



**AGENDA
TOWN CENTER COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE
WEDNESDAY, APRIL 20, 2022
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) Minutes April 21, 2021**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A) Development and City Projects Update**
 - B) 2022 Stormwater Master Plan Project List and Study Areas**
 - C) FY22 Work Plans**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet**
 - B) Michelle Sandstead**
 - C) Delores Morrell**
 - D) Matthew Sweetser**
 - E) Alexander Santos**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: May 18, 2022**

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
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
APRIL 21, 2021 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, April 21, 2021 at the Destin City Hall Boardroom with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Michele Sandstead
Delores Morrell
Matthew Sweetser

Staff Present

Kim Montgomery Deputy City Clerk
Daniel Butler Planner
Louis Zunguze CD Director
Don Smith City Engineer
Krystal Strickland, Finance Director
Kyle Bauman City Attorney

2. APPROVAL OF MINUTES: January 20, 2021

Motion by Committee member, Sandstead seconded by Committee member Morrell to approve the January 20, 2021 meeting minutes as corrected, passed 5-0.

3. OLD BUSINESS:

➤ **Development Projects Update**

Mr. Butler informed the members that currently, Chick-fil-a and the Destin Water Users (DWU) Project are the only two active projects in their district.

Committee member Sandstead asked what DWU project is, and Chairman Wernet provided the information.

4. NEW BUSINESS:

➤ **Town Center CRA Master Plan**

Mr. Butler informed the members that it has been several years since their Master Plan was updated, even though there have been some suggested revisions throughout those past few years. And staff is asking if they prefer to review and update the Plan for consistency with the Comprehensive Plan in meetings or to have staff go ahead and make the updates as requested in the past, then bring it back for their review.

Committee member Sweetser questioned the reference to a High School in the plan and if it was a High School or the Charter School that was sought. According to the Chairman, back when they first started working on the plan, they were informed by the then staff that if there is anything they wanted in their district, it was good to have it in the plan. And is why it doesn't specify either one, just that a school was a need.

Chairman Wernet made the motion to direct staff to incorporate the comments made over the years and to update the Master Plan to coordinate with the Comprehensive Plan. Committee

member Sandstead provided the second. With no further discussion, the Chairman called for the vote and the motion passed 4-0.

➤ **2020 Work Plans**

Mr. Butler informed the members that this is just informational at this point and staff is outlining the goals and objectives that support the work plans. Noting that staff will keep them updated as the projects move forward.

Chairman Wernet mentioned that at this time, there is no action to take on their work plans.

Committee member Sweetser mentioned that he has had a few people ask him if there have been any studies done regarding the Linear Park being under the power lines and if it would affect health.

According to Mr. Zunguze, in his experience, there are many cities that have parks, such as this proposed linear park, and he has never heard of any such side effects.

➤ **Gulf Power Linear Park Update**

Mr. Butler informed the members that in October and November of 2020, the preliminary scope of work for the Linear Park was presented to the Parks & Recreation Committee and this committee for a recommendation to City Council to direct staff to draft a Request for Bid for the project's schematic design. And both committees voted unanimously for the recommendation to Council for their consideration. Adding that this park is now identified as a Capital Improvement Project and staff will keep everyone up-to-date on its progress.

There was some general discussion regarding the location of the park and what would be included in the initial estimate regarding the long range funding. According to the City Engineer, Don Smith, he will gather all the information on the cost projections and provide it at their next meeting.

➤ **Cross Town Connector Update**

The City Engineer provided the Agency members with an update of the status of the Crosstown Connector (CTC). He provided a short Power Point Presentation of the background of the project and how currently it is at a 30% status, with the following goals that have been met:

- June 1, 2020 – City Council approved the redesign of the CTC from a 4-lane to a 2-lane roadway.
- October 19, 2020 – City entered a contract with Atkins for redesign.
- February 2021 – Atkins provided 30% plans for review and comment.



CTC Design Element:

- Boulevard Style Roadway with a large, landscaped median.
- Benning Intersection Proposed All Way Stop, as directed by City Council.
- Beach Intersection Proposed Roundabout.
- Open Space – Possible Linear Park.



Committee member Sweetser asked about the status of the ROW that has not been purchased. According to Mr. Smith, staff has plans to get approval from Council for the scope of fees necessary to start on the portion of the ROW that is left to obtain for the completion of the project.

According to Ms. Strickland, the city has executed FDOT's \$2.7M grant to fund the acquisition of the right of ways necessary and the city is waiting for FDOT to execute their portion of the grant application. And after that, staff will ask City Council for permission to purchase the last two parcels needed.

There was additional discussion about how the right-of-access, once the project is finished, will take the additional burden off the local streets that are now being used to avoid Highway 98. As well as the future improvements to the Stahlman Ave./Highway 98 intersection.

The City Engineer also informed the members of the Council Workshop scheduled for May 10th at 5:30 p.m. on this subject.

➤ **Capital Projects Funding**

Ms. Strickland provided the members with an overview of the Capital Projects list, which consist of 40 different currently active projects budgeted for FY-21 and some additional ones Council directed staff to add to the list. She explained they are broken down in categories required by the Auditor General which are:

- Renewal & Replacement
- General Government
- Public Safety
- Physical Environment
- Parks & Recreation
- Vehicle Purchases

She provided the members with an example of the Replace & Renewal Fund and how each year, the city is required to have a certain amount money set aside to maintain all the facilities and upgrade vehicles as needed. Also, the city receives funds from the State of Florida from the Gas Tax. And there are two different gas tax categories.

- Gas Tax #1 the city receives is strictly used for roads, sidewalks and streetlighting.
- Growth Necessitated and Comprehensive Plan Related Projects:
 - Gas Tax #2 – Traffic issues – Comprehensive Plan Traffic Issues, which will help with the Cross Town Connector project
 - Development Growth Impact Fees
- Council Directed Projects:
 - Beach Acquisition
 - Cross Town Connector
 - Undergrounding of electricity
- Other Capital Projects:
 - CR-H is the Harbor CRA-AC
 - Capt. Royal Melvin Heritage Park & Plaza (CRMHP)
 - Clement Taylor Park Renovations - will start after the CRMHP is further along as part of the requirements from the grants.
 - CR-T – Linear Trail Park

She explained how she is working with the Grants & Projects Manager to try and obtain a grant from the State of Florida – Recreation Trail Program funded by FDEP and they will apply for it next year since this year's grant deadline expired in February. Additionally, staff is looking into other funding opportunities and she will be bringing that information to them at their next meeting. She also went over

several other projects the city has received grants for and some that did not get funded for this FY year. As well as covering the Revenue and Expenditures for the city.

She also explained the Fund Balance for the Town Center CRA, and how it is still at a negative \$2.2M because the General Fund has been paying the Town Center's debt service for some time. However, it is projected that the Town Center should be able to start paying the city back next year. And staff will be bringing a proposal on exactly how much the Town Center CRA needs to be balanced along with the projects that are desired to be accomplished. And additionally, the debt should be paid off in 2037, a year before it is to sunset.

Committee member Sweetser questioned what the \$35k Park Impact Fee Project fund is for. According to Ms. Strickland, that amount was budgeted for a storage building to be purchased to assist staff because of the abundance of Softball tournaments that take place at the Morgan Sports Center. Adding that the location of the one being used now may eventually be used for Pickle Ball Courts.

The Chairman asked about the line item #19 for the Vintage sidewalk that does not have a project number. According to Ms. Strickland, there is a Development Order for the Vintage Apartments where they gave the City \$290k as a mitigation type program. And the Community Development team is waiting on some items to get finalized before the city can move forward with the ROW work.

Mr. Zunguze explained this a contribution for public improvements and once the period for performance has past, staff will do their work to finalize the project and use the funds for the sidewalks.

5. COMMITTEE MEMBER REPORTS:

Committee member Sandstead – Thanked staff getting the owner of the land that was cleared out and cleaned between her antique shop and the U.S. Post Office.

Committee member Sweetser – Asked if anything can be done about the back of the property that is for sale that includes the Dollar General Store and Olde Time Pottery. According to Mr. Zunguze, that is next, and staff will be working closely with the City Attorney to try as best as possible to get the owner to do something, within his rights, to help improve the appearance of that general area.

7. DIRECTOR'S REPORT:

According to Mr. Zunguze, Harbor Capacity Study is currently underway, and the Steering Committee is meeting monthly. He informed the members that at the meeting last month, they came up with a list of issues that they would like to see addressed in the harbor area such as, parking and water quality. And they will continue to work on those and other issues prior to making recommendations to Council. Also, the Harbor Capacity Study will really start this summer once the busy tourist season gets going for the professionals to be able to survey and determine the necessary results of the study.

Mr. Zunguze also informed the Agency members that City Council has authorized the funding for staff to update the Land Development Code. After which, staff will be bringing it before them to outline how they should proceed with the Town Center.

➤ **Next meeting is May 19, 2021.**

ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:55 PM.

Adopted and approved _____ day of _____ 2021.

Lockwood Wernet, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: April 20, 2022

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 5.A.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager

FROM: Sae More, Planner
Steve O'Connor, Principal Planner
Kimberly Kopp, Land Use Attorney

DATE: April 11, 2022

SUBJECT: Development 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**

- **Destin Industrial Park, Project ID: 22-23-SP (DEV-000561-2022)**
- **Project Location:** 500 Industrial Park Rd, Parcel ID: 00-2S-22-0000-0001-0020
- **Status:** Under Review
 - The 1st submittal was received March 28, 2022.
 - This is an application for a Major Development Order. The project consists of redeveloping a previously constructed parcel to include 32,400 sf warehouse space within five building footprints.
 - Staff is to perform the completeness review.

- **Palm Street Townhomes Project ID: 21-25-SP & 21-26-MS (DEV-000132-2021)**
- **Project Location:** Undeveloped property along Palm St behind Winn-Dixie., Parcel ID: 00-2S-22-0098-0000-001A, 00-2S-22-0000-0013-0000, 00-2S-22-6401-0000-0040.
- **Status:** Under Review
 - This is a DO request with a Major Subdivision to establish a 66-unit townhome development.
 - The 1st submittal was received August 18, 2021, for DO and September 18, 2021, for the Subdivision application.
 - Application deemed complete on October 12, 2021
 - TRC Comments are due by November 3, 2021
 - Staff sent the Development Review Report to the applicant on November 30, 2021
 - Conditional Use approval set for LPA on December 2, 2021, was recommended.
 - Conditional Use approval set for City Council on February 7, 2022, was approved.
 - Currently, the application is awaiting a resubmittal review from TRC.
- **Completed Projects**
 - **Chick-Fil-A (21-11-SP) – November 16, 2021**
 - **Status:** Approved
 - This was an application for a Major Development Order. The project consists of demolishing the existing retail shopping center and redeveloping the property into a new Chick-Fil-A restaurant with a drive-thru. The existing store on Highway 98 would close when this project concludes.
 - **Destin Water Users (21-12-SP) – September 9, 2021**
 - **Status:** Approved
 - This was an application for a Major Development Order. The project consists of demolition construction of 3 buildings and a parking garage within the DWU WWTP Campus for more hardened facilities for existing staff and equipment.

City Projects:

- **Airport Road Curve Improvements, Near 1000 Airport Rd**
- **Status:** Complete
 - This project improved the curve along Airport Road by improving the visibility

of the curve and adding increase friction asphalt on the curve.

- **Pedestrian Pathway – Linear Park, Jewel Melvin Park to Mattie M Kelly Blvd**

- **Status:** In Concept phase

- This project is proposing a linear park with pedestrian amenities within the Gulf Power Easement Jewel Melvin Park.

- **Palm Street Extension**

- **Status:** Complete

- This project extended Palm Street from HWY 98 north to the new apartments of the Vintage Destin Development.

- **Mattie M. Kelly Blvd South Extension**

- **Status:** Under Construction

- This project is to connect Mattie M. Kelly Blvd with HWY 98 to serve the New “Charles Apartments” complex.

- **Hwy 98 Landscaping Project – Airport Rd to Marler Bridge**

- **Status:** Under Construction

- 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:** On 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:** Complete

- Although this is for the entire City, it will have an impact on the 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:

IV. RECOMMENDED MOTION: None- Information Only

Attachments:

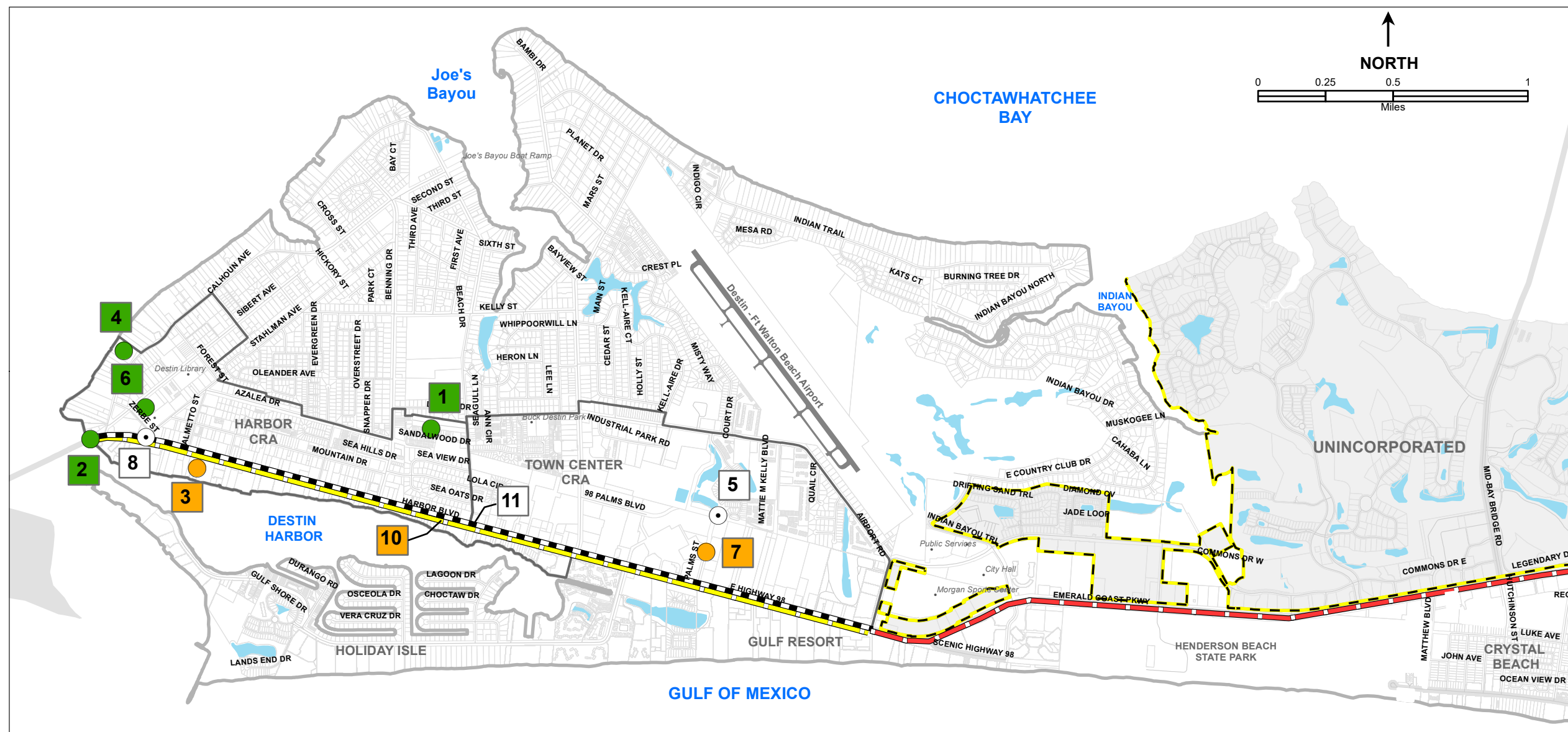
1. City Projects
2. Development Projects



City Projects March 2022

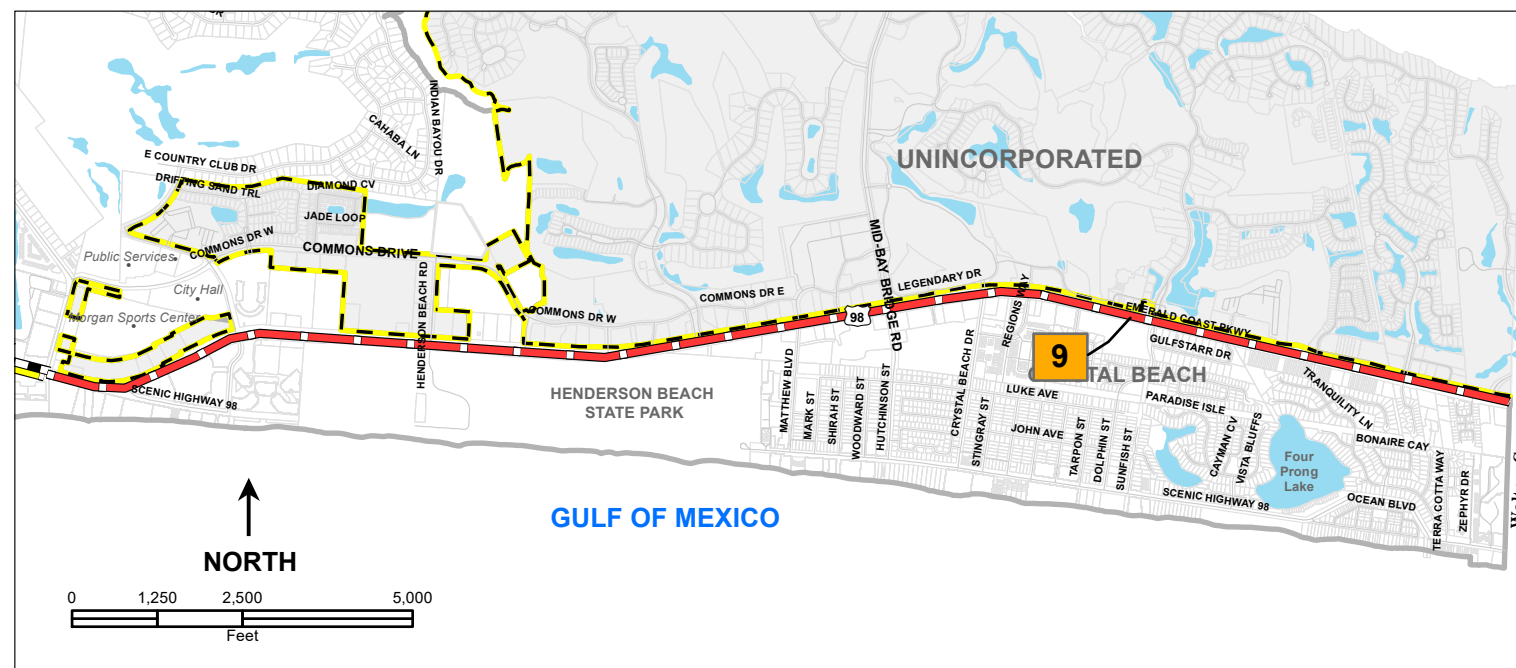
LEGEND

-  Under Construction
-  Under Design
-  Other 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



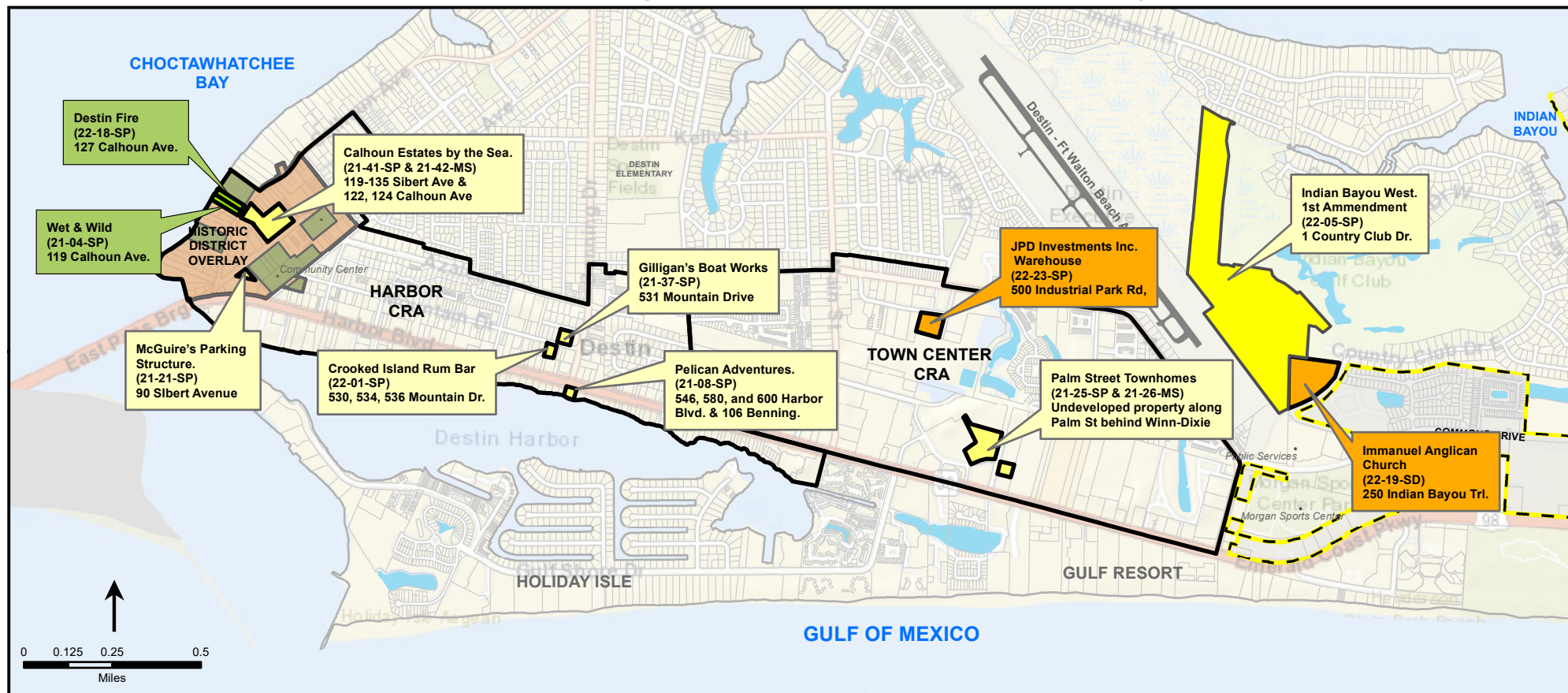
▲ West Destin

▼ East Destin



1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (boardwalk under the bridge)
3. Capt. Royal Melvin Heritage Park, 206 Harbor Blvd.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Pedestrian Pathway – Linear Park, Jewel Melvin Park to Mattie M Kelly Blvd (Gulf Power Easement), Concept
6. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
7. Palm St Extension, Vintage Destin – D.O. 19-08.
8. Hwy 98 at Stahlman Ave Signalization Project
9. Hwy 98 Landscaping Project – Airport Rd. to Walton County Line
10. Hwy 98 Landscaping Project – Airport Rd to Marler Bridge
11. Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to Marler Bridge
12. Stormwater Master Plan

March 2022 City Wide Development Projects



▲ West Destin

▼ East Destin



LEGEND

- City Limit Line
- New Development Project Applications Received
- Development Projects Under Review
- Development Orders Issued/ Applications Approved
- Zerbe-Calhoun Historic District Overlay
- Existing Municipal Facilities

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: April 20, 2022

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 5.B.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager
Kimberly Kopp, Land Use Attorney

FROM: Joe Bodi, Engineering Asst. II

DATE: March 30, 2022

SUBJECT: 2022 Stormwater Master Plan Project List and Study Areas

I. BACKGROUND:

The City's Stormwater Master Plan (SWMP) is a long-range planning tool. The primary purpose of the SWMP is to identify drainage improvement projects that prevent localized flooding and protect water quality.

On September 7, 2021, City Council approved the SWMP and directed staff to bring the prioritized project list before City Boards and Committees for review and comment. Comments from Committees and Boards will be compiled and presented to the City Council.

The 2022 SWMP update was prepared by Jenkins Engineering and its objectives include:

- Creating sub-drainage basins using LiDAR
- **Establish updated list of priority projects and mitigation strategies**
- Recommend policy and code revisions to ensure consistency between the Comprehensive Plan and the Land Development Code.

II. DISCUSSION:

The update identified three (3) study areas, and thirteen (13) drainage projects. The projects were prioritized based upon the Level of Service (LOS) established under the 2004 SWMP (see attachments).

In addition, to the prioritized list of projects, the SWMP proposes a City-wide Swale Initiative. The City-wide Swale Initiative will identify additional public right of way and re-establish existing roadside swales (i.e., 3:1 slope) to further improve the MS4 and City LOS for drainage. Furthermore, private stormwater facilities, approved through the Development Order process, will also be part of the City-wide initiative. However, the reestablishment and maintenance responsibility will fall upon the respective Homeowners Association or Property Management Company.

Below is the list of study areas and identified projects, listed in priority, based upon the 2004 LOS.

STUDY AREAS

Indian Bayou/Indian Lakes
Kelly Addition Subdivision
Destin Harbor

PRIORITY PROJECTS LIST

Diamond Lake (Mattie Kelly Arts)
First and Second Street
Four Prong Lake
Restaurant Row
Zerbe Street
Eagles Landing
Main Street and Indian Trail
Cross Street
Scenic 98 and Matthew Boulevard
Reddin Brunson
Burning Tree
Main Street & 98 Palms
Heritage Run

A. Link to Strategic Goals / Objectives:

Implement prioritized Stormwater Improvements based upon the Stormwater Master Plan.

B. Effect on Budget (EOB): TBD

C. Level of Service (LOS): Improve Drainage LOS and NPDES Permit Compliance

III. CONCLUSION:

The SWMP update identified thirteen (13) drainage improvement projects. The projects were prioritized based upon the 2004 Level of Service criteria. City staff requests the Town Center CRA Advisory Committee review the list of Priority Projects List and Study Areas.

IV. RECOMMENDED MOTION: I move that the Town Center CRA Advisory Committee recommend City Council approval of the list of Priority Projects and Study Areas as presented.

Attachments:

1. City of Destin SWMP Update 2022_ FINAL
2. Stormwater Masterplan Update Map_ FINAL
3. SWMP Executive Summary_ FINAL

2022

STORMWATER MASTER PLAN UPDATE

FOR



PREPARED BY



**73 Eglin Parkway N.E., Suite 203
Fort Walton Beach, Florida 32548
(850) 837 – 2448**

FEBRUARY 2022

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EXECUTIVE SUMMARY

The City of Destin is unique in the fact that the city is only 7.2 square miles with over 27 miles of shoreline, not including inland lakes and wetlands. Destin's economy – Tourism and Fishing – rely on the clean, clear surface waters. Protecting water quality is important to the City's world class vision. The 2004 Citywide Stormwater Master Plan was the first of such plans for the city and its goal was concentrated on water quantity (i.e., flooding) issues throughout the city. Staff implemented the recommended projects to a degree of success that the city no longer sees the repetitive structural flooding it had experienced previously. The Citywide Stormwater Master Plan Update is a transition from a water quantity plan to ultimately a water quality plan.

The City of Destin tasked Jenkins Engineering Inc. with updating the Citywide Stormwater Master Plan (SWMP) prepared in 2004 by Jones Edmunds & Associates Inc. The SWMP is a living guideline document providing a current snapshot of the city's stormwater health and future actions needed based on the data provided. The goal and objective of the SWMP is to provide a framework for flood mitigation, water quality improvement projects and recommending policy changes to achieve stated goals and objectives by addressing water quality and water quantity issues within the city. The SWMP Update further reinforces the City's commitment and compliance with the Florida Department of Protection (FDEP) National Pollution Discharge Elimination System (NPDES) General Permit Program.

STORMWATER MASTER PLAN UPDATE OBJECTIVES:

- Identify the City's changing needs regarding storm water runoff, from quantity to quality.
- Identify flood mitigation and water quality improvement projects and study areas.
- Provide policy recommendations to provide clear expectations and address deficiencies in the Comprehensive Plan and Land Development Code.
- Provide an avenue for a dedicated funding source for stormwater facilities maintenance and repairs to continue compliance with the State of Florida's National Pollutant Discharge Elimination System (NPDES).

The Stormwater Master Plan Update identified three (3) study areas and thirteen (13) drainage projects listed below:

STUDY AREA

Indian Bayou
Kelly Addition Subdivision
Destin Harbor

PRIORITY PROJECT LIST

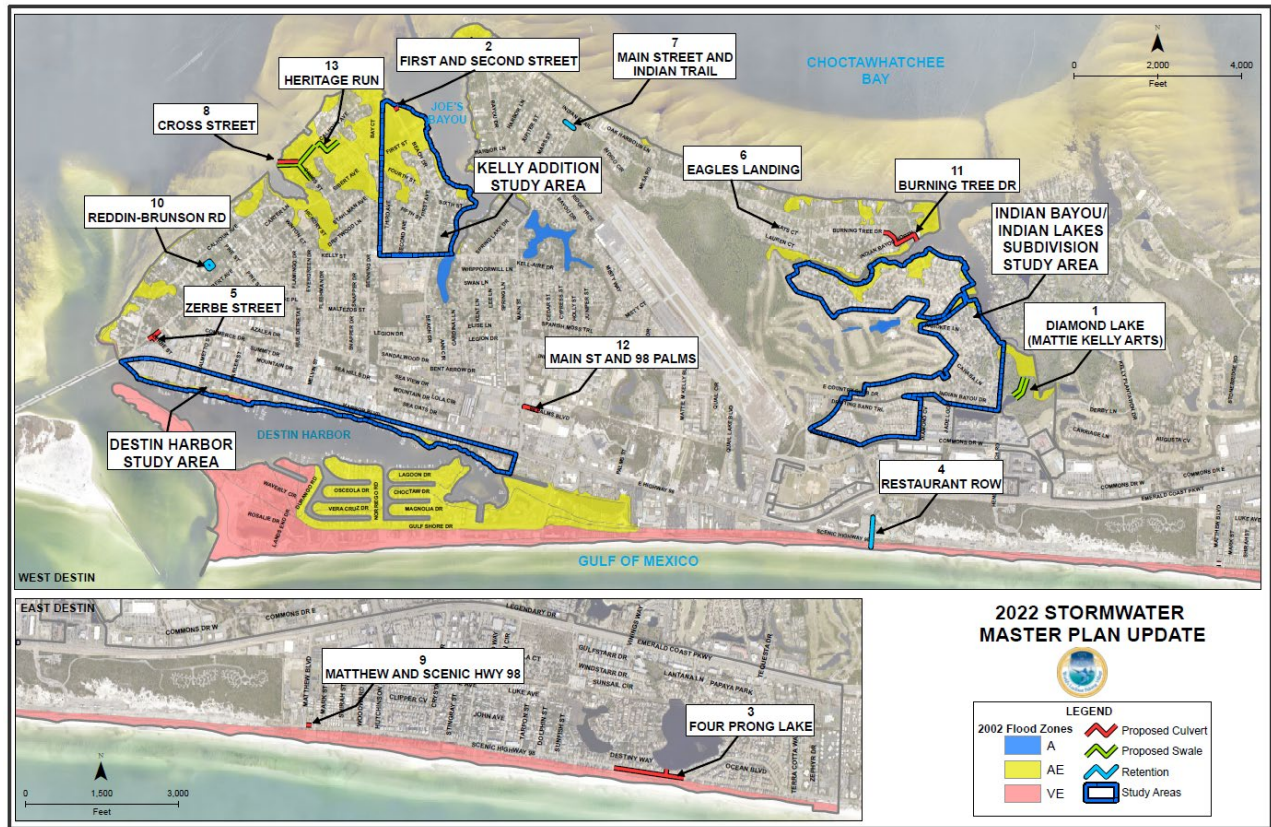
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Burning Tree
Main Street & 98 Palms
Heritage Run

PROPOSED POLICY AND CODE RECOMENDATIONS:

- Aligning conflicts between the Comprehensive Plan and Land Development Code.
- Provide greater retention requirements for floodplain and flood prone areas.
- Align Stormwater codes with Floodplain codes.
- Create stormwater compliance codes geared toward redevelopment.
- Provide thresholds for compliance of existing non-conforming projects.

CONCLUSION:

- The SWMP builds upon the original plan by;
- Further delineating existing drainage basins into smaller high-resolution catchments to determine peak flow rates.
- Identifies priority drainage projects and study areas
- Identifies Comprehensive Plan and Land Development Code policy alignment and proposed code changes to provide a better level of service related to drainage and water quality.



1 – INTRODUCTION

The City of Destin contracted Jenkins Engineering, Inc. to update the existing City of Destin Stormwater Master Plan developed by Jones, Edmunds and Associates, Inc. in May of 2004. The Stormwater Master Plan is a document created to assist the City of Destin with addressing stormwater runoff and flooding issues in flood prone areas throughout the City. This document should be used as a tool to assist City staff and elected officials with development and policy evaluation and prioritization of future capital improvement projects associated with stormwater management, flood control, and water quality improvement projects.

To maintain consistency with the 2004 Stormwater Master Plan, the previously delineated drainage basins were utilized in this updated evaluation. The existing Master Plan included eighteen (18) areas identified as areas which are subject to flooding issues. Of these eighteen locations, sixteen have been addressed through capital improvements since the creation of the plan in 2004. The previously established ranking criteria was used to create an updated list of thirteen additional locations which are addressed in this Stormwater Master Plan update.

A primary consideration associated with stormwater design is treatment for pollutant loadings and the potential impact on receiving water bodies. The Environmental Protection Agency (EPA) instituted Section 303(d) of the Clean Water Act in 1972. This regulation is the primary law regulating pollution which is discharged into waterways. The Clean Water Act establishes a list of impaired waters and is used to develop Total Maximum Daily Loads (TMDLs) for listed impaired waterbodies. Waterbodies within the vicinity of the City of Destin which are listed as not attaining current water quality standards for their intended use include East Pass, Choctawhatchee Bay, Destin Harbor and Henderson Beach. Water quality contaminants typically include bacteria, nitrogen and phosphorous. The City of Destin participates in water quality monitoring programs both internally with City staff and with the Choctawhatchee Basin Alliance.

The City of Destin addresses stormwater runoff attenuation and water quality treatment in Section 10.03.00 of their Land Development Code. The adopted level of service for drainage associated with new development / re-development within the City of Destin is to retain the first inch of rainfall on-site; and post-development runoff shall not exceed predevelopment runoff rates for a 25-year storm event,

up to and including an event with a 24-hour distribution using Florida Department of Transportation storm distributions.

CITY OF DESTIN OVERVIEW

The City of Destin is a peninsula consisting of approximately 7.7 square miles (4,900 acres) which is located between the Choctawhatchee Bay and the Gulf of Mexico. Elevations range from sea level to a maximum elevation of approximately 50 feet above sea level. The general topography of the area is moderately sloped with rolling dunes, bluff areas adjacent to the harbor and flatter coastal plains situated more inland of the shoreline.

The climate associated with the City of Destin can be considered semi-tropical with average rainfall totaling approximately 62 inches of precipitation each year. The city is unique in the aspect that it is surrounded by tidally influenced water bodies which impact existing tributaries, bayous, and wetland troughs throughout the city limits. A common issue with stormwater management within the City is undersized or overall lack of conveyance to the eventual receiving water bodies.

The City of Destin has a population which exceeds 10,000 residents requiring participation in the Florida Department of Environmental Protection (FDEP) NPDES (National Pollutant Discharge Elimination System) MS4 Phase II Program. A municipal separate storm sewer system (MS4) is a publicly owned conveyance of system of conveyances such as ditches, curbs, pipes, culverts, etc. designed or used for collecting or conveying stormwater and that discharges to surface waters of the state. Operators of a regulated MS4 such as the City of Destin are required to reduce the discharge of pollutants to the maximum extent practicable, protect water quality, and satisfy the water quality requirement of the Clean Water Act.

9 | Page

PEAK FLOW ESTIMATES

As stated in the previous section, the peak flowrates associated with individual drainage basins was calculated using the Soils Conservation Service method outlined in Technical Release 55 – Urban Hydrology for Small Watersheds published by the United States Department of Agriculture and the Natural Resources Conservation Service in June of 1986. The SCS method is best suited for urban watersheds in which impervious surfaces (roadways, sidewalks, parking lots and buildings) cover or will soon cover a considerable percentage of surface areas within a drainage basin.

The City of Destin has undergone significant development since its incorporation in 1984. This increase in development and impervious areas has a direct impact on the drainage basin's response to stormwater runoff. With the increase in development comes an increase in impervious areas which in turn decreases infiltration capacity. Impervious areas also increase runoff volumes, lower time of concentrations to peak flowrates and degrade water quality unless appropriate treatment measures are implemented. Runoff characteristics typically impacted by increased development include a reduction in infiltration areas and decreased travel times of runoff to eventual discharge locations. These changes can significantly increase runoff rates over time.

The SCS runoff curve number method equation is:

$$Q = (P - I_a)^2 / (P - I_a) + S$$

Where: Q = runoff (in)
 R = rainfall (in)
 S = potential maximum retention after runoff begins (in)
 I_a = initial abstraction (in)

The S variable associated with the SCS equation is directly correlated to a basin's curve number. The curve number is correlated to soils type and land use cover. The soil types and subsequent hydrologic soils groups were determined from a review of the NRCS Soils Survey for the City of Destin.

Colors depicted on map correspond to individual soil types defined for City of Destin. These soil types are divided into four hydrologic soils groups:

- A – sand, loamy sand, or sandy loam. Low run off and high infiltration potential.
- B – silt loam or loam. Moderate infiltration potential.
- C – sandy clay loam. Low infiltration potential.

- D – clay loam, silty clay loam, sandy clay, silty clay, clay. Highest runoff and very low infiltration potential.

These hydrologic soils groups determine a soils type's potential for initial abstraction and runoff retention potential. Individual drainage basins have been given a hydrologic soils group for the calculation of peak flow rates. The generalized table provided in Technical Release 55 – Urban Hydrology for Small Watersheds published by the United States Department of Agriculture, Natural Resources Conservation Service was utilized to determine Curve Number for individual basins based on hydrologic soils group within the basin area and land use type. Land use characteristics were divided into the following groups:

- Residential – ¼ acre lots
- Mixed Use – 1/8 acre lots with mix of commercial
- Business – urban commercial and business district
- Open Space

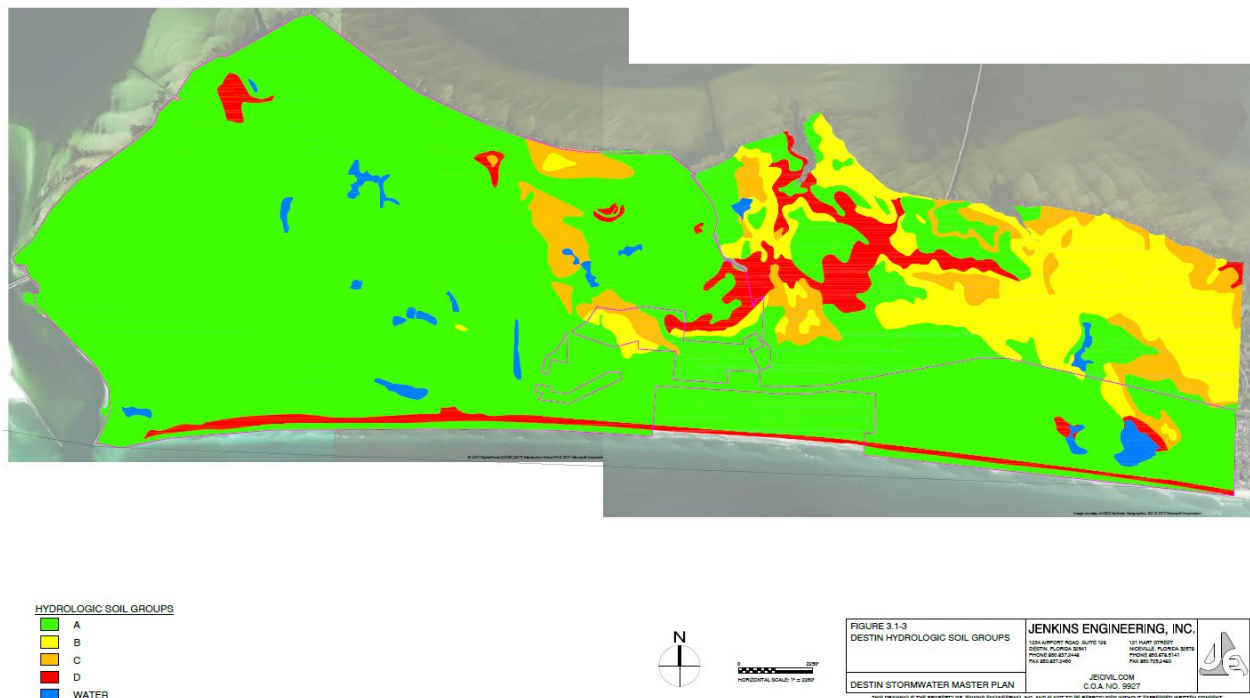


Figure 2.5: Hydrologic Soil Groups

Table 2.5: Runoff Curve Rates for Urban Areas

Cover description	Average percent impervious area ^{2/}	Curve numbers for hydrologic soil group			
		A	B	C	D
Cover type and hydrologic condition					
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) ^{3/} :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ^{4/}		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
<i>Developing urban areas</i>					
Newly graded areas (pervious areas only, no vegetation) ^{5/}		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

^{1/} Average runoff condition, and $I_a = 0.2S$.

^{2/} The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

^{3/} CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

^{4/} Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

^{5/} Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

3 – STORMWATER QUANTITY ESTIMATES

Stormwater runoff peak flowrate estimates for each basin were calculated in the ICPR stormwater design software created by Streamline Technologies. This software is accepted by local regulatory jurisdictions as well as State regulatory agencies such as the Northwest Florida Water Management District. Maximum peak flowrates were determined using the SCS method of determining peak flowrates. The following design criteria were utilized in the modeling efforts for the basins:

<i>Basin Area (Acres)</i>	<i>Curve Number</i>	<i>Time of Concentration (Minutes)</i>	<i>Distribution Curve</i>
<i>Individual basin areas calculated in Acres</i>	<i>Individual basin curve numbers taken from Table 2-2a of TR 55</i>	<i>Time of concentration calculated using TR 55 overland flow method</i>	<i>SCS – Type III distribution</i>

Peak runoff estimates for each basin area included in the attached documentation. Peak runoff rates were estimated for the 2-year, 25 year and 100-year storm events. The following figures show the characteristic of the SCS Type III rainfall distribution curve. The Type III curve is specific to the southeast region and extends from Texas to the Florida big bend area. This storm distribution is a statistical distribution of rain amounts over a 24-hour period. The typical Type III distribution rainfall amount peaks at the approximately the 12-hour point of a 24-hour storm event with the largest precipitation amount accruing during this period.

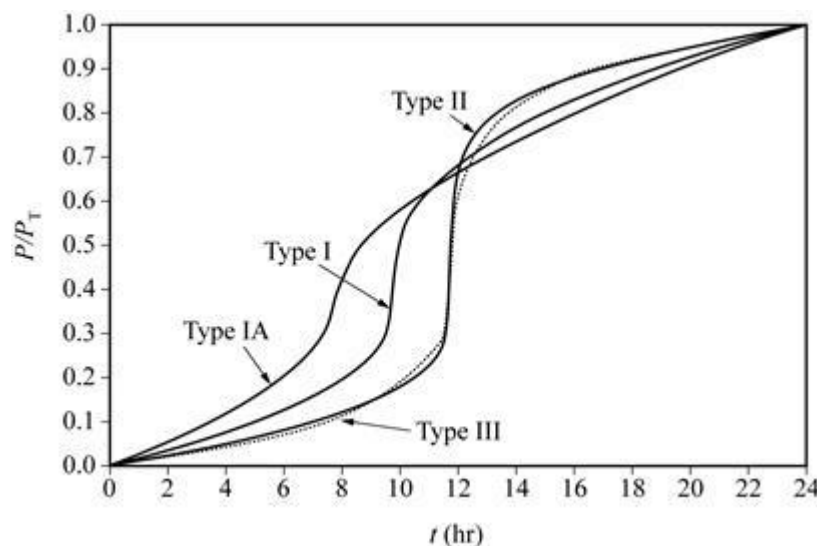


Figure 3.1: SCS Rainfall Distribution Curve

Figure B-2 Approximate geographic boundaries for NRCS (SCS) rainfall distributions

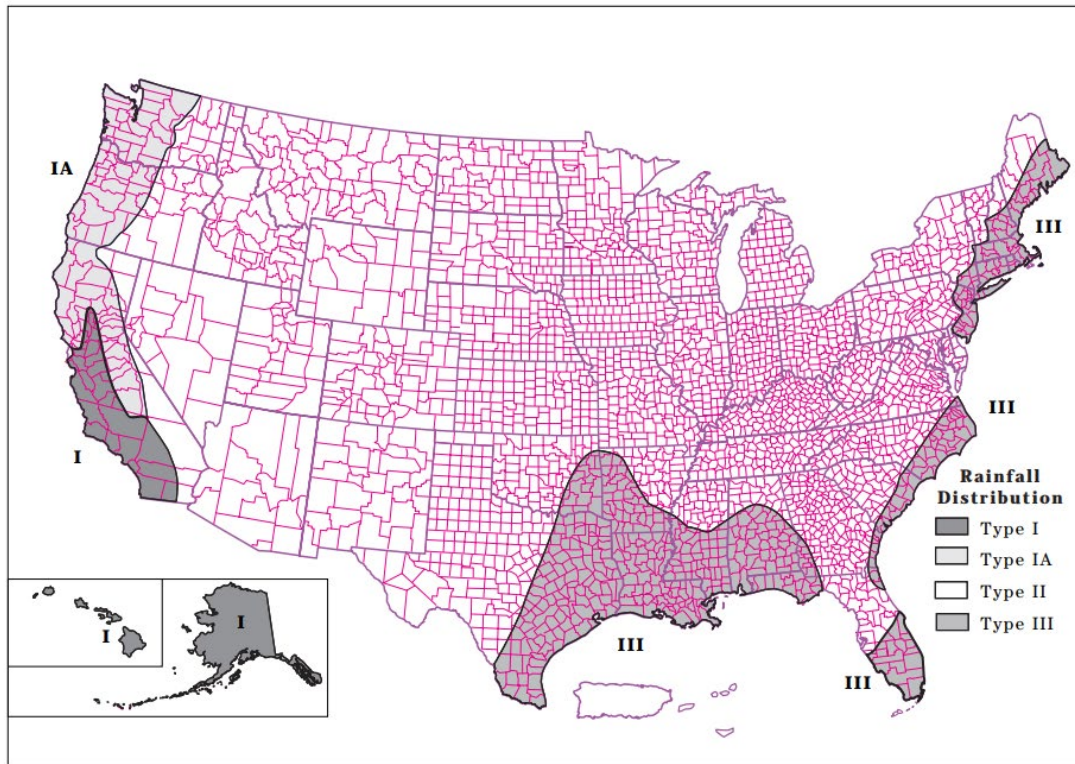


Figure 3.2: Geographic Boundaries for SCS Rainfall Distributions

WATER QUALITY CONSIDERATIONS

The City of Destin Level of Service (LOS) for drainage states the retention of the first one inch of rainfall on-site; and post-development runoff shall not exceed predevelopment runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration (Article 10.03.02). This requirement is intended to catch and retain the “first flush” of pollutants that is carried in stormwater runoff from paved and developed surfaces. The intent is to retain this volume of runoff and percolate the volume back into the ground water stores thus providing treatment and recharging the existing groundwater. However, future regulations will begin to require the consideration of Total Maximum Daily Load (TMDL) for development sites. The TMDL is the calculation of the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards for a particular pollutant.

The State of Florida is beginning to establish TMDLs for pollutant loads in waterbodies that have been classified as impaired by Section 303d of the Clean Water Act within the Northwest Florida region. This requirement will be implemented by the Florida Department of Environmental Protection (FDEP) and the Northwest Florida Water Management District (NFWFMD). As a partner with State agencies, the City of Destin will be expected to update local regulations following State guidelines.

Typical pollutants which will be considered are:

- Nutrients / Dissolved Oxygen
- Bacteria
- Metals
- Mercury

4 – STUDY AREAS, PROJECT LISTING & CITY-WIDE SWALE INITIATIVE

STUDY AREAS



Figure 4-1: Indian Bayou Basin Study

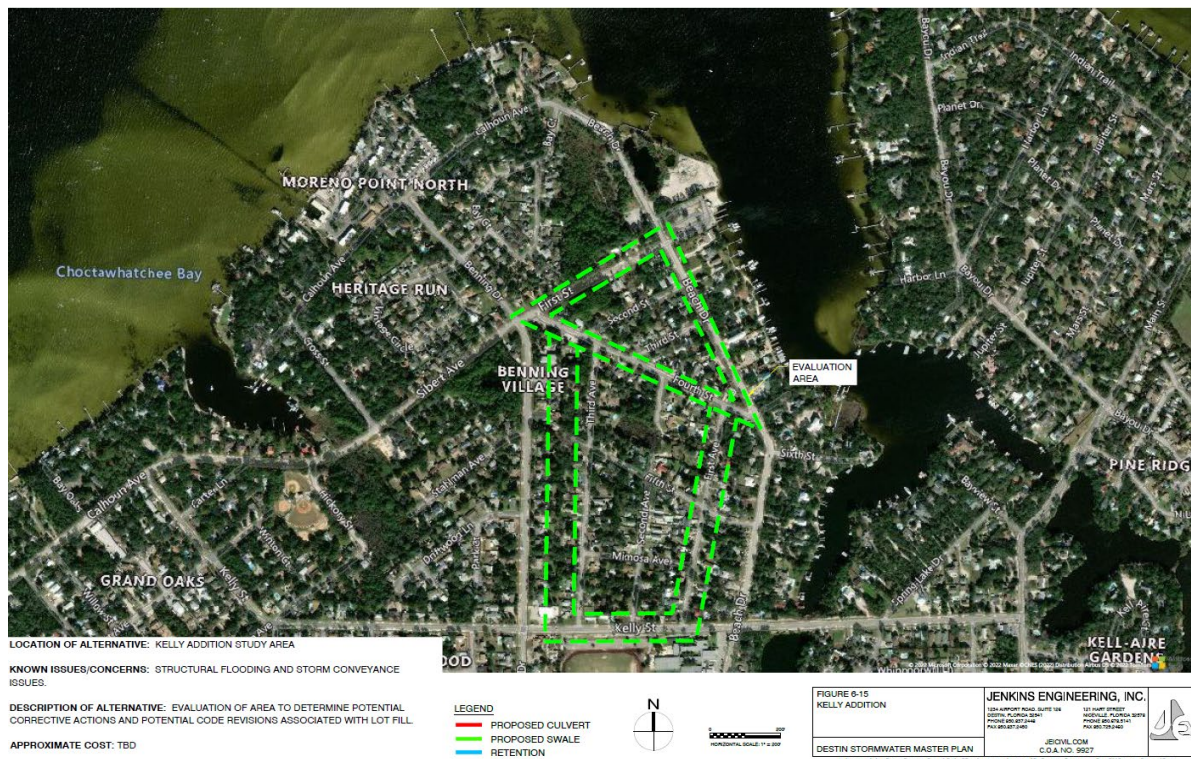


Figure 4-2: Kelly Addition Basin Study



PRIORITY PROJECT LIST

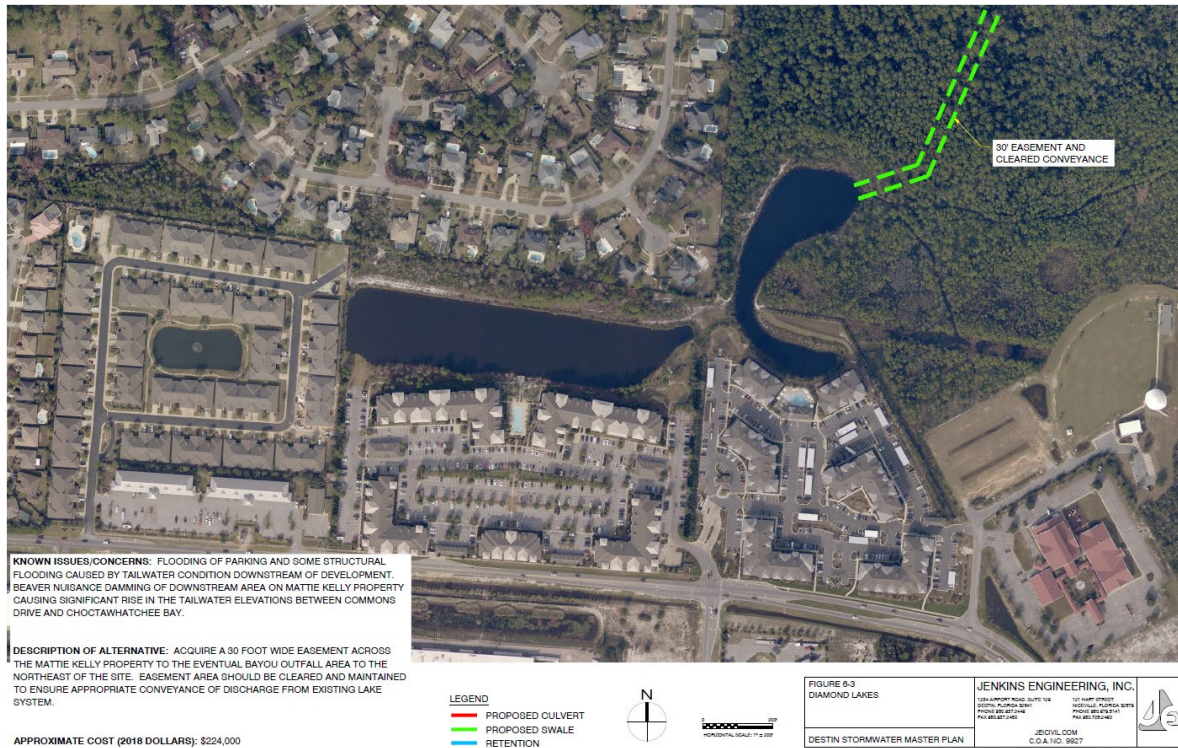


Figure 4-4: Diamond Lake (Mattie Kelly Arts)



Figure 4-5: First and Second Street

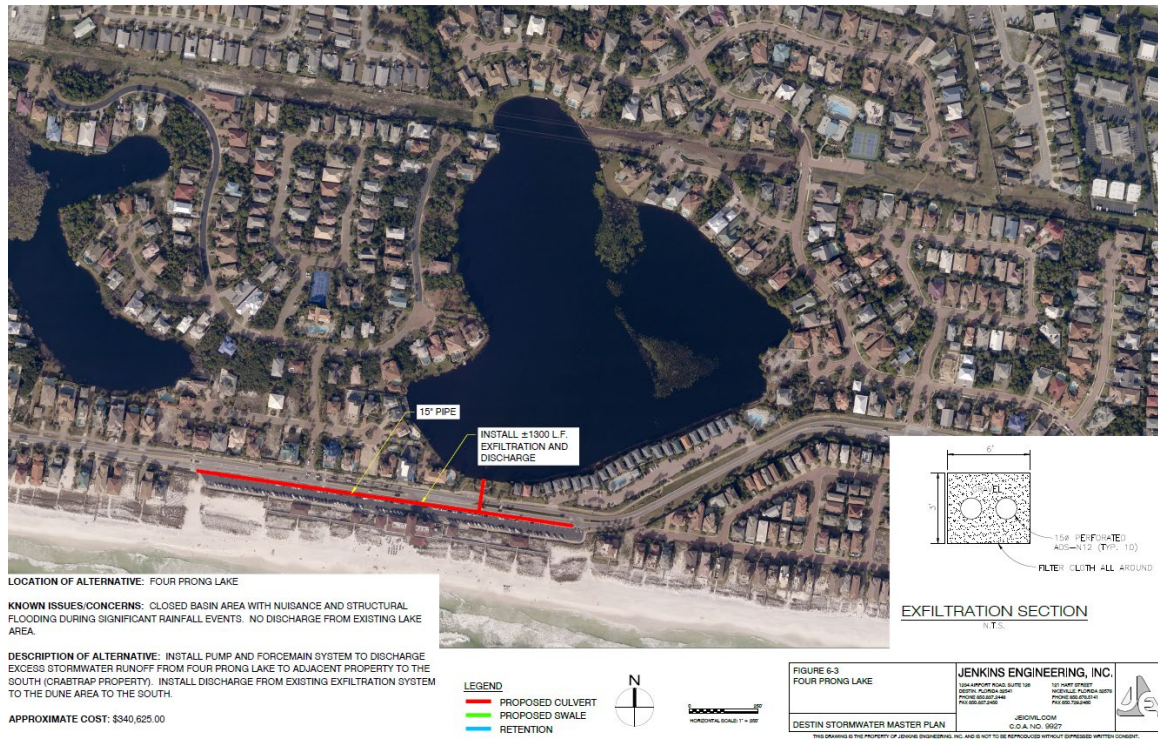


Figure 4-6: Four Prong Lake



Figure 4-7: Restaurant Row



Figure 4-8: Zerbe Street



Figure 4-9: Eagles Landing



Figure 4-10: Main Street and Indian Trail



Figure 4-11: Cross Street

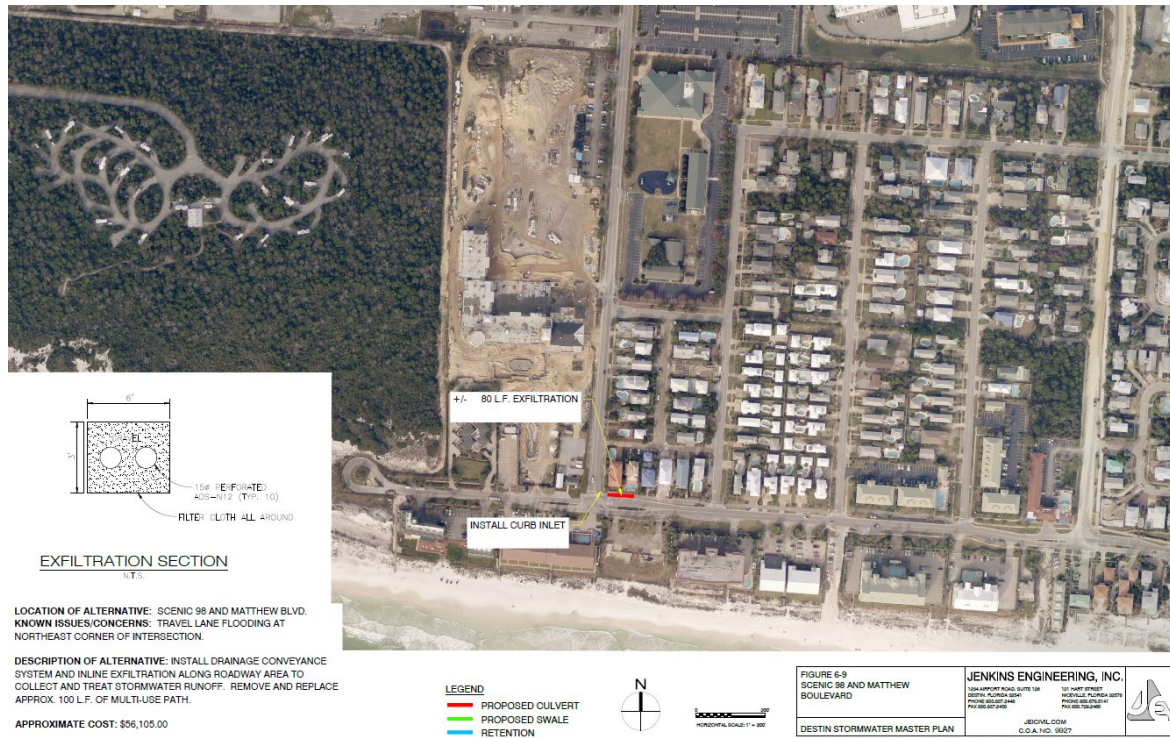


Figure 4-12: Scenic 98 and Matthew Boulevard



Figure 4-13: Reddin Brunson



Figure 4-14: Burning Tree

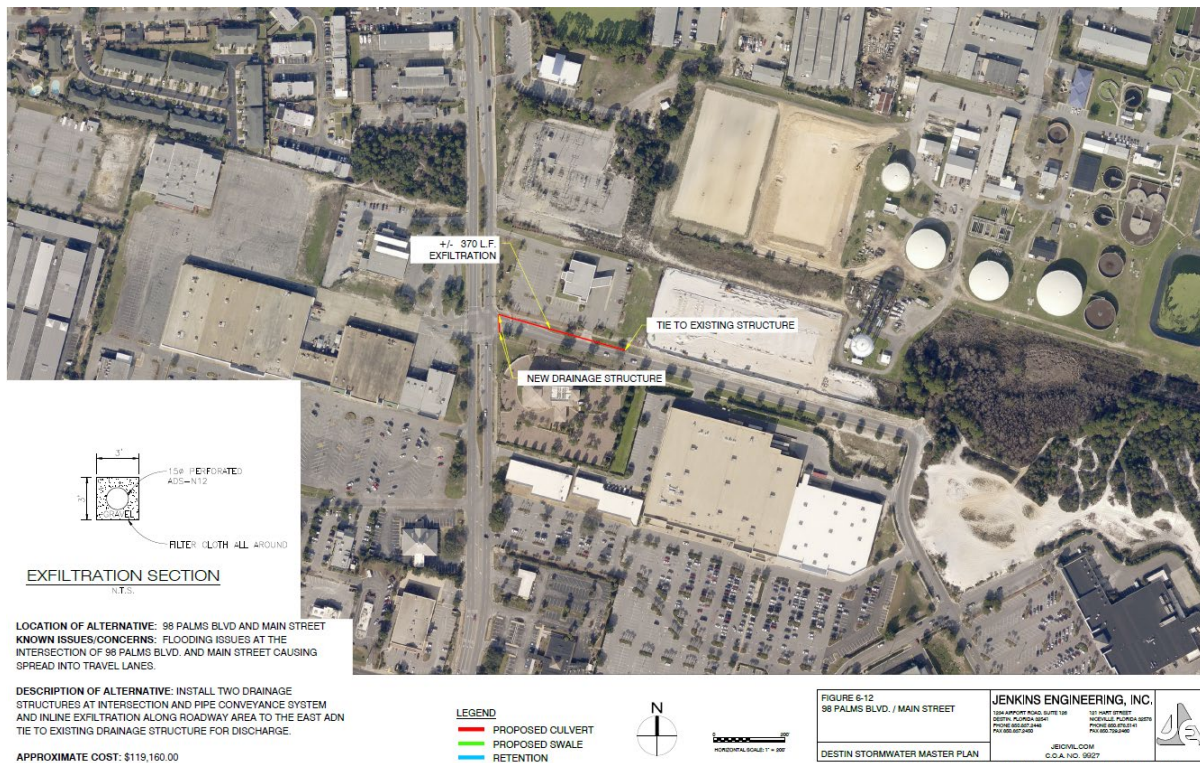


Figure 4-15: Main Street & 98 Palms



Figure 4-16: Heritage Run

CITY-WIDE SWALE INITIATIVE

The City of Destin is responsible for maintaining its Municipal Separate Storm Sewer System (MS4) as part of the FDEP's National Pollution Discharge Elimination System (NPDES) Program. The City MS4 is a publicly owned system of conveyances, made up of, roadside swales, curbs, catch basins, underground pipes, and outfalls designed or used for collecting stormwater.

Roadside swales are critical part of the City MS4. A roadside swale is a long, narrow vegetated depression commonly found adjacent to the roadways and on private property used to collect stormwater runoff. This low-cost, best management practice (BMP) removes sediments & other pollutants found in stormwater runoff while also preventing street and property flooding.

The City-wide Swale Initiative will identify additional public right of way and re-establish existing roadside swales (i.e., 3:1 slope) to further improve the MS4 and level of service for drainage. In addition, private stormwater facilities, approved through the Development Order process will also be part of the city-wide initiative. However, the reestablishment and maintenance responsibility will fall upon the respective Homeowners Association or Property Management Company.

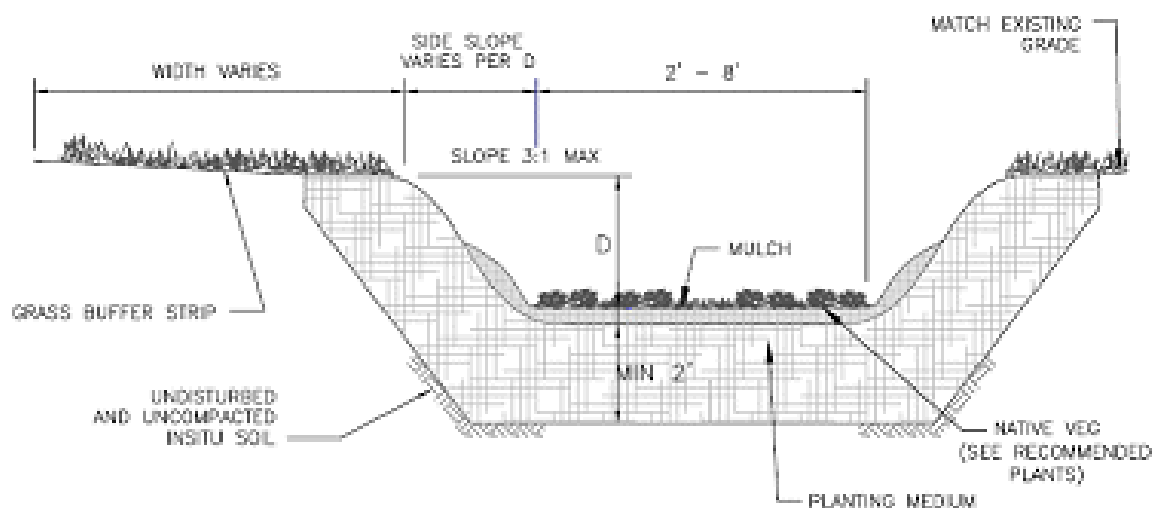


Figure 4-17: Typical 3:1 Roadside Swale

5 – ESTABLISHING A STORMWATER UTILITY (*RESERVED*)

6 – COMPREHENSIVE PLAN REVIEW

The City of Destin Comprehensive Plan establishes stormwater management goals and levels of service in Goal 4-4: Drainage. The primary objectives listed include:

POLICY 4-4.1: Improve Water Quality

The emphasis of Objective 4-4.1 is the implementation of stormwater best management practices that will remove suspended solids and nutrients from runoff entering the Harbor and other receiving water bodies. Installation and maintenance of cyclonic treatment structures at all Harbor Boulevard outfalls is a stated objective within this Comprehensive Plan section as well as working with Florida Department of Transportation (FDOT) officials to reduce or eliminate pollutants from State roadway points of drainage discharge.

POLICY 4-4.2: Optimize Existing Stormwater Capabilities

This section of the Comprehensive Plan outlines level of service requirements for stormwater improvements within the City of Destin. The currently stated levels of services (LOS) for stormwater design area as follows:

1. The post-development runoff rate shall not exceed the predevelopment runoff rate for a 100-year storm event, up to and including an event with a 24-hour duration. ***It should be noted this LOS conflicts with stormwater design criteria listed in Chapter 6.00.00 and Chapter 10.03.00 of the Land Development Code which both list pre versus post development runoff rate requirement to be the 25-year storm event.***
2. Roadway secondary conveyance infrastructure designed for 10-year/24-hour storm event.
3. Roadway cross-drains on collector/arterial roadways designed for 50-year/24-hour storm event; on local/collector roadways designed for 25-year/24-hour event.
4. Parking conveyance infrastructure designed for 5-year/24-hour storm event.
5. Finished floor (not final slab) elevations one foot above 100-year flood elevations (revised).
6. Increase abatement of pollutant loading through implementation of the Florida Department of Environmental Protection's and Northwest Florida Water Management District's Environmental Resource Permit requirements.

POLICY 4-4.3: Comply with NPDES

That stated objective in the section deals with meeting the current requirements of the City's National Pollutant Discharge Elimination System (NPDES) permit as a MS4 (Municipal Separate Storm Sewer System).

7 – LAND DEVELOPMENT CODE REVIEW

The City’s Land Development Code lays out more specific level of service and design criteria for stormwater management in Chapter 6.06.00 – Determination of concurrency, more specifically section 6.04.02(B)(3). The LOS stated in this section is *“Drainage: Retain the first inch of runoff on-site; and post-development runoff shall not exceed the pre-development rate for a 25-year storm event, up to and including an event with a 24-hour duration.”*

Section 10.03.02 of the City of Destin Land Development Code lists stormwater plan requirements for projects within the Destin city limits. These requirements are listed as, *“A stormwater management plan shall be submitted to the City for all projects that add impervious area or modify pervious area whether City Council approval is required or not. The adopted level of service for drainage is to retain the first inch of rainfall on-site; and post-development runoff shall not exceed predevelopment runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.”*

The requirements listed do not agree with the LOS standards required by section 6.04.02(B)(3). Specifically, chapter 6 requirements call for the retention of the first inch of runoff on-site, while section 10.03.02 calls for the retention of the first inch of rainfall on-site. The difference being the opportunity to utilize a runoff coefficient with the calculation of runoff which would typically provide a lesser volume requirement for retention. It would be our recommendation these code sections be coordinated to agree with one another.

Both Chapter 6 and Chapter 10, attenuation requirements conflict with the stated LOS requirements in the Comprehensive Plan. The Land Development Code requirements are specific to the 25-year critical storm event while the Comprehensive Plan sets the level of service requirement at the 100-year critical storm event. We would recommend rectifying these inconsistencies.

The city may consider the implementation of the 25-year critical storm criteria for sites that can display they are not in a closed basin, meaning they have an eventual connection to a receiving water body, and the 100-year critical storm criteria for projects within areas that would be considered “closed basins”, or those which do not have a connection to a receiving mitigative water body.

APPENDIX A – Floodplain Maps



Figure A-1: 10-Year Floodplain Map



Figure A-2: 25-Year Floodplain Map



FIGURE 4-3
50-YEAR FLOODPLAIN MAP

DESTIN STORMWATER MASTER PLAN

JENKINS ENGINEERING, INC.
1004 AIRPORT ROAD, SUITE 104
DESTIN, FLORIDA 32541
PHONE: 850.837.2446
FAX: 850.837.2447
JENKINS.COM
C.O.A. NO. 9927



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Figure A-3: 50-Year Floodplain Map



FIGURE 4-4
100-YEAR FLOODPLAIN MAP

DESTIN STORMWATER MASTER PLAN

JENKINS ENGINEERING, INC.
1004 AIRPORT ROAD, SUITE 104
DESTIN, FLORIDA 32541
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JENKINS.COM
C.O.A. NO. 9927



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Figure A-4: 100-Year Floodplain Map



FIGURE 4-5 500-YEAR FLOODPLAIN MAP	JENKINS ENGINEERING, INC.		
	1200 AIRPORT ROAD, SUITE 108 DESTIN, FLORIDA 32541 PHONE: 850.837.2448 FAX: 850.837.2442	100 HARP STREET MONTICELLO, FLORIDA 32185 PHONE: 407.276.5141 FAX: 407.276.5140	
DESTIN STORMWATER MASTER PLAN	JENKINS.COM C.O.A. NO. 9927		

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Figure A-5: 500-Year Floodplain Map

APPENDIX B – 2004 Level of Service Prioritization Criteria

3.0 LEVEL OF SERVICE AND PRIORITIZATION CRITERIA

A Level of Service (LOS) scale is a convenient way to compare various stormwater management issues and alternatives. To calculate a LOS rating, specific criteria are used to rate each problem area and recommended alternative on a numerical scale. Cumulative scores fall within a range of values that can be used to evaluate and compare the LOS throughout a system. In developing a prioritized list of recommended alternatives for a stormwater management system, creating a LOS scale to determine which projects should be granted highest priority is essential.

3.1 LEVEL OF SERVICE FOR EXISTING CONDITIONS

To determine the overall LOS for a given area of concern, a list of specific ranking criteria can be used. For the Destin Stormwater Master Plan, LOS ranking criteria includes the following:

- Public Safety, Health, and Welfare Concerns
- Hazard Potential
- Economic Impacts
- Water Quality Impacts
- Jurisdictional Compliance

The sum total of all of these ranking criteria allows each area of concern to be assigned to a LOS category. The ranking criteria for problem areas are detailed in Table 3-1.

Table 3-1 Existing Conditions: Level of Service Criteria			
Ranking Criteria	Description	Minimum Score	Maximum Score
Public Safety, Health, and Welfare	A value is assigned based on the risk to public safety, health, and welfare created by a system that is not functioning properly. Problem areas that present the largest threat to public safety are assigned a score of 0, while those that present no threat to public safety are assigned a score of 25. Threats to public safety, health, and welfare include, but are not limited to, the flooding of buildings and/or public facilities, flooding that could impact utilities and/or potable water supplies, and areas that could facilitate the breeding of mosquitoes.	0	25
Water Quality	Systems that discharge directly to surface waters provide the greatest benefit when capable of providing water quality treatment to stormwater runoff prior to discharge. Problem areas that do not provide water quality treatment prior to surface discharge to water bodies receive a lower score than systems that utilize best management practices for improving water quality.	0	25

Table 3-1 Existing Conditions: Level of Service Criteria			
Ranking Criteria	Description	Minimum Score	Maximum Score
Hazard Potential	The level of flooding experienced by structures, property, and roadways is assessed by an assigned hazard assessment value. Sites that experience major flooding received a smaller score than those with minimal to no flooding. Flooding of a depth greater than 6 inches along any evacuation route for any storm is assigned the minimum point value for the hazard assessment criteria.	0	20
Economic Impacts	Residential or commercial land that is flooded to a point where structural damage occurs creates an economic impact to each property owner. Areas with the potential to incur the largest economic impacts due to flooding are assigned the lowest score, while those with no potential economical impacts receive the largest score. The approximate value of damage incurred is also factored in to the assigned score.	0	20
Jurisdictional Compliance	Development of new stormwater management systems within the City limits are held to design criteria stated by the City LDC and the Florida Department of Environmental Protection (DEP). Criteria exist for retention, detention, and filtration systems that are intended to minimize flooding potential and improve water quality (for both ground recharge and surface discharge). Locations where stormwater management facilities are not designed to meet the minimum jurisdictional criteria are assigned the minimum value for this LOS category, while areas with best management practices received higher values.	0	10

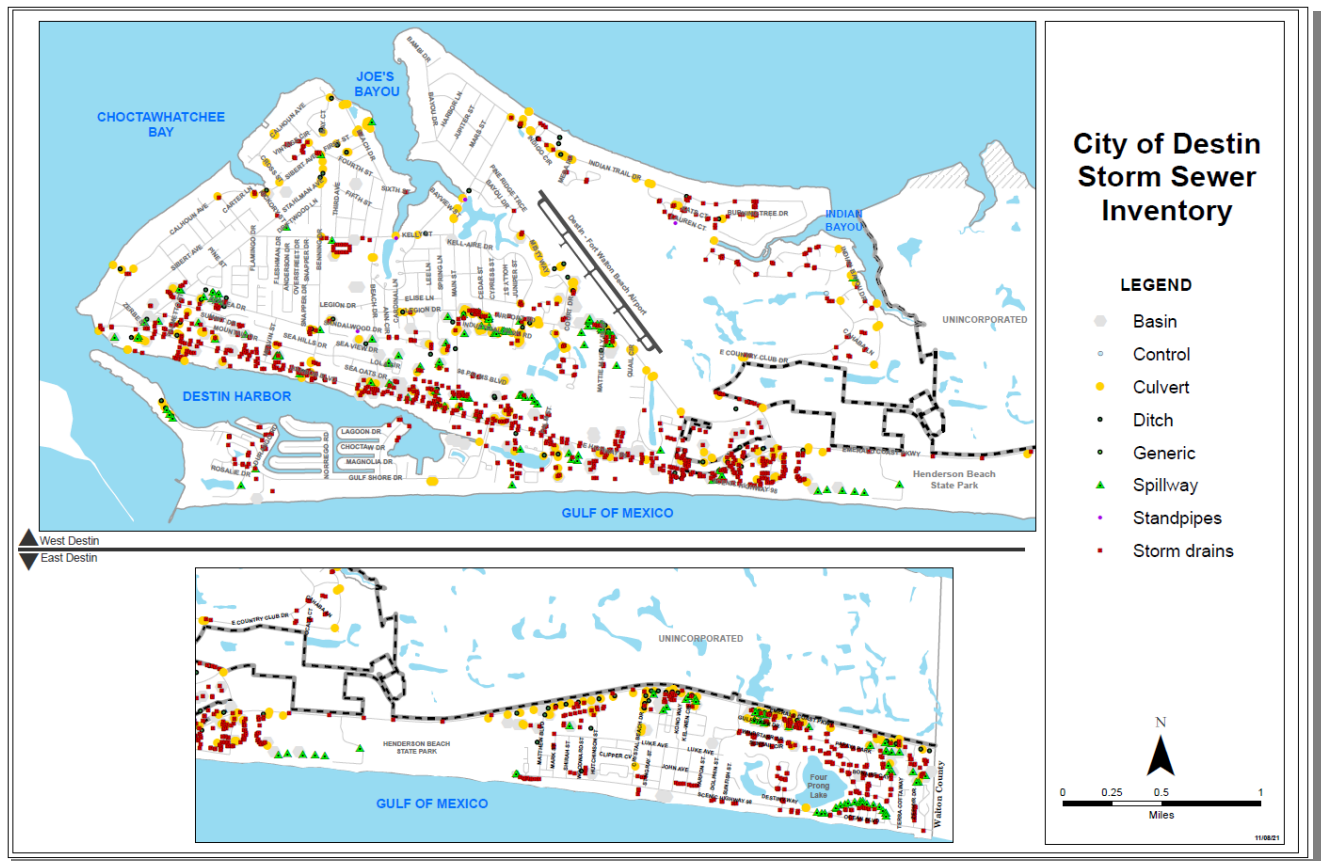
Total scores were assigned for each problem area and are based on a scale of 0-100. The higher the cumulative score, the higher the existing LOS. The range of values for each LOS category is provided in Table 3-2.

Table 3-2 Level of Service Assignment		
Cumulative Score	Level of Service Classification	
81 – 100 points	A	Excellent
66 – 80 points	B	Above Average
51 – 65 points	C	Average / Acceptable
31 – 50 points	D	Below Average
16 – 30 points	E	Significantly Deficient
0 – 10 points	F	Non-functional

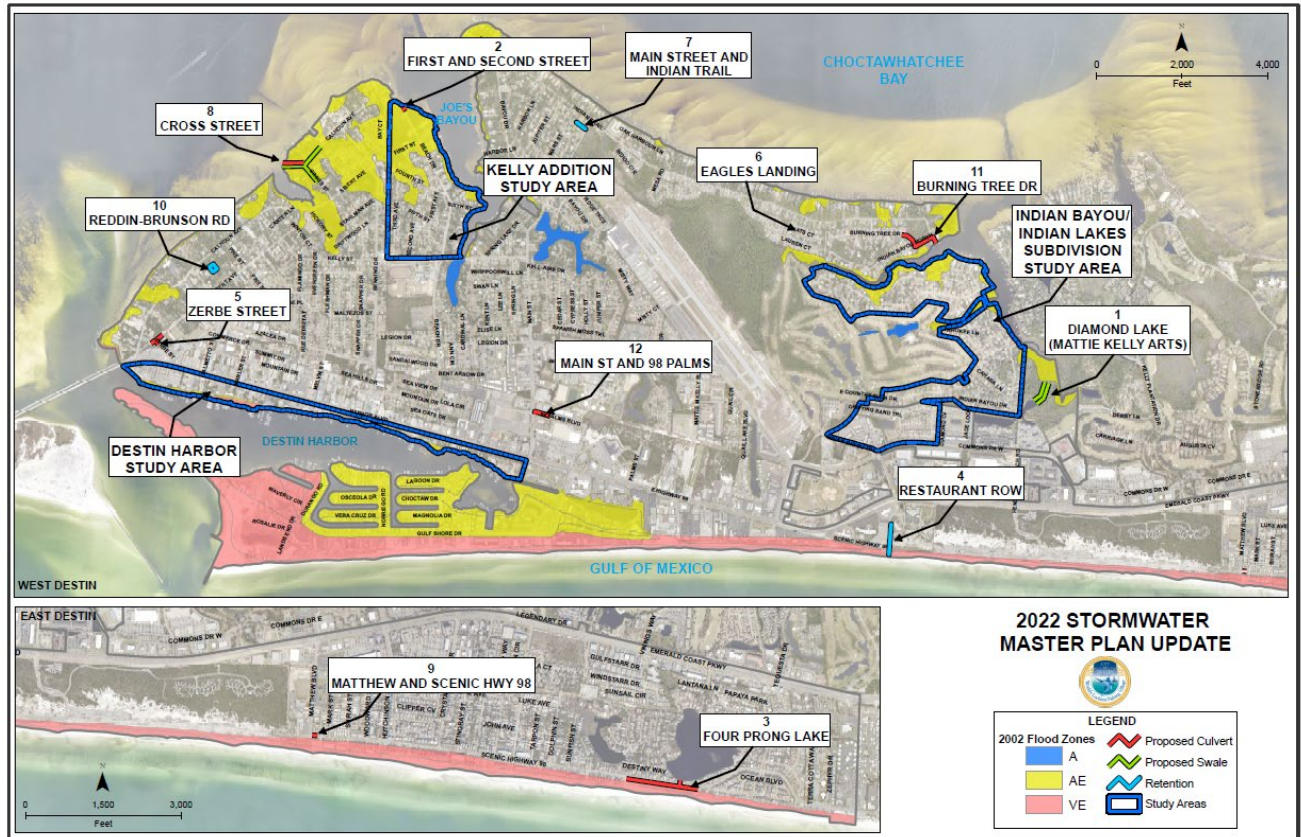
The ranking of all problem areas and recommended alternatives are contained in Section 7 of this report.

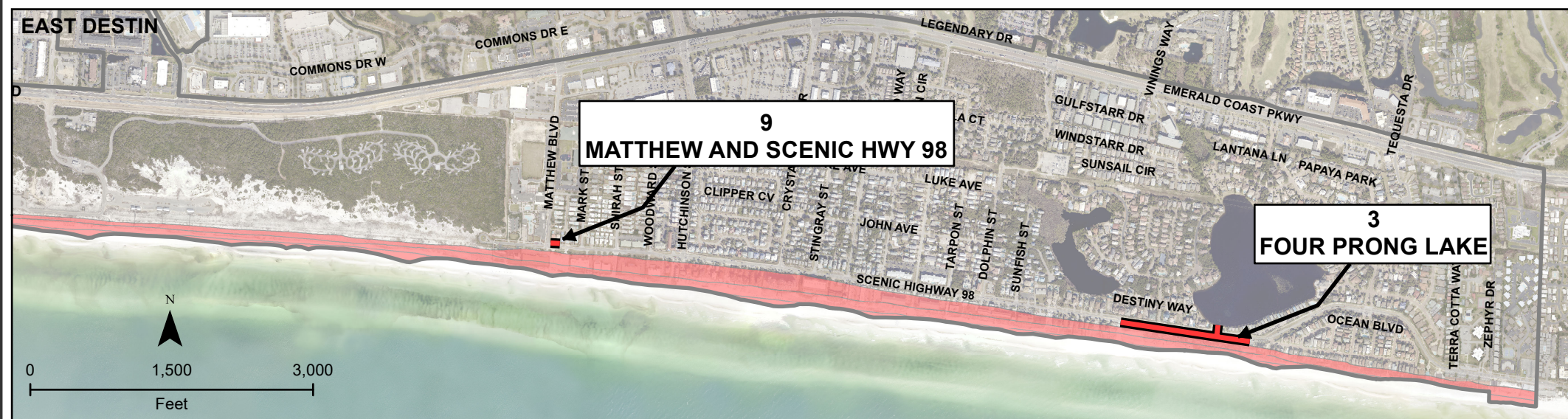
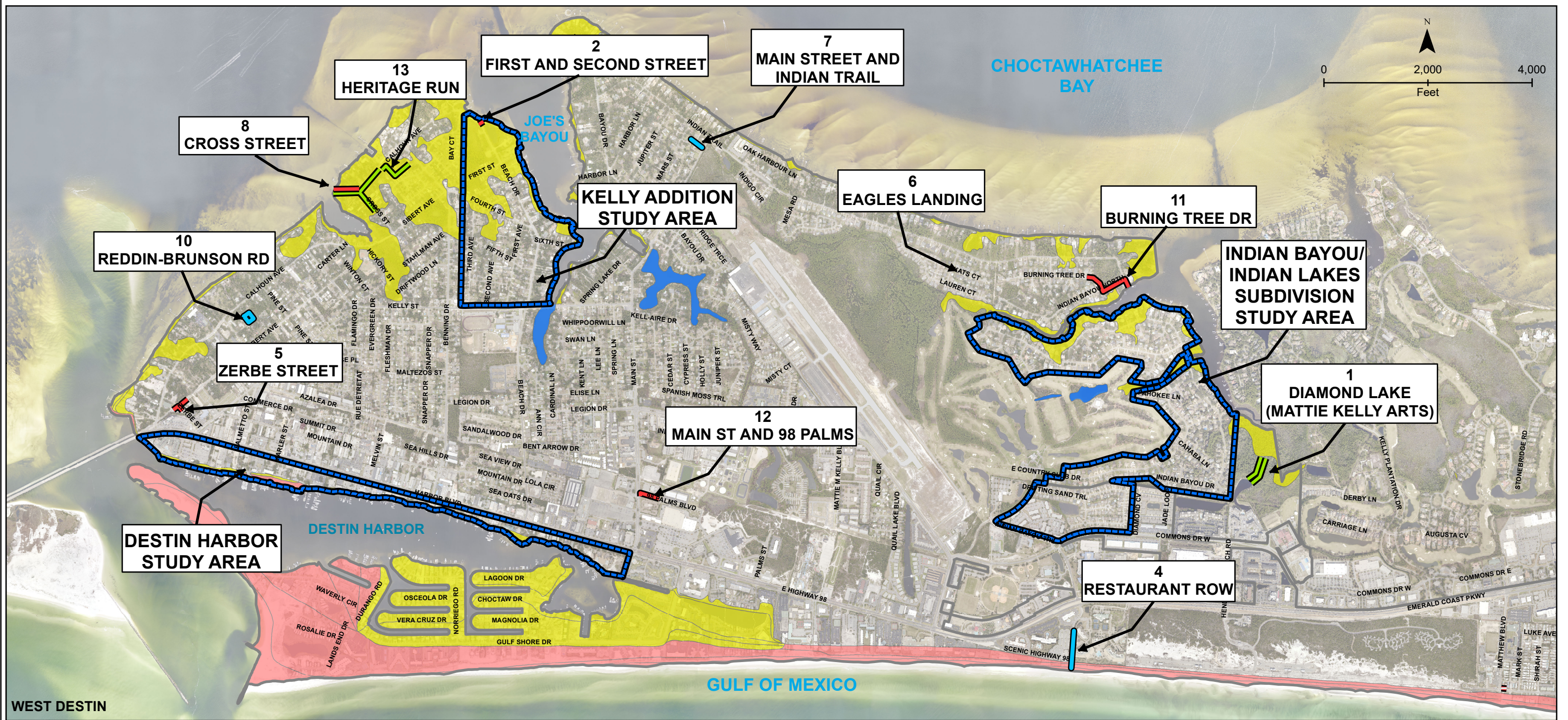
APPENDIX C – [Individual Drainage Basin Runoff Estimates](#)

APPENDIX D – City of Destin MS4 Map

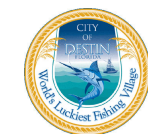


APPENDIX E – Stormwater Master Plan Study Areas and Project Map





2022 STORMWATER MASTER PLAN UPDATE



LEGEND

2002 Flood Zones		Proposed Infrastructure	
	A		Proposed Culvert
	AE		Proposed Swale
	VE		Retention
			Study Areas

EXECUTIVE SUMMARY

The City of Destin is unique in the fact that the city is only 7.2 square miles with over 27 miles of shoreline, not including inland lakes and wetlands. Destin's economy – Tourism and Fishing – rely on the clean, clear surface waters. Protecting water quality is important to the City's world class vision. The 2004 Citywide Stormwater Master Plan was the first of such plans for the city and its goal was concentrated on water quantity (i.e., flooding) issues throughout the city. Staff implemented the recommended projects to a degree of success that the city no longer sees the repetitive structural flooding it had experienced previously. The Citywide Stormwater Master Plan Update is a transition from a water quantity plan to ultimately a water quality plan.

The City of Destin tasked Jenkins Engineering Inc. with updating the Citywide Stormwater Master Plan (SWMP) prepared in 2004 by Jones Edmunds & Associates Inc. The SWMP is a living guideline document providing a current snapshot of the city's stormwater health and future actions needed based on the data provided. The goal and objective of the SWMP is to provide a framework for flood mitigation, water quality improvement projects and recommending policy changes to achieve stated goals and objectives by addressing water quality and water quantity issues within the city. The SWMP Update further reinforces the City's commitment and compliance with the Florida Department of Protection (FDEP) National Pollution Discharge Elimination System (NPDES) General Permit Program.

STORMWATER MASTER PLAN UPDATE OBJECTIVES:

- Identify the City's changing needs regarding storm water runoff, from quantity to quality.
- Identify flood mitigation and water quality improvement projects and study areas.
- Provide policy recommendations to provide clear expectations and address deficiencies in the Comprehensive Plan and Land Development Code.
- Provide an avenue for a dedicated funding source for stormwater facilities maintenance and repairs to continue compliance with the State of Florida's National Pollutant Discharge Elimination System (NPDES).

The Stormwater Master Plan Update identified three (3) study areas and thirteen (13) drainage projects listed below:

STUDY AREA

Indian Bayou

Kelly Addition Subdivision

Destin Harbor

PRIORITY PROJECT LIST

Diamond Lake (Mattie Kelly Arts)

First and Second Street

Four Prong Lake

Restaurant Row

Zerbe Street

Eagles Landing

Main Street and Indian Trail

Cross Street

Scenic 98 and Matthew Boulevard

Reddin Brunson

Burning Tree

Main Street & 98 Palms

Heritage Run

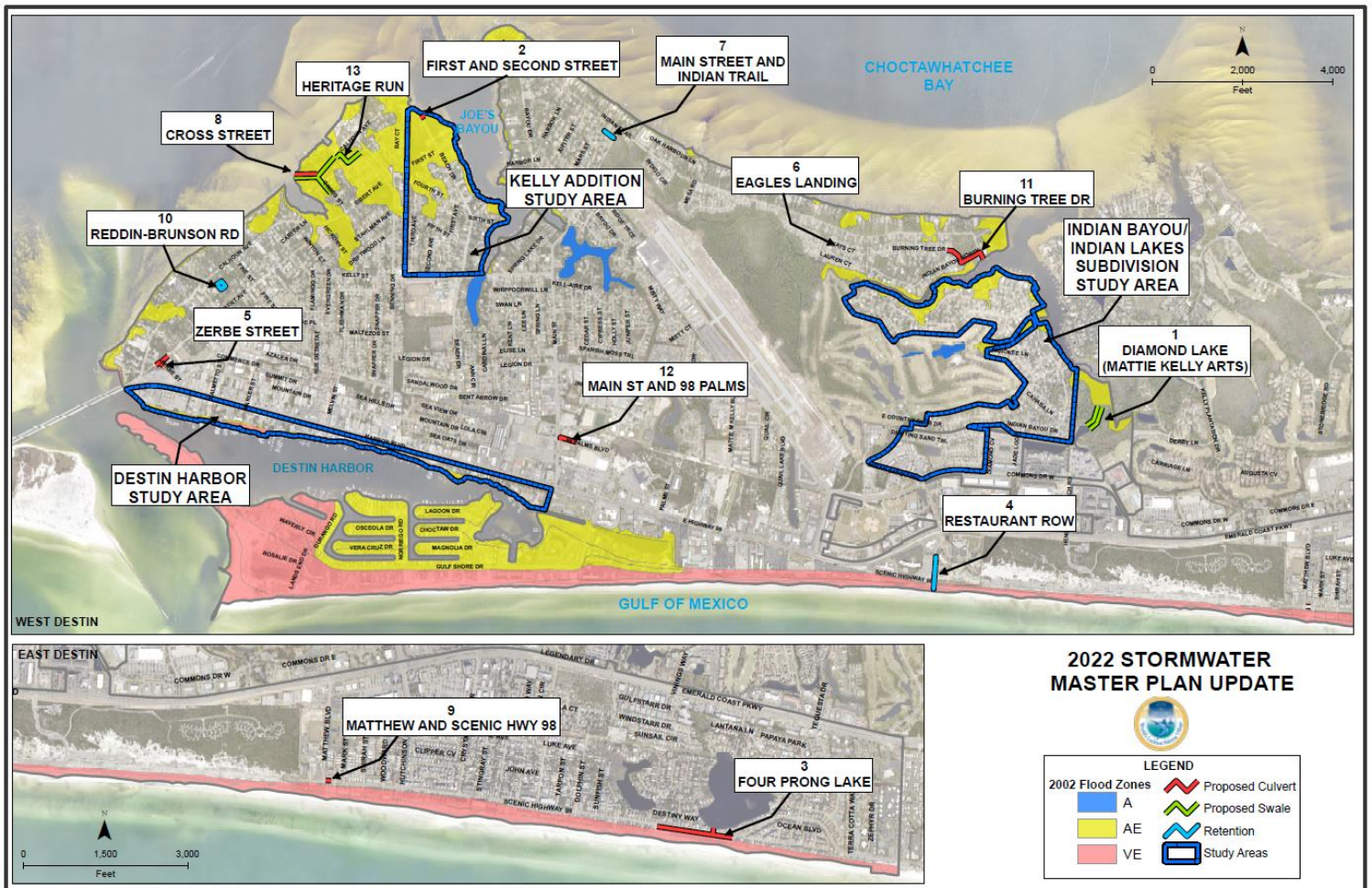
PROPOSED POLICY AND CODE RECOMENDATIONS:

- Aligning conflicts between the Comprehensive Plan and Land Development Code.
- Provide greater retention requirements for floodplain and flood prone areas.
- Align Stormwater codes with Floodplain codes.
- Create stormwater compliance codes geared toward redevelopment.
- Provide thresholds for compliance of existing non-conforming projects.
- Create a funding source and Citywide Maintenance program to maintain our aging infrastructure.

CONCLUSION:

- The SWMP update delineates existing drainage basins into smaller high-resolution catchments
- Identifies Comprehensive Plan and Land Development Code policy alignment and proposed code changes to provide a better level of service related to drainage and water quality.
- Identifies the need for a dedicated funding source pursuant to Chapter 403.0893, Florida Statutes for the maintenance of stormwater infrastructure.

STORMWATER MASTER PLAN UPDATE
February 2022



CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: April 20, 2022

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 5.C.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager
Kimberly Kopp, Land Use Attorney
Steve O'Connor, Principal Planner

FROM: Sae More, Planner

DATE: April 12, 2022

SUBJECT: FY22 Work Plans

I. BACKGROUND: The TCCRAAC is tasked with reviewing and updating the Town Center CRA Work Plan regularly to ensure items continue to meet the requirements and goals outlined in the Destin Town Center Community Redevelopment Plan. The included Work Plans need to review and rolled over to FY22.

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

- 1. Plan/Design Gulf Power Easement (Lockwood Wernet)**
 - a. Provide input and recommendations for the conceptual plan
- 2. Landscape Improvements for TCCRA (Michele Sandstead)**
 - a. Work with community members to fund landscaping improvements along Airport Rd.
- 3. Review & Revise TCCRA Master Plan (Delores Morrell)**
 - a. Review and recommend updates to the goals of the Town Center CRA Master Plan
- 4. Grant Research for available Grants**
 - a. Seek grant funding opportunities to help fund TCCRA projects

As City projects related to the Work Plans progress, Staff will provide updates to the TCCRAAC 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 could increase the level of service in the Town Center CRA.

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

IV. RECOMMENDED MOTION: Information Only

Attachments:

1. 2022 Work Plan A - Easement Trail Linear Park
2. 2022 Work Plan B - Implement Landscape Improvements
3. 2022 Work Plan C - Review and revise the Town Center CRA Plan
4. 2022 Work Plan D - Research Possible Grants for CRA Projects



City of Destin

Committee FY 2021 Work Plan

Strategic Goal:

3 IMPROVED MOBILITY AND CONNECTIVITY

Organizational Objective:

3A Implement Multiple Innovative Methods of Transportation Throughout the City

Performance Objective:

3A3 Implement Master Pathways Plan: Plan/Design Gulf Power Easement Trail/Linear Park

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2020	2021	2022
Review and assist with creation of concept plan	100%		
Recommendation to CRA Board	100%		
Identify scope and funding source/input for 2019 budget	100%		
Construction of the pathway		50%	50%

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Provide input, recommendations to staff concept plan	TC CRAAC & Staff	Winter/Spring
Conduct outreach to property owners	TC CRAAC & Staff	Spring/Summer
Review concept plan for park & trail	TC CRAAC & Staff	Summer
Review and recommend scope and plan to CRA Board	Staff/CRA Board	Fall

Process Improvement:

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Stakeholders:

Internal	External
- City Manager and CRA/CD Staff - CRA Board/City Council	- TC CRAAC Members - Residents, Business Owners, Property Owners in TC CRA
	Potential grant administrators

Process Owner: Lockwood Wernet, TC-CRAAC



City of Destin

Committee FY 2021 Work Plan

Strategic Goal:

5 ECONOMIC DEVELOPMENT AND REVITALIZATION

Organizational Objective:

5A Update and Implement Town Center CRA Master Plan

Performance Objective:

5A2 Implement landscape improvements for Town Center CRA

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2020	2021	2022
Work with private partners to fund landscaping on Airport Road	50%		
Install landscaping on Airport Road	50%		

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Provide input, approval for landscape plan	TC CRAAC/Staff/Owners	Complete
Assist in coordination of public/private partnership for landscape installation	TC CRAAC/Staff/Owners	Winter
Installation of landscaping for phase I	TC CRAAC/Staff/Partners	Winter/Spring

Process Improvement:

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Stakeholders:

Internal	External
City Manager and CRA/CD Staff	TC CRAAC Members
CRA Board	Residents, Business Owners, Property Owners in TC CRA
	Private partners (Trees on the Coast)

Process Owner: Michele Sandstead, TC-CRAAC



City of Destin

Committee FY 2021 Work Plan

Strategic Goal:

5 ECONOMIC DEVELOPMENT AND REVITALIZATION

Organizational Objective:

5A Update and Implement Town Center CRA Master Plan

Performance Objective:

5A4 Review and revise the Town Center CRA Plan

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2020	2021	2022
Improved look of CRA		50%	50%
Improved property owner participation and cooperation	20%	30%	50%
Improved property values	Ongoing	Ongoing	

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Conduct outreach to property owners and tenants	TC CRAAC/Staff/Owners	Spring/Summer
Complete revised plan and submit to Board/Council	TC CRAAC/Staff	Winter

Process Improvement:

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Stakeholders:

Internal	External
• City Manager and CRA/CD Staff	• TC CRAAC Members
• CRA Board	• Residents, Business Owners, Property Owners in TC CRA
•	•
•	•

Process Owner: Delores Morrell, TC-CRAAC



City of Destin

Committee FY 2021 Work Plan

Strategic Goal:

5 ECONOMIC DEVELOPMENT AND REVITALIZATION

Organizational Objective:

Performance Objective:

Research possible grants for CRA projects

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2020	2021	2022
Seek grant funding for CRA projects	Ongoing	Ongoing	Ongoing

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Research grants	TC CRAAC & Staff	Winter/Spring
Submit grant applications	TC CRAAC & Staff	Summer/Fall

Process Improvement:

Stakeholders:

Internal	External
City Manager and CRA/CD Staff	TC CRAAC Members

Process Owner: , TC-CRAAC