



AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, JULY 8, 2026
5:30 PM
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
 - A) May 13, 2026 Minutes**
- 4. CURRENT BUSINESS**
 - A) Long Term Financials and FY 2027 Budget**
 - B) Monthly Development Update**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) John Stephens**
 - B) Lance Johnson**
 - C) Casey Jones**
 - D) Guy Tadlock**
 - E) James Green**
 - F) James Howard**
 - G) Mariam Paulino**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: August 12, 2026**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
MAY 13, 2026 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

The Harbor Community Redevelopment Agency Advisory Committee meeting was called to order by Chairman Stephens in the Destin City Hall Annex Council Chambers at 5:30 p.m., on May 13, 2026, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present

John Stephens
Lance Johnson
Guy Tadlock
James Howard
Jim Green

Absent

Casey Jones
Mariam Paulino

Staff Present

Kim Montgomery, Deputy City Clerk
Jesse Hernandez, Senior Planner
Tina Deater Community Development Dir.
Kim Kopp City Attorney

3. AGENDA APPROVAL:

Motion by Committee member Green seconded by Committee member Tadlock to approve the agenda. The motion passed 5-0.

4. MINUTES FOR APPROVAL: March 11, 2026 Minutes

Motion by Committee member Green, seconded by Committee member Tadlock, the members voted 5-0 to approve the minutes of the March 11, 2026 meeting as written.

5. NEW BUSINESS:

➤ **Development Project Update**

❖ **Harbor Walk Village Compliance Hearing**

- Harbor Walk Village is the only Harbor CRA-related item reviewed during April.
- City Council determined that the current development plan was not in compliance.
- Staff have since met with representatives of Harbor Walk Village.
- Applicant is preparing a second resubmittal for another compliance review before City Council.

❖ **Joe's Bayou Recreation Area Project**

- The Joe's Bayou recreational project has officially been submitted.
- Project scope includes:
 - Improvements to the existing boat launch area.
 - Upgrades to parking facilities.

- Construction of a public restroom.
- Stormwater management improvements.
- Additional stormwater conveyance infrastructure.
- Walking paths throughout the site.
- Improvements both at the launch area and park areas across the street and west of the launch are also included in the project.

➤ **Members Discussion**

- Questions were asked about whether grants were associated with the project.
- Mr. Hernandez indicated a DEP grant existed for the boat launch itself but is unsure of any additional grant sources.
- Members discussed concerns regarding possible closure of all boat ramps simultaneously during construction.
 - Maintaining adequate access during peak boating season.
 - Ensuring deeper ramps remain available for larger vessels.
 - Committee member Green emphasized how about half the boats that launch have to use that far south boat ramp because of how deep it is.
- Mr. Hernandez agreed to consult with other staff members involved in the project and provide updates at their next meeting.

➤ **Indian Bayou West Major Deviation Request**

- Mr. Hernandez reported a request for the proposed major deviation for Indian Bayou West development has been submitted by the developer.
- The developer proposes eliminating the previously approved roadway connection known as Old Creek Trail to Commons Drive.
- The original approved plans required:
 - Repaving the existing roadway.
 - Connecting Commons Drive to Indian Bayou Trail.
- Staff explained:
 - The roadway connection was part of the approved development order.
 - City Council approval is required to remove that requirement.
- Original development order was issued in 2021.
- Development was amended in 2022 reducing lots from approximately 96 to 45.
- The developer maintains with the revised plan to have fewer lots, reduces the need for the secondary road access.
- Question was asked if the road requirement was tied to any “net benefit.”
- Staff clarified it was not tied to a specific benefit agreement.

6. COMMITTEE MEMBER COMMENTS:

❖ Chairman Stephens - Revised Work Plan Program

Ms. Deater explained how some confusion arose during a council meeting regarding how committee work plans and project funding requests should proceed. Staff worked with Councilmember Trammell, the City Manager, and the Finance Director to create a standardized

process for advisory committees and boards. The new process applies broadly to committees and boards and the two separate CRA funding pathways were outlined:

- Projects fully funded through existing CRA trust fund resources.
- Projects without available CRA funding, which require an additional City Council authorization step before entering the budget process.

The following is the newly revised timeline that was established:

- December - target deadline for submitting projects for feasibility review.
 - March - goal for finalizing and adopting work plans.
 - April - goal for moving approved projects into the city budget process for the following fiscal year.
- ❖ Staff plans to develop a project feasibility review form to ensure committees provide sufficient project details for staff analysis.
- The purpose of the review process is to identify major issues early and improve the likelihood that submitted projects can ultimately receive funding.

Ms. Deater emphasized that committees should prioritize and preliminarily vet projects before submitting them to staff, rather than overwhelming staff with numerous undeveloped ideas.

- Projects aligned with grants or dedicated funding sources—rather than relying on the general fund—would likely have a better chance of being funded.
- She referenced specialized funding sources, including infrastructure, public safety, and environmental-related funds.

A question was raised about funding specifically for water quality or environmental concerns in the harbor. Ms. Deater mentioned the NPEB funds and noted that additional discussions regarding the funds and related Land Development Code issues would occur at the upcoming May 18 council meeting.

➤ Work Plan Items

- Chairman Stephens stated that, after speaking with Ms. Deater, it appeared that some previously approved work plans did not fall within the Harbor CRA's purview.
- Two projects were specifically identified are:
 - The City of Destin Mooring Field Work Plan.
 - The Breakwater Snorkeling Location and Oyster Gardening Work Plan.

Motion by Chairman Stephens, seconded by Vice Chairman Johnson, to transfer the two work plans to the Harbor and Waterways Board for further review, evaluation, and development. The motion passed 5-0.

- It was clarified that the Breakwater project is near the park area but technically falls outside the Harbor CRA district, which means it does not qualify as a Harbor CRA project.

❖ **Committee member Green - Oil Disposal Facility**

- Discussed the need for a public used motor oil disposal facility for harbor businesses and vessel operators and noted the following:
 - Previous private collection sites no longer exist.
 - O'Reilly Auto Parts currently accepts limited quantities.
 - Improper disposal practices are occurring.
- Committee members expressed concern that:
 - Destin's tourism and marine industries generate significant oil waste.
 - Current disposal methods are inadequate for a city focused on water quality.

➤ **Proposed Concepts Discussed**

- Potential facility at Public Works property.
- Controlled-access disposal area.
- Permit or annual registration system for commercial users.
- Camera monitoring and stewardship requirements.
- Possible containment structures and collection tanks.

➤ **Grant Opportunities**

- Members discussed:
 - EPA grants.
 - Florida environmental grants.
 - Water quality funding opportunities.
- Ms. Deater advised that the project likely falls more appropriately under:
 - Harbor and Waterways Board jurisdiction.
 - With potential Public Works/Safety Committee collaboration.
- Staff encouraged committee members to:
 - Gather grant information.
 - Research comparable programs.
 - Identify oil collection contractors.

➤ **Camera Safety Work Plan**

- The board then discussed the security camera/safety work plan.
- Staff explained that the CRA currently does not have funding available for the security project.
- It was also noted that there were no documented safety or crime issues in the relevant CRA areas, such as parks, parking lots, or the boardwalk, which would make it difficult to justify public safety grant funding.
- Members discussed whether the security camera project should be continued, delayed, or removed from the current work plan list.
- The areas discussed in relation to the camera project included the boardwalk, Marler parking lot, Captain Leonard Destin Park, Captain Royal Melvin Heritage Park, Clement Taylor Park, and Joe's Bayou, though some locations were noted as being outside the CRA scope.
- Chairman Stephens recalled that private businesses in the harbor area may already have cameras that law enforcement can access or use when needed.

- The board considered putting the camera project on hold until more information could be gathered.
- A suggestion was made to receive periodic crime-statistics updates from law enforcement, possibly every six months.
- Staff said they could coordinate with the community resource deputy to provide a briefing on crime statistics within the CRA area.
- The board discussed inviting law enforcement to the next meeting and then deciding whether future six-month updates would be helpful.
- Members also discussed reaching out to property owners to learn whether they have experienced incidents that may not have resulted in formal crime reports.
- Property owners could also provide information about existing private camera systems, helping the board understand whether additional cameras are actually needed.
- The board agreed to delay further action on the camera system until after hearing from law enforcement.

➤ **Christmas Holiday Decorations**

- The Christmas or holiday decorations work plan was then discussed.
- Members noted that CRA funding is not available for the project.
- It was suggested that holiday decorations would likely require fundraising or private contributions.

Motion by Chairman Stephens, seconded by Committee member Green to stop working on the Christmas decorations work plan and to delay the camera system discussion until after law enforcement provides more information. The motion passed 5-0.

➤ **Parking Agreements with Livery Vessel Businesses**

- The board then discussed parking agreement issues that had been raised at a prior meeting.
- Mr. Hernandez explained that staff is currently reviewing livery vessel registrations in the harbor area.
- That review includes confirming parking arrangements, vessel counts, vessel types, development orders, and shared parking agreements on file.
- Chairman Stephens asked whether the review would also include change of use and operating hours, since those could affect shared parking arrangements.
- Mr. Hernandez confirmed that they are reviewing both marina-related uses and upland businesses, such as restaurants or shops, because shared parking agreements may depend on hours of operation.
- Chairman Stephens noted that the advertised vessel capacity is generally on business websites, which may not always match what is shown in the submitted parking plans.
- Staff acknowledged that this discrepancy is part of what prompted the review.
- The members agreed to wait for a more complete staff update at the next meeting or when available.

➤ **One Calhoun Property**

- Members expressed concern that, with other work plans removed or transferred, the CRA needed to refocus on what could be done with the Calhoun property.
- It was mentioned that the property purchase has significantly limited the CRA's available funding.
- Prior conversations were brought up how the property may not be monetized under the financing structure restrictions.
- The board discussed the need to get clearer answers from the City Attorney Kim Kopp and/or the Finance Director Krystal Strickland regarding:
 - Whether the property can be monetized.
 - Whether any exceptions or partial-use options exist.
 - Whether financing would need to be restructured before improvements could be made.
 - What restrictions apply to future use of the property.
- Possible future uses for the property included:
 - Green space
 - A public park
 - Parking
 - A marina-related use
 - A boardwalk connection under the bridge
 - A combination of park amenities and limited revenue-generating features
- Members discussed the fact that with the bridge replacement now being delayed by 12 to 14 years, the property may remain available for public use for a significant period before any bridge-related impacts occur.
- Because the bridge may eventually affect the property, members agreed it may not make sense to build a substantial permanent structure.
- Members discussed the possibility of using portions of the property for parking, especially under or near the future bridge footprint.
- Committee member Howard noted how his architecture firm he works for had previously sketched out a concept showing approximately 28 to 30 potential parking spaces under the bridge footprint.
- Members discussed whether a boardwalk connection under the bridge could be built relatively simple and inexpensive.
- They also noted that lighting and improvements under the bridge could improve safety and access.
- Members expressed frustration that the city purchased a valuable waterfront property, but the public still cannot access or use it.
- The property was described as having excellent views and strong potential as part of the harbor front.
- The Florida Forever program was mentioned and how it could be explored as a potential option for the state to acquire the property, while allowing the city to manage or influence how it is used.
- Members suggested that if the state or FDOT may eventually need part of the property for a future bridge, it could make sense to explore a negotiated arrangement now.
- The idea was raised that selling or partially transferring the property could restore funds to the CRA Fund and potentially allow the CRA to move forward with other projects.

- Members emphasized that any proceeds from property purchased with CRA funds should be returned to the Harbor CRA.
- The board discussed asking staff to contact the City Engineer and/or FDOT to get a better understanding of how much of the property might be needed for future bridge construction for waterfront or right-of-way area.
- There was lengthy discussion about possible transportation-related improvements at the One Calhoun Avenue property and along the U.S. 98 corridor, including:
 - Sidewalk widening.
 - Possible bike lane relocation.
 - Sun Trail connections.
 - Shade trees.
 - Benches.
 - Trash receptacles.
 - Tunnels or pedestrian connections near Marler parking lot and Stahlman Avenue.
 - A boardwalk wraparound connection under the bridge.
- Members mentioned that the county may have already committed funding toward a tunnel near Stahlman Avenue and that other funding sources, including FDOT funding.
- The board also discussed following up with the TDC for possible assistance with repairing the seawall at the property.
 - This would be one possible step toward eventually opening the Calhoun property for public use.
- A member asked whether funding to turn the property into green space could be considered during the upcoming city budget process.
- Staff said they would speak with the Finance Director about whether any dedicated funding sources for open space or similar purposes might apply.
- The board acknowledged that the next meeting would be in June and that budget work sessions would be taking place in July.
- Ms. Deater noted that it is never too late to make a case for budget consideration, though whether there is enough time for serious consideration would be another question.
- The board agreed to continue the Calhoun property discussion at a future meeting.

7. NEXT MEETING: June 10, 2026

8. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:30 PM.

Adopted and approved this _____ day of _____ 2026.

John Stephens, Chairman

Kim Montgomery, Deputy City Clerk

- Tina provided an overview of a newly developed citywide advisory committee work plan process.

- Process applies to all advisory boards and committees, not solely CRA boards.
- Purpose is to:
 - Clarify project submission procedures.
 - Improve project feasibility analysis.
 - Better align projects with available funding sources.

Key Components Discussed

- New projects targeted for submission by December.
- Goal is to finalize and adopt work plans by March.
- Approved projects could then enter the city budget process in April.
- Staff intends to create a formal feasibility review form.
- Committees encouraged to:
 - Prioritize projects.
 - Provide preliminary research.
 - Identify grants and outside funding sources.
- Tina stated:
 - “Our goal is to bring forth projects to the council that can ultimately get funded.”

Funding Guidance

- Staff emphasized projects have greater likelihood of funding if:
 - Grants are available.
 - Dedicated funds exist outside the general fund.
- Mention made of potential environmental and infrastructure funding sources.

• Used Motor Oil Disposal Discussion

Environmental and Water Quality Concerns

- Extensive discussion occurred regarding the need for a public used motor oil disposal facility for harbor businesses and vessel operators.
- Members noted:
 - Previous private collection sites no longer exist.
 - O’Reilly Auto Parts currently accepts limited quantities.
 - Improper disposal practices are occurring.
- Committee members expressed concern that:
 - Destin’s tourism and marine industries generate significant oil waste.
 - Current disposal methods are inadequate for a city focused on water quality.

Proposed Concepts Discussed

- Potential facility at Public Works property.
- Controlled-access disposal area.
- Permit or annual registration system for commercial users.
- Camera monitoring and stewardship requirements.

- Possible containment structures and collection tanks.

Grant Opportunities

- Members discussed:
 - EPA grants.
 - Florida environmental grants.
 - Water quality funding opportunities.
- Tina advised that the project likely falls more appropriately under:
 - Harbor and Waterways Board jurisdiction.
 - Potential Public Works collaboration.
- Staff encouraged committee members to:
 - Gather grant information.
 - Research comparable programs.
 - Identify oil collection contractors.

• Work Plan Motions and Actions

Transfer of Work Plans to Harbor and Waterways Board

Motion

- Motion made:
 - “To move the City of Destin Mooring Field Work Plan and the Breakwater Snorkeling Location and Oyster Gardening Work Plan to the Harbor and Waterways Board for continued evaluation and development.”

Second

- Motion seconded.

Discussion

- Discussion clarified:
 - Breakwater project lies outside Harbor CRA boundaries.
 - CRA projects must remain within CRA district boundaries.

Vote

- Motion passed unanimously.

Security Camera Work Plan Discussion

- Committee discussed prior security camera work plan.

- Staff advised:
 - No documented crime or safety issues currently justify grant funding.
 - CRA funding remains limited.

Additional Discussion

- Members suggested:
 - Requesting periodic crime statistics updates from law enforcement.
 - Coordinating with harbor businesses regarding existing camera systems.
 - Delaying the project until additional information is available.

Staff Direction

- Staff agreed to invite the community resource deputy to a future meeting for updates.

Christmas Decorations Work Plan

Motion

- Motion made:
 - To discontinue work on the Christmas decorations work plan.
 - To postpone consideration of the camera system pending law enforcement review.

• Parking Agreement and Shared Parking Review

Staff Update

- Staff reported active review of:
 - Livery vessel registrations.
 - Shared parking agreements.
 - Development orders.
 - Parking allocations and operational capacities.
- Review includes:
 - Number and type of vessels.
 - Shared parking conditions.
 - Hours-of-operation conflicts.
- Staff acknowledged discrepancies between:
 - Advertised vessel capacities.
 - Approved parking allocations.

Committee Input

- Members suggested reviewing business websites to compare:
 - Publicly advertised passenger capacities.
 - Submitted parking plans.
- **One Calhoun Property Discussion**

Future Use of CRA-Owned Property

- Significant discussion occurred regarding the future of the One Calhoun property.
- Members noted:
 - Bridge replacement timeline now estimated at 12–14 years.
 - Property currently generates no revenue.
 - CRA finances remain strained due to acquisition debt.

Topics Discussed

- Potential Park development.
- Boardwalk connector beneath the bridge.
- Public parking opportunities.
- Green space concepts.
- Coordination with FDOT future bridge plans.
- Potential tunnels and pedestrian connectivity projects.

Florida Forever Fund Concept

- Members discussed possibility of:
 - Selling property to the State of Florida through the Florida Forever program.
 - Retaining local management control.
 - Coordinating with future FDOT right-of-way acquisition.

Financial Discussion

- Members discussed:
 - Existing CRA debt obligations.
 - Potential future property value appreciation.
 - Possibility of reinvesting proceeds into additional CRA improvements.

Staff Direction

- Staff agreed to:
 - Consult with legal and finance staff.
 - Investigate restrictions regarding monetization of the property.
 - Explore potential funding opportunities and bridge coordination details.

Public Comments

- No public comments were received.

Next Meeting

- Next meeting scheduled for June 10, 2026.

- The board then discussed the security camera/safety work plan.
- Staff explained that the CRA currently does not have funding available for the security project.
- It was also noted that there were no documented safety or crime issues in the relevant CRA areas, such as parks, parking lots, or the boardwalk, which would make it difficult to justify public safety grant funding.
- Members discussed whether the security camera project should be continued, delayed, or removed from the current work plan list.
- The areas discussed in relation to the camera project included the boardwalk, Marler parking lot, Captain Leonard Destin Park, Captain Royal Melvin Heritage Park, Clement Taylor Park, and Joe's Bayou, though some locations were noted as being outside the CRA scope.
- A member recalled that private businesses in the harbor area may already have cameras that law enforcement can access or use when needed.
- The board considered putting the camera project on hold until more information could be gathered.
- A suggestion was made to receive periodic crime-statistics updates from law enforcement, possibly every six months.
- Staff said they could coordinate with the community resource deputy to provide a briefing on crime statistics within the CRA area.
- The board discussed inviting law enforcement to the next meeting and then deciding whether future six-month updates would be helpful.
- Members also discussed reaching out to property owners to learn whether they have experienced incidents that may not have resulted in formal police reports.
- Property owners could also provide information about existing private camera systems, helping the board understand whether additional cameras are actually needed.
- The board agreed to delay further action on the camera system until after hearing from law enforcement.
- The Christmas or holiday decorations work plan was then discussed.
- Members noted that there was no available CRA funding for that project either.
- It was suggested that holiday decorations would likely require fundraising or private contributions.
- A motion was made to stop work on the Christmas decorations work plan and to delay the camera system discussion until after law enforcement provides more information.
- That motion passed unanimously.
- With several projects either transferred, stopped, or delayed, members noted that the Harbor CRA was left with few or no active work plans.
- The board then discussed a parking agreement issue that had been raised at a prior meeting.
- Staff said the proposed parking agreement form was useful and included much of the information they were looking for.

- Staff is currently reviewing livery vessel registrations in the harbor area.
- That review includes confirming parking arrangements, vessel counts, vessel types, development orders, and shared parking agreements on file.
- A member asked whether the review would also include business-use changes and operating hours, since those could affect shared parking arrangements.
- Staff confirmed that they are reviewing both marina-related uses and upland businesses, such as restaurants or shops, because shared parking agreements may depend on hours of operation.
- Members noted that advertised vessel capacity on business websites may not always match what is shown in parking plans.
- Staff acknowledged that this discrepancy is part of what prompted the review.
- The board agreed to wait for a more complete staff update at the next meeting.
- The discussion then shifted to the One Calhoun.
- Members expressed concern that, with other work plans removed or transferred, the CRA needed to refocus on what could be done with the Calhoun property.
- It was mentioned that the property purchase has significantly limited the CRA's available funding.
- Members recalled prior statements that the property may not be monetized under the current funding or financing structure.
- The board discussed the need to get clearer answers from Kim and/or Crystal regarding:
 - Whether the property can be monetized.
 - Whether any exceptions or partial-use options exist.
 - Whether financing would need to be restructured before improvements could be made.
 - What restrictions apply to future use of the property.
- Possible future uses for the property included:
 - Green space.
 - A public park.
 - Parking.
 - A marina-related use.
 - A boardwalk connection under the bridge.
 - A combination of park amenities and limited revenue-generating features.
- Members discussed the fact that the bridge replacement is now expected to be 12 to 14 years away, meaning the property may remain available for public use for a significant period of time before any bridge-related impacts occur.
- Because the bridge may eventually affect the property, members agreed it may not make sense to build a substantial permanent structure there.
- Members discussed the possibility of using portions of the property for parking, especially under or near the future bridge footprint.
- It was noted that a local architecture firm had previously sketched out a concept showing approximately 28 to 30 parking spaces under the bridge footprint.
- Members discussed whether a boardwalk connection under the bridge could be built relatively simply and inexpensively.
- They also noted that lighting and improvements under the bridge could improve safety and access.
- Members expressed frustration that the city purchased a valuable waterfront property, but the public still cannot access or use it.

- The property was described as having excellent views and strong potential as part of the harborfront.
- The board discussed whether the Florida Forever program could be explored as a potential option for the state to acquire the property, while allowing the city to manage or influence how it is used.
- Members suggested that if the state or FDOT may eventually need part of the property for a future bridge, it could make sense to explore a negotiated arrangement now.
- The idea was raised that selling or partially transferring the property could restore funds to the CRA trust and potentially allow the CRA to move forward with other projects.
- Members emphasized that any proceeds from property purchased with CRA funds should return to the CRA.
- The board discussed asking staff to contact the city engineer and/or FDOT to get a better understanding of how much of the property might be needed for future bridge construction.
- Members also discussed the importance of knowing whether FDOT would need a specific amount of waterfront or right-of-way area.
- There was discussion about possible transportation-related improvements near the property and along the U.S. 98 corridor, including:
 - Sidewalk widening.
 - Possible bike-lane relocation.
 - Sun Trail connections.
 - Shade trees.
 - Benches.
 - Trash receptacles.
 - Tunnels or pedestrian connections near Marler parking lot and Stahlman Avenue.
 - A boardwalk wraparound connection under the bridge.
- Members mentioned that the county may have previously committed funding toward a tunnel near Stahlman Avenue and that other funding sources, including DOT, might also be available.
- The board also discussed following up with the TDC regarding possible assistance with repairing the seawall.
- Repairing the seawall was identified as one possible step toward eventually opening the Calhoun property for public use.
- A member asked whether funding to turn the property into green space could be considered during the upcoming city budget process.
- Staff said they would speak with Crystal about whether any dedicated funding sources for open space or similar purposes might apply.
- The board acknowledged that the next meeting would be in June and that budget work sessions would take place in July.
- Tina noted that it is never too late to make a case for budget consideration, though whether there is enough time for serious consideration would be another question.
- The board agreed to continue the Calhoun property discussion at a future meeting.
- No additional board member comments or public comments were made.
- The next meeting was announced for June 10.
- The meeting was then adjourned.

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 8, 2026

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.A.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Daniel Butler, Principal Planner

FROM: Krystal Strickland, Finance Director

DATE: July 1, 2026

SUBJECT: Long Term Financials and FY 2027 Budget

I. BACKGROUND: Attached is a five-year projection for Harbor CRA revenues, expenditures and fund balance for the period FY 2027 - FY 2031.

All of the Harbor CRA's revenues are currently dedicated to paying debt service:

- Approximately \$480k/year to the 2009 Loan (refinanced in 2021; Mountain drive, Boardwalk, etc)
- Approximately \$780k/year to the 2024 Loan (1 Harbor Blvd and Undergrounding)

On March 15, 2029, the Harbor CRA will pay off the 2009 loan.

By September 30, 2030 we anticipate the Harbor CRA fund will once again have a positive balance.

II. DISCUSSION: Updates from Finance:

1. A resolution to create a special fund for fundraising will be on the July 20, 2026 regular council meeting agenda for discussion. This would set up a special revenue fund to hold revenues from fundraisers to benefit the Harbor CRA with the stipulation raised revenues will not be used to pay debt service.
2. It is highly likely the City will receive a \$1 million appropriation from the State to redesign the Stahlman/Azalea intersection, considering impacts from the "cross-town connector".

3. Our local FDOT TPO has tentatively added funds to their 2030 capital improvement budget to assist the City of Destin to realize the pathway under the Marler Bridge. In anticipation of this potential support, the City of Destin has earmarked \$2.1 million of Infrastructure Surtax (Okaloosa Half Penny) in the tentative 2027-2031 Capital Improvement Plan as matching funds.

III. RECOMMENDATIONS: Staff recommends support for the proposed 2027 Budget.

IV. RECOMMENDED MOTION: I move to recommend the proposed fiscal year 2027 Budget for the Harbor CRA fund to the CRA Board.

Attachments:

1. Harbor CRA Long Term Financials
last updated 20260701
2. FY27 Budget Calendar

HARBOR CRA ends 2043 (Restricted by State Statute)	FY 2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection
107 Cra Harbor District Fund-10 Taxes	1,221,723	1,287,007	1,280,000	1,283,342	1,321,800	1,361,400
107 Cra Harbor District Fund-15 Miscellaneous Revenues	28,757	41,200	3,653	1,300	1,300	2,661
107 Cra Harbor District Fund-17 Transfers In	-	-	-	-	-	-
Total Cash In	1,250,480	1,328,207	1,283,653	1,284,642	1,323,100	1,364,061
107 Cra Harbor District Fund-20 Personnel Services	22,548	23,980	25,225	26,525	27,825	29,225
107 Cra Harbor District Fund-21 Personnel Taxes & Benefits	7,254	8,349	8,700	9,200	9,700	10,200
107 Cra Harbor District Fund-22 Operating Expenses	57,287	70,022	72,100	74,300	76,500	78,800
107 Cra Harbor District Fund-25 Capital Outlay	-	-	-	-	-	-
107 Cra Harbor District Fund-26 Transfers Out	1,531,240	1,526,532	1,530,202	1,287,144	797,714	797,714
Total Cash Out	1,618,328	1,628,882	1,636,227	1,397,169	911,739	915,939
NET CHANGE	(367,848)	(300,675)	(352,574)	(112,527)	411,361	448,122
BEGINNING BALANCE	790,304	422,456	121,781	(230,793)	(343,320)	68,041
ENDING BALANCE	422,456	121,781	(230,793)	(343,320)	68,041	516,163

City of Destin
Calendar to Adopt FY 2027 Budget

UPDATED: 2/23/2026 3:40 PM

Date **Event/Deadlines**

Truth-In-Millage Compliance Schedule

January Events/Deadlines

1/23/2026 **Strategic Visioning Session**

April Events/Deadlines

4/15/2026 Aclarian Budget Entry Refresher - All Administrative Assistants & Senior Leaders

4/15/2026 to
5/8/2026 Operating Budget Entry

4/29/2026 City Manager requests budget from Sheriff and Fire Department

May Events/Deadlines

5/1/2026 All Personnel Budget requests due to HR (Tuition Reimbursements, OT, FTEs, Position
Reclassifications)

5/8/2026 "Next Year Operating Expense Budget" and "Next Year Revenue Budget" -
Administrative Assistants Complete Input into ACLARIAN

5/13/2026 "Next Year Operating Expense Budget" and "Next Year Revenue Budget" - Directors
Review & APPROVE in ACLARIAN

5/13/2026 "Next Year *Personnel* Budget" - HR "APPROVE" in Aclarian

5/14/2026 to Finance -Consolidate data for Budget Committee Review

5/18/2026

5/20/2026 **Budget Committee (Senior Leaders) REVIEW & PRIORITIZE**

5/22/2026 to Finance/City Manager Create Operating Budget Slide Presentation

5/28/2026

5/25/2026 *HOLIDAY - MEMORIAL DAY*

June Events/Deadlines

6/3/2026 Publish Agenda Packet for City Council Budget Workshop#1

6/8/2026 **City Council Budget Workshop #1 Operations**

6/9/2026 PRT Meeting - Review RR, discuss new Capital Projects and Forms

6/12/2026 Renewal & Replacement Requests Due to Public Works Director

6/16/2026 Grant Revenue Estimate Review (Grants Manager and Finance Director)

6/22/2026 Capital Improvement Project Request Sheets - Prep for review at 06/23/2026 PRT
Meeting

**City of Destin
Calendar to Adopt FY 2027 Budget**

UPDATED: 2/23/2026 3:40 PM

<u>Date</u>	<u>Event/Deadlines</u>
6/23/2026	PRT Meeting - Review Capital Project Forms and prioritize
6/25/2026	5-year Capital Improvement Plan Review with City Manager

Truth-In-Millage Compliance Schedule

July Events/Deadlines

7/1/2026	Property Appraiser Certifies Taxable Value (Day 1)
7/3/2026	HOLIDAY - INDEPENDENCE DAY
7/6/2026	Discussion Tentative Millage Rate & Revenue Figures with City Manager
7/7/2026	Revise and Update Operating and 5-Year CIP Budgets
7/8/2026	Publish Agenda Packet for City Council Budget Workshop#2
7/8/2026	Harbor CRA Review Tentative Budget
7/13/2026	City Council Budget Workshop #2 Capital & Millage
7/15/2026	Town Center CRA Review Tentative Budget
7/20/2026	Council Adopts Tentative Millage Rate Adopt (due to Property Appraiser August 4th)

Day 1: Property Appraiser Certifies Taxable Value

August Events/Deadlines

8/2/2026	Tentative Budget Document Draft Due	
8/3/2026 to 8/7/2026	Individual Budget Briefs with City Council	
8/4/2026	Certify Millage Rate and Public Hearing#1 Date with Property Apprasier Form DR420 (Day 35)	Day 35 (Aug 4th): Certify Millage Rate and Public Hearing #1 with Property Appraiser
8/10/2026	OPTIONAL - Budget Workshop #3 with Council	
8/12/2026	Optional - Harbor CRA Review Tentative Budget Review#2	
8/19/2026	Optional - Town Center CRA Review Tentative Budget Review#2	
8/24/2026	Publish Tentative Budget online	
8/25/2026	TRIM Notice mailed by Property Appraiser to property owners (Day 55)	Day 55 (Aug 25th): TRIM Notices mailed by Property Appraiser to property owners
8/26/2026	Send draft budget ad that will be published after 1st Public Hearing to DOR for review	

**City of Destin
Calendar to Adopt FY 2027 Budget**

UPDATED: 2/23/2026 3:40 PM

Date **Event/Deadlines**

September Events/Deadlines

9/3/2026	Okaloosa County Budget Public Hearing #1)
9/4/2026	Post Tentative Budget to Website (hard deadline)
9/7/2026	LABOR DAY
9/8/2026	1st Public Hearing - Millage Rate & Budget Ordinances
9/15/2026	Budget Ad submitted to Destin Log for publication on 9/18/26
9/18/2026	Budget Ad Published and distributed by Destin Log
9/21/2026	Final Public Hearing - Millage Rate & Budget Ordinances and Regular Council Meeting
9/23/2026	Ordinances adopting Millage Rate & Budget sent to Property Appraiser and Tax Collector

Truth-In-Millage Compliance Schedule

Budget Public Hearings cannot be on same day as hearings for the County and for the School District

Tentative Budget must be posted to Website at least 2 days before Public Hearing #1 FS 166.251

Days 65-80 (September 3-18): Public Hearing #1 (aka Tentative Budget and Proposed Millage Rate Hearing)

Send budget ad on the Friday before the Wednesday printing
(or on Wednesday for a Friday printing)

Day 95 (Sept 18-Oct 3): Within 15 days after Public Hearing #1, advertise intent to adopt final millage and budget

Days 97-100: Hold Final Public Hearing to adopt final millage and budget 2-5 days after the newspaper advertisement

Within 3 days after the Final Budget Hearing, send the resolution/ordinance adopting final millage to property appraiser, tax collector and DOR

**City of Destin
Calendar to Adopt FY 2027 Budget**

UPDATED: 2/23/2026 3:40 PM

<u>Date</u>	<u>Event/Deadlines</u>
9/25/2026	Certification of Final Taxable Rev (DR-422 sent to Property Appraiser, Tax Collector, and Department of Revenue (FDOR))

Truth-In-Millage Compliance Schedule

Within 3 days after receiving DR-422, the taxing authority certifies final millage to the property appraiser.

October Events/Deadlines

10/20/2026	Remit DR-487 Certification of TRIM compliance
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Other Important Dates

07/27/26	School Board 1st Budget Hearing
09/03/26	Okaloosa County 1st Budget Hearing
09/14/26	School Board Final Budget Hearing
09/15/26	Okaloosa County Final Budget Hearing

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 8, 2026

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.B.

TO: Harbor Community Redevelopment Agency Advisory Committee

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

FROM: Jesse Hernandez, Planner

DATE: July 1, 2026

SUBJECT: Monthly Development Update

I. BACKGROUND:

This report includes updates on the Development Projects in the Harbor Community Redevelopment Area and active City Projects. Provided is the list of projects which are approved or currently under review.

II. DISCUSSION: Below are the development and City projects within the Harbor CRA during the month of June.

DEVELOPMENT PROJECTS:

Under Review

Project: Harborwalk Village Phase II (DEV-001575-2025 / PZ-2026-86)

- **Project Location:** 76 Harbor Boulevard.
- **Parcel ID:** 00-2S-22-0630-0000-0900
- **Status:** Awaiting Resubmittal. Corrections Report Sent on June 12, 2026.
- **Scope:** Construction of Phase II of the Harborwalk Village and Emerald Grande.

Project: Emerald Grande Boiler Replacement (PZ-2026-78)

- **Project Location:** 10 Harbor Boulevard.

- **Parcel ID:** 00-2S-22-0630-0000-1000
- **Status:** Undergoing Open Space Review.
- **Scope:** The addition of a concrete pad measuring 279 square feet to house a new mechanical boiler.

Approved Projects

- None

Denied Projects

- None

CITY PROJECTS:

Cross-Town Connector (Beach to Benning)

- **Status:** Phase II under construction.
- **Scope:** This is the final segment of the overall Cross-Town Connector to provide a secondary East-West corridor through the City of Destin and provide pedestrian pathway connectivity between the east and west sides of the City.

City of Destin Zerbe/Calhoun Pedestrian Boardwalk Project Phase II (Boardwalk Under the Bridge) & Stahlman Avenue Project Development and Environmental (PD&E) Study

- **Status:** Working on a new contract with Baskerville Donovan, Inc.
- **Scope:** A.K.A., Boardwalk Under the Bridge, this project will provide pedestrian crossing of US Highway 98 under Marler Bridge for safe pedestrian access between the Harbor Boardwalk and City parking.

Clement Taylor Park Improvements. Project Location: 131 Calhoun Ave

- **Status:** Under Construction.
- **Scope:** This project will include new restrooms, parking lot improvements and enhanced pedestrian access improvements.

CTC Wayside Trail – will span from Benning Dr east to Beach Dr

- **Status:** In Procurement.
- **Scope:** This project will provide a trail along the span of the CTC.

Utility Undergrounding – Marler Bridge to Airport Road

- **Status:** Under Construction.
- **Scope:** This project will provide underground utility infrastructure.

III. RECOMMENDATIONS:

As the Development Projects and City Projects are under review, Staff will continue to provide updates to the Harbor CRA at their monthly meetings.

IV. RECOMMENDED MOTION: Informational Item

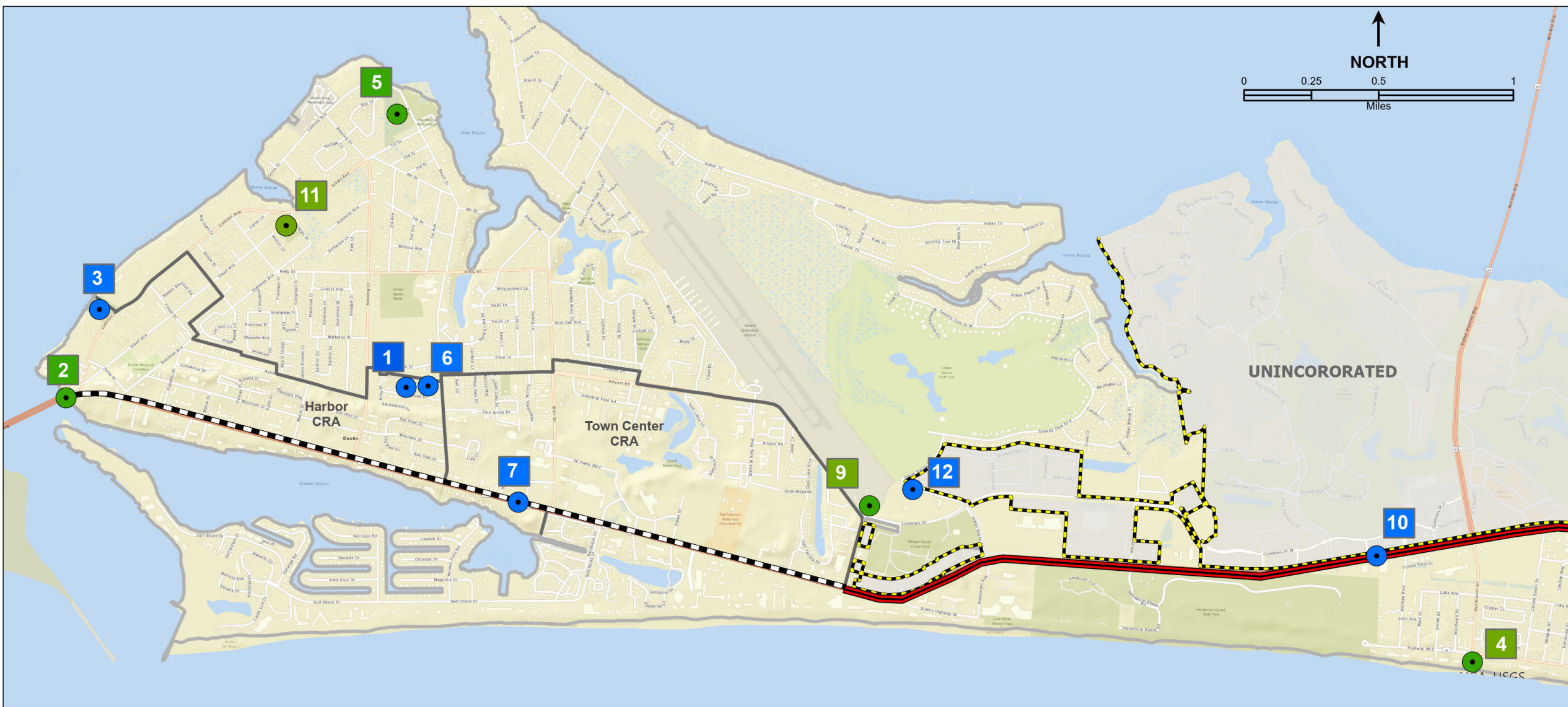
Attachments:

1. June City Projects
2. June City Development Map



City Projects June 2026 LEGEND

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

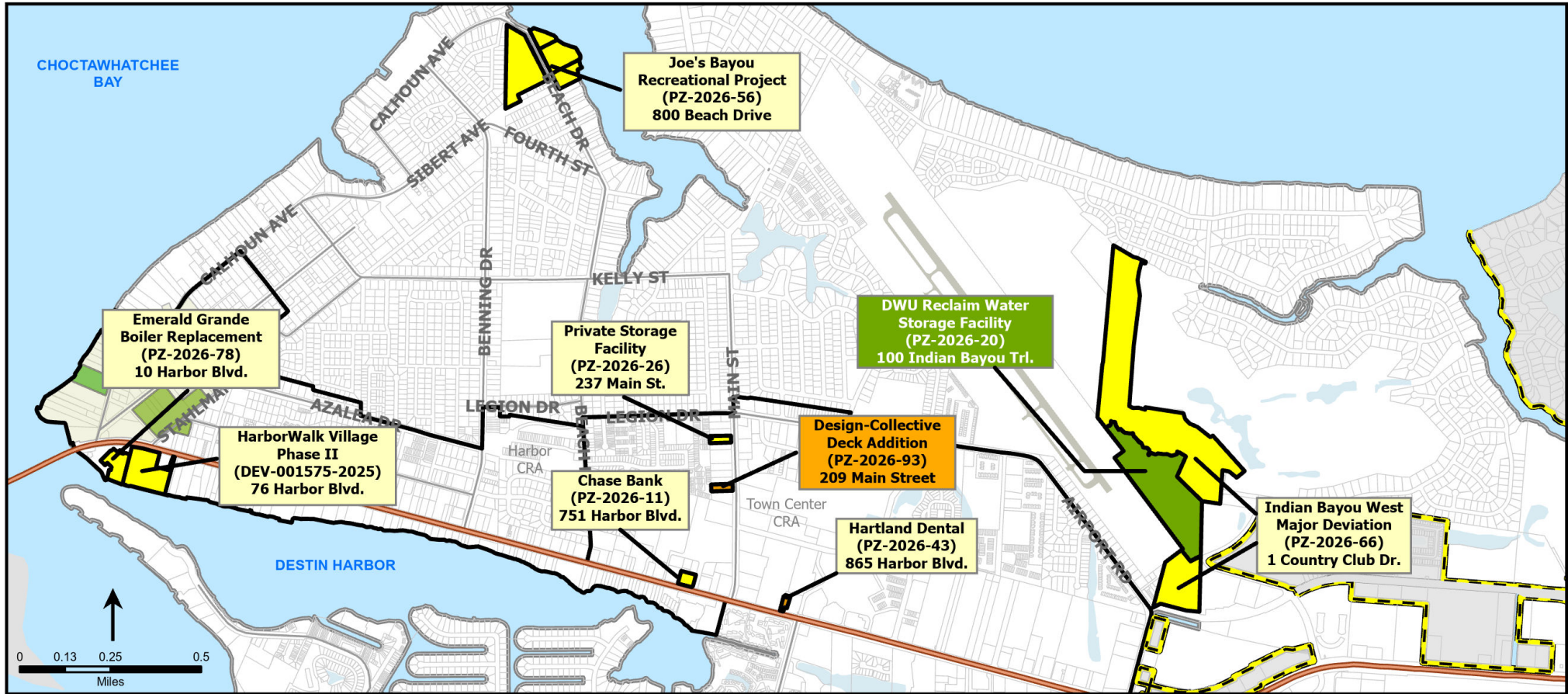


▲ West Destin
▼ East Destin



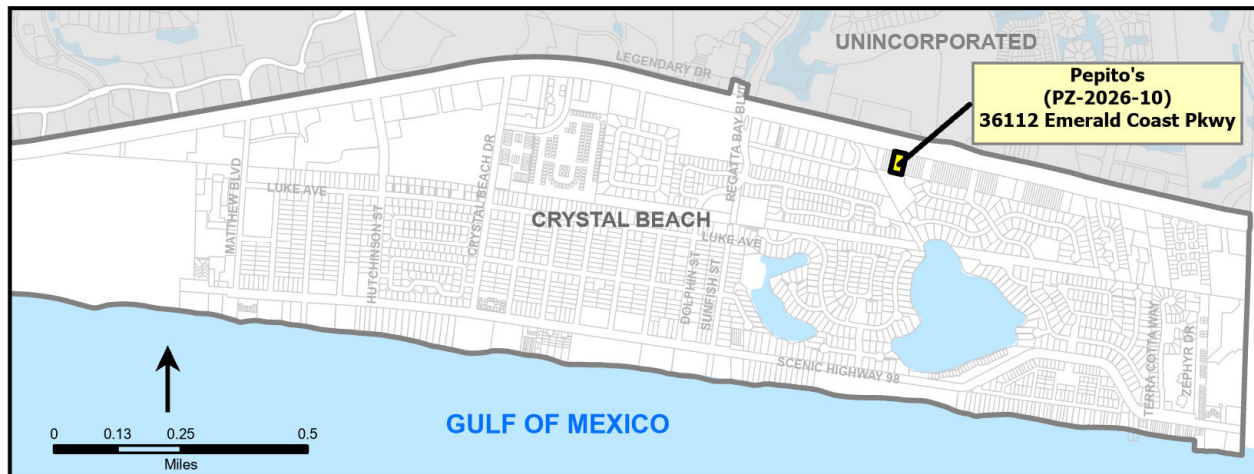
1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Clement Taylor Park Improvements, 131 Calhoun Ave.
4. Shore at Crystal Beach Park Expansion.
5. Joe's Bayou Renovation Project (FDEP).
6. CTC Wayside Trail.
7. Utility Undergrounding (Marler Bridge to Airport Road).
8. Tarpon Beach Park.
9. Pedestrian Improvements at Airport Rd. and Commons Dr. Traffic Signal
10. Emerald Coast Pkwy, Airport Rd to Walton Co. Line, Landscaping Project (FDOT).
11. Dalton Threadgill parking addition.
12. Pickleball Courts (COMPLETE)

June 2026 City Wide Development Projects



▲ West Destin

▼ East Destin



LEGEND

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