbor Community Redevelopment Agency Committee is to revitalize and enhance the Destin Harbor through thoughtful planning, public-private partnerships, and strategic investment. The committee's objectives shall be based upon implementation of the Harbor CRA Master Plan and the City's Comprehensive Plan. The committee shall make recommendations and work plans to the City Council. The committee is committed to preserving the Harbor's unique heritage, improving public access and infrastructure, promoting sustainable development, and fostering a vibrant, resilient waterfront that benefits residents, businesses, and visitors alike.

6. Florida Sunshine Compliance

The Harbor CRA Committee, as an advisory committee to the Destin City Council, is required by law to operate within the Florida Governmental Sunshine Laws.

7. How to Join

Apply at: <https://www.cityofdestin.com/FormCenter/City-Clerk-9/Committee-Volunteer-Application-57> (fill and submit the application online).

8. Notes

There has been no Annual Report since 2020, due to waiting on Harbor CRA Master Plan. Harbor CRA Master plan was approved in 2025.

9. Committee Motions

Motion & Description	Date:	Motion By:	Seconded By:	Committee Passed	CRA Board / Council status
Recommended that City Council receive information from OCSO and provide public awareness regarding the opportunity to integrate property owner business cameras with the OCSO real-time camera system,	April 9, 2025	Stephens	Tadlock	4-0	November 17, 2025 Council voted to integrate City cameras into the RTCC and create a PSA informing the public of the opportunity.
Recommend the City Council consider keeping the north section of both the Harbor District and the Town Center as a priority for the	April 9, 2025	Johnson	Howard	4-0	November 17, 2025 Council voted to send back to the CRA

undergrounding of utilities project as a priority, instead of continuing east.					Board for review and Council Consideration.
Motion to have member Stephens act as the committee liaison from the Harbor CRA-AC to the Parks & Recreation Committee to discuss Christmas decoration in the Harbor District.	May 14, 2025	Green	Stephens	5-0	N/A
Motion to accept the work plan for camera systems in the Destin Harbor CRA District with modification to signage	May 14, 2025	Green	Howard	5-0	Presented to CRA Board January 20, 2026 – Approved to proceed to further develop the work plan
Motion to recommend the City Council accept the work plan with the addition of the breakwater at Clement Taylor Park,	May 14, 2025	Johnson	Green	5-0	Presented to CRA Board January 20, 2026 – Approved to proceed to further develop the work plan
Motion for City Council to direct staff to look into uses for the One Calhoun property, to include temporary parking as one of the options.	May 14, 2025	Johnson	Tadlock	5-0	(August 18, 2025 decision makes this not applicable)
Recommend City Council to direct staff to explore TDC (Tourist Development Council) funding options to repair of the seawall at 1 Harbor Blvd. property.	June 11, 2025	Stephens	Green	4-0	Presented to CRA Board January 20, 2026 – TDC Follow-up required – TDC Representative was absent

Motion for Harbor CRA to recommend the CRA Board to pursue the construction of a temporary paid parking lot at 1 Harbor Blvd. property, to generate funds for the Harbor CRA fund, encompassed by any applicable agreements. Committee member Johnson suggested amending the motion to include the parking for residents of Destin would be free under their parking pass. Both Committee members Green and Jones were not in agreement with the amendment	July 9, 2025	Green	Jones	5-1 (Stephens Dissenting)	Denied on August 18,2025
Motion to recommend the CRA Board approve the Mooring Field work plan item as presented and to pursue this plan in coordination with the Harbor and Waterways Board due to jurisdictional limitations of the Harbor District	July 9, 2025	Stephens	Johnson	6-0	Presented to CRA Board January 20, 2026 – Approved to proceed to further develop the work plan
Motion for the CRA board to direct staff to identify all nonpaid city parking spaces within the Harbor CRA District and move them to paid parking allowing the local pass to be utilized	July 9, 2025	Green	Stephens	6-0	Approved on August 18,2025
Motion for the CRA Board to consider and evaluate a percentage of parking revenue within the Harbor CRA District to be shared with the Harbor	July 9, 2025	Green	Johnson	6-0	Denied, but agreed to see how they can give us

CRA district to be shared with the CRA, the Harbor CRA fund. a 50% split of parking revenue within the Harbor CRA district for the Harbor CRA fund.					funds on August 18,2025
Motion to approve the 2024 Harbor CRA Advisory Committee Annual Report.	August 13, 2025	Stephens	Green	5-0	N/A
Motion to recommend the City Council consider approaching business owners that already handle used motor oil for a partnership to provide businesses and residents with a facility for the proper disposal of their used motor oil.	August 13, 2025	Green	Stephens	5-0	Presented to Council on December 1, 2025. Council requested this be further researched through a work plan and resubmitted through the CRA Board.
Motion to recommend City Council request for the Sheriff's Department Community Resources Officer to patrol the boardwalk near the end of each shift in the offseason to ensure the safety of the boardwalk and review that it is well lit.	September 10, 2025	Stephens	Paulino	4-0	Directed City Manager to coordinate with Capt. Fulghum October 7, 2025
Motion to update the work plan for the camera systems in the Destin Harbor CRA, adding that if the city uses the LAZ parking company's payment system or QR code payment system that works that we try to use the Turing System for the license plate reader.	September 10, 2025	Stephens	Tadlock	4-0	N/A

Motion by Committee member Jones, seconded by Committee member Johnson, to nominate Committee member Tadlock and Chairman Stephens to the Destin Bridge Committee passed 4-0.	November 12, 2025	Jones	Johnson	4-0	Approved by CRA Board/City Council
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10. Committee Members & Attendance

Member	Appointed By	Term expiration
John Stephens (Chair)	Braden	11/26
Lance Johnson (Vice Chair)	Destin	11/28
James Green	Herbert	11/28
James Howard	Trammell	11/28
Casey Jones	Geile	11/26
Guy Tadlock	Bagby	11/26
Mariam Paulino	Schmidt	11/28

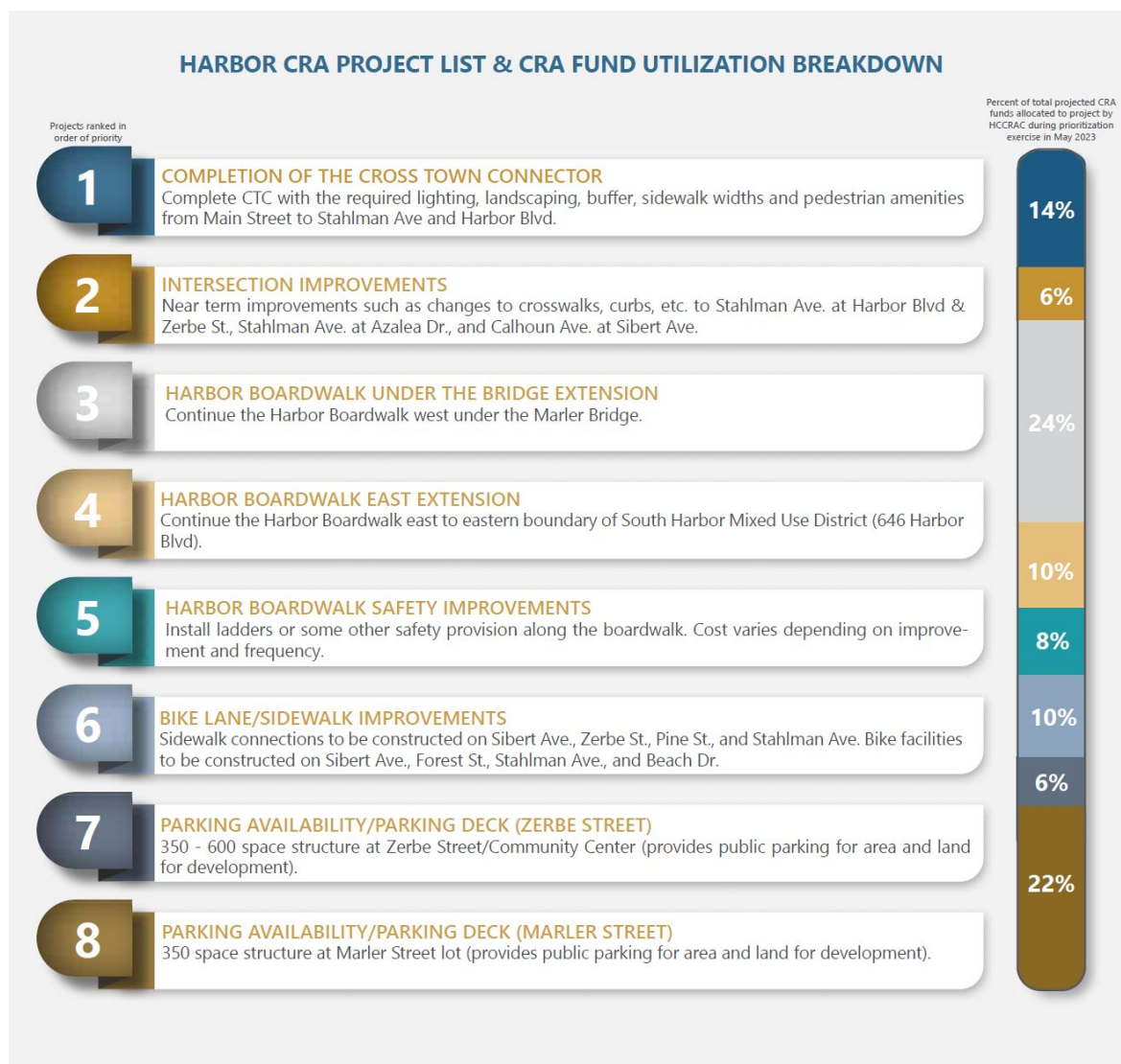
Meeting Date	Attended	Not Attended
January	No Meeting	No Meeting
February 12, 2025	Stephens, Johnson, Green, Jones, Tadlock	2 Vacant
March, 12, 2025	Stephens, Johnson, Jones, Tadlock	Green, 2 Vacant
April 9, 2025	Stephens, Johnson, Green, Howard, Tadlock	Jones, 1 Vacant
May 14, 2025	Stephens, Johnson, Green, Howard, Tadlock	Jones, 1 Vacant
June 11, 2025	Stephens, Johnson, Green, Tadlock	Jones, Howard, 1 Vacant
July 9, 2025	Stephens, Johnson, Jones, Green, Howard, Tadlock	1 Vacant
August 13, 2025	Stephens, Johnson, Green, Paulino, Tadlock	Jones, Howard
September 10, 2025	Stephens, Johnson, Paulino, Tadlock	Green, Jones, Howard
October 8, 2025	Stephens, Johnson, Paulino, Tadlock	Green, Jones, Howard
November 12, 2025	Stephens, Johnson, Jones, Tadlock,	Green, Paulino, Howard
December 10, 2025	Stephens, Johnson, Green, Jones, Tadlock	Paulino, Howard

11. **2025 Harbor CRA Project List & CRA Fund Utilization Breakdown**

Projects identified in the list below are all unfunded key projects that were identified during the Plan Update process, with the numbers indicating the order of priority. For more details of each plan, please refer to the [Destin Harbor CRA Plan](#).

On June 2, 2025, at City Council:

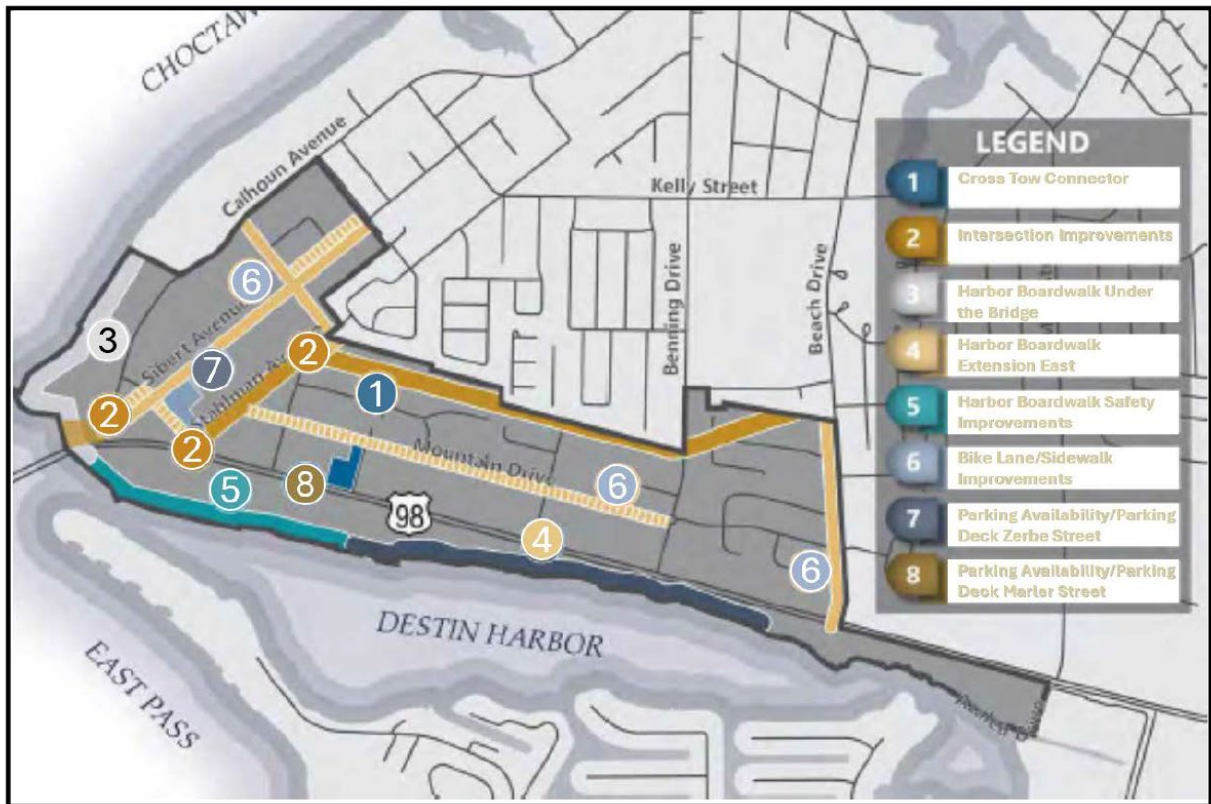
Councilmember Bagby made a motion to approve Resolution 25-14 and the Harbor CRA Master Plan, as presented, seconded by Councilmember Trammell. Motion passed 6-0.



12. **2025 Harbor CRA Project Map**

Projects identified in the below map are all unfunded key projects that were identified during the Plan Update process, with the numbers indicating the order of priority. For more details of each plan, please refer to the **Destin Harbor CRA Plan**.

Harbor CRA Project Map



13. 2025 Harbor CRA Forecasted Revenue

 CITY OF DESTIN FLORIDA Harbor CRA Forecasted Revenue											
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
CRA REVENUE	820,992	983,860	1,013,350	1,043,730	1,075,020	1,107,250	1,140,440	1,174,630	1,209,850	1,246,130	1,283,490
OPERATING BUDGET	(121,761)	(9,100,000) ¹	(89,980)	(92,490)	(95,090)	(97,760)	(100,500)	(103,340)	(106,250)	(109,250)	(112,330)
TOTAL DEBT TRANSFER	(479,995)	7,878,933	(1,191,986)	(951,239)	(979,931)	(1,009,490)	(979,029)	(738,232)	(788,232)	(888,323)	(888,232)
TOTAL BALANCE	688,355	318,616	50,000	50,000	50,000	50,000	110,910	443,969	759,337	1,007,985	1,290,913
	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	
CRA REVENUE	1,321,970	1,361,610	1,402,440	1,444,490	1,487,810	1,532,420	1,578,370	1,625,700	1,674,450	1,724,660	
OPERATING BUDGET	(115,530)	(118,810)	(122,190)	(125,680)	(129,270)	(132,960)	(136,770)	(140,690)	(144,730)	(3,745,885) ²	
TOTAL DEBT TRANSFER	(938,232)	(988,232)	(1,038,232)	(1,138,232)	(1,188,232)	(1,188,232)	(1,238,232)	(1,238,232)	(1,238,232)	(1,338,232)	
TOTAL BALANCE	1,559,121	1,813,690	2,055,708	2,236,286	2,406,594	2,617,822	2,821,191	3,067,969	3,359,457	0	

14. Work Plans

Work Plan Title	Work Plan Creator	Approved by Committee	Other committee review completed	Council Status
Breakwater/Snorkeling location & Oyster Gardening	Stephens	May 2025	Yes	
Implement Christmas Lighting/ Decorations/ Events	Stephens	May 2025	Yes	
Camera Systems	Stephens	May 2025	Yes	
Destin Harbor Mooring Field	Stephens	July 2025	PW/PS on Oct 14	



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 established.

Stakeholders:

Internal	External
• City Planning	• Choctawhatchee Basin Alliance (CBA) • Alison McDowell - mcdowel2@nwfsc.edu • Rachel Gwin - gwinr@nwfsc.edu • Tucker Reynolds - reynol59@nwfsc.edu
• City Engineer	• Destin High School Students - Volunteer hours
• Harbor & Waterways Board	• Okaloosa County Coastal Resources • Michael Norberg - mnorberg@myokaloosa.com
• Harbor CRA Committee	• 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
• Parks & Rec Committee	• Local Business that have access to docks
• City of Destin Public Information Office	• Property Owners that have access to docks
• City of Destin Grants Manager	• Army Corp of Engineers
• Council	• Department of Environmental Protection
	• Volunteers, such as Oyster Gardeners
	• Coastal Engineer (if needed)
	• Destin High School ○ they have a artificial reef program. might be able to partner with them

Process Owner:

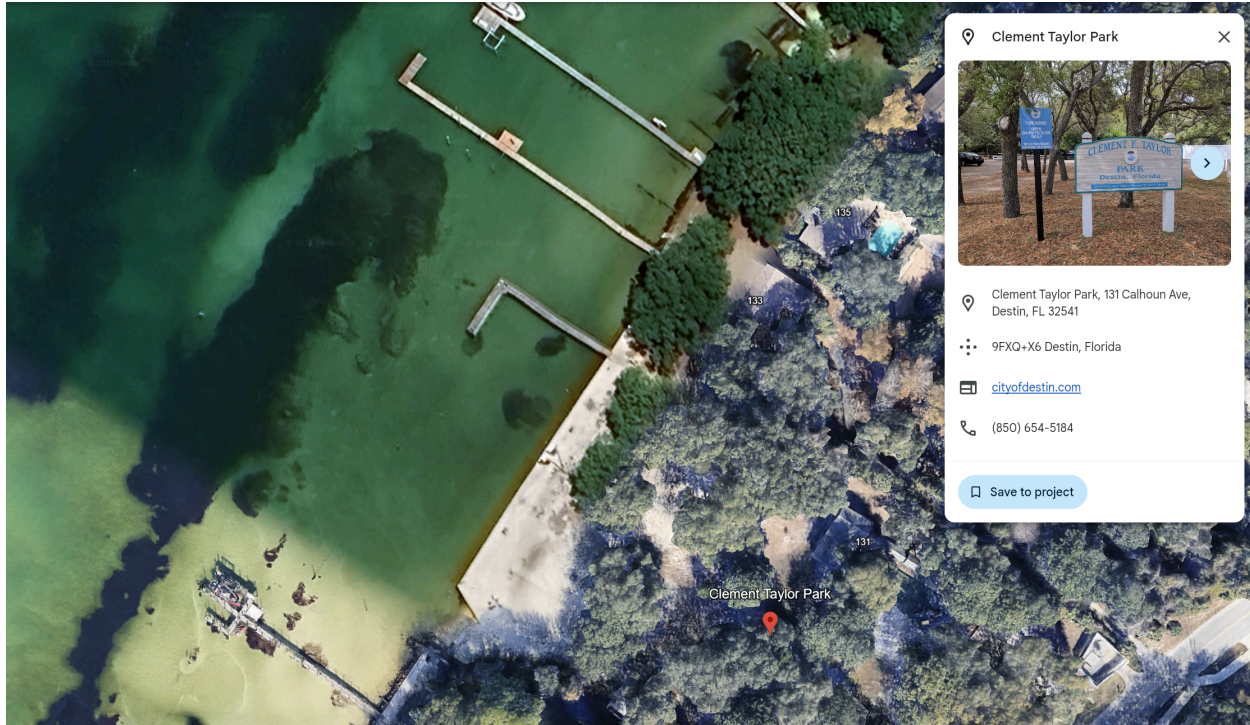
John Stephens

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:

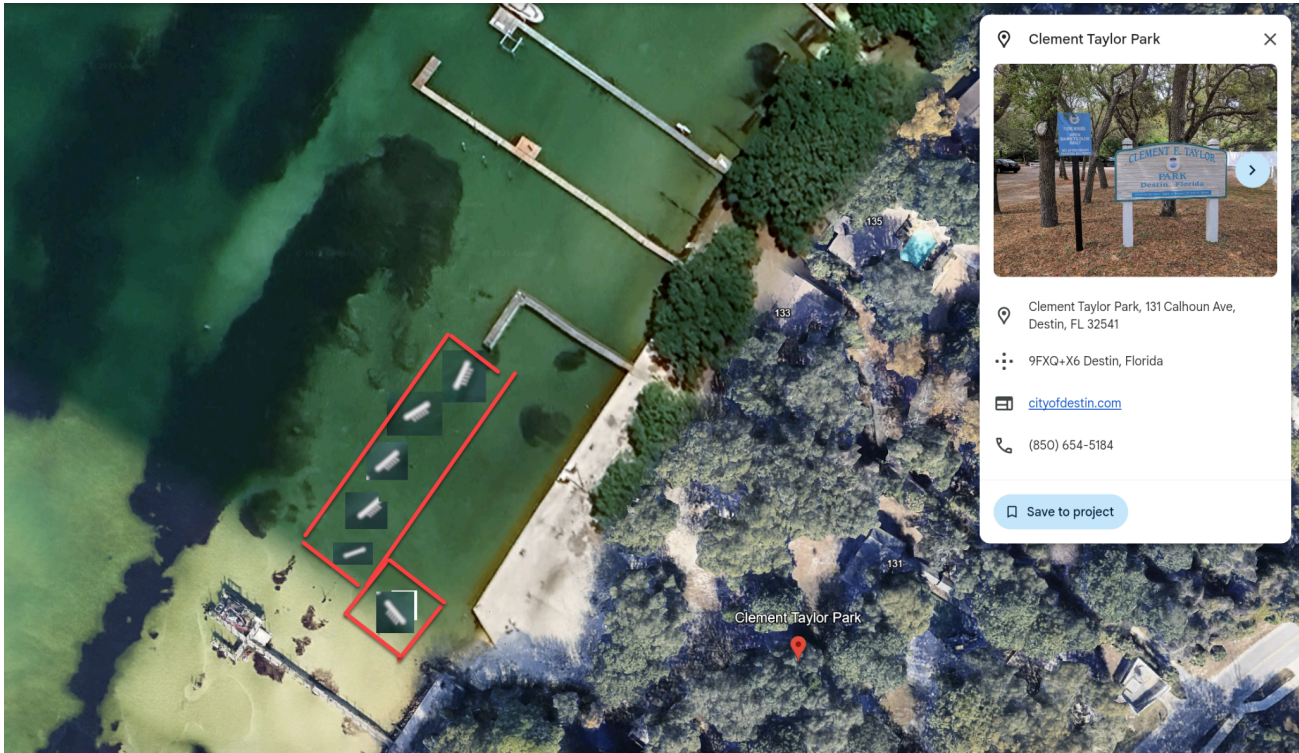


View of Clement Taylor Park:



Concept Breakwater Limestone at Clement Taylor Park:

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

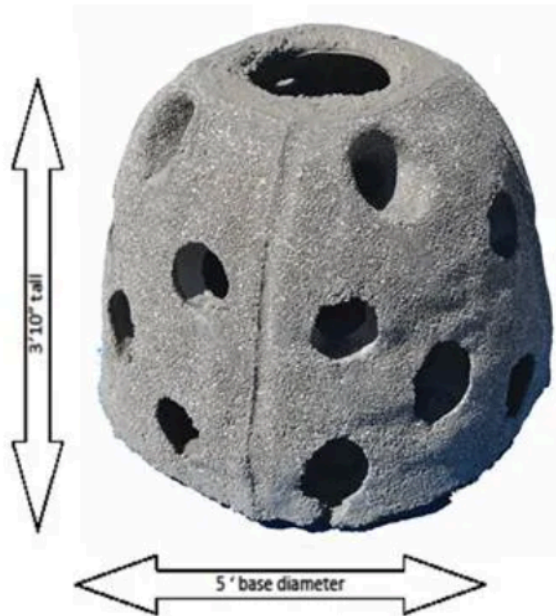


There are 2 methods. Modular Units or Rock mound Breakwaters

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

Ultra Reef Ball Module



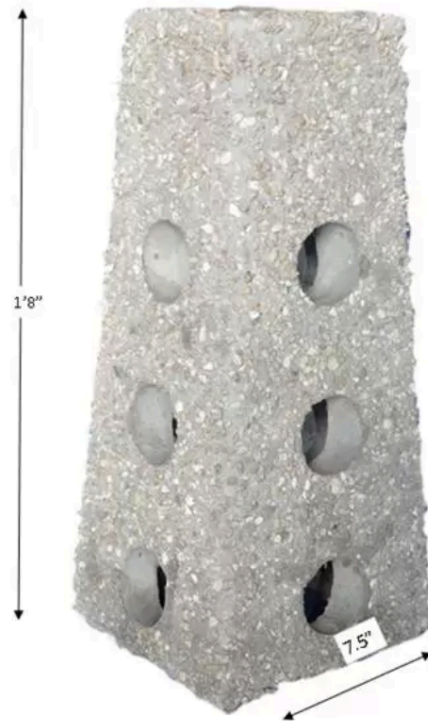
- 3' 10" tall
- 5 feet base diameter
- surface area 150 sq ft
- Weight 3000—3200 lbs
- average number of holes 25
- wavy bottom
- interconnecting holes
- aggregated exposed outside surface texture

- 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



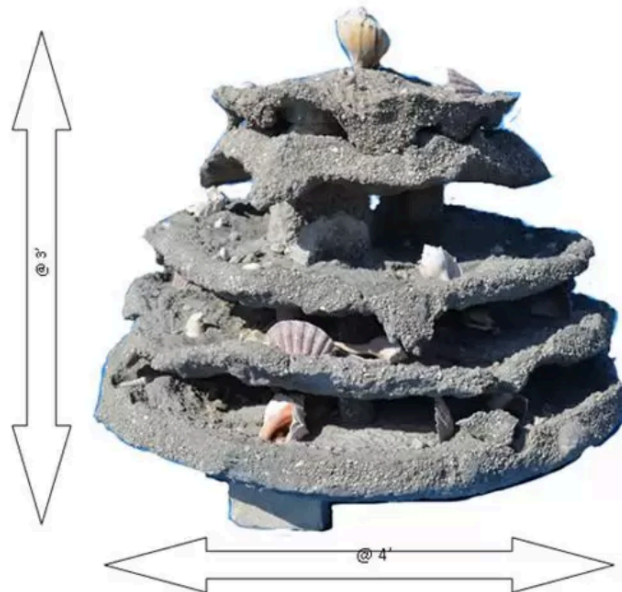
- The Internal Juvenile habitat is a module designed as an addition to our Reef Balls.
- Adding 1 or more inside a Reef Ball can provide additional surface area and small connecting holes.
- aggregated exposed outside surface texture
- Height 1'8"
- Width at the base 7 1/2"
- Base is 7 1/2" square
-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

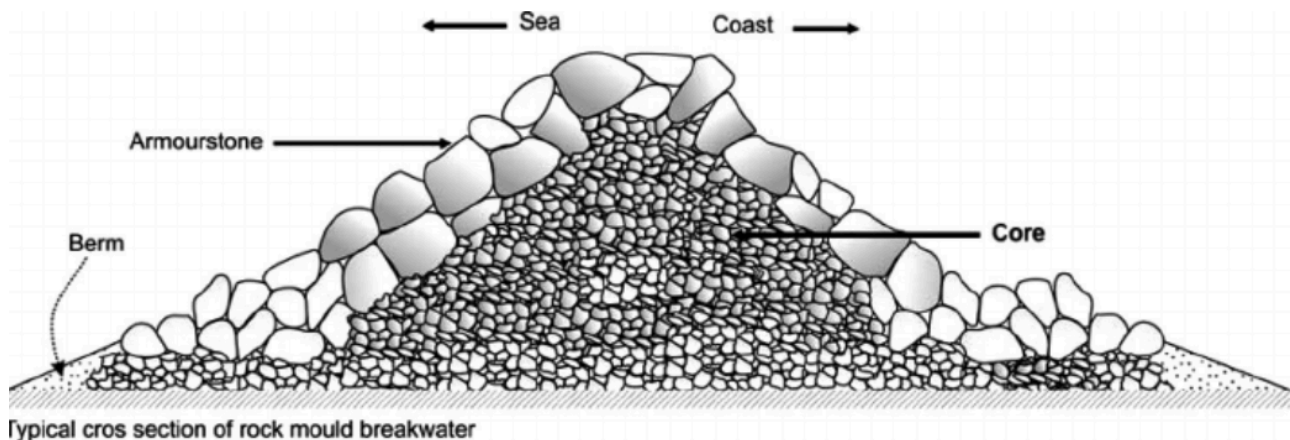
2. Natrx has other types of modular units

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:

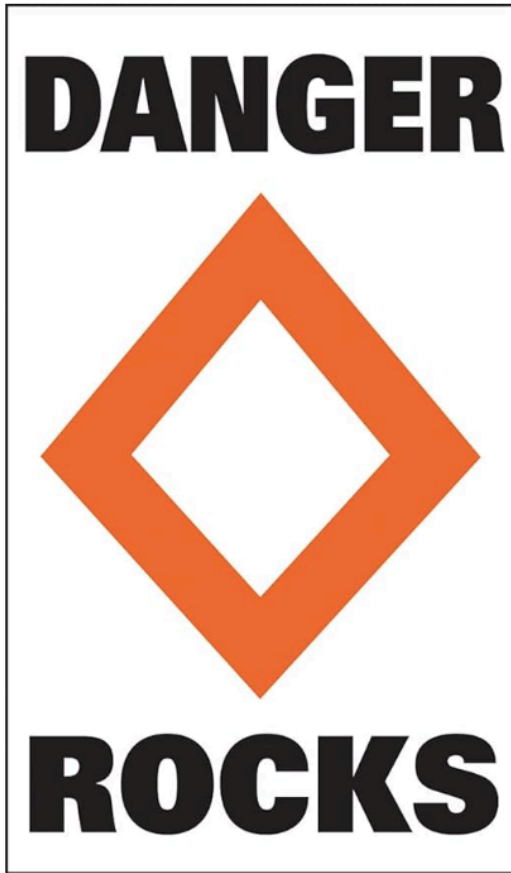
- 1. City of Destin
 - a. Coordinate with Krystal Strickland, Finance Director, for advice on funding possibilities.
- 2. TDC
- 3. FWC Florida Artificial Reef Program
 - a. Deadline is March of each year
 - b. Website: <https://myfwc.com/fishing/saltwater/artificial-reefs/>
- 4. NOAA

- 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

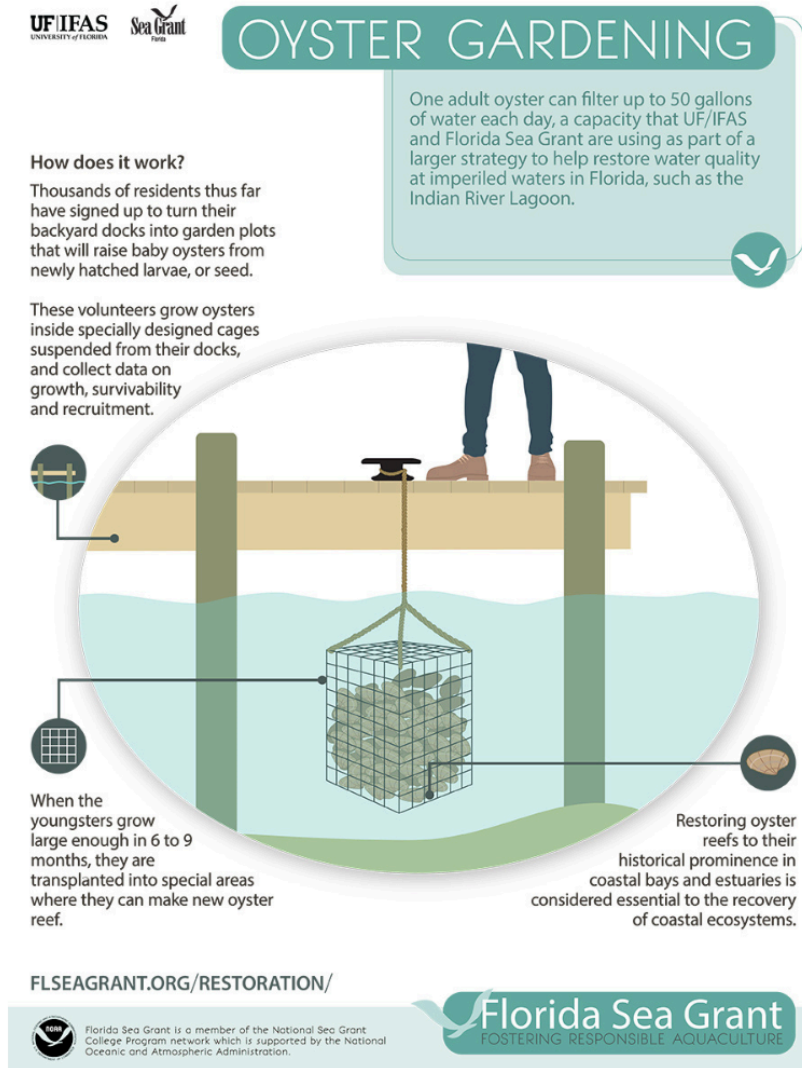
- One oyster can filter up to **50 gallons of water per day**.
- Oyster reefs protect shorelines from erosion and storm surge.
- Vertical gardens increase biodiversity and restore damaged habitats.

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.flseagrant.org/wp-content/uploads/2022/07/Aquaculture_Infographic_oystergardening_2.jpg



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 high 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 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 Clty 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]

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

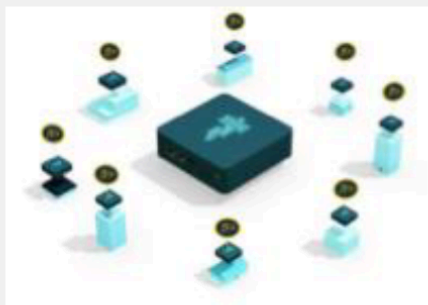


fususCONNECT PROGRAM

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 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							
		2025	2026	2027	2028	2029	2030	2031	Done
Presented Mooring Field PowerPoint slide to Council on May 6, 2024.									X

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

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
 - Liveaboards 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)

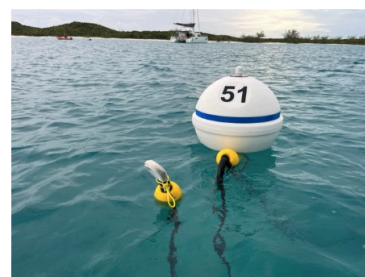
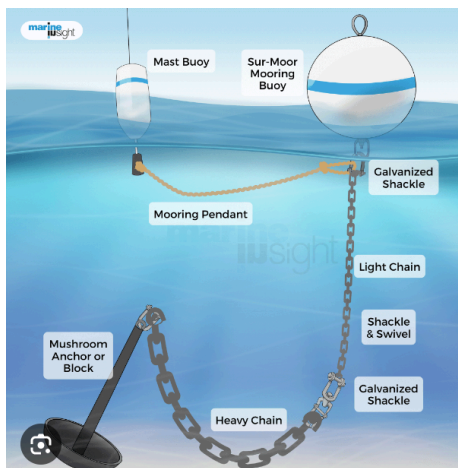
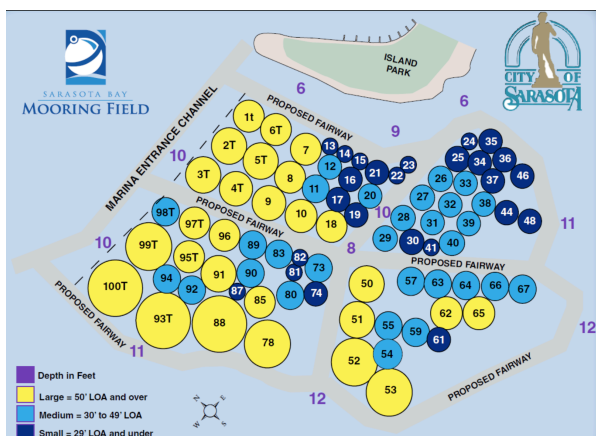
- Do we need shoreline power at transient slips? If so, fees?

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

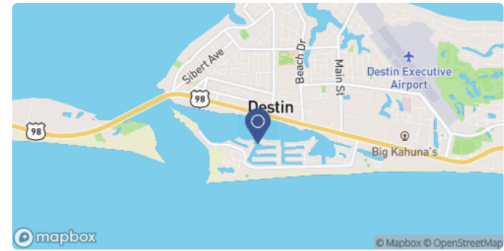
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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

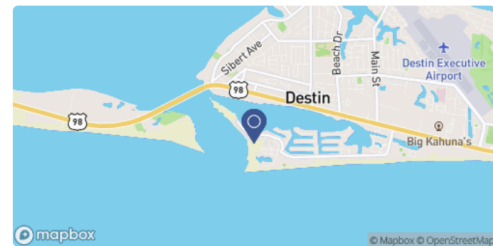
The owner or operator of a vessel or floating structure may not anchor or moor such that the nearest approach of the anchored or moored vessel or floating structure is:

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](#)



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[Add A Review](#)

Joes 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

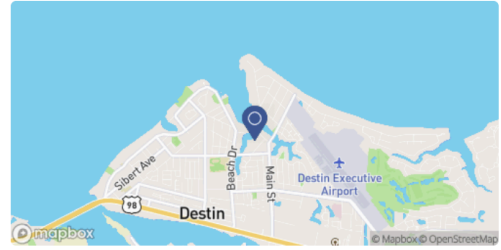
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1. Within 150 feet of any marina, boat ramp, boatyard, or other vessel launching or loading facility;
2. Within 300 feet of a superyacht repair facility. For purposes of this subparagraph, the term "superyacht repair facility" means a facility that 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](#)

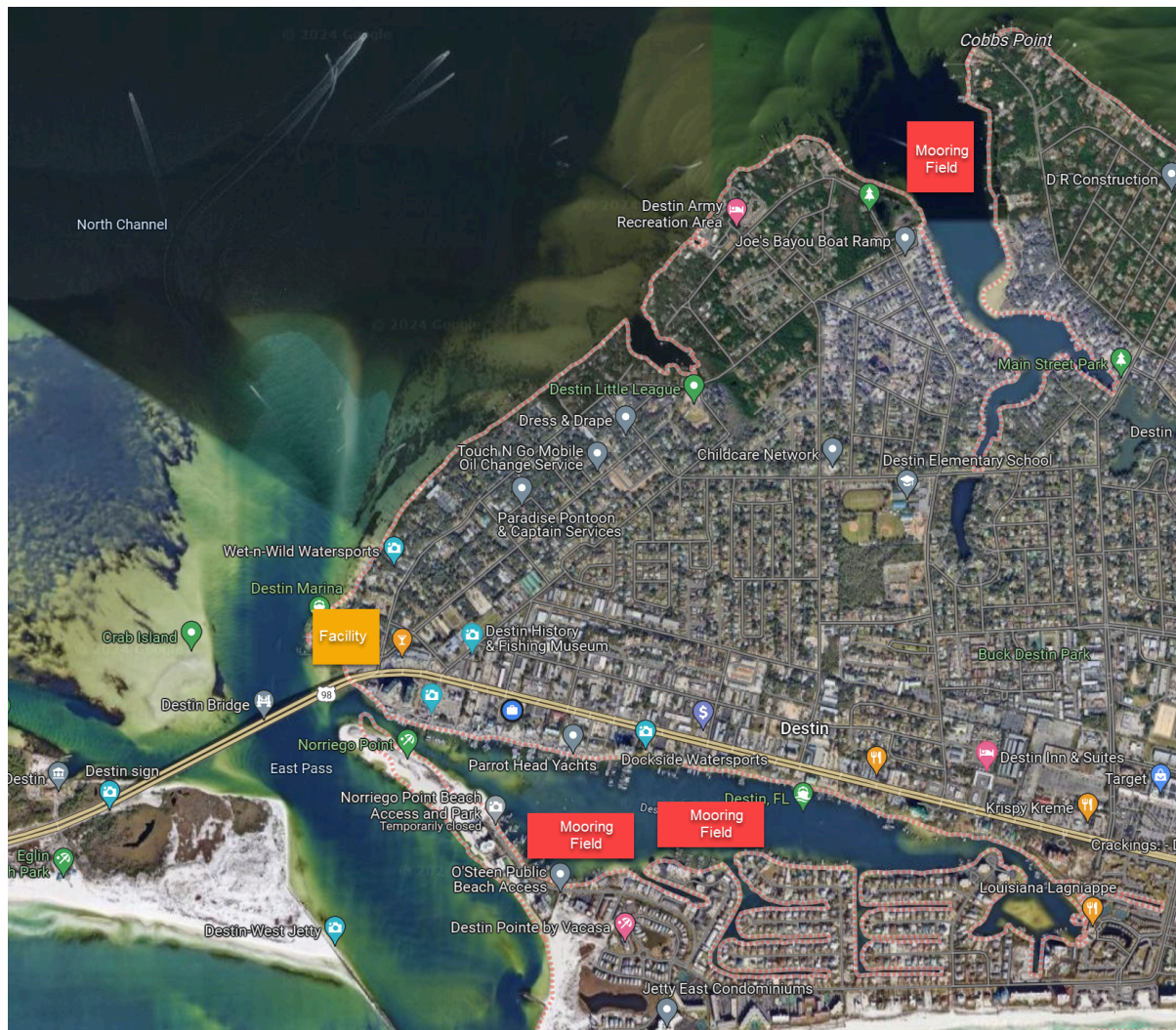


[View in Waterway Explorer](#)

[Suggest Updates](#)

[Add A Review](#)

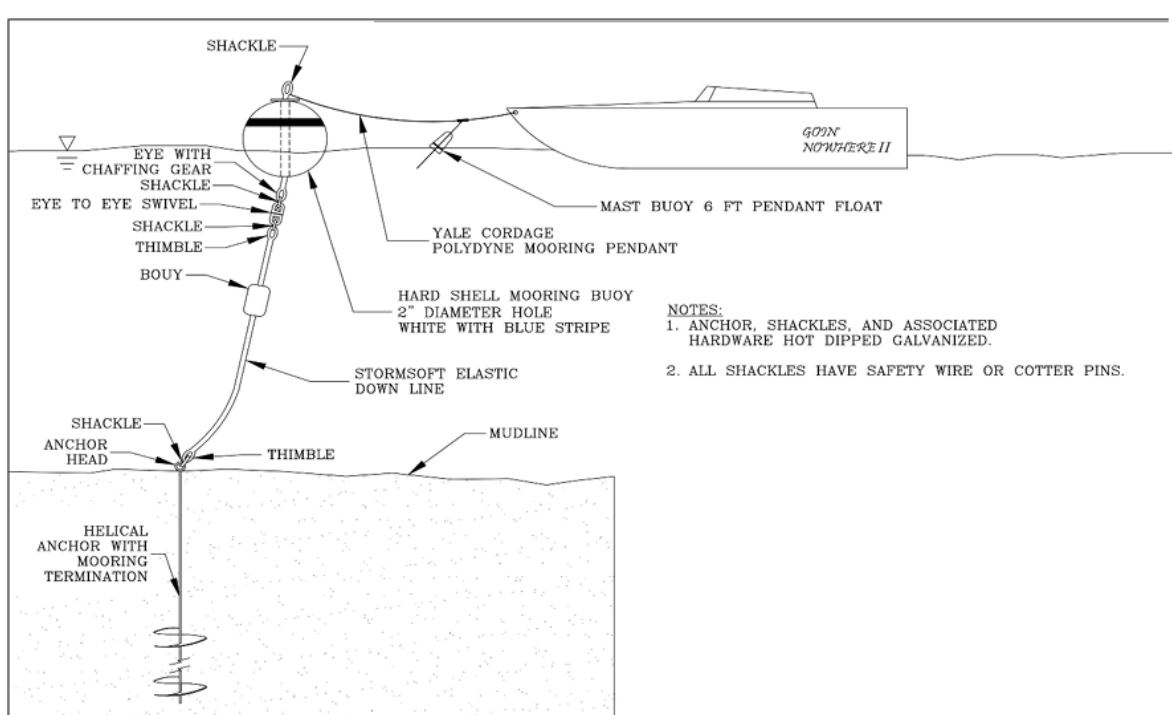
Potential Mooring Field locations: (Not confirmed, just based on free harbor locations)



- 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

- 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 moorings work?



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:**

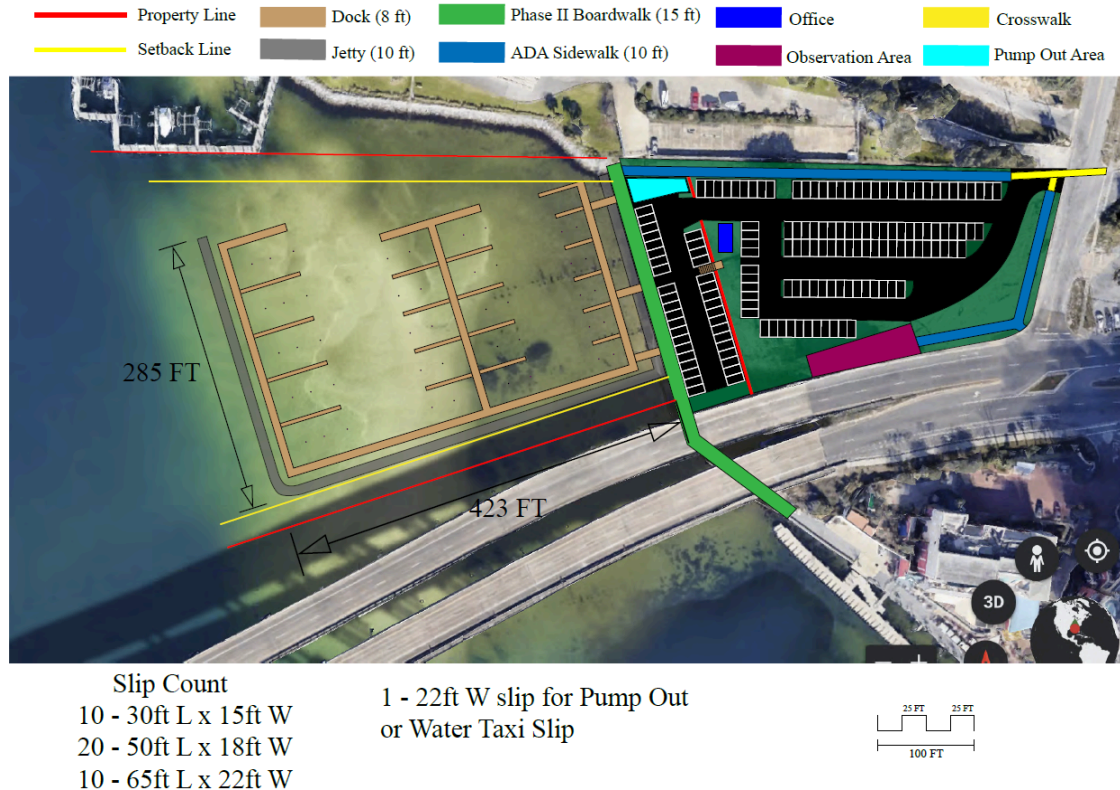
GATEWAY DISTRICT - Harbor One Open Space



- 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



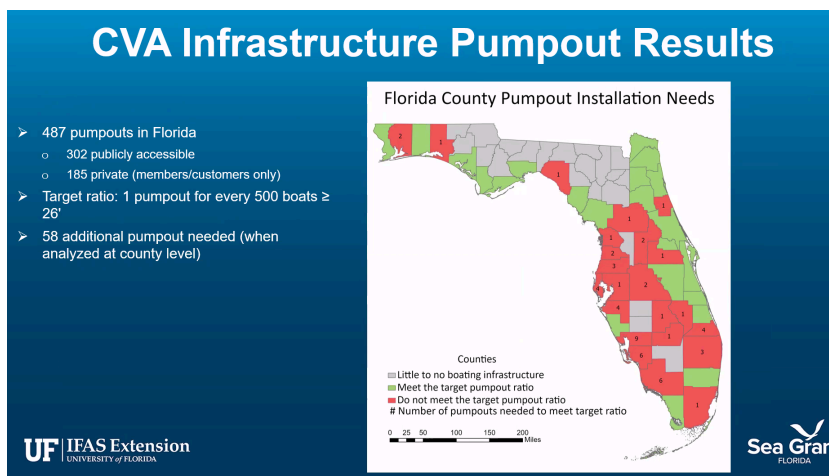
- - https://docs.google.com/document/d/1aQ21z0xQ1AYnx04QTOenEu38c2zq_J_qprdIDQ22ReY/edit?usp=sharing
- Harbormaster:
 - Manages mooring field operator
 - Ensure proper upkeep of all facilities
 - ability to enforce regulations
- Public Restrooms on upland facility
- Indoor shower on upland facility with key/code entry
- Laundry access on upland facility with key/code entry
- Dumpster/Garbage disposal on upland facility
- Dinghy docks



-
- Additional recommendations at 1 Harbor Blvd:
 - Marina Store/cultural center/visitor center
 - Harbor Master Office
 - Transient Boat Slip Rentals with QR code to reserve a slip
- Sewage Pump Out (need to decide either Pump-Out station, boat, or both)
 - [Pump Out Regulations pulled from Monroe County](#)
 - Policy 202.3.1
 - Prohibits living on board vessels and floating structures except at marine facilities that provide on-site fixed pump-out systems
 - Requires that any new and/or existing marine facilities (including marinas) that contain 10 slips or more, or one live-aboard slip, provide on-site fixed pump-out systems.
 - Requires all marinas to provide signage at docking sites regarding education and directions to the nearest pump out location
 - Policy 202.3.2
 - Existing marine facilities that do not have an on-site fixed pump out system are required to construct a fixed on-site pump out system and associated signage (and remain operational)
 - Policy 202.3.3
 - Ensure management practices are coordinated with NOAA to ensure consistency with their local Management Plan.
 - Policy 202.3.4-202.3.6
 - These policies are geared towards ensuring the County retains the right to update their code in relation to live aboard vessels, whether in mooring fields or free-anchored, as well as potentially developing a plan for providing pump

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@ulf.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.

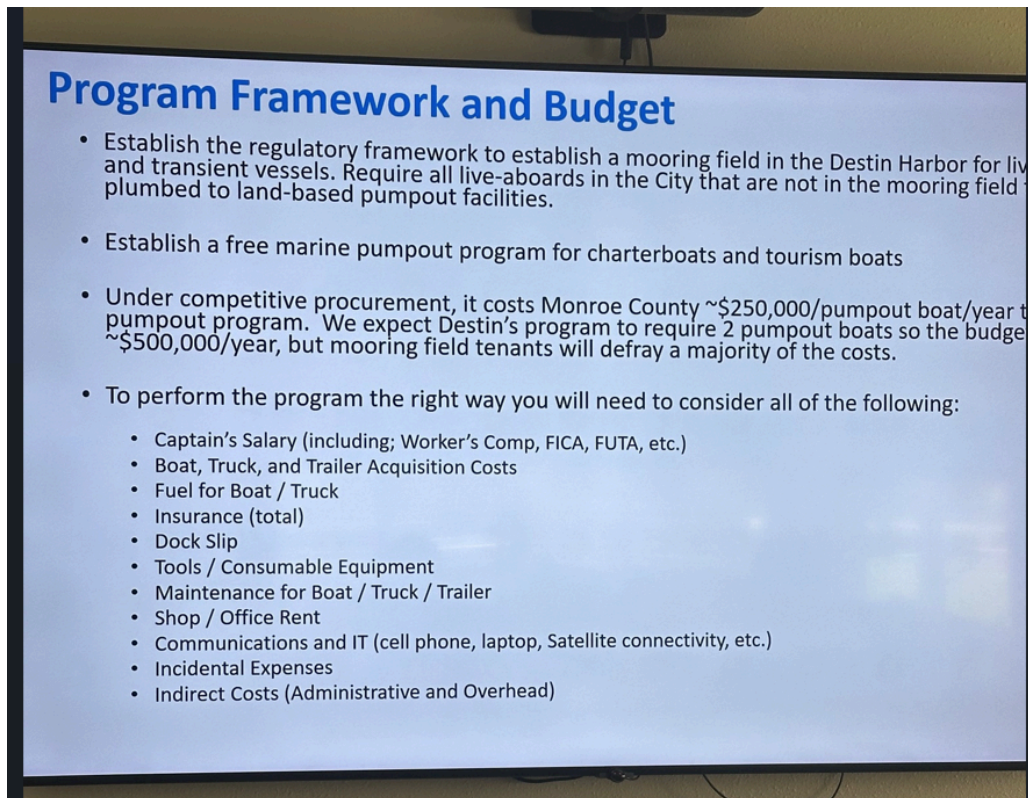
#	Facility Name	Address	City	County	ZIP	Phone
134	East Pass Towers Marina	100 Gulfshore Drive	Destin	Okaloosa	32541	850-598-4231
136	Ft. Walton Beach Yacht	104 Miracle Strip Pkwy SW	Ft. Walton Bch.	Okaloosa	32548	850-244-5725
133	Legendary Marine - Marina	690 Regatta Bay Blvd.	Destin	Okaloosa	32541	850-974-2525
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:

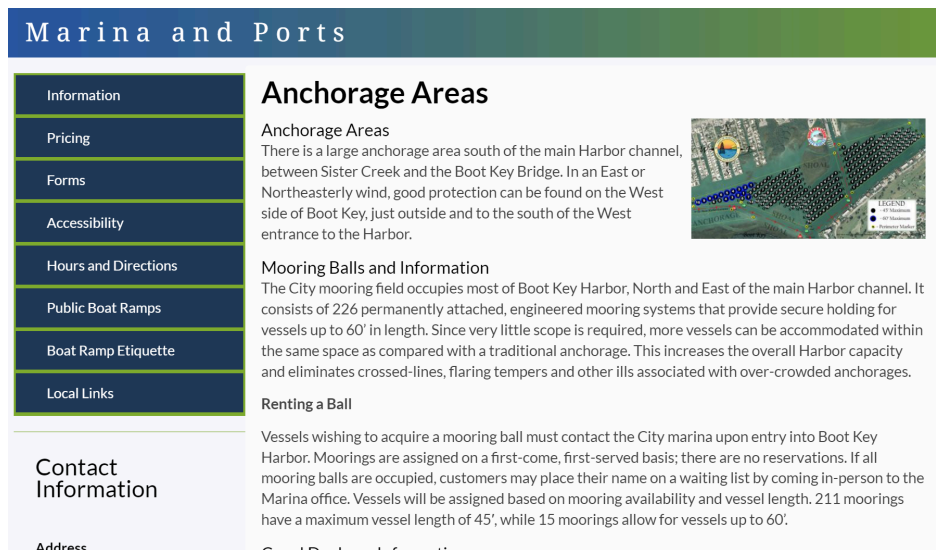
- Position could be joint Harbor Master/Code Compliance
 - Budget in 1 year in advance of hiring. Note that this position is not fully complete, as they are will be assigned with helping with plans, until Mooring Harbor Plan is into effect & then can have jurisdiction
- Create & uphold Strategic Action 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 \(can be used in Workshops\)](#)



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/>

15. **Code of Ethics**

COMMITTEE MEMBER CODE OF ETHICS

AS A MEMBER OF THE HARBOR CRA COMMITTEE, I WILL

- ♦ REPRESENT THE INTEREST OF ALL CITIZENS REPRESENTED BY THE CITY OF DESTIN.
- ♦ NOT USE THE CITY COUNCIL OR MY SERVICE ON THIS COMMITTEE FOR MY OWN PERSONAL ADVANTAGE OR FOR THE INDIVIDUAL ADVANTAGE OF MY FRIENDS OR SUPPORTERS.
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YOUR SIGNATURE

John Stephens

PRINTED NAME

July 9, 2025

DATE

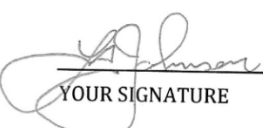


SIGNATURE OF COMMITTEE CHAIR

COMMITTEE MEMBER CODE OF ETHICS

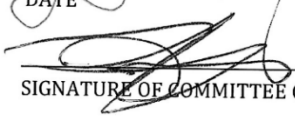
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PRINTED NAME

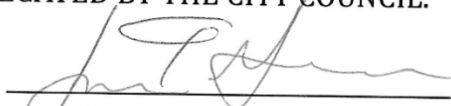
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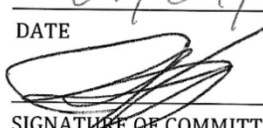
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YOUR SIGNATURE

JAMES THOMAS GREEN
PRINTED NAME

07/09/2025
DATE


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James Keith Howard II

PRINTED NAME

DATE

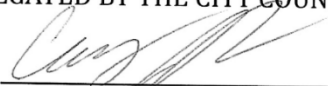
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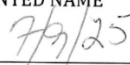
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Mariam Paulino

YOUR SIGNATURE

Mariam Paulino

PRINTED NAME

8/13/25

DATE

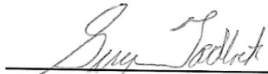
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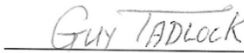
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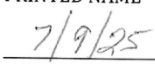
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