



**AGENDA
COMBINED HARBOR CRA AND TOWN CENTER CRA
ADVISORY COMMITTEES
WORKSHOP
WEDNESDAY, FEBRUARY 15, 2023
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. OLD BUSINESS**
- 4. NEW BUSINESS**
 - A) Community Redevelopment Areas Master Plans Update**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: TBD**

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)

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: February 15, 2023

BOARD/COMMITTEE: Community Redevelopment Agency Advisory Committees

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 4.A.

TO: Community Redevelopment Agency Advisory Committees

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

DATE: February 9, 2023

SUBJECT: Community Redevelopment Areas Master Plans Update

I. BACKGROUND: At the September 19, 2022 City Council meeting, Council approved the funding to update the Harbor and Town Center Community Redevelopment Areas Master Plans. Based on experience and existing knowledge of the City, 3TP Ventures, Inc. was selected and approved by Council as the consultant to assist Staff and the CRA Committees to carry out both updates.

II. DISCUSSION: The update of the CRA Master Plans will consist of **Two Phases**.

PHASE I: EXISTING CONDITIONS ASSESSMENT

The purpose of this phase is to collect current data regarding land use, transportation facilities, and completed projects required to accurately analyze the status of the two existing CRA plans. This phase will lay the groundwork for identifying key projects for the update.

Task 1A Collect and Analyze Current Land Usage and Transportation Network

The following activities will be conducted:

- Document existing land usage through mapping and summary tables to include future land use, zoning, open space, dwelling units, lot size and density.
- Document existing transportation network, including street layout; and vehicular, bicycle, pedestrian, and transit facilities through mapping and summary tables.
- Document quantity of existing parking spaces, and parking space requirements based on current regulations.
- Document existing stormwater facilities and performance based on current regulations.

Task 1B Review Existing Regulations and City Documents

The following regulations and documents will be reviewed for policies, projects, or regulations to be incorporated into the CRA Plans:

- Florida Statutes 163.360.
- Comprehensive Plan.
- CRA Findings of Necessity Report.
- List of completed City projects within the CRA district.
- Transportation Plans.
- Stormwater Master Plan.

Public Engagement

- **Public Hearing/Public Workshop.** There will be a kickoff workshop meeting on February 15, 2023. The workshop will include:

1. **Review/update of the Florida Statutes to include an overview of CRAs, and CRA Plan contents**

- Overview of CRA Plan, and status of identified deficiencies, completed projects, etc.
- Identified priorities for the CRA districts based on the Comprehensive Plan.

2. **Discussion to identify any additional areas of concern not listed in the Comprehensive Plan, prioritization of the key issues, etc.**

PHASE 2: ANALYSIS AND PLAN UPDATE RECOMMENDATIONS

Phase 2 includes the analysis of data collected during Phase 1, recommendations for plan updates, and identification of future projects or improvements.

Task 2A Analysis of Completed Projects and Existing Deficiencies

The following activities will take place:

- Prior and existing deficiencies will be reviewed and identified.
- Planned City projects within the CRA districts will be consolidated and compared with identified deficiencies.
- List of areas of concern or existing deficiencies identified by the City (Staff, Advisory Committees, Finding of Necessity report, CRA Plan, Comprehensive Plan policies) which do not currently have any planned projects for improvement will be compiled.

Task 2B Financial Forecast and Analysis

- Collect and review tax data from Okaloosa County Property Appraiser to determine the taxable value of properties within the CRA districts.
- Generate expected tax base increases based on recently approved developments, and anticipated redevelopment in the areas.

- Estimate future generated revenue of the CRAs based on financial analysis noted above.

Task 2C Develop Key Projects for the CRA Districts

Based on the analysis in Task 2A, the Consultant will do the following:

- Generate a list of projects to correct deficiencies or areas of concern within the CRA districts.
- Recommend prioritization based on existing City documents and policies.
- Present data, projects, and recommendations to the CRA Advisory Committees and CRA Board.

Public Engagement

There will be three levels of public engagement for Phase 2 of the CRA Plan updates:

- **Public Hearing/Public Workshops.** At the end of Phase 2, 3TP Staff will conduct one public workshop with each Advisory Committee and the CRA Board. The workshop will include the following content:

1. **Overview of the identified areas of concern and existing deficiencies discussed at previous meetings.**

- Recommended City projects to address the deficiencies for the CRA districts.
- Recommended prioritization for City projects.

2. **Discussion regarding changes to identified projects and prioritization.**

A. **Link to Strategic Goals / Objectives:** 1) Enhance Quality of Life

2) Economic Development and Revitalization

3) Effective, efficient, and aesthetically pleasing infrastructure.

B. **Effect on Budget (EOB):** Budget for each update is committed to each project.

C. **Level of Service (LOS):** Improved quality of life, infrastructure, and mobility.

D. **Legislative Sponsor:**

III. CONCLUSION: On February 15, 2023, a joint workshop of the Town Center CRA and Harbor CRA Committees will meet to discuss important redevelopment effort.

IV. RECOMMENDED MOTION: Staff recommends that the joint CRA Committees make a motion to approve the process for updating the Town Center CRA and Harbor CRA Master Plans.

Attachments:

1. Destin CRA Plan Workshop_021523

A person wearing a light-colored hoodie and a beanie is riding a bicycle on a paved sidewalk. The background shows a street with a white pickup truck, trees, and a clear sky. The entire image is overlaid with a semi-transparent blue filter.

CRA Joint Advisory Committee Meeting

February 15, 2023
5:30 PM

Schedule



INTRODUCTIONS



PRESENTATION



BREAKOUT
DISCUSSIONS



NEXT STEPS

Introductions



Name



Affiliation



CRA district you represent



Biggest desire for the future of your
CRA district

Current City of Destin Plan/Code Updates

- **Mobility Plan**

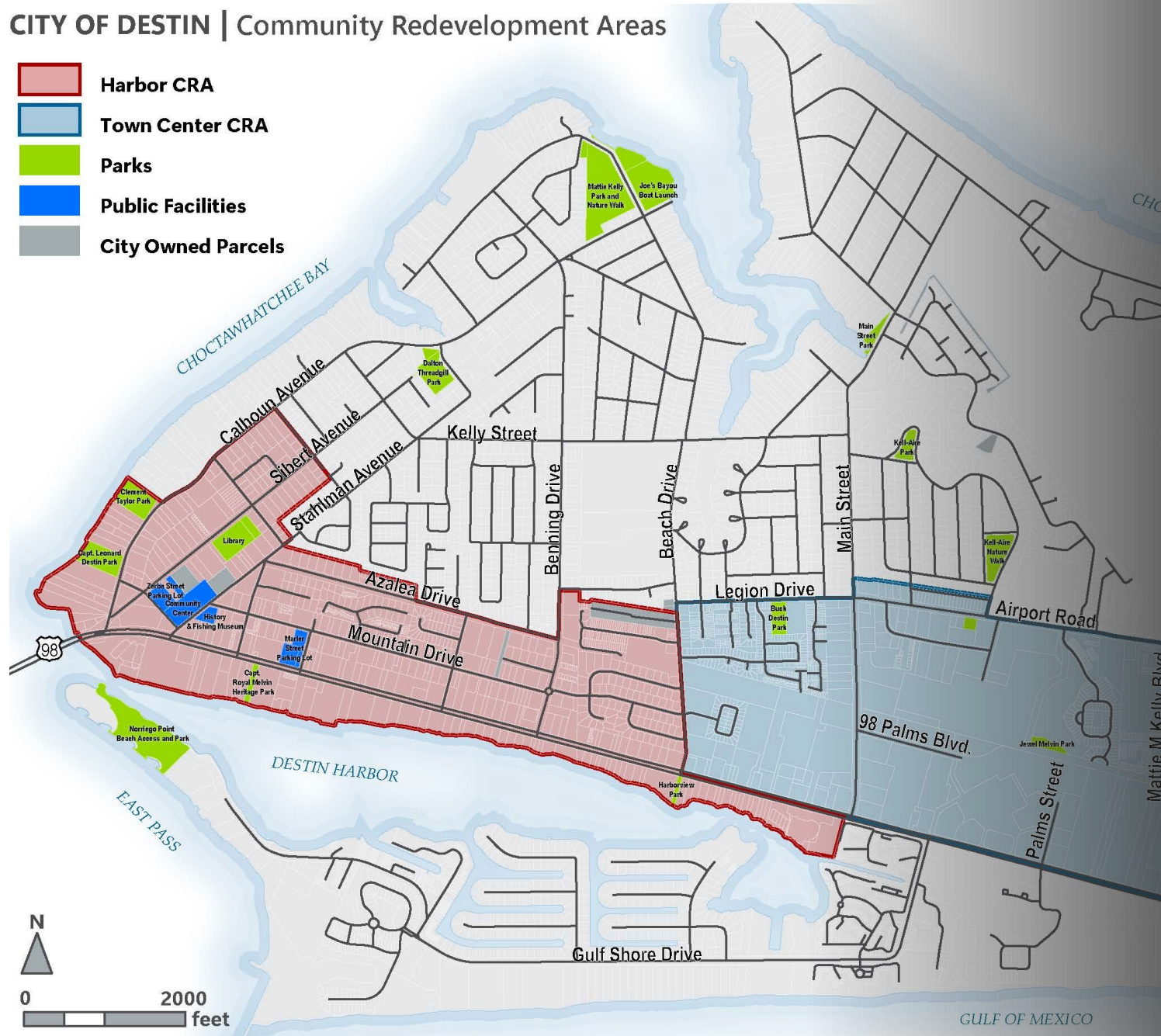
- Identifies projects which provides for the transportation needs of residents, workers and visitors of Destin
- Establishes a mobility fee for developers to contribute to future transportation network

- **Land Development Code Update**

- Provides development regulations for developers, including on-site development standards, roadway construction, signage, use regulations, etc.

- **Harbor CRA Plan and Town Center CRA Plan Updates**

- Identifies public improvement projects and development goals for the districts to be implemented wholly or partially through CRA funds



What is a Community Redevelopment Area (CRA)?

- a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment.

Florida Statutes 163.340(10)

Life Cycle of a CRA



CRA is established where “blight” exists (examples include street layouts, inadequate infrastructure, shortage of affordable housing, etc.)



CRA Board is established to administer activities within CRA.



CRA Board develops and implements CRA Plan which addresses the needs of the CRA.

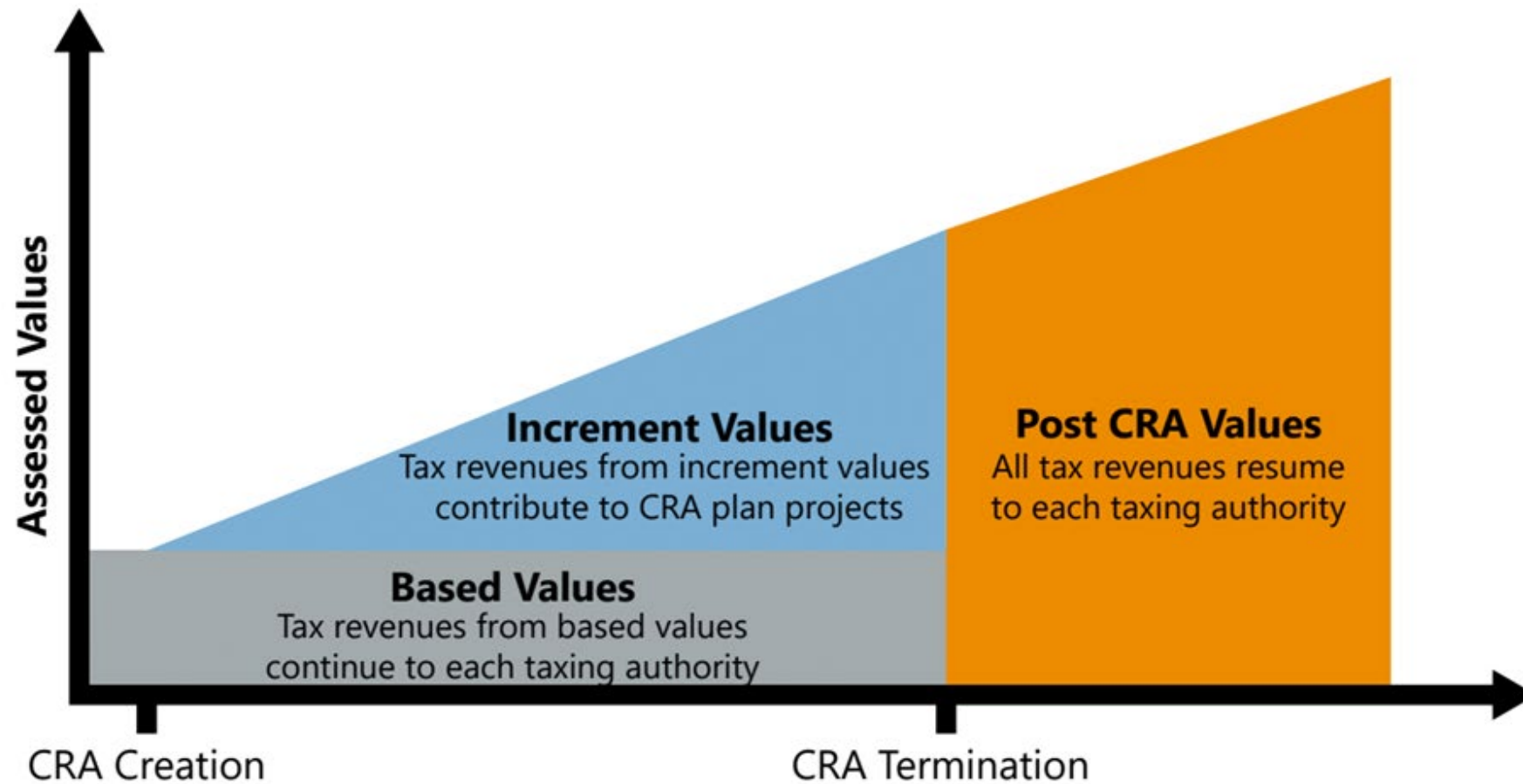


After approval of a CRA Plan, a redevelopment trust fund is established for the CRA where the incremental growth in taxable values is deposited to be used for projects identified in that CRA.



All redevelopment utilizing tax increment financing must be completed within 30-40 years of the Plan’s adoption, depending on redevelopment fund establishment.

Tax Increment Financing



Community Redevelopment in Florida

- 223 CRAs throughout Florida
- Program types
 - Infrastructure projects: streetscapes and roadway improvements, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and street tree plantings
 - Redevelopment incentives: grants and loans for façade improvements, building renovations, and new buildings
- Best Practices
 - Focused as a financing tool for redevelopment
 - Clear area specific vision with supporting design guidelines
 - Leverage future TIF dollars to advance the projects before the funds cumulate

CRA Plan Amendment Procedures

Proposed CRA Plans are completed

CRA Advisory Committees make
recommendations to CRA Board/City Council

City Council holds public hearing on CRA Plan
Updates

Amended CRA Plans are adopted.

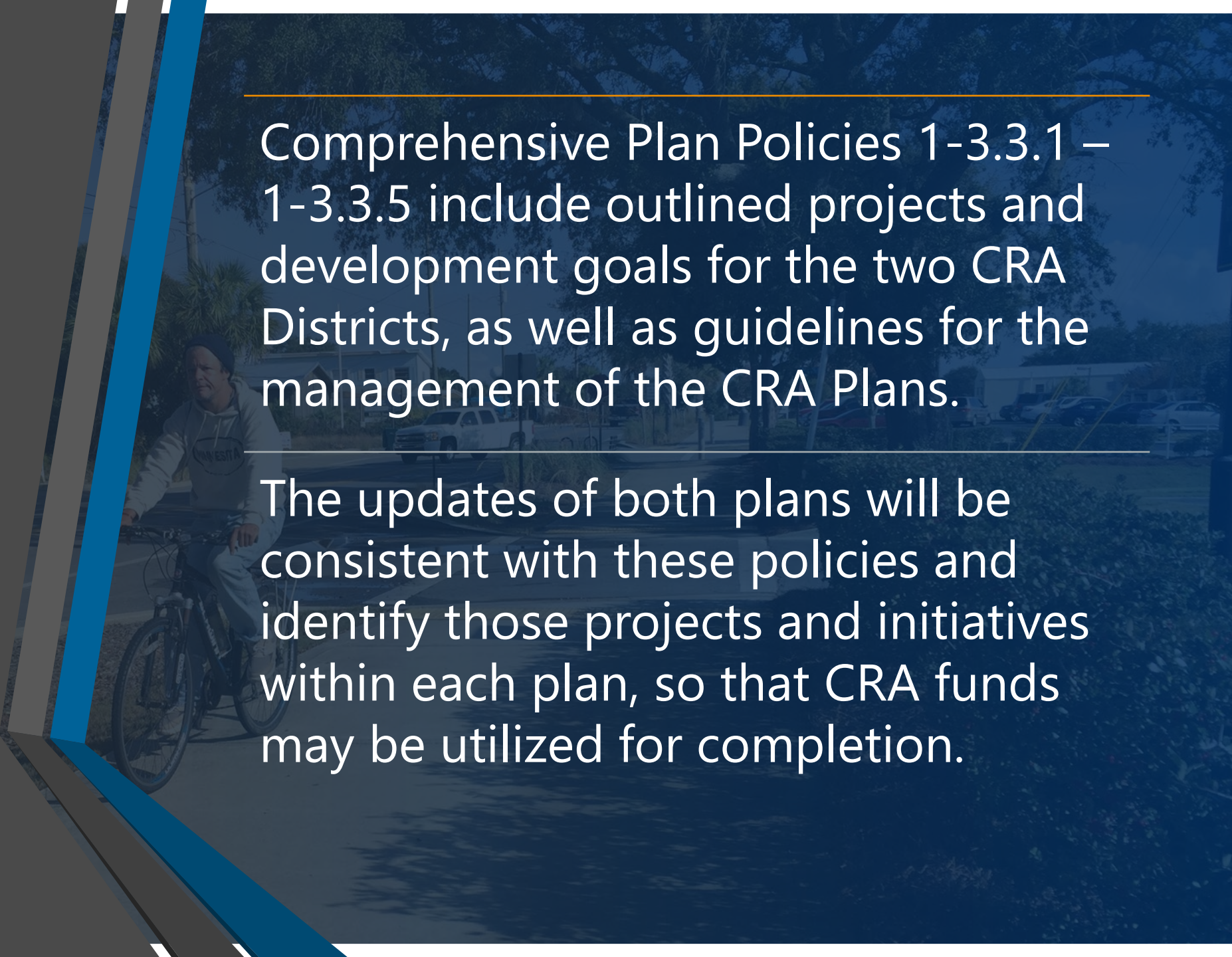
CRA Advisory Committees

The role of the CRA advisory committees is to act in an advisory role only to City Council, on issues pertaining to the implementation of the CRA Plan.

CRA Advisory Committees shall not have any power to authorize or obligate city resources or funds and shall not represent the City in any other function or capacity, unless they have received specific guidance from the City Council.

- *Sec. 2-35, Code of Ordinances*

City of Destin
Comprehensive
Plan 2020



Comprehensive Plan Policies 1-3.3.1 – 1-3.3.5 include outlined projects and development goals for the two CRA Districts, as well as guidelines for the management of the CRA Plans.

The updates of both plans will be consistent with these policies and identify those projects and initiatives within each plan, so that CRA funds may be utilized for completion.



Harbor CRA

Existing Land Use Conditions

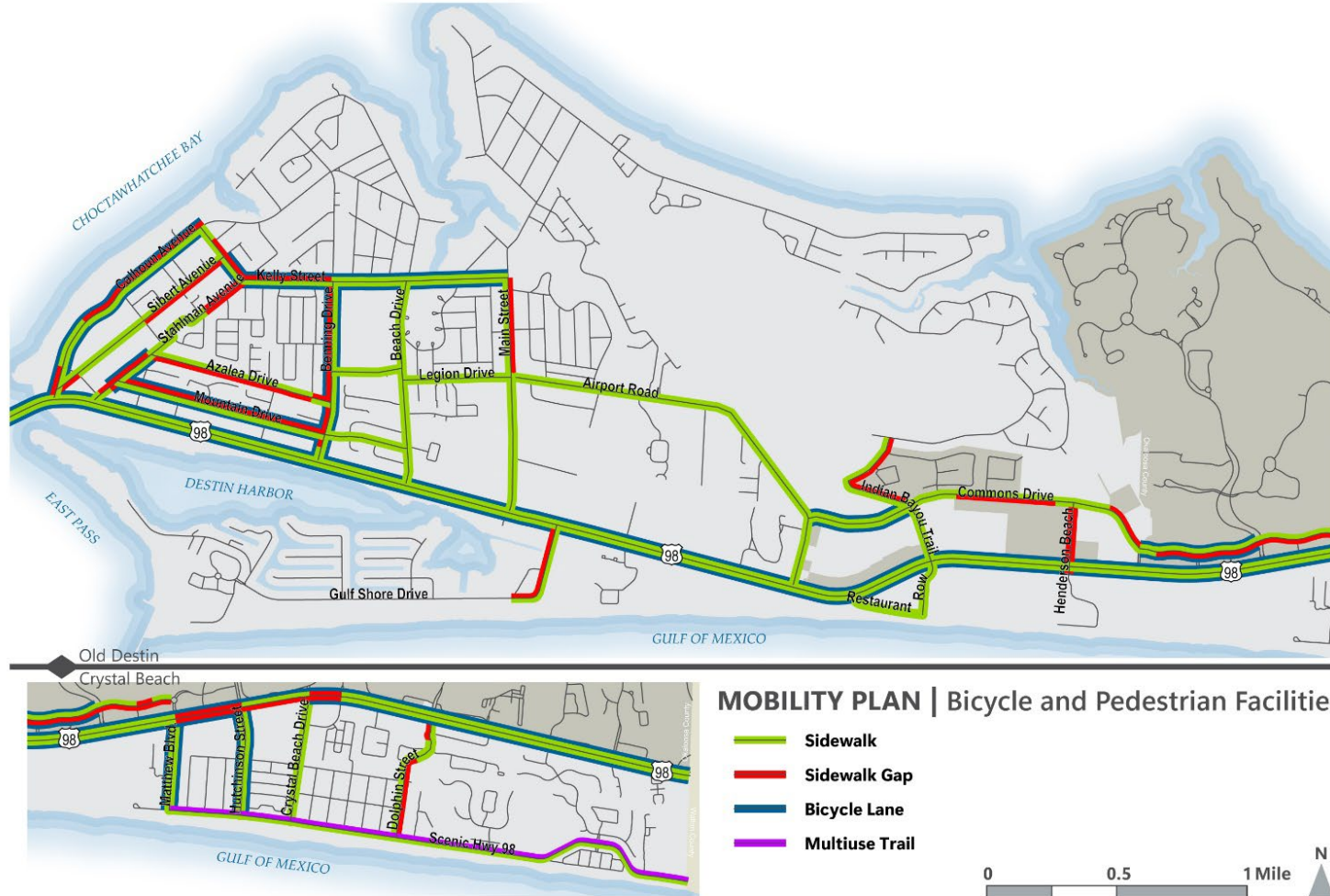
General Land Use	Acres	% of Total
Low Density Residential	48.0	12%
Medium Density Residential	31.0	8%
High Density Residential	11.6	3%
Mixed Use	148.4	37%
Commercial	41.2	10%
Industrial	0.0	0%
Residential, Office, and Institutional	12.3	3%
Institutional	23.0	6%
Recreational	7.9	2%
Right-of-Way	73.9	19%
Total	397.3	100%

947 dwelling units

31.0 vacant acres

*Average vacant
parcel is 0.36 acres*

Existing Transportation Conditions



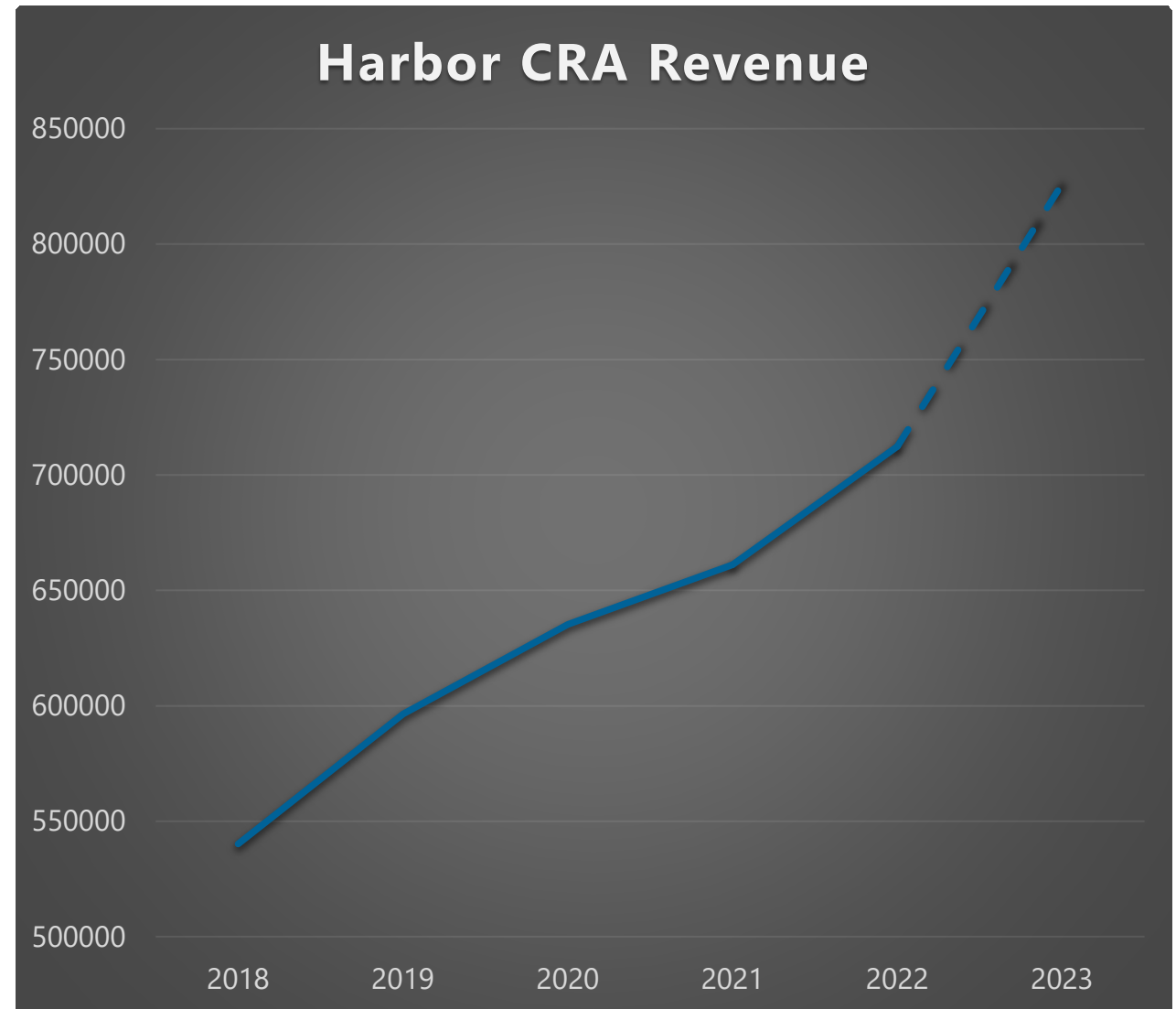
Harbor Blvd has the most congestion and crashes.

Several streets have missing sidewalks including Mountain Drive, Azalea Drive, Sibert Ave, Stahlman Ave, and Benning Dr.

Insufficient parking is an issue for some areas.

CRA Financial Status

- Harbor CRA 2022 Revenue - \$712,399
- 2023 Projected Harbor CRA Revenue - \$822,024
- Approx. 13% increase



Source: City of Destin Finance Department

Finding of Necessity Report (2003)

Factors Contributing to Blight in the Harbor

- Predominance of defective or inadequate street
- Faulty layout in relation to size, adequacy, accessibility and usefulness
- Unsanitary or unsafe conditions
- Deterioration off site or other improvements
- Inadequate and outdated building patterns
- Quantity of individually owned lots in relation to fragmented parcel size and development patterns

Public Improvements within Harbor CRA

Roadway Projects	Project Description	Completed
US Hwy 98	RRR remedial reconstruction and rehabilitation US highway 98 from Marler Bridge to Airport Road	Y
	FDOT US Highway 98 East, landscaping project currently under construction; Marler bridge to airport	N
	FDOT US Highway 98 East, lighting project added approximately 60 street lights; Marler bridge to Indian bayou trail	Y
Stahlman Avenue		
Mountain Drive	Mountain Drive Reconstruction - from Stahlman Avenue to Benning Drive, two lane roadway added 10 ft wide sidewalk to south side of road and provided stormwater facilities for the Mountain Drive watershed.	Y
Benning Drive		
New secondary streets	Destin Crosstown Connector (Azalea Drive Extension) - currently under design, add approximately 2000 linear feet of two lane divided roadway between Beach Drive to Benning Drive, 10 ft sidewalks on both sides of road and stormwater retention for the watershed	N

Public Improvements within Harbor CRA

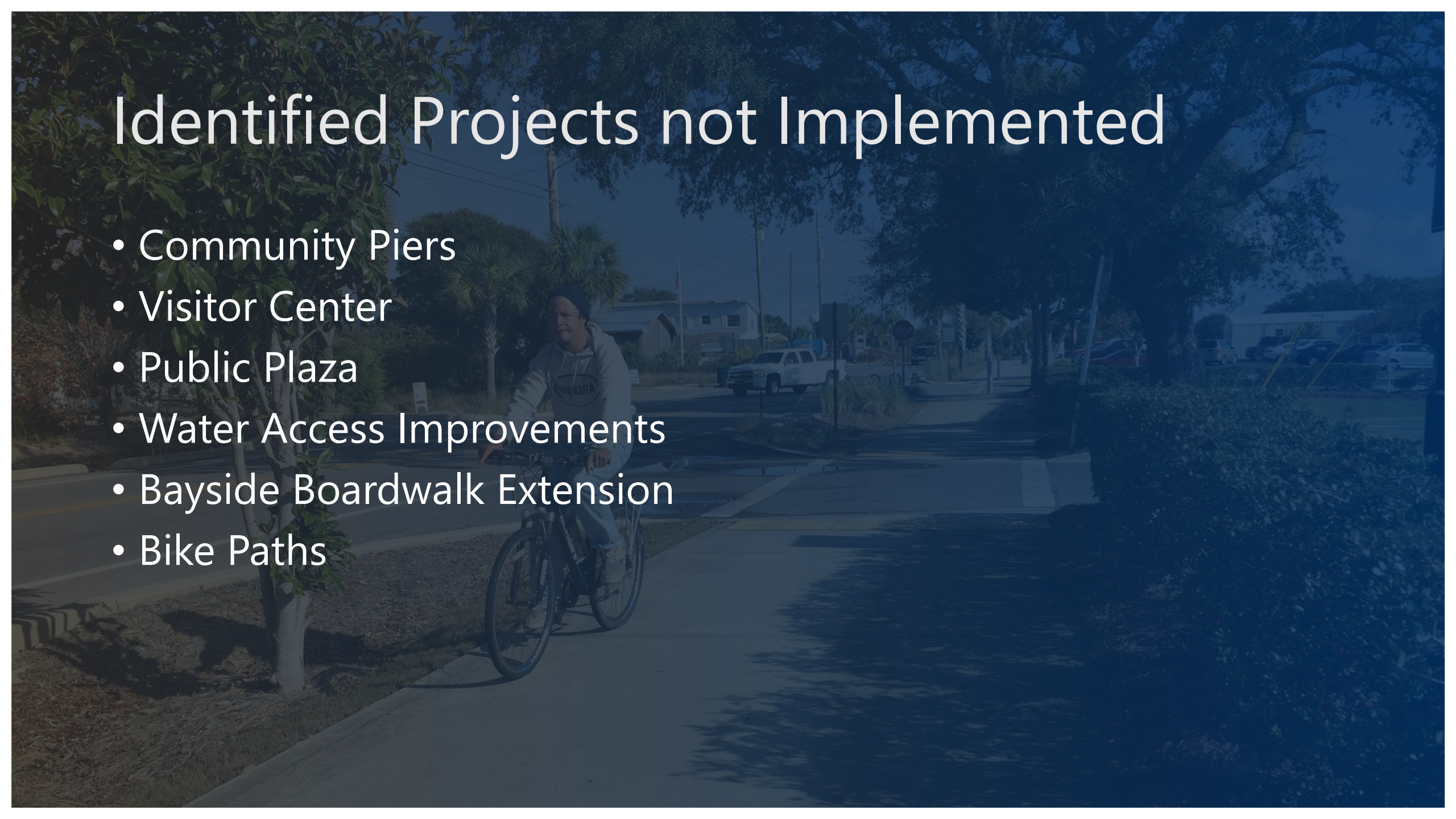
Pedestrian Sidewalks/Crosswalks	Project Description	Completed
Harbor Blvd	Pedestrian crosswalk signalization at 116 Harbor Blvd	Y
	Pedestrian crosswalk signalization at 210 Harbor Blvd	Y
Melvin St	Pedestrian crosswalk signalization at Melvin St	Y
Azalea Dr	Azalea Drive Sidewalk - added 10 ft wide sidewalks on North side of road from Stahlman Avenue to Snapper Drive and on South side of road from Snapper Drive to Benning Drive.	Y
	Harbor Place T/H Project - added 10 ft wide sidewalks on North side of Azalea Drive from Snapper Drive to Melvin Street on west side of Melvin St from Azalea Drive to Mountain Drive	Y
Zerbe St. Calhoun Ave.	Zerbe Calhoun Pedestrian Project - constructed approximately 2,000 linear feet of 10 ft wide sidewalk from intersection of Zerbe and Sibert St. west on Zerbe Street and North on Calhoun avenue to Clement Taylor Park	Y
Harbor Boardwalk	Harbor Boardwalk - constructed continuous boardwalk on north side of the harbor shoreline from 10 Harbor Blvd to 316 Harbor Blvd.	Y

Public Improvements within Harbor CRA

Stormwater and Utilities	Project Description	Complete
Melvin Street	Provide storm water retention for the watershed between Harbor Boulevard and Mountain Drive	Y
Gulf Shore Drive	Dunes of Destin Lake Outfall project – Provide outfall from (landlocked) Dunes of Destin Lake to Destin Harbor	Y
Utility Undergrounding	Utility undergrounding is in progress. US 98 will take place in Phase 1, the rest of district will take place in Phase 4.	N
Parking		
Marler Street Lot	Provides 147 parking spaces and multimodal transit stop	Y
Sibert Avenue Lot	Provides 42 parking spaces	Y
Open Space/Recreation		
Clement Taylor Park	Currently under design to provide 30 designated parking spaces and pavilion and demo/reconstruct restrooms	N
Capt. Leonard Destin Park	Added approximately 37 parking spaces	Y
Capt. Royal Melvin Heritage Park	Currently under construction at restrooms and picnic areas also the gateway to the Harbor Boardwalk.	N

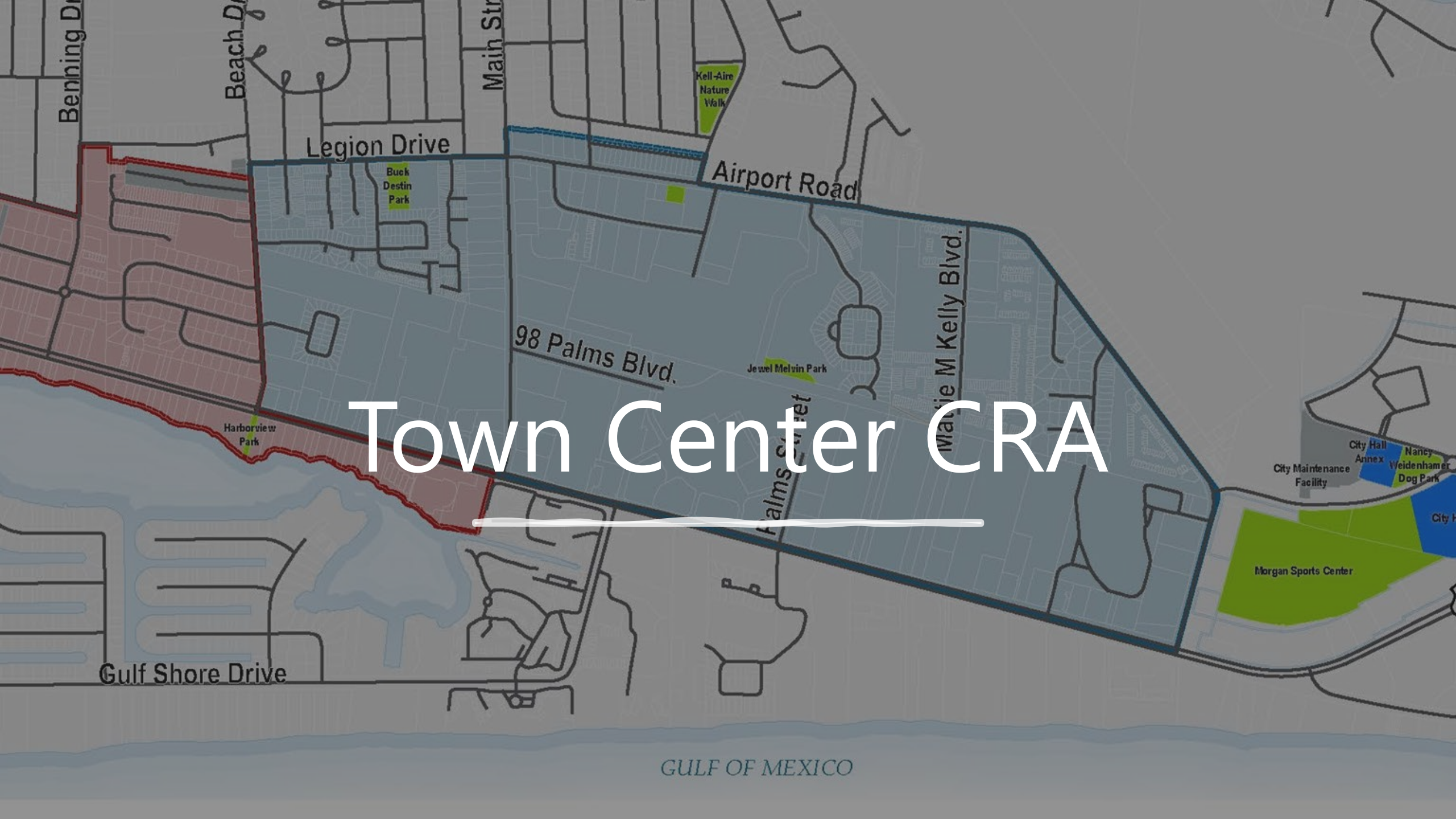
Identified Projects not Implemented

- Community Piers
- Visitor Center
- Public Plaza
- Water Access Improvements
- Bayside Boardwalk Extension
- Bike Paths



CRA Plan Update Objectives

- All public improvements utilizing CRA funding must be complete within 40 years of establishment (2043)
- Provide content consistent with that required by Florida Statutes
- Adequately describe projects and initiatives identified in Comprehensive Plan, so that CRA funds may be used
- Update financing information and project list

A map of the Town Center Community Revitalization Area (CRA) in Destin, Florida. The map shows a coastal area with the Gulf of Mexico at the bottom. A large, irregularly shaped area is highlighted in light blue, representing the CRA. This area is bounded by Benning Drive to the northwest, Main Street to the north, Airport Road to the northeast, and 98 Palms Blvd. to the east. To the west of the CRA is a red-shaded area. Various landmarks are labeled, including Harborview Park, Buck Destin Park, Kell-Aire Nature Walk, Jewel Melvin Park, and the Morgan Sports Center. Other labeled streets include Legion Drive, Main Street, Airport Road, 98 Palms Blvd., Palms Street, and Wattie M Kelly Blvd. To the east of the CRA, near the Gulf of Mexico, are the City Maintenance Facility, City Hall Annex, Nancy Weidenhamer Dog Park, and another City Hall building.

Town Center CRA

GULF OF MEXICO

Existing Land Use Conditions

General Land Use	Acres	% of Total
Low Density Residential	0.0	0%
Medium Density Residential	32.1	6%
High Density Residential	0.0	0%
Mixed Use	230.8	45%
Commercial	0.0	0%
Industrial	27.8	5%
Residential, Office, and Institutional	108.6	21%
Institutional	52.8	10%
Recreational	2.6	1%
Right-of-Way	61.0	12%
Total	515.7	100%

1,299 dwelling units

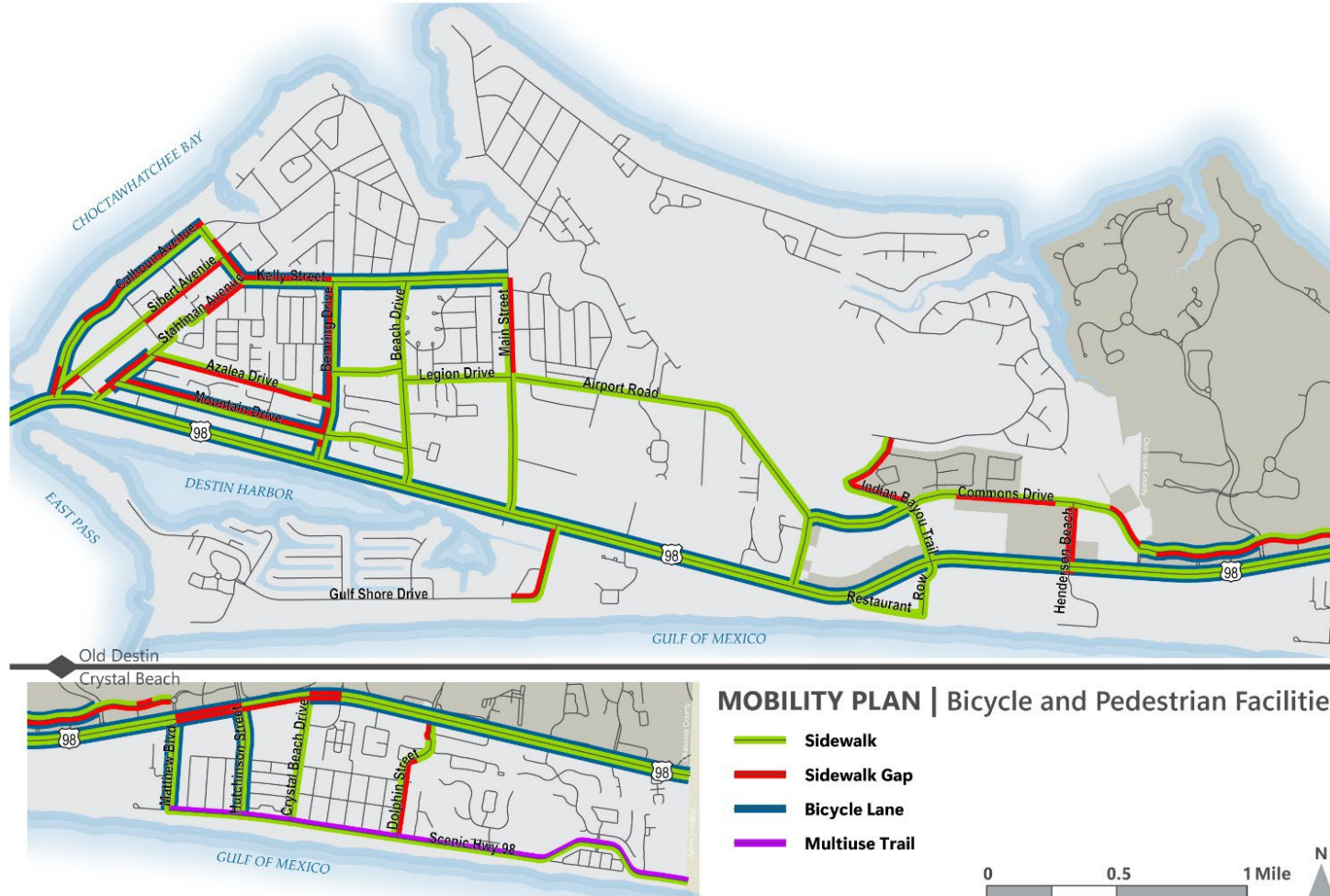
34.2 vacant acres

*Average vacant
parcel is 1.07 acres*

Existing Transportation Conditions

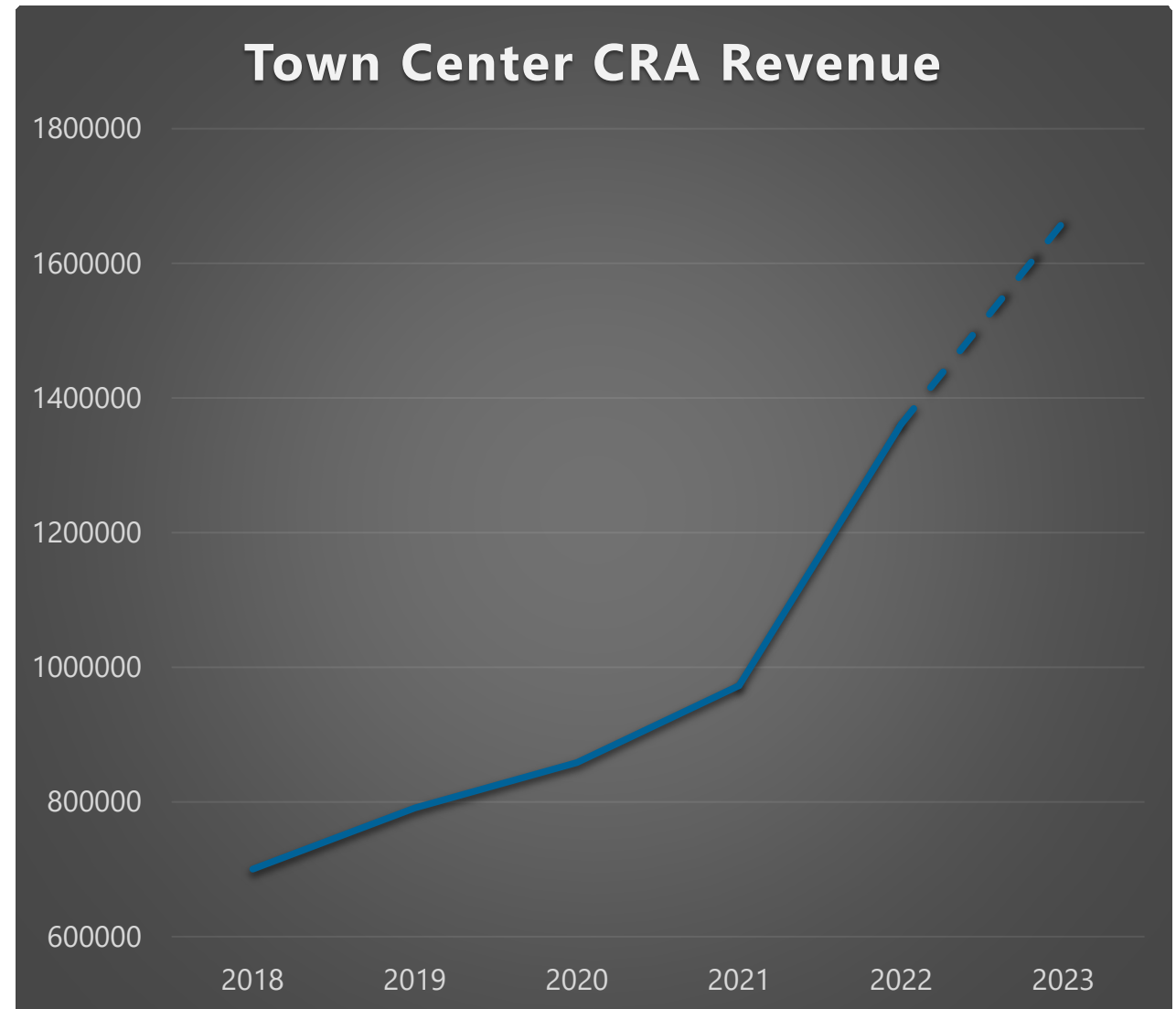
Harbor Blvd has the most congestion and crashes.

Lack of connectivity is a significant issue for the local street network.



CRA Financial Status

- Town Center CRA 2022 Revenue - \$1,361,037
- 2023 Projected Town Center CRA Revenue - \$1,661,849
- Approx. 18% increase



Source: City of Destin Finance Department

Finding of Necessity Report (1998)

Factors Contributing to Blight in the Town Center

- Defective or inadequate street layout
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements (stormwater facilities, roadways, streetscape, sidewalks, streetlighting and code enforcement)
- Faulty/inadequate street layout, parking, roadways, bridges or public transportation facilities incapable of handling the volume of traffic flow into or through the area

Public Improvements in Town Center CRA 1999 - 2008

Public Improvement	Project Description	Completed
98 Palms and Palm Street	98 Palms Boulevard and Palm Street (platted as Mattie Kelly Blvd and later renamed) were constructed and dedicated to the City	Y
Airport Road Drainage Improvements	Airport Road Drainage Improvements, provide an outfall from Quail Lake to Coleman Lake wetlands	Y
Legion Drive Reconstruction	Legion Drive Reconstruction from a two-lane roadway to a three Lane road section with 2 - 8 ft wide sidewalks from Main Street to Beach Drive	Y
Main Street Reconstruction	Main Street Reconstruction from five lane road section to a four-lane divided roadway section with 2 - 8 ft wide sidewalks from US Highway 98 to Airport Road	Y
Jewel Melvin Park	Park completed and opened	Y

Public Improvements in Town Center CRA 2008 - present

Public Improvement	Project Description	Completed
Main Street Redesign and Enhancement		
Entry Gateways		
Sidewalk Improvement Program		
Bike Lane Improvements	RRR remedial reconstruction and rehabilitation US highway 98 from Marler Bridge to Airport Road	Y
Street Light Program	FDOT US Highway 98 East, lighting project added approximately 60 street lights; marler bridge to indian bayou trail	Y
Pedestrian Crosswalks	Pedestrian crosswalk signalization at Gulf Terrace Dr	Y
	Pedestrian crosswalk signalization at 1007 US Hwy 98 E (Big Kahunas)	Y

Public Improvements in Town Center CRA

2008 – present

Public Improvement	Project Description	Completed
New east/west road "98 Palms Blvd"	Extension of 98 Palms Blvd to Palm St, with integrated linear park under design	N
Extension of Mattie M. Kelly Blvd to U.S. 98	South Mattie M Kelly Boulevard – 80' wide ROW from US Hwy 98 E to Powerline easement, added approximately 970 linear feet of roadway w/bike lanes 10-ft wide sidewalk on east side of road	Y
New multi-use trail from 98 Palms Blvd north to Airport Road (along preservation area); Park Feasibility Study	Powerline Trail and Linear Park - under design to provide 10 ft wide trail with workout stations from east end of 98 Palms Blvd to the intersection of Airport Rd & Commons Drive.	N
Extension of Palms St north to extension of 98 Palms Blvd	Palm Street extension headed approximately 600 linear feet of roadway 10-ft sidewalks on both sides of road added 12 parking spaces roadside and multimodal Transit stop	Y

Public Improvements in Town Center CRA 2008 - present

Public Improvement	Project Description	Completed
Conversion to Underground Utilities	Utility undergrounding is in progress. US 98 will take place in Phase 1, the rest of district will take place in Phase 4.	N
Need for Drainage Assessment	Stormwater Master Plan Update completed in 2021; there is one project located within Town Center CRA District.	Y
US 98 Landscaping	FDOT US Highway 98 East, landscaping project currently under construction; marler bridge to airport	N

CRA Plan Update Objectives

- All public improvements utilizing CRA funding must be complete within 30 years of establishment (2028), or the duration of the CRA may be extended, not the exceed 60 years (2058)
- Provide content consistent with that required by Florida Statutes
- Adequately describe projects and initiatives identified in Comprehensive Plan, so that CRA funds may be used
- Update financing information and project list

The background of the slide features a photograph of a street scene with trees and a blue circular overlay. The text "Breakout Discussions" is centered within the white circle.

Breakout Discussions



Breakout Discussions

- Provide Feedback on existing uncompleted projects identified for CRA districts in existing CRA Plans.
 - Are these still priority projects for the CRAs?
 - Are there new projects not identified in the existing plan that should be considered?
- How should these projects be prioritized?

Next Steps



Internally review project recommendations, priorities and feedback



Continue Phase 2 of CRA Plan Updates

Financial Forecast and Analysis

Develop updated list of key projects and City initiatives



Public Meetings/Workshops to review recommendations