

**MINUTES  
TOWN CENTER COMMUNITY  
REDEVELOPMENT AGENCY  
ADVISORY COMMITTEE WORKSHOP  
FEBRUARY 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, February 18, 2026 in a workshop setting, 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	Margie Avery	Kim Montgomery Deputy City Clerk
Corlene Ziegler	Preston Green	Daniel Butler Principle Planner
Kyle Davis	Iris Bethea	Jesse Hernandez Senior Planner
		Kimberly Kopp City Attorney

**3. APPROVAL OF MINUTES: NONE**

**4. CURRENT BUSINESS:**

- ❖ **Development & City Projects Update – Jesse Hernandez Senior Planner**
  - Chick-fil-a’s old building will be demolished, it is unknown what the development will be at this point, but the demolition is a requirement of the closing on the sale of the property.
  
- ❖ **Proposed Chase Bank Branch – 751 Harbor Boulevard (Former Burger King Site)**
  - The applicant has applied for a variance to increase parking from 13 spaces to 23 spaces. The variance was granted on February 4th, however, the variance may no longer be necessary because the maximum parking requirements were removed via an ordinance passed on second reading by City Council, at their meeting on February 17, 2026.
  - Staff indicated the city expects to continue advancing the development order for the project.
  
- ❖ **Town Center CRA Funding**
  - Mr. Butler reported that the City Council held a Visioning Session on January 23<sup>rd</sup>, with several members participating.
  - City Council requested:
    - Funding source information for available City funding accounts/programs, and
    - Staff will have presentations to the CRAs and Advisory boards identifying available funds and restrictions.
    - The funding summary is organized:
      - Funding source / program

- Funds available
  - Restrictions / eligibility
- Mr. Butler referred the members to the Town Center CRA account line in the Financial Summary and reiterated the restrictions for funding any projects must be tied to the CRA Master Plan.
- Committee member Davis asked whether the presented funding summary includes annual TIF revenues.
  - Mr. Butler stated that he thought the Town Center CRA line includes TIF funds, but would confirm with the Finance Director and send an email update to the committee.
  - Mr. Butler confirmed that \$1 million of the reported Town Center CRA balance had already been committed to the linear trail project, which remains in the easement acquisition phase.
    - Members discussed whether other funding sources, including the Okaloosa half-cent sales tax, could be used for projects such as the Mattie Kelly Boulevard north-south connector.
    - Priorities discussed included the Mattie Kelly Boulevard connection to Airport Road, the property adjacent to Publix off Main Street, the linear trail, and other infrastructure and pedestrian improvements.
- Committee member Davis noted that the chart appeared to show \$1,636,153 in the Town Center CRA account and that \$1 million of that amount had already been committed to the multi-use/linear trail project.
- Mr. Butler confirmed that understanding and noted that grant funding, including Sunshine Trail funding is also being pursued.
  - Additionally, the trail project is still in the easement acquisition phase, with approximately five or six easements remaining to be secured.
- Committee member Davis asked about prior discussions of the utility undergrounding project and noted it was not visible on the funding summary chart.
- Mr. Butler stated they inquire about it, but explained he was under the impression that the chart is intended to show funds currently available, explaining further that the funds may already be allocated and may not appear as available on the summary.
- The members agreed to review projects, planning documents, and funding opportunities before the next meeting, where they hoped to make formal recommendations.

**5. COMMITTEE MEMBER COMMENTS:**

**A. Work Plan Review & Next Meeting Goal – Chairman Wernet**

- Chairman Wernet encouraged the members to:
  - Review the Work Plan and CRA Master Plan.
  - Identify priority projects suitable for funding recommendations at the next meeting.
  - Bring back a formal recommendation to Council at a future meeting.

- He reiterated projects specifically mentioned earlier as near-term priorities included:
  - Mattie Kelly Boulevard north-south work
  - Public space off Main Street
  - Linear trail / multi-use trail

**B. Traffic Signal Activation Signage at Main Street – Committee member Ziegler**

- Committee member Ziegler raised a recurring issue where drivers stop too far back to activate signal detection, causing backups and delays.
- Staff acknowledged the concern and stated they would circle back with the City Engineer to explore whether this could be addressed through a CRA-eligible work plan item and identify potential funding.

**C. Potential Town Center CRA Style Guide “Old Florida Style” – Committee member Davis**

Committee member Davis raised prior discussion attributed to Councilmember Trammell regarding developing a style guide for future development/projects in the CRA.

- Discussion highlights:
  - The concept would be forward-looking and not applied to existing development.
  - The members discussed “Old Florida style” / “Florida vernacular” as potentially including:
    - Clapboard-style architecture
    - Metal roofs
    - Porches and similar features
  - Interest was expressed in guidelines that promote visual consistency without being “cookie-cutter,” and that help avoid incompatible contrasts, such as modern structures adjacent to historic structures.
- Staff agreed the concept is worth exploring and suggested further work to clarify community expectations and define what the style means in practice.

6. **PUBLIC COMMENT: None**


7. **NEXT MEETING: March 18, 2026**

8. **ADJOURNMENT:**

Having no further discussions, the meeting was adjourned at 6:05 PM.

Adopted and approved 18th day of March 2026.

  
 Lockwood Werner Chairman

  
 Kim Montgomery Deputy City Clerk