



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, MARCH 15, 2023
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) July 20, 2022 Minutes**
 - B) October 19, 2022 Joint Workshop Minutes**
 - C) February 15, 2023 Joint Workshop Minutes**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A) Development Projects and City Projects Update- February 2023**
 - B) Community Redevelopment Areas Master Plans Update**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
- 7. DIRECTOR'S REPORT**
 - A) US-98/Stahlman Ave Intersection proposed Scope of Work**
 - B) US-98 from Marler Bridge to Airport Road Update**
- 8. PUBLIC COMMENTS**
- 9. NEXT MEETING DATE: April 19, 2023**

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
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JULY 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, July 20, 2022, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Lockwood Wernet	Alexander Santos	Kim Montgomery Deputy Clerk
Michele Sandstead	Matthew Sweetser	Steven O'Connor
Delores Morrell		Krystal Strickland
Dorothy Robinson		Jeffrey Cozadd Grants & Projects Mgr.

2. APPROVAL OF MINUTES:

April 20, 2022 & May 18, 2022

Motion to approve the minutes of the April 20, 2022, meeting was made by Committee member Morrell with Committee member Sandstead providing the second. The motion passed 4-0.

Motion to approve the minutes as amended of the May 18, 2022, meeting was made by Committee member Morrell with Committee member Sandstead providing the second. The motion passed 4-0.

3. OLD BUSINESS:

➤ **Utility Undergrounding Commitment – Krystal Strickland**

Ms. Strickland briefly explained that part of the update for the Town Center Master Plan is to include the commitment to budgeting funds to help with the cost of the Utility Undergrounding project, as well as other projects in the district they would like to have accomplished. She explained by projections, the Town Center CRA should have \$14-\$16M at time of sunset and now is a good time to implement those projects into the Master Plan.

She provided the members with an overview of the Town Center's Proforma showing the bank account balance with line items of expenditures and revenues and staff is requesting the members make a commitment of \$4.5M towards the Utility Undergrounding project.

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Committee member Sandstead made the motion to recommend the CRA commit \$4.5M to the Town Center CRA District Master Plan for funding the Utility Undergrounding project with Committee member Morrell providing the second. The motion passed 4-0.

➤ **Budget Calendar**

Ms. Strickland informed the members that there is one more budget workshop on August 11, 2022, then the Millage rates are due to Property Appraiser and when dates of public hearings will be in September.

➤ **Capital Projects Status Report**

According to Ms. Strickland, she will be providing the status reports to them at every meeting with updated information, regardless if she can attend the meeting, and briefly went over each category and explained what each are for.

There was a discussion regarding the upcoming budgeted funds for the following years that are being set aside for the Linear Park.

Mr. Cozadd explained appropriations of \$270k in grant funds with an additional \$270k to be matched by the city will go towards the design for the first three phases of the project. This will include the necessary right-of-way acquisitions and easements with Phase I estimated to start in a couple of years.

Committee member Sandstead asked if this committee and the public will be able to provide input for the design features.

According to Mr. O'Connor, they will, and this will be an item added to their agenda when the time comes for them to review the plans, as well as any public comments will be considered in order for the members to make their recommendations to Council. He briefly spoke of the potential hinderances that will come into play with the easements, noting that some areas of the park may not be any wider than 20-feet in width. However, the goal for both the design engineers and staff will use best management practices to develop the park as best as it can possibly be designed.

Committee member Robinson asked for a map of the location of the project diagraming the potential park. Mr. O'Connor agreed to provide one the members.

➤ **Operations Financial Report**

Ms. Strickland informed the members that this is informational purposes and explained what the status of the Financials are through May 31st, which is at 67% of the fiscal year.

Chairman Wernet briefly explained the reasoning as to why the Town Center owes money to the General Fund, so that Committee member Robinson would be up-to-speed on what happened in the past with the property value decline, almost a decade ago.

➤ **Holiday Decorations –**

Ms. Strickland explained that there are not any funds set aside for holiday decorations for this year however, now it the time to set aside funds for the 2023 budget. For informational purposes, she explained the Harbor CRA Advisory Committee has been allocated \$50k for purchasing decorations, and she will create a line item account for theirs in the 2023 budget.

After a discussion of the cost of decorations and where they will be stored when not in use, **Committee member Robinson made the motion to request the CRA Board set aside \$50k in the 2023 budget for the purchase of decorative holiday lights for the Town Center CRA Advisory Committee, with Committee member Sandstead providing the second. The motion passed 4-0.**

The members discussed several options to improve the decorations on Main Street and agreed to have the Public Works Director and the Parks & Recreation Director to work together with the Finance Director to determine if there are any funds available to allocate towards ordering additional rope lighting to wrap the banner poles or up-lighting set up on them in the Town Center CRA District along the Mains Street area this holiday season. The Public Works Director suggested he work closely with Committee member Sandstead, as a liaison to the committee, for any decisions because of the timeliness to get any items ordered without having to bring it back to them for discussion and decisions. The members all agreed for Committee member Sandstead work with Mr. Burgess. He also mentioned they have several 25-foot trees that were purchased last year and how the colors of the bulbs can be changed out to make them different every season.

Motion by Chairman Wernet to recommend the CRA Board allocate any excess funds for holiday decorations to be used to light up Main Street this holiday season, with Committee member Sandstead providing the second. The motion passed 4-0.

➤ **2021 Audit**

Ms. Strickland informed the members the Auditor General for the State now requires a stand-alone audit report for the CRA districts review and approval. However, since in the past, it has been hard getting quorums for this committee, their report has already been presented to the CRA for their approval. Additionally, the report is basically informational only with no action needed from them.

➤ **Development Projects Update**

Mr. O'Connor brought to the members attention that the development map now includes projects from the Harbor CRA as well. Explaining for timeliness purposes, it is easier for staff to have one map with all the projects in both districts than having to create two separate maps and two reports. Additionally, the monthly updates will be a month behind because of their deadlines to get the information loaded into CivicClerk and reviewed for approval by the City Manager and his staff.

Chairman Wernet inquired about the DO exemption for Alvin's Island.

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According to Mr. O'Connor, the exemption for their development order process is because they are significantly reducing the size of the building and not building in the original footprint. Therefore, the total impacts are significantly reduced, which makes them meet the criteria for a development order exemption.

Committee member Sandstead questioned what the Domo restaurant is and where it would be located. According to Mr. O'Connor, this is going in the old Popeye's restaurant, and they determined they needed a larger walk-in cooler, so they are asking for an exemption for a larger cooler. She then asked if there was any news regarding the Old Time Pottery shopping center being bought by Publix. According to Mr. O'Connor, he has not heard anything new as far as the discussions between the two parties for purchase.

4. COMMITTEE MEMBER REPORTS:

- **Committee member Sandstead** – Informed everyone she attended the June 23rd Budget Workshop held by Council and recommended everyone should attend one to better understand the process. She stated that at the public comment portion, she did encourage Council to fill their empty seats. Additionally, she asked them if there are any extra funds they could allocate to the committee, it would be appreciated.

Lastly, she spoke of the conflicting information on the website for applicants regarding requirements to volunteer to serve on the committee and feels that it needs to be clearer for who can be volunteers for the *at large* requirements. Possibly having Council change those requirements to anyone who either lives, works, or owns property in Destin city limits. Adding that she knows some people that own property but don't reside in the city limits.

- **Committee member Robinson** – Agrees that Council should fill their empty seats so there are enough members to have a quorum to meet.

- **Chairman Wernet** – Welcomed Committee member Robinson and spoke of being sorry that Committee member Sweetser can no longer attend but he understands the circumstances. He thanked staff for their hard work at putting their materials together. As for the financials, this information had been lacking in the past and is very appreciative for the monthly budget updates.

5. PUBLIC COMMENTS: Chairman Wernet opened this portion to the public for comment. With no comment, he closed the public portion of the meeting.

6. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:30 PM.

Adopted and approved _____ day of _____ 2022.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

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**MINUTES
TOWN CENTER & HARBOR COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE JOINT WORKSHOP
MEETING OCTOBER 19, 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, October 19, 2022, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Michele Sandstead
Delores Morrell
Dorothy Robinson
Mike Buckingham
Jim Green
Casey Jones
Mike Raim

Members Absent

Matthew Sweetser

Staff Present

Kim Montgomery Deputy Clerk
Lance Johnson City Manager
Louis Zunguze, CD Director
Krystal Strickland, Finance Director
Jeffrey Cozadd Grants & Projects Mgr.
Ryan Scott City Engineer

3. JOINT TOWN CENTER & HARBOR CRA WORKSHOP

➤ **Utility Undergrounding Update – Easements and Lighting, Mark Porter**

Mr. Zunguze spoke of how each of their prospective committees recommended funds to be set aside for this project and mentioned the policy City Council adopted into the Comprehensive Plan for the undergrounding project, and how both are significant commitments towards the project.

Mr. Mark Porter with Utility Consultants of Florida explained to the members that he works with several municipalities throughout the state on these type of projects and how they work with all the local businesses involved to ensure there is a minimum of impacts to those businesses as possible throughout the process. Additionally, they are working with FP&L for the preliminary design that should be out by the middle of November, unless there is a delay from the storm. He then introduced the project manager, Stephanie Lindsey.

Ms. Lindsey explained that the main item they would be focusing on are the easements at this point of the project. The easement would most likely be 10'x10' and the equipment which is the transformers would not be the entire size of the easement and would most likely have landscaping surrounding them so they are not that noticeable, if that is the wishes of the property owner. She provided the members with the following presentation showing examples of areas in

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the city where transformers on poles are located and how they may look once the lines and poles are removed and replaced with the ground transformers. Additionally, she explained that some owners may wish to have the transformers wrapped or just keep them plain as depicted in the presentation.



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What is Undergrounding

The the replacement of overhead cabling providing electrical power, voice and data communications with underground cables.

Following the migration of all above ground cables, utility pole removal occurs.

Why Underground

Florida has very active hurricane & seasonal storm weather patterns. Following these storms, widespread outages of electric service are experienced.

Outage durations range and can be extended periods of *up to two weeks or more*.

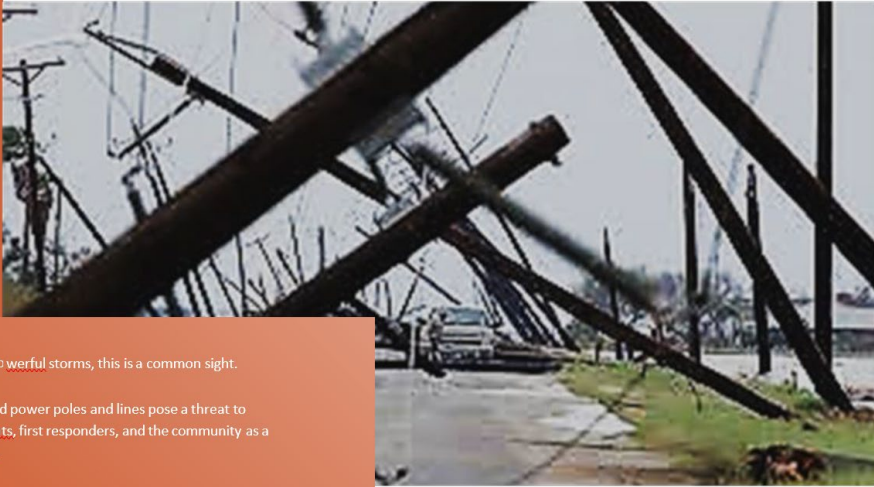
Undergrounding reduces the frequency of these outages.

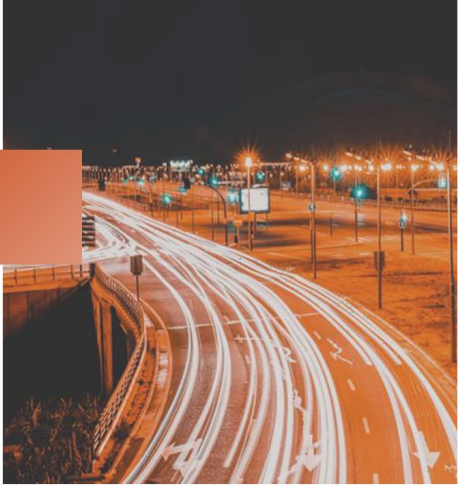


WHY

After powerful storms, this is a common sight.

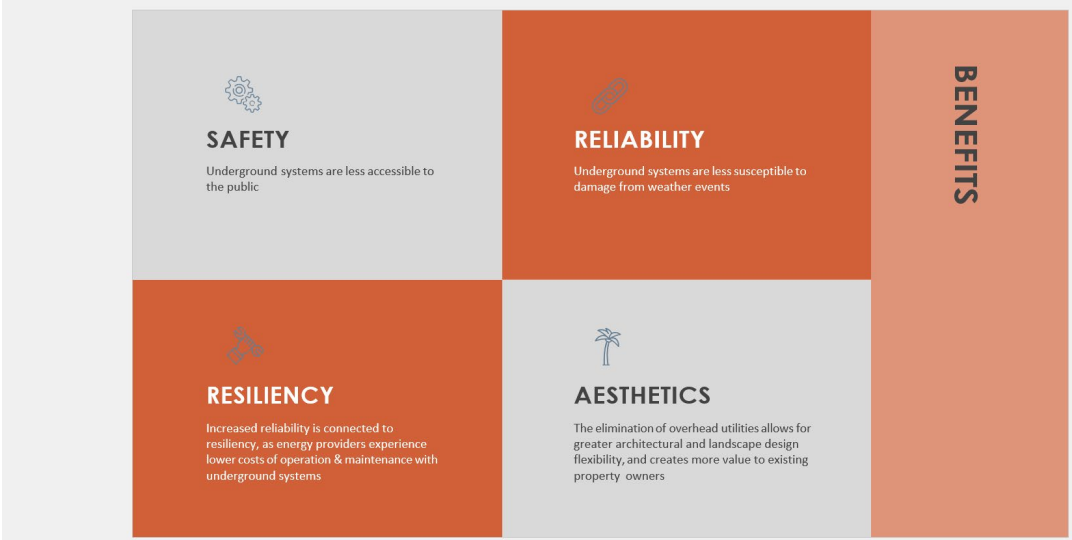
Downed power poles and lines pose a threat to residents, first responders, and the community as a whole.





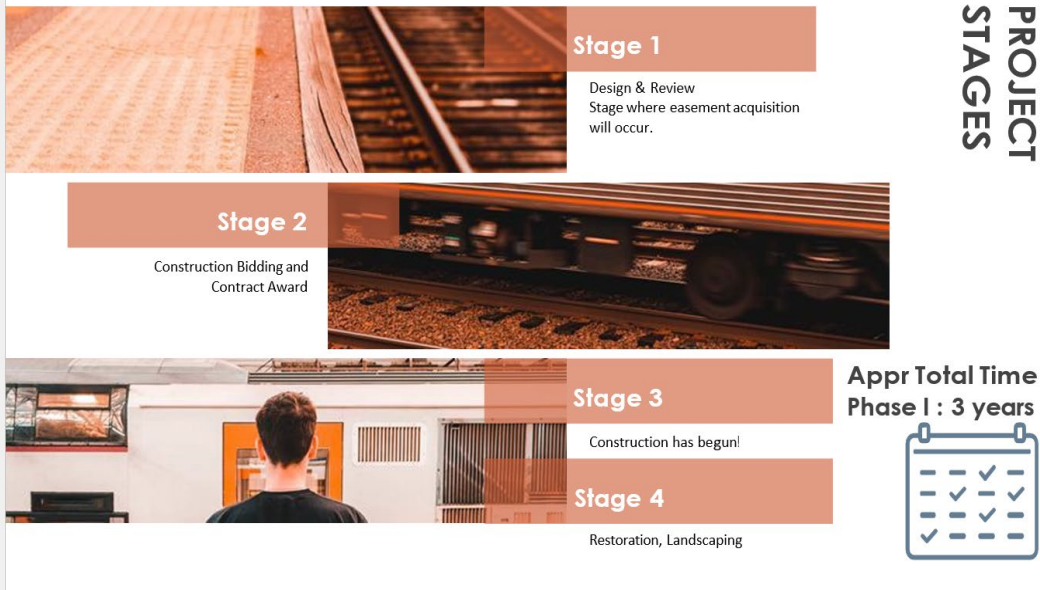
Benefits

SAFETY
RELIABILITY
RESILIENCY
AESTHETICS



Project Stages

UTILITY COORDINATION:
DESIGN
PROCUREMENT
CONSTRUCTION
RESTORATION



Easements

What could be asked of you
&
How can you help





EASEMENTS

Formal Legal Document

Written permission to enter onto property owned by another – to install, maintain, repair and replace electrical equipment.
Document is recorded in County Public Records.

Standard Size- 10'x10'

In few cases, the easement area may be wider depending on equipment necessary to install.
In all cases, the actual equipment size does not encumber the entire area of the easement.

Why Easements?

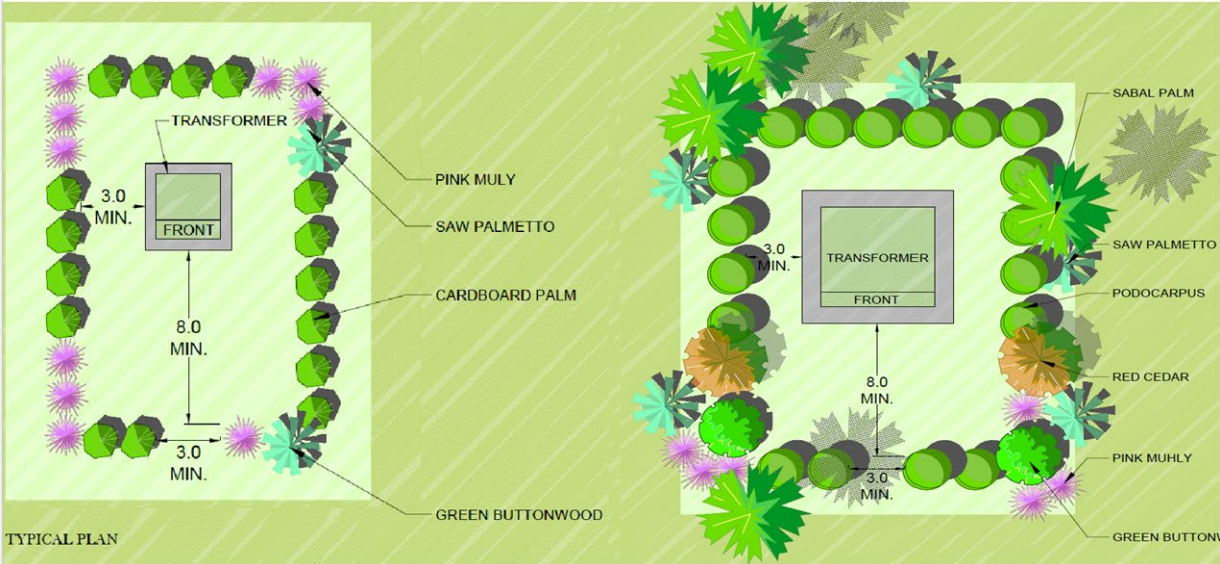
Some equipment cannot be placed in the Public ROW.
You will still retain ownership of the property.
You will need to maintain the easement area.



Transformers



Switches



Options



Transformers





Switches



Other

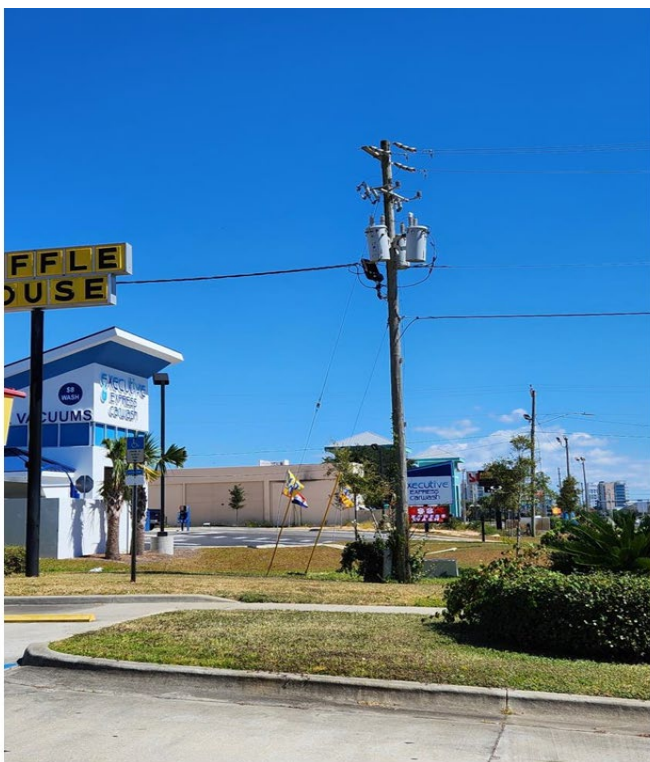
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Options

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Easement Examples



Easement Examples

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Easement Examples



Easement Examples



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STREET LIGHTING FIXTURE TYPES

CURRENT STREET LIGHTING



STREET LIGHTS

Regarding street lighting, Ms. Lindsey explained that at this point, none of the following choices are set in stone and are just examples of what could possibly be chosen.



GOAL 1 - Aesthetics

- Improve Aesthetics – Modern or Decorative Style
- Uniform Style and Spacing, lighting and communications



GOAL 2- Functional

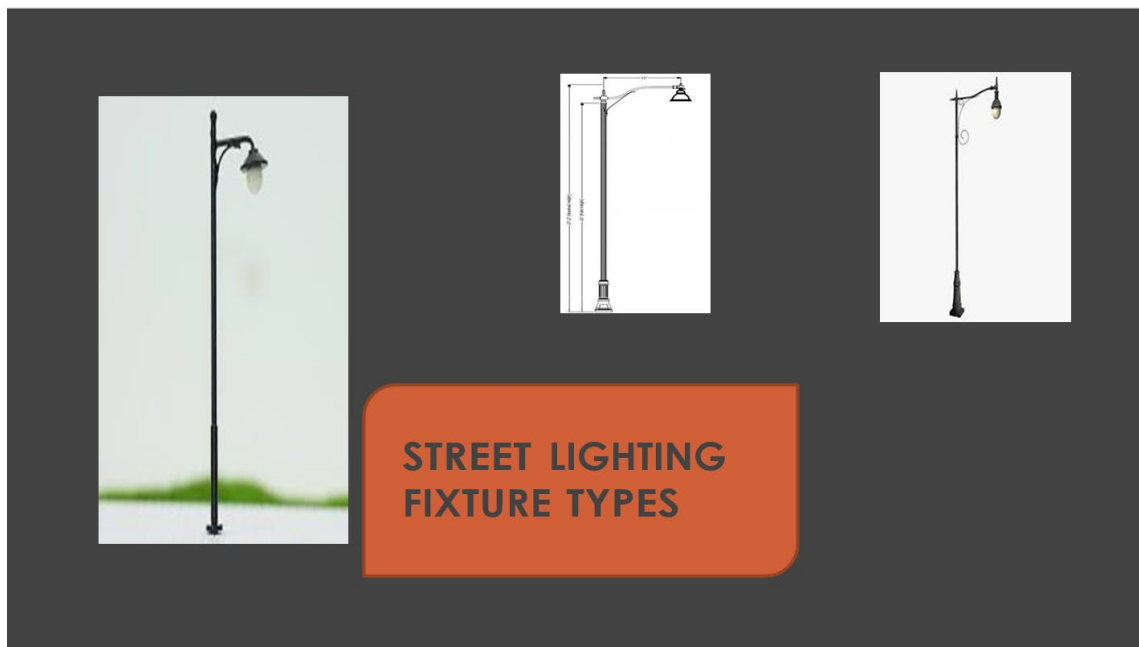
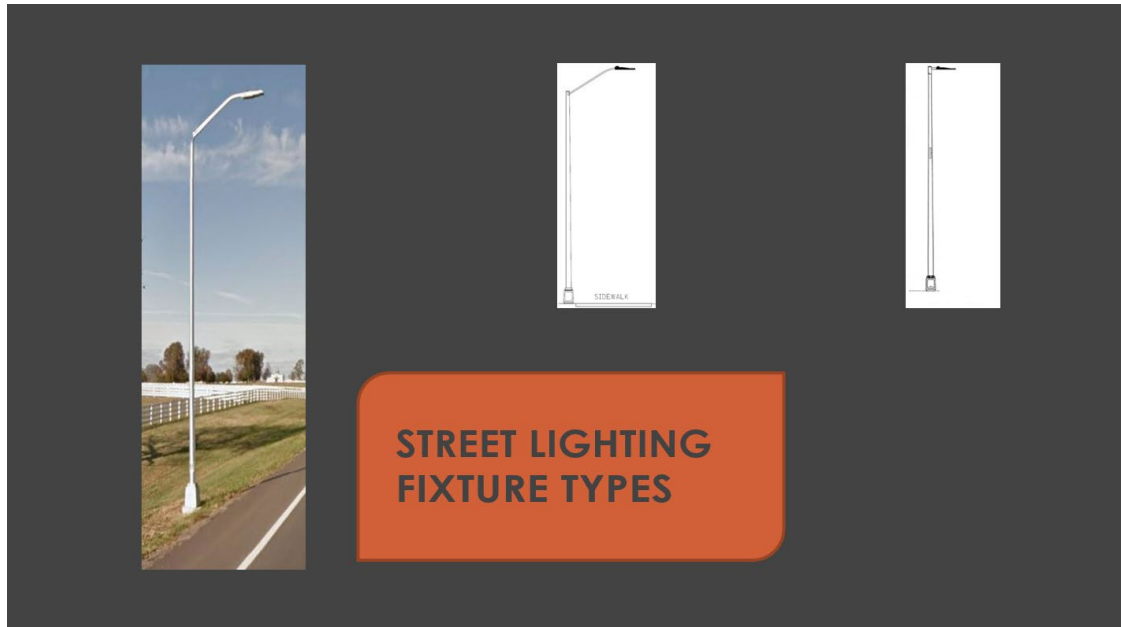
- Fixtures with Long Life, Low Maintenance, Energy Efficient LED
- Sustainable, Reliable Poles
- Turtle Friendly

LIGHTING GOALS

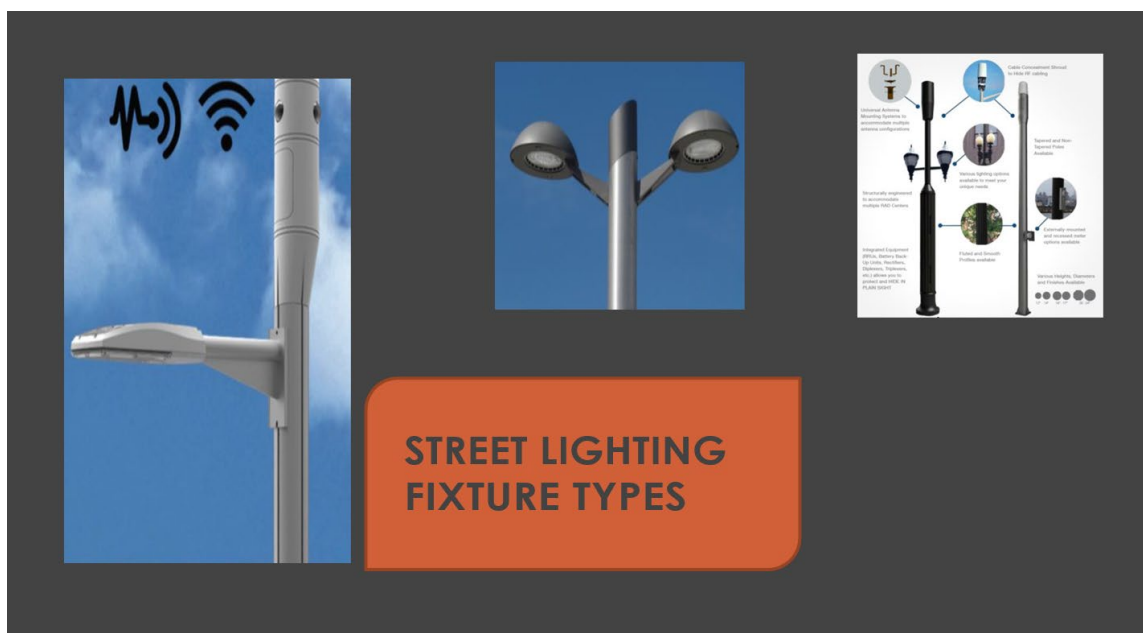


STREET LIGHTING FIXTURE TYPES

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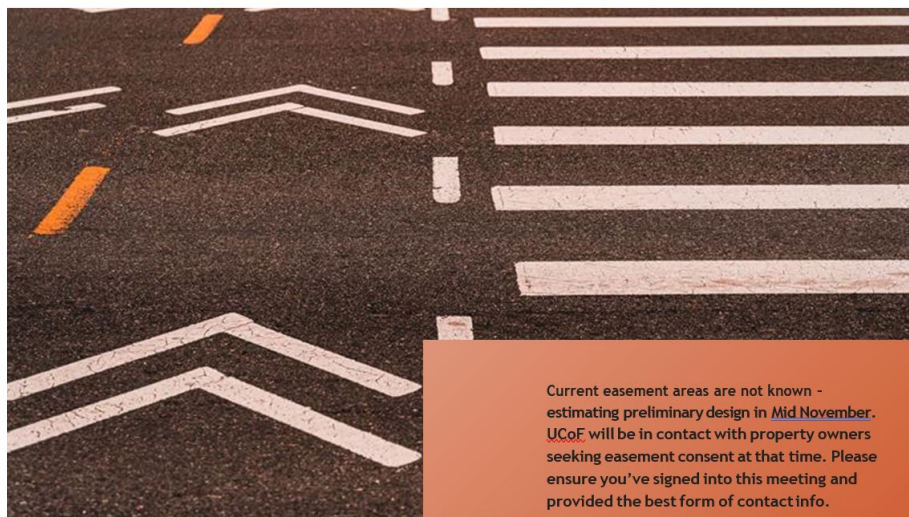


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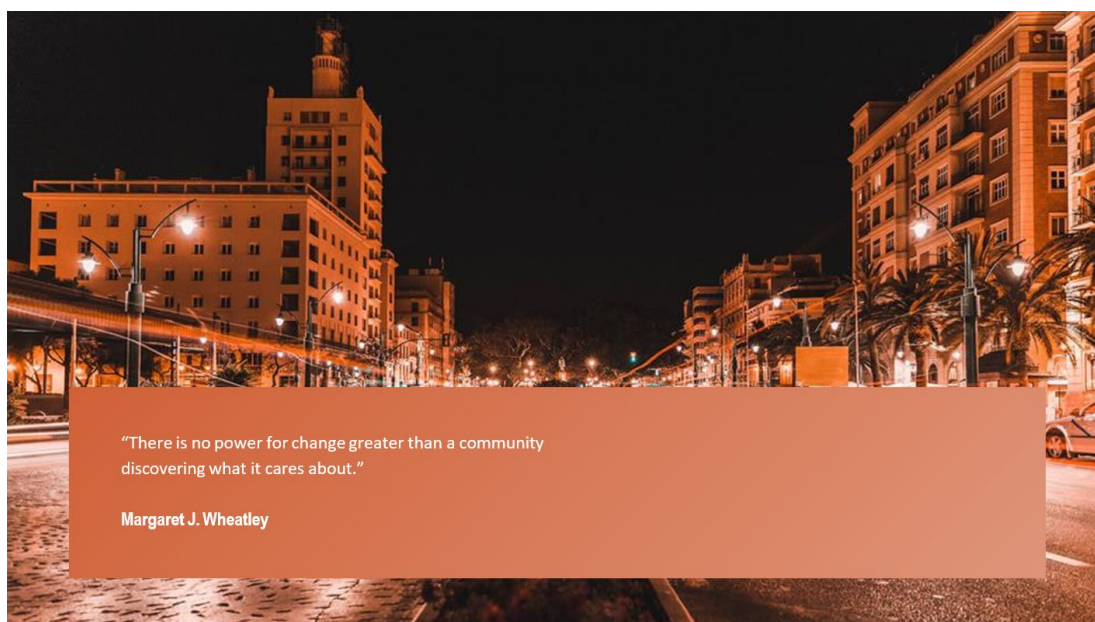
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HOW TO HELP

Current easement areas are not known - estimating preliminary design in Mid November. UCoF will be in contact with property owners seeking easement consent at that time. Please ensure you've signed into this meeting and provided the best form of contact info.



"There is no power for change greater than a community discovering what it cares about."

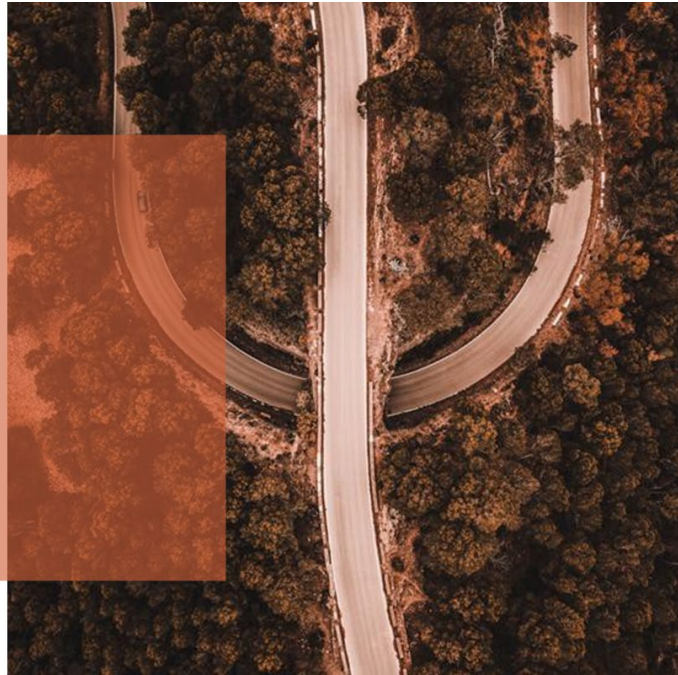
Margaret J. Wheatley

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THANK YOU ALL

Does anyone have any questions?
Follow the project updates!

Utility Consultants of Florida
Stephanie Lindsay, Project Manager
Mark Porter, Principal
Leanne Haely, Easement Specialist/Project
Manager



CREDITS

This is where you give credit to the ones who are part of this project.

- Presentation template by **Slidesgo**
- Icons by **Flaticon**
- Infographics by **Freepik**
- Images created by **Freepik**

Chairman Buckingham of the Harbor CRA-Advisory Committee spoke of how large the switch boxes are now located at the pedestrian crosswalks on Highway 98 and how prior to them being installed, no one knew that they would be as big as they are and asked if there is the possibility for them to not be a large.

According to Mr. Porter, they will try to work with the property owners but explained that some of the newer units are being made smaller and they will try their best to work with the

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property owners when obtaining the easements along the corridor and will know more when they obtain the preliminary layout in November.

Harbor CRA Advisory Committee member Jones asked about the requirements for the transformer boxes being elevated on the concrete pads for the homes that are in the lower areas of the city.

According to Ms. Lindsey, initially that would be up to staff and the homeowners that reside in those areas of the city that are prone to flooding.

There was a discussion regarding the types of lighting that would be used, their height and their costs.

Mr. Porter noted the ones along Highway 98, being in FDOT's corridor, would have to meet their regulatory requirements, and for the ones in the neighborhoods, those would be determined by the circumstances and their locale.

Harbor CRA Advisory Committee member Green mentioned how road frontage is a premium and spoke of how the importance of the location of the boxes will be for the property owners that needs to be considered.

Mr. Porter explained that they do take all that into consideration but also, the boxes have to be accessible by the workers for any issues and mentioned there are requirements that would have to be considered in the easements to allow them to be accessible. Additionally, the locations of transformer boxes will be in the same general area of where they are now located up on the poles.

Chairman Buckingham asked if there is a possibility of some of the transformer boxes being placed in the landscaped medians to keep them off the sides of the roadways.

According to Mr. Porter, what they are trying to do is to keep the cost down to the most efficient ways as possible adding but that it's a possibility that can be looked into during the process, however, FDOT would have to give their permission. Additionally, it would not be the most economical choice if later on they would have to be moved over to the right-of-way and easements would have to be obtained. He then informed everyone that once they get the preliminary set of drawings they will be able to explain more to everyone where the locations will need to be and all the processes that would come into play.

Town Center Advisory Chairman Wernet asked Mr. Porter what they needed from them as an Advisory to the CRA. Mr. Porter explained that for this meeting tonight, they are only wanting to let everyone know what is coming up in the near future and that once they get those preliminary

drawings they will want to start as quickly as possible with the public outreach, especially the property owners who will be impacted.

➤ **PUBLIC COMMENTS**

Town Center Advisory Chairman Wernet opened the hearing to the public.

Mr. Lance Johnson City Manager thanked everyone for their time and their volunteering commitment to the city. He then spoke of how he would like for them to keep in mind when considering a recommendation for the types of light poles they would like to have. Pointing out that the ones that are out there now, banners, such as holiday banners with lights, are not allowed since they are not rated to handle them under storm conditions.

4. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:10 PM.

Adopted and approved _____ day of _____ 2022.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

**MINUTES
TOWN CENTER & HARBOR COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE JOINT WORKSHOP MEETING
FEBRUARY 15, 2023 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, February 15, 2023, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

TC Members Present

Lockwood Wernet
Michele Sandstead
Delores Morrell
Dorothy Robinson
Nikki Johnson

HCRA Members

Sandy Trammell
Jim Green
Jan Best

Staff Present

Kim Montgomery Deputy Clerk
Lance Johnson City Manager
Webb Warren Dep. City Manager
Louis Zunguze CD Director
Krystal Strickland Finance Director
Jeffrey Cozadd Grants & Proj. Mgr.
Ryan Scott City Engineer
Joe Bodi Engineering Asst. II

Mr. Zunguze informed the members that the last time the Master Plans were updated was in 2003 & 2014 respectively and given all the changes that have taken place in both districts, their Master Plans are in need of being updated in order to guide the activities that are taking place. Additionally, the plans allow for taxes to be allocated for the redevelopment in the two districts.

Mr. Zunguze introduces the 3TP team members, Tim Whaler, Lauren Witt and Mike Callahan.

Mr. Whaler informed the members that the reasoning for the workshop is to get their input on items that need to be implemented into their Master Plans. He then asked each attendee to introduce themselves and speak on what interests and concerns them the most that they'd want to see get accomplished.

Mr. Callahan instructed the members of the process that they would like to follow and how they are not going to be able to have the breakout sessions in order for the minutes to be properly captured by the clerk and, to adhere to the Sunshine Law.

Mayor Wagner stated he'd like to see the two districts connected in every facet through natural resources, shops, walkability.

Krystal Strickland, Finance Director and Lance Johnson City Manager both stated they are present to listen and support the members.

Jan Best, Harbor CRA-AC stated that she would like for the committee to start meeting regularly and work on their workplans and be the drivers for the initiatives. She spoke of her longevity of living in Destin and is concerned in the preservation of the historic district how she would like to see it go in the right direction.

Sandy Trammell CRA-AC questioned the Harbor CRA boundaries depicted the map.

Mr. Whaler informed the members that the Harbor overlay district outlined in the LDC is all of the zoning categories of South Harbor and North Harbor Mixed Use and is separate from the Harbor CRA.

Jim Green, Harbor CRA-AC member spoke of his concern being responsible future development of both districts.

Lockwood Wernet, Chairman for the Town Center CRA-AC expressed his concern for connectivity and the blight in the community.

Michele Sandstead, Town Center CRA-AC also spoke of how anxious she is to see development in the districts especially the Town Center CRA, as well as the issue of obtaining quorums to have meetings.

Delores Morrell, Town Center CRA-AC also would like to see that they meet once a month.

Dorothy Robinson, Town Center CRA-AC also spoke of her frustration of not meeting monthly. Additionally, she stated that they review plans but don't seem to have any input.

Nikki Johnson, Town Center CRA-AC explained she is new to the committee and is still learning the processes and responsibilities of the committee. However, she did stated that she wanted to ensure the preservation of any green spaces in the district and that any left, doesn't get paved over.

Louis Zunguze, Community Development Director City of Destin.

Steve O'Connor Principle Planner City of Destin.

Daniel Butler, Senior Planner

Christopher Willis, Planner

Webb Warren, Deputy City Manager

Kyle Bauman, City Attorney

Corey Anderson, GIS Manager

Mr. Callahan explained the reasoning for this workshop is to get their input on the CRA's and their future projects.

Mr. Whaler explained that the overall planning framework in Destin in the highest level is the Comprehensive Plan which sets the goals and objectives and policies for the city and is in essence, is the Vision Document. He spoke of the Mobility Plan and its goal, which is to take the future vision of the Comprehensive Plan and to make sure that as future growth happens, the transportation infrastructure that is in place to facilitate what that future growth looks like. The Land Development Code implements the policies that regulates development within the city. Additionally, the main topics being the CRA Master Plans, which addresses what the current situations were when the CRA's were adopted and what the Finding of Facts documents saw as existing deficiencies in the community that the CRA funds would specifically be addressing.

He explained further that his groups responsibility for this task is going to happen in two phases. With them currently being in phase one, where they currently collect exiting information about the community from land use and transportation network. They review the existing regulations in the city documents to determine where the CRA's have been, what's left in the timeframe of the CRA's, and where they should go in order to refocus those efforts based on the updates. He explained further that the biggest key is to focus on the forecast funding for the CRA's as they move forward to the future.

Mr. Whaler further explained that Community Redevelopment areas are tools that the State of Florida put into Legislation with the goal to help communities address specific deficiencies or blighted areas. Some of those key issues for Destin was related to connectivity, transportation, parking and infrastructure projects. He explained that the life cycle of the CRA's and were established to identify existing deficiencies and report those to the State so a trust can be established to fund the identified projects, which helps eliminate those deficiencies within a specific timeframe set forth by that legislation to pay the trust off. Then, CRA Advisory Boards are created to help shape the documents that regulate the CRA's, which is the CRA Master Plan that they are now working towards getting them up to date.

He then explained how once the trusts were established, they provided the necessary funding for projects identified to eliminate deficiencies and how the statutes set forth specific timeframes for each CRA's to pay those trusts back through Tax Increment Financing collected by the county and the city and how 95% of those taxes goes towards funding the CRA's projects identified in their CRA Master Plans.

Mrs. Witt spoke to the members about how the updates to their CRA Master Plans are adopted by the CRA members, which is comprised of the City Council members, and briefed them of their roles as Advisory members to the CRA members. Additionally, she provided the

members with a break down of each district and it's location in the city and the average type businesses and residential land uses, as well as the existing transportation conditions in each, the current revenues and projected revenues for each.

Mr. Callahan provided the members with guidance to what they, (3TP) are wanting to hear from the members and pointed out the maps they have placed throughout their immediate areas where they are sitting that each of them can look at in order to help them in regards to how to direct their comments. He spoke of how they are wanting to get feedback from each of them regarding existing projects identified for their prospective CRA districts in order to get them identified in their CRA Master Plans. This will provide them with a feel on how to update the finances. As well as making updates to the projects in order to understand what can be implemented and what they're highest priorities each would like to see implemented.

Mr. Steven Franko public citizen stated that there is nothing listed in the Master Plans regarding the City Center and feels its one of the most important projects and should be added. He briefed the members of his background and involvement with the project.

Mayor Wagner spoke of the importance for workforce housing and feels that both districts would be more likely the areas to support such an initiative.

Town Center CRA Committee member Nikki Johnson spoke of the Linear Park project and how she is aware of concerns by some of the citizens who got permits to build into the right of way to extend the back of their property some 20+ years ago where the park will be that have pools and sheds and questioned if those concerns have been addressed.

Harbor CRA Committee member Jan Best stated how she doesn't understand the reasoning for this session and asked for some direction.

Mr. Callahan explained the reasoning is they recognized there are now new members on both CRA Advisory Committees and felt a workshop setting would help educate all of them on how the process works.

Harbor CRA Committee member Green added that to him, one of the major projects that he feels needs the most focus is the Cross Town Connector. He spoke of the biggest problem during the peak season is traffic jams, and alleviating the pressure off the main highway by having a roadway that provides means to get through the town, without having to impact the low density neighborhood roads is most imperative to him. Not to mention the amount of money that the city has already put into the project to date.

Mr. Zunguze explained to the members that for any updates to Master Plans, it's always good practice to review where the current situations because, there are so many projects with limited resources, now is the time to reaffirm the priorities between the last plan and what is

applicable now, and given the conditions that exist today, they need to rank the importance of the projects to provide staff and the CRA members an idea what they want done in the two districts.

Mr. Callahan added that in the next phase, they will be coming to the committees individually with updated financial forecasts to focus on what's most important for each.

Town Center CRA member Dorothy Robinson spoke of how she would like to learn more about the Town Center that was mentioned earlier.

Dr. Mike Raim spoke of the importance of public safety and his concerns over lowering the speed limits on Airport Road to allow LSV's. He talked of how no one drives slower than 45 mph on that roadway and will do what he can in his power to see that the speed limit is raised back up.

Mayor Wagner added that he too is concerned about pedestrian safety at the intersections on the harbor and any ideas that would alleviate the pressure for pedestrians crossing Highway 98, such as the plan to have a wrap around boardwalk under the bridge, for pedestrian safety are his two main priorities he would like to see focused on for the future.

Town Center CRA Committee member Morrell spoke of how she would like to see the Linear Park that been discussed for years to happen.

The City Engineer Ryan Scott informed the members that staff has gotten the approval for the park to move from concept to design phase and will presenting it to the Town Center at their next meeting.

The City Manager spoke of how Representative Maney was able to secured \$270k of the State Treasury funds and the City is matching those funds as well for the park.

Town Center CRA Chairman Wernet spoke of how for years the city has wanted this and has been helped with the new developments that have come into the Town Center in the recent years. He also spoke of how the City Center this has been discussed in recent years, and with the help of private development, he is encouraged that it may be a new goal in the CRA Plan.

Town Center CRA Committee member Sandstead spoke of her vision is to make Main Street into an Art District and realizing there is not any readily available funds but, she feels that some things can be created without TIF funding.

In overview, Mr. Callahan spoke of what he has heard is the following:

- Economic Development
 - Place making
 - Creating a sense of community, especially in the Town Center

- City Center
 - Incorporating the arts
 - Work Force Housing
- Safety
 - Pedestrian
 - Vehicular
 - Congestion
 - Connectivity
 - Providing multimodal means of transportation
- Green Space Preservation

3. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:50 PM.

Adopted and approved _____ day of _____ 2022.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: March 15, 2023

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
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney
Steve O'Connor, Principal Planner

FROM: Chris Willis, Planner

DATE: March 6, 2023

SUBJECT: Development Projects and City Projects Update- February 2023

I. BACKGROUND: This report includes updates on the Development Projects in the Town Center 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 Town Center CRA

1. DEVELOPMENT PROJECTS

Under Review Projects

Valiant Townhomes Project ID: 22-61-SP (DEV-000896-2022)

Project Location: 807 & 809 Airport Road. Parcel IDs: 00-2S-22-3091-000J-0150 & 00-2S-22-3091-000J-0140

Scope: This is a Minor DO application for an 8-unit townhome development and the associated site development.

Status: Under Review

- 1st Corrections Report was sent to applicant on December 5, 2022.
- Staff is awaiting a revised submittal.
- Conditional Use for approval set for LPA on January 19, 2023, was recommended.

- City Council approved the project on March 6, 2023.

Destin Villas Project ID: 22-59-SP (DEV-000878-2022)

Project Location: 1035 US Highway 98 E., Parcel: ID: 00-2S-22-0000-0024-001C

Scope: The proposed project consists of a Major Deviation to a Major Development Order. The scope includes the construction of a 64-unit boutique hotel.

Status: Under Review

- Application was deemed complete on November 17, 2022 and sent to TRC
- TRC Comments are due back on December 9, 2022
- Corrections report sent on December 13, 2022
- A resubmittal was received on January 18, 2023
- TRC comments were sent to the applicant on February 3, 2023, and Staff is awaiting resubmittal.

Completed Projects

JPD Investments Inc. Warehouse Subdivision, Project ID: 22-36-MS (SUB-000664-2022)

Project Location: 500 Industrial Park Rd, Parcel ID: 00-2S-22-0000-0001-0020

Scope: This is a Minor Subdivision application requesting reconfiguration of two (2) lots.

Status: Under Review

- Currently, Staff is awaiting submittal of the Release of Plat application and mylars
- Staff has received the Release of Plat application and mylars and will acquire City signatures
- City signatures were acquired and the plat was recorded.

2. CITY PROJECTS

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.

98 Palms Extension/Linear Park

Status: In concept phase

- There is a conceptual design to extend 98 Palms Blvd east and connect to S Mattie M Kelly Blvd. A conceptual linear park is being proposed along the new roadway extension.

Airport Road/Industrial Park Road Median Improvements

Status: In concept phase

- There is a conceptual design to improve the median between Airport Rd and Industrial Park.

As the Development Projects and City Projects are under review, Staff will continue to provide updates to the Town Center 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
- D. **Legislative Sponsor:**

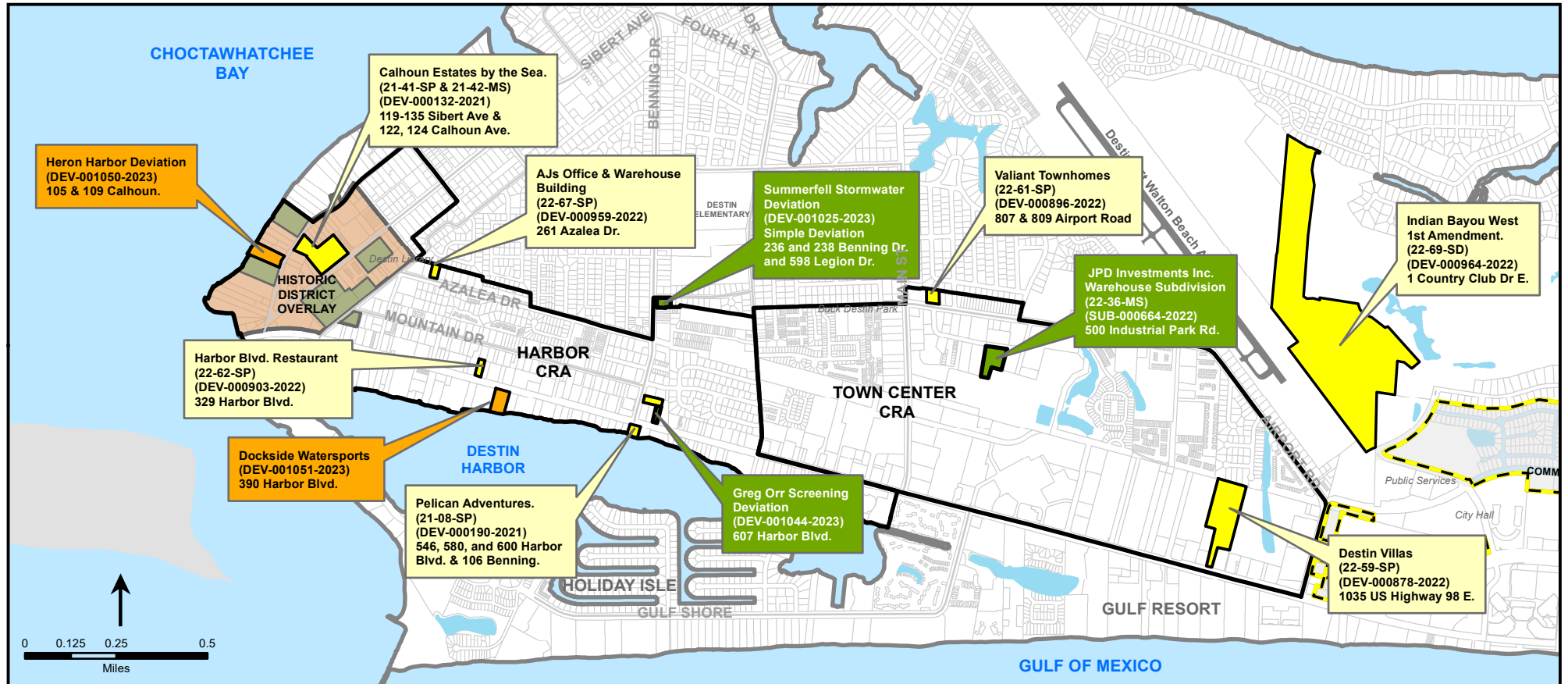
III. CONCLUSION: Informational Item Only

IV. RECOMMENDED MOTION:

Attachments:

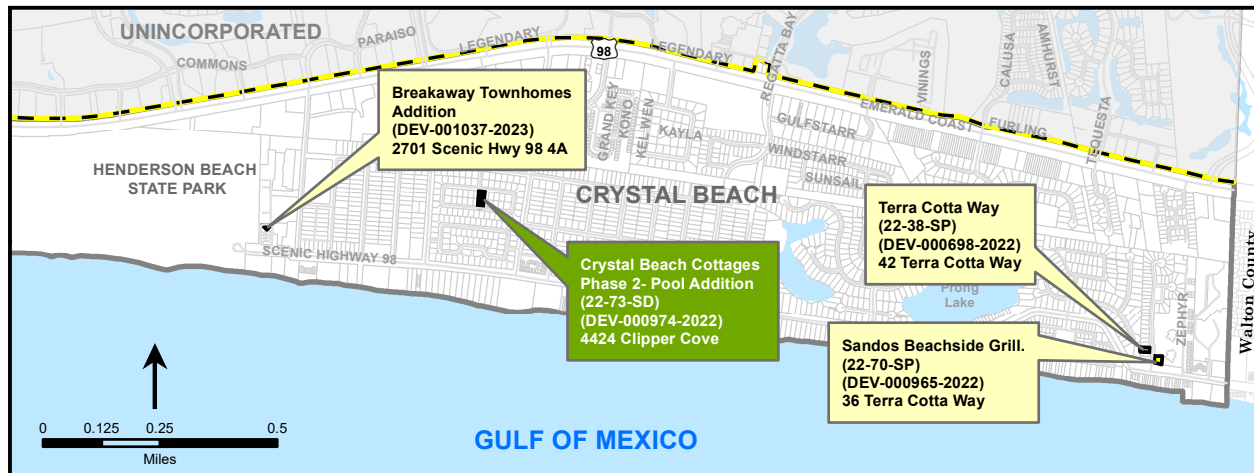
1. Development Map February 2023
2. City Projects February 2023

February 2023 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 February 2023

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. Mattie M. Kelly Park (FDEP)
11. CTC Linear Park.
12. 98 Palms Extension/Linear Park.
13. Aquatic Center/Pickleball.
14. Norriego Point Park/Gulf Shore Drive Extension.
15. 1st and 4th Intersection Improvements.
16. Airport Road/Industrial Park Road Median Improvements.
17. Mattie M. Kelly Blvd. South Extension, The Charles – D.O. 20-02

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: March 15, 2023

TYPE OF AGENDA ITEM: Presentation

AGENDA OUTLINE NUMBER: 5.B.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner

DATE: March 10, 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 the 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.** The kickoff workshop meeting took place on February 15, 2023. Today's meeting is to get specific input from only the Town Center CRA Advisory Committee.

Tonight's workshop will include:

1. Brief overview 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 district 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 taxable value of properties within the CRA district.
- Generate expected tax base increases based on recently approved developments, and anticipated redevelopment in the area.
- Estimate future generated revenue of the CRA based on financial analysis noted above.

Task 2C Develop Key Projects for the CRA District

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 district.
- Recommend prioritization based on existing City documents and policies.
- Present data, projects, and recommendations to the CRA Advisory Committee and CRA Board.

Public Engagement

There will be three levels of public engagement for Phase 2 of the Town Center CRA Plan update:

- **Staff Engagement-** 3TP Staff will meet virtually with Community Development Staff once a week for the duration of the project.
- **Work Group Sessions-** A work group consisting of 2-3 representatives each from the CRA Advisory Committee and CRA Board. 3TP Staff will meet with the work group once per project phase to review information and recommendations in advance of larger meetings.
- **Public Hearing/Public Workshops-** At the end of Phase 2, 3TP Staff will conduct one public meeting or workshop with the each Advisory Committee and

the CRA Board.

The meeting 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 district.
- Recommended prioritization for City projects. 2. Discussion regarding changes to identified projects and prioritization.

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 met to discuss important redevelopment effort. 3TP and City Staff are now engaging the Town Center CRA Advisory Committee individually to get specific input and feedback on the Town Center CRA and desired projects and outcomes.

IV. RECOMMENDED MOTION: This is for discussion purposes only to get feedback from the Advisory Committee on long-term projects for the Advisory Committee to consider and prioritize.

Attachments:

1. Town Center Project List
2. CRA Plan Update Presentation

TOWN CENTER CRA DISTRICT PROJECTS COMPLETED OR IN PROGRESS

PLANNED PROJECTS IN TC-CRA PLAN	PUBLIC PROJECTS IN TC-CRA DISTRICT TO IMPLEMENT CRA PLAN (2008 – present)	COMPLETE (Y/N)
Main Street Redesign and Enhancement	None	
Entry Gateways	None	
Sidewalk Improvement Program (Beach Dr., Industrial Park Rd., Quail Cir., Quail Lake Blvd., Mattie Kelly Dr.)	None	
Bike Lane Improvements (Beach Dr., U.S. 98)	RRR remedial reconstruction and rehabilitation US highway 98 from Marler Bridge to Airport Road	Y
Street Light Program (Airport Rd., Legion Rd., Beach Dr., Quail Cir., Quail Lake Blvd., Mattie Kelly Dr., U.S. 98)	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
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
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
*U.S. 98 Landscaping	FDOT US Highway 98 East, landscaping project currently under construction; Marler Bridge to Airport	N

*Projects were not specifically identified in Town Center CRA Plan.

A person wearing a light-colored hoodie and jeans is riding a bicycle on a paved sidewalk. The background shows a town center with trees, a street with parked cars, and a clear sky. The image is overlaid with a semi-transparent blue filter.

Destin Town Center CRA Plan Update

Town Center CRA Advisory Committee Meeting

March 15, 2023

2/15 Joint Advisory Committee Mtg

- Key Takeaways

- Concern about role (infrequent meetings, attaining quorums).
- Interest in preserving greenspace, creating trails, extending the boardwalk, etc.
- Interest in improving transportation including:
 - Better connectivity and reduced congestion.
 - Better walkability.
 - Enhanced safety.
- Interest in workforce housing.
- Desire to see a true Town Center with an identity on Main Street.

TC-CRAAC Role in Plan Update

- You are the experts on the needs of the Town Center CRA district.
- Provide feedback on any content or recommendation from staff, including project list and prioritization.
- Identify any areas of concern that are not adequately addressed in the existing CRA Plan.
- Review and provide recommendation to City Council on Town Center CRA Plan Update.

Primary Goals



Economic
Development



Green Spaces



Connectivity



Safety



Key Strategies to Achieve Goals in Town Center CRA

Economic Development

- Placemaking and arts
- Development/redevelopment leading to a true downtown area
- Workforce housing

Green Spaces

- Linear Park

Connectivity

- Build the Crosstown Connector
- Complete the Town Center street network

Safety

- U.S. 98 Crossings
- Pedestrian safety and crash reduction

Existing Projects Not Yet Completed

Economic Development

- Main Street Redesign and Enhancement

Green Spaces

- Linear Park
- U.S. 98 Landscaping

Connectivity

- Entry Gateways
- New east/west road "98 Palms Blvd"
- Connection of Mattie Kelly Blvd
- Connection of Palms St. and future 98 Palms Blvd.

Safety

- Sidewalk Improvement Program
- Bike Lane Improvements
- Street Light Program
- Utility Undergrounding

Questions

1. Are these goals and key strategies capturing your priorities?
2. Is there anything on the lists of incomplete projects or key strategies that are no longer relevant and should be removed?
3. Are there any areas of concern that need to be addressed that are not currently identified?
 - For example, a street section, intersection, bike path connectivity, speeding in specific areas, etc.
4. How should the goals of economic development, green spaces, connectivity, and safety be prioritized when considering strategies and specific projects?

Next Steps

- Finish Task 1 documentation.
- Complete financial forecast.
- Draft recommended set of projects.
- Use goals and strategies to prioritize and filter projects.
- Prepare for next TC-CRAAC meeting focused on:
 1. Review financial forecast
 2. Provide feedback on recommended projects and prioritization