

TOWN HALL

New Park on Holiday Isle next to Norriego Point

December 30, 2025



Welcome from Commissioner Drew Palmer (District 5)



STAFF PRESENTATION



By Craig Coffey, Deputy County Administrator

County Support for this project



County Administrator's Office

January 13, 2025

Secretary Alexis A. Lambert
Florida Department of Environmental Protection
3900 Commonwealth
Boulevard M.S. 49
Tallahassee, FL 32399

Dear Madam Secretary:

We are writing to you today to seek your assistance on a great, but urgent opportunity of State significance. The opportunity involves the potential acquisition and preservation of scarce beach front property on the Gulf of Mexico, that directly ties into the Destin Harbor and abuts a smaller existing park property called, Norriego Point.

From an environmental perspective the acquisition of this property will create sustainable swathes of land on both sides of the East Pass Inlet, all within the designated Gulf Islands National Seashore. Additionally, this acquisition would prevent a fully designed and permitted, 9-story, 79 unit condominium project that is slated for the site. Alternatively, this could be a pristine public beach front park.

Further, when combined with the existing smaller park it will create the size and quality of amenities necessary to be a first-class State Park. This will also provide much-needed public beach access in Destin and take pressure off of Henderson Beach State Park, which is often closed due to being at full capacity in the peak season.

We have been in discussions with the owner and there is a narrow window to realize this opportunity. We have attached details about the property and stand ready to partner with the State to pursue this project.

Most Sincerely,


Craig Coffey
Deputy County Administrator
Okaloosa County Board of Commissioners

CC/slc

cc: Governor Ron DeSantis
Ashley Moody, Florida Attorney General
Jimmy Patronis, Florida Chief Financial Officer
Wilton Simpson, Florida Commissioner of Agriculture

Enclosures

Okaloosa County Administration Building
1250 N. Eglin Parkway
Shalimar, Florida 32579
(850) 651-7525 • FAX: (850) 651-7554
e-mail: managertinfo@co.okaloosa.fl.us



Board of County Commissioners Paul Nixon, Chairman (District 1)

August 19, 2025

Secretary Alexis A. Lambert
Florida Department of Environmental Protection
3900 Commonwealth
Boulevard M.S. 49
Tallahassee, FL 32399

Dear Madam Secretary:

First and foremost, we would like to extend our sincere thanks to you, your team, and the entire Cabinet for your leadership and vision in supporting the acquisition of this critical property. This future park facility represents a monumental public investment—one that will be measured for generations to come.

We are writing to formally express Okaloosa County's strong commitment to the long-term stewardship and management of this new 5.7-acre park. The County fully recognizes the ecological, recreational, and economic significance of the site—particularly its vital role in protecting the Destin Harbor.

In alignment with the conservation and public access principles outlined in the Florida Forever Act (Chapter 259, F.S.), Okaloosa County affirms its intent to support and implement best management practices for the park. To that end, the County agrees to assume full responsibility for the day-to-day management, maintenance, and operation of the park and marina, as well as any adjacent state-owned lands. This includes oversight of capital projects, construction procurement, insurance, maintenance, staffing, rule enforcement, utilities, and all other operational components.

Furthermore, the County is committed to collaborating with both the City of Destin and the Florida Department of Environmental Protection (FDEP) to advance the shared vision for Norriego Point Park. Should it be requested, we are also prepared to fully manage that existing park facility.

To demonstrate our commitment, Okaloosa County is pledging a minimum direct investment of \$3 million, with an overall contribution exceeding \$5 million. This includes a combination of funding, grants, in-kind services, startup and operational costs, and other associated expenditures needed to successfully launch and sustain the new park.

At the appropriate time, we are ready to enter into a Memorandum of Understanding (MOU) with FDEP, modeled on the existing MOU for Norriego Point Park. For further coordination, please contact Craig Coffey, Deputy County Administrator, at (850) 609-6136.

Thank you again for your partnership and for your continued dedication to preserving Florida's natural resources for the benefit of all.

Sincerely yours...
...willingly I is,


Paul Nixon, Chairman
Board of County Commissioners

■ 302 N. Wilson St., Suite 302 • Crestview, FL 32536 • (850) 689-3230
■ 1250 N. Eglin Pkwy, Suite 100 • Shalimar, FL 32579 • (850) 651-7105 • Fax: 651-7142

From the September 30, 2025 Cabinet approval:



"The subject property will be managed as a new park by Okaloosa County in collaboration with the City of Destin's Norriego Point Beach Access and Park. Okaloosa County will organize the management, maintenance, and operation of the subject property and will oversee all aspects of the new park, including capital projects, construction, procurement, insurance, staffing, utilities, and rule enforcement. In accordance with Chapter 259 F.S., Okaloosa County will implement best management practices to support the conservation and public access principles of the park."

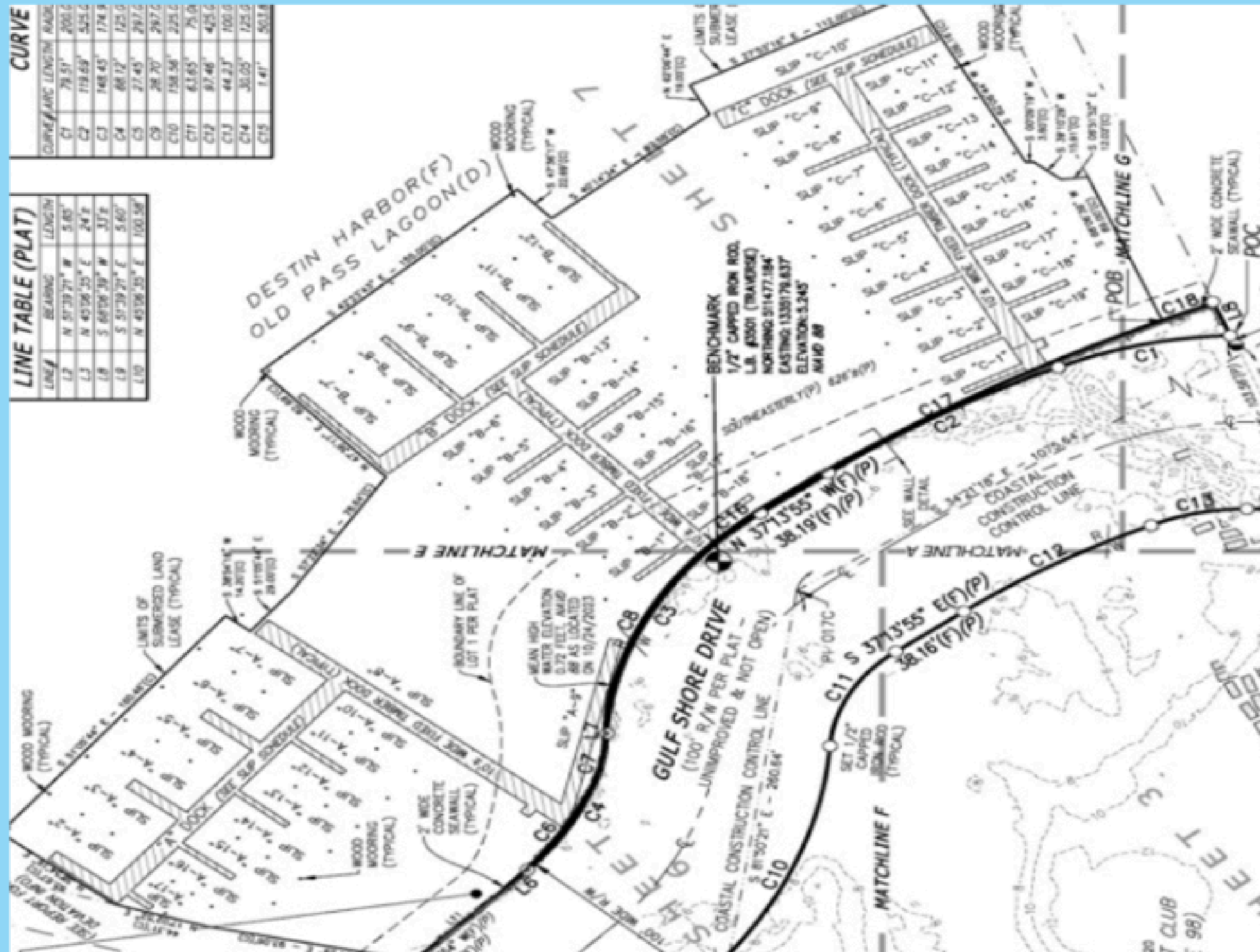
(Property closed December 11, 2025)

PUBLIC RECREATIONAL MARINA



Marina Slip Layout

Left to right
A, B, C



3 Large Slips – 80ft,
108ft, 140ft.

49 Slips – 40ft-66ft
+ 1 small slip 30ft.

SLIP SCHEDULE		
SLIP ID	SLIP SIZE (LENGTH x WIDTH)	QUANTITY
A-1	N/A (SEE REPORT)	0
A-2 THRU A-7	50'x23'	6
A-8	140'x15'	1
A-9	80'x15'	1
A-10 THRU A-11	44'x17'	2
A-12 THRU A-15	50'x18'	4
A-16	44'x17'	1
A-17	30'x17' (SEE REPORT)	1
B-1 THRU B-2	44'x18'	2
B-3 THRU B-4	50'x19'	2
B-5 THRU B-6	54'x19'	2
B-7 THRU B-12	66'x22'	6
B-13 THRU B-14	54'x19'	2
B-15 THRU B-16	50'x19'	2
B-17 THRU B-18	44'x18'	2
C-1 THRU C-3	44'x18'	3
C-4 THRU C-9	50'x19'	6
C-10	108'x15'	1
C-11 THRU C-16	40'x17'	6
C-17 THRU C-18	44'x18'	2
C-19	40'x15'	1
C-20	36'x15' (SEE REPORT)	0

53 -Slip Marina Overview

- **No longer upland residential units or a project that ties to a submerged land lease. The new park will do that.**
- **Large boat slips are not your normal recreational boater.**
- **Full water/electric and fire suppression apparatus.**
- **Quality decking with wrapped piling and lighting.**
- **No parking or support facilities in connection with slips.**
- **Immediate improvements – fencing, lighting and security camera.**
- **Planned use as a public recreational marina for short-term stays.**
- **Likely a shuttle connection/park drop-off location**

PARK PROPERTY





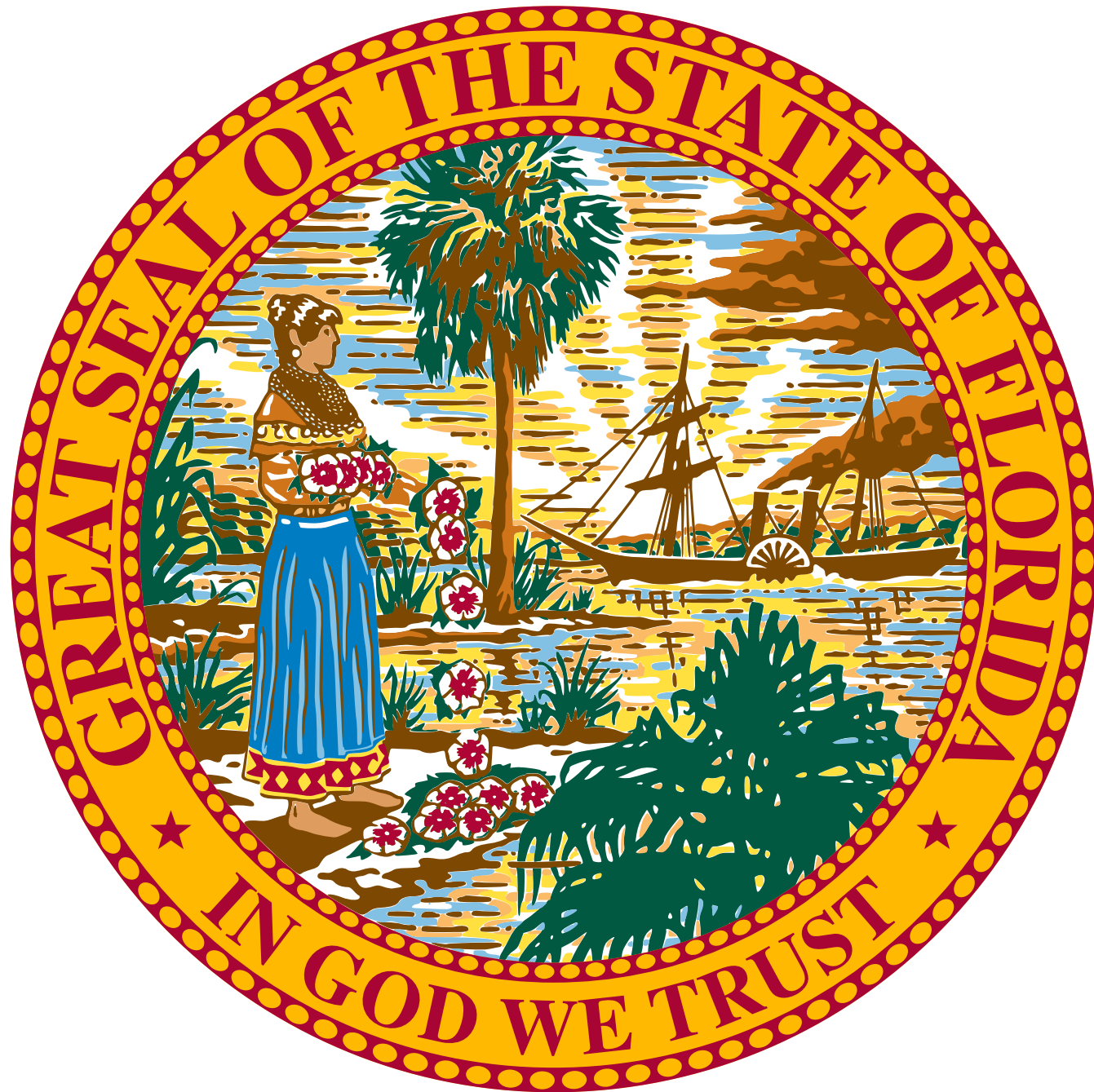
NEW PARK SITE

Holiday Isle
Area/Norriego
Point

Physical Site Overview

- **3.99 acres.**
- **Seawall on the East Pass with winged sea walls.**
- **Fronts on Harbor and East Pass.**
- **Transition from High-Density Residential to Passive Park.**
- **There are two parking stub outs and 4 crosswalks into the property.**
- **Full utilities to the site.**
- **Disturbed site – Used as a laydown yard for Norriego Point and Marina Construction, Graded, Seawalls.**
- **No archaeological or historic items onsite.**
- **Limited environmental concerns - Shoreline Nesting Birds.**

State Definition of Conservations Lands



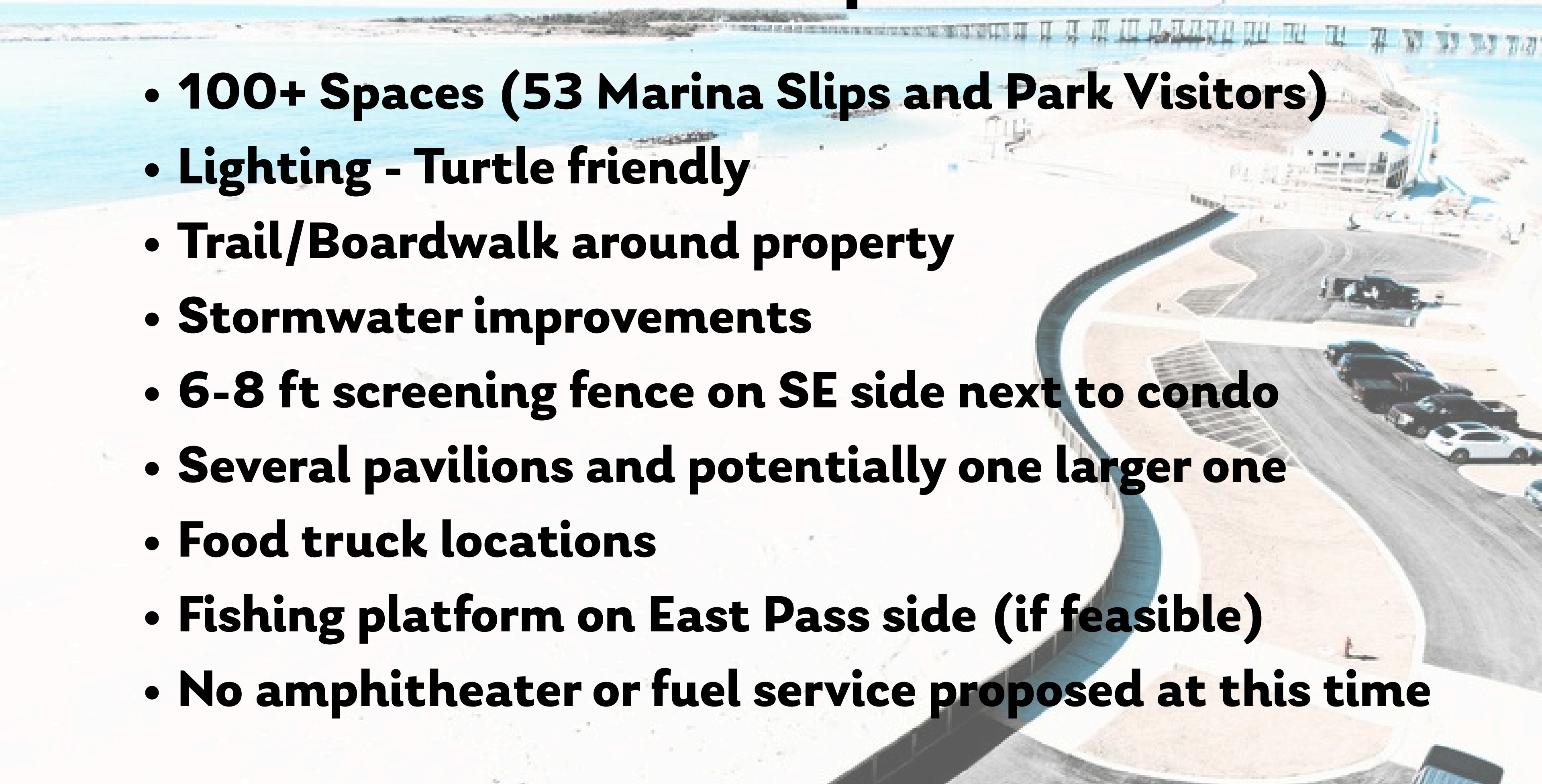
FAC 253.04(2)- (c) “Conservation lands” means lands that are currently managed for conservation, outdoor resource-based recreation, or archaeological or historic preservation, except those lands that were acquired solely to facilitate the acquisition of other conservation lands.

Project Information

- **Have not selected any design professionals.**
- **Unsure of what exactly is proposed at this time however:**
 - **Marina will not be proposed to be removed**
 - **Parking and other amenities will be necessary to support the recreational marina and park.**
 - **The County will be required to build a park.**
- **Will design for severe weather conditions.**
- **Will follow all requirements for seasonal nesting sites.**
- **Proposing to follow design look/palette of Norriego Point.**
- **Not Proposing an amphitheater or boat fueling at the time.**

Potential Site Improvements

- **100+ Spaces (53 Marina Slips and Park Visitors)**
- **Lighting - Turtle friendly**
- **Trail/Boardwalk around property**
- **Stormwater improvements**
- **6-8 ft screening fence on SE side next to condo**
- **Several pavilions and potentially one larger one**
- **Food truck locations**
- **Fishing platform on East Pass side (if feasible)**
- **No amphitheater or fuel service proposed at this time**



Potential Building

- **Unsure of Size or Stories (No more than 2) or Layout**
- **Marina Offices and Services - Bathrooms, Supplies and Snacks, Email Center - Similar in concept to an Airport FBO**
- **Lower Paver/Deck Area and with picnic tables**
- **Visitor Kiosk/Information**
- **Anticipating a large upper deck with small snack bar**
- **Potentially a separate catering warming kitchen for events**
- **Public Bathrooms**
- **ADA Ramps/Some Storage**





Park Concept Plan submitted to State



Closing Comments

Commissioner

Drew Palmer

(District 5)



We want your input

Email: newparkinfo@myokaloosa.com

FAQs and updated information:

<https://myokaloosa.com/newparkinfo>

