

**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:

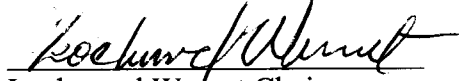
Having no further discussions, the meeting was adjourned at 6:50 PM.

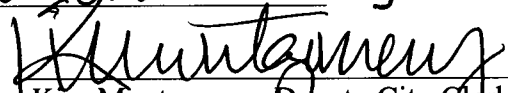
Adopted and approved

15th March

day of

2023


Lockwood Wernet Chairman


Kim Montgomery Deputy City Clerk