

**MINUTES  
TOWN CENTER COMMUNITY  
REDEVELOPMENT AGENCY  
ADVISORY COMMITTEE WORKSHOP  
DECEMBER 17, 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, December 17, 2025, in a workshop setting, due to lack of a quorum, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

**2. ROLL CALL:**

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Lockwood Wernet	Iris Bethea	Kim Montgomery Deputy City Clerk
Corlene Ziegler	Preston Green	Jesse Hernandez Senior Planner
Kyle Davis	Margie Avery	David Prichard CD Director

**3. CURRENT BUSINESS:**

❖ **Development & City Projects Update**

❖ **Drury Plaza Hotel:**

- The Drury Hotel was reported as approved as of December 1 (year as stated in discussion).
- Approval conditions included: 80% of trees on the property must be native, and a pet relief area will be provided.
- The projected grand opening timeline discussed was 3rd Quarter 2027, assuming construction can begin shortly after the first of the year.

**4. COMMITTEE MEMBER DISCUSSIONS:**

❖ **Work Plan / Annual Report Timeline Discussion - Sandy Trammell**

Chairman Wernet and staff discussed the scheduling needs to ensure the Committee's work plan and annual report are ready for presentation to the City Council sitting as the CRA Board.

❖ **Key points discussed:**

- The Committee needs items finalized for voting at their January meeting (when a quorum is present), so the materials can be presented to the CRA in February 2026 (year correction made during discussion).
- Staff indicated the intent is to complete as much as possible during the workshop and then vote/finalize at the next public meeting.
- Members discussed that in future years, planning will likely need to begin earlier (e.g., November) to align with the budget cycle.

- The Committee may consider providing a progress update in August/September regarding work plan progress.

#### ❖ **State-Level Discussion on CRAs**

Councilmember Trammell discussed ongoing state-level conversations/legislation that could eliminate or restrict CRAs due to misuse in certain jurisdictions, and noted the legislative session was described as starting in January.

- The importance of members staying informed and communicating with legislators was emphasized.
- The Committee discussed the Town Center CRA’s sunset timing as referenced in discussion (noted as “2038” in comments), and the importance of planning and investing funds appropriately before sunset.

#### ❖ **Community Engagement and Meeting Content Ideas**

The following recommendations were discussed to strengthen outreach and planning:

- Invite public services (e.g., Sheriff’s Office, Fire Department) to present issues within the CRA area and identify how the CRA may support them.
- Invite residents and businesses within the CRA boundaries to share concerns and priorities.
- Create a one-page informational handout explaining what the CRA is, what it does, and how the public can participate/provide input.
- Consider CRA representation at the City Open House with an informational table.
- Discussed the importance of building awareness ahead of potential future committee vacancies/appointments.

#### ❖ **Fundraising Discussion**

Councilmember Trammell noted that the Committee is permitted to do fundraising since there are restrictions on how CRA Funds can be spent; however, she suggested a resolution should be adopted beforehand, so funds raised remain in the CRA fund rather than defaulting to the City’s general fund.

#### ❖ **Work Plan Concepts Discussed**

The members referenced and discussed multiple work plan concepts, including:

- Matty Kelly Boulevard North/South Connector
- Sidewalk/Bike Lane Extension north of the interconnect on Matty Kelly Boulevard extending toward Airport Road
- Proposed Acquisition and Redevelopment Concept - Parcel West of Publix
- Proposed “Town Center” Green Space Concept

Committee member Davis presented a concept to potentially acquire and redevelop the parcel west of Publix noting approximately 8.85 acres, with an estimated value noted as \$4.27 million in the materials referenced.

❖ **Concept elements discussed included**

- A multi-use green space / town center park concept supporting quality of life, revitalization, and sustainability goals
- Potential components: walking paths, boardwalk/water features, pickleball courts, amphitheater/event lawn, farmers market space, public art/sculpture areas, and a small business/shared office hub concept
- A conservative multi-year timeline was discussed, with early years focused on feasibility, costs, and stakeholder discussions.

❖ **Feedback/suggestions raised**

- It was noted that pickleball courts are already planned and currently under construction between City Hall Annex and Public Works Facility, so the proposal should avoid presenting pickleball as the “first dedicated” courts since that is not accurate.
- Correct the work plan header year to 2026.
- Consider whether the park would be dog-friendly and whether a dog area / splash pad concept should be explored.
- Amphitheater siting: consider location and sound impacts (orient them in the design away from residential areas, use sound barriers, or relocate nearer a buffer area).
- Staff were advised they would send the proposal to absent members for awareness; however, comments between board members should be held for the next public meeting to avoid Sunshine Law concerns (specifically, avoiding acting as a conduit between members).

❖ Committee member Ziegler provided the following announcements for the American Legion:

- Wreaths Across America fundraising currently has a “buy one, get one”.
- January/February ballroom dancing and Thursday play/youth activities
- Invitation to join the Legion email/ mailing list for calendars/newsletters

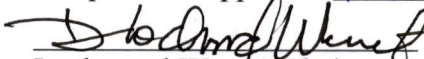
❖ The next meeting was announced as January 21, 2026

5. **PUBLIC COMMENT: None**

6. **ADJOURNMENT:**

Having no further discussions, the meeting was adjourned at 6:40 PM.

Adopted and approved 21<sup>st</sup> day of January 2025

  
Lockwood Wernett Chairman

  
Kim Montgomery Deputy City Clerk