



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, AUGUST 20, 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) July 16, 2025 Minutes**
- 4. CURRENT BUSINESS**
 - A) Development and City Projects Update**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet**
 - B) Margie Avery**
 - C) Corlene Ziegler**
 - D) Kyle Davis**
 - E) Iris Bethea**
 - F) Preston Green**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: September 17, 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
JULY 16, 2025 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:35 PM on Wednesday, July 16, 2025, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Corlene Ziegler
Kyle Davis
Iris Bethea

Members Absent

Preston Green
Margie Avery

Staff Present

Kim Montgomery Deputy Clerk
Daniel Butler Principal Planner
David Prichard CD Director
Kim Kopp City Attorney

3. AGENDA APPROVAL:

Motion to approve the agenda with no changes was made by Committee member Davis with Committee member Bethea providing the second, the motion passed 4-0.

4. MINUTES FOR APPROVAL:

- **May 21, 2025**
- **June 18, 2025**

Motion to approve the May 21, 2025 and the June 18, 2025 minutes as written was made by Committee member Ziegler, with Committee member Davis providing the second, the motion passed 4-0.

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:

- Grace Lutheran Church Addition – Approved.
- Alvins Island – Approved.
 - The project will be half the original sized building at 12, 200 sq. feet.
- New Development Order Application under Completeness Review for Drury Hotel, 1001 Hwy. 98 next to Bid Kahuna's, with a proposed outparcel fronting Hwy 98.
 - Staff is collecting the required materials in preparation for TRC review.
 - Staff will work on gaining an easement on the backside of the property for the future Linear Trail.

- Currently there are no plans for the outparcel at this time, and staff

7. MEMBER COMMENTS:

➤ **Committee member Bethea –**

- ❖ Questioned the following concerns:

Electric Bicycle Regulations

- City currently prohibits rental of electric scooters by ordinance, which also applies to devices with 2–3 wheels and specific speed characteristics.
- Public Safety Committee Chair Jim Wood is expected to brief the City Council on July 21st regarding new e-bike regulations.
- The proposed update will aim to align city code definitions with the state statute for electric bicycles.
- E-bikes that go over a certain speed are not supposed to be ridden on sidewalks. The new ordinance may further clarify this.

Home Occupations

Mr. Butler explained the following:

- Florida Statutes preempts municipalities from regulating most home occupations.
- Cities cannot require specific permits but can regulate:
 - Parking impacts beyond typical residential levels,
 - Number of off-site employees (limited to two),
 - Signage (as defined by state).
- The city may enforce regulations to ensure home occupations do not disrupt residential character.

Property Maintenance

Committee member Bethea expressed interest in learning how to align personal observations with CRA work plans. Noted rubbish and vegetation issues behind the Destin Fire Station on Industrial Park Road and is curious if whether the issue falls under code compliance or could be addressed via a CRA work plan.

Mr. Butler explained how the Land Development Code prohibits vacant lot misuse (e.g., scrap yards). As well as issues such as debris, unregistered vehicles, or overgrown vegetation and how residents should contact Code Compliance for anything they feel is in violation of the code that may result in:

- A verbal warning or notice of violation posted on property.
- Certain amount of days are provided to come in compliance
- Citations are issued if no compliance
- Notice of Hearing is issued
- Possible magistrate hearing.
- Potential lien is assessed on property.

Mr. Butler also informed the members that a new Property Maintenance Code is up for second reading at the next City Council meeting, to enhance enforcement tools.

➤ **Committee member Davis**

- Explained how he is evaluating the Town Center Master Plan and preparing work plan proposals for their meeting in August.
- Identified the vacant parcel near the post office (former Petito's and movie theater property) as a focus area.
- Parcel is zoned Town Center Mixed Use, requiring 20% non-residential use if developed for residential purposes.
- Developers have hesitated due to this requirement.
- Publix owns the parcel and has subdivided it.
- Staff have engaged in preliminary pre-ops with some consultants, but no formal development orders have been filed.

Committee member Ziegler – Reported that the NE corner of Beach and Seaview needs the line of sight cleaned up and mentioned again the traffic light at Main Street and Legion Drive still needs signage notifying the public to pull up to engage the timer for the traffic light. Mr. Butler suggested she contact the Engineering Department.

Chairman Wernet encouraged to members continue to review their Master Plan to create work plans with the assistance of staff, if they feel necessary, before bringing to the meetings. He also reminded the members of the Sunshine Law and how not to discuss their work plans with fellow members outside the public meetings. Their finalized work plans will be presented to City Council for approval prior to implementation.

Mr. Butler informed the members that any work plans requiring budgeting, early-year submission is preferred for consideration in FY-27 budget.

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 6:10 PM.

Adopted and approved _____ day of _____ 2025.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 20, 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: Kimberly Kopp, City Attorney
David Prichard, Community Development Director
Steve O'Connor, Deputy Community Development Director
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

DATE: August 4, 2025

SUBJECT: Development and City 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 July.

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: Drury Hotel (DEV-001643-2025)
 - o Project Location: 1001 Highway 98 E

- o Parcel ID: 00-2S-22-0000-0013-014A
- o Status: Corrections Report Sent August 1, 2025. Awaiting resubmittal.
- o Scope: Construction of a 320-unit hotel.

Approved Projects

- 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: APPROVED. DO-25-15 issued on July 9, 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.

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.

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.

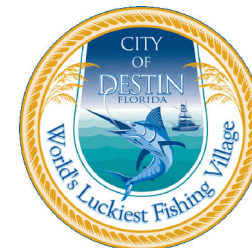
- A. Link to Strategic Goals / Objectives: n/a**
- B. Effect on Budget (EOB): n/a**
- C. Level of Service (LOS): n/a**
- D. Legislative Sponsor:**
- E. Business Impact Statement:**

III. CONCLUSION:

IV. RECOMMENDED MOTION: None- Informational Item

Attachments:

1. City Projects July 2025
2. Development Projects July 2025



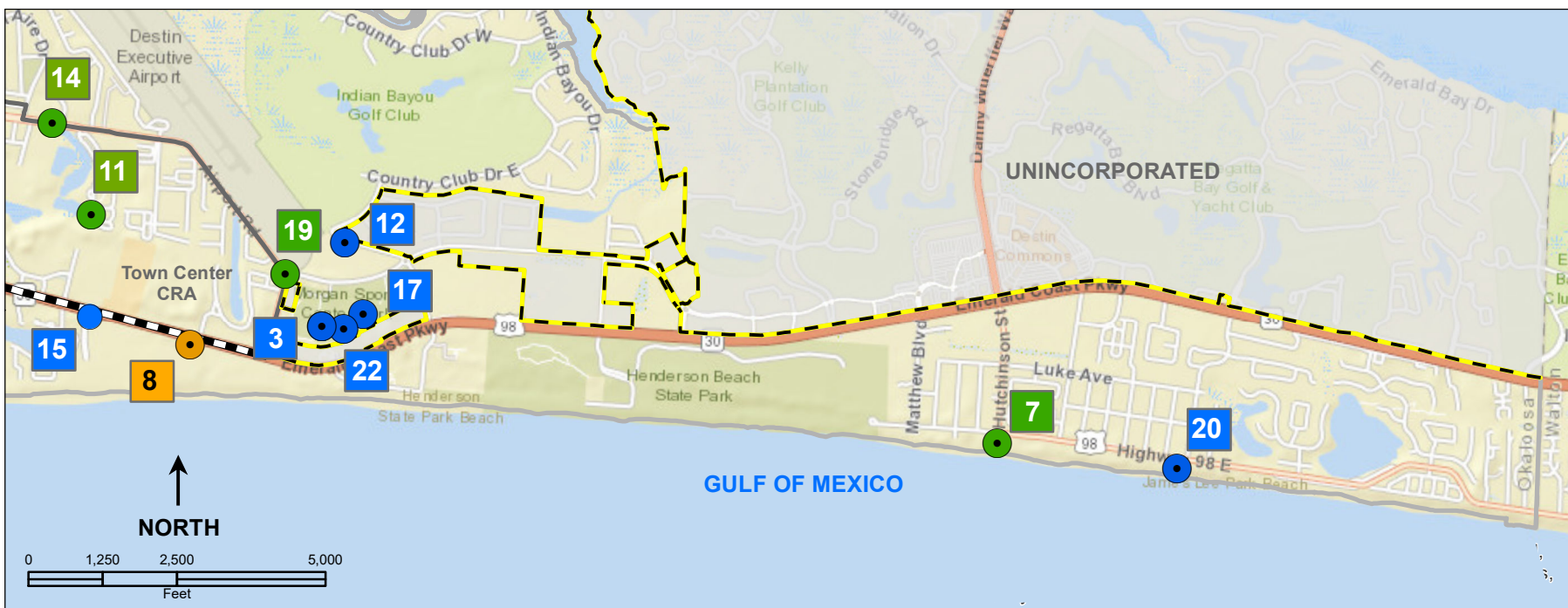
City Projects July 2025



LEGEND

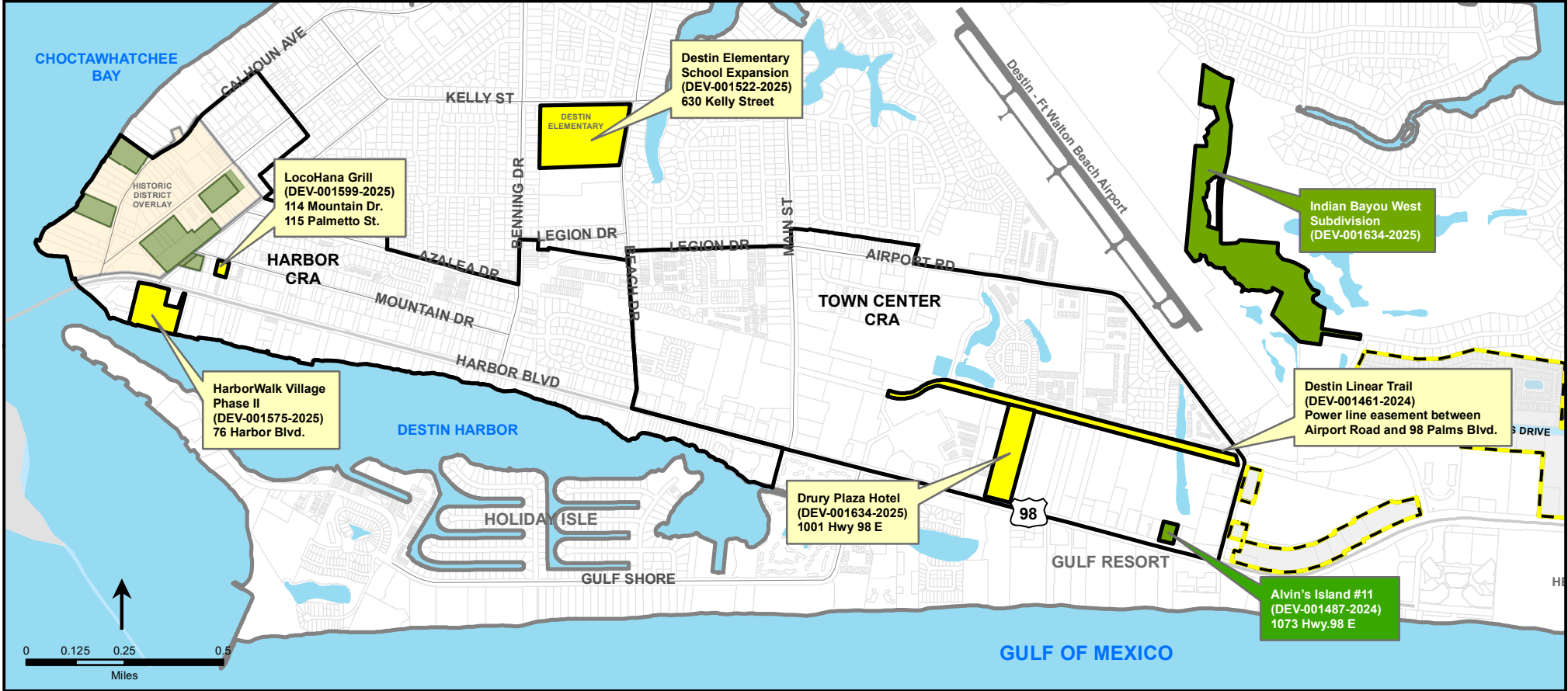
- Under Design/Permitting
- Other Projects
- Under Construction
- (PD&E) Study Hwy. 98 Airport Rd. to include the Marler Bridge.
- City Limit Line

▲ West Destin
▼ East Destin



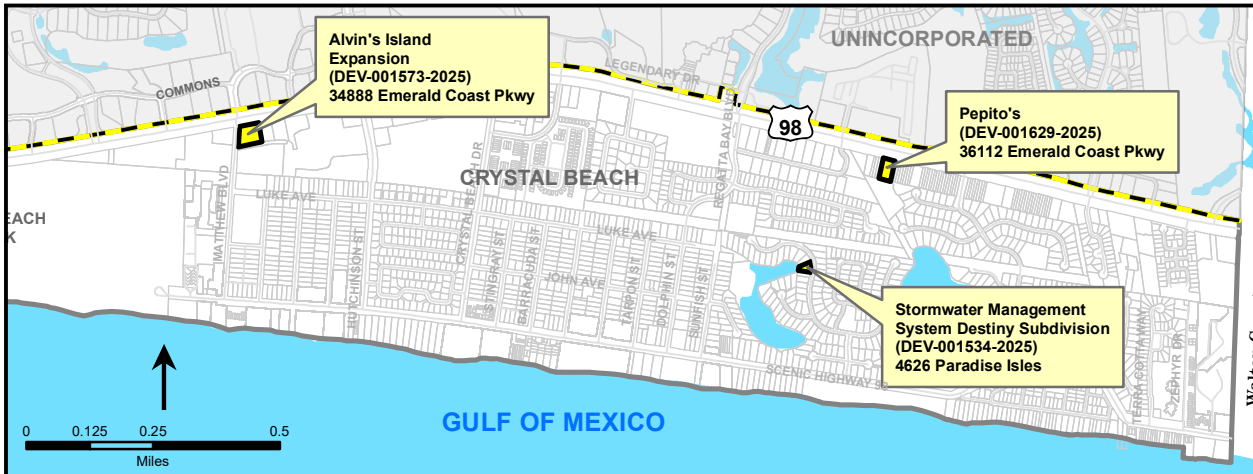
1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Morgan Sports Center – Bathroom, maintenance facility expansion.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
6. Hwy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

July 2025 City Wide Development Projects



▲ West Destin

▼ East Destin



LEGEND

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