



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, APRIL 15, 2026
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) March 18, 2026 Minutes**
- 4. CURRENT BUSINESS**
 - A) Development Project Updates**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Lockwood Wernet**
 - B) Margie Avery**
 - C) Corlene Ziegler**
 - D) Kyle Davis**
 - E) Iris Bethea**
 - F) Preston Green**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: May 20, 2026**

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
MARCH 18, 2026 - 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, March 18, 2026, 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
Preston Green

Members Absent

Margie Avery
Iris Bethea

Staff Present

Kim Montgomery Deputy City Clerk
Daniel Butler Principle Planner
Kimberly Kopp City Attorney

3. AGENDA APPROVAL:

Motion to approve the agenda was made by Committee member Davis with Committee member Ziegler proving the second. The motion passed 4-0.

4. APPROVAL OF MINUTES:

➤ **January 21, 2026 Minutes**

Motion by Committee member Green, seconded by Committee member Ziegler to approve the minutes of the January 21, 2026 meeting. There was a brief discussion regarding the status of the lighting that needs to be replaced in both the Town Center and the Harbor CRA districts. The motion passed 4-0.

➤ **February 18, 2026 Workshop Minutes**

Motion by Committee member Ziegler, seconded by Committee member Davis to approve the minutes of the February 18, 2026 Workshop meeting minutes. The motion passed 4-0.

5. CURRENT BUSINESS:

➤ **Long-Term Financial Projections & Available Funding - Finance Director Krystal Strickland.**

❖ **Key Points:**

- Projected year-end CRA fund balance: ~ \$2.5 million
- Approximate available funding: \$16–17 million across various sources

DRAFT

- Council requested CRA committees to:
 - Review available funding
 - Align recommendations with CRA Master Plan priorities

❖ **Major Funding Sources Discussed:**

- CRA TIF funds
- Okaloosa half-cent sales tax (infrastructure improvements)
- Gas tax
- Transportation impact fees
- TDC (tourism-related, limited applicability)
- Electric franchise fees (restricted to undergrounding)

❖ **Priority Projects Identified:**

- Linear Trail (top priority in Master Plan)
- Crosstown Connector (beautification, landscaping)
- Undergrounding utilities deeper into the district with Electric Franchise Fees
- Mattie Kelly connector (transportation improvements)
 - Linear Trail delayed pending easements
 - ~\$1.6 million CRA funds currently uncommitted
 - \$1 million annually committed to debt service
 - 324 Construction Loan funds:
 - Approximately \$600,000 remaining
 - Must be expended (cash out) by November 7, 2026 to avoid IRS penalties
 - Committee member Green suggested high friction asphalt be installed at the reworking of the pedestrian crosswalk at Airport Road and future Linear Trail.

➤ **Development & City Projects Update – Daniel Butler Principle Planner**

❖ **Active Projects:**

- Destin Linear Trail (awaiting easements)
- Chase Bank redevelopment (former Burger King site)
- Storage facility (237 Main Street – permitting updates)

❖ **Additional Notes:**

- Former Chick-fil-A site demolished as a condition of the sale of the property
 - New buyer unknown; no application submitted yet
- HarborWalk Village Phase II, scheduled for April 13th as a Special City Council meeting at 6:00 P.M.

DRAFT

6. COMMITTEE MEMBER COMMENTS:

A. CRA Funding Recommendations (Major Action Item)

The Committee developed and approved a comprehensive list of funding recommendations to present to the CRA Board:

➤ **Annual Report – Chairman Wernet**

- Annual Report finalized for submission to CRA Board
- Includes updated work plans:
 - Mattie Kelly Connector
 - Linear Trail
 - Multi-use Park Green Space

❖ **Publix Area Green Space / Town Center Multiuse Park**

- Use: \$1.6 million CRA funds
- Purpose:
 - Feasibility study
 - Conceptual design
 - Public-private coordination (Publix)
- Goal: Accelerate project from FY2027 to FY2026

❖ **Mattie Kelly Boulevard Connector (North–South)**

- Funding Sources:
 - Half-cent sales tax
 - Gas tax
- Scope:
 - Roadway improvements
 - Sidewalks
 - Bike lanes

❖ **Airport Road & Commons Drive Intersection**

- Funding Source: 324 Construction Loan funds (~\$600K)
- Scope:
 - High-friction paving
 - Safety improvements
- Note:
 - Must be completed before November 2026 deadline

❖ **Undergrounding Study (FPL Engineering)**

- Funding Source: Electric franchise fees (307 Electric Franchise Agreement Fund)
- Highly Restricted funds
- Estimated Cost: ~\$30,000
- Purpose:
 - Engineering estimate for undergrounding utilities within CRA district
 - Help protect Destin Water Users Utility Infrastructure

❖ **Jewel Melvin Park Improvements**

- Funding Source: Park impact fees (estimated ~ \$70,000 Item 313)
- Scope:
 - Design plan (not full construction)
 - Includes:
 - Pavilion(s)
 - Picnic tables
 - Playground equipment
 - Includes opinion of probable cost

Motion by Chairman Wernet to present the discussed list to the CRA Board for their consideration for funding at the April 7, 2025 CRA Board Meeting, with Committee member Ziegler providing the second. The motion passed 4-0.

❖ **CRA Board Presentation Preparation**

- Mr. Butler stated that he would prepare the staff report and develop a PowerPoint presentation for their presentation and distribute materials to them in advance of the meeting so they can prepare.
- Committee member David to present on behalf of CRA-AC

Motion by Committee member Green, seconded by Committee member Davis to remove the Jewel Melvin Park from the current Annual Report since no formal work plan has been created for this project to present with the Current Annual Report. Mr. Butler reminded the members that this is not going away, it just will proceed with separate funding recommendations and be added to their 2027 Annual Report. **The motion passed 4-0.**

- ❖ **Committee member Ziegler** - Asked about the status of the sign for streetlight at Main Street to alert the public to pull up to activate the light. Mr. Butler stated that he would meet with the Public Works Director and have a status report at their next meeting in April.
- ❖ The members briefly discussed the need for uniformity in streetlight fixtures across city when they are replaced by Florida Power & Light.

❖ Staff Update:

- New Community Development Director (Tina Dieter) returning March 30
- Previous director, David Prichard has resigned.

7. **PUBLIC COMMENT: None**

8. **NEXT MEETING: April 15, 2026**

9. **ADJOURNMENT:**

Having no further discussions, the meeting was adjourned at 7:00 PM.

Adopted and approved _____ day of _____ 2026.

Lockwood Wernet Chairman

Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: April 15, 2026

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
Tina Deater, Community Development Director
Daniel Butler, Principal Planner

FROM: Jesse Hernandez, Planner

DATE: April 2, 2026

SUBJECT: Development Project Updates

I. BACKGROUND:

This report includes updates on the Development Projects in the Town Center Community Redevelopment Area and active City Projects. Provided are the lists of projects which were recently approved, are under construction, or are in the review process.

II. DISCUSSION:

Below are the Development and City projects within the Town Center CRA in the month of March.

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: Chase Bank (PZ-2026-11)**
 - **Project Location:** 751 Harbor Boulevard.
 - **Parcel ID:** 00-2S-22-0701-000H-007A
 - **Status:** Awaiting Resubmittal for TRC 2.
 - **Scope:** Construction of a 3,333 square feet Chase Bank financial institution.

- **Project: Private Storage Facility (PZ-2026-26)**
 - **Project Location:** 237 Main Street.
 - **Parcel ID:** 00-2S-22-1350-000A-0180
 - **Status:** Resubmitted March 11, 2026. Undergoing completeness review.
 - **Scope:** Minor Development Order for additional concrete paving and roof overhang structures to an existing storage and warehousing development.

- **Project: Heartland Dental (PZ-2026-43)**
 - **Project Location:** 865 Harbor Boulevard.
 - **Parcel ID:** 00-2S-22-1156-0000-004B
 - **Status:** Resubmitted March 11, 2026. Undergoing completeness review.
 - **Scope:** Minor Development Order for a 3000 square feet dentist office.

Approved Projects

- None

CITY PROJECTS:

- **Cross-Town Connector (Beach to Benning)**
 - **Status:** Construction of Phase II.
 - **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.

- **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.

- **Destin Linear Trail**
 - **Status:** Under design / permitting – 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.

- **Utility Undergrounding – Marler Bridge to Airport Road**
 - **Status:** Under Construction.
 - **Scope:** This project will provide underground utility infrastructure.

- **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.

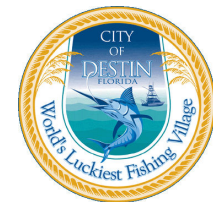
- A. **Link to Strategic Goals / Objectives:** N/A
- B. **Effect on Budget (EOB):** N/A
- C. **Level of Service (LOS):**
- D. **Legislative Sponsor:**
- E. **Business Impact Statement:**

III. **CONCLUSION:** Informational Item.

IV. **RECOMMENDED MOTION:** Informatinal Item.

Attachments:

1. City Projects March 2026
2. March Development Map



City Projects March 2026

LEGEND

- Under Design/Permitting
- Under Construction
- Utility Undergrounding (Marler Bridge to Airport Road)
- Emerald Coast Pkwy, Airport Road to Walton Co. Line Landscaping Project (FDOT).
- City Limit Line

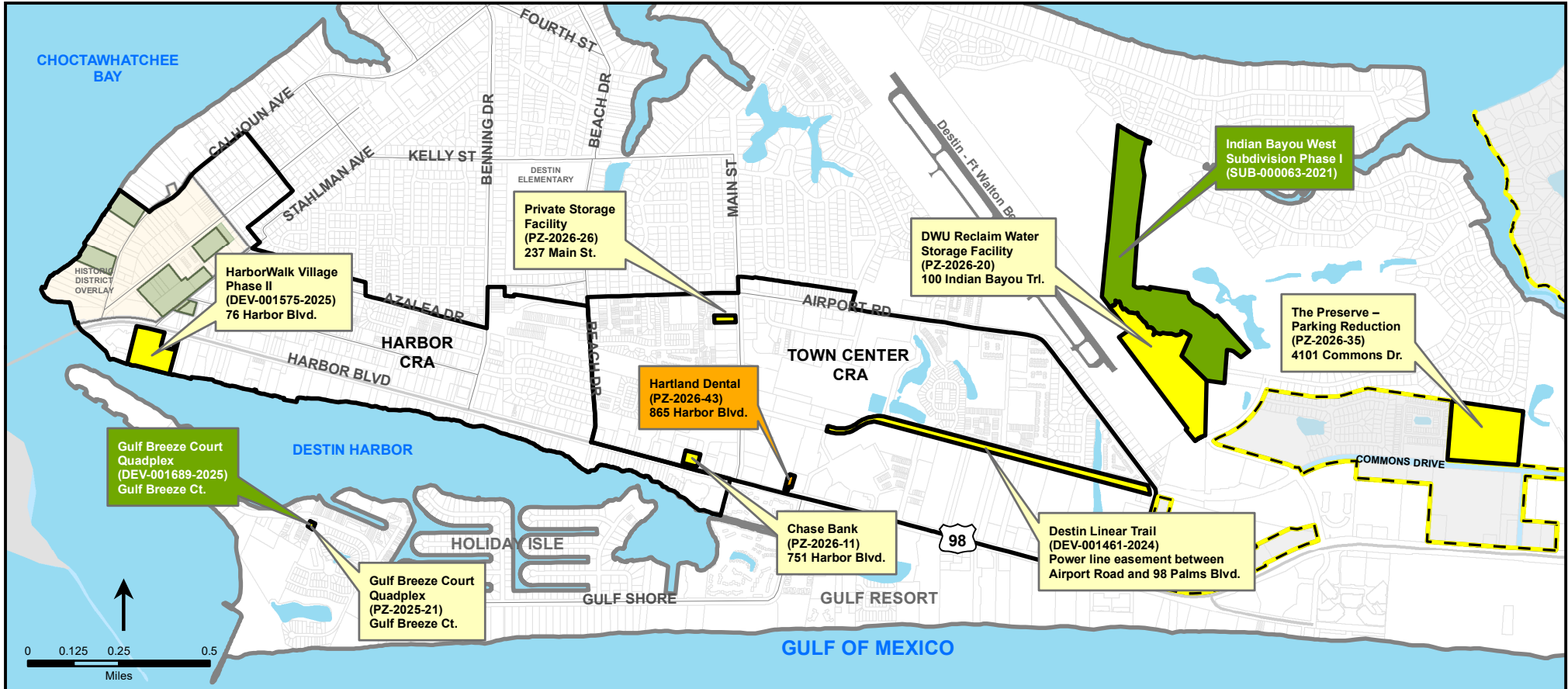


▲ West Destin
▼ East Destin



1. Crosstown Connector (Beach to Benning).
2. Zerbe/Calhoun Pedestrian Project Phase II (Boardwalk under the Bridge).
3. Clement Taylor Park Improvements, 131 Calhoun Ave.
4. Shore at Crystal Beach Park Expansion.
5. Joe's Bayou Renovation Project (FDEP).
6. CTC Wayside Trail.
7. Linear Trail.
8. Pickleball.
9. Airport Road/Industrial Park Road Median Improvements.
10. Utility Undergrounding (Marler Bridge to Airport Road).
11. Tarpon Beach Park.
12. Mattie Kelly Park Drainage Outfall Project. COMPLETE
13. Pedestrian Improvements at Airport Rd. and Commons, Traffic Signal.
14. Emerald Coast Pkwy, Airport Rd to Walton Co. Line, Landscaping Project (FDOT).

March 2026 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