

**DeFuniak Springs Planning Board
Regular Meeting Minutes
November 4, 2019**

The following Planning Board members were in attendance: Chairman Steve Youell, Brandy Brown, Graham Campbell-Work, Kevin Shepherd, Charlie Kelley, Tyrone King and Rudy Sangl; Mayor Bob Campbell was in attendance as an ex-officio member. The following were also in attendance: Planning Director Kelly Schultz, City Attorney Clay Adkinson, City Manager Mell Smigielski, and City Clerk Maryanne Schrader. Michelle Doggett was also in attendance.

Chairman Youell called the meeting to order at 5:30 p.m. in the Council Chambers at City Hall. Mayor Campbell gave the invocation and led the Pledge of Allegiance. Ms. Schultz called roll; a quorum was present.

Planning Director Kelly Schultz welcomed the new member, Charlie Kelley.

Meeting Minutes - Planning Director Kelly Schultz asked if anyone recalled who made the second on the vice chairman nomination. No one recalled.

Motion by Board Member Graham Campbell-Work seconded by Board Member Kevin Shepherd to table the approval of the September 5, 2019 regular meeting minutes until the next meeting. Board Member Rudy Sangl added Campbell Work was misspelled on the minutes approval motion and asked that it be corrected.

VOTE: Chairman Steve Youell, aye; Brandy Brown, aye; Graham Campbell-Work, aye; Kevin Shepherd, aye; Charlie Kelley, aye; Tyrone King, aye; and Rudy Sangl, aye. All ayes. Motion carried.

Chair Youell stated his appreciation for the work that Ms. Schultz has provided the Board.

City Attorney Clay Adkinson swore everyone in for those who wished to speak. The ones standing were City Manager Mell Smigielski, Planning Director Kelly Schultz, John Henderson, Raymond Thomas, Jeff Goldberg, and Cori Welbes.

5. New Business – Chair S. Youell introduced the first application to schedule a Public Hearing.

A. Special Approval Application, File #2019-SEU-01

Applicant: Florida Sheriff's Youth Ranch
 Location: 503 John Baldwin Avenue
 Request: Schedule public hearing for special approval application, requesting to allow nonprofit educational, recreational, and social centers in R-1 zoning district; AND to allow public schools and private schools offering curricula substantially equivalent to public schools of comparable grades and meeting the requirements of the state department of education, but not including trade and vocational schools in R-1 zoning district.

Action: Make Recommendation to City Council (Approve, Approve with Conditions, Continue or Deny)

City Attorney Clay Adkinson explained the action is to schedule a Public Hearing for December 2nd at 5:30 p.m.

Motion by Board Member Brandy Brown and seconded by Board Member Tyrone King to schedule a Public Hearing for December 2, 2019 at 5:30 p.m.

VOTE: Steve Youell, aye; Brandy Brown, aye; Graham Campbell-Work, aye; Kevin Shepherd, aye; Charlie Kelley, aye; Tyrone King, aye; and Rudy Sangl, aye. All ayes. Motion carried.

Chairperson Steve Youell requested a recommendation on the following variance request:

B. Variance Application, File #2019-VAR-03

Applicant: Jeffrey M. Goldberg, Walton County Emergency Management Director

Location: 75 South Davis Lane
Request: A variance from LDC Section 18-84. - Removal of trees and native vegetation
Action: Make Recommendation to City Council (Approve, Approve with Conditions, Continue or Deny)

Planning Director K. Schultz reviewed page 2 of the staff report. She noted the location of the Emergency Management Center, and said they need additional storage and have been given permission to build a pole barn. She said the area is not residential and is County property. The parcel covers three acres. She explained the variance from the code is the landscape beautification and noted four trees need to be removed, and they do not want to replace them. She added it is considered a critical facility.

Mr. Jeff Goldberg, Applicant, came forward. He said they have several trailers out in the elements and need to be covered. He added they plan to build a 40 x 60 pole barn with a parking lot. In reply to Board member R. Sangl, Jeff Goldberg said the trees are on the adjacent property, so he has no control of them.

Chairperson Steve Youell closed the public comment portion at 5:45 p.m.

Motion by Board Member K. Shepherd and seconded by Board Member Graham Campbell-Work to recommend approval of the request from Jeff Goldberg, for the variance on the removal of trees and native vegetation.

VOTE: Steve Youell, aye; Brandy Brown, aye; Graham Campbell-Work, aye; Kevin Shepherd, aye; Charlie Kelley, aye; Tyrone King, aye and Rudy Sangl, aye. All ayes. Motion carried.

C. Chairperson Steve Youell introduced Amendment Application, File #2019-SSA-04

Applicant: John Henderson
Location: Sheldon Avenue
Request: Amend FLUM from Recreation to Medium Density Residential
Action: Make Recommendation to City Council (Approve, Approve with Conditions, Continue or Deny)

Planning Director K. Schultz stated the property is near West DeFuniak Elementary School. The parcel is vacant and privately owned. It has been used as practice fields for many years, so the land use category was placed as recreational based on use. The Jernigan Family, LLC owns it and is designated as a recreational area. Mr. Henderson wants to change it to medium density residential, which places it in line with parcels to the north. She said the density allowance would allow 96 units, but Mr. Henderson's proposal is for 90 units. She added they will ask for a Public Hearing on the development at the next meeting. She pointed out in the comprehensive plan, the recreational zoning use should not exceed 0.5 and consequently it applies to 2.6 units per acre. However, there are inconsistencies throughout the town. However, zoning should match the land use category.

Discussion ensued on the sewer and water capacity. Mr. Henderson of Henderson Engineering said the last page of the small-scale amendment stated it could handle 900,000 gallons of water and 71,000 gallons for sewer. Planning Director K. Schultz added that Public Works said they have the capacity but may have to do a lift station. Mr. Henderson said they will tie into the existing lift station. Mr. Henderson replied to Chair S. Youell that he has spoken to the Jernigan family and there has been no interest from anyone to purchase the property. Mr. Henderson said he has the contract, as he is the buyer and engineer.

Planning Director K. Schultz said the city tried to buy the property, but no funding was available. She has also reached out to the school district and county, but there was no interest.

Michelle Doggett, School Facilities Planner, came forward and said the District is purchasing the property to the west and will be closing on December 6th. The School Board owns 12 acres that they use for the Little League park and have a ten-year lease with the Little League Association. They ask the area to keep a community conducive to a school. They have had issues with the traffic in that area, as it is at capacity now.

Discussion ensued on the bus traffic and that it is routed to Sheldon Avenue. M. Doggett mentioned the District is hoping the 3.8 acres may help the congestion.

Chairperson Steve Youell said the traffic is backed up to 90 and the Board discussed staging options. The parcel is zoned R2. Mr. Henderson mentioned the future land use to the south is agricultural, but the area is zoned recreational, and neither the property owner nor he can do anything with it, as it is zoned.

Board Member R. Sangl said there is blight in the area, and Mr. Henderson agreed and added the project will revitalize the area.

Chairperson Steve Youell closed the hearing to the public at 6:03 p.m.

Discussion ensued about the bus traffic and back up issues. Mayor Campbell said a change was made for pick up which has eliminated the back up. He added the residents are not blocked from parking.

Motion by Board Member Graham Campbell and seconded by Board Member Kevin Shepherd to recommend approval to Amend FLUM from Recreation to Medium Density Residential to Council.

VOTE: Chairman Steve Youell, aye; Brandy Brown, aye; Graham Campbell-Work, aye; Kevin Shepherd, aye; Charlie Kelley, aye; Tyrone King, aye; and Rudy Sangl, aye. All ayes. Motion carried.

Chairman Steve Youell introduced the next subject.

D.Planned Project Regulations, File #2019-PPR-01

- Applicant: John Henderson
- Location: Sheldon Avenue
- Request: Schedule public hearing on PPR application to allow a 90-unit multifamily development
- Action: Make Recommendation to City Council (Approve, Approve with Conditions, Continue or Deny)

City Attorney Clay Adkinson said the Public Hearing is set for December 2nd at 5:30 p.m. or soon thereafter, as possible.

Motion by Board Member Graham Campbell-Work and seconded by Board Member Brandy Brown to approve the setting of the Public Hearing to December 2, 2019 at 5:30 p.m.

VOTE: Chairman Steve Youell, aye; Brandy Brown, aye; Graham Campbell-Work, aye; Kevin Shepherd, aye; Charlie Kelley, aye; Tyrone King, aye; and Rudy Sangl, aye. All ayes. Motion carried.

Chairperson Youell asked if there was any other business for consideration and hearing none asked for a motion to adjourn.

Motion by Board Member Brandy Brown and seconded by Board Member Tyrone King to adjourn. All ayes. Motion carried.

The meeting was adjourned at 6:10 p.m.

ADOPTED this 2nd day of March, 2020.

Steve Youell
Steve Youell, Planning Board Chairman

ATTEST:

Maryanne Schrader
Maryanne Schrader, City Clerk

