



**AGENDA
TOWN CENTER COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE
WEDNESDAY, JULY 21, 2021
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) April 21, 2021**
- 4. OLD BUSINESS**
 - A) FY2022 Budget and Long-Term Projections**
 - B) Capital Project Status**
 - C) Operations Financial Report**
 - D) Development Projects Update**
 - E) Gulf Power Linear Park Update**
 - F) Town Center Master Plan Update**
- 5. NEW BUSINESS**
 - A) Wayfinding Master Plan Update**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: August 18, 2021**
- 9. ADJOURNMENT**

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
APRIL 21, 2021 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, April 21, 2021 at the Destin City Hall Boardroom with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Michele Sandstead
Delores Morrell
Matthew Sweetser

Staff Present

Kim Montgomery Deputy City Clerk
Daniel Butler Planner
Louis Zunguze CD Director
Don Smith City Engineer
Krystal Strickland, Finance Director
Kyle Bauman City Attorney

2. APPROVAL OF MINUTES: January 20, 2021

Motion by Committee member, Sandstead seconded by Committee member Morrell to approve the January 20, 2021 meeting minutes as corrected, passed 5-0.

3. OLD BUSINESS:

➤ **Development Projects Update**

Mr. Butler informed the members that currently, Chick-fil-a and the Destin Water Users (DWU) Project are the only two active projects in their district.

Committee member Sandstead asked what DWU project is, and Chairman Wernet provided the information.

4. NEW BUSINESS:

➤ **Town Center CRA Master Plan**

Mr. Butler informed the members that it has been several years since their Master Plan was updated, even though there have been some suggested revisions throughout those past few years. And staff is asking if they prefer to review and update the Plan for consistency with the Comprehensive Plan in meetings or to have staff go ahead and make the updates as requested in the past, then bring it back for their review.

Committee member Sweetser questioned the reference to a High School in the plan and if it was a High School or the Charter School that was sought. According to the Chairman, back when they first started working on the plan, they were informed by the then staff that if there is anything they wanted in their district, it was good to have it in the plan. And is why it doesn't specify either one, just that a school was a need.

Chairman Wernet made the motion to direct staff to incorporate the comments made over the years and to update the Master Plan to coordinate with the Comprehensive Plan. Committee

member Sandstead provided the second. With no further discussion, the Chairman called for the vote and the motion passed 4-0.

➤ **2020 Work Plans**

Mr. Butler informed the members that this is just informational at this point and staff is outlining the goals and objectives that support the work plans. Noting that staff will keep them updated as the projects move forward.

Chairman Wernet mentioned that at this time, there is no action to take on their work plans.

Committee member Sweetser mentioned that he has had a few people ask him if there have been any studies done regarding the Linear Park being under the power lines and if it would affect health.

According to Mr. Zunguze, in his experience, there are many cities that have parks, such as this proposed linear park, and he has never heard of any such side effects.

➤ **Gulf Power Linear Park Update**

Mr. Butler informed the members that in October and November of 2020, the preliminary scope of work for the Linear Park was presented to the Parks & Recreation Committee and this committee for a recommendation to City Council to direct staff to draft a Request for Bid for the project's schematic design. And both committees voted unanimously for the recommendation to Council for their consideration. Adding that this park is now identified as a Capital Improvement Project and staff will keep everyone up-to-date on its progress.

There was some general discussion regarding the location of the park and what would be included in the initial estimate regarding the long range funding. According to the City Engineer, Don Smith, he will gather all the information on the cost projections and provide it at their next meeting.

➤ **Cross Town Connector Update**

The City Engineer provided the Agency members with an update of the status of the Crosstown Connector (CTC). He provided a short Power Point Presentation of the background of the project and how currently it is at a 30% status, with the following goals that have been met:

- June 1, 2020 – City Council approved the redesign of the CTC from a 4-lane to a 2-lane roadway.
- October 19, 2020 – City entered a contract with Atkins for redesign.
- February 2021 – Atkins provided 30% plans for review and comment.



CTC Design Element:

- Boulevard Style Roadway with a large, landscaped median.
- Benning Intersection Proposed All Way Stop, as directed by City Council.
- Beach Intersection Proposed Roundabout.
- Open Space – Possible Linear Park.



Committee member Sweetser asked about the status of the ROW that has not been purchased. According to Mr. Smith, staff has plans to get approval from Council for the scope of fees necessary to start on the portion of the ROW that is left to obtain for the completion of the project.

According to Ms. Strickland, the city has executed FDOT's \$2.7M grant to fund the acquisition of the right of ways necessary and the city is waiting for FDOT to execute their portion of the grant application. And after that, staff will ask City Council for permission to purchase the last two parcels needed.

There was additional discussion about how the right-of-access, once the project is finished, will take the additional burden off the local streets that are now being used to avoid Highway 98. As well as the future improvements to the Stahlman Ave./Highway 98 intersection.

The City Engineer also informed the members of the Council Workshop scheduled for May 10th at 5:30 p.m. on this subject.

➤ **Capital Projects Funding**

Ms. Strickland provided the members with an overview of the Capital Projects list, which consist of 40 different currently active projects budgeted for FY-21 and some additional ones Council directed staff to add to the list. She explained they are broken down in categories required by the Auditor General which are:

- Renewal & Replacement
- General Government
- Public Safety
- Physical Environment
- Parks & Recreation
- Vehicle Purchases

She provided the members with an example of the Replace & Renewal Fund and how each year, the city is required to have a certain amount money set aside to maintain all the facilities and upgrade vehicles as needed. Also, the city receives funds from the State of Florida from the Gas Tax. And there are two different gas tax categories.

- Gas Tax #1 the city receives is strictly used for roads, sidewalks and streetlighting.
- Growth Necessitated and Comprehensive Plan Related Projects:
 - Gas Tax #2 – Traffic issues – Comprehensive Plan Traffic Issues, which will help with the Cross Town Connector project
 - Development Growth Impact Fees
- Council Directed Projects:
 - Beach Acquisition
 - Cross Town Connector
 - Undergrounding of electricity
- Other Capital Projects:
 - CR-H is the Harbor CRA-AC
 - Capt. Royal Melvin Heritage Park & Plaza (CRMHP)
 - Clement Taylor Park Renovations - will start after the CRMHP is further along as part of the requirements from the grants.
 - CR-T – Linear Trail Park

She explained how she is working with the Grants & Projects Manager to try and obtain a grant from the State of Florida – Recreation Trail Program funded by FDEP and they will apply for it next year since this year's grant deadline expired in February. Additionally, staff is looking into other funding opportunities and she will be bringing that information to them at their next meeting. She also went over

several other projects the city has received grants for and some that did not get funded for this FY year. As well as covering the Revenue and Expenditures for the city.

She also explained the Fund Balance for the Town Center CRA, and how it is still at a negative \$2.2M because the General Fund has been paying the Town Center's debt service for some time. However, it is projected that the Town Center should be able to start paying the city back next year. And staff will be bringing a proposal on exactly how much the Town Center CRA needs to be balanced along with the projects that are desired to be accomplished. And additionally, the debt should be paid off in 2037, a year before it is to sunset.

Committee member Sweetser questioned what the \$35k Park Impact Fee Project fund is for. According to Ms. Strickland, that amount was budgeted for a storage building to be purchased to assist staff because of the abundance of Softball tournaments that take place at the Morgan Sports Center. Adding that the location of the one being used now may eventually be used for Pickle Ball Courts.

The Chairman asked about the line item #19 for the Vintage sidewalk that does not have a project number. According to Ms. Strickland, there is a Development Order for the Vintage Apartments where they gave the City \$290k as a mitigation type program. And the Community Development team is waiting on some items to get finalized before the city can move forward with the ROW work.

Mr. Zunguze explained this a contribution for public improvements and once the period for performance has past, staff will do their work to finalize the project and use the funds for the sidewalks.

5. COMMITTEE MEMBER REPORTS:

Committee member Sandstead – Thanked staff getting the owner of the land that was cleared out and cleaned between her antique shop and the U.S. Post Office.

Committee member Sweetser – Asked if anything can be done about the back of the property that is for sale that includes the Dollar General Store and Olde Time Pottery. According to Mr. Zunguze, that is next, and staff will be working closely with the City Attorney to try as best as possible to get the owner to do something, within his rights, to help improve the appearance of that general area.

7. DIRECTOR'S REPORT:

According to Mr. Zunguze, Harbor Capacity Study is currently underway, and the Steering Committee is meeting monthly. He informed the members that at the meeting last month, they came up with a list of issues that they would like to see addressed in the harbor area such as, parking and water quality. And they will continue to work on those and other issues prior to making recommendations to Council. Also, the Harbor Capacity Study will really start this summer once the busy tourist season gets going for the professionals to be able to survey and determine the necessary results of the study.

Mr. Zunguze also informed the Agency members that City Council has authorized the funding for staff to update the Land Development Code. After which, staff will be bringing it before them to outline how they should proceed with the Town Center.

➤ **Next meeting is May 19, 2021.**

ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:55 PM.

Adopted and approved _____ day of _____ 2021.

Lockwood Wernet, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 21, 2021

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.A.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director

FROM: Krystal Strickland, Finance Director

DATE: June 14, 2021
July 14, 2021 updated

SUBJECT: FY2022 Budget and Long-Term Projections

I. BACKGROUND: The long-term Town Center CRA financials should be brought forth to the Committee for review and discussion on a periodic basis.

II. DISCUSSION: The Town Center CRA is funded by tax incremental financial interlocal agreements between the Town Center CRA, the City of Destin, and Okaloosa County. As property values rise, the incremental amount of ad valorem taxes collected above the base year (1998) are deposited with the Town Center CRA's fund. In recent years, the Town Center CRA has started earning enough to pay debt service on a loan taken out in 2002, to pay utilities used within the district, and to pay its allocation share of median maintenance contracted to a landscaping company. In the past, a portion of certain City Staff salaries and benefits were also charged to the Town Center CRA.

For the FY2022 Proposed Budget, staff recommend continuing to pay debt service, utilities, and median maintenance. In addition, staff recommend hiring a consultant to update the Town CRA's Master Plan (\$50k). Staff also recommend the Town Center CRA maintain a fund balance equal to one year's worth of debt service (approximately \$730,000).

By FY2023, there should be ample funding to allow for some capital projects. Some or all of these funds might be appropriated for to do an Engineering Design and an Opinion of Probable Cost for the first phase of the Linear Park to be built within the Gulf Power easement. Some funds may also be appropriated in FY2023 for Wayfinding Signage for the Town Center CRA district. In future years, we recommend reimbursing the General Fund

for funds borrowed in the early years, and periodically procuring construction services to complete phases of the Linear Park and other capital projects.

As you can see in the attached projections, we anticipate the Town Center CRA will soon be adding over a million dollars a year to the fund balance. The 2014 Debt is scheduled to be paid off in FY2037, which is when the CRA Master Plan and TIF interlocal agreements are set to expire.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION: Staff are open to recommendations and suggestions regarding the Town Center CRA's long-term projections.

IV. RECOMMENDED MOTION: This item is informational for discussion only.

Attachments:

1. Town Center CRA LT Projections

TOWN CENTER CRA FUND DETAILS

FUND	ORG	OBJ	PROJE ACCOUNT DESCRIPTION	2018	2019	2020	2021		FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
				ACTUALS	ACTUALS	ACTUALS	PROJECTED								
102	102300	311101	TIF REVENUES - COUNTY	490,991	556,005	600,079	681,523		933,282	961,280	990,119	1,019,822	1,050,417	1,081,930	1,114,387
102	102300	311102	TIF REVENUES - CITY	209,051	234,780	257,304	290,297		397,430	409,353	421,633	434,282	447,311	460,730	474,552
102	102300	361100	INTEREST EARNINGS	153	390	1,360	1,264		1,301	1,341	1,381	1,422	1,465	1,509	1,554
102			Total 102300 TOWNCENTER CRA REVENUE	700,194	791,175	858,743	973,083		1,332,013	1,371,974	1,413,133	1,455,527	1,499,193	1,544,169	1,590,494
102	10255231	512000	REGULAR SALARIES	8,619	9,061	9,430	-		-	-	-	-	-	-	-
102	10255231	521000	FICA TAXES	114	118	125	-		-	-	-	-	-	-	-
102	10255231	522000	RETIREMENT CONTRIBUTIONS	1,083	1,133	1,162	-		-	-	-	-	-	-	-
102	10255231	523000	LIFE/HEALTH INSURANCE	4,858	4,879	4,476	-		-	-	-	-	-	-	-
102	10255231	534000	CONTRACT SERVICES	22,458	26,541	24,083	60,125	\$50K UPDATE MASTER PLAN; \$76K MEDIAN MAINT	126,000	129,780	133,673	137,684	141,814	146,069	150,451
102	10255231	543000	UTILITIES	8,542	6,538	5,309	4,535		4,671	4,811	4,956	5,104	5,257	5,415	5,578
102	10255231	546000	REPAIRS AND MAINTENANCE	21,122	2,934	-	11,389		11,731	12,083	12,445	12,819	13,203	13,599	14,007
102	10255231	549000	OTHER CHARGES/ADVERTISING	-	-	-	-		-	-	-	-	-	-	-
102	10255231	552000	OPERATING SUPPLIES	-	-	-	-		-	-	-	-	-	-	-
102	10255231	554000	BKS, SUBS, MEMBERSHIPS	583	88	523	523		538	554	571	588	606	624	643
102	10255231	563000	INFRASTRUCTURE	-	-	-	-		-	-	-	-	-	-	-
102	10258500	565000	CRT17 EASEMENT TRAIL MAIN-MATTIE KELLY	-	-	-	-			270,000	50,000	1,000,000			
102	10258500	565000	TBD WAYFINDING	-	-	-	-			100,000					
			Total 10255231 TOWNCENTER CRA OPERA	67,378	51,292	45,108	76,572		142,940	517,228	201,645	1,156,195	160,881	165,707	170,678
			NET OPERATING (REV - EXP)	632,816	739,883	813,635	896,511		1,189,073	854,745	1,211,488	299,332	1,338,312	1,378,462	1,419,815
102	10258188	581102	REIMBURSE GF FOR ADVANCE	-	-	-	-			(80,000)		(150,000)	(200,000)	(100,000)	(500,000)
102	10258188	581214	DEBT SERVICE INTRFND TRANSFER	(730,633)	(730,820)	(973,001)	(731,212)		(731,418)	(731,631)	(731,852)	(732,080)	(732,316)	(732,561)	(732,814)
102			Total TC CRA TXFRS OUT	(730,633)	(730,820)	(973,001)	(731,212)		(731,418)	(811,631)	(731,852)	(882,080)	(932,316)	(832,561)	(1,232,814)
102			Net change in Fund Balance	(97,817)	9,063	(159,366)	165,300		457,655	43,115	479,636	(582,748)	405,996	545,901	187,002
			Due to GF, Beg Bal	(2,249,624)	(2,379,639)	(2,448,824)	(2,448,824)		(2,448,824)	(2,448,824)	(2,368,824)	(2,368,824)	(2,218,824)	(2,018,824)	(1,918,824)
			(inc)/dec due to GF	(130,015)	(69,186)	-	-		-	80,000	-	150,000	200,000	100,000	500,000
			Due to GF, End Bal	(2,379,639)	(2,448,824)	(2,448,824)	(2,448,824)		(2,448,824)	(2,368,824)	(2,368,824)	(2,218,824)	(2,018,824)	(1,918,824)	(1,418,824)
			Bank Account, Beg Bal	120,888	153,086	231,335	223,977		161,857	619,512	662,627	1,142,263	559,515	965,511	1,511,412
			Bank Account, End Bal	153,086	231,335	58,677	389,277	maintain at \$730k	619,512	662,627	1,142,263	559,515	965,511	1,511,412	1,698,414

TOWN CENTER CRA FUND DETAILS

ACCOUNT DESCRIPTION	2018									
	ACTUALS	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037
TIF REVENUES - COUNTY	490,991	1,147,819	1,182,254	1,217,721	1,254,253	1,291,880	1,330,637	1,370,556	1,411,673	1,454,023
TIF REVENUES - CITY	209,051	488,789	503,452	518,556	534,113	550,136	566,640	583,639	601,149	619,183
INTEREST EARNINGS	153	1,601	1,649	1,698	1,749	1,802	1,856	1,911	1,969	2,028
Total 102300 TOWNCENTER CRA REVENUE	700,194	1,638,208	1,687,355	1,737,975	1,790,115	1,843,818	1,899,133	1,956,107	2,014,790	2,075,233
REGULAR SALARIES	8,619	-	-	-	-	-	-	-	-	-
FICA TAXES	114	-	-	-	-	-	-	-	-	-
RETIREMENT CONTRIBUTIONS	1,083	-	-	-	-	-	-	-	-	-
LIFE/HEALTH INSURANCE	4,858	-	-	-	-	-	-	-	-	-
CONTRACT SERVICES	22,458	154,964	159,613	164,401	169,333	174,413	179,646	185,035	190,586	196,304
UTILITIES	8,542	5,745	5,917	6,095	6,278	6,466	6,660	6,860	7,066	7,277
REPAIRS AND MAINTENANCE	21,122	14,428	14,860	15,306	15,765	16,238	16,726	17,227	17,744	18,276
OTHER CHARGES/ADVERTISING	-	-	-	-	-	-	-	-	-	-
OPERATING SUPPLIES	-	-	-	-	-	-	-	-	-	-
BKS, SUBS, MEMBERSHIPS	583	662	682	702	723	745	767	790	814	838
INFRASTRUCTURE	-	-	-	-	-	-	-	-	-	-
EASEMENT TRAIL MAIN-MATTIE KELLY	-	-	-	-	-	-	-	-	-	-
WAYFINDING	-	-	-	-	-	-	-	-	-	-
Total 10255231 TOWNCENTER CRA OPERA	67,378	175,798	181,072	186,505	192,100	197,863	203,799	209,913	216,210	222,696
NET OPERATING (REV - EXP)	632,816	1,462,410	1,506,282	1,551,471	1,598,015	1,645,955	1,695,334	1,746,194	1,798,580	1,852,537
REIMBURSE GF FOR ADVANCE	-	(500,000)	(500,000)	(418,824)	-	-	-	-	-	-
DEBT SERVICE INTRFND TRANSFER	(730,633)	(733,074)	(733,345)	(733,625)	(733,915)	(734,215)	(734,525)	(734,845)	(735,177)	(488,170)
Total TC CRA TXFRS OUT	(730,633)	(1,233,074)	(1,233,345)	(1,152,449)	(733,915)	(734,215)	(734,525)	(734,845)	(735,177)	(488,170)
Net change in Fund Balance	(97,817)	229,335	272,937	399,022	864,099	911,741	960,809	1,011,349	1,063,402	1,364,367
Due to GF, Beg Bal	(2,249,624)	(1,418,824)	(918,824)	(418,824)	-	-	-	-	-	-
(inc)/dec due to GF	(130,015)	500,000	500,000	418,824	-	-	-	-	-	-
Due to GF, End Bal	(2,379,639)	(918,824)	(418,824)	-	-	-	-	-	-	-
Bank Account, Beg Bal	120,888	1,698,414	1,927,749	2,200,686	2,599,708	3,463,807	4,375,548	5,336,357	6,347,706	7,411,108
Bank Account, End Bal	153,086	1,927,749	2,200,686	2,599,708	3,463,807	4,375,548	5,336,357	6,347,706	7,411,108	8,775,475

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 21, 2021
BOARD/COMMITTEE: City Council
TYPE OF AGENDA ITEM: City Manager Report
OUTLINE NUMBER: 4.B.

TO: City Council

THRU: Lance Johnson, City Manager
Webb Warren, Deputy City Manager
Jeffrey Cozadd, Grants Manager
Kyle Bauman, City Attorney

FROM: Krystal Strickland, Finance Director

DATE: July 15, 2021

SUBJECT: Capital Project Status

I. BACKGROUND: Informational Item Only

II. DISCUSSION: Please find attached a summary of the current capital improvement projects, showing status and Year-to-Date expenditures and encumbrances.

A. Link to Strategic Goals / Objectives: Financially sound City providing Service Excellence

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION:

IV. RECOMMENDED MOTION: Not applicable. Informational only.

Attachments:

1. June 2021 Capital Projects

CITY OF DESTIN CAPITAL IMPROVEMENT PLAN - Monthly Status Report

Council Objective #		October 1, 2020 - June 30, 2021		FY2021 Budget*	YTD Actuals	YTD Encumbrances	FY2021 Available Budget	Status	Notes
		Renewal & Replacement - Facilities							
1		RR051	General Government	\$ 67,838	\$ 37,715	\$ -	\$ 30,123	50% Complete	
2		RR052	Public Safety	392,500	128,549	-	263,951	33% Complete	Annex remodeling underway. Annex Parking Lot Resurfacing Task Order has been forwarded to the vendor.
3		RR053	Physical Environment (Stormwater, Cemetery)	300,000	10,000	20,700	269,300	Started	Harbor Pump renewal procurement underway. Parts ordered.
4		RR057	Parks and Recreation	1,003,800	109,014	259,401	635,385	35% Complete	Multiple under \$15k renewal/replacements started
5		RRVEH	Vehicles	272,500	30,718	233,064	8,718	88% Complete	8 vehicles have been approved by Council. POs have been forwarded to the vendor. 1 Vehicle has arrived.
		Renewal & Replacement - Infrastructure		-	-	-	-		
6	15,17,19	RR054	Roads, Sidewalks, Street Lighting (Mostly Gas Tax #1)	586,161	110,377	467,565	8,220	Complete	
7		PW612	FY2020 Road Milling & Striping Program	258,138	258,226	-	(88)	Complete	
		Growth Necessitated & Comp Plan		-	-	-	-		
8		LB002	Library Impact Fee Projects	47,000	-	-	47,000	Started	POs in process for lighting and HVAC improvements.
9		NORG1	Norreigo Point Road	250,000	-	-	250,000		Project Number changed from PW612 to NORG1 to avoid overlap with incomplete prior year project
10		RC004	Park Impact Fee Projects	35,000	-	-	35,000	Started	
11		SW53	Stormwater Master Plan	6,148	-	6,148	-	90% Complete	Jenkins is revising as per staff recommendations. Next update to Council in June.
12		SW54	Stormwater Improvements (FDEP funded)	50,000	-	-	50,000		
13	8	TR618	Zerbe-Calhoun Pedestrian Pathway	828,420	315,766	459,871	52,783	50% Complete	Preconstruction meeting 02/11/2021, construction to start 02/15/2021.
14	9	TR619	Sibert-Zerbe Parking Lot Consolidation	-	-	-	-		
15		TR620	ADA Transition - Pedestrian Facilities	100,000	-	-	100,000	Started	Scope of work and fee proposal by engineering firm being routed for initial review.
16		TRSAF	<i>Zerbe/Calhoun Safety</i>	<i>2,500</i>	2,500	-	-	<i>Complete</i>	<i>Speed bump to be installed mid-May</i>
17		TRSAF	<i>Sibert/Forrest safety</i>	<i>2,826</i>	2,826	-	-	<i>Complete</i>	<i>Initial discussion at March 2021 council meeting. LED stop signs installed.</i>
18		TRSAF	<i>Pine Street Safety</i>	-	-	-	-		<i>Brought discussion and initial recommendations to Council in April 2021.</i>
19			<i>Vintage Sidewalk</i>	-	-	-	-		<i>\$290k restricted</i>
		Citizen/Council Directed Projects		-	-	-	-		
20	1	CM001	Beach Acquisition	10,432,361	6,826,007	39,701	3,566,653	66% Complete	Purchase 2 of 3 completed 11/16/2020. Next purchase in first half of 2021. Task Order #1 has been prepared (demolition of two structures plus asbestos testing for one structure).
21	7	EN615	Cross-Town Connector	4,175,000	151,476	578,738	3,444,787	In Progress	Re-design down to 2-lane in progress. The 30% plans were approved by Council in February 2021. TRIP (FDOT) ROW grant award to March 2021 council meeting. Okaloosa County Construction grant/interlocal agreement under review.

CITY OF DESTIN CAPITAL IMPROVEMENT PLAN - Monthly Status Report

Council Objective #			October 1, 2020 - June 30, 2021	FY2021 Budget*	YTD Actuals	YTD Encumbrances	FY2021 Available Budget	Status	Notes
22	2	UNDER	Undergrounding	250,000	13,825	198,799	37,376	In Progress	Project Manager is hired and has started groundwork for Engineering Estimates. City is negotiating franchise rates.
23			<i>Harbor Lane Easement Improvements</i>	-	-	-	-		<i>Easement improvements and lighting upgrades mid-2020 council requested \$25k (\$12-13k spent in 2020 on picnic tables, landscaping, stairwell, bike rack, dog station)</i>
			Other Capital Projects	-	-	-	-		
24		CRH63	Captain Royal Melvin Hertiage Park and Plaza (RESTORE)	1,452,163	475,725	976,438	(0)	In Progress	NTP issued 01/04/2021. Construction is underway.
25		CRH64	Harbor CRA Wayfinding Plan Signage	30,000	-	-	30,000	Postponed	Initial cost estimates are above budget.
26		CRH65	Harbor and Bay Capacity Improvements	325,000	-	250,000	75,000		Agreement signed with Army Corps of Engineers
27		CRT17	Town Center CRA Easement Trail/Park Main to Mattie Kelly	10,000	-	-	10,000		Initial engineering estimates for phases of trail complete: Ph1 \$750k+Ph2 \$960k+Ph3 \$1.46m+ Ph \$4 1.8m=\$4.97m. Grant funding search underway.
28	<i>01/21/20 Council Mtg Priority</i>	<i>EN617</i>	<i>Stahlman Ave Intersection Pedestrian Safety</i>	<i>22,044</i>	23,694	-	<i>(1,650)</i>		
29	<i>11/2/20 Council Mtg TOP PRIORITY</i>	<i>EN626</i>	<i>Main St/Kelly St Crosswalk Safety</i>	<i>20,271</i>	20,271	-	-	<i>Complete</i>	
30		FM637	Clement Taylor Park Seawall (FEMA)	-	-	-	-	Complete	Working with FEMA to change classification for final reimbursement
31		IT001	COMPASS/Energov	111,878	81,991	570	29,317	Delayed	Revised "go-live" set for May/June 2021
32		IT002	CD Tech Fund Hardware/Software Replacements	-	-	-	-		Hardware will be purchased on an as needed basis
33		IT003	Other Hardware/Software Replacements	-	-	-	-		
34		LB001	Library Tablet Station, RFID and Mobil Ap	76,200	17,369	43,808	15,022	30% Complete	Tablets ordered. RFID Tagging began early Feb 2021.
35		RC124	Morgan's Children's Park Playground Structure	-	-	-	-		
36		RC125	Buck Destin Restrooms	95,000	-	-	95,000	Postponed	Initial cost estimates are above budget
37		RC127	Pickleball Court	1,500	-	-	1,500	moved to future year	Researching public-private partnership options. Engineering estimate on existing land \$110k. Reclassed FY2021 funding to upgrade Dalton Threadgill Batting Cages (expand foundation; add lighting).
38		RC216	Clement Taylor Park Renovations	729,918	5,456	-	724,462		Waiting on sub-recipient agreement
39		RC617	Batting Cages for Dalton Threadgill Park	56,230	56,975	-	(745)	Complete	Foundation and cage installed. Surrounding pad expanded and lighting requisitioned (transfer in from RC127 Pickleball).
40	<i>SALLY</i>		<i>Hurricane Sally Damage Repairs</i>	<i>119,760</i>	53,407	57,752	<i>8,602</i>	<i>In Progress</i>	<i>Continuing to meet with FEMA twice/month to complete grant award paperwork. Cat A Debris Removal and Cat B Emergency & Protective awards nearly complete. Cat G Parks in process.</i>
41		SW51L	NFWF Stormwater Projects	374,025	374,025	-	-	Complete	Construction of projects started in Dec. Cross St project is complete. Calhoun Ave project underway.

CITY OF DESTIN CAPITAL IMPROVEMENT PLAN - Monthly Status Report

Council Objective #	October 1, 2020 - June 30, 2021	FY2021 Budget*	YTD Actuals	YTD Encumbrances	FY2021 Available Budget	Status	Notes
	Total Funded Projects	\$ 22,484,182	\$ 9,105,912	\$ 3,592,554	\$ 9,785,716		

*FY2021 Budget is Adopted Budget Plus Prior Year Encumbrances rolled forward

COUNCIL OBJECTIVES		5-Year Capital Budget	FY2021 Capital	Status
		Amount	Budget	
1	Public beach Initiative	\$ 22,000,000	\$ 10,432,361	FY21 2/3 completed
2	Underground utilities	1,280,000	-	project mgmt in contract negotiations
3	Short term rentals compliance with regulations	-	-	not Capital - complete
4	Recruit project and grants manager	-	-	not Capital - complete
5	Request TDC funds for additional OCSO services	-	-	not Capital - complete
6	Research viability of multi-use convention/sports/community center	-	-	In progress
7	Complete two-lane Crosstown Connector	1,475,000	4,175,000	in progress
8	Calhoun Ave Multi-Use Trail Phase II Design and Construction	852,000	828,420	contract in negotiations
9	Improve parking	75,000	-	scheduled to start FY2022
10	Beach re-nourishment	-	-	In Progress - County is lead and partner
11	Improve communications	-	-	Not Capital - in progress
12	Implement enhanced signage control	-	-	Community Dev Researching
13	Develop/implement wayfinding program	50,000	30,000	Community Dev and TDC Researching
14	Update golf cart/low speed vehicle rules	-	-	Not Capital - in progress
16	Improve city gateways	-	-	Community Dev and TDC Researching
15, 17, 19	Streetlights, sidewalks, road striping	2,851,802	844,300	in progress
18	Provide board and committee training	-	-	not Capital - continuous improvement
20	Reestablish environmental committee	-	-	Not Capital - in progress
21	Enforce residential boat and RV parking regulations	-	-	Not Capital - Complete
22	Regulate building height limits to 5 stories	-	-	Not Capital - Complete
TOTAL		<u>\$ 28,583,802</u>	<u>\$ 16,310,081</u>	
TOTALCAPITAL BUDGET		\$ 36,690,143	\$ 22,484,182	
% FOR COUNCIL OBJECTIVES		78%	73%	

CITY OF DESTIN ADOPTED 5-YEAR CAPITAL IMPROVEMENT PLAN

COUNCIL OBJECTIVE			FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
PRIORITY	Renewal & Replacement - Facilities							
	RR051	General Government	\$ 62,200	\$ 95,000	\$ 22,500	\$ 71,500	\$ 28,500	\$ 279,700
	RR052	Public Safety	392,500	41,687	134,187	47,187	49,687	665,249
	RR053	Physical Environment (Stormwater, Cemetery)	300,000	6,307	6,307	6,307	6,307	325,227
	RR057	Parks and Recreation	1,003,800	231,828	297,828	411,828	253,828	2,199,113
	RRVEH	Vehicles	272,500	-	-	-	-	272,500
	Renewal & Replacement - Infrastructure							
15, 17, 19	RR054	Roads, Sidewalks, Street Lighting (Gas Tax #1)	468,000	318,000	462,000	801,901	801,901	2,851,802
	Growth Necessitated & Comp Plan							
	SW54	Stormwater Improvements (FDEP funded)	50,000	50,000	-	-	-	100,000
	PW612	Norreigo Point Road	250,000	-	-	-	-	250,000
8	TR618	Zerbe-Calhoun Pedestrian Pathway	852,000	-	-	-	-	852,000
9	TR619	Sibert-Zerbe Parking Lot Consolidation	-	75,000	-	-	-	75,000
	TR620	ADA Transition - Pedestrian Facilities	100,000	-	-	-	-	100,000
	LB002	Library Impact Fee Projects	47,000	-	-	-	-	47,000
	RC004	Park Impact Fee Projects	35,000	-	-	-	-	35,000
	Citizen/Council Directed Projects							
1	CM001	Beach Acquisition	10,600,000	11,400,000	-	-	-	22,000,000
7	EN615	Cross-Town Connector	1,475,000	-	-	-	-	1,475,000
2	UNDER	Undergrounding	250,000	60,000	60,000	-	910,000	1,280,000
	Other Capital Projects							
	IT001	COMPASS/Energov	100,000	200,000	-	-	-	300,000
	IT002	CD Tech Fund Hardware/Software Replacements	-	150,000	150,000	-	-	300,000
	IT003	Other Hardware/Software Replacements	-	129,000	100,000	100,000	-	329,000
	LB001	Library Tablet Station & Biblioteca RFID and Mobil Ap	76,200	-	-	-	-	76,200
	CRH63	Captain Royal Melvin Hertiage Park and Plaza (RESTORE)	1,335,690	-	-	-	-	1,335,690
	CRH64	Harbor CRA Wayfinding Plan Signage	30,000	10,000	10,000	-	-	50,000
	CRT17	Town Center CRA Easement Trail/Park Main to Mattie Kelly	10,000	50,000	550,000	-	-	610,000
	RC124	Morgan's Children's Park Playground Structure	-	26,745	-	-	-	26,745
	RC125	Buck Destin Restrooms	95,000	-	-	-	-	95,000
	RC127	Pickleball Court	30,000	-	-	-	-	30,000
	RC216	Clement Taylor Park Renovations	729,918	-	-	-	-	729,918
	FM637	Clement Taylor Park Seawall (FEMA)	-	-	-	-	-	-
Total Funded Projects			\$ 18,564,808	\$ 12,843,567	\$ 1,792,822	\$ 1,438,723	\$ 2,050,223	\$ 36,690,143

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 21, 2021
BOARD/COMMITTEE: City Council
TYPE OF AGENDA ITEM: City Manager Report
OUTLINE NUMBER: 4.C.

TO: City Council

THRU: Lance Johnson, City Manager
Webb Warren, Deputy City Manager
Kyle Bauman, City Attorney

FROM: Krystal Strickland, Finance Director

DATE: July 15, 2021

SUBJECT: Operations Financial Report

I. BACKGROUND: This item is informational only.

II. DISCUSSION: Year-to-date budget versus actuals for the General Fund and the two CRAs shall be provided to Council within forty-five days of the month end. Governmental funds are accounted for on a modified accrual basis.

Details for all funds are on file with the Finance Department, and are available upon request.

- A. Link to Strategic Goals / Objectives:** Goal #1: Financially sound city providing service excellence
- B. Effect on Budget (EOB):**
- C. Level of Service (LOS):**

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

1. 2021 0531 YTD Budget vs Actuals

CITY OF DESTIN - MONTHLY FINANCIAL REPORT

Actuals 10/01/2020 - 05/31/2021

	FY2020	FY2021	FY2021	FY2021
01 GENERAL FUND	ACTUALS	BUDGET*	YTD ACTUAL	PROJECTION
01-31 Ad Valorem Taxes	7,883,186	8,104,316	8,119,687	8,119,687
01-31 Sales and Use Taxes	2,894,648	2,761,031	2,229,086	3,269,646
01-32 Licenses and Permits	3,342,590	3,148,624	1,885,239	2,851,570
01-33 Intergovernmental	3,752,560	13,865,696	6,360,270	8,978,738
01-34 Charges for Services	513,087	499,843	404,689	623,089
01-35 Fines and Forfeitures	106,750	27,520	46,824	46,824
01-36 Miscellaneous Revenue*	535,374	22,001	83,287	84,388
01-32 Impact Fees	-	-	-	-
TOTAL REVENUES	19,028,193	28,429,031	19,129,083	23,973,943
01-51 General Government	3,876,444	4,702,023	1,988,492	3,840,790
01-52 Public Safety	3,288,133	3,584,206	1,909,302	2,989,325
01-53 Physical Environment	27,009	115,369	99,273	169,922
01-54 Transportation	1,780,759	2,088,291	981,094	1,601,347
01-55 Economic Environment	51,209	15,000	9,906	13,208
01-56 Health & Human Services	55,144	100,000	47,706	81,074
01-57 Culture and Recreation	2,320,426	3,265,845	1,973,238	3,175,398
01-59 Debt Service	509,643	545,598	4,213,756	4,228,274
TOTAL EXPENDITURES	11,908,768	14,416,333	11,222,766	16,099,339
Excess (deficiency) of revenues over expenditures	7,119,426	14,012,698	7,906,318	7,874,605
01-38 Transfers In	-	-	3,682,536	3,682,536
01-58 Transfers Out	(3,363,829)	(18,937,154)	(8,827,932)	(12,389,556)
Total other financing sources (uses)	(3,363,829)	(18,937,154)	(5,145,397)	(8,707,020)
Net change in fund balances	3,755,597	(4,924,456)	2,760,921	(832,415)
Fund Balance (deficit), Beginning	21,750,564	25,506,161	25,506,161	25,506,161
Fund Balance (deficit), Ending	25,506,161	20,581,705	28,267,082	24,673,746

** FY2021 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

CITY OF DESTIN - MONTHLY FINANCIAL REPORT

Actuals 10/01/2020 - 05/31/2021

	FY2020	FY2021	FY2021	FY2021
102 TOWN CENTER CRA (RESTRICTED)	ACTUALS	BUDGET*	YTD ACTUAL	PROJECTION
102-31 County TIF	600,079	688,589	681,523	681,523
102-31 City TIF	257,304	290,297	290,297	290,297
102-36 Miscellaneous Revenue	1,360	-	864	1,264
TOTAL REVENUES	858,743	978,886	972,683	973,083
102-55 Economic Environment	45,108	134,425	45,946	77,231
102-59 Capital Outlay	-	10,000	-	-
TOTAL EXPENDITURES	45,108	144,425	45,946	77,231
Excess (deficiency) of revenues over expenditures	813,635	834,461	926,738	895,852
102-38 Transfers In	-	-	-	-
102-58 Transfers Out	(973,001)	(731,281)	(487,474)	(731,212)
Total other financing sources (uses)	(973,001)	(731,281)	(487,474)	(731,212)
Net change in fund balances	(159,366)	103,180	439,263	164,641
Fund Balance (deficit), Beginning	(2,231,154)	(2,390,520)	(2,390,520)	(2,390,520)
Fund Balance (deficit), Ending	(2,390,520)	(2,287,340)	(1,951,257)	(2,225,879)

**FY2021 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

	FY2020	FY2021	FY2021	FY2021
110 HARBOR CRA (RESTRICTED)	ACTUALS	BUDGET*	YTD ACTUAL	PROJECTION
110-31 County TIF	314,648	331,449	328,932	328,932
110-31 City TIF	319,174	331,449	331,449	331,449
110-36 Miscellaneous Revenue	1,467	-	549	789
TOTAL REVENUES	635,288	662,898	660,930	661,170
110-55 Economic Environment	33,856	71,675	17,054	26,822
110-59 Capital Outlay	-	30,000	-	-
TOTAL EXPENDITURES	33,856	101,675	17,054	26,822
Excess (deficiency) of revenues over expenditures	601,432	561,223	643,876	634,348
110-38 Transfers In	-	-	-	-
110-58 Transfers Out	(707,736)	(524,717)	(371,931)	(524,717)
Total other financing sources (uses)	(707,736)	(524,717)	(371,931)	(524,717)
Net change in fund balances	(106,304)	36,506	271,945	109,631
Fund Balance (deficit), Beginning	273,428	167,124	167,124	167,124
Fund Balance (deficit), Ending	167,124	203,630	439,069	276,755

**FY2021 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

CITY OF DESTIN - MONTHLY FINANCIAL REPORT

Actuals 10/01/2020 - 05/31/2021

	FY2020	FY2021	FY2021	FY2021
FUND BALANCE - ALL FUNDS	ACTUALS	BUDGET*	YTD ACTUAL	PROJECTION
Beginning Fund Balance	24,660,439	27,727,696	27,579,624	27,579,624
Nonspendable	2,390,520	2,287,340	1,951,257	2,225,879
Restricted	4,060,068	1,283,312	3,950,051	3,775,209
Committed	9,283,180	11,223,952	14,253,364	15,321,412
Assigned	1,016,824	1,016,824	4,411,751	1,000,000
<i>Unassigned</i>	<i>10,965,543</i>	<i>4,004,084</i>	<i>9,037,410</i>	<i>6,306,360</i>
Ending Fund Balance	27,716,135	19,815,512	33,603,834	28,628,860
	<i>27,716,135</i>	<i>19,815,512</i>	<i>33,603,834</i>	<i>28,628,860</i>

Nonspendable = Long-term advance to TownCenter CRA

Restricted = Bond covenants (balances of debt service funds), grant agreements, state and local regulations (CRAs, Building Fund, impact fees).

Committed = Council resolutions, motions, includes fund balance resolution for 1 yr debt (\$1.8m) + 3 mos emergency opsx2, CD Tech Fund, Oka Half Penny

Assigned = Contracts, purchase orders

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 21, 2021

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.D.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Daniel Butler, City Planner

DATE: July 13, 2021

SUBJECT: Development Projects Update

I. BACKGROUND: This report is to provide an updated list of development projects in the Town Center Community Redevelopment area and active City Projects. The following lists are projects which are approved and under review process.

II. DISCUSSION: Below are the developer and City projects within the Town Center CRA.

Developer Projects: Approved

No approved projects within the Town Center CRA in June.

Developer Projects: Under Review

Chick-Fil-A- 1021 Highway 98

This is a major development within the Town Center CRA area. This project is proposed in Town Center Mixed Use Zoning District (TCMU). This project proposes to demolish existing retail shopping center and redevelop the existing property into a new restaurant with a drive thru. This is a commercial use in the zoning district. This major development application is under review.

Destin Water Users Campus – 14 Industrial Park Lane

This is a major development within the Town Center CRA area. This project is proposed in Town Center Mixed Use Zoning District (TCMU). This is an application for a Major Development Order. The project consists of the construction of a new office building,

warehouses, and a parking garage within the DWU WWTP Campus for more hardened facilities for existing staff and equipment.

City Projects:

Hwy 98 Landscaping Project – Airport Rd to Marler Bridge

This project will provide some landscaping within the US Highway 98 corridor to help make the area aesthetically pleasing.

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

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

Stormwater Master Plan Update

Although this is for the entire city will have impacts for stormwater mitigation within the Harbor CRA district this plan is underdevelopment currently and should be brought forward to the committee around the end of April.

Airport Road Curve Improvements, near 1000 Airport Road.

The road in this area has a significant bend. These improvements will be signage and striping safety upgrades and High Friction Road Surfacing around the bend on Airport Road to provide additional safety features for navigating the bend in the road.

Pedestrian Pathway – Linear Park, Jewel Melvin Park to Mattie M Kelly Blvd (Gulf Power Easement), Concept

The overall project is projected to be four phases and will provide a 10' wide multi-use pedestrian pathway system to tie-in 98 Palms Blvd to Airport Road (in two locations). The pathway will provide pedestrian connectivity for several townhome & apartment developments, a single-family development, a medical complex, and commercial developments (Winn Dixie & Old Time Pottery) to Jewel Melvin city park and the Morgan's Sport's Complex.

Palm St Extension, Vintage Destin – D.O. 19-08.

This project added approximately 520 LF of 80' wide right-of-way including roadway and 10' wide sidewalks on both sides of the roadway, to the northerly end of Palm St.

Mattie M Kelly Blvd South Extension, The Charles – D.O. 20-02.

This project added approximately 1280 LF of 80' wide right-of-way including 1060 LF roadway and 10' wide sidewalks on the east side of the roadway.

As the Development projects and City Projects are under review, Staff will provide updates to the Town Center CRA at their monthly meetings.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION: This staff report is an update of current projects in the Town Center

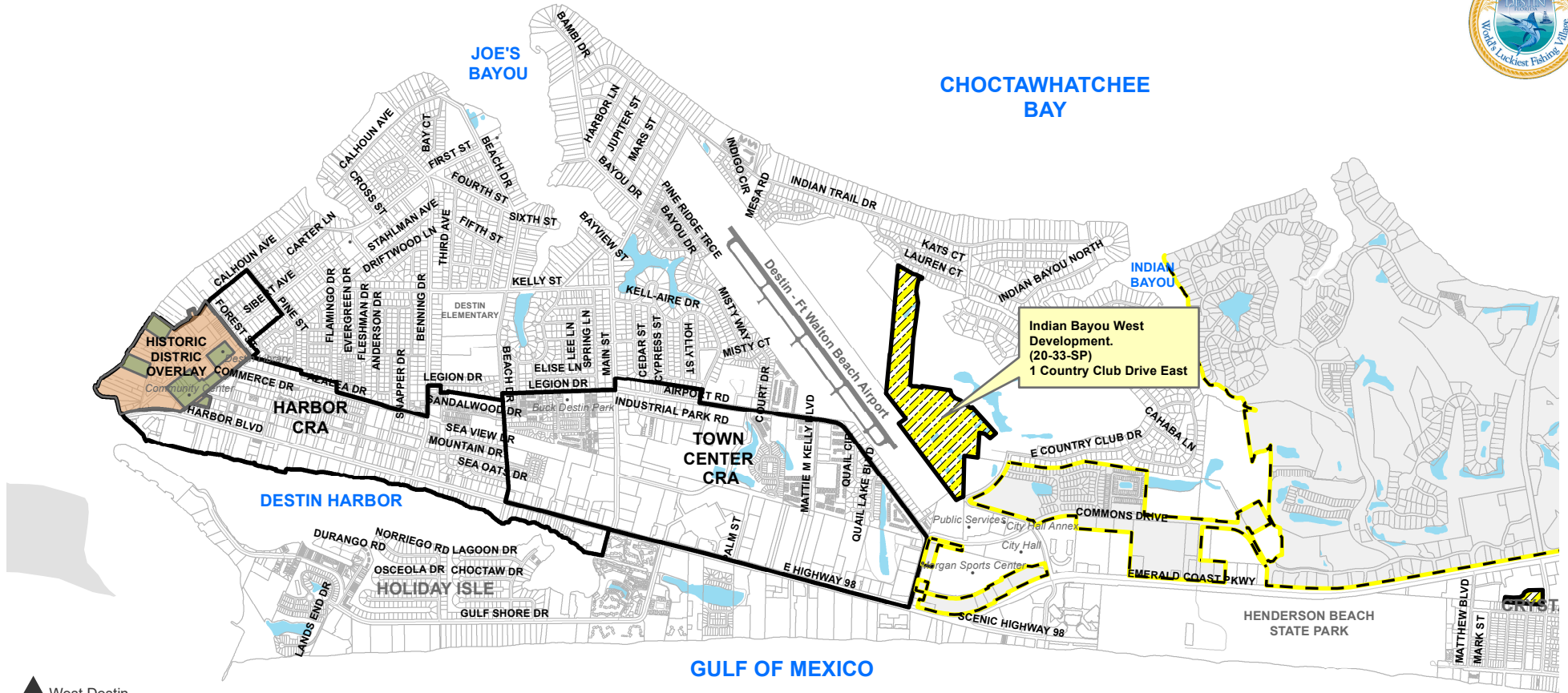
CRA. City staff will continue to update the Town Center CRA of such developer and City projects.

IV. RECOMMENDED MOTION: Information Only

Attachments:

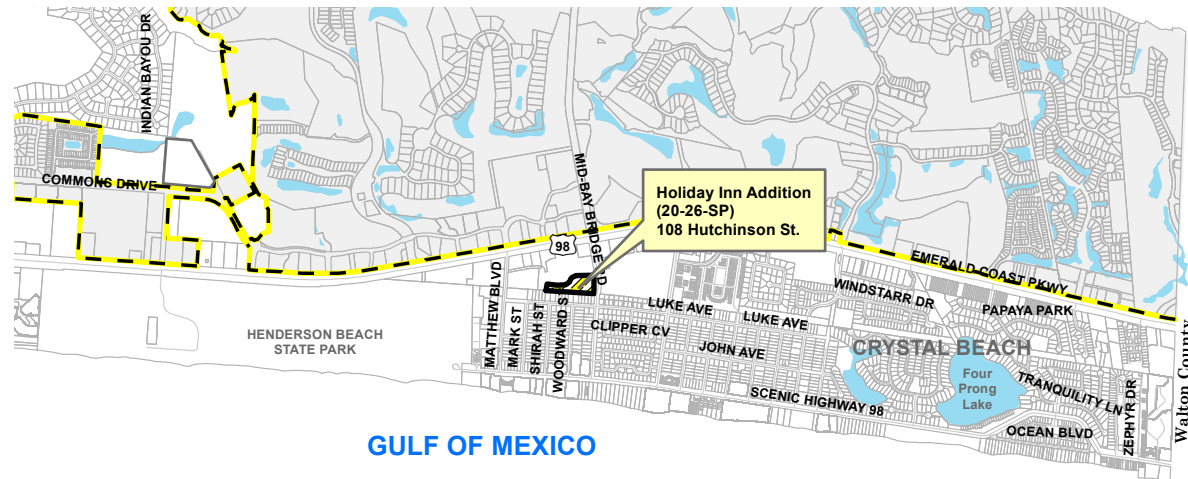
1. Approved Projects
2. City Wide Projects
3. Developer Projects Under Review

July 2021 - Approved Projects



▲ West Destin

▼ East Destin

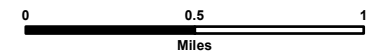


LEGEND

- City Limit Line
- Approved Projects
- Zerbe-Calhoun Historic District Overlay
- Existing Parks



NORTH
Scale 1" = 3000'

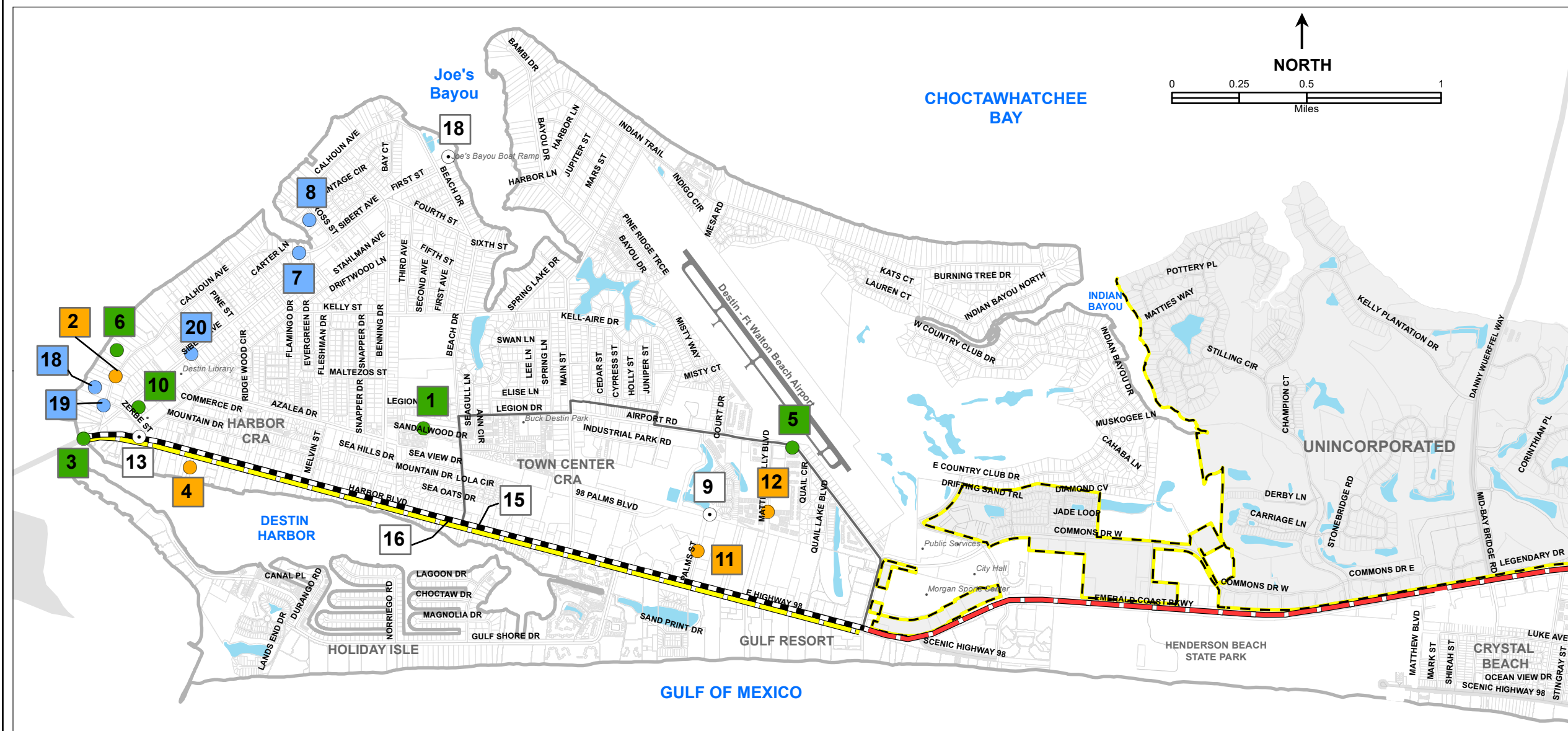




City Wide Projects July 2021

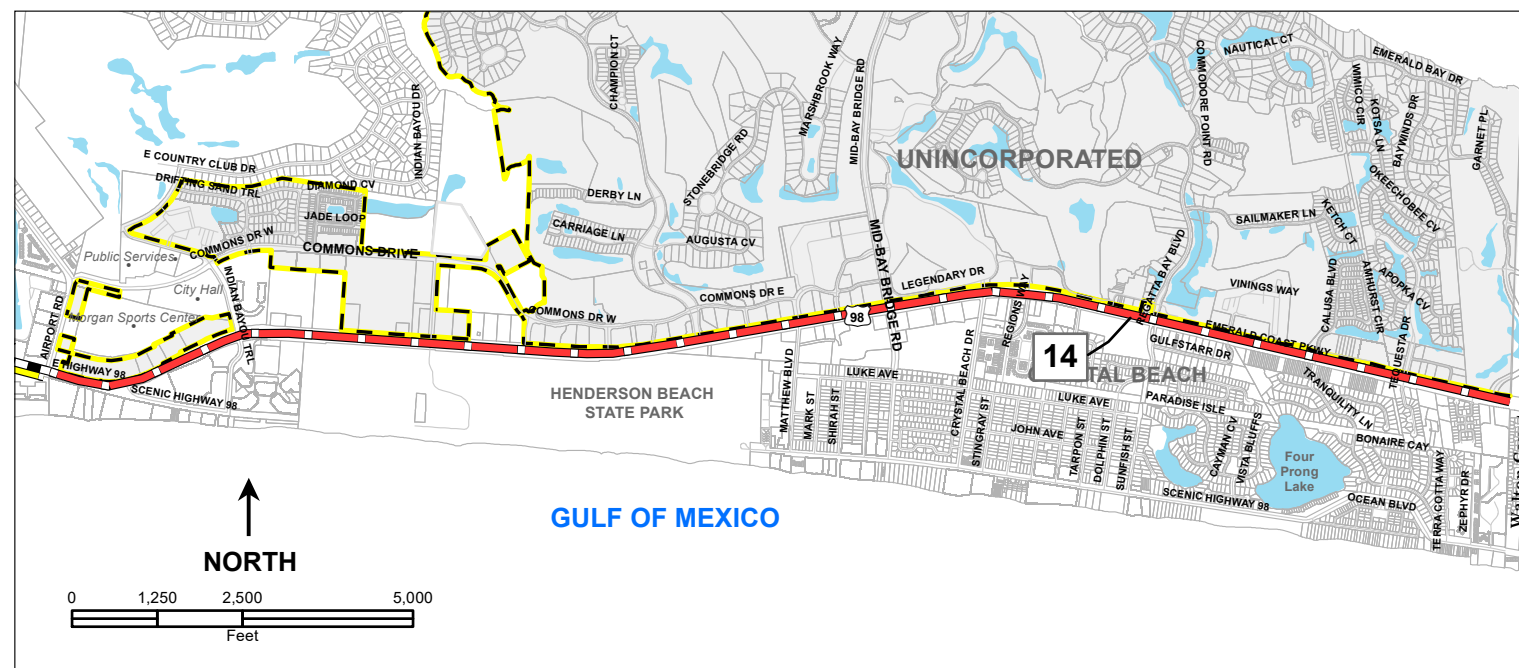
LEGEND

- Under Construction
- Under Design
- Other Projects
- Completed Projects
- Landscaping Project
Airport Rd. to Walton Co.
- Landscaping Project
Airport Rd. to Marler Bridge
- (PD&E) Study Hwy. 98
Airport Rd. to Marler Bridge
- City Limit Line



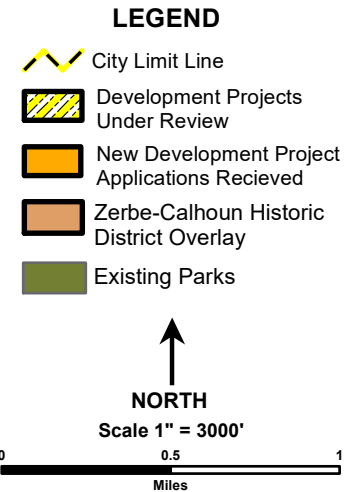
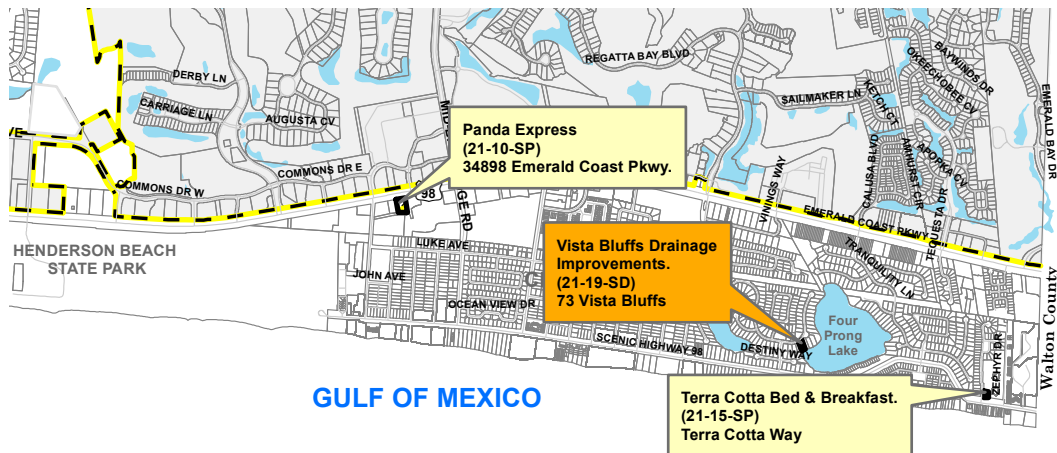
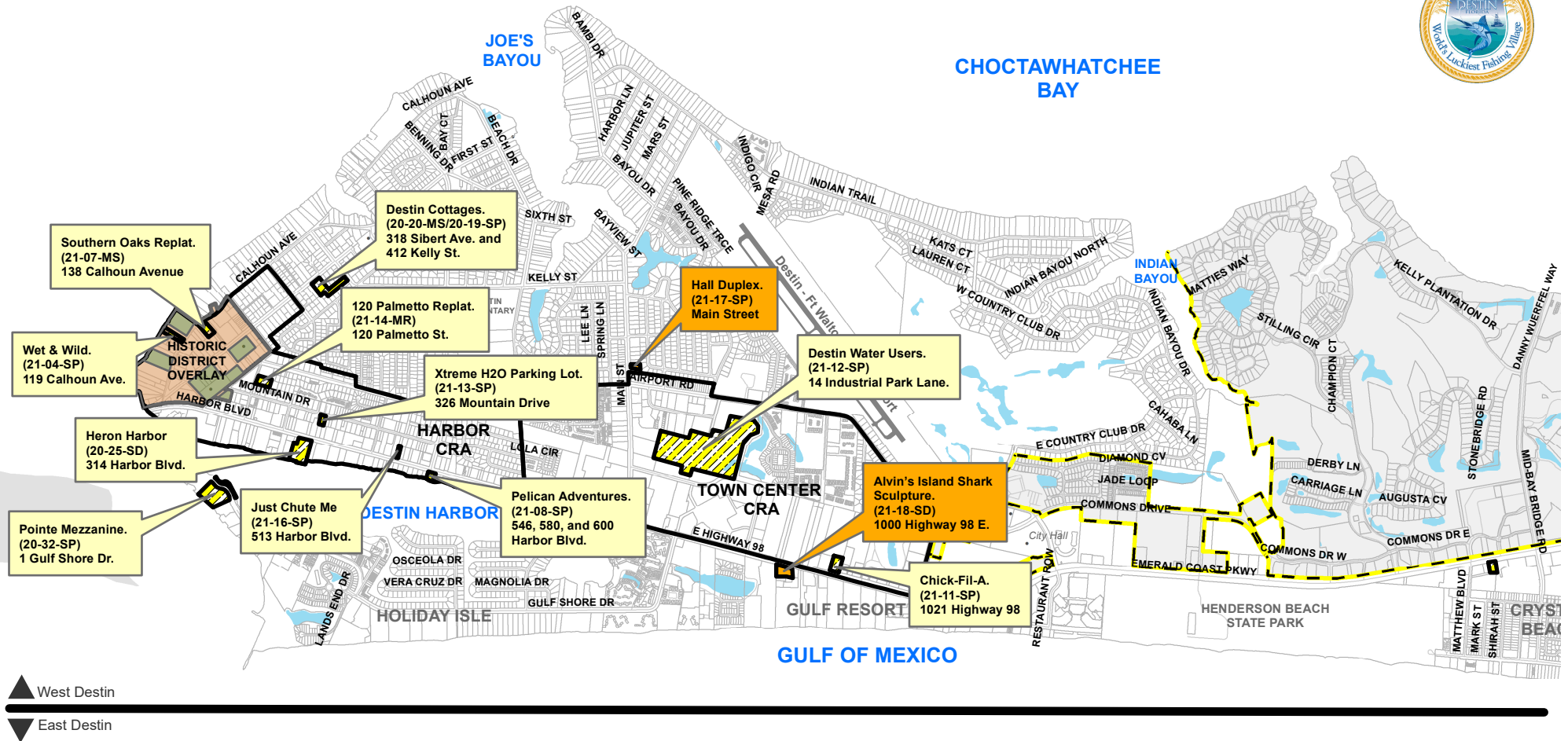
West Destin

East Destin



1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase I, Zerbe/Sibert to Clement Taylor Park.
3. Zerbe/Calhoun Pedestrian Project Phase II (boardwalk under the bridge)
4. Capt. Royal Melvin Heritage Park, 206 Harbor Blvd.
5. Airport Road Curve Improvements, near 1000 Airport Rd.
6. Clement Taylor Park Improvements, 131 Calhoun Ave.
- * 7. Drainage Project – 454 Calhoun Ave.
- * 8. Drainage Project – 823 Cross St.
9. Pedestrian Pathway – Linear Park, Jewel Melvin Park to Mattie M Kelly Blvd (Gulf Power Easement), Concept
10. Sibert Ave Parking Lot Improvements, 108 Sibert Ave.
11. Palm St Extension, Vintage Destin – D.O. 19-08.
12. Mattie M Kelly Blvd South Extension, The Charles – D.O. 20-02.
13. Hwy 98 at Stahlman Ave Signalization Project
14. Hwy 98 Landscaping Project – Airport Rd. to Walton County Line
15. Hwy 98 Landscaping Project – Airport Rd to Marler Bridge
16. Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to Marler Bridge
17. Stormwater Master Plan
- * 18. FEMA Restoration Projects
 - Joe's Bayou
 - Leonard Destin Park
- * 19. Calhoun Avenue Speed Limit and Speed Hump near Leonard Destin Park
- * 20. Sibert Avenue and Forest Street Saety Improvements
- * Completed Projects

July 2021 – Development Projects Under Review



CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 21, 2021

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.E.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Krystal Strickland, Finance Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner
Donald Smith, City Engineer
Daniel Butler, City Planner

DATE: July 13, 2021

SUBJECT: Gulf Power Linear Park Update

I. BACKGROUND: The proposed Gulf Power Linear Park is an extension of 98 Palms Boulevard that will connect Main Street to Airport Road through a multi-use trail system.

II. DISCUSSION: On October 27, 2020, Staff presented the preliminary scope of work to the City's Parks & Recreation Committee. The Parks and Recreation Committee voted unanimously to request City Council consideration to have staff draft the Request for Bid (RFB) for the project schematic design.

In May, the concept was presented to the City's Project Review Team (PRT) that included a prioritized, multiple phased approach for flexible funding for right of way (ROW) acquisition, Design & Construction. Currently, only Phase I is scheduled in the 5-year CIP budget.

Phase 1 –\$750,000

- Design 2023
- Construction 2025

Phase 2 –\$960,000

Phase 3 –\$1,460,000

Phase 4 –\$1,800,000

The noted project phases and timelines takes into account the Town Center CRA's financial obligation to the City's general fund.

The Town Center CRA currently owes \$2.4 million to the General Fund for paying Town Center CRA debt service in past years. We are currently projecting a year end bank account balance of under \$60,000. Staff recommend saving up funds to hire a professional engineering firm to write an engineer design for the trail in FY 2023 to include an Opinion of Probable Cost for Phase 1. Staff will route the completed engineering design for potential grants. In addition, once the engineering design is complete, we might consider issuing a TIF Revenue Bond to fund the construction of one or more phases of this project.

We recommend taking this design out to bid in FY 2024. By FY 2025, there will be adequate funds accumulated to accomplish construction of phase 1.

See also July 21, 2021 Agenda Item "FY 2022 Budget and Long-Term Projections" for further details on accumulation of funds and timing.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION: This is an informational item ONLY and there is no motion needed by Town Center CRA at this time.

IV. RECOMMENDED MOTION: Informational Only

Attachments:

None

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 21, 2021

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: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Daniel Butler, City Planner

DATE: July 13, 2021

SUBJECT: Wayfinding Master Plan Update

I. BACKGROUND:

As part of the Vision 2035, City Council has identified the development and implementation of a Wayfinding Program as one of its priority objectives. To implement this objective, Staff proposed the creation of a Wayfinding Master Plan that includes the following goals & objectives:

- Defining a Sense of Place
- Highlighting Destinations
- Enhancing the City's Economic Brand
- Traffic Controls and Parking Identification
- Consistency & Sense of Organization

II. DISCUSSION:

The Wayfinding Master Plan will include the following components – showcasing the city's unique areas, city facilities, and logistics through:

- Planning Area Identification
- Vehicular Wayfinding
- Pedestrian Wayfinding
- Street Identity

- Informational Kiosks

As such, wayfinding signage will be incorporated in each of the City's proposed Planning Areas:

- Airport
- Commons
- Crystal Beach
- Gulf Resort
- Harbor
- Henderson
- Holiday Isle
- Town Center
- Village

Concept Signage: In order to establish a coherent and unified signage system, a Concept Signage was undertaken in 2004 by a company called Guidance Pathway Systems.

FDOT Programs: In addition, the following FDOT Programs that support wayfinding signage in FDOT Right of Way (i.e., Harbor Blvd, Highway 98), will be utilized:

- Community Wayfinding Signs
- Community Aesthetic Features
- Gateway Signage

Acceptable sites may include but not limited to:

- Areas of public interest such as:
- Parks,
- Library,
- Community Center, and
- Sports Complex.

Furthermore, the signage will be:

- Non-commercial
- Adequately maintained and safe
- ADA Accessible

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION:

Given the high priority of this project to City Council, staff is seeking guidance from

Town Center CRA as to how to proceed with the Wayfinding Master Plan within the Town Center Planning Area. Specifically, we are asking Town Center CRA to identify how the Committee chooses to participate. To that end, does the Committee want to:

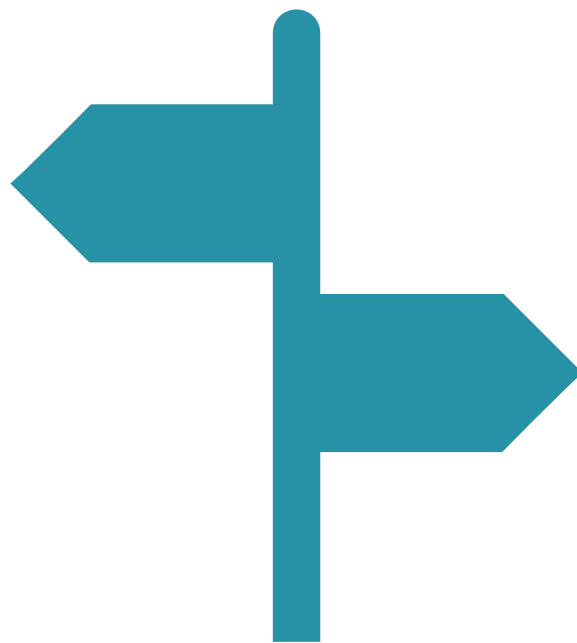
- Staff provide Town Center CRA with recommendations for the Wayfinding/Signage Program within the Town Center CRA.
OR
- Town Center CRA provide Staff with recommendations for the Wayfinding/Signage Program within the Town Center CRA.

IV. RECOMMENDED MOTION:

- I recommend that Staff provide Town Center CRA with recommendations for the Wayfinding/Signage Program within the Town Center CRA
OR
- I recommend that Town Center CRA provide Staff with recommendations for the Wayfinding/Signage Program within the Town Center CRA.

Attachments:

1. Wayfinding Presentation- dls 6-7
Revision



Wayfinding Master Plan

City of Destin



Purpose of a Wayfinding Master Plan

- Defining a Sense of Place
- Highlighting Destinations
- Enhancing the City's Economic Brand
- Traffic Controls and Parking Identification
- Consistency and Sense of Organization



Components of a Wayfinding Master Plan



Gateway and Area Identification

Gateways and area signage alert travelers that they have arrived in the city or neighborhood



Vehicular Wayfinding

Direct Visitors to areas of interest from major transportation arteries.



Street Identity

Identifies popular locations by using support signs, public art, and banners



Pedestrian Wayfinding

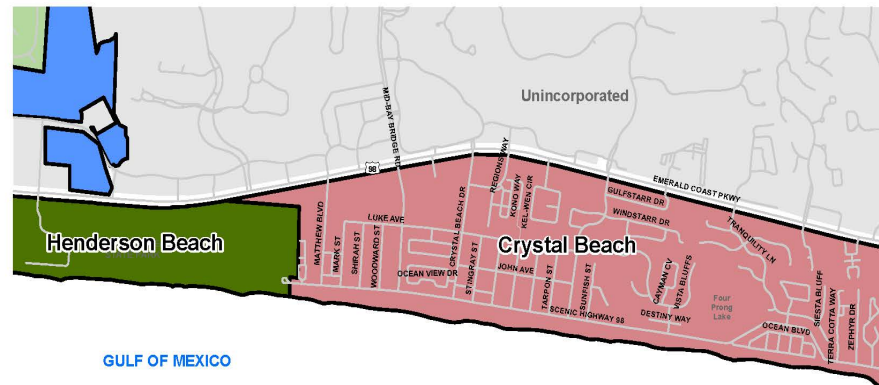
Navigate people who are walking to different places within the City.



Information Kiosks

Provides notices, maps, and event information to residents and visitors.

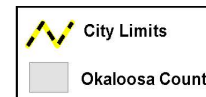
Proposed Planning Areas Map



Proposed City of Destin Planning Areas



NORTH
Scale 1" = 2000'



Proposed Planning Areas

- Airport
- Commons
- Crystal Beach
- Gulf Resort
- Harbor
- Henderson
- Holiday Isle
- Town Center
- Village

The City of Destin assumes no responsibility and/or liability for the information contained herein.
Produced 06/01/2021 by the City of Destin GIS Manager



Concept Signage from Guidance Pathway Systems



Concept Signage from Guidance Pathway Systems

FDOT Available Programs for Hwy 98

1. Community Wayfinding Signs
2. Community Aesthetic Features
3. Gateway Signage

Acceptable Sites Examples

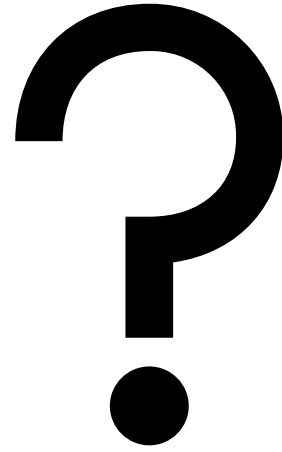
- Areas of public interest such as;
 - Parks,
 - Library,
 - Community Center, and
 - Sports Complex.
- Non-commercial
- Adequately maintained and safe
- ADA Accessible

Town Center CRA Recommended Action



How do you
want to
participate?

What do you
want to
showcase?



Questions