

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
APRIL 20, 2022 - 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 20, 2022 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

Members Absent

Alexander Santos

Staff Present

Rey Bailey City Clerk
Daniel Butler Senior Planner
Sae More, Planner
Joe Bodi Engineering Asst. II

2. APPROVAL OF MINUTES: April 20, 2021

Motion by Committee member, Morell seconded by Committee member Sweetser to approve the April 20, 2021 meeting minutes as corrected, passed 4-0.

3. OLD BUSINESS:

None

4. NEW BUSINESS:

➤ **Town Center CRA Development Projects Update**

Ms. More provided the members with the development projects in the Town Center CRA.

Committee member Sandstead asked what the status is for the Linear Park.

According to the Chairman, he understands that \$270k has been set aside for the park.

According to Mr. Bodi, the city applied to the State for the funding to be set aside for the design of both Phase I and Phase II.

Committee member Sweetser inquired about the portion where some homeowners may lose a portion of their property. According to Mr. Bodi, that would be part of Phase III of the plan to obtain necessary right-of-way. However, that should not be an area of concern, as the right-of-way has been moved further south and he does not think it'll be an issue. There also was a brief

discussion regarding Phase IV of the project, which is the area behind Twin Lakes where wetlands are present. Mr. Bodi explained that he would be glad to come back to another meeting with the preliminary plans to describe the plans for the phases.

➤ **2020 Stormwater Master Plan**

Mr. Bodi presented the 2022 City Wide Stormwater Master Plan (SWMP) to the members. Explaining the plan provides mitigation and strategies for code revisions to both the Land Development Code and the Comprehensive Plan to ensure there is consistency in both. He spoke of the sub-drainage basins using LiDAR that will be conducted by the City's Continuing Services Contractor Jenkins Engineering.

According to Mr. Bodi, three (3) study areas, and thirteen (13) drainage projects were identified, and 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 rights of way and reestablish existing roadside swales (i.e., 3:1 slope) to further improve the MS4 and City Level of Service (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 ultimately will fall upon the respective homeowners, HOA's or Property Management Company to maintain them.

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:

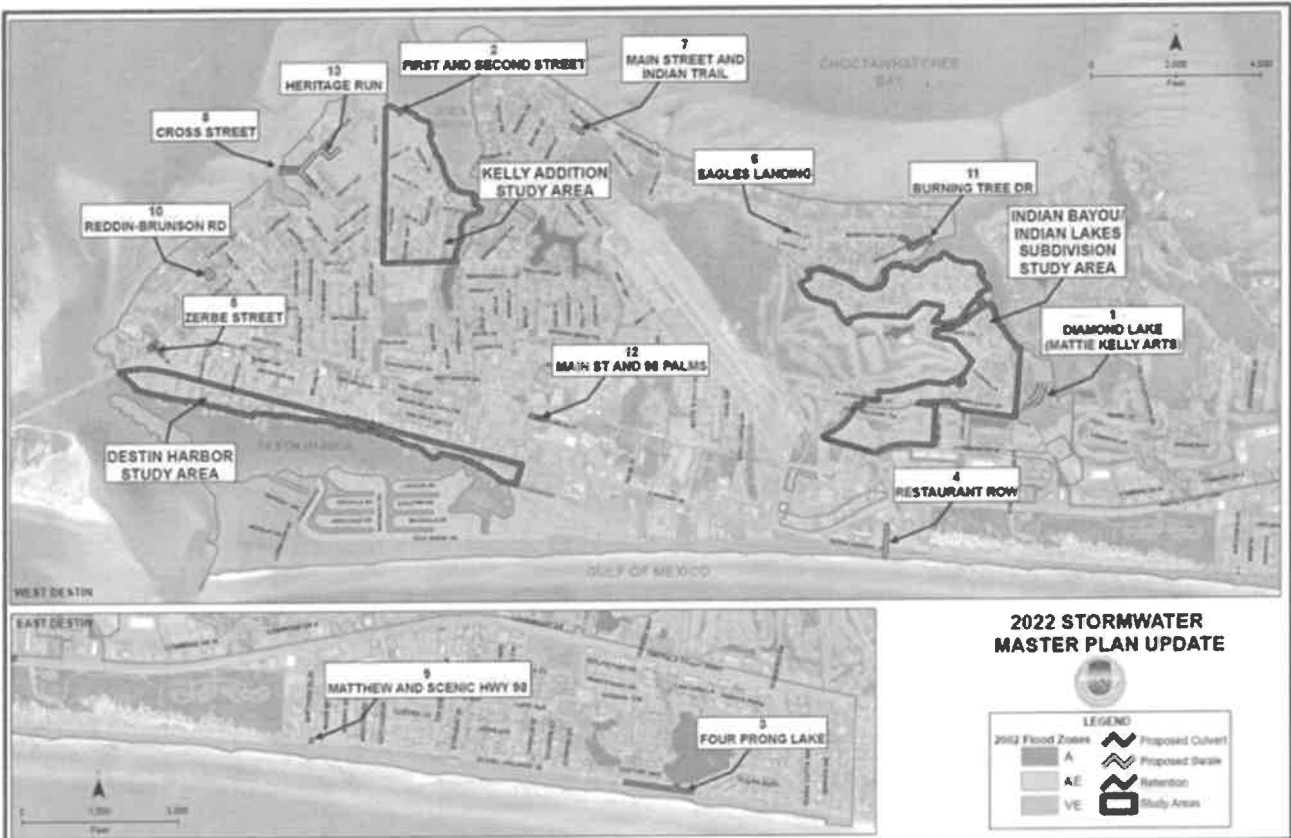
Indian Bayou/Indian Lakes
Kelly Addition Subdivision
Destin Harbor

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

Mr. Bodi pointed out to the members that the study area for the harbor is incorrect on the map and needs to show the entire harbor area and not just the northern boundary, as depicted.

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Committee member Sweetser inquired what the plan for 1st & 2nd Street stormwater is. According to Mr. Bodi, the plan is to have an outfall installed on Beach Drive, referring him to page 19. Additionally, Mr. Bodi explained that the vacant wooded lot near his residence drains into Mattie Kelly Park and Nature Walk and will be part of the study area and will need to be surveyed by the city Engineering Consultant.

Committee member Sandstead asked if there are any plans for the Calhoun Avenue/Kelly Street area for stormwater and spoke of how the adjacent property to her residence gets swampy after heavy rains. According to Mr. Bodi, because there has not been any structural or road flooding, that has occurred from that general area, it is not included in the plans. Adding that the city cannot do anything if it happens on private property.

Motion by Committee member Sandstead to recommend City Council approve the list of priority projects and study areas as presented. Committee member Morrell provided the second. A roll call vote of 4-0 was taken and the motion passed unanimously.

➤ **Work Plans – Daniel Butler**

Mr. Butler explained to the member that staff is looking for a recommendation from them for the following work plan items:

- Plan Design Gulf Power Easement
- Landscape improvements for the CRA District
- Review and revise Town Center Master Plan
- Research grant opportunities for the Town Center CRA

There was a discussion regarding how two members could work on one plan with the Sunshine Law limitations. According to Mr. Butler, the staff liaison would need to be contacted by each who would then email the other Committee members for any comments or input.

Committee member Morrell spoke of how she really wants to get the residential areas of the Town Center cleaned up and mentioned that if staff would take pictures and provide them to her, she would then start working on the plan. There was a brief discussion regarding who could get out and take the photos. Mr. Butler informed her that he would discuss this with staff, and someone would get back with her.

Motion by Committee member Morrell to accept the 2022 work plan items for the Town Center CRA Advisory with Committee member Sandstead providing the second. In discussion, the Chairman clarified that this motion does not exclude anyone from coming forward

with additional work plan items they may want to include throughout the year. **The motion passed 4-0.**

5. COMMITTEE MEMBER REPORTS:

Committee member Sandstead inquired about the status of Council filling the empty seats so that they can meet more than once or a few times a year. The Clerk informed the members there are five members on this committee at this time. He also mentioned there are three Council seats up for election in November and there will be the potential for those seats to be filled.

Committee member Sandstead then inquired about the status of shopping center.

According to Mr. Butler, a grocer company did contact the city and made inquiries about the property but so far, no one has purchased it. He also explained that the old Popeye's building has had a building permit pulled to turn it into a Japanese Restaurant.

6. PUBLIC COMMENTS:

None

7. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:20 PM.

Adopted and approved 20th day of July 2022.


Lockwood Wernet Chairman


Rey Bailey City Clerk