

**LOCAL PLANNING AGENCY WORKSHOP
MEETING MINUTES
APRIL 3, 2025 - 5:30 P.M.
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER & PLEDGE OF ALLEGIENCE:

Chairman Wood called the Local Planning Agency to order on Thursday, April 3, 2025, at 5:30 p.m., in a workshop setting, due to not having a quorum, in the Destin City Annex Chambers; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Ken Wampler
Tammy Weidenhamer

Members Absent

Marcie Bell
Todd Buhr
Jay Purut
Bree Uptigrove

Staff Members Present

Kimberly Montgomery Deputy City Clerk
Daniel Butler Principal Planner
Jesse Hernandez
Ashley Dominguez
Sherry Burney
Kim Kopp City Attorney

3. NEW BUSINESS:

A. Article 6 Discussion

Mr. Butler opened the workshop discussion for the members to provide comment on Article 6 for the following subjects:

➤ Tandem Parking

Staff proposes allowing tandem parking again however, concerns were raised by Council at their August 27, 2024 workshop regarding how this could potentially make short term rentals easier to establish. Therefore, staff created language to mitigate their concerns:

- Tandem Parking for Residential Uses may be allowed to use tandem parking that exceeds two vehicles end to end if the following criteria are met.
 - A residential property, including Short-term Rentals in residentially zoned districts utilizing tandem parking exceeding more than two end-to-end vehicles in any configuration, shall not include more than 1 column of end-to-end parking.
 - The parking area for the tandem parking shall not exceed twelve feet (12') in width.
 - Tandem parking is only allowed on one side of the residence.
 - Tandem parking shall not be placed between the ROW and the residence on corner lots.
 - This section shall not preclude a property from getting an accessway

to the maximum width as identified in Section 6.02.04.M.2. to be able to park multiple vehicles across in one row side by side.

- Tandem parking shall be set back a minimum of one foot (1') from the property line, unless there is a recorded joint access agreement that meets the requirements of 6.02.04.J.3.

- Landscape/Open Space Protection

- Any property utilizing this parking configuration shall provide, the equivalent of 50% of the total tandem vehicle parking area and would be landscaped/open space area between the ROW and the front of the house that shall not be developed for any use other than landscaping or open space, in perpetuity.

The members had no additional comment.

➤ **Common Boundary Buffer:**

- **Fences** in the Old Destin Area. See Section 6.07.01.F. - If the Old Destin MMTD is removed, then there will be many properties that will become legal nonconformities and will have to come into compliance when they repair their fence at more than 50%. Currently, the Old Destin MMTD allows property owners to build fences higher than 3' on their property line. However, this is not allowed outside the Old Destin MMTD. To mitigate this, Staff developed the following language in Section 6.07.01.F., see below.
 - Height and Setback - Front Yard:
 - No fence may exceed three feet (3') in height when located within five feet (5') of the front property line.
 - Exceptions:
 - If the Building Code requires a fence higher than three feet.
 - Single Dwelling or Duplex dwelling residential units or properties located within the Village, Harbor, or Holiday Isle Planning Areas as defined and identified in the Comprehensive Plan.

In discussion, the members expressed their desire to remove the 3' fence requirement for all residential properties within the City (including Crystal Beach).

- **Palm Trees:** Section 6.06.04. Palm trees were discussed at the workshop, and we heard that we should not be incentivizing palm trees in any way. Therefore, staff developed the language in 6.06.04.C., that limits the allowance of Palm trees to no more than 40% of the required trees. Further, the language in 6.06.09., was developed to incentivize native plantings

There was a brief discussion, but no changes were made.

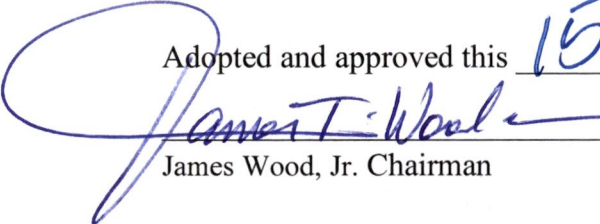
6. PUBLIC COMMENTS:

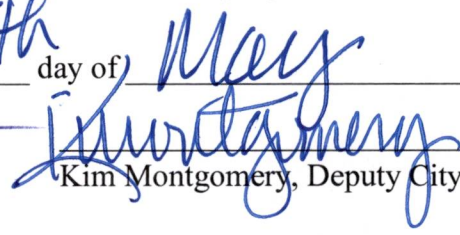
Chairman Wood opened the public for comment, with no one present, he closed the public portion of the meeting and adjourned the workshop.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:05 p.m.

Adopted and approved this 15th day of May 2025.


James Wood, Jr. Chairman


Kim Montgomery, Deputy City Clerk