

1350 Baldwin Avenue
Post Office Box 685
DeFuniak Springs, FL 32435



Phone: (850) 892-8500
Fax: (850) 892-8506
www.defuniaksprings.net

**PLANNING BOARD
REGULAR MEETING AGENDA
1350 BALDWIN AVENUE, CITY HALL
MONDAY, NOVEMBER 4, 2024
5:30 PM**

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
 - A. October 7, 2024
- 5. NEW BUSINESS**
 - A. 2024-SP-10, The Arbours at Emerald Springs Final Plan
 - B. 2025-SSA-02, Jonathan E. Nash is requesting to amend the FLUM for property located on Hwy 331 N, just north of Myrtle Avenue
- 6. PLANNING DIRECTOR UPDATE**
- 7. CITIZEN COMMENTS**
- 8. 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
October 7, 2024**

1. Call of Order

Vice Chair, Brooke Hoke 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

Present: Brooke Hoke Vice Chair, Kevin Shepherd, Jack Rhodes, LaKisha Brinson, Mark Bird, Tyrone King.

Absent: Graham Campbell-Work Chair

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

4. APPROVAL OF MINUTES

A. August 5, 2024

A motion was made to approve the minutes by Mr. Bird and seconded by Mr. Rhodes; the motion passed without objection.

5. NEW BUSINESS

A. 2025-SSA-01, Noah Laird's request to amend the FLUM for property located at the southwest intersection of S. 25th Street and Van Buren Ave

Mr. Wallace presented on 2025-SSA-01.

Mr. Wallace stated that the property currently has a low-density residential designation and wants it to change to a medium-density residential designation. He explained that this change would allow him to divide the property.

Mr. Rhodes pointed out a typo on page 3 of the analysis. Mr. Wallace confirmed that this was correct.

Mr. Rhodes then called the applicant for questioning. He asked Mr. Laird to confirm the acquisition date of June 17, 2024, as the day the property was bought. Mr. Laird answered yes.

Mr. Rhodes inquired if Mr. Laird knew what the property was zoned for. Mr. Laird confirmed that he did.

Mr. Rhodes expressed concerns about the request, stating that the comprehensive plan and land development code should be updated, as it appears we are again trying to circumvent proper procedures.

He noted that he has been advocating for the city council and the planning department to meet. He indicated that this situation exemplifies the issues they have been discussing.

Mr. Rhodes mentioned that his comments are intended for the record and emphasized that he is considering the broader implications beyond just this application. He apologized for the position the applicant is in, stating that he represents all citizens.

Mr. Rhodes pointed out that, according to Exhibit A, the designations R1 and R2 should be flipped. He noted that the Master Future Land Use Map indicates that everything east of 25th Street consists of single-family homes.

Mr. Rhodes asked if they could zoom out to view the area. He inquired if the committee sees all the single-family homes around the lake area.

He stated that the multiple-family overlay should extend from 25th Street to the country club, which would change the context of the conversation tonight.

Mr. Rhodes remarked that this application is extending the boundary box and sets a precedent for spot zoning. He reiterated that amending the boundary line is his main objection.

He referred to the land development code, specifically section 18-20 regarding amendments and special approvals. Mr. Rhodes noted that the committee's responsibilities are outlined under the land development code and emphasized that the approval board is the city council.

Mr. Rhodes stated that the planning board must provide a report to the city council with recommendations from the planning department.

He noted that the application conflicts with the code, which states that if a parcel of land has less than 200 feet of frontage or less than 40,000 square feet of area, no amendment shall be enacted to change the zoning classification except for the current classification of a property adjoining said parcel.

Mr. Rhodes explained that a "building parcel" is defined as a parcel sharing a common property line or boundary along a road right-of-way.

Mr. Rhodes clarified that the property to the south would be considered an adjoining property. He stated that based on his review, this is his perspective on the issue.

Mr. Rhodes then turned it over to the other board members for discussion.

Mrs. Hoke asked Mr. Wallace if the property were to be zoned today based on current standards, would it still be listed as it is now or would it be different? Mr. Wallace replied that he does not know when the zoning map was adopted.

Mr. Wallace agreed with Mr. Rhodes that many areas appear to be flipped. He noted that they have begun budgeting to update the land development codes.

Mr. Rhodes commented that 25th Street is an imaginary boundary and could have been any street.

Mr. Laird stated that this initiative is meant to help people and provide low-income housing. He added that there are properties on the other side of 25th Street that have been zoned R2 and should meet all the requirements.

Mrs. Hoke asked the committee if they were ready to vote.

Mr. Rhodes remarked that it is up to the board to decide what to do. He expressed confidence in the committee's talent to carry out the work.

Mr. Rhodes mentioned that he has called for a workshop several times and has only received responses indicating they will get back to him.

He noted that this situation is tying up everyone's efforts and emphasized that not having current maps and rules is detrimental.

Mr. Rhodes apologized to Mr. Laird for the challenges he faces in this process.

Mr. Laird expressed that he is trying to help people and does not want to be blocked.

Mr. Bird stated that he agrees with Mr. Rhodes regarding the need for a workshop. He also pointed out that there is not enough housing in town.

Mr. Bird asked if there are any cons to approving this today.

Mr. Wallace stated that they would need to consider the impact of the development on the neighborhood.

Mr. Rhodes stated that in other areas every property owner would get a letter to let them know what is going on.

Mr. Rhodes stated that we want to look into to what our requirement is for public notice.

A motion was made to approve 2025-SSA-01 by Mr. Rhoades and seconded by Mr. Bird; the motion passed without objection.

B. 2025-RZ-01, Noah Laird's request to amend the Zoning Map for property located at the southwest intersection of S. 25th Street and Van Buren Ave

Mr. Wallace presented it on 2025-RZ-01.

A motion was made to approve 2025-RZ-01 by Mr. Rhodes and seconded by Mrs. LaKisha Brinson; the motion passed without objection.

C. 2024-SP-10, The Arbours at Emerald Springs preliminary plan

Mr. Wallace presented on 2024-SP-10. He stated that this is the same developer that created the apartment complex on Shoemaker.

Mr. Wallace expressed his belief that this development will address a need in the community for affordable housing.

Mr. Bird mentioned that he is familiar with this developer and that they are a solid group.

Mrs. Hoke agreed, noting that the apartments on Shoemaker have a constant waitlist.

A motion was made to approve 2024-SP-10 Mr. Bird and seconded by Mr. King; the motion passed without objection.

D. Review of the 2025 Planning Board Calander

Mr. Wallace presented it on the 2025 Planning Board Calendar.

A motion was made to approve the calendar as presented by Mr. Bird and seconded by Mr. Shepherd; the motion passed without objection.

Mr. Rhodes requested that if we don't have applications to review in November or December, we make one of those meetings a workshop.

Mr. Wallace answered yes.

6. PLANNING DIRECTOR UPDATE

Mr. Wallace provided his planning update. He announced that a new stoplight has been installed in front of Chick-fil-A. He also mentioned that Tractor Supply has been approved by the city council. Additionally, a new shopping center will be built north of Walgreens, and the city council has approved Alden Springs on the west end of Walton Road. A dental office is set to open next to Taco Bell.

Mrs. Hoke asked if Wendy's is being built. Mr. Wallace confirmed that it is.

Mr. Rhodes requested that a joint workshop with the city council be included on the agenda to facilitate discussions related to land development matters.

Mr. Wallace stated that now that funding is secured, he will be working on a Request for Qualifications (RFQ) to hire a qualified consulting firm.

Mr. Rhodes expressed a desire for better coordination, stating that he wants to ensure that everyone involved knows their roles. He mentioned having difficulty understanding who is responsible for what.

Mr. Rhodes inquired whether there is a capital improvement plan that the Community Redevelopment Agency (CRA) undertakes, and what the approval process is for infrastructure activities.

He also asked about the approval process for the veterans memorial.

Mr. Rhodes emphasized the need for improved communication among different committees. He asked Mr. Wallace where in the land development code the procedures for notification on land use matters are outlined.

Mrs. Hoke stated that a joint workshop with other boards would be beneficial. She also suggested that the agenda include a note that a property was approved under the old land use map when there is a request for an amendment.

Mr. Wallace mentioned that he does not want to speculate and prefers to present only the facts.

7. CITIZEN COMMENT

8. ADJOURNMENT

The meeting was adjourned at 6:20 PM.

Approved:

Graham Campbell-Work, Chair

ATTEST:

Rafael Ali, City Clerk

Proper notice having been duly given.

City of DeFuniak Springs
1350 Baldwin Avenue
DeFuniak Springs, FL
32433



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

TO: City of DeFuniak Springs Planning Board

FROM: Chris Wallace, Planning Director

RE: 2024-SP-10, The Arbours at Emerald Springs

DATE: October 30, 2024

(Planning Board meeting on Monday, November 4, 2024, 5:30 p.m.)

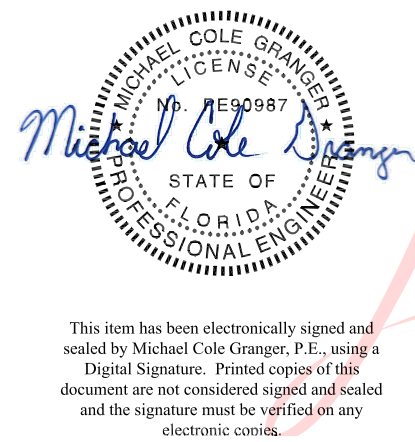
PART A. GENERAL INFORMATION

1. Applicant/Owner :
David Sumrall, Arbours at Emerald Springs LLC
242 Inverness Center Dr.
Birmingham, AL 35342
2. Requested Action: The applicant is requesting approval of the final plan for an 84 dwelling unit apartment complex located on N. 20th Street.

PART B. ANALYSIS

The applicant is requesting approval of a preliminary plan for an 84 dwelling unit apartment complex located on N. 20th Street. A rezoning and small-scale map amendment was adopted by the City Council in August 2021 to accommodate the proposed development. In addition, as this is an affordable housing project, the City Council approved a fee waiver in the amount of \$5,000 to offset the cost of Capacity Fees.

The Planning Board reviewed the Preliminary Plan at the October 7, 2024 meeting and recommended approval.



Digitally signed
by Cole Granger
Date: 2024.08.21
12:47:55 -05'00'

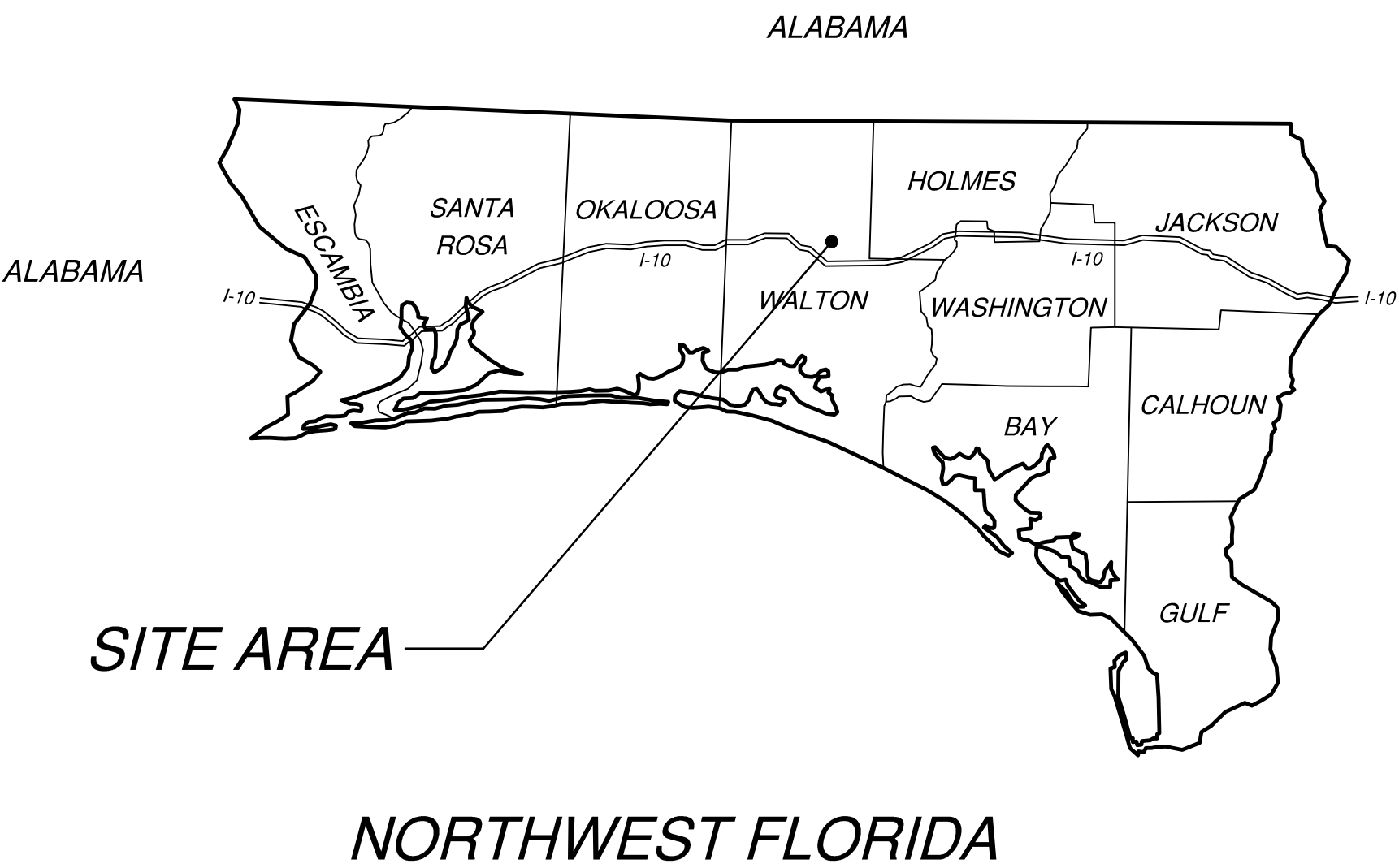


ARBOURS AT EMERALD SPRINGS

OKALOOSA COUNTY, FLORIDA

SECTION 27, TOWNSHIP 3 NORTH, RANGE 23 WEST

AREA MAP:



PREPARED BY:

Seaside Engineering And Surveying, LLC
6575 Highway 189 N
Baker, FL 32531
Phone: (850) 650-9563

PREPARED FOR:

Arbour Valley Communities
242 Inverness Center Drive
Birmingham, AL 35242
Phone: (205) 585-7174

INDEX OF SHEETS:

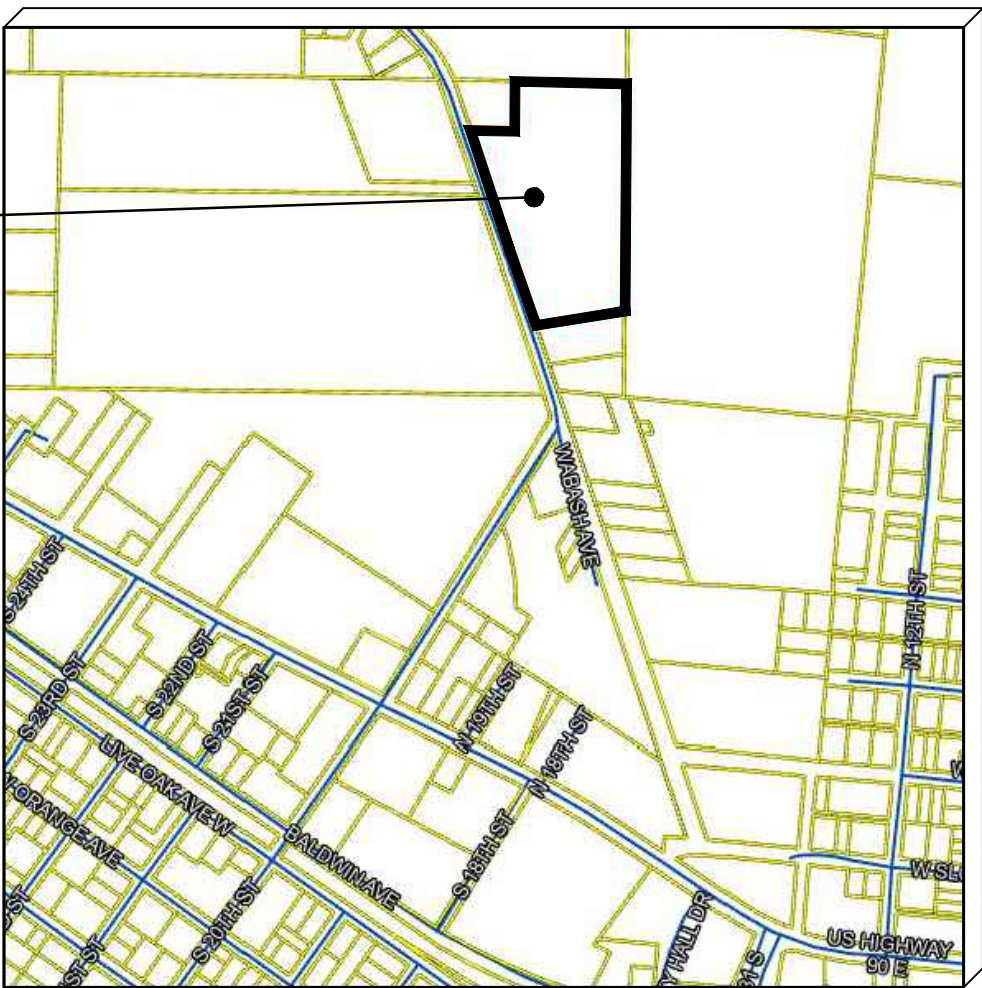
- C1 EXISTING CONDITIONS
- C2 OVERALL SITE PLAN
- C3 SITE PLAN (1 OF 3)
- C4 SITE PLAN (2 OF 3)
- C5 SITE PLAN (3 OF 3)
- C6 OVERALL GRADING & DRAINAGE PLAN
- C7 GRADING PLAN (1 OF 3)
- C8 GRADING PLAN (2 OF 3)
- C9 GRADING PLAN (3 OF 3)
- C10 DRAINAGE PLAN (1 OF 3)
- C11 DRAINAGE PLAN (2 OF 3)
- C12 DRAINAGE PLAN (3 OF 3)
- C13 UTILITY PLAN (SEWER)
- C14 UTILITY PLAN (WATER)
- C15 UTILITY PLAN (FIRE SERVICE LINE)
- C16 DETAILS
- C17 DETAILS
- C18 DETAILS
- C19 SPECIFICATIONS
- C20 SPECIFICATIONS
- C21 SPECIFICATIONS
- C22 SPECIFICATIONS
- C23 CLEAR SIGHT TRIANGLE
- C24 ACCESSIBLE ROUTE PLAN

DATE PREPARED:

June 25, 2024

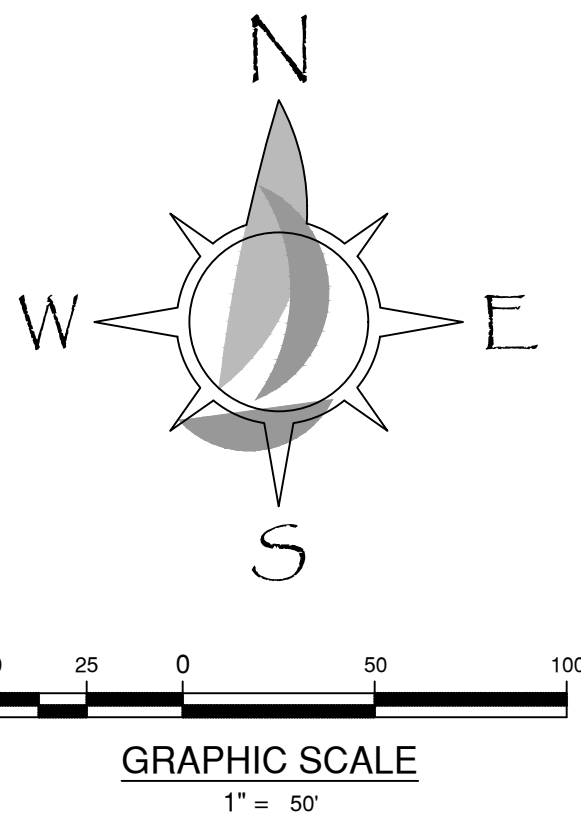
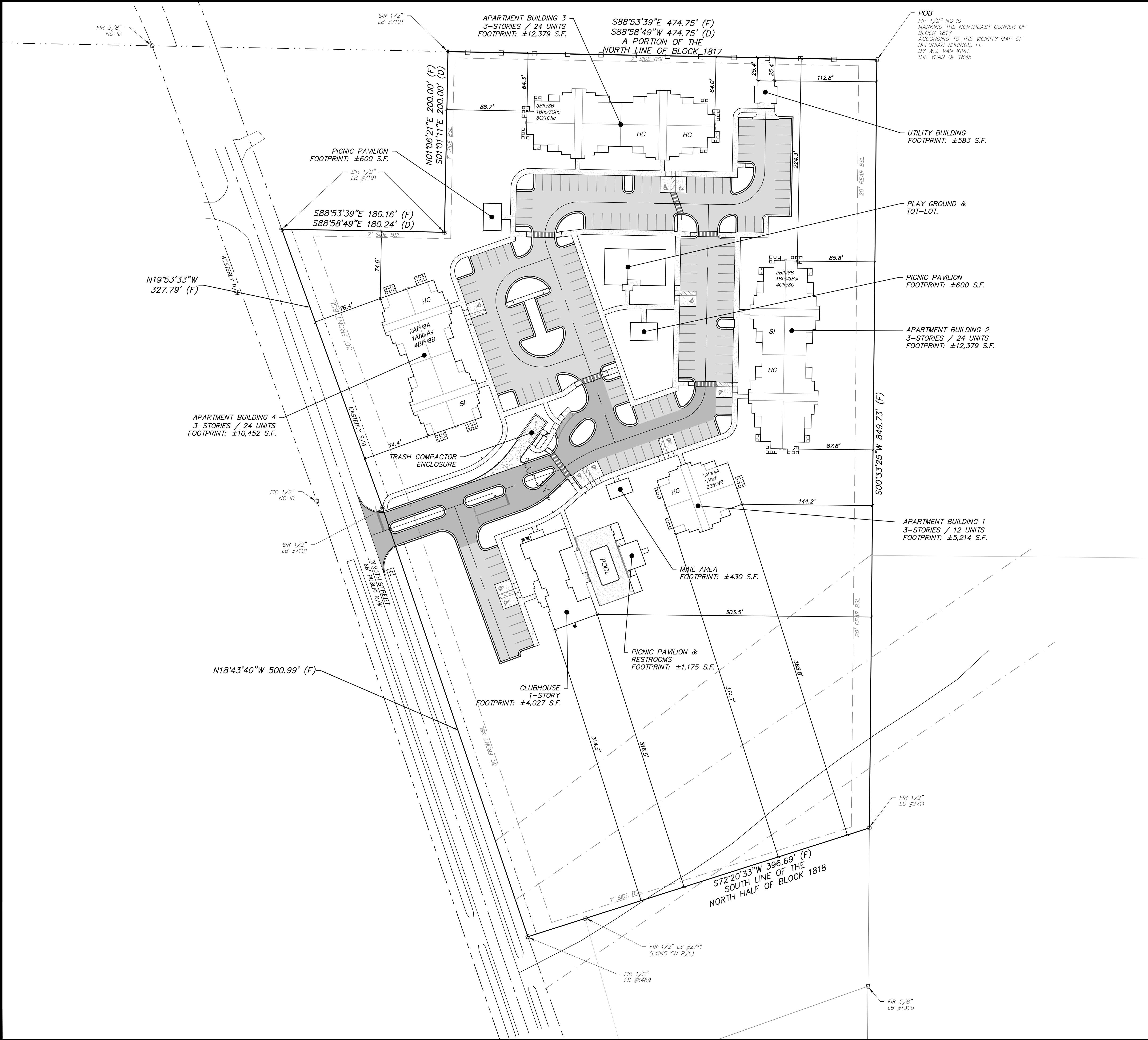
LOCATION MAP:

SITE LOCATION



SEAS

Seaside Engineering And Surveying, LLC
6575 Highway 189 N
Baker, FL 32531
Ph: (850) 650-9563
Fax: (850) 398-6812
Certificate of Authorization No. EB-0009313



SITE DATA SUMMARY

ZONING DISTRICT	R-2
FUTURE LAND USE CATEGORY	MDR
PARCEL ID#	25-3N-19-19070-001-8183
PARCEL AREA	471,156 S.F. (10.82 Ac.)
LIMITS OF CONSTRUCTION	386,349 S.F. (8.87 Ac.)
IMPERVIOUS SURFACE	147,625 S.F. (3.39 Ac.)
LANDSCAPE/OPEN AREA	323,531 S.F. (7.43 Ac.)
IMPERVIOUS SURFACE RATIO	0.31
MAXIMUM DENSITY ALLOWED	16 UNITS/ACRE
PROPOSED DWELLING UNITS	84 UNITS
PROPOSED DENSITY	7.76 UNITS/ACRE
MAX. ALLOWABLE BLDG. HEIGHT	4 STORIES (60')

PARKING REQUIREMENT

MULTIFAMILY DWELLING	1.0 SPACE PER LIVING UNIT
NUMBER OF UNITS PROPOSED	84 UNITS
TOTAL SPACES REQUIRED	84 SPACES
TOTAL SPACES PROVIDED	165 (INCLUDES 10 H/C SPACES)

BUILDING SETBACK REQUIREMENT

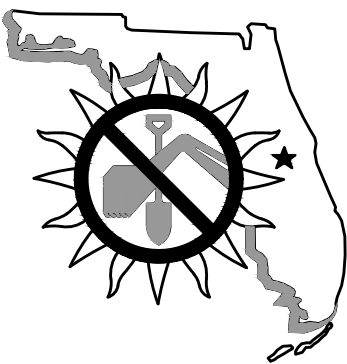
FRONT	30'
REAR	20'
SIDE	7'

NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLAN COORDINATE SYSTEM (SPCS), FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP No. 12131C0280G (COMM. PANEL No. 120318 0280 G) DATED SEPTEMBER 29, 2010 THE PROPERTY IS IN ZONE X.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS FOR PROPOSED BUILDING & DUMPSTER AREA.
- BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF BUILDING.
- PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY.

LEGEND

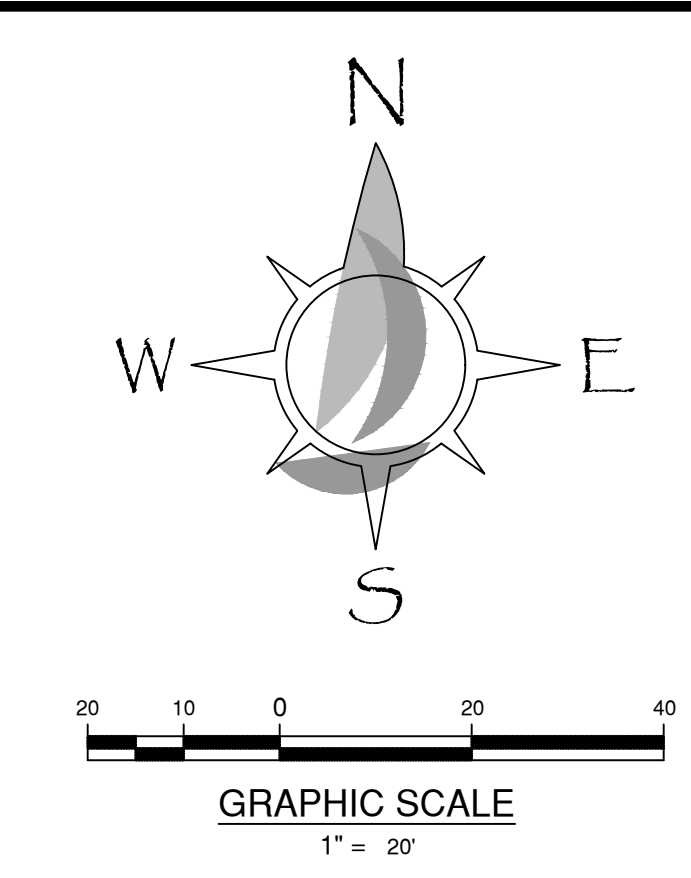
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	2.5" HEAVY DUTY ASPHALTIC CONCRETE
	CONCRETE
	CENTERLINE OF DRIVES OR RIGHT-OF-WAY
	DENOTES NUMBER OF SPACES IN A ROW
	DENOTES ADA ACCESSIBLE PARKING SPACE



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SEAS	DRAWN: L.M.S. CHECKED: M.C.G. DATE: 06/25/24 PROJECT NO: 24-800	F.B. NO.: 24-01 SCALE: 1"=50'	SHEET C2 OF 24	ARBOURS AT EMERALD SPRINGS	OVERALL SITE PLAN	Seaside Engineering And Surveying, LLC Ph: (850) 650-9563 Fax: (850) 398-6812 6575 Highway 189 N Baker, FL 32531	SEAS	Certificate of Authorization No. EB-0009313	Licensed Engineer: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA SEAL OF FLORIDA LICENSED ENGINEER Timothy D. Bowden, P.E., No. 68275 Michael Cole Granger, P.E., No. 90897	BY:	DATE:	REVISIONS:



ZONING DISTRICT	R-2
FUTURE LAND USE CATEGORY	RESIDENTIAL
PAR. 10#	25-3N-19-070-001-0183
PARCEL AREA	471,156 S.F. (10.82 AC)
LIMITS OF CONSTRUCTION	386,349 S.F. (8.87 AC)
IMPERVIOUS SURFACE	147,625 S.F. (3.39 AC)
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PROPOSED DWELING UNITS	2
PROPOSED DENSITY	7.76 UNITS/ACRE
MAX. ALLOWABLE BLDG. HEIGHT	4 STORIES (60')

PARKING REQUIREMENT

MULTIFAMILY DWELLING.....1.0 SPACE PER LIVING UNIT
NUMBER OF UNITS PROPOSED 84 UNITS
TOTAL SPACES REQUIRED 84 SPACES
TOTAL SPACES PROVIDED 165
(INCLUDES 10 H/C SPACES)

BUILDING SETBACK REQUIREMENT

FRONT 30'
REAR 20'
SIDE 0'

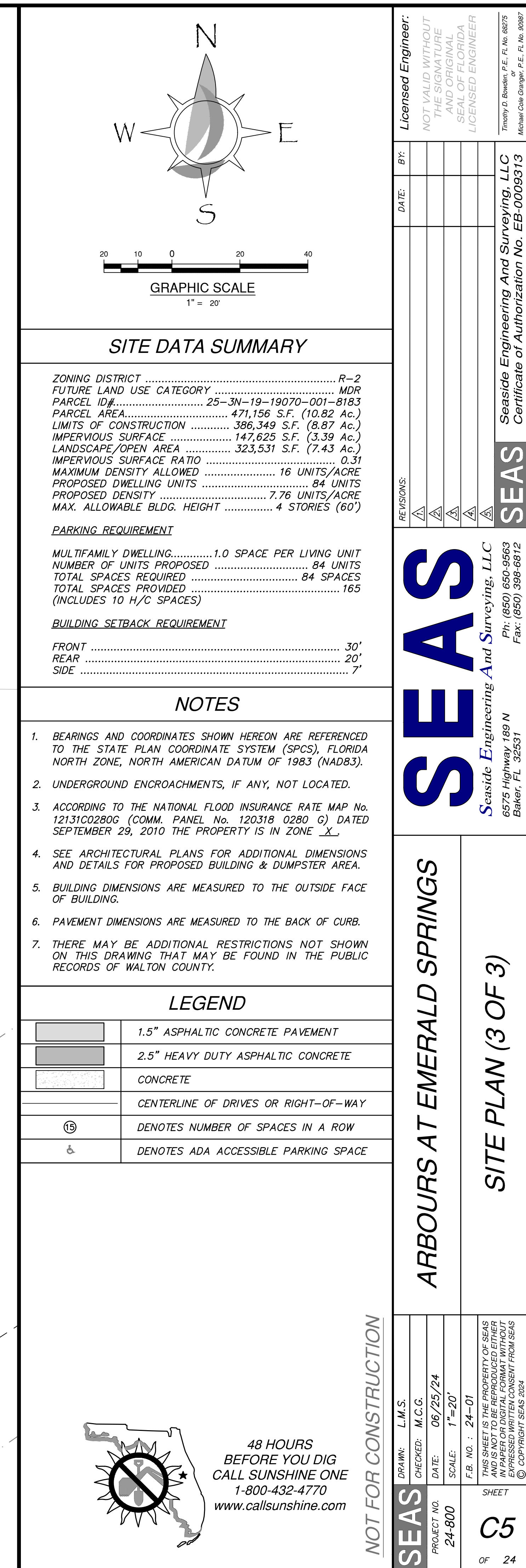
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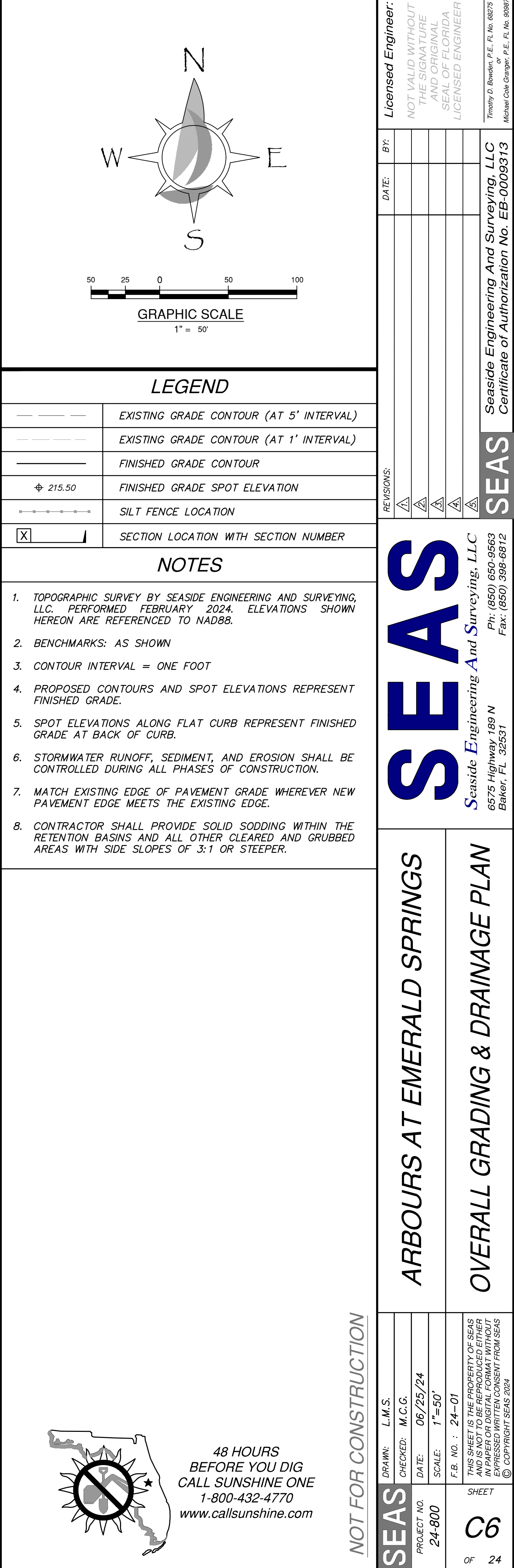
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	CENTERLINE OF DRIVES OR RIGHT-OF-WAY
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	DENOTES ADA ACCESSIBLE PARKING SPACE

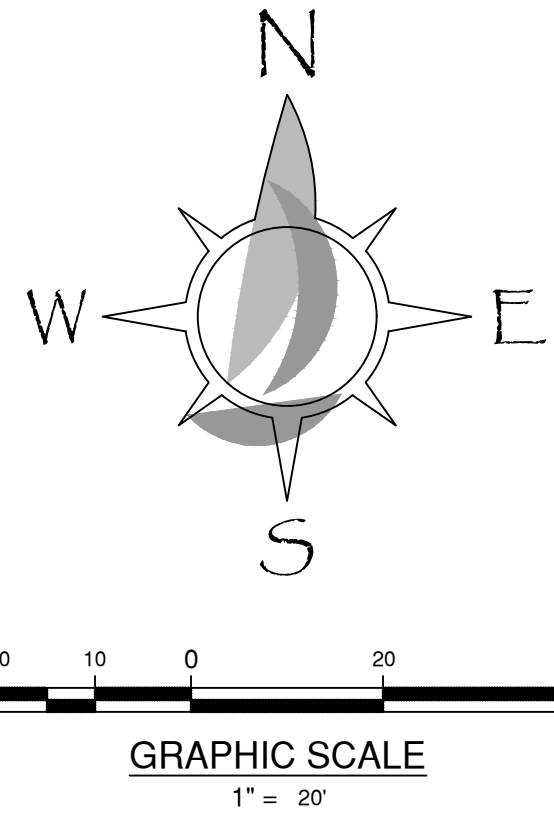
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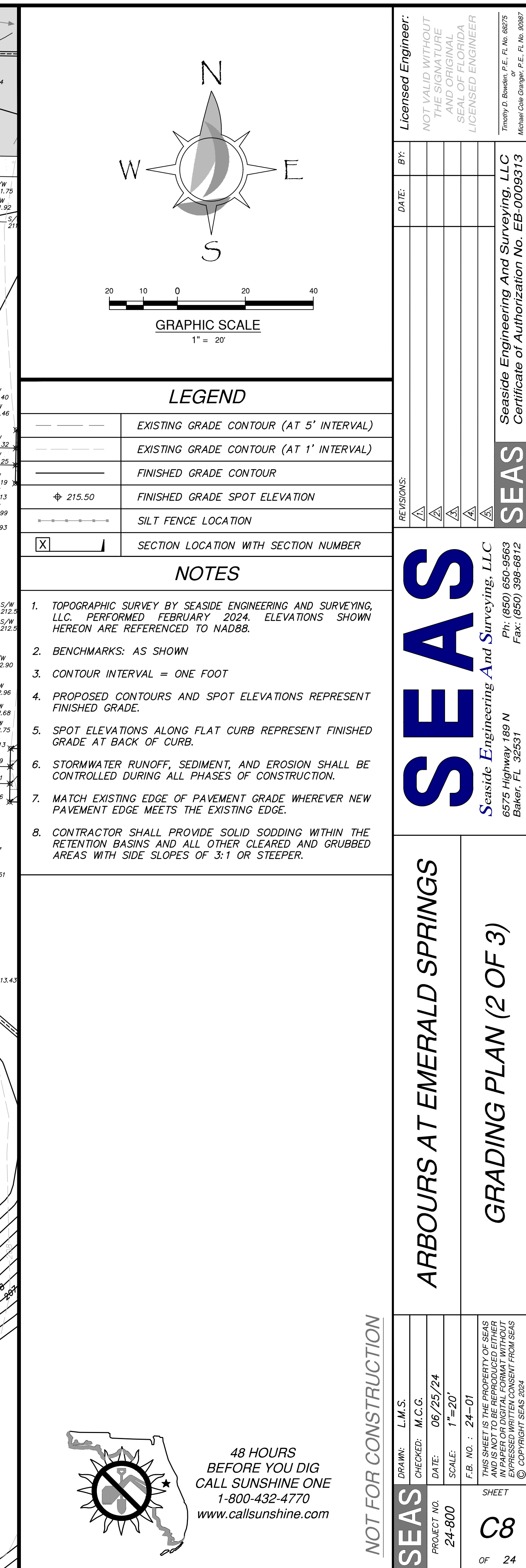
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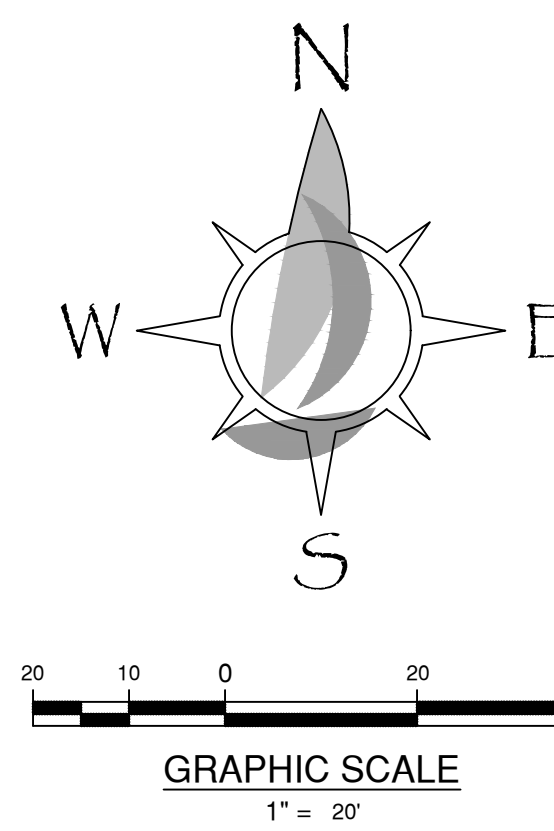
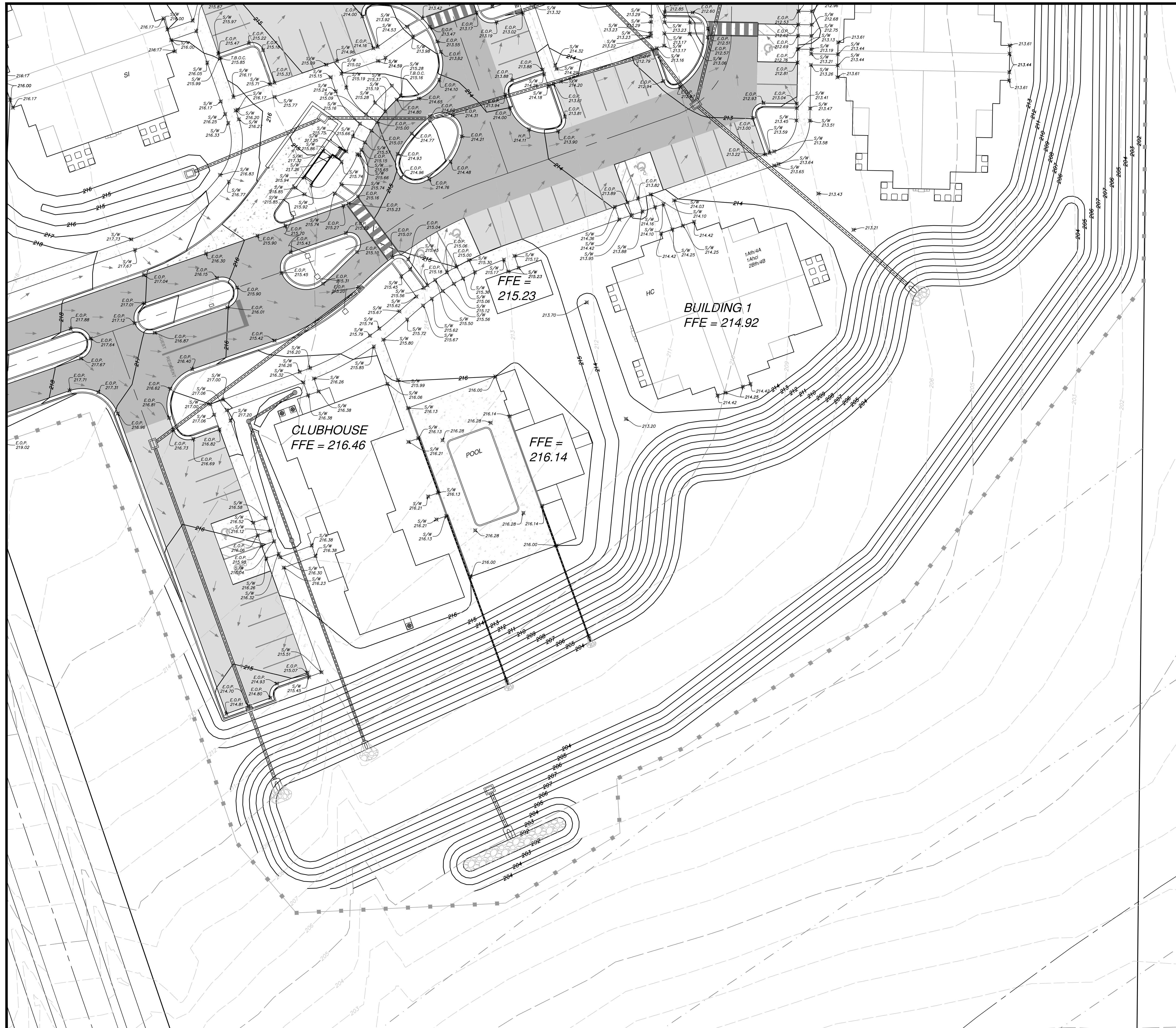
NOTES

1. TOPOGRAPHIC SURVEY BY SEASIDE ENGINEERING AND SURVEYING, LLC. PERFORMED FEBRUARY 2024. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAD83.
2. BENCHMARKS: AS SHOWN
3. CONTOUR INTERVAL = ONE FOOT
4. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
5. SPOT ELEVATIONS ALONG FLAT CURB REPRESENT FINISHED GRADE AT BACK OF CURB.
6. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
7. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
8. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN THE RETENTION BASINS AND ALL OTHER CLEARED AND GRUBBED AREAS WITH SIDE SLOPES OF 3:1 OR STEEPER.

NOT FOR CONSTRUCTION

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	SCALE	1"=20'		
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	SCALE			





LEGEND	
	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR
 215.50	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
	SECTION LOCATION WITH SECTION NUMBER

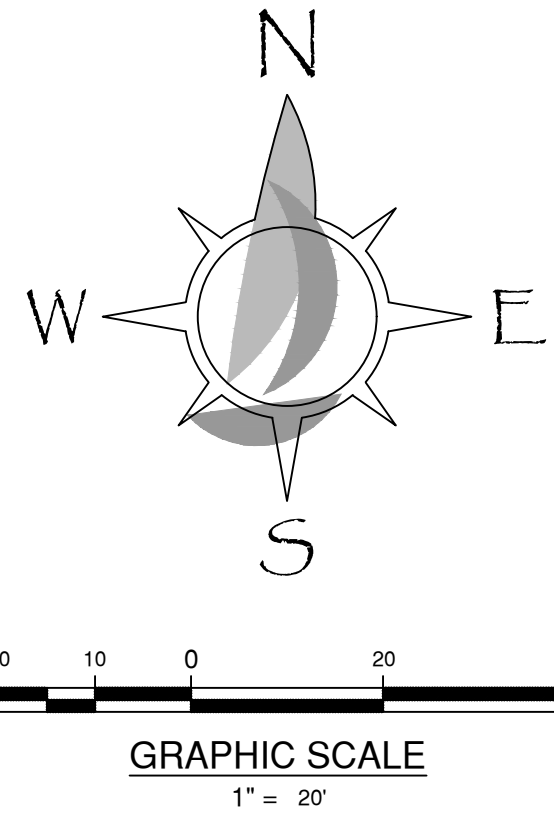
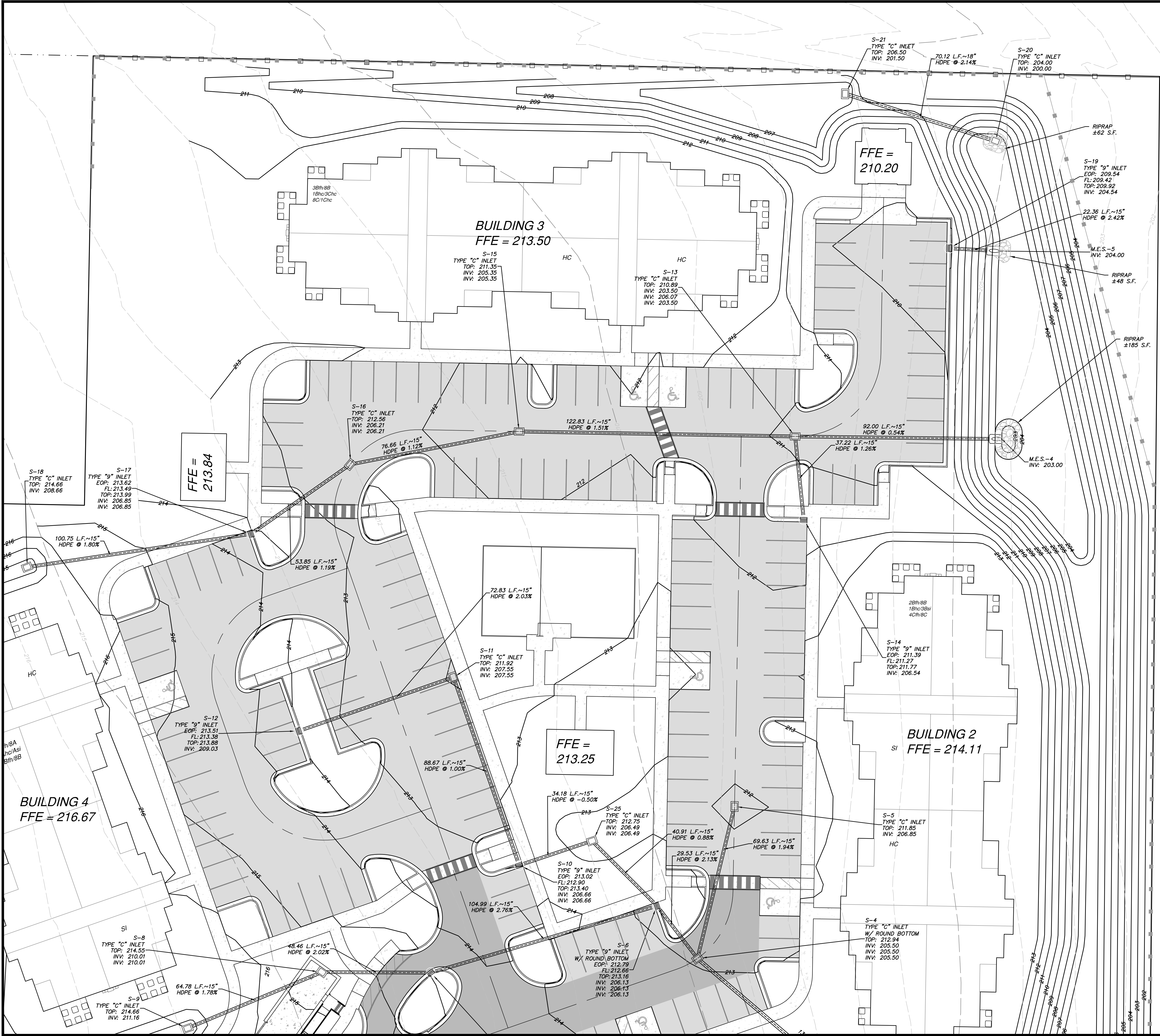
- # NOTES
1. TOPOGRAPHIC SURVEY BY SEASIDE ENGINEERING AND SURVEYING, LLC. PERFORMED FEBRUARY 2024. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAD88.
 2. BENCHMARKS: AS SHOWN
 3. CONTOUR INTERVAL = ONE FOOT
 4. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE.
 5. SPOT ELEVATIONS ALONG FLAT CURB REPRESENT FINISHED GRADE AT BACK OF CURB.
 6. STORMWATER RUNOFF, SEDIMENT, AND EROSION SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.
 7. MATCH EXISTING EDGE OF PAVEMENT GRADE WHEREVER NEW PAVEMENT EDGE MEETS THE EXISTING EDGE.
 8. CONTRACTOR SHALL PROVIDE SOLID SODDING WITHIN THE RETENTION BASINS AND ALL OTHER CLEARED AND GRUBBED AREAS WITH SLOPES OF 3:1 OR STEEPER.

NOT FOR CONSTRUCTION



**48 HOURS
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1-800-432-4770
www.callsunshine.com

SEAS PROJECT NO. 24-800	DRAWN: L.M.S. CHECKED: M.C.C. DATE: 06/25/24 SCALE: 1"=20'	ARBOURS AT EMERALD SPRINGS		 SEAS <i>Seaside Engineering And Surveying, LLC</i> Ph: (850) 650-9563 Fax: (850) 398-6812 6575 Highway 199 N Baker, FL 32531	REVISIONS <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																																																													DATE: BY: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED ENGINEER	Licensed Engineer: Timothy D. Bowden, P.E., FL No. 68275 Michael C. Cramer, P.E., FL No. 93097
F.B. NO. : 24-01 THIS SHEET IS THE PROPERTY OF SEAS AND IS NOT TO BE REPRODUCED EITHER IN PAPER OR DIGITAL FORM WITHOUT THE WRITTEN PERMISSION FROM SEAS © COPYRIGHT SEAS 2024	SHEET C9	SEAS Seaside Engineering And Surveying, LLC Certificate of Authorization No. EB-0009313																																																																	



LEGEND

	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
	FINISHED GRADE CONTOUR
	FINISHED GRADE SPOT ELEVATION
	SILT FENCE LOCATION
	SECTION LOCATION WITH SECTION NUMBER

NOTES

- TOPOGRAPHIC SURVEY BY SEASIDE ENGINEERING AND SURVEYING, LLC. PERFORMED FEBRUARY 2024. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAD88.
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SEAS

Seaside Engineering And Surveying, LLC

Ph: (850) 650-9563

Fax: (850) 398-6812

SEAS

Seaside Engineering And Surveying, LLC

6575 Highway 189 N

Baker, FL 32531

ARBOURS AT EMERALD SPRINGS

DRAINAGE PLAN (1 OF 3)

NOT FOR CONSTRUCTION

SEAS

PROJECT NO. 24-800

C10

OF 24

DRAWN: L.M.S.

CHECKED: M.C.G.

DATE: 06/25/24

SCALE: 1"=20'

F.B. NO.: 24-01

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Licensed Engineer:

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED ENGINEER

BY: [Signature]

DATE: [Blank]

REVISIONS: [Blank]

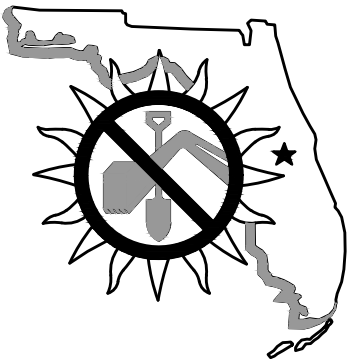
SEAS

Seaside Engineering And Surveying, LLC

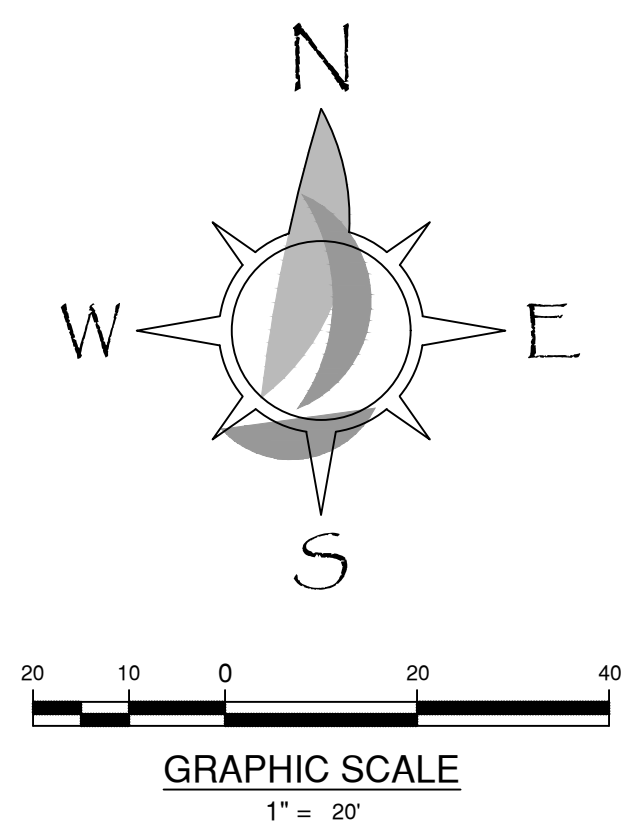
Certificate of Authorization No. EB-0009313

Timothy D. Bowden, P.E., FL No. 68275

Michael Cook, P.E., FL No. 90897



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www.callsunshine.com



LEGEND

---	EXISTING GRADE CONTOUR (AT 5' INTERVAL)
---	EXISTING GRADE CONTOUR (AT 1' INTERVAL)
---	FINISHED GRADE CONTOUR
215.50	FINISHED GRADE SPOT ELEVATION
---	SILT FENCE LOCATION
X	SECTION LOCATION WITH SECTION NUMBER

NOTES

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NOT FOR CONSTRUCTION

SEAS

Seaside Engineering And Surveying, LLC

Ph: (850) 650-9563

Fax: (850) 398-6812

ARBOURS AT EMERALD SPRINGS

DRAINAGE PLAN (2 OF 3)

PROJECT NO. 24-800

DATE: 06/25/24

SCALE: 1"=20'

F.B. NO.: 24-01

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SHEET C11

OF 24

L.M.S. DRAWN: M.C.G. CHECKED: 06/25/24

DATE: 06/25/24

SCALE: 1"=20'

F.B. NO.: 24-01

SEAS

Seaside Engineering And Surveying, LLC

Ph: (850) 650-9563

Fax: (850) 398-6812

REVISIONS:

BY: DATE:

DATE:

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DATE:

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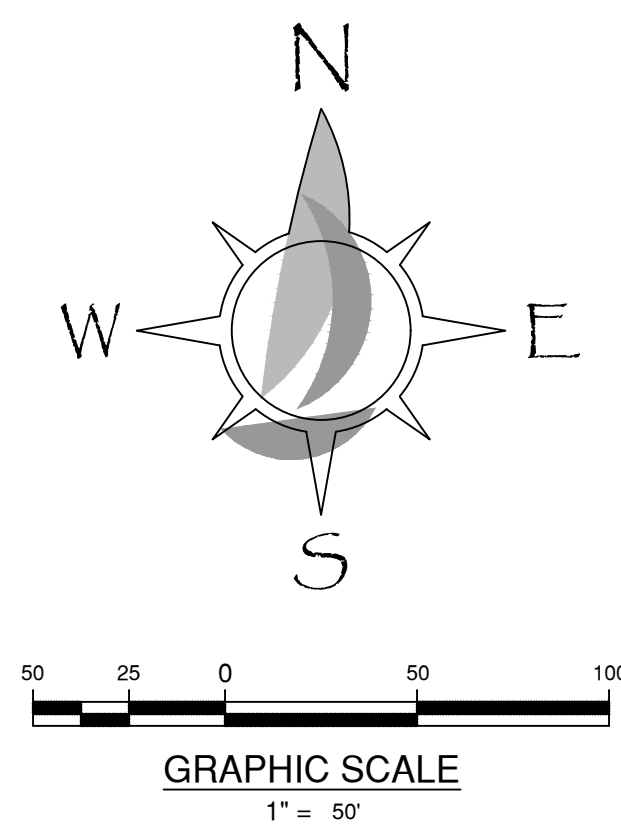
Licensed Engineer:

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED ENGINEER

Timothy D. Bowden, P.E., No. 68275

Michael Cole Granger, P.E., No. 90897

Page 19 of 36



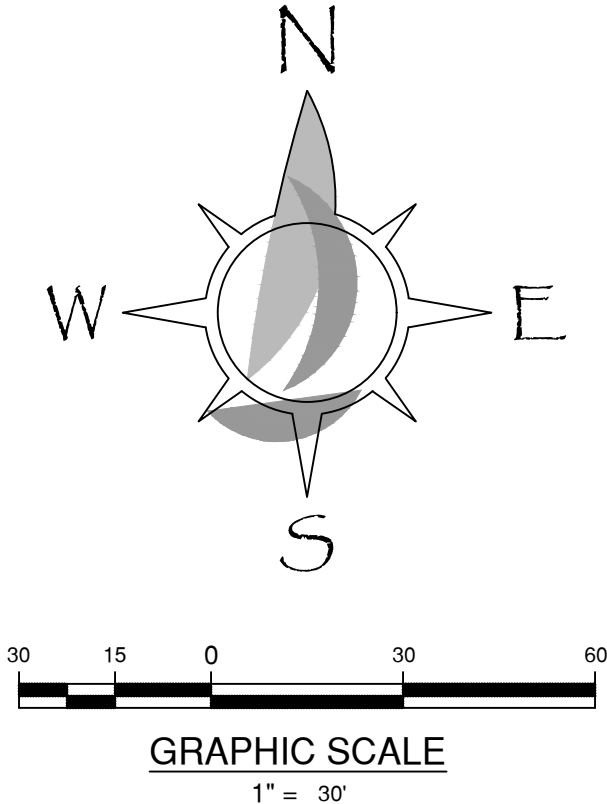
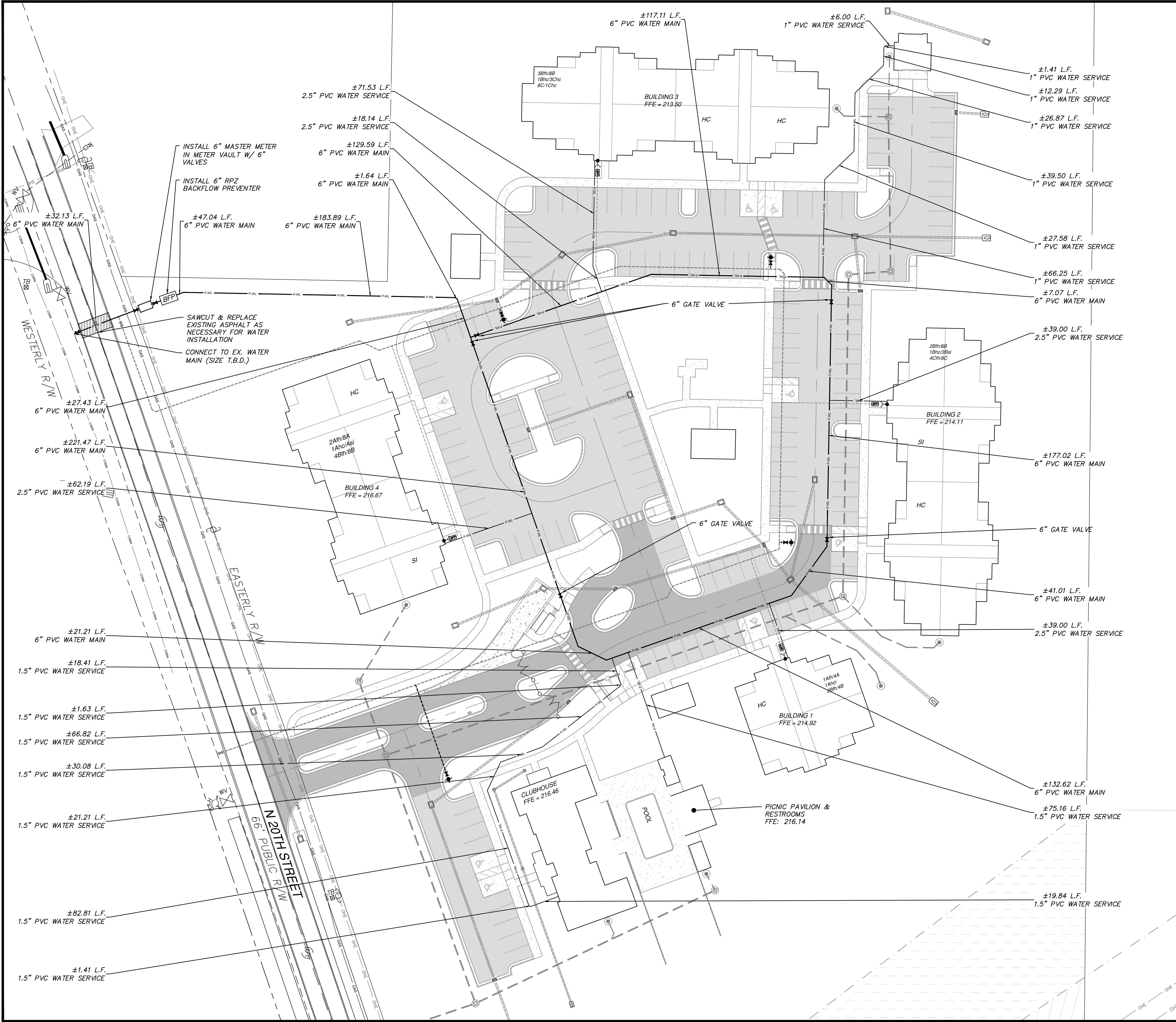
NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
2. THE CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
3. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
4. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXISTING MAIN.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF DEQUINAK SPRINGS WATER & SEWER DEPT. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. OCWS REPRESENTATIVES MUST WITNESS ALL TIES TO EXISTING LINES AND TESTS OF NEW LINES.

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SEAS	DRAWN: L.M.S.	ARBOURS AT EMERALD SPRINGS																																																																																							
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LEGEND

EXISTING

---	EXISTING WATER LINE
WV	EXISTING WATER VALVE
W	EXISTING FIRE HYDRANT
W	EXISTING WATER METER
GAS	EXISTING GAS LINE
COMM	EXISTING COMMUNICATION UTILITY LINE
TS	EXISTING TELEPHONE SERVICE BOX
---	EXISTING SEWER LINE
SS	EXISTING SANITARY SEWER MANHOLE
PO	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC LINE

PROPOSED

---	WATER LINE
---	FIRE SERVICE LINE
---	SEWER LINE
WM	WATER METER
BFP	BACKFLOW PREVENTOR
C	CLEANOUT
WV	FIRE HYDRANT W/ VALVE
FD	FIRE DEPARTMENT CONNECTION
SS	SANITARY SEWER MANHOLE

UTILITY COMPANIES

PHONE NO.	COMPANY
(850) 664-3608	CENTURYLINK
(850) 307-1199	CHELCO, INC.
(800) 778-9140	CHARTER COMMUNICATIONS
(850) 892-8534	CITY OF DEFUNIAK SPRINGS WATER & SEWER
(850) 892-8534	CITY OF DEFUNIAK SPRINK NATURAL GAS DEPT.
(877) 652-2321	UNITI FIBER LLC

NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. IF THE LOCATION OR ELEVATION IS SUBSTANTIALLY DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED.
2. THE CONTRACTOR SHALL HAVE ALL APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND LOCAL PERMITS PRIOR TO BEGINNING CONSTRUCTION.
3. TAPS INTO EXISTING UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. ALL TAPS SHALL BE MADE IN AN EXPEDITIOUS MANNER TO MINIMIZE INTERRUPTION OF SERVICE.
4. WHERE SEWER SERVICES TIE DIRECTLY INTO SANITARY SEWER MANHOLES, MATCH CROWNS OF THE ENTERING SERVICE WITH THE EXITING MAIN.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF DEFUNIAK SPRINGS WATER & SEWER DEPT. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. OCWS REPRESENTATIVES MUST WITNESS ALL TIES TO EXISTING LINES AND TESTS OF NEW LINES.



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LICENSED ENGINEER

BY: _____
DATE: _____

REVISIONS:
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B
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D
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ARBOURS AT EMERALD SPRINGS

UTILITY PLAN (WATER)

PROJECT NO.
24-800

DATE
06/25/24

SCALE
1"=30'

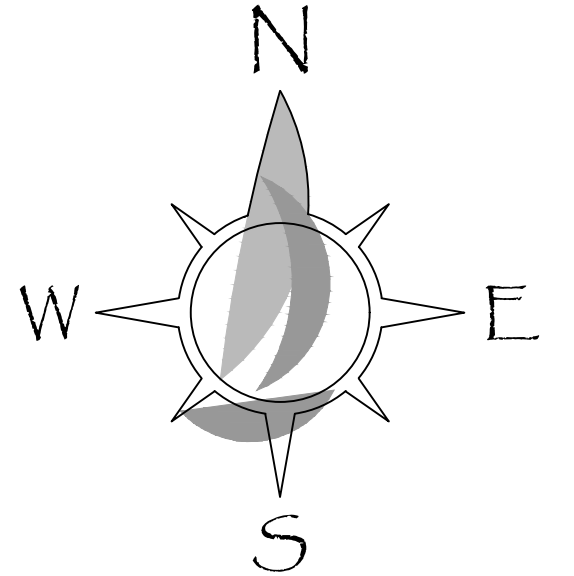
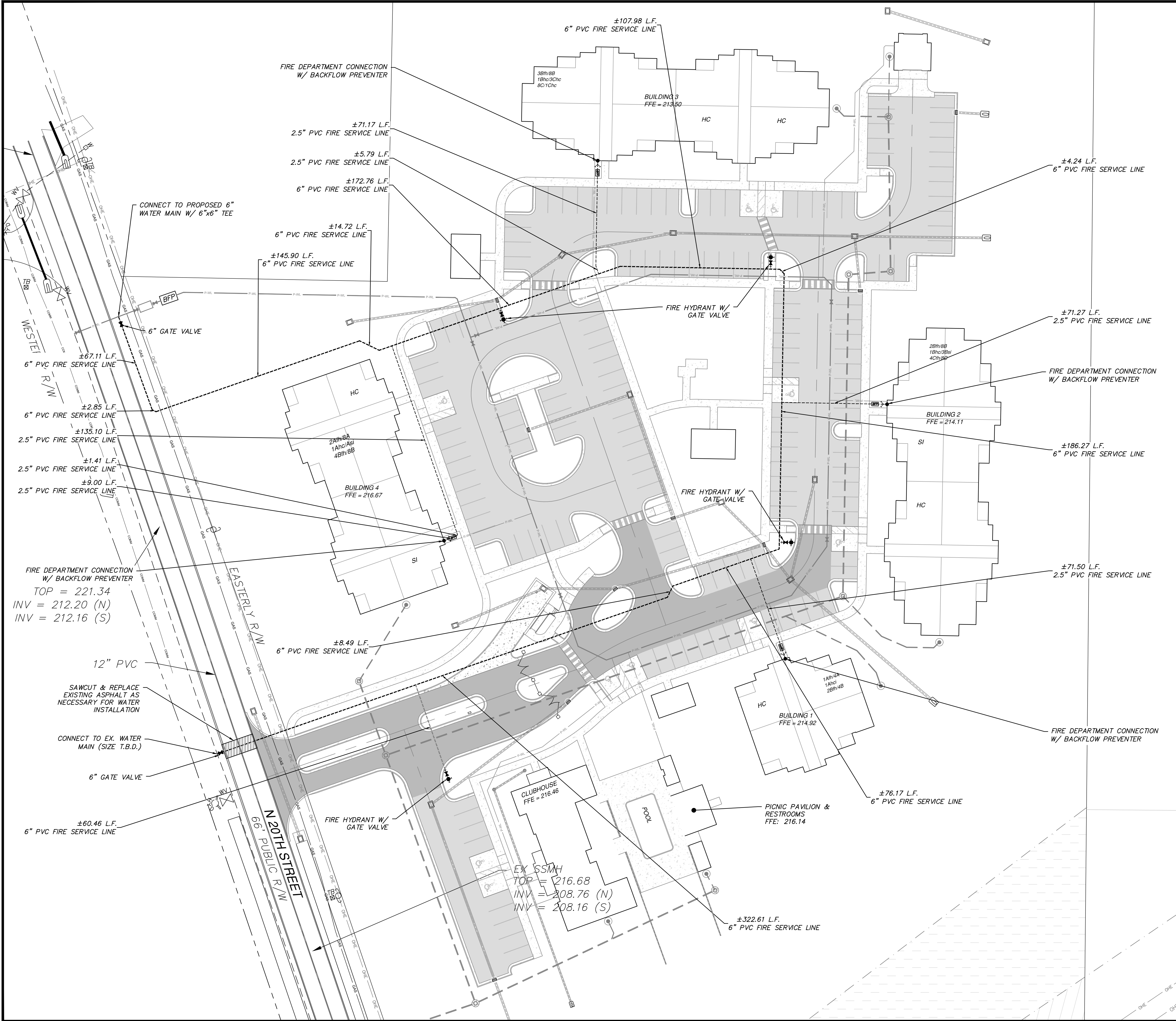
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LEGEND

EXISTING

---	EXISTING WATER LINE
WV	EXISTING WATER VALVE
W	EXISTING FIRE HYDRANT
W	EXISTING WATER METER
GAS	EXISTING GAS LINE
COMM	EXISTING COMMUNICATION UTILITY LINE
TE	EXISTING TELEPHONE SERVICE BOX
---	EXISTING SEWER LINE
SM	EXISTING SANITARY SEWER MANHOLE
PO	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC LINE

PROPOSED

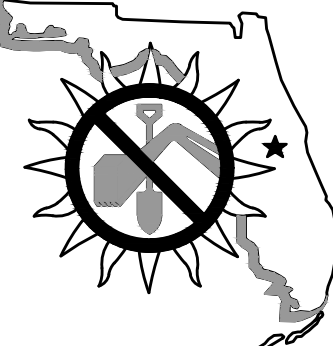
---	WATER LINE
---	FIRE SERVICE LINE
---	SEWER LINE
WM	WATER METER
BFP	BACKFLOW PREVENTOR
C	CLEANOUT
WV	FIRE HYDRANT W/ VALVE
W	FIRE DEPARTMENT CONNECTION
SM	SANITARY SEWER MANHOLE

UTILITY COMPANIES

PHONE NO.	COMPANY
(850) 664-3608	CENTURYLINK
(850) 307-1199	CHELCO, INC.
(800) 778-9140	CHARTER COMMUNICATIONS
(850) 892-8534	CITY OF DEFUNIAK SPRINGS WATER & SEWER
(850) 892-8534	CITY OF DEFUNIAK SPRINK NATURAL GAS DEPT.
(877) 652-2321	UNITI FIBER LLC

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ARBOURS AT EMERALD SPRINGS

UTILITY PLAN (FIRE SERVICE LINE)

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SEAS

PROJECT NO.
24-800

DATE
06/25/24

SCALE
1"=30'

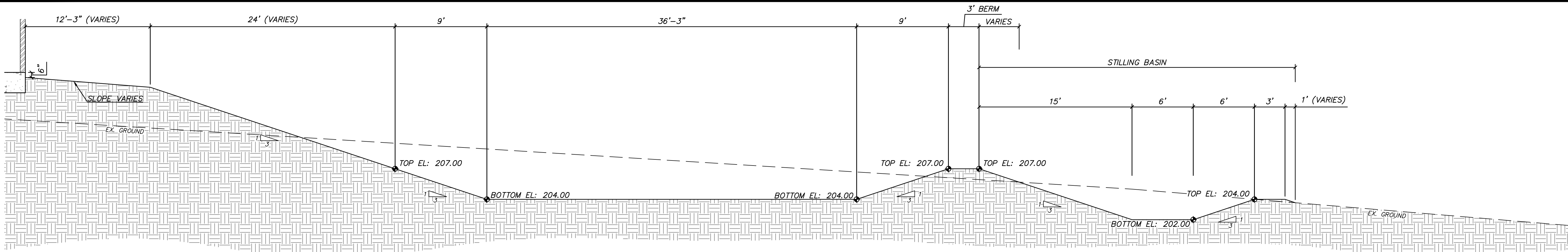
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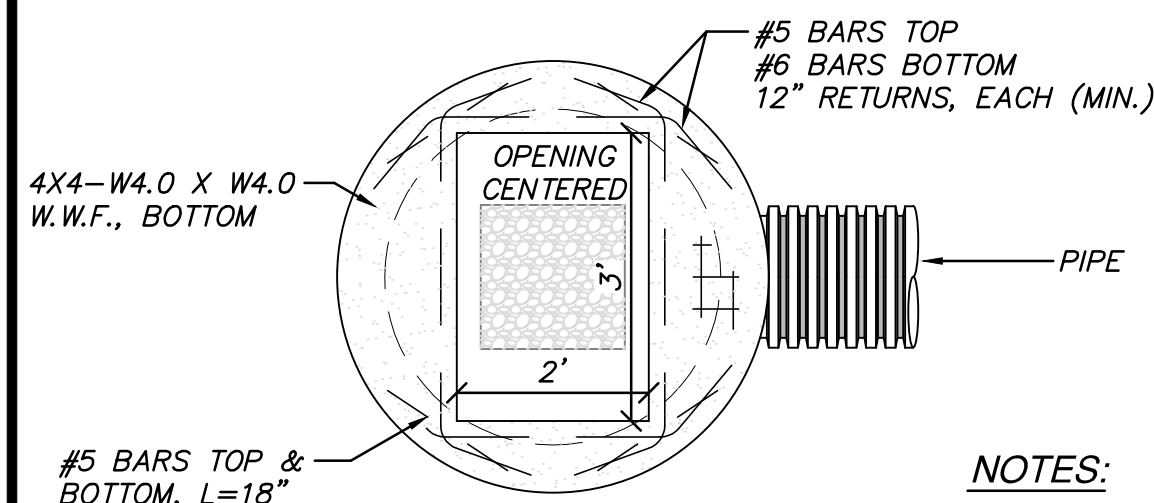


SCALE: $1/2" = 1'-0"$

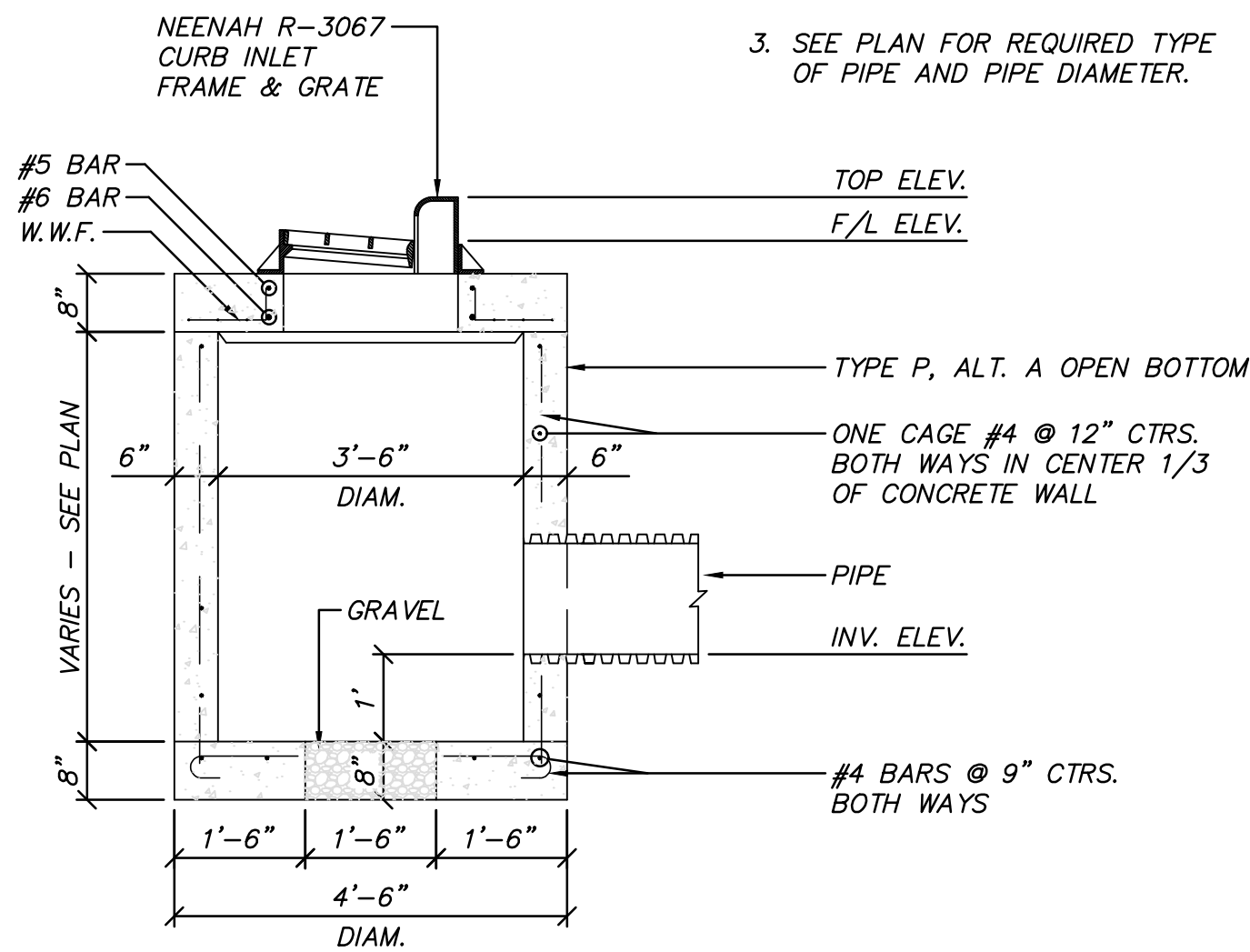


RETENTION BASIN SECTION
SCALE: 1" = 5'-0"

16

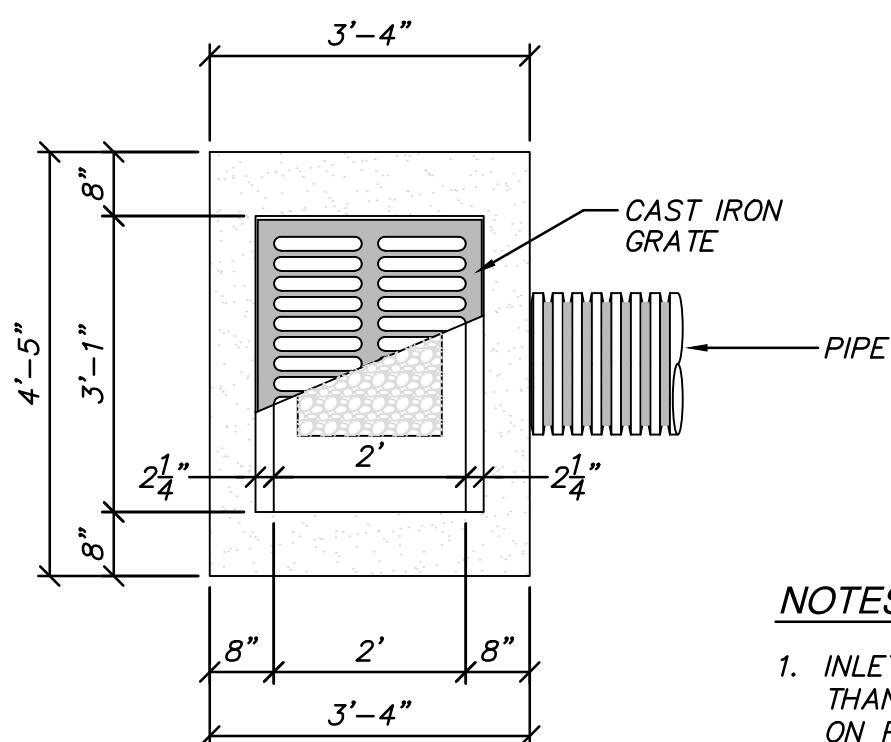


- NOTES:
1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
 2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
 3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER.

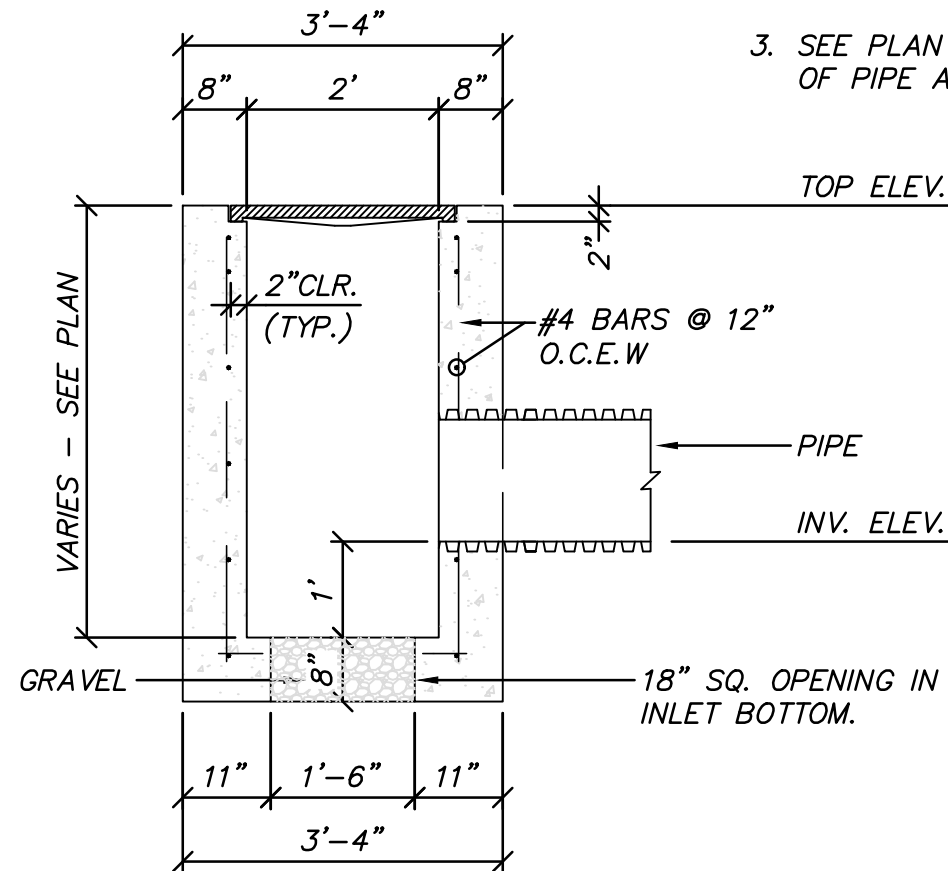


TYPE "9" INLET
SCALE: 1/2" = 1'-0"

17

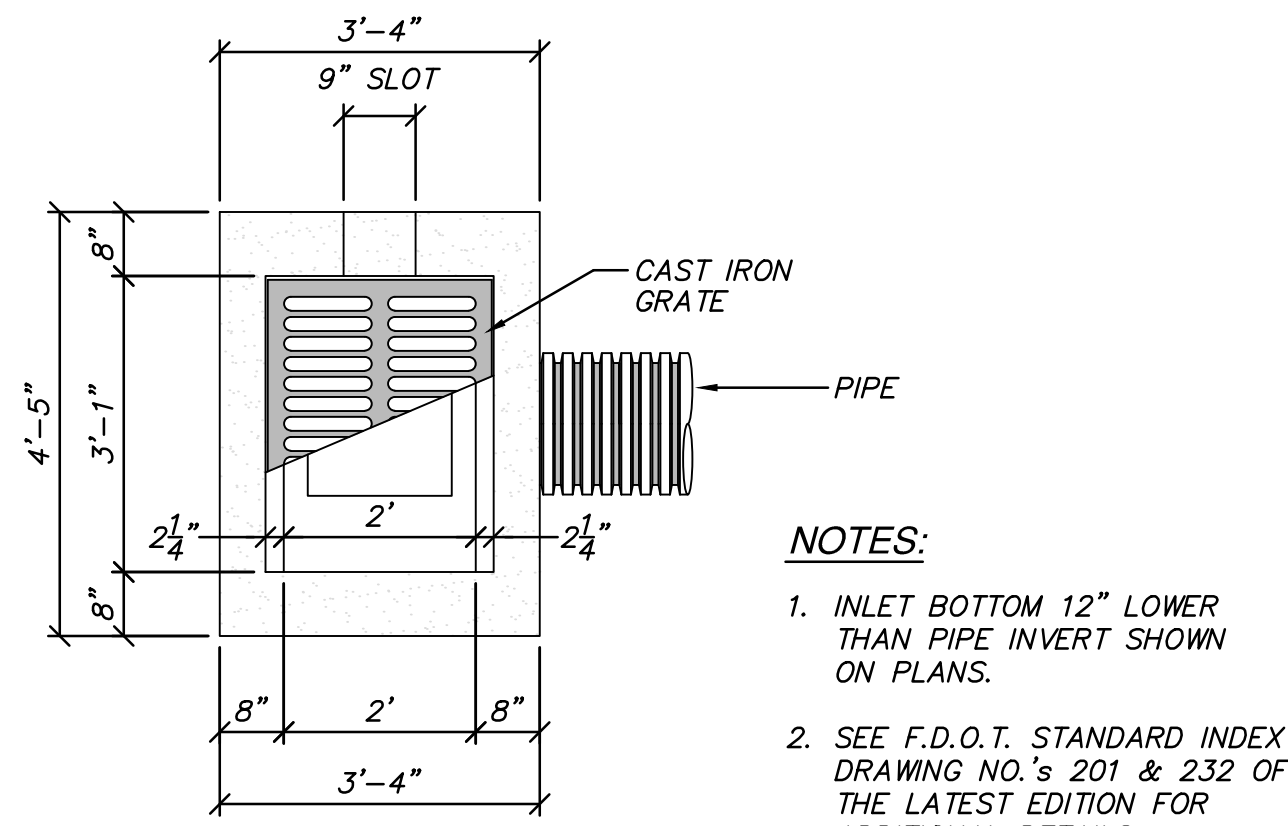


- NOTES:
1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
 2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
 3. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER.

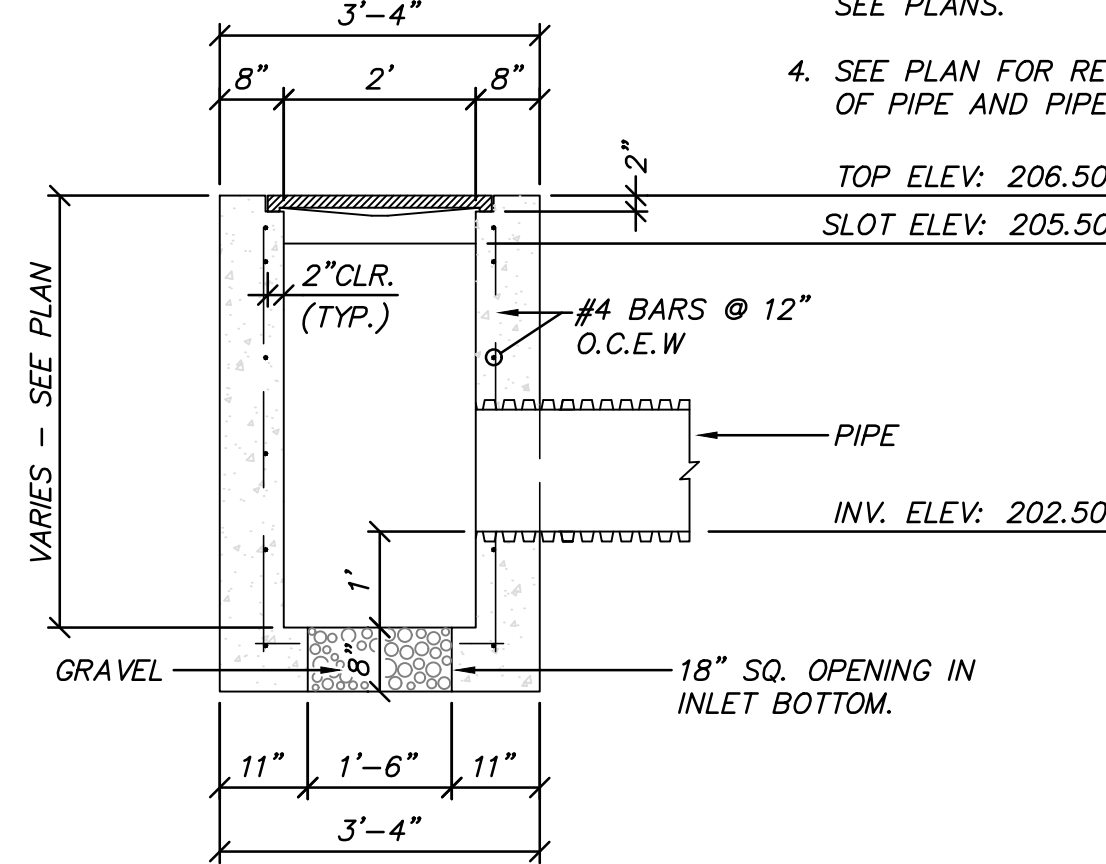


TYPE "C" INLET
SCALE: 1/2" = 1'-0"

18



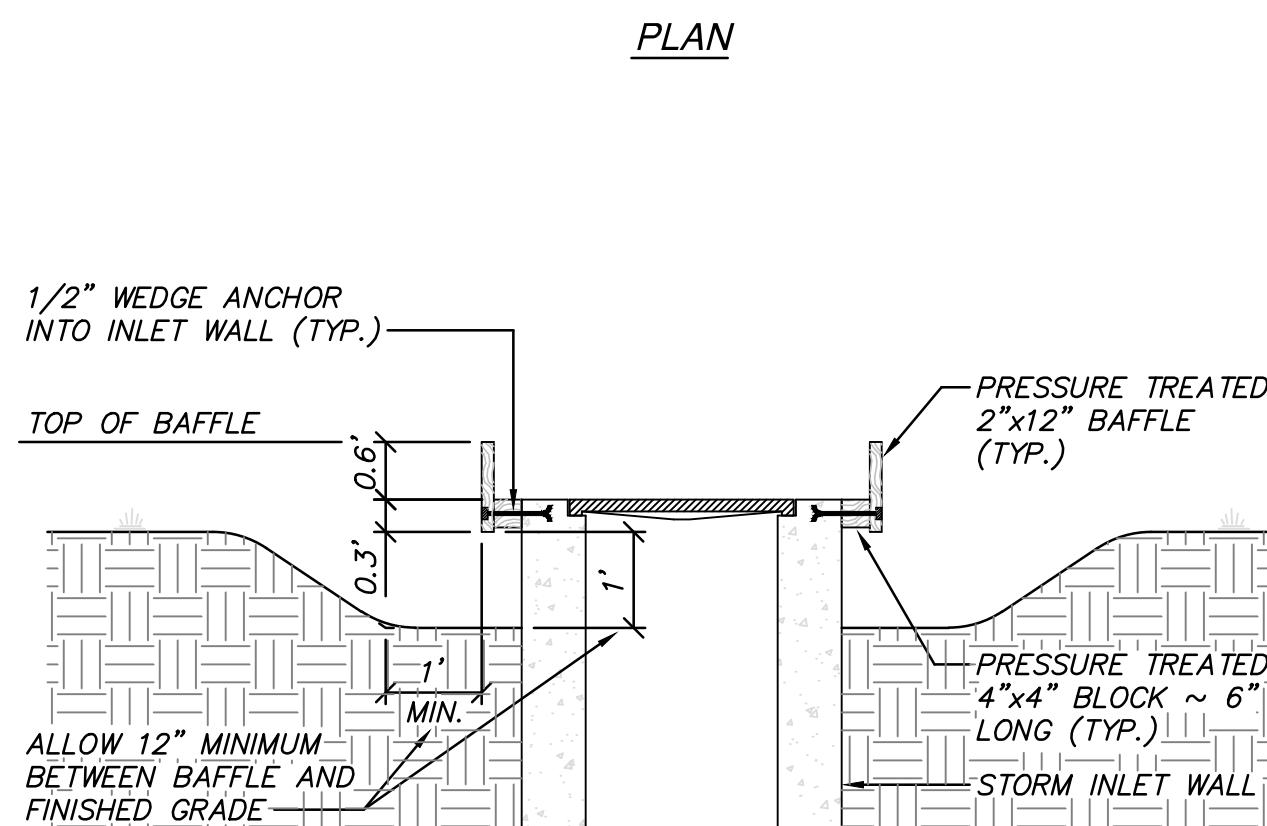
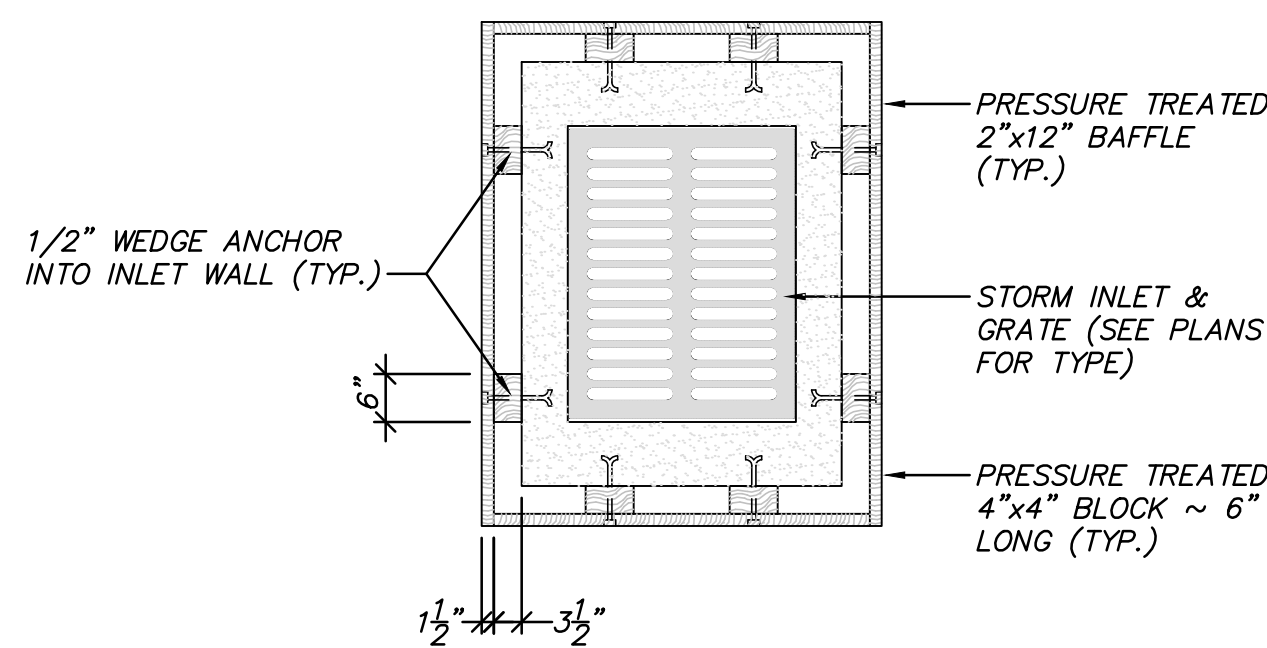
- NOTES:
1. INLET BOTTOM 12" LOWER THAN PIPE INVERT SHOWN ON PLANS.
 2. SEE F.D.O.T. STANDARD INDEX DRAWING NO.'s 201 & 232 OF THE LATEST EDITION FOR ADDITIONAL DETAILS.
 3. SLOTS MAY BE ON ONE SIDE OF INLET OR BOTH SIDES - SEE PLANS.
 4. SEE PLAN FOR REQUIRED TYPE OF PIPE AND PIPE DIAMETER.



SLOTTED TYPE "C" INLET
NOT TO SCALE

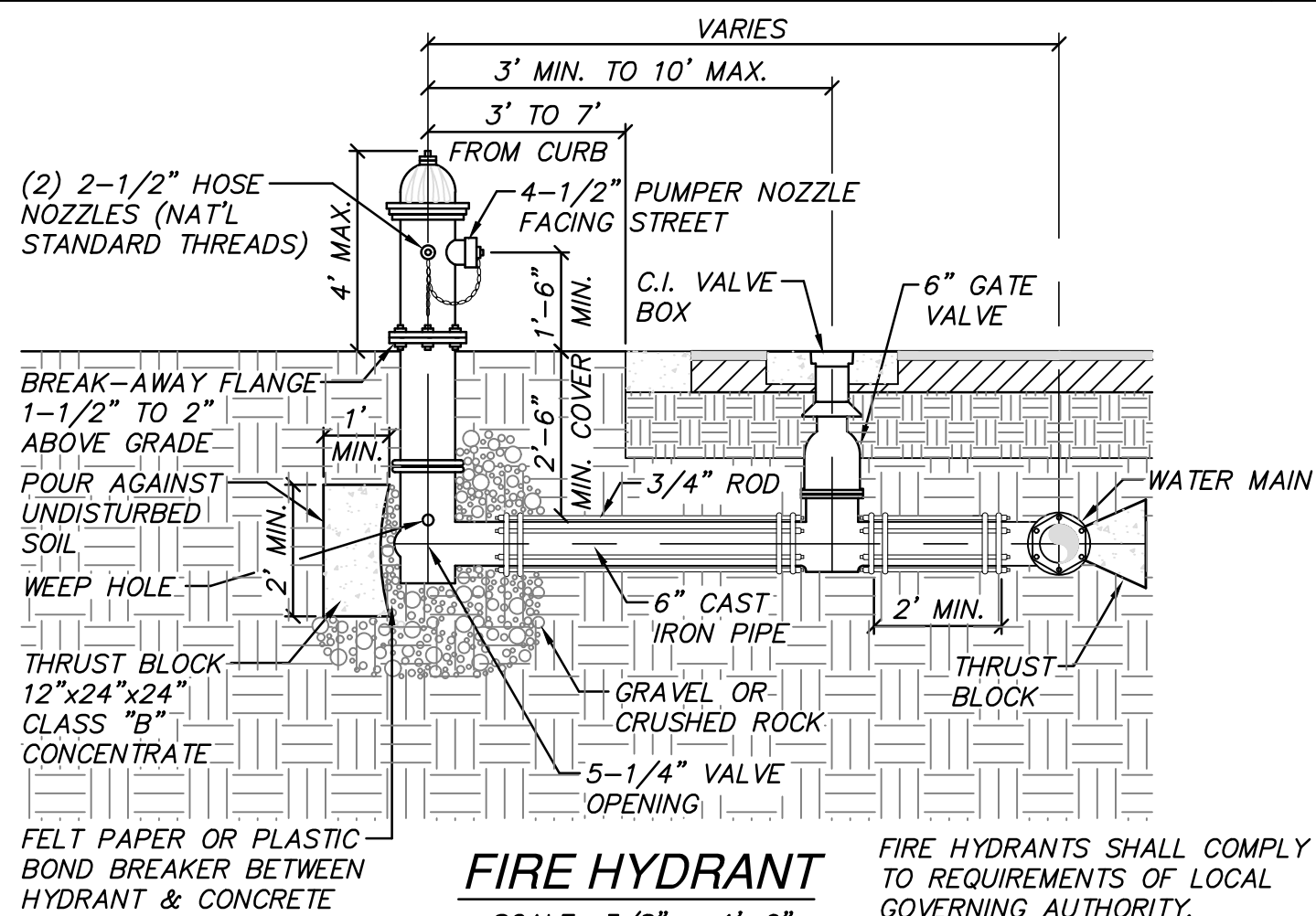
19

NOTE:
SEE INLET DETAIL FOR INLET DESIGN AND INFORMATION.



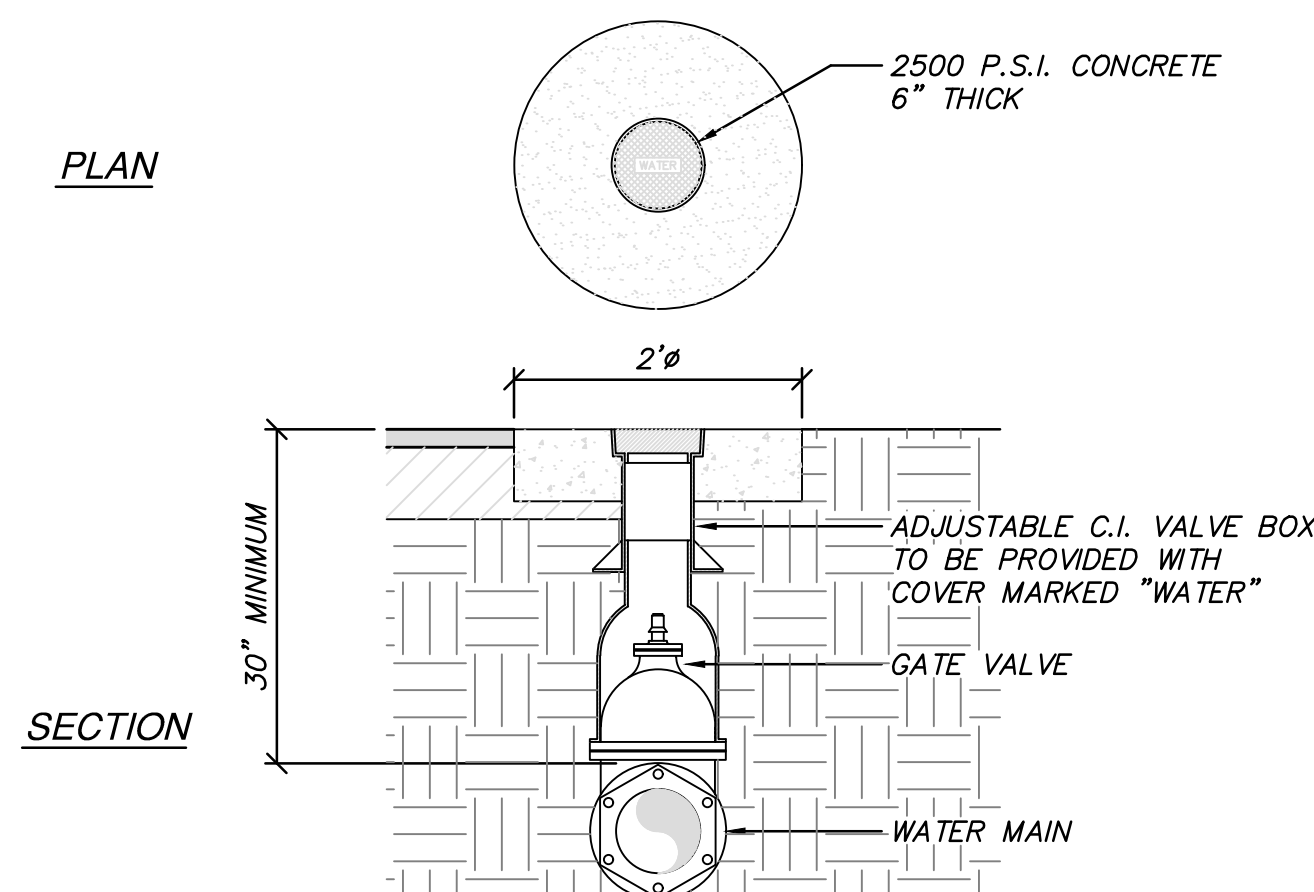
TYPE "C" INLET SKIMMER
SCALE: 1/2" = 1'-0"

20



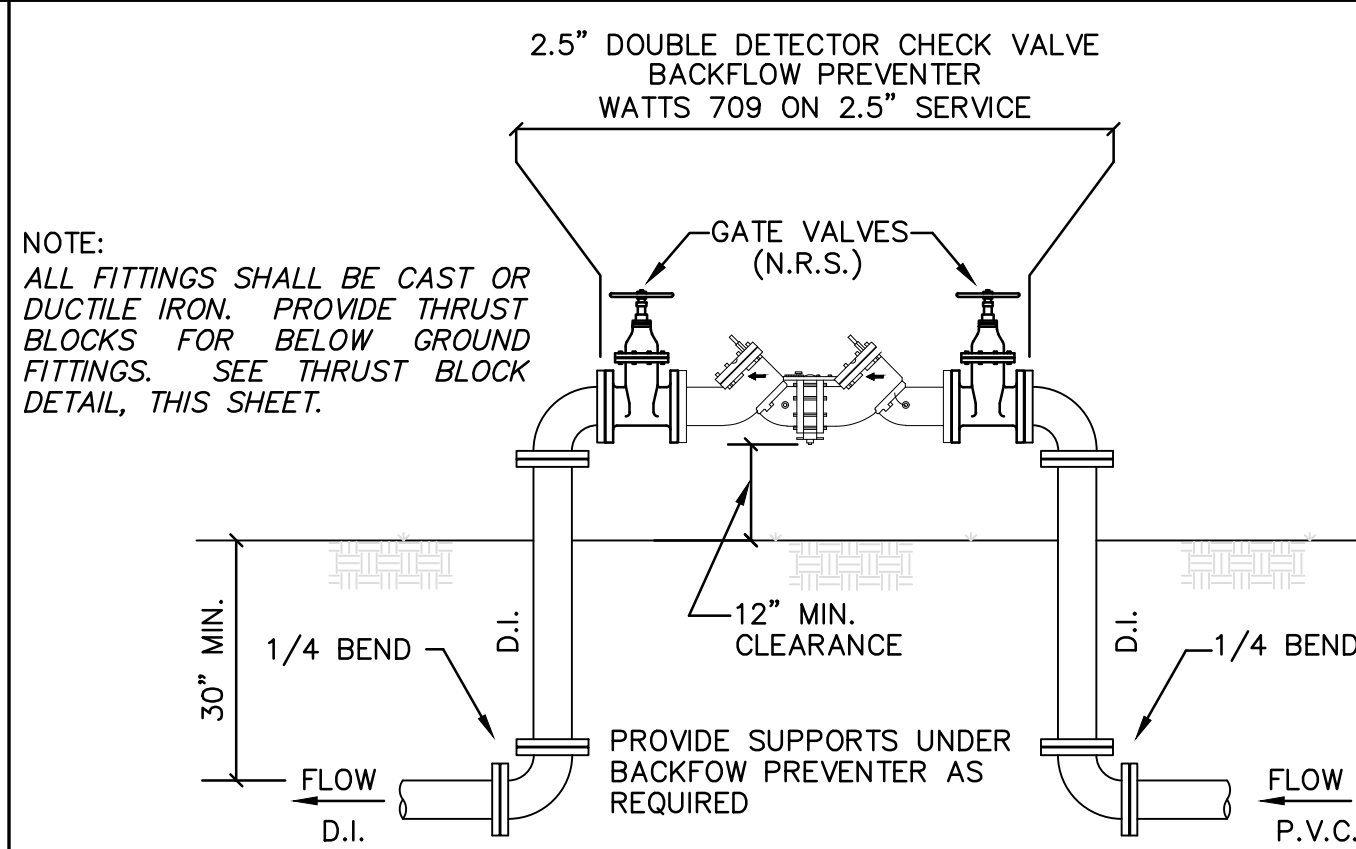
FIRE HYDRANT
SCALE: 3/8" = 1'-0"

21



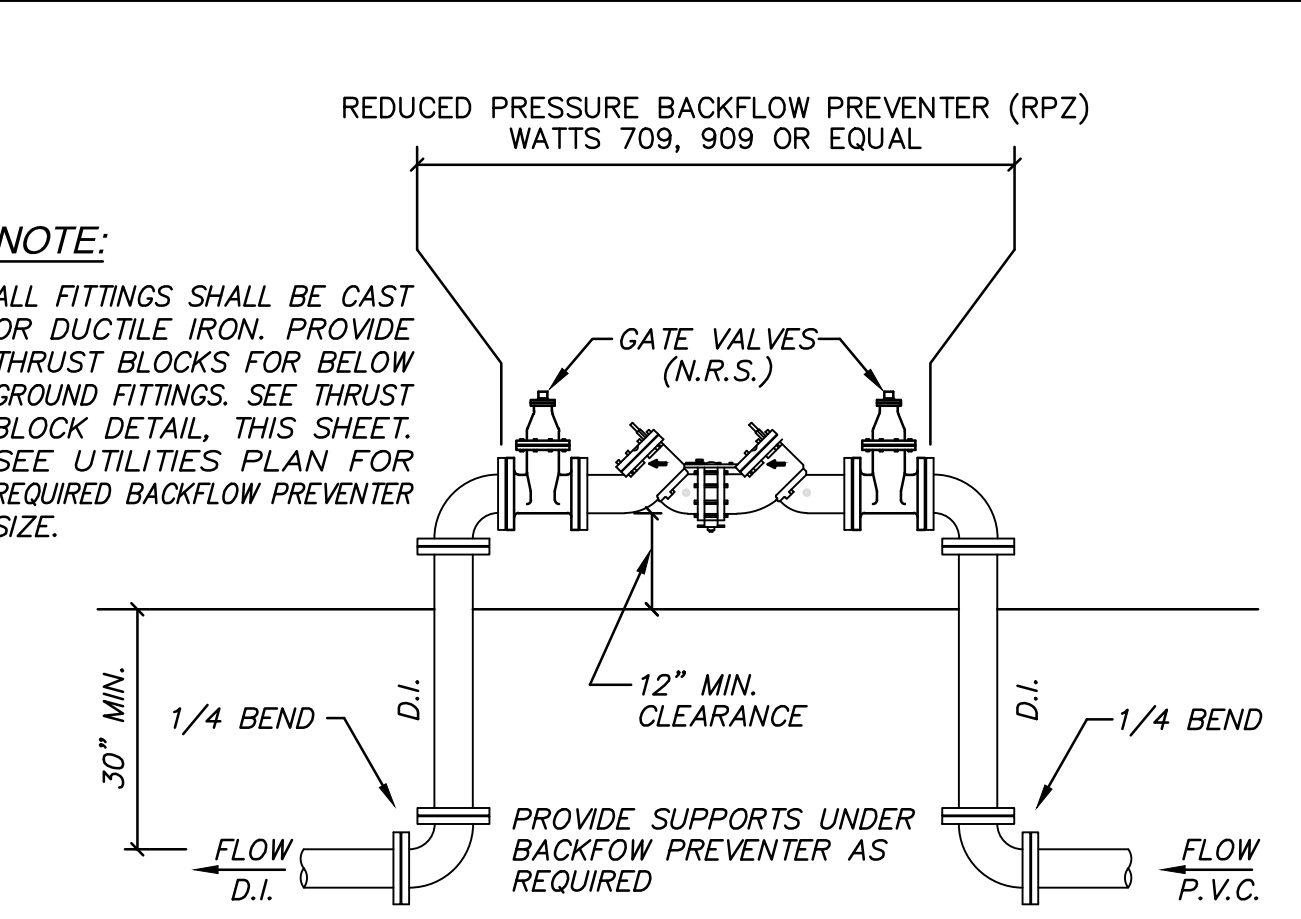
GATE VALVE
SCALE: 3/4" = 1'-0"

22



BACKFLOW PREVENTER DETAIL
SCALE: 1/2" = 1'-0"

23



BACKFLOW PREVENTER
SCALE: 1/2" = 1'-0"

24

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24-800

DATE
06/25/24

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Timothy D. Bowdler P.E. #A No. 082079
 Michaela C. Grogan P.E. #A No. 009097

SEAS

11-1 Description

This section covers material and installation requirements for PVC pressure pipe and fittings for potable water supply and distribution systems, sewage force mains, and other uses of PVC pressure pipe.

11-2 Quality Assurance

Plastic pipe and fitting products shall comply with applicable State Health Department requirements for products for potable water use. Products shall be manufactured and tested in accordance with applicable AWWA, ASTM, and NSF Standards as herein specified.

11-3 Marking

Permanently indent mark all pipe and fittings in accordance with requirements of applicable ASTM and AWWA Standards.

11-4 Workmanship and Appearance

Products shall be homogeneous throughout, uniform in color, opacity, density and other physical properties.

11-5.1 Shop Drawings

Complete working detail dimensions of materials supplied including installation instructions. Catalog data and material specifications. Complete schedule of various type and class of pipe, fittings, and specials to be used. List lubricants including application rate for ENGINEER's review.

11-5.2 Certificates

When specifically requested by the ENGINEER, two (2) copies of manufacturer's affidavit certifying all materials delivered comply with specifications.

11-6 Delivery, Storage, and Handling

11-6.1 Delivery and Unloading

Do not deliver and unload products until Engineer has reviewed and approved shop drawings. Contractor shall inventory and inspect all shipments for loss or damage. Materials which are damaged when received shall be removed from site and replaced by Contractor at no cost to Owner. Unload materials from cars or trucks in such a manner as to protect pipe damage. Follow manufacturer's recommendations.

11-6.2 Storage

Do not store plastic products in direct sunlight or where there is possibility of contact with fire or excessive heat. Store on level surface. Do not stack pipe more than 8 ft. high. Do not store in areas which would endanger safety of public or construction operations, or result in damage to products. Gaskets shall be protected from excessive exposure to heat and cold, direct sunlight, ozone, oil and grease.

11-6.3 Handling

Provide proper and suitable tools and appliances for safe handling of products.

11-7 Manufacturers

All PVC pipe and fittings regardless of size or pressure class (rating), shall be furnished by one manufacturer or supplier. Acceptable Manufacturers or Suppliers: J-M Manufacturing, Inc., CAN-TEX Industries, or equal.

11-8 PVC Pipe

11-8.1 Pipe Material Compound

Pipe shall be extruded with virgin unplasticized polyvinyl compounds which meet the requirements of ASTM D 1784, cell classification 12454-B (formerly designated as PVC type 1, Grade 1 with hydrostatic design stress of 2,000 psi for water at 239C (73.40F) designated PVC 1120).

11-8.2 Pipe Standards

11-8.2.1 Water Pipe

Conform to ASTM D 2241 and PS 22-70 for SDR-PR pipe not requiring cast iron O.D. Pipe specified with the following standard Thermoplastic Pipe dimension Ratios (SDR) shall have the corresponding Water Pressure Ratings (PR)avat 23°C (730F):

SDR 21 – 200 psi
SDR17 – 250 psi

Where cast iron O.D. is required, or is specifically call for in the bid schedule or shown on the Drawings, conform to AWWA C900. Pipe specified with the following Standard Thermoplastic Pipe Dimension Ratios (SDR) shall have the corresponding Water Pressure Ratings (PR) at 23PC (730F):

SDR14 – 200 psi

11-8.2.2 Sewer Pipe (Force Mains)

For pipe diameters smaller than 3 inches, conform to ASTM D 1785 and PS 21-70 for schedule 40, 80, or 120 pipe and ASTM D 2241 for SDR-PR pipe as specified above for water pipe.

For pipe diameters 30 and larger, conform to ASTM D 2241 and PS 22-70 for SDR-PR pipe. Pipe specified with the following Standard Thermoplastic Pipe Dimension Ratios (SDR) shall have the corresponding Water Pressure Ratings (PR) at 230C (730F):

SDR 32.5 – 125 psi
SDR 26 – 160 psi
SDR 21 – 200 psi
SDR 17 – 250 psi

11-8.3 Joints

Pipe joints for pipe conforming to ASTM D 2241 or AWWA C900 shall be gasketed joints of either the 'integral bella design or a separate osleeve-°O coupling. Integral bell type gasketed joint shall meet the requirements of ASTM D 2672 for Bell-End pipe and ASTM D 3139 for flexible elastomeric seals. The mechanical joint shall be of the push-on-joint type construction. No compression-type constructed joint shall be used without prior approval of the ENGINEER.

11-8.3.1 Separate 'sleeve-type' coupling gasketed joint shall be furnished by the pipe manufacturer and shall accommodate the pipe for which they are to be used. They shall have a minimum pressure rating of 200 psi. Insertion depth of the pipe in the coupling shall be controlled to allow for thermal expansion and contraction. Gaskets shall conform to ASTM F-477 requirements for elastometric seals for use with high pressure plastic pipe and shall, unless specifically approved otherwise by ENGINEER, be factory installed during extruding process.

11-8.4 Maximum Laying Lengths

AWWA C900 Standard – 20 ft.
Pressure Pipe (ASTM D 2241/ASTM D 1785) – 40 ft.

11-8.5 Lubricants

Shall be products of pipe manufacturer or approved for use by pipe manufacturer in writing. Shall be non-toxic and will not support growth of bacteria. Shall not contribute taste or odor to water.

11-9 PVC Fittings (Bends, Tees, Reducers, Unions, Caps, Plugs, Etc.)

11-9.1 Fittings for pipe furnished in sizes smaller than four (4) inches in diameter may be manufactured from the same compound as the pipe specified for use:

1) Designed for minimum internal pressure rating of 200 psi.
2) Molded, except that inline fittings, bushings, couplings, unions, and caps may be machined from extruded stock.
3) Fittings fabricated by welding will not be accepted.
4) Specifically designed to accommodate pipe for which they are to be used.
5) When gasketed type fittings are used:
a. Insertion depth of pipe shall be controlled to allow for expansion and contraction.
b. Gasket joints shall meet the requirements specified for the pipe.

11-9.2 Fittings for pipe furnished in sizes four (4) inches or larger diameter shall be in gray iron or ductile iron and shall be manufactured in accordance with ANSI A 21 .10 or AWWA C1 10.

1) 12 inch and smaller fittings shall have a 250 psi pressure rating.
2) 14 inch and larger fittings shall have a 150 psi pressure rating.

11-9.3 Adaptors and gaskets for connecting PVC pipe to iron pipe and fittings and to MJ valves shall meet requirements of pipe or valve manufacturers and shall be rated for some design pressures as pipe.

11-10 Installation

Installation of PVC pressure piping, six (6) inches nominal size and smaller shall be in accordance with ASTM D 2774 and as shown on the Drawings. Installation for PVC pressure piping, larger than six (6) inches nominal size shall be in accordance with the requirements of Section GM-04 and as shown on the Drawings. All pipe and related structures shall be constructed to line, grade, and position as shown on the Drawings. Where pipelines are required to be encased by concrete, the encasement shall be comprised of 2500 psi concrete. All PVC pressure piping shall have locator wire installed in the trench, 18-inches directly above the top of pipe. Locator wire shall be 10 gage bare solid copper wire unless otherwise so noted on the Drawings.

11-10.1 Jointing

Assemble joint as recommended by pipe manufacturer. Do not drop line into trench. During adverse weather conditions raceway and gaskets must be kept dry. Gaskets must be maintained at temperatures between 400F-900F during filed installation. Where in ENGINEER's opinion gaskets have not been adequately protected or maintained, all such gaskets shall be removed from site and replaced. Procedures for jointing by means of solvent cements shall be in accordance with ASTM D 2855. Reference ASTM F 402 for recommended safe handling requirements.

11-10.2 Cutting

When necessary, pipe may be field cut to shorter than standard length. Cut square using saw cutter, hand saw or circular saw in accordance with pipe manufacturer's requirements. Bevel all field cut ends uniformly 1/2 inch long to a 150 bevel. Place depth ring (insertion reference work) on all field cut pipe. Refer to factory marks to locate.

11-10.3 Thrust (Reaction) Blocking

Thrust block shall be provided where indicated on Drawings. However, where no specific requirements for blocking is shown on the Drawings, blocking shall also be provided at all changes in direction and pipe size, deadends, valves and hydrants. Blocking shall conform to details shown on Drawings and it shall bear no undisturbed soil.

11-11 Embedment Materials and Construction

Class C2 embedment materials and construction methods as specified herein are required for all pipe larger than six (6) inch nominal size, unless otherwise approved by the Engineer.

11-11.1 Class C2 Embedment

BEDDING: Not required.

INITIAL BACKFILL: a. Materials shall be coarse sands and gravels including small percentage of fines, generally granular and non-cohesive, either wet or dry. They shall conform to the requirements of ASTM D 2321, Class 11 materials, except aggregate shall be of maximum particle size of 1/2 inch.

11-11.2 Class C2 Embedment Construction

Initial backfill shall be placed in twelve (12) inch layers (before compaction) to a height of no less than twelve (12) inches over the top of the pipe.

FINAL BACKFILL: Final backfill shall be in accordance with Section GM-04 and as shown on the Drawings. Do not compact final backfill with a mechanical compactor (hydrohammer or impactor type), unless minimum cover ls 30 inches above top of pipe and pipe embedment has previously been compacted to a minimum of 85% Standard Proctor Density per ASTM D 698 or AASHTO T 99. Flooding, jetting or puddling are acceptable methods for compacting.

11-12 Testing

After each pipeline section is installed, it shall be tested in accordance with requirements of Section 9. After water lines have passed test requirements, they shall be disinfected in accordance with requirements of Section 9.

END OF SECTION

11-12.1 Testing

After each pipeline section is installed, it shall be tested in accordance with requirements of Section 9. After water lines have passed test requirements, they shall be disinfected in accordance with requirements of Section 9.

END OF SECTION

11-12.1 Testing

After each pipeline section is installed, it shall be tested in accordance with requirements of Section 9. After water lines have passed test requirements, they shall be disinfected in accordance with requirements of Section 9.

END OF SECTION

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PROJECT NO. 24-600

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CHECKED: M.C.G.
DATE: 06/25/24
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F.B. NO. : N/A

SEAS

ARBOURS AT EMERALD SPRINGS

SPECIFICATIONS

C22

OF 24

REVISIONS:

BY:

DATE:

Licensed Engineer:

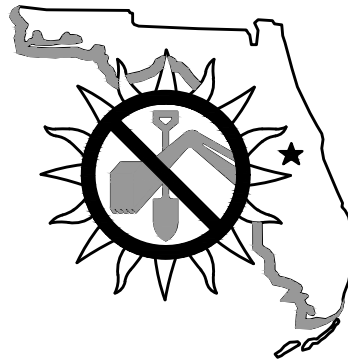
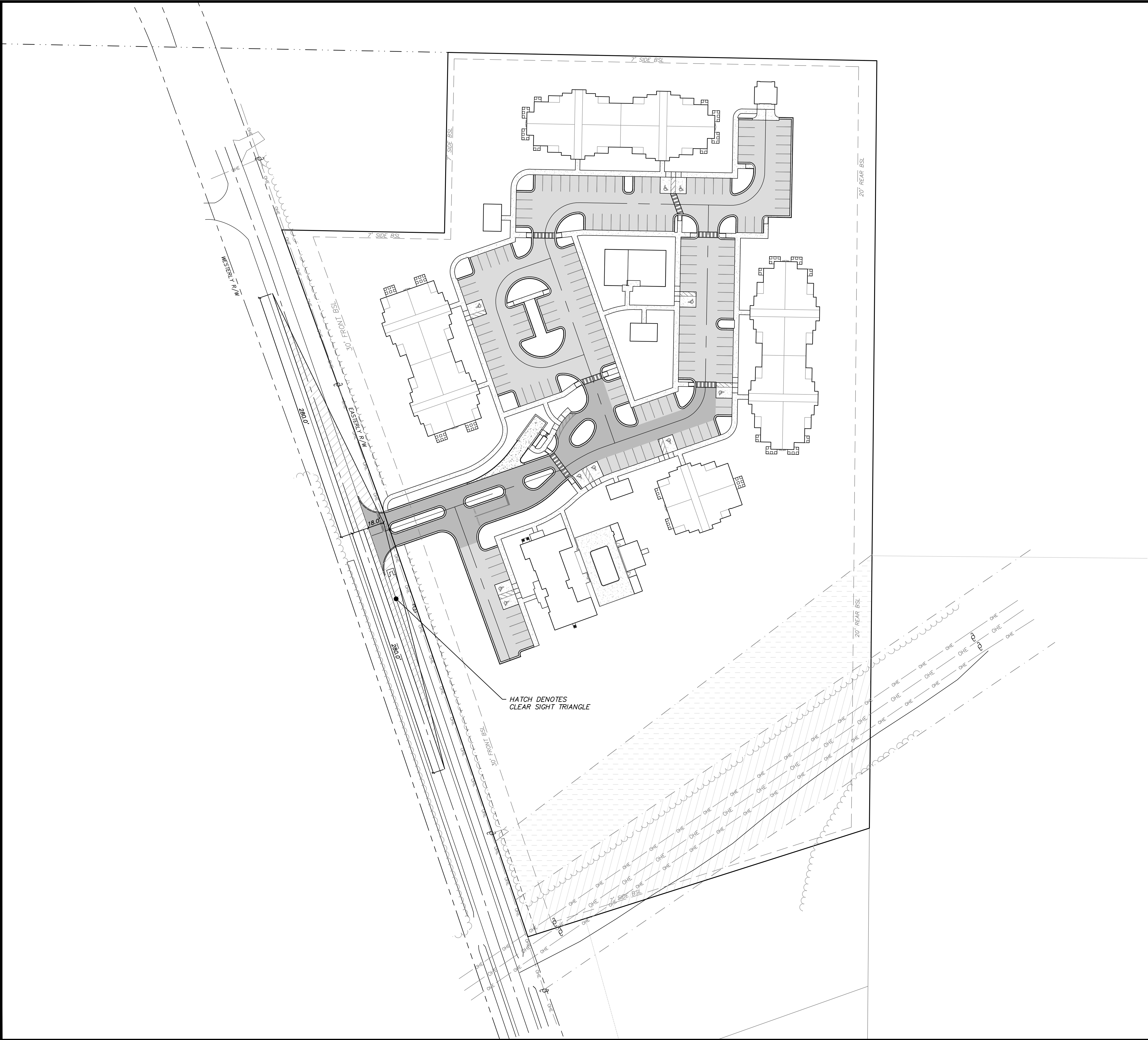
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Timothy D. Bowden, P.E., FL No. 68275
Michael Cook-Greager, P.E., FL No. 90897

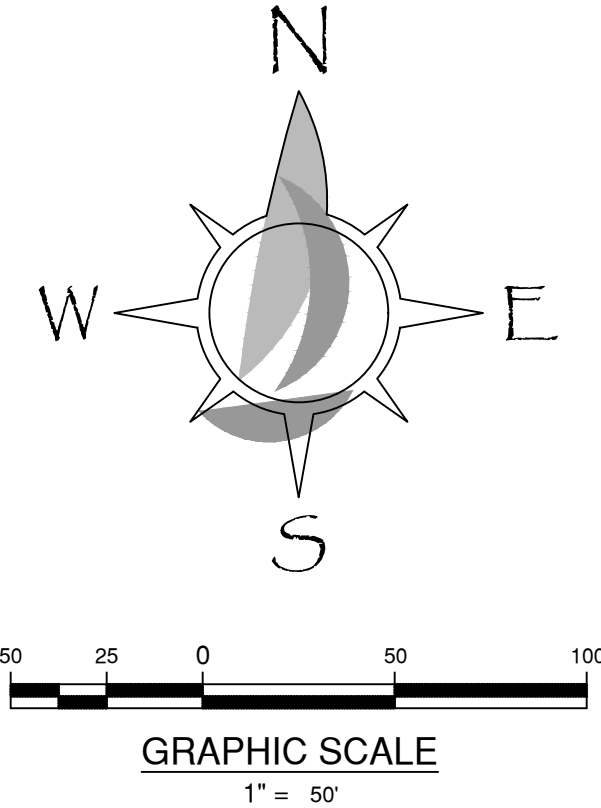
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ARBOURS AT EMERALD SPRINGS

CLEAR SIGHT TRIANGLE

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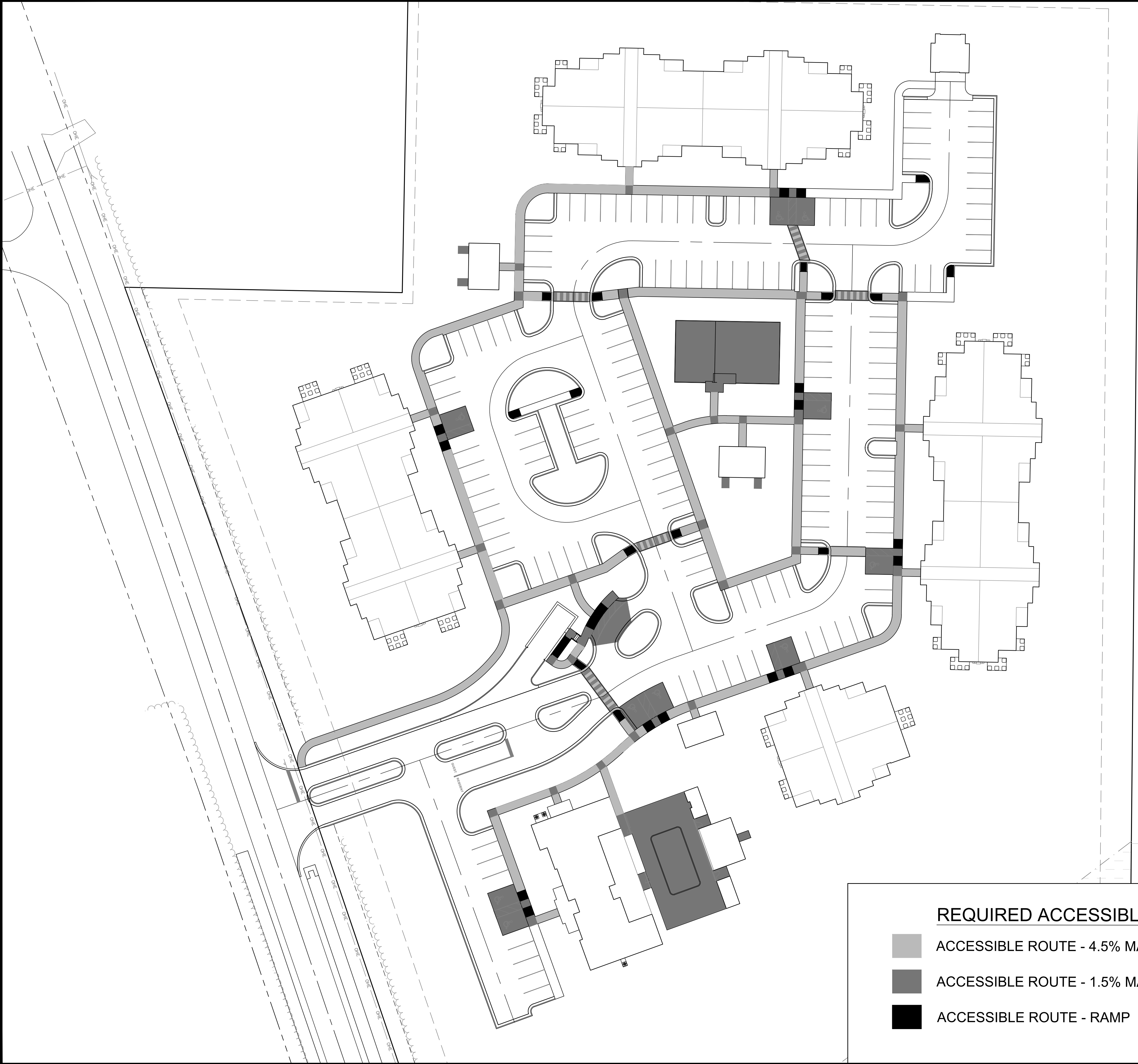
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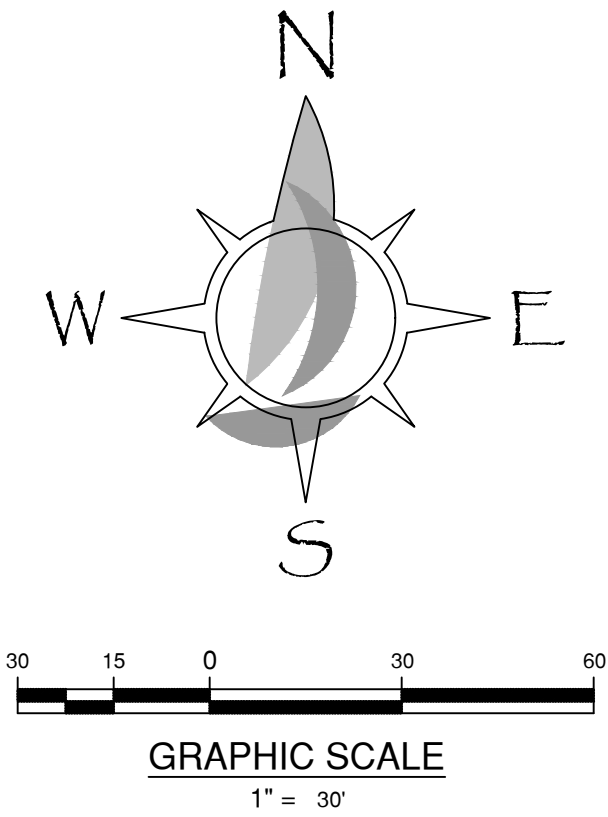
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Timothy D. Bowden, P.E., No. 68275 Michael Cole Granger, P.E., No. 90897		



- REQUIRED ACCESSIBLE ROUTE**
- ACCESSIBLE ROUTE - 4.5% MAX RUNNING SLOPE & 1.5% CROSS SLOPE
 - ACCESSIBLE ROUTE - 1.5% MAX SLOPE IN ALL DIRECTION
 - ACCESSIBLE ROUTE - RAMP



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SEAS	DRAWN: L.M.S.
	CHECKED: M.C.G.
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ARBOURS AT EMERALD SPRINGS

ACCESSIBLE ROUTE PLAN

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Michael Cole Granger, P.E., No. 90987

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City of DeFuniak Springs
71 US Highway 90 West
DeFuniak Springs, FL
32433



Planning Department
35 US Highway 90 West
DeFuniak Springs, FL
32433

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-02, Jonathan E. Nash is requesting to amend the FLUM for property located on Hwy 331 N, just north of Myrtle Avenue.

DATE: October 30, 2024

(Planning Board meeting on Monday, November 4, 2024, 5:30 p.m.)

PART A. GENERAL INFORMATION

1. Applicant/Agent:
Jonathan E. Nash
O'Connell & Associates Consulting Engineer
Santa Rosa Beach, FL 32459
Owner:
Barry and Richard Katz
2. Requested Action: Jonathan E. Nash is requesting a Small-Scale Amendment to amend the Future Land Use Map (FLUM) from Low Density Residential to Commercial. The subject property is located on the east side of Hwy 331 N, just north of Myrtle Avenue. (parcel # 25-3N-19-19070-001-8815) and is approximately 2.67 acres in size.
3. Number of Notices Sent to Property Owners within 500 feet: There will be 44 notices sent to property owners located within 500 feet of the subject property.
4. Existing Zoning: The subject property is zoned C-2, Commercial. The Property to the east and south is also designated C-2. Property to the west and north is designated R-2. Please refer to Exhibit A – 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 east, west and north. Property to the south is designated Commercial. Please Refer to Exhibit B - Future Land Use Map.

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PART B. ANALYSIS

The subject property is located on the east side of Hwy 331 N, just north of Myrtle Avenue. While the entire property is designated C-2, Commercial on the zoning map, a portion of the property still retains a LDR, Low Density Residential designation on the Future Land Use Map (FLUM). This request would clean up the FLUM to ensure consistency with the current zoning. As this property abuts an R-1, Single-Family Residential district a landscaped buffer will be required on the north and east side of the property upon development. Any proposed development will adhere to all requirements of the Land Development Code to minimize any impacts on the adjoining properties.

Exhibit A- Existing Zoning

2025-SSA-02

Jonathan E. Nash is requesting to amend
the Future Land Use Map map from
LDR- Low-Density Residential to C, Commercial

 R-2, Multi-Family Residential

 C-2, Commercial

 C-1, Commercial

 Subject Property

0 100 200 Feet



Highway 331 S.

Myrtle Ave

Park Ave.

Bruce Ave.



Exhibit B- Existing FLUM

