



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, SEPTEMBER 20, 2023
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) August 16, 2023 Minutes**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A) Community Redevelopment Areas Master Plans Update**
 - B) Development and City Projects Update**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet**
 - B) Michelle Sandstead**
 - C) Delores Morrell**
 - D) Dorothy Robinson- Work Plans Discussion**
 - E) Nikki Johnson**
 - F) Joshua Cowsent**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: October 18, 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 MEETING
AUGUST 16, 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, August 16, 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
Nikki Johnson
Dorothy Robinson
Joshua Cowsert

Member Absent

Delores Morrell

Staff Present

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

3. MINUTES FOR APPROVAL:

➤ **May 24, 2023**

Motion to approve the May 24, 2023 minutes as written was made by Committee member Johnson with Committee member Robinson providing the second. The motion passed with a unanimous vote of 4-0. Member Cowsert was not present for the vote.

4. OLD BUSINESS:

➤ **Long Term Financials – Krystal Strickland**

Ms. Strickland briefly covered their top priority projects then their funding sources She briefly spoke of the property at 1 Harbor Blvd. currently being purchased from the Harbor CRA She then explained that the undergrounding costs for Phase I has come in lower than initially anticipated and so, she has been able to drop the funds set aside to about 75% of the \$4.5 they had initially recommended to be set aside, which will free up more funds for the Linear Park or other projects that may come along.

There was discussions about there not being funds set aside for future holiday decorations. Ms. Strickland explained to the members that CRA funds are for Capital Improvement Projects to increase the property values in their district and staff members. Additionally, any funds set aside and spent must be in their Master Plan, that is currently being updated.

Committee member Cowsert questioned if there was a chance for the \$2M debt forgiveness for the Town Center CRA District. According to Ms. Strickland she has not gotten that direction from Council.

5. NEW BUSINESS:

A) Lamar Advertising Presentation – Stephen Stanford

Mr. Stephen Stanford, 5728 Sparkleberry Lane, Pensacola, Florida, who is the VP for Lamar Advertising, provided the members about his company's history and how currently, they have 12 billboards in the city and county, with one being digital. Their proposal is to remove five of the existing billboard structures and replace the remaining six from what they are now with digital billboards and enhance the façade to fit to a more coastal theme in appearance and with less clutter. Currently, four of those are in the CRA District, and as part of the agreement, if this is approved, they would allow the city to have one of the digital LED panel on their signs to push city and emergency information out to the citizens created by their marketing department at no additional cost, which is a value of about \$180k worth of advertising per year. He then spoke of how their signs helped the people out tremendously prior to the Hurricane Ian storm event and afterwards, once power was restored to the signs.

Motion by Committee member Sandstead to recommend the City Council supports Lamar Advertising endeavors with Committee member Mason providing the second. In discussion, Committee member Cowsert asked if Council had any major concerns that they wanted the advisory committees to address prior to their recommendation. According to Mr. O'Connor, there were not any.

Chairman Wernet asked if there is anything in this request that is noncompliant with the current code. Mr. O'Connor explained that the current code does not allow for any structural improvements to be made to any billboards and they cannot be turned into digital signs, unless there is an agreement made and approved by Council, such as this one. The Chair then asked if there would have to be a Code Amendment made to allow for the conversion of the request. According to the City Attorney, if they recommend the agreement, then code allows for that, and if not, then they would not be allowed. **Chairman called for the vote and the motion passed 5-0.**

B) Development Projects and City Projects Update - April 2023 to present

Mr. Butler provided the members with the latest information on the developments in the Town Center CRA and the city.

C) Proposed Ordinance 23-10-LC, Amending Article 7, Zoning & Regulatory Controls Uses

The City Attorney explained the proposed ordinance is to amend the Land Development Code (LDC) to allow for Luxury Motor Homes Parks as a Conditional Use in the Town Center Mixed Use Zone (TCMU) and explained how the owner of the property reached out to staff to see what could be done to allow the use. Additionally, allowing the use as a Conditional Use allows for Council to put extra reasonable conditions to be placed on the use if they were to approve it.

Chairman Wernet asked if the ordinance has already been heard and the City Attorney explained that it has gone before the Local Planning Agency and first reading at City Council, but staff felt the need to bring it before this committee as well prior to final adoption.

Committee member Cowser spoke of his concern of how Highway 98 is basically a parking lot in the summer months with so many people here on vacation and feels that there should be some kind of barrier between the RV's and the highway. The City Attorney explained there are buffering requirements in the Code. Mr. Butler referred the members to the different landscaping and wall buffering that would be required for a potential project.

The Chairman opened the hearing to the public for comment.

Sandy Trammell 3823 Indian Trail spoke about the fact that the way it reads, it could be possible for someone to pull out for one day and then possibly return the next day and potentially stay for another extended period, and asked if that is the intention or is for short time stays.

According to the City Attorney, the use is to be for short term tourist use and not intended for full time residential uses. After additional discussions regarding the need to clean up the language to make it clear that no long term uses would be allowed, and no one can stay for more than 180-days in a calendar year.

Motion by Committee member Johnson, seconded by to recommend to the City Council to approve Ordinance 23-10-LC with modifications to insert with the addition of luxury motorhomes as a conditional use in the Town Center Mixed Use (TCMU) Zone with the 180-day maximum per calendar year. With Committee member Sandstead providing the second.

In discussion, Committee member Cowser questioned if there would be any extenuating circumstances where someone could apply to stay longer. According to the City Attorney, there is not any language to that case and they will have to make a recommendation to Council to add if they feel the need.

Committee member Mason asked if this has already been approved. The City Attorney explained that it still has to go to Council for its 2nd public hearing. Committee member Mason then spoke of her concern how the traffic on 98 in the summer is backed up in the immediate area and does not feel this is a good idea.

Committee member Johnson pointed out that the property is privately owned and it is going to be developed one way or another, and asked if they would prefer to have a RV park that would have less density than an apartment complex or hotel that potentially has hundreds of people in the same 10 acres that is going to get developed and personally she prefers the RV Park.

The City Attorney brought to the members' attention that at this time, there is not an application for the property, and one does come in, the traffic and the access issues would have to be satisfactorily addressed before any approval.

With no further discussion, Chairman Wernet called for the vote and the motion passed 4-1 with Committee member Mason voting no.

D) Committee Work Plan Review – Sandy Trammell

Mrs. Trammell explained to the members the importance of understanding the framework of how to create their annual workplans and how they should be filled out, which they all should be familiar with doing. She then touched on the following:

- **Code of Ethics**
 - Explained their responsibilities as a committee member and to represent all the citizens of Destin and not their personal advantage or that of their friends.
- **Robert's Rules of Order**
 - State the motions clearly for the record and not just I make that motion, provide a second and then discussion before the vote.
- **Work Plans**
 - Briefly covered how to fill out their work plan forms and pointed out that staff can assist however, it is their responsibility to fill them out and work on them.
- **Government in the Sunshine**
 - Explained they should all be aware of this and provided an example of if they find themselves anywhere where there is other members present to remember to not discuss city business.
- **Committee Handbook**
 - Outlines their responsibilities and purview for the function of their committee.

6. DIRECTOR'S REPORT:

- **Linear Park, Phase IV**

Mr. Scott explained staff is looking for their recommendation to remove Phase IV from the Comprehensive Plan and the Land Development Code, Map 2-1 for the roadway and pedestrian walkway that was previously presented to them a few months ago, because of extremely high cost being so close to the wetlands and having to raise the elevation for both.

After a brief discussion and clarification of exactly which parts of the roadway would be

removed, **Committee member Cowsert made the motion to recommend City Council direct staff to remove Phase IV from the Comprehensive Plan and the Land Development Code, with Committee member Johnson providing the second. The motion passed with a unanimous vote of 5-0.**

Chairman Wernet asked Mr. Scott to provide them with the status of the Linear Park Design. According to Mr. Scott, the consultants contracted have received the final survey and are working on the conceptual plan and once they get them to 30% design, he would like to have a workshop for input from several committees and the public.

7. DIRECTOR'S REPORT:

Mr. O'Connor handed out the Town Center CRA Plan Update Phase II Memorandum and asked the members to look it over and then at their next meeting, discuss their thoughts.

8. PUBLIC COMMENT:

None

9. MEMBER COMMENTS:

Committee member Sandstead provided the members with the latest information on the Christmas decorations for the district noting that a someone has volunteered to work on and remake the old Marlin Christmas decoration for the entrance of the district at Regions Bank. She also spoke of the light pole lighting at the cost of \$38k has been ordered.

10. ADJOURNMENT:

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

Adopted and approved _____ day of _____ 2023.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 20, 2023

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Action Item

OUTLINE NUMBER: 5.A.

TO: Town Center Community Redevelopment Agency Advisory Committee

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

FROM: Steve O'Connor, Principal Planner

DATE: September 18, 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: The update of the CRA Master Plans consists of **Two Phases**.

PHASE 1: Discussed on March 8, 2023 and covered Existing Conditions and CRA Regulations. **COMPLETE**

PHASE 2: ANALYSIS AND PLAN UPDATE RECOMMENDATIONS - COMPLETE

Tonight's meeting will cover **Post Phase 2C** actions and any comments the Committee may have regarding the findings and project identification in the final **Phase 2 Memorandum**.

Staff provided the **Phase 2 Memorandum** from 3TP Ventures to the Committee, via email on August 24, 2023. The memorandum contained a request from the Community Development Director for a thorough review of the memo by all members in advance of the September CRA meeting. The pre-review was to help the members bring substantive comments for discussion at the public meeting.

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 at this meeting.

a.) Task 2A Analysis of Completed Projects and Existing Deficiencies - COMPLETE

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.

b.) Task 2B Financial Forecast and Analysis - COMPLETE

- 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.

c.) Task 2C Develop Key Projects for the CRA District - COMPLETE

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 (City Council).

d.) Public Engagement - IN PROGRESS

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

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

1. Overview of the identified areas of concern and existing deficiencies discussed at previous meetings.

- i. Recommended City projects to address the deficiencies for the CRA district.
- ii. 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: This is the final step before the findings are compiled and integrated into the **Updated Master Plan Final Draft**. This is the Committee's opportunity to affirm or correct any deficiencies in the provided updates. Staff will have any recommended changes integrated into the draft before bringing the **Updated Master Plan Final Draft** for a formal recommendation to the CRA Board (City Council).

IV. RECOMMENDED MOTION: I move to integrate the findings per the Phase 2 Memorandum from 3TP Ventures into the **Town Center CRA Master Plan Final Draft**.

ALTERNATIVE MOTION: I move to integrate the findings per the Phase 2 Memorandum from 3TP Ventures, and all recommended changes, as discussed, into the **Town Center CRA Master Plan Final Draft**.

Attachments:

None

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 20, 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, City Attorney
Steve O'Connor, Principal Planner

FROM: Rachel Hoag, Planner

DATE: September 18, 2023

SUBJECT: Development and City Projects Update

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

- **DEV-001204-2023 Starbucks Landscape Deviation**
- **Project Location:** 100 Mattie M. Kelly S. **Parcel ID:** 00-2S-22-1660-0000-0030
- **Status:** Development Order issued on August 11, 2023.
- The proposed project consists of a Simple Deviation. The scope is to deviate from the approved landscape species.

Projects Under Review

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

- **Project Location:** 1035 US Highway 98 E., **Parcel: ID:** 00-2S-22-0000-0024-001C
- **Status:** Under Review – Staff awaiting Maintenance Plan signed by both parties.
- The proposed project consists of a Major Deviation to a Major Development Order. The scope includes the construction of a 64-unit boutique hotel.

Completed Projects

None

2. City Projects:

- **Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Road to Marler Bridge**
- **Status:** Study in progress
- The PD&E Study will look at FDOT's role in congestion mitigation of US Highway 98 between Airport Road and the Marler Bridge.

- **Linear Park**
- **Status:** Design in progress
- A conceptual linear park is being proposed along the Florida Power and Light (FPL) easement corridor.

- **Airport Road/Industrial Park Road Median Improvements**
- **Status:** Design complete
- The design to improve median between Airport Road and Industrial Park is complete and waiting on construction.

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:**

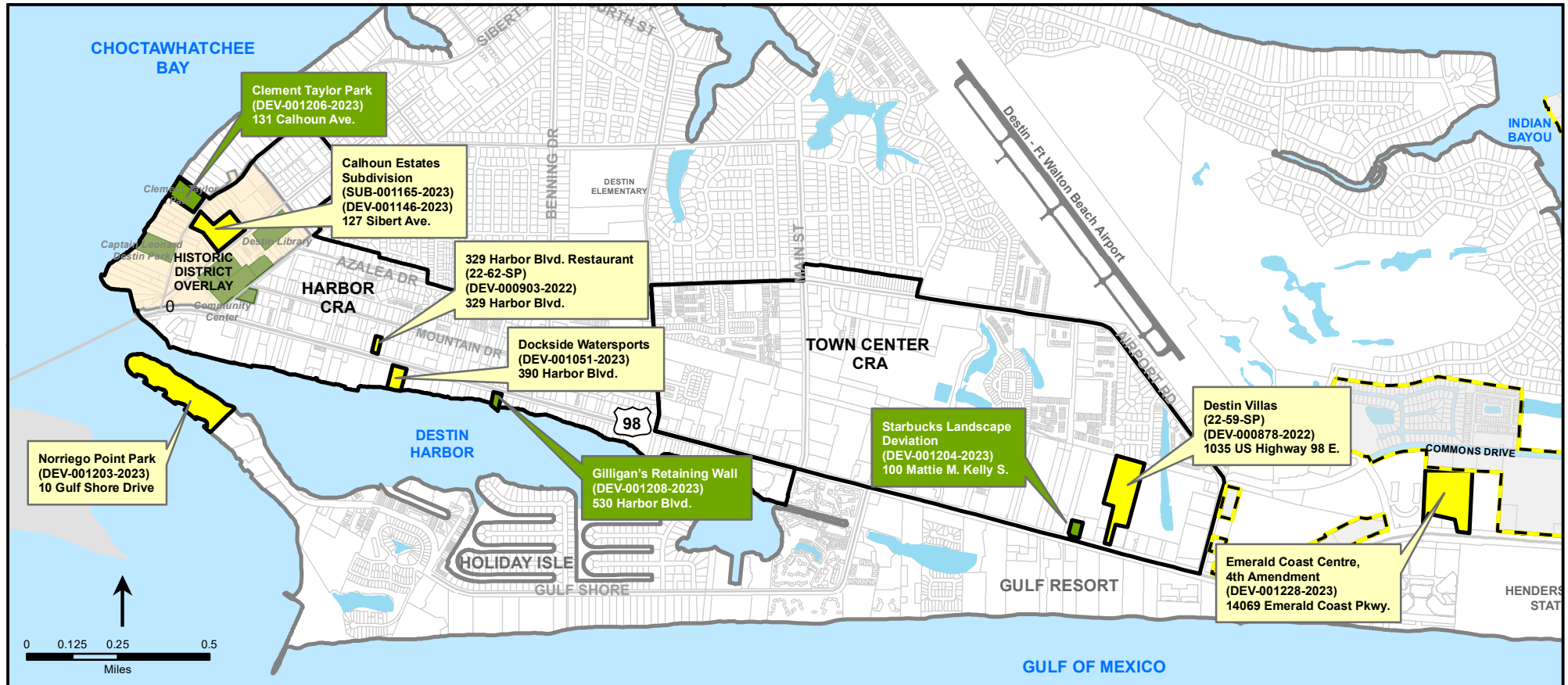
III. CONCLUSION: This is an informational item.

IV. RECOMMENDED MOTION:

Attachments:

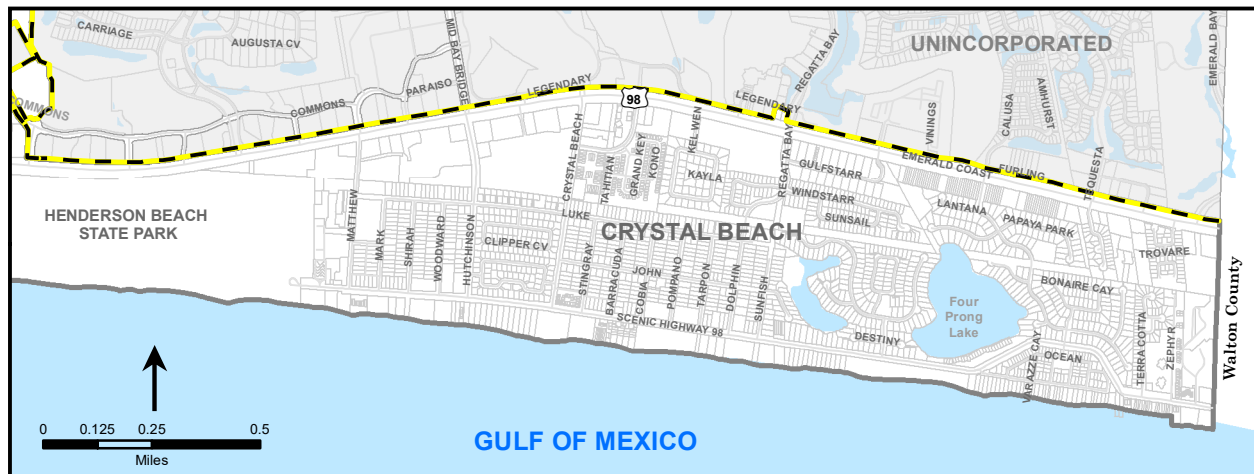
1. August Development Projects
2. August City Projects

August 2023 City Wide Development Projects



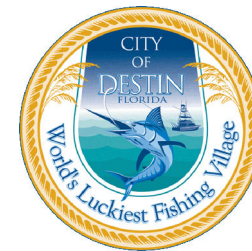
▲ West Destin

▼ East Destin



LEGEND

- City Limit Line
- Development Projects Under Review
- Development Orders Issued/ Applications Approved
- Zerbe-Calhoun Historic District Overlay
- Existing Municipal Facilities



City Projects August 2023

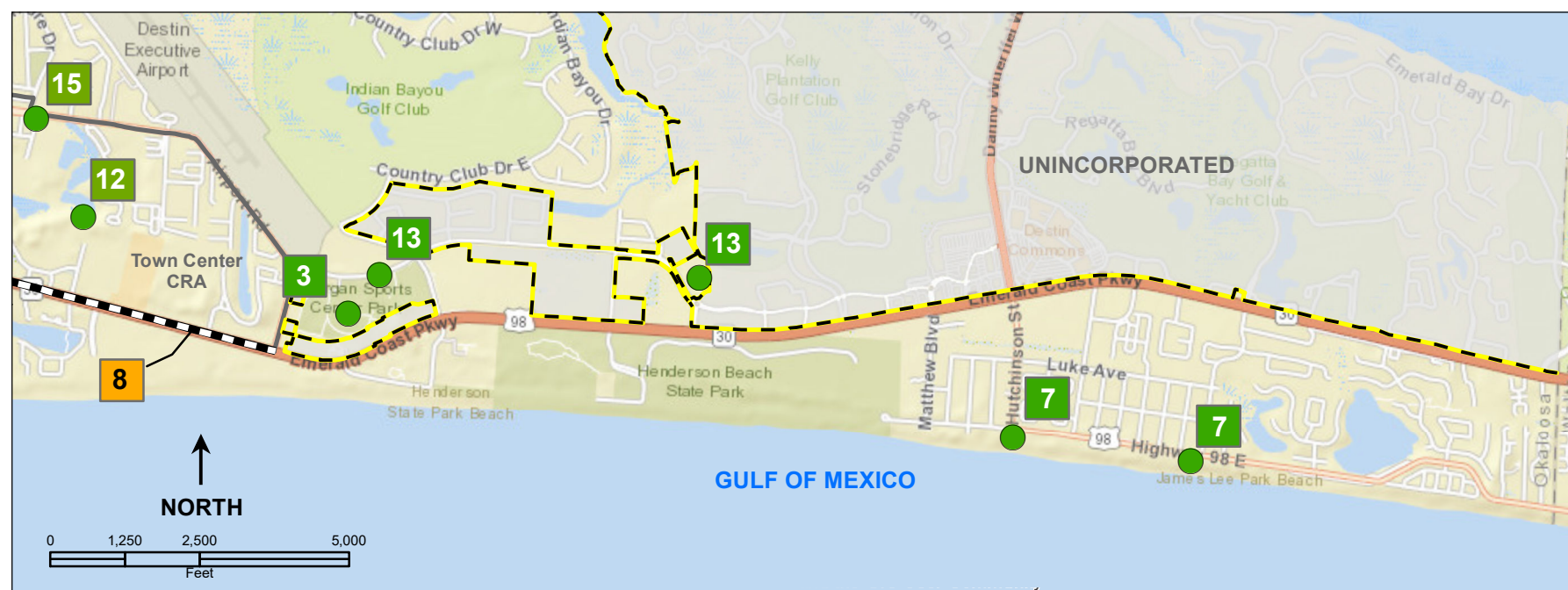
LEGEND

- Under Design/Permitting
- Other Projects
- Under Construction
-  (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.
16. Utility Undergrounding (Marler Bridge to Airport Road).