MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE WORKSHOP
AUGUST 9, 2023 - 5:30 PM
DESTIN CITY HALL BOARDROOM

1. CALL TO ORDER:

Chairman Green called the meeting, in a workshop setting, to order at 5:30 p.m. on Wednesday August 9, 2023, in the Destin City Hall Council Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present	Members Absent	Staff Present
James Green	Christian Myers	Kim Montgomery Deputy City Clerk
Sandy Trammell	Mike Buckingham	Steven O'Connor Principal Planner
	Casey Jones	Daniel Butler, Senior Planner
	Jan Best	Christopher Willis, Planner
	Ian Blaise	Rachel Hoag Planner

3. OLD BUSINESS: None

4. NEW BUSINESS:

- **Development Projects Update – June 2023**

Chairman Green asked what the status of the Cross Town Connector. According to Mr. O'Connor, all the properties have now been acquired and as far as funding goes, the project is currently 60% funded. Additionally, the project area will need to be subdivided to establish the park and right-of-way areas and rezoned appropriately. He also explained that staff is working on the park portions for funding possibilities through grants, however, the roadway portion cannot be included in the grant.

A) Lamar Advertising Proposal

Mr. Stephen Stanford, 5728 Sparkleberry Lane, Pensacola, Florida who works for Lamar Advertising spoke to 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 those structures and replace the remaining ones from what they are now with digital billboards. Currently four of those are in the CRA District, and as part of the agreement, if approved, they would allow the city to have one of the slots on their signs to push information out to the citizens. 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 them.

Mr. Claude Perry questioned what's Lamar's monetary value for what they are proposing.

Mr. Stanford declined answering.

Ms. Kopp spoke up and stated that at this time, City Council has not made an agreement with Lamar on their proposal and suggested for them to make their presentations to each of the advisory committees first, however, they (Council) are not obligated to accept Lamar's proposal.

- **Financial Update – Krystal Strickland**

According to Ms. Strickland, the top priority projects of Council will be wrapped into the bonding that she will be going out for at $14.7M and will include the purchase of 1 Harbor Blvd. and the first phase for the undergrounding of the utilities, and although this committee recommended a $6M commitment to that project, she dropped it down to $4.5M to reallocate some of those funds to the boardwalk under the bridge potential project, and is hopeful that the undergrounding utilities will come in lower than what she has set aside for it. Additionally, she is hopeful to be able to have funds available for future projects in the Harbor District.

Chairman Green asked if the 29-year term for the utilities underground project would be lumped together. According to Ms. Strickland, there are many different bond types, and she will have different bonds for each one's terms. He then asked if the CRA is still paying off the improvements in 20-years, would that allow for an extension of the Harbor CRA?

According to Ms. Strickland, that would be up to the county and, the city would need to renegotiate the Interlocal Agreement for the CRA. She then referred the members to the 20-year life anticipated revenues and expenditures schedule.

- **Proposed City Marina, 1 Harbor Blvd. - Chairman Jim Green**

Chairman Green spoke of how the city now has three nice parks for public use in the Harbor District and he envisioned how this property would be ideal for a city marina. He explained he set out to create an example of a plan for a public marina that, in his opinion, would best benefit the city as well as have a potential income to pay back the Harbor CRA District. He then handed out a paper with the potential design showing the property with parking, 40 slips, and one of those slips to be used for a much needed pump out, and an observation area. He discussed how he feels this would be a good use for the property because it meets the requirements of the Strategic Plan adopted by Council. Lastly, it would enable tying into the boardwalk under the bridge as well as tying in the sidewalks to the parking lots on Zerbe Street and Sibert Avenue.

Committee Trammell stated that she does not have a problem with the marina aspect of the plan, however, she does not agree with turning the entire property into a parking lot.

Mr. John Stephens spoke of how glad he is that this plan includes the marina concept since this is a boating community. He mentioned the biggest complaint that he hears is there is not enough transient slips and would like to see both long term and short term transient slips included, as well as showers and bathrooms, possibly in another phase, to meet the requirements of mooring in the harbor ruling, as well as eventually a Harbor Master position.

Mr. Claude Perry spoke in opposition of this plan and stated that he does not think that the city should be involved in any business and in his opinion it is not the function of the city and they should not be competing with private property owners.

➢ **DISCUSSION:**

Mr. John Stephens mentioned that he would like to serve on this committee and if anyone of the members do not wish to continue to serve, he would gladly take their place. He also spoke of issues where he has seen commercial vessels that don't have slips, randomly picking up people on docks, including the city docks, and he is positive that they are not picking up family or friends, even though when asked, they say they are. This is also happening on private property and questions if the vehicles are being properly included in the property vehicle counts. He suggests having all commercial properties fill out the forms.

Mr. O'Connor explained that for shared property agreements the only time, per code, when the city can require that is when the property is being redeveloped or a new use is wanted on the property, then a Change of Use application would have to be submitted for approval. Additionally, is a very broad section of the Code and if the properties parking is increased, that is what typically would trigger the change of use forms requirement.

Ms. Kopp stated that there will be plenty of workshops for Chapter 4 where this can be discussed further, and asked Mr. Stephens to attend.

5. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 7:05 PM.

Adopted and approved this 13th day of December 2023.

Capt. Jim Green, Chairman

Kim Montgomery, Deputy City Clerk