

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE JOINT WORKSHOP MEETING
MAY 24, 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, May 24, 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 Cowser
Nikki Johnson

Member Absent

Staff Present

Kim Montgomery Deputy Clerk
Steven O'Connor
Tamara Young PIO Manager
Ryan Scott City Engineer

3. MINUTES FOR APPROVAL:

➤ **March 15, 2023**

Motion to approve the March 15, 2023 minutes as corrected was made by Committee member Morrell with Committee member Sandstead providing the second. The motion passed with a unanimous vote of 6-0.

➤ **April 19, 2023**

Motion to approve the April 19, 2023 minutes as written was made by Committee member Morrell with Committee member Johnson providing the second. The motion passed with a unanimous vote of 6-0.

4. OLD BUSINESS: None

5. NEW BUSINESS:

Motion to move item 7A from the Director's Report up to the front in New Business was made by Committee member Johnson, seconded by Committee member Sandstead. The motion passed 6-0.

➤ **Holiday Decorations – Michael Burgess**

Mr. Burgess explained to the members that he has working with Committee member Sandstead, who is assisting him with the Christmas decorations for the Town Center District. He spoke of the 10-foot clearance requirements in the Code and how he will get with the Planning Department to see if he can get a short-term exception during the holidays. He also informed the members that he did get a temporary approval from Mr. Benard Johnson with Florida Power & Light to allow Christmas banners on the electrical poles in the district.

Ms. Tamara Young, PIO for the city spoke to the members about her past involvement with the Holidays in the town she used to live and how it was improved upon through the years and how she is willing to help them out in any way she can for the coming years.

Motion by Committee member Johnson to recommend the use of most of the Christmas fund to buy decorations for the poles along Main Street, with Committee member Sandstead providing the second. In discussion, Committee member Cowsert asked if they needed to clearly define how far down the decorations would go. According to Mr. Burgess there are 39 poles that run from Main Street at Highway 98 to Airport Road. After a discussion on themes for Holiday Decorating Contests, the chairman announced that the motion is still on the floor that needs to be addressed as well as having Committee member Sandstead continuing to assist staff. **Committee member Johnson amended the motion to add, and to have Committee member Sandstead continue to assist staff with the design of the rope lights with the additional \$10k holiday lighting fund.** There was additional discussion regarding a showstopper piece at the entrance of the Town Center on Main Street and Hwy 98 to replace the old marlin decoration that has worn out and the cost of those. Mr. O'Connor suggested they not get so detailed in their discussion since they have already agreed to have Committee member Sandstead working with Mr. Burgess. **Committee member Johnson rescinded her motion on the floor.**

Motion by Chairman Wernet to recommend to the CRA for Committee member Sandstead work with Mr. Burgess to select decorations and to prioritize the entrance to the district with lights and rope lighting. With Committee member Cowsert providing the second. Committee member Sandstead said that she would also like to see the banner poles with lights too. **The motion passed 6-0.**

A) Development Projects and City Projects Update - April 2023

Mr. O'Connor provided the members with the latest information on the developments in the city.

B) Community Redevelopment Areas Master Plans Update – 3TP Ventures

Mr. Callahan of 3TP Ventures spoke to the members on the information they gathered from previous discussions and prioritized how the committee wanted to spend the funds for the future of the district. They determined the following four categories and how they should be implemented into the plan update:

- Safety
- Connectivity
- Greenspaces
- Economic Development

Regarding the Financial Review, Mrs. Witt provided the members with the status of the Town Center and the future projects that will be funded. As well as the two past large projects accomplished in the district.

Year Initiated/Beginning Principal Balance	Projects	Annual Payments (avg)	Completion
2006/\$12,000,000	Construction of Main Street and Legion Drive widening,	\$710,724	2037
	Main Street utility undergrounding, Airport Road widening	\$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 2028

Priority Projects:

Any project Prioritized

Public safety and security improvements

Public safety and security improvements

Public safety and security improvements

Linear Park Extension, 98 Palms Extension, Main Street widening, Airport Road widening

Finding of Necessity Report (1998)

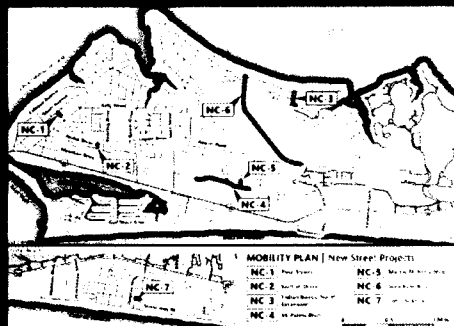
She explained how per Florida Statutes, projects financed with CRA Funds must be attributed to blight in the District in accordance to the four guidelines, and they do.

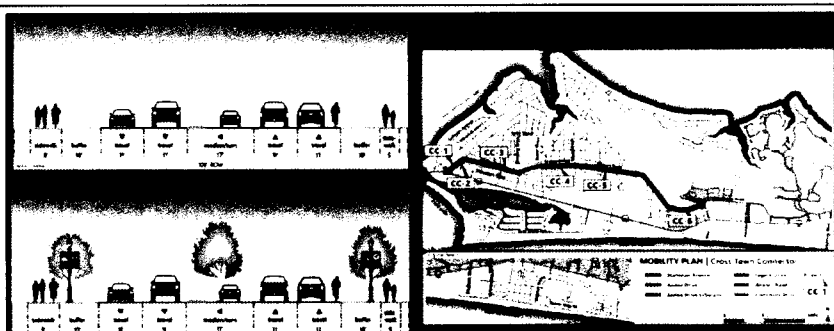
Key Projects and Blight Reduction

She explained that the Affordability was deemed for the following projects based on the availability of funds projected.

Completion of Street Network

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





Crosstown Connector

Crosstown Connector sections in TC-CRA

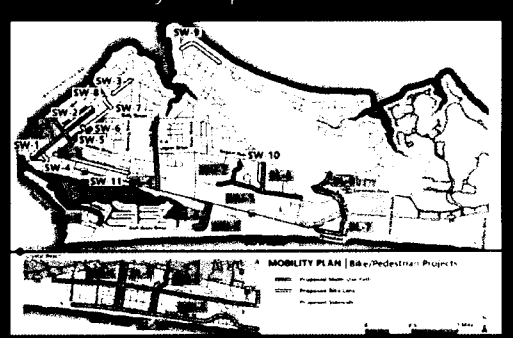
- Affordability: Medium

Intersection Improvements



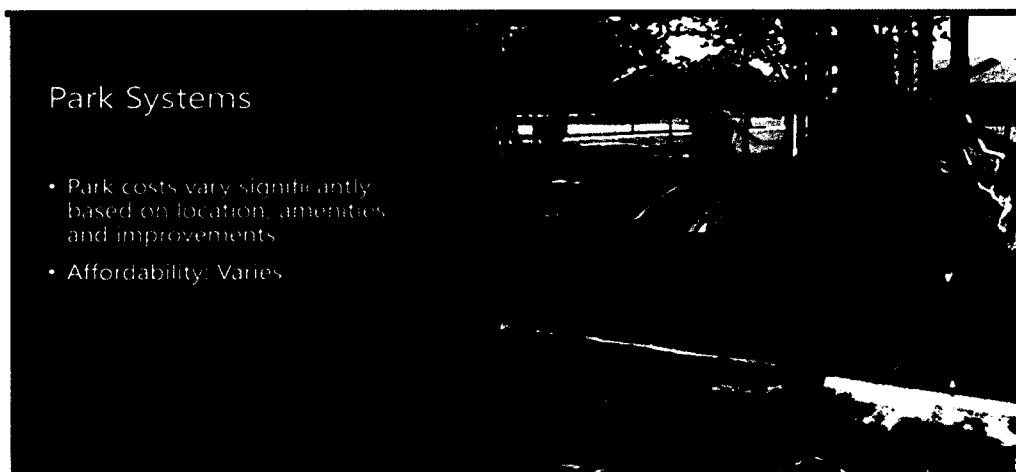
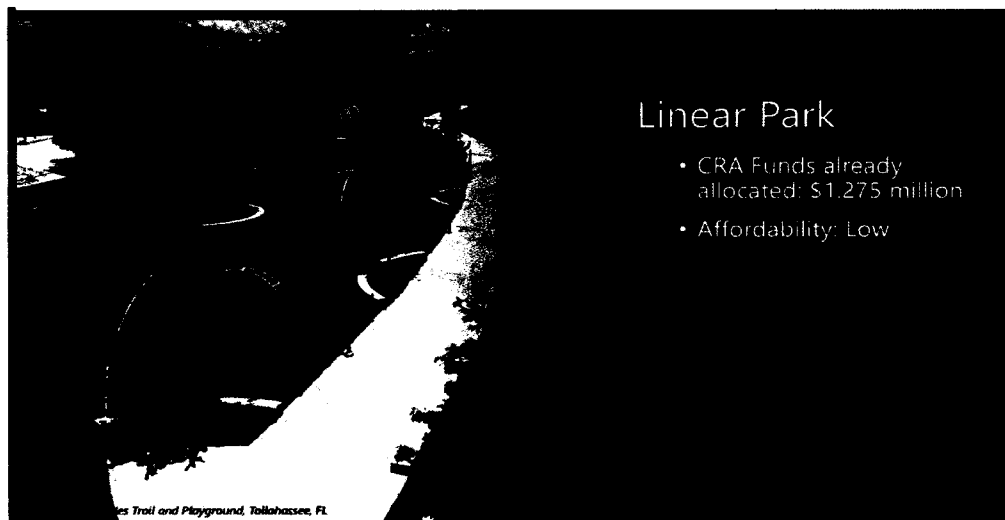
- Near term (quick fixes):
 - Legion Dr/Airport Rd at Main St
 - Airport Rd at Commons Dr
 - Main St at 98 Palms Blvd
- Affordability: High

Pedestrian/Bicycle Safety Improvements



- *Sidewalks*
 - Mattie M. Kelly Blvd
Airport Rd to 98 Palms Blvd
 - Gulf Shore Dr to 98 Palms Blvd
- *Bike Facilities*
 - Beach Dr, Mattie M. Kelly Blvd
- Affordability: High

Mrs. Witt explained that there are already CRA funds allocated to the Linear Park project. However, it is relatively expensive and will take additional funds from the Town Center CRA to complete this project.



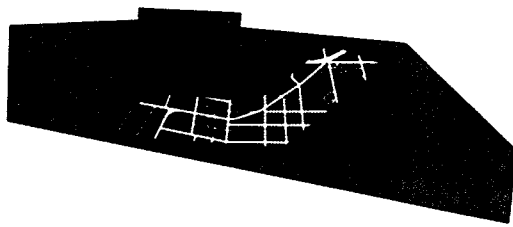
With increasing greenspaces being one of their goals, the affordability will vary depending on the cost associated with what type of park systems and amenities are chosen.

Creating an Arts District/Downtown Area

According to Mr. Callahan, the Town Center District for Destin has quite a lot more acreage, 500, than other cities in the State. They used Dunedin, Stuart, Fort Myers, and Madeira's downtown districts as examples of what their acreage are, that easily fits into Destin's district.

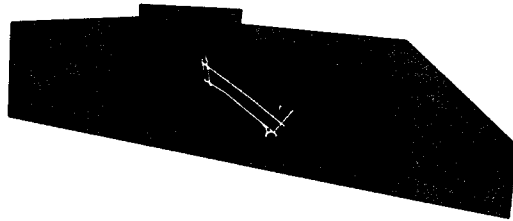


However, he pointed out that there is not a lot of walkable streets in Destin's Town Center District, in comparison to those cities.



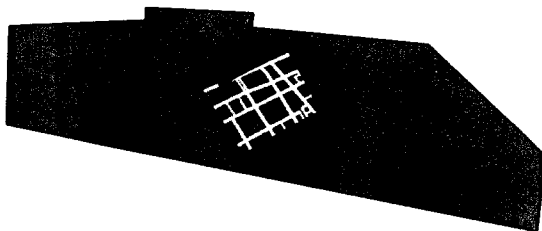
Downtown Dunedin

- 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.



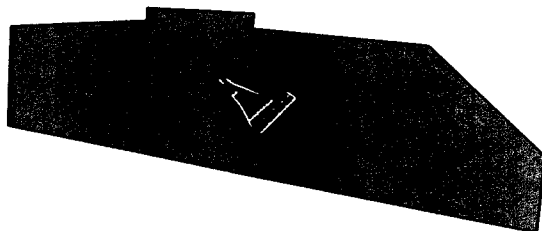
Downtown Stuart

- 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

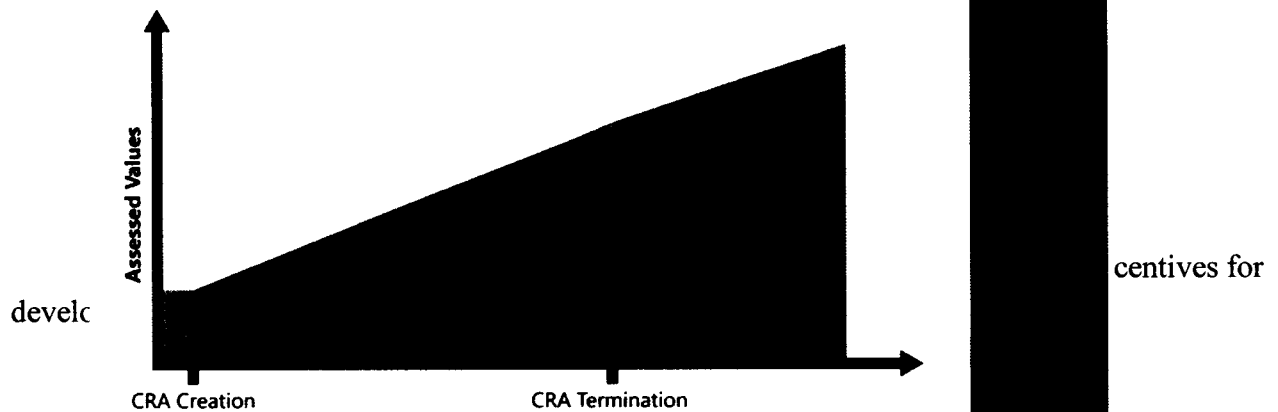
- Vibrant, healthy, pedestrian friendly
- Mix of uses
- Walkability
- High density, mixed use, walkable, transit friendly
- Active ground floor
- Interconnected, transit friendly, walkable, pedestrian friendly
- Active, vibrant, pedestrian friendly
- High quality, transit friendly, walkable
- High quality, transit friendly, walkable, pedestrian friendly
- High quality, transit friendly, walkable, pedestrian friendly
- High quality, transit friendly, walkable, pedestrian friendly

All of the above are key functions for successful downtown explaining the Rule of 10 applies to 10 places food is present, 10 places to shop other than food, and 10 places that are open after 5PM in close proximity, in order to create vibrancy in the district.

Tax Increment Financing Development Incentive

Mr. Whalen explained the 2-key functions to eliminate blight in a CRA Redevelopment District is Capital Improvement Projects, which the Town Center has done well in doing improving the street networks. The other is being involved in the participation of the development in the CRA Districts.

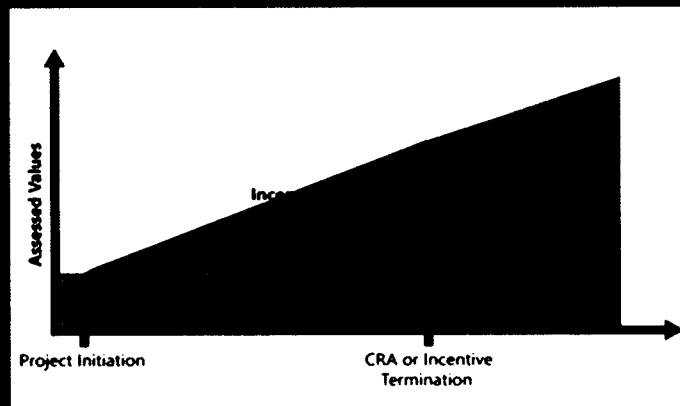
Tax Increment Financing



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 Incremental Financing (TIF) Cycle



College Town

Lakeland Downtown CRA

- 72 residential units
- 44,000 sq. ft. retail space
- \$14.3 million taxable value increase
- \$2,383,045 CRA incentive
 - \$1,000,000 grant
 - \$1,383,045 CRA incentive



Mirrorton

Lakeland Downtown CRA

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



West End at City Walk

West End at City Walk is a new 10-story, 150,000-sq-ft mixed-use development located in the heart of downtown Los Angeles. The building features a mix of residential, commercial, and retail space, and is surrounded by lush landscaping and a parking lot.

- 10-story, 150,000-sq-ft mixed-use development
- Located in the heart of downtown Los Angeles
- Features a mix of residential, commercial, and retail space
- Surrounded by lush landscaping and a parking lot
- 100 parking spaces
- \$24.5 million construction cost
- CMAA awarded
- \$1.5 million construction management fee
- \$1.5 million construction management fee

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

Mr. Callahan explained what they presented, is just an idea for the Town Center Redevelopment in order to help them with their goals they would like to see accomplished and any feedback they provide, can be implemented.

He then asked the members to individually rank the projects in order to what they would like to see accomplished in the future to help provide the 3TP team an idea on how to utilize the CRA funds. Additionally, the next time they all meet again, the information will be combined and ranked, and, after that, they anticipate the Master Plan should be wrapped up in about 6-weeks or so. They will come back to them with it for their review and a recommendation to the CRA Board for adoption.

6. DIRECTOR'S REPORT:

- **Linear Park**

Mr. Scott explained that Council approved the design at their last meeting, however, it is over the original budget, and they will need a budget amendment at their next scheduled meeting. Once that is approved, staff will get the design company under contract. After that, there is quite a bit of redesign work to be done in the short period of time they have. Once its finalized, staff will be bringing it before this and other committees for input.

Committee member Sandstead asked if staff will be attempting to reduce the cost since it's well over budget and asked when that would be addressed. Also, if it would be coming from the Town Center budget. Mr. Scott explained he is not involved in that aspect of the project and cannot provide her the answer.

Chairman Wernet pointed out how since the roadway is no longer a part of the design, it should cost substantially less. According to Mr. Scott, the initial part of the project will be the most expensive and time consuming because of the elevation issues that will still have to be addressed, regardless if there is a road or not.

- **Design Standards**

Mr. O'Connor asked the members if they would like for staff to come back with specific design standards for the district.

The consensus was that the members agreed they do, and Mr. O'Connor stated staff would be bringing it before them and most likely that would be towards the end of the year or possibly next year, because of the fact that it will take some time for staff to develop them. Additionally, he asked the member to make sure and attend the upcoming meetings so they can all work cohesively to come up with designs they all agree on. He then provided examples of different items that they would be basing the design standards on, and will be implemented in the Design Manual, once written.

- **Member Comments**

Committee member Cowsert spoke of how there is not anything for teens to do and suggest this be something for the committee to work on for the future.

Committee member Robinson stated that she is looking forward to working on these initiatives.

Committee member Johnson stated that she is glad to see that the roadway will not be in the park.

Committee member Sandstead thanked the members for their confidence in her for the decorations.

Committee member Morrell asked if anything is being done about the illegal activity in the district. Mr. O'Connor explained the Code Compliance Director could not make the meeting and possibly, he will be able to attend their next one. He also mentioned that no action can be taken unless it is officially reported.

Chairman Wernet reminded the members when they receive emails from staff to please do not reply to all in their response.

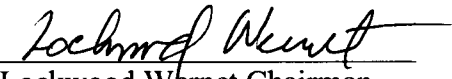
7. PUBLIC COMMENT:

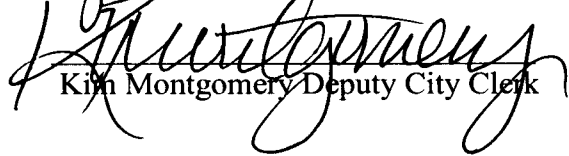
None

8. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 7:00 PM.

Adopted and approved 16th day of August 2023.


Lockwood Wernet Chairman


Kim Montgomery Deputy City Clerk