

**LOCAL PLANNING AGENCY
MEETING MINUTES
JUNE 18, 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, June 18, 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
Jay Purut
Tammy Weidenhamer

Members Absent

Bree Uptigrove

Staff Members Present

Sharon Gardner, Records Specialist
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.

4. APPROVAL OF MINUTES:

➤ May 21, 2026

Motion to approve the above minutes of the May 21, 2026 meeting minutes was made by Agency member Wampler, with Agency member Purut providing the second. The motion passed 4-0, Agency member Bell was not present for the vote.

5. NEW BUSINESS:

A. 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.

Mr. Butler reviewed the proposed revisions made to the Sign Regulations with the LPA members before forwarding them to the City Council, explaining that staff wanted to ensure they fully understood the practical implications of the proposed ordinance.

He summarized the current proposal:

- Digital signage would generally be prohibited throughout the city.
- Existing digital signs would become legal nonconforming uses and be allowed to remain for 10 years before removal under the proposed sunset provision.
- Maximum sign height had previously been reduced from 26 feet to 12 feet.
- Institutional zoning districts would continue to allow digital signage for institutional uses under the draft ordinance.

He then discussed several potential consequences of prohibiting digital signs:

- Gas stations that currently rely on electronic price displays that can be updated remotely.
- Eliminating electronic pricing would require employees to manually have to change the current fuel prices.
- Property owners could pursue rezoning requests to qualify for the institutional zoning exception.
- Rezoning requests could potentially create concerns involving:
 - Spot zoning
 - Nonconforming uses
 - Increased development pressure on zoning classifications.

He outlined several policy alternatives for members consideration, including:

- Continue allowing digital signs citywide with stricter regulations.
- Maintain the ordinance as drafted.
- Completely prohibit digital signage citywide.
- Consider allowing a limited category of electronic changeable copy (ECC) signs as a compromise.

He then introduced examples from other Florida municipalities.

- Gainesville currently prohibits digital signs.
- Miami and Lakeland regulates Electronic Changeable Copy (ECC) signs rather than full digital displays.
- ECC signs:
 - Display static messages.
 - May display text, dates, temperatures, or announcements.
 - Do not contain animation or video.
 - Can be regulated by:
 - Display duration
 - Brightness

- Glare
- Maximum electronic display area
- Frequency of message changes.

Other examples discussed included:

- Church message boards.
- Temperature displays.
- Gas station fuel price signs.

Board members discussed sign regulations in:

- Panama City Beach
- Gulf Breeze
- South Walton
- Perdido Key
- Gainesville

Members noted that nearby communities have successfully operated with stricter limitations on digital signage while still allowing businesses to function effectively.

Mixed Use District Sign Area

A board member questioned an apparent inconsistency in the draft ordinance regarding:

- Maximum individual sign area.
- Mixed-use districts.
- South Harbor Mixed Use.
- North Harbor Mixed Use.

Staff acknowledged what appeared to be a drafting error.

Consensus was reached to revise the table so that:

- Maximum individual sign size would read **10 square feet** for consistency throughout the table.

Harbor Mixed Use Districts

Discussion clarified why North Harbor and South Harbor Mixed Use districts remain separate from other mixed-use districts.

Staff explained differences include:

- Waterfront signage allowances.
- Different setback requirements.

- Protrusion allowances into front setbacks.

The Board agreed the separate categories remain appropriate.

Agency member Wampler questioned language regarding, "*Common property owned by the homeowner's property or condominium.*" His concern centered on whether the language could mistakenly imply individual property ownership.

Mr. Butler clarified:

- The intent is property owned by a homeowners' association, condominium association, or similar organization.
- The ordinance does not authorize individual homeowners to install association signs.

The Board discussed time limitations for temporary event signage.

Current draft:

- No earlier than 10 days before the event.
- Removed within 30 days afterward.

Members believed the timeline should better reflect actual event promotion. The consensus supported revising the language to allow:

- Up to **30 days before** an event.
- Removal within **10 days after** the event.

Staff agreed to revise the language accordingly.

Further discussion focused on language previously added regarding removal of existing digital signs.

The proposal would require removal after:

- 10-year sunset period, or
- Transfer of ownership/change in ownership interest.

The City Attorney indicated she had previously reviewed the language and expressed no concerns with the legal approach.

Chairman Wood provided an extensive discussion regarding his evolving position on digital signs. His key comments were:

- He expressed uncertainty about the ordinance despite previously supporting the sign code.
- He referenced the American Legion property as an example.

- He mentioned how institutional zoning may be the more appropriate zoning classification for that property.
- He anticipated additional public interest once the ordinance reached City Council.
- He emphasized that his responsibility was to recommend what he believed served the City's long-term interests rather than personal interests.
- He stated he generally favored eliminating digital signs over time but wanted the institutional zoning issue fully discussed by the City Council before final adoption.

The members discussed the following:

- Whether ECC signs provide an appropriate compromise.
- Electronic gas station pricing displays.
- Church message boards.
- American Legion signage.
- Hank's Fine Furniture's recently installed digital sign.
- Whether applicants should be warned of pending code changes before permits are issued.

Staff responded that:

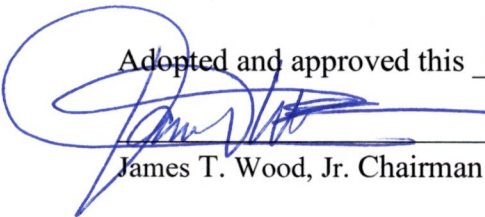
- Permits are reviewed under the code that is in effect when submitted.
- Future code amendments cannot practically be predicted during permit review.
- Property owners assume the risk that regulations may change in the future.

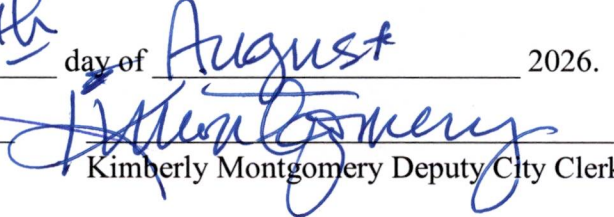
Motion by Agency member Wampler, seconded by Agency member Purut to recommend approval of Proposed Ordinance 26-07-LC, including the revisions discussed during the meeting. Chairman Wood opened the public hearing for the public to speak, with no one coming forward, he closed the public portion of the hearing and called for the vote. **The motion passed 5-1, with Chairman Wood casting the dissenting vote.**

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:15 p.m.

Adopted and approved this 16th day of August 2026.


James T. Wood, Jr. Chairman


Kimberly Montgomery Deputy City Clerk