



**AGENDA
PARKS & RECREATION COMMITTEE
MEETING
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 28, 2021**

- 1. CALL TO ORDER**
- 2. ATTENDANCE AND INSTRUCTIONS**
- 3. APPROVAL OF MINUTES**
 - A) July 27, 2021**
- 4. OLD BUSINESS**
 - A) Park Inspections**
 - B) Work Plans**
- 5. NEW BUSINESS**
 - A) Aubrey Santucci**
 - Cemetery Landscape**
 - B) Crystal Sands Homeowners Association Request to relocate the Pompano Street Beach Access to the Tarpon Street Beach Access**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Nikki Johnson**
 - B) Brian Lieveld**
 - C) Daniella Piper**
 - Power Point Presentation- Murals**
 - Work Plan**
 - D) Leslie Schmidt**
 - Cemetery**
 - E) Vice Chairman Matthew Sweetser**
 - F) Barbara Telford**
 - G) Chairwoman Sandy Trammell**
- 7. STAFF REPORTS**

A) Royal Melvin Update

B) Dog Park

C) Joe's Bayou

8. COMMENTS FROM THE AUDIENCE

9. NEXT MEETING DATE: October 26, 2021

10. ADJOURNMENT

If a person decides to appeal any decision made by the City Council, committee, board, panel, or agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she will may need to ensure that a record of the verbatim record of the proceedings is made, which record includes the testimony and evidence upon the appeal is to be based.

"Persons with disabilities who require assistance to participate in this meeting are requested to notify the Public Services Office 850/837-4242 at least 48 hours in advance".

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**MINUTES OF THE
PARKS & RECREATION COMMITTEE
MEETING DESTIN CITY HALL BOARDROOM
JULY 27, 2021 MEETING - 4:00 PM**

1. CALL TO ORDER:

Chairwoman Trammell called the meeting to order at 4:00 p.m. on Tuesday, July 27, 2021, in the Destin City Hall Annex Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Sandy Trammell
Nikki Johnson
Matthew Sweetser
Danielle Piper
Barbara Telford
Leslie Schmidt

Member Absent

Brian Liesveld

Staff Present

Kim Montgomery City Clerk
Lisa Firth Recreation Director
Ryan Reed Recreation Dept. Supervisor
Louis Zunguze, Community Dev. Director
Don Smith, City Engineer
Daniel Butler, Planner
Lance Johnson, City Manager

3. APPROVAL OF MINUTES:

- **June 22, 2021**

Motion to approve the June 22, 2021, minutes as written was made by Committee member Piper with Committee member Johnson providing the second. The motion passed 6-0.

5. OLD BUSINESS:

➤ **Park Inspections:**

Committee member Johnson turned in her inspections for her assigned parks and spoke of still not being able to inspect Norriego Point and the O'Steen Beach Trail because of no available parking every time she has tried to access them. Chairwoman Trammell stated that she may be able to do them by accessing the park with her boat.

6. NEW BUSINESS:

➤ **Pompano Street Easement/Beach Access at Crystal Sands Condominium**

The City Engineer informed the members that this proposal was brought to Council in August of 2019 to relocate the Pompano Street easement/beach access to the Tarpon Street beach

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access. He explained they are proposing to restore the beach dune system and relocate the easement to the east to Tarpon Street beach access making room for a future pool and amenities to the Crystal Sands Condominium, including connectivity to the parking lot of the property. He explained that they are proposing to increase the Tarpon Street trail from just a five foot path to 10-feet with a boardwalk, relocate the center easement to the east side for an increase to 80-feet, install three parallel parking spaces, new showers, bike racks and two turtle friendly light fixtures and restoring the dune at the current site of the Pompano Street Access. According to Mr. Smith, the HOA's original proposal was 100-foot when it was presented to Council. However, afterwards they realized that it's not 100' but 80'. Therefore, the swap is not one-to-one and would be about 86% of what the existing easement as it is now. He also pointed out that the way it currently is, the Pompano Street Access is consistent with the Comprehensive Plan regarding view corridors and removing it would make it to not be consistent.

Mr. Dennis Chavez, 280 Ventura Circle in Fort Walton Beach an Architect, and representative for this project, explained the members the HOA is proposing for the beach access to be removed and relocated to the opposite side of the property. He explained the way the building was developed with the easement in the middle, the public's perception is that the restrooms, pools, and private beach is for everyone. So, they are proposing to move the beach access which is a dedicated easement to the eastern side of the building at Tarpon Street, rebuild the dune walkover over; that has been worn down over the years from people walking and dragging their beach supplies, and restoring the dune system. Filling in the two pools, enlarging the parking lot and construct a new pool located on the back side of the building and improving the connectivity to the property.

Committee member Sweetser spoke of how there are many condominium properties in the city that have multiple buildings on them, and the onus is on the property management to give clear instructions on how to access the property and the location of the beach accesses. He added that even though there is a gain to the Tarpon Street access, they're still taking one away from the public and that does not sound like a fair deal to him.

Mr. Zunguze spoke of how staff understands their concerns and added that in discussions the following factors thus far that staff has encountered are:

- Negotiating a one-to-one swap was unsuccessful
- Access issues, i.e. going from two to one
- Conflicts with the Comprehensive Plan Policies

Committee member Johnson spoke of making an exception for this property could become an issue for the city noting they may have to start making exceptions for other situations that could arise.

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Chairwoman Trammell made the motion to disapprove the request and to recommend staff continue to work on an even negotiation for an even swap.

Committee member Johnson made the substitute motion to add a recommendation for staff call a public workshop to be held prior to this going forward to Council to give the locals in the area a chance to provide input and voice their opinion. Committee member Schmidt provided the second the amended motion.

City Manager, Lance Johnson advised that they keep in mind the square footage of the swap and how at this time, he could not in good conscience recommend this proposal since the city is seeking to add beachfront property, and this would be a deduction. Additionally, he likes the idea of workshopping this and additional negotiating with the HOA. He also suggests expanding this to not just the immediate area of impact but to get city wide input.

Committee member Sweetser asked who manages the HOA. According to Mr. Chavez, presently he is not entirely sure who that is as they have had a recent staffing change.

The Chairwoman called for the vote and the motion passed with a unanimous vote of 6-0.

7. COMMITTEE MEMBER/STAFF COMMENTS:

- **Committee member Piper** – asked if there is anything further that needs to be done to make sure the city does not lose the grant money for Clement Taylor Park. According to Mrs. Firth, there is not. The money is with the County and has been approved by the Treasury and secured for the park.
- **Committee member Sweetser** – Informed the members that on August 10 from 6 a.m. to 10 a.m. Bobby Wagner and volunteers will be making landscaping improvements to the corner of Beach Drive and Kelly Street. And everyone is invited to come out and help.
- **Committee member Schmidt** – Inquired if the city had any plans to continue planning the Crepe Myrtles on Legion Drive.

➤ Staff Comments:

Mrs. Firth informed the members that the Nancy Weidenhamer Dog Park is finished with the install of the new sod.

Royal Melvin Park is still under construction and will not be finished until December.

The Boardwalk has been replaced at the following locations:

- Galaties

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- AJ's
- Luther's

Under construction:

- Capt. Royal Melvin Park is under construction
- Brotula's
- Co-op
- Tailfins
- Heron Harbor will be last
 - The Seafood Festival is still scheduled, and the construction of Capt. Royal Melvin Park should not hinder the event.
 - Joe's Bayou status - The Consultant still working on the on the preliminary details but no plans yet, and possibly by their next meeting.
 - Norriego Point Park should start after Labor Day.
- **Comment:** None
- **Next meeting:** August 24, 2021

ADJOURNMENT:

Having no further discussions, the meeting adjourned at 5:15 PM.

Adopted and approved this _____ day of _____ 2021.

Sandy Trammell, Chairwoman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 28, 2021

BOARD/COMMITTEE: Parks & Recreation Committee

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 5.B.

TO: Parks & Recreation Committee

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Joe Bodi, Engineering Asst. II

DATE: September 23, 2021

SUBJECT: Crystal Sands Homeowners Association Request to relocate the Pompano Street Beach Access to the Tarpon Street Beach Access

I. BACKGROUND: In August 2019, representatives from the Crystal Sands Condominium (CSC) and Dennis Chavez, architect for Crystal Sands approached City Council requesting to relocate the Pompano Street Beach Access to the Tarpon Street Beach Access in order to construct a swimming pool and pool house. After the presentation, the City Council directed the City Land Use Attorney to investigate legal aspects. The City Council Minutes 08-19-2019 regarding this item are attached for review.

This item was reviewed by the Parks & Recreation Committee on July 27, 2021. The following motion was made:

Chairwoman Trammell made the motion to disapprove the request and to recommend staff continue to work on an even negotiation for an even swap.

Committee member Johnson made the substitute motion to add a recommendation for staff call a public workshop to be held prior to this going forward to Council to give the locals in the area a chance to provide input and voice their opinion. Committee member Schmidt provided the second the amended motion.

The Chairwoman called for the vote and the motion passed with a unanimous vote of 6-0.

II. DISCUSSION: Existing conditions of Beach Accesses:

Pompano Street Beach Access is a 60 ft wide easement in the Crystal Sands. This access has two parking spaces, one of which is ADA accessible, a shower/foot wash, bike rack and boardwalk. The Pompano Street Beach Access provides view corridor consistent with the City's Comprehensive Plan, more specifically, Policies:

- **1-1.1.4 Scenic Vistas and Waterfront Views**
- **6-1.4.3 Apply Site Design Promoting Coastal Community Character**
- **7-1.2.5 Vertical Open Space and Scenic Vistas**

Tarpon Street Beach Access is a 5 ft easement provided by the Coretta Dunes Development Order 10-07 in 2010. This access has a shower/foot wash, bike rack, bench and trash can.

Request:

Crystal Sands Condominium (CSC) is requesting to relocate the Pompano Street Beach Access and combine it with the Tarpon Street Beach Access. See attached concept plan. The proposed easement relocation would allow Crystal Sands to construct a swimming pool and pool house in the area of the current Pompano Street Beach Access.

The proposal presented to City Council in August 2019 proposed a 100' of beach access. Staff reviewed the proposal and found the proposed 100' easement was not entirely on the CSC property and therefore the proposal could not move forward as proposed. The CSC made several amendments to the final concept plan culminating in the current proposal.

Following the PRC meeting the CSC made the following amendment (**bolded**) final proposal is as follows:

The Crystal Sands Homeowners Association (HOA) offers:

- Increase existing 5 ft wide timber elevated walkway to 10 ft wide, by adding on to west side of existing timber elevated walkway.
- **Center access easement 60 ft wide being relocation from center of property to the east property line 93 ft wide. The relocated easement will increase the City of Destin's beach shoreline ownership by 33 ft.**
- Install three street side parallel parking spaces in right of way for City of Destin adjacent to the pedestrian walkway on the northeast side of the property.
- Existing Pompano Street crosswalk (crossing Scenic 98 South side) to remain no new work to existing crosswalk.
- Install outdoor shower/foot wash station alongside of boardwalk.
- Install two (2) sight lighting fixtures (sea turtle friendly) and concrete post 18 ft high at existing walkway street entry area.
- Restore beach area at abandoned easement: including create series of new enhanced dunes white beach sand, planting sea oats and temporary watering, sand fencing and keep off dune signage.

Staff Review and Findings of the current proposal

Parks & Recreation Staff has reviewed the site plans and made the following findings.

- The City would lose the Pompano Street Beach Access location and its view corridor.

Community Development Staff has reviewed the site plans and made the following findings.

- A 1 for 1, square foot for square foot swap is provided.
- The proposed elevated boardwalk must meet ADA standard to the beach.
- The proposed one parking space must meet ADA standard.
- The Pompano Street crosswalk landing would need to be reconstructed to meet City code.
- Provide fixture cut sheets to show upgraded amenities for City approval.
- The City would lose the Pompano Street Beach Access location and its view corridor. This each access current location is consistent with Comprehensive Plan, more specifically, **Policies:**
 - **1-1.1.4 Scenic Vistas and Waterfront Views**
 - **6-1.4.3 Apply Site Design Promoting Coastal Community Character**
 - **7-1.2.5 Vertical Open Space and Scenic Vistas.**

If approved by City Council, the property would have to be re-platted. The attached site plan does not have the detail required for construction and all components would still need to meet Federal, State and City codes and be properly permitted if conceptually approved by City Council.

A. Link to Strategic Goals / Objectives: Objective 4B, Improve public use and safety of city parks, waterways and harbor. 4B2 Public beach front acquisition initiative.

B. Effect on Budget (EOB): Should the request be approved by City Council; the HOA would relocate and construct all improvements at no cost to the City.

C. Level of Service (LOS): If the proposal is approved, the City would lose a beach access location. However, in the exchange the City would gain an additional 33 linear feet of beach shoreline for public access.

III. CONCLUSION: Crystal Sands Condominium (CSC) is requesting to relocate the Pompano Street beach access and add to the Tarpon Street beach access. The original proposal to City Council is different from the current proposal. Should the proposal be accepted,

- The attached site plan does not have the detail required for construction and all components would still need to meet Federal, State and City codes and be properly permitted.
- The City would lose the Pompano Street Beach Access location and it is in violation of **Comprehensive Plan Policies:**
 - **1-1.1.4 Scenic Vistas and Waterfront Views**
 - **6-1.4.3 Apply Site Design Promoting Coastal Community Character**

○ **7-1.2.5 Vertical Open Space and Scenic Vistas.**

- The City would gain an additional 33 linear feet of beach shoreline more than it currently enjoys

The City's Community Development Department does not recommend approval of request primarily because the request is not consistent with **Comprehensive Plan Policies**:

- **1-1.1.4 Scenic Vistas and Waterfront Views**
- **6-1.4.3 Apply Site Design Promoting Coastal Community Character**
- **7-1.2.5 Vertical Open Space and Scenic Vistas.**

However, if approved, the process forward would be to go through the re-plat process and development order to incorporate the easement relocation and construction details in the development order amendment with the pool and pool house.

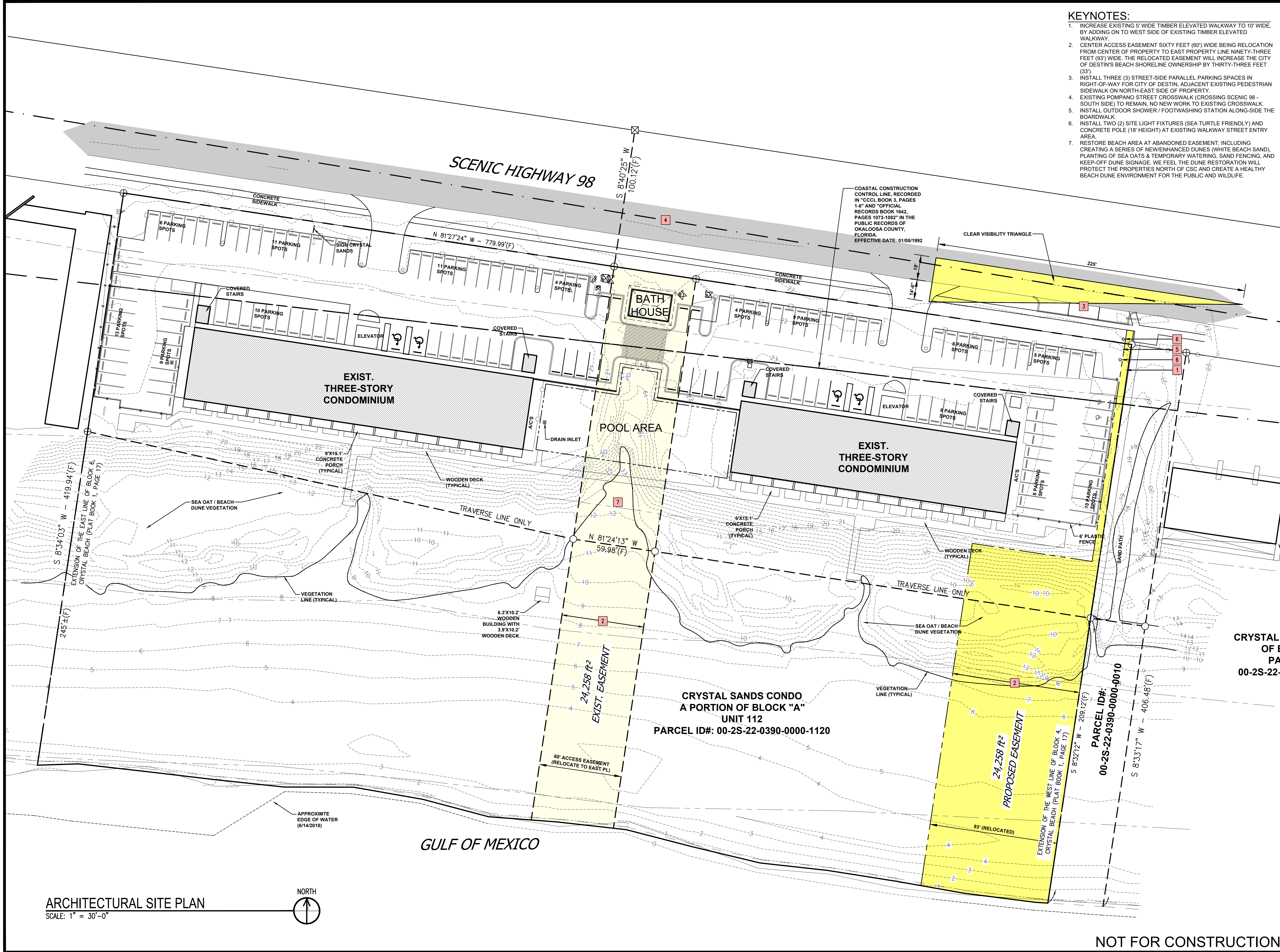
IV. RECOMMENDED MOTION: I move that the Parks & Recreation Committee recommend approval of this request (or with conditions) and forward the recommendation to City Council.

OR

I move that the Parks & Recreation Committee recommend disapproval of this request and forward the recommendation to City Council.

Attachments:

1. A0 Site Plan
2. COD_CSC_Easement_2021_0730



- KEYNOTES:**
1. INCREASE EXISTING 5' WIDE TIMBER ELEVATED WALKWAY TO 10' WIDE, BY ADDING ON TO WEST SIDE OF EXISTING TIMBER ELEVATED WALKWAY.
 2. CENTER ACCESS EASEMENT SIXTY FEET (60') WIDE BEING RELOCATION FROM CENTER OF PROPERTY TO EAST PROPERTY LINE NINETY-THREE FEET (93') WIDE. THE RELOCATED EASEMENT WILL INCREASE THE CITY OF DESTIN'S BEACH SHORELINE OWNERSHIP BY THIRTY-THREE FEET (33').
 3. INSTALL THREE (3) STREET-SIDE PARALLEL PARKING SPACES IN RIGHT-OF-WAY FOR CITY OF DESTIN, ADJACENT EXISTING PEDESTRIAN SIDEWALK ON NORTH-EAST SIDE OF PROPERTY.
 4. EXISTING POMPANO STREET CROSSWALK (CROSSING SCENIC 98 - SOUTH SIDE) TO REMAIN, NO NEW WORK TO EXISTING CROSSWALK.
 5. INSTALL OUTDOOR SHOWER / FOOTWASHING STATION ALONG-SIDE THE BOARDWALK.
 6. INSTALL TWO (2) SITE LIGHT FIXTURES (SEA TURTLE FRIENDLY) AND CONCRETE POLE (18' HEIGHT) AT EXISTING WALKWAY STREET ENTRY AREA.
 7. RESTORE BEACH AREA AT ABANDONED EASEMENT, INCLUDING CREATING A SERIES OF NEW/ENHANCED DUNES (WHITE BEACH SAND), PLANTING OF SEA OATS & TEMPORARY WATERING, SAND FENCING, AND KEEP-OFF DUNE SIGNAGE. WE FEEL THE DUNE RESTORATION WILL PROTECT THE PROPERTIES NORTH OF CSC AND CREATE A HEALTHY BEACH DUNE ENVIRONMENT FOR THE PUBLIC AND WILDLIFE.

DC architects

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CONSULTANTS:

REVISED:

Crystal Beach Condominiums
SCENIC HIGHWAY 98
DESTIN, FL 32541

PROJECT NO: 19-102	DATE: 2/23/2021	DRAWN BY: AL	APPROVED BY: DC
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A0.1
Architectural Site Plan

NOT FOR CONSTRUCTION

REVISED July 30, 2021



City of Destin

Attn: Destin City Council Members & City Planning Staff
4200 Indian Bayou Trail
Destin, FL 32541

RE: Crystal Sands Condominium (CSC) easements

Dear, City Council members & City Planning Staff

Background on the on-going issues at CSC regarding the existing Public Access Easement (60'):

- *Public access location is in the center of the property and problematic, due to Public thinking the CSC is a public facility for pool, restroom, and trash refuge.*
- *Public access existing boardwalk is not elevated; thus, the public's access/foot-traffic splits a healthy dune – causing continual erosion, dune's is not able to grow naturally, pressure on shoreline birds/animals, and is a problem when storms/hurricanes visit our area causing more exposure to storm surge and CSC.*
- *Public access splits CSC into two developments, which is a continual security issue for CSC to regulate and enforce. The public's continual use of CSC private property cannot be overstated.*

To resolve the aforementioned; the **HOA Board of Directors for Crystal Sands Condominium** is pleased to offer the attached site plan showing the relocation of the public easements and other CSC offered benefits to the Public and City of Destin.

ADDED upgrades and amenities proposed by CSC.

1. Increase existing 5' wide timber elevated walkway to **10' wide**, by adding on to west side of existing timber elevated walkway.
2. Center access easement sixty feet (60') wide being relocation from center of property to east property line for a total width of **ninety-three feet (93') wide easement on Beach**. The relocated easement will increase the City of Destin's beach shoreline ownership by thirty-three feet (33').
3. Install **three (3) street-side parallel parking spaces** in right-of-way for City of Destin, adjacent existing pedestrian sidewalk on north-east side of property.
4. Existing Pompano Street crosswalk (crossing Scenic 98 – south side) to remain, no new work to existing crosswalk.
5. Install outdoor shower / footwashing station along-side the boardwalk.
6. Install two (2) **site light fixtures** (Sea Turtle friendly) and concrete pole (18' height) at existing walkway street entry area.
7. **RESTORE beach area at abandoned easement**; including creating a series of new/enhanced dunes (white beach sand), planting of sea oats & temporary watering, sand fencing, and keep-off dune signage. We feel the dune restoration will protect the properties North of CSC and create a healthy beach dune environment for the Public and Wildlife.

We feel the above offer is equitable in many ways, and hope this offer is acceptable to the City of Destin.

Respectfully,



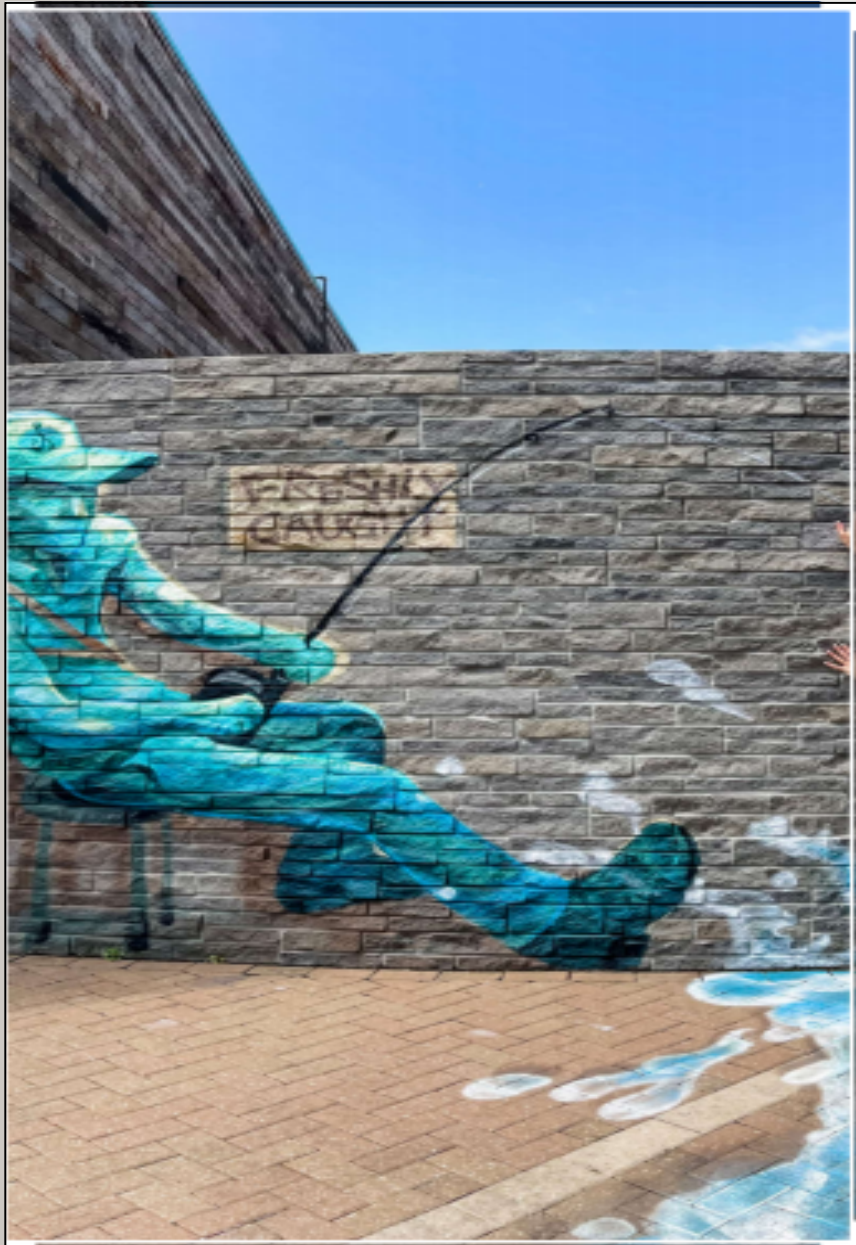
Dennis Chavez, AIA
Architect CGC

Attach: Site Plan A0.1



ART IN THE PARK

*Using Murals and
Art to beautify
Destin Parks*



Quality Development : Maintain excellence with planning

- Murals reduce crime, only 5% of the murals in Philly were ever defaced.
- Assist the city in branding.
- Help improve mental health.

Revitalization : identify areas of need and use appropriate murals for various sectors



Murals make an area walkable and welcoming. Murals breathe new life into old spaces.



Workshop to engage community

- Small murals/ low skill mural more architectural in nature, added value to areas in need of revitalization.
- Sidewalk murals.
- Commissioned murals by local artist placed in a strategic location.





Murals create a happier place in general and attract people to businesses and city. A social media outlet is created, which bring more views on social media and increase city pride and a feeling of belonging. Murals create memories for visitors.



Unified Approach

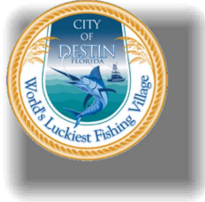
Murals encourage foot traffic and provoke dialogue. They are perfect for carrying a social message.



Simple murals create a big impact while remaining budget friendly. They can be completed utilizing community involvement from sources such as Destin High School Art department, Destin Middle School, or volunteer talent. Several community involvement grants are available. Look to what other communities have done. Community art grants. National endowment for the arts etc.



Murals have become community centerpieces that bring people together to celebrate the heritage and history of their home and identify the city's past, present, and future. Murals encourage you to slow down and admire your surroundings, create important conversations and expand thought.



City of Destin

FY 2021 Work Plan

Strategic Priority:

High Quality of Life and Safety for Families

Strategic Goal:

Maintain High Level of Safety and Security for Our Residents, Businesses and Visitors

Organizational Objective:

Public Safety: Maintain Safe Parks for our Residents, Businesses, and Visitors

Performance Objective:

Develop a Beautify Destin program for Staff to implement to improve the aesthetics in all City of Destin parks by adding murals,

improving the green space with strategically placed native plants, adding trees to Cemetery Park and utilizing the talents of community members.

Measurable Outcome(s):

Outcomes	2021	Fiscal Year	2022
Include a new mural by 2022 year end	2021 (initiate plans)		2022 100%
Coordinate with committee and staff on areas in Cemetery where trees can be placed			100%
Coordinate with master gardeners on improvements to existing parks			100%

Action Plan:

Task	Resource Needs (persons/organization)	When Complete
1. Assess parks that could benefit from murals		
2. Create Beautify Destin handout to recruit local schools/artists		
3. Create process and webpage for Honor Tree program		
4. Assist Master Gardeners with landscape plans/Grants		

Process Improvement:

PDCA

Stakeholders:

Internal	External
• Council	• Residents
• City Manager	• Visitors
• Risk Management/Insurance	• Business
• Parks & Rec. Department Staff	• Trees on the Coast

Process Owner: *Parks & Recreation Committee*