

MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
SEPTEMBER 8, 2021 - 5:30 PM
DESTIN CITY HALL BOARDROOM

1. CALL TO ORDER:

Vice Chairman Green called the meeting to order at 5:40 p.m. on Wednesday, September 8, 2021 in the Destin City Hall Board Room.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

<u>Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
James Green	Mike Buckingham	Kim Montgomery, Deputy City Clerk
Jan Best	Sandy Trammell	Steven O'Connor, Principal Planner
Ian Blaise	Casey Jones	Louis Zunguze CD Director
Mike Raim		Krystal Strickland, Finance Director

3. MINUTES: May 12, 2021

Motion to approve the minutes of the May 12, 2021, as written was made by Committee member Raim with Committee member Best providing the seconded. The motion passed with a 4-0 vote for approval.

4. OLD BUSINESS:

A) FY2022 Budget and Long-Term Projections

The Finance Director Krystal Strickland provided the members with the long term projections that she has budgeted for the upcoming year. Adding that just because she set aside funds for certain things, and used the holiday lighting as an example, doesn't necessarily mean they have to use the entire funds, noting that if there are items they wanted to add or take away, to contact her. She also spoke of how they would have to make their decisions in the early summertime for holiday decorations so that there is time to purchase or rent whatever is decided.

B) Capital Project Status

➤ **Renewal & Replacement:** According to Ms. Strickland explained that staff will be going through the city to evaluate the conditions of the infrastructure and facilities citywide to create a more comprehensive renewal and replacement program.

➤ **Growth Necessitated and Comprehensive Plan Type Projects** are types of projects that the Impact Fees can be used for that are growth necessitated. Such as a new neighborhood being created in the city, the funds can be used for additional roads, additional spaces for parks as well as being spent for items in the Comprehensive Plan.

➤ **Citizen and Council Directed Projects:** These types of projects are a result of the Visioning Sessions that Council and the citizens of the city attend to provide ideas for future initiatives. These workshops were where the vision to obtain more public beaches came about with a partnership with the County. Also, the Crosstown Connector is another long time project that is funded through this initiative. As well as the undergrounding of electricity lines on Highway 98. Where the initial 3-mile phase will mostly encompass the Harbor District.

➤ Other Capital Projects: Explained that in the document, things that marked CR are for the CRA's since they are monitored by the State. CRH stands for the Harbor CRA and CRT is for the Town Center CRA. She briefly explained the Wayfinding Master Plan funding that in the upcoming few years, both CRA's will help fund that initiative.

C) Operations Financial Report

According to Ms. Strickland the report is based on paid items from the prior month, with 45-days needed to close out a prior month. The General Fund and the two CRA's showing the 2020 Actuals, the 2021 Budget, the 2021 YTD Actuals, and the 2021 Projected Ending Balances for the Harbor CRA and as of June 30, the account had just over \$400k.

➤ Fund Balance for the State of the City is \$34.7M, with \$14M being unassigned adding that the unassigned needs to be much higher, which helps working with Cost Reimbursement Grants. Additionally, Council adopted Resolutions to ensure that the City has at least a minimum of 6-months of Operating Funds and one year of Debt Service in the Committed Reserves.

D) Development Projects and City Projects Update

Mr. O'Connor provided the members with the update as of this past May adding that there has not been a whole lot of movement on the city projects that are listed, with a couple of drainage projects being completed Calhoun Ave. and Cross Street and a couple of FEMA projects at Joe's Bayou and Leonard Destin Park Adding that staff has just begun starting on the Cross Town Connector by engaging the property owners for the property acquisitions.

He then provided the members with a list of the most recent projects that are under review. Committee member Best asked if the McGuire's parking project was included in the historic overlay and Mr. Zunguze assured her that it is not, since that is a privately owned property.

Committee member Blaise asked if Heron Harbor's intent was to convert the private slips to transient slips to support the restaurant. According to Mr. O'Connor, he believes so.

E) Wayfinding Master Plan

Mr. O'Connor explained staff has been working on this plan and the proposed Harbor Planning Area that will be applied to the Comprehensive Plan. He provided the members with a brief overview of the plan with the following being covered:

- Goal/Objectives of the Wayfinding Program
- Wayfinding Map & Concept Signage
- Planning Areas
- Discussion

Explaining this all creates a sense of place and identity of the districts for both residents and tourists and enhances the brand of Destin, being the World's Luckiest Fishing Village. As well as helps with the traffic by identifying where people are wanting to go.

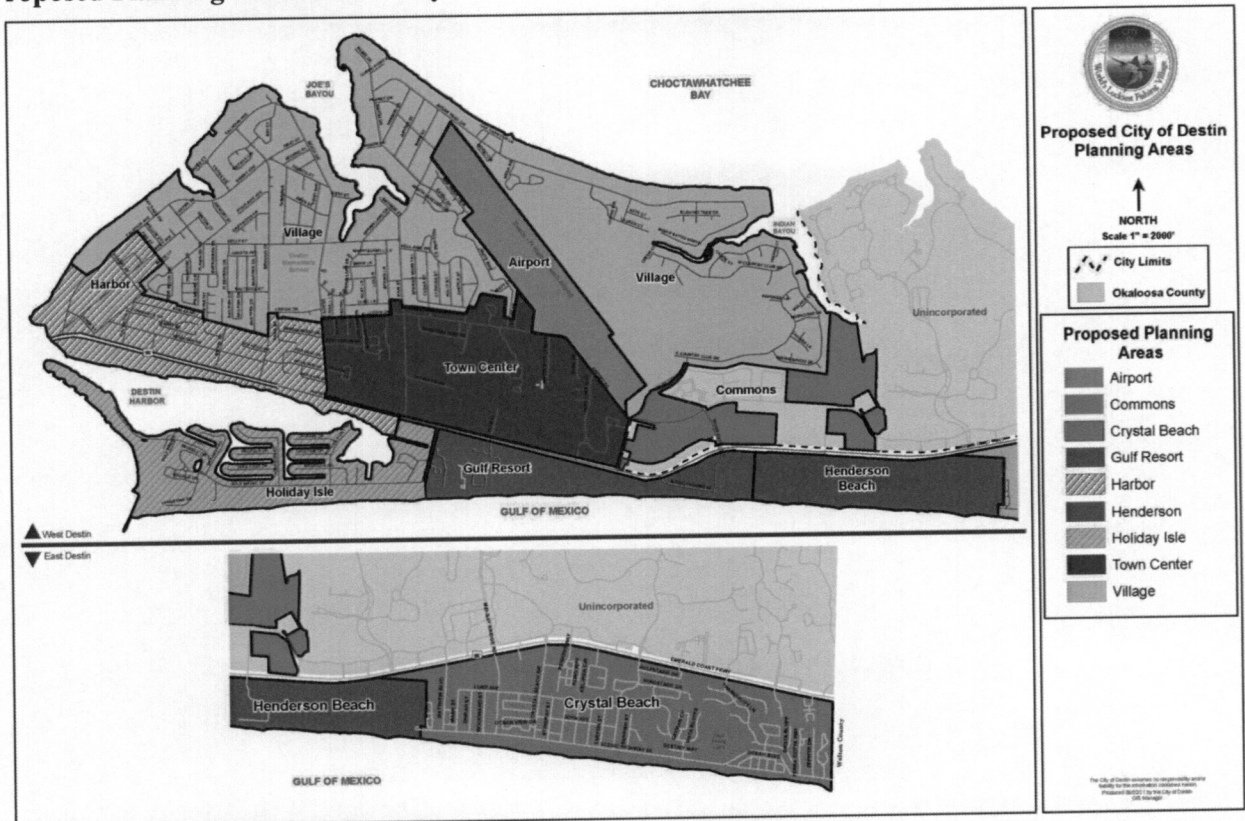
Components of the Systems is to:

- Define a Sense of Place
- Highlight Destinations
- Enhance the City's Economic Brand
- Traffic Controls and Parking Identification
- Consistency and Sense of Organization

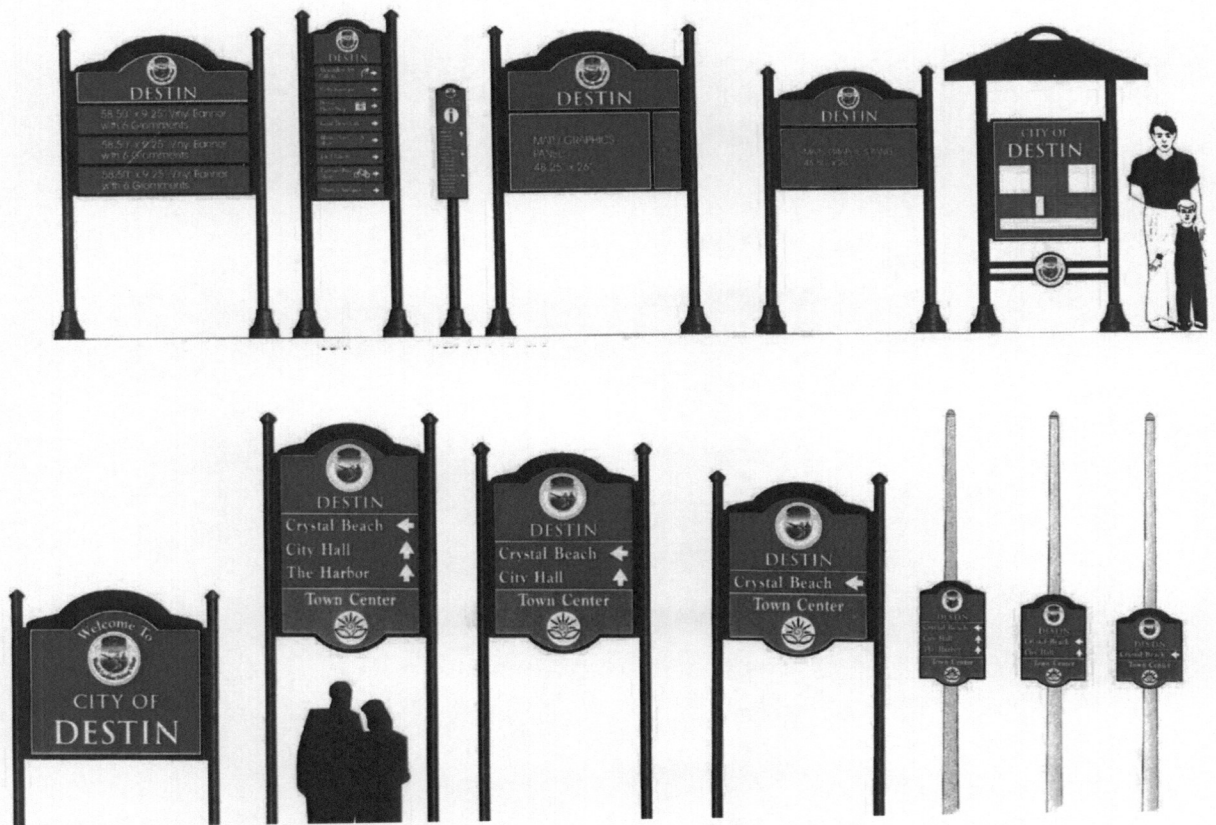
Components of a Wayfinding Program:

- Gateway and Area Identification
- Vehicular Wayfinding
- Street Identity
- Pedestrian Wayfinding
- Information Kiosks

Proposed Planning Areas of the City



Concept Signage Examples:

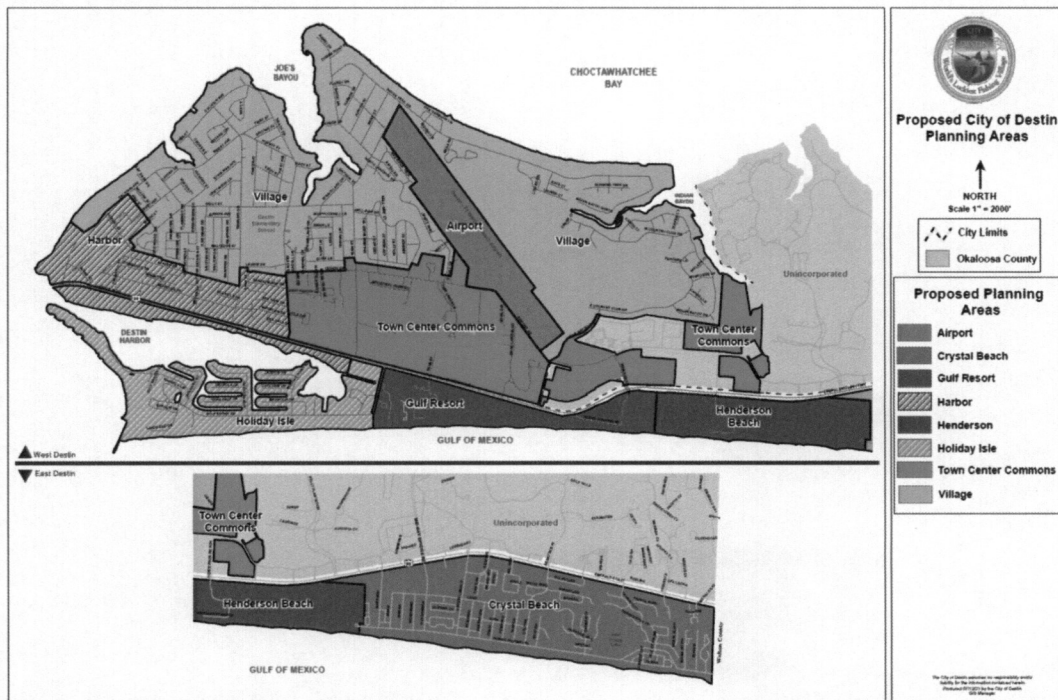


FDOT Programs Available for Hwy 98

- Community Wayfinding Signs
- Community Aesthetic Features
- Gateway Signage

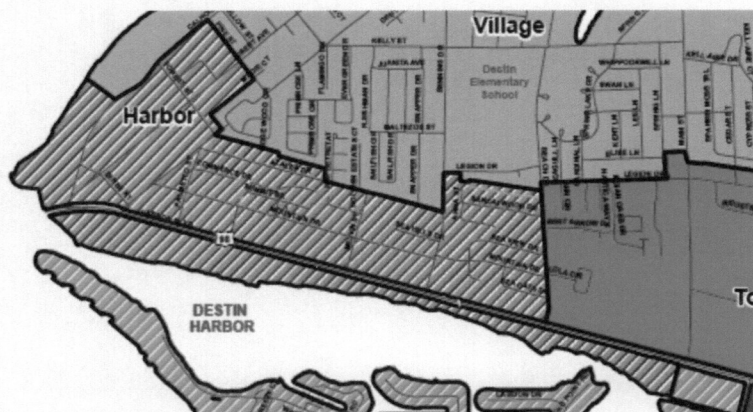
Current FLUM vs. Planning Areas

- Current FLUM not conducive to compatibility or appropriate growth patterns
- Acts like a zoning map rather than a vision
- Stifles growth, and creates a sense of “negotiated” development
- Planning Areas
- Captures the unique characteristics of an area
- Helps focus planning efforts and drive policy
- Ensures change is compatible or acceptable



Draft Planning Area Intent Statements:

The Harbor



The Harbor Planning Area (the "Harbor") intends to support a festive marketplace that fits the City's moniker as the "World's luckiest fishing village." The appropriate commercial, mixed-uses, and long-term residential uses should support the Destin fishing and recreation industries to draw visitors and residents alike. Public pedestrian shoreline and harbor boardwalk access should be planned, encouraged, and developed to foster a free-flowing festive feel of the area that benefits all users of the North and South Harbor. Efforts to implement and grow a connected and safe multi-modal transportation network within and to the Harbor Planning area should continue through innovative transportation options and creative urban design.

Mr. Zunguze informed the members that the formal adoption process will start on September 23rd when it goes before the LPA for their review and recommendation to City Council.

There was a discussion about what the signs should look like and the need for them to be large enough to be seen from the roadway as drivers are passing by and the font bold enough to be read.

Committee member Best asked if there are plans for an app to be downloaded for the visitors. According to Mr. Zunguze, there will be opportunities once the plan is adopted and put in place for improvements to the system in the future, and all concepts will be considered at that time.

Committee member Best thanked the staff for the presentation

Committee member Best made the motion to recommend to CRA Board to explore the idea now to develop an app that would accompany the Wayfinding Plan for the city starting in the Harbor District. With Committee member Raim providing the second. The motion passed 4-0.

Committee member Best made the motion to recommend staff provide wayfinding recommendations for the Harbor District to the Harbor CRA-Advisory Committee. With Committee member Blaise providing the second. The motion passed 4-0.

5. NEW BUSINESS:

None

6. COMMITTEE MEMBER COMMENTS:

➤ **Committee member Raim:**

Committee member Raim spoke of the high rate of speed that people are traveling on Calhoun Avenue and how there are too many conflicting traffic conversions at the exit of McGuire's at Calhoun. As well as Sibert/Zerbe areas that needs to be remedied. Adding this all becomes confounded with all the other transportation equipment that people are now using that can cause accidents and needs to be addressed.

➤ **Committee member Best:**

Committee member Best proposed they not meet during the summer months, except for when there is something really important that needs to be addressed, discussed, and a recommendation voted on. She suggested the months May through September.

Vice Chairman Green suggested possibly just the months of June, July, and August.

The Finance Director suggested to the members to please have someone from the committee attend the Visioning Sessions as well as a representative attend the initial budget workshops to ensure that anything they may need to get in the budget is acknowledged.

Motion to suspend meeting during the months of June, July, and August unless staff has some very important issues that needs to be discussed and recommendations to made City Council. Vice Chairman Green provided the second. The motions passed with a 4-0 vote.

➤ **Vice Chairman Green:**

Spoke of how much he dislikes the speed bump that was installed on Calhoun Avenue and how he feels it should be removed and replaced with a speed table.

Motion to recommend to City Council that the current speed bump be modified to a speed table that is appropriate to the speed limits of Calhoun Avenue and another one be added north of Clement Taylor Park entrance. With Committee member Best providing the second. The motion passed 4-0.

➤ **Committee member Blaise:**

Thanked staff for their presentation and spoke of how informing it was.

➤ **Public Comment:**

None

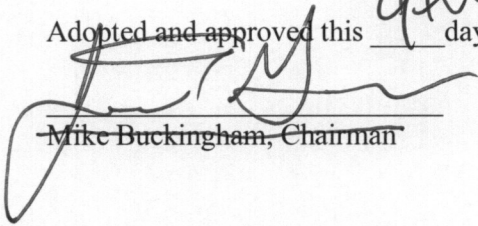
➤ **Next meeting: October 13, 2021**

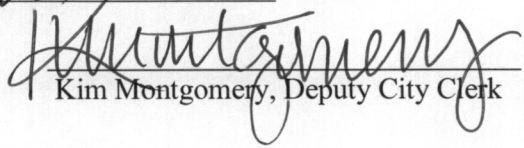
7.

ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 7:06 PM.

Adopted and approved this 9th day of December 2021.


Mike Buckingham, Chairman


Kim Montgomery, Deputy City Clerk