

**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:**

**Members Present**

James T. Wood, Jr.

Todd Buhr

Ken Wampler

Marcie Bell

Bree Uptigrove

Tammy Weidenhamer

**Members Absent**

Jay Purut

**Staff Members Present**

Kim Montgomery Deputy City Clerk

Daniel Butler Principal Planner

Chris Rush Planner

Kimberly Kopp City Attorney

**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.

- 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.

- 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.

- **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.

- The members <sup>asked</sup> 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.

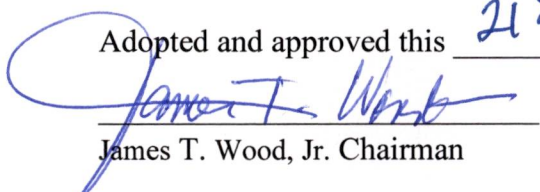
- **Land Development Code Timeline Update**

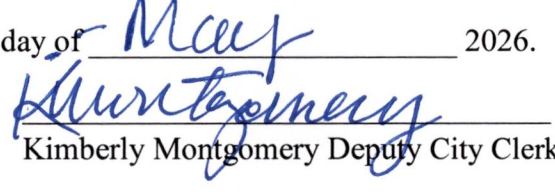
- Mr. Butler shared the following update for the members of the timeline for the LDC rewrite, noting that the timeline could change slightly but they are trying to stay on track.
- Articles 6 and 9 were currently with the City Engineer.
  - Article 6 included the design manual and some items from the 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 21<sup>st</sup> day of May 2026.

  
James T. Wood, Jr. Chairman

  
Kimberly Montgomery Deputy City Clerk