



AGENDA
HARBOR CRA ADVISORY COMMITTEE MEETING
WEDNESDAY, JULY 12, 2023
5:30 PM
DESTIN CITY HALL BOARDROOM

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) Minutes- May 22, 2023**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A) Development and City Projects Updates**
 - B) Mobility Plan Project Prioritization**
 - C) 2023 Work Plans**
- 6. DIRECTOR'S UPDATE**
 - A) Master Plan Update**
- 7. COMMITTEE MEMBER COMMENTS/QUESTIONS**
- 8. PUBLIC COMMENTS**
- 9. NEXT MEETING DATE: August 9, 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)

DRAFT

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
MAY 22, 2023 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Green called the meeting to order at 5:30 p.m. on Monday, May 22, 2023, in the Destin City Hall Council Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present

James Green
Mike Buckingham
Casey Jones
Christian Myers
Ian Blaise

Members Absent

Sandy Trammell
Jan Best

Staff Present

Kim Montgomery Deputy City Clerk
Steven O'Connor Principal Planner
Ryan Scott, City Engineer
Joe Bodi, Engineering Asst. II
Rachel Hoag Planner

3. MINUTES: April 22, 2023

Motion to approve the minutes of the April 22, 2023, meeting was made by Committee member Buckingham with Committee member Jones providing the second. The motion passed 5-0.

4. OLD BUSINESS:

➤ **None**

5. NEW BUSINESS:

➤ **Development Reports –**

The Chair asked Mr. Butler about the status of the Cross Town Connector and if there was any progress in purchasing the last property. It was relayed that the agreement has been made and will go to the June 5, 2023, Council meeting agenda. The Chairman then asked for the status on the Royal Melvin Heritage Park.

According to Committee member Buckingham, the park has gotten it's C.O. from the Building Official however, there are a few items that still needs to be corrected, but it is now open to the public.

➤ **Harbor Community Redevelopment Area Master Plan – 3TP Ventures**

Mr. Callahan of 3TP explained the purpose for their presentation is to provide the members

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with an update of where they are with the Master Plan for the Harbor District. He then provided the members with a brief recap of previous presentations they've heard and the financial outlook for the district.

Ms. Witt provided the members with a list of priorities for the members to gauge their top picks and their goal to see the items financed and finished.

Regarding the initiative to construct the under the bridge boardwalk, Committee member Buckingham questioned why FDOT is now not wanting this when, as long as it's been discussed, he has never heard of any reason why they would be against the plan.

Staff explained it has to do with the 10-year bridge replacement PD&E Study they are about to implement additionally, they could not tell staff if the current bridge abutment will remain where it now is located, and asked staff to not continue to pursue this plan until they have a better idea of where the replacement will be located. Additionally, the discovery of a high pressure gas line that runs along the north side of the bridge is also an issue.

Committee member Buckingham stated that he is not aware of either of those two issues and is in close contact with several staff members of FDOT. He added that he will personally reach out to them to find out any additional information because at this point, there is not even a design for that portion of the boardwalk, as far as he is aware. The members also discussed how the two intersections at Stahlman and Calhoun Avenue greatly need to be improved, but if any major changes are made, those would most likely have to be redone when the bridge does get on schedule to get replaced.

Mr. Callahan briefly explained any improvements to those intersection that are more than just quick fixes will be addressed in the Mobility Plan that is being developed and it will come to them at a later date.

The members discussed the ongoing lack of parking and the need for parking structures and the problem has only gotten worse in the past decade or more, and of the need to build one soon.

Moving onto the activity, the 3TP staff members explained to the committee they have score sheets for them to rank the projects they most to least want to see get accomplished and handed out sheet and stickers for them to place next to their most important projects.

Mr. Callahan informed the members that they should be wrapping up their work on the two CRA Master Plans in about 6-weeks and they would either be coming back in person or presenting it virtually for the members review and a recommendation to City Council for adoption.

➤ DIRECTORS REPORT

- **Design Standards**

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Mr. Butler explained staff is looking to gauge the committee's interest in working with staff to create design standards for the Harbor CRA District for buildings and structures. With the members agreeing that they would, Mr. Butler explained that staff will bring back an agenda item for discussion at the next meeting.

6. COMMITTEE MEMBER COMMENTS:

➤ **Committee member Buckingham** – Made the following motion:

Have Council direct staff to bring back to the committee recommendations and designs for the boardwalk to go underneath the bridge. Additionally, have staff bring back to the committee a couple of simple modifications to the two intersections at Calhoun Avenue and Stahlman Avenue. Committee member Myers provided the second. The motion passed 5-0.

➤ **Committee member Jones** – Spoke of how he had mentioned at the Harbor & Waterways Board, that he also sits on, about getting some pump out station installed or have boats hired that could come and provide the services. He spoke of how he is currently working on this initiative and would like to get support from this committee as well. The members had a brief discussion and how Destin Water Users would need to be involved, as well as possible locations where they could be installed. All the members agreed that this is something is highly needed for the city.

➤ **Committee member Blaise** – Spoke of the erosion that continues to happen at the breakwater area of Norriego Point and how something needs to be done soon and asked if there is a plan for the problem. The Chairman spoke of how the sand coming down from the dune is starting to affect the navigational channel as well.

Mr. Scott explained to the members that after the road construction to Norriego Point and the private marina is finished, the State will be coming in behind the completion to start on the park project and FDEP is aware of the issue and will address it with that project.

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:40 PM.

Adopted and approved this _____ day of _____ 2023.

Capt. Jim Green, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 12, 2023

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 5.A.

TO: Harbor 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: 6/28/2023

SUBJECT: Development and City Projects Updates

I. BACKGROUND: This report includes updates on the Development Projects in the Harbor Community Redevelopment Area and active City Projects. Provided is the list of projects which are approved or currently under review.

II. DISCUSSION: Below are the development and City projects within the Harbor CRA from the month of May.

1. Development Projects: New Development Projects

- **DEV-001124-2023 Harbor Place Townhomes Landscape Deviation**

Project Location: Redbird Loop

Status: Corrections report sent May 10.

The proposed project consists of a Simple Deviation. The scope includes the modification of the landscape plan.

- **DEV-001146-2023 Calhoun Estates Subdivision**

Project Location: 127 Siebert Ave

Status: The project is currently undergoing completeness review.

The proposed project consists of a major development order. The scope includes a 54 unit townhome development.

Projects Under Review

- **22-62-SP 329 Harbor Restaurant.**

Project Location: 329 Harbor Blvd

Status: Corrections report sent on May 24, 2023.

This is an application for the construction of a new restaurant.

- **22-67-SP AJ's Office & Warehouse Building**

Project Location: 261 Azalea Dr

Status: Staff is drafting the development order for internal review. Fee in lieu must be paid prior to issuance of development order.

This is an application proposing to build an 8,000-square-foot warehouse building, to include some office space.

- **DEV-001051-2023 Dockside Watersports.**

Project Location: 390 Harbor Blvd

Status: Extension granted until July 17, 2023

This project is a minor deviation to a minor development order. The proposal seeks to update the site to comply with parking requirements, stormwater requirements and Harbor CRA requirements.

- **DEV-001124-2023 Harbor Place Townhomes Landscape Deviation**

Project Location: Redbird Loop

Status: Corrections report sent May 10.

The proposed project consists of a Simple Deviation. The scope includes the modification of the landscape plan.

- **DEV-001146-2023 Calhoun Estates Subdivision**

Project Location: 127 Siebert Ave

Status: The project is currently undergoing completeness review.

The proposed project consists of a major development order. The scope includes a 54 unit townhome development.

Completed Projects

- None

2. City Projects:

- **Cross Town Connector (Beach to Benning)**

Status: Under design and property acquisition

This is the final segment of the overall Cross Town Connector to provide a secondary

East-West corridor through the City of Destin and provide pedestrian pathway connectivity between the east and west sides of the City.

- **Zerbe/Calhoun Pedestrian Project Phase II (boardwalk under the bridge)**

Status: Suspended due to pending FDOT Bridge Renovation

A.K.A., Boardwalk Under the Bridge, this project will provide pedestrian crossing of US Highway 98 under Marler Bridge for safe pedestrian access between the Harbor Boardwalk and City parking.

- **Clement Taylor Park Improvements.** Project Location: 131 Calhoun Ave

Status: Waiting for final funding approvals.

This project will include new restrooms, parking lot improvements and enhanced pedestrian access improvements.

- **Sibert Ave Parking Lot Improvements.** Project Location: 108 Sibert Ave

Status: Under design

Parking Lot Improvements on the parcel. Approximately 35 parking spaces added to the parking lot.

- **Hwy 98 at Stahlman Ave Signalization Project**

Status: On FDOT's 5 Year PD&E Plan

This project will focus on safety of the intersection for both vehicles and pedestrians alike.

- **Hwy 98 Project Development and Environmental (PD&E) Study** – 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.

- **Hwy 98 Project Development and Environmental (PD&E) Study** – Marler Bridge and approaches.

Status: On FDOT's 5-year PD&E Plan

The PD&E Study will look at FDOT's role in the replacement of the Marler Bridge.

- **CTC Linear Park** – Could span from Benning Dr east to Beach Dr

Status: Under Design

This project will provide workout nodes, playgrounds, and dog parks throughout the span of the 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:

IV. RECOMMENDED MOTION: None: Information Only

Attachments:

1. City Projects May 2023
2. May Development Map



City Projects May 2023

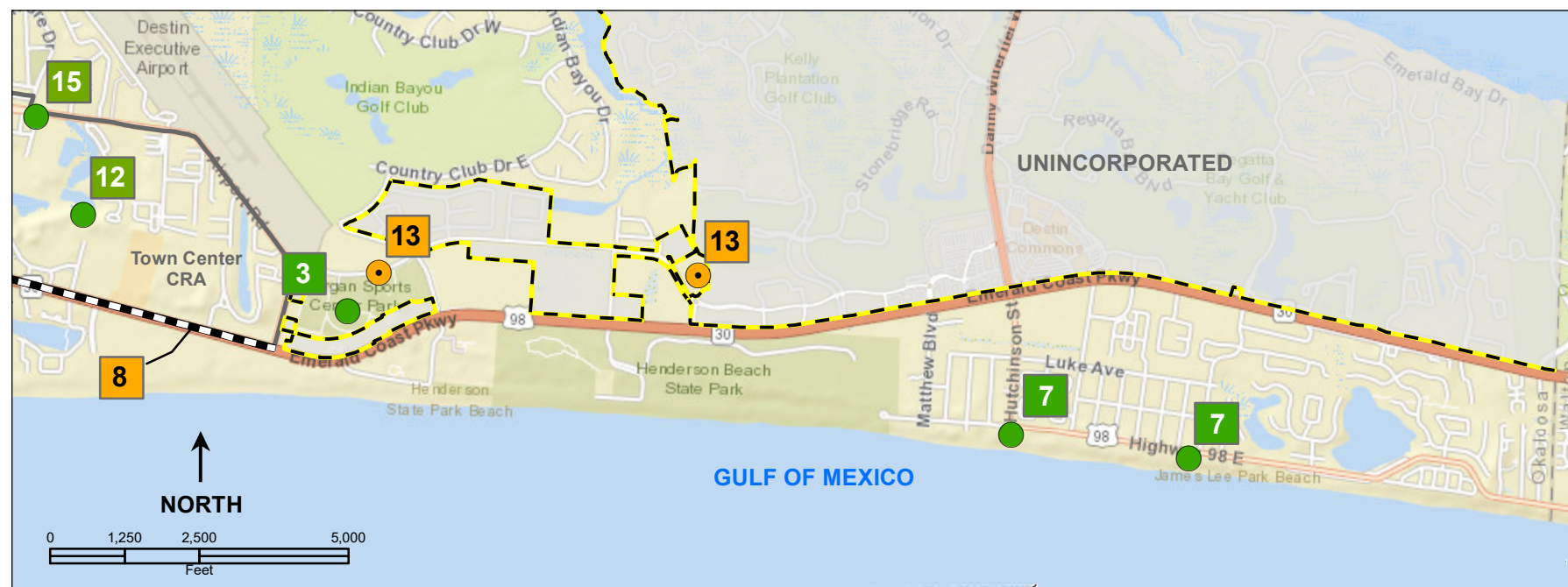
LEGEND

- Under Design
- Other Projects
- (PD&E) Study Hwy. 98
Airport Rd. to Marler Bridge
- City Limit Line



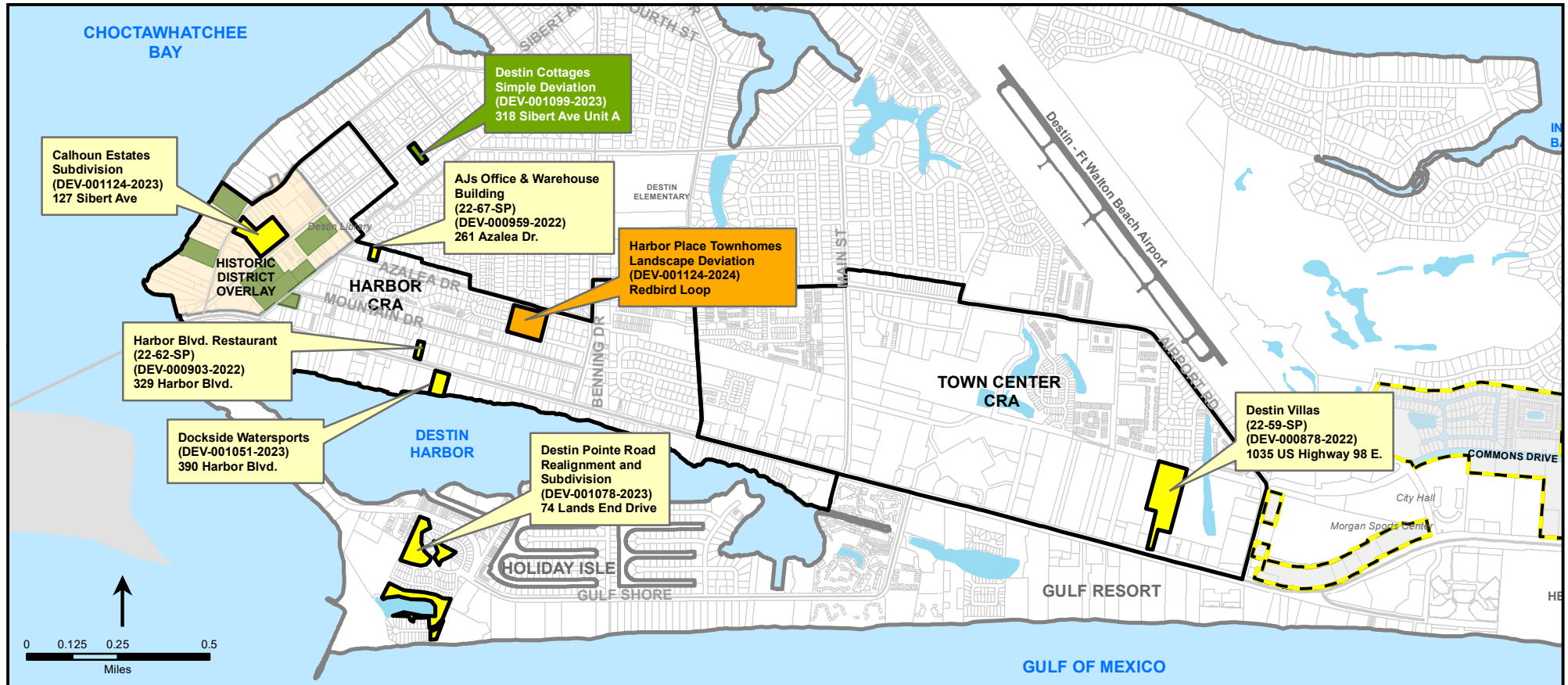
▲ West Destin

▼ East Destin



1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Morgan Sports Center – Bathroom and Maintenance Facility Expansion.
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. Crystal Beach Parking lot additions.
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. Linear Park.
13. Pickleball.
14. Norriego Point Park/Gulf Shore Drive Extension.
15. Airport Road/Industrial Park Road Median Improvements.

May 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: July 12, 2023

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Special Presentation

OUTLINE NUMBER: 5.B.

TO: Harbor 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: 06/29/2023

SUBJECT: Mobility Plan Project Prioritization

I. BACKGROUND: 3TP Ventures, Inc, has compiled the Committee's priorities based on the workshop from the May 2023 Harbor CRA-AC meeting. The attached infographics show the compiled prioritized results based on the worksheet the members provided.

II. DISCUSSION: The infographics provided show the results of the Committee's feedback of their individual priorities. If the Committee wishes to change the priorities a motion will have to be made and approved.

A. Link to Strategic Goals / Objectives: I. Financially sound city providing service excellence

II. Enhanced quality of life and safety for families

III. Economic development and revitalization

IV. Effective, efficient, and aesthetically pleasing infrastructure

V. Improve mobility and connectivity

VI. A green and sustainable environment

B. Effect on Budget (EOB): The projects that the Committee has prioritized will be funded by various sources as available in the City's General fund, grant opportunities, and Tax Increment Financing from the CRA.

C. Level of Service (LOS): Each Project of the Mobility Plan aims to improve the Level of Service for the City's transportation system as a whole.

D. Legislative Sponsor:

III. CONCLUSION: Staff is providing the compiled priorities from the Committee's

workshop in may for discussion. Staff wishes to get feedback from the Committee on if they agree, disagree, or wish to change the priorities as presented..

IV. RECOMMENDED MOTION: I move that the Harbor CRA Advisory Committee recommend forwarding the priorities as presented to the CIty Council for inclusion in the Mobility Plan Prioritized Projects List.

Attachments:

1. Harbor Project Prioritization



HARBOR CRA PROJECT PRIORITIZATION SUMMARY

In order to appropriately allocate Harbor CRA funds, the Harbor CRA Advisory Committee completed an exercise in which each member assigned a priority ranking and percentage of funding to the following projects: parking availability/parking deck (Marler Street), completion of the Cross Town Connector, Harbor Boardwalk under the bridge extension, bike lane/sidewalk improvements, Harbor Boardwalk safety improvements, parking availability/parking deck (Zerbe Street), Harbor Boardwalk east extension, and intersection improvements. These values were averaged to create this summary report.

HARBOR CRA PROJECT LIST & CRA FUND UTILIZATION BREAKDOWN



CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 12, 2023

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 5.C.

TO: Harbor 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: 06/29/23

SUBJECT: 2023 Work Plans

I. BACKGROUND: Every year, the Advisory Committees are asked to update their workplans to present to the City Council. This provides City Council with an understanding of the various projects that are being worked on and their status.

II. DISCUSSION: Please review all work plans to update for the FY2023.

A. Link to Strategic Goals / Objectives: I. Financially sound city providing service excellence

II. Enhanced quality of life and safety for families

III. Economic development and revitalization

IV. Effective, efficient, and aesthetically pleasing infrastructure

V. Improve mobility and connectivity

VI. A green and sustainable environment

B. Effect on Budget (EOB): Depending on the project, there could be budget requirements.

C. Level of Service (LOS): N/A

D. Legislative Sponsor:

III. CONCLUSION: The purpose of this discussion is to have Committee member input on the status of their work plan and any needs they have from Staff to help facilitate their work.

IV. RECOMMENDED MOTION: N/A

Attachments:

1. HCRA 2022 Work Plan_ Best
2. HCRA 2022 Work Plan_ Buckingham
3. HCRA 2022 Work Plan_ Raim
4. HCRA 2022 Work Plan_ Green
5. HCRA 2022 Work Plan_ Staff
6. HCRA 2022 Work Plan_ Trammell
Historical Markers
7. HCRA 2022 Work Plan_ Trammell



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY

Redevelopment Objective:

3 HARBOR ACCESS, OPEN SPACE AND RECREATION

Performance Objective:

ESTABLISH HARBOR REGULATIONS

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Register all livery operations within the City of Destin			
Prohibit Rogue Operators			
Increased Boating Safety			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Moratorium	CDD, CCD, HCRA-AC, CM	TBD
Identify Rogue Operators	CCD, HCRA-AC	12/2021
Harbor Capacity Study	CDD, ACOE, HCSC, CM	TBD

Process Improvement:

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Stakeholders:

Internal	External
City Manager (CM)	US Army Corp of Engineers
Code Compliance Department (CCD)	Property Owners
Community Development Department (CDD)	Business Owners
Public Services Department (PSD)	
HCRA-AC	

Process Owner: Jan Best



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY FOR FAMILIES

Organizational Objective:

OBJECTIVE 4 – URBAN DESIGN AND INFRASTRUCTURE

Performance Objective:

Low maintenance landscaping (xeriscape)

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Square footage of ROW improvements			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Harbor District Landscape Plan	CDD, HCRA-AC, CM	12/2021

Process Improvement:

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Stakeholders:

Internal	External
City Manager (CM)	Property Owners
Community Development Department	Business Owners
Public Services Department	
HCRA-AC	

Process Owner: Mike Buckingham



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY

Redevelopment Objective:

1 TRANSPORTATION AND PEDESTRIAN SAFETY

Performance Objective:

IMPROVED CONGESTION & MOBILITY

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Improved Pedestrian Crossing	100%		
Reduced Congestion			
Increase MMTD & Mobility			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Install Pedestrian Crosswalks along Hwy 98	CDD, CCD, HCRA-AC, PSD, CM	Complete
Stahlman Intersection Improvements	CCD, HCRA-AC, PSD	12/2021
Crosstown Connector	CDD, HCRA-AC, PSD, CM	TBD

Process Improvement:

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Stakeholders:

Internal	External
City Manager (CM)	US Army Corp of Engineers
Code Compliance Department (CCD)	Property Owners
Community Development Department (CDD)	Business Owners
Public Services Department (PSD)	
HCRA-AC	

Process Owner: Dr. Michael Raim



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY

Redevelopment Objective:

2 PARKING IMPROVEMENTS

Performance Objective:

INCREASED PUBLIC PARKING IN HARBOR DISTRICT

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Reduce Pay for Parking on Private Property			
Increased Public Parking			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Quantify current public parking in the HCRA	CDD, CCD, HCRA-AC, CM	12/2021
Identify areas suited to increase public parking	CDD, HCRA-AC, CM	
Stakeholder workshop	CDD, HCRA-AC, CM	

Process Improvement:

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Stakeholders:

Internal	External
City Manager (CM)	Business Owners
Code Compliance Department (CCD)	Property Owners
Community Development Department (CDD)	
Public Services Department (PSD)	
HCRA-AC	

Process Owner: Jim Green



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

5 ECONOMIC DEVELOPMENT AND REVITALIZATION

Organizational Objective:

5A Implement the Harbor CRA Master plan

Performance Objective:

5A4 Review and revise the Harbor CRA Master plan

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Conduct comprehensive review of current plan	~25%		
Conduct workshops and public outreach for input on the updated plan			
Complete a red-line copy of the plan for presentation to CRA Board			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Review and familiarize committee with the plan content	DCM, HCRAAC	Late 2022/Early 2023
Conduct workshops and public outreach for input	CM, DCM, HCRAAC	Early 2023
Craft a red-line copy of the plan to recommend change to the CRA Board	CM, DCM, HCRAAC, PSD, CDD	Mid 2023

Process Improvement:

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Stakeholders:

Internal	External
City Manager and Deputy City Manager	Property owners
Community Development Staff	Business owners
Public Services staff	Consultant
HCRAAC	Residents and visitors

Process Owner: Community Development Department



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 HIGH QUALITY OF LIFE AND SAFETY

Organizational Objective:

OBJECTIVE – HISTORICAL PRESERVATION

Performance Objective:

Establish Historical Markers in Harbor District

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Historic Overlay District			
Identify Historical Markers within Harbor			
Incorporate into City's Wayfinding Master Plan			
Establish self-guided walking tour			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Identify Funding Source	CDD, HCRA-AC, CM	TBD
Finalize Wayfinding Master Plan	CDD, HCRA-AC, CM	TBD
Implement Wayfinding Signage	CDD, HCRA-AC, CM	TBD

Process Improvement:

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Stakeholders:

Internal	External
City Manager (CM)	Property Owners
Community Development Department	Business Owners
Destin Library	
HCRA-AC	

Process Owner: Sandy Trammell



City of Destin

FY 2022 Committee Work Plan

Strategic Goal:

4 ENHANCED QUALITY OF LIFE AND SAFETY FOR FAMILIES

Organizational Objective:

OBJECTIVE 4 – URBAN DESIGN AND INFRASTRUCTURE

Performance Objective:

REDUCE STORMWATER AND IMPROVE WATER QUALITY IN THE HARBOR

Measurable Outcome(s):

Outcomes	Fiscal Year		
	2022	2023	2024
Improved Water Quality			
Clean Marina/Harbor Designation			

Action Plan:

Task	Resource Needs (persons/organization)	Target Completion Date
Harbor District Stormwater Mitigation Plan	CDD, HCRA-AC, CM	12/2021
Clean Marina/Harbor Designation	CDD, HCRA-AC, CM	

Process Improvement:

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Stakeholders:

Internal	External
City Manager (CM)	Property Owners
Community Development Department	Business Owners
Public Services Department	
HCRA-AC	

Process Owner: Sandy Trammell

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 12, 2023

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Announcement

OUTLINE NUMBER: 6.A.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Louis Zunguze, Community Development Director

FROM: Steve O'Connor, Principal Planner

DATE: 7/6/23

SUBJECT: Master Plan Update

I. BACKGROUND: Update on the Harbor Community Redevelopment Area's Master Plan update.

II. DISCUSSION: All Phase 1 tasks (existing conditions assessment) are complete and about 50 percent of Phase 2 tasks (analysis and plan update recommendations) are complete.

The Phase 1 deliverable is complete in draft form and includes a map of the CRA district; data on existing land use, transportation, parking, and stormwater conditions; a summary of land use policies and regulations presently in effect, an assessment of the consistency of the existing CRA plan with the current Florida CRA statutes, a list of projects completed within the district by the City since the CRA went into effect, and a summary of engagement activities.

Also complete are engagements with the CRA Advisory Board, with the consulting team having met on three occasions (2 in person and 1 virtual) to obtain input to the plan update. An infographic style summary of the Advisory Committee's input at their May meeting is included as an attachment to this update.

Work is underway on documentation for the Phase 2 deliverables, which includes a summary of remaining deficiencies within the district, a financial forecast for the remaining years of the CRA, documentation of projects to address the deficiencies, and a prioritization of those projects to facilitate implementation.

The consulting team is also preparing a set of strategic considerations that can help the CRA achieve its goal of an easily accessible, economically sustainable and attractive waterfront-oriented district. The consulting team anticipates completing its work on Phase 2 by August.

Once the Phase 2 memo is complete, the existing CRA plan document will need to be updated, incorporating new content developed through this project.

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: For Informational Purposes Only.

IV. RECOMMENDED MOTION: N/A

Attachments:

None