

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JULY 17, 2019 - 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, 2019 at the Destin City Hall Boardroom.

2. ROLL CALL:

Members Present

Lockwood Wernet
Michele Sandstead
Justin Woodard
Delores Morrell

Staff Present

Kim Montgomery Deputy City Clerk
Samantha Brisolara, Planner
Lauren Witt, Planner

3. APPROVAL OF MINUTES: May 15, 2019

Motion by Committee member Woodard, seconded by Committee member Morrell to approve the May 15, 2019 meeting minutes as written passed 4-0.

4. OLD BUSINESS:

Update on House Bill Number 9 – Community Development Agencies

Mrs. Brisolara informed the members that if this Bill passes, the State will start requiring not only the CRA Board but the CRA Advisory members as well to attend four hours of Ethic Training.

5. NEW BUSINESS:

None

6. COMMITTEE MEMBER COMMENTS:

• Committee member Woodard – Cross Town Connector

Spoke of the recent vote taken by Council to postpone the project, redesign the plans and turn away a lot of money pledged by the County to fund the project that the city has been working on for the past 10-years. He spoke of the money that Council has spent on purchasing property within the project and how this decision does directly impact the Town Center CRA. He identified the Airport Road Reconstruction Project that improved the flow of traffic and how amazed he was with this Council's recent vote. He then asked the members for their input.

Committee member Morrell stated that she is not familiar with the project and asked where it's located. Chairman Wernet provided her with a brief description of its location and background.

According to Committee member Sandstead, the project will not solve the traffic problems on Highway 98 and is not sure how she feels about it at this point as it would impact some neighborhoods.

The Chairman pointed out that the neighborhoods in Destin, specifically Mountain Drive and Seaview Drive to the south and Legion Drive to the north are already being impacted by traffic and the strategy is to funnel that traffic through this one area. He spoke of how the plan is consistent with several Transportation Element Policies to help further the interconnectivity of streets and to expand the Multimodal Transportation Plan network; which was implanted 10-years ago. He briefly explained how this implements pedestrians, biking and other modes of transportation other than vehicles. And spoke of the possibility of losing the \$2+M TRIP grant dollars from FDOT and the \$4+M the TDD set aside for this project may go away. As we how Council has expressed concerns in the past that Destin doesn't get its fair share of TDD dollars and now that they're being offered, Destin may lose out on the opportunity.

Committee member Woodard spoke of how having to spend additional dollars for a redesign of the plan also makes no sense. And how to him the Cross-Town Connector would be beneficial for the Town Center CRA as well as for the city.

Motion by committee member Woodard to recommend City Council consider their vote and recommends the City Council move forward with Cross Town Connector plan that is in place as proposed in order to take advantage of the funding that is now available; with Chairman Wernet providing the second.

Committee member Morrel asked if there is any information available that she can find out since this is the first time that she has heard of this potential project.

Committee member Woodard suggested that she look at the information that is available on the City of Destin's website and suggested a simple Google search would help as well.

Chairman Wernet amended the motion to add the following, "to move forward with the Cross-Town Connector two lane design..."

According to the Chairman, there has already been a lot of discussion regarding the PDE Study. And the plan that was put before the TDD for funding, was for the two-lane road design; which is consistent with what City Council had agreed to move forward with. He feels that instead of sending it back for RFQ for a design engineer to redesign the project again they should just move forward with the two-lane road plan that is already in place and not waste the taxpayer's dollars that has already been used and take advantage of the funding that is available.

The Chairman explained to Committee member Morrell that the options are:

- Make a motion to table the discussion or;
- Vote against the motion

Chairman Wernet clarified for the record that the committee, as a whole, would like for Council to reconsider their vote at the July 1st meeting regarding the two-lane roadway for the Cross-Town Connector and his amendment to the original motion is, the Town CRA-AC members recommend City Council reconsider their vote for the previously approved two-lane Cross-Town Connector design plan that is already in place and take advantage of the available funding from FDOT and the TDD; with Chairman Wernet providing the second.

Chairman Wernet amended to the motion to recommend City Council reconsider moving forward with the previously approved two-lane design plan that is already in place and take advantage of the funding from the TDD and the FDOT; with Committee member Woodard accepting to the amendment. The motion passed 4-0.

7. COMMITTEE MEMBER COMMENTS:

- Committee member Sandstead asked how the Town Center CRA debt is at this time and when would they be in the black. According to the Chairman, the CRA is in “the black” and generating more revenue than debt. However, the General Fund still must be paid back. He suggested discussing this with Mr. Zunguze attend their next meeting and ask him to consider setting some funds aside for the Linear Park in the next budget discussions with Council.
- Chairman Wernet spoke of how Council is reviewing several zoning districts and making them consistent with the FLU Map. And spoke of the TCMU zone and how they are considering the multifamily and nonresidential developments for this zone. His concern that he has is the reduction in the multifamily density; and if it is set too low, there may not be enough density to create the Mixed-Use environment that is called for in the CRA Plan. He then asked the Committee members to consider a recommendation to the CRA Board members to not reduce those densities for multifamily developments within the TCMU zoning district.

Motion by Chairman Wernet, seconded by Committee member Woodard to recommend the CRA Board to not reduce the densities for multifamily developments within the TCMU Zoning District.

According to Mrs. Brisolara, staff has made a couple of proposals that Council did not prefer because they wanted the lower density with the TCMU in mind to create a mixed-use environment. Explaining the following:

- Single Family Residential – Maximum height, 35-foot and 3-stories with a density of 9-units per acre
- Multi-Family Residential – Maximum height, 50-foot and 4-stories with a density of 24-units per acre
- All other permitted uses the maximum height is 75-foot and 6-stories with a FAR of 1.5

Mrs. Witt also added that the height and densities are regulated by the Comprehensive Plan therefore, if Council decides to modify them, they would be rolled into amendments made to the Comprehensive Plan updates that will be taking place later this year along with the State changes to the coastal requirements. And is not an immediate change that could take place in the Land Development Code.

Committee member Woodard asked staff if they are aware of what Council is trying to lower them to at this time. According to Mrs. Brisolara, there was a recommendation to 15.

Mrs. Witt added that at the workshop the discussion to lower the density to 20 and a few Council members were not comfortable with that number not being low enough. And so far, staff has not gotten any clear direction at this point; but they know it will be lower than 20.

Committee member Sandstead asked the Chairman what he thought was too low.

According to the Chairman, the density for the Vintage Apartments is 15 and mentioned that he is concerned that number may be too low because part of the calculations for the density for that complex was based on the entire acreage; noting that there is some wetland areas and right-of-way that is not developable. Adding that the true density should be calculated on the buildable footprint acreage of the property and not the wetlands; which would put it somewhere between 15 & 24 units per acre. He added that the high-density apartment such as the Sea Glass and The Preserve on Commons Drive have a negative impact because of the amount of traffic they generate and the high population of transient residents. And densities too low will not be able to provide the affordable housing that is needed.

The Chairman called for the vote and the motion passed 4-0.

Committee member Morrell spoke of the opportunity that the city now has to for a Destin High School located at the Destin Methodist Church that will be selling their property for the Destin High School.

8. DIRECTOR'S REPORT:

New Developments in the approval process

- Tuscan Village – 86 Townhome units
- Beach Lofts – 12, 2-story Townhomes
- The Charles is 192 Units currently is in the TRC review process

9. VISITOR COMMENTS: None

ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:35 PM.

Adopted and approved 15th day of January 2020.

Lockwood Wernet
Lockwood Wernet, Chairman

Kim Montgomery
Kim Montgomery, Deputy City Clerk