

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JANUARY 21, 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, January 21, 2026, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Preston Green
Kyle Davis
Iris Bethea

Members Absent

Corlene Ziegler
Margie Avery

Staff Present

Kim Montgomery Deputy City Clerk
Daniel Butler Principle Planner
Jesse Hernandez Senior Planner
David Prichard CD Director
Michael Burgess PW Director
Kimberly Kopp City Attorney

3. APPROVAL OF MINUTES:

Motion to approve the minutes of the November 19, 2025 and the December 17, 2025 minutes as written was made by Committee member Bethea, with Committee member Davis providing the second. The motion passed 4-0.

4. CURRENT BUSINESS:

❖ **Development & City Projects Update – Jesse Hernandez Senior Planner**

• **The Drury Hotel:**

- 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.

• **1063 Highway 98 East (old Chick-fil-A property):**

- Development Order for a simple deviation to demolish the old Chick-fil-a building, per the sale of the property. It is unknown at this time what will be redeveloped on the parcel. Mr. Hernandez provided the allowable uses for the TCMU Zone.

❖ **City Street Light Replacements – Michael Burgess Public Works Director**

• Mr. Burgess provided the members with the following information:

- Florida Power & Light (FPL) requested the city provide an alternative fixture because the current model, the Destin Prague, is discontinued

and replacement parts can no longer be obtained if a pole/fixture is damaged, it cannot be replaced “in kind.”

- There are 39 fixtures on Main Street, in the Town Center CRA.
 - A catalog of FPL outdoor lighting options included in the packet; noting that there are no exact matches to the existing fixture.
 - This has been presented to the Harbor CRA, and their recommendation was a more minimalist/utilitarian approach:
 - Washington concrete black pole (Pole #3) due to durability (pigmented concrete vs paint/powder coat in a salt environment).
 - An area light style #6.
 - Staff clarified this approach favored resilience and reduced long-term maintenance.
- In discussion Chairman Wernet and the members stressed aesthetic identity and uniformity, especially for Main Street.
- Several members expressed dislike of the Harbor CRA’s minimalist fixture they chose and prefer Main Street, something more decorative and consistent with Town Center character.
 - Staff outlined that the key need is selecting a fixture/pole combination to bring forward to City Council, who will authorize the new lighting agreements.
 - Discussion clarified that FPL-owned fixtures on Main Street would be replaced under the agreement, as well as the city owned fixtures elsewhere (Commons Drive, 98 Palms, Marler Street parking lot, etc.).
 - Lighting function/height considerations:
 - Existing Destin-Prague fixtures provide more sidewalk lighting than roadway lighting and are shorter.
 - Concern was raised that the Harbor CRA’s recommended pole is around 23 feet tall (taller than existing style), impacting look and light distribution.
 - Members agreed upon a solution most similar to existing fixtures and specifically referenced matching the style used at Mattie Kelly South.
 - Preference leaned toward:
 - Washington black concrete pole
 - A decorative arm (identified as “number three” on the fixture/arm page).
 - A teardrop-style fixture, with emphasis that closely resembles the current “Prog/Prague” style.
 - Committee discussed warm white (approx. 3000K) vs cool white (approx. 4000K and expressed preference for cool white (4000K) for a mixed-use street environment.

Motion by committee member Davis, seconded by Committee member Green to recommend to the CRA Board to match the Teardrop with the wide skirt streetlight fixture

and #3 decorative bracket fixtures to match the existing fixtures on Mattie Kelly South, with the Washington pole and the cool white 4k light. In discussion, Committee member Davis questioned wanting to keep them consistent with what is already on Main Street by keeping the single arms in the areas where they currently are located, as well as the double arms in the same areas where they are. Mr. Burgess agreed, pointing out that the doubles are located at street corners with crosswalks, so that there are lights in both directions.

Committee member Davis amended his motion to clarify his recommendation by matching the lighting style street light fixtures on Mattie Kelly South, keeping the single arm lights on Main Street single arms and allowing the double light arms on Main Street be double arms in the new style, as well as at the other locations in the where the Destin Progue lights are located in the Town Center CRA District. The motion passed 4-0.

5. Committee Member Comments

➤ Annual Report & Work Plans – Chairman Wernet

Chairman Wernet spoke of the Annual Report that staff assisted him with.

He initially made a motion for approval; however, staff reminded him of the two work plan items that needed to be approved and included as part of the approval process for the Annual Report. Chairman Wernet withdrawn his motion to prioritize the two work plan approvals first.

➤ Multi-Use Green Space Adjacent to Publix (West Side of Publix Parcel) Committee member Davis

Committee member Davis explained he cleaned up the document and removed language from the last time he presented this work plan item.

- Proposed features discussed at the concept-level
 - Open green space suitable for farmers markets, local entertainment, and community events.
 - A place to serve families and residents, as well as tourists.
 - Walking paths, pickleball courts, picnic areas, possible amphitheater
 - Noise concerns to be addressed in feasibility for surrounding residential units.
 - Potential small structure for flexible use (e.g., office space, small business hub, community use, dog park).
 - Town Center needs a central civic/community space.
 - This may be the only chance to secure a meaningful parcel before it becomes encumbered by a possible private residential development.

- Compared a similar concept from Oviedo on the Park near Orlando, and how well the effects benefitted the surrounding development and commerce.

❖ **Discussion points:**

- Members expressed strong support, citing limited remaining land and community need.
- Question raised about whether the City/CRA would need to purchase the land since it is owned by Publix.
- Discussed how the CRA most likely could not buy outright the property but could possibly finance and potentially pay off within a certain timeframe.
- Discussion touched on food trucks and the benefit of having rotating vendors to reduce competition concerns.

Motion by Committee member Green, seconded by Committee member Bethea to approve Committee member Davis' Multi-Use Green Space Adjacent to Publix. The motion passed 4-0.

➤ **Work Plan #2 — Amendment to Improve Mobility/Connector Project (Mattie Kelly Boulevard North - South Connector with Sidewalk/Bike Lanes)**

Chairman Wernet explained how this previously approved work plan item to connect north and south segments of Mattie Kelly Boulevard as part of the city's mobility plan project. He proposed the following amendments:

- Add sidewalk and bike lane construction at the north end of the project area.
- Rationale: leverage a single mobilization to complete missing sidewalks and bike lanes network.

Motion by Chairman Wernet, seconded by Committee member Green to amend the prior work plan to include sidewalk and bike lane improvements, keeping the rest of the plan intact. In discussion, a question was posed if this would align with the linear trail. According to Chairman Wernet, it would not, since it north of the linear trail; but does fill in the sidewalk/bike lane gaps in the network near the north end of Mattie Kelly up to Airport Road. Additionally, it is a part of the project is in the mobility plan and in the CRA master plan; and the estimated cost referenced at approximately \$600,000. **With no further discussion, Chairman Wernet called for the vote and the motion passed 4-0.**

➤ **Annual Report and Work Plans Approval**

- Green Space Work Plan adjacent to Publix,
- Amended Mattie Kelly Connector Work Plan Sidewalks/Bike Lanes.

Motion by Chairman Wernet to approve the Annual Report and Amended work plan items as presented with Committee member Davis providing the second. The motion passed 4-0.

Chairman Wernet explained they will present this to the CRA Board on April 6, 2026.

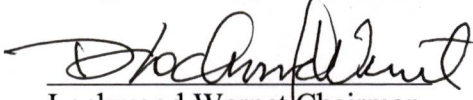
❖ The next Town Center CRA meeting scheduled for February 18, 2026

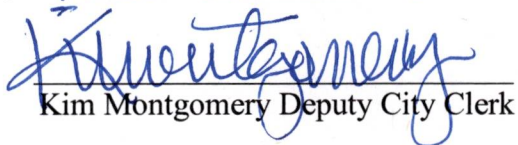
6. **PUBLIC COMMENT: None**

6. **ADJOURNMENT:**

Having no further discussions, the meeting was adjourned at 6:45 PM.

Adopted and approved 18th day of March 2025.


Lockwood Wernet Chairman


Kim Montgomery Deputy City Clerk