



**AGENDA  
TOWN CENTER CRA ADVISORY COMMITTEE  
MEETING  
WEDNESDAY, NOVEMBER 19, 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) October 15, 2025 Minutes**
- 4. CURRENT BUSINESS**
  - A) Development Projects and City Projects Update – October 2025**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
  - A) Lockwood Wernet  
Annual Report & Work Plans**
  - B) Margie Avery**
  - C) Corlene Ziegler**
  - D) Kyle Davis**
  - E) Iris Bethea**
  - F) Preston Green**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: TBD**

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)

**DRAFT**

**MINUTES  
TOWN CENTER COMMUNITY  
REDEVELOPMENT AGENCY  
ADVISORY COMMITTEE WORKSHOP  
OCTOBER 15, 2025 - 5:30 PM  
DESTIN CITY HALL ANNEX CHAMBERS**

**1. CALL TO ORDER:**

Committee member Ziegler, as Interim Chair, called the meeting to order at 5:40 PM on Wednesday, October 15, 2025, in a Workshop setting at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

**2. ROLL CALL:**

**Members Present**

Corlene Ziegler  
Iris Bethea  
Kyle Davis

**Members Absent**

Lockwood Wernet  
Margie Avery  
Preston Green

**Staff Present**

Kim Montgomery Deputy City Clerk  
Steve O’connor Deputy CD Director  
Jesse Hernandez, Senior Planner  
Kim Kopp City Attorney

**3. CURRENT BUSINESS:**

- Annual Report / Work Plan

Mr. o’Connor explained to the members their Annual Report is scheduled to be presented to the CRA Board on January 19, 2026, and their work plans items will be incorporated into the 2027 budget, for anything that needs funding. He also explained that moving forward, they will be due at the second meeting in November and will be transiting from the calendar year to fiscal year.

Committee member Davis questioned his work plan item that he previously presented to the committee and whether Mr. o’Connor thinks he should present it again to this committee or go forward with it to the CRA Board, since it possibly would need budgetary funding.

Mr. o’Connor agreed that he should present it again at their next meeting to refresh the members of the concept, then have it scheduled for that January 19, 2026, CRA Board meeting for final approval. He also suggested to the members to be sure and send any workplan items to staff to review and be placed on the agenda for review and possible recommendation to the CRA Board for final approval.

**4. PUBLIC COMMENT:**

There was no one in the audience to provide any public participation.

**5. ADJOURNMENT:**

Having no further discussions, the meeting was adjourned at 5:46 PM.

Adopted and approved \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Lockwood Wernet Chairman

\_\_\_\_\_  
Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



# AGENDA ITEM

**MEETING DATE:** November 19, 2025

**BOARD/COMMITTEE:** Town Center Community Redevelopment Agency Advisory Committee

**TYPE OF AGENDA ITEM:** Presentation

**OUTLINE NUMBER:** 4.A.

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**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:** November 4, 2025

**SUBJECT:** Development Projects and City Projects Update – October 2025

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## **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 October.

## **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: Destin Linear Trail (DEV-001643-2025)**

- **Project Location:** 1001 Highway 98 E
- **Parcel ID:** 00-2S-22-0000-0013-014A
- **Status:** Awaiting City Council Approval – Scheduled for November 17, 2025.
- **Scope:** Construction of a 320-unit hotel.

### Approved Projects

- None

### 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.

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:**

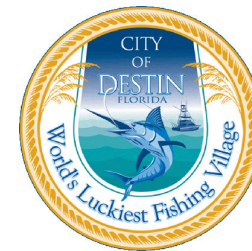
**III. CONCLUSION:** N/A

**IV. RECOMMENDED MOTION:**

Informational Item

Attachments:

1. City Projects October 2025
2. October Development Map



## City Projects October 2025

### LEGEND

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



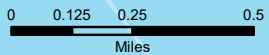
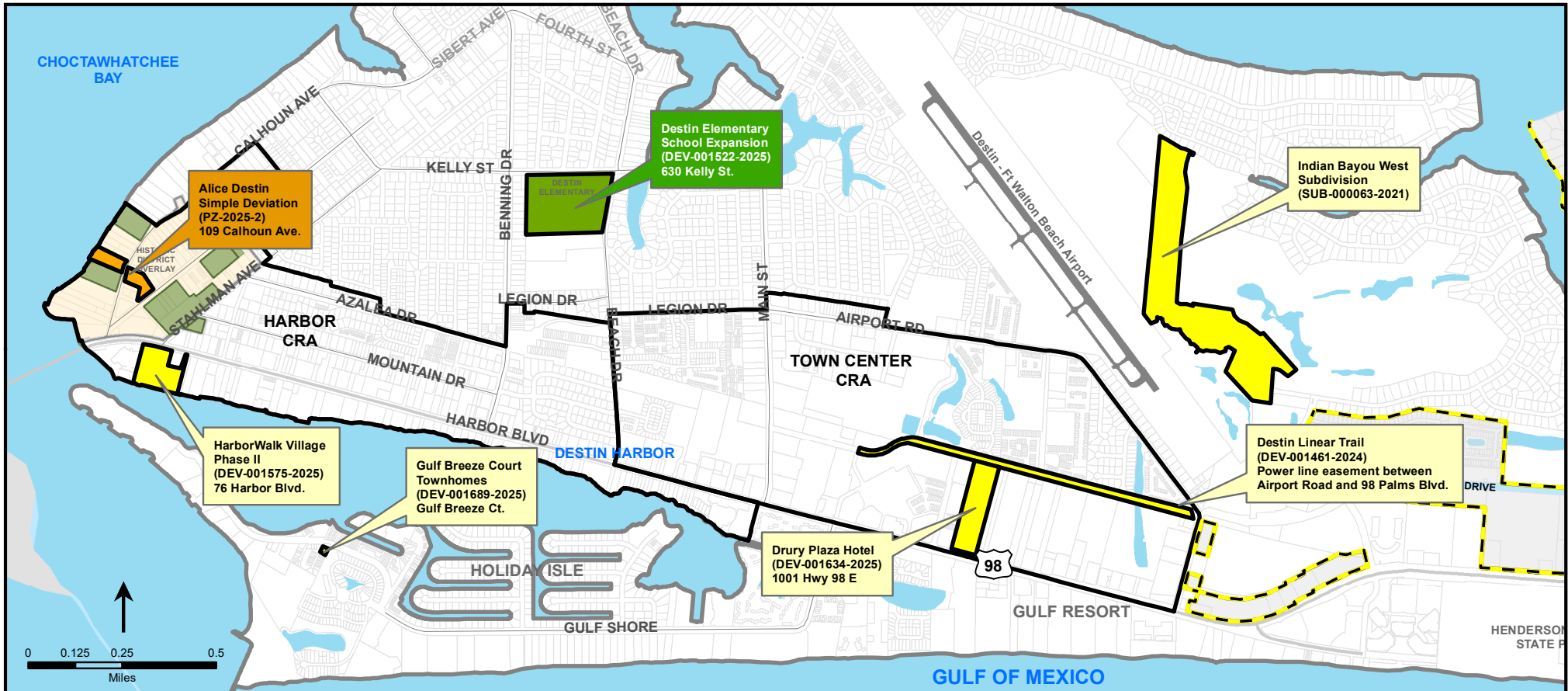
▲ West Destin

▼ East Destin

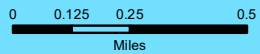


1. Crosstown Connector (Beach to Benning)/PHII in Procurement
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Morgan Sports Center – Bathroom, maintenance facility expansion.
4. Clement Taylor Park Improvements, 131 Calhoun Ave.
5. Sibert Ave Parking Lot Improvements, 108 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 - COMPLETE
18. Tarpon Street Parking Lot Additions.
19. Mattie Kelly Park Drainage Outfall Project.
20. Morgan Sports Center batting cages.

# October 2025 City Wide Development Projects



▲ West Destin  
▼ East Destin



### LEGEND

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

# Destin Town Center Community Redevelopment Agency Advisory Committee



## 2025 Annual Report

Submitted,

February XX, 2026

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Lockwood Wernet  
Chairman

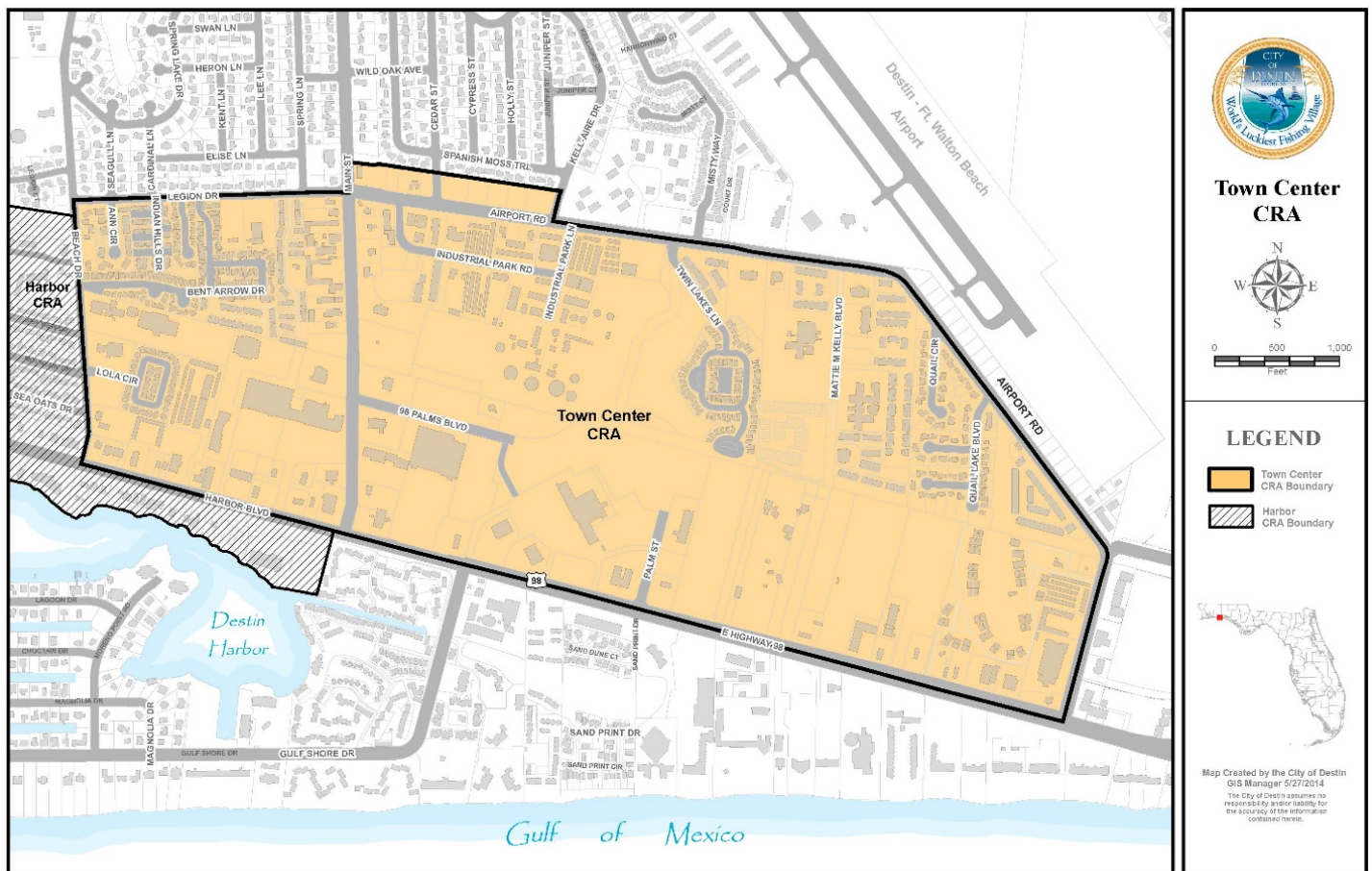
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Margie Avery  
Vice Chairman

# Town Center CRA Advisory Committee

The Town Center Community Redevelopment Agency Advisory 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:** Second (3<sup>rd</sup>) Wednesday of every month at 5:30pm.
2. **Meeting Location:** Destin City Hall Annex Council Chamber
3. **Staff Liaison:** Community Development, Deputy Director
4. **Town Center CRA Boundaries:** Map below shows boundaries



5. **Florida Sunshine Compliance:** The Town Center CRA Advisory Committee, as an advisory committee to the Destin City Council, is required by law to operate within the Florida Governmental Sunshine Laws.
6. **How to Join:** Apply at: <https://www.cityofdestin.com/FormCenter/City-Clerk-9/Committee-Volunteer-Application-57> (fill and submit the application online).

**7. Notes:**

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

**8. Committee Members & Attendance:**

**Committee Members**

Member	Appointed By	Term expiration
Margie Avery	Braden	2026
Iris Bethea	Geile	2026
Kyle Davis	Destin	2028
Preston Green	Hebert	2028
Lockwood Wernet	Bagby	2026
Corlene Ziegler	Trammell	2028
VACANT	Schmidt	2028

**Committee Meeting Attendance**

Meeting Date	Attended	Not Attended
Jan 15, 2025	Meeting canceled: Lack of quorum	
Feb 19, 2025	Avery, M., Davis, K., Wernet, L., Ziegler, C.	
Mar, 19, 2025	Avery, M., Bethea, I., Green, P., Wernet, L., Ziegler, C.	Davis, K.
Apr 16, 2025	Avery, M., Bethea, I., Davis, K., Green, P., Wernet, L.,	Ziegler, C.
May 21, 2025	Avery, M., Bethea, I., Davis, K., Green, P., Wernet, L., Ziegler, C.	
Jun 18, 2025	Bethea, I., Davis, K., Wernet, L., Ziegler, C.	Green, P.
Jul 16, 2025	Avery, M., Bethea, I., Davis, K., Green, P., Wernet, L., Ziegler, C.	Avery, M., Green, P.
Aug 20, 2025	Avery, M., Bethea, I., Green, P., Wernet, L.	Davis, K., Zeigler, C.
Sep 17, 2025	Meeting canceled: Lack of quorum	
Oct 15, 2025	Meeting canceled: Lack of quorum	
Nov 19, 2025		
Dec 17, 2025		

**9. Committee Motions:**

<b>Date:</b>	<b>Motion &amp; Description</b>	<b>Motion By:</b>	<b>Second By:</b>	<b>Committee Passed</b>	<b>Council status</b>
Jan 15, 2025	No Meeting				N/A
Feb 19, 2025	<ul style="list-style-type: none"> <li>• Appointment of Wernet, L. as Chairman,</li> </ul>			4-0	N/A
	<ul style="list-style-type: none"> <li>• Appointment of Avery. M. as Vice Chair</li> </ul>			4-0	N/A
Mar, 19, 2025	No Motions				N/A
Apr 16, 2025	No Motions				N/A
May 21, 2025	<ul style="list-style-type: none"> <li>• Motion to approve Mattie M. Kelly Connector work plan</li> </ul>	Green	Avery	6-0	
	<ul style="list-style-type: none"> <li>• Jewel Melvin Park Improvements</li> </ul>	Wernet	Avery	6-0	
Jun 18, 2025	No Motions				N/A
Jul 16, 2025	No Motions				N/A
Aug 20, 2025	No Motions				N/A
Sep 17, 2025	No Meeting				N/A
Oct 15, 2025	No Meeting				N/A
Nov 19, 2025					
Dec 17, 2025					

**10. Committee Work Plans:**

Work Plan Title	Work Plan Creator	Approved by Committee	Other Committee Review	Council Status
Mattie M. Kelly Connector (NC-5)	Davis, K.	May 21, 2025	N/A	
Destin Liner Trail - Jewel Melvin Park Plan	Green,	May 21, 2025	N/A	

**11. 2025 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 Master Plan](#).

On June 2, 2025, at City Council:  
 Councilmember Bagby made a motion to approve Resolution 25-13 and the Town Center CRA Master Plan, as presented, seconded by Councilmember Trammell. Motion passed 6-0.




**12. 2025 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 Harbor CRA Plan**.

**Town Center CRA Project Map**



13. Town Center CRA Forecasted Revenue:

 <b>CITY OF DESTIN FLORIDA</b> <span style="float: right;"><b>Town Center CRA Forecasted Revenue</b></span>								
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
<b>CRA REVENUE</b>	1,685,693	2,081,659	2,144,110	2,208,430	2,274,690	2,342,920	2,413,200	2,485,600
<b>OPERATING BUDGET</b>	(690,346) <sup>1</sup>	(281,543)	(186,960)	(1,192,540) <sup>2</sup>	(198,290)	(204,210)	(210,300)	(216,590)
<b>TOTAL DEBT TRANSFER</b>	(818,849)	(931,852)	(982,080)	(1,082,316)	(1,082,561)	(1,232,814)	(1,333,074)	(1,383,345)
<b>TOTAL BALANCE</b>	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
<b>CRA REVENUE</b>	2,560,170	2,636,970	2,716,080	2,797,560	2,881,480	2,967,920	3,056,950	3,145,602
<b>OPERATING BUDGET</b>	(223,060)	(229,710)	(236,560)	(243,630)	(250,910)	(258,400)	(14,501,641) <sup>3</sup>	0
<b>TOTAL DEBT TRANSFER</b>	(1,383,625)	(1,245,539)	(1,034,215)	(1,034,525)	(1,084,845)	(1,085,177)	(750,000)	0
<b>TOTAL BALANCE</b>	5,159,816	6,059,913	7,505,218	9,024,623	10,570,348	12,194,691	0	3,145,602

<sup>1</sup> \$460,000 is included in the FY 2023 operating budget for the Linear Park project.  
<sup>2</sup> \$1,000,000 is included in the FY 2026 operating budget for the Linear Park project.  
<sup>3</sup> \$14,235,521 (remaining fund balance) is included in the FY 2037 operating budget for the Linear Park project.