



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, OCTOBER 15, 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) August 20, 2025 Minutes**
- 4. CURRENT BUSINESS**
 - A) Development Projects and City Projects Update – September 2025**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet**
 - Work Plans**
 - Annual Report**
 - B) Margie Avery**
 - C) Corlene Ziegler**
 - D) Kyle Davis**
 - E) Iris Bethea**
 - F) Preston Green**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: NOVEMBER 19, 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
AUGUST 20, 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, August 20, 2025, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Iris Bethea
Margie Avery
Preston Green

Members Absent

Corlene Ziegler
Kyle Davis

Staff Present

Kim Montgomery Deputy City Clerk
Steve O'connor Deputy CD Director
Jesse Hernandez Planner
Kim Kopp City Attorney

3. AGENDA APPROVAL:

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

4. MINUTES FOR APPROVAL:

➤ **July 16, 2025**

Motion by Committee member Green to approve the minutes of the July 16, 2025 meeting was made with Committee member Avery providing the second. The motion passed 4-0.

5. CURRENT BUSINESS:

6. Development and City Projects Update – Jesse Hernandez

City Planner Mr. Jesse Hernandez explained there are no changes to the development projects from last month, however, Alvins Island D.O was approved, and they should begin construction soon.

Committee member Green mentioned he had spoken with Mr. Daniel Butler about a map for the Linear Pathway but was unable to follow up with him. Mr. Hernandez stated that he would get with Mr. Butler and have the map for them to review at their next meeting.

7. MEMBER COMMENTS:

- **Committee member Bethea –**
 - ❖ **Electric Bicycle Regulations/Concerns**

DRAFT

Expressed continued concerns about the eBikes and how she witnessed someone on one almost get hit by a car at one of the Quail Lake streets at Airport Road, that either there was no streetlight at all, or, if there was one, it was out of order.

Mr. O’connor briefly spoke about the Mobility Plan and the Mobility fees that are now associated with the plan and how it has replaced the Transportation Impact Fees, recently adopted by City Council. He spoke of how they come into play regarding infrastructure safety and lighting throughout the city. He informed the members that he would ensure they all get the plan emailed to review. Additionally, if they have any questions or projects to focus on, they can contact him and bring them up at upcoming meetings for discussion.

➤ **Committee member Green** – Asked when they need to have their workplans in order to get any funding for the budget. Mr. o’Connor provided the members with the timeline of the budget approval process and how any workplans they are working on now would be presented for the 2027 budget. Emphasizing that any workplans they may have that may potentially need funding, would need to be included in their Annual Report and presented to Council prior to the beginning of the budget cycle, which begins every April.

➤ **Committee member Avery** – Mentioned the Clean City Initiative that the City of Fort Walton Beach is implementing in order to assist homeowner to clean up the city and suggests something similar should be considered.

Mr. o’Connor spoke of the new property maintenance code that was also recently adopted by City Council and how it will assistance Code Compliance in being able to get businesses and residents cleaned up.

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 6:30 PM.

Adopted and approved _____ day of _____ 2025.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: October 15, 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

FROM: Jesse Hernandez, Planner

DATE: October 1, 2025

SUBJECT: Development Projects and City Projects Update – September 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 September.

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: Drury Hotel (DEV-001643-2025)**
 - **Project Location:** 1001 Highway 98 E
 - **Parcel ID:** 00-2S-22-0000-0013-014A
 - **Status:** In TRC Review.
 - **Scope:** Construction of a 320-unit hotel.

Approved Projects

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.
- **CTC Wayside Trail – Could span from Benning Dr east to Beach Dr**
 - **Status:** Under Construction.
 - **Scope:** This project will provide workout nodes, playgrounds, and dog parks throughout the span of the trail.
- **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:** Project Terminated

- **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:

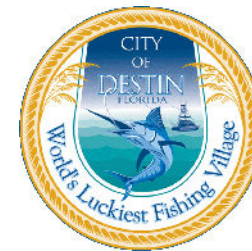
E. Business Impact Statement:

III. CONCLUSION: Informational Item Only

IV. RECOMMENDED MOTION: Informational Item

Attachments:

1. City Projects
September 2025
2. September
Development Map



City Projects September 2025

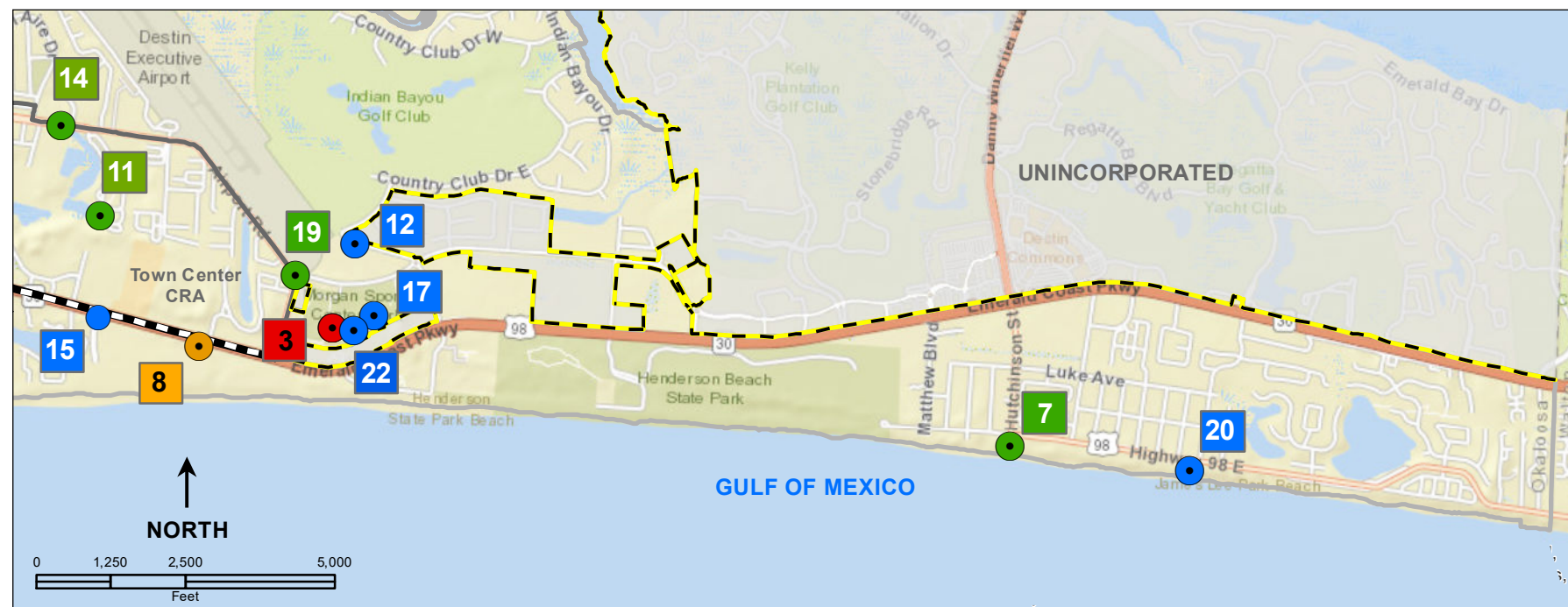
LEGEND

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



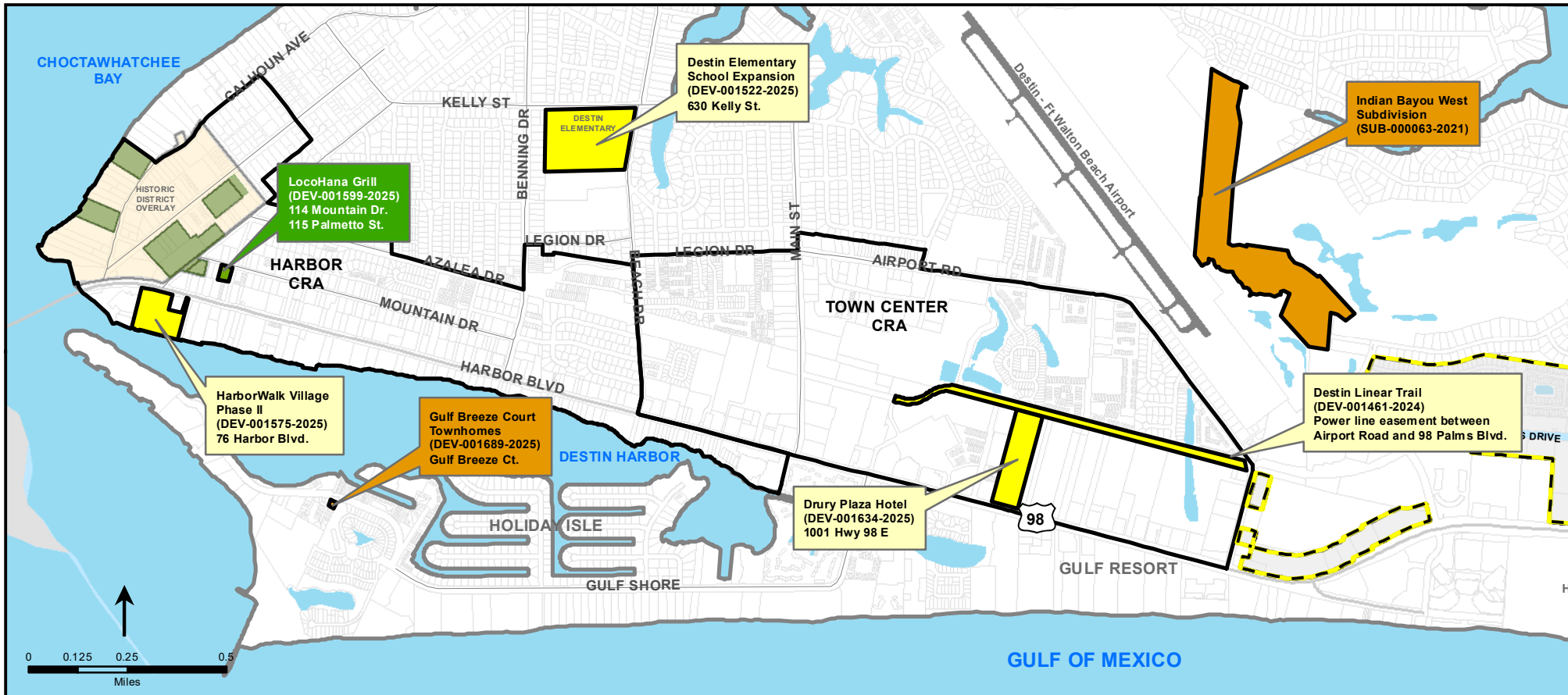
▲ West Destin

▼ East Destin



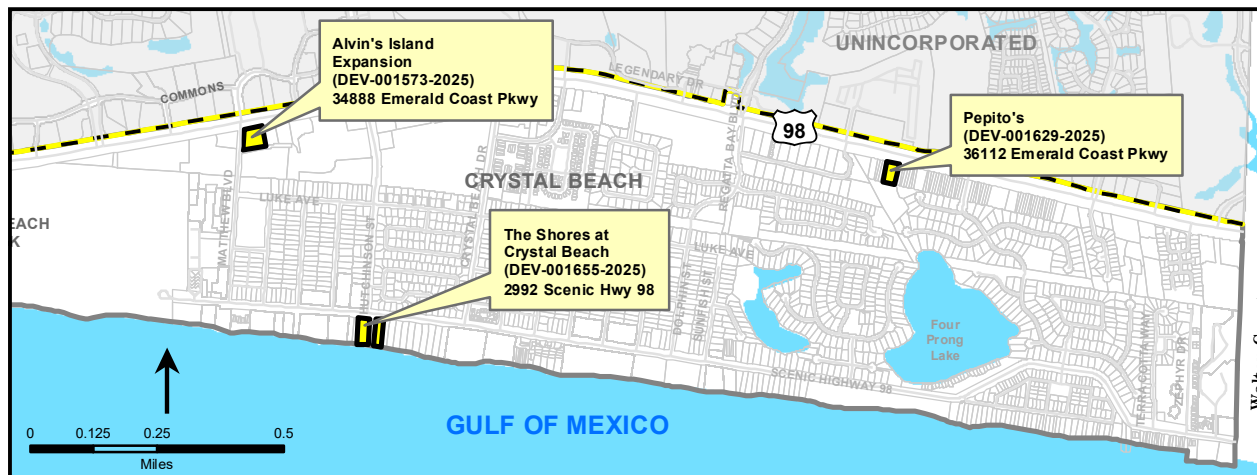
1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Morgan Sports Center – Bathroom, maintenance facility expansion.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Sibert Ave Parking Lot Improvements, 108 Sibert Ave
6. Hwy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

September 2025 City Wide Development Projects



▲ West Destin

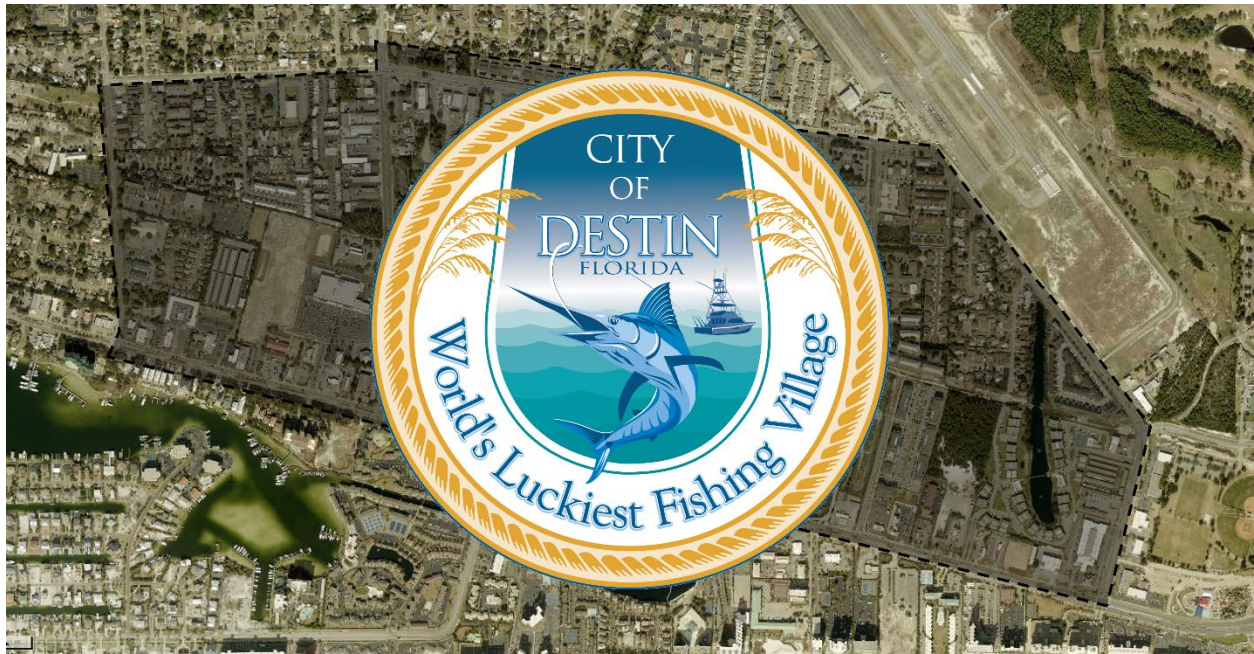
▼ East Destin



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

Destin Town Center Community Redevelopment Agency Committee



2025 Annual Report

Submitted,

April XX, 2026

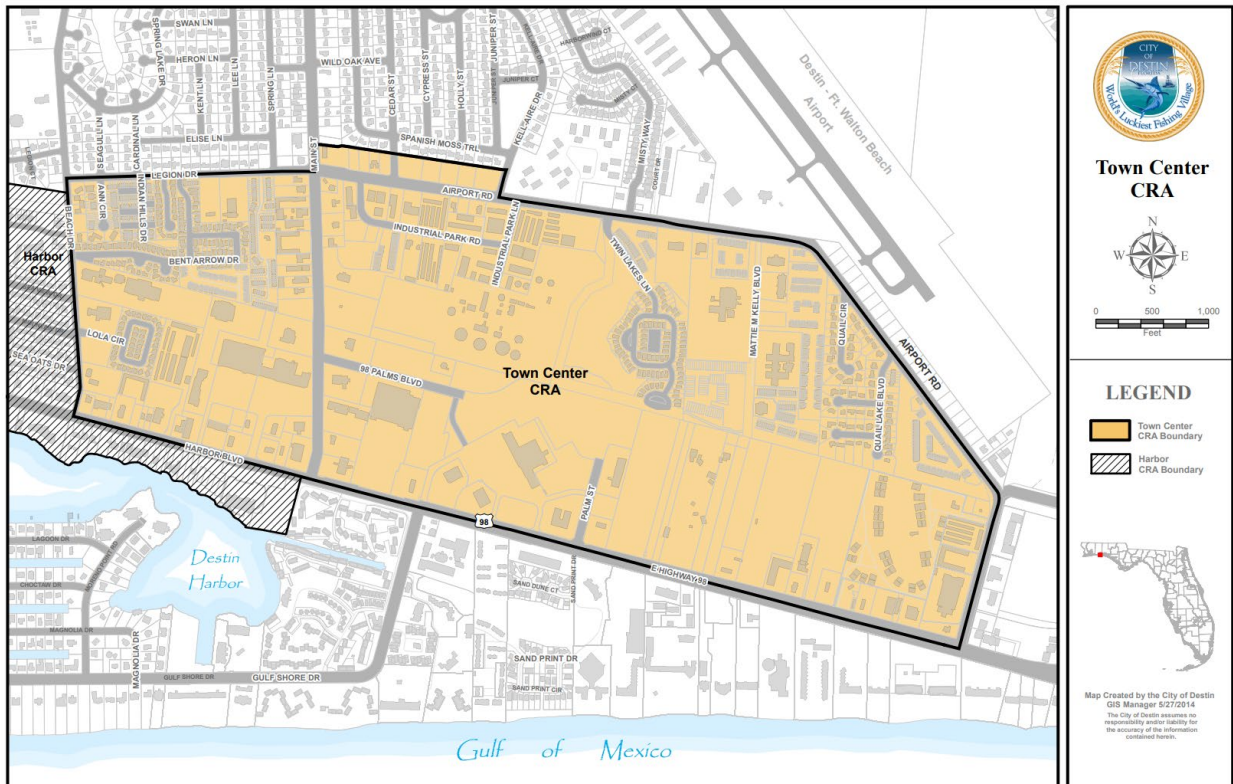
Lockwood Wernet
Chairman

Margie Avery
Vice Chairman

Town Center Community Redevelopment Committee

The Town Center Community Redevelopment Committee is comprised of seven (7) members, each serving four-year terms consecutively with that of the Councilor making the nomination. At the first available meeting that follows the new city elections, the committee members elect a new Committee Chairperson and Vice Chairperson.

1. **Meeting Date/Time:** Third (3rd) Wednesday of every month at 5:30pm.
2. **Meeting Location:** Destin City Hall Annex
3. **Staff Liaison:** Community Development Department
4. **Town Center CRA Boundaries:**



5. **Mission Statement:** The mission of the City of Destin Town Center Community Redevelopment Agency Committee is to revitalize and enhance Destin’s Town Center through thoughtful planning, public-private partnerships, and strategic investment. The

committee’s objectives shall be based upon implementation of the Town Center CRA Master Plan and the City’s Comprehensive Plan. The committee shall make recommendations and work plans to the City Council. The committee is committed to preserving the Town Center’s unique heritage, improving public access and infrastructure, promoting sustainable development, and fostering a vibrant, resilient city center that benefits residents, businesses, and visitors alike.

6. Florida Sunshine Compliance: The Town Center CRA Committee, as an advisory committee to the Destin City Council, is required by law to operate within the Florida Governmental Sunshine Laws.

7. How to Join: Apply at: <https://www.cityofdestin.com/FormCenter/City-Clerk-9/Committee-Volunteer-Application-57> (fill and submit the application online).

8. Notes:

There has been no Annual Report since 2020, due to waiting on Town Center CRA Master Plan. The Town Center CRA Master plan was approved in 2025.

9. Committee Motions:

Motion & Description	Date:	Motion By:	Seconded By:	Passed

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10. Committee Work Plans:

Work Plan Title	Work Plan Creator	Approved by Committee	Presented to Council

11. Committee Members & Attendance:

Member	Appointed By	Term expiration
Lockwood Wernet (Chair)	Bagby	11/26
Margie Avery (Vice Chair)	Braden	11/28
Corlene Ziegler	Trammell	11/28
Kyle Davis	Destin	11/28
Iris Bethea	Geile	11/28
Preston Green	Hebert	11/28
Vacante	Schmidt	-

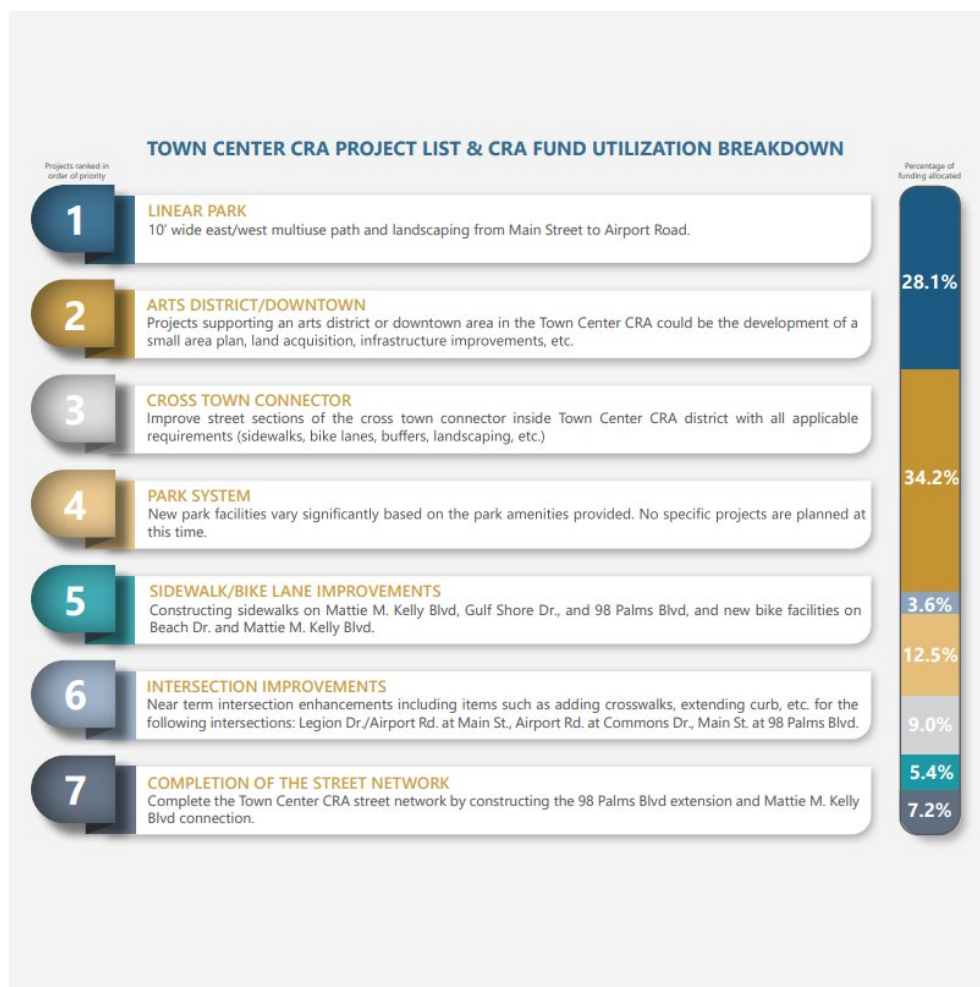
Meeting Date	Attended	Not Attended
January	No Meeting	No Meeting
February 19, 2025	Wernet, Avery, Davis, Ziegler	3 Vacant
March, 19, 2025	Wernet, Avery, Bethea, Green, Ziegler	Davis, 1 Vacant
April 16, 2025	Wernet, Avery, Davis, Bethea, Green	Ziegler, 1 Vacant
May 21, 2025	Wernet, Avery, Davis, Green, Bethea, Ziegler	1 Vacant
June 18, 2025	Wernet, Avery, Davis, Bethea, Ziegler	Green, 1 Vacant
July 16, 2025	Wernet, Ziegler, Davis, Bathea	Green, Avery, 1 Vacant
August 20, 2025	Wernet, Avery, Bethea, Green	Ziegler, Davis, 1 Vacant
September 17, 2025		
October 15, 2025		
November 19, 2025		
December 17, 2025		

12. 2024 Town Center CRA Project List & CRA Fund Utilization Breakdown:

Projects identified in the list below are all unfunded key projects that were identified during the Plan Update process, with the numbers indicating the order of priority. For more details of each plan, please refer to the [Destin Town Center CRA Plan](#).

On June 2, 2025, at City Council:

Councilmember Bagby made an amended motion to approve Resolution 25-13 and the Town Center CRA Master Plan but to reprioritized CRA projects in the order depicted below. This amended motion was seconded by Councilmember Hebert. Motion passed 6-0.




13. 2024 Town Center CRA Project Map:

Projects identified in the below map are all unfunded key projects that were identified during the Plan Update process, with the numbers indicating the order of priority. For more details of each plan, please refer to the [Destin Town Center CRA Plan](#).




14. 2024 Town Center CRA Forecasted Revenue:

 CITY OF DESTIN FLORIDA Town Center CRA Forecasted Revenue								
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
CRA REVENUE	1,685,693	2,081,659	2,144,110	2,208,430	2,274,690	2,342,920	2,413,200	2,485,600
OPERATING BUDGET	(690,346) ¹	(281,543)	(186,960)	(1,192,540) ²	(198,290)	(204,210)	(210,300)	(216,590)
TOTAL DEBT TRANSFER	(818,849)	(931,852)	(982,080)	(1,082,316)	(1,082,561)	(1,232,814)	(1,333,074)	(1,383,345)
TOTAL BALANCE	874,197	1,642,462	2,517,532	2,251,105	3,044,945	3,650,841	4,120,667	4,606,331
	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38
CRA REVENUE	2,560,170	2,636,970	2,716,080	2,797,560	2,881,480	2,967,920	3,056,950	3,145,602
OPERATING BUDGET	(223,060)	(229,710)	(236,560)	(243,630)	(250,910)	(258,400)	(14,501,641) ³	0
TOTAL DEBT TRANSFER	(1,383,625)	(1,245,539)	(1,034,215)	(1,034,525)	(1,084,845)	(1,085,177)	(750,000)	0
TOTAL BALANCE	5,159,816	6,059,913	7,505,218	9,024,623	10,570,348	12,194,691	0	3,145,602

COMMITTEE MEMBER CODE OF ETHICS

AS A MEMBER OF THE HARBOR CRA COMMITTEE, I WILL

- ◆ REPRESENT THE INTEREST OF ALL CITIZENS REPRESENTED BY THE CITY OF DESTIN.
- ◆ NOT USE THE CITY COUNCIL OR MY SERVICE ON THIS COMMITTEE FOR MY OWN PERSONAL ADVANTAGE OR FOR THE INDIVIDUAL ADVANTAGE OF MY FRIENDS OR SUPPORTERS.
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YOUR SIGNATURE

John Steiner

PRINTED NAME

July 9, 2025

DATE




SIGNATURE OF COMMITTEE CHAIR

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LANCE A. JOHNSON
PRINTED NAME

July 9, 2025
DATE


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JAMES THOMAS GREEN
PRINTED NAME

07/09/2025
DATE


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James Keith Howard II

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CASEY JONES

PRINTED NAME

7/9/25

DATE



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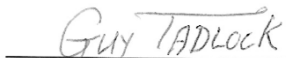
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Mariam Paulino

YOUR SIGNATURE

Mariam Paulino

PRINTED NAME

8/13/25

DATE

[Signature]
SIGNATURE OF COMMITTEE CHAIR