

**LOCAL PLANNING AGENCY MEETING MINUTES  
MAY 15, 2025 - 5:30 P.M.  
DESTIN CITY HALL ANNEX CHAMBERS**

**1. CALL TO ORDER & PLEDGE OF ALLEGIENCE:**

Deputy Community Development Director Steve o'Connor called the Local Planning Agency meeting to order on Thursday, May 15, 2025, at 5:30 p.m., in the Destin City Annex Chambers; with the Pledge of Allegiance immediately following.

**2. ROLL CALL:**

**Members Present**

Ken Wampler  
Marcie Bell  
Jay Purut  
Bree Uptigrove

**Members Absent**

James T. Wood, Jr.  
Todd Buhr  
Tammy Weidenhamer

**Staff Members Present**

Kimberly Montgomery Deputy City Clerk  
Daniel Butler Principal Planner  
Jesse Hernandez Planner  
Steve o'Connor, Deputy CD Director  
David Prichard, Community Dev. Director  
Kim Kopp City Attorney via phone

**3. Interim Chairman:**

**Committee member Bell nominated Agency member Ken Wampler as the interim Chairman with Agency member Purut providing the second. The motion passed unanimously.**

**4. AGENDA MINUTES:**

**3/6/2025  
3/20/2025  
4/3/2025**

**Motion to approve the minutes of the March 6, 2025, March 20, 2025 and April 3, 2025 as written with no changes or additions by Agency member Bell with Agency member Purut providing the second, the motion passed unanimously.**

**5. NEW BUSINESS:**

**A. Ordinance 24-17-CC – Property Maintenance Code**

The Building Official, Mrs. Noell Bell stated that she removed Chapters 4 through 7, which because of redundancy and are now referenced. Additionally, some language was added to Section 302.3 under Exterior Property Areas: "Landscape Maintenance" language. Clarification was provided on unsafe structures. While the specifics of Chapters 4–7 (e.g., light, ventilation,

plumbing, mechanical, and electrical requirements) are excluded, they are still referenced in the Florida Building Codes and the Land Development Code.

Agency Bell spoke of concern she has for the language removed and spoke of instances where property owners, specifically townhome owners, who remodel the entire inside of without pulling any permits therefore no inspections are performed. It was emphasized that interior issues remain enforceable under building and maintenance codes, even if not stated in the ordinance. A brief discussion followed regarding enforcement challenges related to unauthorized interior renovations in multi-unit structures, such as townhomes, if the work is never reported while it is being renovated. The members acknowledged these concerns, and staff reinforced the role of complaint-based inspections.

**Motion by Agency member Bell, seconded by Interim Chairman Wampler to recommend City Council approve Ordinance 24-17-CC - Property Maintenance Code. The motion passed 5-0.**

**B. Ordinance 25-08-LC – Adoption of Mobility Fees**

Mr. o'Connor explained to the members how this ordinance has already been to Council and approved for first reading. Additionally, this ordinance proposes replacing the current transportation impact fees with mobility fees as outlined in the previously adopted Mobility Plan. The new fees reflect updated cost structures after 15+ years without changes, and the funds will be usable citywide for eligible projects including pedestrian, bicycle, and multimodal infrastructure, and this represents a shift from the limited-use zone-specific model to a more flexible network-wide approach.

**Motion by Agency member Wampler, seconded by Agency member Bell to recommend City Council approve ordinance 25-08-LC, the motion passed 3-0, with Agency member Bell abstaining from the vote due to a personal gain/loss.**

**C. Ordinance 25-10-LC – Revising Rear Setbacks for Townhomes within the High Density Residential (HDR) zoning district.**

Mr. Butler explained how this is a staff initiated ordinance which proposes to revise the rear setbacks for townhomes, specifically within the High Density Residential Zoning District from 10 feet to 5 feet for buildings that have a building height of 35 feet or less. He then provided the Agency members with an example how if a lot fronts the harbor, the rear setback is zero and if a lot fronts the Choctawhatchee Bay, they will have to comply with the Shoreline Protection Zone, which is 50 foot for any kind of principal structure, and allowing accessory structures within that area, not to constitute more than 40%. Therefore, all lots that do not front any kind of water body, there would be a rear property line setback of 10 feet across the board, for any building

having 35 feet or less. Additionally, staff is proposing for the rear setback to be reduced to five feet, because over the years, there have been properties that have either illegally built extensions or structures within their rear setback to five feet, and some others have been erroneously approved by staff between the years 2015 to 2017. Therefore, staff is trying to eliminate these nonconforming structures within the city and make them as equitable as possible.

**Motion to recommend City Council adopt Ordinance 25-10-LC was made by Interim Chairman Wampler with Agency member Bell providing the second. The motion passed with a unanimous vote of 4-0.**

➤ **Land Develop Code, Chapter 8 Discussion**

Staff provided an update and collected consensus on multiple points from the December 3rd City Council workshop:

❖ **Wind Devices:**

The members discussed several different options to allow certain events. For the initial 90-days before and 10 days after Agency member Uptigrove pointed out that could potentially be the entire summer and is entirely too long. Seven days before and 3 days, day of event, three days before and three days after, and day of and one day after an event and ultimately the decision was to allow them day of the event and then they be removed.

❖ **Sign Height:**

Staff and board agreed to retain the simple 8 ft max height without variable height percentages.

❖ **Vehicle Signage:**

Clarified that affixed and flush signage is acceptable with mobile billboards and protruding signage remain prohibited.

❖ **Digital Signage:**

Consensus to retain the 7-year amortization period, as initially recommended by LPA. Institutional zoning districts (e.g., churches, schools) are exempt and may retain digital signage.

❖ **Flags:**

Currently, flags are exempt and not prohibited. However, they will be counted toward total commercial signage allowances, if they're used to advertise commercial speech. Staff clarified distinction between political/non-commercial and commercial content when used as a part of their signage.

No formal motion is required. Staff will incorporate recommendations into the final ordinance draft for Council review.

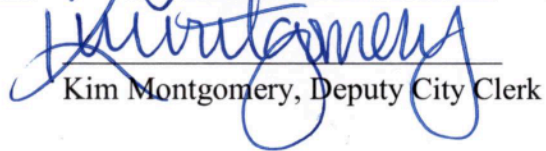
6. **PUBLIC COMMENTS:** None

7. **ADJOURNMENT:**

Having no further discussion at this time, the meeting adjourned at 6:30 p.m.

Adopted and approved this 24th day of June 2025.

  
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Ken Wampler, Interim  
Chair

  
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Kim Montgomery, Deputy City Clerk