



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, JULY 16, 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**
 - A) May 21, 2025 Minutes**
 - B) June 18, 2025 Minutes**
- 4. DIRECTOR/STAFF UPDATES**
- 5. CURRENT BUSINESS**
 - A) City and Development Projects Update**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet- Chair**
 - Annual Report**
 - Work Plans**
 - B) Margie Avery- Vice Chair**
 - C) Corlene Ziegler**
 - D) Kyle Davis**
 - E) Iris Bethea**
 - F) Preston Green**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: August 20, 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)

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
MAY 21, 2025 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, May 21, 2025, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Margie Avery
Kyle Davis
Preston Green
Iris Bethea
Corlene Ziegler

Staff Present

Kim Montgomery Deputy Clerk
Daniel Butler Principal Planner
David Prichard CD Director
Jesse Hernandez Planner
Kyle Bauman Sp. Projects Counsel

3. AGENDA APPROVAL:

Motion by Chairman Wernet, seconded by Committee member Davis to approve the agenda with no changes, passed 5-0.

4. MINUTES FOR APPROVAL:

➤ **March 19, 2025**

Motion by Chairman Wernet to approve the March 19, 2025 minutes as corrected, with Vice Chair Avery providing the second. The motion passed 6-0.

➤ **April 16, 2025 Minutes**

Motion by Committee member Green to approve the minutes of the April 16, 2025 as written with Committee member Avery providing the second. The motion passed 6-0.

5. CURRENT BUSINESS:

6. Development and City Projects - Update Daniel Butler

Mr. Butler provided a brief summary of the upcoming projects that are currently under review in the district.

- Cross Town Connector – FLUM and Rezoning of the two parcels for stormwater management is going before the Local Planning Agency on June 5th and then on to City Council on June 16, 2025 for first reading and July 7th for the second reading and adoption. Additionally, the bid is out for Ph. 1 of the stormwater portion of the project.
- Alvin's Island is still under review.

- Grace Lutheran Church resubmittal was received and is currently under TRC review.

7. MEMBER COMMENTS:

➤ **Committee member Davis – Work Plan for Mattie Kelly Blvd. Connection**

Objective: Connect North and South Maddie Kelly Blvd (0.06 miles) to enhance connectivity.

- Identified as NC5 in the CRA Master Plan under Strategic Goal #5.
- The segment lies between The Charles Apartments and Big Kahuna's.
- The area has high potential due to the surrounding vacant land, offices, and apartments.
 - Benefits include:
 - Reduced traffic congestion on Airport Rd and Hwy 98
 - Enhanced local access and economic opportunity
 - Improved connectivity

Motion by Committee member Green to approve the work plan to connect the roadway of N. Mattie Kelly Blvd. to S. Mattie Kelly Blvd., as presented by Committee member Davis and outlined in the Town Center CRA Master Plan and forward it to the CRA for their consideration. Committee member Avery provided the second. In discussion, a question was posed if the power company would allow the easement to be paved for the connection Chairman Wernet stated it was understood that they would, as long as there was not any disruption in the power distribution. Having no more discussion, Chairman Wernet called for the vote, **the motion passed with a unanimous vote of 6-0.**

➤ **Committee member Green – Capt. Jewel Melvin Park Improvements**

Committee member Green presented his work plan initiative to improve the Capt. Jewel Melvin Park by:

- Obtaining an easement from Twin Lakes
- Clearing the underbrush to improve the view of the water
- Opening up access to the water for fishing with a possible pier
- Shore up the edges of the lake where there's evidence of fishing from the bank for safety purposes
- Installing pavilion and picnic tables
- Install small-scale playground equipment.
- Install trash cans

Motion by Chairman Wernet, seconded by Vice Chair Avery for Committee member Green to further pursue developing this plan and encouraged him to work with the Planning department on the Linear Pathway plans and study how they would fit in with this work

plan. The motion passed 6-0.

There was a brief discussion about possibly having a workshop on the subject, but it was determined that it would be best to continue working on their work plans at their regular scheduled meeting date. It was also discussed and agreed upon that once this work plan is better established, to invite the Twin Lakes HOA in for discussions on potential improvements to the park.

8. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:30 PM.

Adopted and approved _____ day of _____ 2025.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

DRAFT

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JUNE 18, 2025 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, June 18, 2025, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Margie Avery
Kyle Davis
Corlene Ziegler
Iris Bethea

Members Absent

Preston Green

Staff Present

Kim Montgomery Deputy Clerk
Daniel Butler Principal Planner
David Prichard CD Director
Kyle Bauman Sp. Projects Counsel

3. AGENDA APPROVAL:

Motion by Chairman Ziegler, seconded by Committee member Avery to approve the agenda with no changes, passed 6-0.

4. MINUTES FOR APPROVAL: None

5. CURRENT BUSINESS:

6. Development and City Projects - Update Daniel Butler

Mr. Butler provided a brief summary of the upcoming projects that are currently under review in the district.

- Cross Town Connector – The Certified Engineering Inspector bid presentations will go before Council at their next meeting for award of Bid.
- H & T was awarded the bid for the installation of Phase I, Stormwater Construction Project.
- Grace Lutheran Church has been approved, and the Development Order should be issued within the week.

7. MEMBER COMMENTS:

- **Committee member Ziegler** – Spoke of how the embedded trigger to change the traffic light at Main Street / Legion Drive / Airport Road needs to be painted as well as a sign needs erected to inform drivers to pull up to the line to activate the traffic light, noting that she was behind a car that did not realize this, and sat at the light for longer than necessary.

DRAFT

➤ **Committee member Avery** – Asked staff for the information on the SRS Town Center Workshop. Principle Planner, Mr. Daniel Butler informed the members what the workshop was just an open ended gathering for the Council to discuss what they like and don't like about the concept, with no decisions being made. Additionally, it had nothing to do with the Town Center CRA. He also spoke of how Council member Trammell requested the name of the project be changed from Town Center Plan to City Center Plan, so that it would not cause continued confusion with the Town Center Master Plan, since they are entirely two different projects.

Mr. Butler showed the members an overlay he created of the Capt. Jewel Melvin Park and how he would be working closely with Committee member Green on his work plan item, to be presented to them in the near future.

Chairman Wernet encouraged the members to continue reviewing their Master Plan and work on bringing forward additional projects to work on as work plans.

8. PUBLIC COMMENT:

Chairman Wernet opened the meeting for the public, with no one coming forward to speak, he closed the public participation.

9. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 5:50 PM.

Adopted and approved _____ day of _____ 2025.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 16, 2025

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

FROM: Jesse Hernandez, Planner

DATE: July 1, 2025

SUBJECT: City and Development Projects Update

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 June.

I. DEVELOPMENT PROJECTS:

Under Review:

- **Project: Destin Linear Trail (DEV-001461-2024)**
 - o Project Location: Power line easement between Airport Road and 98 Palms Blvd.
 - o Parcel ID: 00-2S-22-5330-0000-0870
 - o Status: Corrections Report Sent March 14, 2025. Awaiting final easements.
 - o 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)**
 - o Project Location: 1073 Highway 98 East
 - o Parcel ID: 00-2S-22-0000-0024-0020
 - o Status: TRC Approved – Awaiting City Council Review on July 7, 2025.

- o 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: Drury Hotel (DEV-001643-2025)**
 - o Project Location: 1001 Highway 98 E
 - o Parcel ID: 00-2S-22-0000-0013-014A
 - o Status: Undergoing application completeness review.
 - o Scope: Construction of a 320 unit hotel.
- Approved Projects
- **Project: Grace Lutheran Church Addition (DEV-001477-2024)**
 - o Project Location: 125 Main Street
 - o Parcel ID: 00-2S-22-0000-0011-0090
 - o Status: APPROVED – DO-25-12 Issued on June 18, 2025.
 - o Scope: Proposed 1,500 square foot addition to the existing church, with associated site work.

II. CITY PROJECTS:

- **Cross-Town Connector (Beach to Benning)**
 - o Status: DO 25-05 issued. Under Construction.
 - o 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.**
 - o Status: On FDOT's 5-year PD&E Plan
 - o 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.
- **CTC Wayside Trail – Could span from Benning Dr east to Beach Dr**
 - o Status: Under design / permitting.
 - o Scope: This project will provide workout nodes, playgrounds, and dog parks throughout the span of the park.
- **Airport Road / Industrial Park Road Median Improvements**
 - o Status: Under design / permitting.
 - o Scope: This project will provide needed updates to medians.
- **Airport / Commons Pedestrian Signal Upgrade**
 - o Status: Under design / permitting.
 - o 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**
 - o Status: Under construction

- o Scope: This project will relocate the previously approved modular bathroom facility, ADA sidewalks, and associated infrastructure to the southwest corner of the park.

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:

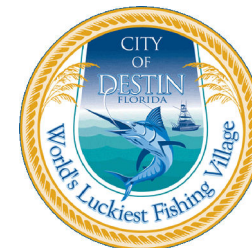
E. Business Impact Statement:

III. CONCLUSION: 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.

IV. RECOMMENDED MOTION: Informational Only

Attachments:

1. City Projects June 2025
2. Development Projects June 2025



City Projects June 2025



LEGEND

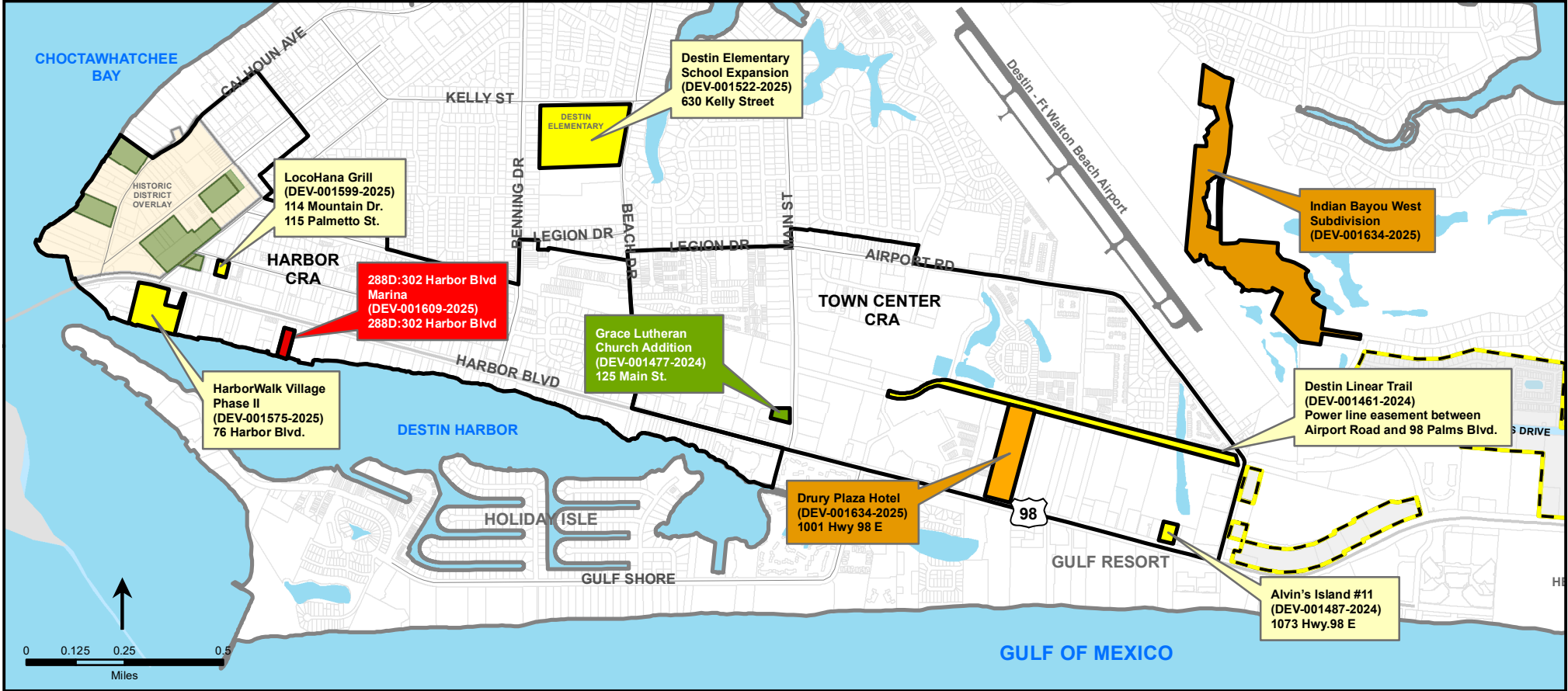
- Under Design/Permitting
- Other Projects
- Under Construction
- (PD&E) Study Hwy. 98 Airport Rd. to include the Marler Bridge.
- City Limit Line

▲ West Destin
▼ East Destin



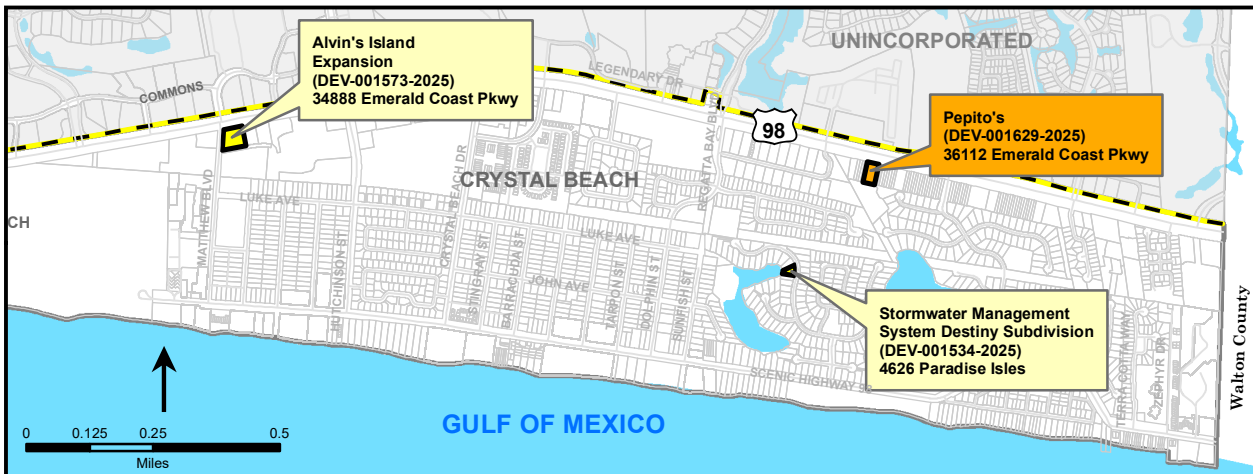
1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Morgan Sports Center – Bathroom, maintenance facility expansion.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
6. Hwy 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.
23. Morgan Sports Center batting cages.

June 2025 City Wide Development Projects



▲ West Destin

▼ East Destin



LEGEND

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