



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, FEBRUARY 19, 2025
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. NOMINATE/APPOINT CHAIR AND VICE CHAIR**
- 4. APPROVAL OF MINUTES**
 - A) July 17, 2024 Minutes**
- 5. CURRENT BUSINESS**
 - A) January Development and City Projects Update**
 - B) Long Term Financials**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) 1. Lockwood Wernet**
 - 2. Corlene Ziegler**
 - 3. Kyle Davis**
 - 4. Margie Avery**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: March 19, 2025**

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
JULY 17, 2024 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, July 17, 2024, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Michele Sandstead
Nikki Johnson
Joshua Cowsert

Members Absent

Delores Morrell
Dorothy Robinson
Marlaine Scanlan

Staff Present

Kim Montgomery Deputy Clerk
Steve O'Connor Principal Planner
Tina Deater, Planner

3. MINUTES FOR APPROVAL:

➤ March 20, 2023

Motion to approve the March 20, 2023, minutes as written was made by Committee member Sandstead with Committee member Cowsert providing the second. The motion passed with a 4-0 vote.

4. NEW BUSINESS:

A) Linear Trail Project Update – Mr. O'Connor informed the members that the 60% plans are provided, the easements are still in process of being obtained, the Mayor and the Engineer for the project have been knocking on doors to speak with the homeowners in an attempt to obtain those still needed.

Committee member Cowsert expressed his concern for the window of time the city has for the grant and asked if there are still any issues they need to be worried about. According to Mr. O'Connor, the grant was actually for the design phase only, which has been met.

Committee member Johnson recommended the members to closely review the plans regarding the stormwater and the large number of trees that are to be removed in the Jewel Melvin Park, which is the only portion of the trail where people can actually stop, rest and enjoy the scenery, because it is a public park, noting that a lot of what it is today, will soon be destroyed. She additionally spoke of her motion for the Parks & Recreation Committee's recommendation to Council, and her reasoning to include a tree study to be performed so that the trees that are to be removed are replanted in the city and especially in this park, and not young trees to take the place of adult trees that take 30 years to reach maturity. She added that being a Tree City USA city, this

is very discouraging news to see that the only way to build this trail is to cut trees down in the park. She also has hopes that somehow the stormwater retention can still be tied in with the pond so that no trees will have to be sacrificed.

Mr. O'Connor ensured the members that a tree study has already been performed and will be a part of the Development Order.

B) Draft Article 4 Discussion

According to Mr. O'Connor, this Article has been provided to them in a link as well as being on the website to review and make any comments, and it will be going to City Council for discussion on July 29, 2024, in a workshop session.

Chairman Wernet suggested for the members to pay attention to 4.01 and 4.02 regarding General Regulations, to review and provide any comments.

Mr. O'Connor briefed the members on the changes that are being made to this Article and pointed out that there are no changes being made regarding the Town Center District, and the biggest difference is the reorganization of the sections, so that each zoning district has its own section, which will help people who are trying to comprehend it, with its clear and easy to understand language. He also explained how a lot of the language regarding regulations was moved into the Code of Ordinance, where they should have been.

Chairman Wernet encouraged the members to participate as a citizen at the upcoming workshop, just be sure to acknowledge that they are not representing the committee, as a whole, if they do, and are present for themselves.

C) Committee Work Plans

Committee member Johnson mentioned she is unsure of what it is they are working on, or any work plans they should be working towards accomplishing since the ones that they have recently closed, like the Christmas lights, they were able to finalize, and the end goal for the Linear Park.

Chairman Wernet explained how most of their work plans are outdated and the main one that they have, that they have been working successfully towards, is the Linear Park and the Master Plan. Additionally, obtaining a quorum to meet has been challenging.

Mr. O'Connor reminded the member that any work plan items that need funding has to be listed in their Master Plan in order to be able to work towards them. There was a brief discussion how majority of the funds coming in have already allocated, however there may be some still available before the Town Center CRA sunsets in the future.

5. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:15 PM.

Adopted and approved _____ day of _____ 2024.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: February 19, 2025

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: Kimberly Kopp, City Attorney
Steve O'Connor, Deputy Community Development Director
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

DATE: January 28, 2025

SUBJECT: January 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 in the month of January.

I. DEVELOPMENT PROJECTS:

Development Projects Under Review

Project: Publix Subdivision (SUB-001240-2023)

Project Location: 771 Harbor Blvd., **Parcel IDs:** 00-2S-22-0000-0011-006G; 00-2S-22-0000-0011-0060

Status: Plat approved and signed. Awaiting final submittal of recorded copies.

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.

Project: Cross Town Connector (DEV-001449-2024) & (SUB-001448-2024)

Project Location: 209 Beach Drive. **Parcel ID:** 00-2S-22-0000-0009-0000

Status: Awaiting Resubmittal – Corrections report sent December 27, 2024.

The proposed project consists of the completion of the final leg of the Destin Cross Town Connector which include two park parcels and the ROW.

Project: Destin Linear Trail (DEV-001461-2024)

Project Location: Power line easement between Airport Road and 98 Palms Blvd. **Parcel ID:** 00-2S-22-5330-0000-0870

Status: Corrections Report sent November 7, 2024 – Awaiting Resubmittal.

Development of a multi-use path along the powerline easement connecting the Intersection of Airport Road and Commons to Jewel Melvin Park and 98 Palms Blvd.

Project: Alvin's Island #11 (DEV-001487-2024)

Project Location: 1073 Highway 98 East **Parcel ID:** 00-2S-22-0000-0024-0020

Status: Application deemed incomplete as of October 31, 2024 – Awaiting Resubmittal.

The new construction of 12,600 SF gross floor area (GFA) of retail space which will replace the previous Alvin's Island store that burnt down, which consisted of ~24,000 SF GFA.

Project: Grace Lutheran Church Addition (DEV-001477-2024)

Project Location: 125 Main Street **Parcel ID:** 00-2S-22-0000-0011-0090

Status: Variance approved at BOA hearing December 4, 2024 – Awaiting Resubmittal.

Proposed 525 square foot addition to the existing church, with associated site work.

Approved Projects

Project: Buck Destin Park Restroom Relocation (DEV-001511-2024)

Project Location: 724 Legion Drive **Parcel ID:** 00-2S-22-0000-0001-0160

Status: APPROVED DO-25-01 – January 3, 2025

Simple deviation to relocate the **proposed** modular bathroom to the Southwest corner of the property.

II. CITY PROJECTS:

Cross-Town Connector (Beach to Benning)

Status: Under Design/Permitting

This is the final segment of the overall Cross-Town Connector to provide a secondary East-West corridor through the City of Destin and provide pedestrian pathway connectivity between the east and west sides of the City.

Hwy 98 at Stahlman Ave Signalization Project

Status: On FDOT's 5 Year PD&E Plan

This project will focus on safety of the intersection for both vehicles and pedestrians alike.

Hwy 98 Project Development and Environmental (PD&E) Study – Airport Rd to Marler Bridge.

Status: On FDOT's 5-year PD&E Plan

The PD&E Study will look at FDOT's role in congestion mitigation of US Highway 98 between Airport Road and the Marler Bridge.

CTC Wayside Trail – Could span from Benning Dr east to Beach Dr

Status: Under design / permitting.

This project will provide workout nodes, playgrounds, and dog parks throughout the span of the park.

Airport Road / Industrial Park Road Median Improvements

Status: Under design / permitting.

This project will provide needed updates to medians.

Airport / Commons Pedestrian Signal Upgrade

Status: Under design / permitting.

This project will provide upgrades to signal necessary to improve pedestrian safety and effectively control the flow of traffic.

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:

E. Business Impact Statement:

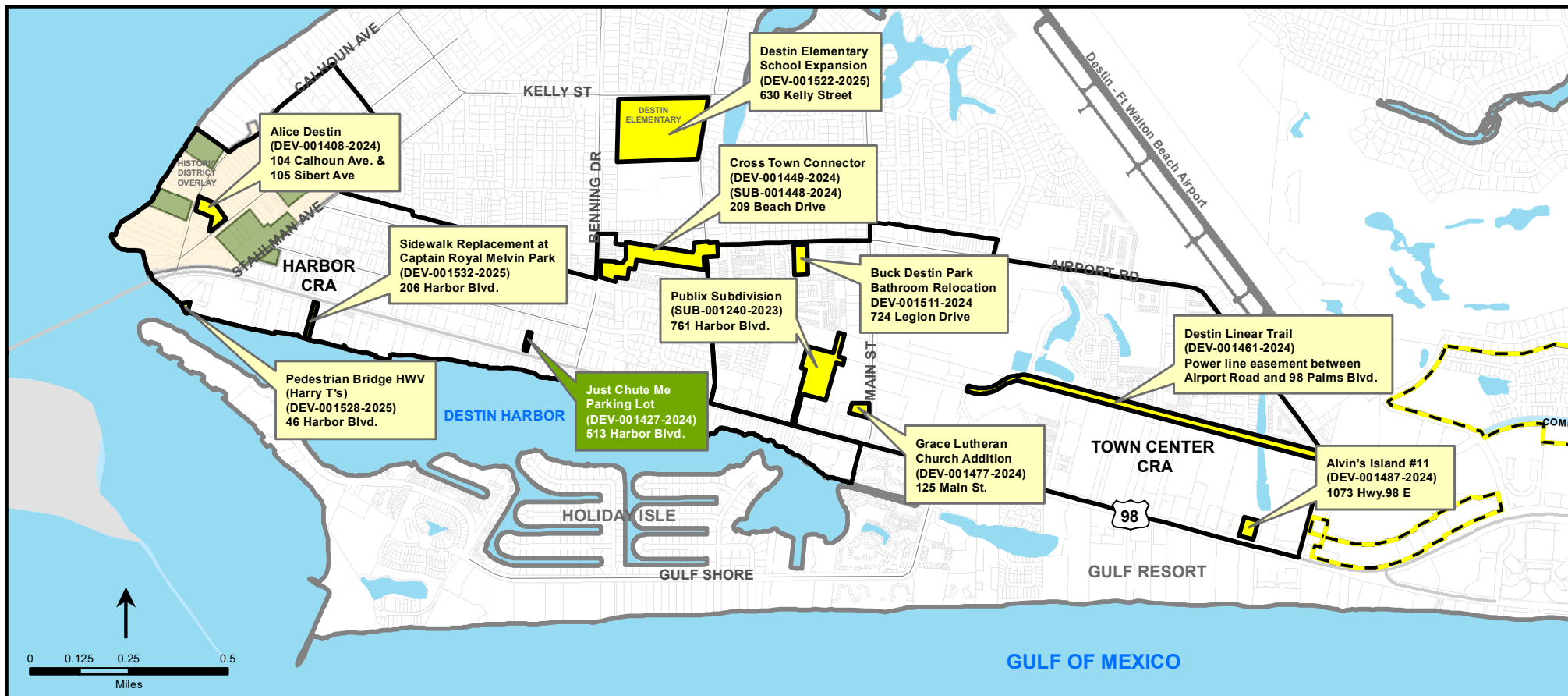
III. CONCLUSION:

IV. RECOMMENDED MOTION: This is an informational item.

Attachments:

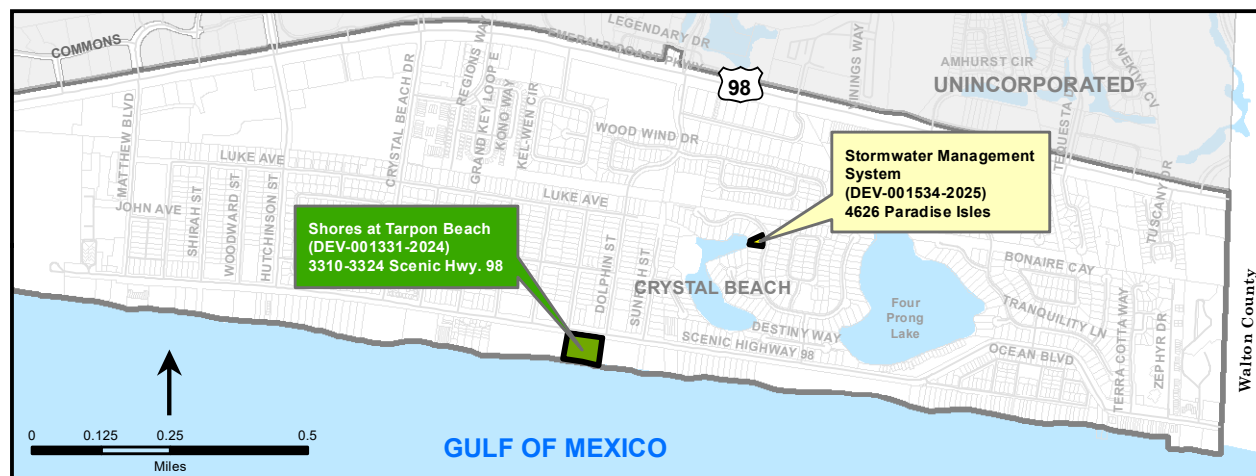
1. January
Development
Projects
2. January City Projects

January 2025 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 January 2025

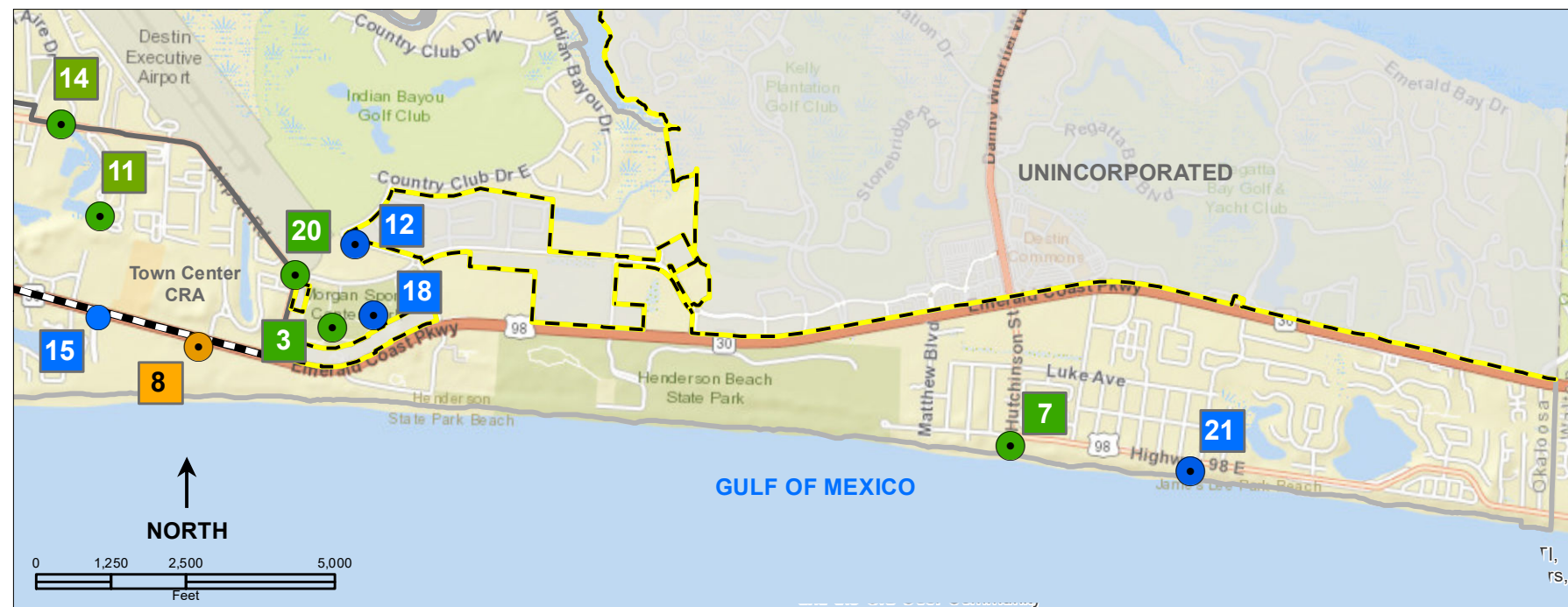
LEGEND

- Under Design/Permitting
- Other Projects
- Under Construction
- (PD&E) Study Hwy. 98 Airport Rd. to include the 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, batting cage 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. The Shores at Crystal Beach Parking lot additions.
8. Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to include the Marler Bridge.
9. Mattie M. Kelly Park (FDEP).
10. CTC Wayside Trail.
11. Linear Trail.
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).
16. Channel Maintenance Dredging.
17. Library Employee Parking Addition.
18. Morgan Sports Center – Field/Parking Lights.
19. Buck Destin Park- Bathroom Relocation.
20. Airport Drive/Commons Blvd. Pedestrian Signal Upgrade.
21. Tarpon Street Parking Lot Additions.
22. Sidewalk Replacement Captain Royal Melvin Park.

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: February 19, 2025

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: Kimberly Kopp, City Attorney
Steve O'Connor, Deputy Community Development Director

FROM: Krystal Strickland, Finance Director

DATE: February 18, 2025

SUBJECT: Long Term Financials

I. BACKGROUND: During the summer of 2023, the Town Center CRA advisory committee and the CRA Board committed \$4.5 million of Tax Incremental Financing (TIF) ad valorem revenues towards undergrounding overhead utilities along US 98 from the Marler Bridge to Main Street.

In November 2024, the City chose to borrow a loan from Trustmark. The loan has a 15-year amortization schedule and a balloon payment due in five years on October 31, 2029.

II. DISCUSSION: Updates

Closing on the Trustmark loan in November 2024 resulted in the following effects on the Town Center CRA's long-term financial projections:

1. The Town Center CRA's TIF funds are pledged to cover up to \$4 million of the \$11.5 million loan borrowed for undergrounding of overhead utilities, estimated at just over \$266 thousand per year.
2. Because the City chose a 5-year balloon payment, this loan must be paid in full by November 2029. Given current cashflow projections for the City of Destin and the Town Center CRA in particular, the most likely scenario is a new loan will be executed in time to meet the November 2029 balloon payment deadline. We are currently assuming the refinancing will be at a similar rate (3.48%) for an additional 10 years (to 2039). The cashflows will be structured so the Town

Center CRA complete's it's portion of debt service by 2037. The other sources of debt service funds are from the Harbor CRA (\$4 million), and the Electric Franchise fee (\$6.8 million).

Other noteworthy news is that the Town Center CRA achieved a positive fund balance by the end of September 2024, for the first time since 2012. The advance from the General Fund should be repaid in full by 2029. This positive fund balance can be expended towards capital projects described in the Town Center's current adopted master plan.

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:

E. Business Impact Statement:

III. CONCLUSION: Attached, please find Long-Term Financial Projections with Actuals to December 31, 2024 for the Town Center CRA district.

The Town Center CRA fund will pay off it's advance from the General Fund by 2029.
The Town Center CRA fund will pay off it's 2014 loan by 2037, which is the expiration year for the district.

Based on current projections, there will be \$18.2 million cash available for the Town Center CRA fund to invest before the CRA expires at the end of FY 2037. These funds can be invested in projects in the Town Center CRA's approved master plan.

IV. RECOMMENDED MOTION: Informational only.

Attachments:

1. 2025 Jan TC CRA
LT Projections

TOWN CENTER CRA FUND DETAILS (30 yrs+9 1998-DEBT paid 2037)								
ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	FY2023 ACTUALS	FY 2024 ACTUALS	2025 PROJECTION	FY 2026 PROJECTION	FY2027 PROJECTION
102300	311101		TIF REVENUES - COUNTY	1,184,650	1,461,280	1,461,280	1,657,662	1,707,390
102300	311102		TIF REVENUES - CITY	499,581	616,955	678,487	698,842	719,810
102300	361100		INTEREST EARNINGS	9,023	27,148	3,439	1,000	1,000
102300	361021		RJ 102 INTEREST	-	64,979	86,956	25,000	25,000
Total 102300 TOWNCENTER CRA REV				1,693,254	2,170,362	2,230,162	2,382,504	2,453,200
10254183	546001		REPAIR AND MAINTENANCE	-	-	80,720	82,740	84,810
10255231	512000		REGULAR SALARIES	12,714	15,923	17,089	22,480	23,150
10255231	514000		OVERTIME PAY	7	1	7		
10255231	521000		FICA TAXES	185	225	264	260	270
10255231	522000		RETIREMENT CONTRIBUTIONS	1,479	1,918	2,675	2,740	2,820
10255231	523000		LIFE/HEALTH INSURANCE	1,380	2,739	4,833	4,560	4,700
10255231	524000		WORKERS COMP	285	241	484	480	490
10255231	532000		AUDIT	7,234	3,050	10,400	9,320	9,600
10255231	534000		OTHER CONTRACTS	44,281	7,765	10,000	5,000	5,150
10255231	543000		UTILITIES	16,532	15,636	13,700	18,040	18,490
10255231	546000		REPAIRS AND MAINTENANCE	60,232	36,299	1,000	1,030	1,060
10255231	546001		MEDIAN MAINTENANCE	-	4,615	9,250	-	-
10255231	549000		OTHER CHARGES/ADVERTISING	-	1	0	-	-
10255231	552000		OPERATING SUPPLIES	1,330	-	-	-	-
10255231	554000		MEMBERSHIPS (ANNUAL CRA FEE TO	1,023	88	1,085	1,100	1,100
10255231	563000		INFRASTRUCTURE	-	-	-	-	-
10258500	565000	CRT17	LINEAR TRAIL MAIN-MATTIE KELLY B	114,905	146,575	198,520	-	-
10258500	565000	CRT64	WAYFINDING	-	-	-	-	-
10258500	565000	XMAS	HOLIDAY DECORATIONS	-	28,643	-	-	-
Total 10255231 TOWNCENTER CRA C				261,588	263,718	350,028	147,750	151,640
NET OPERATING (REV - EXP)				1,431,666	1,906,644	1,880,134	2,234,754	2,301,560
10258188	581214		DEBT SERVICE INTRFND TRANSFER	(731,704)	(731,928)	(732,159)	(732,398)	(732,645)
10258188	581224	UNDER	2024 DEBT SVC	-	-	(266,667)	(266,667)	(266,667)
10258188	581102		REIMBURSE GF FOR ADVANCE	-	-	(300,000)	(500,000)	(500,000)
Total TC CRA TXFRS OUT				(731,704)	(731,928)	(1,298,825)	(1,499,065)	(1,499,312)
102 Increase (decrease) in Fund Bala				699,962	1,174,717	581,309	735,689	802,248
102 Fund Balance, beginning of year				(1,663,708)	(963,746)	210,970	792,278	1,527,968
102 Fund Balance, ending of year				(963,746)	210,970	792,278	1,527,968	2,330,216

TOWN CENTER CRA FUND DETAILS (30 yrs+9 1998-DEBT paid 2037)									
ACCOUNT DESCRIPTION	FY2028 PROJECTION	FY2029 PROJECTION	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
TIF REVENUES - COUNTY	1,758,610	1,811,370	1,865,710	1,921,680	1,979,330	2,038,710	2,099,870	2,162,870	2,227,760
TIF REVENUES - CITY	741,400	763,640	786,550	810,150	834,450	859,480	885,260	911,820	939,170
INTEREST EARNINGS	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
RJ 102 INTEREST	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total 102300 TOWNCENTER CRA REVENUE	2,526,010	2,601,010	2,678,260	2,757,830	2,839,780	2,924,190	3,011,130	3,100,690	3,192,930
REPAIR AND MAINTENANCE	86,930	89,100	91,330	93,610	95,950	98,350	100,810	103,330	105,910
REGULAR SALARIES	23,840	24,560	25,300	26,060	26,840	27,650	28,480	29,330	30,210
OVERTIME PAY									
FICA TAXES	280	290	300	310	320	330	340	350	360
RETIREMENT CONTRIBUTIONS	2,900	2,990	3,080	3,170	3,270	3,370	3,470	3,570	3,680
LIFE/HEALTH INSURANCE	4,840	4,990	5,140	5,290	5,450	5,610	5,780	5,950	6,130
WORKERS COMP	500	520	540	560	580	600	620	640	660
AUDIT	9,890	10,190	10,500	10,820	11,140	11,470	11,810	12,160	12,520
OTHER CONTRACTS	5,300	5,460	5,620	5,790	5,960	6,140	6,320	6,510	6,710
UTILITIES	18,950	19,420	19,910	20,410	20,920	21,440	21,980	22,530	23,090
REPAIRS AND MAINTENANCE	1,090	1,120	1,150	1,180	1,210	1,240	1,270	1,300	1,330
MEDIAN MAINTENANCE	-	-	-	-	-	-	-	-	-
OTHER CHARGES/ADVERTISING	-	-	-	-	-	-	-	-	-
OPERATING SUPPLIES	-	-	-	-	-	-	-	-	-
MEMBERSHIPS (ANNUAL CRA FEE TO	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
INFRASTRUCTURE	-	-	-	-	-	-	-	-	-
LINEAR TRAIL MAIN-MATTIE KELLY B	-	-	-	-	-	-	-	-	-
WAYFINDING	-	-	-	-	-	-	-	-	-
HOLIDAY DECORATIONS	-	-	-	-	-	-	-	-	-
Total 10255231 TOWNCENTER CRA EXPENSE	155,620	159,740	163,970	168,300	172,740	177,300	181,980	186,770	191,700
NET OPERATING (REV - EXP)	2,370,390	2,441,270	2,514,290	2,589,530	2,667,040	2,746,890	2,829,150	2,913,920	3,001,230
DEBT SERVICE INTRFND TRANSFER	(732,901)	(733,165)	(733,439)	(733,722)	(734,015)	(734,318)	(734,632)	(734,956)	(735,292)
2024 DEBT SVC	(266,667)	(266,667)	(266,667)	(266,667)	(266,667)	(266,667)	(266,667)	(266,667)	(533,334)
REIMBURSE GF FOR ADVANCE	(661,624)	(204,664)							
Total TC CRA TXFRS OUT	(1,661,192)	(1,204,496)	(1,000,106)	(1,000,389)	(1,000,682)	(1,000,985)	(1,001,299)	(1,001,623)	(1,268,626)
102 Increase (decrease) in Fund Balance	709,198	1,236,774	1,514,184	1,589,141	1,666,358	1,745,905	1,827,851	1,912,297	1,732,604
102 Fund Balance, beginning of year	2,330,216	3,039,414	4,276,188	5,790,373	7,379,514	9,045,872	10,791,777	12,619,628	14,531,925
102 Fund Balance, ending of year	3,039,414	4,276,188	5,790,373	7,379,514	9,045,872	10,791,777	12,619,628	14,531,925	16,264,529

TOWN CENTER CRA FUND DETAILS (30 yrs+9 1998-DEBT paid 2037)	
ACCOUNT DESCRIPTION	FY2037
TIF REVENUES - COUNTY	2,294,590
TIF REVENUES - CITY	967,350
INTEREST EARNINGS	1,000
RJ 102 INTEREST	25,000
Total 102300 TOWNCENTER CRA RE	3,287,940
REPAIR AND MAINTENANCE	108,560
REGULAR SALARIES	31,120
OVERTIME PAY	
FICA TAXES	370
RETIREMENT CONTRIBUTIONS	3,790
LIFE/HEALTH INSURANCE	6,310
WORKERS COMP	680
AUDIT	12,900
OTHER CONTRACTS	6,910
UTILITIES	23,670
REPAIRS AND MAINTENANCE	1,360
MEDIAN MAINTENANCE	-
OTHER CHARGES/ADVERTISING	-
OPERATING SUPPLIES	-
MEMBERSHIPS (ANNUAL CRA FEE TC	1,100
INFRASTRUCTURE	-
LINEAR TRAIL MAIN-MATTIE KELLY BI	
WAYFINDING	
HOLIDAY DECORATIONS	-
Total 10255231 TOWNCENTER CRA (	196,770
NET OPERATING (REV - EXP)	3,091,170
DEBT SERVICE INTRFND TRANSFER	(530,423)
2024 DEBT SVC	(533,334)
REIMBURSE GF FOR ADVANCE	
Total TC CRA TXFRS OUT	(1,063,757)
102 Increase (decrease) in Fund Bala	2,027,413
102 Fund Balance, beginning of year	16,264,529
102 Fund Balance, ending of year	18,291,942