



**AGENDA
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE
WEDNESDAY, JUNE 8, 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) May 11, 2022**
 - B) April 13, 2022**
- 4. OLD BUSINESS**
 - A) Undergrounding Commitment and LT Planning**
- 5. NEW BUSINESS**
 - A) Development Projects Update**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: July 13, 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)

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MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
MAY 11, 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, May 11, 2022, in the Destin City Hall Council Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present

James Green
Sandy Trammell
Jan Best
Ian Blaise
Casey Jones
Mike Raim

Members Absent

Mike Buckingham

Staff Present

Kim Montgomery Deputy City Clerk
Steven O'Connor Principal Planner
Tunazzina Alam

3. MINUTES: April 13, 2022

Motion to have the meeting minutes moved for approval to the next scheduled meeting was made by Committee member Trammell with Committee member Best providing the second. The motion passed 6-0.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

➤ **Utility Undergrounding Presentation**

Ms. Strickland introduced Mark Porter with Utility Consultants of Florida who is assisting with the Undergrounding of Florida Project as well as Mr. Sheff Wright who is the attorney also assisting the city.

Mr. Wright detailed his extensive background assisting Florida cities utilities underground and how the gameplan is to get everything that is on the poles, underground and all of the cities that he has assisted with to get theirs underground. He spoke of the benefits of having utilities put underground and how it limits the issues of outages from not only storm events knocking trees and branches into the lines but also from animals, birds and reptiles that can frequently disrupt service. He talked of the planned phases, the execution of the contracts and the processes it will take. Also, how a state mandate is now being enforced by statutes that will enforce concrete poles to replace wooden ones; so, if the utilities are not put underground in time, then they will go up on large and very unsightly concrete poles and if that is the case, then the cost will be significantly more in the future for cities for the concrete poles to be installed. Therefore, by proceeding as rapidly as possible that higher cost can be avoided.

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Mr. Mark Porter provided the members a brief synopsis of his background experience and showed the members a before and after photo of a completed project in Bradenton, Florida of their CRA District that has had all of the utilities taken underground.

There was a discussion regarding the increase in the franchise fees and how that effects the customer's electricity bills as well as how a portion of the increments are now dedicated to the undergrounding project.

Vice Chairman Green asked if the plan is to build the conduit to capacity of how it is now and if so, it may need to be redug and increased later or are they going to build it to where it could easily be expanded, if necessary in the future.

According to Mr. Wright, for an area that is built out, it would be comparable to the conditions of the capacity and if its an area with an opportunity for redevelopment, the engineers will take that into account for the necessary sizing.

Ms. Strickland provided the members with the preliminary phased plan and timeline for the project and the total cost. Explaining that Phase I will be from Marler Bridge to Airport Road and how the decision to have this area done first was made to get the major businesses and restaurants online first in order to help everyone in the event of an emergency that knocks power out, they can support the communities needs for food and supplies.

Vice Chairman Green asked what the estimated timeline is to finish each phase. According to Ms. Strickland the estimate is about 18-24 months for each phase. She then briefly provided an example for the mobilization process for the phases.

➤ **Long Term Financials**

Ms. Strickland explained to the members that by 2029 all of the debt will be paid off and there is about \$14.7M that they need to address and plan in their Master Plan to spend on projects in their district.

Motion by Committee member Trammell to recommend to the CRA to accept the 2021 Annual Audit and Financial Statements, with Committee member Raim providing the second. The motion passed 6-0.

➤ **Operational Financials**

According to Ms. Strickland this report ended in February with the budget being about 41% through the Fiscal Year and has received about 94% of the Ad-Valorem, and about 34% spent for operating, and about 23% spent for the largest capital overlays being spent on beachfront acquisitions. She further explained that she has added a balance sheet of modified accrual, so it won't show the total liabilities with all the debt and is basically a cash basis of \$40M to get through the end of the fiscal year. Additionally, \$15M is committed to reserves by Council through a Resolution for debt service and 6-months of operating costs.

- Summary's for Revenues and Expenditures
 - Fund 110 is Harbor CRA
 - Parking Lot account for revenue and expenditures for upkeep

➤ **Capital Status Report**

Lists all of the working projects

- Council and Citizen directed projects
 - Renewal & Replacement Program
 - Growth Necessitated Projects

➤ **Budget Calendar**

- May 17, 2022 - Initial Operating Budget Workshop
- June 23, 2022 – Capital Improvement Plans
- July 1, 2022 - Estimates of Property Values are due from the County to calculate the Millage Rate
- Mid July one last budget workshop for Council to ensure all objectives are met for the coming year
- August 4, 2022 – Millage rates due to Property Appraiser and dates of public hearings

Committee member Trammell asked about the status of the pathway under the Marler Bridge and asked what the notation means that it was not supported by FDOT because of the Bridge Renovation Plan.

According to Mr. O'Connor, FDOT has the Marler Bridge on their 5-Year PD&E Study.

Mr. Zunguze added that the study will help determine something agreeable between them and the city. Ms. Strickland added that there is also a high powered gas line discovered that would have prevented the original location for the pathway along with a few other issues that they discovered.

➤ **Holiday Decorations – Michael Burgess**

Mr. Burgess explained to the members that the city spent about \$70k last year on fifteen (15) twenty-five foot tall LED lighted trees for the medians and staff is asking the members what they would like to see in the harbor district for additional holiday decorations. He did point out that staff still needs to determine if FPL will allow lights on their poles because Gulf Power did not. He also explained that they can also use a rental company who would come in and decorate and then come back and remove them after the holiday.

Committee member Trammell spoke of wanting to have some kind of archway decoration for the Capt. Royal Melvin Heritage Park.

The City Attorney suggested that they choose someone to represent the committee to work with Mr. Burgess on the decisions.

Motion by Committee member Raim to have Committee member Trammell work as the liaison with staff to help make decisions on holiday decorations for the Harbor District with a \$50k cap and bring those ideas back to their next meeting for ratification. Committee member Blaise provided the second and the motion passed 6-0.

➤ **Development Projects Updates**

Committee member Best asked why the Crooked Island Rum Bar Distillery is allowed to operate because she thought the use was not allowed in the zoning district. Mr. O'Connor explained that the timing

of the applicant initially meeting with staff for his project happened before the zoning use changes were approved, and with the applicant having already invested in the project, it was allowed to continue. She added that she has a tenant that did have a staff meeting for a similar use and they have encountered roadblocks and it doesn't seem fair. She then asked staff why a traffic study is required for a Minor Deviation. According to Mr. O'Connor, in the particular case she is referring to, the change of use for the prior structure had an x-amount of parking impacts and the use that is going in it now has a different impact and when that impact is an increase from the previous use, a study is required. Additionally, if they can show from a traffic engineers' standpoint that it's a negligible impact, then the traffic study is not necessary and that is what staff needs to be told in order to be able to not require one.

6. COMMITTEE MEMBER COMMENTS:

➤ **Committee member Raim** – Spoke of his concerns of the dangerous traffic problems that is occurring in the harbor district especially around Calhoun Avenue with all the different means of transportation such as bicycles, scooters, golf carts, etc. He also spoke of how Airport Road being the alternate means of transportation from Hwy. 98 and he does not agree with lowering the speed limit for the roadway.

➤ **Committee member Best - Purpose of Harbor CRA Work Plans**

Committee member Best spoke of the original Destin Harbor Taskforce that was created in 1999 where a report was created that spoke of a plan to articulate a community vision and how to achieve it, which is being implemented through their work plans to maintain the fishing village atmosphere. She asked staff to add the harbor regulations on the agenda for their next meeting. According to Mr. O'Connor, there are several positions vacant with two being the Director and Deputy Director and that the City Manager is now serving as Interim Director until the positions can be filled. Regarding the process owner for the Master Plan Update Work Plan Item, she reminded staff that it only shows staff on the form and should be updated to reflect her name.

Committee member Trammell – Informed the members that she is working with the City Manager and the Deputy City Manager to come up with a plan for training the members on all of committees work plans and annual reports. She spoke of how they decided they best time to do this would be sometime after the first of the year when the new council members are seated and their volunteers have been appointed.

Vice Chairman Green – Spoke of writing a letter as the President of the Charter Boat Association to City Council regarding waste oil disposal. He explained that currently the only place the County shows where waste oil can be dumped is at Time Saver, which is no longer in business. He spoke of how Destin being the largest fishing fleet in the state and also has a large number of livery vessels and similar businesses in operation in the harbor, yet there is nowhere for used oil to be collected. He spoke of how he has to store his in a storage facility that is costing him monthly because he does not have the time to take his to the other places in nearby cities that does take it. He spoke how he feels the city should offer this incentive explaining there are grants available that the city could apply for to help create a collection facility for the businesses in the city. Adding that the industry should not have to rely on a private business to take and dispose of their oil. Especially for the sake of water quality and the environment.

Motion by Vice Chairman Green to recommend to City Council direct staff to look into a location on a manned city property for a disposal of used oil collection site for residents and small businesses. With Committee member Raim providing the second. In discussion, Committee member

Blaise agreed that it's a great idea and has been discussed at the Harbor Capacity Study Committee as well. The Vice Chairman also spoke of how there are companies that will come to the locations, pump the oil out of the holding tanks and pay for the oil minus their trucking fees. **The motion passed 6-0.**

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:55 PM.

Adopted and approved this ____ day of _____ 2022.

Mike Buckingham, Chairman

Kim Montgomery, Deputy City Clerk

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**MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
APRIL 13, 2022 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Board member Trammell called the meeting to order at 5:38 p.m. on Thursday, April 13, 2022, in the Destin City Hall Council Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present

Sandy Trammell

Jan Best

Mike Raim

Ian Blaise

Casey Jones in at 6:30 p.m.

Members Absent

Mike Buckingham

James Green

Staff Present

Kim Montgomery Deputy City Clerk

Steven O'Connor Principal Planner

Tunazzina Alam

Joe Bodi, Engineering Asst. II.

3. ACTING CHAIR NOMINATIONS:

Motion to appoint Sandy Trammell as Chairman Pro Tem was made by Board member Best, with Board member Blaise providing the second. The motion passed 4-0. Committee member Jones was not present for the vote.

4. MINUTES: February 9, 2022

Motion to approve the minutes of the February 9, 2022 meeting as corrected, was made by Committee member Raim with Committee member Best providing the second. The motion passed with a 4-0 vote for approval. Committee member Jones was not present for the vote.

5. OLD BUSINESS:

None

6. NEW BUSINESS:

➤ Development Project Update

Ms. Alam explained to the members the city planning department has received three new projects, with 12 total under review, and two have been approved.

Chairman Pro Tem Trammell asked about the status of Heritage Park.

According to the City Attorney, due to change orders, it has been extended to May 11, 2022, it is at the 70% finished status at this time with the grant close out taking place at the end of May.

➤ 2022 Stormwater Master Plan Project List & Study Areas – Joe Bodi

Mr. Bodi presented the 2022 Stormwater Master Plan Update from the original 2004 City Wide Stormwater Master Plan to the members. Explaining the plan provides mitigation and strategies for Code

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revisions to both the Land Development Code and the Comprehensive Plan to ensure consistency for both as well as creating sub-drainage basins using LiDAR which will be conducted by the City's Continuing Services Contractor Jenkins Engineering.

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 list of projects, the SWMP proposes a City-wide Swale Initiative. The City-wide Swale Initiative will identify additional public right of way and reestablish 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, HOA's or Property Management Company.

The following objectives are:

- 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).

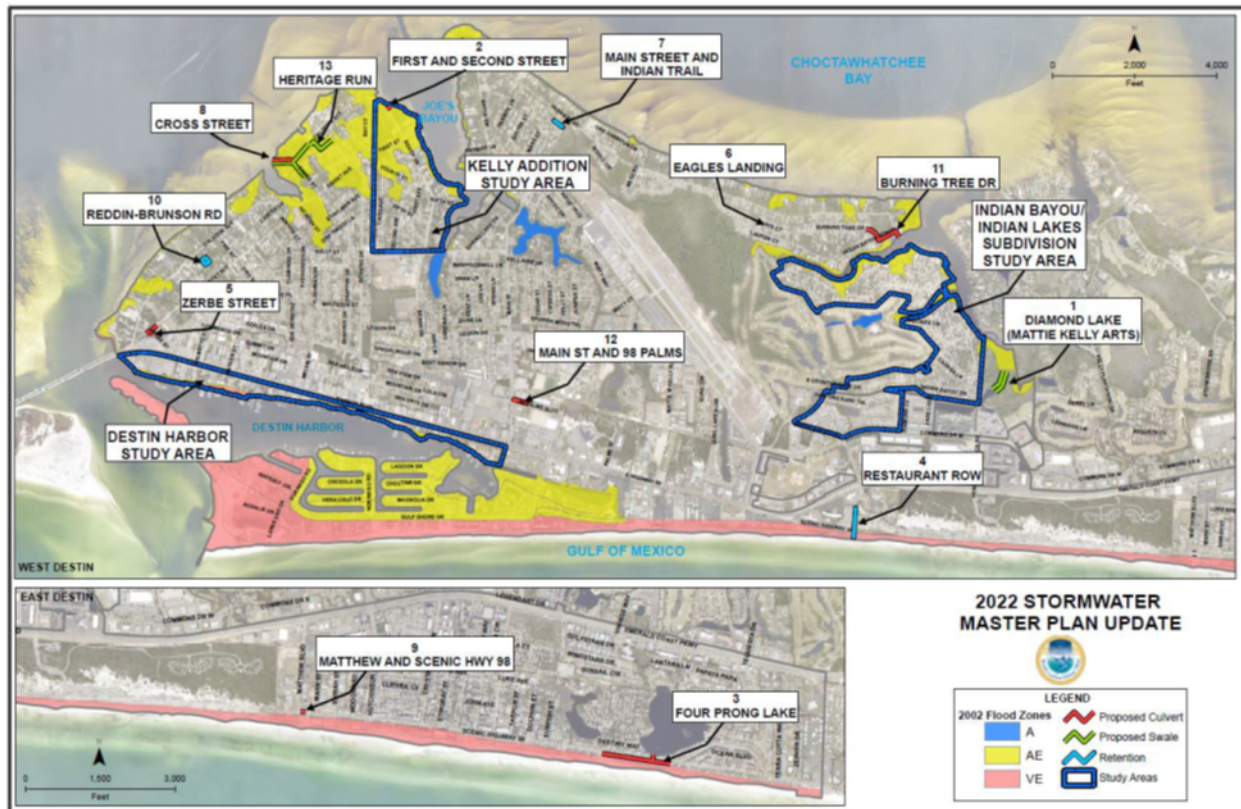
The following are the study areas identified projects, listed in priority, based upon the 2004 LOS:

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



Chairman Pro Tem Trammell asked if there are any plans to include in the study the stormwater that flows into the harbor. Mr. Bodi explained that in the study areas, the harbor, in its entirety is included. Explaining further that it will take a lot of time and effort to determine what is going into the harbor and what can be done to keep the pollutants out, and once that is determined, then most likely, there will be additional projects created as a result of that study. Mr. Bodi also brought to the attention of the members the map does not properly depict the study area and will be updated to reflect the entire harbor area and not just the north side.

There was a brief discussion regarding the city wide swale initiative and how landscapers need to stop blowing grass clippings and leaves into the roadways.

Motion by Committee member Raim, seconded by Committee member Blaise to recommend city council direct staff to create an ordinance to protects the stormwater drainage system from anyone blowing debris into the street so that it does not clog the stormwater system. The motion passed 4-0. Committee member Jones was not present for the vote.

Motion by Chairman Pro Tem to recommend to City Council to approve the list of priority projects with recommendations and study areas as presented. Committee member Raim provided the second. The motion passed with a 4-0 vote. Committee member Jones was not present for the vote.

Committee member Blaise asked how this now gets to Council. According to the Chairman Pro Tem, it is the responsibility of the Chairman of the committee to get the information to Council. Additionally, she explained when the Work Plans and Annual Reports are presented to Council all of the

motions are included in the Annual Reports.

Mr. O'Connor explained how he is their staff liaison and is available to speak to each of them on any topic they may want to speak about. He briefly spoke of how he has been working with Committee member Best on facilitating the Harbor CRA Master Plan, as an example.

The City Attorney added that he met just today with the City Manager, the Deputy City Manager and Council member Bagby regarding working on a plan for formal training with staff and the members in the near future.

***Committee member Jones entered the meeting at 6:05 p.m.**

Committee member Blaise asked about the past motion they made regarding their meeting times being reduced for the summer months when the season is high and where they are on that topic.

Committee member Best spoke of how in all of her years serving on the committee they always have had a reason to meet every month and what is the purpose of having a committee if it doesn't meet. The City Attorney pointed out that it was his understanding that they would still meet in those months if there was a need.

Motion by Committee member Best, seconded by Committee member Jones to meet in the month of May to reassess their involvement for the committee. The motion passed 5-0 with Committee member

Motion by Committee member Best to address their work plans for the coming year at the May meeting with Committee member Jones providing the second. The motion passed with a 5-0 vote.

7. COMMITTEE MEMBER COMMENTS:

Committee member Raim spoke of the ongoing safety issues in the city and especially around the west end of the harbor district on electric bicycles, regular bicycles, LSV/golf carts not obeying the roadway rules.

The Chairwoman Pro Tem Trammell, verified with staff since they will be meeting in May, she wanted to make sure that the workplans would be on the agenda. Mr. O'Connor like to have someone from the Sheriff's Office come to a meeting to discuss the ongoing traffic issues.

Mr. O'Connor spoke of how staff is currently working on a city wide safety plan and the process will be presented in May, possibly the May 16, 2022 Council meeting. Adding that if approved by Council staff will then begin the development of the plan with the Public Works Safety Committee and that will include the public engagement portion of the plan.

There was a discussion on how that process works and how this committee would like to be involved in the process for their portion of the harbor district. The City Attorney advised the members that if they want to be more involved in their area to ask to be on the agenda to speak to council about their wishes

Board member Jones apologized for being late because of an incident at his restaurant.

Committee member Blaise inquired about having a representative from the Coast Guard and Code Compliance to attend their next meeting so that he could get some guidance on some of the activities and rogue operators that are taking place on the area waters. He spoke of the need to implement a plan on the protocol for contacting the correct people when there is an incident that needs to be investigated. The decision was made to have the item listed under Committee member Blaise's name until they can have those staff members attend.

Chairman Pro Tem suggested he watch the May 2, 2022 Council Meeting as well as getting in contact with Councilmember Destin for assistance and how to start creating his work plan item to possibly discuss at an upcoming meeting.

8. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:35 PM.

Adopted and approved this ____ day of _____ 2022.

Mike Buckingham, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 8, 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: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Jeffrey Cozadd, Grants Manager
Kyle Bauman, City Attorney

FROM: Krystal Strickland, Finance Director

DATE: May 20, 2022

SUBJECT: Undergrounding Commitment and LT Planning

I. BACKGROUND: Staff is currently updating the Harbor CRA Master Plan. Understanding long-term commitments and revenue forecasts is an integral part of long-term strategic planning. The attached projections have been updated to reflect data received from the Okaloosa Property Appraiser May 20, 2022.

II. DISCUSSION: These long-term projections assume tax incremental financing revenues from the City and the County will increase through 2043 (the sunset year of the Harbor CRA district) a very conservative rate of 3% year over year. Some years are higher, some years might be negative, but the general trend has been more than 3% year over year.

Currently, the Harbor CRA District pays for median maintenance to achieve a service level higher than was provided by FDOT. In addition, the Harbor CRA currently budgets for other minor repairs and maintenance of assets located in the district (irrigation, etc).

Beginning in FY2023, 5% of the Finance Department salaries and benefits will be charged to each of the CRA districts to help offset time spent on statutory reporting, accounting, and financial management.

The only large project currently on the horizon is the design, purchase, and installation of wayfinding signage.

The Harbor CRA will pay off all debt in May 2029, and will begin to accrue a significant

bank balance.

The proforma financial reports estimate the Harbor CRA will accrue between \$16-\$17 million dollars by 2043, which is the year this CRA district will sunset.

The City is currently seeking to fund undergrounding of overhead utilities throughout the City of Destin. We are currently focussed primarily on funding the first 4-5 phases, which cover the territory from the Marler Bridge to the Airport, and Hwy 98 to the Walton County Line. Each phase is estimated to cost \$13 million.

To date we have committed the following revenues:

\$13m Electric Franchise Fees

\$9.6m Okaloosa Half Penny Infrastructure Surtax

\$xx ??? Town Center CRA district Tax Incremental Financing revenue

In addition to the above, we are seeking a commitment from the Town Center CRA district to assist Phase 1, and to invest more heavily north of Hwy 98 during Phase 4 (requested \$4.5 million). We are also requesting the Harbor CRA district to commit \$6-\$9 million towards undergrounding.

We are also considering pursuing a construction special assessment of 3-5% of the cost of construction to assist with the construction part of this project. Such a special assessment would not be applied to neighborhoods that are already undergrounded, and the amount assessed would not be greater than the increase to the property's value (as per Statute).

In order to establish a special assessment, the City Charter states:

Article 1 Section 1.01

(i)(2) No special assessment for local improvements shall be levied by the city against any private property unless the procedures to make such levy have been invoked by a petition submitted to the city council bearing the bona fide signatures of the majority of the owners of record, as of the date of such submission, of the property to be assessed.

Staff recommend the Harbor CRA make a commitment to use a certain amount of their future tax incremental financing revenue to undergrounding overhead utilities within the district. The commitment should be made by a motion, and then should be written into the revised master plan for the district.

Staff believe undergrounding the utilities in the Harbor CRA district will have a positive economic impact in the area, improving safety, and reliability of power and telecom services to businesses and residences within the district. In addition, this will likely increase property values which may positively impact the future tax incremental revenues.

A full financing plan will be brought forth to the Harbor CRA committee for approval each time a portion of the committed funding will be encumbered. We may need to encumber the full commitment to accomplish Phase 1 from the Marler Bridge to Main Street, or we might save some of the commitment to encumber for Phase 4 which will underground the overhead utilities deeper into the Harbor CRA district north of Highway 98.

III. RECOMMENDATIONS: Staff recommends the Harbor CRA committee commit a certain amount of their future tax incremental financing revenue to undergrounding overhead utilities. The commitment should be written into the Harbor CRA District Revised Master Plan and a motion should be made to memorialize this commitment.

IV. RECOMMENDED MOTION: I move to recommend that the Destin CRA commit \$X,XXX,XXX to underground overhead utilities within the Harbor CRA District.

Attachments:

1. 2022 0520 Harbor CRA LT
Projections
2. 2022 0518 PRIMARY PROJECTS
AND FUNDING

HARBOR CRA FUND DETAILS(40 years 2003 - 2043)										
ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	FY 2018	FY 2019	FY 2020	2021	2022	FY 2023	FY 2024
				ACTUALS	ACTUALS	ACTUALS	ACTUALS	Projected TOTAL		
110300	311101		TIF REVENUES - COUNTY	269,135	297,880	314,648	328,932	355,522	412,255	424,620
110300	311102		TIF REVENUES - CITY	270,838	298,055	319,174	331,449	356,309	412,255	424,620
110300	361100		INTEREST EARNINGS	208	478	1,467	688	419	400	400
Total 110300 HARBOR CRA REVENUE				540,181	596,413	635,288	661,070	712,250	824,910	849,640
11055235	512000		REGULAR SALARIES	12,431	17,012	9,430	-	-	12,275	12,640
11055235	521000		FICA TAXES	168	229	125	-	-	141	150
11055235	522000		RETIREMENT CONTRIBUTIONS	1,559	2,126	1,162	-	-	1,534	1,580
11055235	523000		LIFE/HEALTH INSURANCE	6,696	5,790	4,656	-	-	2,948	3,010
11055235	524000		WORKERS COMP	-	-	-	-	-	239	250
11055235	532000		AUDIT	-	-	-	-	4,000	8,000	8,240
11055235	534000		OTHER CONTRACTS	8,708	10,292	8,583	18,500	45,000	-	-
11055235	543000		UTILITIES	7,589	6,242	6,636	6,377	4,223	4,300	4,430
11055235	544000		RENTS AND LEASES	2,667	(559)	2,741	1,774	31,500	-	-
11055235	546000		REPAIRS AND MAINTENANCE	1,765	-	-	100	37,000	56,610	59,440
11055235	547000		PRINTING AND BINDING	191	-	-	-	-	-	-
11055235	549000		OTHER CHARGES/ADVERTISING	-	-	-	-	-	-	-
11055235	552000		OPERATING SUPPLIES	-	-	-	-	-	-	-
11055235	554000		BKS, SUBS, MEMBERSHIPS	583	88	523	523	854	900	930
11058500	565000	CRH64	HARBOR DISTRICT WAYFINDING SIGNAGE	-	-	-	-	-	150,000	-
11058500	565000	UNDER	HARBOR DISTRICT UTILITY UNDERGROUNDING	-	-	-	-	-	6	-
11058500	565000	TBD	projects to be recommended	-	-	-	-	-	-	-
Total 11055235 HARBOR CRA OPERATING				42,357	41,220	33,856	27,273	122,577	236,953	90,670
NET OPERATING (REV - EXP)				497,824	555,194	601,432	633,797	589,673	587,957	758,970
11058188	581209		2009 DEBT SERVICE INTERFUND TRANSFERS	(474,201)	(478,333)	(707,736)	(371,892)	-		
11058188	581221		2021 DEBT SERVICE INTERFUND TRANSFERS	-	-	-	(152,786)	(481,057)	(479,995)	(482,835)
Total HARBOR CRA TXFRS OUT				(474,201)	(478,333)	(707,736)	(524,678)	(481,057)	(479,995)	(482,835)
110 Increase (decrease) in Fund Balance				23,623	76,861	(106,304)	109,119	108,615	107,962	276,135
110 Fund Balance, beginning of year				172,944	196,567	273,428	167,124	276,243	384,859	537,175
110 Fund Balance, ending of year				196,567	273,428	167,124	276,243	384,859	537,175	813,310

goal: maintain a balance of \$484k

HARBOR CRA FUND DETAILS(40 years 2003 - 2043)

ACCOUNT DESCRIPTION	FY 2025	FY 2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
TIF REVENUES - COUNTY	437,360	450,480	463,990	477,910	492,250	507,020	522,230	537,900	554,040
TIF REVENUES - CITY	437,360	450,480	463,990	477,910	492,250	507,020	522,230	537,900	554,040
INTEREST EARNINGS	400	400	400	400	400	400	400	400	400
Total 110300 HARBOR CRA REVENUE	875,120	901,360	928,380	956,220	984,900	1,014,440	1,044,860	1,076,200	1,108,480
REGULAR SALARIES	13,020	13,410	13,810	14,220	14,650	15,090	15,540	16,010	16,490
FICA TAXES	150	150	150	150	150	150	150	150	150
RETIREMENT CONTRIBUTIONS	1,630	1,680	1,730	1,780	1,830	1,880	1,940	2,000	2,060
LIFE/HEALTH INSURANCE	3,070	3,130	3,190	3,250	3,320	3,390	3,460	3,530	3,600
WORKERS COMP	260	270	280	290	300	310	320	330	340
AUDIT	8,490	8,740	9,000	9,270	9,550	9,840	10,140	10,440	10,750
OTHER CONTRACTS	-	-	-	-	-	-	-	-	-
UTILITIES	4,560	4,700	4,840	4,990	5,140	5,290	5,450	5,610	5,780
RENTS AND LEASES	-	-	-	-	-	-	-	-	-
REPAIRS AND MAINTENANCE	62,410	65,530	68,810	72,250	75,860	79,650	83,630	87,810	92,200
PRINTING AND BINDING	-	-	-	-	-	-	-	-	-
OTHER CHARGES/ADVERTISING	-	-	-	-	-	-	-	-	-
OPERATING SUPPLIES	-	-	-	-	-	-	-	-	-
BKS, SUBS, MEMBERSHIPS	960	990	1,020	1,050	1,080	1,110	1,140	1,170	1,210
HARBOR DISTRICT WAYFINDING SIGNAGE	-	-	-	-	-	-	-	-	-
HARBOR DISTRICT UTILITY UNDERGROUNDING projects to be recommended	-	-	-	-	-	-	-	-	-
Total 11055235 HARBOR CRA OPERATING	94,550	98,600	102,830	107,250	111,880	116,710	121,770	127,050	132,580
NET OPERATING (REV - EXP)	780,570	802,760	825,550	848,970	873,020	897,730	923,090	949,150	975,900
2009 DEBT SERVICE INTERFUND TRANSFERS									
2021 DEBT SERVICE INTERFUND TRANSFERS	(477,641)	(484,385)	(479,054)	(482,689)	(240,797)	-	-	-	-
Total HARBOR CRA TXFRS OUT	(477,641)	(484,385)	(479,054)	(482,689)	(240,797)	-	-	-	-
110 Increase (decrease) in Fund Balance	302,929	318,375	346,496	366,281	632,223	897,730	923,090	949,150	975,900
110 Fund Balance, beginning of year	813,310	1,116,239	1,434,615	1,781,111	2,147,391	2,779,614	3,677,344	4,600,434	5,549,584
110 Fund Balance, ending of year	1,116,239	1,434,615	1,781,111	2,147,391	2,779,614	3,677,344	4,600,434	5,549,584	6,525,484

goal: maintain a balance of \$484k

HARBOR CRA FUND DETAILS(40 years 2003 - 2043)

ACCOUNT DESCRIPTION	FY2034	FY2035	FY2036	FY2037	FY2038	FY2039	FY2040	FY2041
TIF REVENUES - COUNTY	570,660	587,780	605,410	623,570	642,280	661,550	681,400	701,840
TIF REVENUES - CITY	570,660	587,780	605,410	623,570	642,280	661,550	681,400	701,840
INTEREST EARNINGS	400	400	400	400	400	400	400	400
Total 110300 HARBOR CRA REVENUE	1,141,720	1,175,960	1,211,220	1,247,540	1,284,960	1,323,500	1,363,200	1,404,080
REGULAR SALARIES	16,980	17,490	18,010	18,550	19,110	19,680	20,270	20,880
FICA TAXES	150	150	150	150	150	150	150	150
RETIREMENT CONTRIBUTIONS	2,120	2,180	2,250	2,320	2,390	2,460	2,530	2,610
LIFE/HEALTH INSURANCE	3,670	3,740	3,810	3,890	3,970	4,050	4,130	4,210
WORKERS COMP	350	360	370	380	390	400	410	420
AUDIT	11,070	11,400	11,740	12,090	12,450	12,820	13,200	13,600
OTHER CONTRACTS	-	-	-	-	-	-	-	-
UTILITIES	5,950	6,130	6,310	6,500	6,700	6,900	7,110	7,320
RENTS AND LEASES	-	-	-	-	-	-	-	-
REPAIRS AND MAINTENANCE	96,810	101,650	106,730	112,070	117,670	123,550	129,730	136,220
PRINTING AND BINDING	-	-	-	-	-	-	-	-
OTHER CHARGES/ADVERTISING	-	-	-	-	-	-	-	-
OPERATING SUPPLIES	-	-	-	-	-	-	-	-
BKS, SUBS, MEMBERSHIPS	1,250	1,290	1,330	1,370	1,410	1,450	1,490	1,530
HARBOR DISTRICT WAYFINDING SIGNAGE								
HARBOR DISTRICT UTILITY UNDERGROUNDING								
projects to be recommended								
Total 11055235 HARBOR CRA OPERATING	138,350	144,390	150,700	157,320	164,240	171,460	179,020	186,940
NET OPERATING (REV - EXP)	1,003,370	1,031,570	1,060,520	1,090,220	1,120,720	1,152,040	1,184,180	1,217,140
2009 DEBT SERVICE INTERFUND TRANSFERS								
2021 DEBT SERVICE INTERFUND TRANSFERS	-	-	-	-	-	-	-	-
Total HARBOR CRA TXFRS OUT	-	-	-	-	-	-	-	-
110 Increase (decrease) in Fund Balance	1,003,370	1,031,570	1,060,520	1,090,220	1,120,720	1,152,040	1,184,180	1,217,140
110 Fund Balance, beginning of year	6,525,484	7,528,854	8,560,424	9,620,944	10,711,164	11,831,884	12,983,924	14,168,104
110 Fund Balance, ending of year	7,528,854	8,560,424	9,620,944	10,711,164	11,831,884	12,983,924	14,168,104	15,385,244

goal: maintain a balance of \$484k

HARBOR CRA FUND DETAILS(40 years 2003 - 2043)

ACCOUNT DESCRIPTION	FY2042	FY2043	FY23+	FY2023 NOTES
			INCR	
TIF REVENUES - COUNTY	722,900	744,590	3.00%	
TIF REVENUES - CITY	722,900	744,590	3.00%	
INTEREST EARNINGS	400	400	0.00%	
Total 110300 HARBOR CRA REVENUE	1,446,200	1,489,580		
REGULAR SALARIES	21,510	22,160	3.00%	
FICA TAXES	150	150	3.00%	
RETIREMENT CONTRIBUTIONS	2,690	2,770	3.00%	
LIFE/HEALTH INSURANCE	4,290	4,380	2.00%	
WORKERS COMP	430	440	3.00%	
AUDIT	14,010	14,430	3.00%	
OTHER CONTRACTS	-	-	0.00%	
UTILITIES	7,540	7,770	3.00%	
RENTS AND LEASES	-	-	3.00%	
REPAIRS AND MAINTENANCE	143,030	150,180	5.00%	median maintenance
PRINTING AND BINDING	-	-	3.00%	
OTHER CHARGES/ADVERTISING	-	-	3.00%	
OPERATING SUPPLIES	-	-	3.00%	
BKS, SUBS, MEMBERSHIPS	1,580	1,630	3.00%	
HARBOR DISTRICT WAYFINDING SIGNAGE				
HARBOR DISTRICT UTILITY UNDERGROUNDING				
projects to be recommended				
Total 11055235 HARBOR CRA OPERATING	195,230	203,910		
NET OPERATING (REV - EXP)	1,250,970	1,285,670		
2009 DEBT SERVICE INTERFUND TRANSFERS				
2021 DEBT SERVICE INTERFUND TRANSFERS	-	-		
Total HARBOR CRA TXFRS OUT	-	-		
110 Increase (decrease) in Fund Balance	1,250,970	1,285,670		
110 Fund Balance, beginning of year	15,385,244	16,636,214		
110 Fund Balance, ending of year	16,636,214	17,921,884		

Date finance needed:		Completed	Aug-22	Aug-22	Aug-22	Fall 2023	Summer 2024	Spring 2025	TBD	pay-go	pay-go					
MUNIS ORG	ORG Description	Beach 1 (59/41) Crystal Beach (completed fy21)	Beach 1 (59/41) Crystal Beach	CM001 Beach 1 (50/50) Crystal Beach	Beach2 Tarpon (50/50)	EN615 x-town	2023 Under ph1 Hwy 98 Marler Bridge-Airport (Harbor CRA)	2024 Under ph2 Hwy 98 Airport to Matthew Blvd	2025 Under ph3 Hwy 98 to Walton County	2026 Under ph4 TC CRA	Stormwater (SW56 and ARP)	Public Works/Safety	TOTAL	Projected revenue stream available	Cash on Hand 04/30/2022	Revenue stream description
30557212	TDC (city 12.5%/yr aka \$1.5m)		1,548,656	1,920,545	8,625,000								12,094,201	30,000,000		20 years @ \$1.5m/yr starting 01/2022; annual requests; cost reimbursement; \$1.9m FY22/23 funds available 07/01/22 (cost reimbursement award being drafted); \$10m advance agreement being drafted by County Legal staff;
129xxxxx	Oka 1/2 Penny	2,818,990		629,455			2,400,000	2,400,000	2,400,000	2,400,000	1,600,000	800,000	15,448,445	16,000,000	3,903,940	\$1.6m increasing at 2%/yr ending 2028
30557237	BOCC	4,053,801	2,228,553	2,550,000	8,625,000	3,300,000							20,757,354			\$10.6m agreement executed; \$21.3 award drafted;
31553977	Electric Franch						3,375,000	3,375,000	3,000,000	3,000,000			12,750,000	23,000,000	217,824	30 years starting March 2022 (borrow \$12m@5%=\$23m; or \$15m@3%)
315539xx	Spec Assmt						390,000	390,000	390,000	390,000			1,560,000			early feasibility study stage; JULY: Reconvene w/Chris Roe & Draper & potential bond validation
11058500	Harbor CRA						6,000,000						6,000,000	14,651,000	730,362	sunset 2043
10258500	TC CRA						500,000		4,000,000				4,500,000	6,055,000	1,195,141	sunset 2037
305xxxxx	Grants/Jeffrey					2,000,000	335,000	2,000,000	2,000,000	2,000,000			8,335,000			
31554132	Road Impact\$					1,600,000							1,600,000		1,526,287	
30554133	FDOT xtown ROW					2,700,000							2,700,000			award executed; funds available on cost reimburement basis 07/01/2020-06/30/2024
31554032	MM\$					140,000							140,000		145,085	
31554031	GasTax#2					500,000							500,000		559,015	
30553937	ARPA										1,000,000		1,000,000		790,500	life to date: obligated \$500k to IT security
TBD	TBD					1,660,000		4,835,000	5,210,000	1,210,000			12,915,000			
	estimated total proj	6,872,791	3,777,209	5,100,000	17,250,000	11,900,000	13,000,000	13,000,000	13,000,000	13,000,000	2,600,000	800,000	100,300,000			
		6,872,791	3,777,209	5,100,000	17,250,000	12,000,000	13,000,000	13,000,000	13,000,000	13,000,000	no target yet					
			10,650,000		22,350,000											
			interlocal #1 59/41=\$10,650,000													
				interlocal #2 50/50=22,350,000												

Oka 1/2 allocation as per 05/02/22:					
	Beach	Underground	Stormwater	Public Works/Safety	TOTAL
Percentage	25%	60%	10%	5%	100%
Est Revs (2019-2029)	4,000,000	9,600,000	1,600,000	800,000	16,000,000

	Advanced Funding			
TDC our part of the 12.5%:	operations Agreement*	TBD		TOTAL
Est Revs (2022-20	10,000,000	9,900,000	10,100,000	30,000,000

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 8, 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
Steve O'Connor, Principal Planner

FROM: Tunazzina Alam, Planner

DATE: June 1, 2022

SUBJECT: Development 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

- **21-08-MS Pelican Adventures.** Project Location: 546, 580, and 600 Harbor Boulevard
- **Status:** The applicant submitted 2nd request for an extension for resubmittal on April 26, 2022, and was granted on April 28, 2022, for resubmittal deadline of May 30, 2022

This project is a major deviation development in the South Harbor Mixed Use (SHMU) Zoning District. This project proposes scenic and sightseeing transportation, water to provide additional parking for Pelican Adventures, Inc servicing resort features for watersport recreation. This project is still under review.

- **21-37-SP Gilligan's Boat Works.** Project Location: 531 Mountain Dr.
- **Status:** TRC comments were provided to the applicant on May 26, 2022; Staff is waiting for resubmittal from the applicant

This is a request for construction of a boat maintenance storage building and boat and storage parking lot.

- **21-41-SP, 21-42-MS Calhoun Estates by the Bay.** Project Location: 119 – 135 Sibert Ave & 122, 124 Calhoun Ave
- **Status:** Staff sent the Development Review Report to the applicant on April 28, 2022; Staff is waiting for resubmittal from the applicant.

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.

- **22-01-SP Crooked Island Rum Bar.** Project Location: 530 Mountain Dr.
- **Status:** The project was sent to TRC for review on May 17, 2022; comments are due back on June 3, 2022.

This is an application for a Major Development Order of ±2,033 SF Distillery and ±1,033 SF office space.

- **22-28-SP Destin Brewery Expansion.** Project Location: 110 Melvin St.
- **Status:** The project was sent to TRC for review on May 20, 2022; comments are due back on June 3, 2022.

This is an application for a Minor Deviation to a Major Development Order to convert an existing retail/office building to a brewery.

- **22-34-SD Boshamp's Office Expansion.** Project Location: 414 Harbor Blvd.
- **Status:** The project was sent to internal TRC on May 20, 2022; comments are due by June 3, 2022.

This is a Simple Deviation to a Major Development Order application, proposing a ±770 square foot expansion of the existing office area.

- **22-37-SP Destin Coffee Shop.** Project Location: 121 Benning Drive
- **Status:** The project is currently under Completeness Review.

This is a Minor Development Order application requesting to use an existing structure as a coffee shop.

Completed Projects

None

CITY PROJECTS:

- **Cross Town Connector (Beach to Benning)**

- **Status:** Under design and property acquisition

This is the final segment of the overall Cross Town 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 II (boardwalk under the bridge)**
- **Status:** Suspended due to pending FDOT Bridge Renovation

A.K.A., Boardwalk Under the Bridge, this project will provide a pedestrian crossing of US Highway 98 under the Marler Bridge for safe pedestrian access between the Harbor Boardwalk and City parking.

- **Capt. Royal Melvin Heritage Park.** Project Location: 206 Harbor Blvd
- **Status:** Under construction

This project will be the City's pedestrian gateway to the Harbor Boardwalk, which will include public restrooms, local informational signage, and facilities for an entertainment venue.

- **Clement Taylor Park Improvements.** Project Location: 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.** Project Location: 108 Sibert Ave
- **Status:** Under design

Parking Lot Improvements on the parcel. Adding approximately 35 parking spaces to the parking lot.

- **Highway 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.

- **Highway 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.

- **Highway 98 Project Development and Environmental (PD&E) Study (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.

- **Highway 98 Project Development and Environmental (PD&E) Study (Marler Bridge and approaches)**
- **Status:** On FDOT's 5-year PD&E Plan

The PD&E Study will look at FDOT's role in the replacement of the Marler Bridge.

- **Stormwater Master Plan Update**
- **Status:** 100% complete, tentatively headed to City Council in early Summer.

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:**
- B. **Effect on Budget (EOB):**
- C. **Level of Service (LOS):**
- D. **Legislative Sponsor:**

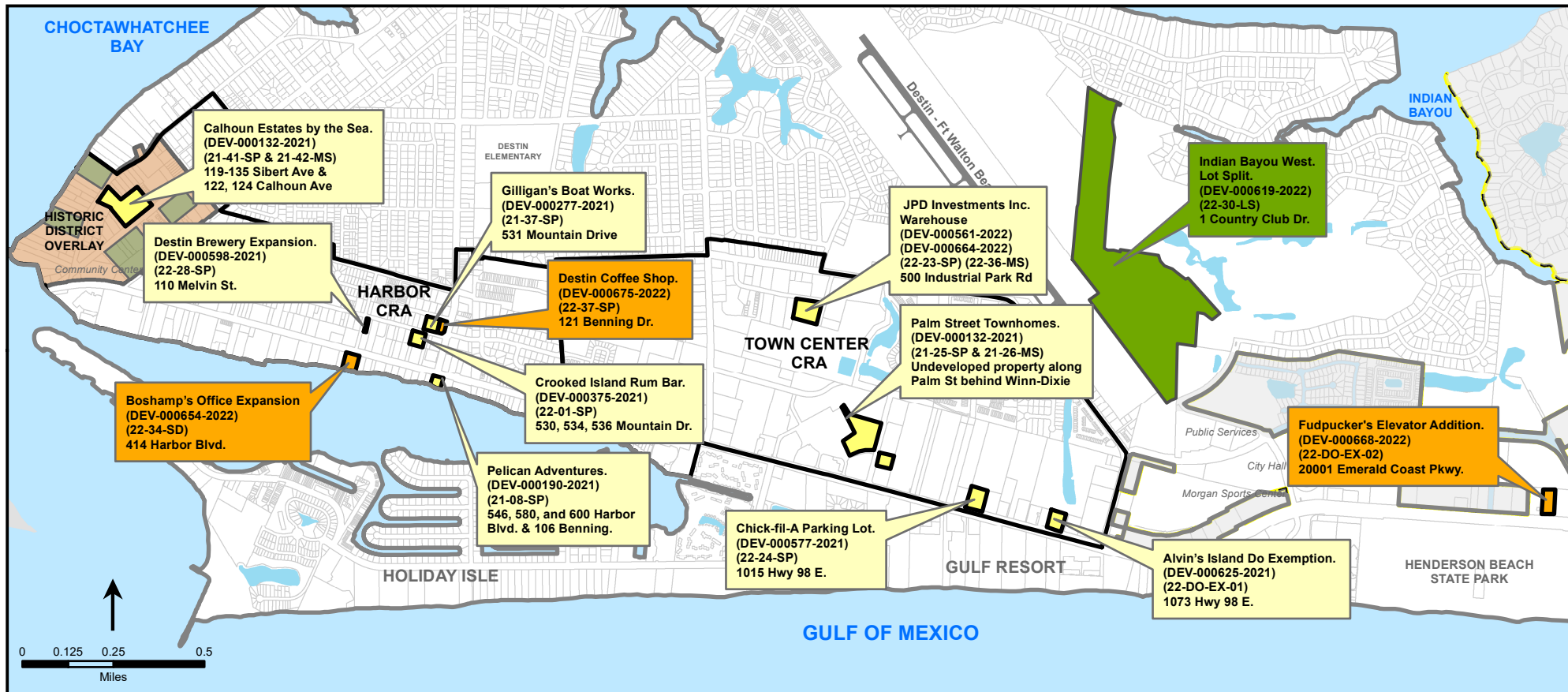
III. CONCLUSION:

IV. RECOMMENDED MOTION: None: Informational Item Only

Attachments:

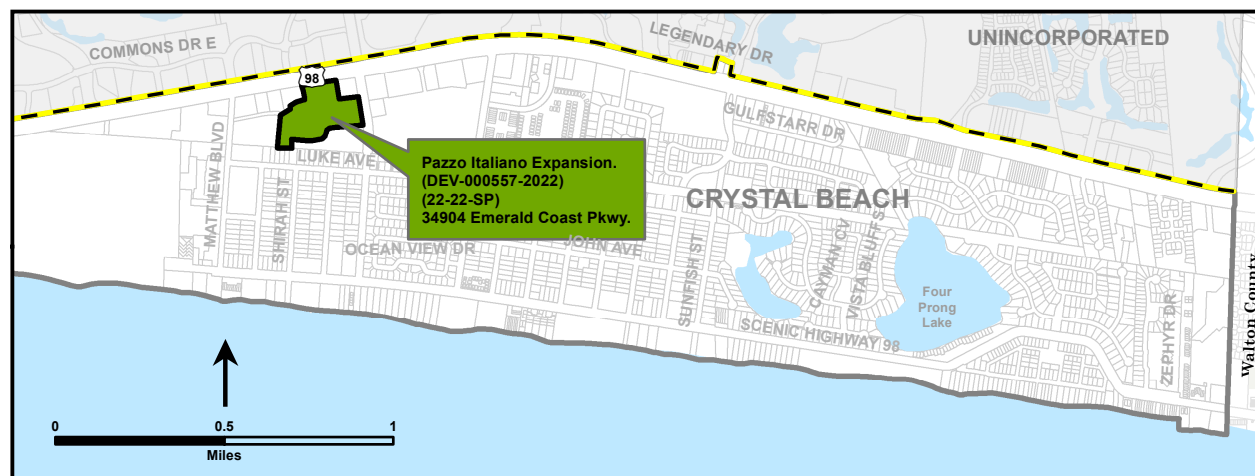
1. Development Projects Map
2. City Wide Projects Map

May 2022 City Wide Development Projects



▲ West Destin

▼ East Destin



LEGEND

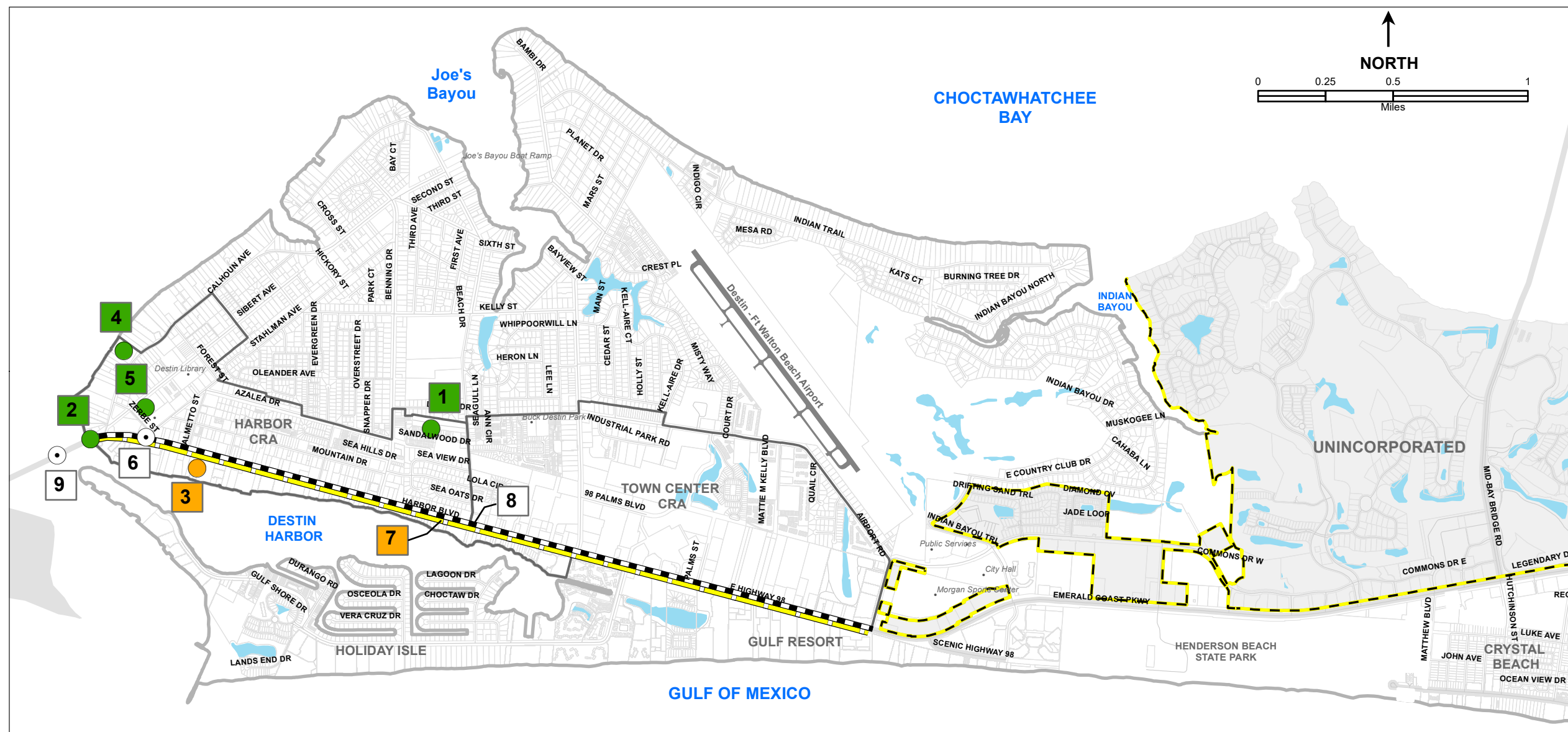
- City Limit Line
- New Development Project Applications Received
- Development Projects Under Review
- Development Orders Issued/ Applications Approved
- Zerbe-Calhoun Historic District Overlay
- Existing Municipal Facilities



City Projects May 2022

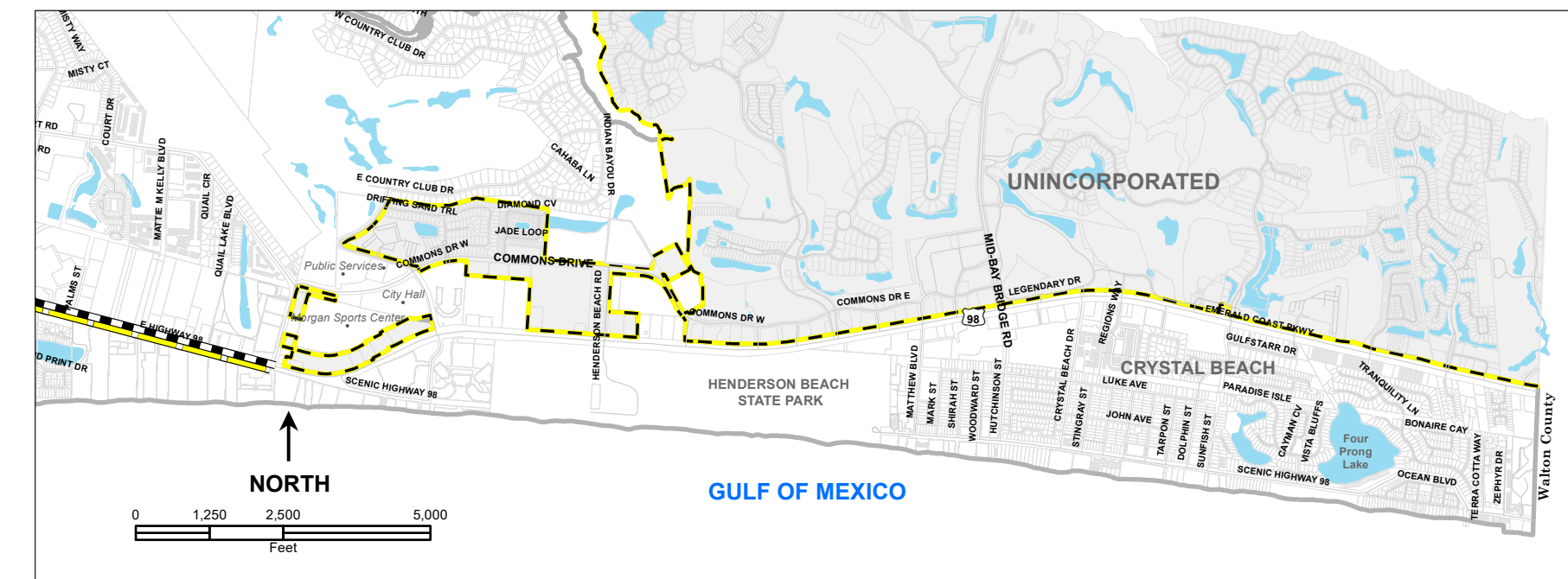
LEGEND

-  Under Construction
-  Under Design
-  Other Projects
-  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. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
6. Hwy 98 at Stahlman Ave Signalization Project.
7. Hwy 98 Landscaping Project – Airport Rd to Marler Bridge.
8. Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to Marler Bridge.
9. Hwy 98 Project Development and Environmental (PD&E) Study Marler Bridge – Marler Bridge and approaches.
10. Stormwater Master Plan Update.