



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, JUNE 18, 2025
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
- 4. CURRENT BUSINESS**
 - A) Development Projects and City Projects Update – May 2025**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet- Chair**
 - Work Plans**
 - Annual Report**
 - B) Margie Avery- Vice Chair**
 - C) Corlene Ziegler**
 - D) Kyle Davis**
 - E) Iris Bethea**
 - F) Preston Green**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: July 16, 2025**

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)

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 18, 2025

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: Kyle Bauman, Special Projects Attorney
David Prichard, Community Development Director
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

DATE: June 3, 2025

SUBJECT: Development Projects and City Projects Update – May 2025

I. BACKGROUND: This report includes updates on the Development Projects in the Town Center Community Redevelopment Area and active City Projects. Provided is the list of projects which are approved and under review process.

II. DISCUSSION: Below are the Development and City projects within the Town Center CRA in the month of May.

I. DEVELOPMENT PROJECTS:

Under Review:

- **Project: Destin Linear Trail (DEV-001461-2024)**
 - **Project Location:** Power line easement between Airport Road and 98 Palms Blvd.
 - **Parcel ID:** 00-2S-22-5330-0000-0870
 - **Status:** Corrections Report Sent March 14, 2025. Awaiting final easements.
 - **Scope:** Development of a multi-use path along the powerline easement connecting the Intersection of Airport Road and Commons to Jewel Melvin Park and 98 Palms Blvd.

- **Project: Alvin's Island #11 (DEV-001487-2024)**
 - **Project Location:** 1073 Highway 98 East
 - **Parcel ID:** 00-2S-22-0000-0024-0020
 - **Status:** In TRC Review – Review due on June 3, 2025.
 - **Scope:** The new construction of 12,600 SF gross floor area (GFA) of retail space which will replace the previous Alvin's Island store that burnt down, which consisted of ~24,000 SF GFA.

- **Project: Grace Lutheran Church Addition (DEV-001477-2024)**
 - **Project Location:** 125 Main Street
 - **Parcel ID:** 00-2S-22-0000-0011-0090
 - **Status:** Corrections Report sent May 30, 2025. Awaiting Resubmittal.
 - **Scope:** Proposed 1,500 square foot addition to the existing church, with associated site work.

Approved Projects

- **Project: Palms Street Townhomes (DEV-001597-2025)**
 - **Project Location:** 105 Palms Street
 - **Parcel ID:** 00-2S-22-0098-0000-001A
 - **Status:** APPROVED. DO-25-11 Issued on May 20, 2025.
 - **Scope:** A Simple Deviation to a Major DO. Updated lighting plan for Palms Street Townhomes.

II. CITY PROJECTS:

- **Cross Town Connector (Beach to Benning)**
 - **Status:** DO 25-05 issued. Under Construction.
 - **Scope:** This is the final segment of the overall Cross-Town Connector to provide a secondary East-West corridor through the City of Destin and provide pedestrian pathway connectivity between the east and west sides of the City.

- **Hwy 98 Project Development and Environmental (PD&E) Study – Airport Rd to Marler Bridge.**
 - **Status:** On FDOT's 5-year PD&E Plan
 - **Scope:** The PD&E Study will look at FDOT's role in congestion mitigation of US Highway 98 between Airport Road and the Marler Bridge.

- **Cross Town Connector Wayside Trail – Could span from Benning Dr east to Beach Dr**
 - **Status:** Under design / permitting.

- **Scope:** This project will provide workout nodes, playgrounds, and dog parks throughout the span of the park.

- **Airport Road / Industrial Park Road Median Improvements**
 - **Status:** Under design / permitting.
 - **Scope:** This project will provide needed updates to medians.

- **Airport / Commons Pedestrian Signal Upgrade**
 - **Status:** Under design / permitting.
 - **Scope:** This project will provide upgrades to signal necessary to improve pedestrian safety and effectively control the flow of traffic.

- **Buck Destin Park Restroom Relocation**
 - **Status:** Under construction
 - **Scope:** This project will relocate the previously approved modular bathroom facility, ADA sidewalks, and associated infrastructure to the southwest corner of the park.

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

A. **Link to Strategic Goals / Objectives:** N/A

B. **Effect on Budget (EOB):** N/A

C. **Level of Service (LOS):** N/A

D. **Legislative Sponsor:**

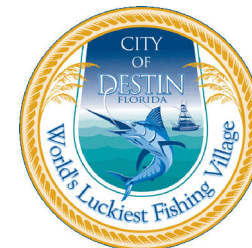
E. **Business Impact Statement:**

III. **CONCLUSION:**

IV. **RECOMMENDED MOTION:** None: Informational Item

Attachments:

1. City Projects May 2025
2. Development Projects
May 2025



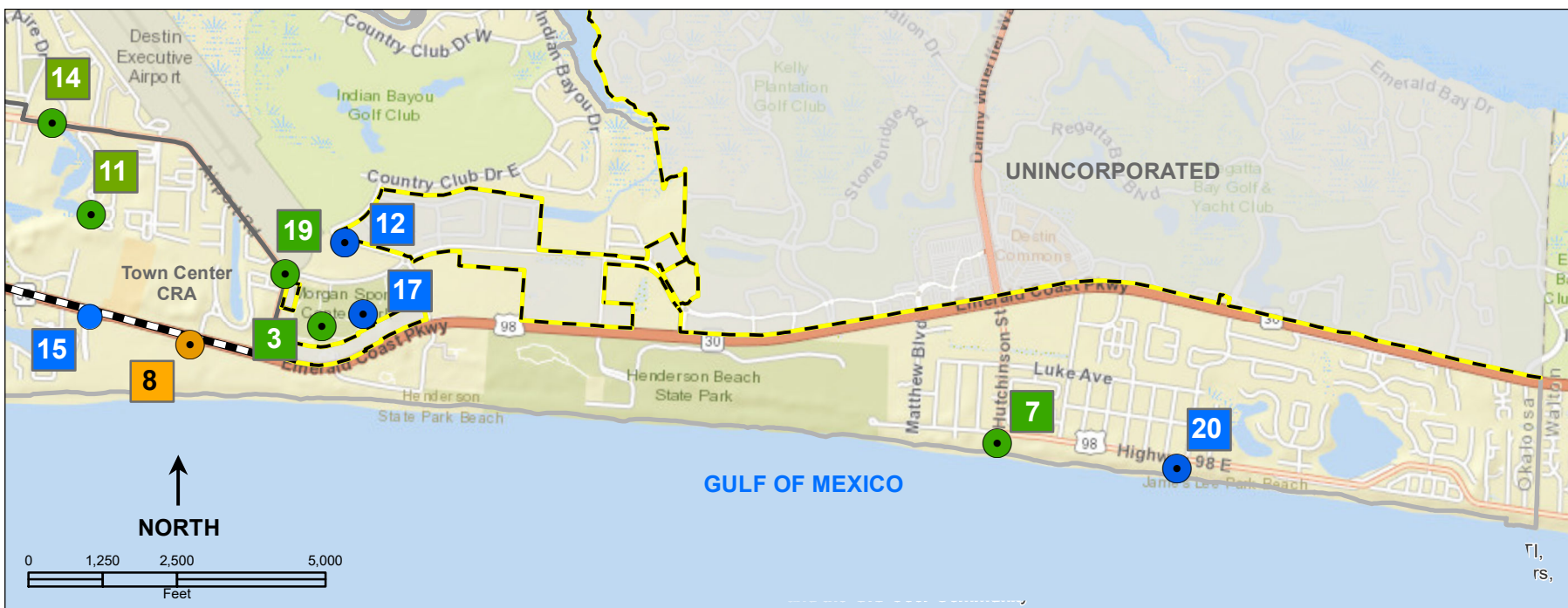
City Projects May 2025



LEGEND

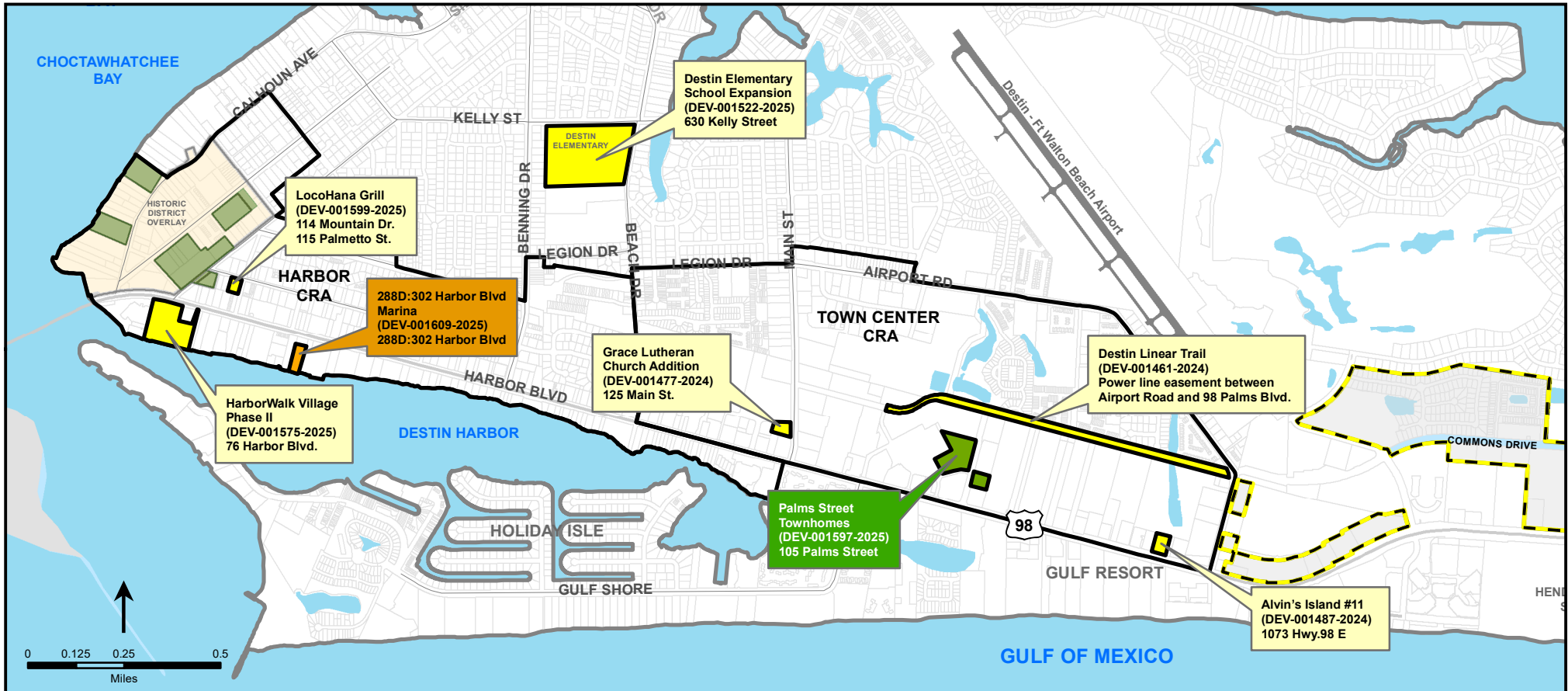
- Under Design/Permitting
- Other Projects
- Under Construction
- (PD&E) Study Hwy. 98 Airport Rd. to include the Marler Bridge.
- City Limit Line

▲ West Destin
▼ East Destin



1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Morgan Sports Center – Bathroom, batting cage and maintenance facility expansion.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
6. Hwy 98 at Stahlman Ave Signalization Project.
7. The Shores at Crystal Beach Parking lot additions.
8. Hwy 98 Project Development and Environmental (PD&E) Study Hwy 98 – Airport Rd to include the Marler Bridge.
9. Mattie M. Kelly Park (FDEP).
10. CTC Wayside Trail.
11. Linear Trail.
12. Pickleball.
13. Norriego Point Park/Gulf Shore Drive Extension.
14. Airport Road/Industrial Park Road Median Improvements.
15. Utility Undergrounding (Marler Bridge to Airport Road).
16. Channel Maintenance Dredging.
17. Morgan Sports Center – Field/Parking Lights.
18. Buck Destin Park- Bathroom Relocation.
19. Airport Drive/Commons Blvd. Pedestrian Signal Upgrade.
20. Tarpon Street Parking Lot Additions.
21. Sidewalk Replacement Captain Royal Melvin Park.
22. Mattie Kelly Park Drainage Outfall Project.

May 2025 City Wide Development Projects



▲ West Destin

▼ East Destin



LEGEND

- City Limit Line
- New Development Project Applications Received
- Development Projects Under Review
- Development Orders Issued/ Applications Approved
- Zerbe-Calhoun Historic District Overlay
- Existing Municipal Facilities