



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, MAY 24, 2023
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) April 19, 2023 Minutes**
 - B) March 15, 2023 Minutes**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A) Development Projects and City Projects Update - April 2023**
 - B) Community Redevelopment Areas Master Plans Update**
- 6. PUBLIC COMMENTS**
- 7. DIRECTOR'S REPORT**
 - A) Michael Burgess- Holiday Decorations**
 - B) Design Standards**
 - C) Linear Park Update**
- 8. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet (Chairman)**
 - B) Michelle Sandstead (Vice-Chair)**
 - C) Delores Morrell**
 - D) Dorothy Robinson**
 - E) Joshua Cowsent**
 - F) Nikki Johnson**
- 9. NEXT MEETING DATE: June 21, 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)

MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE JOINT WORKSHOP MEETING
APRIL 19, 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, April 19, 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
Joshua Cowsert
Nikki Johnson

Member Absent

Staff Present

Kim Montgomery Deputy Clerk
Steven O'Connor
Ryan Scott City Engineer

3. MINUTES FOR APPROVAL: NONE

4. OLD BUSINESS:

There was a brief discussion regarding the Linear Park and the status of the members' comments. Mr. O'Connor explained to the members with an update and how it is scheduled to go before City Council for their consideration.

5. NEW BUSINESS:

➤ **Development Projects & City Projects**

Committee member Sandstead mentioned that for years they have been discussing the Linear Park at these committee meeting and there was never mentioned a roadway being installed and asked at what point did it become a priority to install a road instead of the park. vacant

According to Mr. O'Connor, to be clear, staff is not prioritizing or recommending a road over the park. Accordingly, he spoke of how he cannot speak to what past staff may have said, nor why the roadway was never mentioned, or the policies of the Comprehensive Plan, the Town Center CRA Master Plan, the Master Pathways Plan or the Land Development Code, that clearly states that a roadway should go through there. Additionally, the lack of connectivity through the immediate area is recognized as a blight. He emphasized that is in no way recommending the road over the park however, they cannot design one without the other and currently they are only

now at the design phase, and it only makes sense to have them both designed at the same time for cost saving reasons for the future.

Mr. Scott added that for grant purposes, FDOT has said time and again that a “shelf ready” project that is completely designed out, those will always be prioritized for grant funding.

There was a brief discussion regarding what utility would be installed for future use if any and how the transmission lines and distribution lines that run the length of FPL’s easement are critical for power and how most likely FPL will not allow anything else through the area.

Committee member Sandstead questioned the location of the Valiant Townhomes. Mr. O'Connor indicated they're located on the north side of Airport Road in a small section on the north side of Airport Road next to the Church on the property with the tall trees and it is within the boundaries of the Town Center District.

➤ **Financial Update for Long-Term Planning**

Ms. Strickland explained that FPL will be bringing their binding cost estimates to Council in the June timeframe and then afterwards staff will be putting out a Request for Proposals for the contractor.

The members discussed the two bids that are out for the Town Center Master Conceptual Planning and the Linear Park Design, and how the Master Plan mechanism comes into play with regard to redevelopment of areas within the district.

Chairman Wernet questioned the \$250k that is budgeted that seems very low in comparison to the numbers budgeted out for the following years.

➤ **Holiday Decorations – Michael Burgess**

Ms. Strickland informed the members that Mr. Burgess is unable to attend the meeting but provided the members with a brief detail of the funds set aside.

Mr. O'Connor asked the members to look over the information they were provided with in the meantime. Also, the city has 15 tall trees that they have used in the past couple of years and to decide areas of their district they'd like to have them installed and speak to Mr. Burgess of those locations.

Committee member Johnson spoke of how disappointing the quality of decorations was in the last few years on Main Street and there needs to be better preparation and planning of the installation going forward so it doesn't look like it was decorated at the last minute.

Committee member Cowser spoke of the need to get the word out to the public about the Christmas Decoration Contest to get more people engaged to decorate the district. Mr. O'Connor informed him that the city has a PIO and he will ask if she can attend their next meeting to help them understand how she will push the information out.

6. MEMBER COMMENTS:

- Committee member Morrell spoke of the illegal activities that are taking place in the district and questioned if anything would be done about it. Mr. O'Connor explained the department has a new director and he would be who she should direct her complaints to.

Chairman Wernet asked staff to invite him to their next meeting so they can express their concerns to him. Mr. O'Connor stated that he would place both the PIO and the Code Compliance Director under their prospective names on the agenda. He then informed the members that their meeting in May will shift to a different date because of scheduling for 3TP staff to fly in for their presentation.

7. PUBLIC COMMENT:

None

8. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:40 PM.

Adopted and approved _____ day of _____ 2022.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

DRAFT

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE JOINT WORKSHOP MEETING
MARCH 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, March 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
Joshua Cowsert

Member Absent

Nikki Johnson

Staff Present

Kim Montgomery Deputy Clerk
Steven O'Connor
Ryan Scott City Engineer

3. AGENDA APPROVAL:

Chairman Wernet announced that item 7A & 7B on the agenda needs to be combined.

Motion by Committee member Morell, seconded by Committee member Cowsert to combine Items 7A & 7B under the Directors Report passed 5-0.

4. MINUTES FOR APPROVAL:

- **July 20, 2022 Minutes**
- **October 19, 2022 Joint Workshop Minutes**
- **February 15, 2023 Minutes**

Motion to approve the minutes by consent was made by Committee member Robinson with Committee member Morrell providing the second. The motion passed 5-0.

5. NOMINATION OF CHAIR & VICE CHAIR:

Nomination by Committee member Robinson to nominate Michele Sandstead

Committee member Sandstead nominated Lockwood Wernet as Chair.

Committee member Sandstead stated that she is just too busy to take on the monthly commitment as Chair and declined the nomination.

DRAFT

Committee member Robinson provided the second for Lockwood Wernet as Chair, and the passed unanimously.

Nomination by Committee member Robinson for Michele Sandstead as Vice Chair with Committee member Morrell providing the second. The motion passed unanimously.

6. OLD BUSINESS: NONE

7. NEW BUSINESS:

➤ Development Projects & City Projects

Committee member Sandstead questioned the location of the Valiant Townhomes. Mr. O'Connor indicated they're located on the north side of Airport Road in a small section on the north side of Airport Road that's within the boundaries of the Town Center District.

➤ Community Redevelopment Master Plan Update – Lauren Witt, 3TP Ventures

Mr. O'Connor explained the purpose of this portion of the meeting is for the members to have one-on-one discussions with Mrs. Witt and provide feedback on what they would like to see implemented into their plan.

Mrs. Witt explained to the members the duration of Town Center CRA was extended to sunset on August 3, 2038. She then explained that some of their key take aways from their combined workshop were:

- Greenspace preservation
 - Creating Trails
 - Improvement to transportation
 - Better connectivity
 - Reduce Congestion
 - Better walkability
 - Enhanced Safety
 - Affordable Workforce Housing
 - Desire to have a true Town Center on Main Street
- ❖ ***The committee's role in the district:***
- *Knowledge of what is wanted and needed in the district*
 - *Provide feedback for prioritization*
 - *Identify areas of concern not currently being addressed*
 - *Reviewing and providing recommendations to the CRA/Council members*
- ❖ ***Primary Goals & Themes for the district:***
- *Projects that promote Economic Development*
 - *Greenspaces*

- *Connectivity*
- *Safety*
- ***Key Strategies to promote within those goals within the district:***
 - *Enhance Economic Development*
 - *Placemaking in Arts*
 - *Redeveloping a true downtown area*
 - *Workforce Housing*
 - *More Greenspaces*
 - *Building the Linear Park*
 - *Connectivity – Cross Town Connector finalized*
 - *Completion of the Town Center Street Network*
 - *Improving the US 98 crossings for safety*
 - *Addressing pedestrian safety and crash reduction*

According to Mrs. Witt, there are still some projects identified in their existing Town Center CRA Master Plan that have not been completed. She explained they categorized them into this plan and wanted to make sure that they are still priorities, adding that if there are any projects that are not identified, there still is time to get those implemented into the plan too.

- Main street Redesign and Enhancement – Promote Economic Development
- Linear Park & US 98 Landscaping – Promote Greenspaces
- Entry Gateways – 98 Palms
- Promote Connectivity – Connection of Mattie Kelly & Palm Street
- Sidewalk Improvement Program – Bike Lane Improvements/Street Light and Utility Undergrounding

There was a discussion utilizing CRA funds to purchase properties within the district for a possible botanical garden, an art district on Main Street for people to gather, or another green space park setting for people to enjoy. Repurpose blighted property in the Industrial Park area by rezoning to Parks to possibly have gatherings for movie nights and the possibility of creating an area for skateboarding.

Chairman Wernet spoke of how currently there is not any language in the Master Plan for funds to be set aside to purchase land or redevelopment property with existing buildings. Mr. O'Connor agreed there is not a directive or policy for land acquisition. However, if the Committee wanted to push for property for civic or land development, they should recommend that to be implemented into their new Master Plan.

The members briefly discussed the City Center that has been discussed at the City Council level for the redevelopment of the property where the Old Time Pottery is located and where the new Publix grocery store will be built.

Mr. O'Connor informed the members that there is an RFQ out for consultants to help advise the city on the direction the city can take, and staff will be bringing the information to the committees on the process when it becomes available.

A) US-98/Stahlman Ave Intersection/US-98 from Marler Bridge to Airport Road Update

According to the City Engineer, staff reached out to Baskerville Donovan to look at the previous study of the intersection done by Volkert for the following:

- Make Hwy 98 for local traffic only and have the Cross Town Connector as the commercial throughfare.
- Look at Stahlman Avenue with an emphasis on avoiding erroneous trips, i.e. how to eliminate people driving around to find a parking spot by interconnecting parking lots on both the north and south sides of Highway 98, with shared access agreements between the property owners for the parking fees and they would divvy the collections on the amount of spaces each provides.
- Pedestrian Congestion and Safety
- Stahlman Avenue and impacts from the Cross Town Connector
- Eliminating left turns onto US 98 and consolidating driveways
- Conversion of some roadways into one-way roads and adding parallel parking
- Separations between roadway access points
- Short term and Long Term Transportation Improvement plans
- Interconnection of businesses Improvements list for the PD&E Studies

Committee member Robinson spoke of her concern over eliminating the left turns and how that may have an impact on businesses.

The Chair clarified that it would essentially allow right turns only out of businesses on Highway 98, and if the person needed to go the other direction, they would drive down to the next turnaround in the median.

Committee member Sandstead stated that as a business owner, she would not be in favor of that.

Committee member Cowsert spoke of the many accidents on Highway 98 that happen because of left turns out of businesses and agrees eliminating them on 98 would cut down lot of t-boning type traffic accidents and all the consequences that add up because of those accidents.

Mr. Scott clarified that the idea is to not allow left turns out of businesses onto Highway 98, left turns into those businesses would still be allowed.

The Chairman asked about the previous driveway cut mandate that all businesses get a driveway cut onto Highway 98. Mr. Scott explained that is still the case, but adjacent businesses can also share driveway cuts to help reduce the amount of them onto Highway 98.

B) Linear Park 98 Palms Extension

Mr. Scott presented the conceptual plan to the members explaining that in the Comprehensive Plan, Policy 2-1.1 outlines the addition of roadways and corridor improvements to relieve congestion, new roadway corridor alignments, and a map, which is available on the city website for motor vehicular transportation improvements and details the necessary roadway connections. He further explained the roadways that were installed and the Palm Street extension that was accepted by the city this past year and is now a public roadway. Currently under construction, south Mattie Kelly Blvd. extension located behind the Charles Apartments will be given over to the city soon and made public. So, all these combined coincide with the Pathways Master Plan outlined in the Land Development Code and is marked as Level II Priority with the roadway being identified as a Minor Collector roadway and provided a conceptual plan design and explained that the linear park portion, which is a part of the Florida Power & Light 100-foot utility easement whom the city is coordinating closely with. That portion of the roadway would connect to the walking trail portion that connects Royal Melvin Park to the west and to Airport Road to the east. Additionally, there are issues that come into play with wetlands in the western portion of the plan, and a roadway easement would have to be obtained from Destin Water Users, as well as relocating some of their infrastructure, addressing elevation challenge for ADA compliant accessibility purposes, relocation of FPL infrastructure, and installing a stormwater system, similar to the Cross Town Connector's stormwater and variances would have to be obtained from the Board of Adjustment. All and all, this is a very expensive project that will take years to complete. However, there is a grant that was made available to the city with the help of Representative Maney that expires in October for \$240k with a city match totaling \$480k and the reason why this is being fast-tracked is because a design has to be 100% complete by October or the city will lose the funding, and since the road and the park work cohesively together, both need to be designed together.

Mike Ironside – Twin Lakes HOA President

Spoke of Twin Lakes subdivision has 85 homes that are jammed in closely on 13 acres between Big Kahuna's and Airport Road. He encouraged everyone who has not been in the neighborhood to drive through there between 5-7 PM to see all kids playing in the street. He pointed out that the sidewalks are too close to the homes making the driveways too short which as a result, the homeowners park on the street, and with this plan, the way it's designed, anyone would be able to drive right through their neighborhood, which is what they do not want. However, just a short distance over to Mattie Kelly, people would be able to drive through that roadway and there would no impacts to neighborhood housing, and that is what they are proposing, to keep south end of Cordgrass Court closed to through traffic so cars on either Airport Road or 98 palms Blvd. would just be driving right by their neighborhood and not through it.

Mr. Scott explained how roadways are public rights-of-way, and he has to show the connection in the initial design, but there is nothing that stipulates that it can't be removed before construction, if the City Council agrees.

Committee member Robertson stated that she understands their point of view but questioned Mr. Irons about the necessity of emergency services needing to access the neighborhood.

Mr. Irons explained how currently, the fire departments only access their subdivision from Airport Road as well as school buses and garbage trucks all come into the neighborhood from Airport Road, like they always have since it was built. He also stated that they understand the road is city property and if they could afford to, they would make it private, but they just don't have the necessary funds to make it private and keep it maintained. Nor do they have the necessary funds to install a gate.

Committee member Cowsert asked if there has been any consideration for speed control if the street is opened in the back.

Mr. Irons stated that they have, they have discussed all options thoroughly and if it is opened, they would have to have speed humps installed. He spoke of how when the city is in full tourist season, if the roadways are jammed up, Google maps directs people to the shortest routes and would send people using it for directions, straight through the subdivision, and that is what they are wanting to avoid. Emphasizing that all they are asking is to not connect Cordgrass to the new roadway when built. If this is approved, they will agree to make the necessary improvements to the west end of the park with grass and irrigation.

Committee member Cowsert spoke of how he walks through the immediate area quite a bit and spoke of how convenient it would be for the homes in the back to get to the shops and grocery stores and people living in the neighborhood would want that access open, if not now, some would want too eventually.

Mr. Irons stated that may be the case, but currently all the homeowners were sent letters, notices, email, and posts were made on the neighborhood Facebook page and not one person came forward stating that they wanted it to be opened.

Mr. Sandstead spoke up supporting Mr. Irons and Twin Lakes desire to not have their neighborhood exposed to the traffic that would come through there if it is opened.

Mr. Alex Rivas, 230 Twin Lakes Lane spoke of having two children and how convenience is not always the way to go, especially when safety is factored in for your children.

Committee member Robinson made the motion to recommend CRA to eliminate the connections to Cordgrass Court from the Linear Park Design in the Twin Lakes Subdivision. Committee member Sandstead provided the second. Committee member Cowsert requested that a stipulation be added that no one could come to the city later and ask for the connection and the city be responsible for the cost of the connection. The motion passed 3-2, with members Morrell and Wernet dissenting.

Chairman Wernet suggested that staff consider a traffic light being installed at Airport Road and Mattie Kelly, which to him, would encourage people to take that route to the connection to the new roadway.

8. MEMBER COMMENTS:

Committee member Morrell spoke of knowledge that she was obtained that there are people living in the storage units located in the Extra Space Storage business located at 850 Airport Road in the Industrial Park area. She spoke of her concern of how unsafe and unsanitary it is and feels that the city needs to investigate this allegation and put a stop to it. She stated she has spoken to Code Compliance about it and was informed they went to the site and was unable to find anyone living there however, she know it's still taking place. Chairman Wernet suggested that she speak with the new Code Compliance Director about her concerns.

Chairman Wernet suggested they should invite the individual who spoke at the Joint Workshop in February regarding developing the City Center to one of their upcoming meetings to discuss his ideas.

Mr. O'Connor informed the members that because this person is a private citizen and developer, he does not think that would be a good idea to discuss this subject since they do not have legal representation at this meeting to provide them with guidance.

9. PUBLIC COMMENT:

Mr. Ron Sandstead spoke of how when he first started hearing talk about the Linear Park many years ago, he never imagined that it would be a part of a roadway and stated that he thinks it is a bad idea. He stated that the whole idea was to just be a park with open green spaces where people could walk and ride their bikes across the city without having to get in a car and endangering people, especially children, on a roadway. He spoke of the importance of people needing to get away from automobiles.

Chairman Wernet explained that the potential roadway has been in the Comprehensive Plan as an east/west connection from Mattie Kelly to Main Street and is depicted in the map 2-1 that Mr. Scott showed them earlier in his presentation.

Bobby Wagner, 422 Anderson Drive spoke of how he would like for this committee to keep in mind, while considering the east/west multimodal connections, that if the city center is complete, for them to envision a connection and, working with United Methodist Church for an easement to connect the Harbor District from Mountain Drive with a Linear Trail to the Town Center District.

10. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 7:10 PM.

Adopted and approved _____ day of _____ 2022.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: May 24, 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: May 16, 2023

SUBJECT: Development Projects and City Projects Update - April 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:

New Development Projects None

Projects Under Review

- **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 - Staff gave the applicant a resubmittal deadline of June 5th, 2023.

Completed Projects

Okaloosa County Tower Project ID: (DEV-001061-2023)

Project Location: 218T Main St. Parcel: ID: 00-2S-22-0000-0058-0110

Scope: The proposed project consists of a Minor Development Order. The scope includes the construction of a new 911/P25 communication tower and site.

Status: Under Review

1. The 1st submittal was received on March 3rd, 2023.
2. The project is undergoing completeness review.
3. The project was deemed complete on March 17, 2023.
4. Approved at April 3rd, 2023 City Council meeting.

Publix Simple Deviation ID: (DEV-001090-2023) Project Location: 757-761 Harbor

Bldv Parcel: ID: 00-2S-22-0000-0011-006G

Scope: The proposed project consists of a Simple Deviation. The scope includes expanding the existing Retention Pond B and modifying Pond A.

Status: DO issued on April 17, 2023.

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 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: This is an informational item.

IV. RECOMMENDED MOTION:

Attachments:

1. April City Projects
2. April Development Map



City Projects April 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



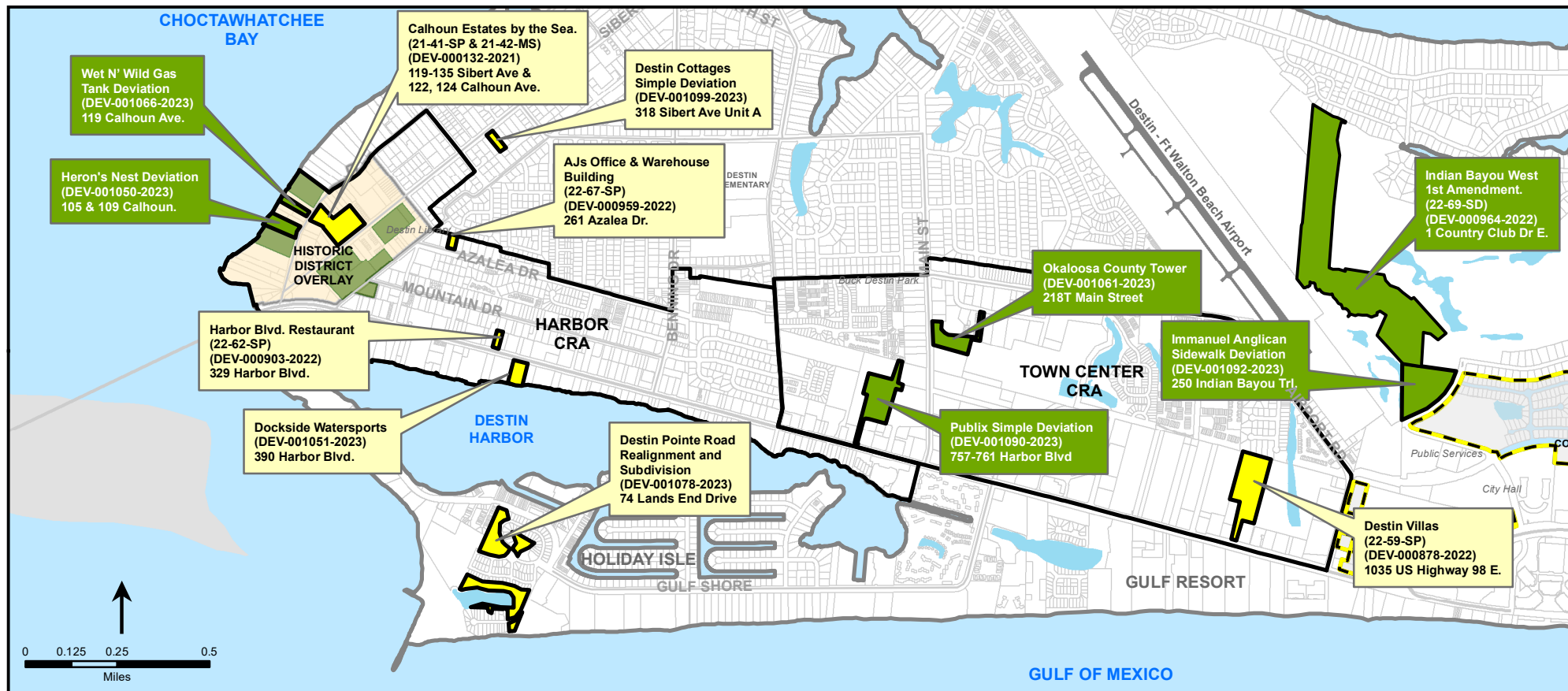
▲ West Destin

▼ East Destin



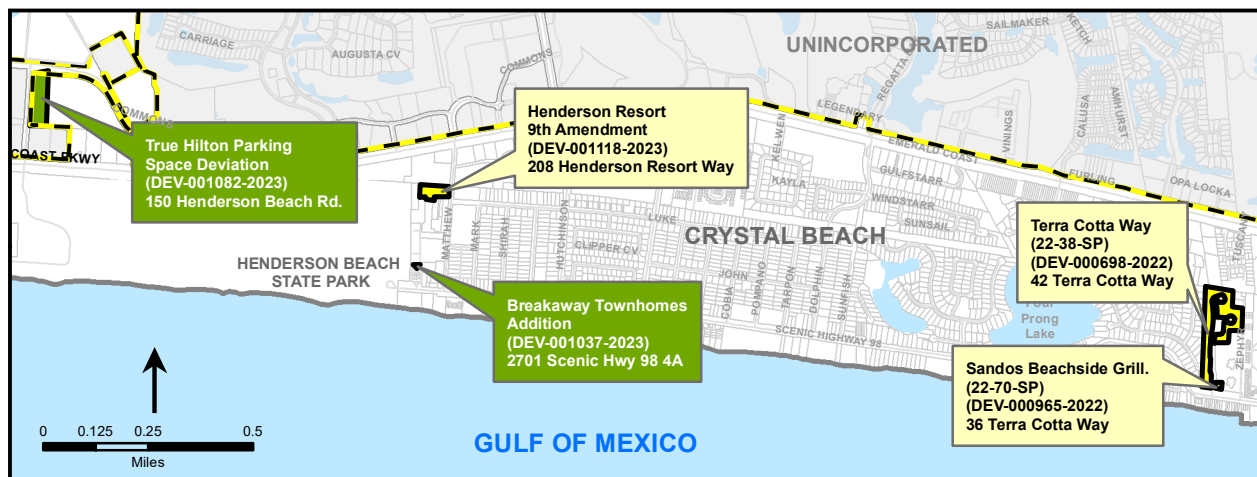
1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Capt. Royal Melvin Heritage Park, 206 Harbor Blvd.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
6. Hwy 98 at Stahlman 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

April 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 OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: May 24, 2023

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

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: May 17, 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:

II. DISCUSSION: The update of the CRA Master Plans will consist of **Two Phases**. Phase 1 was discussed on March 15, 2023 and covered Existing Conditions and CRA Regulations. Tonight's meeting will cover Phase 2.

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. Attached for your review is the material to be discussed.

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 (3) 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.

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.

- 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 March 15, 2023, the Town Center CRA Committee met to review a more in depth review of the Master Plan update, while also discussing Phase 1 of the efforts. 3TP and City Staff are now engaging the Town Center CRA Advisory Committee to get specific input and feedback on Phase 2 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. TCCRA Power Point 05.24.23
- 2. TCCRAAC_Project
Prioritization_05.24.23

A person wearing a grey hoodie and a beanie is riding a black bicycle on a concrete sidewalk. The background shows a town center with trees, a white pickup truck, and other vehicles. The image is overlaid with a dark blue semi-transparent filter.

Destin Town Center CRA Plan Update

Town Center CRA Advisory Committee Meeting

May 24, 2023

Agenda



MARCH
MEETING RECAP



FINANCIAL
REVIEW



KEY PROJECTS



PRIORITIZATION
EXERCISE



NEXT STEPS

March Meeting Recap

- Reviewed primary goals for Town Center CRA
 - **Safety**
 - **Connectivity**
 - **Green Spaces**
 - **Economic Development**
- Discussed status of existing projects identified but not yet completed
- Discussed current priority projects for the Committee:
 - Arts District/Creation of a downtown
 - Public gathering and green spaces, park system, recreation for all ages
 - Walkability
 - Completion of the grid network (98 Palms Blvd, Mattie Kelly Blvd, Palms St)
 - Utility undergrounding
 - Design/development standards within Town Center district

Primary Goals



Safety



Connectivity



Green Spaces



Economic
Development



Key Strategies to Achieve Goals in Town Center CRA

Safety

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

Connectivity

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

Green Spaces

- Linear Park
- Recreation/Park System

Economic Development

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

The slide features a large white circle in the center, which serves as a background for the title. The circle is set against a dark blue background that has a subtle, darker blue circular gradient. The background also includes faint, semi-transparent images of trees and foliage, particularly visible on the left and right sides. The title 'Financial Review' is centered within the white circle in a large, black, sans-serif font.

Financial Review

Revenue Encumbered

Year Initiated/Beginning Principal Balance	Projects	Annual Payments (avg)	Completion
2006/\$12,000,000	Construction of Main Street and Legion Drive widening, Main Street utility undergrounding, Airport Road widening	\$710,724	2037
		\$291,786 (General Fund repayment)	2031
2023/\$1,275,000	Linear Park/98 Palms Extension	\$425,000	2025
2026/\$4,500,000	Utility Undergrounding	\$399,590	2037

Available Funds for Future Projects



\$11,282,158

Includes FY 2038



Priority Projects:

- Arts district/Placemaking
- Public gathering spaces/green spaces for locals
- Park system (recreation for all ages)
- Downtown revitalization
- Roadway Extensions (98 Palms Blvd, Palms St, Mattie Kelly Blvd.)

The background of the slide features a photograph of a paved road with a yellow line, bordered by green trees and foliage. A large, semi-transparent white circle is centered over the image, creating a focal point for the text.

Key Projects

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

Key Projects and Blight Reduction

Defective or inadequate street layout

- Completion of the street network (98 Palms Blvd, Mattie Kelly Blvd, Palms St)
- Complete the Crosstown Connector
- U.S. 98 crossings/pedestrian safety and crash reductions

Unsanitary or unsafe conditions

- Walkability
- Linear Park/Park System

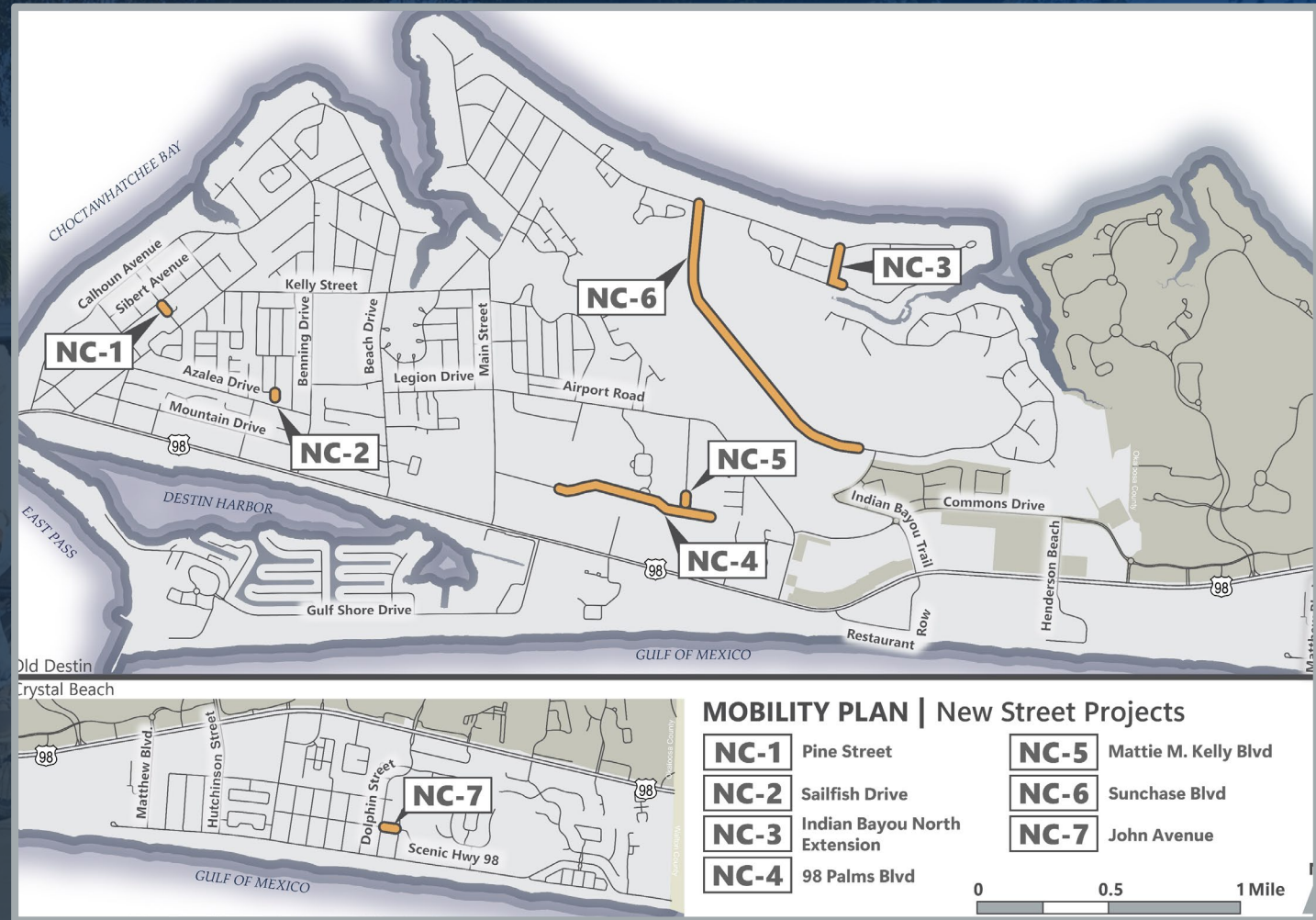
Deterioration of site or other improvements (stormwater facilities, roadways, streetscape, sidewalks, streetlighting and code enforcement)

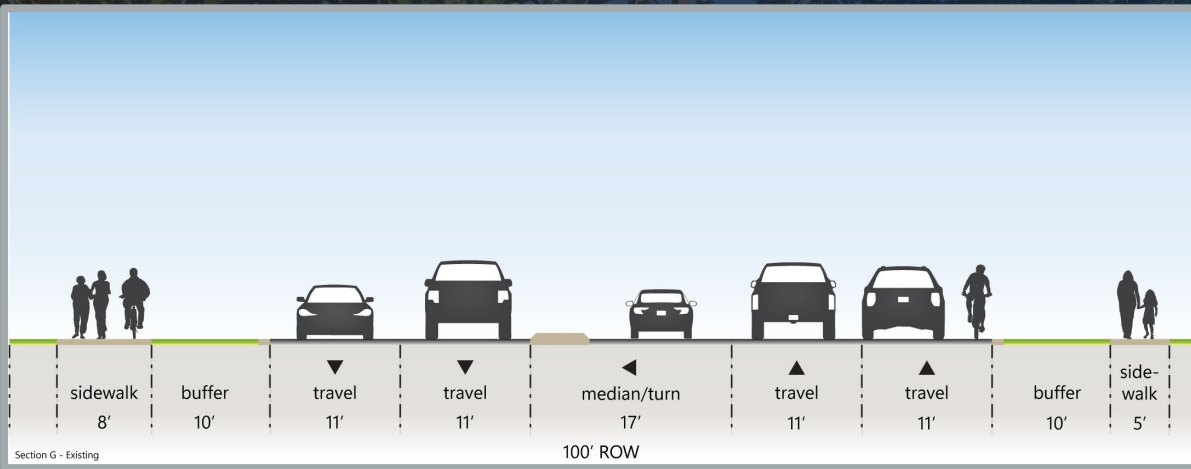
- Arts District/Creation of a downtown
- Public gathering and green spaces, park system, recreation for all ages
- Utility undergrounding
- Design/development standards within Town Center district

Faulty/inadequate street layout, parking, roadways, bridges or public transportation facilities incapable of handling the volume of traffic flow into or through the area

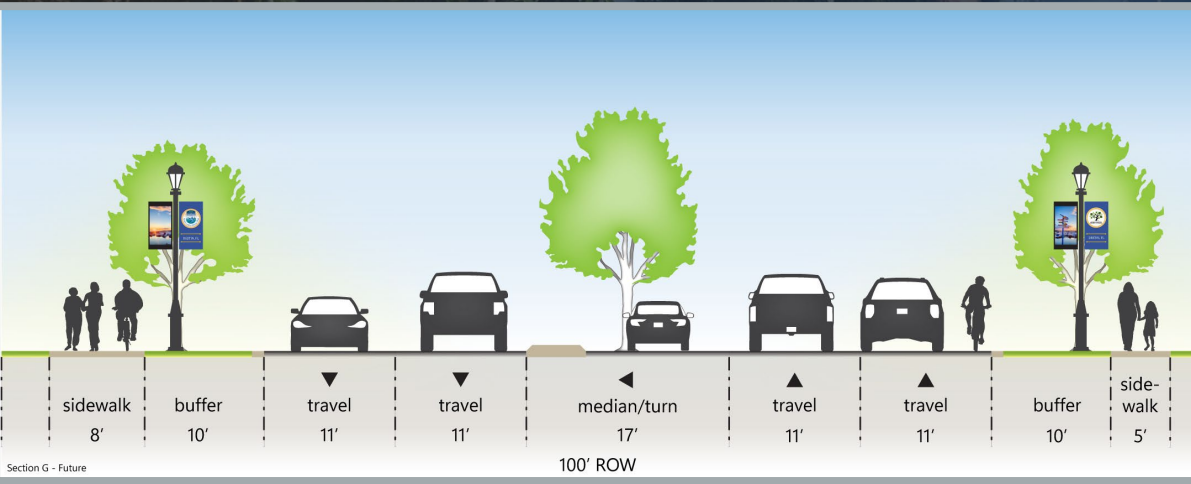
Completion of Street Network

- 98 Palms Blvd Extension
- Mattie M. Kelly Blvd Connection
- Affordability: Medium

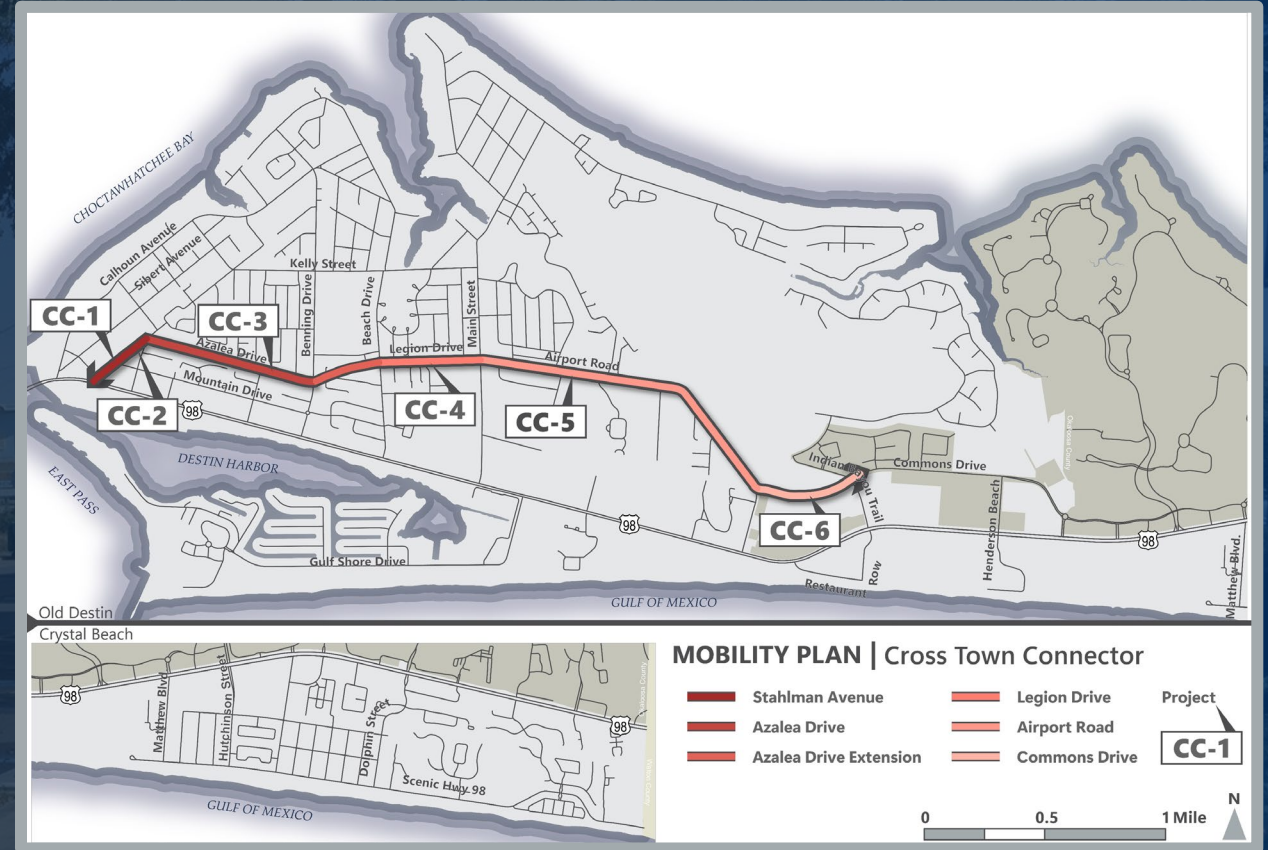




Airport Road existing street section



Airport Road future street section



Crosstown Connector

Crosstown Connector sections in TC-CRA

- Affordability: Medium

Intersection Improvements

- Near term (quick fixes)
 - Legion Dr./Airport Rd. at Main St.
 - Airport Rd. at Commons Dr.
 - Main St. at 98 Palms Blvd.
- Affordability: High



Pedestrian/Bicycle Safety Improvements

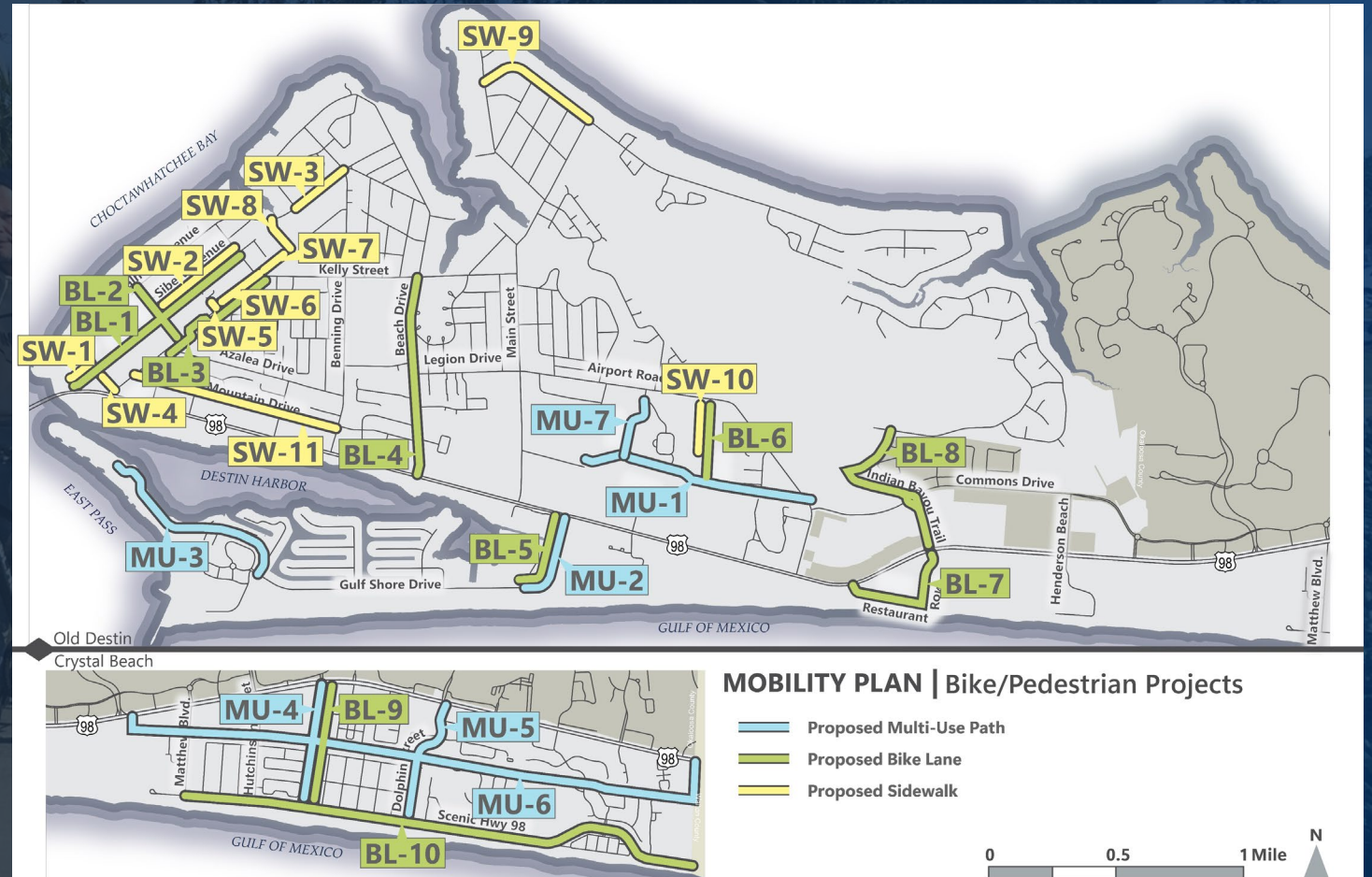
- *Sidewalks*

- Mattie M. Kelly Blvd (Airport Rd to 98 Palms Blvd.)
- Gulf Shore Dr/98 Palms Blvd

- *Bike Facilities*

- Beach Dr, Mattie M. Kelly Blvd.

- **Affordability: High**





Linear Park

- CRA Funds already allocated: \$1.275 million
- **Affordability: Low**

Park Systems

- Park costs vary significantly based on location, amenities, and improvements
- Affordability: Varies



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Policy/Strategy Considerations

Creating an Arts District/Downtown Area

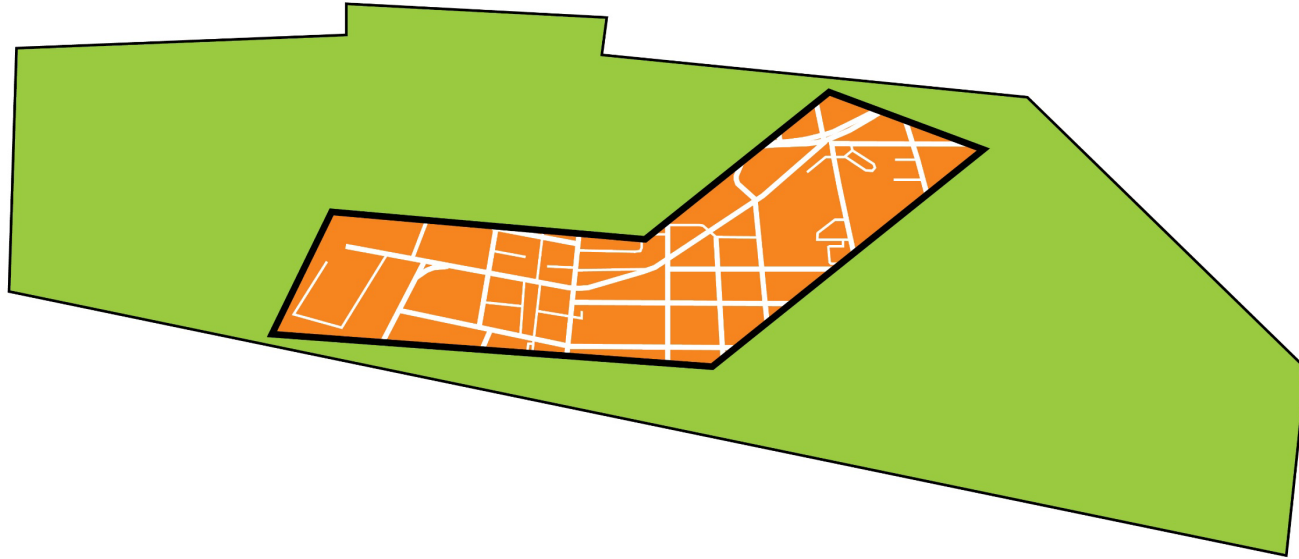


Destin Town Center compared to other downtowns

Legend

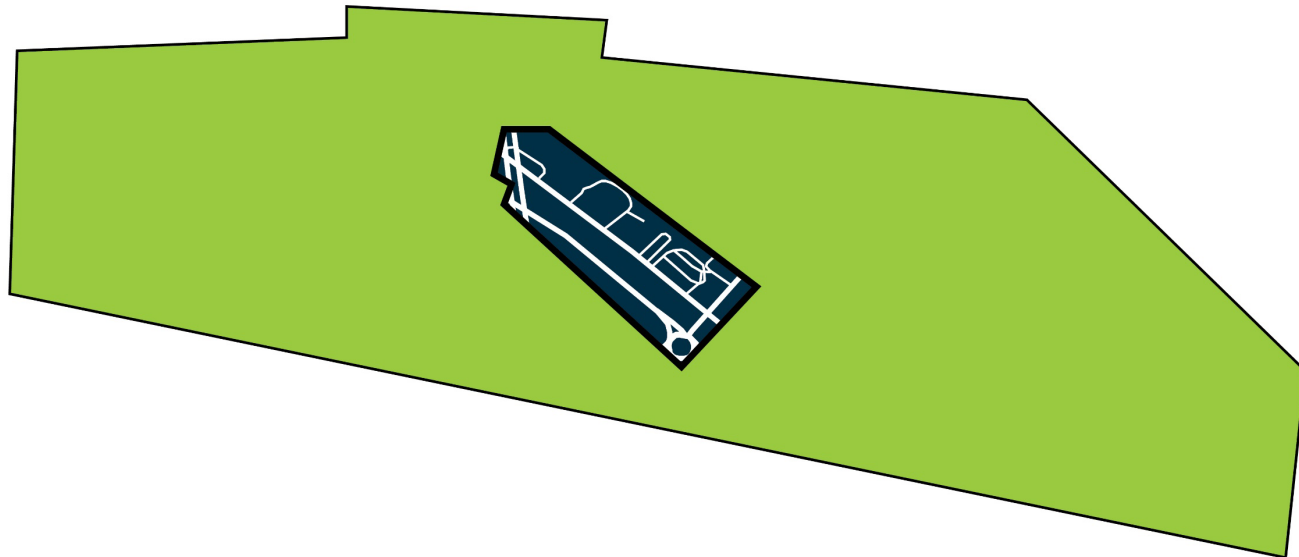
- Fort Myers Downtown
- Madeira Beach Downtown
- Dunedin Downtown
- Stuart Downtown
- Destin Town Center CRA





Downtown Dunedin

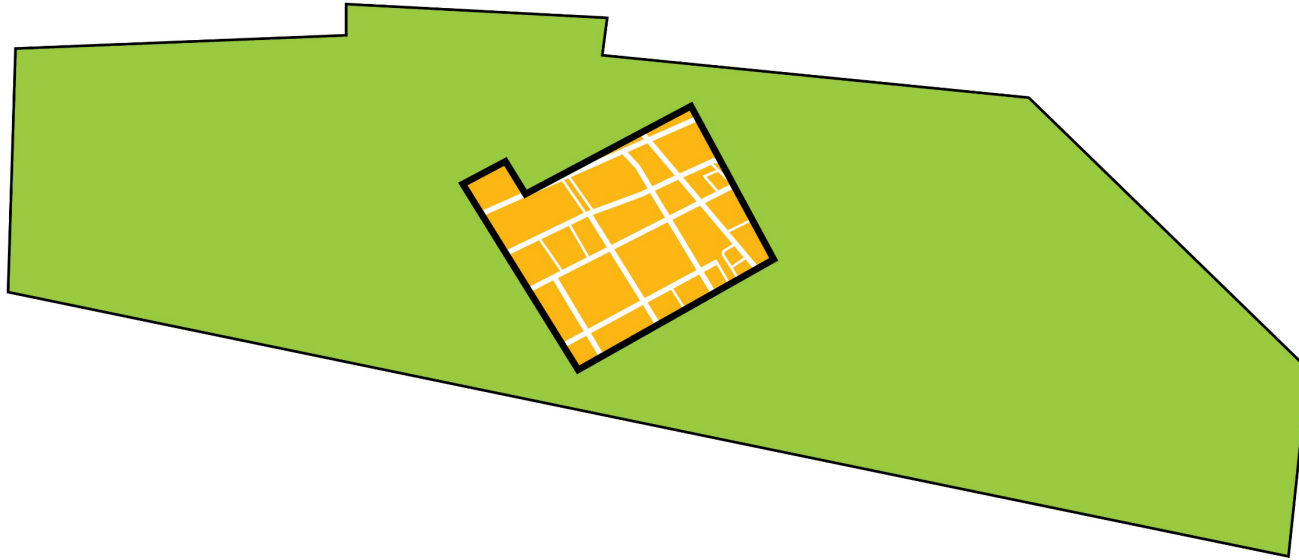
- Known for rich history and culture
- Approximately 104 acres compared to Destin Town Center's 500 acres
- Coastal downtown
- Downtown CRA working towards better connection between the waterfront and Main Street
- Walkable
- Restaurants, shops, entertainment, etc.



Downtown Stuart

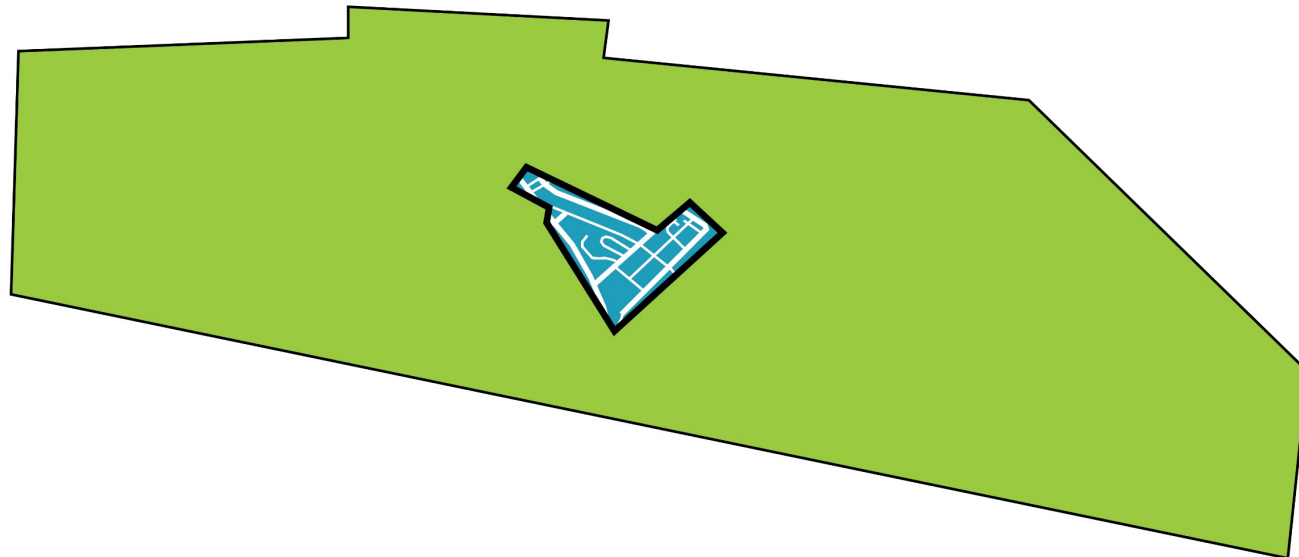
- Known as the "Sailfish Capital of the World"
- Approximately 18 acres compared to Destin Town Center's 500 acres
- Coastal downtown
- Historical downtown
- Walkable
- Full of historic sites
- Restaurants, shops, entertainment, etc.





Downtown Fort Myers

- Known as the Fort Myers River District
- Approximately 36 acres compared to Destin Town Center's 500 acres
- Coastal downtown
- Culture and history-rich
- Walkable
- Waterfront neighborhoods
- Restaurants, shops, entertainment, etc.



Downtown Madeira Beach

- Known for John's Pass Village and Boardwalk
- Approximately 13 acres compared to Destin Town Center's 500 acres
- Coastal downtown
- Fishing village/beach town
- Somewhat walkable
- Restaurants, shops, entertainment, etc.



Characteristics of Successful Downtowns

Pedestrian-friendly and bike-friendly

Mixed Uses

Slower traffic

Lots of trees/streetscaping/open space/street furniture

Well-defined grid

Continuous line of restaurants, shops, and entertainment

Access to adequate parking facilities

Incorporation of history and culture

Sense of place established through distinct features

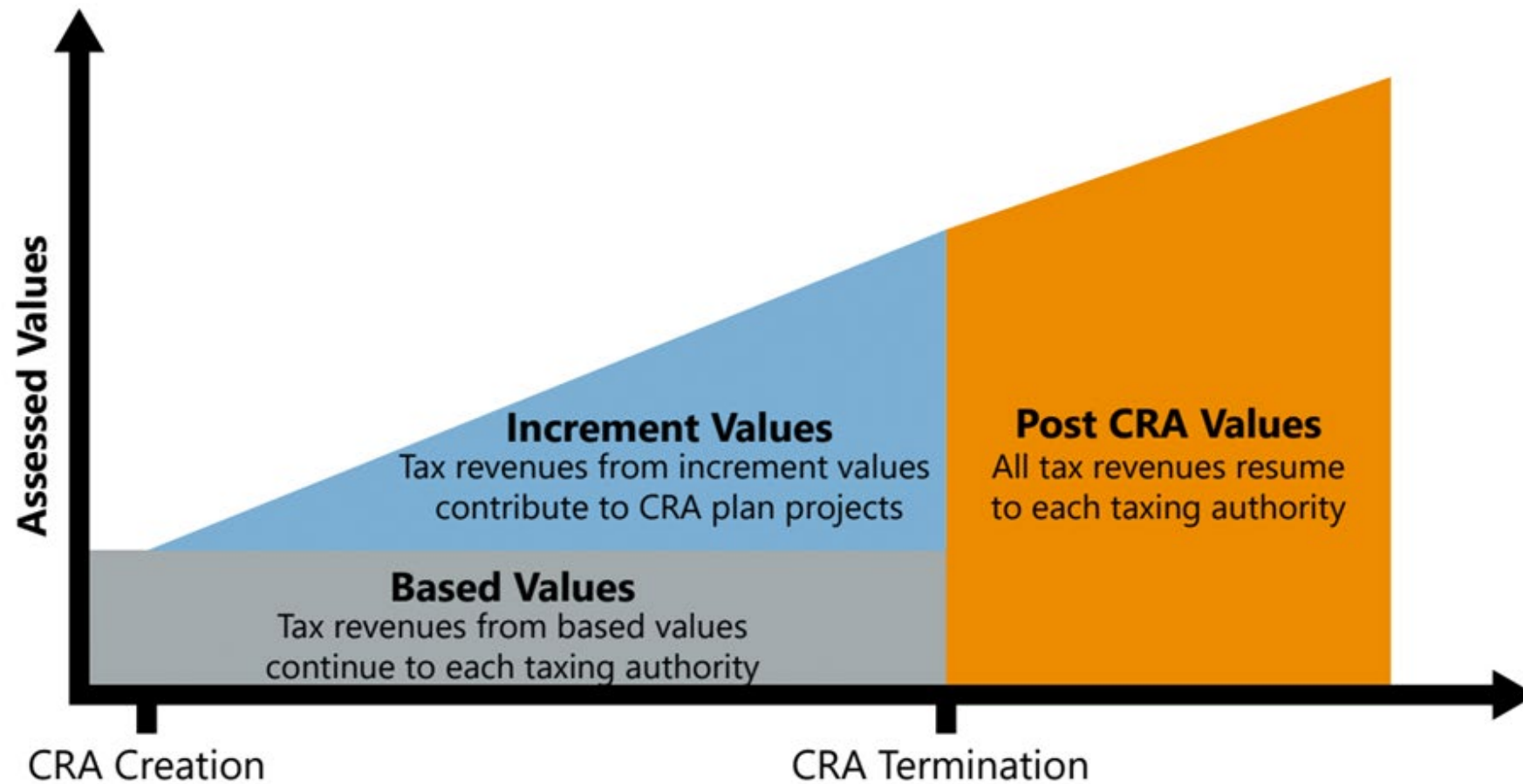
Clean, safe, and inclusive

The "Rule of 10"

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Tax Increment Financing Development Incentive

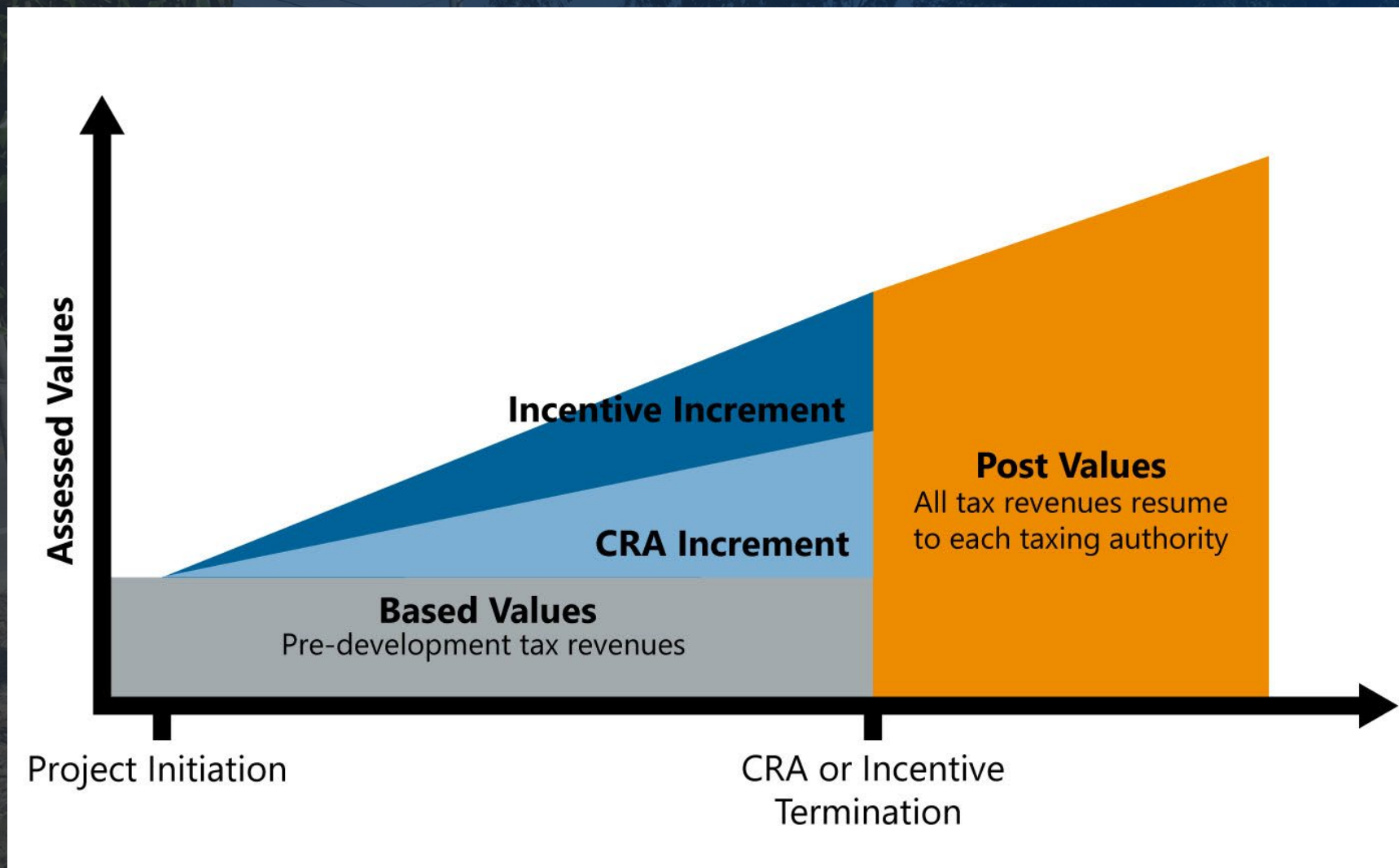
Tax Increment Financing



Tax Increment Financing Incentive

- Incentivizes private property owners to develop properties
 - In specific areas
 - With special design considerations
- Allows the City to participate and accelerate the implementation of a vision or plan
- Portion of the future TIF – new money
- Dependent on future value created by private investment
- Distribution of funds occurs annually upon completion of the project

Tax Increment Financing Incentive



College Town

Tallahassee Downtown CRA

- 72 residential units
- 44,000 sq. ft. retail space
- \$14.3 million taxable value increase
- \$2,382,045 CRA incentive
 - \$550,000 grant
 - \$1.8 million over 5-year TIF incentive



<https://fsucolleetown.net/>

Mirrorton

Lakeland Downtown CRA

- 305 residential units
- \$50 million taxable value increase
- \$1.76 million CRA incentive



West End at City Walk

Fort Myers Downtown CRA

- 318 residential units
- 22,000 sq. ft. amenity/commercial space
- 527 parking spaces
- \$64 million taxable value increase
- CRA incentive
 - \$5.5 million
 - 95% TIF
 - 10-year period



West End at City Walk

<https://www.fortmyerscra.com/>

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Project Evaluation



Project Evaluation: Goals & Implementation Factors

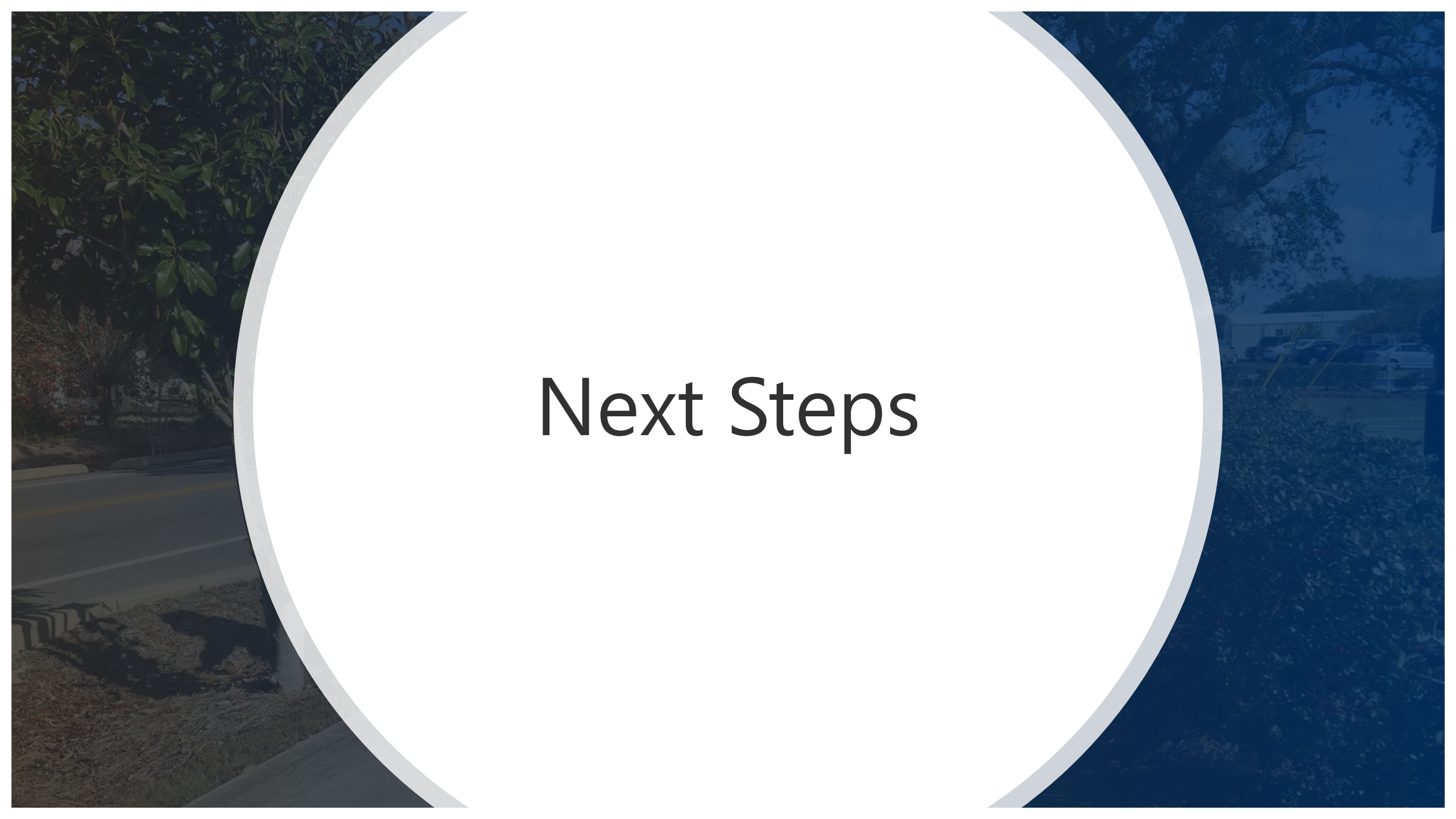
	Completion of Street Network	Crosstown Connector	Intersection Improvements	Sidewalk/ Bike Lane Improvements	Linear Park	Park System	Arts District/ Downtown
Improves Safety	High	Medium	High	High	Low	Low	Low
Improves Connectivity	High	Medium	Low	High	Medium	Low	Low
Improves Green Spaces	Low	Low	Low	Medium	High	High	Medium
Improves Economic Development	Medium	Low	Low	Medium	Low	Low	High
Constructability	Medium	Medium	High	High	Medium	Medium	Medium
Affordability	Medium	Medium	High	High	Low	Medium	Medium
Degree of Impact	High	Medium	Low	High	Medium	Low	High
Overall	High	Medium	Medium	High	Medium	Medium	Medium

The background of the slide features a photograph of a paved road with a yellow line, bordered by green trees and foliage. A large, semi-transparent white circle is centered over the image, serving as a backdrop for the title text.

Project Prioritization

Project Prioritization and Evaluation

- Prioritization Exercise
 - You have 10 dots that represent the financial resources of the CRA. Allocate the dots to the projects in the manner you feel is best. Each project on the worksheet has blank dots that represent its estimated cost in relation to the other possible projects.
 - Rank each project from 1 – 7, 1 being the highest priority and 7 being the lowest.
- CRA Development Incentive
 - Mark on the scale how interested you would be in utilizing a development incentive for the Town Center CRA.
- Project Evaluation
 - Review the score of each project and category.
 - If you would give a different score, cross out the existing one and write “low, medium or high” in its place.

The background of the slide features a photograph of a street scene with trees and a building, partially obscured by a large, semi-transparent blue circle. The text "Next Steps" is centered within the white area of this circle.

Next Steps

PROJECT PRIORITIZATION EXERCISE

COMPLETION OF THE STREET NETWORK

Complete the Town Center CRA street network by constructing the 98 Palms Blvd extension and Mattie M. Kelly Blvd connection.

AMOUNT OF CRA FUNDS TO BE UTILIZED

PRIORITY RANKING

☐ ☐ ☐ ☐ ☐ ☐

CROSSTOWN CONNECTOR

Improve street sections of the crosstown connector inside Town Center CRA district with all applicable requirements (sidewalks, bike lanes, buffers, landscaping, etc.)

AMOUNT OF CRA FUNDS TO BE UTILIZED

PRIORITY RANKING

☐ ☐ ☐ ☐ ☐

INTERSECTION IMPROVEMENTS

Near term intersection enhancements including items such as adding crosswalks, extending curb, etc. for the following intersections: Legion Dr./Airport Rd. at Main St., Airport Rd. at Commons Dr., Main St. at 98 Palms Blvd.

AMOUNT OF CRA FUNDS TO BE UTILIZED

PRIORITY RANKING

☐

SIDEWALK/BIKE LANE IMPROVEMENTS

Constructing sidewalks on Mattie M. Kelly Blvd, Gulf Shore Dr, and 98 Palms Blvd, and new bike facilities on Beach Dr. and Mattie M. Kelly Blvd.

AMOUNT OF CRA FUNDS TO BE UTILIZED

PRIORITY RANKING

☐

LINEAR PARK

10' wide east/west multiuse path and landscaping from Main Street to Airport Road.

AMOUNT OF CRA FUNDS TO BE UTILIZED**PRIORITY RANKING**
PARK SYSTEM

New park facilities vary significantly based on the park amenities provided. No specific projects are planned at this time.

AMOUNT OF CRA FUNDS TO BE UTILIZED**PRIORITY RANKING**
ARTS DISTRICT/DOWNTOWN

Projects supporting an arts district or downtown area in the Town Center CRA could be the development of a small area plan, land acquisition, infrastructure improvements, etc.

AMOUNT OF CRA FUNDS TO BE UTILIZED**PRIORITY RANKING**
TAX INCREMENT FINANCING DEVELOPMENT INCENTIVE

How interested are you in utilizing a portion of CRA funds for a development incentive?

Not interested
at all

Somewhat
interested

Very interested

Definitely want
to utilize
incentives

OTHER COMMENTS:

PROJECT EVALUATION: GOALS AND IMPLEMENTATION FACTORS

	Completion of Street Network	Crosstown Connector	Intersection Improvements	Sidewalk/ Bike Lane Improvements	Linear Park	Park System	Arts District/ Downtown
Improves Safety	High	Medium	High	High	Low	Low	Low
Improves Connectivity	High	Medium	Low	High	Medium	Low	Low
Improves Green Spaces	Low	Low	Low	Medium	High	High	Medium
Improves Economic Development	Medium	Low	Low	Medium	Low	Low	High
Constructability	Medium	Medium	High	High	Medium	Medium	Medium
Affordability	Medium	Medium	High	High	Low	Medium	Medium
Degree of Impact	High	Medium	Low	High	Medium	Low	High
Overall	High	Medium	Medium	High	Medium	Medium	Medium