



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, JULY 17, 2025
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
 - A. June 5, 2025 Minutes**
 - B. June 24, 2025 Minutes**
- 4. CURRENT BUSINESS**
 - A. Proposed Ordinances 25-14-LC – Creation of Design Standards for Low-Speed Vehicles (LSV) Parking**
- 5. PUBLIC COMMENTS**
- 6. NEXT MEETING DATE: August 7, 2025**

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)

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

1. CALL TO ORDER & PLEDGE OF ALLEGIENCE:

Chairman Wood called the Local Planning Agency meeting to order on Thursday, June 5, 2025, 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.
Marcie Bell
Jay Purut
Ken Wampler
Tammy Weidenhamer

Members Absent

Bree Uptigrove
Todd Buhr

Staff Members Present

Kimberly Montgomery Deputy City Clerk
Daniel Butler Principal Planner
Jesse Hernandez Planner
Kimberly Kopp, City Attorney

3. AGENDA APPROVAL:

Motion by Agency member Wampler, seconded by Agency member Bell to approve the agenda with no changes. The motion passed unanimously

4. MINUTES: MARCH 15, 2025

Motion to approve the minutes of the March 15, 2025, as written with no changes or additions by Agency member Wampler with Agency member Bell providing the second, the motion passed unanimously.

4. NEW BUSINESS:

- A. Proposed Ordinance 25-03-PC Future Land Use Map (FLUM) Amendment from Medium Density Residential-Village (MDR-V) to Recreation (REC)**
- B. Proposed Ordinance 25-04-LC Rezone from Medium Density Residential - Village (MDR-V) to Recreation (REC)**

Principal Planner Daniel Butler explained to the member the reasoning for these two Ordinance, which go hand in hand, is to update the FLUM Map and the rezoning of the city owned property from is previous zone of Medium Density Residential-Village (MDR-V) to Recreation (REC) in order to prevent any development from ever happening. Additionally, this property is strictly for purposes of the installation of the necessary stormwater retention and a roadway and

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nothing more. He pointed out that because this property will be adjacent to a roadway, also known as the Cross Town Connector, there will never be any intention to use any portion of it for a park like setting.

Motion by Agency member Bell, seconded by Agency member Weidenhamer to recommend City Council adopt both Ordinances 25-03-PC and 25-04-LC. The motion passed unanimously.

The City Attorney briefly explained that the City Council did not adopt the HDR Setback Ordinance as presented and staff will work on changing some of the language to only allow decks in the same setbacks as originally presented to them. It will be brought back before them for their review and a recommendation for adoption by the City Council.

6. **PUBLIC COMMENTS:** None

7. **ADJOURNMENT:**

Having no further discussion at this time, the meeting adjourned at 5:36 p.m.

Adopted and approved this _____ day of _____ 2025.

James Wood, Jr.

Kim Montgomery, Deputy City Clerk

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**LOCAL PLANNING AGENCY MEETING MINUTES
JUNE 24, 2025 - 5:30 P.M.
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER & PLEDGE OF ALLEGIENCE:

Chairman Wood called the Local Planning Agency meeting to order on Thursday, June 24, 2025, 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.
Ken Wampler
Jay Purut
Tammy Weidenhamer

Members Absent

Bree Uptigrove
Todd Buhr
Marcie Bell

Staff Members Present

Kim Montgomery Deputy City Clerk
Daniel Butler Principal Planner
Jesse Hernandez Planner
Kyle Bauman Special Projects Counsel

3. AGENDA APPROVAL:

Motion by Agency member Wampler, seconded by Agency member Purut to approve the agenda with no changes. The motion passed with a unanimous vote of 4-0.

4. MINUTES: MAY 15, 2025

Motion to approve the minutes of May 15, 2025, as written with no changes or additions by Agency member Wampler with Agency member Purut providing the second, the motion passed 4-0.

4. NEW BUSINESS:

A. Ordinance 25-13-PC – Comprehensive Plan Amendments (Mobility Plan Integration)

Mr. o'Connor presented proposed amendments to the City's Comprehensive Plan.

- The amendments reflect the integration of the newly adopted Mobility Plan and corresponding Mobility Fee, which replaces the Transportation Impact Fee.
- Major edits included replacing references to the Multimodal Transportation District (MMTD) with the Mobility Plan, while preserving MMTD references tied to established service levels.
- Policies related to transportation concurrency were removed as the Mobility Plan supersedes this tracking method.

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Chairman Wood moved for the LPA to recommend City Council adopt Ordinance 25-13-PC with Ken Wampler providing the second. In discussion, Chairman Wood raised a question regarding the year references ("2027 strategic vision" vs. "2017 goals") in the ordinance's introduction. Mr. O'Connor stated the dates were directly sourced from the Comprehensive Plan but acknowledged that updates may be necessary for consistency with current strategic documents and requested their recommendation to refer to the correction of these references. **Chairman Wood amended his motion to recommend adoption of Ordinance 25-13-PC with the stipulation for staff to investigate the accuracy of the dates in the introduction on page of 2 of 14 to ensure they are correct. Agency member Wampler agreed to the amendment with his second, and the motion passed 5-0.**

B. Ordinance 25-10-LC – Land Development Code Amendment (Rear Setback Encroachments for Decks in HDR)

• Staff Presentation:

- Staff proposed revising Article 7 of the Land Development Code to allow decks to encroach within five feet of the rear setback on non-waterfront townhomes in the High-Density Residential (HDR) zoning district.
- Currently, such townhomes are subject to a 10-foot rear setback.
- The proposed ordinance aims to eliminate nonconforming structures, some of which were either built illegally without a permit or approved erroneously by past staff member's approval.
- The ordinance also proposes a new definition of a deck:

“A roofless outdoor space built as an above-ground platform projecting from the wall of a building and connected by structural supports at grade or by the building structure.”

• Discussion:

- Several members raised concerns about:
 - Whether decks could be multi-level or serve as living spaces.
 - How to prevent “creative” constructions that may circumvent intent.
 - The distinctions between *decks*, *patios*, and *balconies*.
- Staff and LPA members explored limiting terms such as “unenclosed” or “single-story” but ultimately agreed the proposed definition was adequate.
- Staff clarified the setback exception is *only* applicable to decks on townhomes in HDR and does not apply to other structures such as ADUs and accessory dwelling units.

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Mr. o'Connor also emphasized that the setback allowance is very specific for deck structures only and nothing else.

Chairman Wood opened the hearing to the public, with no one coming forward to speak, he closed the public he called for additional input from the member or a motion.

Motion by Chairman Wood, seconded by Agency member Purut, for the Local Planning Agency recommend City Council approve Ordinance 25-10-LC. The motion passed 4-0.

The Community Development Director, David Prichard noted that the definition is not in the ordinance and feels that they should acknowledge the acceptance of the definition for the record.

Motion by Chairman Wood to accept the definition of a deck as provided in the staff report with Agency member Wampler providing the second. The motion passed 4-0.

6. **PUBLIC COMMENTS:** None

7. **ADJOURNMENT:**

Having no further discussion at this time, the meeting adjourned at 6:00 p.m.

Adopted and approved this _____ day of _____ 2025.

James Wood, Jr.

Kim Montgomery, Deputy City Clerk

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CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 17, 2025
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Ordinance
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Kyle Bauman, Special Projects Attorney
David Prichard, Community Development Director
Steve O'Connor, Deputy Community Development Director

FROM: Daniel Butler, Principal Planner

DATE: July 7, 2025

SUBJECT: Proposed Ordinances 25-14-LC – Creation of Design Standards for Low-Speed Vehicles (LSV) Parking

I. BACKGROUND: City Staff and Okaloosa County Staff have been collaborating on a mutually beneficial and code compliant parking lot for the Shores at Crystal Beach public access since December 2022. The Shores at Crystal Beach is to be located at 2942, 2966, & 2970 Scenic Highway 98.

As recently as April 21, 2025, Staff have provided City Council with the most recent draft of the civil plans for the Shores at Crystal Beach to ensure that the proposed work is compliant with the Land Development Code (LDC), while still meeting the intent of the original purchase of the property, to which the Council provided positive feedback.

The Shores at Crystal Beach access consists of two (2) separate parking lots, with the westerly parking area designed for standard vehicle parking spaces only, while the easterly parking area is designed to accommodate parking for only Low-Speed Vehicles (LSVs).

To date, the City does not currently have adopted ordinances that govern the minimum parking stall widths/depths and/or drive aisle widths for LSV parking. Therefore, Staff was directed to bring back draft design standards in regards to LSV parking areas for LPA and Council consideration.

II. DISCUSSION: As currently designed, the westerly parking area will provide parking for nineteen (19) standard vehicle spaces, plus one (1) ADA parking space. Alternatively, the

easterly parking area is currently designed to accommodate 34 LSVs only.

Currently, the City does not have any design standards codified for minimum parking stall widths/depths and/or drive aisle widths for LSV parking. Therefore, Staff has drafted regulations for LPA and Council review, including a proposed definition to be consistent with the State, as well as minimum standards for LSV parking based on Staff research and best practice and is seeking feedback at this time. As drafted, the ordinance would only apply to City-owned properties.

The drafted regulations are as follows:

Low-Speed Vehicle (LSV) parking spaces on City-Owned Property.

A. This Section is intended to provide design standards for LSV parking spaces located within City-owned property, only.

- 1. LSV parking spaces shall not count towards the required vehicular parking count based on the uses onsite.*
- 2. LSV parking spaces shall be located in one or more continuous areas that are separated from, and not intermixed with, spaces designed for full-size vehicles.*
- 3. Each LSV parking space shall be clearly designated by either white pavement marking stating "LSV" or signs stating "Low-Speed Vehicle Parking Only".*
- 4. The minimum dimensions of LSV parking stalls and driving aisles shall be as follows:
 - a. LSV parking stalls shall measure a minimum of 6' wide by 12' deep.*
 - b. LSV driving aisles shall measure a minimum of 20' wide (two-way). The complete stall dimension shall be paved and no deduction shall be obtained for bumper overhang.**

Additionally, the proposed definition to be consistent with the State is as follows:

Low-speed vehicle (LSV): means any four-wheeled vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour, including, but not limited to, neighborhood electric vehicles, consistent with section 320.01, Florida Statutes.

PUBLIC COMMENT:

None received to date.

- A. Link to Strategic Goals / Objectives:** II. Enhanced quality of life and safety for families
III. Economic development and revitalization
IV. Effective, efficient, and aesthetically pleasing infrastructure
V. Improve mobility and connectivity
- B. Effect on Budget (EOB):** This ordinance will not have any effect on the City budget.
- C. Level of Service (LOS):** This ordinance will not have any effect on the surrounding LOS.
- D. Legislative Sponsor:**

E. Business Impact Statement:

III. CONCLUSION: City Staff has been working with Okaloosa County Staff to ensure the plans for the Shores at Crystal Beach public access comply with the LDC while furthering the original intent of the property purchase, which was maximizing public benefit and accessibility. As directed, Staff has provided a draft of design standards for LSV parking areas within City-owned properties for LPA and Council feedback and consideration.

IV. RECOMMENDED MOTION: I move that the Local Planning Agency recommend City Council approve the proposed Ordinance 25-14-LC.

ALTERNATE MOTION:

I move that the Local Planning Agency recommend City Council approve with conditions/approve with modifications/deny the proposed Ordinance 25-14-LC.

Attachments:

1. DRAFT 25-14-LC
LSV Parking
Standards

ORDINANCE NO. 2025-14-LC

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA;
CREATING DESIGN STANDARDS FOR LOW SPEED VEHICLE
("LSV") PARKING; DEFINING LOW SPEED VEHICLES
CONSISTENTLY WITH STATE LAW; PROVIDING FOR FINDINGS
OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND
DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE**

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes and Chapter 163, Part II, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Chapter 163, Part II, of Florida Statutes, entitled the Community Planning Act ("Act"), empowers and requires the City Council to plan for the City's future development and growth and to adopt and amend its Land Development Code, or elements of portions thereof, to guide the future growth and development of the City; and

WHEREAS, the City Council desires to provide for design standards for LSV parking within certain areas of the City; and

WHEREAS, section 320.01.(41), Florida Statutes defines *low-speed vehicle* as any four-wheeled vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour, including, but not limited to, neighborhood electric vehicles; and

WHEREAS, the City Council desires to define LSVs consistently with Florida Statutes; and

WHEREAS, the City Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the City and its citizens; and

WHEREAS, the Local Planning Agency held a public hearing, with all required public notice on for the purpose of providing recommendations to the City Council with regard to this Ordinance amending the Land development Code and recommended that the City Council adopt the Ordinance amending the Land Development Code; and

WHEREAS, a public hearing has been conducted by the City Council after due public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in all sections of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, underline language is language to be added, language that is not in

strike-thru or underlined is not to be changed. The symbol *** represents sections of the Land Development Code that have been skipped and remain unchanged.

SECTION 3. AMEDNMENT TO ARTICLE 3. DEFINITIONS.

ARTICLE 3. DEFINITIONS.

3.00.01. Definitions.

For the purpose of this Code, the following terms, phrases, words and their derivations shall have the meaning contained herein, except where the context clearly requires otherwise.

Low-speed vehicle (LSV): means any four-wheeled vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour, including, but not limited to, neighborhood electric vehicles, consistent with section 320.01, Florida Statutes.

SECTION 4. AMEDNMENT TO ARTICLE 8. TRANSPORTATION.

ARTICLE 8. TRANSPORTATION.

8.06.00. Vehicle and bicycle parking standards.

8.06.04. *Parking design standards.*

Parking design standards. All development, including that which is located within and outside of the City's Multimodal Transportation District, shall conform to the following parking design standards:

C. *On-site parking spaces.* The design standards for on-site parking spaces are as follows:

5. Low-Speed Vehicle (LSV) parking spaces on City-Owned Property.

A. This Section is intended to provide design standards for LSV parking spaces located within City-owned property, only.

1. LSV parking spaces shall not count towards the required vehicular parking count based on the uses onsite.

2. LSV parking spaces shall be located in one or more continuous areas that are separated from, and not intermixed with, spaces designed for full-size vehicles.

3. Each LSV parking space shall be clearly designated by either white pavement marking stating "LSV" or signs stating "Low-Speed Vehicle Parking Only".

4. The minimum dimensions of LSV parking stalls and driving aisles shall be as follows:

a. LSV parking stalls shall measure a minimum of 6' wide by 12' deep.

b. LSV driving aisles shall measure a minimum of 20' wide (two-way). The complete stall dimension shall be paved and no deduction shall be obtained for bumper overhang.

SECTION 5. INCORPORATION INTO LAND DEVELOPMENT CODE. This ordinance shall be incorporated into the City of Destin's Land Development Code and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 6. CONFLICTING PROVISIONS. Special Acts of the Florida Legislature applicable to the incorporated area of the City of Destin, City Ordinances and City Resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 7. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 8. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

**ADOPTED THIS ____ DAY OF _____,
2025.**

By: _____
Bobby Wagner, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney for the City of Destin, only.

Rey Bailey, City Clerk

Kimberly Romano Kopp, City Attorney