



AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 9, 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) August 12, 2026 Minutes**
- 4. CURRENT BUSINESS**
 - A) Development and City Projects Update**
 - B) Workplan Process**
- 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: October 14, 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
AUGUST 12, 2026 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

Chairman Johnson called the Harbor Community Redevelopment Agency Advisory Committee meeting to order in the Destin City Hall Annex Council Chambers at 5:30 p.m., on August 12, 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 Vice Chair Green seconded by Committee member Jones to approve the agenda as proposed. The motion passed 5-0.

4. MINUTES FOR APPROVAL:

➤ **May 13, 2026**

Motion to approve the minutes of the June 10, 2026 meeting was made by Committee member Tadlock, with Vice Chairman Green providing the second, the motion passed 5-0.

➤ **July 8, 2026**

Motion to approve the minutes of the July 8, 2026 meeting was made by Vice Chairman Green, with Committee member Jones providing the second, the motion passed 5-0.

5. NEW BUSINESS:

➤ **Development Project Update**

Mr. Hernandez provided an update on current development activity within the Harbor CRA and explained that staff has changed the looks of the map to a more updated fashion.

- The Boiler for the Emerald Grande has been approved.
- Outside the district, the Tarpon Beach Public Access has officially opened.

Chairman Green asked about the status of the following ongoing projects in the city:

- **Cross-Town Connector at Benning and Azalea.**
 - Mr. Hernandez provided the members with the current status of the work being done, the road closures and brief details of the route detours.
- **Undergrounding of Electrical Utilities**
 - Mr. Hernandez explained that the conduit is still being installed and currently the timing for the tying in work has not been determined.
- **Clement Taylor Park Construction**
 - Mr. Hernandez stated that the city is still waiting for the delivery of the restroom building and as soon as it gets here, the work will start.

Committee member Tadlock asked staff what the status of the FLOCK Cameras in Destin. Mr. Hernandez stated that those are handled by the Okaloosa County Sheriff's Dept. and not the city. He then reminded the members that they voted to table the work plan for camera installation at the Capt. Royal Melvin Heritage Park.

Chairman Johnson inquired if he meant that there are not any FLOCK cameras in the city. Mr. Hernandez stipulated that is not what he said but meant that there is no city involvement with those types of cameras, that he is aware of in the city. The City Attorney added that she as well is not aware of any.

➤ **Member Comments**

❖ **Committee member Jones** - Asked what the status is for the Red Onion Restaurant that wanting to relocate their restaurant to another building from their current location.

Mr. Hernandez explained they're working through a Change of Use application at this time. As well as necessary building permits. There is a mobility fee that is going to be assessed on that change of use and the owner of the restaurant is scheduled to go before City Council on Monday, August 17th to speak on those fees.

6. NEXT MEETING: September 9, 2026

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 5:45 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: September 9, 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: September 2, 2026

SUBJECT: Development and City Projects Update

I. BACKGROUND: This report includes updates on the Development and City Projects in the Harbor Community Redevelopment Area. 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 August.

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: Compliance hearing to be held on September 21, 2026.

Scope: Construction of Phase II of the Harborwalk Village and Emerald Grande.

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.

A. **Link to Strategic Goals / Objectives:** N/A

B. **Effect on Budget (EOB):** N/A

C. **Level of Service (LOS):** N/A

D. **Legislative Sponsor:**

E. **Business Impact Statement:**

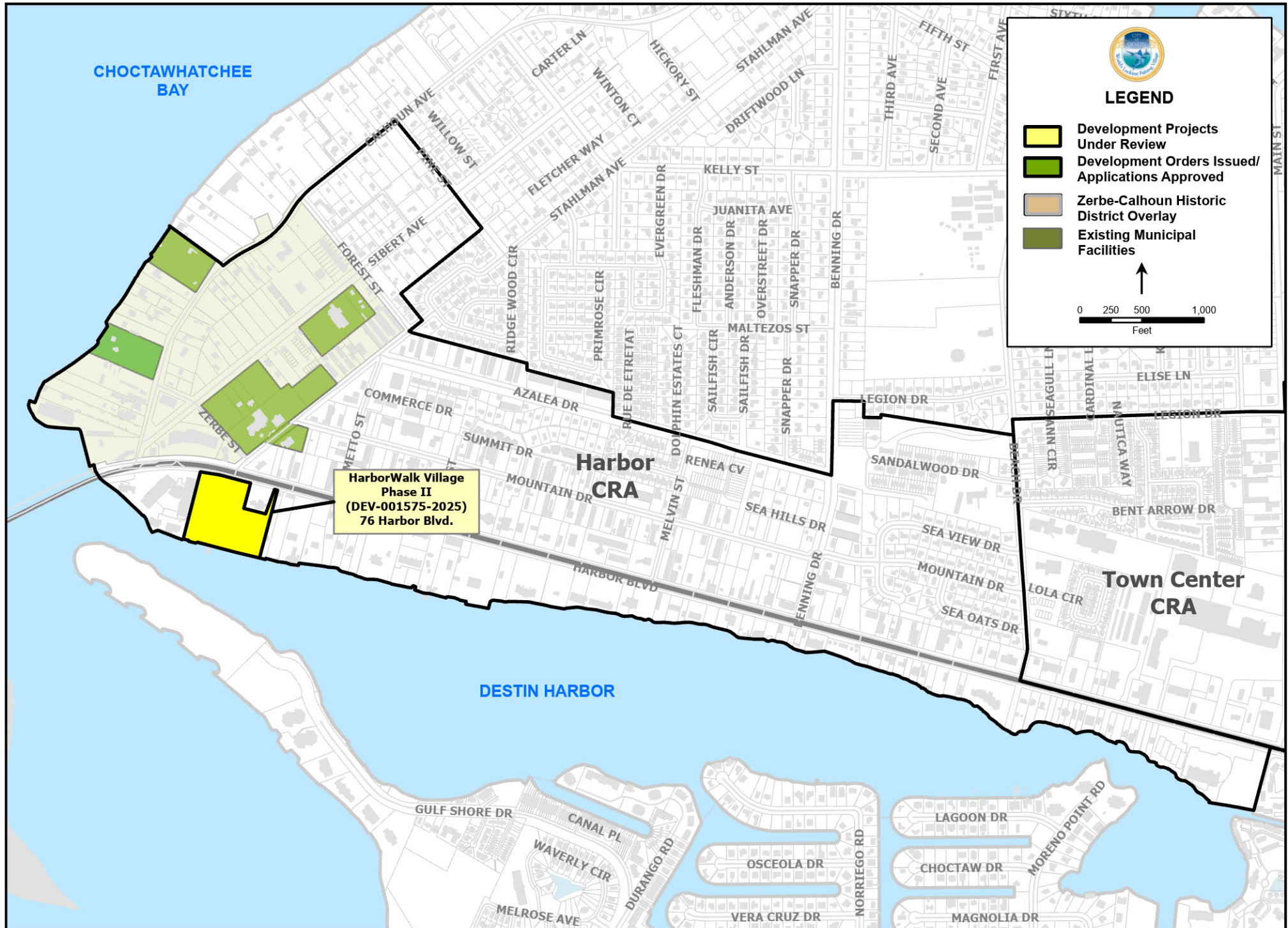
III. CONCLUSION: Staff will continue to provide updates to the Harbor CRA at their monthly meetings.

IV. RECOMMENDED MOTION: None. Information Item.

Attachments:

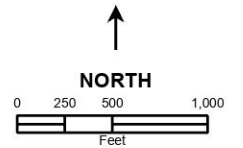
1. August Harbor CRA Development Projects
2. August Harbor CRA City Projects

August 2026 Harbor CRA Development Projects





August 2026 Harbor CRA City Projects



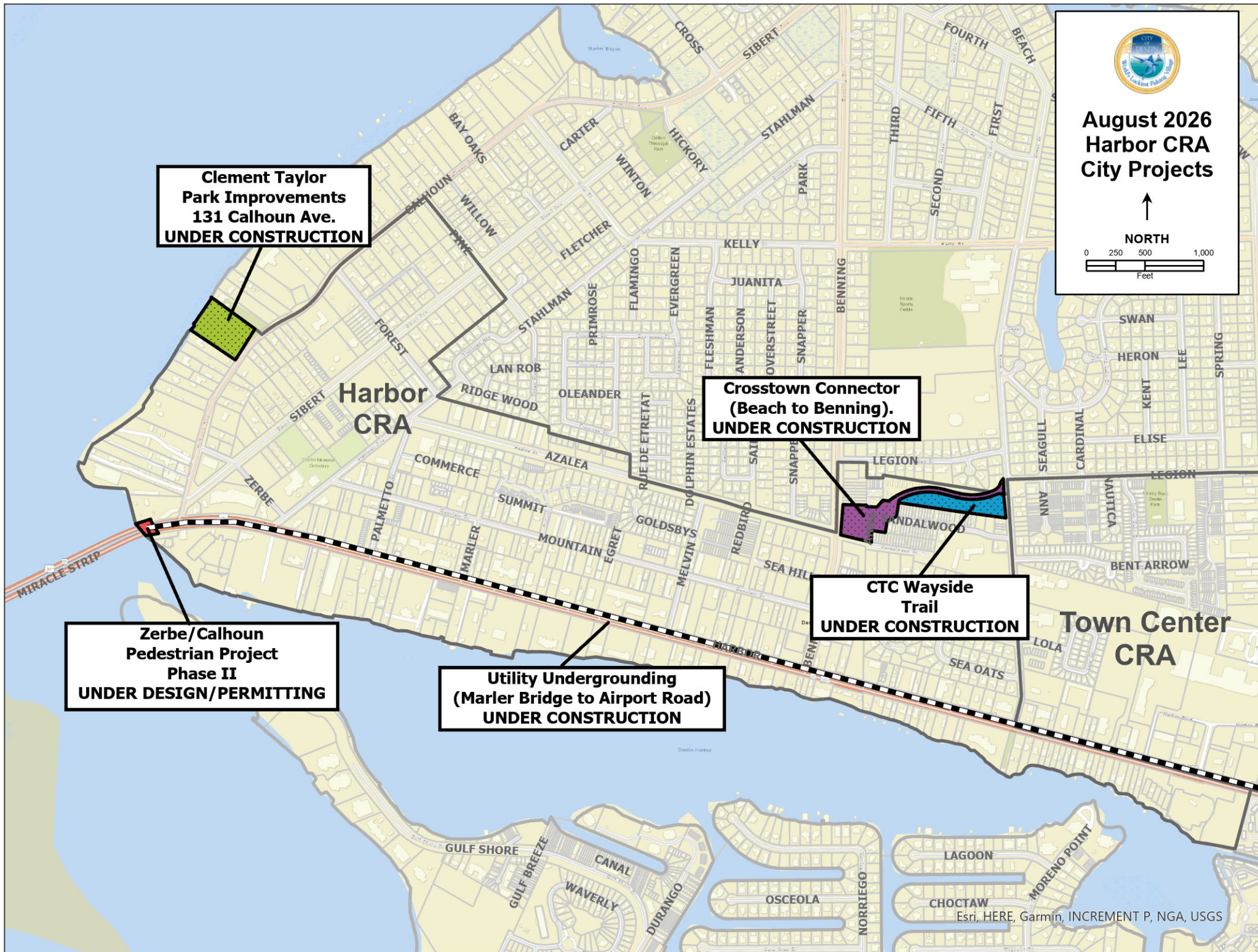
**Clement Taylor
Park Improvements
131 Calhoun Ave.
UNDER CONSTRUCTION**

**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**



CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 9, 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: September 2, 2026

SUBJECT: Workplan Process

I. BACKGROUND: To streamline the workplan process, facilitate timely feedback, and assess project feasibility, the Community Development Department has developed updated guidance for future workplans.

II. DISCUSSION: The Community Development Department has developed guidance related to workplan timelines, the workplan process, workplan feasibility, and the workplan template. All four items are included as attachments to this report.

Staff will provide an overview of each item, including how they relate to the budget cycle and the process for determining the feasibility of individual projects. Finally, Staff will explain the process for addressing both funded and unfunded projects.

III. RECOMMENDATIONS: This guidance will be used as a means to provide a clear and consistent framework for developing, evaluating, prioritizing, and implementing workplan projects throughout the budget cycle.

IV. RECOMMENDED MOTION: Informational item only.

Attachments:

1. Workplan Schedule and Guidance
2. CRA Workplans Process
3. Work Plan Project Feasibility Review

Form V2

4. Workplan - Template

Workplan Schedule and Guidance

Workplan and Budgeting Process Schedule

1. December – Projects can be submitted for Feasibility Review at any time; however, December is the deadline for projects to be submitted to be considered for inclusion in the Workplan and Budgeting Process.
2. January - Project Feasibility Review by Staff.
3. February - Workplans Finalized by Committees/Boards.
4. March - Workplans Presented to CRA Board and/or Council by Committees/Boards.
5. April - If approved, Staff Project Budgeting Process begins.

Guidance

1. Proposed projects must be submitted to Staff using the Project Feasibility Review form. The Committee/Board should gather as much information as possible on potential projects to provide to Staff for consideration in Step 2, such as general cost estimates (can be based on similar projects and Google searches), potential grant sources, etc.
2. Because Staff has limited time and capacity to review projects, the Committee/Board should prioritize projects and request Project Feasibility Review on only high priority projects.
3. Projects will have a better chance of being budgeted if there are potential grants and/or funding available from dedicated sources (not General Fund).
4. If projects are adopted into the Workplan, but later are determined to be no longer feasible, the Committee/Board can bring a Workplan amendment forward for consideration through the Feasibility Review process.

CRA Committee Workplan Process-Funding Available

Step 1	Potential Project Identification: The CRA Advisory Committee identifies potential projects that must, at a minimum, meet these criteria, and makes a determination regarding project funding: 1. The project is in the CRA boundary. 2. The project is in the CRA Master Plan. (Some smaller projects that are the Committee's responsibility and will not use CRA funds do not need to be in the Master Plan, such as holiday decorations.) Does the Project Have Funding Available? 1. The CRA has money to pay for the entire project, or 2. In the case of smaller projects, the Committee will be solely responsible for raising funds and implementation, or 3. If there is not enough funding available through the CRA, refer to Funding Not Available Workflow. Projects are submitted for review to the Community Development Director using the Project Feasibility Review form.
Step 2	Project Feasibility Review: The Community Development Director brings the potential projects to the City Manager and Senior Leaders to collaboratively identify any major issues, preliminarily estimate project costs and discuss funding availability.
Step 3	Committee Approval: Based on the information compiled in Step 2, the Committee will select projects to include in the Workplan that will be presented to the CRA Board, and the Committee prepares the Workplan, which must identify which projects are requested to be budgeted City projects and which are the Committee's responsibility.
Step 4	CRA Board Approval: If the CRA Board approves the Workplan, project funding is subject to final approval during the budget process. For any projects that the Committee is responsible for funding and implementing, the Committee will carry out the plan, with limited assistance from City Staff.
Step 5	Project Review Team and Budgeting: For any projects that need to be included in the adopted City budget, the City Manager assigns a Department to lead each project and the projects are scoped. If needed, formal estimates will be requested from existing City contractors. If the City doesn't have a contractor that can deliver the project, the City will follow all applicable procurement policies and regulations to contract with a vendor and obtain a formal estimate. The formal estimates will be included in the budget request that is presented to the Council through the budgeting process.
Step 6	Council Approval and Implementation: If the budget for the project is approved, it will be implemented through the applicable standard City process.

CRA Committee Workplan Process-Funding Not Available

Step 1	Potential Project Identification: The CRA Advisory Committee identifies potential projects that must, at a minimum, meet these criteria: 1. The project is in the CRA boundary. 2. The project is in the CRA Master Plan. If not enough funding is available through the CRA, the Committee must seek CRA Board and Council approval through this process to authorize the City Manager to prepare a project scope, obtain estimates and investigate funding sources for inclusion in the City budgeting process. Projects are submitted for review to the Community Development Director using the Project Feasibility Review form.
Step 2	Project Feasibility Review: The Community Development Director brings the potential projects to the City Manager and Senior Leaders to collaboratively identify any major issues, preliminarily estimate project costs and discuss funding.
Step 3	Committee Approval: Based on the information compiled in Step 2, the Committee will select projects to include in the Workplan that will be presented to the CRA Board, and the Committee prepares the Workplan, which must identify which projects are requested to be budgeted City projects and which are the Committee's responsibility. For projects that do not have funding, the project description must identify that the Committee is asking the CRA Board to have the project added to a Council agenda for a funding discussion and authorization to proceed.
Step 4	CRA Board Approval: If the CRA Board approves the Workplan, the approval motion will include that the unfunded project(s) be added to a Council agenda for discussion. For any projects that the Committee is responsible for funding and implementing, the Committee will carry out the plan, with limited assistance from City Staff.
Step 5	Council Discussion: The City Manager will add the project to a City Manager agenda for discussion and include the information from the Workplan and the preliminary project information compiled in Step 2. The Committee Chairperson and/or other designated Committee member(s) are responsible for presenting the project(s) to the Council for consideration.
Step 6	Project Review Team and Budgeting: If authorized by Council after discussion, the City Manager assigns a Department to lead each project and the projects are scoped. If needed, formal estimates will be requested from existing City contractors. If the City doesn't have a contractor that can deliver the project, the City will follow all applicable procurement policies and regulations to contract with a vendor and obtain a formal estimate. The formal estimates will be included in the budget request that is presented to the Council through the budgeting process.
Step 7	Council Approval and Implementation: If the budget for the project is approved, it will be implemented through the applicable standard City process.

Project Feasibility Review Form

Project Information (Completed by Committee/Board)			
Project Name:		Project Address/Parcel Number:	
Project Description:		Does project have a legislative sponsor?	YES/NO. If yes, who?
Estimated Project Cost:			
Is the project identified in an adopted city plan?	YES/NO. If yes, which plan? If no, what problem or deficiency does the project address?	Is the Project within a CRA?	YES/NO. If yes, which CRA? Harbor CRA or Town Center CRA?
Is funding proposed to come from the CRA Redevelopment Fund?	YES/NO. If yes, is the project in the CRA Master Plan?	Are there any known grant programs that may provide funding?	YES/NO. If yes, are matching funds required and available?
Proposed fiscal year to be funded:			

Staff Evaluation (City departments required to review)			
Project Readiness Evaluation			
Primary risks to project delivery?		What is the estimated time to complete the project?	
Is a more detailed estimate required?	YES/NO. If yes, does the City already have a contractor who does this type of work? If no, is a consultant procurement process necessary?	Has any work already been completed for the project?	YES/NO
Are there any additional properties and/or easements required for the project?		Are there any other legal agreements required (interlocal, lease, etc.)?	
What other agencies need to be involved?			

Environmental Evaluation		
Will any environmentally sensitive land and/or protected species be impacted?	Are there known environmental concerns that may increase project costs or schedule?	Are environmental permits required?
YES/NO	YES/NO	YES/NO
If yes to any of the above, describe:		

Infrastructure Evaluation			
Are any transportation improvements necessary before this project can be completed?	YES/NO. If yes, are they planned or in the process?	Are utilities required?	YES/NO. If yes, are they available?

Project Schedule Evaluation			
What permits are required (state, environmental, ROW, building, etc.)?		Estimated time for permitting:	
Estimated time for procurement:		Estimated time for design:	
Estimated time for construction:			

Financial Review			
Estimated construction cost:		Estimated contingency:	
Estimated total project cost:		Potential funding sources:	General Fund
			CRA
			Impact/Mobility Fees
			Grants
Other:			
What are the estimated annual operating, maintenance, and replacement costs that will be incurred after the project is completed?		Will additional staffing be required after project completion?	



City of Destin

FY-2028 Work Plan

Strategic Focus:

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Organizational Goal:

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Performance Objective:

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PRIORITY: ☐ CRITICAL ☐ IMPORTANT ☐ DESIREABLE

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2028	2029	2030

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date

Process Improvement:

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Stakeholders:

Internal	External
•	•
•	•
•	

Process Owner:

FUNDING/GRANT INFORMATION_____