AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, NOVEMBER 15, 2023
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS

1. **CALL TO ORDER**
2. **ROLL CALL/PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
   A) September 20, 2023 Minutes
4. **OLD BUSINESS**
   A) Operations Financial Report - **Informational purposes only**
   B) Capital Project Status - **Informational purposes only**
5. **NEW BUSINESS**
   A) Development and City Projects Update
6. **COMMITTEE MEMBER COMMENTS/QUESTIONS**
   A) Lockwood Wernet
   B) Michelle Sandstead- Christmas Decorations
   C) Delores Morrell
   D) Nikki Johnson
   E) Joshua Cowsent
   F) Dorothy Robinson
7. **PUBLIC COMMENTS**
8. **NEXT MEETING DATE: December 20, 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
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
SEPTEMBER 20, 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, September 20, 2023, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

TC Members Present	Staff Present
Lockwood Wernet	Kim Montgomery Deputy Clerk
Michele Sandstead	Steven O'Connor
Nikki Johnson	Daniel Butler
Dorothy Robinson	
Delores Morrell	
Joshua Cowsert	

3. MINUTES FOR APPROVAL:

- **August 16, 2023**

Motion to approve the August 16, 20203 amended minutes was made by Committee member Morrell with Committee member Sandstead providing the second. The motion passed with a 6-0 vote.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

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

Mr. Callahan explained to the members the draft Master Plan includes the strategic direction for their projects and their prioritization, as proposed for their review to ensure that it has everything that they want included in the plan. He briefly covered the past meeting and what was discussed to be included in the plan, and how what they are now seeking, is to ensure they are on the right track to implement it all. He spoke of the shear size of the Town Center, and how they feel the key is to focus on one general area within the Town Center and then, focus on the financial incentives for property owners and put design standards in place.

Some the key issues for the entirety of the district:

- Large blocks with limited connectivity for walkability.
- Fragmented property ownership.
- No Financial incentives for the property owners, as previously mentioned.

The following opportunities:

- Identify the key place to be developed for the Downtown or Arts District
- Establish Design Standards
- Public/Private Partnership
- Market the Plan

General Strategies:

- Connectivity
    - Mobility Plan | Vehicular/Bicycle/Pedestrian
    - Expanding Multiuse Trails | Sidewalks and Bike Paths
- Safety for Pedestrian Crossing
    - Intersection improvement at Main Street and Hwy 98, and other locations
    - Reduce Vehicular Involved Crashes
- Achieve more Greenspaces
    - Building the Linear Park
    - Create a Park System within the District
- Economic Development
    - Creating the Downtown
        - Arts
        - Public Gardens
        - Pedestrian Focused Areas
- Workforce Housing
    - Live | Work | Alternative Means of Commuting, i.e. walking and/or biking

Mr. Whalen provided the members with ways to incentivize development programs that would encourage private property owners to certain development types, an example would be workforce housing and by setting up eligibility requirement projects to help support the development such as:

CRA Development Fund Incentives that offer:

➢ **Tax Increment Rebate (TIR)**

- Provides financial support to private sector development in targeted areas
- Use a portion of the CRA revenue generated from new developments
- A portion of increased tax revenue due to completed project is returned to developer.

➢ **Purposes of Tax Increment Rebate program**

- Encourages/enables private development in targeted locations by closing financial gaps
- Encourages development of workforce housing
- Encourages private sector installation of infrastructure improvements
- Enables implementation of redevelopment strategies and projects in CRA plan

➢ **Tax Increment Rebate Program**
- Eligibility Requirement examples
- Project characteristics
- Location within CRA
- Demonstration of need of rebate/gap in financing
- Proposed compliance with redevelopment strategies/design guidelines
- Review and Approval Process options
- Review proposals/business plans on case-by-case basis
- Establish approval matrix linking rebate to specific project elements

Other items to consider
- Development Agreement
- Performance bond, letter of credit, other surety type
- All taxes, liens, fees paid prior to rebate disbursement

Mr. Callahan then covered the seven (7) most wanted items that they all chose from their exercise back at their May meeting:
- Arts District $200k
- Linear Park $10M (preconstruction costs)
- Sidewalk/Bike Lane Improvements $592k
- Park Systems 0
- Intersection Improvements $1.3M
- Completion of the Cross Town Connector $5.3M
- Completion of the Street Network (it was noted that this is also a part of the Mobility Plan and would receive funding from the Mobility Impact Fee, once it is created).

He then spoke of the importance of design guidelines, and how once those are put in place, the CRA funds can be used as a development incentive to support the construction of the design elements within the public realm, which are things that go above and beyond a typical development that provide public benefits. Additionally, once everything has been implemented into the revised Master Plan, they anticipate bringing it back for their review and adoption by the CRA.

Committee member Sandstead agreed with the notion that the Town Center in its entirety to too large of an area and they do need to just work on a specific area within the district to focus on. She spoke of a video that she provided to staff to show everyone from Tallahassee, where a certain portion of their CRA that was also an industrial area, as Destin's is, and how it was redeveloped. After watching the video, Mr. Callahan agreed that is a good model to follow with it having some similar ideas they are working towards.

Motion by Chairman Wernet to integrate the findings for the Phase II memorandum from 3TP Ventures into the Town Center CRA Master Plan's final draft, with Committee member Cowsert providing the second. The motion passed with a unanimous vote of 6-0.

B) Development and City Projects Update – Daniel Butler

Members of the committee questioned staff what the status is of the property with the proposed Publix, noting that there has been rumors that apartments was going to be built. According to staff, currently there is an approved Development Order for the Publix and that is what is going to be built. It is a 60k sq. ft. grocery store with about 4k sq. foot of other retail units. Mr. Butler added that the other four suites are 2k sq. ft. per unit and is exactly what has been approved. Currently demolishment is under way to prepare the property for construction. Mr. O'Connor asked the members that if they are asked by anyone in the public about what is being built, to please refer them to the planning staff in Community Development. There was an additional question regarding if the property would be used for a Town Center development. According to Mr. O'Connor, the only way the district could utilize funds that way would for it to be written in the Master Plan, along with the TIR Rebate incentivizes for developers, they discussed earlier.

The City Attorney provided the members with the current details of the contract with SRS and how they are being asked to look at all of the city properties comprehensively and provide various designs.

6. DIRECTOR'S REPORT:

7. PUBLIC COMMENT:

None

8. MEMBER COMMENTS:

Committee member Cowsert spoke of how he wants a place included for the youths to have somewhere within the district to gather, such as a skateboard park.

Committee member Robinson just reiterated the need to focus on a general area of the district to redevelop in order to not lose focus on their overall goals.

Committee member Sandstead spoke of wanting to focus on the properties located on Main Street those being the old Toomey building, the Orr building and Vanguard Bank building. Additionally, for park purposes, the property behind the Orr and Toomey buildings would be a good place to have events and focus on turning them into the Arts District. Noting that one of the buildings is owned by the Howard Group and being interested in Art, maybe he would be agreeable to the idea. Mr. O'Connor again briefly explained the steps that could be taken to incentivize owners and developers.

Chairman Wernet informed the members that there is a schedule Code Compliance Workshop on October 23, 2023 in this building for those interested in finding out their processes and how they operate.

9. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 7:20 PM.

Adopted and approved ______ day of ________________________2023.

__________________________ ______________________________
Lockwood Wernet Chairman Kim Montgomery Deputy City Clerk

ITEM #

2023-7223

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE:

November 15, 2023

TYPE OF AGENDA ITEM:

Consent Agenda

AGENDA OUTLINE NUMBER:

4.A.

TO: City Council

THRU: Lance Johnson, City Manager
Kimberly Kopp, City Attorney

FROM: Krystal Strickland, Finance Director

DATE: November 3, 2023

SUBJECT: Operations Financial Report - **Informational purposes only**

I. **BACKGROUND:** This item is informational only.

II. **DISCUSSION:** Year-to-date budget versus actuals shall be provided to Council within forty-five days of the month end. Governmental funds are accounted for on a modified accrual basis, which excludes long-term assets and liabilities.

Highlights of the period ending 09/30/2023:
At the end of September we were 100% of the way through Fiscal Year 2023, which is October 1 - September 30, 2023
101% of Ad Valorem (property) taxes have been received
We have expended 84% of the Operating Budget
We have expended 46% of the Capital Budget
The net change in total fund balance is a year-to-date increase of $8.8 million ($1.8 million net expenditures plus $7 million funds borrowed from TDC for Tarpon Beach purchase)

Details for all funds are on file with the Finance Department, and are available upon request.

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

2023-7223

B. Effect on Budget (EOB):
C. Level of Service (LOS):
D. Legislative Sponsor:

III. CONCLUSION:

IV. RECOMMENDED MOTION: Not applicable. Item is informational only.

Attachments:

1. 2023p12 Sept YTD Actual TREND

CITY OF DESTIN
Actuals 10/01/2022 - 09/30/2023

SUMMARY ALL FUNDS	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
Ad Valorem Taxes	$ 10,691,777	$ 10,801,654		$ 10,801,654	$ (109,877)
Tax Increment Financing (TIF)	1,597,791	1,592,119		1,592,119	5,672
Delinquent Ad Valorem Taxes	5,000	70,797		70,797	(65,797)
Sales and Use Taxes	3,565,731	3,507,011		3,507,011	58,720
Licenses and Permits	4,938,550	5,465,951		5,465,951	(527,401)
Impact Fees	105,500	453,374		453,374	(347,874)
Intergovernmental	25,556,623	15,137,121		15,137,121	10,419,502
Charges for services	906,500	1,460,749		1,460,749	(554,249)
Fines and Forfeitures	71,500	107,689		107,689	(36,189)
Investment Income	243,429	495,832		495,832	(252,403)
Contributions	1,700	5,042		5,042	(3,342)
Miscellaneous income	3,601	128,584		128,584	(124,983)
TOTAL REVENUES	**47,687,702**	**39,225,922**	**-**	**39,225,922**	**8,461,780**
check figures:	*46,937,702*	*39,975,922*	*-*	*39,415,922*	*7,711,780*
General Government	4,868,853	3,444,409	98,699	3,543,108	1,325,746
Public Safety	4,837,837	4,385,513	4,379	4,389,893	447,944
Physical Environment	335,296	276,287	309	276,596	58,700
Transportation	2,084,112	1,896,885	44,268	1,941,152	142,959
Economic Environment	356,856	244,282	81,269	325,551	31,306
Health & Human Services	90,085	48,883	22,165	71,048	19,037
Culture and Recreation	4,452,118	3,771,701	25,072	3,796,773	655,345
Debt Service	2,605,158	2,584,699	-	2,584,699	20,459
Capital Outlay	50,328,741	20,762,252	2,443,974	23,206,226	27,122,515
TOTAL EXPENDITURES	**69,959,056**	**37,414,909**	**2,720,135**	**40,135,044**	**29,824,012**
	69,959,056	*37,414,910*	*2,720,135*	*40,135,044*	*29,824,012*
Excess (deficiency) of revenues over expend	**(22,271,354)**	**1,811,013**		**(909,122)**	
Proceeds from issuance of debt	27,545,000	7,020,863		7,020,863	20,524,138
Transfers In	25,873,246	4,890,610		4,890,610	20,982,637
Transfers Out	(25,873,246)	(4,890,610)		(4,890,610)	(20,982,637)
Total other financing sources (uses)	**27,545,000**	**7,020,863**	**-**	**7,020,863**	**20,524,137**
Net change in fund balances	5,273,646	8,831,876		6,111,740	
Fund Balance, Beginning	38,771,830	38,771,830		38,771,830	
Fund Balance, Ending	44,045,475	47,603,705		44,883,570	

*FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

FUND BALANCE SUMMARY ALL FUNDS	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 PROJECTION
Nonspendable (Town Center CRA + prepaids)	2,361,624	2,581,251	2,581,251
Restricted (FL Statute & Debt Covenants)	10,878,630	5,241,647	7,475,606
Committed (Council Resolutions & Motions)	16,810,631	18,629,074	16,716,954
Assigned (contracts/PO balances)	1,000,000	4,104,404	2,667,863
Unassigned	*12,994,590*	*17,047,328*	*15,441,897*
Ending Fund Balance	**44,045,475**	**47,603,705**	**44,883,570**
	-	0	

01 GENERAL FUND	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
01-31 Ad Valorem Taxes	9,779,417	9,889,294		9,889,294	(109,877)
01-31 Delinquent Ad Valorem Taxes	5,000	70,797		70,797	(65,797)
01-31 Sales and Use Taxes	1,745,054	1,600,615		1,600,615	144,439
01-32 Licenses and Permits	2,962,950	3,513,007		3,543,007	(550,057)
01-32 Impact Fees	-	-		-	-
01-33 Intergovernmental	3,141,375	3,351,848		3,351,848	(210,473)
01-34 Charges for Services	463,700	691,489		691,489	(227,789)
01-35 Fines and Forfeitures	71,500	107,689		107,689	(36,189)
01-36 Investment Income	235,100	397,062		397,062	(161,962)
01-36 Contributions	1,700	5,042		5,042	(3,342)
01-36 Miscellaneous Revenue	3,601	128,584		128,584	(124,983)
TOTAL REVENUES	**18,409,397**	**19,755,427**	**-**	**19,785,427**	**(1,346,030)**
01-51 General Government	4,718,853	3,444,409	98,699	3,543,108	1,175,746
01-52 Public Safety	3,540,743	3,368,558	2,059	3,370,617	170,126
01-53 Physical Environment	314,296	277,170	309	277,479	36,817
01-54 Transportation	1,948,212	1,806,188	44,268	1,850,456	97,756
01-55 Economic Environment	14,500	14,452	-	14,452	48
01-56 Health & Human Services	90,085	48,883	22,165	71,048	19,037
01-57 Culture and Recreation	4,452,118	3,771,701	25,072	3,796,773	655,345
01-59 Capital Outlay	86,654	54,418	-	54,418	32,237
01-59 Debt Service Principal	19,254	2,214	-	2,214	17,040
01-59 Debt Service Interest	3,390	20	-	20	3,370
TOTAL EXPENDITURES	**15,188,106**	**12,788,013**	**192,571**	**12,980,584**	**2,207,521**
Excess (deficiency) of revenues over expend	**3,221,291**	**6,967,413**		**6,804,842**	
01-38 Proceeds from Issuance of Debt	45,000	-		-	45,000
01-38 Transfers In	87,200	-		-	87,200
01-58 Transfers Out	(3,901,969)	(2,903,758)		(2,903,758)	(998,211)
Total other financing sources (uses)	**(3,769,769)**	**(2,903,758)**		**(2,903,758)**	**(866,011)**
01 Net change in fund balances	(548,478)	4,063,655		3,901,085	
01 Fund Balance (deficit), Beginning	28,088,861	28,088,861		28,088,861	
01 Fund Balance (deficit), Ending	27,540,383	32,152,516		31,989,945	

*FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

102 TOWN CENTER CRA 1998-2037 (RESTRICTED; ECON DEV)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
102-31 County TIF	1,185,012	1,184,650		1,184,650	362
102-31 City TIF (Ad Valorem	499,581	499,581		499,581	-
102-36 Investment Income	1,100	9,023		9,023	(7,923)
TOTAL REVENUES	**1,685,693**	**1,693,254**		**1,693,254**	**(7,561)**
102-55 Economic Environment	204,848	146,684	42,719	189,403	15,446
102-59 Capital Outlay	1,300,000	114,905	305,804	420,708	879,292
TOTAL EXPENDITURES	**1,504,848**	**261,588**	**348,523**	**610,111**	**894,737**
Excess (deficiency) of revenues over expend	**180,845**	**1,431,666**		**1,083,143**	
102-38 Transfers In	-	-		-	-
102-58 Transfers Out	(818,831)	(731,704)		(731,704)	(87,127)
Total other financing sources (uses)	**(818,831)**	**(731,704)**		**(731,704)**	**(87,127)**
102 Net change in fund balances	(637,986)	699,962		351,439	
102 Fund Balance (deficit), Beginning	(1,663,708)	(1,663,708)		(1,663,708)	
102 Fund Balance (deficit), Ending	(2,301,694)	(963,746)		(1,312,269)	

110 HARBOR CRA 2003-2043 (RESTRICTED; ECON DEV)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
110-31 County TIF	412,779	407,469		407,469	5,310
110-31 City TIF (Ad Valorem)	412,779	412,779		412,779	-
110-36 Investment Income	500	4,425		4,425	(3,925)
TOTAL REVENUES	**826,058**	**824,673**		**824,673**	**1,385**
110-55 Economic Environment	137,508	83,146	38,550	121,696	15,812
110-59 Capital Outlay	6,000,000	-	-	-	6,000,000
TOTAL EXPENDITURES	**6,137,508**	**83,146**	**38,550**	**121,696**	**6,015,812**
Excess (deficiency) of revenues over expend	**(5,311,450)**	**741,526**		**702,976**	
110-38 Transfers In	5,950,000	-		-	5,950,000
110-58 Transfers Out	(479,995)	(479,995)		(479,995)	-
Total other financing sources (uses)	**5,470,005**	**(479,995)**		**(479,995)**	**5,950,000**
110 Net change in fund balances	158,555	261,532		222,982	
110 Fund Balance (deficit), Beginning	469,117	469,117		469,117	
110 Fund Balance (deficit), Ending	627,672	730,649		692,099	

*FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

111 FLORIDA BUILDING CODE FUND (RESTRICTED; PUBLIC SAFETY)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
111-32 Licenses and Permits	1,195,100	894,317		894,317	300,783
111-36 Investment Income	30	2,048		2,048	(2,018)
TOTAL REVENUES	**1,195,130**	**896,365**		**896,365**	**298,766**
111-52 Public Safety	1,209,094	916,165	2,321	918,486	290,608
111-59 Capital Outlay	-	-	-	-	-
TOTAL EXPENDITURES	**1,209,094**	**916,165**	**2,321**	**918,486**	**290,608**
Excess (deficiency) of revenues over expend	**(13,964)**	**(19,800)**		**(22,121)**	
111-38 Transfers In	-	-		-	-
111-58 Transfers Out	(119,050)	(84,922)		(84,922)	(34,128)
Total other financing sources (uses)	**(119,050)**	**(84,922)**		**(84,922)**	**(34,128)**
111 Net change in fund balances	(133,014)	(104,723)		(107,043)	
111 Fund Balance (deficit), Beginning	446,494	446,494		446,494	
111 Fund Balance (deficit), Ending	313,480	341,771		339,451	

*FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

122 PARKING FUND (COMMITTED; TRANSPORTATION)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
122-34 Charges for Services	442,800	769,260		769,260	(326,460)
122-36 Investment Income	44	4,448		4,448	(4,404)
TOTAL REVENUES	**442,844**	**773,708**		**773,708**	**(330,864)**
122-54 Transportation	135,900	90,696	-	90,696	45,204
122-59 Capital Outlay	496,000	-	60,340	60,340	435,660
TOTAL EXPENDITURES	**631,900**	**90,696**	**60,340**	**151,036**	**480,864**
Excess (deficiency) of revenues over expend	**(189,056)**	**683,011**		**622,671**	**(811,727)**
122-38 Transfers In	-	-		-	-
122-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	**-**	**-**		**-**	**-**
122 Net change in fund balances	(189,056)	683,011		622,671	
122 Fund Balance (deficit), Beginning	347,845	347,845		347,845	
122 Fund Balance (deficit), Ending	158,789	1,030,856		970,516	

*FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

125 TECH FUND (COMMITTED; PUBLIC SAFETY)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
125-36 Investment Income	100	2,528		2,528	(2,428)
TOTAL REVENUES	**100**	**2,528**		**2,528**	**(2,428)**
125-52 Public Safety	88,000	100,790	-	100,790	(12,790)
125-59 Capital Outlay	112,000	-	-	-	112,000
TOTAL EXPENDITURES	**200,000**	**100,790**	**-**	**100,790**	**99,210**
Excess (deficiency) of revenues over expend	**(199,900)**	**(98,262)**		**(98,262)**	
125-38 Transfers In	197,995	189,484		189,484	8,511
125-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	**197,995**	**189,484**		**189,484**	**8,511**
125 Net change in fund balances	(1,905)	91,221		91,221	
125 Fund Balance (deficit), Beginning	351,125	351,125		351,125	
125 Fund Balance (deficit), Ending	349,220	442,346		442,346	

127 WATER QUALITY IMPROVEMENT FUND (ENVIRONMENT; RESTRICTED)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
127-32 Licenses and Permits	500	54,961		54,961	(54,461)
127-36 Investment Income	150	2,041		2,041	(1,891)
TOTAL REVENUES	**650**	**57,002**	**-**	**57,002**	**(56,352)**
127-53 Physical Environment	21,000	(884)	-	(884)	21,884
127-53 Capital Outlay	150,000	-	149,938	149,938	62
TOTAL EXPENDITURES	**171,000**	**(884)**	**149,938**	**149,054**	**21,946**
Excess (deficiency) of revenues over expend	**(170,350)**	**57,886**		**(92,052)**	
127-38 Transfers In	350,008	336,837		336,837	13,171
127-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	**350,008**	**336,837**		**336,837**	**13,171**
127 Net change in fund balances	179,658	394,723		244,785	
127 Fund Balance (deficit), Beginning	-	-		-	
127 Fund Balance (deficit), Ending	179,658	394,723		244,785	

129 OKA 1/2 PENNY 01/01/2019-12/31/2029 (COMMITTED; CAPITAL OUTLAYS)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
129-31 Sales and Use Taxes	1,556,293	1,661,777		1,821,777	(105,484)
129-36 Investment Income	2,100	31,185		31,185	(29,085)
TOTAL REVENUES	**1,558,393**	**1,692,962**		**1,852,962**	**(134,569)**
129-59 Capital Outlay	3,112,029	322,450	872,981	1,195,431	1,916,598
TOTAL EXPENDITURES	**3,112,029**	**322,450**	**872,981**	**1,195,431**	**1,916,598**
Excess (deficiency) of revenues over expend	**(1,553,636)**	**1,370,511**		**657,531**	
129-38 Transfers In	2,950,000	-		-	2,950,000
129-58 Transfers Out	(353,394)	(353,394)		(353,394)	0
Total other financing sources (uses)	**2,596,606**	**(353,394)**		**(353,394)**	**2,950,000**
129 Net change in fund balances	1,042,970	1,017,117		304,137	
129 Fund Balance (deficit), Beginning	4,642,446	4,642,446		4,642,446	
129 Fund Balance (deficit), Ending	5,685,416	5,659,563		4,946,583	

213 DEBT SERVICE 2013 NOTE (RESTRICTED; DEBT SERVICE)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
213-36 Investment Income	220	625		625	(405)
TOTAL REVENUES	**220**	**625**		**625**	**(405)**
213-59 Debt Service Principal	424,267	424,248	-	424,248	19
213-59 Debt Service Interest	130,172	130,172	-	130,172	(0)
TOTAL EXPENDITURES	**554,439**	**554,420**	**-**	**554,420**	**19**
Excess (deficiency) of revenues over expend	**(554,219)**	**(553,795)**		**(553,795)**	
213-38 Transfers In	554,420	554,278		554,278	142
213-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	**554,420**	**554,278**		**554,278**	**142**
213 Net change in fund balances	201	483		483	
213 Fund Balance (deficit), Beginning	93,504	93,504		93,504	
213 Fund Balance (deficit), Ending	93,705	93,987		93,987	

214 DEBT SERVICE 2014 NOTE (RESTRICTED; DEBT SERVICE)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
214-36 Investment Income	220	1,390		1,390	(1,170)
TOTAL REVENUES	**220**	**1,390**		**1,390**	**(1,170)**
214-59 Debt Service Principal	441,815	441,795	-	441,795	20
214-59 Debt Service Interest	289,836	289,836	-	289,836	0
TOTAL EXPENDITURES	**731,651**	**731,631**	**-**	**731,631**	**20**
Excess (deficiency) of revenues over expend	**(731,431)**	**(730,241)**		**(730,241)**	
214-38 Transfers In	731,631	731,704		731,704	(73)
214-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	**731,631**	**731,704**		**731,704**	**(73)**
214 Net change in fund balances	200	1,463		1,463	
214 Fund Balance (deficit), Beginning	245,971	245,971		245,971	
214 Fund Balance (deficit), Ending	246,171	247,434		247,434	

221 DEBT SERVICE 2021 NOTE (RESTRICTED; DEBT SERVICE)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
221-36 Investment Income	45	240		240	(195)
TOTAL REVENUES	**45**	**240**		**240**	**(195)**
221-59 Debt Service Principal	1,208,020	1,208,011	-	1,208,011	9
221-59 Debt Service Interest	88,404	88,403	-	88,403	1
221-51 General Government	-	-	-	-	-
TOTAL EXPENDITURES	**1,296,424**	**1,296,414**	**-**	**1,296,414**	**10**
Excess (deficiency) of revenues over expend	**(1,296,379)**	**(1,296,174)**		**(1,296,174)**	
221-38 Transfers In	1,296,403	1,296,404		1,296,404	(0)
221-58 Transfers Out	-	-		-	-
221-38 Proceeds from issuance of debt	-	-		-	-
Total other financing sources (uses)	**1,296,403**	**1,296,404**		**1,296,404**	**(0)**
221 Net change in fund balances	24	229		229	
221 Fund Balance (deficit), Beginning	578	578		578	
221 Fund Balance (deficit), Ending	602	807		808	

223 DEBT SERVICE 2023 NOTE (RESTRICTED; DEBT SERVICE)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
223-33 Intergovernmental	750,000	750,000		750,000	-
223-36 Investment Income	-	-		-	-
TOTAL REVENUES	**750,000**	**750,000**		**750,000**	**-**
223-59 Capital Outlay	7,500,000	7,020,863	-	7,020,863	479,138
223-59 Debt Service Principal	-	-	-	-	-
223-59 Debt Service Interest	-	-	-	-	-
223-51 General Government	150,000	-	-	-	150,000
TOTAL EXPENDITURES	**7,650,000**	**7,020,863**	**-**	**7,020,863**	**629,138**
Excess (deficiency) of revenues over expend	**(6,900,000)**	**(6,270,863)**		**(6,270,863)**	
223-38 Transfers In	-	-		-	-
223-58 Transfers Out	(19,850,000)	-		-	(19,850,000)
223-38 Proceeds from issuance of debt	27,500,000	7,020,863		7,020,863	20,479,138
Total other financing sources (uses)	**7,650,000**	**7,020,863**		**7,020,863**	**629,138**
223 Net change in fund balances	750,000	750,000		750,000	
223 Fund Balance (deficit), Beginning	750,000	-		-	
223 Fund Balance (deficit), Ending	1,500,000	750,000		750,000	

300 RENEWAL AND REPLACEMENT (COMMITTED; CAPITAL OUTLAYS)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
300-36 Investment Income	1,900	13,906		13,906	(12,006)
TOTAL REVENUES	**1,900**	**13,906**		**13,906**	**(12,006)**
300-59 Capital Outlay	3,063,753	1,269,679	937,588	2,207,267	856,486
TOTAL EXPENDITURES	**3,063,753**	**1,269,679**	**937,588**	**2,207,267**	**856,486**
Excess (deficiency) of revenues over expend	**(3,061,853)**	**(1,255,773)**		**(2,193,361)**	
300-38 Transfers In	1,633,748	1,603,454		1,603,454	30,294
300-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	**1,633,748**	**1,603,454**		**1,603,454**	**30,294**
300 Net change in fund balances	(1,428,105)	347,681		(589,907)	
300 Fund Balance (deficit), Beginning	1,900,750	1,900,750		1,900,750	
300 Fund Balance (deficit), Ending	472,645	2,248,431		1,310,844	

305 GRANT AND GF CAPITAL PROJECT FUND (RESTRICTED; CAPITAL OUTLAYS)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
305-33 Intergovernmental	21,665,248	11,785,273		11,785,273	9,879,975
305-36 Contributions	-	-		-	-
TOTAL REVENUES	**21,665,248**	**11,785,273**		**11,785,273**	**9,879,975**
305-53 Physical Environment	-	-	-	-	-
305-59 Capital Outlay	22,184,078	11,750,895	-	11,750,895	10,433,183
TOTAL EXPENDITURES	**22,184,078**	**11,750,895**	**-**	**11,750,895**	**10,433,183**
Excess (deficiency) of revenues over expend	**(518,830)**	**34,379**		**34,379**	
305-38 Transfers In	1,171,841	178,449		178,449	993,392
305-58 Transfers Out	-	-		-	-
Total other financing sources (uses)	**1,171,841**	**178,449**		**178,449**	**993,392**
305 Net change in fund balances	653,011	212,828		212,828	
305 Fund Balance (deficit), Beginning	(140,924)	(140,924)		(140,924)	
305 Fund Balance (deficit), Ending	512,087	71,904		71,905	

315 IMPACT AND OTHER RESTRICTED (CAPITAL OUTLAYS)	FY2023 ADOPTED BUDGET*	FY2023 YTD Actuals	FY2023 ENCUMBRANCES	FY2023 PROJECTION	FY2023 AVAILABLE BUDGET
315-32 Impact Fees	105,500	453,374		453,374	(347,874)
315-32 Licenses and Permits	780,000	1,003,666		1,003,666	(223,666)
315-31 Sales and Use Taxes	264,384	244,619		244,619	19,765
315-36 Investment Income	1,920	26,912		26,912	(24,992)
315-36 Miscellaneous Revenue	-	-		-	-
TOTAL REVENUES	**1,151,804**	**1,728,571**		**1,728,571**	**(576,767)**
315-53 Physical Environment	-	-	-	-	-
315-59 Capital Outlay	6,324,227	229,042	117,324	346,367	5,977,860
TOTAL EXPENDITURES	**6,324,227**	**229,042**	**117,324**	**346,367**	**5,977,860**
Excess (deficiency) of revenues over expend	**(5,172,423)**	**1,499,528**		**1,382,204**	
315-38 Transfers In	10,950,000	-		-	10,950,000
315-58 Transfers Out	(350,008)	(336,837)		(336,837)	(13,171)
Total other financing sources (uses)	**10,599,992**	**(336,837)**	**-**	**(336,837)**	**10,936,829**
315 Net change in fund balances	5,427,569	1,162,691		1,045,367	
315 Fund Balance (deficit), Beginning	3,989,771	3,989,771		3,989,771	
315 Fund Balance (deficit), Ending	9,417,340	5,152,462		5,035,138	

*FY2023 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

City of Destin, Florida

Balance Sheet - Governmental Funds

Period ended September 30,	01, 700	102	110	111	122, 125, 127, 129	209, 213, 214, 221	300, 305, 315	2023
	General Fund	1998-2028 or to 2037 Town Center CRA	2003-2043 Harbor CRA	Florida Building Code Fund	Other Special Revenue Funds	Debt Service Funds	Capital Project Funds	Total Governmental Funds
Assets								
Cash and cash equivalents	$ 13,859,295	$ 1,419,550	$ -	$ -	$ 7,438,344	$ -	$ 2,275,579	$ 24,992,767
Investments	14,941,757	-	-	-	-	-	-	14,941,757
Due from other funds	941,581	-	-	1,124	-	-	8,657	951,362
Due from other governments	420,790	-	-	-	125,784	-	1,157,623	1,704,197
Advance to other funds	2,361,624	-	-	-	-	-	-	2,361,624
Accounts receivable - other	237,988	-	-	-	-	-	110,909	348,897
Prepaid items	122,965	-	-	-	-	-	-	122,965
Restricted cash and cash equivalents	-	-	732,859	352,686	-	342,228	6,252,615	7,680,388
Total assets	**$ 32,885,999**	**$ 1,419,550**	**$ 732,859**	**$ 353,810**	**$ 7,564,128**	**$ 342,228**	**$ 9,805,382**	**$ 53,103,956**
Liabilities, deferred inflows of resources and fund balances								
Liabilities:								
Accounts payable	270,208	21,673	2,209	12,038	36,639	-	193,561	536,328
Accrued payroll	-	-	-	-	-	-	-	-
Unearned Revenue	347,876	-	-	-	-	-	1,196,319	1,544,194
Due to other funds	115,400	-	-	-	-	-	942,705	1,058,105
Advance from other funds	-	2,361,624	-	-	-	-	-	2,361,624
Total liabilities	**733,484**	**2,383,297**	**2,209**	**12,038**	**36,639**	**-**	**2,332,585**	**5,500,251**
Deferred inflows of resources								
Unavailable revenue	-	-	-	-	-	-	-	-
Deferred revenue	-	-	-	-	-	-	-	-
Total deferred inflows of resources	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Fund balances:								
Nonspendable	2,581,251	-	-	-	-	-	-	2,581,251
Restricted	-	-	692,100	339,451	-	342,228	3,867,867	5,241,647
Committed	10,874,000	-	-	-	6,444,231	-	1,310,844	18,629,074
Assigned	262,571	423,618	38,550	2,321	1,083,259	-	2,294,087	4,104,404
Unassigned	18,434,693	(1,387,365)	-	-	-	-	-	17,047,328
Total fund balances (deficit)	**32,152,515**	**(963,747)**	**730,650**	**341,772**	**7,527,489**	**342,228**	**7,472,797**	**47,603,705**
Total liabilities, deferred inflows of resources and fund balances	$ 32,885,999	$ 1,419,550	$ 732,859	$ 353,810	$ 7,564,128	$ 342,228	$ 9,805,382	$ 53,103,956
	$ -	*$ -*	*$ -*	*$ -*	*$ -*	*$ (0)*	*$ -*	*$ (0)*

Nonspendable = Long-term advance to TownCenter CRA $2,448,823.50 (in 01 fund) plus prepaid expenses

Restricted = Interlocal Agreements, State and Local Regulations (Harbor CRA 110, Florida Building Code Fund 111, Impact Fees 315), Bond covenants (2013, 2014, 2021 Debt Service Funds), Grant Agreements (305)

Committed = Council resolutions, motions, includes fund balance resolution for 1 yr debt service ($2.7m) + 3 mos emergency ops x 2 ($6.7m), Tech Fund balance (125), Oka Half Penny fund balance (129)

Assigned = Contracts, purchase orders, unofficial RR fund (300)

Unassigned = Funds with a negative balance (TC CRA 102), net assets not otherwise categorized

ITEM #

2023-7225

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE:

November 15, 2023

TYPE OF AGENDA ITEM:

Consent Agenda

AGENDA OUTLINE NUMBER:

4.B.

TO: City Council

THRU: Lance Johnson, City Manager
Kimberly Kopp, City Attorney

FROM: Krystal Strickland, Finance Director
Jeffrey Cozadd, Grants Manager
Michael Burgess, Public Services Director
Lisa Firth, Parks & Rec Director
Ryan Scott, City Engineer

DATE: October 31, 2023

SUBJECT: Capital Project Status - **Informational purposes only**

I. BACKGROUND: This item is informational only.

II. DISCUSSION: Please find attached a summary of the current capital improvement projects, showing status and Year-to-Date expenditures and encumbrances.

- **A. Link to Strategic Goals / Objectives:** 1. Financially sound city providing service excellence
- **B. Effect on Budget (EOB):**
- **C. Level of Service (LOS):**
- **D. Legislative Sponsor:**

III. CONCLUSION:

IV. RECOMMENDED MOTION: Not applicable. Informational only.

ITEM #

2023-7225

Attachments:

1. 2023 1031 Capital Projects

CITY OF DESTIN CAPITAL IMPROVEMENT PLAN - Monthly Status Report

COUNCIL/ MGMT OBJECTIVE	October 1, 2023 to October 31, 2023		FY2024 Budget*	YTD Actuals	FY2024 Available Budget	Status	Notes
PRIORITY	**Citizen/Council Directed**						
1.6	EN615	Cross-Town Connector	$ 11,227,767	$ 103,588	$ 10,995,139	Ongoing	Permitting process started. A PO has been provided to Cross Env. Utilities have been disconnected. Awaiting asbestos testing.
1.2	CM001	Crystal Beach Acquisition & Development	4,969,622	-	4,969,622	Ongoing	Crystal Beach purchased and cleared. TDC has presented the 30% beach park design.
1.2	CM002	Tarpon Beach Acquisition & Development	750,000	-	750,000	Ongoing	Tarpon Beach purchased and cleared. TDC has presented the 60% beach park design.
1.1	CENTR	City Center Feasibility/Planning/Design	50,000	-	50,000	Ongoing	Council agreed to rate Synalovski Romanik Saye (SRS). Contract under negotiation.
1.2	HRB1	Land Acquisition 1 Harbor Blvd	9,231,568	9,028,088	203,480	Complete	Closed on property 10/17/23
1.3	UNDER	Undergrounding	19,565,913	-	19,565,913	Ongoing	Survey was ordered and completed. 93/109 (85%) easements have letters of intent. Completed 17/48 surveys to finalize and record easements. Binding cost estimate being signed by City and FPL. Phase 1 RFP is out to bid at this time.
1.11	MARIN	City Marina	50,000	-	50,000		These funds might be needed for CENTR project.
1.5	CRH60	Pedestrian Pathway Under the Marler Bridge	-	-	-	Tabled	Baskerville-Donovan engineering firm presented 60% design. FDOT is reconsidering project as it may align with bridge renovation plans. Bring to December 2023 meeting to RESTART.
1.4	EN617	US98/Stahlman Intersection	75,000	-	-	Ongoing	Study began September 2023
	Renewal & Replacement						
3.2	RR051	General Government	155,000	-	155,000	Ongoing	
3.2	RR052	Public Safety	230,380	-	230,380	Ongoing	
3.2	RR053	Physical Environment (Stormwater, Cemetery)	75,000	-	75,000	Ongoing	
3.7, 3.9	RR054	Roads, Sidewalks, Street Lighting (Gas Tax 1 + GF RR Fund)	2,537,780	(4,154)	2,541,934	Ongoing	Four re-surfacing projects will be taken to the PWPS Comm. on Nov14 for possible recommendation to Council. Main St (US98 to Airport), Legion Dr (Main Street to Beach Dr), Matthew Blvd and a short section of John Ave), and Calhoun Ave (US98 to Cross).
3.2	RR571	Library	127,500	-	58,419	Ongoing	Carpet has been ordered and should arrive 1st week of Dec.
3.2	RR572	Parks and Recreation	749,922	-	749,922	Ongoing	
3.2	RR573	Other Facilities (i.e. Museum)	4,500	-	4,500		
3.2	RRV11	Replace Building Fund Vehicles	76,000	-	76,000		

COUNCIL/ MGMT OBJECTIVE		October 1, 2023 to October 31, 2023	FY2024 Budget*	YTD Actuals	FY2024 Available Budget	Status	Notes
3.2	RRV51	Replace General Government Vehicle	23,000	-	23,000		
3.2	RRV54	Replace Public Works Vehicles	365,000	-	365,000		2024 Ford F750 Urban Forestry Unit for Council on Nov 6
3.2	RRV57	Replace Parks & Rec Vehicles	113,000	-	113,000		
	Growth Necessitated & Comp Plan		-	-	-		
	CE002	Code Enforcement Equipment	40,000	5,051	34,949		
	LB002	Library Impact Fee Projects	330,000	-	330,000		Staff Parking expansion: engineering working on design, library has chosen light fixtures for staff parking and ADA parking.
1.7	TR619	Sibert-Zerbe Parking Lot Consolidation	525,000	-	525,000	Tabled	Area might be used as staging for undergrounding (if first options don't realize)
3.9	TR620	ADA Transition - Pedestrian Facilities	96,993	73,899	-	Ongoing	Phase 2 (prioritization; engineering estimate of costs) underway.
	Other Capital Projects		-	-	-		
	ARP	Stormwater Infrastructure Projects	312,000	-	312,000	Ongoing	Projects underway include Juanita Ave, Benning at Sibert and Benning at Bay. 541 Sibert remains. Then Indian Bayou projects begin.
	BDVEH	New Vehicle for Building Inspection Dept (Building Fund)	40,000	-	40,000		
	CEVEH	New Vehicle for Code Enforcement (expanding department)	46,000	-	46,000		
	CRT64	Wayfinding	-	-	-	On Hold	
4.15	CRT17	Town Center CRA Easement Trail/Linear Park	-	-	-	Ongoing	DAG is working on the design. Public Workshop Nov 9 at 5:30pm
	DREDG	Dredge Harbor Channel (study plus dredging)	110,000	-	89,420	Ongoing	Bathymetric study underway
	HURRC	Hurricane Response	100,000	-	100,000		
	IT003	Other Hardware/Software Replacements	170,000	-	170,000	Ongoing	
	PE003	Vulnerability Assessment	70,000	-	70,000	Completed	Kick Off meeting held 10/31. Public workshop being planned for January.
	RC124	Morgan's Children's Park Playground Structure	200,000	-	200,000	Ongoing	Plaground contractor is working on a design (and quote) to best fit our budget. A new contractor is looking into an exciting new module with easier maintenance.
	RC125	Buck Destin Restrooms	100,000	-	100,000	Ongoing	Modular components on order. Wastewater system needs updated. Installation will be completed in FY 2024 ($100k).
4.16	RC127	Pickleball Court	350,000	-	350,000	Ongoing	Scott Jenkins finalizing design updates. $350k moved to FY 2024 to complete permitting and construction. After design revised, next will go to Parks & Rec committee (late November 23).
	RC128	Morgan Sports Complex - Bathrooms/Fieldhouse	595,000	-	595,000	Ongoing	Bathrooms under design.

COUNCIL/ MGMT OBJECTIVE		October 1, 2023 to October 31, 2023	FY2024 Budget*	YTD Actuals	FY2024 Available Budget	Status	Notes
	RC129	Morgan Sports Complex - Field Lighting (LED)	255,000	-	255,000	Ongoing	Will hire a GC to manage project.
	RC130	Morgan Sports Complex - Storage	200,000	-	200,000	Ongoing	Storage building ordered.
4.11	RC216	Clement Taylor Park Renovations	1,596,180	-	1,596,180	Ongoing	New Construction Project manager will be tasked to draft construction RFP when subagreement comes from the County (winter 2024).
	SW53	Stormwater Master Plan	4,023	6,148	(2,125)		
	SW56	Outfall at Mattie Kelly Pier	175,000	-	175,000		
	SW57	Clement Taylor Park Strmwtr Mitigation	60,000	-	60,000	Closed	Secondary review show facilities are functioning adequately
	SW58	Chickasaw Ct Strmwtr Remediation	600,000	-	600,000		
	TRSAF	Intersection Safety	169,270	71,770	97,500	Ongoing	
		Total Projects	**56,521,418**	**9,284,389**	**46,920,234**		

*Includes encumbrances rolled forward from prior years.

CITY OF DESTIN 5-YEAR CAPITAL IMPROVEMENT PLAN

STRATEGIC OBJECTIVE			PY Encumbrances rolling forward 08/14/23	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
PRIORITY	**Citizen/Council Directed**								
1.2	HRB1	1 Harbor Blvd/1 Calhoun Waterfront Land	$ -	$ 9,100,000	$ -	$ -	$ -	$ -	$ 9,100,000
1.3	UNDER	Undergrounding	894,344	16,000,885	-	-	-	-	16,000,885
1.6	EN615	Cross-Town Connector	43,485	9,003,151	-	-	-	-	9,003,151
1.2	CM001	Beach Acquisition/Beach Park Development	81,826	4,969,622	-	-	-	-	4,969,622
5.2	DREDG	Dredge Harbor	-	110,100	-	-	-	-	110,100
1.7	TR619	Sibert-Zerbe Parking Lot Consolidation	-	525,000	-	-	-	-	525,000
1.1	CENTR	City Center - Concept Design	-	50,000	-	-	-	-	50,000
1.11	MARIN	City Marina	-	50,000	-	-	-	-	50,000
1.10	TR621	Transit: Trolley, Ferry	-	-	-	-	-	-	-
xxx	SW56	Mattie Kelly Naturewalk Outfall	-	175,000	1,200,000	-	-	-	1,375,000
	Renewal & Replacement								
3.2	RR051	General Government	1,207	155,000	194,160	15,120	-	-	364,280
3.2	RR052	Public Safety	8,369	230,380	-	126,760	53,200	-	410,340
3.2	RR053	Physical Environment (Stormwater, Cemetery)	149,938	75,000	750,000	74,000	-	-	899,000
3.7	RR054	Roads, Sidewalks, Street Lighting	300,884	2,537,780	1,076,200	1,082,100	1,088,100	1,094,200	6,878,380
3.2	RR056	Human Services (Food4Thought Bldg)	-	-	6,760	-	-	-	6,760
3.2	RR571	Library	-	127,500	-	14,580	-	8,700	150,780
3.2	RR572	Parks and Recreation	67,453	749,922	230,400	114,050	402,200	394,000	1,890,572
3.2	RR573	Other Facilities (i.e. Museum)	-	4,500	-	-	-	6,960	11,460
3.2	RRV11	Vehicles for Bldg Inspectors	-	76,000	-	-	-	45,600	121,600
3.2	RRV51	Vehicles for General Government	-	23,000	-	33,600	-	45,600	102,200
3.2	RRV52	Vehicles for Public Safety (Code)	-	-	41,040	-	88,160	45,600	174,800
3.2	RRV54	Vehicles for Public Works	-	365,000	41,040	33,600	-	162,000	601,640
3.2	RRV57	Vehicles for Parks & Recreation	-	113,000	89,640	-	44,080	-	246,720
3.2	RRVEH	Vehicles	670,331	-	-	-	-	-	-
	Growth Necessitated & Comp Plan								
5.4	CE002	Code Enforcement Equipment	-	30,000	20,000	-	-	-	50,000
1.5	CRH60	Pedestrian Pathway Under Marler Bridge	149,571	-	-	-	-	-	-
1.4	EN617	Stahlman/US98 Intersection	-	-	-	-	-	-	-
5.3	LB002	Library Impact Fee Projects	-	190,000	-	-	-	-	190,000
xxx	TR620	ADA Transition - Pedestrian Facilities	25,487	-	-	-	-	-	-
1.7	TR622	General Parking Improvements	-	-	75,000	-	-	-	75,000
	Other Capital Projects								
4.14	ARP	Stormwater Infrastructure Projects	734,853	312,000	-	-	-	-	312,000
5.5	BDVEH	New Inspector Vehicles	-	40,000	-	-	-	-	40,000
5.4	CEVEH	New Code Enforcement Vehicles	-	46,000	-	-	-	-	46,000
4.8	CRH63	Captain Royal Melvin Heritage Park and Plaza	9,614	-	-	-	-	-	-
4.15	CRT17	Town Center CRA Easement Trail/Linear Park	570,000	-	-	1,000,000	-	-	1,000,000

STRATEGIC OBJECTIVE			PY Encumbrances rolling forward 08/14/23	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
5.6	HURRIC	Hurricane Response	-	100,000	-	-	-	-	100,000
xxx	IT003	Other Hardware/Software Replacements	-	170,000	-	-	-	-	170,000
5.1	RC124	Morgan Children's Park Playground Structure	-	100,000	-	-	-	-	100,000
xxx	RC125	Buck Destin Restrooms	99,544	100,000	-	-	-	-	100,000
4.16	RC127	Pickleball Court	-	350,000	-	-	-	-	350,000
5.1	RC128	Morgan Bathrooms/Storage/Fieldhouse	-	250,000	-	-	-	-	250,000
5.1	RC129	Morgan - Field Lighting (LED)	-	255,000	175,000	75,000	-	-	505,000
5.1	RC130	Morgan - Artificial Infields	-	200,000	400,000	-	-	-	600,000
5.1	RC131	Morgan - Field Lining Robot	-	-	-	50,000	-	-	50,000
4.11	RC216	Clement Taylor Park Renovations	15,968	1,596,180	-	-	-	-	1,596,180
4.14	SW57	CTP Stormwater Mitigation		60,000	-	-	-	-	60,000
4.14	SW58	Chickasaw Ct Stormwater Remediation		600,000	-	-	-	-	600,000
5.7	TRSAF	Intersection Safety	62,500	100,000	100,000	100,000	100,000	100,000	500,000
xxx	XMAS	Holiday Decorations	35,804	-	-	-	-	-	-
		Total Projects	**$ 3,921,176**	**$ 48,940,020**	**$ 4,399,240**	**$ 2,718,810**	**$ 1,775,740**	**$ 1,902,660**	**$ 59,736,470**

Funding Sources

			PY Encumbrances rolling forward 08/14/23	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
General Fund	30058585	RR GENERAL	983,776	$ 3,792,782	$ 1,835,040	$ 893,710	$ 1,069,640	$ 1,144,860	$ 8,736,032
General Fund	30558500	GENERAL FUND	265,083	1,972,262	595,000	125,000	-	-	2,692,262
TC CRA	10258500	TOWN CENTER CRA	415,804	-	-	1,000,000	-	-	1,000,000
Harbor CRA	11058500	HARBOR CRA	-	9,100,000	-	-	-	-	9,100,000
Building Fund	11152441	BUILDING FUND	-	116,000	-	-	-	45,600	161,600
Parking Fund	12254500	PARKING FUND	60,340	525,000	75,000	-	-	-	600,000
Tech Fund	12552400	TECHNOLOGY FUND	-	85,000	-	-	-	-	85,000
Oka 1/2 Penny	12953831	OKA 1/2 STORMWATER	-	835,000	1,200,000	-	-	-	2,035,000
Oka 1/2 Penny	12953931	OKA 1/2 UNDERGROUNDING	894,344	1,000,000	-	-	-	-	1,000,000
Oka 1/2 Penny	12954100	OKA 1/2 PUBLIC WORKS & SAFETY	62,500	100,000	100,000	100,000	100,000	100,000	500,000
Oka 1/2 Penny	12957231	OKA 1/2 BEACH ACQ	-	-	-	-	-	-	-
Debt	32453900	2024 Bond Issuance	-	16,004,319	-	-	-	-	16,004,319
Gas Taxes	30054131	GAS TAX#1 RR ROADS	4,127	588,300	594,200	600,100	606,100	612,200	3,000,900
Gas Taxes	31554031	GAS TAX#2 COMP PLAN	-	1,000,000	-	-	-	-	1,000,000
Impact Fees	31552000	POLICE IMPACT FEES	-	10,000	-	-	-	-	10,000
Impact Fees	31554032	MULTI-MODAL IMPACT FEES	25,487	26,307	-	-	-	-	26,307
Impact Fees	31554132	ROAD IMPACT FEES	40,120	1,575,000	-	-	-	-	1,575,000
Impact Fees	31557132	LIBRARY IMPACT FEES	-	190,000	-	-	-	-	190,000

STRATEGIC OBJECTIVE			PY Encumbrances rolling forward 08/14/23	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Impact Fees	31557232	PARK IMPACT FEES	-	474,000	-	-	-	-	474,000
Restricted	12753700	NPEB	149,938	110,000	-	-	-	-	110,000
Restricted	12753800	STORMWATER TRUST FUND	-	-	-	-	-	-	-
Franch fees	31553977	ELECTRIC FRANCHISE UNDERGROUNDING	-	2,000,000	-	-	-	-	2,000,000
Grant	30554100	BOCC XTOWN CONSTRUCTION	-	3,300,000	-	-	-	-	3,300,000
Grant	30554133	FDOT TRIP GRANT	3,364	98,410	-	-	-	-	98,410
Grant	30554200	STATE GRANT LINEAR TRL	190,000	-	-	-	-	-	-
Grant	30557133	LIBRARY/MUSEUM GRANTS	-	-	-	-	-	-	-
Grant	30557233	RESTORE PARK GRANT	-	729,918	-	-	-	-	729,918
Grant	30557212	TDC 12.5% (includes Advanced Funding)	91,440	2,254,115	-	-	-	-	2,254,115
Grant	30557237	BOCC (TDC) BEACH ACQ GRANT	-	2,715,607	-	-	-	-	2,715,607
Grant	30555900	AMERICAN RESCUE PLAN	734,853	312,000	-	-	-	-	312,000
Grant	31557236	MORGANS KID PARK GRANT	-	26,000	-	-	-	-	26,000
		Total Sources	**$ 3,921,176**	**$ 48,940,020**	**$ 4,399,240**	**$ 2,718,810**	**$ 1,775,740**	**$ 1,902,660**	**$ 59,736,470**
			$ -	$ -	$ -	$ -	$ -	$ -	$ -

		FY 2024 Adopted Budget	5-Year Funded Capital Plan Amount	Additional Funds Needed
Council Objectives				
1.1	Work with Stakeholders to pursue a Destin City Center	$ 50,000	$ 50,000	
1.2	Public waterfront acquisition initiative	14,069,622	14,069,622	
1.3	Underground utilities	16,000,885	16,000,885	
1.4	Stahlman/US 98 pedestrian and vehicle Improvements in cooperation with FDOT	-	-	
1.5	Pedestrian access concepts under the Marler Bridge	-	-	
1.6	Two-lane Crosstown Connector	9,003,151	9,003,151	
1.7	Improve parking, explore options (parking garage, surface parking)	525,000	600,000	
1.8	Annexation of unincorporated enclaves	-	-	
1.9	Morgan Sports Center and Dalton Threadgill Park Master Plan for renovations	-	-	
1.10	Support for regional Transit and Ferry systems	-	-	
1.11	City Marina (Phase 1 Feasibility Study)	50,000	50,000	
1.12	Support Beach Re-nourishment, planning, scheduling in partnership with the County/State	-	-	
1.13	Support regional workforce housing initiatives	-	-	
Management Objectives		-	**-**	
2.1-2.11	These are management-related, not capital project related	-	-	
Management in Progress (capital projects only listed below)		-	**-**	
3.1	Memorialize institutional knowledge			
3.2	Plan for renewal and replacement of city facilities and infrastructure	1,919,302	4,980,152	
3.3	Monitor and Manage current grant and dunging awards	-	-	
3.4	Find and secure new funding oportunities for city services and city projects OPR:GPC	-	-	
3.5	Complete land development code revisions	-	-	
3.7	Implement a pavement management program	2,537,780	6,878,380	
3.9	Improve sidewalks (wider, more walkable)	-	-	

		FY 2024 Adopted Budget	5-Year Funded Capital Plan Amount	Additional Funds Needed
Major Projects		-	**-**	
4.1	Implement and Manage COMPASS software	-	-	
4.2	Harbor Capacity Study	-	-	
4.3	Impact Fee Study	-	-	
4.4	Building Permit Fee Study	-	-	200,000
4.5	Develop and Implement the Mobility Plan and associated Fees	-	-	
4.6	Update Business Tax Receipts (BTR) Fee Schedule and processes	-	-	
4.7	Research Stormwater Utility options and Funding	-	-	
4.8	Construct Capt Royal Melvin Heritage Park	-	-	
4.9	FDOT Median Improvement project	-	-	
4.10	Norriego Point Park Improvements Phase III - Recreation Components	-	-	
4.11	Renovate Clement Taylor Park (Pending Funding)	1,596,180	1,596,180	
4.12	Redevelop Joe's Bayou Recreation Area	-	-	
4.13	Continuity of streetlights/ Convertion to LEDS (In Progress)	-	-	
4.14	Implement prioritized stormwater improvements based on the Stormwater Master Plan	972,000	972,000	
4.15	Linear Park (in partnership with FPL) secure additional funding, complete design, secure required easements, construct trail	-	1,000,000	
4.16	Pickleball Courts: Secure additional Funding, acquire land, complete design and construct	350,000	350,000	
	TOTAL for items on the Strategic Plan	$ 47,073,920	$ 55,550,370	$ 200,000
	TOTAL 5-Year CAPITAL BUDGET		$ 59,736,470	
	% FOR STRATEGIC PLAN		93%	

		FY 2024 Adopted Budget	5-Year Funded Capital Plan Amount	Additional Funds Needed
NOT ON COUNCIL OBJECTIVE LIST:				
5.1	Upgrades to Morgan Sport Center (Bathrooms; LED lighting; Artificial Infields; Field Lining Technology)	805,000	1,505,000	
5.2	Dredge Harbor Channel	110,100	110,100	
5.3	Upgrade/Remodel and expand Library	190,000	190,000	
5.4	Code Enforcement New Equipment	76,000	96,000	
5.5	Building Inspector New Equipment	40,000	40,000	
5.6	Hurricane Response (first 30 days; Debris Removal)	100,000	100,000	
5.7	Public Works Safety Committee - Intersection and Crossing Safety	100,000	500,000	
xxx	Other small projects	445,000	1,645,000	
	107 Study (Harbor)	-	-	1,500,000
	Upgrade/Remodel and expand Community Center	-	-	15,000,000
	North sidewalk of Mountan Drive	-	-	900,000
	Beach Circle culv Construction	-	-	125,000
	500 Osceola Dr culv Construction	-	-	125,000
	Crystal Beach one way study	-	-	12,755
	MMTD Master streetlighting study	-	-	150,000
	Traffic Calming measures	-	-	60,000
	Pine street extension - Design Only	-	-	150,000
	Design of park elements at Crosstown Road	-	-	150,000
	Stormwater - Replace piping; Re-establish Swales	-	-	150,000
	Mattie Kelly Naturwalk Outfall			1,200,000
	Other projects on Unfunded Detail List	-	-	12,778,525
	TOTAL for additional projects not on Plan	$ 1,866,100	$ 4,186,100	$ 32,301,280
	TOTAL for all projects	$ 48,940,020	$ 59,736,470	$ 32,501,280

FY 2024 ADOPTED CAPITAL BUDGET
by Governmental Activity

General Government		
CENTR	City Center Feasibility Study	50,000
IT003	Other Hardware/Software Replacements	170,000
RR051	General Government	155,000
RRV51	Vehicles	23,000
	Subtotal	398,000
Public Safety		
CE002	Code Enforcement Equipment	30,000
CEVEH	New Code Enforcement Vehicles	46,000
BDVEH	New Inspector Vehicles	40,000
HURRIC	Hurricane Response	100,000
RR052	Public Safety	230,380
RRV11	Vehicles for Bldg Inspectors	76,000
RRV52	Vehicles for Public Safety (Code)	-
	Subtotal	522,380
Physical Environment		
ARP	Stormwater Infrastructure Projects	312,000
DREDG	Dredge Waterway Channels	110,100
RR053	Physical Environment (Stormwater, Cemetery)	75,000
SW56	Mattie Kelly Outfall at Joe's Bayou	175,000
SW57	CTP Stormwater Mitigation	60,000
SW58	Chickasaw Ct Stormwater Remediation	600,000
UNDER	Undergrounding	16,000,885
	Subtotal	17,332,985
Human Services		
RR056	Human Services (Food4Thought Bldg)	-
	Subtotal	-
Transportation		
EN615	Cross-Town Connector	9,003,151
RR054	Roads, Sidewalks, Street Lighting (Gas Tax 1)	2,537,780
RRV54	Vehicles for Public Works	365,000
TR619	Sibert-Zerbe Parking Lot Consolidation	525,000
TRSAF	Intersection Safety	100,000
	Subtotal	12,530,931
Economic Development		
CRT17	Town Center CRA Easement Trail/Linear Park	-
HRB1	1 Harbor Blvd	9,100,000
CRH60	Pedestrian Pathway under Marler Bridge	-

CRT64	Town Center CRA Wayfinding Plan Signage	-
CRH64	Harbor CRA Wayfinding Plan Signage	-
	Subtotal	9,100,000

Culture & Recreation

CM001	Beach Acquisition	4,969,622
LB002	Library Impact Fee Projects	190,000
MARIN	City Marina	50,000
RC124	Morgan's Children's Park Playground Structure	100,000
RC125	Buck Destin Restrooms	100,000
RC127	Pickleball Court	350,000
RC128	Morgan's Bathrooms/Storage/Fieldhouse	250,000
RC129	Morgan - Field Lighting (LED)	255,000
RC130	Morgan - Artificial Infields	200,000
RC131	Morgan - Field Lining Robot	-
RC216	Clement Taylor Park Renovations	1,596,180
RR571	Library	127,500
RR572	Parks and Recreation	749,922
RR573	Other Facilities (i.e. Museum)	4,500
RRV57	Vehicles for Parks & Recreation	113,000
	Subtotal	9,055,724
	GRAND TOTAL	**48,940,020**

ITEM #

2023-7229

CITY OF DESTIN – COMMUNITY DEVELOPMENT

AGENDA ITEM

MEETING DATE:

November 15, 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, City Attorney
Steve O'Connor, Principal Planner

FROM: Rachel Hoag, Planner

DATE: Novebmer 7, 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

- None.

2023-7229

Projects Under Review

- **Project: 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.

- **Project: Publix Subdivision (SUB-001240-2023)**
- **Project Location:** 761 Harbor Blvd., **Parcel: ID:** 00-2S-22-0000-0011-006G
- **Status:** Under Review – Staff sent Corrections Report on October 12, 2023.

The proposed project consists of a Minor Subdivision. The scope is to reconfigure the two (2) existing lots to be contiguous for Publix, and another parcel to be developed separately.

Completed Projects

- **Project: 160 Industrial Park Rd Lot Split (SUB-001232-2023)**
- **Project Location:** 160 Industrial Park Rd., **Parcel: ID:** 00-2S-22-0000-0058-0050
- **Status:** Executed Lot Split sent to applicant on October 12, 2023.

The proposed project consists of a Lot Split. The scope was to split the existing property into two (2) separate parcels.

2. City Projects:

Project: 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.

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

Project: Airport Road/Industrial Park Road Median Improvements
Status: Design complete
The design to improve the 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:**
B. **Effect on Budget (EOB):**
C. **Level of Service (LOS):**

2023-7229

D. <u>Legislative Sponsor:</u>

III. <u>CONCLUSION</u>:

IV. <u>RECOMMENDED MOTION</u>: This is an informational item.

Attachments:

1. City Projects October 2023
2. Development Projects October 2023

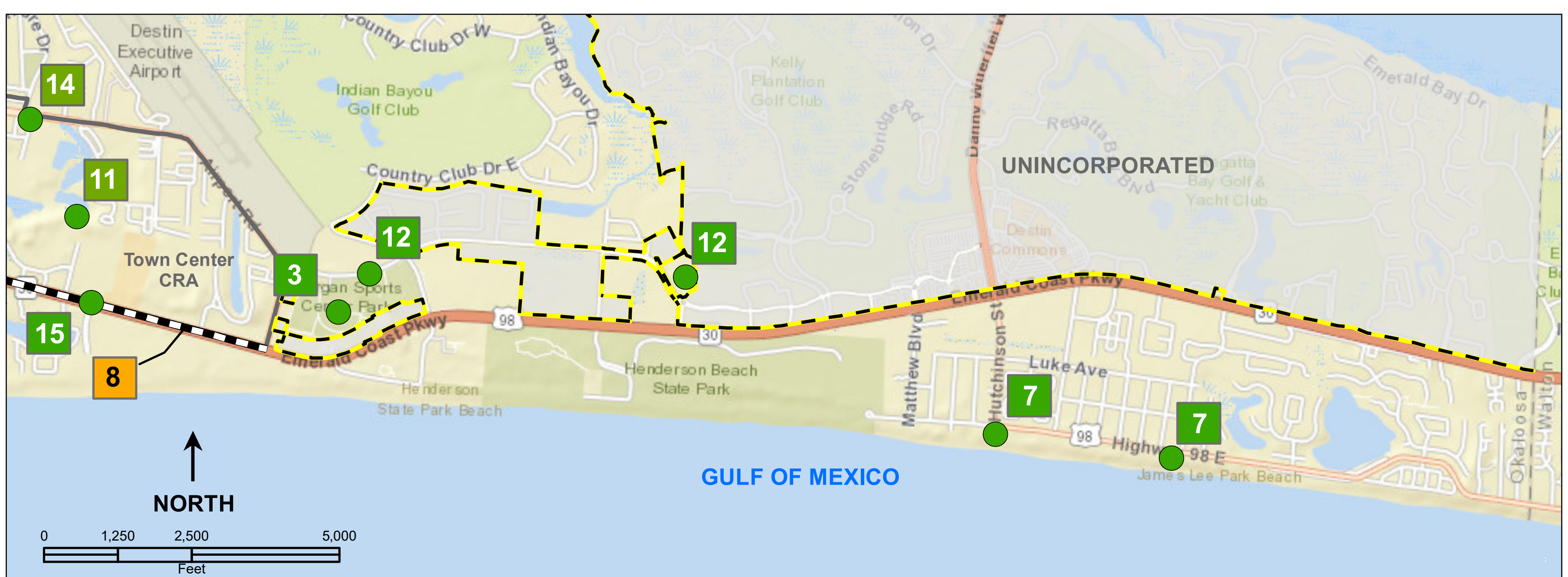
City Projects
October 2023

LEGEND

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

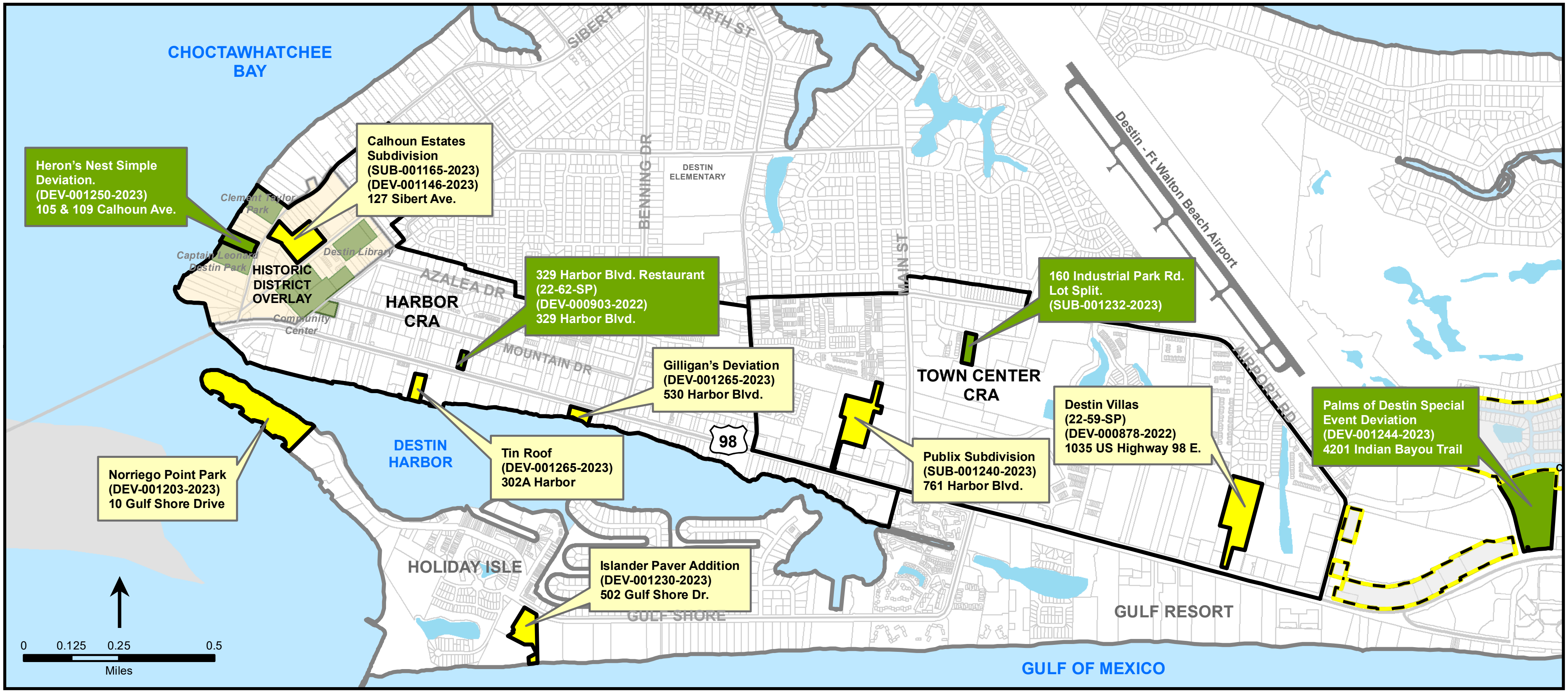
▲ West Destin

▼ East Destin



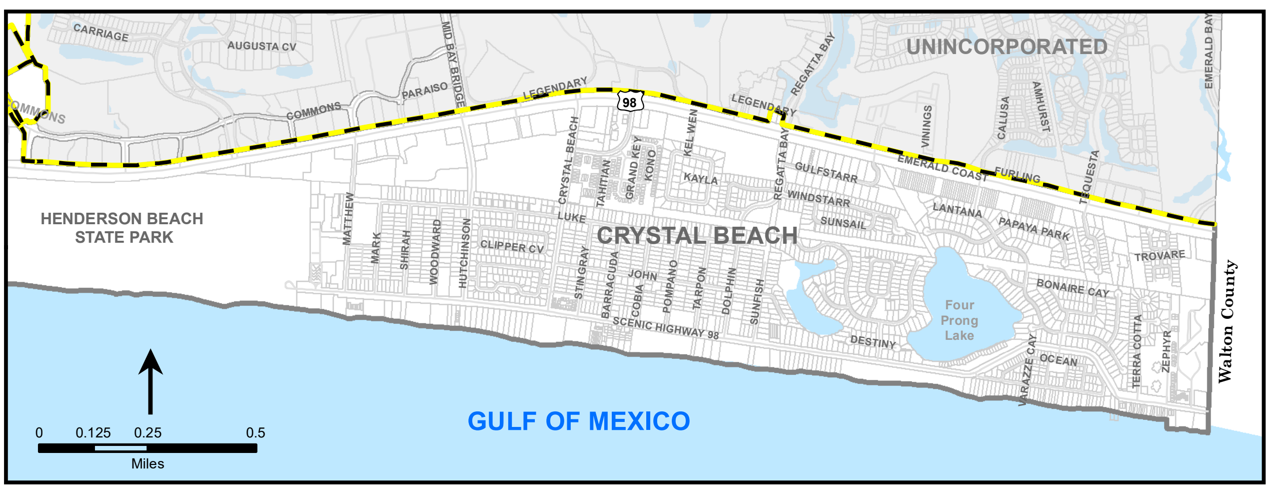
1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Morgan Sports Center – Bathroom and Maintenance Facility Expansion.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
6. Hwy 98 at Stahlman Ave Signalization Project.
7. Crystal Beach Parking lot additions. (The Shore at Crystal Beach and Tarpon Street)
8. Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to Marler Bridge.
9. Mattie M. Kelly Park (FDEP).
10. CTC Linear Park.
11. Linear Park.
12. Pickleball.
13. Norriego Point Park/Gulf Shore Drive Extension.
14. Airport Road/Industrial Park Road Median Improvements.
15. Utility Undergrounding (Marler Bridge to Airport Road).

October 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