



CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

PLANNING & DEVELOPMENT BOARD

Regular Meeting

May 6, 2024

6:00 PM

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. You may submit questions on any agenda item in advance (by 3:00 PM the day of the meeting) to cityclerk@cityofcrestview.org.

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 the April 1, 2024 Regular Meeting Minutes

6 Ordinance on 1st reading/ Public Hearing

6.1 Price-Gregory Way Comprehensive Plan Amendment

6.2 Price-Gregory Way Rezoning

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11.1 Director's Report

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 Girard, 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: May 6, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/2/2024
SUBJECT: 1. Approval of the April 1, 2024 Regular Meeting Minutes

BACKGROUND:

Draft minutes were distributed before the meeting.

DISCUSSION:

Action is required to approve the draft minutes.

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 April 1, 2024 minutes.

Attachments

1. 04012024 Planning Board Meeting Draft

PLANNING AND DEVELOPMENT BOARD
Regular Meeting
MINUTES
April 1, 2024
6:00 PM
COUNCIL CHAMBERS

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6 p.m. Members present were Mr. Roy, Mr. Werth, Mr. Follmar, Mr. Hayes, Mr. Warren, and Mr. Medlock. Also present were the Deputy City Clerk, Natasha Peacock, and staff members. Mr. Frost was 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 to approve the Agenda and the Consent Agenda.

Mr. Hayes moved to approve the Agenda and the Consent Agenda, which was seconded by Mr. Follmar. Roll Call: Ayes: Mr. Hayes, Mr. Follmar, Mr. Werth, Mr. Roy. Nays: none, motion passed.

4 Presentation

4.1 Comprehensive Plan Update and Discussion on Goals, Objectives and Policies

Representatives from Kimely-Horn returned and gave an extensive update on their work concerning the Comprehensive Plan, city goals and policies.

5 Public Opportunity to speak on Agenda items

6 Consent Agenda

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

A motion was made by to approve the Consent Agenda. Seconded by.
Roll Call: Ayes: . Nays: .

6.1 Approval of the March 4, 2024 Regular Meeting Minutes

7 Ordinance on 1st reading/ Public Hearing

8 Ordinances

9 Final Plats and PUDS

10 Special Exceptions, Variances, Vacations and Appeals

11 Action Items

12 Director Report

13 Comments from the Audience

14 Adjournment

Chair M. Roy adjourned the meeting at 6:49 p.m.

Minutes approved on _____ day of _____ 2024.

Approved:

Minutes submitted by:

Chair M. Roy

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 6, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/2/2024
SUBJECT: Price-Gregory Way Comprehensive Plan Amendment

BACKGROUND:

On March 4, 2024, staff received an application to amend the comprehensive plan and zoning designations for property located on Price-Gregory Way.

The subject property is currently located inside the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively.

The application requests the Mixed-Use (MU) future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1968 on May 13, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Crestview Crossing Power Center LLC
Ft. Walton Beach, FL 32548
Parcel ID: A portion of 29-3N-23-0000-0025-0160
Site Size: 41.1 acres
Current FLU: Commercial (C)
Current Zoning: Commercial High-Intensity District (C-2)
Current Land Use: Vacant

The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant
East	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
South	Commercial (C)	Commercial High-Intensity District (C-2) & Commercial Low-Intensity District (C-1)	Commercial
West	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential or low-intensity commercial use.

Staff reviewed the request for a comprehensive plan amendment and finds the following:

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment does not involve a text change to goals, policies, and objectives of the comprehensive plan. It only proposes a land use change to the future land use map for a site-specific small-scale development.
- The subject property is not located within an area of critical state concern.

Courtesy notices were mailed to property owners within 300 feet of the subject property on April 15, 2024. The property was posted on April 23, 2024. An advertisement ran in the Crestview News Bulletin on April 18, 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.

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

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.

Opportunity – Promote an environment that encourages economic and educational opportunity.

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the comprehensive plan amendment were \$2,500.00. The cost of advertising was \$231.00.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1968.

Attachments

1. East Parcel Survey
2. Exhibit Packet

ORDINANCE: 1968

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 41.1 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.

BE IT ORDAINED BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA, AS FOLLOWS:

SECTION 1 – AUTHORITY. The authority for enactment of this Ordinance is Section 2 of the City Charter, §163.3187 F.S., §166.021 F.S., §166.041 F.S. and the adopted Comprehensive Plan.

SECTION 2 – FINDINGS OF FACT. The City Council of the City of Crestview finds the following:

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Commercial (C) to Mixed-Use (MU) on a parcel of land containing 41.1 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

SECTION 3 – PURPOSE. The purpose of this Ordinance is to adopt an amendment to the "City of Crestview Comprehensive Plan: 2020." The amendment is described in Section 4 below.

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 41.1 acres of land, more or less, from Commercial (C) to Mixed-Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 41.1 acres, more or less, is known as a portion of Parcel 29-3N-23-0000-0025-0160 and commonly described as:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01° 47' 20" WEST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2612.83 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 88° 11' 01" EAST FOR A DISTANCE OF 495.17 FEET; THENCE NORTH 39° 28' 24" EAST FOR A DISTANCE OF 70.56 FEET; THENCE SOUTH 89° 45' 20" EAST FOR A DISTANCE OF 26.73 FEET; THENCE NORTH 72° 16' 54" EAST FOR A DISTANCE OF 147.48 FEET; THENCE NORTH 27° 46' 28" EAST FOR A DISTANCE OF 99.73 FEET; THENCE NORTH 59° 26' 57" EAST FOR A DISTANCE OF 93.21 FEET; THENCE NORTH 89° 30' 13" EAST FOR A DISTANCE OF 86.92 FEET; THENCE

SOUTH 49°10'07" EAST FOR A DISTANCE OF 98.50 FEET; THENCE SOUTH 63°56'57" EAST FOR A DISTANCE OF 89.93 FEET; THENCE SOUTH 70°52'50" EAST FOR A DISTANCE OF 87.92 FEET; THENCE NORTH 81°40'48" EAST FOR A DISTANCE OF 138.29 FEET; THENCE NORTH 74°00'37" EAST FOR A DISTANCE OF 30.52 FEET; THENCE NORTH 88°37'59" EAST FOR A DISTANCE OF 57.15 FEET; THENCE NORTH 79°40'10" EAST FOR A DISTANCE OF 101.74 FEET; THENCE NORTH 53°37'07" EAST FOR A DISTANCE OF 108.23 FEET; THENCE NORTH 69°11'09" EAST FOR A DISTANCE OF 53.94 FEET; THENCE NORTH 80°44'00" EAST FOR A DISTANCE OF 71.58 FEET; THENCE NORTH 60°51'12" EAST FOR A DISTANCE OF 32.33 FEET; THENCE NORTH 64°30'38" EAST FOR A DISTANCE OF 76.27 FEET; THENCE NORTH 54°13'21" EAST FOR A DISTANCE OF 49.77 FEET; THENCE NORTH 64°27'58" EAST FOR A DISTANCE OF 44.62 FEET; THENCE NORTH 86°20'31" EAST FOR A DISTANCE OF 54.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE PRICE-GREGORY WAY (RIGHT-OF-WAY VARIES) BEING A POINT ON A TANGENT CURVE TO THE RIGHT (CONCAVE SOUTHERLY); THENCE PROCEED NORTH ALONG THE SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THIRTEEN CALLS: RUN EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 310.00 FEET FOR AN ARC DISTANCE OF 149.19 FEET, THROUGH A CENTRAL ANGLE OF 27°34'28", CHORD BEARING AND DISTANCE, NORTH 60°12'13" EAST 147.76 FEET TO END OF CURVE; THENCE NORTH 73°59'27" EAST FOR A DISTANCE OF 83.94 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT (CONCAVE NORTHERLY): THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 240.00 FEET FOR AN ARC DISTANCE OF 302.42 FEET, THROUGH A CENTRAL ANGLE OF 72°11'50", CHORD BEARING AND DISTANCE, NORTH 37°53'32" EAST 282.80 FEET TO END OF CURVE; THENCE NORTH 01°47'37" EAST FOR A DISTANCE OF 141.31 FEET; THENCE NORTH 88°15'23" WEST FOR A DISTANCE OF 140.00 FEET; THENCE NORTH 11°18'04" WEST FOR A DISTANCE OF 102.06 FEET; THENCE SOUTH 86°53'02" EAST FOR A DISTANCE OF 67.63 FEET; THENCE NORTH 58°19'25" EAST FOR A DISTANCE OF 33.86 FEET; THENCE NORTH 02°30'34" WEST FOR A DISTANCE OF 45.40 FEET; THENCE NORTH 59°03'57" WEST FOR A DISTANCE OF 26.28 FEET; THENCE SOUTH 88°15'23" EAST FOR A DISTANCE OF 93.63 FEET; THENCE NORTH 01°47'37" EAST FOR A DISTANCE OF 170.11 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT (CONCAVE SOUTHERLY); THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 493.00 FEET, FOR AN ARC DISTANCE OF 15.26 FEET, THROUGH A CENTRAL ANGLE OF 01°46'25", CHORD BEARING AND DISTANCE, NORTH 46°18'53" WEST, 15.26 FEET TO END OF CURVE, THENCE NORTH 45°25'40" WEST FOR A DISTANCE OF 128.01 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT (CONCAVE SOUTHERLY); THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 240.31 FEET, THROUGH A CENTRAL ANGLE OF 43°01'36", CHORD BEARING AND DISTANCE, NORTH 66°56'28" WEST, 234.70 FEET TO END OF CURVE; THENCE NORTH 88°27'16" WEST FOR A DISTANCE OF 86.73 FEET; THENCE NORTH 01°32'44" EAST FOR A DISTANCE OF 17.23 FEET TO A POINT ON A NON-TANGENT CURVE (CONCAVE NORTHERLY) AND THE SOUTH RIGHT-OF-WAY LINE OF THE CRESTVIEW BYPASS (RIGHT-OF-WAY VARIES); THENCE PROCEED WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE CALLS: RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 994.93 FEET, FOR AN ARC DISTANCE OF 279.04 FEET, THROUGH A CENTRAL ANGLE OF 16°04'09", CHORD BEARING AND DISTANCE, NORTH 70°42'73" WEST 278.12 FEET TO END OF CURVE, THENCE NORTH 62°40'31" WEST FOR A DISTANCE OF 134.72 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT (CONCAVE SOUTHERLY); THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1105.92 FEET FOR AN ARC DISTANCE OF 19.26 FEET, THROUGH A CENTRAL ANGLE OF 00°59'52", CHORD BEARING AND DISTANCE,

NORTH 63°10'28" WEST 19.26 FEET TO END OF CURVE; THENCE SOUTH 26°19'36" WEST FOR A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE PROCEED SOUTH 45°21'08" WEST, A DISTANCE OF 2126.40 FEET TO THE WEST LINE OF SECTION 29 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 41.1 ACRES, MORE OR LESS.

The Mixed-Use (MU) Future Land Use Category is hereby imposed on a portion of Parcel 29-3N-23-0000-0025-0160. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows a portion of Parcel 29-3N-23-0000-0025-0160 thereon.

SECTION 5 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 6 – SCRIVENER’S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager’s designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 7 – ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 8 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 9 – EFFECTIVE DATE. The effective date of this plan amendment and ordinance shall be thirty-one (31) days after adoption on second reading by the City Council, unless the amendment is challenged pursuant to §163.3187, F.S. If challenged, the effective date shall be the date a Final Order is issued by the State Land Planning Agency or the Administration Commission finding the amendment in compliance with §163.3184, F.S.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 10th day of June, 2024.

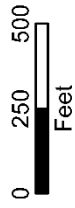
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 10th day of June, 2024.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

Residential (R)

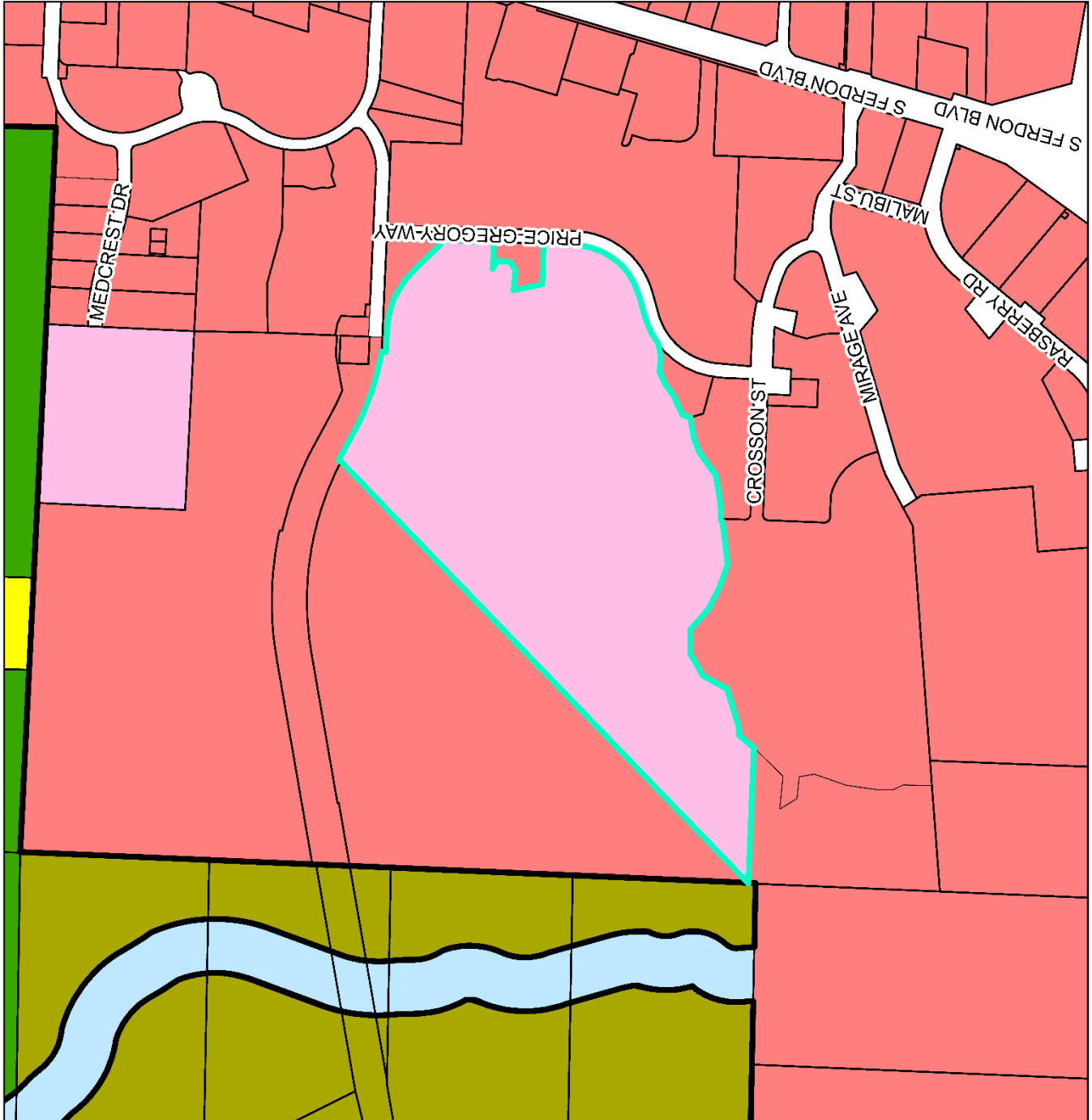
County Future Land Use

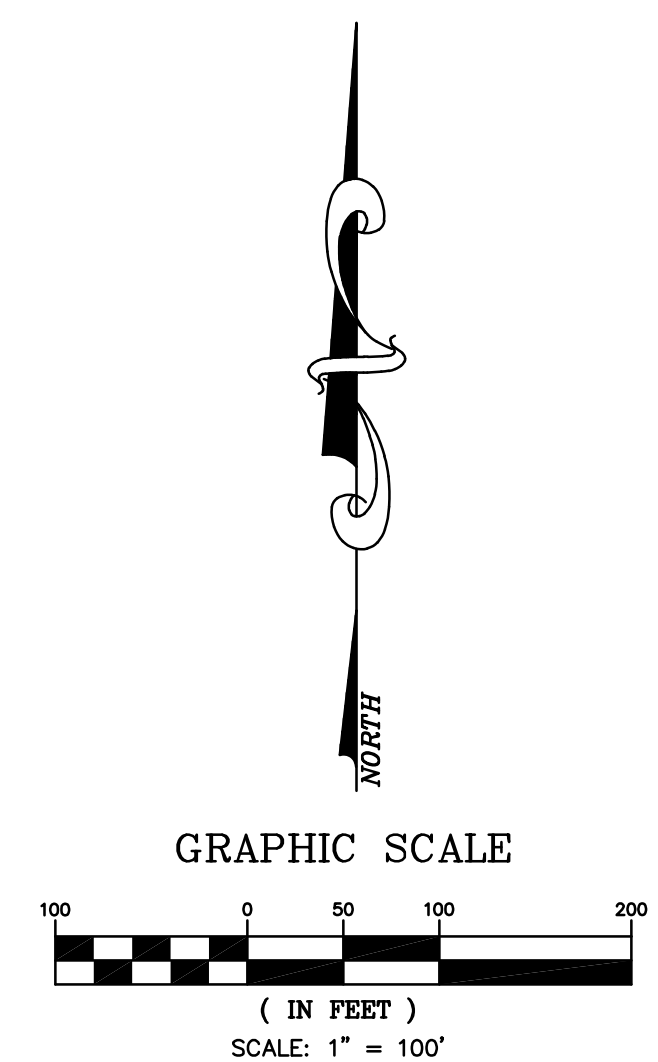
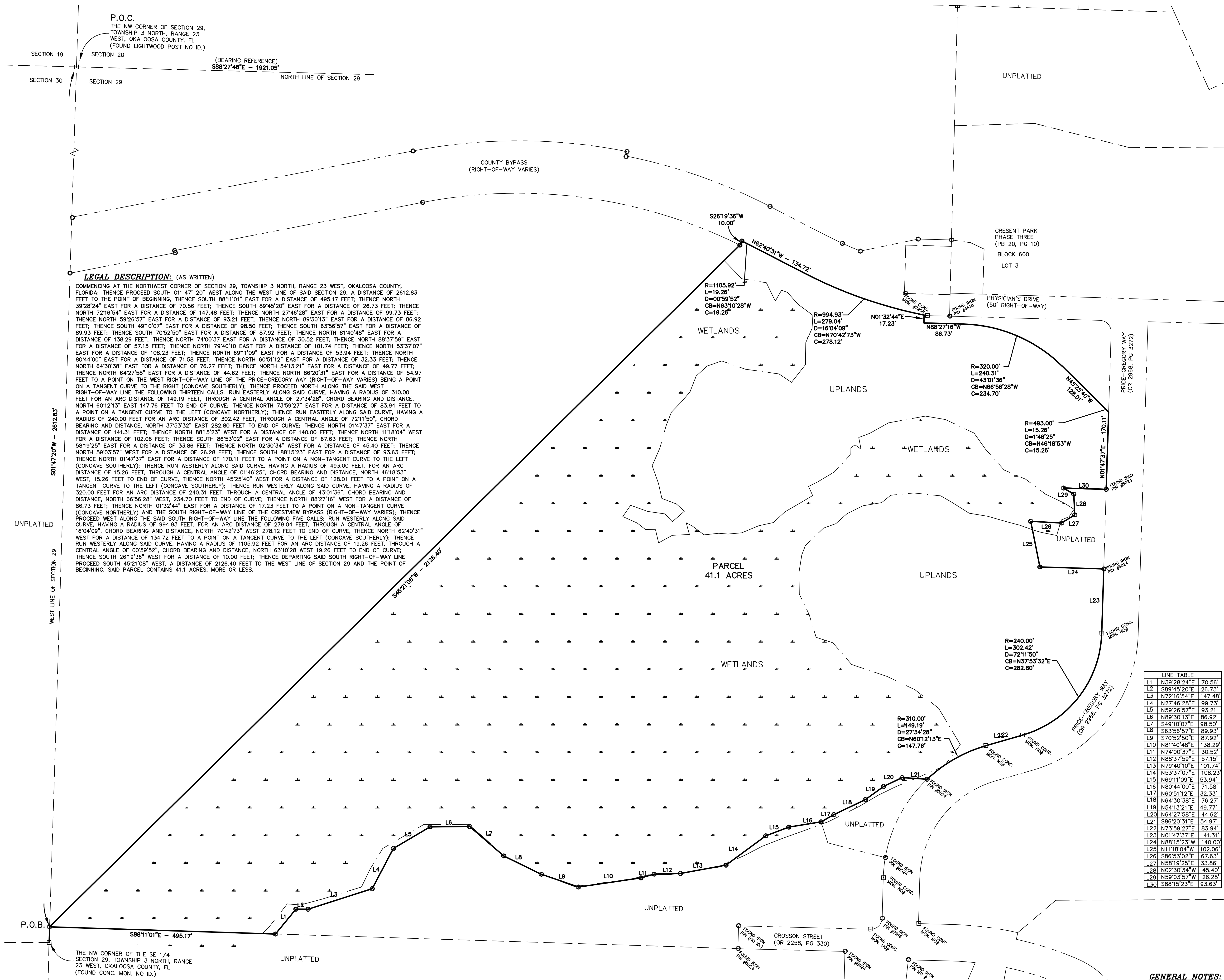
Agriculture (AG)

Low Density

Residential (LDR)

Mixed Use (MU)





- LEGEND**
- R/W RIGHT OF WAY
 - (P) PLAT DATA
 - (F) FIELD DATA
 - (D) DESCRIPTION DATA
 - O.R. OFFICIAL RECORDS
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - D DELTA ANGLE
 - R RADIUS
 - L ARC LENGTH
 - C CHORD
 - CB CHORD BEARING
 - EOP EDGE OF PAVEMENT
 - CENTERLINE
 - BENCHMARK
 - WATER VALVE
 - WATER MAIN
 - BACKFLOW PREVENTER
 - FIRE HYDRANT
 - WATER METER
 - STORM SEWER MAIN
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - TYPE "3" CURB INLET
 - TYPE "4" CURB INLET
 - MITERED END SECTION
 - POWER POLE
 - GUY ANCHOR
 - LIGHT POLE
 - OVERHEAD UTILITY LINE
 - ELECTRICAL BOX
 - TELEVISION BOX
 - TELEPHONE BOX
 - FENCE
 - SINGLE POLE SIGN

LINE TABLE			
L1	N39°28'24"E	70.56'	
L2	S89°45'20"E	26.73'	
L3	N72°16'54"E	147.48'	
L4	N27°46'28"E	99.23'	
L5	N59°28'57"E	93.21'	
L6	N89°30'13"E	86.92'	
L7	S49°10'07"E	98.50'	
L8	S63°56'57"E	89.93'	
L9	S70°52'50"E	87.92'	
L10	N81°40'48"E	138.29'	
L11	N74°00'37"E	30.52'	
L12	N88°37'59"E	57.15'	
L13	N79°40'10"E	101.74'	
L14	N53°37'07"E	108.23'	
L15	N69°11'09"E	53.94'	
L16	N80°44'00"E	71.58'	
L17	N60°51'12"E	32.33'	
L18	N64°30'38"E	76.27'	
L19	N54°13'21"E	49.77'	
L20	N64°27'58"E	44.62'	
L21	S88°20'31"E	54.97'	
L22	N73°59'27"E	83.94'	
L23	N01°47'37"E	141.31'	
L24	N88°15'23"W	140.00'	
L25	N111°8'04"W	102.06'	
L26	S86°53'02"E	67.63'	
L27	N58°19'25"E	33.86'	
L28	N02°30'34"W	45.40'	
L29	N59°03'57"W	26.28'	
L30	S88°15'23"E	93.63'	

GENERAL NOTES:

- NO TITLE SEARCH OR ABSTRACT HAS BEEN FURNISHED TO THE UNDERSIGNED. DEEDS, EASEMENTS, DESCRIPTIONS, OR OTHER INSTRUMENTS MAY EXIST THAT EFFECT THE SUBJECT PROPERTY.
- BEARING REFERENCE: NORTH LINE OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING S88°27'48"E.

SKETCH OF DESCRIPTION

CHOCTAW ENGINEERING, INC.
ENGINEERING • ENVIRONMENTAL • SURVEYING
112 TRUXTON AVENUE
PORT WALTON BEACH, FLORIDA 32547
PHONE: 850-862-6611
FAX: 850-863-8059
EMAIL: ce@choctaweng.com

CERTIFICATE OF AUTHORIZATION No. 1582

PREPARED FOR:
CRESTVIEW CROSSING POWER CENTER LLC
41.1 ACRE METES & BOUNDS PARCEL IN
SECTION 29, TOWNSHIP 3 NORTH, RANGE 23
WEST, OKALOOSA COUNTY, FLORIDA.

Revisions:

I hereby certify that this survey was made under my responsible charge 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 472.002, Florida Statutes.

Not valid unless bearing Surveyor's embossed seal

BRIAN E. PASCOE, Professional Surveyor & Mapper
FL Certificate No. 5930

Job No.: 2014-159-F
Date: 25 FEB 2024
Fld. Vol.: N/A
Scale: 1" = 100'
Disk No.: 14159F-SUR
Designed: N/A
Drawn: MCS
Checked: BEP
Sheet 1 of 1

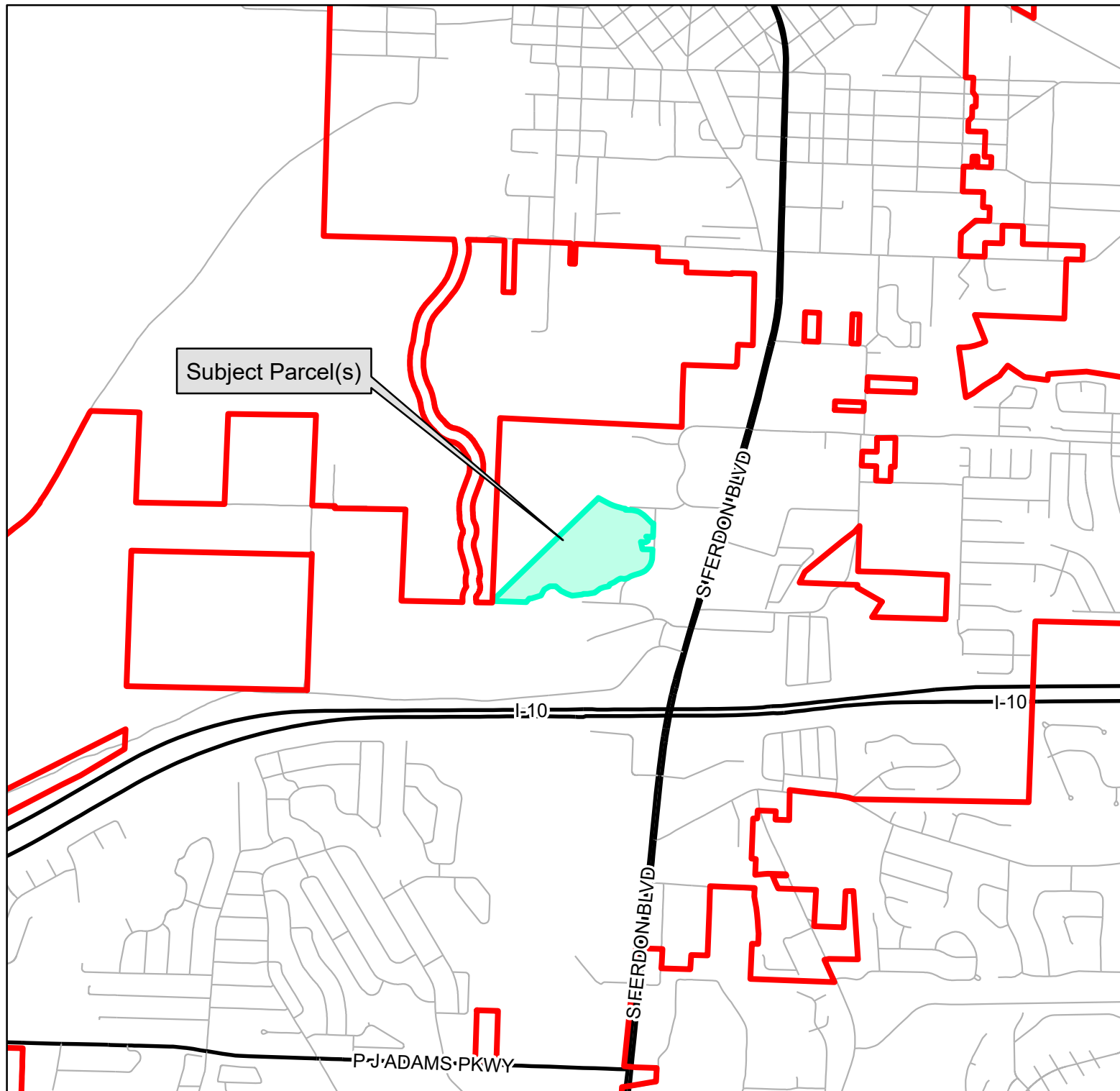
THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.

Vicinity Map

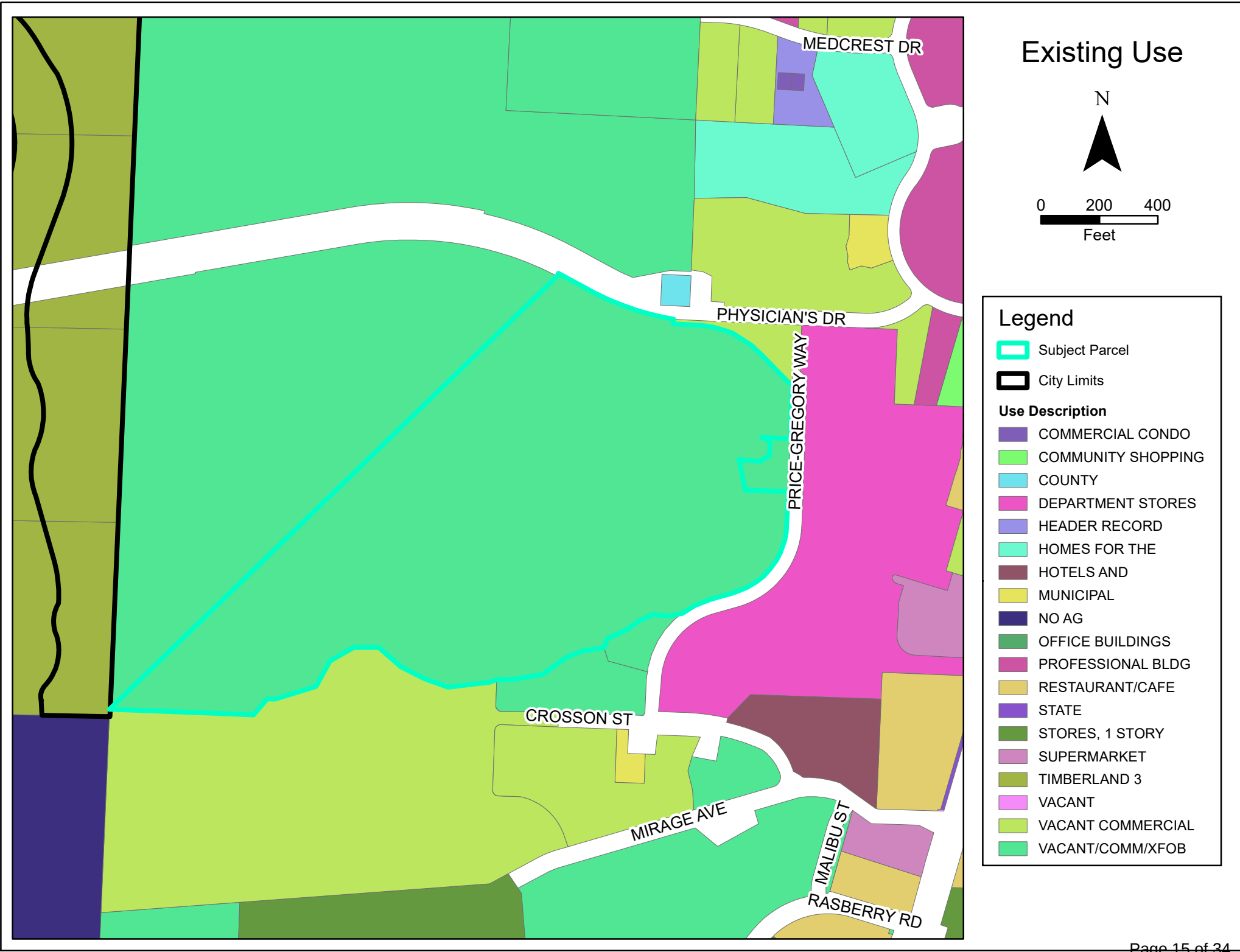


Not to Scale

Subject Parcel(s)



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use



0 200 400
Feet

Legend

- Subject Parcel
- City Limits
- Use Description**
 - COMMERCIAL CONDO
 - COMMUNITY SHOPPING
 - COUNTY
 - DEPARTMENT STORES
 - HEADER RECORD
 - HOMES FOR THE
 - HOTELS AND
 - MUNICIPAL
 - NO AG
 - OFFICE BUILDINGS
 - PROFESSIONAL BLDG
 - RESTAURANT/CAFE
 - STATE
 - STORES, 1 STORY
 - SUPERMARKET
 - TIMBERLAND 3
 - VACANT
 - VACANT COMMERCIAL
 - VACANT/COMM/XFOB

Current Future Land Use



0 250 500
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

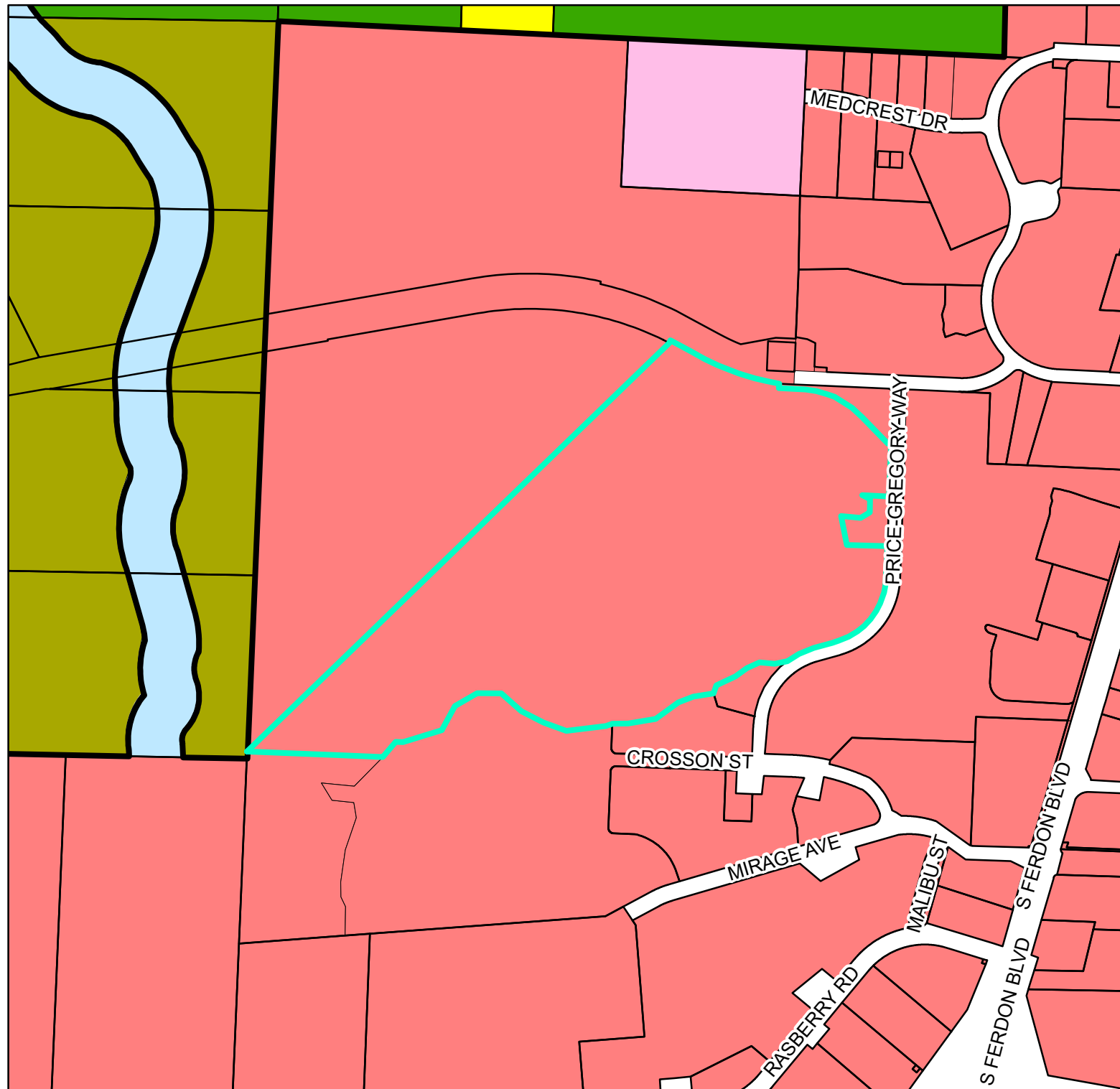
 Residential (R)

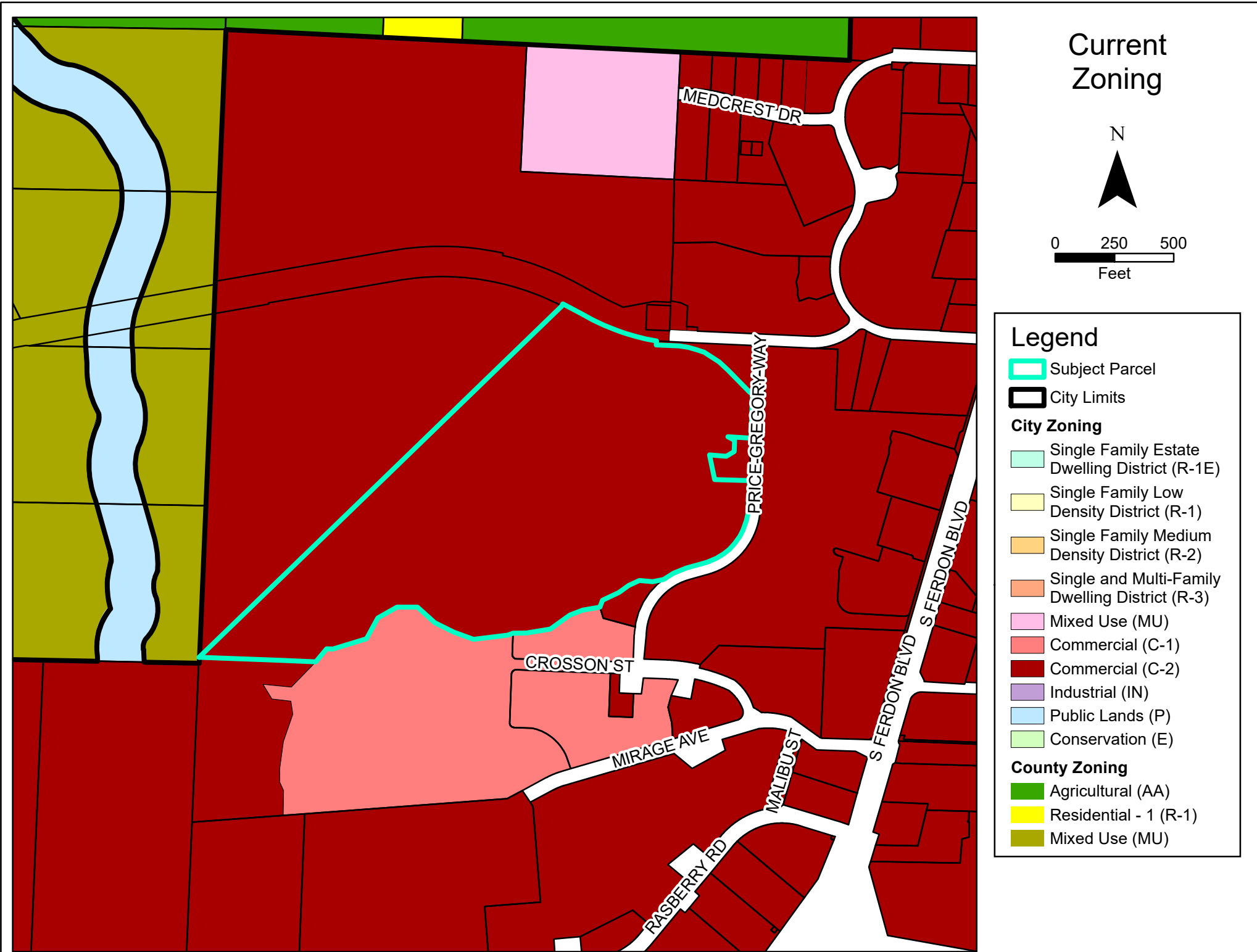
County Future Land Use

 Agriculture (AG)

 Low Density
Residential (LDR)

 Mixed Use (MU)





Proposed Future Land Use



0 250 500
Feet

Legend

 Subject Parcel

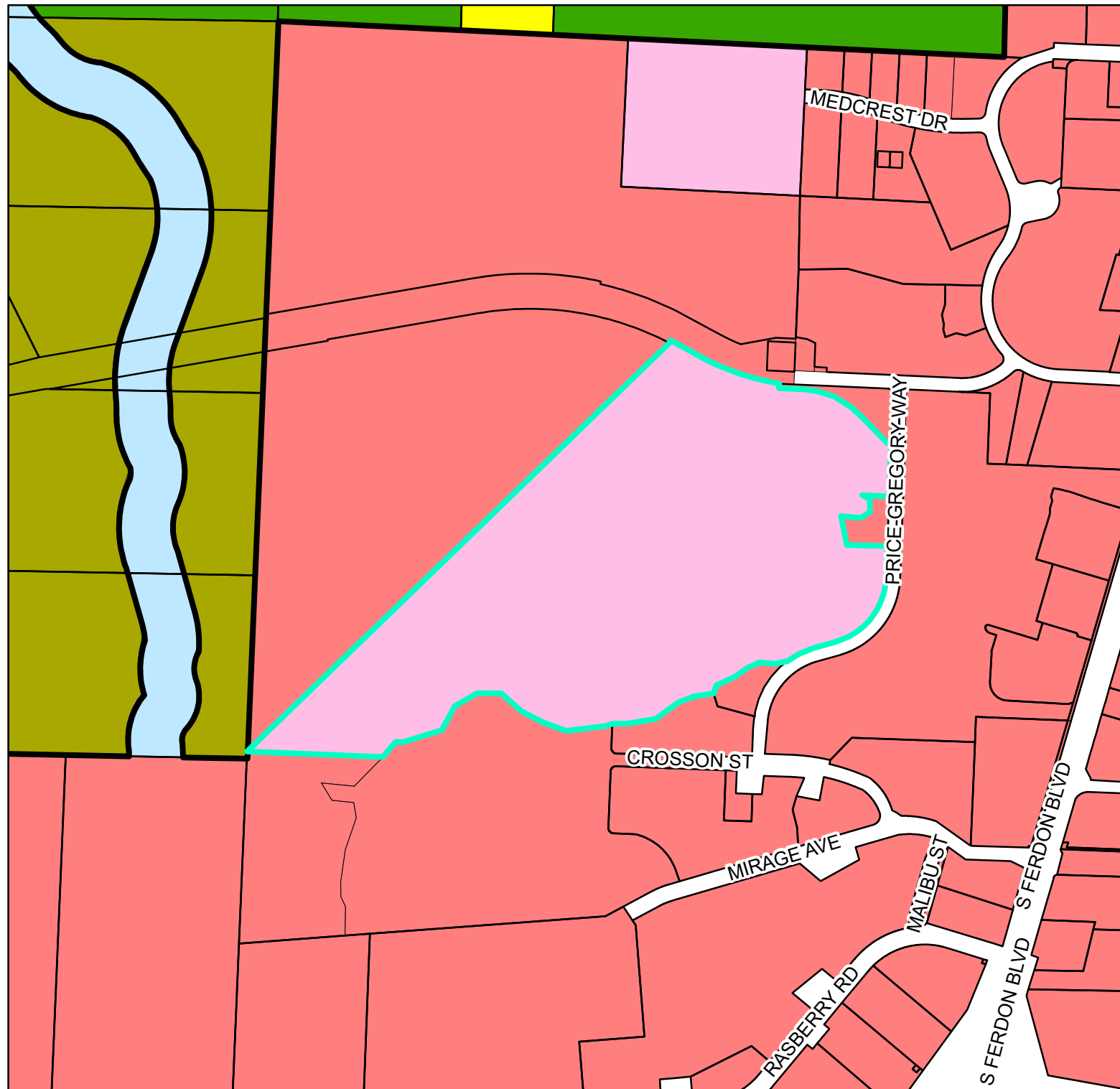
 City Limits

City Future Land Use

-  Commercial (C)
-  Industrial (IN)
-  Mixed Use (MU)
-  Conservation (CON)
-  Public Lands (PL)
-  Residential (R)

County Future Land Use

-  Agriculture (AG)
-  Low Density Residential (LDR)
-  Mixed Use (MU)



Proposed Zoning



0 250 500
Feet

Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

Single and Multi-Family Dwelling District (R-3)

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

Public Lands (P)

Conservation (E)

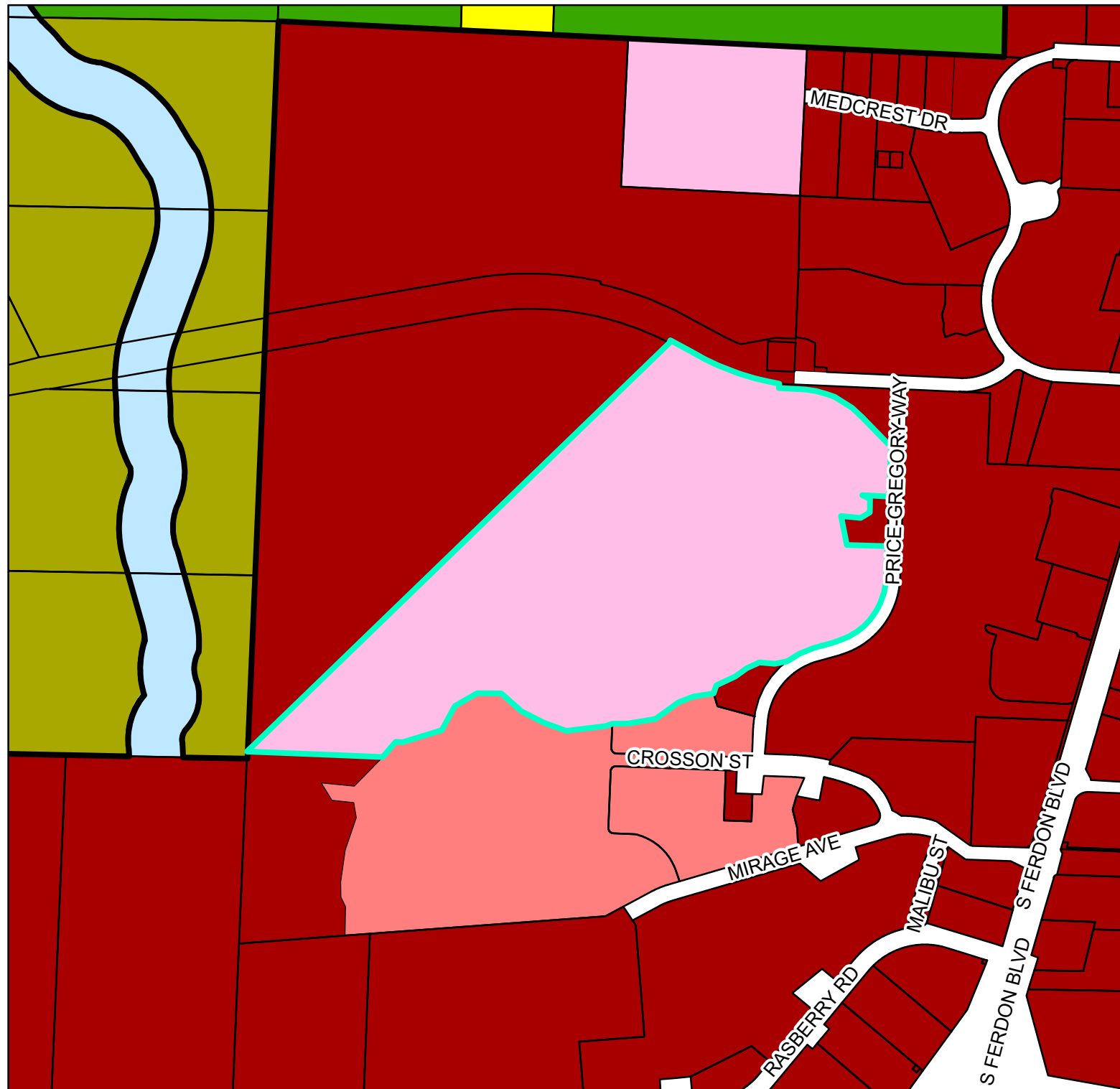
Planned Unit Development (PUD)

County Zoning

Agricultural (AA)

Residential - 1 (R-1)

Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 6, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/2/2024
SUBJECT: Price-Gregory Way Rezoning

BACKGROUND:

On March 4, 2024, staff received an application to amend the comprehensive plan and zoning designations for property located on Price-Gregory Way.

The subject property is currently located inside the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively.

The application requests the Mixed-Use (MU) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1969 on May 13, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Crestview Crossing Power Center LLC
Ft. Walton Beach, FL 32548
Parcel ID: A portion of 29-3N-23-0000-0025-0160
Site Size: 41.1 acres
Current FLU: Commercial (C)
Current Zoning: Commercial High-Intensity District (C-2)
Current Land Use: Vacant

The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant
East	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
South	Commercial (C)	Commercial High-Intensity District (C-2) & Commercial Low-Intensity District (C-1)	Commercial
West	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential or low-intensity commercial use.

Staff reviewed the request for rezoning and finds the following:

- The proposed zoning is consistent with the proposed future land use designation.
- The uses within the requested zoning district are compatible with uses in the adjacent zoning districts.
- The requested use is not substantially more or less intense than allowable development on adjacent parcels.

Courtesy notices were mailed to property owners within 300 feet of the subject property on April 15, 2024. The property was posted on April 23, 2024. An advertisement ran in the Crestview News Bulletin on April 18, 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.

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

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.

Opportunity – Promote an environment that encourages economic and educational opportunity.

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the rezoning request were \$750.00. There is no additional cost of advertising as the rezoning request was included in the advertisement for comprehensive plan amendment.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1969.

Attachments

1. East Parcel Survey
2. Exhibit Packet

ORDINANCE: 1969

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 41.1 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL HIGH-INTENSITY 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.

BE IT ORDAINED BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA AS FOLLOWS:

SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Section 166.041, Florida Statutes and Chapter 102, City Code.

SECTION 2 – PROPERTY REZONED. The following described 41.1 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 41.1 acres, more or less, being formerly zoned Commercial High-Intensity District (C-2) with the Mixed-Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1968, is hereby rezoned to Mixed-Use (MU) to wit:

PIN # A portion of 29-3N-23-0000-0025-0160

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01° 47' 20" WEST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2612.83 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 88°11'01" EAST FOR A DISTANCE OF 495.17 FEET; THENCE NORTH 39°28'24" EAST FOR A DISTANCE OF 70.56 FEET; THENCE SOUTH 89°45'20" EAST FOR A DISTANCE OF 26.73 FEET; THENCE NORTH 72°16'54" EAST FOR A DISTANCE OF 147.48 FEET; THENCE NORTH 27°46'28" EAST FOR A DISTANCE OF 99.73 FEET; THENCE NORTH 59°26'57" EAST FOR A DISTANCE OF 93.21 FEET; THENCE NORTH 89°30'13" EAST FOR A DISTANCE OF 86.92 FEET; THENCE SOUTH 49°10'07" EAST FOR A DISTANCE OF 98.50 FEET; THENCE SOUTH 63°56'57" EAST FOR A DISTANCE OF 89.93 FEET; THENCE SOUTH 70°52'50" EAST FOR A DISTANCE OF 87.92 FEET; THENCE NORTH 81°40'48" EAST FOR A DISTANCE OF 138.29 FEET; THENCE NORTH 74°00'37" EAST FOR A DISTANCE OF 30.52 FEET; THENCE NORTH 88°37'59" EAST FOR A DISTANCE OF 57.15 FEET; THENCE NORTH 79°40'10" EAST FOR A DISTANCE OF 101.74 FEET; THENCE NORTH 53°37'07" EAST FOR A DISTANCE OF 108.23 FEET; THENCE NORTH 69°11'09" EAST FOR A DISTANCE OF 53.94 FEET; THENCE NORTH 80°44'00" EAST FOR A DISTANCE OF 71.58 FEET; THENCE NORTH 60°51'12" EAST FOR A DISTANCE OF 32.33 FEET; THENCE NORTH 64°30'38" EAST FOR A DISTANCE OF 76.27 FEET; THENCE NORTH 54°13'21" EAST FOR A DISTANCE OF 49.77 FEET; THENCE NORTH 64°27'58" EAST FOR A DISTANCE OF 44.62 FEET; THENCE NORTH 86°20'31" EAST FOR A DISTANCE OF 54.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE PRICE-GREGORY WAY (RIGHT-OF-WAY VARIES) BEING A POINT ON A TANGENT CURVE TO THE RIGHT (CONCAVE SOUTHERLY); THENCE PROCEED NORTH ALONG THE SAID WEST RIGHT-OF-WAY

LINE THE FOLLOWING THIRTEEN CALLS: RUN EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 310.00 FEET FOR AN ARC DISTANCE OF 149.19 FEET, THROUGH A CENTRAL ANGLE OF 27°34'28", CHORD BEARING AND DISTANCE, NORTH 60°12'13" EAST 147.76 FEET TO END OF CURVE; THENCE NORTH 73°59'27" EAST FOR A DISTANCE OF 83.94 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT (CONCAVE NORTHERLY); THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 240.00 FEET FOR AN ARC DISTANCE OF 302.42 FEET, THROUGH A CENTRAL ANGLE OF 72°11'50", CHORD BEARING AND DISTANCE, NORTH 37°53'32" EAST 282.80 FEET TO END OF CURVE; THENCE NORTH 01°47'37" EAST FOR A DISTANCE OF 141.31 FEET; THENCE NORTH 88°15'23" WEST FOR A DISTANCE OF 140.00 FEET; THENCE NORTH 11°18'04" WEST FOR A DISTANCE OF 102.06 FEET; THENCE SOUTH 86°53'02" EAST FOR A DISTANCE OF 67.63 FEET; THENCE NORTH 58°19'25" EAST FOR A DISTANCE OF 33.86 FEET; THENCE NORTH 02°30'34" WEST FOR A DISTANCE OF 45.40 FEET; THENCE NORTH 59°03'57" WEST FOR A DISTANCE OF 26.28 FEET; THENCE SOUTH 88°15'23" EAST FOR A DISTANCE OF 93.63 FEET; THENCE NORTH 01°47'37" EAST FOR A DISTANCE OF 170.11 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT (CONCAVE SOUTHERLY); THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 493.00 FEET, FOR AN ARC DISTANCE OF 15.26 FEET, THROUGH A CENTRAL ANGLE OF 01°46'25", CHORD BEARING AND DISTANCE, NORTH 46°18'53" WEST, 15.26 FEET TO END OF CURVE, THENCE NORTH 45°25'40" WEST FOR A DISTANCE OF 128.01 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT (CONCAVE SOUTHERLY); THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 240.31 FEET, THROUGH A CENTRAL ANGLE OF 43°01'36", CHORD BEARING AND DISTANCE, NORTH 66°56'28" WEST, 234.70 FEET TO END OF CURVE; THENCE NORTH 88°27'16" WEST FOR A DISTANCE OF 86.73 FEET; THENCE NORTH 01°32'44" EAST FOR A DISTANCE OF 17.23 FEET TO A POINT ON A NON-TANGENT CURVE (CONCAVE NORTHERLY) AND THE SOUTH RIGHT-OF-WAY LINE OF THE CRESTVIEW BYPASS (RIGHT-OF-WAY VARIES); THENCE PROCEED WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE CALLS: RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 994.93 FEET, FOR AN ARC DISTANCE OF 279.04 FEET, THROUGH A CENTRAL ANGLE OF 16°04'09", CHORD BEARING AND DISTANCE, NORTH 70°42'73" WEST 278.12 FEET TO END OF CURVE, THENCE NORTH 62°40'31" WEST FOR A DISTANCE OF 134.72 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT (CONCAVE SOUTHERLY); THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1105.92 FEET FOR AN ARC DISTANCE OF 19.26 FEET, THROUGH A CENTRAL ANGLE OF 00°59'52", CHORD BEARING AND DISTANCE, NORTH 63°10'28" WEST 19.26 FEET TO END OF CURVE; THENCE SOUTH 26°19'36" WEST FOR A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE PROCEED SOUTH 45°21'08" WEST, A DISTANCE OF 2126.40 FEET TO THE WEST LINE OF SECTION 29 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 41.1 ACRES, MORE OR LESS.

SECTION 3 – MAP UPDATE. The Crestview Zoning Map, current edition, is hereby amended to reflect the above changes concurrent with passage of this ordinance, which is attached hereto.

SECTION 4 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5 – SCRIVENER’S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager’s designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 6 – ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 7 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1968 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 10th day of June, 2024.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 10th day of June, 2024.

J. B. Whitten
Mayor

Adopted Zoning



0 250 500
Feet

Legend

- Subject Parcel
- City Limits

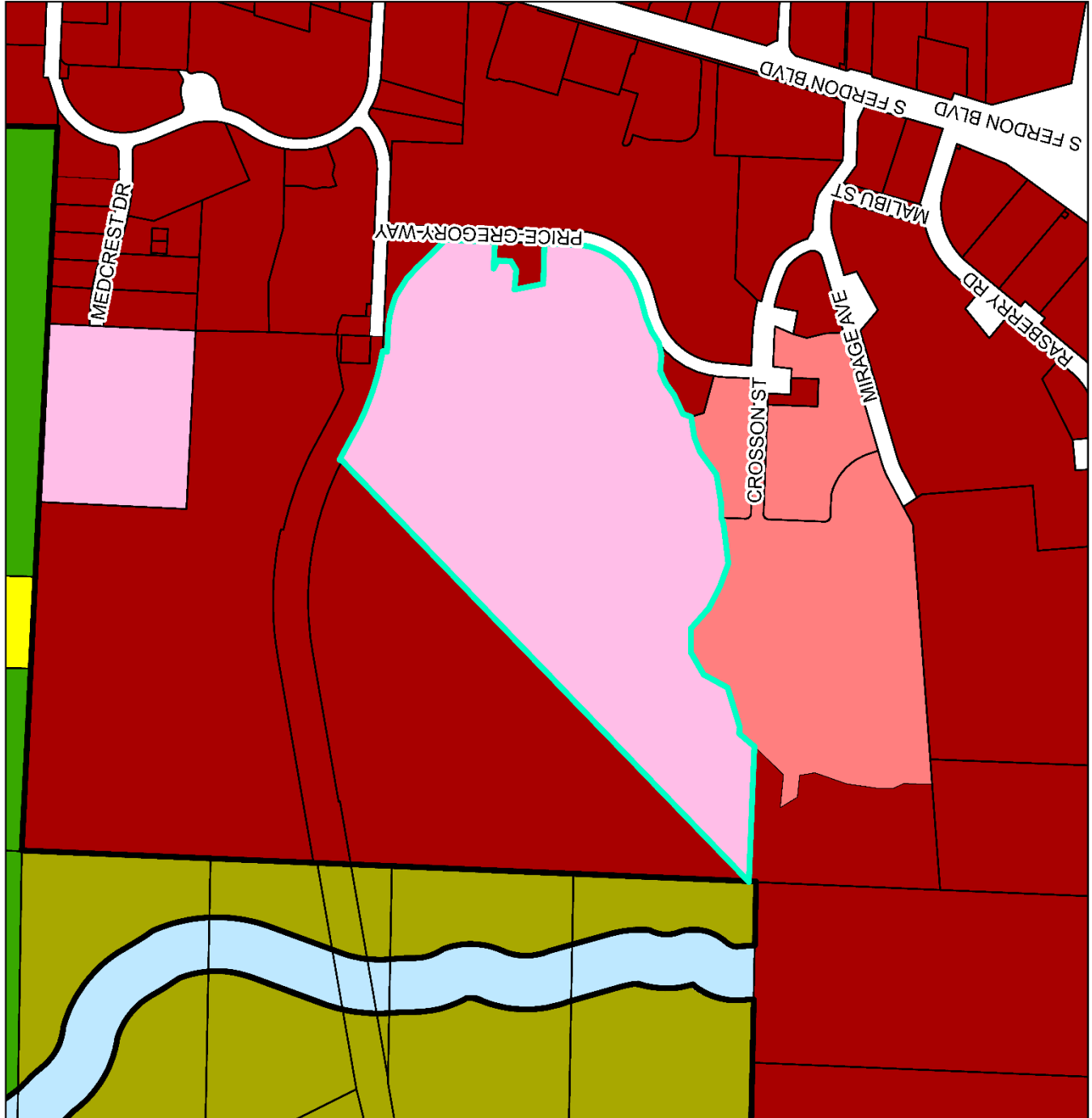
Zoning

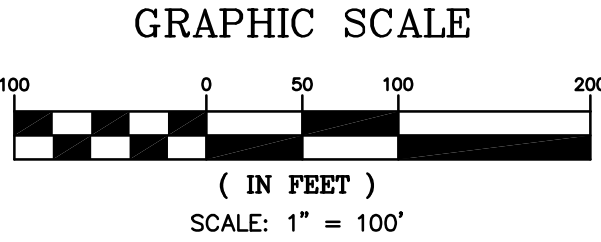
City Zoning

- Single Family Estate
- Dwelling District (R-1E)
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)
- Planned Unit Development (PUD)

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)
- Mixed Use (MU)





	RIGHT OF WAY
(P)	PLAT DATA
(F)	FIELD DATA
(D)	DESCRIPTION DATA
O.R.	OFFICIAL RECORDS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
Δ	DELTA ANGLE
R	RADIUS
L	ARC LENGTH
C	CHORD
CB	CHORD BEARING
EOP	EDGE OF PAVEMENT
	CENTERLINE
	BENCHMARK
	WATER VALVE
	WATER MAIN
	BACKFLOW PREVENTER
	FIRE HYDRANT
	WATER METER
	STORM SEWER MAIN
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
⊙	STORM DRAIN MANHOLE
	CATCH BASIN
	TYPE "3" CURB INLET
	TYPE "4" CURB INLET
	MITERED END SECTION
	POWER POLE
	GUY ANCHOR
☆	LIGHT POLE
	OVERHEAD UTILITY LINE
	ELECTRICAL BOX
	TELEVISION BOX
	TELEPHONE BOX
	FENCE
	SINGLE POLE SIGN

LINE TABLE		
L1	S39°28'24" E	70.56'
L2	S89°45'20" E	26.73'
L3	N7°16'54" S	147.48'
L4	N2°56'28" E	99.73'
L5	N89°30'30" E	86.92'
L6	S49°01'00" E	98.50'
L8	S6°35'6" E	89.93'
L9	S70°52'50" E	87.92'
L10	N81°40'48" E	138.29'
L11	N74°03'37" S	30.52'
L12	N88°37'59" E	57.15'
L13	N79°40'10" E	101.74'
L14	N69°40'10" E	108.23'
L15	N69°11'00" E	71.58'
L16	N80°44'50" E	71.58'
L17	N65°51'12" E	32.33'
L18	N64°30'31" E	76.27'
L19	N54°13'20" E	49.77'
L20	N64°27'58" E	44.62'
L21	S86°20'31" S	54.97'
L22	N73°59'27" E	83.94'
L23	N01°47'57" E	141.31'
L24	N51°18'04" E	107.63'
L25	S66°53'02" E	67.06'
L26	N58°19'25" S	33.86'
L28	N02°30'34" W	45.40'
L29	S50°35'57" W	26.28'
L30	S88°15'23" S	93.63'

- 1) NO TITLE SEARCH OR ABSTRACT HAS BEEN FURNISHED TO THE UNDERSIGNED. DEEDS, EASEMENTS, DESCRIPTIONS, OR OTHER INSTRUMENTS MAY EXIST THAT EFFECT THE SUBJECT PROPERTY.
- 2) BEARING REFERENCE: NORTH LINE OF OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING S88°27'48"E.

CEL

SECTION 29, TOWNSHIP 3 NORTH , RANGE 23
WEST, OKALOOSA COUNTY, FLORIDA.

Revisions:

BRIAN E. PASCOE, Professional Surveyor & Mapper
FL. Certificate No. 5930

Job No.: 2014-159-F
Date: 25 FEB 2024
Fld. Vol.: N/A
Scale: 1" = 100'
Disk No.: 14159F-SUR
Designed: N/A
Drawn: MCS
Checked: BEP
Sheet

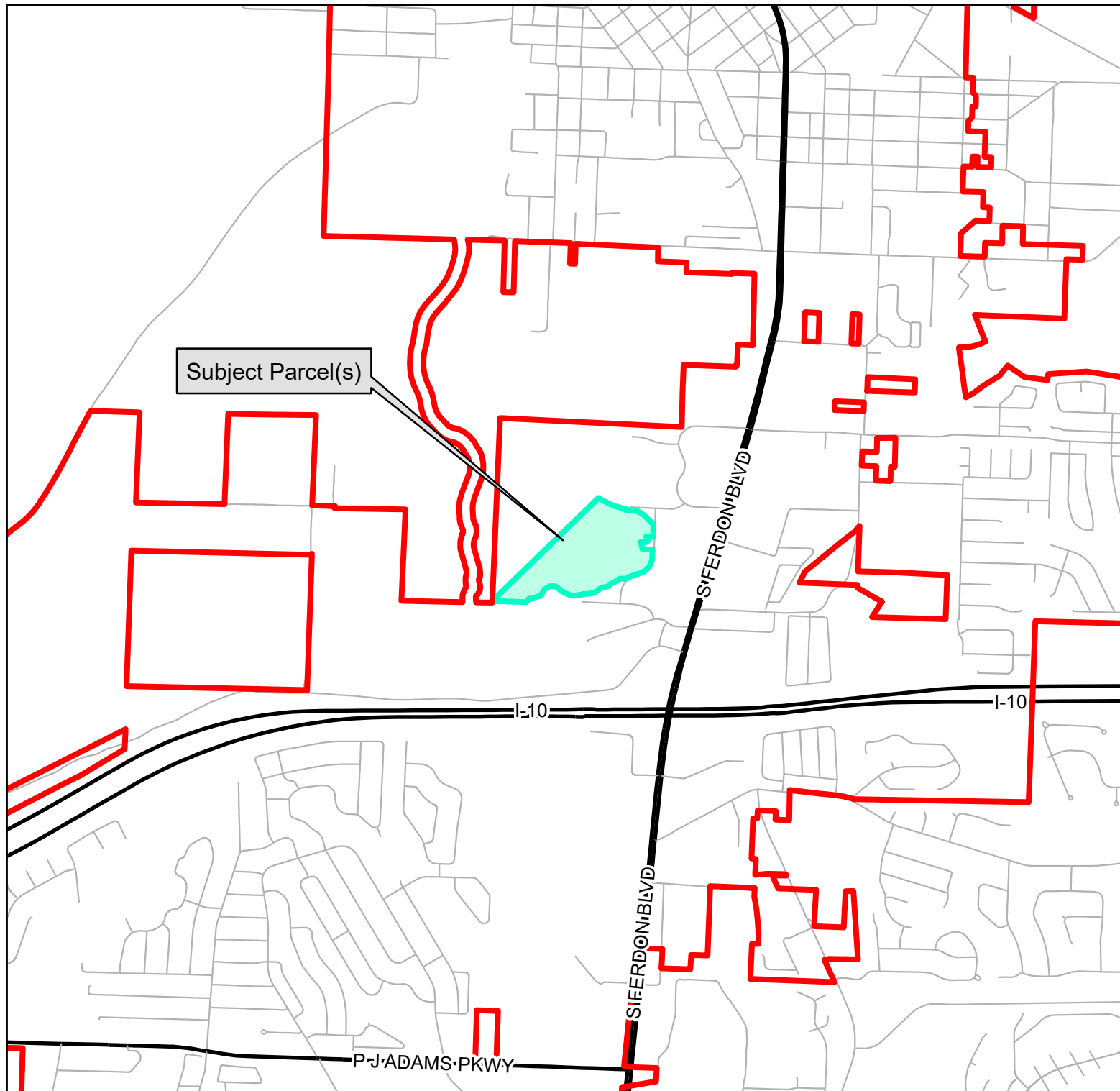
1 of 1

Vicinity Map

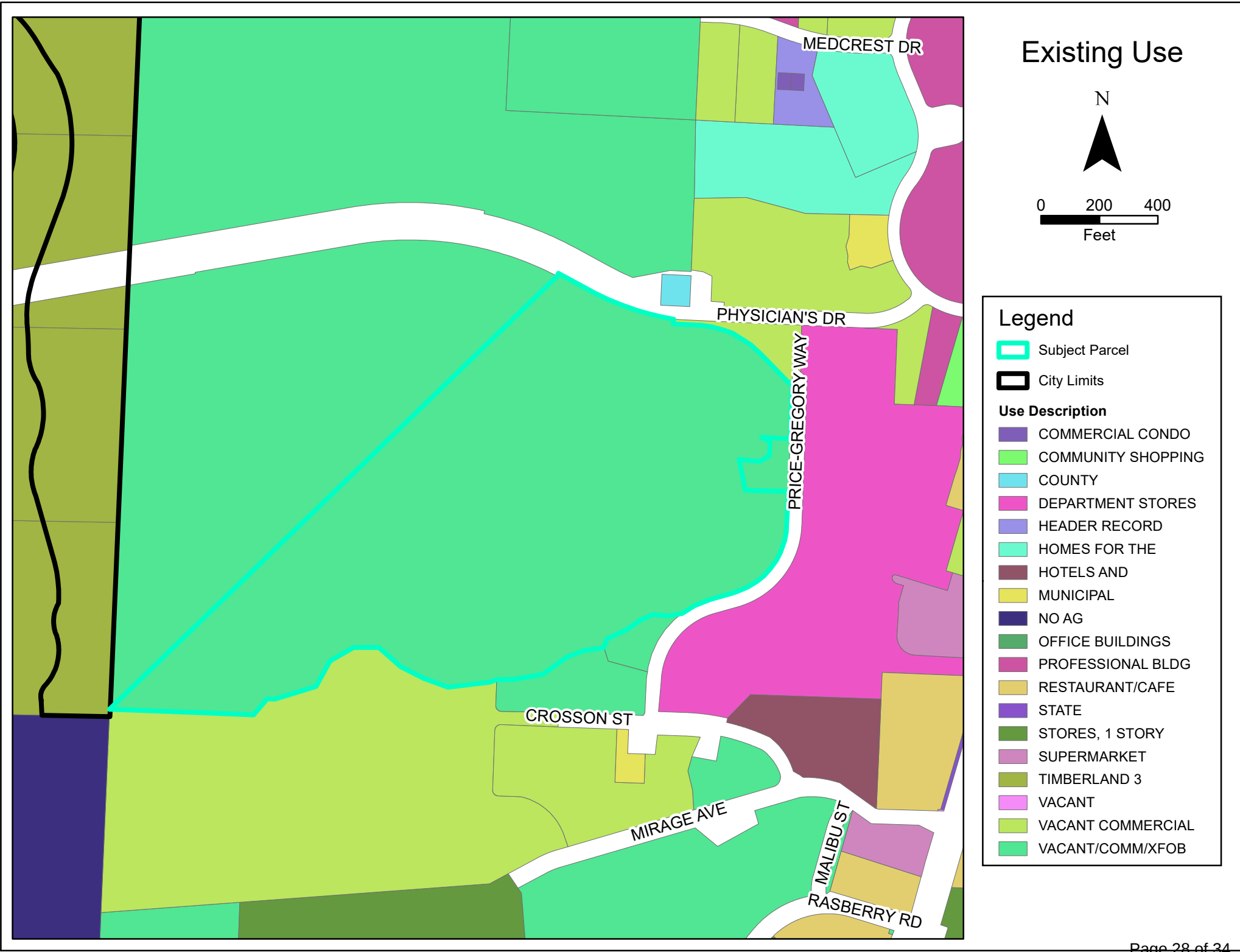


Not to Scale

Subject Parcel(s)



PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Current Future Land Use



0 250 500
Feet

Legend

Subject Parcel

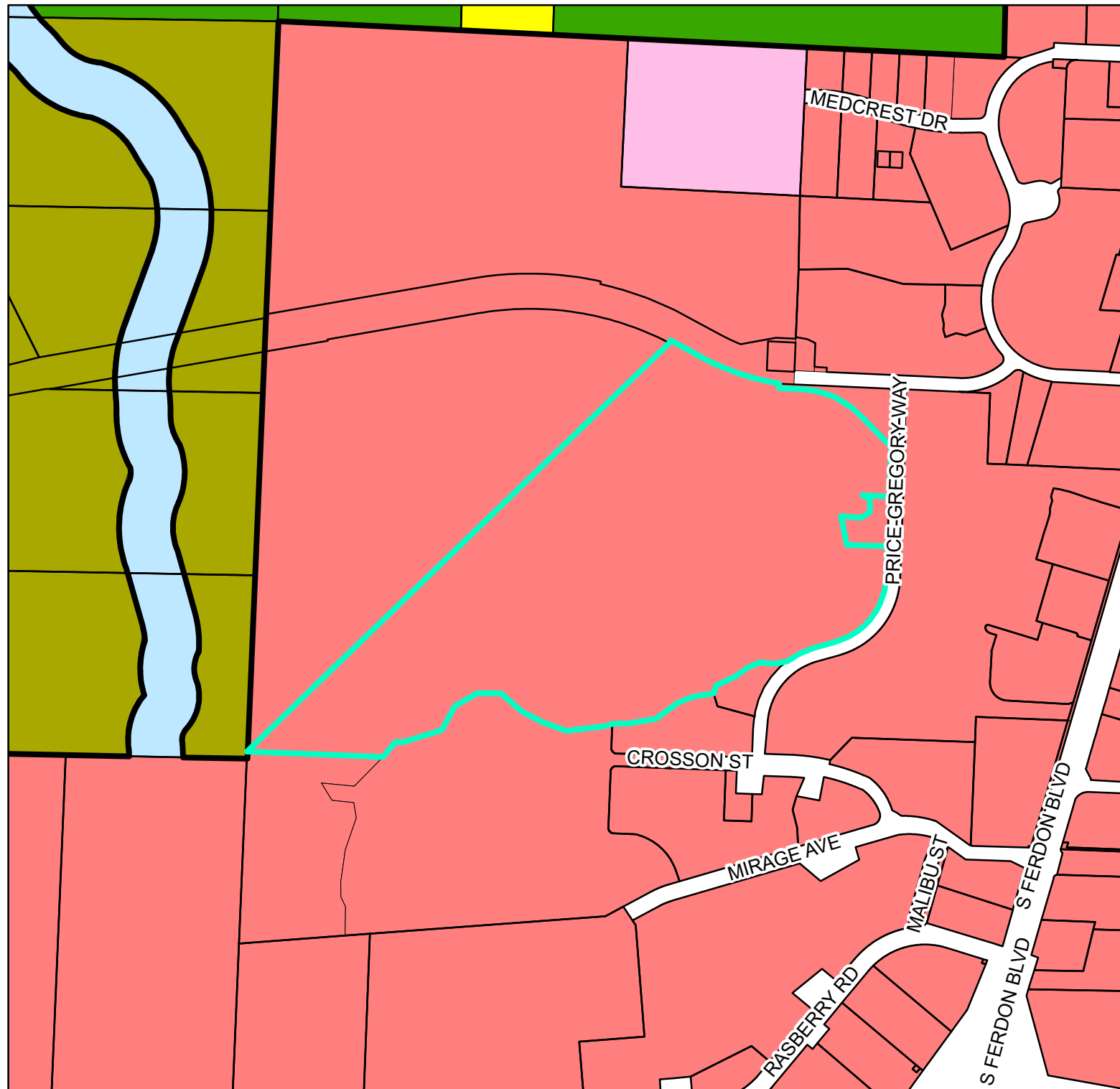
City Limits

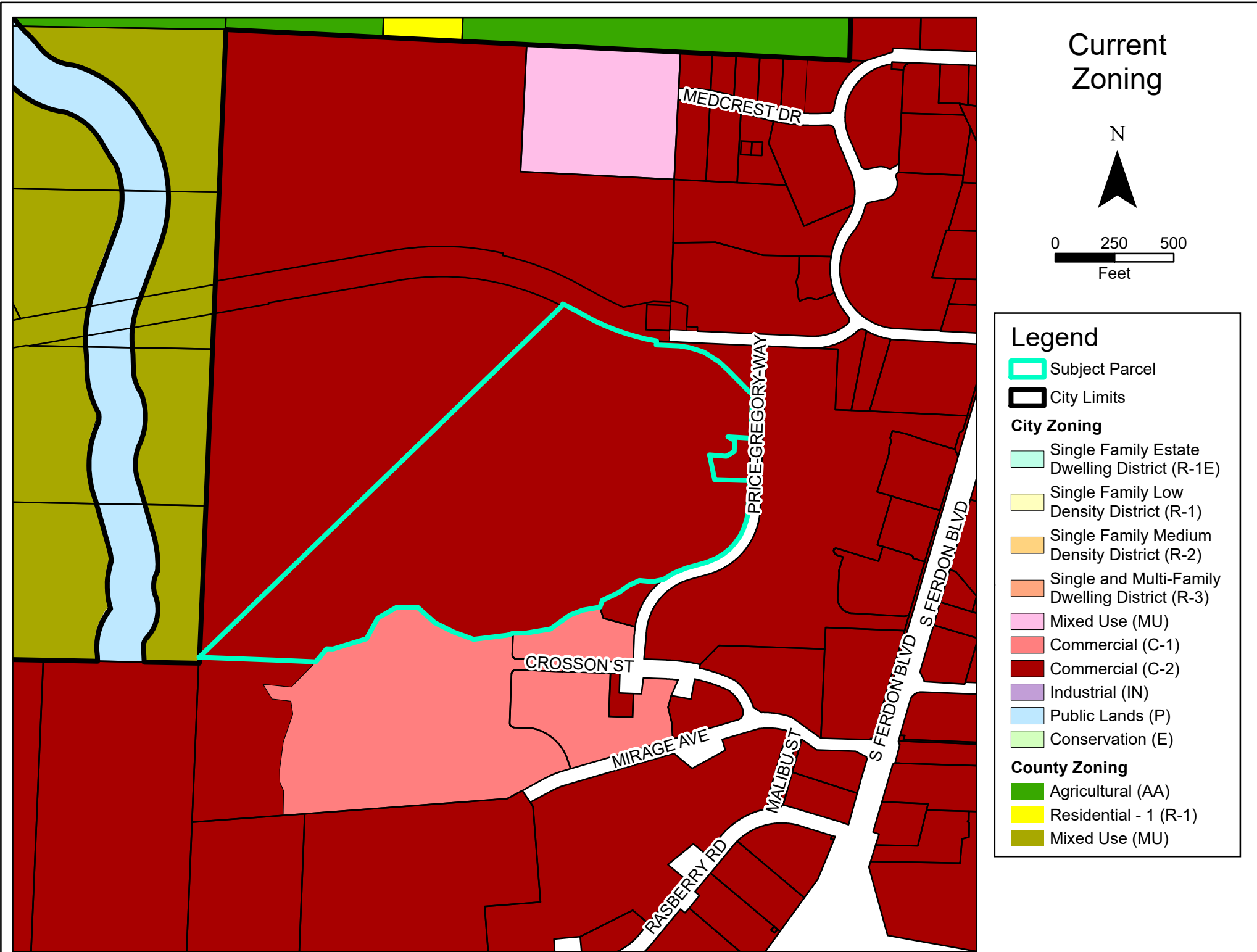
City Future Land Use

- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

- Agriculture (AG)
- Low Density Residential (LDR)
- Mixed Use (MU)





Proposed Future Land Use



0 250 500
Feet

Legend

 Subject Parcel

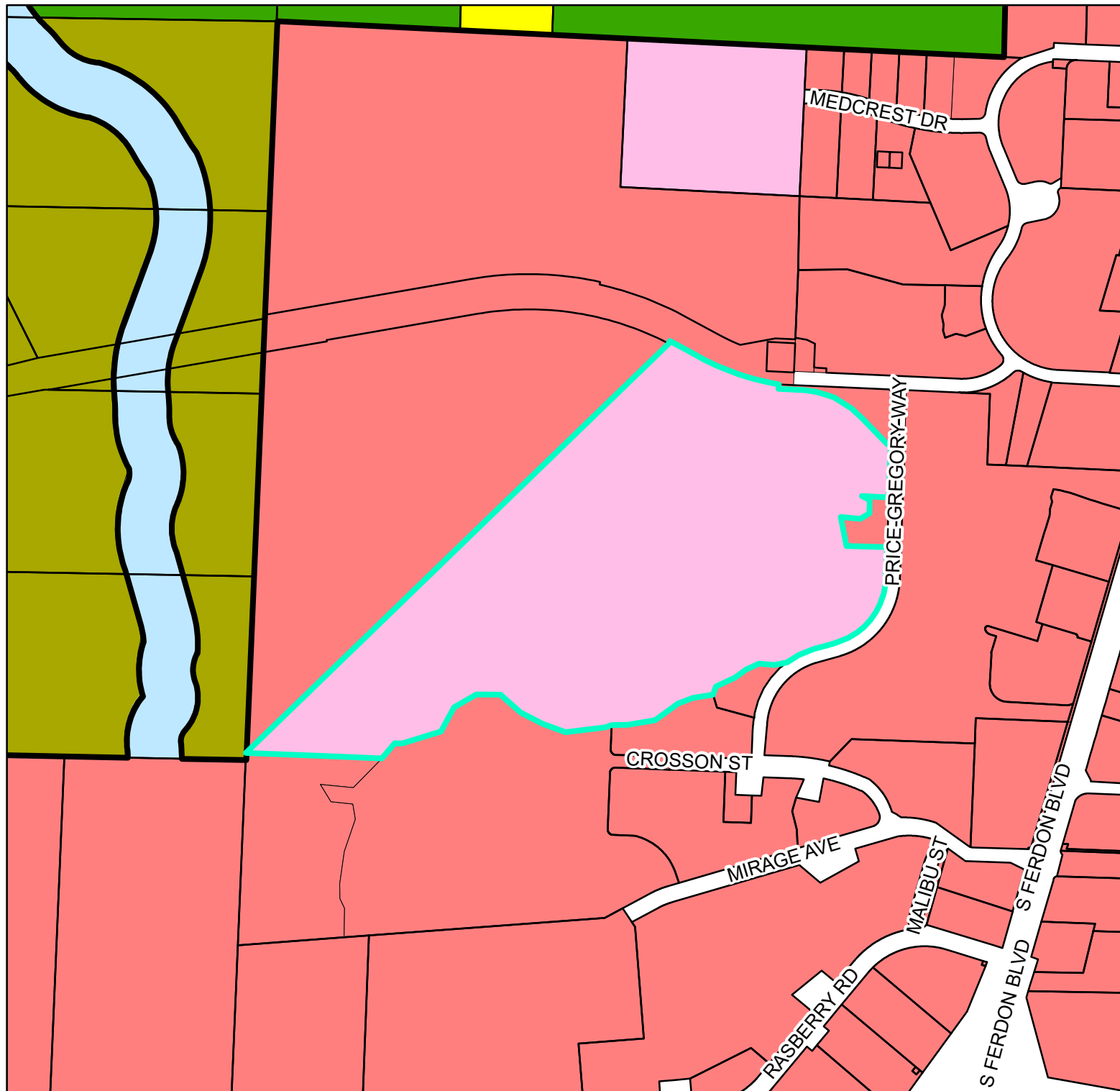
 City Limits

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Proposed Zoning



0 250 500
Feet

Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

Single and Multi-Family Dwelling District (R-3)

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

Public Lands (P)

Conservation (E)

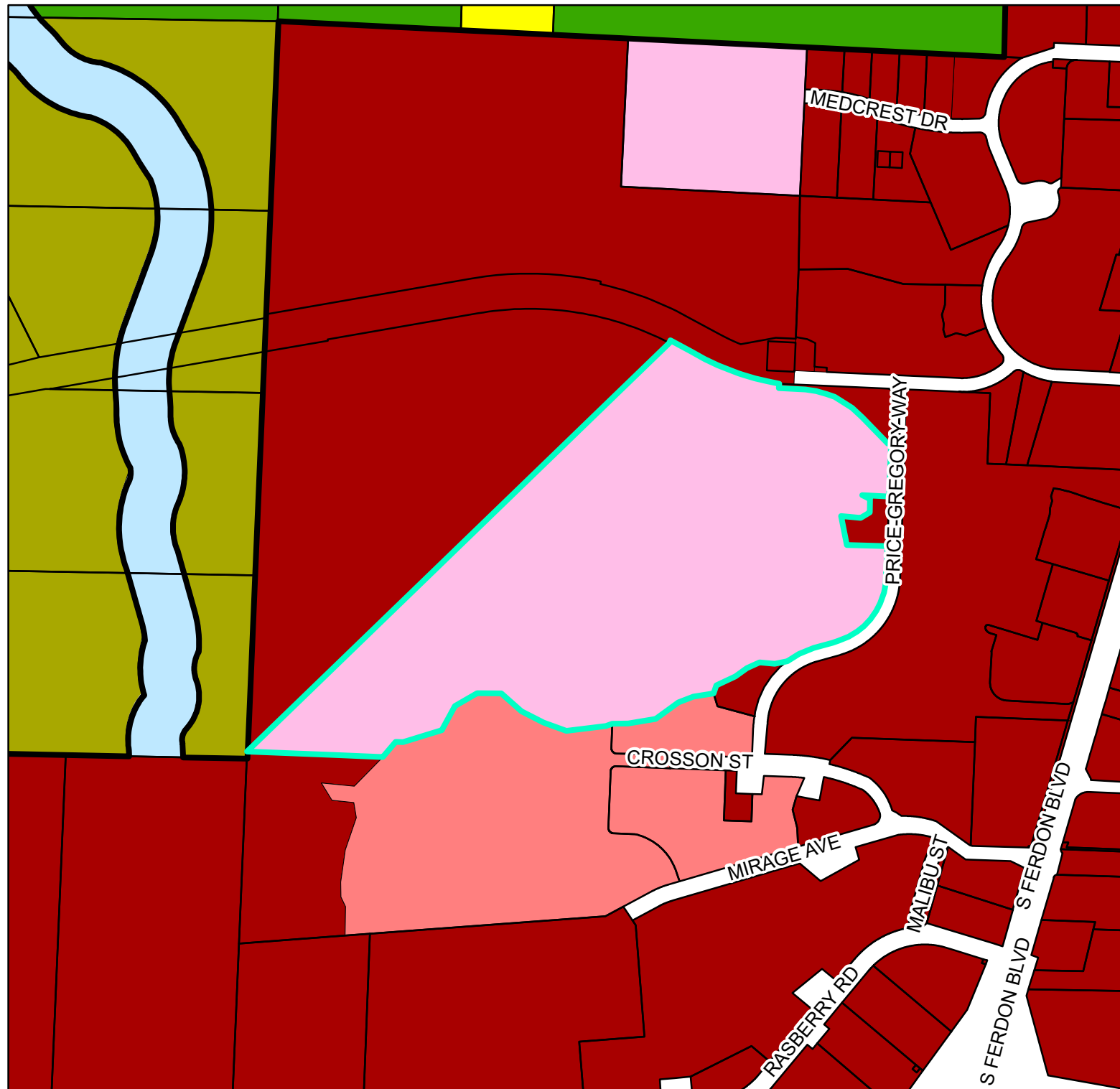
Planned Unit Development (PUD)

County Zoning

Agricultural (AA)

Residential - 1 (R-1)

Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 6, 2024

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/2/2024
SUBJECT: Director's Report

BACKGROUND:

This is a presentation of development activities that have occurred since the last Director's Update.

DISCUSSION:

Development Orders Issued:	3/14 - Rayburn Street Apartments - 10-unit multifamily apartment complex located on approximately 0.58 acres at the end of N Rayburn Street, southeast of Tiwn Hills park and directly north of the railroad tracks. 3/14 - Tractor Supply Expansion - Expansion of 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 drive-thru. 4/10 - 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. 4/24 - Garden Villas Townhomes - 158-unit townhouse subdivision located on approximately 11.92 acres recently annexed to the northwest of the Garden Street/Third Avenue intersection, south of Crestview Highschool.
Final Plats:	No final plats have been approved or recorded since the last Planning and Development Board Meeting.
New Development Applications:	Garden Villas Townhomes Phase II - 30-unit townhouse subdivision located on approximately 2 acres recently annexed to the south of Third Avenue and East of the existing Jones Road. Circle K at 85 & PJ Adams - 5,200 square foot convenience store and fueling station on approximately 2.25 acres at the northwest corner of intersection of Highway 85 and PJ Adams.

Miscellaneous:	Our comprehensive plan consultant is currently working on the Goals, Objectives and Policies for our Comprehensive Plan. We hope to have a draft of those to send to the Planning Board in June.
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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

N/A

Attachments

None