



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, JUNE 17, 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) April 15, 2026 Minutes**
- 4. CURRENT BUSINESS**
 - A) Development Projects and City Projects Update – May 2026**
- 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: July 15, 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
APRIL 15, 2026 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. INTERIM CHAIR NOMINATION:

Committee member Davis motioned to nominate Corlene Ziegler as Interim Chair with Committee member Green providing the second. The motion passed 4-0.

2. CALL TO ORDER:

Interim Chair Ziegler called the meeting to order at 5:30 PM on Wednesday, April 15, 2026, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

3. ROLL CALL:

Members Present

Corlene Ziegler
Iris Bethea
Kyle Davis
Preston Green

Members Absent

Lockwood Wernet
Margie Avery

Staff Present

Kim Montgomery Deputy City Clerk
Jesse Hernandez Senior Planner

4. AGENDA APPROVAL:

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

5. APPROVAL OF MINUTES:

➤ **March 18, 2026 Minutes**

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

6. CURRENT BUSINESS:

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

❖ **Harbor Dental Development Order Application**

- Mr. Hernandez reported currently, a development order application for Harbor Dental within the CRA is in the review process.
 - The project is proposed for the small parcel located next to McDonald’s at 865 Harbor Blvd.

❖ **Indian Bayou West Subdivision Plat**

- Staff reported that, for overall City development, two development-related actions had occurred.

- One was not a new development order but the final release of plat for the Indian Bayou West subdivision.
- Staff explained that the plat had been released.
- As a result, the property owner may now begin selling parcels.

❖ **Gulf Breeze Court Quadplex / Holiday Isle Townhomes**

- Staff reported that the Gulf Breeze Court quadplex had been approved in March.
- The project was described as:
 - a four-townhome complex,
 - located on Gulf Breeze Court, off Gulf Shore Drive on Holiday Isle.

❖ **Annual Report / Work Plan Items**

➤ **Staff Comments and Annual Plan Follow-Up**

- Mr. Hernandez congratulated the Committee on the annual plan, noting that this was the first annual plan the CRA had had in a long time.
- He spoke of how their annual plan had been well received by the Council / CRA Board.
- Mr. Hernandez suggested to the members to begin thinking ahead to their May meeting regarding the work plans and additional funding ideas previously discussed.

➤ **CRA Board Direction on Priorities and Work Plans**

- Staff explained that the CRA Board has asked the Committee to return at the July CRA Board meeting with a priority list of the proposed projects.
- Staff referred to the Committee's previous discussion of their work plans and suggested they decide which of their two are top priorities and begin working on them.

➤ **Projects Requiring Further Work Plan Development**

- Mr. Hernandez stated that the CRA Board requested actual work plans for:
 - The intersection project at Commons and Airport, and
 - Capt. Jewel-Melvin Park upgrades.
- He confirmed that the CRA Board also wanted the Committee to move forward with a work plan for the park, even though some improvements were already contemplated within the linear trail plans.
- Members discussed whether the upgrades were one of the four proposals.
- Staff and members confirmed that Jpark was one of the proposed items because there were potential parks and recreation funds that could be used.
- Staff explained that the CRA Board wanted the Committee to consider whether those funds could be used for park upgrades, assuming the Committee remained interested.

- Committee member Green stated they are still interested in the project but noted that the only difficulty previously encountered with the Capt. Jewel-Melvin Park concept was the easement issue.
- Staff and members discussed the following:
 - The Twin Lakes HOA would not provide a “tiny sliver” of easement,
 - The easement issue affected only a particular portion of the prior concept,
 - There are other beautification elements that are still possible.
- Mr. Hernandez suggested that the Committee could focus the Jewel-Melvin work plan on beautification items such as:
 - park benches,
 - pavilions,
 - trash cans,
 - other park amenities.

➤ **Florida Power & Light (FPL) Undergrounding Discussion**

- The members discussed how FPL undergrounding recommendation had originally been based on advice from staff regarding funds that needed to be used or potentially lost.
- Members discussed that the original reasoning was:
 - Staff and the Committee members did not want the funds to go unused,
 - However, later, members learned that the particular funding situation had changed.
- A member stated that, even though the original funding concern no longer applied, the Committee could still decide to recommend FPL undergrounding as another potential use of funds.
- Question was asked whether the CRA Board had approved a \$30,000 recommendation.
- Staff clarified:
 - Funding had not been approved,
 - the Board had only approved the Committee continuing to move forward with developing the work plans,
 - there was currently no funding tied to the items.
- The Committee discussed that a work plan may still be needed if the Committee wishes to recommend:
 - FPL undergrounding, and the use of approximately \$30,000 from the electrical TIF or related fund.
- Staff confirmed that if the Committee wanted to pursue it, it could be included in the work plan and prioritization discussion.
- Members discussed their work plans to be presented at the July CRA Board meeting.
- The Committee identified the following items as needing consideration:
 - Commons and Airport intersection project,
 - Jewel-Melvin Park upgrades,
 - FPL undergrounding,
 - previously developed park-related work plan,
 - Mattie Kelly North/South connector project.

- Mr. Hernandez clarified that the Mattie Kelly connector already is a work plan in progress.
- Staff advised members to consider between the April meeting and the May meeting where each project should fall on the priority list.
- Staff stated that at the May meeting, the Committee should:
 - discuss the priority order of the projects,
 - determine which items to recommend to Council / the CRA Board,
 - potentially decide who will be responsible for preparing each work plan.
- Staff stated that the Committee would likely rank the projects as priorities one through four, or possibly more depending on whether FPL undergrounding was added.
- Committee member Davis raised spoke about a comments made by Council Member Destin and Bagby during the annual report discussion at their CRA Board meeting regarding the mention of work force housing as a possible use for the property west of Publix that is being discussed for park or public space purposes.
- He spoke of how they reviewed:
 - Council priorities,
 - Core values, and
 - The CRA master plan.
- Noting that work force housing did not seem to align.
- Mr. Hernandez stated that he did not want to speak for Board members, but believed the comments may have been about the uncertainty of the property’s future use.
- He explained that Publix had changed positions several times regarding what it wanted to do with the property.
- Members expressed support for continuing to pursue the project.
- Committee member Davis emphasized that:
 - The purpose of the Advisory Committee is to discuss and prioritize work plans,
 - the Committee does not have to abandon a project simply because there may be different views,
 - the Committee can continue to recommend work plans to the CRA Board.

7. PUBLIC COMMENT: None

8. NEXT MEETING: May 20, 2026

9. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:55 PM.

Adopted and approved _____ day of _____ 2026.

Corlene Ziegler Interim Chairman

Kim Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 17, 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: June 3, 2026

SUBJECT: Development Projects and City Projects Update – May 2026

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 during the month of May.

DEVELOPMENT PROJECTS:

Under Review:

- **Project: Chase Bank (PZ-2026-11)**
 - **Project Location:** 751 Harbor Boulevard.
 - **Parcel ID:** 00-2S-22-0701-000H-007A
 - **Status:** In TRC Review.
 - **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:** In TRC 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:** In TRC Review.
 - **Scope:** Minor Development Order for a 3,000 square feet dentist office.

Approved Projects

- None
-

Withdrawn/Voiced Projects

- **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: Withdrawn by Staff on May 5, 2026.** The required easements for this project have not yet been procured and finalized. Efforts will continue, however, a new application will be required at time of submittal.
 - **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.
-

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.

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.

III. RECOMMENDATIONS:

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.

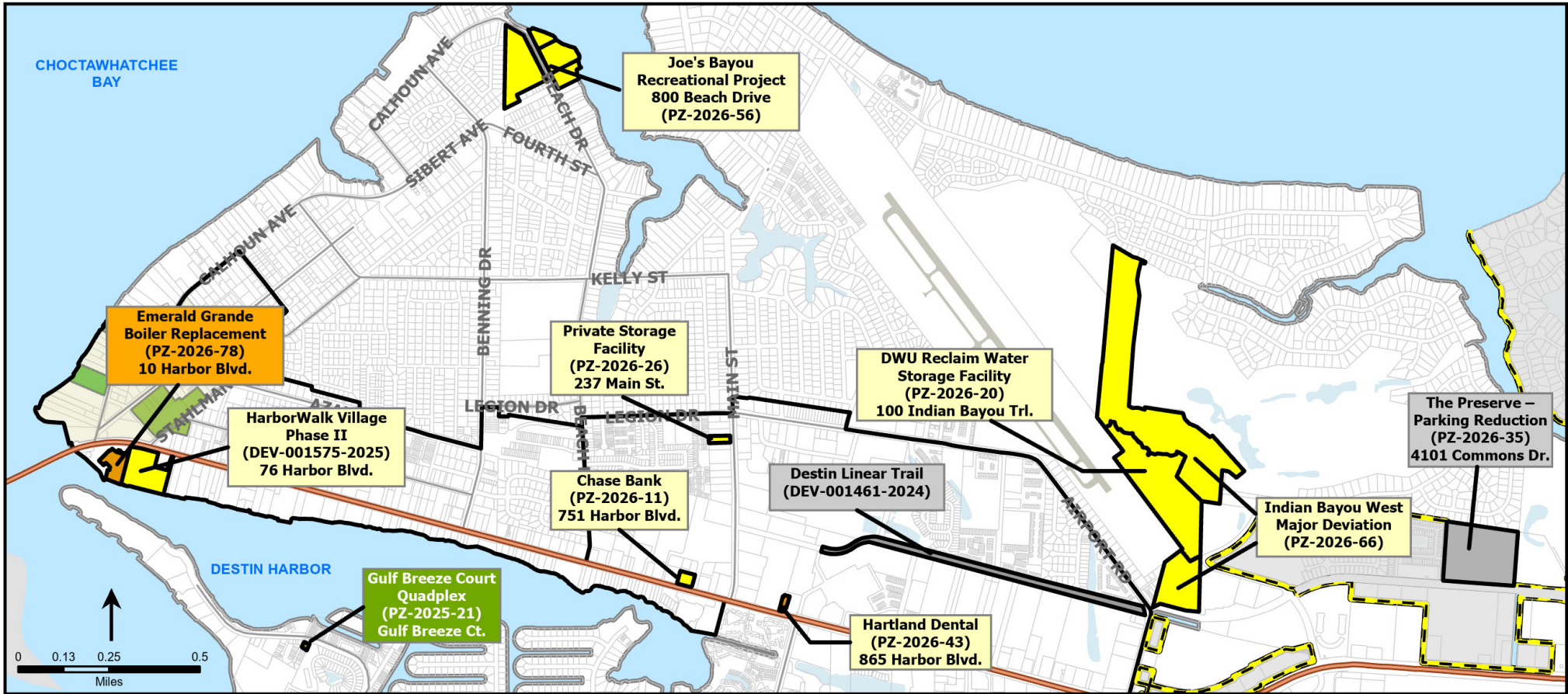
IV. RECOMMENDED MOTION:

Informational Item

Attachments:

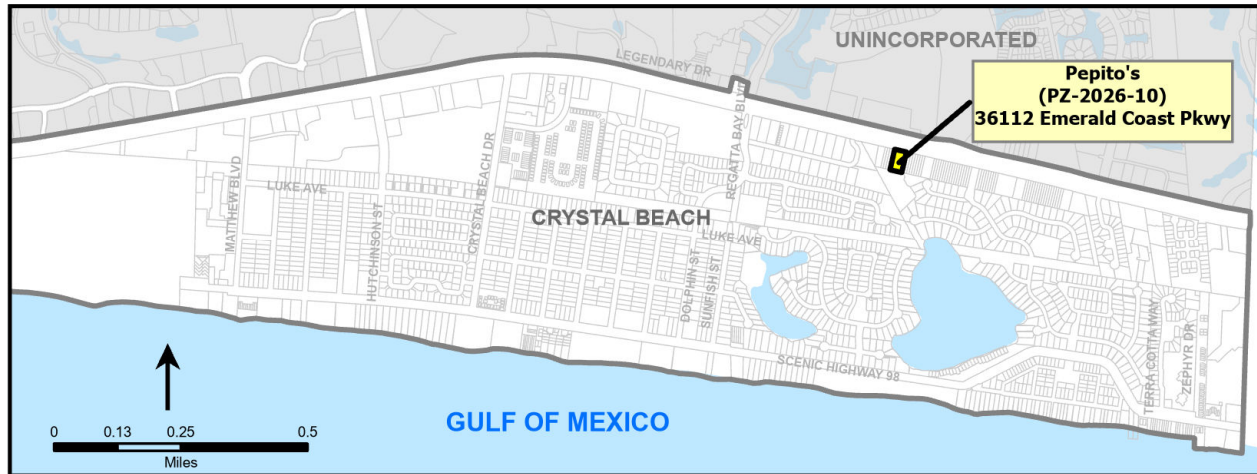
1. May 2026 Development Map
2. City Projects May 2026

May 2026 City Wide Development Projects



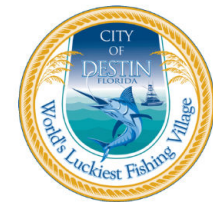
▲ West Destin

▼ East Destin



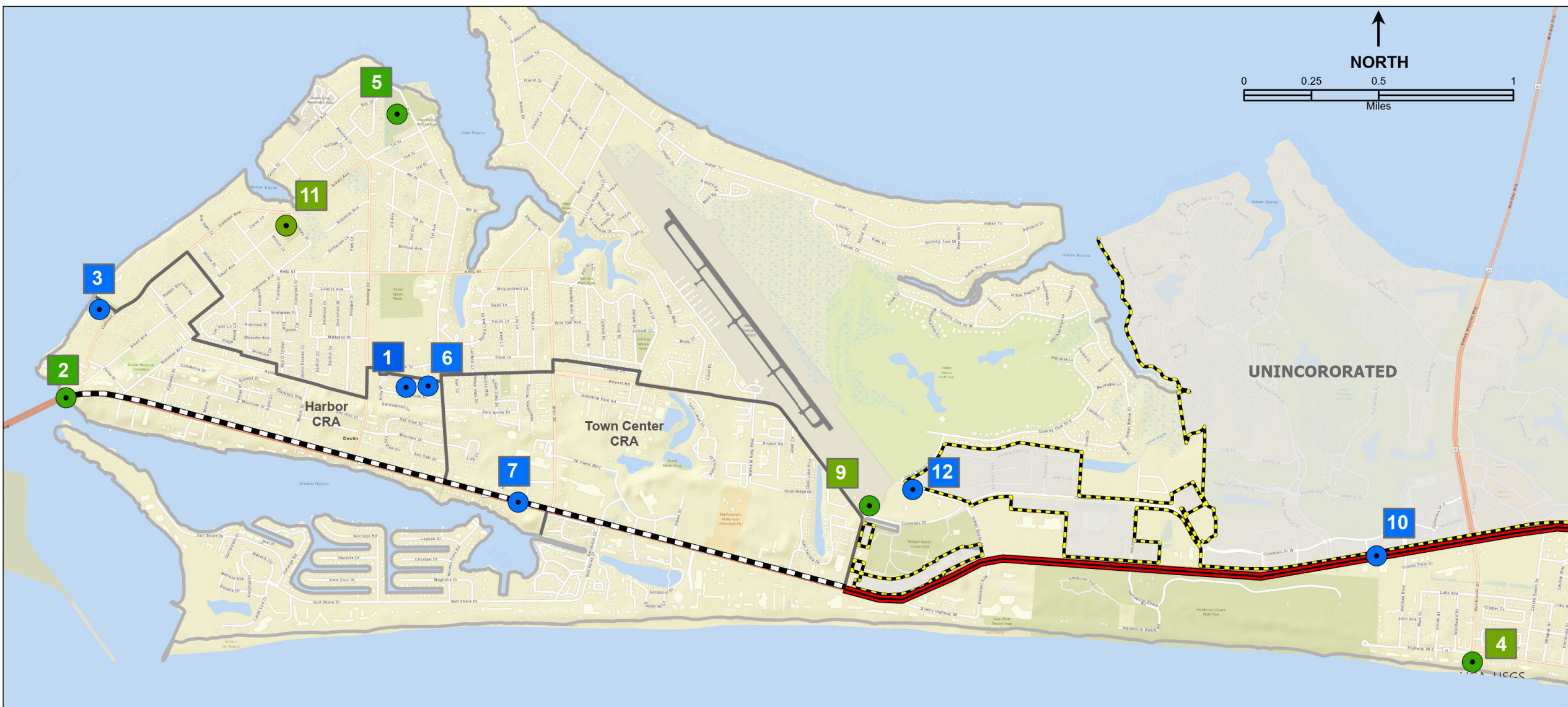
LEGEND

- City Limit Line
- New Development Project Applications Received
- Development Projects Under Review
- Development Orders Issued/ Applications Approved
- Withdrawn/Void
- Zerbe-Calhoun Historic District Overlay
- Existing Municipal Facilities



City Projects May 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. Utility Undergrounding (Marler Bridge to Airport Road).
8. Tarpon Beach Park.
9. Pedestrian Improvements at Airport Rd. and Commons Dr. Traffic Signal
10. Emerald Coast Pkwy, Airport Rd to Walton Co. Line, Landscaping Project (FDOT).
11. Dalton Threadgill parking addition.
12. Pickleball Courts.