



AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, AUGUST 12, 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) June 10, 2026 Minutes**
 - B) July 8, 2026 Minutes**
- 4. CURRENT BUSINESS**
 - A) July Development and City Projects Update**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lance Johnson**
 - B) Capt. Jim Green**
 - C) Casey Jones**
 - D) Guy Tadlock**
 - E) James Howard**
 - F) Mariam Paulino**
 - G) Vacant**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: September 9, 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 OF THE
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JUNE 10, 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 June 10, 2026, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

<u>Present</u>	<u>Absent</u>	<u>Staff Present</u>
John Stephens	James Howard	Kim Montgomery, Deputy City Clerk
Jim Green	Lance Johnson	Jesse Hernandez, Senior Planner
Guy Tadlock	Mariam Paulino	Kim Kopp City Attorney
Casey Jones		

3. AGENDA APPROVAL:

Motion by Committee member Green seconded by Committee member Jones to approve the agenda. The motion passed 4-0.

4. MINUTES FOR APPROVAL: None

5. NEW BUSINESS:

➤ **Development Project Update**

Mr. Hernandez provided an update on current development activity within the Harbor CRA.

- A new development order has been submitted for the Emerald Grand boiler replacement.
 - He explained that the existing boiler is old and located inside the building in a way that makes removal impractical.
 - The applicant indicated the existing boiler would be condemned and left in place.
 - A new mechanical boiler is proposed to be placed on the exterior of the building.
 - The project requires a 279-square-foot utility pad for the new boiler.
 - A minor deviation was submitted for the project.
 - This item is separate from the pending HarborWalk Village Phase II submittal.
- The Preserve Apartments project has been removed from the development tracking list.
 - The project was resubmitted in a manner that no longer requires a development order.

- The project will proceed directly through building permits.
 - The scope involves construction of an eight-foot fence around a trash enclosure.
- Destin Linear Trail had been removed from the tracking list.
 - The project had been on the tracking list for an extended period, with the last action dating back to approximately March 2024.
 - Staff will continue to work on obtaining the necessary easement portions for the project.
 - Because the city changed software and the fact that the project has had no recent movement, staff withdrew it from the current tracking list.
 - The project may be resubmitted under the new system once the easement issues are settled.
- A question regarding the activity on the lot off Benning Drive and if it is related to the Crosstown Connector.
- Staff explained that yes, the project is currently in Phase II.
 - Phase I involved stormwater improvements and site preparation.
 - Phase II includes construction of the roadway and infrastructure for the property.
- Committee member Tadlock asked whether there was a completion date for Clement Taylor Park.
- Mr. Hernandez stated that there is a contractual completion date but did not want to provide an inaccurate answer and stated that he would provide an update once he obtains the information.

➤ **Harbor CRA Crime Update – OCSO Deputy Graham Pearce, Community**

Deputy Pearce explained that the Sheriff's Office began using a new system in May of the prior year.

- As a result, the data had to be compiled from two separate systems.
 - The older system broke data down more easily by the Harbor area.
 - The newer system required the representative to manually review calls one by one.
 - The representative stated that there were more than 27,000 calls for service in Destin to sort through, and while every effort was made, a few calls may have been missed.
- He reviewed activity at the two parks off Calhoun.
 - Many calls at the parks were generated by law enforcement as security checks.
 - Beach and marine deputies conduct frequent checks in those areas.
 - Other calls included checks on individuals and some noise complaints.
 - The representative stated there was nothing significant or concerning to report at the parks themselves.
 - Other calls occurred off Calhoun, but they did not pertain directly to the parks.

❖ **Summary of Calls and Crime Statistics**

- He provided a breakdown of major categories of calls in the Harbor area and surrounding areas, including Mountain Drive, Calhoun Avenue, and Azalea Drive.
- **Alarms**

- There were 162 alarm calls in the area.
- Only five alarm calls were outside Harbor Boulevard; most occurred on Harbor Boulevard.
- The representative noted that alarms may sometimes indicate burglary, but most are caused by alarm system issues.
- **Assault, Battery, and Threats**
 - There were 64 calls off Harbor Boulevard.
 - There were 12 calls outside Harbor Boulevard in the surrounding areas.
 - There were 14 calls in the older system.
- **Criminal Mischief**
 - There were 23 calls off Harbor Boulevard.
 - There were 12 calls outside Harbor Boulevard.
 - There were 14 calls in the older system, which may have included both areas.
- **Disturbances**
 - Since approximately April of the prior year, there were 235 disturbance calls off Harbor Boulevard.
 - Approximately 20 of those disturbance calls occurred during the prior weekend.
 - There were 51 disturbance calls outside the Harbor Boulevard area.
 - The representative stated that most disturbance issues occurred in the Harbor area and not at the parks.
- **Intoxication**
 - There were 105 calls for intoxicated people or vehicles off Harbor Boulevard.
 - Only six such calls occurred outside that area.
- **Noise Complaints**
 - The representative found 34 noise complaints.
 - The representative stated that the number was lower than expected and speculated that people may not be reporting noise complaints frequently.
- **Narcotics Violations**
 - There were 24 narcotics violations off Harbor Boulevard.
 - There were five narcotics violations outside Harbor Boulevard, believed to be primarily off Mountain Drive.
- **Suspicious Activity**
 - There were 120 suspicious activity calls off Harbor Boulevard.
 - There were 20 suspicious activity calls in the surrounding area.
 - These calls could include suspicious vehicles, people, packages, or other activity.
- **Trespassing**
 - There were 229 trespass calls off Harbor Boulevard.
 - There were 33 trespass calls in the surrounding area.
 - There were 32 trespass calls in the older system.
 - The representative explained that many trespass calls involve property owners or businesses asking law enforcement to remove someone from a property.
- **Armed Persons**
 - In a three-month span, there were 14 calls involving an armed person off Harbor Boulevard.
 - An armed person could involve a knife, firearm, or other weapon.
- **Burglaries**
 - There were eight burglary calls.

- **Lewd and Lascivious**
 - There were seven calls off Harbor Boulevard related to lewd and lascivious conduct.
- **Unknown Problems**
 - There were 22 unknown-problem calls.
 - These could include calls where 911 received unclear sounds, possible disturbances, or other uncertain circumstances.
 - The representative stated that 911 calls were too numerous to count and that many are pocket dials, though some do lead to discovery of actual disturbances.

❖ **Committee Discussion Regarding Law Enforcement Presence**

- The Chairman thanked the Deputy Pearce for compiling and presenting the data.
- Appreciation was voiced for deputies walking the Boardwalk and maintaining a visible presence in the Harbor area.
 - Their presence serves as a deterrent.
 - The Harbor area has historically had significant issues at night but has improved with the Boardwalk and continued law enforcement presence. Particularly at night during the summer busy season.
- A Committee member also stated that businesses hiring off-duty deputies for security helps improve safety for families and visitors.
- Deputy Pearce stated that the data was focused on the Harbor CRA area and surrounding area and did not include a citywide breakdown of all firearm or lewdness calls.
- Committee members expressed appreciation for the Sheriff's Office and the challenges associated with managing public safety in a city that grows significantly during peak visitor periods.
- Deputy Pearce stated that deputies try to remain proactive at night in the Harbor area.
 - He also noted that other deputies also walk the Harbor at night as well.
- The members discussed traffic enforcement.
 - It was noted seeing deputies conduct traffic stops that stop-sign violations.
 - The Sheriff's Office representative stated that the department has a traffic grant allowing two deputies per day to focus on traffic enforcement in Destin.
 - Airport Road and the Destin Bridge area were identified as common traffic enforcement locations.
 - Deputy Pearce explained how visible patrol vehicles often help slow traffic without requiring constant traffic stops.
- There was also mention about underage drinking in the Harbor District and what the times of the day of evening where there is the most unrest or lawlessness that occurs in the Harbor District.
 - Deputy Pearce stated that underage drinking is not as common in the Harbor because bars do a good job of checking identification and collecting several hundred fake IDs, especially during spring break.
 - He also mentioned that underage drinking is more likely to occur on beaches or in vehicles, where individuals try to avoid detection.
 - There was no clear single time period and that calls occur throughout the day. He also noted that the more intoxicated people are typically seen when bars close, which is approximately 4:00 a.m.

- Deputy Pearce discussed an incident in which a person jumped onto a boat and began cutting a cable with a knife.
 - The representative happened to be present and was able to stop the individual.
 - The incident occurred at approximately 4:00 p.m., reinforcing the point that issues can occur at any time of day.
- Committee members discussed the increase in activity around midday, particularly when half-day boat rentals return and visitors come back to land after drinking in the heat.

6. COMMITTEE MEMBER COMMENTS:

➤ Chairman Stephens - Camera System Work Plan

- Chairman Stephens discussed whether they should continue pursuing the camera system work plan after hearing the crime data.
- The members agreed that the data did not appear to indicate the current need to make investments in additional cameras for the parks.
- Existing camera locations were discussed.
 - Members mentioned cameras at Captain Royal Melvin Park and Joe's Bayou boat launch.
- The Committee discussed that cameras may be useful in areas where public parking and non-exclusive docks that allow people to access an area by both land and water.
 - Joe's Bayou and Captain Royal Melvin Park were discussed as locations where commercial activity or unauthorized dock use has had issues.
 - Future areas that may need to be considered such as the new park at Norriego Point, depending on lease arrangements, and the One Harbor property. if the city becomes involved in its use.
- Mr. Hernandez pointed out that although One Harbor Blvd is within the CRA district, the other referenced property may fall under the purview or interest of other boards.
- Staff stated that Parks and Recreation, Harbor and Waterways, and Public Works/Public Safety could all have relevant roles depending on the property location and issue.

Motion by Chairman Stephens, seconded by Committee member Jones to table the Camera Work Plan item indefinitely. The motion passed with a vote of 4-0.

Staff noted that work plans are retained in staff files so if the issue arises again in the future, staff can retrieve the prior work plan for reference.

❖ Other Work Plan Items

- The Committee discussed whether there were any remaining work plans requiring additional consideration.
- Staff noted that the trash can signage work plan appeared to be the remaining item.
 - Staff indicated it could be brought back at the next meeting.
 - Staff stated they would review the CRA Master Plan to determine whether the project can be tied to it.

- Staff explained that for work plans, the first consideration is whether the project is located in the CRA.
 - The trashcan signage project is located in the Harbor CRA District.
 - The next consideration is whether the project is included in the CRA Master Plan.
 - If the project is not included in the Master Plan, it does not necessarily mean the project cannot be pursued.
 - However, staff would need to conduct preliminary research, speak with appropriate staff, determine whether grant funding may be available, and evaluate whether funding might exist in the General Fund or another source.
 - Additionally, this discussion would be better suited for the off-season, between October and February.
 - Staff stated the Committee should avoid getting too far into project details until there is a viable path for moving the project forward.

❖ **Potential CRA Master Plan Modifications**

- The Committee members discussed the possibility of recommending modifications to the CRA Master Plan.
- Staff stated there is likely no specific best time to begin the process but indicated they would confirm the process with the Community Development Director, Tina Deater.
- Staff explained that the Committee would likely need to make a motion identifying the proposed modifications.
 - The recommendation would then be taken to the CRA Board to determine whether the Board wants to move forward with it.
- Chairman Stephens suggested that members should review the Master Plan more thoroughly before making recommendations.
- Staff recommended that members review the CRA Master Plan and compare it with the Capital Improvement Projects list in the city budget.
 - Staff noted that many projects from the Master Plan are included in the five-year Capital Improvements Plan.
 - Staff explained that the Capital Improvements Plan changes during the annual budget cycle as Council priorities shift.
 - Staff suggested that projects already included in the Master Plan and Capital Improvements Plan may be good projects for the Committee to support and help advance.
- The Committee discussed placing the Master Plan discussion on the schedule around November.
 - Committee member Green noted that he preferred November, after the Fishing Rodeo.
 - Staff confirmed that November could be used for an initial discussion.
- Committee member Jones questioned certain items in the Master Plan, including ladders into the Harbor.
- Staff explained that the ladders were likely included as part of a safety component of the Master Plan.
- However, a concern was brought up that ladders may encourage people to enter the water and potentially be injured by barnacles.

- No further action was taken.

❖ **Committee member Green**

➤ **Fourth of July Fireworks & Drone Show**

Committee member Green asked for clarification on the City Council's decision regarding fireworks and the drone show.

- Staff explained that the issue had returned to Council.
 - The plan was to have a combination of fireworks and drones.
 - The event was expected to open with fireworks, including drones in the middle, and end with fireworks.
- Committee member Green considered making a motion recommending that City Council abandon the drone portion and proceed with an all-fireworks show.
- The City Attorney clarified that the city was still having a fireworks show and that drones were only an added component.
 - She stated that public discussion had created the mistaken impression that the Council was not having fireworks.
 - She also explained that the original consideration of eliminating fireworks was based on input from FWC and local Audubon Society regarding shorebirds and conservation concerns near Norriego Point.
 - The City Attorney stated that a plan has been determined to have fireworks without harming the birds.

➤ **Joe's Bayou Boat Ramp Improvements**

- Mr. Hernandez provided follow-up information regarding the Joe's Bayou boat ramps.
- He spoke with the City Engineer about whether work could be staged so that one ramp remains open.
- The City Engineer indicated that leaving one ramp open would likely not be feasible.
 - A dam must be built around the area to pour concrete.
 - Both ramps will likely need to be closed at the same time.
- Staff stated the project is not yet at the contracting stage.
 - The City will see what contractors propose and address the issue at a future time.
 - Staff acknowledged the inconvenience but stated the City will attempt to schedule the work outside the busiest season.

➤ **Motor Oil Disposal**

- Mr. Hernandez provided follow-up regarding motor oil disposal.
- He explained that because the storage facility would likely be located at the Annex or on Public Works property outside the CRA, the issue may need to be advanced through another board or department.

- Possible boards or departments mentioned included Harbor and Waterways and Public Works/Public Safety.
 - Public Works would likely need to take the lead because the proposed facility would be on Public Works property.
- Committee member Green expressed concern that the issue should still be relevant to the Harbor CRA because Harbor businesses need an appropriate location for oil disposal.
- He stated that he would continue raising the request through both the Harbor CRA Advisory Committee and Harbor and Waterways Board.

➤ **Livery and Parking Audit**

- Mr. Hernandez provided an update on the livery and parking audit.
- Staff stated that a kickoff meeting had been held with staff to discuss priorities and the approach.
- Planning and Code staff were expected to begin work on the Harbor.
 - Staff would move property by property through the area.
- He stated that the audit will likely take some time because of the complexity of the Harbor.
 - Factors include the age of properties and the nature of businesses operating in the Harbor.
 - Further guidance from City leadership may be needed after the data is gathered and that gathering the data is only the first step; decisions about how to use the data will require additional discussion.

➤ **One Harbor / One Calhoun Property**

- Mr. Hernandez provided an update regarding the One Harbor / One Calhoun property.
- He confirmed with the Finance Director, Krystal Strickland, that based on the way the property is currently financed, the city cannot monetize it.
- Staff also spoke with Projects and Grants Manager Jeff Cozadd regarding potential grant opportunities.
 - There may be grant funding five to seven years out that could finance improvements for the boardwalk extension under the bridge connecting HarborWalk and the northern portion of the property, including switchbacks out to Calhoun Avenue.
 - Staff noted that any work on the southern portion of the property must be approached carefully because FDOT may acquire approximately one-third of the property when it comes time to replace the bridge.
- Staff stated that bridge replacement is approximately 15 -20 years out.
 - The City Engineer indicated that the Project Development and Environment study may not be complete.
 - Staff noted that even though that seems far away, planning timelines may mean property acquisition or related actions could begin much earlier, possibly around eight years out.
- Mr. Hernandez said they could invite Jeff Cozadd or the City Engineer to a future meeting to answer more detailed questions.

- Staff also reported that the seawall was included in the five-to-seven-year grant concept.
- Staff stated that TDC funding for the seawall was discussed, but the TDC was not interested at that time.
 - Staff noted that this could change depending on how the property is ultimately developed.
- Parking was also discussed.
 - Staff noted that the property could not be used for paid parking.
 - Staff stated that traffic implications would need to be considered if the property were used for parking.

7. NEXT MEETING: July 8, 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.

Lance Johnson, Chairman

Kim Montgomery, Deputy City Clerk

**MINUTES OF THE
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JULY 8, 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 in the Destin City Hall Annex Council Chambers at 5:30 p.m., on July 8, 2026, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present

Lance Johnson
Jim Green
Guy Tadlock
Casey Jones
Mariam Paulino

Absent

James Howard

Staff Present

Kim Montgomery, Deputy City Clerk
Jesse Hernandez, Senior Planner
Kim Kopp City Attorney

3. AGENDA APPROVAL:

Motion by Committee member Green seconded by Committee member Jones to amend the agenda to add election of Chair and Vice Chairman as the first item of order then approve the agenda as amended. The motion passed 5-0.

4. ELECTION OF CHAIRMAN / VICE CHAIRMAN:

➤ **Chairman**

Motion by Committee member Tadlock to nominate Lance Johnson as Chairman for the Harbor CRA-AC Committee with Committee member Green providing the second. The motion passed 5-0.

➤ **Vice Chairman**

Motion by Committee member Jones to nominate Capt. Jim Green as Vice Chairman for the Harbor CRA-AC Committee, with Committee member Tadlock providing the second. The motion passed 5-0.

5. MINUTES FOR APPROVAL: May 13, 2026

Motion to approve the minutes of the May 13, 2026 meeting was made by Committee member Tadlock, with Vice Chairman Green providing the second, the motion passed 5-0.

6. NEW BUSINESS:

➤ **Long Term Financials – Finance Director Krystal Strickland**

- The Finance Director, Krystal Strickland presented the Harbor CRA's five-year financial projection covering FY2027 through FY2031.
- Committee was advised:
 - The current Tax Increment Financing (TIF) revenues are fully committed to debt service.
 - Harbor CRA currently services two loans:
 - 2009 loan (refinanced in 2021), with annual payments of approximately \$480,000.
 - 2024 loan used to purchase One Harbor Boulevard, with annual payments of approximately \$780,000.
 - Current interest rate on the 2024 loan is approximately 3.48%.
 - The 2021 loan is expected to be fully paid in 2030.
 - Beginning in 2030 the Harbor CRA is projected to return to a positive fund balance.
 - The CRA Board could consider establishing a special revenue fund allowing privately raised donations to be dedicated exclusively to Harbor CRA projects.
 - Those donated funds could not be used toward debt service but could be used for CRA improvements.
 - The Governor approved a \$1 million state appropriation grant benefiting Harbor CRA infrastructure.
 - Grant funding is intended to improve the Stahlman Avenue/Azalea Drive intersection associated with the Crosstown Connector.
 - The FDOT's regional Transportation Planning Organization (TPO) has tentatively included funding in its 2030 Capital Improvement Program for a pedestrian pathway beneath the Marler Bridge connecting the Harbor Boardwalk.
 - The City has identified approximately \$2.1 million in infrastructure surtax revenues as matching funds for future grant opportunities.

❖ Discussion Regarding CRA Debt and One Harbor Boulevard Property

- Chairman Green discussed his concerns regarding the purchase of One Harbor Boulevard property and the resulting impact on Harbor CRA finances.
- His discussion focused on:
 - Whether donated funds could accelerate debt repayment.
 - Refinancing options.
 - Balloon payment requirements.
 - Potential sale of land to FDOT for future bridge improvements.
 - Commercial development restrictions.
- Ms. Strickland explained:
 - Current loan structure applies payments toward interest before principal.
 - There is no prepayment penalty, but early payments provide limited financial benefit.

- FDOT currently has little interest in acquiring property because bridge replacement has been postponed.
 - Current interest rates would make refinancing significantly more expensive than the existing loan.
- Chairman Green expressed frustration that nearly all Harbor CRA resources are committed to debt service, limiting available funding for redevelopment.
- Ms. Strickland clarified:
 - The loan itself does not prohibit revenue generating uses.
 - The City's Land Development Code, not the loan, currently prohibits a standalone parking lot that he has suggested.
 - Public-purpose revenue-generating projects could still be considered, including:
 - Parks charging admission
 - Amphitheaters
 - Other public recreational facilities
 - Such concepts would require review by Bond Counsel and City Council.
- Chairman Green emphasized the need to begin planning productive future uses for the property rather than allowing it to remain undeveloped.
 - He requested that a proposal for a municipal marina previously presented to City Council be placed on a future Harbor CRA agenda for discussion.

Motion by Chairman Johnson to recommend approval of the FY2027 Harbor CRA Budget to the Harbor CRA Board and City Council. The motion was seconded by Committee member Jones, the motion passed 5-0.

➤ **Development Project Update**

Mr. Hernandez provided an update on current development activity within the Harbor CRA.

- No major development changes within the Harbor CRA.
- Pickleball courts next to City Hall Annex have been completed.
- Emerald Grande boiler replacement project remains under review.
- HarborWalk Village Phase II review continues awaiting action by the applicant.
- Crosstown Connector anticipated completion is July 2027
- Harbor Bridge Advisory Committee was officially sunset on February 28, 2026, following FDOT's decision not to replace the Marler Bridge.

❖ **Mobility Fee / Land Development Code (LDC) Discussion**

Mr. Hernandez explained the proposed amendments to Article 9 of the LDC addressing transportation mobility fees. The discussion included:

- How existing mobility fees can discourage redevelopment in CRA districts.
- Current regulations require payment of substantial mobility fees even when existing vacant buildings are repurposed.
- Proposed ordinance would:

- Reduce mobility fees.
- Provide credits for changes of use within redevelopment areas.
- Encourage investment in blighted properties.

The members and staff discussed how a local restaurant project is facing mobility fees exceeding \$100,000 and questioned whether such fees discourage economic redevelopment. Mr. Hernandez explained:

- Fees are based upon projected trip generation.
- Existing impact fee credits are often minimal because older buildings paid significantly lower fees decades ago.
- Proposed ordinance seeks to address this issue while maintaining statutory requirements.

Motion by Committee member Jones, seconded by Vice Chairman Green to recommend City Council and the Local Planning Agency promote redevelopment within the Harbor CRA and support the draft ordinance reducing mobility fees for changes of uses within the CRA.

➤ **Member Comments**

❖ **Harbor Wayfinding Project – Committee member Paulino**

- Committee member Paulino discussed the development of a Harbor wayfinding map intended to:
 - Improve visitor navigation.
 - Identify public parking.
 - Highlight parks, fishing access, docks, and public amenities.
 - Encourage visitors to experience the Harbor as a connected destination.
- Staff agreed to continue working on the concept.

❖ **Fuel Truck Concerns**

Vice Chairman Green discussed his concern about third-party fuel truck operations within the Harbor. The members' discussion focused extensively on:

- Fuel trucks that are providing marine fueling directly from commercial docks.
 - Environmental risks from fuel spills.
 - Fire hazards.
 - Long fuel hoses crossing docks.
 - Lack of equivalent infrastructure compared to established fueling facilities.
 - Competitive disadvantage to existing local marine fuel businesses that have invested heavily in compliant infrastructure.
- Possible regulations.
- Reviewing similar practices in Orange Beach, AL.
- Potential business district regulations.
- Fire safety considerations.

- Environmental response requirements.
- Possible future Harbor & Waterways Board review.

Mr. Hernandez indicated that additional research and discussions should continue before any recommendations are made.

The committee members also had discussions that included:

- Better communication between Harbor businesses and nearby businesses.
- Concerns regarding:
 - Dumpster maintenance and keeping the lids closed properly to prevent:
 - Odors.
 - Trash accumulation.
 - Rodent activity.
- Members encouraged better enforcement of existing maintenance standards.

❖ **Harbor Water Quality – Harbor Flushing Pump**

Mr. Hernandez reported the following update to the members:

- Harbor circulation pump has been repaired and is operating its normal summer schedule.
- Recent brown water conditions are primarily attributed to heavy rainfall and tannins entering the local waters from the Choctawhatchee Bay.
- Pump operation alone cannot fully offset those natural conditions.

❖ **Additional Updates:**

- Clearing work has begun for the Azalea/Benning roadway improvements.
- Appreciation was expressed to Parks & Recreation staff for the Independence Day fireworks and drone show.
- Traffic congestion following the event was acknowledged.
- Upcoming County and City meetings regarding Norriego Point and state-owned lands were announced.
- Mr. Hernandez noted a minor mapping inconsistency within the Harbor CRA Master Plan involving Clement Taylor Park that will be corrected during future updates.

7. NEXT MEETING: August 12, 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.

Lance Johnson, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 12, 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: Kimberly Kopp, City Attorney
Tina Deater, Community Development Director
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

DATE: August 3, 2026

SUBJECT: July Development and City Projects 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 July.

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:** Undergoing Compliance Review.
- **Scope:** Construction of Phase II of the Harborwalk Village and Emerald Grande.

Approved Projects

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

- **Project Location:** 10 Harbor Boulevard.
- **Parcel ID:** 00-2S-22-0630-0000-1000
- **Status:** APPROVED. DO-26-08 issue July 10, 2026.

- **Scope:** The addition of a concrete pad measuring 279 square feet to house a new mechanical boiler.

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.

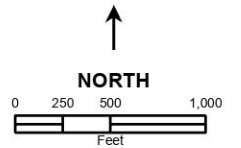
IV. RECOMMENDED MOTION: Informational Item Only.

Attachments:

1. July Harbor CRA City Projects
2. July Harbor CRA Development Projects



July 2026 Harbor CRA City Projects



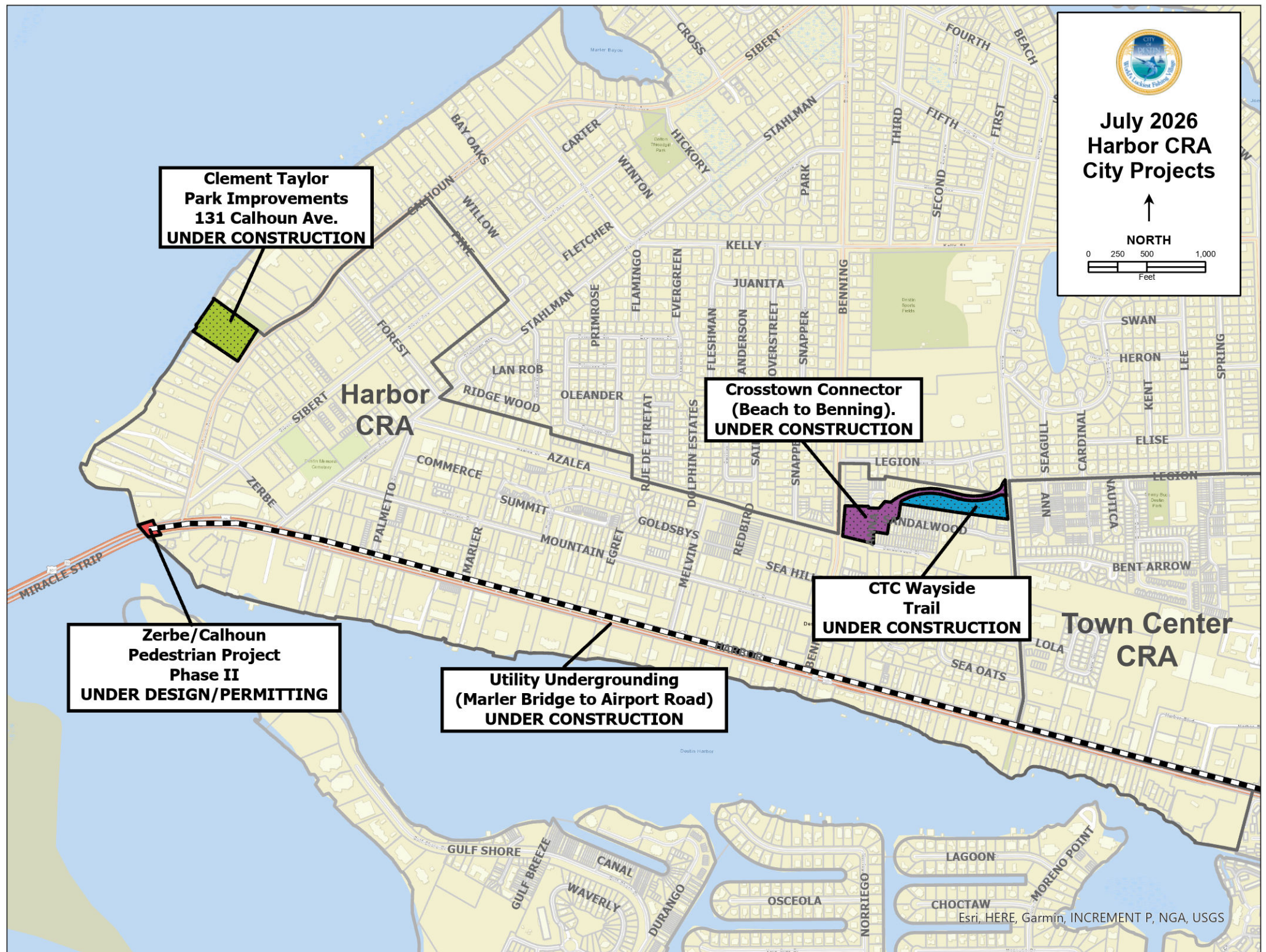
**Clement Taylor
Park Improvements
131 Calhoun Ave.
UNDER CONSTRUCTION**

**Crosstown Connector
(Beach to Benning).
UNDER CONSTRUCTION**

**CTC Wayside
Trail
UNDER CONSTRUCTION**

**Zerbe/Calhoun
Pedestrian Project
Phase II
UNDER DESIGN/PERMITTING**

**Utility Undergrounding
(Marler Bridge to Airport Road)
UNDER CONSTRUCTION**



July 2026 Harbor CRA Development Projects

