

## City of DeFuniak Springs



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### MEMORANDUM

**TO:** City of DeFuniak Springs City Council

**FROM:** Chris Wallace, Planning Director

**RE:** Planning Department Update

**DATE:** April 26, 2021

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The following is an update on Planning related items that have either been closed out, approved, or are still under review.

#### **New Single Family Dwelling Units**

Since March 1, 2021 there have been 13 Zoning Certificates issued for new Single Family Dwelling units. 12 of these are located in the PineHurst Subdivision located off of Walton Rd. The remaining home is located at the corner of West Live Oak and 20<sup>th</sup> St.

#### **Multi-Family Developments**

The Village Springs development located on Orange Ave and 16<sup>th</sup> St. is under construction once again. The developer has agreed to complete the private drive and bring the site into compliance with all applicable State and Local regulations. We will continue to monitor construction and act accordingly.

A Site Plan has been submitted for Phase 2 of the Highlander apartments located on N 20<sup>th</sup> St. This will include 10 new buildings each containing 3 units for a total of 30 new dwelling units. The plans will be presented to the Planning Board for review on May 3, 2021 and will later be brought before the Council.

#### **Commercial Development**

A Development Order was issued authorizing the construction of a new Speedway convenience store located at the intersection of Coy Burgess and South Highway 331, just south of the Best Western.

A site plan has been submitted for phase 3 of the Chelco Campus Improvements located off of Oakwood Lakes Blvd. This project will include the construction of a 10,150ft<sup>2</sup> vehicle shop.

#### **Planning Board**

There will be two Small-Scale Amendments presented to the Planning Board on May 3, 2021.

2021-SSA-01, Craig Thomas is requesting an amendment to the Future Land Use Map (FLUM) to amend the FLUM designation from Low Density Residential to Industrial. He is also requesting to amend the Zoning Map from R-1, Single Family to LI, Light Industrial. The subject property is described below:

General Description

1167 Highway 83 N

Parcel Numbers 23-3N-19-19000-003-0097, 23-3N-19-19000-003-0098, 23-3N-19-19000-003-0099

2021-SSA-02, Bruce Naylor on behalf of Jerold A. Derkaz is requesting an amendment to the Future Land Use Map (FLUM) to amend the FLUM designation from Low Density Residential to Commercial. He is also requesting to amend the Zoning Map from R-1, Single Family to C-2, Commercial General. The subject property is described below:

General Description

A 1.08 acre parcel of land on the east side of Highway 331 South, just south of East Orange Avenue

Parcel Number 25-3N-19-19070-001-8788

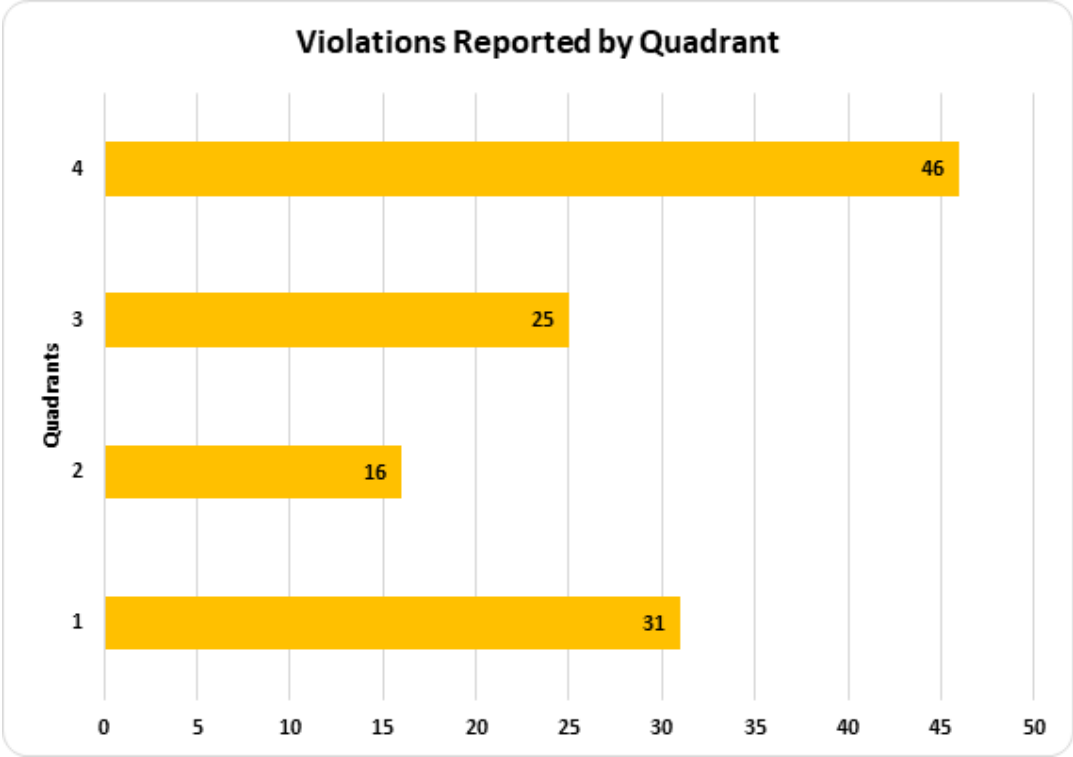
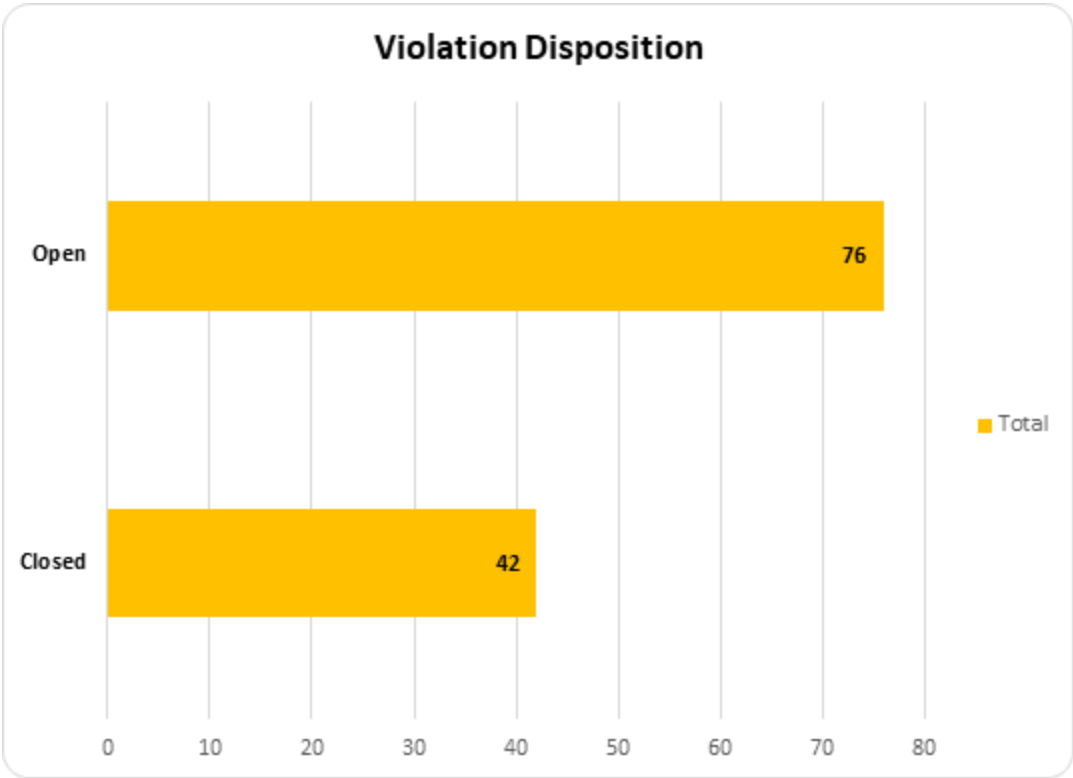
**Development Agreements**

Staff is continuing to work with the Eagle's Crossing Developers to draft a Development Agreement for the City Council's review.

**Code Enforcement**

Please refer to the attached tables.

Violations as of 4/21/2021 for the Year of 2021



### Total Violations as of 4/21/2021

