

**LOCAL PLANNING AGENCY
MEETING MINUTES
NOVEMBER 7, 2024 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Workshop to order on Thursday, November 7, 2024, at 5:30 p.m., in the Destin City Annex Chambers; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Todd Buhr
Jay Purut
Marcie Bell
Gary Jarvis

Members Absent

Corey Ledbetter

Staff Members Present

Kimberly Montgomery Deputy City Clerk
Steven O'Connor Principal Planner
Sherry Burney Planner
Ashley Dominguez Planner
Jesse Hernandez Planner
Kim Kopp, City Attorney

3. APPROVAL OF MINUTES: October 3, 2024, Minutes

Motion by Agency member Bell to approve the minutes of the October 3, 2024, meeting with Agency member Jarvis providing the second. The motion passed 5-0.

4. NEW BUSINESS:

A. LDC Draft Article 8 - Signs

Regarding 8.07 – Prohibited signs, Agency member Jarvis inquired about vehicle signs that are added to the vehicle, for instance, campaign signs that people have driving around locally, and asked what type, if any, of those are prohibited signs. According to Mr. O'Connor, if the signs are constructed for the back of the truck, they are prohibited. If they are attached to the vehicle, such as a magnetic sign, or wrapped on the body of the vehicle, they are prohibited.

Chairman Wood questioned vehicles he's seen that have a large American flag that protrudes overhead and wave as they are driven. Mr. O'Connor referred the members to Exempt signs and read, "Standards of political or religious, governmental or other jurisdictional authority, provided that these do not contain any commercial speech, commonly known as flags, are exempt." Chairman Wood referred to the chart in portable signs and spoke of how generally, in a residential neighborhoods, property owners are not going to have permanent commercial signs and questioned staff what kind of noncommercial 25' square foot max, individual sign with a total of 50', would

normally be allowed. According to Mr. O'Connor, any kind of sign, thought or idea that promotes and is protected by the First Amendment, and provided some examples.

Regarding the language for permanent noncommercial language, Agency member Buhr suggested making it N/A across the board for residential neighborhoods, which would in turn make it default to whatever is exempt. Mr. O'Connor agreed, and Chairman Wood agreed to that change as well with no other comments from the Agency members.

The City Attorney informed the members that they can regulate time, place and manner but not content. She then advised that as they are going through the language to keep in mind where, how, and when they can go, for what period of time, if permanent or temporary, and nothing more, not what type of sign it is or what it's going to say.

In Section 08.08.02(D) on page 2, Agency member Buhr suggested adjusting the language referencing the application. In 08.03.04(C) on page 6, for the public traffic control signs, he asked staff who it is intended for. According to Mr. O'Connor, it is intended for the Governing Jurisdiction of the right of way, and he can add language to make it clear of that intent. In 08.02.04(A) on Page 3, for near straight and driveway sections, he feels that signs should not be able to go in those areas at all. Staff agrees that there is not a reason to have a sign in a clear visible triangle, at all. In 08.03.04, page 6, in the digital and electronic signage section, the members discussed at length there being a timeline to be put in place making any of those types of signs nonconforming, with an attrition date to where the property owners would be given a certain length of time, then at that timeline date, they would have to be removed. According to the City Attorney, she has had discussions on this subject with Council, individually, and expects it to be discussed at an upcoming Council meeting, adding that it is considered a time, place and manner restriction. Staff informed the Agency members that they would start working on the draft language to be brought back for their review and input, as well as it will be sent to Council at their workshop on this article for their input.

In Section 08.07.01 (E), page 10, Agency member Buhr asked staff's input on signs in the right-of-way (ROW). Mr. O'Connor asked the Agency members if they wanted to allow signs or not in the ROW, because if not, it would need to stay. The members agreed for it to stay as it is. In Section 08.07.01 (J), prohibited signs, Agency member Buhr asked for clarification on the difference between inflatable signs and holiday decorations. Mr. O'Connor explained that any holiday decorations are allowed during the timeframe for the holiday, but inflatable commercial signs are not. Regarding rigid materials language, Agency member Buhr feels that needs to be defined. According to Mr. O'Connor, staff could either add a definition or add regulations into the sign code that are clear to what rigid materials are, and asked which he would prefer. According to Agency member Buhr, he would defer to whatever staff decides is best.

B. LDC Draft Article 11 - Glossary discussion

According to Mr. O'Connor, for the definition of Open Space, in Article 4, anything not for vehicular use or covered by a building, is considered open space. Meaning that an entire backyard could be covered by concrete and so long as they have their stormwater properly installed, it counts towards open space, noting Destin is the only municipality he has ever heard or worked for with this in the open space definition or requirements. Staff is proposing the following language, "A portion of the space that is not occupied by the building coverage or vehicular usage, or impervious surfaces, for the purposes of this paver usage is not considered open space." If the paver surface is pervious.

Agency member Jarvis suggests the definition of helmsman to State of Florida US Coast Guard Captain and change Party Boats / Charter Fishing Boats to Charter for Hire Vessel. In additional discussions, the decision was to change it to Fare Carrying Vessels and refer any other language throughout to the Fare Carrying Vessels definition.

Agency member Bell thanked staff for adding East Pass to the beach definition, but suggested adding "of Mexico" after the word, "Gulf".

The definition for a bedroom was agreed to be updated to FDE definition. There was a brief discussion regarding Substantial Improvement definition, which is regulated by FEMA. The City Attorney noted that she and staff have been discussing this and would ensure that they have the correct verbiage for their review before their next meeting.

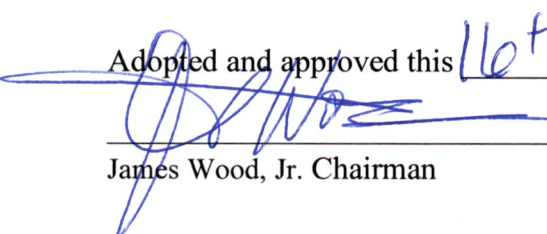
5. PUBLIC COMMENTS:

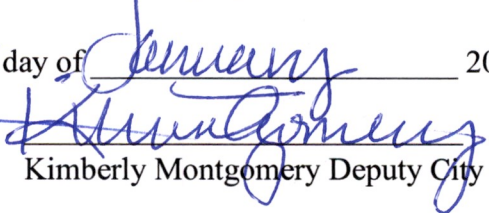
Chairman Wood opened the public for comment, but with no one present, he closed the public portion of the meeting.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 7:00 p.m.

Adopted and approved this 16th day of January 2025.


James Wood, Jr. Chairman


Kimberly Montgomery Deputy City Clerk