



**AGENDA  
LOCAL PLANNING AGENCY  
THURSDAY, MAY 21, 2026  
5:30 PM  
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
  - A. February 19, 2026 Minutes**
  - B. March 19, 2026 Minutes**
  - C. April 2, 2026 Minutes**
  - D. April 16, 2026 Minutes**
- 4. CURRENT BUSINESS**
  - A. Proposed Ordinance 26-16-LC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING ARTICLE 3 “DEFINITIONS” AND ARTICLE 11 “COASTAL MANAGEMENT AND CONSERVATION” OF THE LAND DEVELOPMENT CODE TO AMEND THE DEFINITION OF “BEACH” FOR CONSISTENCY WITH THE JURISDICTIONAL LIMITS SET FORTH WITHIN THE CITY CHARTER; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**
  - B. Proposed Ordinance 26-18-PC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING CHAPTER 13 “GLOSSARY” OF THE CITY’S COMPREHENSIVE PLAN TO AMEND THE DEFINITION OF “BEACH” FOR CONSISTENCY WITH THE JURISDICTIONAL LIMITS SET FORTH WITHIN THE CITY CHARTER; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING**

**PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

- C. Proposed Ordinance 26-07-LC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RENUMBERING AND RENAMING ARTICLE 16 “SIGNS,” OF THE LAND DEVELOPMENT CODE TO A NEW ARTICLE 8 “SIGN REGULATIONS”; MODIFYING, AMENDING AND UPDATING CITY SIGN REGULATIONS AS PROVIDED HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

- 5. PUBLIC COMMENTS**
- 6. NEXT MEETING DATE: TBD**

**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  
FEBRUARY 19, 2026 - 5:30 P.M.  
DESTIN CITY HALL BOARDROOM**

**1. CALL TO ORDER:**

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, February 19, 2026, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

**2. ROLL CALL:**

<b><u>Members Present</u></b>	<b><u>Members Absent</u></b>	<b><u>Staff Members Present</u></b>
James T. Wood, Jr.	Bree Uptigrove	Kim Montgomery Deputy City Clerk
Todd Buhr		Daniel Butler Principal Planner
Marcie Bell		Jesse Hernandez Senior Planner
Ken Wampler		Chris Rush Planner
Tammy Weidenhamer		Krystal Strickland Financial Director
Jay Purut		Kimberly Kopp City Attorney

**3. AGENDA APPROVAL:**

**Motion to amend the agenda was made by Agency member Bell with Chairman Wampler providing the second. The motion passed 6-0.**

**4. APPROVAL OF MINUTES: None**

**5. NEW BUSINESS:**

- A. Proposed Ordinance 26-12-LC Allowing indoor recreation establishments as a permitted use in the Industrial Zoning District and associated parking requirements.**

Principle Planner, Mr. Daniel Butler presented proposed Ordinance 26-12 LC explaining that the ordinance was brought forward at the direction of City Council following their February 2, 2026, meeting. He explained further that this ordinance would:

- Allow indoor recreation establishments as a permitted use within the industrial zoning district.
- Establish associated parking requirements.
  - The parking proposal is based on the specific use currently being pursued:

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- Two parking spaces per batting cage, plus
- One parking space per 500 square feet of gross floor area, not associated with batting cages.

Mr. Butler noted that this was a Council-directed ordinance, not a traditional applicant-driven ordinance, though the prospective property owner is present and available to answer any questions the Agency members may have.

### • **Board Discussion – Scope of Use / Concern with NAICS Code**

Chairman Wood stated that in comparison to the prior coffee roaster case, it appears that the specific site under consideration tonight already has substantial parking.

Agency member Buhr shifted the discussion from the specific site to the long-term impacts of the ordinance language on the code as a whole.

- He stated that the ordinance, as written, relied on NAICS Code 713990, which is broad and could encompass many different recreational uses.
- He asked staff to confirm that if the uses were listed as permitted uses under that code, then any use under the code in industrial zoning would be automatically approvable by staff if all technical criteria were met.

City Attorney Kim Kopp confirmed that interpretation.

Agency member Buhr read and summarized portions of the industrial zoning district description from the staff packet and said the broad NAICS code might allow uses not appropriate for industrially zoned land. He then referenced examples potentially covered under the code, including uses such as:

- Archery ranges
- Billiard parlors
- Dance halls
- Curling facilities
- Flying clubs
- Fishing piers
- Go-kart racing
- Bowling-related uses
- Paintball-related uses

Agency member Buhr expressed concern that some of these could be inappropriate in the city's limited industrial areas and said he was trying to avoid "the law of unintended consequences."

The City Attorney responded that if the members are uncomfortable with the broad code reference, the code number could be removed, and the use could instead be more narrowly defined.

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- **Parking Discussion Agency member Buhr**

- Agency member Buhr asked whether the parking section's listed subcategories were intended to be the only allowed uses, or whether they were simply examples of parking treatment.

Mr. Butler clarified that those were use categories expanded upon for parking purposes, and that anything else under the broader code would fall under more general parking formulas. Adding that the distinct parking ratios were intended to account for activity types with large open spaces, such as batting ranges/cages, that have lower occupancy than other recreational uses.

- **Discussion of Conditional Use vs. Permitted Use**

Agency member Buhr suggested that instead of making the use permitted, would the board consider making it a conditional use, which would require each application to come back for site-specific review by the LPA and City Council.

- Pointing out that a conditional use would provide an extra "set of eyes" and allow review for compatibility with surrounding land uses, parcel location, and future industrial land needs.
- The City Attorney confirmed that a Conditional Use would require separate approval by City Council and could be conditioned or denied based on merit and compatibility.

**Motion by Agency member Buhr to recommend to the City Council for the approval of Ordinance 26-12-LC with one change, that the use be made Conditional rather than permitted, with Agency member Bell providing the second.**

- The Chair summarized:
  - Conditional use so each application returns to the LPA and City Council for case-by-case review.

Agency member Bell asked whether the issue was specifically about outdoor activity versus indoor activity.

Agency member Buhr stated that the concern is not indoor versus outdoor activity, but rather the overly broad nature of the NAICS code and the possibility that future uses could be incompatible with nearby properties or with the city's limited industrial land supply. He clarified that the concern was the breadth of uses that would become allowed automatically if it is under the "P" for permitted in the table.

Chairman Wood opened the hearing to provide input.

- Potential applicant, Brendan McMahon, 4522 Old Plantation Place, asked how changing the use from permitted to conditional would affect his process.

According to the City Attorney:

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- If permitted, the applicant could proceed directly through staff review and development order/permitting.
- If Conditional, that would add another application and another approval process, and if City Council denied the conditional use, the project could not proceed.

She then provided another possible approach:

- Remove the broad NAICS code referenced and instead create a more specific use entry tailored to what Council had actually directed staff to consider.
- It was acknowledged that the broad code had been included mainly for consistency with other code tables.
- Members discussed whether the ordinance should cover a more broad but limited category.
- Mr. McMahan described the concept as a family-oriented indoor sports facility where some children could use batting cages while others engaged in related entertainment or activity areas.
- The City Attorney suggested that “indoor sports recreation” might be the appropriate focus.
- It was also noted that food service would be part of the concept but would be subordinate to the primary sports use.
- Staff suggested the board could:
  - Create a new line item for indoor sports establishments, subordinate to the broader recreation code.
- Further discussion addressed whether items like cornhole, ping pong, obstacle play areas, or arcade-like elements would be accessory uses.
- Concern was also raised about avoiding an overly vague term such as “entertainment.”
- Mr. Butler suggested a possible definition based on a generalized definition of indoor recreation establishments: Indoor sports establishments are facilities situated within completely enclosed buildings offering for a fee or public use active sports active sports. Key examples include: bowling alleys, indoor skating rinks, arcades, bowling alleys, skating rinks, batting cages, swimming pools which may include accessory food service.
- Discussion also clarified that the ordinance should not be interpreted to allow sports betting or gambling-related activity.

Agency member Bur withdrew his motion on the floor with Agency member Bell withdrawing her second.

**Agency member Buhr moved to recommend City Council approval of Proposed Ordinance 26-12 LC with the following modifications:**

- **Create a separate line item (rather than relying on the broad NAICS reference),**

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- **Add a glossary definition for the new use using the one-sentence concept discussed during the meeting, with the word “entertainment” removed,**
- **Keep the use as a permitted use**
- **Add language clarifying that leisure activities do not include sports betting.**

**The motion was seconded by Agency member Bell.**

**• Additional Discussion Before Final Vote**

- Agency member Weidenhamer asked whether the industrial district should include any limitation on hours of operation for this type of use.
- Staff noted that the code includes hour limitations for certain uses, such as alcohol sales, but not for indoor sports-type uses.
- The applicant stated they proposed operating hours were expected to be approximately:
  - Weekdays: 11:00 a.m. to 9:00 p.m.
  - Weekends: 8:00 a.m. to 9:00 p.m.
- Staff indicated that because the use would be indoors and in an industrial area, they did not foresee major noise impacts.
- A question was asked whether the applicant would have to return to the LPA if the motion passed.
- Staff clarified that if the use remained permitted, the applicant would not need to return for a conditional use hearing, though a development order would still be required.

**With no further discussion, the motion passed 5-0.**

**Agency member Buhr asked to see the financials prior to attending the Harbor and Waterways Board meeting on February 26th.**

**B. Proposed Ordinance 25-24-LC - Land Development Code - Article 2 - Administration**

Mr. Butler presented proposed Ordinance 26-06 LC, the rewrite of Article 7 of the Land Development Code. He further explained that Article 7 contains material drawn largely from the existing Article 11 and addresses matters such as:

- White sand shoreline protection zones
- Bay shoreline protection zones
- Marine siting / dock regulations
- Archaeological and historical resource protection
- Floodplain management
- Natural groundwater, aquifer, sand, and gravel recharge
- Illicit discharge monitoring
- Alternative energy development
- Net Positive Environmental Benefit (NPEB) fee provisions

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Mr. Butler noted that since prior review sessions, staff had added several sections, including floodplain management and groundwater/aquifer recharge language.

- He stated that one unresolved component of Article 7 involved the method for calculating the NPEB fee for marine construction in the harbor.
- He explained that:
  - The current code uses a fee equal to 25% of project construction cost.
  - The LPA and Harbor & Waterways Board had recommended different methods in prior discussions.
  - City Council had asked staff for a financial analysis comparing methodologies.
- He then introduced the Finance Director, Krystal Strickland to present the analysis.

### ❖ **Background Framed by Agency Member Buhr**

- Prior to Krystal's presentation, Agency member Buhr provided a brief context of the history of the subject.
- He summarized that:
  - The issue had originated from citizen input in March 2024.
  - Harbor property owner Mr. Mike Abadie had raised concerns about the fairness and sufficiency of the one-time fee system.
  - The LPA studied the matter over multiple meetings and adopted a separate proposal in July/August 2024.
  - The purpose of the NPEB fee is to ensure that those who use and impact the harbor help fund harbor maintenance and environmental needs.

### ❖ **Financial Analysis by Finance Director, Krystal Strickland**

- Ms. Strickland explained the following to the Agency members:
  - Looking at actual fee collections from 2006 through 2025, and excluding 2024 as an outlier year, average annual NPEB collections were still just under \$25,000 per year, pointing out that the current revenue stream, is not sufficient for ongoing harbor-related costs.
  - The annual and recurring costs tied to harbor maintenance are:
    - Utilities/electricity to run the harbor pump
    - Quarterly water analysis
    - Maintenance of the five stormwater outfalls discharging into the harbor
  - Total recurring annual cost estimated to be between \$50,000 and \$60,000
- Ms. Strickland further explained capital and periodic costs:
  - The last harbor dredge in 2020 cost roughly \$350,000, shared 50/50 with the county.
  - The upcoming 2026 dredge was projected at approximately \$850,000, though about 50% grant funding was expected.
  - To maintain a dredging cycle approximately every three years, the city should be setting aside around \$66,000 annually for dredging.

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- The harbor pump house and harbor pump together are about a \$1 million asset with an expected life of about 20 years, translating to another major long-term funding need.
- She stated that, in comparison, the LPA's prior proposal of:
  - \$50 per residential slip
  - \$100 per non-residential/commercial slip would generate approximately \$95,000 annually.
- This would provide a steadier and more reliable funding source than the current 25%-of-construction-cost model.

### ❖ **Homestead Exemption Discussion**

- The board discussed whether homesteaded properties should receive an exemption and whether homesteaded properties would pay the fee under the \$50/\$100 annual structure.

According to Ms. Strickland:

- Properties with homestead exemption on the harbor represent less than 10% of the affected dock/slip properties,
- Citywide, out of the roughly 16,000 parcels approximately 13% of parcels are homesteaded.
- Members discussed:
- A previously recommended 75% homestead exemption, and 100% homestead exemption was discussed.
- The conclusion is that a full homestead exemption would have relatively little effect on overall annual collections.
- Some members voiced support for a 100% exemption for homesteaded properties.
- Equity concerns were mentioned regarding residential versus commercial users.

### ❖ **Prior Contributors / Exemption Schedule**

- Members also discussed how to handle property owners who had recently paid large one-time NPEB fees under the current system.
- A prior LPA motion had created a look-back exemption schedule:
  - If an owner had paid an NPEB fee recently, that owner would receive a temporary exemption from the annual per-slip fee for a set number of years.
  - The concept was described as a sliding scale:
    - A payment in the current year = 10-year exemption
    - Prior year = 9-year exemption
    - And so on down the line.
- Ms. Strickland estimated that only a small number of people, likely fewer than 20 would be affected by this prior-payment exemption.

### ❖ **Alternative Methodologies Discussion**

- Agency member Buhr suggested there might be value in considering a third methodology based on the calculation already used by the Florida Department of Environmental Protection (FDEP) for submerged land leases.

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- The idea was that the city might mirror or piggyback on the state's square-footage-based calculation rather than continue a construction-cost-based fee.
- Krystal stated she had not modeled that approach before the meeting but noted that FDEP's submerged land lease fee was approximately \$0.16 per square foot.
- Agency member Purut questioned whether adding a third option would unnecessarily complicate the issue.
- The board returned to the point that the current 25% methodology does not reliably fund harbor needs and that any shortfall is currently made up from the General Fund.

### ❖ Placement of Fee in LDC vs. Fee Schedule

- Krystal also raised a policy/administrative question:
  - Whether the actual fee calculation should remain embedded in the Land Development Code, or whether the code should simply state that a fee is required while the actual dollar amounts are maintained in the city's fee schedule.
- According to the City Attorney, the fee schedule is easier for Council to amend by resolution, whereas changing the LDC requires ordinance procedures and public hearings.
- Members discussed whether moving the fee out of the LDC would reduce the LPA's role in future revisions.
- Agency member Buhr responded that because the issue is already embedded in the LDC rewrite process, the board should continue moving forward with its recommendation rather than re-route the matter midstream.

### ❖ Draft Clarification

- Mr. Butler clarified that the draft Article 7, currently before the board still contains the existing 25% construction-cost methodology, because staff had to place something in the draft pending direction.
- He stated that if they wanted that replaced with the LPA's previously approved per-slip structure, staff could revise the language accordingly.

Agency member Buhr mentioned there are four courses of action that can take place:

- Send this forward as it is
- Remove what's in there now and have a 7.02.03 placeholder rewritten with what reflects the motion that was passed by the LPA, since we are by Florida statute, the recommender to City Council for the LDC.
- Provide two versions of the paragraph and have both paragraphs in the draft document when it goes for first reading the Council could choose which paragraph to read approve for the document.
- Have staff or City Manager, Mr. Jones's to bring it up and to take those two for clarification and direction before it comes back to us or have Council make the decision to have it put into chapter 7.

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Agency member Bell made a motion, based on the number two scenario, with the LPA being the recommending body to City Council, that we recommend that what goes to the City Council is what we proposed initially in August 28, 2024 and based on the information that received tonight from the Finance Director, Krystal Strickland, that Article 7, draft should be revised so that the NPEB section reflects the LPA's previously approved fee structure rather than the current 25% NPEB cost of construction methodology. Chairman Wood provided the second. During discussion, the motion was amended with the following addition of:

- **\$100 per non-residential slip**
- **\$50 per residential slip**
- **a 100% homestead exemption (amending the earlier 75% concept)**
- **and a prior-payment exemption schedule for those who recently paid NPEB fees**
- **Bring the revised language back to the LPA for review before it proceeds to Council.**

The motion was additionally amended to include appointing the Agency member Buhr, who had carried much of the NPEB discussion, as a liaison to work with staff on the revised language.

A question was posed asking if the city could legally impose the proposed fee structure. According to the City Attorney, Ms. Kopp stated that they could. Agency member Bell mentioned the fee schedule that is adopted and amended by City Council and if this body was positive, they wanted to change the portion of the Article to turn it over to Council by Fee Schedule Resolution. According to the City Attorney, it is easier to update the fees if they are moved over to the fee schedule, which is adopted by Resolution instead of in the LDC, which has to be done in the form of an Ordinance with two public hearings at this level and two public hearing at Council level. The members agreed to turn it over to the fee schedule process. **Chairman Wood called for the vote and the motion passed 6-0.**

### ❖ **Continued Article 7 Discussion – Floodplain Management**

The board then returned to the remainder of Article 7.

Agency member Buhr raised concerns about the newly added floodplain management section, stating that:

- While he supported floodplain management itself, the section appeared to reintroduce separate permitting, variance, and procedural language that seemed inconsistent with the stated goal of the LDC rewrite, which was to consolidate and streamline permitting and procedural standards.

According to Mr. Butler the floodplain section had been kept together because it tracks State and FEMA requirements, and the variance and procedural language differs greatly from the city's general Variance procedures.

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According to the City Attorney, the city must periodically adopt and submit floodplain-related ordinance language to maintain compliance and rating status.

Agency member Buhr acknowledged the explanation but noted that the section looked different from the rest of the reorganized code and created some whiplash when reading it.

He then raised a question about the removal of beach box language from one section.

Mr. Butler explained that the language had not been deleted because it is more appropriate in the Code of Ordinances. Additionally, in reviewing Beach Management in the Code it was determined that the beach box language this exact same language was in the beach management ordinance, which will be brought before them an informational item.

**Motion by Agency member Bell, seconded by Agency member Wampler to recommend approval of Article 7 in total, be combined with the portion being reworked and brought back to the LPA for their review prior to going forward to Council.**

### **C. Proposed Ordinance 26-06-LC - Land Development Code - Article 7 - Resource Conservation, Protection, Resiliency, and Sustainability**

#### **➤ Item 4B – Article 2, LDC Rewrite**

Mr. Butler presented the final item, the rewrite of Article 2 of the Land Development Code.

- He stated that Article 2 had previously been reviewed by the LPA on December 4, 2025, and that only a few changes had been made since then.
- He summarized the changes as follows:
  - Addition of change-of-use vesting language requested by the LPA.
  - Minor formatting revisions.
  - Removal of the word “weather” from the conditional use section.
  - Addition of “Ad Hoc” language regarding the ex officio military installation representative.
  - Revisions making shared parking analysis requests consistent with recently adopted parking reduction language, so such requests would be treated as a major development order requiring Council approval.
  - Clarification to the development-order exemption language by adding “or deviation thereof,” to reflect how staff had historically interpreted those exemptions.
  - Removal of references to the Destin Design Manual.
- Agency member Buhr asked about references to “City Standards” and whether those should be defined, since the Design Manual was being removed in the glossary. Mr. Butler stated that defining “City Standards” had already been flagged from a prior meeting.
- Agency member Buhr then directed the attention to the new change-of-use vesting language and asked that it be displayed. He stated he liked the draft language and wanted to confirm that it achieved the board’s earlier intent.

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- Using short-term rental and restaurant examples, he walked through how the provision would work if a use had been approved, established within two years, then later went vacant or switched temporarily without physical modifications.
- Staff confirmed that, as drafted, once the approved change of use is established within two years, it remains vested so long as the approved conditions are not materially changed or modified.

**Motion by Agency member Wampler, seconded by Agency member Purut hat the LPA recommend approval of Ordinance 25-24-LC by City Council. The motion passed with a vote of 6-0.**

- Chairman Wood reminded staff that, with the Design Manual going away, anything needing to be reincorporated into the LDC for clarity should be brought back appropriately.
- Mr. Butler responded that the City Engineer was actively reviewing applicable material from the Design Manual and expected most of it to be integrated into Article 6.

The Chair then moved to final comments and opened the hearing for public comments. With no public present, he closed the public comment portion of the meeting.

Agency member Bell commented that, although the meetings are long, she appreciated the input and participation from board members and staff, stating that participation is part of being “a good citizen and a participating member” of the community.

The Chair thanked everyone for their work and participation.

**7. ADJOURNMENT:**

Having no further discussion at this time, the meeting adjourned at 7:35 p.m.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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James T. Wood, Jr. Chairman

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Kimberly Montgomery Deputy City Clerk

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**LOCAL PLANNING AGENCY  
MEETING MINUTES  
MARCH 19, 2026 - 5:30 P.M.  
DESTIN CITY HALL BOARDROOM**

**1. CALL TO ORDER:**

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, March 19, 2026, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

**2. ROLL CALL:**

<b><u>Members Present</u></b>	<b><u>Members Absent</u></b>	<b><u>Staff Members Present</u></b>
James T. Wood, Jr.		Kim Montgomery Deputy City Clerk
Todd Buhr		Daniel Butler Principal Planner
Ken Wampler		Kimberly Kopp City Attorney
Jay Purut		
Tammy Weidenhamer		
Bree Uptigrove		
Marcie Bell (in at 5:40 pm)		

**3. AGENDA APPROVAL:**

**Motion to approve the agenda was made by Agency member Wampler with Agency member Buhr providing the second. The motion passed 6-0 with Agency member Bell not being present for the vote.**

**4. APPROVAL OF MINUTES: January 22, 2026**

**Motion to approve the minutes for the January 22, 2026 meeting as corrected, was made by Agency member Wampler, with Agency member Uptigrove providing the second. The motion passed with Agency member Bell does not being present for the vote.**

**5. NEW BUSINESS:**

- A. Proposed Ordinance 26-14-LC - Amending the official zoning map in the Land Development Code, Section 7.12.01(A)2, to include a change in the zoning designation of real property generally located at 446 Calhoun Avenue.**

Mr. Daniel Butler, Principle Planner explained the reasoning for the ordinance is, the city is in the process of acquiring this property for 40 additional parking spaces for the Destin Little League at Dalton Threadgill Park. Noting that any future development would require standard

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development review for stormwater, setbacks, buffers, etc. Additionally, this ordinance changes the zoning from Bay Estates to Recreation.

Agency member Wampler raised concerns about the actual parking capacity, given setbacks and past experiences of not as many because of the requirements. Mr. Butler indicated a conceptual plan he and the City Engineer created showed approximately 40 parking spaces with the setbacks and buffers. Agency member Wampler then questioned the purchase price v. the market value and why the city paid so much more, as well as the additional costs for demolition of the house.

The City Attorney clarified these issues are not relevant to the rezoning, though demolition would likely be a city expense. Additionally, the price was based on there being a house on the property and not just the parcel.

Chairman Wood opened the public portion of the hearing, with no comments, he closed the public and called for additional comments or a motion.

**Motion to recommend approval of Ordinance 26-14-LC was made by Agency member Wampler with Agency member Purut providing the second. The motion passed by a vote of 7-0.**

**B. Proposed Ordinance 26-15-PC - Amending the comprehensive plan; providing for the adoption of a small-scale amendment to the comprehensive plan future land use map to include a change in future land use designation of real property generally located at 446 Calhoun Avenue.**

Mr. Butler explained that this ordinance coincides with the previous ordinance by aligning the zoning map with the Future Land Use Map and changing the rezoning the parcel to Recreation.

Chairman Wood opened the hearing to the public, with no one coming forward to speak, he closed the public and asked the members for additional comments or a motion.

**Motion by Agency member Buhr, seconded by Agency member Wampler to recommend approval of Ordinance 26-15-PC. The motion passed 7-0.**

**C. Proposed Ordinance 26-13-LC - Marina Siting Revisions**

Mr. Daniel Butler, Principle Planner presented the ordinance revising marina siting regulations to allow single-family residential docks to proceed directly to the building permit stage, eliminating the requirement for review by the Harbor & Waterways Board and City Council consent agenda.

❖ **Purpose:**

- Streamline permitting.

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- Reduce project delays (currently 4–6 weeks due to monthly board scheduling).
- Maintain existing requirements for multifamily and commercial docks, which would still require the Harbor and Waterways Board’s review.

**Motion by Agency member Uptigrove, seconded by Agency member Wampler, to recommend the City Council approve Ordinance 26-13-LC.**

### ❖ **Board Discussion:**

#### **1. Notification to Adjacent Property Owners**

- Current process includes notifications tied to board review.
- Proposed change would eliminate notifications since permits do not require them.
- Significant concern raised about:
  - Lack of neighbor awareness.
  - Potential disputes regarding property lines, seawalls, and riparian rights.
- A member of the public, Dick Hoey and board members emphasized importance of transparency.

#### **2. Riparian Rights & Property Disputes**

- City Attorney Kim Kopp clarified the following:
  - Riparian disputes are civil matters, not handled by the city.
  - City reviews compliance with code but does not adjudicate boundary disputes.

### ❖ Chairman Wood recognized the public, Mr. Dick Hoey to speak.

- Mr. Hoey, 3819 Indian Trail stressed that adjacent owners are often the only parties able to identify conflicts.

#### **3. Effectiveness of Current Review Process**

- Staff noted:
  - Non-compliant applications are never advanced.
  - Harbor & Waterways Board review often functions as a “rubber stamp” for compliant projects.
  - Few substantive changes occur during the board’s review.

#### **4. Balancing Efficiency vs. Public Input**

- Board explored multiple alternatives:
  - Notification mailed letters for all docks.
  - Notifications letters mailed to only those within 25-feet of property lines.
  - Requiring applicant-provided notice or affidavits.

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- Posting signage on-site.
- Retaining City Council consent agenda review as a streamlined step.

❖ **Public Comment: Mr. Dick Hoey (Former Harbor Board Member)**

- Expressed strong support for maintaining adjacent property notifications.
- He emphasized:
  - Importance of neighbor awareness prior to construction.
  - Role of notifications in preventing disputes and litigation.
  - Connection between notifications and state/federal permitting requirements, including “letters of concurrence.”
- Warned that eliminating notice could lead to:
  - Increased conflicts.
  - Legal exposure to the city.

**Agency member Buhr made a substitute motion to modify the ordinance by removing the Harbor & Waterways Board review for single-family docks (streamlining step), require all single-family residential docks to go before City Council via consent agenda, and require City staff to mail notification letters to adjacent property owners prior to council consideration. Agency member Bell provided the second.** Agency member Buhr explained his rationale is to preserve efficiency gains while maintaining:

- Public awareness.
- Opportunity for neighbor input.
- Transparency in the permitting process.

**With no further discussion, Chairman Wood called for the vote and the motion passed with a unanimous vote of 7-0.**

❖ **Additional Business:**

- Agency member Buhr spoke of his representation at the upcoming Harbor & Waterways Board meeting on the 26th.
- Mr. Butler informed the members that their next meeting date is April 2nd.
- Reminder to members regarding quorum participation and communication to staff.

**6. ADJOURNMENT:**

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

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
James T. Wood, Jr. Chairman

\_\_\_\_\_  
Kimberly Montgomery Deputy City Clerk

**DRAFT**

**LOCAL PLANNING AGENCY  
MEETING MINUTES  
APRIL 2, 2026 - 5:30 P.M.  
DESTIN CITY HALL BOARDROOM**

**1. CALL TO ORDER:**

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, April 2, 2026, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

**2. ROLL CALL:**

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Members Present</u>
James T. Wood, Jr.	Bree Uptigrove	Kim Montgomery Deputy City Clerk
Todd Buhr		Daniel Butler Principal Planner
Ken Wampler		Jesse Hernandez
Jay Purut		Chris Rush Planner
Tammy Weidenhamer		Tina Deater CD Director
Marcie Bell		Krystal Strickland Finance Director
		Kimberly Kopp City Attorney

**3. AGENDA APPROVAL:**

**Motion to amend the agenda to move item B to the A position and approve the agenda as amended was made by Agency member Bell with Agency member Wampler providing the second. The motion passed 6-0 with Agency member Bell not being present for the vote.**

**4. APPROVAL OF MINUTES: None**

**5. NEW BUSINESS:**

**❖ B. Proposed Ordinance No. 26-07-LC relating to the renumbering and renaming of Land Development Code Article 16 - “Signs” to a new Article 8 – “Sign Regulations”**

- Mr. Butler provided an overview of the draft Article 8 (Signage Regulations):
  - Developed in response to *Reed v. Town of Gilbert (2015)*:
    - Emphasis on time, place, manner regulation vs. content-based rules
  - Sign classifications:
    - Commercial vs. non-commercial
    - Temporary vs. permanent
  - Introduction of Sign Classification Chart for size, height, and allowances that staff created to make it easy for citizens to understand.
  - Key updates:

## DRAFT

- Removal of permanent commercial signage in residential districts
- Variable sign height limits by zoning district:
  - Mixed-use: ~8–12 ft
  - Commercial/industrial: up to 26 ft
- Digital Signage Proposal:
  - Prohibit new digital signs citywide
  - Existing signs become nonconforming - removal required within 10 years
  - Proposed exemption:
    - Institutional uses (e.g., schools, churches) within institutional zoning districts
- Vehicle signage definition to be clarified in future Article 11
- Chairman Wood mentioned some key concerns:
  - American Legion brand-new digital sign potentially impacted by prohibition
- Discussion highlights:
  - Possibility of rezoning property to institutional to qualify for exemption
  - Staff confirmed:
    - Rezoning application is permissible
    - Would require a Future Land Use Amendment + Rezoning process
  - Legal concern:
    - Creating exemptions for specific groups (e.g., veterans) may be content-based and problematic

Chairman Wood opened the public portion of the meeting for comment.

- Corleen Ziegler Commander for the American Legion Post 296 located at 311 Main Street
  - Emphasized the following for the members:
    - Organization's long-standing presence (since 1959)
    - Community contributions to
      - Youth programs
      - Veterans support
      - And other events in the community
  - Stated digital signs are essential for:
    - Communication and outreach
    - Public awareness of events and services
  - Requested reconsideration of proposed restrictions and broader impact analysis
- Public comment closed

### ❖ **Board Discussion – Digital Signage Outcome**

- Consensus:
  - Pursue rezoning option as a path forward for the American Legion
  - No immediate changes to draft policy
- Chair indicated satisfaction with direction and moved discussion forward

## DRAFT

Chairman Wood made the motion to recommend approval of Ordinance 26-07-LC (Article 8) to City Council, Agency member Purut provided the second.

- **Key Discussion Points & Direction to Staff**
  - **Application Requirements**
    - Concern over open-ended requirement (“documents deemed necessary”)
    - Majority favored retaining flexibility
  - **Temporary Event Signs**
    - Limit: 2 permits/year upheld
    - Rationale:
      - Frequent events should use permanent signage or other communication methods
  - **Sign Placement (Right-of-Way)**
    - Debate on redundancy vs. clarity
    - Decision:
      - Keep general provision (avoid repetition across sections)
  - **Sign Tables (Residential Areas)**
    - Direction to:
      - Reduce allowable sizes
      - Align temporary and permanent standards more closely
      - Example adjustment:
        - Move toward 45 sq ft total / 15 sq ft per sign
  - **Special Signs Section**
    - Determined redundant
    - **Direction:** Remove this section
  - **Temporary Sign Language**
    - Clarify or remove restrictive wording regarding attachment vs. freestanding
  - **Footnote Addition**
    - Add clarification that multiple signs may be used to reach total allowable area
  - **Prohibited Signs**
    - Definitions (vehicle, wind, roof, off-premise) moved to glossary in Article 11
    - **Obscene signs:**
      - Initially removed
      - Board requested reinstatement with legal definition
      - Rationale: retain enforcement tool while aligning with legal standards

Chairman Wood amended his original motion for staff to include all discussed revisions and feedback and bring Article 8 back to the Local Planning Agency for their review. Agency member Purut provided the second, the motion passed 6-0.

❖ **A. Article 7 (Environmental/NPEB Fee Structure)**

**Staff Summary**

- Proposed new fee model:
  - \$50/year per residential boat slip
  - \$100/year per non-residential slip
  - Homesteaded properties 100% exempt
  - Exemptions based on recent payments
- Removal of prior eco material-based fee reductions
  - Determined ineffective under new structure as it would not be a sustainable option for the purpose of the fee or the reduction purpose.

**Motion by Chairman Buhr, seconded by Agency member Purut to recommend City Council approve Ordinance 26-06-LC.**

**Board Discussion**

- Clarification on:
  - Applicability to canal properties (e.g., Holiday Isle)
  - Inclusion of upland slips
  - How the count was conducted
- Financial analysis presented:
  - Current system underfunded (~\$25K–\$36K/year)
  - Proposed system improves sustainability and predictability

Chairman Wood opened the hearing to the public for input, with no one coming forward to speak, he closed the public portion of the meeting.

**With no further discussion on the motion, Chairman Wood called for the vote and the motion passed 6-0.**

Agency member Buhr spoke of attending the Harbor and Waterways Board meeting and how overall, the Board agreed to support the motion on a 5-1 vote.

**6. Additional Discussion/Comments**

- Is there a need to change the language of Gulf of Mexico to Gulf of America in the document. Staff will look into this and report back.
- Future LDC Timeline
  - Article 8 to return for revisions
  - Remaining articles (4, 6, 9–11) in progress, eight is coming back.
  - Target completion: June–July 2026
- Courtesy Announcements – Kim Kopp
  - City Council meeting rescheduled because of Easter Monday to Tuesday, April 7, 2026.

**DRAFT**

- Special meeting scheduled for Harbor Walk Village Phase 2 on April 13, 2026.

**7. ADJOURNMENT:**

Having no further discussion at this time, the meeting adjourned at 7:10 p.m.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
James T. Wood, Jr. Chairman

\_\_\_\_\_  
Kimberly Montgomery Deputy City Clerk

**DRAFT**

**LOCAL PLANNING AGENCY  
MEETING MINUTES  
APRIL 16, 2026 - 5:30 P.M.  
DESTIN CITY HALL BOARDROOM**

**1. CALL TO ORDER:**

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, April 16, 2026, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

**2. ROLL CALL:**

<b><u>Members Present</u></b>	<b><u>Members Absent</u></b>	<b><u>Staff Members Present</u></b>
James T. Wood, Jr.	Jay Purut	Kim Montgomery Deputy City Clerk
Todd Buhr		Daniel Butler Principal Planner
Ken Wampler		Chris Rush Planner
Marcie Bell		Kimberly Kopp City Attorney
Bree Uptigrove		
Tammy Weidenhamer		

**3. AGENDA APPROVAL:**

**Motion to approve the agenda was made by Agency member Wampler with Agency member Bell providing the second. The motion passed 6-0 with Agency member Bell not being present for the vote.**

**4. APPROVAL OF MINUTES: None**

**5. NEW BUSINESS:**

- **A. An Ordinance of the City of Destin, Florida, renumbering and renaming Article 16 "Signs", of the Land Development Code to a new Article 8 "Sign Regulations"; Modifying, amending and updating the City sign regulations as provided herein; providing for authority; providing for findings of fact; providing for incorporation into the Land Development Code; providing for conflicting provisions; providing for severability; and providing for an effective date.**

Mr. Daniel Butler, Principle Planner presented the revised Article 8 – Signage for the Land Development Code rewrite from comments received from the Agency members at their previous meeting on April 2, 2026. He briefly explained that several changes had been requested by the LPA and that staff had incorporated those revisions.

- **Revision to Section 8.02.04.B – Signs in Rights-of-Way**
  - Staff reviewed a change on page 3 of Exhibit A.

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- The language was revised to state that “**signs shall not be placed in, upon, or project over a public or private right-of-way.**”
- He spoke how the prior language referenced “sign structures” and “sign supports,” but the members had requested that the term be simplified to “signs” so that all components of a sign would be covered and the language is clear.
- **Permanent and Temporary Non-Commercial Signage in Residential Districts**
  - **Table 8.03-1, Permanent Sign Allowances** was reviewed and spoke of how the Agency members had requested reduced and aligned allowances for permanent and temporary non-commercial signage in residential zoning districts.
  - Mr. Butler explained that after reviewing the previous example of 45 square feet and 15 square feet, they determined that the temporary signage allowance of 16 square feet per individual sign and 32 square feet maximum was more appropriate.
  - This approach minimized allowable square footage while making the numbers more consistent and divisible across sign types.
- **Residential Commercial Signs – Section 8.03.04.S**

Mr. Butler addressed residential commercial signs.

- Stating that the Agency members had previously discussed removing the section because it appeared redundant.
- Staff explained that the Community Development Director later clarified that the section was necessary because it allows permanent commercial signs within residential zoning districts for neighborhood, subdivision, or townhome development identification signs.
- Staff clarified that this provision allows signs such as subdivision entry signs, provided they are located in a commonly owned area and comply with size and height limitations.
- Members discussed whether signs located in medians or rights-of-way would fall under the residential zoning district.
- Staff clarified that rights-of-way are technically not zoned, though the development identified by the sign may be residentially zoned.
- A question was asked whether the sign must be located on commonly owned property and not on an individual person’s property.
- Staff confirmed that the sign must be associated with an owner association, group, or commonly owned property.
- It was clarified that a single property owner could not place a permanent commercial freestanding sign in their yard under this provision.
- A question was asked whether a homeowners association could place a sign on a private lot through a perpetual easement.
- Staff indicated that such an easement would not violate the regulation if it served the residential development at large.
- The Agency members discussed ensuring that cottage industries or individual residential businesses could not use this provision to place commercial signage in residential areas or rights-of-way.

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- Staff clarified that the provision is intended for association or development identification signs, not individual business signs.
- **Temporary Signs – Section 8.04.01.B.1**
  - Staff reviewed a revision related to temporary signs.
  - The prior draft stated that a temporary sign may be attached, such as to a building sign, or freestanding.
  - Staff explained that this language was removed because it was redundant and already implied elsewhere.
  - The revision was consistent with the LPA’s prior recommendation.
- **Clarification of Language add below Sign Tables**
  - Staff noted that language was added below the applicable tables clarifying that multiple individual signs may be used to achieve the maximum total sign area, provided each individual sign does not exceed the maximum individual sign area.
- **Prohibited Signs – Obscene Signs**
  - Staff reviewed the prohibited signs section, specifically the provision regarding obscene signs.
  - Staff spoke of how the LPA had previously discussed obscenity versus content at length.
  - Staff explained that “obscene signs” had been retained in the Land Development Code, with the understanding that the City Attorney may later assist with defining the term, potentially in Article 11.
  - Staff noted that inclusion of the provision would give code compliance the ability to cite a violation if the City chose to proceed in that direction.
  - Staff acknowledged that enforcement could involve potential litigation.
- **Discussion of Sign Heights**
  - Mr. Butler raised an additional issue regarding allowable sign heights.
  - He explained that different zoning districts currently had different proposed sign height allowances.
    - For example, mixed-use districts would allow a maximum sign height of **8 feet**, while Commercial General, CTS, Industrial, and Institutional districts would allow up to **26 feet**.
  - He asked the members whether they wanted consistent sign heights across the city or different standards by zoning district.
  - He pointed out that along Highway 98, sign heights could vary depending on zoning district, creating different appearances along the same corridor.
  - The Agency members discussed whether the City should move toward lower, ground-level signage similar to communities such as Hilton Head.
    - The lower sign heights would create more ground-level signage.
    - Consistency would make permit review easier.
  - The Agency members asked whether staff had performed an analysis of the impact of lowering sign heights from 26 feet to 8 feet, 10 feet, or 15 feet.
  - Mr. Butler stated that no quantitative analysis had been performed.
    - Lower signs could reduce high visual clutter but may create sight-visibility triangle concerns, which would need to be reviewed case by case.

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- **Potential Impacts on Existing Businesses**
  - Members discussed whether businesses with existing 26-foot signs had been identified or contacted.
  - Mr. Butler stated that staff would not be contacting each individual business because of staffing limitations and because the process is publicly advertised.
  - The members expressed interest in understanding the effect of any height change on existing businesses and existing signs.
  - They discussed that existing signs could become legal nonconforming signs if new height limits were adopted.
  - Discussion whether a sunset period should apply, similar to the proposed approach for digital signs.
  - They additionally raised concerns about hurricane damage, noting that if a nonconforming sign were destroyed or damaged beyond a certain threshold, it should not be replaced under the old standards.
- **Suggested Uniform Sign Height Options**
  - The members discussed possible uniform height limits, including **10 feet** and **15 feet**.

The Agency members debated if 15 feet could provide enough height for visibility while avoiding the appearance of excessive sign clutter. Or would 10 feet may be appropriate, referencing the approximate height of the American Legion sign.

- Members generally expressed interest in having one consistent number citywide rather than multiple standards.
- Mr. Butler agreed to prepare additional information on the potential impacts of using a uniform sign height, including options such as leaving the draft as written, using 10 foot and the 15 foot heights.
- Staff agreed to include photographs and examples from different parts of the city, not just the harbor area.
- **Consensus on Prior Revisions**
  - Staff requested a positive recommendation or consensus on the revisions made since the April 2 meeting.
  - Members indicated general support for the revisions they previously requested.
  - Several members stated they were comfortable with the changes presented, separate from the unresolved issue of sign heights.
  - Support was voiced for the changes from the prior meeting but could not yet support the sign height provisions.
- **Discussion of Removal and Attrition Provisions**
  - Agency member Buhr discussed whether the removal and attrition provision, currently written specifically for digital signs, should apply to all nonconforming signs.
  - Staff noted that Article 3 already contains a section on nonconforming signs and had already been adopted or approved by the City Council with their recommendation.
  - Staff stated that they would review how Article 3 nonconforming sign provisions interact with the Article 8 removal and attrition language.

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- The members for staff to evaluate the issue and bring back their recommendations at the next scheduled meeting.

Chairman Wood opened the hearing for public input, with no one coming forward, he closed the public portion of the meeting and brought the discussion back to the dais.

- **Land Development Code Timeline Update**

- Mr. Butler shared the following update for the members of the timeline for the LDC rewrite, noting that the timeline could change slightly but they are trying to stay on track.
- Articles 6 and 9 were currently with the City Engineer.
  - Article 6 included the design manual and some items from the design manual may need to be incorporated into Article 6 or Article 9.
- The City Engineer, Robert Tomasek has a deadline of April 24 to return any changes or deletions for both Articles 6 and 9.
- Articles 6 and 9 to the LPA at the first meeting in June.
- Article 4 may come to the LPA at one of the May meetings, but there may also be no items ready for the first meeting in May and agreed to provide an updated timeline at the next meeting.

**7. ADJOURNMENT:**

Having no further discussion at this time, the meeting adjourned at 6:50 p.m.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
James T. Wood, Jr. Chairman

\_\_\_\_\_  
Kimberly Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



# AGENDA ITEM

**MEETING DATE:** May 21, 2026  
**BOARD/COMMITTEE:** Local Planning Agency  
**TYPE OF AGENDA ITEM:** Public Hearing  
**OUTLINE NUMBER:** 4.A.

---

**TO:** Local Planning Agency

**THRU:** Kimberly Kopp, City Attorney  
Tina Deater, Community Development Director

**FROM:** Daniel Butler, Principal Planner

**DATE:** May 13, 2026

**SUBJECT:** Proposed Ordinance 26-16-LC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING ARTICLE 3 “DEFINITIONS” AND ARTICLE 11 “COASTAL MANAGEMENT AND CONSERVATION” OF THE LAND DEVELOPMENT CODE TO AMEND THE DEFINITION OF “BEACH” FOR CONSISTENCY WITH THE JURISDICTIONAL LIMITS SET FORTH WITHIN THE CITY CHARTER; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

---

**I. BACKGROUND:** Staff recommends approval of Ordinance 26-16-LC for consistency with the City's jurisdictional boundaries as established in the City Charter.

**II. DISCUSSION:** Ordinance 26-16-LC is an ordinance that will clarify the definition of "beach" within the Land Development Code for consistency with the City Charter boundaries. References to the "mean low water line" in the definition of beach will be replaced with "mean high water line" for purposes of City Code definitions of beach.

**III. RECOMMENDATIONS:** Staff recommends approval of Ordinance 26-16-LC to clarify the definition of beach to the jurisdictional boundaries of the City.

**IV. RECOMMENDED MOTION:** I move that the LPA recommend City Council approval of proposed Ordinance 26-16-LC.

Attachments:

**ITEM # 2026-821**

1. Ord. 26-16-LC - LDC Beach definition

**ORDINANCE NO. 26-16-LC**

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING ARTICLE 3 “DEFINITIONS” AND ARTICLE 11 “COASTAL MANAGEMENT AND CONSERVATION” OF THE LAND DEVELOPMENT CODE TO AMEND THE DEFINITION OF “BEACH” FOR CONSISTENCY WITH THE JURISDICTIONAL LIMITS SET FORTH WITHIN THE CITY CHARTER; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; 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**, section 2.01 of the City Charter establishes the City’s jurisdictional boundaries which run to and meander along the mean **high** water line of the Gulf of Mexico; and

**WHEREAS**, currently the City Land Development Code, Code of Ordinances, and Comprehensive Plan each define beach as running to the mean **low** water line, which is outside the jurisdictional limits of the City, causing confusion during City Code enforcement efforts at beaches located within the City; and

**WHEREAS**, the City Council has determined that it is in the best interest of the public to amend its Land Development Code, Code of Ordinances, and Comprehensive Plan to clarify the definition of beaches for purposes of City Codes; and

**WHEREAS**, this Ordinance 26-16-LC will amend the Land Development Code to modify the definition of “beach” for consistency with the City’s jurisdictional boundaries as set forth in the City Charter; and

**WHEREAS**, the Local Planning Agency held a public hearing, with all required public notice on May 21, 2026 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.

**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

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

**NOTE: Language in Sections 3 and 4 of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, underline language is language to be added, language that follows ellipses (. . .) and/or that is not in strike-thru or underlined is not to be changed. The symbol \*\*\* and the symbol (. . .) both represent sections of the Land Development Code that have been skipped and remain unchanged.**

**SECTION 3.** LDC Section 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.

\*\*\*

*Beach:* The zone of unconsolidated material that extends landward from the mean high ~~low~~ water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. . . .

\*\*\*

**SECTION 4.** LDC 11.08.02. *Regulation of the use and conduct on the beach.*

\*\*\*

Definition of beach. The zone of unconsolidated material that extends landward from the high ~~low~~ water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. . . .

\*\*\*

**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.** 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 \_\_\_\_\_,  
2026.**

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.

\_\_\_\_\_  
Kimberly Romano Kopp, City Attorney

\_\_\_\_\_  
Lisa Wallace, City Clerk

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

CITY OF DESTIN – COMMUNITY DEVELOPMENT



# AGENDA ITEM

**MEETING DATE:** May 21, 2026  
**BOARD/COMMITTEE:** Local Planning Agency  
**TYPE OF AGENDA ITEM:** Public Hearing  
**OUTLINE NUMBER:** 4.B.

---

**TO:** Local Planning Agency

**THRU:** Kimberly Kopp, City Attorney  
Tina Deater, Community Development Director

**FROM:** Daniel Butler, Principal Planner

**DATE:** May 13, 2026

**SUBJECT:** Proposed Ordinance 26-18-PC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING CHAPTER 13 “GLOSSARY” OF THE CITY’S COMPREHENSIVE PLAN TO AMEND THE DEFINITION OF “BEACH” FOR CONSISTENCY WITH THE JURISDICTIONAL LIMITS SET FORTH WITHIN THE CITY CHARTER; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

---

**I. BACKGROUND:** Staff recommends approval of Ordinance 26-18-PC for consistency with the City's jurisdictional boundaries as established in the City Charter.

**II. DISCUSSION:** Ordinance 26-18-PC is an ordinance that will clarify the definition of "beach" within the Comprehensive Plan for consistency with the City Charter boundaries. References to the "mean low water line" in the definition of beach will be replaced with "mean high water line" for purposes of City Code and Comprehensive Plan definitions of beach.

**III. RECOMMENDATIONS:** Staff recommends approval of Ordinance 26-18-PC for consistency with the City's jurisdictional boundaries as established in the City Charter.

**IV. RECOMMENDED MOTION:** I move that the LPA recommend City Council approval of proposed Ordinance 26-18-PC.

Attachments:

1. Ord. 26-18-PC - Comp Plan Beach definition

**ORDINANCE NO. 26-18-PC**

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA AMENDING CHAPTER 13 “GLOSSARY” OF THE CITY’S COMPREHENSIVE PLAN TO AMEND THE DEFINITION OF “BEACH” FOR CONSISTENCY WITH THE JURISDICTIONAL LIMITS SET FORTH WITHIN THE CITY CHARTER; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; 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**, section 2.01 of the City Charter establishes the City’s jurisdictional boundaries which run to and meander along the mean **high** water line of the Gulf of Mexico; and

**WHEREAS**, currently the City Land Development Code, Code of Ordinances, and Comprehensive Plan each define beach as running to the mean **low** water line, which is outside the jurisdictional limits of the City, causing confusion during City Code enforcement efforts at beaches located within the City; and

**WHEREAS**, the City Council has determined that it is in the best interest of the public to amend its Land Development Code, Code of Ordinances, and Comprehensive Plan to clarify the definition of beaches for purposes of City Codes; and

**WHEREAS**, this Ordinance 26-18-PC will amend the City’s Comprehensive Plan to modify the definition of “beach” for consistency with the City’s jurisdictional boundaries as set forth in the City Charter; and

**WHEREAS**, the Local Planning Agency held a public hearing, with all required public notice on May 21, 2026 for the purpose of providing recommendations to the City Council with regard to this Ordinance amending the City’s Comprehensive Plan and recommended that the City Council adopt the Ordinance; 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 Section 3 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.** Comprehensive Plan Chapter 13. Glossary

\*\*\*

**Policy 13-1.1.1: Definitions within the Comprehensive Plan.** The following technical terms as used in the Comprehensive Plan shall have the meanings presented below.

\*\*\*

**Beach:** The zone of unconsolidated material that extends landward from the mean high ~~low~~ water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. . . .

\*\*\*

**SECTION 4. INCORPORATION INTO COMPREHENSIVE PLAN.** This ordinance shall be incorporated into the City of Destin's Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

**SECTION 5. CONFLICTING PROVISIONS.** 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 6. 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 7. EFFECTIVE DATE.** This ordinance shall become effective upon occurrence of all three of the following: (1) its adoption by the City Council, (2) signature by the Mayor, and (3) The Comprehensive Plan amendment set forth herein shall not become effective, in accordance with Section 163.3184(3), *Florida Statutes*, until 31 days after the State land planning agency (Florida Department of Economic Opportunity) notifies the City that the Comprehensive Plan amendment package is complete. If timely challenged, the Comprehensive Plan amendment shall not become effective until the said State land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

**(Signature Page Follows)**

**ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
2026.**

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.

\_\_\_\_\_  
Kimberly Romano Kopp, City Attorney

\_\_\_\_\_  
Lisa Wallace, City Clerk

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

## CITY OF DESTIN – COMMUNITY DEVELOPMENT



# AGENDA ITEM

**MEETING DATE:** May 21, 2026  
**BOARD/COMMITTEE:** Local Planning Agency  
**TYPE OF AGENDA ITEM:** Public Hearing  
**OUTLINE NUMBER:** 4.C.

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**TO:** Local Planning Agency

**THRU:** Kimberly Kopp, City Attorney  
Tina Deater, Community Development Director

**FROM:** Daniel Butler, Principal Planner

**DATE:** May 15, 2026

**SUBJECT:** Proposed Ordinance 26-07-LC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RENUMBERING AND RENAMING ARTICLE 16 “SIGNS,” OF THE LAND DEVELOPMENT CODE TO A NEW ARTICLE 8 “SIGN REGULATIONS”; MODIFYING, AMENDING AND UPDATING CITY SIGN REGULATIONS AS PROVIDED HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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## **I. BACKGROUND:**

On April 5, 2021, City Council unanimously approved the scope of work and budget to rewrite the Land Development Code (LDC). Since then, Staff has advanced the project through comprehensive review, public comment, and drafting. Major activities have included:

- **Review of Comprehensive Plan Policies**
- **Developing Planning Areas and their associated Intent Statements**
- **Review of the LDC text chapter by chapter**
- **Public workshops with City Council, the Local Planning Agency (LPA), and other advisory boards**

A draft of Article 8 was presented to the City Council on December 3, 2024, and their comments have been incorporated into the proposed Ordinance, along with the public comments and recommendations from the Local Planning Agency.

## **II. DISCUSSION:**

Drafts of **Article 8 – Sign Regulations** have now been for public review since April 2024. Staff’s draft of Article 8 was presented to City Council at its workshop on December 3, 2024. Articles have gone through several review iterations with Community Development Staff, other Departments, the City’s Land Use Attorney, initial public review, and discussion at previous LPA meetings. Criteria for evaluating the existing and proposed LDC regulations include the LDC’s purpose and intent, public comment, feedback from the City Council and LPA, and compliance with the City’s adopted Comprehensive Plan and State Statutes.

**Article 8 – Sign Regulations** intends to protect the public health, safety, and welfare while balancing the needs of businesses, property owners, and the community. A well-crafted sign ordinance establishes standards for the placement, size, height, lighting, and design of signs in order to promote traffic safety, reduce visual clutter, preserve community character, and support economic vitality. The new Article 8 includes the regulations from current Article 16. The following items guided the rewrite of draft Article 8:

#### **American Planning Association Guidance**

The Supreme Court Case *Reed v. Town of Gilbert, AZ (2015)* changed the way municipalities need to think about and develop their sign regulations. Since this ruling, the American Planning Association (APA) has provided guidance on how to be compliant with the ruling. The guidance is as follows:

1. Focus on type not message (Permanent/Temporary or Attached/detached)
2. Craft a compelling purpose statement
3. Review and update definitions of signs to remove any reference to content/message-based
4. Exemptions need to avoid content-based exemptions

#### **Commercial & Non-commercial speech**

The ruling does allow municipalities to identify signs as commercial or non-commercial speech to be able to distinguish and allow differing regulations for both types of speech. However, the regulations for non-commercial speech should be narrowed and focused. The regulations for commercial speech can be more stringent but still consistent.

#### **Permanent & Temporary Signs**

Establishing clear regulations for the differentiation of permanent and temporary regulations is critical. The current code does a good job of differentiating; however, the regulations are based on content and are not consistent throughout.

#### **Sign Classification & Type Charts:**

Based on the guidance provided by the APA and clear guidance provided in Justice Alito’s concurring opinion of *Reed v. Town of Gilbert, AZ*, Staff developed the Sign Classification and Type Charts found in the two Permanent and Temporary Permitted signs. The charts are a one stop shop to determine how much square footage, number of signs, and where the sign can be located, based on zoning district. This method was reviewed by several outside parties, that included sign companies, and Staff received positive feedback on the charts ease of use.

#### **Permanent Commercial Signage in Residential Zones:**

Right now, the current sign regulations allow for permanent signage, whether attached or

detached, in residential districts. You can get 50 sq.ft. for any lot that has 50 linear feet of street frontage, or 1 sq.ft. per 1' of linear street frontage up to 150 sq.ft. for properties with 50 – 350 linear feet of street frontage. Based on feedback, the draft currently prohibits permanent commercial signage within any residential district.

**Sign Height:**

The chart for permanent “Free Standing” signs regulates height by zoning district. As drafted, all freestanding signs are allowed up to 26'. The maximum sign height in mixed-use districts is 8 feet (8'), with an allowance for 15% of the sign width to go up to twelve feet (12'). As drafted, properties within commercial and industrial zoning districts would be allowed to continue to build to 26'.

**Digital Signs:**

Digital signs are currently allowed in the City, per today's LDC. However, through discussion with the LPA and City Council, Staff has proposed prohibiting new digital signs, with the existing ones becoming non-conforming and subject to removal within ten (10) years, with the exception of institutional uses within the Institutional zoning district.

**Vehicle Signs:**

In the past, the City has had issues with enforcing the prohibition of vehicle signs. This is partly due to the way the current prohibition reads and what the exceptions are. Further, the current definition can be interpreted multiple ways.

**Prohibition per LDC Section 16.03.02.T:**

*Vehicle signs with a total sign area on any vehicle in excess of ten square feet, when the vehicle is not regularly used in the conduct of the business advertised on the vehicle. A vehicle used primarily for advertising, or for the purpose of providing transportation for owners or employees of the occupancy advertised on the vehicle, shall not be considered a vehicle used in the conduct of the business.*

**Definition:**

Vehicle sign: Any sign affixed to a vehicle.

**The proposed definition is:**

Any sign on a vehicle more than four (4) square feet that is not either painted or affixed and flush with the vehicle's body in wrap form. Any form of signage that protrudes from or in which the vehicle body, shell, bed, trunk, fascia, windows, doors, or other integral part of the vehicle is altered by welding, bolting, or similar fastening is prohibited. Any sign that is attached to any vehicle in these manners is considered a portable sign.

This definition has been added to draft Article 11 – Glossary.

**Changes since Thursday, April 2, 2026 LPA Meeting:**

- Consolidated sign support(s) and structure(s) to ‘signs’ to cover all aspects of a sign.
- Reduced/Aligned the allowances for permanent and temporary non-commercial signage for residential zoning districts.
- Removed two sections that were redundant (8.03.04.F & 8.04.01.B.1)
- Added footnotes to the applicable sign allowance tables stating that individual signs (not exceeding the allowable individual sign area) may be utilized to achieve the

- maximum sign area allowed per the zoning district.
- Replaced ‘obscene signs’ under prohibited sign types.
- Minor formatting changes (capitalization)

**Changes since Thursday, April 16, 2026 LPA Meeting:**

On April 16, 2026, the Local Planning Agency requested that staff provide an analysis comparing sign height limitations across other jurisdictions to better illustrate how height standards influence corridor appearance and overall streetscape character. In response, staff conducted a comparative analysis of sign height regulations used by several municipalities and counties throughout the State of Florida. **Table 1** summarizes the jurisdictions and corresponding maximum sign height limits. The full findings are presented in **Exhibit B** of this staff report.

Jurisdiction	Maximum Sign Height Limit
Destin, FL	26'
Panama City, FL	8'
Fort Meyers Beach, FL	5' with an 18" Pedestal
Pensacola, FL	25'
Gulf Breeze, FL	8'
Santa Rosa County, FL	30'
Port Saint Joe, FL	14' - sign shall not exceed height of principal structure
Clearwater, FL	1.5 times the width of the sign, not to exceed 14'
St. Petersburg, FL	15'

*Table 1 – Jurisdictions and maximum sign*

*height limits utilized for this comparative analysis.*

Staff has evaluated existing ground sign height conditions within Destin’s primary travel corridors and analyzed how height regulations influence corridor appearance, business visibility, and long-term redevelopment patterns. Current sign heights along U.S. 98 and Main Street range from 10 to 26 feet above grade, creating a visually cluttered vertical band of signage as businesses compete for visibility by increasing height.

Staff’s analysis reviewed how lowering maximum sign height could improve consistency and reduce vertical competition. Staff noted that while property owners would continue to maximize the allowed height, competition would shift horizontally within setback areas rather than vertically, resulting in a cleaner and more “legible” corridor over time.

Case studies from Panama City, Fort Myers Beach, Gulf Breeze, Port St. Joe, Clearwater, and St. Petersburg demonstrated that communities with lower height limits generally experience improved sight lines and reduced visual noise. These examples also showed that transitions occur gradually unless redevelopment or major events accelerate replacement of nonconforming signs.

Staff determined that taller signs offer increased visibility at higher speeds and over obstructions but contribute to visual clutter and inconsistent corridor character. Shorter signs support a more cohesive streetscape, improve pedestrian orientation and scaling, and shift competition toward design quality rather than height, though visibility challenges may arise in areas with deep setbacks or large parking lots.

Additionally, the LPA requested Staff to look into a "removal and attrition" requirement for all nonconforming signs within the City, not just digital signs. As a result, Staff reviewed the previous draft section of 8.07.02.C (Removal and Attrition of Digital Signs) and identified multiple regulations that were already consistent with Article 3 (Nonconformities), such as confirming that signs prohibited by this code would be nonconforming, and the requirement for a sign to be replaced by conforming sign, shall it need to be replaced. Therefore, those sections are proposed to be removed within Article 8. It is worth noting that Article 3 does allow signs (except for off-site signs) to have ordinary repair and maintenance done, not to include structural repairs. Therefore, as drafted, digital signs would be allowed ordinary repair and maintenance, but no structural repairs, for the remaining life of the sign.

**III. RECOMMENDATIONS:**

Based on the comparative analysis and review of existing conditions, Staff concludes that Destin's current 26-foot maximum ground sign height contributes significantly to vertical clutter along its travel corridors, including U.S. 98 and Main Street. Jurisdictional comparisons demonstrate that communities with lower maximum sign height limits consistently achieve cleaner sight lines, more cohesive corridor character, and reduced visual competition over time.

While taller signs provide certain visibility advantages, the overall findings indicate that shorter, more uniform height standards better support the City's long-term goals for improved aesthetics, pedestrian orientation, and a more intentional streetscape design. Transition to a new standard will occur gradually as nonconforming signs phase out through redevelopment, but the long-term benefits to corridor appearance and community character are expected to be substantial.

The proposed sign regulations are clearer and easier to use than the existing regulations and are compliant with Reed v. Gilbert. Staff is seeking a positive recommendation to City Council.

**IV. RECOMMENDED MOTION:**

I move that the LPA recommend City Council approval of proposed Ordinance 26-07-LC as presented;

OR

I move that the LPA recommend City Council approval of proposed Ordinance 26-07-LC, with the following revisions: \_\_\_\_\_.

**Attachments:**

1. Ord. 26-07-LC - LDC Rewrite Article 8
2. Exhibit A to Ordinance 26-07-LC
3. Exhibit B - Sign Comparative Analysis
4. Background Working Draft
5. Article 8 Workshop Minutes
6. LDC Approval Timeline\_051526

7. Business Impact Statement - Ord. 26-07-LC

**ORDINANCE NO. 26-07-LC**

**AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RENUMBERING AND RENAMING ARTICLE 16 “SIGNS,” OF THE LAND DEVELOPMENT CODE TO A NEW ARTICLE 8 “SIGN REGULATIONS”; MODIFYING, AMENDING AND UPDATING CITY SIGN REGULATIONS AS PROVIDED HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; 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**, a comprehensive review of the entire Land Development Code has not taken place in some time; and

**WHEREAS**, the City Council has a goal of updating the Land Development Code to promote consistency with the latest state and federal laws, as well as best practices for land development in Florida; and

**WHEREAS**, the City Council has undertaken an effort to rewrite portions of its Land Development Code (“LDC”) to improve usability, implement missing elements of the Comprehensive Plan, and modernize development standards; and

**WHEREAS**, the City Council desires to clean up items in the LDC related to inconsistencies in the existing code, problems identified in the course of everyday implementation, or items that were missing or outdated due to changes in the City’s practices or development typologies; and

**WHEREAS**, the City Council endeavors to modernize the LDC by addressing items that

will result in structural improvements to the LDC or areas where best practices have changed significantly since the relevant regulations were last updated; and

**WHEREAS**, the City Council desires to improve areas of development and land use that are insufficiently addressed by the current code; and

**WHEREAS**, the City Council desires to maintain the quality of life for City residents by protecting environmental resources, protecting existing neighborhoods, and protecting wildlife areas and natural amenities; and

**WHEREAS**, the City Council seeks to discourage sprawl development and provide guidance for infill development; and

**WHEREAS**, the City Council retained 3TP Ventures as a consultant to assist City staff with a comprehensive rewrite of the Land Development Code (“LDC”); and

**WHEREAS**, City Staff has presented various versions of Article 8 of the LDC to the City’s Local Planning Agency (LPA) and incorporated recommendations from the LPA into the proposed Article 8; and

**WHEREAS**, City Staff has held multiple workshops before the City Council and incorporated policies discussed at the City Council workshops into the proposed LDC; and

**WHEREAS**, the City Council desires to provide for the health, safety and welfare of its citizens by modernizing and simplifying the LDC; 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 April 2, 2026, 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:**

**SECTION 3.** Article 16 - Signs of the Land Development Code is deleted in its entirety and replaced with the new Article 8 – Sign Regulations as shown in Exhibit “A” to this Ordinance, attached hereto and fully incorporated herein by this reference. Exhibit “A” to this Ordinance

constitutes Article 8 of the City of Destin’s Land Development Code as of the effective date of this Ordinance.

**SECTION 4. 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 5. 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 6. 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 7. EFFECTIVE DATE.** This ordinance shall become effective on October 1, 2026, provided it is adopted by the City Council and signed by the Mayor prior to October 1, 2026.

**ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

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.

DRAFT

\_\_\_\_\_  
Rey Bailey, City Clerk

\_\_\_\_\_  
Kimberly Romano Kopp, City Attorney

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

# EXHIBIT A

City of Destin, FL

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## ARTICLE 8 – SIGN REGULATIONS

### SECTION 8.01 PURPOSE AND INTENT

#### SECTION 8.01.01 PURPOSE AND INTENT

The purpose of this Article is to provide the minimum control of signs necessary to promote the health, safety, general and economic welfare of the public. This Article intends to lessen hazards and conflicts to pedestrians and vehicular traffic, preserve property values and community character, and prevent unsightly and detrimental development that would detract from the tourist resort appeal of the community. Further, it is the intention of these regulations to prevent and mitigate economic decline and blight by preventing signs from reaching such excessive size or numbers that they obscure one another to the detriment of all concerned by using certain fundamentals of design that strengthen the community's economic base and preserve the right of free speech. This Article regulates signs in a content-neutral manner and is intended to regulate the time, place, and manner of signage, not the content of speech.

### SECTION 8.02 GENERAL PROVISIONS

#### SECTION 8.02.01 GENERAL REQUIREMENTS

- A. No sign, whether permanent or temporary, shall be allowed within any right-of-way (ROW), including but not limited to the foundation, sign supports, or any portion of the sign face or leading edge.
  1. Exceptions: Signs required for public safety, traffic control, construction activity, or other similar hazards, approved by the City, state, or other federal agency, meant to alert, direct, or warn drivers, cyclists, pedestrians, or other users of the ROW.
  2. Other explicit allowances per this Article.
- B. It shall be unlawful to erect or construct, or cause to be erected or constructed, maintain or cause to be maintained, any sign not expressly authorized and permitted by, or exempted from, these regulations.
- C. These sign regulations are intended to complement the requirements of the Florida building and electrical codes, and the requirements of the City. Wherever there is inconsistency between these regulations and the Florida Building Code (FBC), the FBC shall apply.
- D. Compliance with the requirements of these regulations shall not constitute a defense to an action brought to abate a nuisance under the common law.
- E. All signs, including their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with this Article and the building and electrical codes of the City, and no rubbish or debris that would constitute a fire or health hazard shall be permitted under or near the sign.
- F. All permanent signs, and the illumination thereof, shall be designed, constructed, and maintained in conformity with applicable provisions of the building code and electrical codes of the City.

#### SECTION 8.02.02 PERMITS REQUIRED

- A. No person shall erect, construct, alter, repair, or relocate any sign that requires a permit without first obtaining a building permit for such work from the City, unless exempt per Section 8.06 Exempt Signs or otherwise expressly exempted per this Article.

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- B. No permit shall be issued until the City determines that such work is in accordance with the requirements contained in this ordinance, and such work will not violate any building, electrical or other adopted codes of the City.
- C. All required building or sign permit applications shall be submitted to the Community Development Department for review.
- D. The application shall contain all the information required for a proper review of the proposed sign, and includes but is not limited to the documents required below and shall be accompanied by the required permit fee.
  - 1. Agent Affidavit
  - 2. Site Plan
  - 3. Sign renderings
  - 4. Square footage calculations of signs and façade, if applicable
  - 5. Total number of signs
  - 6. Electrical plans if applicable
  - 7. Any previously approved and valid agreements for signage
  - 8. Other documents deemed necessary by the Community Development Director or designee.

### SECTION 8.02.03 ILLUMINATION STANDARDS

- A. Sign lighting may not be designed or located to cause confusion with traffic lights.
- B. Illumination by floodlights or spotlights shall comply with the lighting regulations located within Article 6 of this Code.
- C. Illuminated signs shall not have lighting mechanisms that project more than 18 inches perpendicularly from any surface of the sign over public space.
- D. All sign lighting shall be continuous lighting and shall not have any lighting element that flashes, flickers, fades, or other similar non continuous lighting scheme.

### SECTION 8.02.04 PLACEMENT AND CLEARANCE STANDARDS

- A. Near Street and Driveway Intersections
  - 1. Signs located within the clear visibility triangle near street and driveway intersections shall meet all standards of the latest edition of the Florida Greenbook.
- B. In or Over Public or Private Right-of-Way
  - 1. Signs shall not be placed in, upon, or project over a public or private ROW or easement, except as allowed by this Article in specific situations.
- C. Blocking Emergency Access
  - 1. No sign or sign structure shall be erected that impedes use of any fire escape, emergency exit or standpipe, or any other emergency ingress or egress.
- D. Relationship to Building Features
  - 1. A building sign shall not extend more than six inches (6") beyond any edge of the surface to which it is attached, nor disrupt a major architectural feature of the building.
- E. Maximum Projection
  - 1. A projecting building sign that is oriented perpendicularly to the building façade may extend no more than four feet perpendicularly from the surface to which it is attached.

## SECTION 8.03 PERMITTED PERMANENT SIGNS

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### SECTION 8.03.01 GENERAL PROVISIONS

- A. All permanent signs require a permit unless expressly exempted by this Article.
- B. The sign face area of any non-conforming sign located on the premises shall be included for purposes of determining the maximum allowable building or free-standing sign face area.
- C. All signage shall be constructed of material that is rigid or in a manner that it is permanently affixed to a rigid material, in the case of a vinyl wrap, and shall not require tie downs.
  - 1. The intent of this section is to prevent permanent signs that are made in a banner material or style or tied down or wrapped around a permanent sign structure.
- D. Free Standing or Ground Signs
  - 1. Multiple street frontages: Any premises with multiple street frontages may allocate its total allowable ground sign face area among its permitted ground signs on any street frontage, provided each street frontage is allowed only one ground sign which shall not exceed a maximum square foot allowed per the appropriate district as identified in Table 8.03-1.

### SECTION 8.03.02 PERMANENT SIGN CLASSIFICATIONS AND TYPES

- A. The following permanent sign classifications are adopted by the City of Destin to regulate signage within the jurisdiction of the city limits.
  - 1. Permanent Commercial - a sign that is constructed or used for ninety-one (91) days or more, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes, advertises, or attracts attention to any type of commerce or non-ideological message.
  - 2. Permanent Non-Commercial - a sign that is constructed or used for ninety-one (91) days or more, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes an ideal, belief, or other thought.
- B. The following types of signs are allowed as designated in this Article.
  - 1. Attached, i.e., a "building sign" or a sign that is attached to a structure that is occupiable or useable.
  - 2. Free Standing, i.e., a "ground sign" that is independent of another structure.

### SECTION 8.03.03. PERMANENT SIGN ALLOWANCES

	Permanent Commercial		Permanent Non-Commercial		
	Free Standing	Attached	Free Standing	Attached	
<b>Residential Districts</b>					
Total sq. ft.	See Section 8.03.04.F.	Permanent Commercial Signage is not allowed in any Residential District.	32 sq. ft.		
Max individual Sign sq. ft.			16 sq. ft.		
Max Height			6'	Footnote 2	
Front Setbacks			10'	N/A	
<b>Mixed Use Districts</b>					
Total sq. ft.	See Table 8.03-2	Footnote 3 & 4	60 sq. ft.	60 sq. ft. / Footnote 3 & 4	
Max individual Sign sq. ft.	150 sq. ft.	100 sq. ft.	60 sq. ft.		
Max Height	8' / Footnote 1	Footnote 2	8'	Footnote 2	
Front Setbacks	10'	N/A	10'	N/A	
<b>SHMU &amp; NHMU District</b>					

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Total sq. ft.	See Table 8.03-2	Footnote 3 & 4	60 sq. ft.	Footnote 3 & 4
Max individual Sign sq. ft.		100 sq. ft.	10 sq. ft.	15 sq. ft.
Max Height	8' / Footnote 1	Footnote 2	8'	Footnote 2
Front Setbacks	10' / Footnote 5	N/A	10'	N/A
Waterfront Sign	See Table 8.03-2	N/A	See Table 8.03-2	N/A
<b>CG, CTS, IN, INST, A Districts</b>				
Total sq. ft.	See Table 8.03-2	Footnote 3 & 4	150 sq. ft.	Footnote 3 & 4
Max individual Sign sq. ft.		100 sq. ft.	10 sq. ft.	15 sq. ft.
Max Height	26'	Footnote 2	26'	Footnote 2
Front Setbacks	10'	N/A	10'	N/A
<b>REC &amp; CON Districts</b>				
Total sq. ft.	60 sq. ft.		Permanent Non-commercial signage is not allowed in the Recreation or Conservation Districts.	
Max individual Sign sq. ft.	60 sq. ft.			
Max Height	8'	Footnote 2		
Front Setbacks	10'	N/A		

*Note: Multiple individual signs (not exceeding the max. individual sign area) may be used to achieve the maximum sign area (square footage) outlined above.*

1. Fifteen percent (15%) of the sign width, based on width of the sign face, may exceed the eight feet (8') limit to a maximum height of twelve feet (12').
2. In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of a façade of any structure, whichever is lower.
3. Single-occupancy Building: Fifteen percent (15%) of the façade not to exceed 150 sq. ft.
4. Multi-occupancy Building: Fifteen percent (15%) of the lease space/unit façade, not to exceed 150 sq. ft. in the aggregate, whichever is less. All occupants or units shall have a right to a minimum of 25 sq. ft. of signage.
5. Signs shall be set back ten feet from all property lines. However, if the property is located along U.S. Highway 98 in the South Harbor Mixed Use or North Harbor Mixed Use districts, the sign support structure shall be set back ten feet from the front property line, and the sign face area may extend into the setback area by four feet. In no instance may a sign impede the sight vision triangle, clear vision triangle, pedestrian or vehicular movement/access.

All Districts	Face square footage	1 sq. ft. per linear foot of street frontage not to exceed 150'		
	Number of signs per street frontage	Less than 500' of street frontage	1 sign	
		500' or more	2 signs	
	Sign spacing	Minimum of 150' within the same property		
SHMU	Number of signs	1 sign fronting the Destin Harbor per property		
Waterfront signs	Sign face square footage	0.5 sq. ft. per linear foot of water frontage not to exceed 80 sq. ft.		

### SECTION 8.03.04 SPECIAL SIGNS

- A. Lifeguard Station Signs
  1. Each lifeguard station may display one sign of not more than nine (9) square feet.
    - a. These signs do not require a sign permit.
- B. Utility Signs:

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1. Signs placed by public utilities on or near the location of underground utility lines and facilities, high voltage lines and facilities, and other utility facilities and appurtenances shall be permitted not to exceed three (3) feet in height, and four (4) square feet in area.
  - a. These signs do not require a sign permit.
  - b. This section does not apply to buried utility line markers.
- C. Public Traffic Controls Signs
  1. These signs do not require a sign permit when placed by or required by the governing authority with jurisdictional authority.
- D. Signs placed on public/private right-of-ways or accessways shall meet the standards and minimums outlined in the MUTCD.
  1. These signs do not require a sign permit.
- E. Off-street Directional Signage
  1. For public safety purposes, a maximum of one (1), four (4) square foot sign may be placed per access point of a property with multiple accesses to enhance traffic flow and shall:
    - a. Not contain any branding, logos, or other commercially identifiable features.
    - b. Not count towards any square footage limitation of ground signs.
    - c. Be no closer than five feet (5') to the property boundary.
  2. The signs shall require a sign permit to review for compliance with setbacks and the criteria listed above.
- F. Residential Commercial Signs
  1. In residential districts a free-standing sign may be permitted if the following criteria are met.
    - a. Time: A permanent sign
    - b. Place:
      - i. Located on common property owned by the homeowners, property, or condominium, or other owners association or group at the entrance to a residential development.
      - ii. Setback a minimum ten feet (10') from the ROW/property line.
    - c. Manner: not to exceed sixty (60) square feet and no taller than eight feet (8') high as measured from grade.

## SECTION 8.04 PERMITTED TEMPORARY SIGNS

### SECTION 8.04.01 GENERAL PROVISIONS

- A. Temporary signs may not require a permit from the City, if they satisfy the restrictions imposed by this section and other relevant parts of this Article.
  1. The City Manager or designee may require a temporary sign permit review and regulations that pertain to permanent signage based on potential or real community impact of the signage.
- B. A temporary sign may:
  1. Be a light source, such as a search light or laser, if approved in conjunction with a special event permit and shall have a letter of approval from the Eglin Air Force Base commander or designee.
  2. A temporary sign other than a light source must be:
    - a. Constructed of rigid material; and
    - b. Secured at all corners or edges to prevent wave action or from moving due to wind forces.
  3. Not be an electric/digital sign.

# EXHIBIT A

## City of Destin, FL

- C. Any temporary sign not complying with the requirements of this section is illegal and subject to immediate removal.

### SECTION 8.04.02 TEMPORARY SIGN CLASSIFICATION AND TYPES

- A. The following temporary sign classifications are adopted by the City of Destin to regulate signage within the jurisdiction of the city limits.
1. Temporary Commercial - a sign that is not constructed in a manner as to be permanent and shall not be used for more than ninety (90) days, whether consecutively or not within a calendar year, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes, advertises, or attracts attention to any type of commerce.
  2. Temporary Non-Commercial - a sign that is not constructed in a manner as to be permanent and shall not be used for more than ninety (90) days, whether consecutively or not within a calendar year, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes an ideal, belief, or other thought.
- B. The following types of signs are allowed as designated in this Article.
1. Attached, i.e., a “building sign” or a sign that is attached to a structure that is occupiable by or useable.
  2. Free Standing, i.e., a “ground sign” that is independent of another structure.

### SECTION 8.04.03 TEMPORARY SIGN ALLOWANCES

<b>Table 8.04-1 Temporary Sign Dimension Allowance</b>				
	<b>Temporary Commercial</b>		<b>Temporary Non-Commercial</b>	
	Free Standing	Attached	Free Standing	Attached
<b>Residential Districts</b>				
Total sq. ft.	12 sq. ft.	12 sq. ft.	32 sq. ft.	32 sq. ft.
Max. Individual Sign sq. ft.	6 sq. ft.	6 sq. ft.	16 sq. ft.	16 sq. ft.
Max. Height	6'	Footnote 1	6'	Footnote 1
Front Setbacks	10'	N/A	10'	N/A
<b>Mixed Use Districts</b>				
Total sq. ft.	12 sq. ft.	12 sq. ft.	32 sq. ft.	32 sq. ft.
Max. Individual Sign sq. ft.	12 sq. ft.	12 sq. ft.	16 sq. ft.	16 sq. ft.
Max. Height	8'	Footnote 1	6'	Footnote 1
Front Setbacks	10'	N/A	10'	N/A
<b>SHMU &amp; NHMU District</b>				
Total sq. ft.	32 sq. ft.	32 sq. ft.	32 sq. ft.	32 sq. ft.
Max. Individual Sign sq. ft.	32 sq. ft.	32 sq. ft.	16 sq. ft.	16 sq. ft.
Max. Height	8'	Footnote 1	6'	Footnote 1
Front Setbacks	10'	N/A	10'	N/A
Waterfront Sign	Prohibited	Prohibited	Prohibited	Prohibited
<b>CG, CTS, IN, INST, A Districts</b>				
Total sq. ft.	32 sq. ft.	32 sq. ft.	32 sq. ft.	32 sq. ft.
Max. Individual Sign sq. ft.	32 sq. ft.	32 sq. ft.	16 sq. ft.	16 sq. ft.
Max. Height	8'	Footnote 1	6'	Footnote 1
Front Setbacks	10'	N/A	10'	N/A
<b>REC &amp; CON Districts</b>				
Total sq. ft.	32 sq. ft.	32 sq. ft.	Temporary non-commercial signage is not allowed in the	
Max. individual Sign sq. ft.	32 sq. ft.	32 sq. ft.		
Max. Height	8'	Footnote 1		

# EXHIBIT A

## City of Destin, FL

Front Setbacks	10'	N/A	Recreation or Conservation Districts.
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*Note: Multiple individual signs (not exceeding the max. individual sign area) may be used to achieve the maximum sign area (square footage) outlined above.*

1. In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of a façade of any structure, whichever is lower.

### SECTION 8.04.04 TEMPORARY EVENT SIGNAGE

- A. During a special event, temporary signage, whether free-standing or attached, may be allowed according to the following regulations and Table 8.04-2
- B. Commercial Special Event Signage
  1. All commercial special events proposing to utilize temporary signage shall apply for a special event sign permit.
  2. All commercial special event sign permits are valid for no more than 40 calendar days a year per event.
  3. No property may have more than two (2) special event sign permits issued within any calendar year.
  4. Signage shall not go up earlier than ten (10) days prior to the event start.
  5. Signage shall be removed no later than thirty (30) days after the first day of the event.
- C. Non-Commercial Special Event Signage
  1. No non-commercial special event requires a special event sign permit.
  2. Signage shall only be allowed forty-five (45) days prior to the event.
  3. Signage shall be removed within ten (10) days after conclusion of the event.

	Temporary Commercial Event	Temporary Non-Commercial Event
<u>Total sq. ft.</u>	100 sq. ft.	100 sq. ft.
<u>Max individual Sign sq. ft.</u>	10sq. ft.	10 sq. ft.
<u>Max Height</u>	See Table 8.04-1	See Table 8.04-1
<u>Front Setbacks</u>		

*Note: Multiple individual signs (not exceeding the max. individual sign area) may be used to achieve the maximum sign area (square footage) outlined above.*

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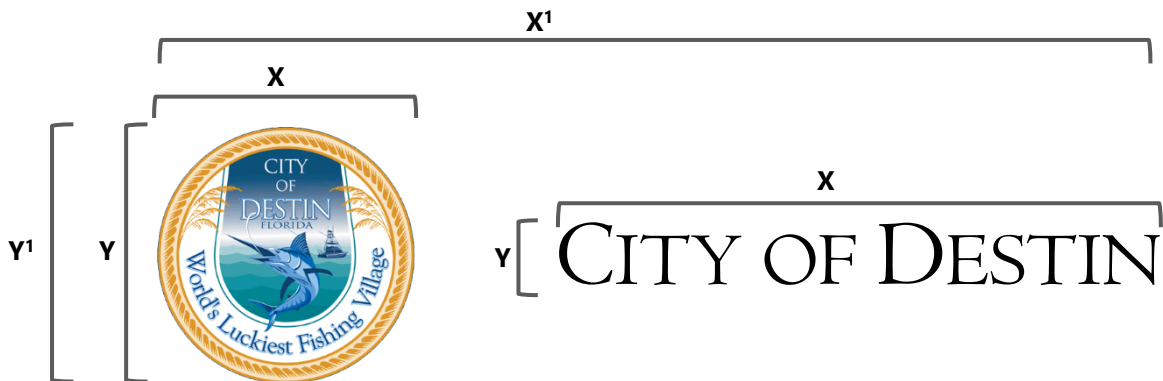
# EXHIBIT A

City of Destin, FL

## SECTION 8.05 MEASUREMENT DETERMINATIONS

### SECTION 8.05.01 SIGN FACE AREA

- A. The sign face area of a sign shall be measured as the area enclosed by straight lines drawn to the extremities of the letters, numbers, recognizable symbols, trademarks, or brands. (See Figure 8.04-3 Sign Measurements)
- B. Special Situations:
  - 1. Where a sign is composed of letters, pictures, symbols, or logos attached directly to a facade, window, door or marquee, and the letters, pictures, symbols, or logos are not enclosed by a border or trimming, the sign face area shall be the area within the smallest square or rectangle, the sides of which touch the extreme points of any letters, pictures, symbols, or logos.
  - 2. Where two sign face areas are placed back-to-back on a single sign structure, and the faces are at no point more than four feet apart, the area of the sign shall be counted as the area of one of the faces.
  - 3. Where four sign face areas are arranged in a square, rectangle or diamond, the area of the sign shall be the area of the two largest faces. Where a sign is in the form of a three-dimensional object, the area shall be determined by drawing a square or rectangle, the sides of which touch the extreme point or edges of the projected image of the sign and multiplying that area by two. The "projected image" is that image created by tracing the largest possible two-dimensional outline of the sign. See Figure 8.04.-3 below.



# EXHIBIT A

City of Destin, FL

**'X' x 'Y' = square footage of sign face  
(X<sup>1</sup> x Y<sup>1</sup>) used if using both elements as one (1) sign per 8.05.01.A**

*Figure 8.04-3 - Sign Measurements*

## SECTION 8.06 EXEMPT SIGNS

### SECTION 8.06.01 EXEMPT SIGN TYPES

- A. The following signs are exempt from the permitting requirements of this Code provided they still meet all other applicable Code requirements and provided further they are not placed or constructed to create an immediate threat to the public health, safety, or welfare:
1. Address numbering for properties or buildings provided they meet Fire and building codes.
  2. Signs of two square feet or less provided that such sign, or combination of signs, do not constitute a sign prohibited by this Article.
  3. Signs less than three square feet when required by any local state or federal law or regulation.
  4. Holiday lights and decorations.
  5. Signs authorized by statute or ordinance when erected on public property by governmental agencies that have jurisdiction.
  6. Legal notices or official instruments when required by law.
  7. One sign or tablet per building, of four-square feet or less when cut into any masonry surface or when constructed of bronze or other incombustible materials and attached to the surface of a building.
  8. Signs incorporated into machinery, material, or equipment by a manufacturer.
  9. Signs carried by a person not exceeding six (6) square feet.
  10. Temporary signs as permitted by this Article.
  11. Standards of political, religious, governmental, or other jurisdictional authority provided these do not contain any commercial speech. These are commonly referred to as "flags."

## SECTION 8.07 PROHIBITED SIGNS

### SECTION 8.07.01 PROHIBITED SIGN TYPES

The following signs are expressly prohibited:

- A. Signs that are in violation of the Florida building or electrical code.
- B. Any sign declared by the City Manager or designee to be an immediate threat to the public health, safety, and welfare by reason of an unsafe condition.
- C. Signs that obstruct the vision of pedestrians, cyclists or motorists traveling on or entering public streets or signs within the clear visibility triangle per LDC Section 6.02.03.
- D. Signs tacked, nailed, posted, pasted, glued, or otherwise attached to trees, utility poles or fences.
- E. Signs in any public ROW not
  1. Authorized by governing municipality
  2. Required by any municipality or government agency
  3. Required for public safety or traffic control
- F. Signs that emit audible sound, odor, or visible matter such as smoke or steam.

# EXHIBIT A

## City of Destin, FL

- G. Flashing lights or signs with lights or illumination that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color; provided that this paragraph shall not prohibit a sign with a fixed or changing display composed of a series of lights that may be changed through electronic means, provided further that said display may not change more than once every fifteen (15) seconds.
- H. Strings of light bulbs regardless of how mounted when used on premises with a commercial land use classification other than traditional holiday decorations and strings of lights used to enhance landscaping.
- I. Wind signs.
  - 1. Standards, colors, or ensigns as exempted in Section 8.06.01 are not included in this prohibition.
- J. Signs that inflate or are inflatable.
- K. Signs that incorporate projected images,
- L. Signs that emit sound that is intended to attract attention,
- M. Signs that involve the use of live animals.
- N. Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, or mechanical means, except for traditional barber poles.
- O. Signs with optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion.
- P. Portable signs.
- Q. Abandoned or discontinued signs. In determining whether a sign is abandoned or discontinued, the following criteria shall be considered:
  - 1. Whether the sign identifies correct directions to, location of, or description of the goods or services available on the premises where the sign is located.
  - 2. The existence or absence of a current local business tax receipt for the premises where the sign is located.
  - 3. Whether utility service is being provided to the premises where the sign is located; the use of the premises where the sign is located.
  - 4. The condition of the sign.
  - 5. Whether ad valorem property taxes have been paid on the premises where the sign is located or on the sign itself.
  - 6. Any other facts or circumstances which would indicate whether the owner of the sign has intentionally or voluntarily relinquished further use of the sign.
- R. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, or standpipe, or that obstruct any window to such an extent that the light or ventilation is reduced to a point below that required by any provision of this Code or other ordinances of the City.
- S. Signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape, or color, would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, content, color, or illumination that may be confused with or construed as, or conceal, a traffic control device.
- T. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.

# EXHIBIT A

## City of Destin, FL

- U. Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic control signs.
- V. Signs placed upon benches, bus shelters or waste receptacles, except as may be authorized in writing pursuant to F.S. § 337.407.
- W. Signs erected over or across any public street except as may otherwise be expressly authorized by this Code.
- X. Vehicle signs.
- Y. Obscene signs.
- Z. Roof signs.
- AA. Off-premises signs.

### SECTION 8.07.02 DIGITAL AND ELECTRONIC SIGNS

- A. Digital signage is prohibited and strictly not permitted within the city limits of Destin.
- B. Exception and Regulations
  - 1. Digital signs are allowed specifically for Institutional uses only in the Institutional zoning district.
  - 2. Restrictions:
    - a. Time: at all times
    - b. Place: allowed only in the Institutional District following Table 8.03-1 in Section 8.03.
    - c. Manner:
      - i. Square footage: All digital signs shall follow Table 8.03-1 for size allowance, however in no case shall a digital sign exceed sixty square feet (60 sq.ft.) in sign face.
      - ii. Height: no digital sign shall be higher than eight feet (8') in height.
      - iii. No digital sign shall display moving or perceived motion on the sign.
      - iv. No digital sign shall display flashing or blinking displays
      - v. Each message shall be displayed for no less than fifteen (15) seconds.
      - vi. Brightness: All digital signs shall comply with lighting standards established in LDC Section 6.05.

### SECTION 8.07.03 REMOVAL AND ATTRITION

- 1. All nonconforming signage will be granted ten (10) years to remain, as of the adoption date of this code. After this period, if the digital sign has not been removed, it shall be removed at the owner's expense.
  - a. If the sign is not removed after an appropriate amount of time as determined by Code Compliance, further compliance action shall be taken to include daily fines until the removal of the sign is completed.

# Article 8 – Sign Regulations - Height Discussion

---

Community Development  
Planning Division



# Ground Sign Height Considerations

## Characteristics of signs within Destin's primary travel corridors (Hwy 98 and Main Street):

- **Businesses rely heavily on ground signs for visibility.**
  - **Placed as close to the right-of-way as possible**
  - **Vary their sign heights relative to neighboring properties to ensure their sign stands out.**
  - **This has created a visually cluttered vertical “band” of signage along U.S. 98, with sign heights ranging from approximately 10 to 26 feet above grade.**



# Ground Sign Height Considerations

## Potential results of lowering sign height:

- **Establish consistency.**
  - **Property owners would still maximize the allowed height, but instead of competing vertically, signs would offset horizontally within the setback area.**
  - **Could enhance corridor aesthetics and reduce visual noise.**
  - **Gradual transition, but with significant results.**



# Ground Sign Height Considerations

## Case Studies:

- **Panama City**
  - Adopted an 8-foot maximum ground sign height in 2019.
  - Newer developments reflect this standard, though many taller nonconforming signs remain due to the slow pace of redevelopment.
- **Fort Myers Beach**
  - Implemented a 5-foot maximum ground sign height limit.
  - Following widespread redevelopment after Hurricane Ian, most nonconforming signs have been replaced, resulting in a cohesive low-profile signage environment.



# Ground Sign Height Considerations

## Summary

- **The taller the maximum sign height allowed, the more fragmented and visually cluttered the vertical plane becomes.**
- **Greater height allowances create more “space” for businesses to stagger signs at different elevations, therefore intensifying competition and reducing overall corridor legibility.**



# City of Destin



Height Limit: 26' – Signs compete in the vertical space along the Highway 98 Corridor.

# City of Destin



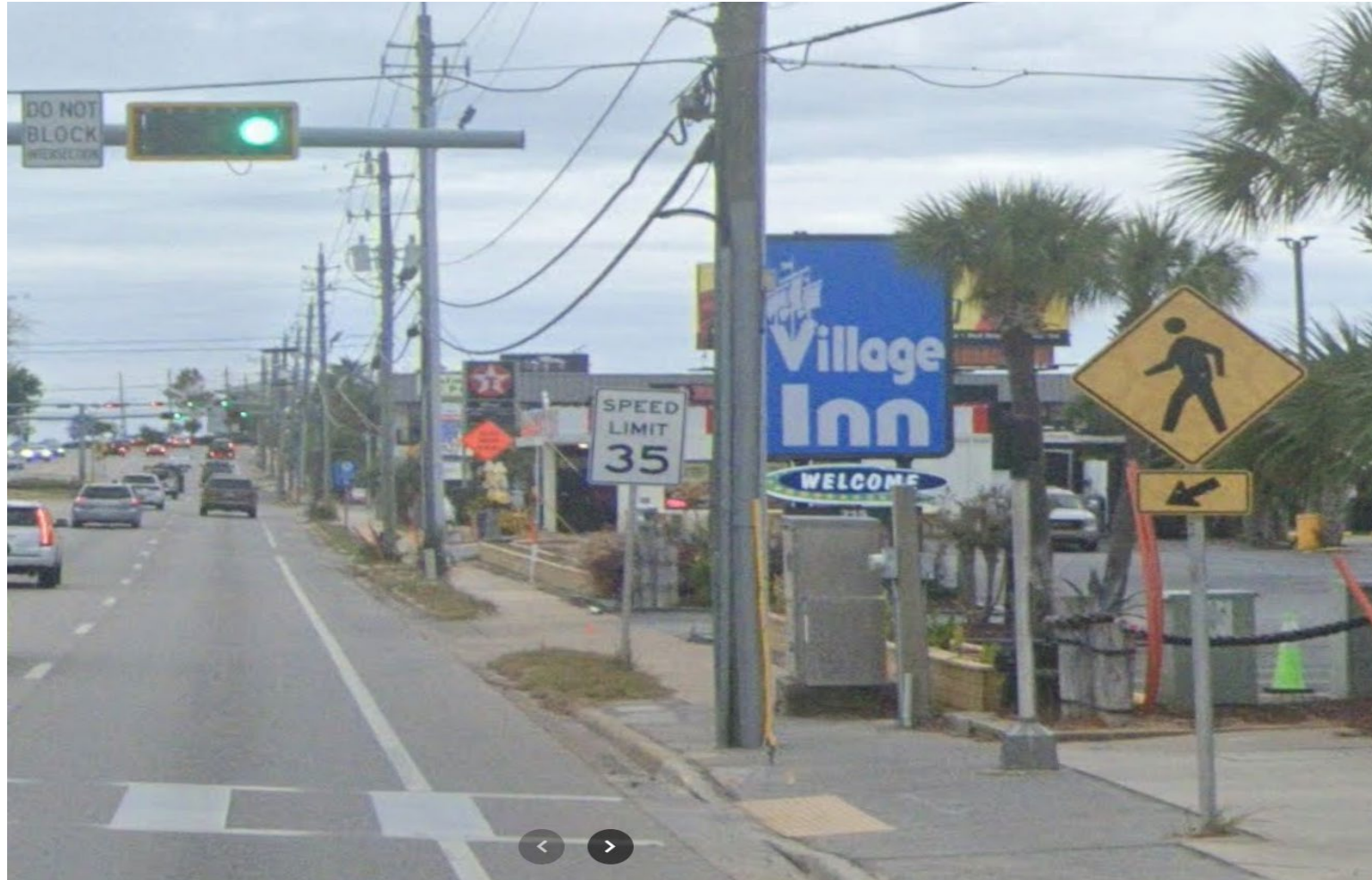
Height Limit: 26' – Signs compete in the vertical space along the Highway 98 Corridor.

# City of Destin



Height Limit: 26' – Signs compete in the vertical space along the Highway 98 Corridor.

# City of Destin



Height Limit: 26' – Signs compete in the vertical space along the Highway 98 Corridor.

# City of Destin



Height Limit: 26' – Signs compete in the vertical space along the Main Street Corridor.

# City of Destin



Height Limit: 26' – Big Kahuna's newly permitted 26' sign along the Highway 98 Corridor.

# Panama City



Height Limit: 8' – The Murphy USA gas station is a new development and the sign meets the 8' height standard. However, looking at the horizon there are plenty of nonconforming signs that will take decades to phase out.



# Fort Meyers Beach



Height Limit: 5' with an 18" pedestal – Most of Fort Myers Beach is undergoing redevelopment after Hurricane Ian in 2022. However, there still remain a few nonconforming signs.

# Pensacola



Height Limit: 25' – Similar to Destin, signs compete in the vertical space. This space is already busy with utility lines, however, Destin will not have that problem along Highway 98 in the near future.

# Gulf Breeze



Height Limit: 8' – Newer and redeveloped areas of Gulf Breeze are starting to have cleaner site lines.

# Santa Rosa County (Navarre)



Height Limit: 30' – Along the Highway 98 Corridor in Navarre, there is a lot of clutter in the vertical space.



# Port Saint Joe



Height Limit: 14' but in no case shall a sign have a height exceeding the height of the principal structure. Even at 14' there is less clutter on the vertical plane.

# Clearwater



Height Limit: 1.5 times the width of the sign, not to exceed 14'.

# St. Petersburg



Height Limit: 15'.



# Pros and Cons of Taller vs. Shorter Ground Signs

## Pros of Taller Signs

- **Increased visibility at higher speeds - Taller signs can be seen from farther distances, which may benefit businesses on high-speed corridors.**
- **Improved visibility over parked cars or landscaping - In areas with large parking lots or tall vegetation, height can help prevent obstruction.**
- **Reduced reliance on multiple signs - A taller sign may reduce pressure for additional building or window signage, which can also give the appearance of clutter.**



# Pros and Cons of Taller vs. Shorter Ground Signs

## Cons of Taller Signs

- **Visual clutter and “sign wars” - Competing vertical heights create a chaotic skyline of signage, reducing overall readability.**
- **Reduced community character - Tall signs can undermine efforts to create a pedestrian-friendly or aesthetically cohesive corridor.**
- **Height variation makes it harder to maintain a unified streetscape identity.**
- **Excessive visual competition can distract drivers and reduce wayfinding clarity.**



# Pros and Cons of Taller vs. Shorter Ground Signs

## Pros of Shorter Signs

- **A uniform height limit creates a consistent horizontal line of signage.**
- **Lower signs contribute to a cleaner, more intentional corridor design.**
- **Better pedestrian orientation - Shorter signs are more readable at human scale, supporting walkability.**
- **Businesses compete on sign design quality rather than height.**



# Pros and Cons of Taller vs. Shorter Ground Signs

## Cons of Shorter Signs

- **Potential visibility challenges - In corridors with deep setbacks or large parking lots, shorter signs may be harder to see.**
- **Slower transition - Existing tall signs may remain for years unless redevelopment or sunset policies accelerate change.**



## Additional Considerations

- **Setback and height work together: If signs must be lowered there may be a need to revisit setback requirements to ensure visibility is still achievable.**
- **Consider corridor characteristics: High-speed arterials may justify slightly taller signs than pedestrian-oriented districts.**
- **Nonconformity management: Without incentives, or redevelopment triggers, the transition to a new standard may take decades.**



# WORKING DRAFT

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# WORKING DRAFT

City of Destin, FL

## ARTICLE 8 – SIGN REGULATIONS

### SECTION 8.01 PURPOSE AND INTENT

#### SECTION 8.01.01 PURPOSE AND INTENT

The purpose of this Article is to provide the minimum control of signs necessary to promote the health, safety, general and economic welfare of the public. This Article intends to lessen hazards and conflicts to pedestrians and vehicular traffic, preserve property values and community character, and prevent unsightly and detrimental development that would detract from the tourist resort appeal of the community. Further, it is the intention of these regulations to prevent and mitigate economic decline and blight, by preventing signs from reaching such excessive size or numbers that they obscure one another to the detriment of all concerned, by using certain fundamentals of design that strengthen the community's economic base and preserve the right of free speech. This Article regulates signs in a content-neutral manner and is intended to regulate the time, place, and manner of signage, not the content of speech.

### SECTION 8.02 GENERAL PROVISIONS

#### SECTION 8.02.01 GENERAL REQUIREMENTS

- A. No sign, whether permanent or temporary, shall be allowed within any right-of-way (ROW), including but not limited to the foundation, sign supports, or any portion of the sign face or leading edge.
  1. Exceptions: Signs required for public safety, traffic control, construction activity, or other similar hazards, approved by the City, state, or other federal agency, meant to alert, direct, or warn drivers, cyclists, pedestrians, or other users of the ROW.
  2. Other explicit allowances per this Article.
- B. It shall be unlawful to erect or construct, or cause to be erected or constructed, maintain or cause to be maintained, any sign not expressly authorized and permitted by, or exempted from, these regulations.
- C. These sign regulations are intended to complement the requirements of the Florida building and electrical codes, and the requirements of the City. Wherever there is inconsistency between these regulations and the Florida Building Code (FBC), the FBC shall apply.
- D. Compliance with the requirements of these regulations shall not constitute a defense to an action brought to abate a nuisance under the common law.
- E. All signs, including their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with this Article and the building and electrical codes of the City, and no rubbish or debris that would constitute a fire or health hazard shall be permitted under or near the sign.
- F. All permanent signs, and the illumination thereof, shall be designed, constructed, and maintained in conformity with applicable provisions of the building code and electrical codes of the City.

#### SECTION 8.02.02 PERMITS REQUIRED

- A. No person shall erect, construct, alter, repair, or relocate any sign that requires a permit without first obtaining a building permit for such work from the City, unless exempt per Section 8.06 Exempt Signs or otherwise expressly exempted per this Article.

## WORKING DRAFT

### City of Destin, FL

- B. No permit shall be issued until the City determines that such work is in accordance with the requirements contained in this ordinance, and such work will not violate any building, electrical or other adopted codes of the City.
- C. All required building or sign permit applications shall be submitted to the Community Development Department for review.
- D. The application shall contain all the information **required for a proper review of the proposed sign, and includes but is not limited to** the documents required below and shall be accompanied by the required permit fee.
  - 1. **Agent Affidavit**
  - 2. **Site Plan**
  - 3. **Sign renderings**
  - 4. **Square footage calculations of signs and façade, if applicable**
  - 5. **Total number of signs**
  - 6. **Electrical plans if applicable**
  - 7. **Any previously approved and valid agreements for signage**
  - 8. **Other documents deemed necessary by the Community Development Director or designee.**

#### SECTION 8.02.03 ILLUMINATION STANDARDS

- A. Sign lighting may not be designed or located to cause confusion with traffic lights.
- B. Illumination by floodlights or spotlights ~~shall comply with the lighting regulations located within Article 6 of this Code. is permissible so long as none of the light emitted shines directly onto an adjoining property or into the eyes of motorists or pedestrians using or entering public streets.~~
- C. Illuminated signs shall not have lighting mechanisms that project more than 18 inches perpendicularly from any surface of the sign over public space.
- D. All sign lighting shall be continuous lighting and shall not have any lighting element that flashes, flickers, fades, or other similar non continuous lighting scheme.

#### SECTION 8.02.04 PLACEMENT AND CLEARANCE STANDARDS

- A. Near Street and Driveway Intersections
  - 1. Signs located within the clear visibility triangle near street and driveway intersections shall **meet all standards of the latest edition of the Florida Greenbook.** ~~not be erected or placed in such a manner as to impede vision between a height of two feet and ten feet above grade. The signs support structure shall not be wider than ten inches.~~
- B. In or ~~Over~~ Public or Private Right-of-Way
  - 1. Signs ~~support(s) or structure(s)~~ shall not be placed in, upon, or project over a public or private ROW or easement, except as allowed by this Article in specific situations.
- ~~C. Over Public or Private Right-of-Way~~
  - ~~1. No ground sign shall project over a public ROW, except as allowed by this Article in specific situations.~~
- ~~D.C.~~ Blocking Emergency Access
  - 1. No sign or sign structure shall be erected that impedes use of any fire escape, emergency exit or standpipe, or any other emergency ingress or egress.
- ~~E.D.~~ Relationship to Building Features
  - 1. A building sign shall not extend more than six inches (6") beyond any edge of the surface to which it is attached, nor disrupt a major architectural feature of the building.

## WORKING DRAFT

### City of Destin, FL

#### ~~F.E.~~ Maximum Projection

1. A projecting building sign that is oriented perpendicularly to the building façade may extend no more than four feet perpendicularly from the surface to which it is attached.

## SECTION 8.03 PERMITTED PERMANENT SIGNS

### SECTION 8.03.01 GENERAL PROVISIONS

- A. All permanent signs require a permit unless expressly exempted by this Article.
  - B. The sign face area of any non-conforming sign located on the premises shall be included for purposes of determining the maximum allowable building or free-standing sign face area.
  - C. All signage shall be constructed of material that is rigid or in a manner that it is permanently affixed to a rigid material, in the case of a vinyl wrap, and shall not require tie downs.
    1. The intent of this section is to prevent permanent signs that are made in a banner material or style or tied down or wrapped around a permanent sign structure.
  - D. Free Standing or Ground Signs
    1. Multiple street frontages: Any premises with multiple street frontages may allocate its total allowable ground sign face area among its permitted ground signs on any street frontage, provided each street frontage is allowed only one ground sign which shall not exceed a maximum square foot allowed per the appropriate district as identified in Table 8.032-1.
- ~~E. The sign face area of any non-conforming sign located on the premises shall be included for purposes of determining the maximum allowable building sign face area.~~
- ~~F. All permanent signs shall be constructed of material that is rigid or in a manner that it is permanently affixed to a rigid material in the case of a vinyl wrap and shall not require it to be tied down.~~
- ~~1. The intent of this section is to prevent permanent signs that are made in a banner style or banner materials or similar setup that is tied down or wrapped around a permanent sign structure.~~

### SECTION 8.03.02 PERMANENT SIGN CLASSIFICATIONS AND TYPES

- A. The following permanent sign classifications are adopted by the City of Destin to regulate signage within the jurisdiction of the city limits.
  1. Permanent Commercial - a sign that is constructed or used for **ninety-one (91) days** or more, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes, advertises, or attracts attention to any type of commerce or non-ideological message.
  2. Permanent Non-Commercial - a sign that is constructed or used for **ninety-one (91) days** or more, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes an ideal, belief, or other thought.
- B. The following types of signs are allowed as designated in this Article.
  1. Attached, i.e., a "building sign" or a sign that is attached to a structure that is occupiable or useable.
  2. Free Standing, i.e., a "ground sign" that is independent of another structure.

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## SECTION 8.03.03. PERMANENT SIGN ALLOWANCES

Table 8.03-1 Sign Dimension Allowance				
	Permanent Commercial		Permanent Non-Commercial	
	Free Standing	Attached	Free Standing	Attached
<b>Residential Districts</b>				
Total sq. ft.		Permanent	3250 sq. ft.	
Max individual Sign sq. ft.	See Section 8.03.04.F	Commercial Signage is not allowed in any Residential District.	1625 sq. ft.	
Max Height			6'	Footnote 2 See 8.02-05
Front Setbacks			10'	N/A
<b>Mixed Use Districts</b>				
Total sq. ft.	See Table 8.032-2	Footnote 3 & 4 See Table 8.02-3.	60 sq. ft.	60 sq. ft. / Footnote 3 & 42
Max individual Sign sq. ft.	150 sq. ft.	100 sq. ft.	60 sq. ft.	
Max Height	8' / Footnote 1	Footnote 2	8'	Footnote 2
Front Setbacks	10'	N/A	10'	N/A
<b>SHMU &amp; NHMU District</b>				
Total sq. ft.	See Table 8.032-2	Footnote 3 & 42 & 3	60 sq. ft.	Footnote 3 & 4
Max individual Sign sq. ft.		100 sq. ft.	10 sq. ft.	15 sq. ft.
Max Height	8' / Footnote 1	Footnote 2	8'	Footnote 2
Front Setbacks	10' / Footnote 5	N/A	10'	N/A
Waterfront Sign	See Table 8.032-2	N/A	See Table 8.032-2	N/A
<b>CG, CTS, IN, INST, A Districts</b>				
Total sq. ft.		Footnote 3 & 4	150 sq. ft.	Footnote 3 & 4
Max individual Sign sq. ft.	See Table 8.032-2	100 sq. ft.	10 sq. ft.	15 sq. ft.
Max Height	265'	Footnote 2	265'	Footnote 24
Front Setbacks	10'	N/A	10'	N/A
<b>REC &amp; CON Districts</b>				
Total sq. ft.	60 sq. ft.		Permanent Non-commercial signage is not allowed in the Recreation or Conservation Districts.	
Max individual Sign sq. ft.	60 sq. ft.			
Max Height	8'	Footnote 23		
Front Setbacks	10'	N/A		

Note: Multiple individual signs (not exceeding the max. individual sign area) may be used to achieve the maximum sign area (square footage) outlined above.

1. Fifteen percent (15%) of the sign width, based on width of the sign face, may exceed the eight feet (8') limit to a maximum height of twelve feet (12').
2. In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of a façade of any structure, whichever is lower.
3. Single-occupancy Building: Fifteen percent (15%) of the façade not to exceed 150 sq. ft.
4. Multi-occupancy Building: Fifteen percent (15%) of the lease space/unit façade, not to exceed 150 sq. ft. in the aggregate, whichever is less. All occupants or units shall have a right to a minimum of 25 sq. ft. of signage.
5. Signs shall be set back ten feet from all property lines. However, if the property is located along U.S. Highway 98 in the South Harbor Mixed Use or North Harbor Mixed Use districts, the sign support structure shall be set back ten feet from the front property line, and the sign face

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### City of Destin, FL

area may extend into the setback area by four feet. In no instance may a sign impede the sight vision triangle, clear vision triangle, pedestrian or vehicular movement/access.

All Districts	Face square footage	1 sq. ft. per linear foot of street frontage not to exceed 150'	
	Number of signs per street frontage	Less than 500' of street frontage	1 sign
		500' or more	2 signs
	Sign spacing	Minimum of 150' within the same property	
SHMU Waterfront signs	Number of signs	1 sign fronting the Destin Harbor per property	
	Sign face square footage	0.5 sq. ft. per linear foot of water frontage not to exceed 80 sq. ft.	

#### SECTION 8.03.04 SPECIAL SIGNS

- A. Lifeguard Station Signs
  1. Each lifeguard station may display one sign of not more than nine (9) square feet.
    - a. These signs do not require a sign permit.
- B. Utility Signs:
  1. Signs placed by public utilities on or near the location of underground utility lines and facilities, high voltage lines and facilities, and other utility facilities and appurtenances shall be permitted not to exceed three (3) feet in height, and four (4) square feet in area.
    - a. These signs do not require a sign permit.
    - a-b. This section does not apply to buried utility line markers.
- C. Public Traffic Controls Signs
  1. These signs do not require a sign permit when placed by or required by the governing authority with jurisdictional authority.
- D. Signs placed on public/private right-of-ways or accessways shall meet the standards and minimums outlined in the MUTCD.
  1. These signs do not require a sign permit.
- E. Off-street Directional Signage
  1. For public safety purposes, a maximum of one (1), four (4) square foot sign may be placed per access point of a property with multiple accesses to enhance traffic flow and shall:
    - a. Not contain any branding, logos, or other commercially identifiable features.
    - b. Not count towards any square footage limitation of ground signs.
    - c. Be no closer than five feet (5') to the property boundary.
  2. The signs shall require a sign permit to review for compliance with setbacks and the criteria listed above.
- F. Residential Commercial Signs
  1. In residential districts a free-standing sign may be permitted if the following criteria are met.
    - a. Time: A permanent sign
    - b. Place:
      - i. Located on common property owned by the homeowners, property, or condominium, or other owners association or group at the entrance to a residential development.
      - ii. Setback a minimum ten feet (10') from the ROW/property line.

Commented [DK1]: @Robert Tomasek Check state laws on this

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City of Destin, FL

- c. Manner: not to exceed sixty (60) square feet and no taller than eight feet (8') high as measured from grade.

### SECTION 8.04 PERMITTED TEMPORARY SIGNS

#### SECTION 8.04.01 GENERAL PROVISIONS

- A. Temporary signs may not require a permit from the City, if they satisfy the restrictions imposed by this section and other relevant parts of this Article.
  1. The City Manager or designee may require a temporary sign permit review and regulations that pertain to permanent signage based on potential or real community impact of the signage.
- B. A temporary sign may:
  1. ~~Be attached to a building or located in a manner similar to, or a light source as provided in Sections 16.05.04. E, and F.~~
  2. Be a light source, such as a search light or laser, if approved in conjunction with a special event permit and shall have a letter of approval from the Eglin Air Force Base commander or designee.
  3. A temporary sign other than a light source must be:
    - a. Constructed of rigid material; and
    - b. Secured at all corners or edges to prevent wave action or from moving due to wind forces.
  4. Not be an electric/digital sign.
- C. Any temporary sign not complying with the requirements of this section is illegal and subject to immediate removal.

#### SECTION 8.04.02 TEMPORARY SIGN CLASSIFICATION AND TYPES

- A. The following temporary sign classifications are adopted by the City of Destin to regulate signage within the jurisdiction of the city limits.
  1. ~~Temporary Commercial - a sign that is not constructed in a manner as to be permanent and shall not be used for more than ninety (90) days, whether consecutively or not within a calendar year, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes, advertises, or attracts attention to any type of commerce.~~
  2. ~~Temporary Non-Commercial - a sign that is not constructed in a manner as to be permanent and shall not be used for more than ninety (90) days, whether consecutively or not within a calendar year, and utilizes any writing, graphic or pictorial presentation, number, illustration, or decoration, which promotes an ideal, belief, or other thought.~~
- B. The following types of signs are allowed as designated in this Article.
  1. Attached, i.e., a "building sign" or a sign that is attached to a structure that is occupiable by or useable.
  2. Free Standing, i.e., a "ground sign" that is independent of another structure.

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## SECTION 8.04.03 TEMPORARY SIGN ALLOWANCES

Table 8.04-1 Temporary Sign Dimension Allowance				
	Temporary Commercial		Temporary Non-Commercial	
	Free Standing	Attached	Free Standing	Attached
Residential Districts				
Total sSq. ft.	12 sq. ft.	12 sq. ft.	3275 sq. ft.	3275 sq. ft.
Max. Individual Sign sSq. ft.	6 sq. ft.	6 sq. ft.	165 sq. ft.	165 sq. ft.
Max. Height	6'	Footnote 1	6'	Footnote 1
Front Setbacks	10'	N/A	10'	N/A
Mixed Use Districts				
Total sSq. ft.	12 sq. ft.	12 sq. ft.	32 sq. ft.	32 sq. ft.
Max. Individual Sign sSq. ft.	12 sq. ft.	12 sq. ft.	16 sq. ft.	16 sq. ft.
Max. Height	8'	Footnote 1	6'	Footnote 1
Front Setbacks	10'	N/A	10'	N/A
SHMU & NHMU District				
Total sSq. ft.	32 sq. ft.	32 sq. ft.	32 sq. ft.	32 sq. ft.
Max. Individual Sign sSq. ft.	32 sq. ft.	32 sq. ft.	16 sq. ft.	16 sq. ft.
Max. Height	8'	Footnote 1	6'	Footnote 1
Front Setbacks	10'	N/A	10'	N/A
Waterfront Sign	Prohibited	Prohibited	Prohibited	Prohibited
CG, CTS, IN, INST, A Districts				
Total sSq. ft.	32 sq. ft.	32 sq. ft.	32 sq. ft.	32 sq. ft.
Max. Individual Sign sSq. ft.	32 sq. ft.	32 sq. ft.	16 sq. ft.	16 sq. ft.
Max. Height	8'	Footnote 1	6'	Footnote 1
Front Setbacks	10'	N/A	10'	N/A
REC & CON Districts				
Total sSq. ft.	32 sq. ft.	32 sq. ft.	Temporary non-commercial signage is not allowed in the Recreation or Conservation Districts.	
Max. Individual Sign sSq. ft.	32 sq. ft.	32 sq. ft.		
Max. Height	8'	Footnote 1		
Front Setbacks	10'	N/A		

*Note: Multiple individual signs (not exceeding the max. individual sign area) may be used to achieve the maximum sign area (square footage) outlined above.*

1. In no case shall a sign protrude above the roofline, cornice line, parapet, or the highest point of a façade of any structure, whichever is lower.

### SECTION 8.04.04 TEMPORARY EVENT SIGNAGE

- A. During a special event, temporary signage, whether free-standing or attached, may be allowed according to the following regulations and Table 8.04-21.
- B. Commercial Special Event Signage
  1. All commercial special events proposing to utilize temporary signage shall apply for a special event sign permit.
  2. All commercial special event sign permits are valid for no more than 40 calendar days a year per event.

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3. No property may have more than two (2) special event sign permits issued within any calendar year.
4. Signage shall not go up earlier than ten (10) days prior to the event start.
5. Signage shall ~~come down~~ be removed no later than thirty (30) days after the first day of the event.

### C. Non-Commercial Special Event Signage

1. No non-commercial special event requires a special event sign permit.
2. Signages shall only be allowed forty-five (45) days prior to the event.
3. Signages shall be removed within ten (10) days after conclusion of the event.

	Temporary Commercial Event	Temporary Non-Commercial Event
Total sq. ft.	100 sq. ft.	100 sq. ft.
Max individual Sign sq. ft.	10sq. ft.	10 sq. ft.
Max Height	See Table 8.04-1	See Table 8.04-1
Front Setbacks		

Note: Multiple individual signs (not exceeding the max. individual sign area) may be used to achieve the maximum sign area (square footage) outlined above.

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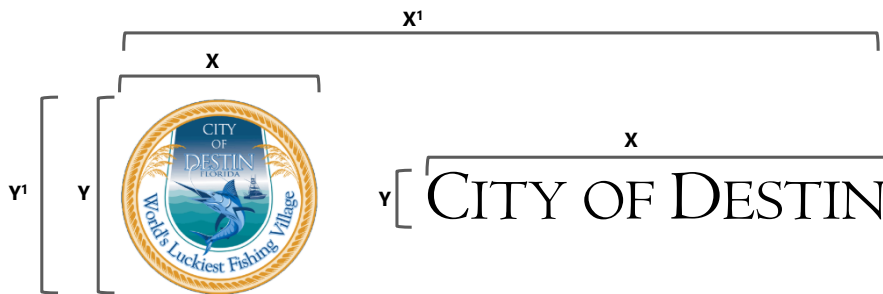
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## SECTION 8.05 MEASUREMENT DETERMINATIONS

### SECTION 8.05.01 SIGN FACE AREA

- A. The sign face area of a sign shall be measured as the area enclosed by straight lines drawn to the extremities of the letters, numbers, recognizable symbols, trademarks, or brands. (See ~~Figure 8.04-31~~ Sign Measurements)
- B. Special Situations:
  - 1. Where a sign is composed of letters, pictures, symbols, or logos attached directly to a facade, window, door or marquee, and the letters, pictures, symbols, or logos are not enclosed by a border or trimming, the sign face area shall be the area within the smallest square or rectangle, the sides of which touch the extreme points of any letters, pictures, symbols, or logos.
  - 2. Where two sign face areas are placed back-to-back on a single sign structure, and the faces are at no point more than four feet apart, the area of the sign shall be counted as the area of one of the faces.
  - 3. Where four sign face areas are arranged in a square, rectangle or diamond, the area of the sign shall be the area of the two largest faces. Where a sign is in the form of a three-dimensional object, the area shall be determined by drawing a square or rectangle, the sides of which touch the extreme point or edges of the projected image of the sign and multiplying that area by two. The "projected image" is that image created by tracing the largest possible two-dimensional outline of the sign. See ~~Figure 8.04-31~~ below.



**'X' x 'Y' = square footage of sign face**  
**(X' x Y') used if using both elements as one (1) sign per 8.054.012.A**

**Figure 8.04-~~31~~ - Sign Measurements**

### SECTION 8.05.02 NUMBER OF SIGNS

- A. ~~In general, the number of signs shall be the number of noncontiguous sign face areas. Multiple noncontiguous sign face areas may be counted as a single sign if all the sign faces are included in the geometric figure used for determining the sign face area as described in Section 8.04.01 above.~~
- B. ~~Special Situations~~

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1. ~~Where two sign face areas are placed back-to-back and are a part of the same sign structure that is no wider/deeper than three feet (3'), it shall be counted as one sign.~~
2. ~~If a sign has four sign face areas arranged in a square, rectangle, or diamond, it shall be counted as two signs.~~

### SECTION 8.06 EXEMPT SIGNS

#### SECTION 8.06.01 EXEMPT SIGN TYPES

- A. The following signs are exempt from the permitting requirements of this Code provided they still meet all other applicable Code requirements and provided further they are not placed or constructed to create an immediate threat to the public health, safety, or welfare:
  1. Address numbering for properties or buildings provided they meet Fire and building codes.
  2. Signs of two square feet or less provided that such sign, or combination of signs, do not constitute a sign prohibited by this Article.
  3. Signs less than three square feet when required by any local state or federal law or regulation.
  4. Holiday lights and decorations.
  5. Signs authorized by statute or ordinance when erected on public property by governmental agencies that have jurisdiction.
  6. Legal notices or official instruments when required by law.
  7. One sign or tablet per building, of four-square feet or less when cut into any masonry surface or when constructed of bronze or other incombustible materials and attached to the surface of a building.
  8. Signs incorporated into machinery, material, or equipment by a manufacturer.
  9. Signs carried by a person not exceeding six (6) square feet.
  10. Temporary signs as permitted by this Article.
  11. Standards of political, religious, governmental, or other jurisdictional authority provided these do not contain any commercial speech. These types of signs are commonly referred to as "flags."

### SECTION 8.07 PROHIBITED SIGNS

#### SECTION 8.07.01 PROHIBITED SIGN TYPES

The following signs are expressly prohibited:

- A. Signs that are in violation of the Florida building or electrical code.
- B. Any sign declared by the City Manager or designee to be an immediate threat to the public health, safety, and welfare by reason of an unsafe condition.
- C. Signs that obstruct the vision of pedestrians, cyclists or motorists traveling on or entering public streets or signs within the clear visibility triangle per LDC Section 6.02.032. ~~No sign shall be erected or placed in such a manner as to impede the vision between a height of two feet and ten feet above grade. The signs support structure shall not be wider than ten inches.~~
- D. Signs tacked, nailed, posted, pasted, glued, or otherwise attached to trees, utility poles or fences.
- E. Signs in any public ROW not
  1. Authorized by governing municipality
  2. Required by any municipality or government agency
  3. Required for public safety or traffic control

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- F. Signs that emit audible sound, odor, or visible matter such as smoke or steam.
- G. Flashing lights or signs with lights or illumination that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color; provided that this paragraph shall not prohibit a sign with a fixed or changing display composed of a series of lights that may be changed through electronic means, provided further that said display may not change more than once every ~~fifteen (15)~~ten seconds.
- H. Strings of light bulbs regardless of how mounted when used on premises with a commercial land use classification other than traditional holiday decorations and strings of lights used to enhance landscaping.
- I. Wind signs.
  - 1. ~~Signs commonly referred to as wind signs, consisting of one or more signs made up of banners or banner like material, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material, fastened in such a manner as to move upon being subjected to pressure by wind, Flags are explicitly not a wind device. Standards, colors, or ensigns as exempted in Section 8.06.01 are not included in this prohibition.~~
- J. Signs that inflate or are inflatable.
- K. Signs that incorporate projected images,
- L. Signs that emit sound that is intended to attract attention,
- M. Signs that involve the use of live animals.
- N. Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, or mechanical means, except for traditional barber poles.
- O. Signs with optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion.
- P. Portable signs.
- Q. Abandoned or discontinued signs. In determining whether a sign is abandoned or discontinued, the following criteria shall be considered:
  - 1. Whether the sign identifies correct directions to, location of, or description of the goods or services available on the premises where the sign is located.
  - 2. The existence or absence of a current local business tax receipt for the premises where the sign is located.
  - 3. Whether utility service is being provided to the premises where the sign is located; the use of the premises where the sign is located.
  - 4. The condition of the sign.
  - 5. Whether ad valorem property taxes have been paid on the premises where the sign is located or on the sign itself.
  - 6. Any other facts or circumstances which would indicate whether the owner of the sign has intentionally or voluntarily relinquished further use of the sign.
- R. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, or standpipe, or that obstruct any window to such an extent that the light or ventilation is reduced to a point below that required by any provision of this Code or other ordinances of the City.
- S. Signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape, or color, would conflict with the proper functioning of any traffic sign or

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### City of Destin, FL

- signal, or be of a size, location, movement, content, color, or illumination that may be confused with or construed as, or conceal, a traffic control device.
- T. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.
  - U. Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic control signs.
  - V. Signs placed upon benches, bus shelters or waste receptacles, except as may be authorized in writing pursuant to F.S. § 337.407.
  - W. Signs erected over or across any public street except as may otherwise be expressly authorized by this Code.
  - X. Vehicle signs: ~~any sign on a vehicle more than four (4) square feet that is not either painted or affixed and flush with the vehicle's body in wrap form. Any form of signage that protrudes from or in which the vehicle body, shell, bed, trunk, fascia, windows, doors, or other integral part of the vehicle is altered, by welding, bolting, or similar fastening is prohibited. Any sign that is attached to, placed in or on a vehicle is considered a portable sign.~~
  - Y. Obscene signs.
  - Z. Roof signs: ~~or a sign that is placed or located on a roof or roof structure, or any portion of the sign that is displayed above the cornice line of any building or structure.~~
  - AA. Off-premises signs. ~~No off-premises sign (other than those signs which have already received City and FDOT permits for construction) shall be constructed or erected after the date of enactment of this ordinance, nor shall any existing off-premises sign be permitted to increase in sign face area or height, or change configuration or structure, or improvements that would increase the overall height of the structure. Any such change or alteration is unlawful, constitutes a nuisance and shall be removed immediately at the expense of the owner thereof. In the event the owner fails to remove the off-premises sign within 30 days after being notified to do so by the City Manager or designee, the City may remove such sign at the owner's expense or may apply to any court having jurisdiction for such relief as may be appropriate to facilitate the removal of the sign and for such other and further relief as City may be entitled to.~~

### SECTION 8.07.02 DIGITAL AND ELECTRONIC SIGNS

- A. Digital signage is prohibited and strictly not permitted within the city limits of Destin.
- B. Exception and Regulations
  - 1. Digital signs are allowed specifically for Institutional uses only in the Institutional zoning district.
  - 2. Restrictions:
    - a. Time: at all times
    - b. Place: allowed only in the Institutional District following Table 8.032-1 in Section 8.032.
    - c. Manner:
      - i. Square footage: All digital signs shall follow Table 8.032-1 for size allowance, however in no case shall a digital sign exceed sixty square feet (60 sq.ft.) in sign face.
      - ii. Height: no digital sign shall be higher than eight feet (8') in height.
      - iii. No digital sign shall display moving or perceived motion on the sign.

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- iv. No digital sign shall display flashing or blinking displays
- v. Each message shall be displayed for no less than fifteen (15) seconds.
- vi. Brightness: All digital signs shall comply with lighting standards established in LDC Section 6.05.

### ~~REMOVAL AND ATTRITION~~ SECTION 8.07.03 REMOVAL AND ATTRITION

~~C.~~

- ~~1. All existing digital signage is considered nonconforming as of the adoption of this Code, except as provided for in paragraph B above.~~
- ~~2. No permits shall be issued authorizing the replacement, relocation, or expansion of any existing digital sign.~~
- ~~3. If a digital sign becomes dilapidated or requires replacement, it shall only be replaced by a sign in conformance with the Article.~~
- 4.1. All existing digital ~~nonconforming~~ signage will be granted ~~72 months (6 years)~~ ten (10) years to remain, as of the adoption date of this code. After this period, if the digital sign has not been removed, it shall be removed at the owner's expense.
  - a. If the sign is not removed after an appropriate amount of time as determined by Code Compliance, further compliance action shall be taken to include daily fines until the removal of the sign is completed.

**MINUTES  
WORKSHOP  
DESTIN CITY COUNCIL  
DECEMBER 3, 2024  
ANNEX COUNCIL CHAMBERS  
5:30 PM**

The Council of the City of Destin met in special session with the following members and staff present:

**Destin City Council**

Mayor Pro Tem Dewey Destin  
Councilmember Kevin Schmidt  
Councilmember Sandy Trammell

Councilmember Jim Bagby  
Councilmember Terésa Hebert  
Councilmember Torey Geile

**City of Destin Staff**

Interim City Manager Larry Jones  
Deputy Comm Dev Director Steve O'Connor  
Principal Planner Daniel Butler  
Planner Jesse Hernandez  
City Attorney Kimberly Kopp

City Clerk Rey Bailey  
Deputy Public Works Director Joe Bodi  
Planner Sherry Burney  
Planner Ashley Dominguez

**WORKSHOP**

Steve O'Connor, Deputy Director of Community Development, delivered the following presentation:

**A. Draft Article 8 – Sign Regulations**

**Language**

- The current LDC is cumbersome to read
- Current language has allowed inconsistent interpretations and challenges in enforcement
- Written in a more readable manner (reduced “legalese”)
- Easier for users (residents, developers, Staff) to read and understand the regulations

**Format, organization, and Consolidation**

- Significant deviation from the current LDC format
- An easier to read and better flowing document
- Reduced multi-sentence run-on paragraphs
- The sections are bookmarked and hyperlinked
- Chart with graphic used rather than paragraphs for max. dock lengths

Supreme Court Case

- The Supreme Court Case *Reed v. Town of Gilbert, AZ (2015)* changed the way municipalities need to think about and develop their sign regulations. Since this ruling, the American Planning Association (APA) has provided guidance on how to be compliant post the Supreme court ruling. The guidance is as follows:
  - ❖ Focus on type not message (Permanent/Temporary or Attached/Detached)
  - ❖ Craft a compelling purpose statement
  - ❖ Review and update definitions of signs to remove any reference to content/message
  - ❖ Exemptions need to avoid content-based exemptions

The *Reed v. Gilbert* ruling does allow municipalities to identify signs as commercial or non-commercial speech to be able to distinguish and allow differing regulations for both types of speech. However, the regulations for non-commercial speech should be narrowed and focused. The regulations for commercial speech can be more stringent but still consistent.

DISCUSSION/SUMMARY:

The meeting revisited the implications of the *Reed v. Town of Gilbert (2015)* Supreme Court decision, which mandates that sign regulations must be content-neutral. Cities can differentiate between commercial and non-commercial speech but cannot regulate signs based on their content, except for identifying whether speech is commercial or non-commercial. This necessitated significant changes to ensure compliance with federal law.

The draft Article 8 introduces classifications for signs based on:

- Zoning districts (residential, mixed-use, commercial, etc.)
- Sign types (permanent, temporary, freestanding, attached)
- Distinctions between commercial and non-commercial speech.

.....

➤ **Permanent & Temporary Signs:**

- ❖ Establishing clear regulations for the differentiation of permanent and temporary regulations is critical. The current code does a good job of differentiating; however, the regulations are based on content and are not consistent throughout.
- ❖ Sign Classification & Type Charts:
  - The Charts are a "one-stop shop" to determine how much sign square footage is allowed, the allowed number of signs, and where they can be located broken out by the zoning district. This method was reviewed by several outside parties, which included sign companies. Staff received positive feedback on the chart's ease of use.
  - *The numbers provided within the Charts are generally what is currently allowed. However, due to the change in how the City must review signs, we created several sign types or classifications that don't have existing allowances. Therefore, Staff used existing allowances to propose a starting allowance to begin the discussion based on the closest existing sign type.*

- **Permanent Commercial Signage in Residential Zones:**
  - ❖ **Current regulations allow permanent signage whether attached or detached in residential districts.**
    - 50 square feet for any lot that has 50 linear feet of street frontage, or 1 square foot per 1 foot of linear street frontage, up to 150 square feet for properties with 50 to 350 linear feet of street frontage.
    - The LPA recommended not to allow any attached permanent commercial signage in residential districts. Specific regulations were developed in Section 8.03.04. Special Signs that allow permanent free-standing signs in specific instances.

DISCUSSION/SUMMARY:

Concerns were raised about existing commercial signs in residential districts, such as those advertising businesses operating from homes.

Clarifications were made regarding the prohibition of off-premises commercial signs and restrictions on home occupation signage.

The definition of flags as signs was debated, with a focus on whether flags should be regulated as commercial or non-commercial speech.

Wind devices, such as banners and feather flags, remained prohibited under the draft, but council members considered allowing temporary use during special events or grand openings.

The council discussed potential allowances for increased signage during special events, such as permitting 10–12 temporary signs. However, it was noted that the Reed v. Gilbert ruling restricts differentiating rules by event type.

String lights were discussed, particularly their use in commercial and residential settings. Current codes classify them as signage when visible from public rights-of-way. Suggestions were made to clarify these rules, exempting lighting being used for ambiance or safety.

The council discussed allowing subdivision signs while ensuring compliance with residential district regulations.

Issues of vegetation obstructing public signage were noted as an enforcement priority.

Setback allowances were reviewed. A prior regulation permitting signs to encroach into a 10-foot setback in certain corridors was removed for consistency with Reed v. Gilbert. Adjustments must now be tied to zoning districts, not specific corridors like the Harbor District.



❖ **Sign Height:**

- With the undergrounding effort, some discussions have centered around signage cluttering our roadways.
- Currently, all freestanding signs are allowed up to 25'.
- The examples provided in the charts show how we can limit sign height in mixed-use districts to 8' while allowing commercial and industrial zones to be 25'.
- Though the sign height in the mixed-use districts was placed by staff as an example to show how signage can be regulated differently by district, the LPA recommended keeping the sign height limitation in the mixed-use districts.

DISCUSSION/SUMMARY:

Current regulations allow for ground signs up to 26 feet in commercial zones. Mixed-use districts were limited to a recommended height of 8 feet in the draft. Suggestions were made to introduce variations in sign height for aesthetic appeal while maintaining enforcement simplicity.

Concerns were raised about the size of temporary signs, especially large signs such as 4x6 feet. Some felt these sizes were unnecessary for a small town. A consensus was reached that maximum sizes for signs should be reduced for practicality and aesthetics. There was a proposal to cap temporary signs at 15 square feet.

The current draft allows a total of 75 square feet of signage for a property, which many felt might contribute to visual clutter.

Freestanding signs were debated, particularly in mixed-use districts, with a proposed limit of 150 square feet and a maximum height of 8 feet. Some argued that vehicular perspectives might make larger signs acceptable, while others again raised concerns about visual clutter.



❖ **Vehicle Signs:**

- In the past, the City has had issues with enforcing the prohibition of Vehicle Signs. This is partly due to the way the current prohibition reads, where it has exceptions and lists what is not a vehicle sign, which leaves the door open to interpretation.
- Prohibition 16.03.02.T.:
- Vehicle signs with a total sign area on any vehicle in excess of ten square feet when the vehicle is not regularly used in the conduct of the business advertised on the vehicle. A vehicle used primarily for advertising, or for the purpose of providing transportation for owners or employees of the occupancy advertised on the vehicle, shall not be considered a vehicle used in the conduct of the business.

❖ **Current Definition:**

- Vehicle sign: Any sign affixed to a vehicle.

❖ **The proposed definition is:**

- Any sign on a vehicle more than four (4) square feet that is not either painted or affixed and flush with the vehicle's body in wrap form. Any form of signage that protrudes from or in which the vehicle body, shell, bed, trunk, fascia, windows, doors, or other integral part of the vehicle is altered by welding, bolting, or similar fastening is prohibited. Any sign that is attached to any vehicle in these manners is considered a portable sign.

DISCUSSION/SUMMARY:

Discussions focused on ensuring compliance with vehicle-mounted signs, emphasizing size limit (e.g., 4 square feet) and attachments methods (e.g. painted or flush-mounted signs). Portable signs and temporary mounts, like A-frames in truck beds, were prohibited.



❖ Digital Signs:

- The LPA recommended making digital signage a prohibited sign type and medium.
- Their comments centered around beautifying the corridor of US 98/Harbor (Blvd. and Emerald Coast Parkway).
- Regulations were drafted on their recommendation to amortize existing digital signage and require all existing signs to be removed after 72 months (six years). These regulations have been updated and can be seen in Section 8.07.02 of the draft article.

DISCUSSION/SUMMARY:

Recommendations included prohibiting new digital signs, with existing ones becoming non-conforming and subject to removal within six years.

Concerns were raised about the impact on businesses, schools, and churches, suggesting possible exemptions for institutional uses or extended amortization periods.

Differentiations between digital billboards and business-specific digital signs were also discussed.

Anticipating public resistance to stricter digital sign regulations and prohibitions on wind devices, the council emphasized finding middle ground.

Staff underscored the challenges of balancing enforcement clarity with flexibility, especially for non-conforming uses during amortization periods.

It was noted that the LPA recommended banning digital signs with full-motion video due to their potential to distract drivers. For static digital signs, the council discussed maintaining a 10-second interval for message changes, exceeding the state's 6-second minimum.

The City Attorney stressed the importance of content neutrality, noting past litigation risks when attempting to regulate based on sign content.

A council member highlighted a local digital sign (American Legion) as an example of community interest and potential contention. While the member supported the public interest, he foresaw significant feedback

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## **B. Draft Article 11 – Glossary**

### **Changes**

Proposed Modified Definition → **Abutting/Adjacent property:** Any property, land, or use that immediately borders, is contiguous to, or immediately across any road or public right-of-way from the lot in question.

Current Definition (proposed to be removed) → *Any property that is immediately adjacent or contiguous to, or immediately across any road or public right-of-way from the lot in question.*

Proposed New Definition → **Access/Accessway:** The means of vehicular, bicycle, and pedestrian ingress and egress to a parcel of land from a public or private right-of-way or to an adjoining parcel of land.

Unmodified Definition → **Access aisle:** An unobstructed stabilized area that provides access for vehicles and bicycles from an accessway to parking, loading, or maneuvering areas, dwellings, or other structures.

Definition proposed to be removed → ~~**Accessory:** The principal or secondary means of vehicular or bicycle ingress and egress to a parcel of land from a public or private right-of-way or to an adjoining parcel of land.~~

### **Beach**

- The zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. "Beach," as used in the coastal management element requirements, is limited to Gulf of Mexico, East Pass, and estuarine shorelines.

### **Charter Fishing & Fare Carrying Vessel**

- Charter fishing boat: ~~See Fare carrying vessel. A vessel that charges a fixed fee for the entire boat, schedules around a small set of customers typically no more than six passengers but occasionally seven or more passengers and provides the customers the chance to experience either in-shore or off-shore fishing.~~
- Fare carrying vessels: Vessels used for the following activities that are available to the public for hire: charter for hire, party fishing, sightseeing (e.g., dolphin, sunset, dinner cruises, etc.), sailing, parasailing and diving/snorkeling. Fare

carrying vessels shall not include pontoon, runabout boats, or personal watercraft.

## **Open Space**

- **Open space: That portion of a site that is not occupied by any building coverage, vehicular-use area(s), or impervious surface(s). For the purposes of this definition paver systems or similar development is not considered open space.**
  - ❖ *A vegetative pervious surface at ground level that is unobstructed from ground level to the sky and is not occupied by any building coverage or impervious surfaces. Subterranean parking structures that have a minimum amount of soil to support the trees, shrubs, and groundcover planted on top of structure, as certified by a Florida-registered landscape architect, and are constructed in such a manner that the open/green space is level with the grade of the adjoining properties and the adjacent right-of-way (if applicable) may be counted as 100 percent open space. Above-grade parking structures that have a minimum amount of soil to support the trees, shrubs, and groundcover planted on top of structure, as certified by a Florida-registered landscape architect, may be counted as 75 percent open space. If however, the previously mentioned open space located on top of a subterranean or above-grade parking structure contains impervious surfaces, such as sidewalks or patios, then those areas will not be counted as open space.*

## **DISCUSSIONS/SUMMARY:**

*Abutting vs. Adjacent:* Definitions were clarified to ensure consistency. While these terms are used interchangeably, council members noted potential confusion, particularly in stormwater runoff scenarios.

*Beach Definition:* Minor modifications were proposed, including specifying "Gulf of Mexico" and "East Pass." Ultimately, the council decided to maintain alignment with Florida Statutes.

*Open Space Definition:* Updated to exclude impervious surfaces like pools and hardscaped areas. Pervious materials (e.g., pavers) were debated, with concerns about long-term maintenance reducing permeability.

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## **C. Draft Article 3 – Nonconformities**

Consolidated standards for non-conforming uses, structures, and site elements. Introduced clear requirements for site updates during use changes or development orders.

## **D. Draft Article 5 – Subdivision Regulations**

Unified subdivision regulations, including neighborhood-level stormwater solutions to prevent individual lot constraints.

The council revisited maintenance issues for stormwater systems. Responsibilities were clarified:

- Homeowners must manage runoff on their property and maintain adjacent swales or vegetation.
- The city handles stormwater maintenance, including roadside swales.
- A citywide initiative to address swale maintenance issues is underway.

**E. Draft Article 9 – Transportation Corridor Management**

Merged the pathways master plan, mobility plan, and transportation management plan into one article. The article emphasizes right-of-way protection and clarifies variance processes.

**F. Draft Article 10 – Impact Fees**

Streamlined redundant language, clarified criteria, and discussed transitioning to a mobility fee to replace the transportation impact fee.

**PUBLIC COMMENTS:**

**ADJOURNMENT**

Having no further business at this time, the meeting was adjourned at 8:07 PM.

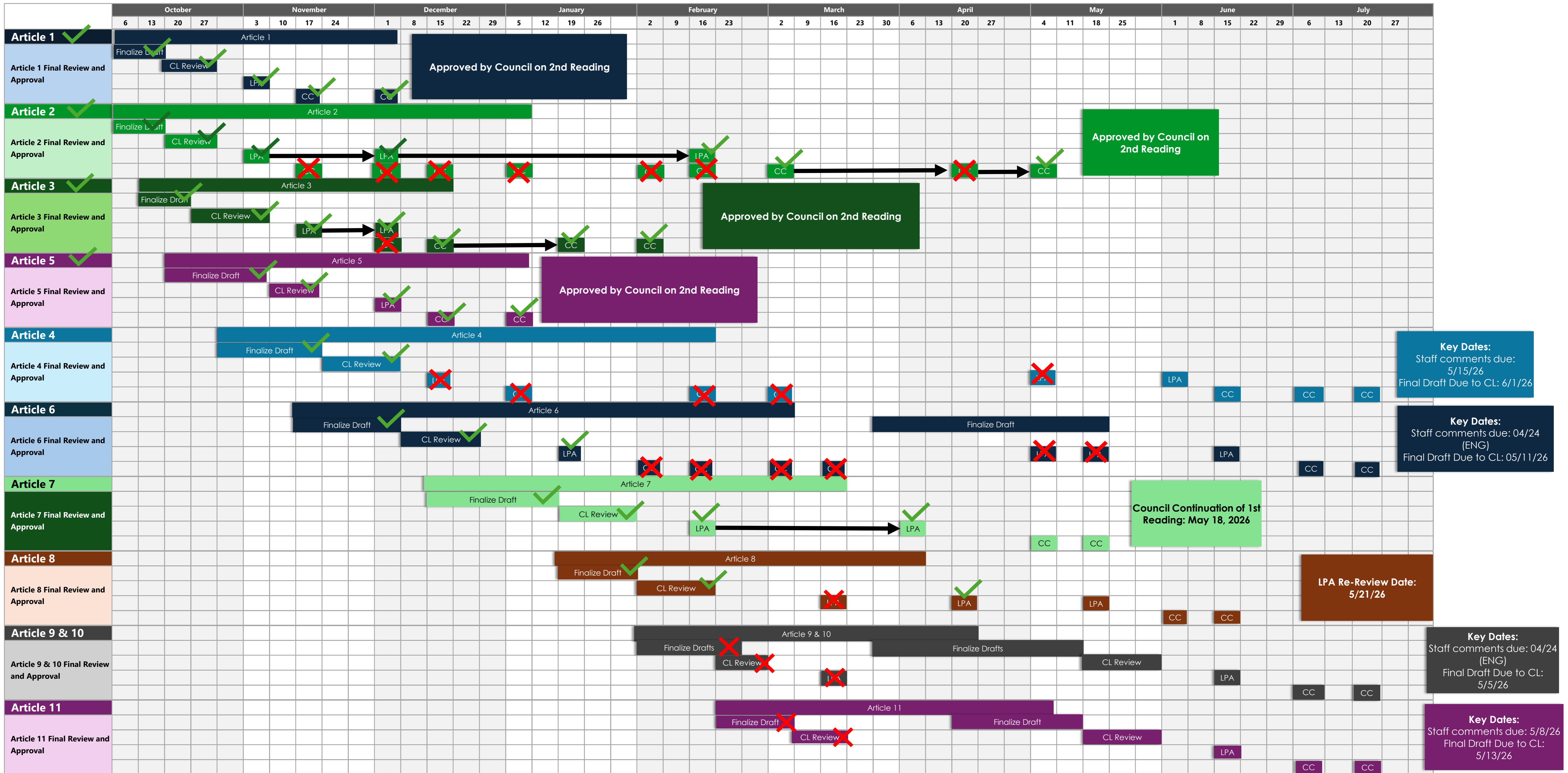


**ATTEST:**

**Rey Bailey, City Clerk**

**Bobby Wagner, Mayor**

# City of Destin LDC Rewrite Approval Timeline



*City of Destin Business Impact Statement – Ord 26-07-LC*

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance:

Ord. 26-07-LC repeals and replaces Article 16 - Signs of the current Land Development Code (LDC) for the City of Destin. It provides updates, clarification, and organization to the regulation of signage within the City of Destin.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

There is no expected direct economic impact of the proposed ordinance on private, for-profit businesses within the City of Destin as the City currently has an adopted LDC with signage provisions.

3. Estimate of direct compliance costs that businesses may reasonably incur:

There are no direct compliance costs related with the adoption of this proposed ordinance.

4. Any new charge or fee imposed by the proposed ordinance:

There are no new fees imposed by the adoption of this proposed ordinance

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

There is no regulatory cost associated with the adoption of this proposed ordinance.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Any business, existing or future will be regulated by the proposed ordinance as well as any amendments to the Land Development Code in the future.