

**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

*Steve O'Connor
David Prichard*

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.

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.

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 17th day of July 2025.


James Wood, Jr.


Kim Montgomery, Deputy City Clerk