



**PLANNING DEVELOPMENT BOARD REGULAR MEETING AGENDA
FEBRUARY 5, 2024
6:00 P.M.
CITY COUNCIL CHAMBERS**

The Public is invited to view our meetings on the City of Crestview Live stream at <https://www.cityofcrestview.org> or the City of Crestview Facebook Page.

1 Call to Order

2 Pledge of Allegiance

3 Approve Agenda

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5. 1. Approval of Planning Board Meeting Minutes- 01/02/2024

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1962 Amending Board Terms and Regulations

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

9. 1. Variance – 544 Tikell Drive

10 Action Items

10. 1. Preliminary/Conceptual Plat – Garden Villas Townhomes
10. 2. Preliminary/Conceptual Plat - Brett Street Townhomes
10. 3. Preliminary/Conceptual Plat – Harrisburg Estates Phases 2-4

11 Director Report

11. 1. Director Update

12 Comments from the Audience

13 Adjournment

All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. 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 needing special accommodations, please contact Maryanne Schrader, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option 2 within 48 hours of the scheduled meeting.



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: February 5, 2024

TYPE OF AGENDA ITEM: Minutes

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/23/2024
SUBJECT: 1. Approval of Planning Board Meeting Minutes- 01/02/2024

BACKGROUND:

The routine approval of the past meeting minutes.

DISCUSSION:

The draft minutes were distributed before the meetings.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

n/a

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the minutes of January 2, 2024.

Attachments

1. 01022024 Planning Board Meeting Draft Minutes

**Planning and Development Board
Regular Meeting
Minutes
January 2, 2024
6:00 p.m.
Council Chambers**

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning Development Board to order at 5:58 p.m. Members present: Mr. Werth, Mr. Follmar, Mr. Hayes, and Mr. Medlock. Also present were Deputy City Clerk Natasha Peacock and staff members. Mr. Gilbert and Mr. Frost were not in attendance.

2 Pledge of Allegiance

The pledge of allegiance was led by Chair M. Roy.

3 Approve Agenda

Chair M. Roy called for action on approving the Agenda.

A motion was made by Mr. Follmar to approve the Agenda. Seconded by Mr. Medlock.
Roll Call: Ayes: Mr. Werth, Mr. Follmar, Mr. Hayes, Mr. Medlock. Nays: none, motion passed.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

Chair M. Roy called for action to approve the Consent Agenda.

A motion was made by Mr. Follmar to approve the Consent Agenda. Seconded by Mr. Hayes.
Roll Call: Ayes: Mr. Follmar, Mr. Hayes, Mr. Werth, Mr. Medlock. Nays: none, motion passed.

5.1 Approval of Planning Board Meeting Minutes - 11/06/2023

Chair M. Roy called for action to approve the Consent Agenda.

A motion was made by Mr. Follmar to approve the Consent Agenda. Seconded by Mr. Hayes.
Roll Call: Ayes: Mr. Follmar, Mr. Hayes, Mr. Medlock, Mr. Werth. Nays: none, motion passed.

6 Ordinance on 1st reading/ Public Hearing

6.1 Ord. 1959 - Crosson Street Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the property on Cosson Street and presented Ordinance 1959 to the Planning Board.

Deputy City Clerk N. Peacock read Ordinance 1959 by title: ORDINANCE: 1959 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL (C) TO MIXED-USE (MU) ON APPROXIMATELY 8.04 ACRES, MORE OR LESS, IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board and the Public. There was a brief discussion among the Board.

Chair M. Roy called for action.

A motion was made by Mr. Hayes to approve Ordinance 1959 for City Council approval. Seconded by Mr. Werth.

Roll Call: Ayes: Mr. Hayes, Mr. Werth, Mr. Medlock, Mr. Follmar. Ayes: none, motion passed.

6.2 Ord. 1960 - Crosson Street Rezoning

The City Attorney administered a swearing-in for the Ordinance.

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1960 to the Planning Board.

Deputy City Clerk N. Peacock read Ordinance 1960 by title: ORDINANCE: 1960 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 8.04 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL HIGHINTENSITY DISTRICT (C-2) ZONING DISTRICT TO THE MIXED-USE (MU) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board and the Public. There was none.

A motion was made by Mr. Werth to approve Ordinance 1960 for Council approval. Seconded by Mr. Medlock.

Roll Call: Ayes: Mr. Werth, Mr. Medlock, Mr. Hayes, Mr. Follmar. Nays: none, motion passed.

6.3 Ord. 1961 - LDC Amendment

Planning Administrator N. Schwendt stated that it has been almost 18 months since the last overall update. Since the last update, staff has identified a handful of amendments that would be beneficial per the criteria mentioned previously.

Deputy City Clerk N. Peacock read Ordinance 1961 by title: ORDINANCE: 1961 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE AMENDMENT OF PORTIONS OF CHAPTERS THREE, FIVE, SIX, SEVEN, EIGHT, AND NINE OF THE LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board and the Public. There were none.

Chair M. Roy called for action.

The motion was made by Mr. Follmar to approve Ordinance 1961 for City Council approval.

Seconded by M. Hayes.

Roll Call: Ayes: Mr. Follmar, Mr. Hayes, Mr. Werth, Mr. Medlock. Nays: none, motion passed.

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

10.1 Preliminary Plat: Old Bethel Road Subdivision

Planning Administrator N. Schwendt stated that this subdivision is proposed just south of the city water tower on Old Bethel Road, north of the cemetery with a connection to Old Bethel Road. The subdivision proposes 82 lots, which is within the allowed density provided by the zoning district and future land use designation. If any amendments are made to modify the layout herein proposed, the plat would come back through the Board and Council for approval.

Chair M. Roy asked for comment from the Board.

There was a brief discussion concerning sewer access in the subdivision.

Chair M. Roy asked for action by the Board.

A motion was made by Mr. Hayes to approve the Preliminary Plat for Old Bethel Road Subdivision for Council approval. Seconded by Mr. Medlock.

Roll Call: Ayes: Mr. Hayes, Mr. Medlock, Mr. Werth, Mr. Follmar. Nays: none, motion carried.

11 Comments from the Audience

12 Director Report

12.1 Director Update

Planning Administrator N. Schwendt updated the board with the following information:

Development Orders Issued: Eden Lake Subdivision - 184 lot subdivision located to the south of Highway 90 East, and East of Victory Lane. Crosspoint Church Parking Lot - Expansion to the existing parking lot at Crosspoint Church, including 34 new parking spaces across about 11,000 square feet.

Final Plats: No final plats have been approved or recorded since the last Planning and Development Board Meeting.

New Development Applications: Murphy Oil - Redevelopment of the old Hardee's restaurant into a 2,824-square-foot convenience store and fueling station at the corner of S Ferdon Blvd. and Cracker Barrel Dr. Tractor Supply Expansion - Expansion of the existing Tractor Supply retail center on 4.42 acres at the corner of Highway 90 East and Coleman St. to include a 3,840 square foot greenhouse and drive-thru bay, an 11,200 square foot building for general commercial use, and a 1,250-square-foot coffee shop with a drive-through.

Miscellaneous: As mentioned at the previous meeting, we will have a Comprehensive Plan presentation and workshop at the January 2nd Planning and Development Board meeting. Additionally, in May of this year, the City adopted the Local Housing Assistance Plan (LHAP) to receive State Housing Initiatives Partnership (SHIP) funds to use to assist in the development/construction of affordable owner-occupied and rental housing. As part of this process, it is necessary for the City to form a committee to evaluate our current Land Development

Regulation, Comprehensive Plan, and any policies and procedures to recommend any specific actions or initiatives to encourage or facilitate affordable housing. They may also recommend the inclusion of affordable housing incentives into the LHAP, which are spelled out in Florida Statutes § 420.9075. The statute allows for a member of the local planning agency to sit on the Board. We expect the Board to meet once or twice in the first quarter of 2024 to make the aforementioned recommendations. Staff is working to see if such meeting(s) can be conducted immediately prior to a Planning Board meeting as well, though that may not be possible. He asked if any members of the Planning Board are interested in serving or need information on the responsibilities of the committee to email him. The information will be presented to the City Council since they make the appointments.

13 City Manager Comments

13. 1. City Manager Presentation – Mr. Bolduc will present at a later date.

14 Adjournment

Chair M. Roy adjourned the meeting at 6:28 p.m.

Minutes approved on _____ day of _____ 2024.

Approved:

Minutes submitted by:

Chair M. Roy

Natasha Peacock
On behalf of Maryanne Schrader, City Clerk
Notice having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: February 5, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 2/1/2024
SUBJECT: 1. Ordinance 1962 Amending Board Terms and Regulations

BACKGROUND:

At the December City Council Meeting, the Council provided direction for staff to evaluate the various Board appointments that the City has and begin to draft code amendments that would simplify the Board's terms and, to the degree possible, to allow more intentional, timely and comprehensive evaluation by the Council on an annual basis. Staff discussed the Council's desired outcome further at the January 22nd City Council meeting.

DISCUSSION:

Resulting from previous discussions, staff identified the following provisions that would need to be added or amended for each of the Boards identified by Council:

- Staggered terms - achieved by allowing the first two terms to extend passed the typical term limits, effectively staggering those terms by 1 year.
- A consistent effective date for all appointments across all Boards (determined to be best suited as April 1st)
- Provision for appointments to vacant seats to carry through the remainder of the seat's term, rather than start a new term for the individual that fills the vacancy
- Specific mention that terms will not carry forward until reappointed. That means the Council must reappoint or appoint a new member before their term ends, rather than just allowing automatic term extensions.

The amendments made to the Code of Ordinance and Land Development Code sections regarding PDB membership serve to fulfill the above requirements identified by the Council. Similar changes will also be made to the appointed CRA board members, as well as the Affordable Housing Advisory Committee. The only reason that this ordinance specifically has to come through the PDB is because it includes an amendment to the Land Development Code.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT

There is not any anticipated financial impact expected from the adoption of this ordinance.

RECOMMENDED ACTION

Staff respectfully requests a motion recommending approval of Ordinance 1962 to the City Council.

Attachments

None



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: February 5, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/31/2024
SUBJECT: 1. Variance – 544 Tikell Drive

BACKGROUND:

The Land Development Code, Section 9.02.01, requires a variance through the Board of Adjustment to depart from the standards of the zoning district where unique characteristics of a parcel together with the imposition of the specific regulations of the zoning district result in a hardship.

Bravo 4 Construction Services LLC, as agent for the property owner, has applied for a variance to reduce the front building setback from 25 feet to 19.7 feet, which would reduce the front setback by 5.3 feet. The property is located at 544 Tikell Drive, Parcel ID # 35-3N-24-0102-000B-0330. The future land use is Residential (R) and the zoning is Single-Family Medium-Density Dwelling District (R-2).

DISCUSSION:

According to Section 9.02.02 of the Land Development Code, in order for an application for a variance to be approved or approved with conditions, the Planning and Development Board (PDB) shall make a positive finding, based on the evidence submitted, for each of the following provisions:

- The need for the proposed variance is due to the unusual or unique physical shape, configuration, or other physical condition of the development site. These special conditions are not generally applicable to other lands, structures, or buildings in the same zoning district;
- The literal interpretation and application of the provisions of this LDC would deprive the property owner of property rights commonly enjoyed by other properties in the same zoning district, resulting in an undue hardship;
- The special conditions are not the result of actions of the property owner and are not based solely on a desire to reduce development costs;
- Approval of the proposed variance shall not provide to the property any special privilege that is denied to other development sites within the same zoning district;
- The proposed variance is the minimum variance that results in reasonable use of the land, building, or structure;
- Approval of the proposed variance shall ensure compatibility of the resulting development with the uses of land and character of the adjacent and surrounding neighborhood;
- The proposed variance is consistent with the intents and purposes of the requirements of this LDC;
- The proposed variance is consistent with the provisions of the Comprehensive Plan; and
- The proposed variance is not detrimental to the health, safety, or general welfare of the public.

Staff finds that the requested variance does not meet all the provisions listed above, as follows:

- The development site does not have an unusual or unique physical shape, configuration or other physical condition that would require a variance to develop.
- The literal interpretation and application of the provisions of the LDC would not deprive the property owner of the property rights commonly enjoyed by the other properties in the same zoning district; and does not result in an undue hardship.
- The special conditions are the result of the actions of the property owner's agent. A previous site plan showed the home placed within the required setbacks of the zoning district.

The property was posted on January 22, 2024. An advertisement ran in the Crestview News Bulletin on January 25, 2024.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows.

Foundational – these are the four areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability – Achieve long term financial sustainability.

Communication – To engage, inform and educate public and staff.

Quality of Life – these six areas focus on the overall experience when provided by the city.

Community Character – Promote desirable growth with a hometown atmosphere.

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The application fee for the variance request was \$1,500.00. The cost of advertising was \$164.50.

RECOMMENDED ACTION

Staff respectfully recommends a motion of denial of the variance request as it does not meet each of the provisions of section 9.02.02 of the Land Development Code.

Attachments

1. Agent Authorization - 544 Tikell Dr
2. Application - 544 Tikell Dr
3. Narrative - 544 Tikell Dr
4. Survey - 544 Tikell Dr
5. 2023-3520-544 tikell drive retaining wall design
6. 2023-3520-544 tikell engineered site plan PZAP (1)



CITY OF CRESTVIEW

Community Development Services

198 Wilson St. North • Crestview, FL 32536

(850) 689-1619 Option 2 • planning@cityofcrestview.org

AGENT AUTHORIZATION

I (we) hereby certify ownership of the property within this application and approve of the requested action herein and certify that Bravo 4 Construction Services, LLC. Aaron McVay is designated as the agent for the owner(s) and is authorized to act on my (our) behalf involving this application for Setback Variance for: 544 Tikell Drive, Crestview Florida

Gene L. Keene

Owner

Signature

12-27-23

Date

Joan W. Keene

Owner

Signature

12-27-23

Date

Owner

Signature

Date

Owner

Signature

Date

STATE OF FLORIDA

COUNTY OF, MANATEE

The foregoing instrument was acknowledged before me this 27th day of December, 2023, by GENE L KEENE AND JOAN W KEENE, who is personally known to me or has produced, FLORIDA DRIVER LICENSE as identification.

(Notary Seal)



JAMES G. SCOFIELD
Commission # HH 146522
Expires October 26, 2025
Bonded Thru Budget Notary Services

NOTARY PUBLIC - STATE OF FLORIDA

JAMES G SCOFIELD
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION #

HH 146522



CITY OF CRESTVIEW

Community Development Services

198 Wilson St. North • Crestview, FL 32536
(850) 682-1560 • planning@cityofcrestview.org

VARIANCE APPLICATION

Application Information

Address/Location:

544 Tikell Dr

Parcel ID#:

35-3N-24-0102-000B-0330

Owner Name:

Gene + Joan Keene

Mailing Address:

3940 Gamble Creek Rd Parrish FL 34219

Phone:

941-780-2875

Email:

Agent Name:

Bravo 4 Construction Services LLC / Aaron McVay

Mailing Address:

4610 Plover Dr Crestview FL 32539

Phone:

850-261-0943

Email:

aaron.a.mcvay1@outlook.com

Zoning District:

☐ R-1 ☒ R-2 ☐ R-3 ☐ MU ☐ C-1 ☐ C-2 ☐ IN ☐ P ☐ E

Future Land Use:

☒ R ☐ MU ☐ C ☐ IN ☐ PL ☐ CON

Brief description of the extent of the requested variance:

Required Documentation

1. Detailed explanation regarding how the proposed variance complies with each of the requirements of Section 9.02.02 (as follows):
 - a. The need for the proposed variance is due to the unusual or unique physical shape, configuration, or other physical condition of the development site. These special conditions are not generally applicable to other lands, structures, or buildings in the same zoning district;
 - b. The literal interpretation and application of the provisions of this LDC would deprive the property owner of property rights commonly enjoyed by other properties in the same zoning district, resulting in an undue hardship;
 - c. The special conditions are not the result of actions by the property owner and are not based solely on a desire to reduce development costs;
 - d. Approval of the proposed variance shall not provide to the property any special privilege that is denied to other development sites within the same zoning district;
 - e. The proposed variance is the minimum variance that results in reasonable use of the land, building, or structure;
 - f. Approval of the proposed variance shall ensure compatibility of the resulting development with the uses and character of the adjacent and surrounding neighborhood;
 - g. The proposed variance is consistent with the intents and purposes of the requirements of this LDC;
 - h. The proposed variance is consistent with the provisions of the Comprehensive Plan; and
 - i. The proposed variance is not detrimental to the health, safety, or general welfare of the public.

*Note that application for variance approval does not ensure approval of variance by PDB. Application and Fee are required to process and review variance, but variance approval or disapproval shall be at the discretion of the PDB in compliance with the Land Development Code.



CITY OF CRESTVIEW VARIANCE APPLICATION

Consent and Understanding

I (the undersigned), Aaron McKay being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed, and that I am authorized to sign the application by the owner or owners. I authorize City of Crestview staff and agents to visit the site as necessary for proper review of this application.

Furthermore, I have read and understand all the information provided in this application, the requirements identified within the application, and do hereby agree to provide the necessary information requested by the City of Crestview. I also understand that an approved Administrative Permit from the city must be submitted to the city's Building Department by the applicant before commencement of construction is authorized. I also understand Administrative Permits are valid for a period of twelve (12) months from the date of issuance, unless the Community Development Services Director grants an extension.

As the registered owner / authorized agent, I hereby submit this application for the development of the subject site. Should there be a change in ownership, authorized agent, legal description, or proposed development, while this application is being processed, I shall notify the Community Development Services in writing immediately.

Bravo 4 Construction Services LLC
Owner/Agent
Aaron McKay

Signature

Date

Owner

Signature

Date

Owner

Signature

Date

Owner

Signature

Date

STATE OF FLORIDA

COUNTY OF, Okaloosa

The foregoing instrument was acknowledged before me this 21st day of December, 2023, by Aaron McKay, who is personally known to me or has produced, as identification.



Lindsey A. Sutton
NOTARY PUBLIC - STATE OF FLORIDA

Lindsey A. Sutton
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION #

HH 370355

****Note**** This application must be completed and signed by all property owners or an authorized agent. If the applicant is an agent, all property owners must sign an Agent Authorization form.



Variance Request

City Of Crestview,

Upon contracting with the homeowner to build at 544 Tikell Dr, we identified a challenge with the lot shape and grade. We hired SCE Engineering to design and layout a proposed site plan to include a substantial retaining wall at the rear of the lot.

Once SCE Engineering completed this it was submitted for approval and we moved forward with the build. The location of the wall and position of the dead men dictated the location of the structure.

The proposed site plan showed the northeast corner requirement to be minimum of 35' from the retaining wall so no part of the structure was sitting on the dead men. The initial plan from SCE did not include the 6'x10' patio at the back door. The position of the structure was adjusted so the patio did not sit over the dead men as initially designed. Upon doing the form board layout for the footer, measurements were taken showing the southeast corner to still meet the required setback as far as we could determine. At this time we scheduled the footer inspection and slab inspection, which both passed with no indication of encroachment. The house was then framed and rough-in's completed in preparation for our next inspections.

It was at this time we were informed a Finished Floor Elevation Survey was required to move forward with inspections. We contracted Land Engineering Services to complete this requirement. Once submitted to the city to move forward with inspections we were notified by the building department the southwest corner of the garage did not meet the required 25' setback (actual location is 19.7'). Work was immediately stopped on our accord to determine what course of action would be required to move forward. The City of Crestview Building department explained an application for variance would be required, which we immediately submitted.

At this point in the build phase our options to move forward are as follows:

Cut garage depth back 5', creating new footer and framing requirements, as well as shortening the garage to 14' not allowing for a normal sized automobile to fit inside.

Cut garage depth back 5', creating new footer and framing requirements, converting the

garage to heated/cooled space, eliminating the garage which will deprive the homeowner the use of the garage which is commonly enjoyed by other properties in the same neighborhood.

Variance approval would ensure compatibility of the resulting development with the uses and character of the adjacent and surrounding neighborhood.

The 5' variance request does not appear to be detrimental to the safety or general welfare of the public. It also allows the homeowner full use of the designed structure on their property.

Bravo 4 Construction Services LLC would like to sincerely thank you for your consideration in granting this variance request. We believe we have satisfied all requirements for variance approval and are prepared to take the necessary steps in order to complete the build for the homeowner.



Signature of Contractor

02 Jan 2024

Date



June 28, 2023

Crestview Building Department
198 Wilson Street N
Crestview, Florida 32536

RE: SITE RETAINING WALLS
544 TIKELL DRIVE, CRESTVIEW, FLORIDA 32536
OKALOOSA COUNTY, FLORIDA (SCE PROJECT NUMBER: 23-1576-01)

To Whom it May Concern,

Please allow this letter to serve as verification that the appropriate calculations have been performed for the above-mentioned retaining wall to be located at 544 Tikell Drive in Crestview, Florida. The proposed structure lies within an 'X' flood zone according to the Northwest Florida Water Management District Flood Information Portal. The following revision shall be used for referenced for construction:

Site Retaining Wall:

- The contractor shall reference sheet S1 (see attached) for construction of the retaining wall at locations shown on SCE's site plan.
- At contractor's discretion, the horizontal lagging may be installed per sheet S2 in lieu of the vertical member & waler configuration shown on Sheet S1.

Assumptions for Design

The following assumptions have been made for the geotechnical design parameters:

- Internal soil friction angle of 30° was used for passive, active, and bearing fill material
- 115 pcf moist soil density (125 pcf saturated density)
- All materials (in-situ & borrow) must be tested for compliance with the design assumptions stated above.
- Soil types and classifications were based on readily available GIS and web soil surveys and assumed to primarily consist of dry clayey-sand with little to no cohesion.

Earthwork Requirements

- Backfill placement the retaining wall, including future foundation pad, shall be done in 12" lifts maximum. Backfill material shall be statically compacted; partially saturate as required.
- No heavy machine compaction is permitted within 10' of the proposed retaining wall; handheld/walk behind compaction only.
- All borrow material shall be well graded loamy sand.

120 N. HWY 71
P. O. Box 141
WEWAHITCHKA, FL 32465
(850) 639-3860
WWW.SOUTHEASTERNCENGINEERS.COM

115A SAILORS COVE DR
P. O. Box 951
PORT ST. JOE, FL 32457
(850) 227-1297
INFO@SOUTHEASTERNCENGINEERS.COM



Notes:

- All temporary shoring shall be the responsibility of the contractor.
- Due to the nature of this project, unforeseen structural problems may arise during construction. SCE shall be notified of such discoveries prior to commencing any further work.
- No global stability analysis was performed for this design.

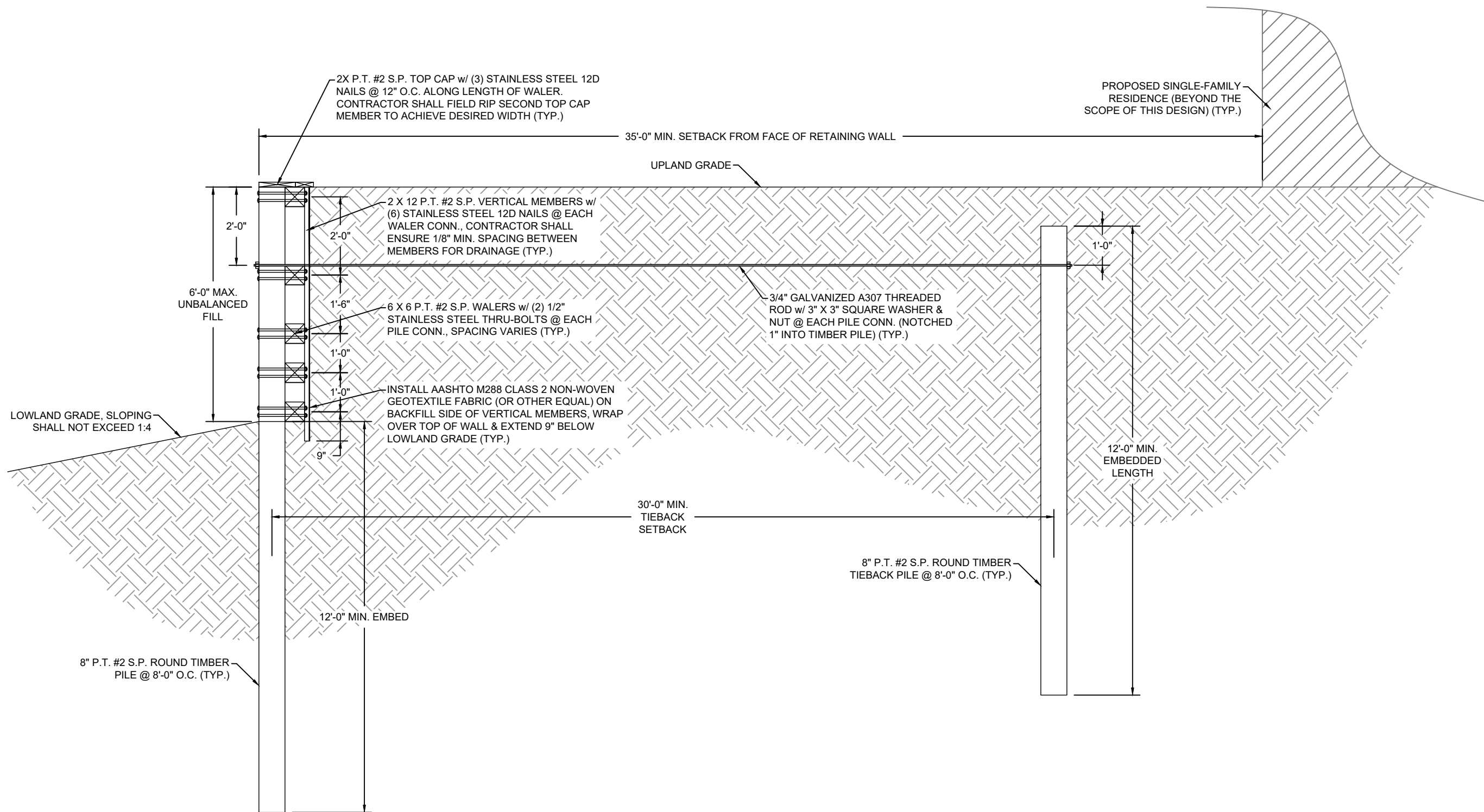
This letter applies to the above-mentioned items only. SCE Inc. shall not be held responsible for any design aspects which are not stated in this letter and for any existing structure. Should you have any questions, please do not hesitate to contact me any time at 850.639.3860.

Sincerely,

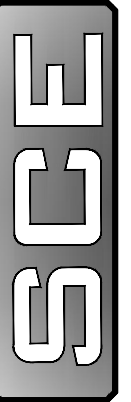
SOUTHEASTERN CONSULTING ENGINEERS, INC.

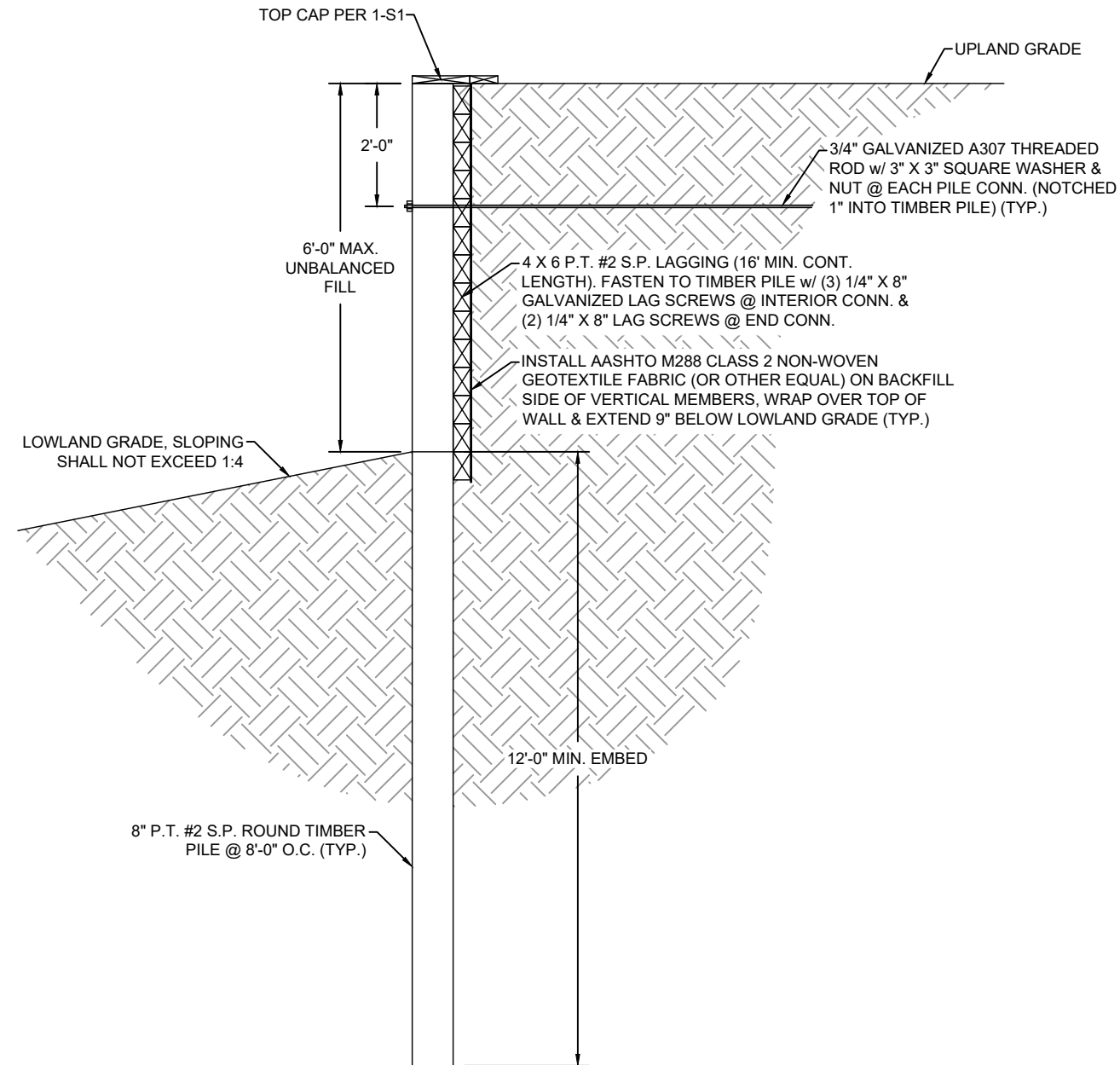
A handwritten signature in blue ink, appearing to read "L. Jack Husband III", is written over the company name.

L. Jack Husband III, P.E., President



1 TYP. WOOD RETAINING WALL SECTION
S1 SCALE: 1/2" = 1'-0"

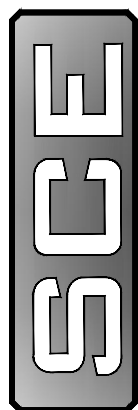
 SOUTHEASTERN CONSULTING ENGINEERS, INC. P.O. BOX 141 WEAHHITCKA, FLORIDA 32465 850.639.3860	SHEET TITLE WOOD RETAINING WALL CLIENT SHAWN LEWIS 544 TIKELL DRIVE CRESTVIEW, FLORIDA 32536	JOB NO. 23-1576-01 SHEET NO. S1
---	---	---



1
S2

4 X 6 WOOD LAGGING OPTION

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



SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEWAHITCHKA, FLORIDA 32465
850.639.3860

SHEET TITLE

TIMBER LAGGING OPTION

JOB NO.

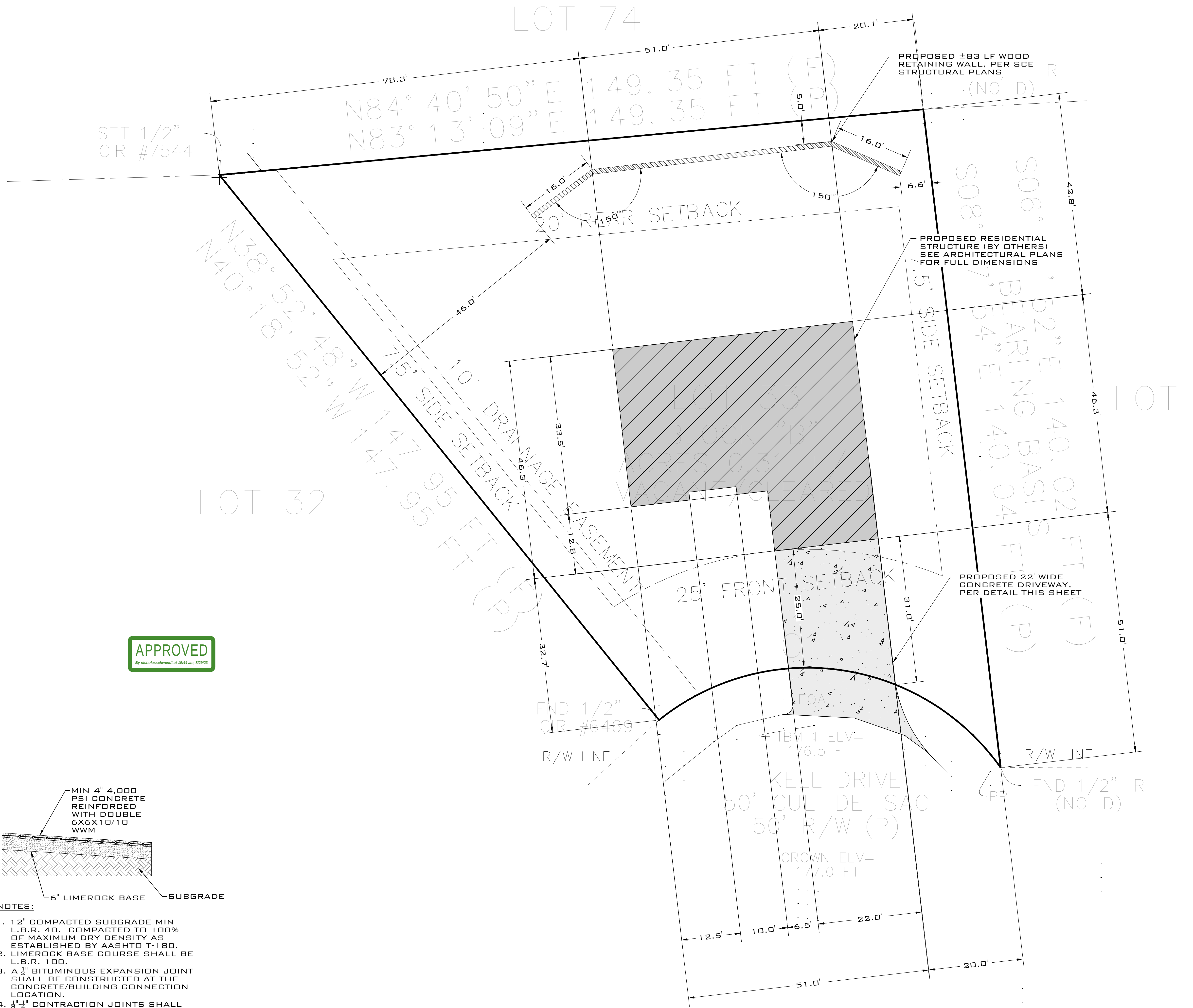
23-1576-01

CLIENT

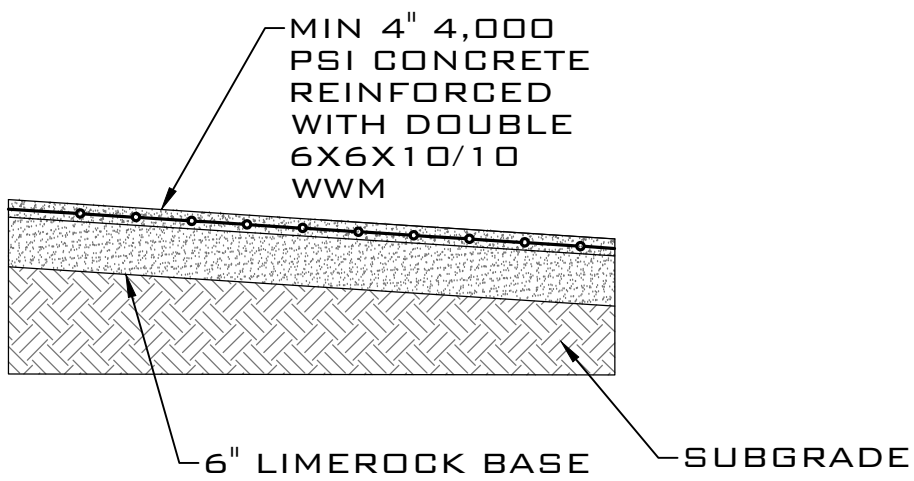
SHAWN LEWIS
544 TIKELL DRIVE
CRESTVIEW, FLORIDA 32536

SHEET NO.

S2

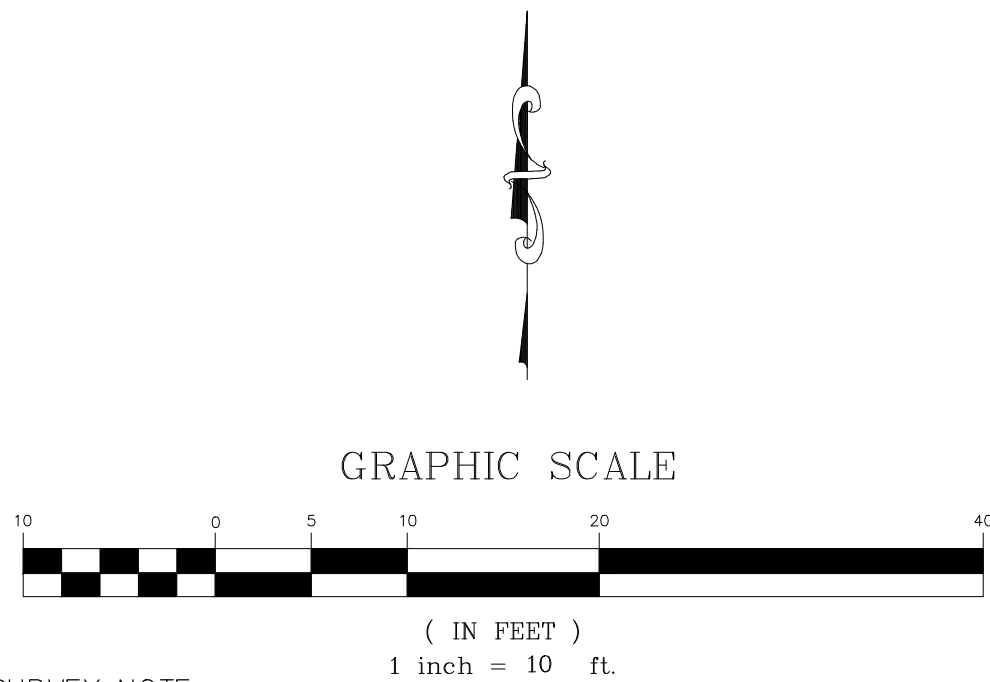


SITE AREA TABLE		
PROPOSED RESIDENCE	1,983.91	SF
PROPOSED CONCRETE DRIVEWAY	669.49	SF
TOTAL IMPERVIOUS AREA	2,653.40	SF
TOTAL AREA OF PARCEL	13,349.46	SF
IMPERVIOUS AREA PERCENTAGE	19.88	%
ALLOWABLE IMPERVIOUS AREA	50.00	%

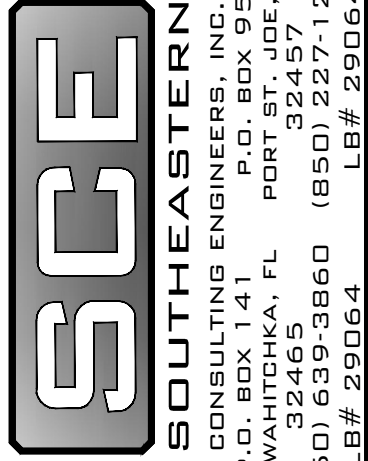


- NOTES:
1. 12" COMPACTED SUBGRADE MIN L.B.R. 40, COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS ESTABLISHED BY AASHTO T-180.
 2. LIMEROCK BASE COURSE SHALL BE L.B.R. 100.
 3. A 3/4" BITUMINOUS EXPANSION JOINT SHALL BE CONSTRUCTED AT THE CONCRETE/BUILDING CONNECTION LOCATION.
 4. 3/4" CONTRACTION JOINTS SHALL BE PROVIDED EVERY 10'

1 CONCRETE DETAIL
G1 N.T.S.



SURVEY NOTE:
ELEVATIONS AND CONTOURS SHOWN HEREON ARE TRUE ELEVATIONS
BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.



SITE PLAN

544 TIKELL DR
CRESTVIEW FL, 32536
OKALOOSA CO. PARCEL ID: 35-3N-0102-0008-0330

PROJECT NUMBER: 23-1576-01 REVISIONS:

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM
B.B.	W. BAILEY	J. HUSBAND			
FOR: GENE L. KEENE & JOAN W. KEENE 3940 GAMBLE CREEK RD PARRISH, FL 32419					

DATE: 06-19-23
SHEET NO.

C1



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: February 5, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/31/2024
SUBJECT: 1. Preliminary/Conceptual Plat – Garden Villas Townhomes

BACKGROUND:

Staff received the initial application for the Garden Villas Townhomes Subdivision on October 10th, 2023. It has since gone through staff review and all major comments have been addressed. The remaining comments are not expected to affect the overall layout and scope proposed on the provided preliminary plat documents.

DISCUSSION:

This townhouse subdivision is proposed northwest of the intersection of Garden Street and Third Avenue, just south of Crestview High School. The subdivision will connect to both Garden Street and Third Avenue. The subdivision proposes 158 lots, which is within the allowed density provided by the zoning district (Mixed Use) and future land use designation (Mixed Use), which provide for a maximum of 238 units.

If any amendments are made to modify the layout herein proposed, the plat will come back through the Board and Council for approval.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

Approval of this conceptual plat will have a positive future impact on the City including: impact fees, building permits fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a motion to recommend approval of the preliminary plat to the City Council.

Attachments

1. Garden Villas Townhomes Conceptual Plat

GARDEN VILLA TOWNHOMES

A RESUBDIVISION OF LOTS 1 THROUGH 10, BLOCK ONE OF OAKDALE MINIATURE FARMS (PLAT BOOK 1, PAGE 129) IN SECTION 04, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS ONE THROUGH TEN INCLUSIVE OF BLOCK ONE, ACCORDING TO THE PLAT OF OAKDALE MINIATURE FARMS AS RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY FLORIDA, LESS THAT PORTION BEGINNING AT THE NORTHEAST CORNER OF LOT SIX, BLOCK ONE OF SAID OAKDALE MINIATURE FARMS, THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID LOT SIX, ONE HUNDRED FEET; THENCE PARALLEL WITH GARDEN STREET RUN IN A SOUTHERLY DIRECTION, ONE HUNDRED FEET; THENCE PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT SIX RUN IN AN EASTERLY DIRECTION ONE HUNDRED FEET TO GARDEN STREET; THENCE ON THE WEST BOUNDARY OF GARDEN STREET RUN IN A NORTHERLY DIRECTION, ONE HUNDRED FEET TO POINT OF BEGINNING. BEING IN SAID LOT SIX OF SAID OAKDALE MINIATURE FARMS.

ALSO:

AN ALLEY OR STRIP OF LAND BEGINNING AT THE NORTHEAST CORNER OF LOT SIX, BLOCK ONE ACCORDING TO THE PLAT OF OAKDALE MINIATURE FARMS AS RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY FLORIDA, THENCE RUN WEST ALONG THE NORTH BOUNDARY OF BLOCK ONE, ONE HUNDRED FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE NORTH BOUNDARY OF SAID BLOCK ONE, 605.45 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST; THENCE NORTH ALONG THE SAID WEST LINE, A DISTANCE OF 20 FEET MORE OR LESS TO THE NORTHWEST CORNER OF NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST; THENCE EAST ALONG THE NORTH LINE OF THE AFORESAID FORTY, A DISTANCE OF 605.45 FEET MORE OR LESS TO A POINT ON SAID LINE, ONE HUNDRED FEET WEST OF THE INTERSECTION OF SAID LINE WITH THE WEST BOUNDARY OF GARDEN STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST BOUNDARY OF GARDEN STREET, TWENTY FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND:

A PORTION OF THIRD AVENUE OR A STRIP OF LAND LYING WEST OF LOTS ONE TO FIVE, BLOCK ONE, ACCORDING TO THE PLAT OF OAKDALE MINIATURE FARMS AS RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY FLORIDA, IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST, SAID STRIP OF LAND BEING SIXTY FEET WIDE AND 710.94 FEET LONG MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COASTAL PALMS PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF A FEE SIMPLE TITLE COVERING THE LANDS DESCRIBED IN THIS PLAT OF "GARDEN VILLA TOWNHOMES", DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON, AND THAT ALL ROADWAYS, PRIVATE RIGHT-OF-WAY, RETENTION POND, COMMON AREA SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE GARDEN VILLA TOWNHOMES HOME OWNERS ASSOCIATION INC. COASTAL PALMS PARTNERS, LLC, HEREBY DEDICATES NON-EXCLUSIVE EASEMENTS WITHIN ALL PRIVATE RIGHT-OF-WAY AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF VARIOUS UTILITIES INCLUDING THE CITY OF CRESTVIEW, COX COMMUNICATIONS, FLORIDA POWER AND LIGHT, OKALOOSA GAS DISTRICT, AND CENTURYLINK. COASTAL PALMS PARTNERS, LLC, DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

WITNESS

BY: KEITH CLARK
MANAGER

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF OKALOOSA

BEFORE THE UNDERSIGNED PERSONALLY APPEARED KEITH CLARK, AS MANAGER OF COASTAL PALMS PARTNERS, LLC KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO IS PERSONALLY KNOWN TO ME AND ACKNOWLEDGED HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES:

JOINDER AND CONSENT TO DEDICATION

PCB HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON AND RECORDED IN OFFICIAL RECORDS BOOK 3495 AT PAGE 3266 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION AND PLATING HEREON.

PCB HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS

BY: JOHN WARREN
MANAGER

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, OKALOOSA COUNTY

BEFORE THE UNDERSIGNED PERSONALLY APPEARED _____ OF PCB HOLDINGS, LLC KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION, AND ACKNOWLEDGED THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES:

CITY COUNCIL'S APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA, AND APPROVED BY THEM ON THE _____ DAY OF _____, 2024.

MAYOR

ATTEST BY: _____ CITY CLERK

CITY CLERK VERIFICATION

THE UNDERSIGNED HEREBY ATTESTS THAT THIS PLAT WAD GRANTED FINAL APPROVAL BY THE CITY COUNCIL IN SESSION ASSEMBLED ON THE DATE MENTIONED ABOVE AS A MATTER OF PUBLIC RECORD. FURTHER, THAT THIS INSTRUMENT WAS DULY AUTHENTICATED BY THE PRESENTING OFFICER OF THE CITY COUNCIL.

CITY CLERK

CITY ENGINEER'S CERTIFICATE

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET OR OTHER LINES SHOWN ON THIS PLAT.

CITY ENGINEER DATE

COMMUNITY DEVELOPMENT SERVICES MANAGER:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE GENERAL ENGINEERING STANDARDS AND MEETS PLAT SPECIFICATION SET FOURTH BY THE CITY OF CRESTVIEW CODE OF ORDINANCES.

COMMUNITY DEVELOPMENT SERVICES MANAGER

LOCAL PLANNING AGENCY:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE LOCAL PLANNING AGENCY OF THE CITY OF CRESTVIEW, FLORIDA, AND WAS APPROVED BY THEM ON THE _____ DAY OF _____, 2024.

LPA CHAIRMAN OR LPA VICE CHAIRMAN

SURVEYOR'S CERTIFICATE

I BRIAN E. PASCOE, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY DIRECTION AND SUPERVISION; THAT P.R.M.'S HAVE BEEN PLACED AS INDICATED HEREON (P.C.P.'S WILL BE SET), AND THAT IT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AS WELL AS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA PROFESSIONAL BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLORIDA REGISTERED SURVEYOR

BRIAN E. PASCOE, CERTIFICATE NO. 5930

DATE _____

CHOCTAW ENGINEERING, INC.
112 TRUXTON AVENUE FT. WALTON
BEACH, FL 32547

TITLE OPINION

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY-AT-LAW, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LAND DESCRIBED HEREON IS IN THE NAME OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND EXCEPT AS SHOWN HEREON, THIS _____ DAY OF _____, 2024.

CERTIFICATION BY TAX COLLECTOR

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR _____, FOR THE PROPERTY DESCRIBED HEREON TO THE BEST MY KNOWLEDGE, AS OF THIS _____ DAY OF _____, 2024.

BEN ANDERSON,
OKALOOSA COUNTY TAX COLLECTOR

COUNTY SURVEYOR'S CERTIFICATE

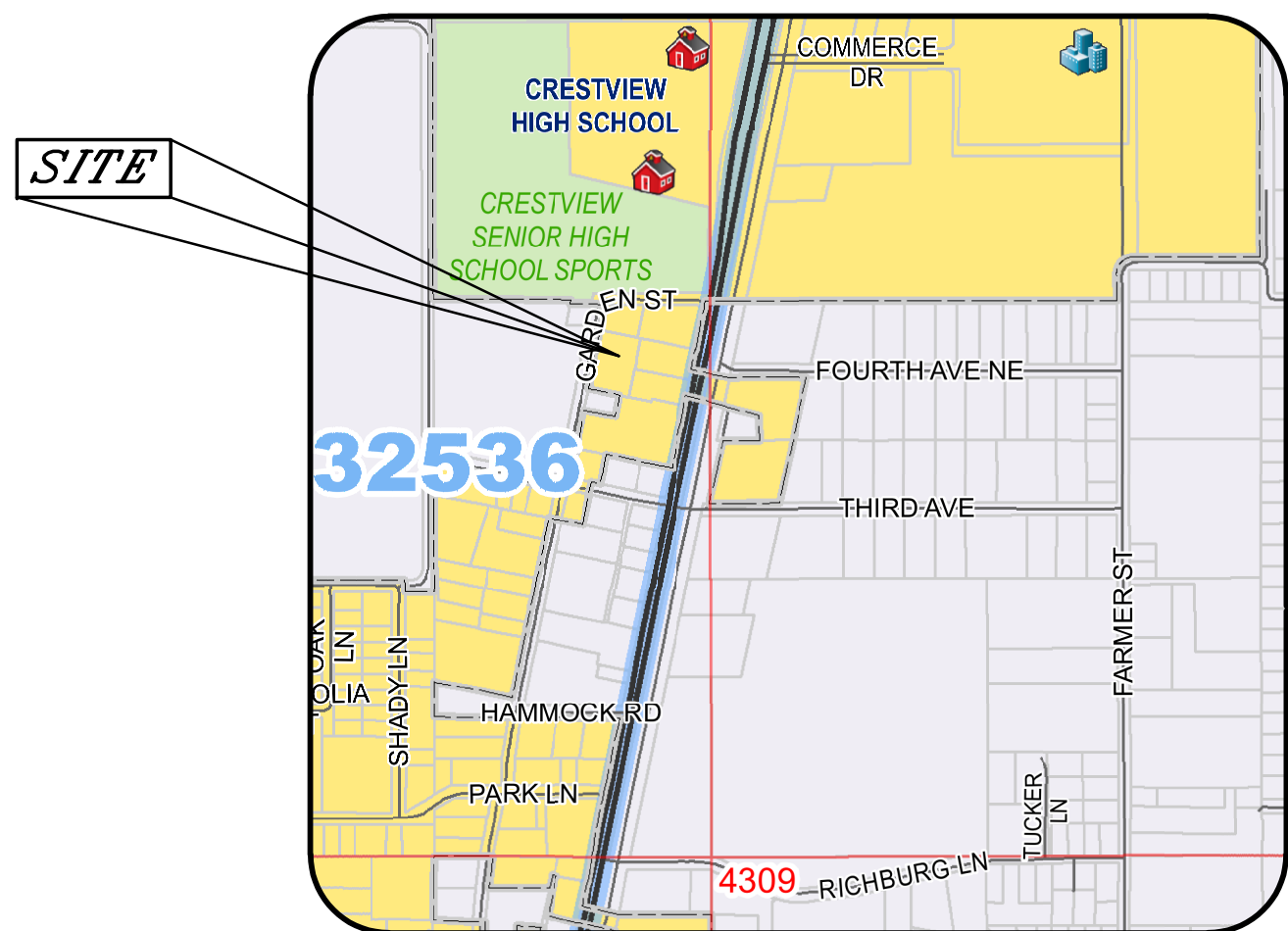
THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE COUNTY SURVEYOR OF OKALOOSA COUNTY, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2024.

COUNTY SURVEYOR

COUNTY CLERK'S CERTIFICATE

I, JD PEACOCK, II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2024 IN PLAT BOOK _____, PAGE _____.

JD PEACOCK, II, CLERK OF CIRCUIT COURT,
OKALOOSA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

LEGEND

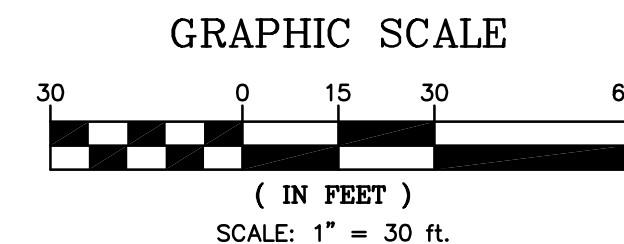
R/W = RIGHT-OF-WAY	P.I. = POINT-OF-INTERSECTION
CL = CENTERLINE	O.R. = OFFICIAL RECORDS
P.O.C. = POINT-OF-COMMENCEMENT	FIP = FOUND IRON PIN
P.O.B. = POINT-OF-BEGINNING	SIP = SET IRON PIN (#7237)
(P) = PLAT DATA	FCM = FOUND CONCRETE MONUMENT
(F) = FIELD DATA	SCM = SET CONCRETE MONUMENT
(D) = DESCRIPTION DATA	PCP = PERMANANT CONTROL POINT
D = DELTA ANGLE	PC = POINT OF CURVATURE
R = RADIUS	PT = POINT OF TANGENCY
A = ARC LENGTH	BSL = BUILDING SETBACK LINE
C = CHORD	PRM = PERMANENT REFERENCE MONUMENT
CB = CHORD BEARING	LB = LICENSED BUSINESS NUMBER

PSM
PASCOE SURVEYING & MAPPING, INC.
13 TWISTED OAK TRAIL
SHALIMAR, FLORIDA 32679
PHONE: 850-661-4200
FAX: 850-661-4222
EMAIL: brian@pascoesurveying.com
CERTIFICATE OF AUTHORIZATION No. 7237

CEI
CHOCTAW ENGINEERING, INC.
ENGINEERING • ENVIRONMENTAL • SURVEYING
112 TRUXTON AVENUE
FORT WALTON BEACH, FLORIDA 32547
E-MAIL: cei@choctaweng.com
TELEPHONE: 850-862-6611
FAX: 850-862-8059
LB #1532

GARDEN VILLA TOWNHOMES

A RESUBDIVISION OF LOTS 1 THROUGH 10, BLOCK ONE
OF OAKDALE MINIATURE FARMS (PLAT BOOK 1, PAGE 129)
IN SECTION 04, TOWNSHIP 3 NORTH, RANGE 23 WEST,
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



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BUILDING SETBACKS:

FRONT = 20.0 FEET
SIDE = 7.5 FEET
REAR = 15.0 FEET

NOTES:

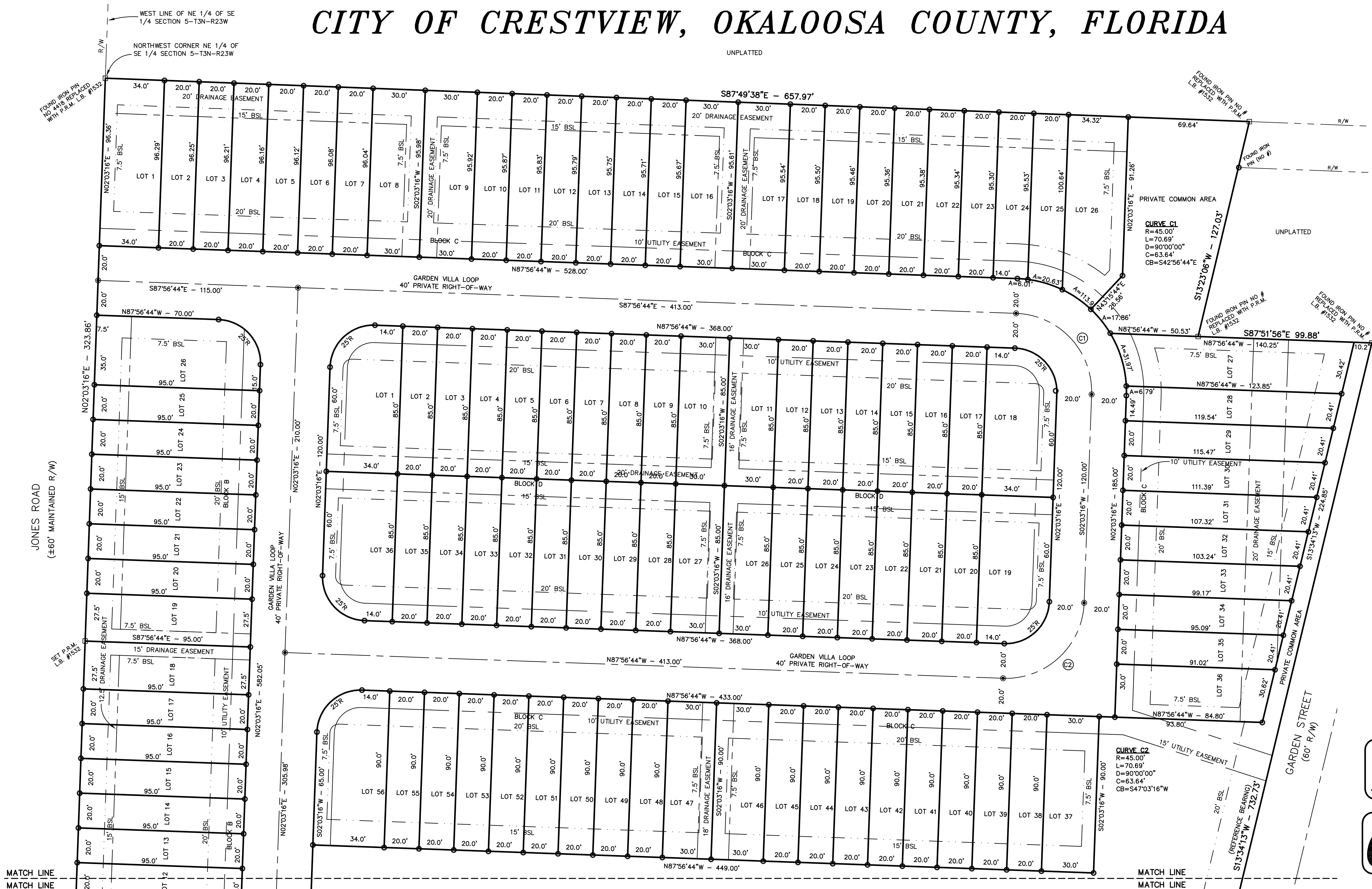
- DENOTES SET (UNLESS OTHERWISE NOTED) 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M., LB 1532)
- DENOTES SET IRON PIN "7237", 5/8"-DIA. TYPICAL.

LEGEND

R/W = RIGHT-OF-WAY	P.I. = POINT-OF-INTERSECTION
CL = CENTERLINE	O.R. = OFFICIAL RECORDS
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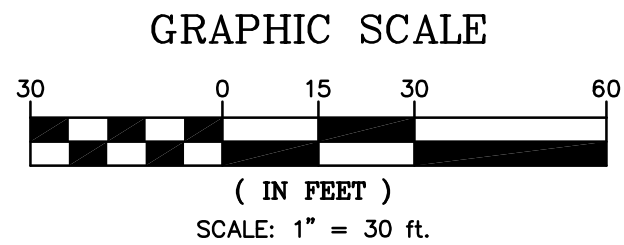
PSM PASCOE SURVEYING & MAPPING, INC.
13 TWISTED OAK TRAIL, SHALIMAR, FLORIDA 32079
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112 TRUXTON AVENUE, FORT WALTON BEACH, FLORIDA 32547
PHONE: 850-862-6611
FAX: 850-863-8059
E-MAIL: cei@choctaweng.com LB #1532



GARDEN VILLA TOWNHOMES

A RESUBDIVISION OF LOTS 1 THROUGH 10, BLOCK ONE
OF OAKDALE MINIATURE FARMS (PLAT BOOK 1, PAGE 129)
IN SECTION 04, TOWNSHIP 3 NORTH, RANGE 23 WEST,
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



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BUILDING SETBACKS:

FRONT = 20.0 FEET
SIDE = 7.5 FEET
REAR = 15.0 FEET

NOTES:

- DENOTES SET (UNLESS OTHERWISE NOTED) 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M., LB 1532)
- DENOTES SET IRON PIN "7237", 5/8"-DIA. TYPICAL.

LEGEND

R/W = RIGHT-OF-WAY	P.I. = POINT-OF-INTERSECTION
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LB #1532



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: February 5, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/31/2024
SUBJECT: 2. Preliminary/Conceptual Plat - Brett Street Townhomes

BACKGROUND:

Staff received the initial application for the Brett Street Townhomes Subdivision on October 10th, 2023. It has since gone through staff review and all major comments have been addressed. The remaining comments are not expected to affect the overall layout and scope proposed on the provided preliminary plat documents.

DISCUSSION:

This townhouse subdivision is proposed northeast of the intersection of S Brett Street and E Cane Avenue, southeast of Southside School. The townhomes within this subdivision will connect to both S Brett Street and E Cane Avenue. The subdivision proposes 9 lots, which is within the allowed density provided by the zoning district (Mixed Use) and future land use designation (Mixed Use), which provide for a maximum of 10.6 units.

If any amendments are made to modify the layout herein proposed, the plat will come back through the Board and Council for approval.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

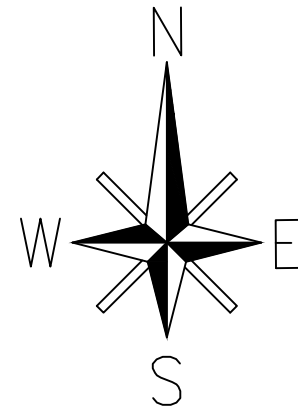
Approval of this conceptual plat will have a positive future impact on the City including: impact fees, building permits fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a motion to recommend approval of the preliminary plat to the City Council.

Attachments

1. 9.0 - Brett St Preliminary Plat



NORTH PER R/W LINE OF BRETT STREET AS N40°00'00"W (ASSUMED)

PRELIMINARY PLAT BRETT STREET TOWNHOMES
A TOWNHOUSE SUBDIVISION SITUATED IN SECTION 17, TOWNSHIP 3
NORTH, RANGE 23 WEST, CITY OF CRESTVIEW,
OKALOOSA COUNTY, FLORIDA
OCTOBER 2023



LEGAL DESCRIPTION: (AS RECORDED IN BK: 3682, PG: 4583)
LOTS 3 AND 4, BLOCK 141, MAP OF CRESTVIEW FLORIDA,
ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 72 OF SAID TOWN BY T. W. COLEMAN AND ON FILE IN THE
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF OKALOOSA
COUNTY, FLORIDA.

- LEGEND
- SET 4"x4" CONCRETE MONUMENT NO. 6112
 - SET 1/2" CAPPED IRON ROD NO. LB 6112

°	Degree	P.R.C.	Point of Reverse Curvature	B.S.L.	Building Setback Line	H/T	Hub and Tick
'	Feet or Minutes	P.C.C.	Point of Compound Curvature	D	Deed	C.M.	Concrete Monument
"	Inches or Seconds	P.R.M.	Permanent Reference Monument	F	Field	O.P.	Offset Point
N	North	R/W	Right of Way	F	Field	O.H.W.	Overhead Utility Wire
S	South	R.P.	Radius Point	P.O.C.	Point of Commencement	C.P.	Concrete or Pavement
E	East	Δ	Central Angle	P.O.B.	Point of Beginning	W.D.	Wood Decking
W	West	R	Radius	I.R.	Iron Rod	C.A.	Covered Area
P.C.P.	Permanent Control Point	L	Length of Arc	C.I.R.	Capped Iron Rod	---	Wire of Chain Link Fence
P.T.	Point of Tangency	C	Chord	I.R.	Iron Pipe	---	Wooden Privacy Fence
P.C.	Point of Curvature	C.B.	Chord Bearing	N/D	Nail and Disk	---	

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REVISIONS	F.B./P.G.	FIELD DATE	ISSUE DATE	D/B	Butler & Associates of Pensacola, Inc. Professional Surveyors and Mappers COMMERCIAL • RESIDENTIAL • BOUNDARY • TOPOGRAPHIC • MORTGAGE SURVEYS 2420 EAST OLIVE ROAD, SUITE "A" PENSACOLA, FLORIDA 32514 TELE: (850)-476-4768 FAX: (850)-476-4945	TYPE SURVEY PRELIMINARY PLAT	SCALE: 1" = 20'	SURVEYORS' CERTIFICATE I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CARE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES. WILLIAM T. BUTLER REGISTERED LAND SURVEYOR NO. 3774	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER Florida Corporate No. LB 6112
						BRETT STREET TOWNHOMES	ISSUE DATE: 10/13/23		
						CLIENT PHILLIPS HOMES LLC	FIELD DATE: N/A		
							ORDER NO: 23-06-059		
							FIELD BOOK: N/A		
							DRAWN BY: MAT		



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: February 5, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/31/2024
SUBJECT: 3. Preliminary/Conceptual Plat – Harrisburg Estates Phases 2-4

BACKGROUND:

Staff received the initial application for the Harrisburg Estates Phases 2-4 Subdivision in December 2022. It has since gone through staff review and all major comments have been addressed. The remaining comments are not expected to affect the overall layout and scope proposed on the provided preliminary plat documents.

DISCUSSION:

This subdivision is proposed on 35.77 acres between Creek Dr and Old Bethel Road, north of Tallokas Road. This subdivision will connect to both Brendas Way to the west and Ridge Lake Road at the east. The subdivision proposes 72 lots, which is within the allowed density provided by the zoning district (R-1 Single Family Low Density) and future land use designation (Residential), which provide for a theoretical maximum of 143 units at 4 units per acre.

If any amendments are made to modify the layout herein proposed, the plat will come back through the Board and Council for approval.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

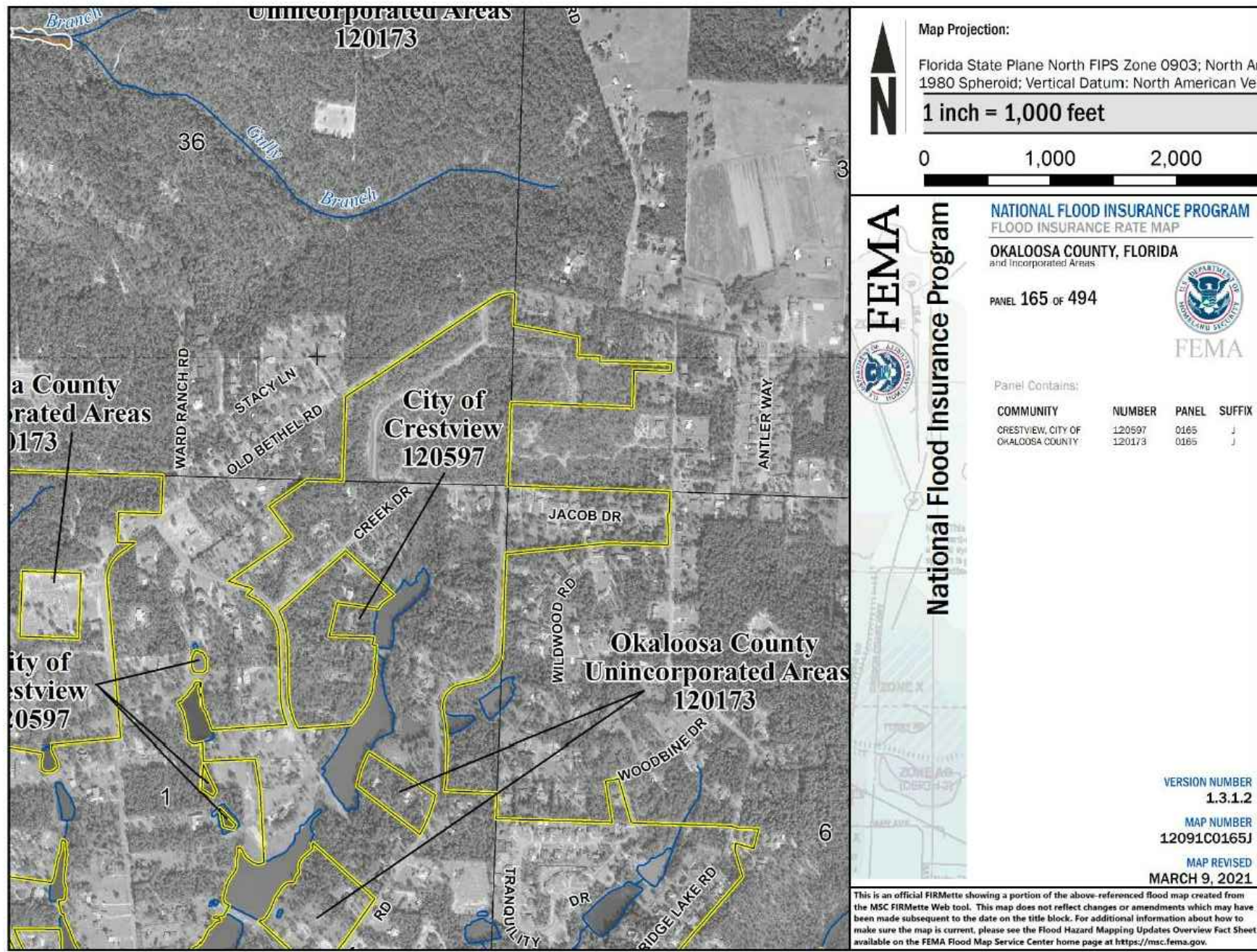
Approval of this conceptual plat will have a positive future impact on the City including: impact fees, building permits fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a motion to recommend approval of the preliminary plat to the City Council.

Attachments

1. PRELIMINARY PLAT_HARRISBURGE PHASE II, III & IV_1-31-24



NO PORTIONS OF THE SITE ARE LOCATED WITHIN A FLOOD HAZARD AREA "A" OR "AE" AS DEFINED BY FIRM COMMUNITY PANEL NO. 12091C0165J FOR OKALOOSA COUNTY, FLORIDA DATED MARCH 9, 2021

DEVELOPMENT DATA:

- PROPERTY OWNER(S):
PARCEL ID: 36-4N-24-0000-0002-001C
36-4N-24-0000-0002-001B
31-4N-23-0000-0022-0000
OWNER: HARRISBURG, LLC
HARRISBURG, LLC
HARRISBURG, LLC
- SUBDIVISION CONFIGURATION:
A. LOCATION: CREEK DRIV, CRESTVIEW FL
B. TOTAL PROJECT AREA: 35.77 ACRES
C. EXISTING ZONING: R-1
D. FLU DESIGNATION: RESIDENTIAL (R)
E. TYPE OF SUBDIVISION: SINGLE FAMILY RESIDENTIAL DETACHED-SINGLE FAMILY
F. NUMBER OF LOTS: 72
G. SITE DENSITY MAXIMUM: 4 UNITS/AC
H. PROPOSED SITE DENSITY: 2.01 UNITS/AC
I. PROPOSED # OF BEDROOMS: 4
J. MINIMUM LOT SIZE: 10,000 SF
K. DATUM: NAD83
L. TYPE OF STREETS: NAD
M. RIGHT-OF-WAY WIDTH: 50'
N. PAVEMENT WIDTH: 28' BC-BC
O. SETBACKS: FRONT: 30'
REAR: 25'
SIDE: 10'

- SPATIAL REFERENCES
HORIZONTAL REFERENCE: NAD83 FLORIDA STATE PLANES, NORTH ZONE
VERTICAL REFERENCE: NAVD 88

THERE ARE WETLANDS LOCATED ON THE PROPOSED SITE.

LIGHTING NOTE

- LIGHTING SHALL BE DESIGNED TO SHINE DOWNWARD AND NOT SKYWARD.
- LIGHTING SHALL BE SHIELDED TO AVOID GLARE AND DIRECT ILLUMINATION OF ADJACENT PROPERTIES.
- ONLY FULL-CUT OFF LIGHTING FIXTURES SHALL BE PERMITTED.
- LIGHTING SHALL NOT CREATE GLARE OR OTHER HINDERANCE TO ANY ROADWAYS AND DRIVERS.
- LIGHTING WITHIN A SUBDIVISION, THE LIGHT POLES MUST BE IN PLACE AT THE TIME OF INFRASTRUCTURE INSTALLATION, BEFORE THE FINAL PLAT IS RECORDED. THE LIGHT FIXTURES SHALL BE IN PLACE AND OPERATIONAL BEFORE EACH RESIDENCE RECEIVES A CO. IN ADDITION, ALL LIGHTING SHALL BE IN PLACE AND OPERATIONAL PRIOR TO THE END OF THE APPLICABLE WARRANTY PERIOD.
- STREETS LIGHTS WITHIN RESIDENTIAL ZONES MUST HAVE A SPACING OF NO MORE THAN 400 FEET.

TREE NOTE
1. EACH LOT MUST REPLANT ONE TREE LISTED ON THE PROTECTED TREE LIST OR TREE REPLANT LIST, WITH SUCH REPLACEMENT TREE MEASURING A MINIMUM OF 1.5 INCHES DBH.

ALL EASEMENTS, COMMON AREAS AND STORMWATER AREAS TO BE DEDICATED TO THE HOA AT TIME OF FINAL PLATTING. THE HOA WILL BE RESPONSIBLE FOR ALL MAINTENANCE ON THESE AREAS.

A RECREATION FACILITIES ASSESSMENT EQUAL TO 5% OF THE PREDEVELOPMENT LAND VALUE ACCORDING TO THE PROPERTY APPRAISER SHALL BE DUE PRIOR TO THE ISSUANCE OF A PRELIMINARY DEVELOPMENT ORDER.



SOIL MAP

N.T.S.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Lakeland sand, 5 to 12 percent slopes	4.4	3.5%
16	Lucy loamy sand, 0 to 5 percent slopes	17.9	14.1%
20	Udorthents, nearly level	7.5	5.9%
23	Troup sand, 0 to 5 percent slopes	58.7	48.2%
24	Troup sand, 5 to 8 percent slopes	3.8	3.0%
25	Troup sand, 8 to 12 percent slopes	19.1	15.1%
43	Kinston, Johnston, and Bibb soils, frequently flooded	7.4	5.8%
44	Leaffield-Silston complex, 0 to 5 percent slopes	0.9	0.7%
51	Troup-Orangeburg-Cowarts complex, 5 to 12 percent slopes	7.3	5.7%
Totals for Area of Interest		126.9	100.0%

PRELIMINARY PLAT

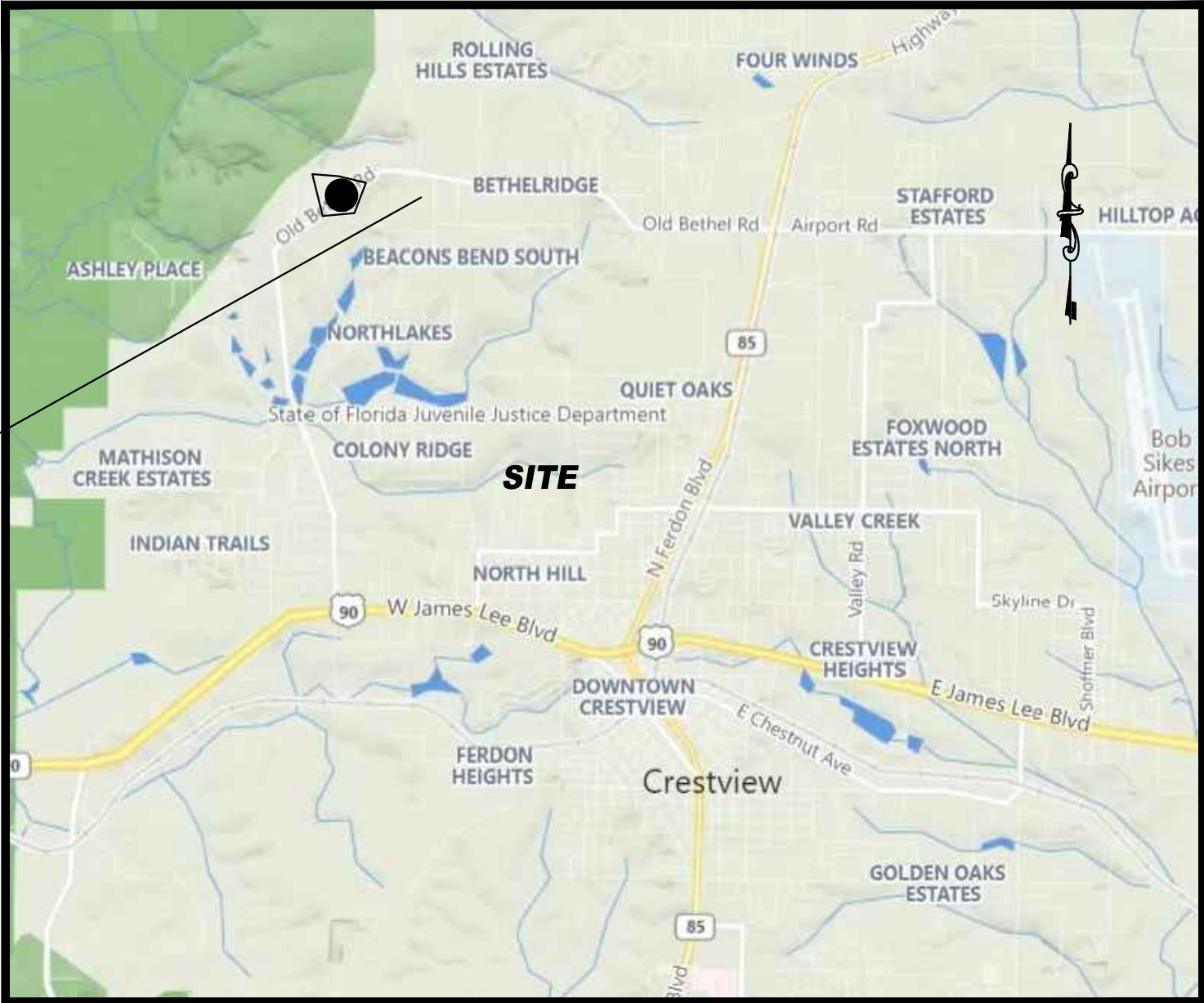
for

HARRISBURG PHASES II, III & IV

CRESTVIEW, FL
PORTION OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 24 WEST
PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 23 WEST

PREPARED FOR:
HARRIBURG LLC
126 COVINGTON STREET
PANAMA CITY BEACH, FL 32423
CONTACTS
DOUG HARRIS (850)259-2683

PROJECT LOCATION



VICINITY MAP

N.T.S.

LOCATED IN
SECTION 31, TOWNSHIP 4 NORTH, RANGE 23 WEST
OKALOOSA COUNTY, FLORIDA
Co: LONGITUDE = 34.2895, LATITUDE = 84.4324

DESIGNED BY:
GREYDEN ENGINEERING, LLC

2106 MACY DRIVE
ROSWELL, GA 30076
(770) 573-4801

ENGINEERING CONTACT: RALPH A. DAVIA, P.M. ; TODD ROGERS, P.E.



REFERENCE DOCUMENTS	FIRM	ORIGINAL DATE
ITEM	FGS-SURVEYORS	06/18/2021
BOUNDARY SURVEY	FGS-SURVEYORS	06/18/2021
TOPOGRAPHIC DATA	FGS-SURVEYORS	06/18/2021

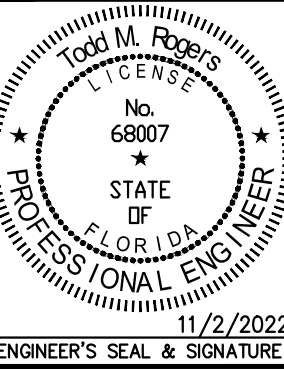
INDEX TO DRAWINGS

SHEET NO.	TITLE
C000	COVER SHEET
C001	SPECIFICATION
C002	SPECIFICATION
C003	SPECIFICATION
C004	PHASE PLAN
C200	OVERALL SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	PARCEL, LINE AND CURVE TABLES
C300	OVERALL GRADING AND DRAINAGE PLAN
C301	GRADING AND DRAINAGE PLAN
C302	GRADING AND DRAINAGE PLAN
C303	POND DETAILS
C400	EROSION CONTROL PLAN
C500	OVERALL WATER UTILITY PLAN
C501	WATER PLAN
C502	WATER PLAN
C600	ROAD PROFILES
C601	ROAD PROFILES
C700	STORM PROFILES
C701	STORM PROFILES
C702	PIPE CHARTS
C901	CONSTRUCTION DETAILS
C902	CONSTRUCTION DETAILS
C903	CONSTRUCTION DETAILS
C904	CONSTRUCTION DETAILS
C905	CONSTRUCTION DETAILS

REVISIONS	DATE	DESCRIPTION
1	11/3/2022	SUBMITTAL #1
2	8/11/2023	SUBMITTAL #2
3	11/2/2024	SUBMITTAL #3

CLIENT
HARRISBURG LLC
126 COVINGTON STREET
PANAMA CITY BEACH, FL 32413

GREYDEN
ENGINEERING
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362
REGISTRY NO. 35378



HARRISBURG PHASE II, III AND IV
CITY OF CRESTVIEW, FLORIDA
COVER SHEET

DATE	11/3/22
JOB NO.	21-010
DRAWN	TJG
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C000

1 SPECIFICATION: CLEARING AND GRUBBING

All site Clearing and Grubbing shall be in accordance with section 110 of the "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein. This work shall be performed in the following areas:

- All street rights-of-way.
- All areas where excavation or embankment are to take place.
- Detention areas.

In addition, certain other areas where underground utilities are to be installed are to be cleared and grubbed to the extent necessary to properly install the utilities. Such work shall be incidental to the contract unit price for the utility to be installed.

1.1 SCOPE:

Site clearing work includes, but is not limited to:

- Removal of trees and other vegetation.
- Topsoil stripping.
- Clearing and grubbing.
- Removing above grade improvements.
- Removing below grade improvements.

1.2 JOB CONDITIONS:

Traffic: Conduct site clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, or other occupied or used facilities without permission from the Owners and/or Local approving authority.

Clearing and Protection in Construction Areas: Preserve trees 6 inches or larger measured breast height (6"dbh) where possible within construction area.

Protection of Existing Improvements: Provide protection necessary to prevent damage to existing improvements indicated to remain in place.

Protect improvements on adjoining properties and on project site.

Restore damaged improvements to original condition as acceptable to the Owner.

1.3 LIMITATIONS:

Clearing will be limited to the extent necessary to allow for construction of the proposed improvements as a result of:

- Need for access to the project site for construction equipment.
- Essential grade changes.
- Surface water drainage and utility installation.
- Location of driveways, buildings, and required parking.

1.4 CLEARING AND GRUBBING:

Remove trees, shrubs, grass, other vegetation, improvements, or obstructions interfering with the installation of new construction. Removal includes digging out stumps and roots. Do not remove items elsewhere on site or premises unless specifically indicated. Disposal of trees, limbs, stumps, and debris shall be the responsibility of the Contractor.

Strip topsoil to whatever depths encountered to prevent intermingling with underlying subsoil or other objectionable material. Cut heavy growths of grass from areas before stripping.

Stockpile topsoil in storage piles in areas shown or where directed by the Owner. Construct storage piles to freely drain surface water. Cover storage piles if required to prevent windblown dust.

Dispose of unsuitable or excess topsoil same as specified for waste material.

1.5 FILLING:

Fill depressions caused by clearing and grubbing operations with satisfactory soil material, unless further excavation or earthwork is indicated.

Place fill material in horizontal layers not exceeding 6" loose depth, and thoroughly compact to density equal to adjacent ground, unless otherwise shown on the plans.

1.6 REMOVAL OF IMPROVEMENTS:

Remove existing above and below grade improvements and abandoned underground piping or conduit necessary to permit construction and other work.

1.7 DISPOSAL OF WASTE MATERIALS:

No burning of any material, debris, or trash will be allowed.

Remove waste materials from project site on a daily basis, and dispose of off-site in an approved area.

2 SPECIFICATION: EXCAVATION, EMBANKMENT AND SUBGRADE

2.1 EXCAVATION, EMBANKMENT AND SUBGRADE:

Section 120 of the Florida D.O.T. Specification. All subgrade fill material, and the top 12 inches in cut area, shall be compacted to 100 percent of maximum density as determined to AASHTO T-99. The Subgrade Compaction (Stabilization) shall conform to Section 160 of the Florida D.O.T. Specifications. In most cases this will consist of compacting existing cleaned soil. However, it is the Contractor's responsibility to assure that the finished roadbed section meets bearing value requirements, regardless of the quantity of stabilizing materials to be added. One field density test shall be taken for each 5000 square feet or fraction thereof.

Where required subgrade density cannot be obtained, unsuitable material shall be removed so that the road base will be constructed on a minimum of 3 feet of suitable, properly compacted material. This work shall be included in the contract lump sum price for earth excavation.

2.2 SOIL CEMENT BASE:

The detailed specifications of the soil cement base course are to be determined by an independent testing laboratory after testing of the material the Contractor proposes to use. Moisture and cement content will be specified by the laboratory. However, as a guide for bid purposes, estimate 12% cement by weight and include a price reduction schedule if tests show less cement is required. The soil cement mix will be at optimum moisture content, i.e., neither mushy nor dry, but containing sufficient moisture to make a firm case when squeezed in the hand. Water should not appear on the hand when so squeezed. This requires 5 to 6 gallons per square yard but actual quantity of water to be added will depend on latent moisture in the base material. From a practical standpoint, the highest moisture content should be maintained that permits packing and finishing without surface checking, shoving or rutting during compaction and finishing operations.

The freshly compacted and finished soil-cement mix must be adequately cured. An application of bituminous material such as RC-2, MC-3, RT-5 or asphaltic emulsion at a rate of 0.15 to 0.20 gal per square yard is preferred as the curing medium. Waterproof paper or moist hay is acceptable if properly maintained.

2.3 SAND-CLAY BASE COURSE:

The following tests shall be performed prior to placing the material on the roadbed:

Composition and gradation	Percent of material passing the 10-mesh sieve
Clay (material smaller than 0.005mm)	8 to 21
Silt (material from 0.005 to 0.005mm)	0 to 10
Combined clay and silt	8 to 25
Limerock Bearing Ration Value (LBR)	Of at least 75
Liquid Limit	Not greater than 25
Plasticity Index	Not greater than 6

The results of these tests shall be submitted to the engineer for approval. The base course shall be compacted to not less than 98 percent of the maximum density as determined by AASHTO T-180. One density test shall be taken for each 5000 square feet or fraction thereof.

Note: Sand Clay base material shall not be used in areas where the seasonal high groundwater table is within two (2) feet of the bottom of the base material.

2.4 LIMEROCK BASE COURSE:

Shall be constructed in accordance with Section 200 of the Florida D.O.T. Specifications for Road and Bridge Construction. The material shall meet the requirements of Section 911 of the Specifications. Tests necessary to determine compliance with Section 911 shall be performed prior to placing the material on the subgrade. These tests include:

Test	Requirement
Liquid Limit	Less than 35
Plastic Index	Non-Plastic
Gradation	97% passing 3.5 inch sieve
Limerock Bearing Ratio	Not less than 100

The results of these tests shall be submitted to the engineer for approval. After approval of the material, the limerock base course shall be placed in accordance with Section 200. The base course shall be compacted to not less than 98 percent of the maximum density as determined by AASHTO T-180. A minimum of three density tests shall be made on each days compaction operations. More frequent tests shall be made as deemed necessary by the Engineer. The base shall be installed to a compacted thickness as shown on the plans, plus or minus one half inch. Deviations from this specification shall be corrected as indicated in the State Specifications.

2.5 GRADED AGGREGATE BASE COURSE:

Shall comply with the requirements of Section 204 of the Florida D.O.T. Specifications. Tests necessary to determine compliance with Section 204 shall be performed prior to placing the material. These tests include:

- Soundness Loss, Sodium, Sulfate: AASHTO T-104.
- Percent Wear: AASHTO T-96 (Grading A).
- Sieve Analysis.
- Limerock Bearing Ratio Value.

The results of these tests shall be submitted to the engineer for approval. After the approval of the material, the graded aggregate base course shall be placed in accordance with Section 204. The base course shall be compacted to a density of not less than 100 percent of the maximum density as determined by AASHTO T-180. At least three density tests shall be made on each day's final compaction operation of each course, and the density determinations shall be made at more frequent intervals if deemed necessary by the Engineer.

2.6 ASPHALT BASE COURSE:

Shall comply with the requirements of Sections 280, 330, 331 and 916 of the Florida D.O.T. Specifications. The design mix for Asphaltic Base Course Type 3 shall conform to the requirements in Tables 331-1 and 331-2. The minimum Marshall stability shall be 1000 lbs./sq. in. as indicated in Table 331-2. Percent bitumen by weight of total mix: 5.0 (minimum). Two copies each of the actual design mix shall be submitted to the Engineer. Written approval of the Asphalt base course design mix must be obtained from the engineer prior to commencing base course construction. Once the design mix has been approved by the engineer, sieve analysis tolerances indicated in Table 331-5 are allowable during construction. If sieve analysis values fall outside these tolerances, design mix must be resubmitted for acceptance. After the approval of the mix design, the Asphalt base course shall be placed in accordance with Section 280 and compacted in accordance with Section 330-10.

NOTE: STORMWATER DRAINAGE SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.

3 SPECIFICATION: ASPHALT CONCRETE PAVING

3.1 SCOPE:

This section includes materials and work required for installation of flexible asphaltic concrete pavement for parking and drive areas shown on the plans.

3.2 APPLICABLE PUBLICATIONS:

The publications listed below form a part of this specification to the extent referenced. The publications shall be the most current issue and are referred to in the text by the basic designation only. The following are minimum requirements and shall govern except that all local, state, and/or federal codes and ordinances shall govern when their requirements are in excess hereof. All asphalt construction shall be in accordance with applicable sections of the "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein.

Florida Department of Transportation Specifications:	
Section 901	Course Aggregate
Section 902	Fine Aggregate
Section 916	Bituminous Materials
Section 917	Mineral Filler
Section 300	Bituminous Treatments, Surface Courses and Concrete Pavement
Section 331	Type 5 Asphalt Concrete

American Society for Testing and Materials (ASTM) Publications:	
D 1557	Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10 lb (4.54 kg) Rammer and 18-in. (457mm) Drop.
D 1557	Marshall Stability Mix Design

3.3 SUBMITTALS:

Asphalt Design Mix: Before any asphalt surface is constructed, submit two copies of each of the actual design mix to the Engineer and Owner.

Written approval of the asphaltic concrete design mix must be obtained from the Engineer and Owner prior to commencing asphalt pavement construction.

Material Certificates: Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds specified requirements.

Asphalt extraction tests.

Aggregate gradation tests.

Marshall stability tests.

3.4 JOB CONDITIONS:

Weather limitations: Apply prime and tack coats when ambient temperature is above 40 degrees, and when temperature has not been below 35 degrees for 12 hours prior to application. Do not apply when base is wet or contains excess moisture.

3.5 MATERIALS:

Mineral Filler: Rock dust, hydraulic cement, or other inert material complying with Section 917 of the Florida D.O.T. Specification.

Asphalt Cement: The bituminous material shall be AC-20, viscosity grade and comply with Section 916 of the Florida D.O.T. Specification.

Course Aggregate: Comply with Section 901 of the Florida D.O.T. Specification.

Fine Aggregate: Comply with Section 902 of the Florida D.O.T. Specification.

Prime Coat and Tack Coat: The bituminous material for the Prime Coat shall be MC-70. The bituminous material for the Tack Coat shall be AC-20, or Emulsified asphalt, grade RS-2 and comply with the requirements in Section 300 and 916 of the Florida D.O.T. Specifications.

Asphaltic Concrete Design Mixes: Asphalt shall conform to the requirements for Type S Asphalt as indicated in Section 331 of the Florida D.O.T. Specifications.

Mix shall be within sieve analysis and bitumen range given in Section 331 of the Florida D.O.T. Specifications.

Minimum Marshall stability shall be in 1500 lbs./sq. in. as indicated in Table 331-2 of the Florida D.O.T. Specifications.

Percent bitumen by weight of total weight mix: 5.0 - 8.5.

Once design mix has been accepted by Engineer and Owner, sieve analysis tolerances indicated in Table 331-5 are allowable during construction. If sieve analysis values fall outside these tolerances, design mix must be resubmitted for acceptance.

Provide asphalt-aggregate mixture as recommended by local or state paving authorities to suit project conditions. Use locally available materials and gradations which meet Florida D.O.T. Specifications and exhibit satisfactory record on previous installations.

3.6 BASE COURSE PREPARATION:

Prior to construction of the base course, the top 12 inches of subgrade shall be compacted to a minimum soil density of 98% of the Modified Proctor Test Density (ASTM 1557). The subgrade shall be sterilized by a borate or chlorate sterilant containing not less than 25% sodium chlorate and shall be mixed thoroughly with water at the rate of 1-1/2 lbs. of sterilant per gallon of water. The sterilant shall be applied evenly at the rate of 0.2 gallons per square yard to subgrades that are less than 12" below original grades. If prepared base course will not be immediately covered with asphalt on the same day and wind-blown seeds will contaminate the base course surface, the sterilants shall be applied to the base course contaminate the base course.

Remove loose material from compacted base material surface immediately before applying prime coat.

Proof roll prepared base material surface to ensure unstable areas have been corrected and are ready to receive paving.

Prime Coat:

- Apply bituminous prime coat to base material surfaces where asphaltic concrete paving will be constructed.
- Apply bituminous prime coat in accordance with Section 300 of Florida D.O.T. Specifications.
- Apply at minimum rate of not less than 0.15 gal./sq. yd. over compacted base material. Apply material to penetrate and seal, but not flood, surface.
- Cure and dry as long as necessary to attain penetration and evaporation of volatile.

Tack Coat:

- Tack coat shall be applied in accordance with Section 300 of Florida D.O.T. Specifications. Apply to contact surfaces of previously constructed asphalt or portland cement and concrete and surfaces abutting or projecting into asphalt concrete pavement.
- Apply tack coat to full depth asphalt base course and sand asphalt base course. Apply emulsified asphalt tack coat between each lift or later of full depth asphalt and sand asphalt bases and on surface of such bases where asphaltic concrete paving will be constructed.
- Distribute at rate of 0.08 ga./sq. yd. of surface.
- Allow to dry until at proper condition to receive paving.

3.7 PLACING ASPHALT MIX:

Place asphalt concrete mixture on prepared surface, spread, and strike off. Spread mixture at the following minimum temperatures:

- When ambient temperature is between 40 degrees F and 50 degrees F: 285 degrees F.
- When ambient temperature is between 50 degrees F and 60 degrees F: 280 degrees F.
- When ambient temperature is higher than 60 degrees F: 275 degrees F.

Place inaccessible and small areas by hand. Place each course to required grade, cross-section, and compacted thickness.

Paver Placing:

- Place in strips not less than 10'-0" wide, unless otherwise acceptable to the Contracting Officer.
- After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips.

Joints:

- Construct joints between old and new pavements as detailed in the plans.
- Joints between successive days work shall be constructed to ensure continuous bond between adjoining work.
- Construct joints to have same texture, density, and smoothness as other sections of asphalt concrete course.
- Clean contact surfaces and apply tack coat.

3.8 COMPACTION:

Each lift of asphalt shall be compacted to a minimum of 98% of the Marshall test ASTM D1559. Begin rolling when mixture will bear roller weight without excessive displacement. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers.

Breakdown Rolling:

- Accomplish breakdown or initial rolling immediately following rolling of joints and outside edge.
- Check surface after breakdown rolling, and repair displaced areas by loosening and filling, if required, with hot material.
- Second Rolling: Follow breakdown rolling as soon as possible, while mixture is hot.
- Continue second rolling until mixture has been thoroughly compacted.

Finish Rolling:

- Perform finish rolling while mixture is still warm enough for removal of roller marks.
- Continue rolling until roller marks are eliminated and course has attained maximum density.

Patching:

- Remove and replace paving areas mixed with foreign materials and defective areas.
- Cut out such areas and fill with fresh, hot asphalt concrete.
- Compact by rolling to maximum surface density and smoothness.

Protection:

- After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened.
- Erect barricades to protect paving from traffic until mixture has cooled enough not to become marked.

3.9 FIELD QUALITY CONTROL:

An independent Testing Laboratory, selected and paid by the contractor shall be retained to perform construction testing of in-place asphalt courses for Asphalt Extraction, Aggregate gradation, Marshall Stability, thickness and surface smoothness.

Thickness: In-place compacted thickness shall not be less than thickness specified on the drawings.

Surface Smoothness: Testing shall be performed on the finished surface of each asphalt concrete course for smoothness, using 10'-0" straightedge applied parallel with, and at right angles to centerline of paved area. The variation of the surface from the edge of the straight edge between any two contact points shall not exceed 1/4". Check surface areas at intervals necessary to eliminate ponding areas. Repair or remove and replace unacceptable paving as directed by the Contracting Officer.

Asphalt content, Aggregate gradation, and Marshall Stability shall be as specified in Section 331 of the Florida D.O.T. Specifications.

4 SPECIFICATION: PORTLAND CEMENT CONCRETE PAVING

4.1 SCOPE:

This section includes sidewalks, curbs, and miscellaneous concrete pavement.

4.2 APPLICABLE PUBLICATIONS:

The publications listed below form a part of this specification to the extent referenced. The publications shall be the most current issue and are referred to in the text by the basic designation only. The following are minimum requirements and shall govern except that all local, state, and/or federal codes and ordinances shall govern when their requirements are in excess hereof. All concrete construction shall be in accordance with applicable sections of the "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein.

Florida Department of Transportation Specifications:	
Section 345	Portland Cement Concrete
Section 350	Cement Concrete Pavement
Section 520	Concrete Gutter, Curb Elements and Traffic Separator
Section 931	Metal Accessory Materials for Concrete Pavement and Concrete Structures

American Society for Testing and Materials (ASTM) Publications:	
A 615	Deformed and Plain Billet Steel Bars for Concrete Reinforcement
D 1557	Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10-lb. (4.54 kg) Rammer and 18-in. (457mm) Drop.
D 1751	Preformed Expansion Joint Filler for Concrete Paving and Structural Construction. (Nonextruding and Resilient Bituminous Types)

4.3 SUBMITTALS:

Material Certifications: Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds, specified requirements.

4.4 MATERIALS:

Forms:

- Steel, wood, or other suitable material of size and strength to retain horizontal and vertical alignment until removed.
- Use straight forms, free of distortion and defects.
- Use flexible spring steel forms or laminated boards to form radius bends as required.

Form Release Agent:

- Coat forms with nonstaining type coating that will not discolor or deface surface of concrete.

Welded Wire Mesh:

- Welded plain cold-drawn steel wire fabric. Furnish in flat sheets, not rolls, unless otherwise acceptable to Contracting Officer. Welded wire mesh shall be free from rust, dirt, foreign matter and shall not be stored directly on the ground.
- Wire fabric shall comply with Sections 931 of the Florida D.O.T. Specifications.

Reinforcing Bars:

- Deformed steel bars, ASTM A 615, Grade 40. Reinforcing bars shall be free from rust, dirt, foreign matter and shall not be stored directly on the ground. Deformed steel bars shall comply with Section 931 of the Florida D.O.T. Specifications.

Concrete Materials:

- Comply with requirements of Sections 345 and 350 of the Florida D.O.T. Specifications for concrete materials, admixture, bonding materials, curing materials, and others as required.

Joint Fillers:

- Resilient premolded bituminous impregnated fiberboard units complying with ASTM D 1751. Joint fillers shall comply with Section 932 of the Florida D.O.T. Specifications.

4.5 MIXING:

Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water-reducing or high-range water reducing admixture (super-plasticizer), air-entraining admixture and water to produce following properties:

- Compressive Strength: Minimum 3,000 psi for curb and walkways and 4,000 psi for pavement, at 28 days. In addition, concrete for pavement shall have a minimum modulus of rupture of 600 psi.
- Slump Range: 3" - 5".
- Air Content: 3% to 6%.

4.6 PREPARATION:

Surface Preparation:

- Remove loose material from compacted base material surface immediately before placing concrete.
- Compact the top 12 inches of subgrade to a minimum soil density of 98% for the Modified Proctor Test (ASTM D 1557) to result in a minimum modulus of subgrade reaction (k) of 150 psi/in. Proof-roll prepared base material surface to check for unstable areas. The paving work shall begin after the unsuitable areas have been corrected and are ready to receive paving. Compaction testing for the base material shall be completed prior to the placement of the paving.

4.7 CONCRETE INSTALLATION:

Form Construction:

- Set forms to required grades and lines, rigidly braces and secured. Install sufficient quantity of forms to allow continuous progress of work and so that forms can remain in place at least 24 hours after concrete placement.
- Check completed formwork for grade and alignment to following tolerances: Top of forms not more than 1/8" in 10'-0". Vertical face on longitudinal axis, not more than 1/4" in 10'-0". Clean forms after each use, and coat with form release agent as often as required to ensure separation from concrete without damage.

Reinforcement:

- Locate, place, and support reinforcement to ensure compliance with plans.

Concrete Placement:

- Comply with requirements of Sections 345, 350, and 520 of Florida D.O.T. Specifications for mixing and placing concrete.

Do not place concrete until base material and forms have been checked for line and grade. Moisten base material if required to provide uniform dampened condition at time concrete is placed. Concrete shall not be placed around manholes or other structures until they are at the required finish elevation and alignment.

Place concrete using methods, which prevent segregation of mix. Consolidate concrete along face of forms and adjacent to transverse joints with internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Consolidate with care to prevent dislocation of reinforcing, dowels, and joint devices.

Deposit and spread concrete in continuous operation between transverse joints, as far as possible. If interrupted for more than 1/2 hour place construction joint.

Curbs and Gutters:

Automatic machine may be used for curb and gutter placement at Contractor's option. Machine placement must produce curbs and gutters to required cross section, lines, grades, and jointing as specified for formed concrete. If results are not acceptable, remove and replace with formed concrete as specified.

4.8 JOINT CONSTRUCTION:

Construct expansion, weakened-plane (Contraction), and construction joints true-to-line with face perpendicular to surface of concrete. Construct transverse joints at right angles to centerline, unless otherwise indicated.

Weakened-Plane (Contraction) Joints:

- Provide weakened-plane (contraction) joints, sectioning concrete into areas at 15'-0" o.c. maximum each way. Sidewalks shall have contraction joints at 5'-0" o.c.
- Construct weakened-plane joints for depth equal to at least 1/4 concrete thickness.

Tooled Joints:

Form weakened-plane joints in fresh concrete by grooving top portion with recommended cutting tool and finishing edges with jointer.

REVISIONS
DATE DESCRIPTION
11/3/2022 SUBMITTAL #1
8/1/2023 SUBMITTAL #2
1/2/2024 SUBMITTAL #3

CLIENT
HARRISBURG LLC
1206 CONINGTON STREET
PANAMA CITY BEACH, FL 32413

GREYDEN
ENGINEERING
N G I N E E R I N G
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362
REGISTRY NO. 35378

11/2/2022
ENGINEER'S SEAL & SIGNATURE

HARRISBURG PHASE II, III AND IV
CITY OF CRESTVIEW, FLORIDA
SPECIFICATIONS

DATE 11/3/22
JOB NO. 21-010
DRAWN TJG
CHECKED RAD
SCALE AS NOTED
SHEET: C001

[illegible]

CLOSEOUT & FINAL ACCEPTANCE

1. General Requirements

In order for a development to be accepted by the Public Services Department the following criteria must be met:

- A. All work shall be in accordance the City of Crestview's Engineering Standards Manual.
- B. The engineer of record shall provide a signed & sealed letter certifying that all development improvements are complete and constructed per plans, that all required local, state & federal permits were obtained, and notes any deviations from the approved plans with explanations. All deviations shall be shown on the as-built drawings and may require backup calculations and documentation.
- C. All infrastructure improvements (streets, water, sewer, stormwater, etc.) to be accepted by the City for perpetual maintenance shall meet the testing requirements called for in the City's Engineering Standards Manual, the City's Standard Utility Specifications, and any other specifications and standards referenced in the Engineering Standards Manual.
- D. Roadway test results are required for both public and private streets.
- E. All underground utilities to be accepted by the City for perpetual maintenance shall be inspected by the City prior to burial.
- F. Water and sewer lines must be cleared for use by the Florida Department of Environmental Protection.
- G. Gravity sewer lines to be accepted by the City for perpetual maintenance shall be inspected by Video camera and one copy of the video record provided to the Public Services Department. Any problems revealed by the video shall be corrected by the Contractor/Developer, to the satisfaction of the Public Services Department.

2. Testing

It is the contractor's responsibility to provide the City all roadway test results which will include compaction tests for the subgrade, compaction and thickness of the base, and core samples of the asphalt. All tests are to be taken immediately before the next layer of the road cross section is installed. Any deficiencies must be corrected and retested before proceeding. Testing must be performed by a qualified geotechnical firm. Frequencies are as follows:

- A. Curb-pad: Test at 300-foot intervals, alternating from left side to right side and any other locations as directed by the City.
 - B. Subgrade: Test at 300-foot intervals, alternating from left side to centerline to right side with additional tests at all intersections, cul-de-sacs, manholes, inlets, drainage structures and any other locations as directed by the City.
 - C. Base: Test at 200-foot intervals, alternating from left side to centerline to right side with additional tests at all intersections, cul-de-sacs, and other locations as directed by the City.
 - D. Asphalt: Test at 300-foot intervals, alternating from left side to centerline to right side with additional tests at all intersections, cul-de-sacs, and other locations as directed by the City.
- The City has the authority to require additional testing due to weather conditions.

3. As-Built Record Drawings

Upon completion of a development, the Contractor shall produce and submit a set of as-built record drawings prepared by a Florida Registered Land Surveyor or the Engineer of Record. The amount of detail on the record drawings shall include but is not limited to graphic scale, building footprints, grades and contours, streets and parking lots, stormwater management systems, underground and overhead utilities, appurtenances, and any other information deemed necessary by the City. The acceptance of the record drawings by the City does not release the Contractor from the liability of the construction. The City reserves the right to verify the record drawings prior to acceptance.

- A. One hard copy and one electronic copy in the latest AutoCAD format of the as-built drawings shall be provided to the Public Services Department.
- B. As-built drawings for utilities (stormwater, water and sewer) to be accepted by the City for perpetual maintenance shall contain the following:
 - 1. Pipe sizes, materials, locations, slopes and inverts.
 - 2. Manholes and drainage structures (inlets, risers, junction boxes, MES's, etc.) locations along with top and invert elevations.
 - 3. Water and sewer service line locations with a measurement for each off a known location.
 - 4. Locations of fire hydrants, valves, meters, backflow preventers, and any other appurtenances.An ESRI comparable Shapefile is also required for the above-mentioned utilities. Shapefiles should include horizontal and vertical datum information.

4. Closeout Checklist

Before any Certificate of Occupancy (C.O.) can be issued or Final Plat recorded the City must receive the following items (if applicable):

- 1. Engineer of Record's Certification of Improvements and Permits.
- 2. As-Built Record Drawings.
- 3. Roadway Test Results.
- 4. Video Record of Sewer Lines.
- 5. FDEP Clearance Letters for both Water & Sewer.
- 6. Written Acknowledgement from FDOT that all Permit Conditions (Driveway, Drainage, Utility) have been met and accepted.
- 7. Copy of the ERP Certification and Request for Conversion to Operation to NWWFMD.
- 8. Written Acknowledgement from all Jurisdictional Agencies that all Wetland Permit Conditions have been met and accepted.

Written explanations are required for the above items that are not applicable. Items 1 through 4 must be received prior to requesting a final inspection. Upon request the City will conduct a final inspection and any deficiencies must be corrected before acceptance.

REVISIONS	
DATE	DESCRIPTION
11/3/2022	SUBMITTAL #1
8/11/2023	SUBMITTAL #2
1/2/2024	SUBMITTAL #3

CLIENT

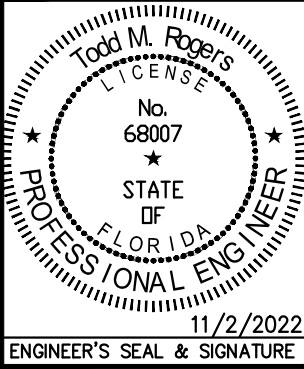
HARRISBURG LLC

126 COVINGTON STREET
PANAMA CITY BEACH, FL 32413

GREYDEN

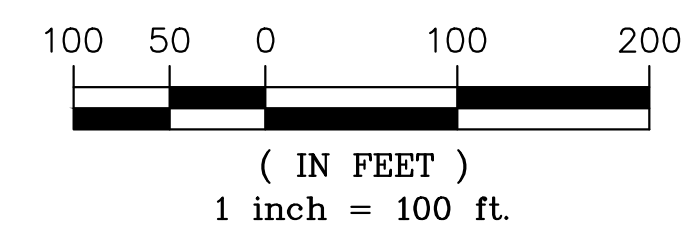
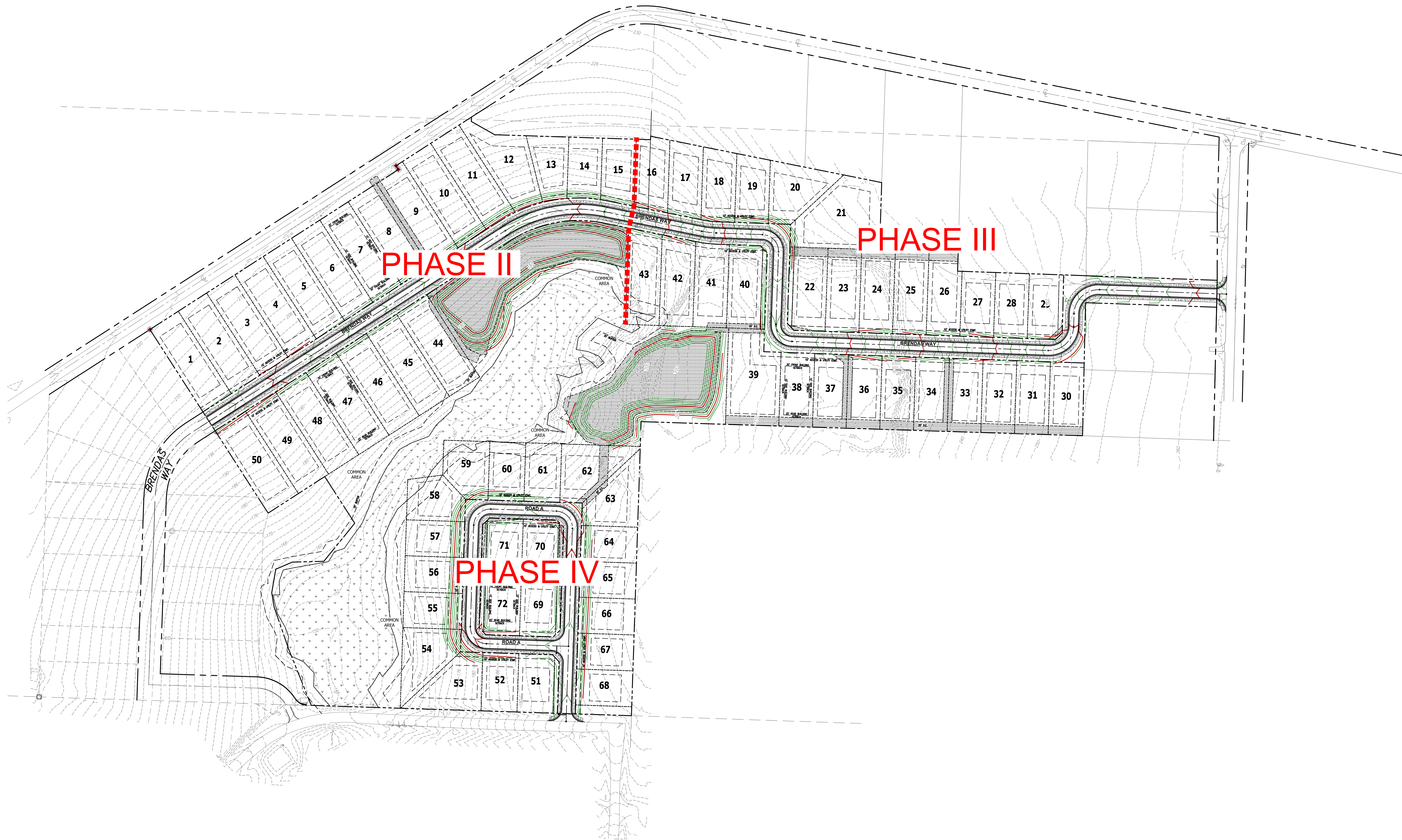
ENGINEER

12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362
REGISTRY NO. 35378



HARRISBURG PHASE II, III AND IV
CITY OF CRESTVIEW, FLORIDA
SPECIFICATIONS

DATE	11/3/22
JOB NO.	21-010
DRAWN	TJG
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C002



REVISIONS	
DATE	DESCRIPTION
11/3/2022	SUBMITTAL #1
6/11/2023	SUBMITTAL #2

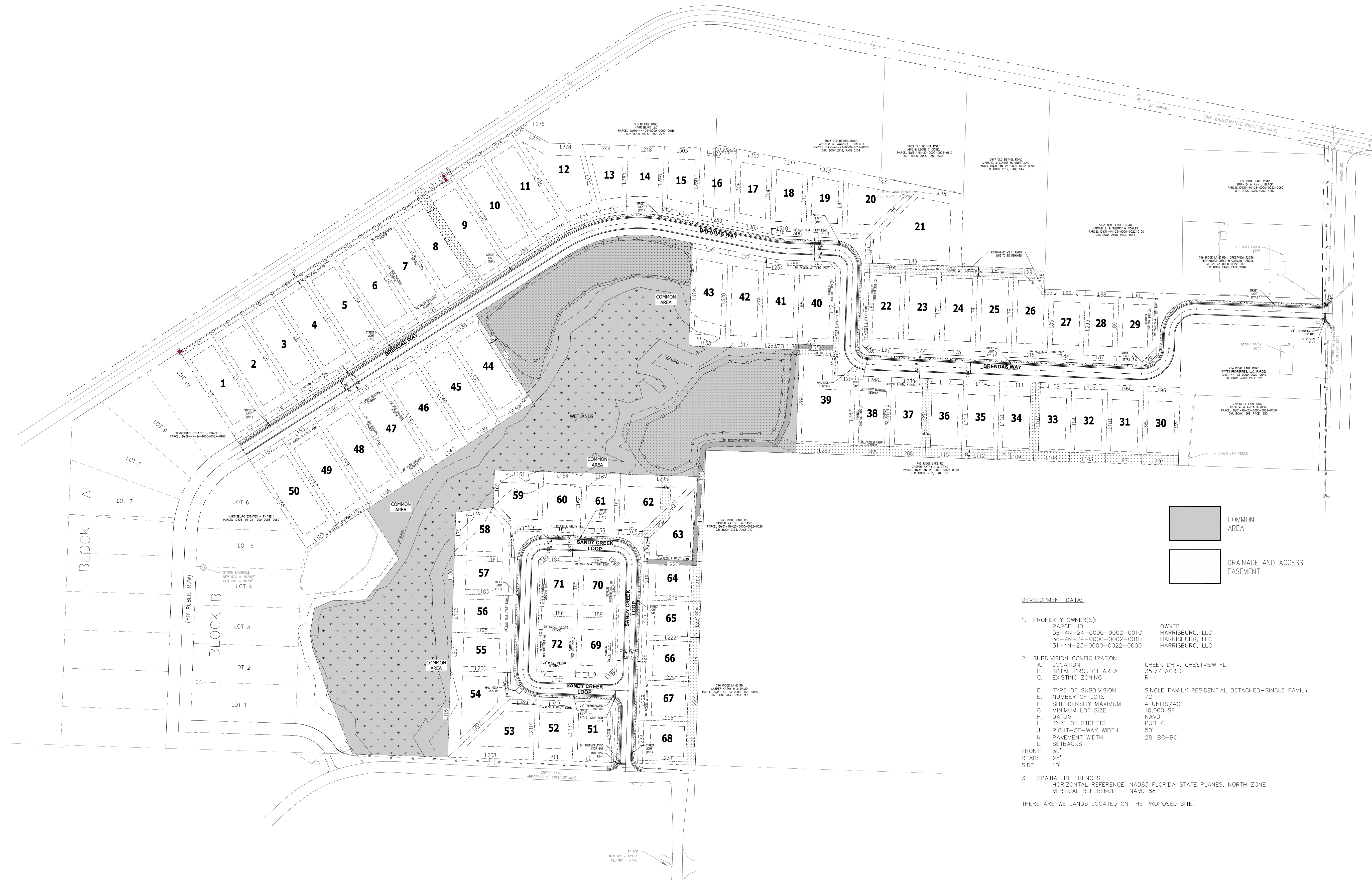
CLIENT	HARRISBURG LLC	126 COVINGTON STREET PANAMA CITY BEACH, FL 32413

GREYDEN ENGINEERING	12460 Crabapple Road, Ste. 202-347 Alpharetta, Georgia 30004 PH: 770-573-4801 FAX: 678-302-6362 REGISTRY NO. 35378

100 M. R. 68007 STATE OF FLORIDA PROFESSIONAL ENGINEER 11/2/2022 ENGINEER'S SEAL & SIGNATURE	
--	--

HARRISBURG PHASE II, III AND IV	
CITY OF CRESTVIEW, FLORIDA	
PHASE PLAN	

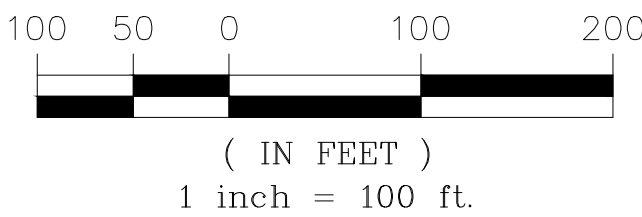
DATE	11/3/22
JOB NO.	21-010
DRAWN	TJG
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C004



DEVELOPMENT DATA:

- PROPERTY OWNER(S):
PARCEL ID
36-4N-24-0000-0002-001C
36-4N-24-0000-0002-001B
31-4N-23-0000-0022-0000
OWNER
HARRISBURG, LLC
HARRISBURG, LLC
HARRISBURG, LLC
- SUBDIVISION CONFIGURATION:
A. LOCATION
B. TOTAL PROJECT AREA
C. EXISTING ZONING
D. TYPE OF SUBDIVISION
E. NUMBER OF LOTS
F. SITE DENSITY MAXIMUM
G. MINIMUM LOT SIZE
H. DATUM
I. TYPE OF STREETS
J. RIGHT-OF-WAY WIDTH
K. PAVEMENT WIDTH
L. SETBACKS
FRONT:
REAR:
SIDE:
3. SPATIAL REFERENCES
HORIZONTAL REFERENCE
VERTICAL REFERENCE
THERE ARE WETLANDS LOCATED ON THE PROPOSED SITE.

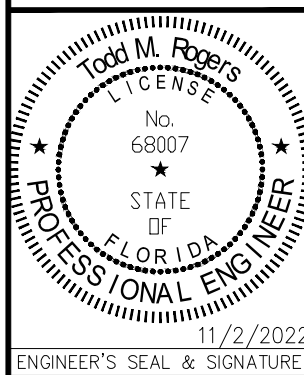
COMMON AREA
DRAINAGE AND ACCESS EASEMENT



REVISIONS	DATE	DESCRIPTION
1	11/3/2020	SUBMITTAL #1
2	8/17/2023	SUBMITTAL #2
3	1/2/2024	SUBMITTAL #3

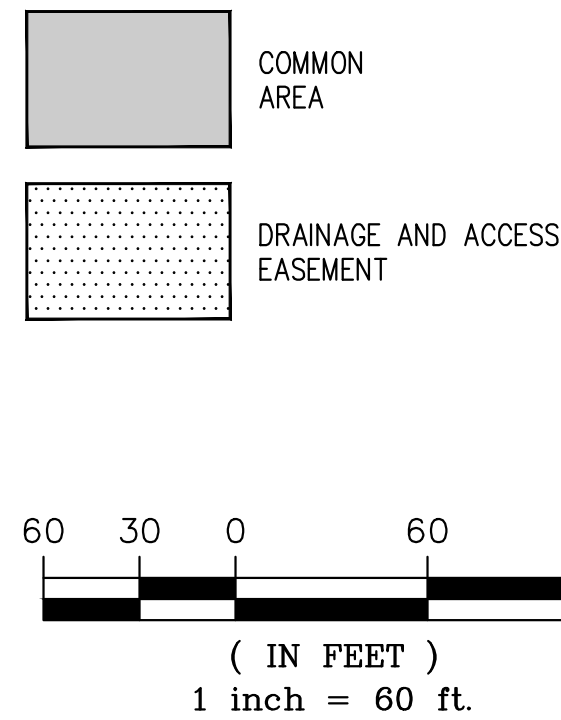
CLIENT
HARRISBURG LLC
126 COVINGTON STREET
PANAMA CITY BEACH, FL 32413

GREYDEN
ENGINEERING
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362
REGISTRY NO. 35378



HARRISBURG PHASE II, III AND IV
CITY OF CRESTVIEW, FLORIDA
OVERALL SITE PLAN

DATE	11/3/22
JOB NO.	21-010
DRAWN	TJG
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C200



REVISIONS	
DATE	DESCRIPTION
11/3/2022	SUBMITTAL #1
8/1/2023	SUBMITTAL #2
1/2/2024	SUBMITTAL #3

CLIENT **HARRISBURG LLC**
126 COVINGTON STREET
PANAMA CITY BEACH, FL 32413

GREYDEN
ENGINEERING
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362
REGISTRY NO. 35378

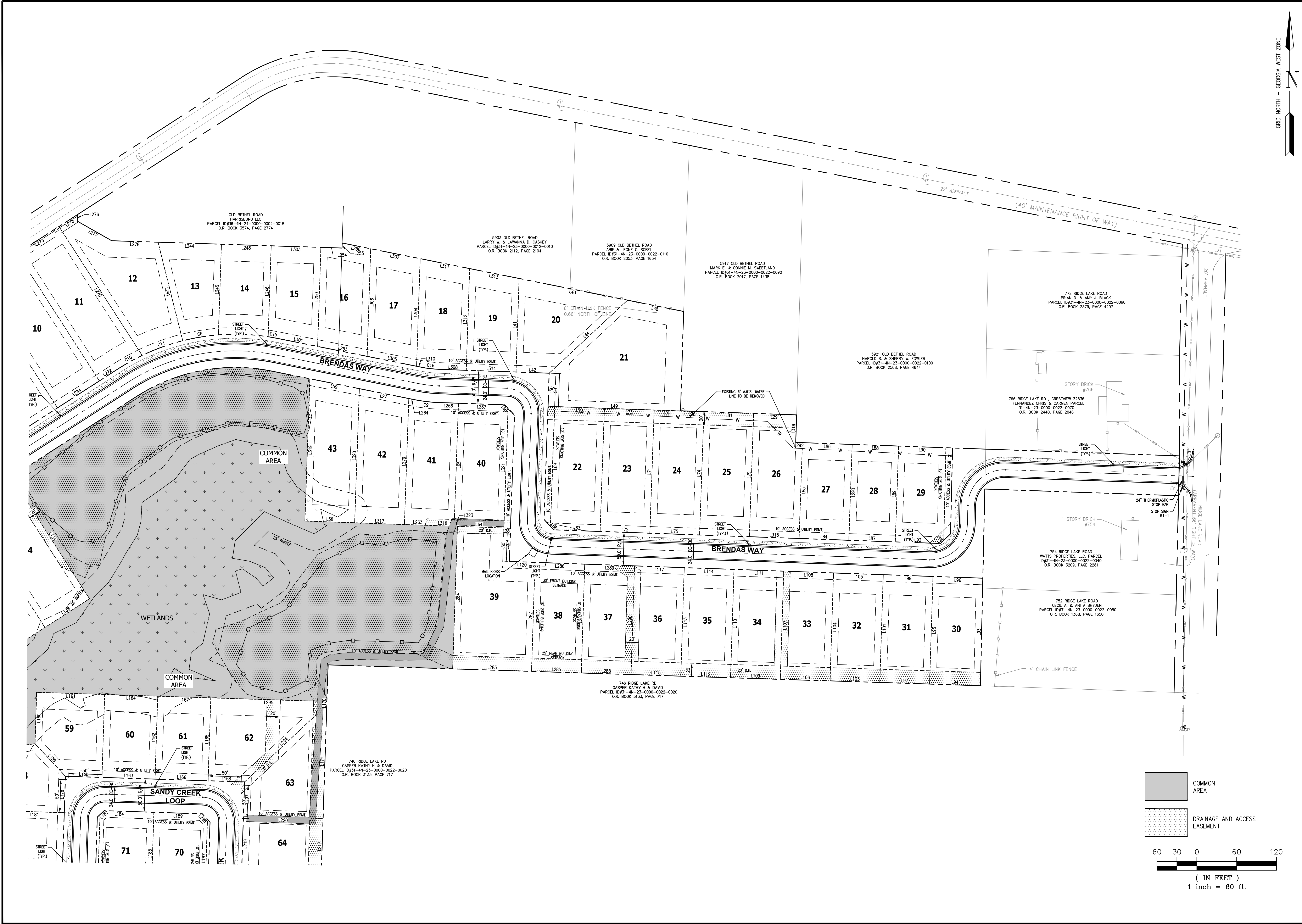
746 RIDGE LAKE RD
GASPER KATHY H & DAVID
PARCEL ID#31-4N-23-0000-0022-0020
O.R. BOOK 3133, PAGE 717

746 RIDGE LAKE RD
GASPER KATHY H & DAVID
PARCEL ID#31-4N-23-0000-0022-0030
O.R. BOOK 3133, PAGE 717

HARRISBURG PHASE II, III AND IV
CITY OF CRESTVIEW, FLORIDA
SITE PLAN

DATE	11/3/22
JOB NO.	21-010
DRAWN	TJG
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C201

Page 39 of 43



REVISIONS

DATE	DESCRIPTION
11/3/2022	SUBMITTAL #1
8/1/2023	SUBMITTAL #2
1/2/2024	SUBMITTAL #3

CLIENT

HARRISBURG LLC
126 COVINGTON STREET
PANAMA CITY BEACH, FL 32413

GREYDEN
ENGINEERING
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362
REGISTRY NO. 35378

PROFESSIONAL ENGINEER

11/2/2022

ENGINEER'S SEAL & SIGNATURE

HARRISBURG PHASE II, III AND IV
CITY OF CRESTVIEW, FLORIDA
SITE PLAN

DATE	11/3/22
JOB NO.	21-010
DRAWN	TJG
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C202

Parcel Table		
PARCEL #	AREA (SF)	AREA (AC)
1	16385.24	0.38
2	16368.45	0.38
3	16373.66	0.38
4	16368.45	0.38
5	16360.65	0.38
6	16376.26	0.38
7	16394.48	0.38
11	17163.69	0.39
12	17970.17	0.41
14	10157.33	0.23
16	11839.69	0.27
21	25624.60	0.59
22	13899.30	0.32
23	13911.90	0.32
24	13924.97	0.32
25	13942.83	0.32
26	13626.53	0.31
27	10832.52	0.25
28	10110.92	0.23
31	12176.23	0.28
35	12254.14	0.28
36	12273.62	0.28
37	12293.10	0.28
38	12312.58	0.28
39	23537.14	0.54
40	13898.26	0.32
41	13981.38	0.32
42	14702.12	0.34
43	15625.40	0.36
44	17431.35	0.40
45	17430.40	0.40
46	17429.45	0.40
47	17428.51	0.40
48	17427.56	0.40
49	17430.17	0.40
50	17485.06	0.40
53	14395.41	0.33
54	14671.51	0.34
55	10000.03	0.23
56	10000.00	0.23
57	10000.00	0.23
58	11182.59	0.26
59	11698.89	0.27
60	10020.21	0.23
61	10012.68	0.23
62	14684.39	0.34
63	13396.97	0.31
64	10009.59	0.23
68	10011.17	0.23
69	10095.93	0.23
70	10088.95	0.23
71	10095.74	0.23
72	10103.70	0.23

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	218.21'	S32°49'24"E
L2	75.20'	S57°13'47"W
L3	218.14'	N32°46'14"W
L4	75.00'	N57°10'36"E
L5	218.28'	S32°49'24"E
L6	75.00'	S57°13'47"W
L7	75.00'	N57°10'36"E
L8	218.35'	S32°49'24"E
L9	75.00'	S57°13'47"W
L10	75.00'	N57°10'36"E
L11	218.14'	S32°49'24"E
L12	75.00'	S57°01'03"W
L13	75.00'	N57°10'36"E
L14	218.14'	S32°49'24"E
L15	75.00'	S57°10'36"W
L16	75.00'	N57°10'36"E
L17	75.00'	S57°29'41"W
L18	75.00'	N57°10'36"E
L19	218.56'	S32°49'24"E
L20	218.63'	S32°49'24"E
L21	75.00'	S57°13'47"W
L22	75.00'	N57°10'36"E
L23	218.70'	S32°49'24"E
L24	75.00'	S57°13'47"W
L25	75.00'	N57°10'36"E
L26	7.03'	S46°39'58"W
L27	76.00'	S78°40'15"E
L28	17.02'	S57°12'19"W
L29	10.00'	S32°47'41"E
L30	57.97'	S57°30'12"W
L41	141.00'	S01°54'06"W
L42	50.00'	N87°58'21"W
L43	166.54'	S78°40'15"E
L44	161.31'	S47°01'04"W
L48	86.18'	S78°40'15"E
L49	75.00'	N87°58'21"W
L50	50.00'	N02°00'29"E
L57	202.18'	S02°00'29"W
L58	75.00'	N87°59'31"W
L59	76.00'	S78°40'15"E
L64	70.10'	N87°59'31"W
L65	185.49'	N02°00'29"E
L66	7.07'	S42°58'53"E
L67	70.00'	N87°58'17"W
L68	7.07'	N42°58'54"W
L69	180.49'	N02°00'29"E
L70	75.00'	S87°58'21"E
L71	185.49'	S02°00'29"W
L72	75.00'	N87°58'17"W
L73	75.00'	S87°58'21"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L74	185.88'	S02°00'29"W
L75	75.00'	N87°58'17"W
L76	39.81'	S87°58'21"E
L77	0.36'	N02°01'39"E
L78	35.19'	S88°00'54"E
L79	185.93'	S02°00'29"W
L80	75.00'	N87°58'17"W
L81	75.00'	S88°00'54"E
L84	75.00'	N87°58'17"W
L85	144.43'	N02°00'29"E
L86	75.00'	S87°58'39"E
L87	70.00'	N87°58'12"W
L88	70.00'	S87°58'35"E
L89	144.45'	S02°00'29"W
L90	71.26'	S87°58'43"E
L92	68.03'	N87°58'22"W
L93	161.97'	S01°16'09"W
L94	76.71'	N88°10'15"W
L95	162.22'	N01°49'45"E
L96	75.13'	S87°58'21"E
L97	75.00'	N88°10'15"W
L99	75.00'	S87°58'21"E
L101	162.48'	N01°49'45"E
L103	75.00'	N88°10'15"W
L104	162.74'	N01°49'45"E
L105	75.00'	S87°58'21"E
L106	75.00'	N88°10'15"W
L107	163.00'	N01°49'45"E
L108	75.00'	S87°58'21"E
L109	75.00'	N88°10'15"W
L110	163.26'	N01°49'45"E
L111	75.00'	S87°58'21"E
L112	75.00'	N88°10'15"W
L113	163.52'	N01°49'45"E
L114	75.00'	S87°58'21"E
L115	75.00'	N88°10'15"W
L117	75.00'	S87°58'21"E
L120	38.64'	S87°58'21"E
L134	217.90'	N32°46'13"W
L136	80.00'	S57°14'17"W
L137	217.89'	N32°46'13"W
L138	80.00'	N57°13'47"E
L139	80.00'	S57°14'17"W
L140	217.87'	N32°46'13"W
L141	80.00'	N57°13'47"E
L142	80.00'	S57°14'17"W
L143	217.86'	N32°46'13"W
L144	80.00'	N57°13'47"E
L145	80.00'	S57°14'17"W
L146	217.85'	N32°46'13"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L147	80.00'	N57°13'47"E
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L149	217.84'	N32°46'13"W
L150	80.00'	N57°13'47"E
L151	10.23'	S57°14'17"W
L152	69.77'	S57°09'16"W
L153	217.93'	N32°46'13"W
L154	80.00'	N57°13'47"E
L155	80.21'	S57°09'16"W
L156	218.03'	N32°46'14"W
L157	80.21'	N57°13'47"E
L158	55.00'	N88°10'53"W
L159	67.06'	N43°08'52"W
L160	77.56'	N01°49'07"E
L161	102.54'	S88°20'56"E
L162	125.21'	S01°53'09"W
L163	80.00'	N88°10'53"W
L164	80.00'	S88°06'51"E
L165	125.11'	S01°53'09"W
L166	80.00'	N88°10'53"W
L167	80.00'	S88°06'51"E
L168	55.00'	N88°10'53"W
L170	5.00'	S00°12'10"W
L171	171.68'	S01°52'23"W
L175	89.72'	N01°53'09"E
L176	78.58'	N82°36'40"E
L178	54.99'	S01°53'09"W
L180	80.00'	S01°53'09"W
L181	125.00'	N88°10'53"E
L182	8.50'	S46°51'08"W
L183	125.00'	N88°06'54"W
L184	74.99'	S88°10'53"E
L185	124.91'	S01°53'09"W
L186	81.00'	N88°06'51"W
L187	116.94'	S01°53'09"W
L188	81.00'	N88°06'51"W
L189	72.93'	S88°10'53"E
L190	11.43'	S46°51'08"W
L191	72.92'	N88°10'53"W
L192	72.93'	S88°10'53"E
L193	11.40'	N43°08'52"W
L194	117.12'	N01°53'09"E
L195	125.00'	N88°06'54"W
L196	80.00'	N01°53'09"E
L199	179.86'	S01°47'41"W
L200	125.00'	N88°06'54"W
L201	80.00'	N01°53'09"E
L204	176.48'	S46°51'08"W
L206	55.01'	S01°53'09"W
L207	176.48'	S46°51'08"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L208	177.72'	N88°09'00"W
L209	53.00'	S88°11'02"E
L210	124.81'	S01°53'06"W
L211	81.00'	N88°06'54"W
L212	81.00'	S88°10'50"E
L213	124.91'	S01°53'06"W
L214	117.93'	S01°53'06"W
L215	81.00'	N88°06'54"W
L216	73.93'	S88°10'50"E
L217	83.40'	S01°54'43"W
L218	120.00'	N88°06'51"W
L219	83.40'	N01°53'09"E
L220	120.04'	S88°06'51"E
L221	83.40'	S01°51'35"W
L222	120.04'	N88°06'51"W
L223	83.40'	N01°53'09"E
L224	83.40'	S01°53'09"W
L225	120.04'	N88°06'51"W
L226	83.40'	N01°53'09"E
L227	83.40'	S01°53'09"W
L228	120.04'	N88°06'51"W
L229	83.40'	N01°53'09"E
L230	83.40'	S01°53'09"W
L231	120.04'	N88°06'51"W
L232	83.40'	N01°53'09"E
L234	75.00'	S57°13'47"W
L235	228.43'	N32°49'24"W
L236	75.00'	N57°12'19"E
L242	153.02'	S14°03'47"E
L244	95.54'	S88°11'03"E
L245	136.67'	S01°54'06"W
L246	137.08'	S01°54'06"W
L248	75.00'	S88°11'03"E
L250	149.32'	S01°54'06"W
L253	76.03'	N78°40'15"W
L254	31.80'	S88°11'03"E
L255	7.55'	N01°53'52"E
L256	43.80'	S78°40'15"E
L263	40.01'	N87°55'51"W
L264	8.65'	S78°40'15"E
L266	30.10'	S87°58'15"E
L267	70.00'	N87°58'15"W
L269	50.04'	S02°00'29"W
L270	231.04'	S32°49'24"E
L272	34.40'	S57°13'47"W
L273	75.00'	N57°12'19"E
L275	33.20'	N57°12'19"E
L276	9.97'	S01°51'49"W
L277	59.66'	S60°25'18"E
L278	69.75'	S88°11'03"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L279	189.87'	S02°00'29"W
L281	10.00'	S87°59'31"E
L282	164.30'	S01°49'45"W
L283	118.84'	N88°10'15"W
L284	214.72'	N01°53'52"E
L285	75.00'	N88°10'15"W
L286	75.00'	S87°58'21"E
L287	164.04'	S01°49'45"W
L288	75.00'	N88°10'15"W
L289	75.00'	S87°58'21"E
L290	163.78'	S01°49'45"W
L291	64.80'	S88°00'54"E
L292	10.04'	S87°58'39"E
L293	144.44'	N02°00'29"E
L294	169.81'	S46°51'08"W
L295	174.85'	S88°08'42"E
L297	51.54'	N01°53'09"E
L298	11.40'	S43°08'52"E
L299	118.81'	N01°53'09"E
L301	61.38'	N78°40'15"W
L303	75.00'	S88°11'03"E
L304	162.19'	S01°54'06"W
L305	76.03'	N78°40'15"W
L306	162.19'	N01°54'06"E
L307	76.03'	S78°40'15"E
L308	40.08'	N87°58'21"W
L310	6.73'	N78°40'15"W
L311	76.03'	S78°40'15"E
L312	153.29'	S01°54'06"W
L313	76.03'	S78°40'15"E
L314	75.00'	N87°58'21"W
L315	75.00'	N87°58'17"W
L316	41.55'	S01°47'34"W
L317	75.00'	N87°59'31"W
L318	34.99'	N88°03'43"W
L319	214.49'	N02°00'29"E
L320	202.18'	S02°00'29"W
L321	180.46'	S02°00'29"W
L323	4.90'	N87°59'31"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C6	54.56'	325.00'	S80°41'41"W	54.49'
C7	75.17'	325.00'	N87°52'14"W	75.00'
C9	36.53'	225.00'	S83°19'18"E	36.49'
C10	40.74'	237.80'	S60°49'06"W	40.69'
C11	65.11'	322.12'	S70°08'47"W	65.00'
C15	14.60'	325.00'	N79°57'28"W	14.60'
C16	28.41'	175.00'	N83°19'18"W	28.38'

REVISIONS

DATE	DESCRIPTION
11/3/2023	SUBMITTAL #1
8/1/2023	SUBMITTAL #2
1/2/2024	SUBMITTAL #3

CLIENT

HARRISBURG LLC

126 COVINGTON STREET
PANAMA CITY BEACH, FL 32413

GREYDEN

E N G I N E E R I N G
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4801 FAX: 678-302-6362
REGISTRY NO. 35378

11/2/2023

ENGINEER'S SEAL & SIGNATURE

11/3/22

21-010

TJG

RAD

AS NOTED

C203

HARRISBURG PHASE II, III AND IV

CITY OF CRESTVIEW, FLORIDA

PARCEL, LINE AND CURVE TABLES

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Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: February 5, 2024

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/31/2024
SUBJECT: 1. Director Update

BACKGROUND:

This is a presentation of development activities that have occurred since the last Planning and Development Board meeting.

DISCUSSION:

Development Orders Issued:	1/11/24 - Patriot Park - 94-unit townhouse-style apartments Planned Unit Development development on the approximately 5.45 acre parcel bounded by E North Avenue, Medley Dr, Chavis Ave, and N Lloyd Street.
Final Plats:	No final plats have been approved or recorded since the last Planning and Development Board Meeting.
New Development Applications:	Goodwill Crestview - New 21,500 square foot retail facility located on approximately 3 acres south of the Tom Thumb at the southwest corner of Highway 85 and PJ Adams Parkway.
Miscellaneous:	As a follow-up to our discussion about the Affordable Housing Advisory Committee (AHAC), I was informed by our contact at the Florida Housing Finance Corporation that, due to the minimal amount of funds we receive, we only have to conduct one meeting of the AHAC for this cycle (3-years). I had spoken with some Board members regarding the length of the commitment, so I wanted to clarify that, though the term length is 3 years, only the meeting this year (prospectively the 3rd week of March) appears to be necessary. Feel free to reach out if you're interested in serving in that capacity.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

Varies by project.

RECOMMENDED ACTION

No action required.

Attachments

None