

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
DECEMBER 13, 2023 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Green called the meeting order at 5:30 p.m. on Wednesday December 13, 2023, in the Destin City Hall Council Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

<u>Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
James Green	Christian Myers	Kim Montgomery Deputy City Clerk
Sandy Trammell	Mike Buckingham	Steven O'Connor Principal Planner (Zoom)
Guy Tadlock	Casey Jones	Daniel Butler Senior Planner
Ian Blaise		Christopher Willis, Planner
		Rachel Hoag Planner
		Kimberly Kopp City Attorney

3. APPROVAL OF MINUTES: August 9, 2023, Workshop Minutes

Motion to approve the minutes of the August 9, 2023, Workshop Minutes was made by Committee member Trammell with Chairman Green providing the second. The motion passed 4-0.

4. OLD BUSINESS: None

5. NEW BUSINESS:

➤ **Development Projects Update – June 2023**

Sandy Trammell asked about the historical overlay and the reasoning why it was created.

According to Mr. Butler, it was basically created to preserve the character of the old homes along the harbor front that used to be residential homes but are now being used as restaurants and bars.

Committee member Tadlock questioned staff about the status of the intersection improvements at Stahlman Avenue and Highway 98.

Mr. O'Connor explained that the Engineering Dept. is working with the city's consulting firm to look at elements of the intersection to make recommendations to FDOT to determine what can be done to make the intersection work better. However, there are not any design plans that staff can provide at this time.

Committee member Blaise asked for an update on the Norriego Point Park construction status. According to the City Attorney, the contractor had to request for an extension for the roadway construction, and it was extended to February 29, 2024. This extension was needed because the contractor discovered the harbor crossing pipe was not the size they were informed it was by DWU. So, when they got into the utilities portion of the construction, they had to halt so the plans could be redesigned to what is actually in place. She further explained that once the asphalt is down, FDEP will then bid out the project to the public for a contractor.

➤ **Master Plan Update: 3TP Ventures – Michael Callahan & Lauren Witt**

Mr. Callahan explained the reason they are presenting to them one last time is because they want to ensure that the Master Plan correctly reflects what the committee's priorities are. Once the final draft is ready, they will come back and present it to them so they can in turn make the recommendation for approval by the City Council. He spoke of how this committee's two main concerns are connectivity and safety and the following were identified:

- Convenient parking options near the Destin Harbor
- Vehicular, bicycle, and pedestrian travel within the Harbor District, and specifically from parking areas to the Destin Harbor
- Extending the Harbor Boardwalk to provide more waterfront connectivity.
- Harbor Boardwalk safety enhancements
- Vehicular, bicycle, and pedestrian safety enhancements throughout district, but specifically from north of Harbor Blvd to the Harbor

Additionally, Mr. Callahan covered the following eight priority projects they previously ranked and asked if they are still in the correct order. He also noted that some of these projects are part of the Mobility Plan, therefore they may have other avenues for funding.

- Marler Street Parking Garage
- Completion of the Cross Town Connector
- Land Acquisition and Design for Phase II of the Harbor Boardwalk
- Sidewalk/Bike Lane Improvements
- Harbor Boardwalk Safety Improvements
- Parking Deck (Zerbe Street)
- Harbor Boardwalk East Extension
- Intersection Improvements

There was a brief discussion regarding the two parking priorities and how now that the property next to the bridge has been acquired, the Zerbe Street parking deck may need to be placed in the number one position.

Mrs. Witt spoke of how this document is fluid and they can always change the priorities, as long as the projects are in the plan, the funds can be used.

Committee member Trammell asked if the Historical Overlay falls anywhere into the plan. According to Mr. O'Connor, it is in the Land Development Code, and does not impact the Harbor

Master Plan because it's not tied to anything financially. Additionally, once the LDC rewrite starts, that will be brought forward for the Harbor CRA's input.

Committee member Blaise spoke of how he would like to have the Intersection Improvements moved up to the number six position, merely because it is not projected to cost as much as the Harbor Boardwalk East Extension would, and therefore may get funded quicker. He then questioned the feasibility of the property owners allowing the boardwalk to run north along their property to the park.

Chairman Green spoke up and stated that anything past the acquired property has not been designed, and since it's included in the plan, it may be a possibility, but if it can be actually done is another issue. There was additional discussions regarding the bridge replacement and if it would impact the future boardwalk plan to go under the bridge and connect to the acquired property. The City Attorney stated that staff has been in contact with FDOT and as soon as any additional information is made available, it will be shared with them.

Mr. O'Connor also added that the boardwalk extension can only be placed in one certain area on either side and should not be affected by a bridge replacement and if it is, it would be minimal and could easily be replaced.

Committee member Trammell moved to integrate the findings for the Phase II Memorandum from 3TP Ventures into the Harbor CRA Master Plan final draft, with Committee member Blaise providing the second to the motion. A roll call vote of 4-0 and the motion passed unanimously.

Member Comments:

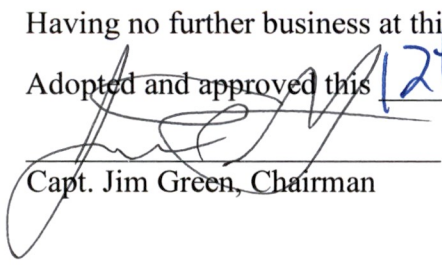
Committee member Trammell spoke of how well the joint meeting that took place the night before regarding the Linear Park initial 30% plans. She also informed everyone that she would be out of the country for their January meeting.

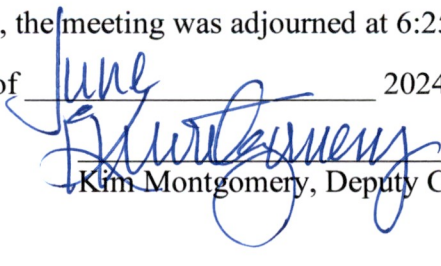
Committee member Tadlock asked what work is being done west of Banana Barts. Staff informed the members that Pelican Ventures owns the property and is in the process of improving the parking for offsite parking and stormwater to comply for their parasail business.

5. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:25 PM.

Adopted and approved this 12th day of June 2024.


Capt. Jim Green, Chairman


Kim Montgomery, Deputy City Clerk