

1350 Baldwin Avenue
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**PLANNING BOARD
REGULAR MEETING AGENDA
1350 BALDWIN AVENUE, CITY HALL
MONDAY, FEBRUARY 3, 2025
5:30 PM**

1. CALL TO ORDER

- A. Invocation
- B. Pledge of Allegiance

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. December 2, 2024

4. NEW BUSINESS

- A. 2025-SSA-04, Darryl Hook's request to amend the FLUM and 2025-RZ-03 to amend the Zoning Map for property located on 1st Street.
- B. 2025-SSA-04 & 2025-RZ-03, Aaron Weinstock's request to amend the Future Land Use Map and a request to amend the Zoning Map.

5. PLANNING DIRECTOR UPDATE

6. CITIZEN COMMENTS

7. ADJOURNMENT

Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities may contact the City Clerk at cityclerk@defuniaksprings.net or 850-892-8500 ext. 1103.

**DeFuniak Springs Planning Board
Regular Meeting Minutes
City Council Chambers
December 2, 2024**

1. Call of Order

Graham Campbell-Work Chair, called the meeting to order at 5:30 pm.

2. Invocation and Pledge of Allegiance

Mayor Campbell lead the Invocation and Pledge of Allegiance.

3. Roll Call

Mr. Wallace stated that Jack Rhoades has resigned from the Planning Board.

Present: Graham Campbell-Work Chair, Brooke Hoke Vice Chair, Kevin Shepherd, LaKisha Brinson, Mark Bird, Tyrone King.

Absent:

Also, present City Attorney Clay Adkinson, Mayor Bob Campbell, Planning Director Chris Wallace, and City Clerk Rafael Ali.

4. APPROVAL OF MINUTES

A. November 4, 2024

A motion was made to approve the minutes of November 4, 2024 by Mr. Shepherd and seconded by Mrs. Brinson; the motion passed without objection.

5. NEW BUSINESS

A. 2025-SD-02, Oliver Gardens Subdivision

Mr. Wallace presented on 2025-SD-02, the Oliver Gardens Subdivision. He stated that an easement will be required due to the lack of sewer service on College Avenue

A motion was made to approve 2025-SD-02, Oliver Gardens Subdivision subject to the easement being reflected by Mr. Shepherd and seconded by Mrs. Hoke; the motion passed without objection.

B. 2025-SD-03, Habitat for Humanity Subdivision Preliminary Plan

Mr. Wallace presented 2025-SD-03, the Preliminary Plan for the Habitat for Humanity Subdivision. He stated that the land was recently donated to Habitat for Humanity.

Mr. Bird asked where Van is located, to which Mr. Wallace responded that it is on the northeast side.

Mrs. Hoke inquired whether the city would maintain the sewer once it is added. Mr. Wallace confirmed that the city would.

Mrs. Hoke also asked if someone from Habitat could attend a future meeting once they have a more detailed plan. Mr. Wallace agreed.

A motion was made to approve the 2025-SD-03, Habitat for Humanity Subdivision Preliminary Plan by Mr. Bird and seconded by Mr. Shepherd; the motion passed without objection.

6. PLANNING DIRECTOR UPDATE

Mr. Wallace stated that the infrastructure for the Cefco was approved at the last City Council meeting.

He also mentioned that the free-standing emergency room proposal will be presented to the City Council on Monday.

Mr. Wallace noted that Alden Springs was approved by the Council at the last meeting.

Mr. Campbell-Work asked if the land near the new Tractor Supply would be used for Tractor Supply purposes.

Mr. Wallace clarified that the land will be used for the Bay Springs townhomes. He further explained that phases 1, 2, 3, and 4 of Bay Springs will not have a direct connection to the new commercial portion of Bay Springs.

7. CITIZEN COMMENTS

Mayor Campbell stated that Jack Rhoades' son recently passed away. He also explained a situation where community members were paying for sewer service when they didn't have it. Mayor Campbell expressed his desire to work out a solution that would result in minimal costs for those affected.

Mr. Adkinson added that he believes this is the goal.

Mr. Shepherd asked what a capacity fee is.

Mr. Adkinson explained that it is an impact fee and a tap fee combined, which reflects the true cost of connection. He clarified that the city conducted an analysis and determined it is more appropriate to charge the actual cost for connection.

He emphasized not to confuse this with the \$50 fee to connect.

Mayor Campbell asked if a roadway had been added to the property adjacent to Coy Burgess. Mr. Wallace responded that the plan was initially to add a roadway, but it was later determined to be unfeasible.

Kim Wennerberg Citizen of Defuniak Springs inquired about the current status of the Veterans Lodge development.

Mr. Wallace replied that they have a development order from the city but are currently facing delays due to permitting issues with various state agencies.

Mr. Shepherd asked Mr. Adkinson about the notice memo.

Mr. Adkinson stated that he is working with Mr. Wallace to make a few adjustments.

8. ADJOURNMENT

The meeting was adjourned at 5:07 PM.

Approved:

Graham Campbell-Work, Chair

ATTEST:

Rafael Ali, City Clerk
Proper notice having been duly given.

City of DeFuniak Springs
1350 Baldwin Ave
DeFuniak Springs, FL
32435



M-E-M-O-R-A-N-D-U-M

TO: City of DeFuniak Springs Planning Board

FROM: Chris Wallace, Planning Director

RE: 2025-SSA-04, Darryl Hook's request to amend the FLUM and 2025-RZ-03 to amend the Zoning Map for property located on 1st Street.

DATE: January 30, 2025

(Planning Board meeting on Monday, February 3, 2025, 5:30 p.m.)

PART A. GENERAL INFORMATION

1. Owner:
Darryl Hooks
149 Lake Merial Shores Dr
Panama City, FL 32409
2. Requested Action: Darryl Hooks is requesting a Small-Scale Amendment to amend the Future Land Use Map (FLUM) from Municipal and Low Density Residential to Medium Density Residential. He is also requesting a rezoning from R-1, Single Family Residential to R-2, Medium Density Residential. The subject property is located on N 1st Street (parcel # 25-3N-19-19070-001-5093 & 25-3N-19-19070-001-5240) and is approximately 12.6+/- acres in size.
3. Number of Notices Sent to Property Owners within 500 feet: There will be 18 notices sent to property owners located within 500 feet of the subject property.
4. Existing Zoning: The subject property is currently zoned R-1, Single Family Residential as is the adjoining property to the south, east and west. Please refer to Exhibit A – Existing Zoning.
5. Existing Future Land Use Map: The subject property is currently designated on the FLUM as Municipal and Low Density Residential as is the adjoining property to the south, east

and west. Property to the north is designated Walton County Residential. Please Refer to Exhibit B - Future Land Use Map.

6. Existing Land Use: The subject property is currently vacant with some vegetation. There is a single-family home to the east. The property to the north, south, and west is vacant.

PART B: LAND DEVELOPMENT CODE EXCERPTS

Sec. 18-44. - "R-2" Multiple family residential district.

(a) Uses allowed without review.

- (1) Any allowed use without review in R-1.
- (2) Two-family or multifamily dwellings.
- (3) Doctor's or dentist's office.
- (4) Nursery schools.
- (5) Accessory uses to those above not involving the conduct of any business, trade or occupation.

(b) Use exceptions allowed upon special approval.

- (1) Any use allowed by special approval in R-1.
- (2) Bed and breakfast establishments.
- (3) Hospitals, clinics, sanitariums, convalescent homes, nursing homes.
- (4) Orphanages, institutions for the aged, indigent or inform, but not including mental cases.
- (5) Rooming houses.
- (6) Nursery schools.
- (7) Professional offices.

(c) Prohibited uses. All other uses.

(d) Requirements.

Maximum density. The maximum number of dwelling units allowed per gross acre in the multiple family residential district shall be sixteen (16) dwelling units so long as all other provisions of this code are satisfied. The maximum density for other uses in the multiple family residential district shall be a floor area ratio of 1.0 so long as all other provisions of this code are satisfied.

PART C. ANALYSIS

The subject property is located on North 1st Street. The parcel is approximately 12.6 acres. The site will be required to provide the necessary utilities, roadways, and stormwater detention.

Future development of the property should not have an adverse impact on the surrounding properties as it is isolated and backs up to a vacant lot on the north, south, and west. The owner is

requesting the R-2 zoning and Medium-Density Residential FLUM designation to allow for a multi-family development if possible.

The Property has access to City water but there is no sewer available to the site. The nearest sewer is located on Vann Ave and is a gravity sewer line. The potential developer would have to extend the City sewer and provide all necessary plans.

PART D. Staff Recommendation

Staff recommends approval of the request provided all utilities can be provided.

Exhibit A- Existing Zoning

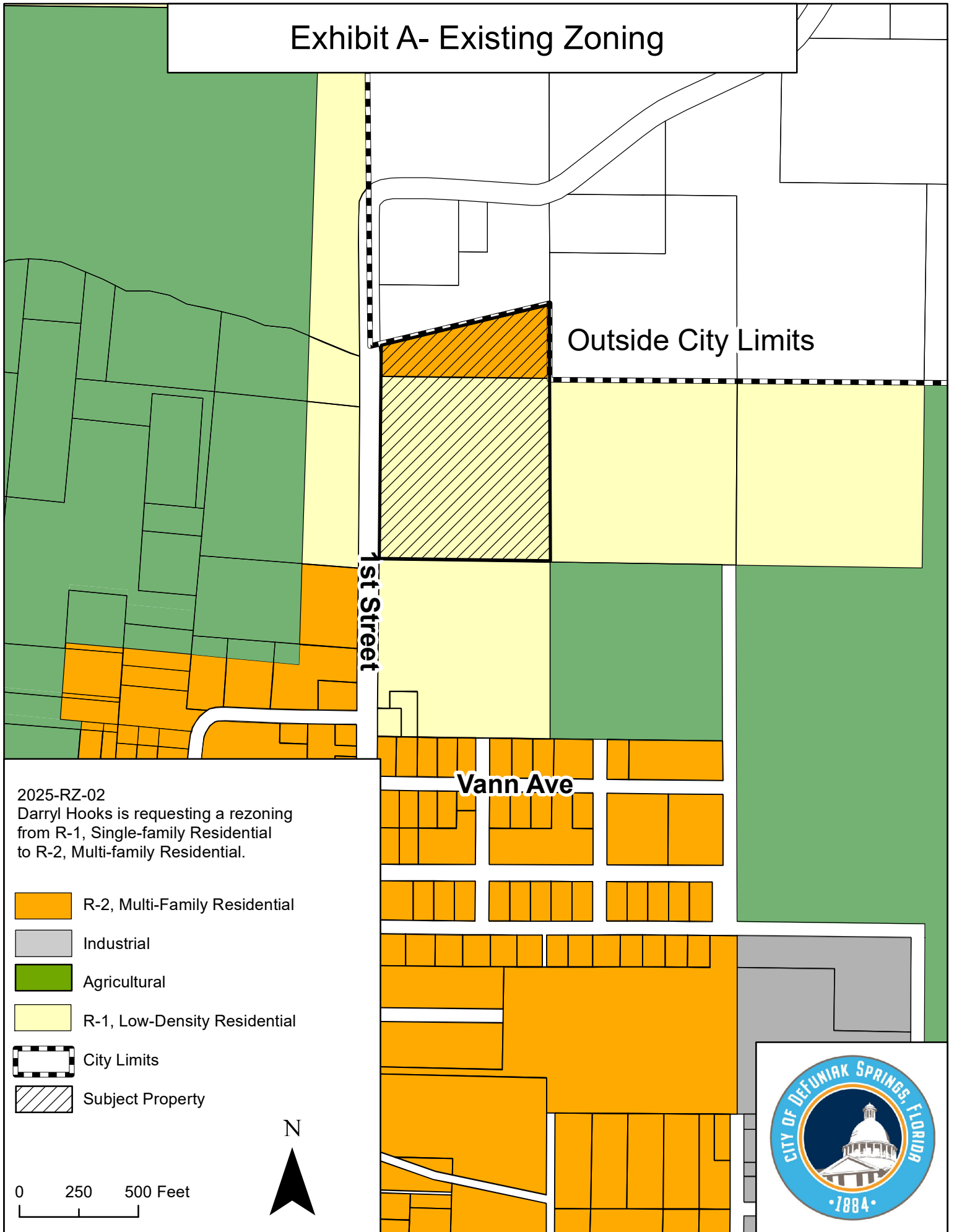
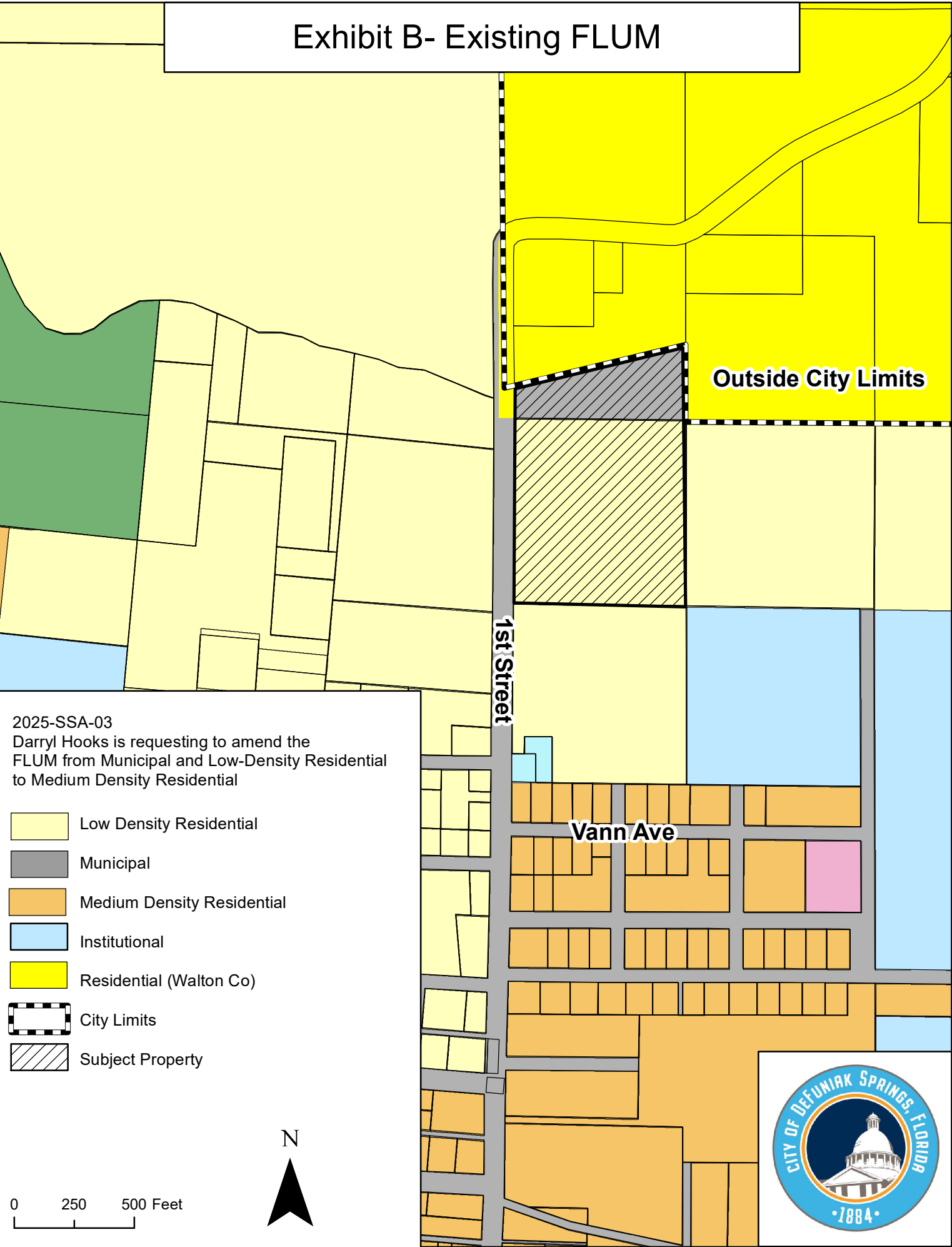


Exhibit B- Existing FLUM



City of DeFuniak Springs
1350 Baldwin Ave
DeFuniak Springs, FL
32435



M-E-M-O-R-A-N-D-U-M

TO: City of DeFuniak Springs Planning Board

FROM: Chris Wallace, Planning Director

RE: 2025-SSA-04 & 2025-RZ-03, Aaron Weinstock's request to amend the Future Land Use Map and a request to amend the Zoning Map.

DATE: January 30, 2025

(Planning Board meeting on Monday, February 3, 2025, 5:30 p.m.)

PART A. GENERAL INFORMATION

1. Owner/Applicant:
Aaron Weinstock
Florida Firecracker Company, LLC
795 East John Sims Parkway
Niceville, FL 32578
2. Requested Action: Aaron Weinstock is requesting a Future Land Use Map amendment from LDR, Low Density Residential to Commercial and a rezoning from R-1, Single-Family Residential to C-2, Commercial. The subject property is located on US Highway 331 N. (parcel # 21-3N-19-19550-00A-0080) and is approximately 0.32+/- acres in size. Please refer to Exhibit A- Applicants Brief
3. Number of Notices Sent to Property Owners within 500 feet: There will be 30 notices sent to property owners located within 500 feet of the subject property.
4. Existing Zoning: The subject property is currently zoned R-1, Multi-Family Residential as is the adjoining property to the north, south, east, and west. Please refer to Exhibit B – Existing Zoning.
5. Existing Future Land Use Map: The subject property is currently designated on the FLUM as LDR, Low-Density Residential as is the property to the north, south, and east.

Property to the west, across Highway 331 N, is designated Industrial. Please Refer to Exhibit C - Future Land Use Map.

6. Existing Land Use: The subject property and the property to the south is currently vacant with heavy vegetation. There are single family home located on the adjacent properties to the north and east.

PART B: LAND DEVELOPMENT CODE EXCERPTS

Sec. 18-46. - "C-2" Commercial—General district.

District purpose. The commercial general district is intended to apply to business establishments primarily not of a neighborhood or central business district character, serving a larger segment of population. Such businesses generally require considerable ground area, do not cater directly to pedestrians, and need a conspicuous and accessible location convenient for motorists.

(1) Uses allowed without review.

- a. Any commercial use allowed without review in C-1 district.
- b. Businesses using outdoor displays, canopies, or sheds.
- c. Used car lots.
- d. Ornamental iron.
- e. Discount and auction houses.
- f. Research and testing laboratories.
- g. Mortuary.
- h. Pest control agency.
- i. All retail establishments.
- j. All service establishments.
- k. All repair shops.

(2) Use exceptions allowed upon special approval.

- a. Recreational vehicle parks.

1.Recreational vehicle parks shall comply with the Florida Administrative Code and any amendments thereto.

2.No occupant of a vehicle space within a recreational vehicle park shall remain at the park for more than one hundred eighty (180) consecutive days.

- b. Mini-storage warehouses located at least 200' from any State Highway.
Other uses allowed without review are encouraged within the 200' separation.

- c. Hospitals/medical clinics

(3) Prohibited uses.

- a. Fortune tellers or clairvoyants.
- b. Cemeteries.
- c. Wholesale and warehouse establishments.
- d. Storage yards not accessory to retail sales establishments including building supply, contractors, plumbing, lumber, petroleum products, coal and wood, stone and junk.
- e. Manufacturing, fabricating or processing activities not accessory to retail sales.
- f. Sanitariums, orphanages and similar institutions for the care or treatment of persons.

(4) Minimum yard setbacks.

In substantial conformity with front yards of buildings within one hundred fifty (150) feet on each side. Front yard of twenty-five (25) feet if no buildings within one hundred fifty (150) feet on each side.

(5) Maximum floor area ratio.

The maximum floor area ratio shall be 1.0. However, a minimum of ten (10) percent of the site must be preserved as open space and landscaped with native species in accordance with the city's landscape ordinance.

PART C. ANALYSIS

Aaron Weinstock is requesting a Future Land Use Map amendment from LDR, Low Density Residential to Commercial and a rezoning from R-1, Single-Family Residential to C-2, Commercial. The subject property is located on US Highway 331 N. He intends to develop the property for commercial uses in the future thus necessitating the map amendments. Given the limited size of the property (0.32 acres), any development will be on a small-scale. The property is heavily vegetated as is the property to the south. There are single family homes located to the north and east. While Mr. Weinstocks proposed use may be minimal, it does not prohibit someone in the future from developing the property into a more high intense use as allowed in the C-2, Commercial district, which would have a detrimental effect on the surrounding area. Given the surrounding zoning is all zoned R-1, the Board should consider this a spot zoning and carefully consider the impacts it may have on adjoining properties.

PART D. STAFF RECOMMENDATION

Staff does not recommend approval of this request.

Exhibit A- Applicants Brief

STATEMENTS IN SUBSTANTIAL COMPLIANCE WITH AMENDMENT APPLICATION CHECKLIST

ITEMS 5, 8E, 9, 10, 13A, 13B, 13C, 13D, 13D1 AND 13D2

The current rezoning request before the city is for property located on Highway 331, Parcel ID 21-3N-19-19550-00A-0080, which is currently vacant with overgrowth foliage, bushes, weeds, small trees with several old growth trees. The request is to rezone from designation R1 (Single Family Residential) to C2 (Commercial General) and a change of the Future Land Use Map from LDR (Low Density Residential) to COMM (Commercial).

There are no wetlands on the property and the proposed request is consistent and complies with the City's Comprehensive Plan. There are no existing easements and no applicable covenants and restrictions.

We are requesting this rezoning because we are planning to start a seasonal business on the parcel, which will bring additional tax revenue and jobs to the city. The proposed layout of the business will comply with City and County codes. The parcel is surrounded by Highway 331 to the West, two vacant parcels (South and East) and one residential unit to the North. The business will only be open 4 weeks per year (2 weeks prior to July 4th and 2 weeks prior to January 1st). The business will only bring an additional 4-6 cars per hour during its operational hours. Buffer zones and vegetation setbacks will mitigate the minimal (if any) increase in noise.

This request is in compliance with the existing character of the district as a mix of R1, Commercial and Industrial within 1000 feet of the parcel. Chelco and Southland occupy the space on the opposite side of 331. There are numerous businesses mixed within residential areas within one (1) mile of the parcel on 331. This request will result in an orderly and logical development pattern consistent with zoning throughout the City.

As shown in the proposed plat survey, the parcel will be cleared with a 30 foot vegetation buffer on the North, South and East boundaries and a 25' buffer off the West boundary. This is in compliance with city codes. A 16' x 46' modular building will be placed on the east edge of the buffer zone with two portalets (one ADA compliant) and one dumpster placed on the property during operational hours. The portalets and dumpster will be enclosed by a 6' wooden fence with gate for aesthetics and safety. The grounds to the west of the modular building will be landscaped with mulch with room for parking of 6 vehicles. The Southwest corner of the parcel will feature a 16' access to the property (8' for entrance, 8' for exit with a 2' median. During business hours, traffic cones will be placed on the property to show the proper traffic pattern with an employee also assigned to traffic control.

Exhibit B- Existing Zoning

Walton County Zoning Jurisdiction

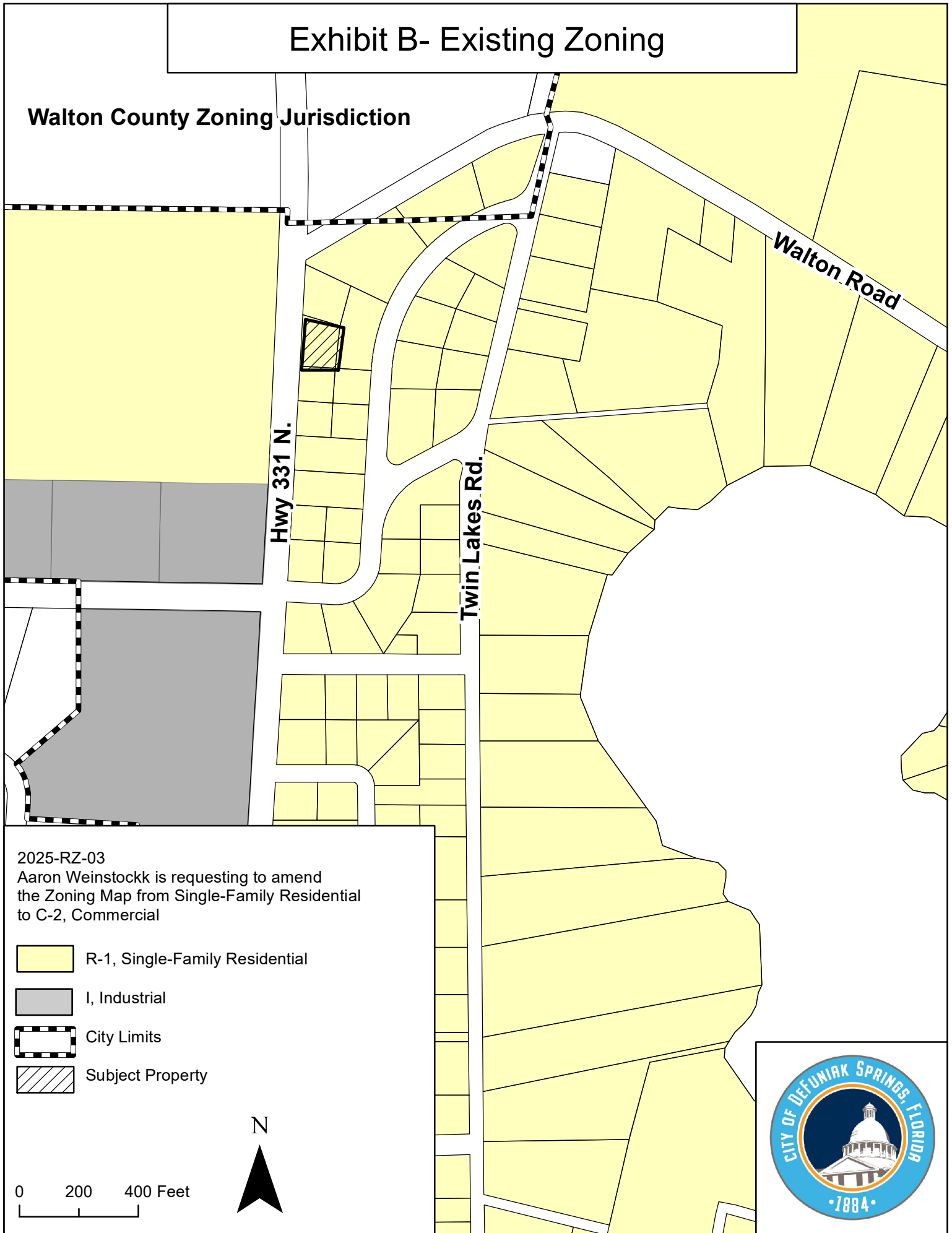


Exhibit C- Existing FLUM

Walton County Zoning Jurisdiction

Walton Road

Hwy 331 N.

Twin Lakes Rd.

2025-RZ-03
Aaron Weinstock is requesting an amendment to the Future Land Use Map (FLUM) to amend the FLUM designation from Low-Density Residential to Commercial

-  Residential
-  Industrial
-  City Limits
-  Subject Property

0 200 400 Feet

