

**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:
    - 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

**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.

*vice*

**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**

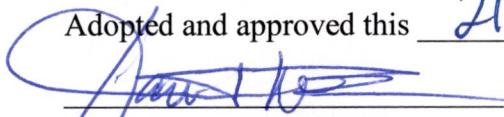
- Is there a need to change the language of Gulf of Mexico to Gulf of America in the document. Staff will look into this and report back.
- Future LDC Timeline
  - Article 8 to return for revisions
  - Remaining articles (4, 6, 9–11) in progress, eight is coming back.
  - Target completion: June–July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

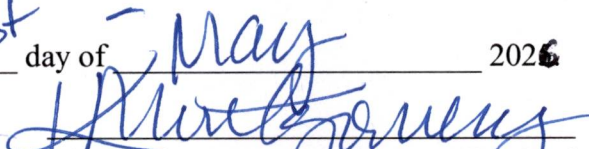
- o Special meeting scheduled for Harbor Walk Village Phase 2 on April 13, 2026.

**7. ADJOURNMENT:**

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

Adopted and approved this 21<sup>st</sup> day of May 2026

  
James T. Wood, Jr. Chairman

  
Kimberly Montgomery Deputy City Clerk