



AGENDA
TOWN CENTER COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 19, 2020
5:30 PM
DESTIN CITY HALL BOARDROOM

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) January 15, 2020 Minutes**
- 4. OLD BUSINESS**
 - A) FY 2020 Work Plan**
- 5. NEW BUSINESS**
 - A) Gulf Power Easement/Linear Park**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet**
 - B) Michele Sandstead**
 - C) Delores Morrell**
 - D) Justin Woodard**
 - E) Frank McDonough**
 - F) Matt Sweetset**
- 7. PUBLIC COMMENTS**
- 8. DIRECTOR'S REPORT**
- 9. ADJOURNMENT - NEXT SCHEDULED MEETING MARCH 18, 2020**

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)

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MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JANUARY 15, 2020 - 5:30 PM
DESTIN CITY HALL BOARDROOM

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, January 15, 2020 at the Destin City Hall Boardroom and welcomed the two new members, Matthew Sweetser and Frank McDonough.

2. ROLL CALL:

Members Present

Lockwood Wernet
Michele Sandstead
Justin Woodard
Matthew Sweetser
Frank McDonough

Members Absent

Delores Morrell

Staff Present

Kim Montgomery Deputy City Clerk
Traci Goodhart, Planner
Lauren Witt, Principal Planner

3. APPROVAL OF MINUTES: April 17, 2019 and July 17, 2019

Motion by Committee member Sandstead, seconded by Committee member Sweetser to approve the July 17, 2019 meeting minutes as written passed 5-0.

4. OLD BUSINESS:

➤ 2019 Work Plan

The Chairman spoke of their work plans staff provided in their packets for the following items:

- Mobility & Connectivity within the Town Center CRA District
- Economic and Development Revitalization
- Implementation of the Master Plan
- Research for possible grants
- Landscaping

He then called for a motion from the members to incorporate the 2019 Work Plan into the 2020 Work Plans.

Motion by Committee member McDonough second by Committee member Sandstead to incorporate the 2019 Work Plan into the 2020 Work Plans.

Committee member Sweetser asked about the Linear Park noting that he also serves on the Parks & Recreation Board and has never heard of this park. The Chairman explained that in their Master Plan the committee was tasked to implement and create a Linear Park to connect areas east of Main Street through the Gulf Power Easement to the other end of Airport Road. Explaining that the city is acquiring right-of-way by new developments that are being built and reviewed along that corridor and Mattie Kelly Blvd. **The motion passed with a 5-0 vote for approval.**

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The Chairman explained that since they were unable to meet for some time, staff went ahead and presented the Annual Report to the CRA, who sits as Council and thanked Committee member Sandstead for her help in creating the document.

5. NEW BUSINESS:

- Current Overview of the TCCRA-AC Approved Development Projects – Traci Goodhart

Mr. Zunguze explained that the district is slowly emerging from being in the red towards being in solvent with Impact Fees from new developments and property values as well.

The Chairman explained to the new members road improvement projects were constructed in the Town Center District prior to the economy tanking and with revenues not coming in as projected, the city had to support the Town Center from the General Fund Revenue.

The following is a list of new projects in the Town Center CRA District

- Destin United Methodist Addition – \$1,203.28 collected for Impact Fees
- Beach Lofts, 12-Long Term Townhomes Dwelling Units \$25K of Impact Fees
- Vintage Destin, 282 Long Term Multi Family Development \$350K of Impact Fees Collected
- BK of Destin, Big Kahuna's Expansion \$78K of Impact Fees Collected
- The Charles, 192 Long Term Multi Family Units \$242K of Impact Fees
- Rehabilitation of NW Florida, Expansion of 10 additional patient rooms \$7K of Impact Fees collected
- Tuscan Village, 86 Long Term Residential Townhomes \$150K of Impact Fees collected
- Executive Car Wash a redevelopment of the old Wendy's Restaurant with \$6,800 of Impact Fees collected

Ms. Goodhart explained in detail how Vintage Destin, BK of Destin, and Tuscan Village will help with the Linear Park by the required right-of-way they will have to dedicate to the city for their projects.

The Chairman asked what improvements the CRA-AC members should recommend to Council that would be included in Impact Fees. According to Mr. Zunguze, the impact fees can only be applied to what is set forth in the Code. So, they could make their recommendations based on the needs deemed appropriately for what the city could fund. Adding once the TC-CRA becomes solvent, they should be able to press their issues more to Council.

6. VISITOR COMMENTS:

Mr. Ron Sandstead spoke of how successful the Banner Art Program has been for its first year. He also informed the members that there is a Silent Auction for the original artwork displayed for 2019 at La Paz restaurant. Explaining the money raised will go towards more art projects for the city such as additional banner poles along Airport Road.

7. DIRECTOR'S REPORT:

Mr. Zunguze welcomed the new members to the board and spoke of the struggle staff had last year to obtain a quorum and how glad he is to be able to start working with them all. He introduced the City Attorney, Kyle Bauman to the new members.

Mr. Bauman spoke on the importance of the Sunshine Law and how they, as members, are responsible to abide by it. Explaining the basis of the Public Records Law in Section 119 of the Florida Statutes and the Government in the Sunshine Law, Section 286.11. Any record created that is city business is defined in the Florida Statutes as a public record. And any citizen of the in the United States who makes a request for any type of city record must be made available, except for the few exemptions that may apply. He also explained how any communications that they make on any of their personal devices that relates to anything that may come before them at an open meeting is subjected to the Public Records Law. He also explained how if any two or more of them end up or meet each other in a public setting can not discuss any issues that foreseeably may come before them at one of these meetings for a vote. Adding that this applies to electronic communications as well.

The Chairman informed the member of the Ordinance that the City Council adopted to move the city elections in March to the general election in November. Therefore, their expiration dates have been extended to November.

ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:45 PM.

Adopted and approved _____ day of _____ 2020.

Lockwood Wernet, Chairman

Kim Montgomery, Deputy City Clerk



Community Development

Town Center CRA

Linear Park Conceptual Layout & Design

Introduction



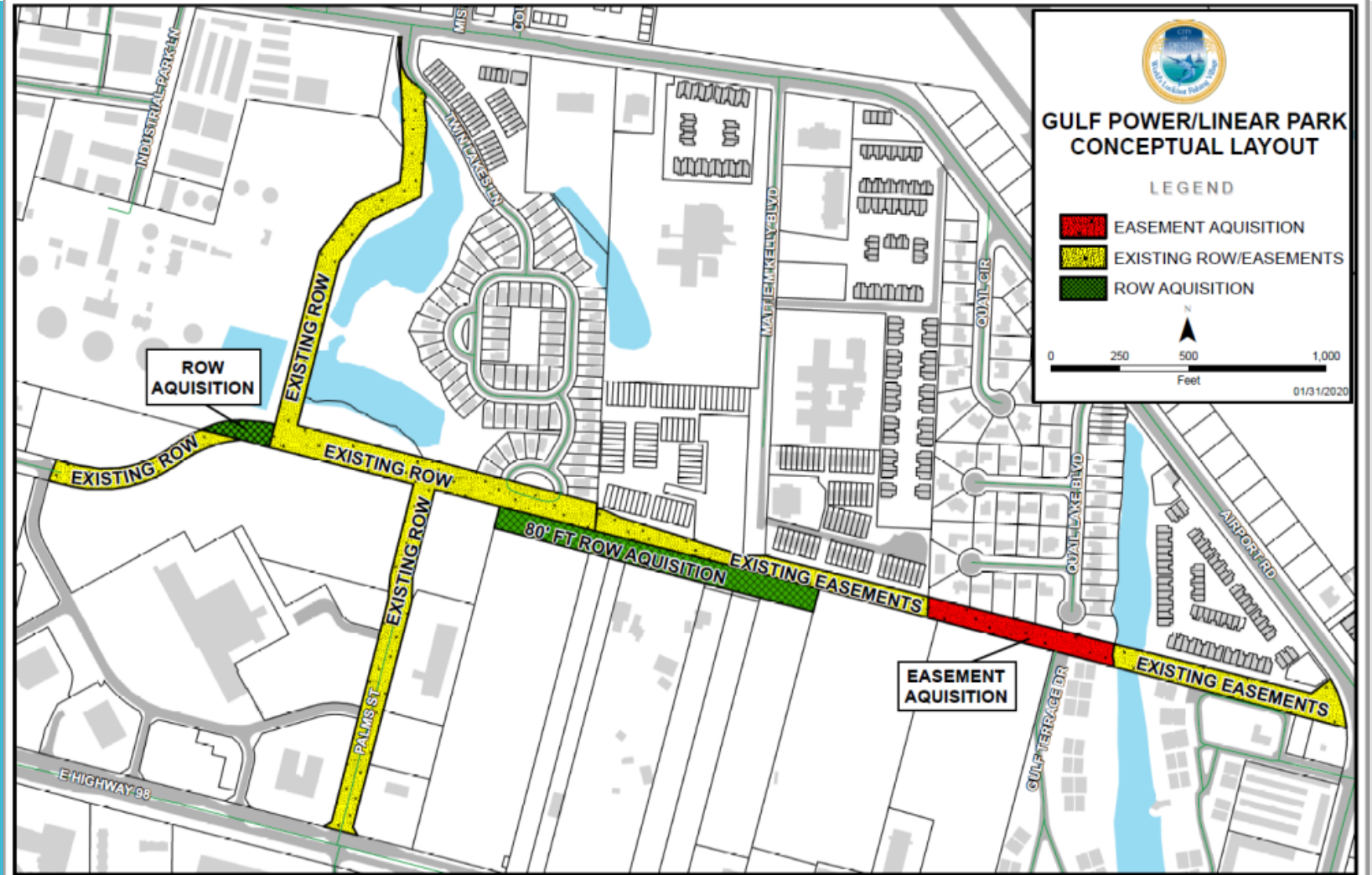
The proposed Linear Park extension of 98 Palms Boulevard to the east, will connect portions of the Gulf Power easement providing an opportunity to create a “linear park/multi-use trail” connecting Main Street to Airport Road.

The trail would provide a safe area for walking, jogging, biking and exercise, with rest areas and vegetation, and provide an alternate means of transportation from the residential areas off Airport Road to shops, restaurants and other amenities in the Town Center CRA.

Gulf Power Linear Park Conceptual Layout

Required Design Elements

1. Infrastructure that supports emergency vehicles
2. Lighting
3. Raised Boardwalk
4. Bridge





Questions & Discussion