

**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.

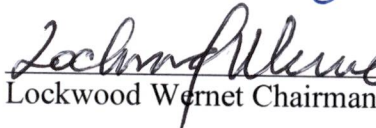
8. PUBLIC COMMENT:

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 20th day of August 2025.


Lockwood Wernet Chairman


Kim Montgomery Deputy City Clerk