

**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 Cowser

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 Cowser 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 were 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 support Lamar Advertising endeavors with Committee member Robinson 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, the code does allow 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 Cowsert 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 Committee member Sandstead 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 Cowsert 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 Robinson 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 Robinson then spoke of her concern about 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 if 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 Robinson 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 Cowser 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:

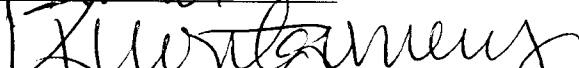
Committee member Sandstead provided the members with the latest information on the Christmas decorations for the district noting that a someone has volunteered to work on and remake the old Marlin Christmas decoration for the entrance of the district at Regions Bank. She also spoke of the light pole 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 20th day of September 2023.


Lockwood Wernet Chairman


Kim Montgomery Deputy City Clerk