



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, DECEMBER 17, 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) November 19, 2025 Minutes**
- 4. CURRENT BUSINESS**
 - A) Development Projects and City Projects Update – November 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
NOVEMBER 19, 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, November 19, 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

Lockwood Wernet
Iris Bethea
Kyle Davis
Preston Green
Margie Avery

Members Absent

Corlene Ziegler

Staff Present

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

3. CURRENT BUSINESS:

➤ **Development & City Projects Update**

• **Linear Trail**

- Easement acquisition issues were discussed, particularly a section near Twin Lakes and HOA property.
- Committee member Green inquired about a grassy strip area to possibly have some park equipment.
- Staff confirmed the HOA was not receptive to incorporating additional amenities into their property; as such, amenities were removed from the plans.

• **Drury Plaza Hotel**

- Scheduled for City Council approval in December.

- Currently there is no construction timeline available; staff will provide further updates at their next meeting.

• **PD&E Study for Hwy 98/Marler Bridge - Ongoing.**

• **Intersection Improvements – Airport Rd and Commons Drive**

- Concerns about safety and slope were discussed.
- A member proposed applying high-friction pavement instead of a complete redesign to improve traction in wet conditions.
- Staff clarified the project scope and limitations of modifying approved project scopes.
- The intersection improvements are identified as priority #6 in the CRA Master Plan.

DRAFT

- Members discussed options for proposing improvements using CRA funds or city budget allocations.

➤ **Member Comments:**

- **Kyle Davis**
- **Improved Mobility and Connectivity – Mattie Kelly Connector Road**
The plan proposes connecting North and South Mattie Kelly Boulevard through a new 0.06-mile street, intersecting with the Linear Park.
- Davis clarified the project aligns with the CRA Master Plan and addresses an identified lack of street network connectivity, a contributing factor to blight.
- The timeline was adjusted by one year (to FY 2026–2028) to reflect realistic planning, engineering, and funding expectations.

Motion by Committee member Green to approve the Mattie M. Kelly Connector Work Plan presented by Committee member Davis with Committee member Avery providing the second. The motion passed 5-0.

➤ **Holiday Lighting on Main Street Work Plan**

Committee member Davis proposed a second work plan to install permanent holiday lights on Main Street.

- Highlighted a longstanding absence of holiday lighting in Destin, especially compared to surrounding communities.
- Identified 37 streetlights along Main Street as potential installation points.
- The proposal aims to improve aesthetics, increase visibility and foot traffic, and foster economic development along Main Street.

Staff clarified that CRA TIF funds cannot be used for seasonal decorations under current Florida Statutes unless explicitly tied to the CRA Master Plan.

- However, a recommendation can be made to the City Council to use general city funds.
- Staff encouraged committee members to act as “champions” and coordinate with local businesses for donations or support.
- Debate occurred over whether decorative lighting is permissible under the Master Plan. References to page 62 of the CRA Plan suggest street lighting with banner arms is a valid streetscape element, but ambiguity remains regarding temporary or seasonal lighting.
- Ultimately, staff advised proceeding with the work plan as a recommendation to City Council for funding outside the CRA budget

Motion by Committee member Green, seconded by Committee member Avery to approve the Holiday Lighting Work Plan item. The motion passed 5-0.

➤ **Draft Annual Report**

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Staff explained that their draft Annual Report was provided to them via email earlier for their review, as well as it was loaded in their packet for this meeting, and briefly reviewed what all it covered including their motions from their meetings past year

4. PUBLIC COMMENT:

There was no one in the audience to provide any public participation. Next meeting will be December 17, 2025.

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: December 17, 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: December 3, 2025

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

I. 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:** Awaiting City Council Approval – Scheduled for December 1, 2025.
 - **Scope:** Construction of a 320-unit hotel.

Approved Projects

- None

II. 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:** In Procurement.
 - **Scope:** This project will provide a trail along the span of the CTC.
- **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:

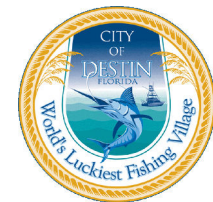
E. Business Impact Statement:

III. CONCLUSION: N/A

IV. RECOMMENDED MOTION: Informational Item

Attachments:

1. City Projects
November 2025
2. November
Development Map



City Projects November 2025

LEGEND

- Under Design/Permitting
- Other Projects
- Under Construction
- Construction on Hold
- Under Procurement
- (PD&E) Study Hwy. 98 Airport Rd. to include the Marler Bridge.
- Emerald Coast Pkwy, Airport Road to Walton Co. Line Landscaping Project (FDOT).
- City Limit Line

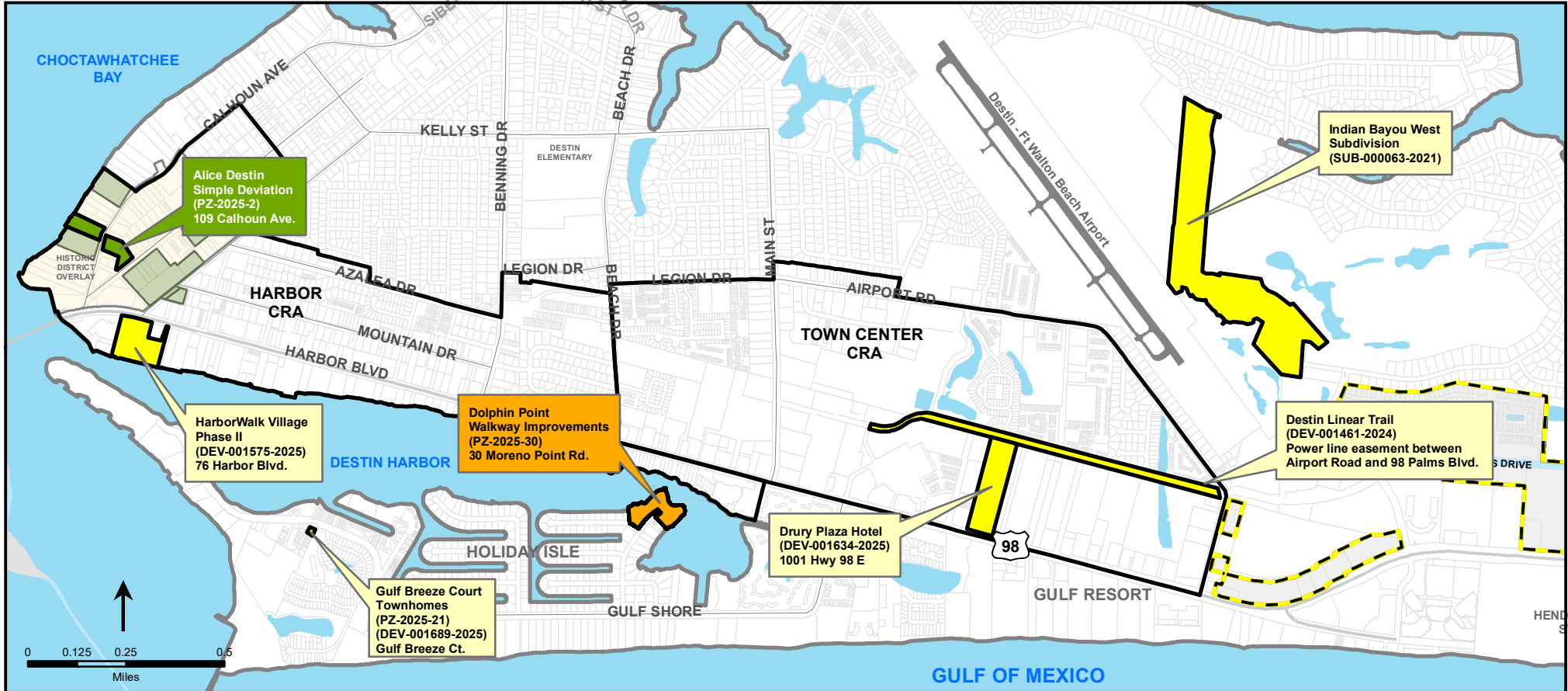


▲ West Destin
▼ East Destin



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. - **COMPLETE**
14. Airport Road/Industrial Park Road Median Improvements.
15. Utility Undergrounding (Marler Bridge to Airport Road).
16. Channel Maintenance Dredging.
17. Tarpon Street Parking Lot Additions.
18. Mattie Kelly Park Drainage Outfall Project.
19. Morgan Sports Center batting cages. – **COMPLETE**
20. Pedestrian Improvements at Airport Rd. and Commons, Traffic Signal.
21. Dalton Threadgill Field Improvements.
22. Palms Street/US Hwy 98 Traffic Signal (FDOT).
23. Emerald Coast Pkwy, Airport Rd to Walton Co. Line, Landscaping Project (FDOT).

November 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 Advisory Committee



2025 Annual Report

Submitted,

February XX, 2026

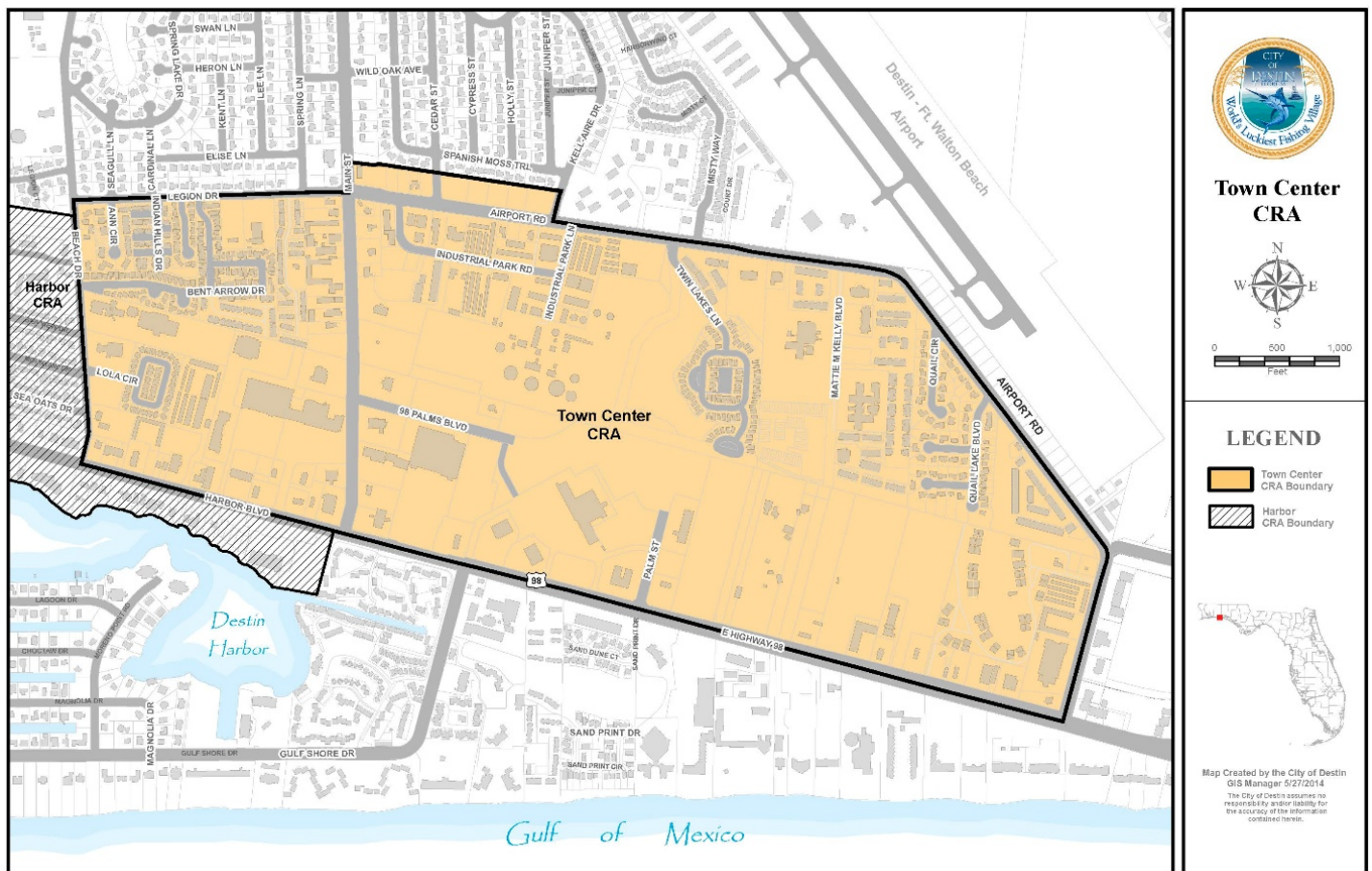
Lockwood Wernet
Chairman

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 (3rd) 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:

Date:	Motion & Description	Motion By:	Second By:	Committee Passed	Council status
Jan 15, 2025	No Meeting				N/A
Feb 19, 2025	<ul style="list-style-type: none"> • Appointment of Wernet, L. as Chairman, 			4-0	N/A
	<ul style="list-style-type: none"> • Appointment of Avery. M. as Vice Chair 			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"> • Motion to approve Mattie M. Kelly Connector work plan 	Green	Avery	6-0	
	<ul style="list-style-type: none"> • Jewel Melvin Park Improvements 	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:

 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

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