

Data Collection Form

Part A: Project Information
(To be completed by all Proposers)

Okaloosa RESTORE Advisory Committee

Approved by the Okaloosa RESTORE Advisory Committee: December 4, 2014
Okaloosa County, Florida

1/17/2014

Part A: Project Information

NOTE: Incomplete applications will not be considered. By submitting this project proposal, the proposer certifies that the statements herein are true, complete and accurate to the best of his/her knowledge. Any false, fictitious, or fraudulent statements or claims may cause the application to be rejected without the opportunity to re-submit.

A.1 Project Proposer: Provide the name and contact info of the Project Proposer.

Mel Ponder, Mayor
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541
850-837-4242

A.2 Point of Contact: Provide the name and contact information of the person to be contacted on matters concerning this project (POC).

Steve Schmidt, Development Manager
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541
850-837-4242

A.3 Proposed Activity Name: Provide the name of the Proposed Activity.

Captain Royal Melvin Heritage Park and Plaza

A.4 Claimed in Oil Liability Trust Fund After July 6, 2012: Was this proposed activity included in any claim for compensation paid out by the Oil Spill Liability Trust Fund after July 6, 2012?

- ☐ Yes (STOP. This activity is not eligible.)
☒ No

A.5 Qualifying Eligible Activity: Please check the primary eligible activity in the first column and then all other eligible activities that apply in the second column by placing an 'X' in the column in the row corresponding to the qualifying eligible activity.

Select Primary Activity (Select only one)	Select All Others That Apply	Qualifying Eligible Activity
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Restoration and protection of the natural resources, ecosystems, fisheries, marine and wildlife habitats, beaches and coastal wetlands of the Gulf Coast Region
<input type="checkbox"/>	<input type="checkbox"/>	Mitigation of damage to fish, wildlife and natural resources
<input type="checkbox"/>	<input type="checkbox"/>	Implementation of a federally approved marine, coastal, or comprehensive conservation management plan, including fisheries monitoring
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Workforce development and job creation
<input type="checkbox"/>	<input type="checkbox"/>	Improvements to or on State parks located in coastal areas affected by the Deepwater Horizon oil spill
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Infrastructure projects benefitting the economy or ecological resources, including port infrastructure
<input type="checkbox"/>	<input type="checkbox"/>	Coastal flood protection and related infrastructure
<input type="checkbox"/>	<input type="checkbox"/>	Planning assistance
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Promotion of tourism in the Gulf Coast Region, including recreational fishing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Promotion of the consumption of seafood harvested from the Gulf Coast Region

A.6 Location of Activity: Provide the project location. If there is more than one location for the activity, attach a list of the additional locations.

A.6.1 Address: Provide the actual address for the activity (street address, municipality(ies), county/parish, state, zip code). (If there is no street number, provide the nearest intersection or note boundaries on map submitted with Question A.6.2.)

Latitude/Longitude (if available): 30°-23'-38"N., 86°-30'-26"W.

Street address: 206 Harbor Boulevard

Municipality(ies): Destin

County/parish: Okaloosa

State: Florida

Zip code: 32541

A.6.2 Map: Provide a map of the project location and the area affected by the project.

A.6.3 Property Ownership: If project requires the use of land, provide details of property disposition to include land acquisition, ownership, agreements to use property, permits, easements, etc.

The City of Destin purchased the land for this project in fee simple by Warranty Deed on December 21st, 2006, with 40% financial assistance from the Florida Communities Trust (FCT) in the form of a grant. There exist two easements on the property, one encumbering the westerly twenty feet (20') of the property for a waterline utility, benefitting Destin Water Users, Inc. (O.R. Book 1218, Page 115), and another which currently encumbers the westerly eight feet (8') of the property for ingress/egress, ostensibly benefitting the public (O.R. Book 436, Page 576).

A.6.3.1 Attach documentation (i.e. letter of commitment, Memorandum of Understanding, deed, etc.)

A.7 Project Schedule: Provide a proposed project schedule to include: start date (MM/YY), end date (MM/YY), and major milestones.

Plans for the park are being designed by Tetra Tech, Inc., and are currently in excess of 60% complete. Current timetable for project completion (if funded) is as follows:
9/15 Completion of 100% construction plans; 11/15 Completion of all required permitting; 2/16 Commencement of construction 10/16 Completion of construction

A.8 Monitoring: During the project & following its completion, will the project be subject to a monitoring program to evaluate project success?

- ☐ No
☒ Yes (provide information on monitoring and evaluation)

As a Florida Communities Trust property, this park has a state management plan that the City of Destin must abide by in perpetuity. Upon the completion of the park, photo-monitoring will occur on an annual basis to prevent re-infestation of invasive exotic plants. Personnel conducting the monitoring will be made aware of the Exotic Pest Plant Council's list to assist in the identification of plant species. During monitoring activities, if invasive species are observed, an eradication program will be implemented. Mechanical control will be used where practical. Annual monitoring for feral animals will also take place. The City also monitors the water quality of Destin Harbor on a quarterly basis. Results of all monitoring efforts are reported to the State.

A.9 Management/Maintenance Program: Will the project be subject to a management/maintenance program to ensure project success?

- ☐ No
- ☒ Yes (Provide information on how the project will be monitored and maintained as well as the party (or parties) responsible for performing these tasks.) (240 words max.)

The Capt. Royal Melvin Heritage Park and Plaza (CRMHPP) maintenance will be programmed into the City's annual Public Services and Recreation Department budgets, just as the city currently budgets maintenance of all other parks and the Destin Harbor Boardwalk for which RMHP will serve as a primary gateway. The City currently has a Management Plan in place, executed by and between the City of Destin and the Florida Communities Trust which, among other things, addresses maintenance, security, staffing and annual reporting.

A.10 PROJECT SUMMARY

Provide a narrative of your project and why this project should be funded. Discuss the following items as a minimum:

- Economics of the project: Explain how the overall budget supports the proposed work
 - o Project Expenditures (long term and short term)
 - o Project Revenues (sales, donations, etc.)
- Other funds to be used in addition to Direct Component funds
- Key personnel involved with the project
- Specific objectives
- Permits or land acquisition required
- Design status
- Similar project success or if new technology explain
- Environmental impact (species affected, existing plans supported, etc.)
- Risks to implement and maintain the activity
- Jobs Created (short term, long term, and wage scales)

(1,500 words max)

The purpose of this project is to construct The Capt. Royal Melvin Heritage Park and Plaza that will serve as a public gateway to the Destin Harbor and its charter fishing fleet, its recreational fishing opportunities, and its fresh Gulf seafood restaurants. This project has been envisioned prior to the completion of the first phase of Destin's Harbor Boardwalk in 2012. The new gateway and plaza will provide additional harbor access, open space, and recreational/educational opportunities along the Destin Harbor as detailed in the City's adopted Harbor Community Redevelopment (CRA) Plan.

The City acquired the project site, 206 Harbor Boulevard, in December 2006 through the Trust for Public Land and a 40% match from the Florida Forever grant program. The City demolished and removed two old structures, removed invasive exotic Chinese Tallow and put the property into its present condition. While the site has been used to support events such as the annual Destin Seafood Festival, the economic downturn and impacts from the Deep Horizon oil spill have kept the city from fully executing the construction of the park in accordance with the Management Plan.

The site lies within the City's adopted Harbor Community Redevelopment Area (CRA). The acquisition furthers the City's adopted policies for the South Harbor Mixed Use Area (SHMU) as described in the Future Land Use Element of the Destin Comprehensive Plan. The SHMU area is intended to accommodate a festive mixed-use market place. The City wants to encourage tourist commercial development designed to preserve waterfront views, preserve water dependent activity, foster a pedestrian oriented environment, and promote convenient public access to the recently constructed Harbor Boardwalk project (first phase) and charter fishing fleet activities. A major intent of Destin's Comprehensive Plan is to preserve the SHMU area as a world-class fishing village open to the public. The project site will be managed only for public outdoor recreation that is compatible with the conservation, protection, and enhancement of the site, which provides urban open space and access to the Destin Harbor. Additional aspects of the management plan provide opportunities for environmental education and awareness, preservation of local history and heritage, and access to passive recreational opportunities.

Specific improvements outlined in the park's state management plan include a Harbor and Wildlife Observation Platform with educational signage, Kayak/canoe lift, Picnic pavilion, Resource Center for educational classes and informational brochures, Terraced walkway from Harbor Boulevard to harbor boardwalk, Undergrounding of utilities, Trash cans at various locations throughout park (continued participation in the FWCC Monofilament Recycling Program), Benches, Drinking fountain and restrooms at resource facility, and Bike racks near park entrance at Harbor Boulevard.

Recognizing the need to move forward with plans for the site, the Destin City Council approved funding in FY 2013 in the amount of \$126,090 to complete a design for the park which would allow phased opportunities for future embellishments. That design work is currently 65% complete. The initial construction phase of the plan has been tentatively estimated to cost approximately \$1.5 million, and provides a transformative alteration of the property which enhances environmental protection while providing an attractive and useful space for the public, substantially meeting all the objectives of the Management Plan.

Permitting for the project is not expected to be difficult or time-consuming, since the majority of state-level permitting along the waterfront was accommodated during design and construction of the Harbor Boardwalk. Some permitting will be required to incorporate entry elements to the park within the Florida Department of Transportation Right-of-Way; the balance of the permitting required will strictly be for Development Order and related building permits required by the City Land Development Code (LDC).

The completed project will serve to replace a commercially utilized property that had buildings, deteriorated paving, gravel surfaces and unimpeded flow of storm water and other chemicals and materials into the harbor with an open space park, designed to store and filter storm water before allowing it to drain to the harbor. Maintenance of the final product can be combined with the current maintenance of the Destin Harbor Boardwalk with the increase of one part time job, or conversion of a part time to full time position.

Short-term job creation for during the construction phase will total approximately \$750,000 in labor for approximately 15 FTEs. The long-term economic benefit of developing a view corridor from Harbor Boulevard (US 98) and a public gateway to the state's largest fishing charter fleet at Destin Harbor cannot be forecast but certainly cannot be underestimated. A 2014 "Economic Impact Analysis of Charter Fishing and Recreational Boating along the Destin Harbor" by the Haas Center states that both large and small fishing businesses alone currently "generate \$248 million in total spending for the local economy... 2,473 jobs are supported... along with more than \$83 million in labor income." This can only increase as additional access and exposure is provided through the Captain Royal Melvin Heritage Park and Plaza.

One needs only to look at other cities such as San Antonio, Savannah, or Fort Lauderdale with waterway boardwalks (or riverwalks) to understand the import of these public amenities to the economic vitality of their communities. The design of Destin's Gateway to its boardwalk outshines all of those, and will be a proud and significant addition to Okaloosa County.

A.11 Requested Funding Amount: How much Direct Component (Pot #1) funding is being requested for this project?

\$1.25 million

A.11.1 Other Funding: Is additional funding, outside of this request, being used for the project?

☐

No

☒

Yes (provide information on all additional funding sources and amounts.)

Current cost estimates for the completed park is \$1.5 million. In addition to the \$2,718,212.50 the City of Destin has already invested in the creation of this gateway to Destin Harbor, if ORAC funding is approved, the City will seek Florida Recreational Development Assistance Program funds in the amount of \$125,000, with a city match of \$125,000 (general revenue and/or park and transportation impact fees), to complete the park amenities.

A.11.2 Funding Under \$90,000: Is the requested funding under \$90,000?

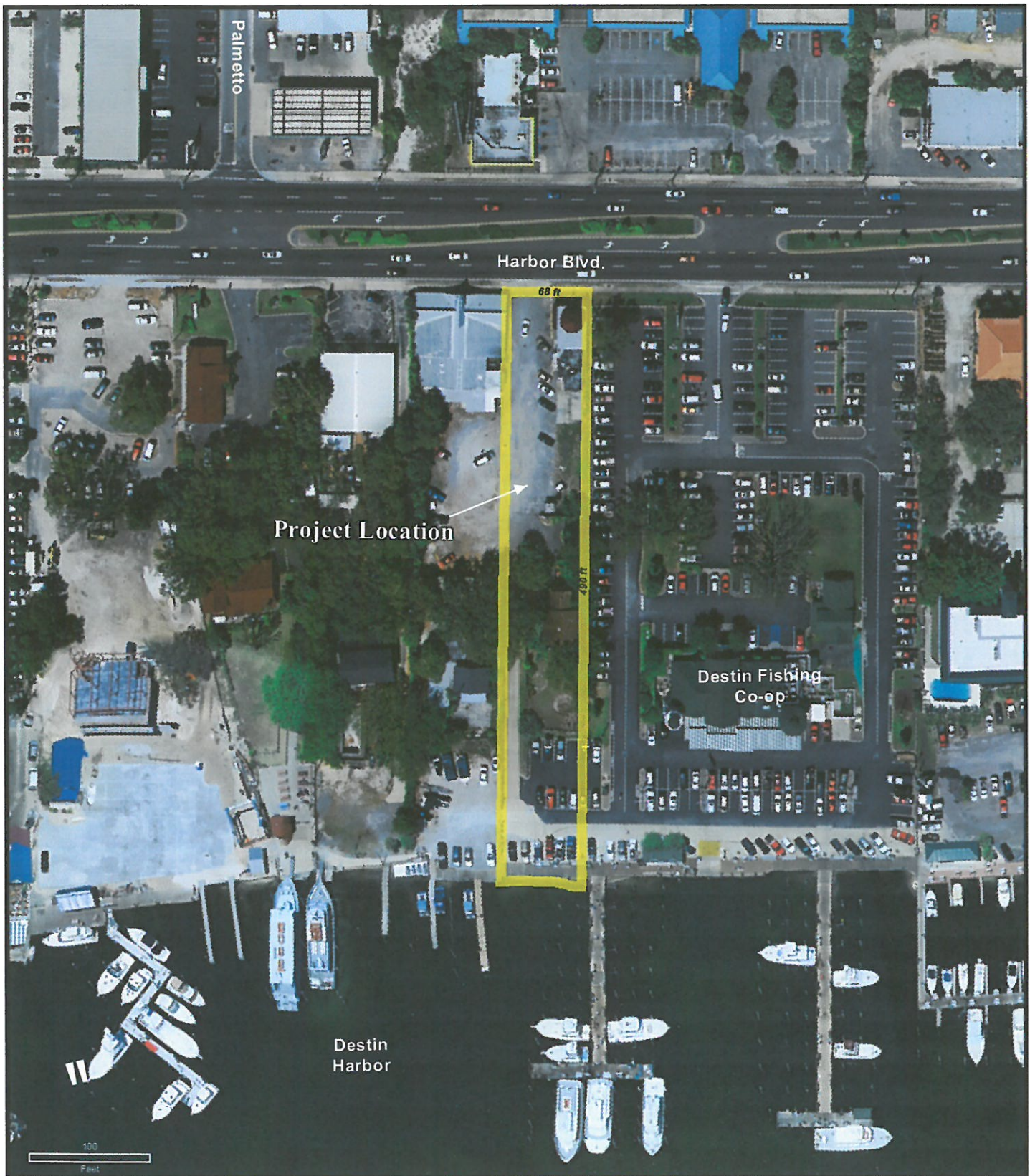
☐

Less than or equal to \$90,000 (Application is complete)

☒

More than \$90,000 (Proceed to Part B)

END OF PART A



Melvin Property Acquisition Site

Area: 0.77 acres

Owner Name: Jean S. Melvin

Site Address: 206 Harbor Blvd



This Instrument Prepared by:

J. JEROME MILLER, Esq.
Miller & Ansley, P.A.
Attorneys at Law
Wildcat Plaza
415 Mountain Drive, Suite 3
Destin, FL 32541-2349
Florida Bar No. 0128569
Phone: (850) 837-3860

DEPUTY CLERK KSCHOOLCRAFT
DON W. HOWARD, CLERK OF COURTS, OKALOOSA COUNTY, FL

FOR RECORDING PURPOSES

WARRANTY DEED

THIS WARRANTY DEED, executed this 21st day of December, 2006, by THE TRUST FOR PUBLIC LAND, a nonprofit California corporation, whose mailing address is 306 N. Monroe Street, Tallahassee, Florida, 32301-7266, hereafter called the Grantor, to THE CITY OF DESTIN, a Florida Municipal Corporation, whose mailing address is 4200 Two Trees Road, Destin, Florida 32541, hereafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: For value received, Grantor conveys to Grantee the following real property:

THE WESTERLY 68 FEET OF LOT 7-G, MORENO POINT MILITARY RESERVATION SURVEY OF LOTS IN UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 23 WEST, CITY OF DESTIN, AS RECORDED IN DEED BOOK 25, PAGE 573, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT AN IRON PIN (#3724) ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 98 (100' R/W), MARKING THE NORTHWESTERLY CORNER OF SAID LOT 7-G; THENCE SOUTH 80 DEGREES 33' 40" EAST (REFERENCE BEARING) ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 67.93 FEET TO AN IRON PIN (#0340); THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 09 DEGREES 20' 42" WEST, 448.16 FEET TO AN IRON PIN (NO#); THENCE CONTINUE SOUTH 09 DEGREES 20' 42" WEST, 45.12 FEET TO A POINT ON THE SOUTHERNMOST EDGE OF A WOOD BOARDWALK ALONG DESTIN HARBOR; THENCE NORTH 81 DEGREES 32' 49" WEST ALONG SAID BOARDWALK, 68.00 FEET; THENCE DEPARTING SAID DESTIN HARBOR, NORTH 09 DEGREES 21' 02" EAST, 15.58 FEET TO AN IRON PIN (#0340); THENCE CONTINUE NORTH 09 DEGREES 21' 02" EAST, A DISTANCE OF 478.86 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT IS EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO CHAPTER 201.02(6), FLORIDA STATUTES.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said

land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, including but not limited to ad valorem taxes through December 31, 2006.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

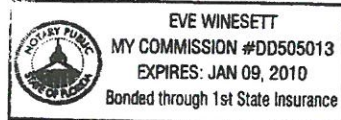
Cynthia L. Frascara
WITNESS
Printed Name: Cynthia L. Frascara

Eve Winesett
WITNESS
Printed Name: Eve Winesett

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of December, 2006, by W. DALE ALLEN, as SENIOR VICE PRESIDENT of THE TRUST FOR PUBLIC LAND.

(Notarial Seal)



Notary Public-State of Florida
My Commission Expires: 1/9/2010
Commission Number: DD505013

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

Eve Winesett
Eve Winesett