



**AGENDA
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 9, 2022
5:30 PM
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) January 12, 2022**
- 4. OLD BUSINESS**
 - A) FY22 Work Plans**
- 5. NEW BUSINESS**
 - A) Development Projects and City Projects Update**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Mike Buckingham**
 - B) Capt. Jim Green**
 - C) Mike Raim**
 - D) Casey Jones**
 - E) H. Jan Best**
 - F) Sandy Trammell**
 - G) Ian Blaise**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: March 9, 2022**
- 9. PUBLIC COMMENTS** (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)

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)

DRAFT

MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
JANUARY 12, 2022 - 5:30 PM
DESTIN CITY HALL BOARDROOM

1. CALL TO ORDER:

Vice Chairman Green called the meeting to order at 5:30 p.m. on Thursday, January 12, 2022, in the Destin City Hall Council Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present

James Green
Jan Best
Sandy Trammell
Mike Raim
Ian Blaise

Members Absent

Mike Buckingham
Casey Jones

Staff Present

Kim Montgomery Deputy City Clerk
Steven O'Connor Principal Planner
Daniel Butler, Senior Planner
Joe Bodi, Engineering Asst. II
Joey Forgione, Code Comp. Dir.
Louis Zunguze CD Director

3. MINUTES: December 9, 2021

Motion to approve the minutes of the December 9, 2021 meeting as written, was made by Committee member Trammell with Committee member Raim providing the second. The motion passed with a 5-0 vote for approval.

4. DIRECTOR'S REPORT

A) Harbor Capacity Study Update

Mr. Zunguze explained to the members the status of the Study and how a lot of the data has been done for the parking and vessels. Aerials will be conducted to count vessels coming in and out of the harbor and parking capacities and will commence twice, this spring and this summer. Also the Harbor Capacity Committee will start meeting monthly in March until the study is complete, with a goal of being finished by November.

Committee Raim asked how the rentals that come into the harbor and local waters from outside the city will be counted. According to Mr. Zunguze, there will be surveys handed out as well as mailed along with the Code Compliance staff's involvement.

5. NEW BUSINESS:

A) Development Projects and City Projects Update – Daniel Butler

The members briefly discussed the location of the Wet & Wild development project and status of the Capt. Royal Melvin Park. Staff explained the goal is for the park to be finished in November of this year.

DRAFT

6. **COMMITTEE MEMBER COMMENTS:**

➤ **Committee member Blaise –**

Spoke of the 1,200 foot offsite parking rule and if Just Shoot Me and Extreme H2O are within the 1,200 rule. He also spoke of how he feels if someone purchased a parcel of land on Mountain Drive for their parking, it shouldn't have to be within that boundary from their business. A lengthy discussion took place amongst the members regarding this topic. Suggestions of allowing offsite parking further than the 1,200 feet and onsite parking garages was discussed.

➤ **Committee member Trammell –**

Asked staff to provide her with the information regarding the Stormwater Master Plan so that she could update the work plan item.

➤ **Committee member Best -** Asked to have their work plan items as well as other continual discussion items, such as the Master Plan added to the agenda as a revolving item under Old Business as a reminder so that they can be discussed if necessary and not forgotten.

Committee member Best made the motion to continue the 2020/21 work plans into 2022 with Committee member Trammell providing the second. In discussion, Committee member Raim spoke of wanting to add his safety concerns at the intersection of Stahlman Avenue as well as at Sibert/Calhoun Avenues added as well. Committee member Trammell suggested that he contact the Public Works/Public Safety Chairman, Jim Wood first and represent this committee at those meetings with his concerns. **With no further discussion, a roll call vote of 5-0 was taken and the motion passed unanimously.**

➤ **Committee member Raim**

Spoke of how he is still concerned about the pontoon boats that are now pulled out of the water and the bottoms being scraped and painted and as a result, the material may still find its way into the harbor.

According to Mr. Forgione, as long as it's being contained on their property and no pollutants are getting into the harbor, there is no illicit discharge. He did point out however, that if they wanted to make a recommendation to Council to pass an ordinance where those businesses cannot store any vessels on the highway. This was discussed at length by the members how they had already discussed this with the industry and suggestions had been made by them but nothing was ever accomplished.

➤ **Vice Chairman Green**

He briefly discussed how the speed table is on Calhoun Avenue should be removed.

Motion by Vice Chairman Green to recommend to City Council to have the speed table removed on Calhoun Avenue near Leonard Destin Park. With Committee member Trammell providing the second, the motion passed 5-0.

7. **ADJOURNMENT:**

Having no further business at this time, the meeting was adjourned at 6:30 PM.

Adopted and approved this ____ day of _____ 2022.

Jim Green, Vice Chairman

Kim Montgomery, Deputy City Clerk

DRAFT

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: February 9, 2022

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 4.A.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Louis Zunguze, Community Development Director
Kyle Bauman, City Attorney

FROM: Steve O'Connor, Principal Planner

DATE: February 7, 2022

SUBJECT: FY22 Work Plans

I. BACKGROUND: The Harbor CRA Advisory Committee is tasked with reviewing and updating the Harbor CRA Work Plan items annually to ensure items continue to meet the requirements outlined in **Policy 1-1.3.4 – Harbor CRA Redevelopment, Infrastructure, and Design Enhancements**. The included Work Plans were **rolled** over to FY22 at the January 2022 Harbor CRA Meeting.

II. DISCUSSION: Below are the selected **FY2022 Work Plan** items for the Harbor CRA Advisory Committee, and the City projects which will incorporate the work plan items:

- 1. Harbor Parking & Transportation Improvements (Jim Green & Michael Raim)**
 - a. Land Development Code Update – Expected Completion: End of 2022/Early 2023*
- 2. Improved Harbor Regulations (Jan Best)**
 - a. Harbor Carrying Capacity Study – Active March 2022 through September 2022*
- 3. Harbor Stormwater Mitigation Plan (Sandy Trammell)**
 - a. City Stormwater Management Plan Update – Presentation to Harbor CRAAC Spring 2022*
- 4. Harbor Median Landscaping (Mike Buckingham)**
 - a. Wayfinding Master Plan – Presented to Harbor CRAAC in September 2021*
 - b. FDOT Landscape Project – Marler Bridge to Airport Road - Construction in 5-year plan for 2022*
- 5. Update Harbor CRA Master Plan (Community Development Staff)**

- a. Review and Update of Master Plan- Expected Completion: End of 2022*
- 6. Historical Plaques (Sandy Trammell)**
 - a. Incorporate into Wayfinding Program – Expected Completion: End of 2022*

As these City projects related to the Work Plans progress, Staff will provide update to the Harbor CRA at their scheduled monthly meetings.

A. Link to Strategic Goals / Objectives: 1) Enhance Quality of Life, 2) Improve Mobility and Connectivity, 3) A Green and Sustainable Environment, 4) Economic Development and Revitalization, 5) Effective, Efficient, and Aesthetically Pleasing Infrastructure.

B. Effect on Budget (EOB): There is no anticipated impact on the City budget. These Work Plan items would be incorporated through programs that have already been budgeted by the City.

C. Level of Service (LOS): Certain Work Plan items, such as Harbor Parking and Transportation Improvements, could increase the level of service in the Harbor area.

III. CONCLUSION: These are current and future City projects that support the goals and objectives of the Harbor CRA Master Plan & the selected FY 2022 Work Plan items. City Staff will continue to update the Harbor CRA of such City projects and provide an opportunity for recommendations to City Council.

IV. RECOMMENDED MOTION: Information Item Only

Attachments:

1. HCRA 2022 Work Plan_Green
2. HCRA 2022 Work Plan_Raim
3. HCRA 2022 Work Plan_Best
4. HCRA 2022 Work Plan_Trammell
5. HCRA 2022 Work Plan_Buckingham
6. HCRA 2022 Work Plan_Staff
7. HCRA 2022 Work Plan_Trammell
Historical Markers



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY

Redevelopment Objective:

2 PARKING IMPROVEMENTS

Performance Objective:

INCREASED PUBLIC PARKING IN HARBOR DISTRICT

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Reduce Pay for Parking on Private Property			
Increased Public Parking			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Quantify current public parking in the HCRA	CDD, CCD, HCRA-AC, CM	12/2021
Identify areas suited to increase public parking	CDD, HCRA-AC, CM	
Stakeholder workshop	CDD, HCRA-AC, CM	

Process Improvement:

--

Stakeholders:

Internal	External
City Manager (CM)	Business Owners
Code Compliance Department (CCD)	Property Owners
Community Development Department (CDD)	
Public Services Department (PSD)	
HCRA-AC	

Process Owner: Jim Green



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY

Redevelopment Objective:

1 TRANSPORTATION AND PEDESTRIAN SAFETY

Performance Objective:

IMPROVED CONGESTION & MOBILITY

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Improved Pedestrian Crossing	100%		
Reduced Congestion			
Increase MMTD & Mobility			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Install Pedestrian Crosswalks along Hwy 98	CDD, CCD, HCRA-AC, PSD, CM	Complete
Stahlman Intersection Improvements	CCD, HCRA-AC, PSD	12/2021
Crosstown Connector	CDD, HCRA-AC, PSD, CM	TBD

Process Improvement:

--

Stakeholders:

Internal	External
City Manager (CM)	US Army Corp of Engineers
Code Compliance Department (CCD)	Property Owners
Community Development Department (CDD)	Business Owners
Public Services Department (PSD)	
HCRA-AC	

Process Owner: Dr. Michael Raim



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY

Redevelopment Objective:

3 HARBOR ACCESS, OPEN SPACE AND RECREATION

Performance Objective:

ESTABLISH HARBOR REGULATIONS

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Register all livery operations within the City of Destin			
Prohibit Rogue Operators			
Increased Boating Safety			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Moratorium	CDD, CCD, HCRA-AC, CM	TBD
Identify Rogue Operators	CCD, HCRA-AC	12/2021
Harbor Capacity Study	CDD, ACOE, HCSC, CM	TBD

Process Improvement:

--

Stakeholders:

Internal	External
City Manager (CM)	US Army Corp of Engineers
Code Compliance Department (CCD)	Property Owners
Community Development Department (CDD)	Business Owners
Public Services Department (PSD)	
HCRA-AC	

Process Owner: Jan Best



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY FOR FAMILIES

Organizational Objective:

OBJECTIVE 4 – URBAN DESIGN AND INFRASTRUCTURE

Performance Objective:

REDUCE STORMWATER AND IMPROVE WATER QUALITY IN THE HARBOR

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Improved Water Quality			
Clean Marina/Harbor Designation			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Harbor District Stormwater Mitigation Plan	CDD, HCRA-AC, CM	12/2021
Clean Marina/Harbor Designation	CDD, HCRA-AC, CM	

Process Improvement:

--

Stakeholders:

Internal	External
City Manager (CM)	Property Owners
Community Development Department	Business Owners
Public Services Department	
HCRA-AC	

Process Owner: Sandy Trammell



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY FOR FAMILIES

Organizational Objective:

OBJECTIVE 4 – URBAN DESIGN AND INFRASTRUCTURE

Performance Objective:

Low maintenance landscaping (xeriscape)

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Square footage of ROW improvements			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Harbor District Landscape Plan	CDD, HCRA-AC, CM	12/2021

Process Improvement:

--

Stakeholders:

Internal	External
City Manager (CM)	Property Owners
Community Development Department	Business Owners
Public Services Department	
HCRA-AC	

Process Owner: Mike Buckingham



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

5 ECONOMIC DEVELOPMENT AND REVITALIZATION

Organizational Objective:

5A Implement the Harbor CRA Master plan

Performance Objective:

5A4 Review and revise the Harbor CRA Master plan

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Conduct comprehensive review of current plan	~25%		
Conduct workshops and public outreach for input on the updated plan			
Complete a red-line copy of the plan for presentation to CRA Board			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Review and familiarize committee with the plan content	DCM, HCRAAC	
Conduct workshops and public outreach for input	CM, DCM, HCRAAC	
Craft a red-line copy of the plan to recommend change to the CRA Board	CM, DCM, HCRAAC, PSD, CDD	

Process Improvement:

--

Stakeholders:

Internal	External
City Manager and Deputy City Manager	Property owners
Community Development staff	Business owners
Public Services staff	Consultant
HCRAAC	Residents and visitors

Process Owner: Community Development Department



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 HIGH QUALITY OF LIFE AND SAFETY

Organizational Objective:

OBJECTIVE – HISTORICAL PRESERVATION

Performance Objective:

Establish Historical Markers in Harbor District

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Historic Overlay District			
Identify Historical Markers within Harbor			
Incorporate into City's Wayfinding Master Plan			
Establish self-guided walking tour			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Identify Funding Source	CDD, HCRA-AC, CM	TBD
Finalize Wayfinding Master Plan	CDD, HCRA-AC, CM	TBD
Implement Wayfinding Signage	CDD, HCRA-AC, CM	TBD

Process Improvement:

--

Stakeholders:

Internal	External
City Manager (CM)	Property Owners
Community Development Department	Business Owners
Destin Library	
HCRA-AC	

Process Owner: Sandy Trammell

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: February 9, 2022

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 5.A.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kyle Bauman, City Attorney

FROM: Steve O'Connor, Principal Planner

DATE: February 7, 2022

SUBJECT: Development Projects 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 and under review process.

II. DISCUSSION: Below are the Development and City Projects within the Harbor CRA.

Development Projects

Under Review Projects

- **21-04-SO Wet and Wild** - 119 Calhoun Ave
- **Status:** Waiting on applicant response and submittal to Staff comments sent October 1, 2021
 - This is a major development within the Harbor CRA area. This project is proposed in Calhoun Mixed Use Zoning District (CMU). This project is proposed to be a redesigned parcel to support commercial uses. The development of the site includes multi modal district and design initiatives and seeks to protect the vegetation. This major development order application is under review.

- **21-08-MS Pelican Adventures-** 546,580 and 600 Harbor Boulevard
- **Status:** Waiting on applicant response and submittal to Staff comments on 3rd completeness review sent October 21, 2021.
 - This project is a major deviation development in South Harbor Mixed Use (SHMU) Zoning District. This project type proposes commercial use on the parcel and proposes to provide a parking for Pelican Adventures, Inc servicing resort features for watersport recreation. This project is still under review.
- **21-16-SP Just Chute Me** - 513 Harbor Blvd
- **Status:** Voided due to missed material deadlines
 - This is an application for a Minor Development Order. The project consists of developing the existing site to accommodate valet parking to be used for the parasailing business.
- **21-21-SP McGuire's Parking Structure** - 90 Sibert Avenue
- **Status:** Waiting on applicant response and submittal to Staff review comments sent October 29, 2021.
 - This is a request to amend the current DO to build a 2 story Parking Structure to serve patron's of the businesses on the premise.
- **21-37-SP Gilligan's Boat Works** - 531 Mountain Dr.
- **Status:** Awaiting Applicant resubmittal to Staff comments on December 2, 2021
 - This is a request for a Construction of a boat maintenance storage building and boat and storage parking lot.
- **21-41-SP, 21-42-MS Calhoun Estates by the Bay** – 119 – 135 Sibert Ave & 122, 124 Calhoun Ave
- **Status:** Waiting on applicant response and submittal to Staff's completeness review comments sent December 29, 2021.
 - This is an application for a 37-lot single-family residential subdivision with a community pool and 4 common areas. The proposal includes 48' private Rights of Way.

Completed Projects

- **21-13-SP Xtreme H2O Parking Lot** - 326 Mountain Drive
- **Status:** Completed
 - This is an application for a Minor Deviation to an existing Major Development Order. The project consists of paving over the existing sand/shell parking lot with asphalt or concrete.

City Projects

- **Crosstown Connector (Beach to Benning)**
- **Status:** Under design
 - This is the final segment of the overall crosstown 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.
- **Zerbe/Calhoun Pedestrian Project Phase I, Zerbe/Sibert to Clement Taylor Park**
- **Status:** Completed
 - This project provides a pedestrian multi-use pathway connecting Clement Taylor Park and Captain Leonard Destin Park with the Community Center and the Sibert Ave Parking Lot as well as other city facilities.
- **Zerbe/Calhoun Pedestrian Project Phase II (boardwalk under the bridge)**
- **Status:** Under design
 - A.K.A., Boardwalk Under the Bridge, this project will provide a pedestrian crossing of US Highway 98 under Marler Bridge for safe pedestrian access between the Harbor Boardwalk and City parking.
- **Capt. Royal Melvin Heritage Park - 206 Harbor Blvd**
- **Status:** Under construction
 - This project will be the city's pedestrian gateway to the Harbor Boardwalk that will include public restrooms, local informational signage, and the facilities for an entertainment venue.
- **Clement Taylor Park Improvements - 131 Calhoun Ave**
- **Status:** Waiting for final funding approvals
 - This project will include new restrooms, parking lot improvements and enhanced pedestrian access improvements.
- **Sibert Ave Parking Lot Improvements - 108 Sibert Ave**
- **Status:** Under design
 - Parking Lot Improvements on the parcel. Approximately 35 parking spaces added to the parking lot.
- **Hwy 98 at Stahlman Ave Signalization Project**
- **Status:** On FDOT's 5 Year PD&E Plan
 - This project will focus on safety of the intersection for both vehicles and pedestrians alike.
- **Hwy 98 Landscaping Project – Airport Rd to Marler Bridge**

- **Status:** Under design
 - This project will provide some landscaping within the US Highway 98 corridor to help make the area aesthetically pleasing.
- **Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to Marler Bridge.**
- **Status:** Part of FDOT’s 5-year PD&E Plan
 - The PD&E Study will look at FDOT's role in congestion mitigation of US Highway 98 between Airport Road and the Marler Bridge.
- **Stormwater Master Plan Update**
- **Status:** 95% complete, tentatively headed to City Council in February
 - Although this is for the entire City will have impacts on stormwater mitigation within the Harbor CRA district, this plan is underdevelopment currently and should be brought forward to the Committee in March or April.

As the Development Projects and City Projects are under review, Staff will continue to provide updates to the Harbor CRA at their monthly meetings.

- A. **Link to Strategic Goals / Objectives:** N/A
- B. **Effect on Budget (EOB):** N/A
- C. **Level of Service (LOS):** N/A

III. **CONCLUSION:** This is an informational item.

IV. **RECOMMENDED MOTION:** None- Information only

Attachments:

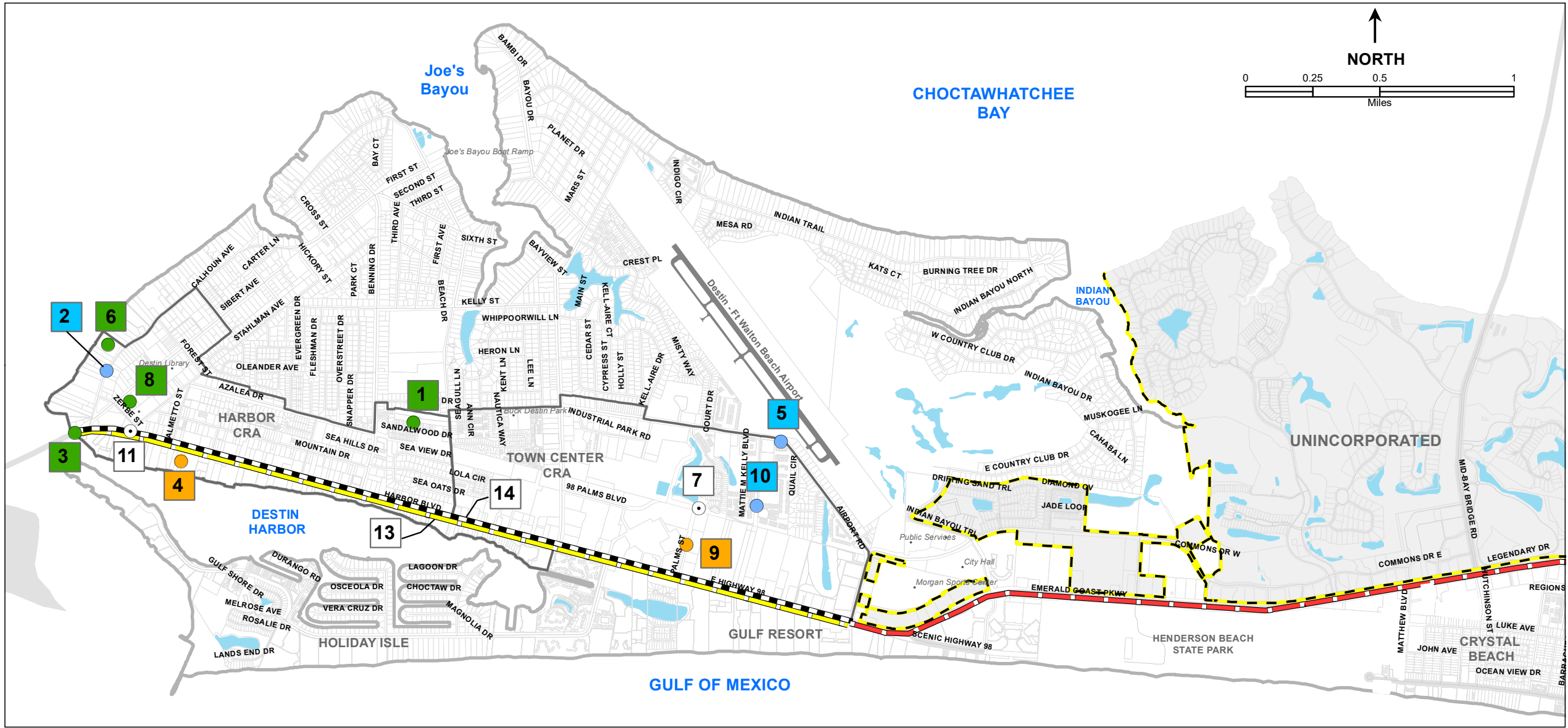
1. City Wide Projects February 2022
2. January Approved Projects
3. January Development Projects Under Review



City Projects February 2022

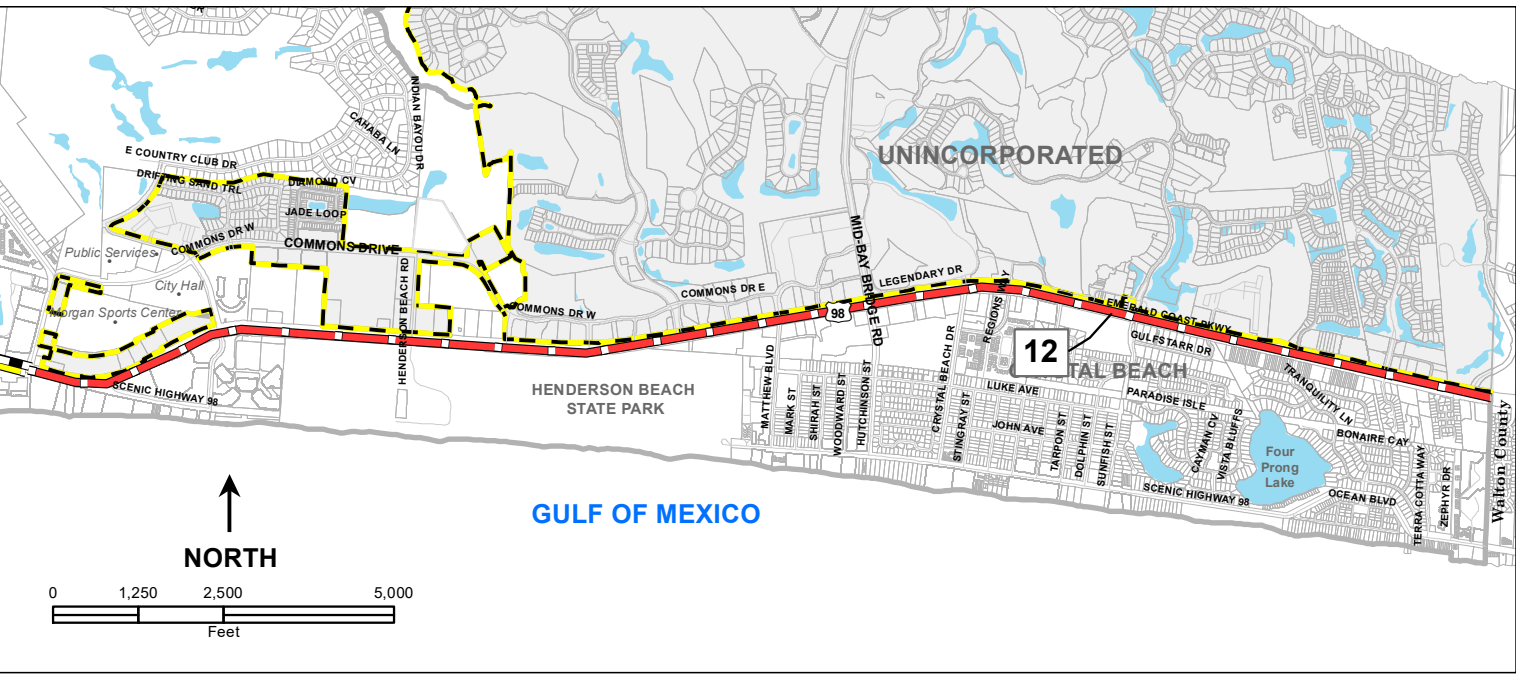
LEGEND

- Under Construction
- Under Design
- Other Projects
- Completed Projects
- Landscaping Project
Airport Rd. to Walton Co.
- Landscaping Project
Airport Rd. to Marler Bridge
- (PD&E) Study Hwy. 98
Airport Rd. to Marler Bridge
- City Limit Line



West Destin

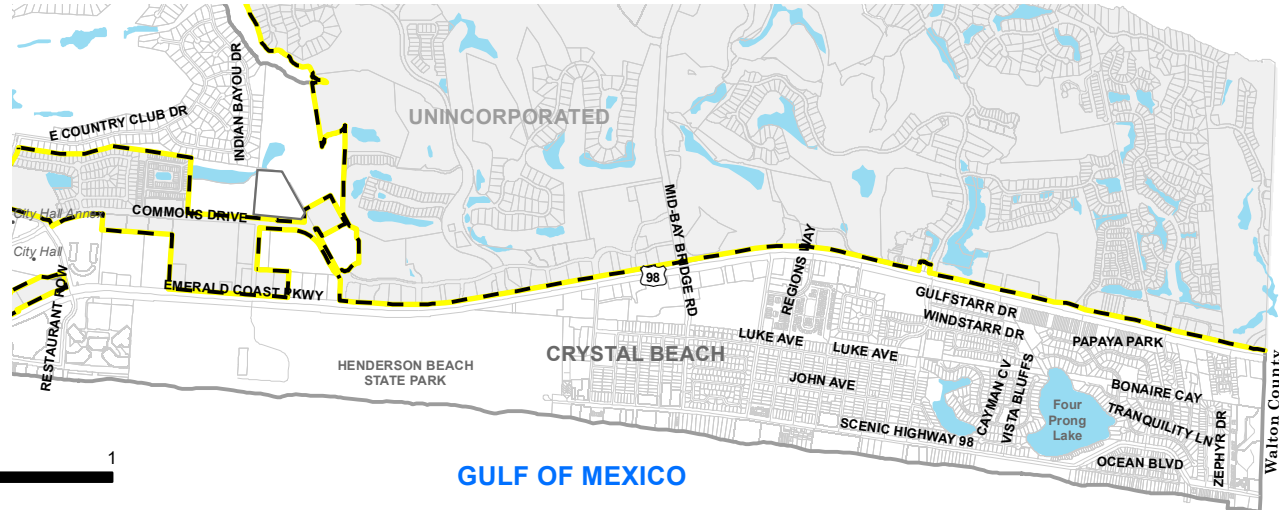
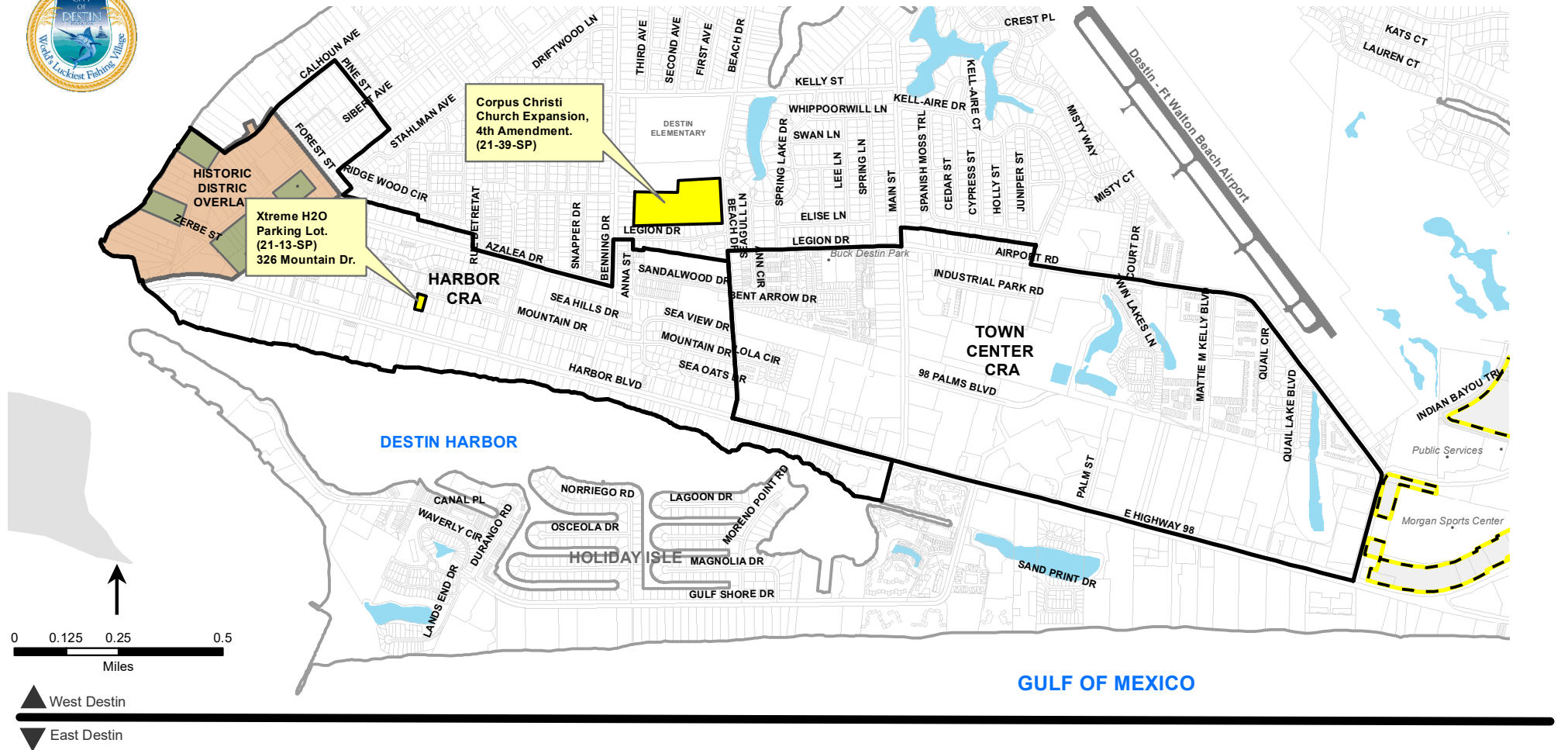
East Destin



- Crosstown Connector (Beach to Benning).
 - [Zerbe/Calhoun Pedestrian Project Phase I, Zerbe/Sibert to Clement Taylor Park.](#)
 - Zerbe/Calhoun Pedestrian Project Phase II (boardwalk under the bridge)
 - Capt. Royal Melvin Heritage Park, 206 Harbor Blvd.
 - [Airport Road Curve Improvements, near 1000 Airport Rd.](#)
 - Clement Taylor Park Improvements, 131 Calhoun Ave.
 - Pedestrian Pathway – Linear Park, Jewel Melvin Park to Mattie M Kelly Blvd (Gulf Power Easement), Concept
 - Sibert Ave Parking Lot Improvements, 108 Sibert Ave.
 - Palm St Extension, Vintage Destin – D.O. 19-08.
 - [Mattie M Kelly Blvd South Extension, The Charles – D.O. 20-02.](#)
 - Hwy 98 at Stahlman Ave Signalization Project
 - Hwy 98 Landscaping Project – Airport Rd. to Walton County Line
 - Hwy 98 Landscaping Project – Airport Rd to Marler Bridge
 - Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to Marler Bridge
 - Stormwater Master Plan
- * Completed Projects



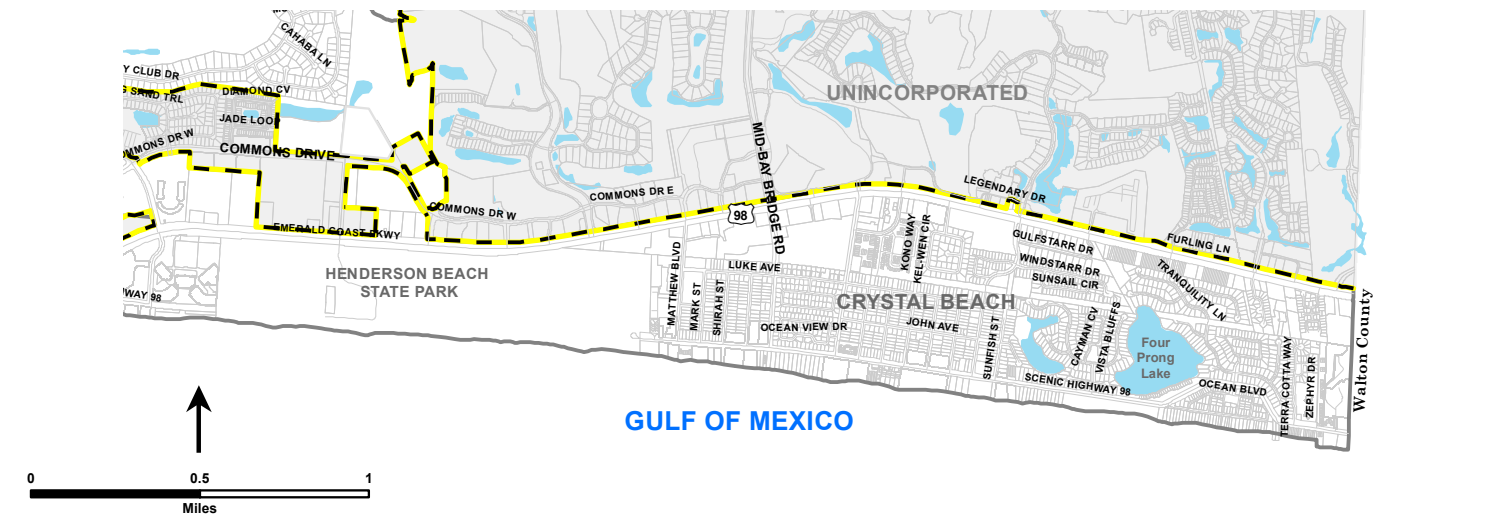
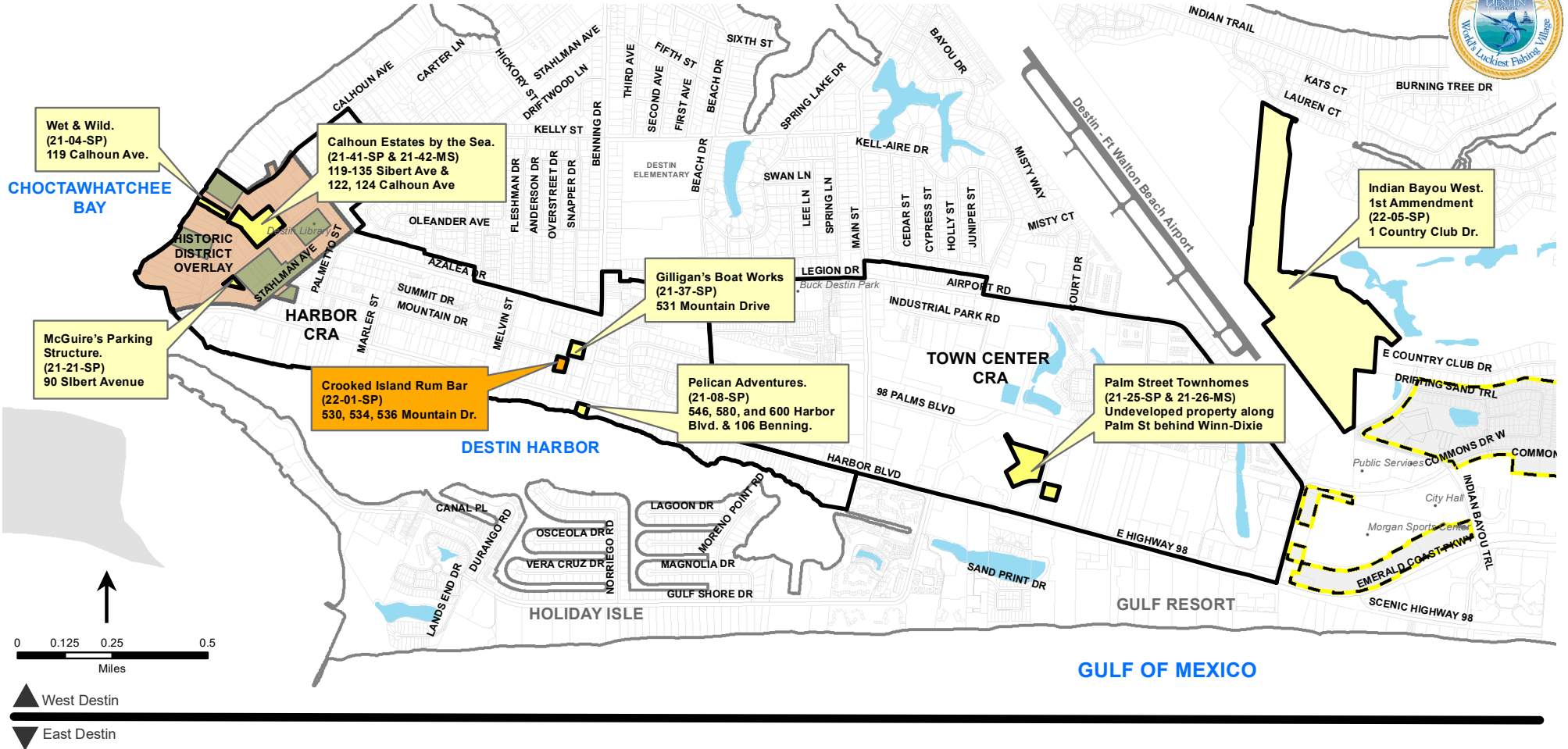
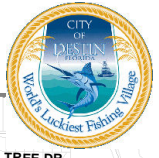
January 2022 - Approved Projects



LEGEND

- City Limit Line
- Approved Projects
- Zerbe-Calhoun Historic District Overlay
- Existing Municipal Facilities

January 2022 – Development Projects Under Review



City Limit Line

New Development Project
Applications Received

Development Projects
Under Review

Zerbe-Calhoun Historic
District Overlay

Existing Municipal
Facilities