

**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:

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Members Present</u>
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

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.

- 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.

- 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.

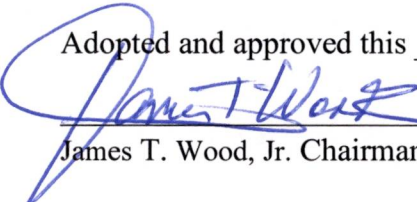
❖ **Additional Business:**

- 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 21st day of May 2025.


James T. Wood, Jr. Chairman


Kimberly Montgomery Deputy City Clerk