

**LOCAL PLANNING AGENCY
MEETING MINUTES
AUGUST 6, 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, August 6, 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
Jay Purut
Tammy Weidenhamer
Marcie Bell
Bree Uptigrove

Staff Members Present

Kim Montgomery Deputy City Clerk
Daniel Butler Principal Planner
Jesse Hernandez Senior Planner
Chris Rush Planner
Kimberly Kopp City Attorney

3. AGENDA APPROVAL:

Motion to amend the agenda to move the Public Comments for the first item on the agenda and approve it as amended, was made by Agency member Buhr with Agency member Purut providing the second. The motion passed 7-0.

4. PUBLIC COMMENT:

Mr. Mike Abadie, owner of Gilligan's Marina on the harbor, addressed the LPA regarding parking requirements and requested that the city consider modernizing its Land Development Code (LDC) to recognize changes in transportation patterns affecting charter boat and marina businesses. He explained that several years earlier he had been approached by a prospective tenant interested in renting boat slips. The prospective tenant operated vans and proposed transporting customers from their homes, condominiums, or hotels directly to the boats.

- Under that operating model, a group of approximately 16 passengers could arrive in one van and require only one parking space rather than numerous individual parking spaces.
- Mr. Abadie stated that he and the prospective tenant approached city staff but were informed that the LDC did not address such an arrangement and therefore accommodations could not be made.

- Mr. Abadie described another example involving yacht businesses whose customers use Uber or similar transportation services.
 - Because customers are dropped off and picked up rather than leaving vehicles at the marina, those businesses may have little or no actual parking demand from their customers.
 - He also noted that passenger vans capable of carrying approximately 18–20 people regularly drop passengers off, leave the site, and return several hours later when the boat returns.
- Mr. Abadie suggested that the City's parking regulations should be modernized to account for these contemporary transportation practices.
 - He stated that such changes could benefit small businesses, including boat operators, charter vessel operators, and marina owners.
- In response to concerns that businesses might claim to use vans or ride-share transportation but fail to do so in practice, Mr. Abadie proposed an enforcement mechanism tied to the City's Business Tax Receipt (BTR) process.
 - A business seeking reduced parking requirements could be required to provide the city with a copy of its lease.
 - The lease could specifically require the tenant to use Uber/ride-share transportation or its own vans.
 - Mr. Abadie suggested escalating enforcement consisting of a warning for a first offense, a \$500 fine for a second offense, and revocation of the BTR for a third offense.
- Vice Chairman Buhr stated that the concept had merit but expressed concern regarding practical implementation and unintended consequences.
 - He noted that parking requirements often relate to permanent infrastructure and run with the land, while a particular tenant's transportation practices may change within six months or a year. He also emphasized the importance of avoiding a loophole that could disadvantage businesses that comply with parking requirements.
 - As well as indicated an interest in exploring modernization cautiously and suggested that Mr. Abadie continue developing ideas that could provide enforceable safeguards.
- Mr. Abadie clarified that he was primarily sharing observations from the previous two or three years and encouraging the city to modernize its LDC to reflect current public transportation practices.
- Vice Chairman Buhr also publicly thanked Mr. Abadie for previously bringing his ideas for the NPEB before the LPA, noting that although the prior effort had not ultimately achieved everything sought, the suggestion had been worthy of consideration and might be revisited in the future.

- Agency member Bell observed that Mr. Abadie's willingness to proactively approach the city should be taken into consideration because businesses could potentially engage in some of the described practices without informing the city.

Greg Darden – 4531 Gulf Villa, Destin addressed the LPA and thanked the body for moving public comment earlier in the agenda because he had another engagement.

- He stated that he had received the meeting packet and complimented city staff on the revised LDC's organization and formatting.
 - He stated that the document was much easier to understand.
 - He specifically praised the visuals, graphics, and overall organization.
- Mr. Darden encouraged the city to consider the broader intent of the LDC rather than focusing solely on individual corrections.
- He suggested examining the sources of revenue supporting the City's budget and considering whether the LDC could be made more proactive in supporting businesses and tourism.
- Mr. Darden stated that a significant portion of the City's economic resources comes from businesses and visitors rather than solely from permanent residents.
- He suggested that land development regulations could potentially be adjusted in ways that support the economic activity generating City revenues and thereby reduce future pressure on residents for additional tax revenue.
- As a specific example, he referenced the Gulf Resort Mixed Use zoning district and suggested that its building-height restrictions are comparatively low relative to surrounding existing buildings.
 - In his view, current restrictions may reduce incentives to redevelop property because new development cannot readily match surrounding uses.
- He encouraged future discussions of:
 - Parking standards;
 - Building height;
 - Density;
 - Building mass; and
 - Permitted uses.
- The Chair reminded Mr. Darden that any discussion concerning building heights should also account for the requirements contained in the City Charter.
- Mr. Darden acknowledged the point and again thanked staff and members of the City's boards and committees for the substantial amount of personal time devoted to City business.

5. APPROVAL OF MINUTES: June 18, 2026

Motion to approve the minutes of the June 18, 2026 meeting as written was made by Vice Chairman Buhr, with Agency member Purut providing the second. The motion passed 7-0.

6. NEW BUSINESS:

➤ Proposed Ordinance 26-01-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, DELETING ARTICLE 7 - LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS, AND ARTICLE 8, SECTION 8.06.10 - NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED, AND ARTICLE 9, SECTIONS 9.00.00 - RESIDENTIAL HOUSING PROVISIONS, 9.01.00. - DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS, 9.02.00. - CRITERIA FOR THE LOCATION OF SPECIAL HOUSING, 9.03.00 - PROVIDE FOR THE REMOVAL OF HOUSING STOCK AND REHABILITATION OF SUBSTANDARD HOUSING, AND 9.06.00 - ACCESSORY STRUCTURES AND USES, OF THE LAND DEVELOPMENT CODE AND REPLACE WITH A NEW ARTICLE 4 - ZONING DISTRICTS, OVERLAYS, AND ON-SITE REGULATIONS; 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.

❖ Current Business – Land Development Code Rewrite, Article 4 Overview and Purpose Review

Mr. Butler introduced Article 4 of the proposed Land Development Code rewrite. He emphasized that the matter before the LPA was not an ordinance for approval at this meeting, and staff was not requesting a recommended motion on Article 4 as a whole. This Article will be discussed over several meetings because it is the largest article in the proposed LDC and corresponds generally to current Article 7.

- Article 4 establishes:
 - Zoning districts;
 - Permitted uses;
 - Conditional uses; and
 - Dimensional standards, including building heights, setbacks, open-space requirements, and related development regulations.
- He explained that the initial discussions would focus primarily on the uses permitted or conditionally permitted within individual zoning districts.
- They are being asked to identify uses that they believe should be added as Permitted or Conditional Uses.
- He also indicated that it was generally not seeking to remove existing uses, because, in doing so could create additional nonconformities.

❖ **Short-Term Rental Regulations**

- The City Attorney discussed the importance of maintaining the status quo regarding short-term rental regulations by explaining that Florida law protects certain local ordinances adopted before 2011 that prohibit short-term rentals in specified districts.
- The City's existing regulations, particularly those affecting areas north of U.S. 98 such as Bay Estates and Low Density Residential areas, benefit from those pre-2011 provisions.
- She cautioned that amending the regulations governing where short-term rentals are prohibited or permitted could expose the city to unintended legal consequences.
- Accordingly, the recommendation was not to alter the city's existing short-term rental framework as part of the rewrite.

❖ **Revised LDC Rewrite Schedule**

- Mr. Butler reported that the City Council had unanimously voted the preceding Monday to postpone the effective date of the LDC rewrite.
 - The previous schedule contemplated completion and an effective date of approximately October 1, 2026.
 - The revised anticipated implementation period is now the first quarter of 2027, approximately January through March.
 - The extension provides additional time to carefully review Articles 4 and 6.
- He proposed addressing Article 4 in manageable sections over multiple LPA meetings.

❖ **Review Process**

- Mr. Butler explained that each zoning district would be presented by:
 - Displaying its location on the zoning map;
 - Reviewing the district's stated intent;
 - Comparing existing permitted and conditional uses;
 - Identifying changes incorporated into the proposed rewrite; and
 - Soliciting recommendations from the LPA.
- Their packet includes the existing Table 7-2 containing allowable uses under the current LDC and a comparison table showing current regulations and the proposed draft.
- He proposed limiting the August 6 discussion to the City's six residential zoning districts.

❖ **Request for Proposed Zoning Map**

- Vice Chairman Buhr noted that the zoning map contained in the packet reflected the current zoning districts, while the LDC rewrite proposes consolidation of certain districts.
- He specifically referenced Crystal Beach, where some existing districts would be consolidated under the new LDC and requested that staff prepare a proposed future zoning map illustrating the zoning-district consolidations.

- Mr. Butler stated that such a map had not yet been prepared but agreed to work with GIS staff to develop one, preferably for inclusion in the August 20, 2026 meeting packet.
- Chairman Wood agreed that seeing the proposed future zoning map would be helpful.
- Mr. Butler indicated that the August 20 packet should have relatively few changes since Article 4 has already been before the LPA.

➤ **Residential Zoning District Review**

❖ **Bay Estates**

- Mr. Butler identified Bay Estates on the zoning map as generally consisting of khaki-colored properties located primarily along bayfront and bayou-front areas, including areas near Calhoun Avenue, Indian Trail, Harbor, Jupiter, and Mars.
- He read the proposed district intent, which provides that Bay Estates is intended for areas developed, redeveloped, maintained, and conserved as permanent single-family detached residential estate dwelling units.
- He spoke of how permitted uses must be consistent with the stated intent.
- Based on that intent:
 - Temporary/short-term residential uses are not contemplated; and
 - Multifamily residential development is not permitted.
- He also reported that no substantive changes have been proposed to the existing permitted uses in Bay Estates.
- Existing uses discussed included:
 - Single-family dwelling units;
 - Accessory dwelling units;
 - Guest houses; and
 - Single-room occupancy.
- Single-room occupancy generally involves renting no more than two bedrooms within a single-family dwelling while occupants share the home's amenities; it does not create a separate dwelling unit.
- Mr. Butler noted that an underline appearing in the draft was a formatting/carryover error and did not represent a substantive amendment.

❖ **Community Residential Homes**

- Chairman Wood member asked about small and large community residential homes.
- Mr. Butler stated that, based on its review of Florida law, a small community residential home generally must be treated in the same manner as a single-family dwelling wherever single-family dwellings are permitted in the city.
- He indicated it would verify that small community residential homes are appropriately listed throughout the rewritten LDC.

- Large community residential homes may be regulated through zoning, giving the city more discretion regarding whether they are permitted, conditional, or not allowed within individual districts.

❖ **Mobile/Manufactured Homes**

- The Agency members also discussed mobile and manufactured homes.
- Mr. Butler stated that the rewrite references both mobile and manufactured homes.
- The City Attorney reviewed Florida Statutes and explained that the City retains certain zoning and land-use authority over mobile homes, including regulation of:
 - Land use and zoning;
 - Fire zones;
 - Building setbacks;
 - Side and rear yards;
 - Site development;
 - Property lines;
 - Subdivision controls;
 - On-site installation; and
 - Certain architectural and aesthetic requirements.
- The City Attorney advised that architectural and aesthetic requirements are limited by state law and must be applied reasonably and uniformly.
- The city also cannot prohibit mobile homes merely on the basis of their age or date of manufacture.
- The LPA noted that under the existing use table, mobile-home development is conditionally allowed in only one city zoning district.
- Discussion indicated that the city cannot simply prohibit mobile homes citywide, which helps explain why a conditional-use category exists somewhere within the City's zoning structure.
- No change was recommended for Bay Estates during this discussion.

❖ **Crystal Beach Neighborhood (CBN)**

- Mr. Butler displayed the Crystal Beach Neighborhood (CBN) zoning district, generally extending from the east side of Matthew Boulevard toward the Walton County line, with other zoning districts separating portions of the area.
- He noted that CBN is one of the districts expected to be affected by future zoning-district consolidation.
 - The district intent provides for areas developed, redeveloped, maintained, and conserved as permanent or seasonal single-family detached or multifamily attached residential dwelling units.

- Mr. Butler observed that the district currently contains both permanent and short-term residential uses, including single-family detached dwellings and multifamily attached developments.
- A limited number of neighborhood-commercial uses are also permitted.
- He reported that no substantive new uses had been added to the CBN table.
- Permanent and seasonal/short-term multifamily development remains a conditional use.
 - Single-family dwellings may be developed consistently with existing regulations.
 - More intensive multifamily projects, such as duplexes, quadplexes, or apartments, require conditional-use approval through the LPA and City Council.
- He also noted that parking standards shown in the draft were still being revised and would be discussed at a later meeting.
 - The current direction is moving toward a standard of approximately one parking space per bedroom, although parking was not the subject of the August 6 review.
- Chairman Wood specifically called attention to the fact that small community residential homes were shown as permitted while large community residential homes were conditional, noting the distinction for future discussion.
- No formal change to CBN uses was recommended at this stage.

❖ **High Density Residential (HDR)**

- Mr. Butler reviewed the High Density Residential (HDR) district, shown in brown on the zoning map.
- Areas identified included:
 - Properties along Harbor Boulevard;
 - Marbella;
 - Sandpiper Cove;
 - Condominiums on a northern point; and
 - The western portion of Holiday Isle.
- He explained how the HDR district is intended for areas developed, redeveloped, maintained, and conserved as permanent or seasonal single-family detached or multifamily attached residential dwelling units.
- He noted that the district permits:
 - Permanent and seasonal multifamily attached dwellings;
 - Permanent and seasonal single-family dwellings;
 - Guest houses; and
 - Accessory dwelling units.
- Mobile-home development is a conditional use in HDR.
- He also identified mobile vending as a proposed new use and confirmed that it is not currently permitted in the district.

Motion by Agency member Bell to remove Mobile Vending from HDR Zoning District. Agency member Buhr asked if she would amend her motion to remove Mobile Vending from *all* residential zoning districts. **Agency member Bell agreed to the amendment and Agency member Buhr provided the second to the amended motion.**

❖ **Mobile Vending Discussion**

- Before the vote, Agency member Weidenhamer requested clarification of the definition of mobile vending.
- Mr. Butler read the applicable definition and explained that a mobile vendor generally sells food, beverages, flowers, merchandise, or services from a vehicle.
- Mobile caterers serving a prearranged private event are treated differently.
- Mr. Butler provided an example:
 - A homeowner may hire a food truck/caterer for a private party where the homeowner pays for the service.
 - A food truck may not simply park in a residential neighborhood and sell individual meals to neighborhood residents.
- Members asked about home-based sales who offer baked goods from their property.
 - Mr. Butler explained that such activity would generally fall under home occupation/cottage food laws, which are heavily regulated by the State.
- The Agency also discussed mobile vending within public rights-of-way.
 - Mr. Butler stated that mobile vending in the right-of-way is generally prohibited, subject to a previously granted City Council exception involving one individual's ice-cream business.
 - The City Attorney distinguished that individual Council approval is separate from the provisions of the LDC itself.
 - Vice Chair Buhr discussed whether a sunset provision could be applied, and the City Attorney clarified that an individual Council approval could not simply be altered through rewriting the LDC provisions.
- Beach vending was also briefly discussed.
 - Mr. Butler explained that vending of umbrellas and beach chairs is governed separately by its own ordinance and depends upon the upland property and applicable permits.
 - Food and merchandise such as T-shirts are not treated the same as permitted beach-chair and umbrella services.

Following discussion, the motion was restated by the clerk as ***removing mobile vending from all residential zoning districts.*** Mr. Butler confirmed that he would include the statement to remove mobile vending from all residential zoning districts in the subsequent drafts. **With no further discussion, Chairman Wood called for the vote, and the motion passed 6-0.**

❖ **Low Density Residential (LDR)**

- Mr. Butler reviewed the Low Density Residential (LDR) district.
- The rewrite proposes consolidating existing LDRV (Low Density Residential Village) and LDRH (Low Density Residential Harbor) areas into the LDR designation.
- He noted that LDRH contains only approximately 20 parcels and that those parcels are already developed primarily with single-family dwellings.
- The consolidation was therefore not expected to create substantial land-use conflicts.
- He also clarified that Holiday Isle properties would remain within a separate zoning classification.
- The proposed intent is for areas developed, redeveloped, maintained, and conserved as permanent single-family detached residential dwelling units.
- The district therefore allows limited residential development and no commercial development.
- Current uses include:
 - Single-family detached dwelling units;
 - Single-room occupancy;
 - Small community residential homes; and
 - Family daycare homes.

❖ **Accessory Dwelling Units and Guest Houses**

- Mr. Butler explained that guest houses and accessory dwelling units (ADUs) are not currently permitted or conditional uses in this district.
- However, during previous LPA and City Council workshops, there had been consensus supporting ADUs within LDR as a means of expanding housing opportunities, including:
 - Aging in place;
 - Housing for relatives;
 - Guest accommodations; and
 - Other residential needs.
- He explained the intention is to revise the table to show ADUs and guest houses as permitted uses, unless directed otherwise.
- He also noted that separate regulations would be needed to prevent these units from becoming short-term rentals.

❖ **Affordable Housing Discussion**

- Agency member Bell asked whether Florida law would allow the city to require an accessory unit to be used as affordable housing when it was not occupied by an ageing family member, child, or similar household member.
- She referenced experience in another state where accessory units could contribute to the workforce-housing supply.
- The City Attorney explained that Florida law generally provides incentives for private affordable-housing development and, under certain circumstances, limits a municipality's ability to reject qualifying affordable-housing developments.
- However, the City generally could not require an individual private property owner to rent an accessory unit as affordable housing.

❖ **ADU / Guest House / ECHO Housing Standards**

- In reference to the March 2025 workshop minutes, and previous discussions of specific limitations and questions were posed regarding the following:
- The provisions involved:
 - A maximum of approximately 600 square feet;
 - A maximum of two occupants; and
 - A deed restriction preventing rental.
- In review of those discussions. Mr. Butler clarified that those particularly restrictive standards appeared to have been directed toward ECHO housing, rather than all ADUs and guest houses.
- He explained that the City is attempting to streamline ADU and guest-house regulations because existing standards are somewhat inconsistent and difficult for staff to administer.
- The Agency members discussed the distinction between:
 - ADUs;
 - Guest houses; and
 - ECHO housing.
- Mr. Butler also indicated that general ADU and guest-house standards could remain consistent citywide, while ECHO housing could retain its own more specific restrictions and suggested that:
 - ADUs and guest houses could reference a common special-design-criteria section, currently identified as Section 4-802; and
 - ECHO housing could potentially be listed separately in the land-use table and directed to its own applicable criteria.
- The Agency members generally agreed that this approach made sense.
- No formal motion was made on the matter during this meeting.

❖ **Low Density Residential – Holiday Isle (LDR-HI)**

- Mr. Butler reviewed Low Density Residential – Holiday Isle (LDR-HI), consisting generally of properties north and south of Gulf Shore Drive.
- He explained that this district is intentionally being maintained separately from the general LDR district because LDR-HI allows seasonal/short-term single-family residential use, whereas the standard LDR district does not.
- The district's intent is to provide areas developed, redeveloped, maintained, and conserved as permanent or seasonal single-family detached residential dwelling units.
- Multifamily development is not permitted.
- Agency member Bell asked whether ADUs are currently allowed in LDR-HI.
- Mr. Butler confirmed that they are not currently allowed.
- He stated that it would not necessarily oppose adding ADUs if the LPA wished to consider them.
- Agency member Bell recommended against adding ADUs in LDR-HI because doing so could potentially create an additional short-term rental unit on an individual property.
- No change was recommended.

❖ **Medium Density Residential (MDR)**

In review of the Medium Density Residential (MDR) zoning district, shown in orange on the current zoning map.

- Mr. Butler identified MDR properties in several locations, including areas near:
 - Summit Drive;
 - Goldsby's Way;
 - Rue de Étretat;
 - Benning Drive and Azalea Drive;
 - Sandalwood south of the future Crosstown Connector; and
 - Bent Arrow Drive, Nautical Way, and nearby townhome areas.
- The intent of this zoning district provides for areas developed, redeveloped, maintained, and conserved as permanent single-family detached or multifamily attached residential dwelling units.
- He emphasized that residential uses in MDR are intended to be permanent/long-term and that short-term residential uses should not be present in this zoning district.
- The district permits both:
 - Single-family detached development; and
 - Multifamily attached development.
- Guest houses and ADUs are currently permitted.
- No commercial uses are permitted.
- Mr. Butler noted that MDR permits large community residential homes, consistent with the district's medium-density character.
- The Agency members did not recommend changes to MDR at this meeting.

❖ **Conclusion of Residential Zoning Districts Review**

- Mr. Butler confirmed that the LPA had completed its initial review of all residential zoning districts scheduled for the August 6 meeting.
- Article 4 had already been advertised for continued discussion at the August 20, 2026 meeting.
- He encouraged members to review the remaining use tables before that meeting and compare:
 - Uses permitted today;
 - Uses proposed in the rewrite; and
 - Any additional uses members believe should be permitted or conditional in the future.
- He also reminded members that proposed uses should remain consistent with the stated intent of each zoning district.

❖ **August 20, 2026 Meeting – Anticipated Article 4 Review**

- The scope of the next Article 4 review was briefly discussed.
- Mr. Butler proposed addressing:
 - Commercial zoning districts;
 - Industrial zoning districts; and
 - As much of the mixed-use zoning districts as time reasonably permits.
- He noted that if they can complete the mixed-use districts, only the special zoning districts would remain.
- He explained that the special districts including recreation, conservation, institutional, and airport-related districts should require comparatively less discussion.
- Chairman Wood requested that future agenda materials to clearly state the portions of Article 4 scheduled for discussion, so members of the public understand the intended scope of each meeting and asked for the members to limit their discussions to what they are reviewing.

❖ **Batting Cage Ordinance**

- Vice Chair Buhr noted that the materials for the industrial districts did not appear to incorporate the City's recently considered batting-cage provisions.
 - He specifically referenced Ordinance 26-12-LC, that was considered earlier in 2026.
- Mr. Butler acknowledged the omission and agreed to add the applicable information to the next packet.

❖ **Updated LDC Rewrite Roadmap**

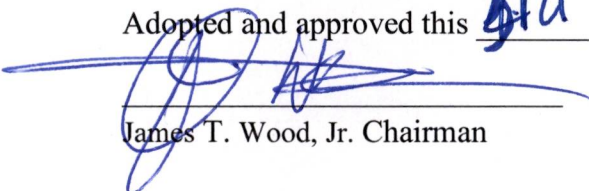
- Vice Chairman Buhr requested an updated roadmap or “waterfall chart” showing the anticipated schedule for the remainder of the LDC rewrite.
- He stated that the precise format was not important; the objective was to understand:
 - Which articles or zoning categories staff expects to bring forward;
 - Approximately when each will be reviewed; and
 - Whether the project remains on schedule under the revised first-quarter 2027 implementation timeframe.
- Mr. Butler agreed to provide a written schedule or similar roadmap, and he also noted that the schedule would likely use approximate ranges since the precise implementation date has not yet been established.
- Mr. Butler again encouraged members to begin reviewing the existing Article 4 packet immediately and utilize it rather than waiting for the August 20 packet, because only minimal changes were anticipated.

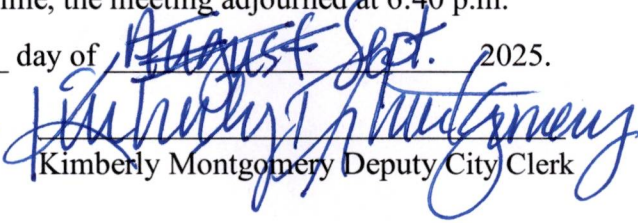
Chairman Wood opened the hearing for the public to speak with no members of the public coming forward to speak, he closed the public.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:40 p.m.

Adopted and approved this 3rd day of August 2025.


James T. Wood, Jr. Chairman


Kimberly Montgomery Deputy City Clerk