

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
FEBRUARY 19, 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, February 19, 2020 at the Destin City Hall Boardroom. The Chairman welcomed Delores Morrell back to the meetings and introduced her to the new members. The Pledge of Allegiance followed.

2. ROLL CALL:

Members Present

Lockwood Wernet
Michele Sandstead
Justin Woodard
Matthew Sweetser
Frank McDonough
Delores Morrell

Members Absent

Staff Present

Kim Montgomery Deputy City Clerk
Samantha Brisolara, Planner
Lauren Witt, Planner
Joe Bodi, Engineering Asst. II.
Louis Zunguze, CD Director
Kyle Bauman, City Attorney

3. APPROVAL OF MINUTES: January 15, 2020

Motion by Committee member Morrell, seconded by Committee member Sandstead to approve the January 15, 2020 meeting minutes as written passed 6-0.

4. OLD BUSINESS:

- **2020 Work Plans**

The Chairman informed the members that at their January meeting they moved their 2019 work plans forward to the 2020 year and asked the members if they agree to work on the Linear Park Work Plan as their main priority. Adding that they can discuss and address other items at their March meeting.

Motion by Committee member Sandstead to make the Gulf Power Easement Linear Park as their number one priority on the list, with Committee member Morrell providing the second. The motion passed 6-0.

5. NEW BUSINESS:

- **Gulf Power Easement Linear Park**

Mrs. Goodhart informed the members that the proposed Linear Park is an 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. Providing a safe area for walking, jogging, biking and exercise, with rest areas and vegetation, to provide an alternate means of transportation from the residential areas off Airport Road to shops, restaurants and other amenities in the Town Center CRA.

The map illustrates the proposed layout for Linear Park, showing the acquisition of Right-of-Way (ROW) and Easements. The map includes a legend, a scale bar, and a north arrow. The legend defines three types of acquisition: EASEMENT ACQUISITION (red), EXISTING ROW/EASEMENTS (yellow), and ROW ACQUISITION (green). The map shows a network of roads including Highway 20, Highway 22, Highway 24, Highway 26, Highway 28, Highway 30, Highway 32, Highway 34, Highway 36, Highway 38, Highway 40, Highway 42, Highway 44, Highway 46, Highway 48, Highway 50, Highway 52, Highway 54, Highway 56, Highway 58, Highway 60, Highway 62, Highway 64, Highway 66, Highway 68, Highway 70, Highway 72, Highway 74, Highway 76, Highway 78, Highway 80, Highway 82, Highway 84, Highway 86, Highway 88, Highway 90, Highway 92, Highway 94, Highway 96, Highway 98, and Highway 100. The map also shows the location of the park relative to the surrounding area, including the Gulf of Mexico and the city of Gulfport.

GULF POWER/LINEAR PARK CONCEPTUAL LAYOUT

LEGEND

- EASEMENT ACQUISITION
- EXISTING ROW/EASEMENTS
- ROW ACQUISITION

0 250 500 1,000 Feet

01/15/2020

Required Design Elements:

- Mrs. Goodhart informed the members that the purpose of this diagram is to show them what the city currently has and what is still needed to be acquired. Adding that what staff is looking for is a recommendation from the board members to Council to direct staff to go forward with a design in order to include a conceptual budget and plan to hopefully be adopted into the 5-year Capital Improvements Program (CIP).

Motion by Committee member Woodard, second by Committee member Morrell to recommend to City Council direct staff to develop a Scope of Work for the Gulf Power/Linear Park to include:

- **Conceptual Design Plan**
- **Conceptual Budget**
- **Adopt the proposed project in the 5-year CIP**

In discussion, Committee member Woodard asked staff what the requirements would be to acquire the red areas that are still needed. According to Mrs. Goodhart, the property to the immediate south is a developable parcel in the Town Center CRA and potentially there could be an easement acquired by city through that development process. Adding that first off, all of this would have to be brought before Council to see if they would be interested in going forward with the potential project.

The Chairman added that there could potentially be some state grants that could be applied for with the environmental and educational kiosks in the north/south boardwalk areas in addition to budget funds and CRA TIFF funds.

Mr. Bodi also spoke of how this plan may also be eligible to go forward to the MPO for prioritization and potential funding that may be available for this type of project.

The Chairman asked to Mr. Bodi to elaborate on that comment.

According to Mr. Bodi, the MPO is the Metropolitan Planning Organization which is a regional entity that looks at projects such as roadway capacity projects or in this case, a significant pedestrian multimodal project. And if included in the 5-year CIP, it could be prioritized for State and Federal funding.

Committee member Sandstead asked how wide the path would be. According to Mr. Bodi there are some areas where the right-of-way could be anywhere between 80-100 feet, with 30-foot easements throughout. Adding that the project itself would be ten foot wide path; like the sidewalks on Airport Road and Main Street.

The Chairman asked Mr. Bodi to explain why that wide. Mr. Bodi explained Multimodal Pathways and the City's Code requires that they be at least 10-foot wide, as a minimum, to allow for back and forth passage of pedestrians whether they are walking, riding a bike, on skateboards, etc. As well as being designed to handle the heavier weight of emergency vehicles.

Committee member Sandstead asked if this committee would be presented with the plans to provide input. According to Mr. Zunguze, once staff get the approval from Council, they will include the members in the process of developing the conceptual plans prior to City Council's approval.

The Chairman asked Mr. Zunguze if it would make any sense to focus on a particular section of the pathway.

According to Mr. Zunguze, once they have a full concept to bring forward to them, staff can then provide their best technical advice as how to proceed.

The Chairman called for the vote of the motion. A roll call vote of 6-0 was taken and the motion passed.

6. COMMITTEE COMMENTS:

None

7. VISITOR COMMENTS:

None

8. DIRECTOR'S REPORT:

Mr. Zunguze spoke of the process that staff has been working on since this time last year to align the Land Development Code to match up the Future Land Use Map and the task is now complete. He spoke of how staff's next big task is to bring the Land Development Code up-to-date and the Town Center area is one task that needs to be addressed, with prime areas of potential investments. Adding that he made presentation at Council's meeting last night on the 18th and he will bring that same presentation before them at their March meeting.

He also mentioned how he spoke at a convention in San Francisco regarding how and where developments matter in all communities. And is guided by community's Land Development Codes and Comprehensive Plans and is how he and his staff will approach their tasks. He explained further that the City's current codes in the Land Development Code are not consistent with the policies in the Comprehensive Plan and they will be working on updating it in its entirety explaining the four criteria that he uses to judge just where the code is and they are:

- Simplicity – the code has to be simple enough for people to be able to grasp and understand what it is asking them to do
- It should be easy to navigate from start to finish
- The uniqueness of the Town Center, Harbor and Crystal Beach Districts are showcased and how they enhance the quality of life
- Special areas of the city have policies, and are enhanced and protected by the Code

Mr. Zunguze explained that they have 22 chapters to update and are starting with Chapter 8, Transportation because transportation is what drives everything and affects the quality of life. Also, in 2014 Council revamped the Transportation Element, however, the Land Development Code was never addressed with their policies. And staff will be addressing three things:

- Environment Applicability of the Policies & Objections
- Reorganize the following:
 - Corridor Facilities and Transportation
 - Facility Design
 - Access Design Management
 - Onsite Transpiration Issues & Parking
- Update Provisions to be consistent with the Comprehensive Plan

He explained that once finished, the Code will be more user friendly to the public and the business community which will enhance the quality of life for everyone in the city. And will give both City Council and staff a handle on guiding current and future development going forward.

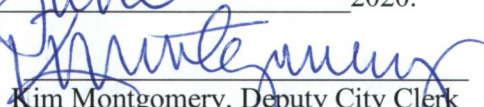
Chairman Wernet asked if there is any work they need to do beforehand regarding amendments to the CRA Plan. According to Mr. Zunguze, he strongly encouraged the members to look at their policies for the Town Center CRA Plan. Mrs. Goodhart spoke up and informed the members that she would distribute their CRA Plan and links to the necessary documents so they can begin reading them prior to their next meeting.

ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:25 PM.

Adopted and approved 17th day of June 2020.


Lockwood Wernet, Chairman


Kim Montgomery, Deputy City Clerk