



CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

PLANNING AND DEVELOPMENT BOARD

REGULAR MEETING

6:00 P.M.

AUGUST 5, 2024

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 the June 3, 2024, Regular Meeting Minutes
- 6 Ordinance on 1st reading/ Public Hearing**
- 7 Ordinances**
- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
 10. 1. Preliminary Plat – Garden Villas Townhomes Phase II
 10. 2. Preliminary Plat – Valley Road Townhomes
- 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: August 5, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/24/2024
SUBJECT: 1. Approval of the June 3, 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 June 3, 2024, minutes.

Attachments

1. 060324 Planning Board Draft Minutes

**Planning and Development Board
Regular Meeting Minutes
June 3, 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 6 p.m. Members present: Mr. Roy, Mr. Medlock, Mr. Werth, Mr. Frost, Mr. Hayes, Mr. Warren. Also present were Deputy City Clerk Natasha Peacock and staff members. Mr. Follmar was not in attendance.

2 Pledge of Allegiance

The pledge of allegiance was led by Mr. Hayes.

3 Approve Agenda

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

Mr. Hayes made a motion to approve the agenda, and Mr. Frost seconded it.

Roll Call: Ayes: Mr. Roy, Mr. Hayes, Mr. Medlock, Mr. Werth, Mr. Frost. Nays: none; motion passed.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Approval of the May 6, 2024, Regular Meeting Minutes

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

Mr. Frost made a motion to approve the Consent Agenda, which was seconded by Mr. Hayes.

Roll Call: Ayes: Mr. Roy, Mr. Werth, Mr. Medlock, Mr. Frost, Mr. Hayes. Nays: none; motion passed.

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 1970 - 1126 N. Ferdon Annexation

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1970 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1970 by title: **ORDINANCE 1970 AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.49 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; 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 comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

Mr. Hayes moved to approve Ordinance 1970 for City Council approval, which was seconded by Mr. Frost.

Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Mr. Medlock. Nays: none; motion passed.

6.2 Ordinance 1971 - 1126 N. Ferdon Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1971 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1971 by title: **ORDINANCE 1971 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 OKALOOSA COUNTY MIXED USE TO COMMERCIAL (C) ON APPROXIMATELY 2.49 ACRES, MORE OR LESS, IN SECTION 4, 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 comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

A motion was made by Mr. Werth to approve Ordinance 1971 for City Council approval and seconded by Mr. Frost.

Roll Call: Ayes: Mr. Medlock, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Nays: none; motion passed.

6.3 Ordinance 1972 - 1126 N. Ferdon Rezoning

Deputy City Clerk Natasha Peacock, swore in Planning Administrator, Mr. Schwendt, for quasi-judicial purposes.

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1972 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1972 by title: **ORDINANCE 1972 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.49 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) 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 the Board and the public for comments. There were no comments.

Chair M. Roy called for action.

Mr. Hayes moved to approve Ordinance 1972 for City Council approval, which was seconded by Mr. Frost.

Roll Call: Ayes: Mr. Werth, Mr. Hayes, Mr. Roy, Mr. Frost, Mr. Medlock. Nays: none; motion passed.

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

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

Development Orders Issued: 5/14/24 - Brett Street Townhomes - 9 townhouse units located on approximately 0.5 acres at the intersection of S Brett Street and E Cane Avenue, east of Southside School.

5/28/24—North Okaloosa Medical Center Emergency Department Addition—This Project involves adding emergency room facilities, relocating the helipad at NOMC, and making other associated site improvements.

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

New Development Applications: Okaloosa Ophthalmology - a 6,000-square-foot ophthalmology office and associated improvements at the corner of Crosson Street and Price Gregory Way, north of Lowes and the constructed apartments. Hope City Community Church - 19,000 square foot church with associated improvements at the end of Hayes Pl, directly west of Allen Park. Crestview Preserve Subdivision - 36-unit townhouse subdivision located on 8 acres at the current end of Medcrest Drive.

Miscellaneous: We hope to have a draft of some of the goals, objectives and policies for the Comprehensive Plan to send to the Board later this month.

12 Comments from the Audience

Chair M. Roy asked the audience for comments.

There were no audience comments.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:10 p.m.

Minutes approved on _____ day of _____ 2024.

Approved:

Minutes submitted by:

Chair M. Roy

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 5, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 7/31/2024
SUBJECT: 1. Preliminary Plat – Garden Villas Townhomes Phase II

BACKGROUND:

Staff received the initial application for the Garden Villas Townhomes Phase II subdivision on March 21st, 2024. It has since gone through staff review and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided preliminary plat documents.

DISCUSSION:

This subdivision is proposed to the south-east of the intersection of Jones Road and Third Avenue, south of Garden Villas Townhomes Phase I. The subdivision proposes a connection to both Jones Road and Third Avenue, creating cross-connectivity between the Garden Street area, and the Jones Road/Texas Parkway area. The subdivision proposes 30 lots across 2.2 acres, resulting in a gross density of approximately 13.63 units per acre, which is allowable per the applicable zoning and future land use requirements.

Any minor comments that are outstanding will not affect the layout or scope proposed in the preliminary plat document. Should there be any changes to this document that do affect the layout or scope proposed, it will be brought back for review.

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

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

Community Character- Promote desirable growth with a hometown atmosphere

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

Approval of the preliminary plat will lead to the development of a subdivision that will have a positive future impact, including: impact fees, building permit fees and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a motion recommending approval of the Garden Villas Townhomes Phase II preliminary plat to the City Council.

Attachments

1. Garden Villas Townhomes Phase II Preliminary Plat

GARDEN VILLA TOWNHOMES PHASE 2

A RESUBDIVISION OF LOTS 1 THROUGH 3, BLOCK 3
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:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, OAKDALE MINIATURE FARMS AS RECORDED IN PLAT BOOK 1 AT PAGE 29 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA RUN S01°57'40"W ALONG THE WEST LINE OF SAID BLOCK 3 AND THE EAST RIGHT-OF-WAY LINE OF JONES ROAD (MAINTAINED R/W) FOR A DISTANCE OF 444.02 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 3; THENCE DEPARTING AFORESAID LINE, RUN S76°19'55"E ALONG THE SOUTH LINE OF SAID LOT 3 FOR A DISTANCE OF 218.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N01°57'40"E FOR A DISTANCE OF 296.21 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE S76°22'19"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 4.85 FEET TO THE SOUTHWEST CORNER OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3654 AT PAGE 247 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTH LINE, RUN N02°00'23"E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 147.99 FEET TO THE SOUTH RIGHT-OF-WAY LINE THIRD AVENUE (60' R/W); THENCE DEPARTING SAID WEST LINE, RUN N76°22'42"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 223.26 FEET TO CLOSE ON THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.20 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DAY HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF A FEE SIMPLE TITLE COVERING THE LANDS DESCRIBED IN THIS PLAT OF "GARDEN VILLA TOWNHOMES PHASE 2", 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 PHASE 2 HOME OWNERS ASSOCIATION INC. DAY HOMES, 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. DAY HOMES, LLC, DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

BY: PHILLIP DAY
MANAGER

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF OKALOOSA

BEFORE THE UNDERSIGNED PERSONALLY APPEARED KEITH CLARK, AS MANAGER OF DAY HOMES, 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:

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.

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. LB#1532
112 TRUXTON AVENUE FT. WALTON
BEACH, FL 32547

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 _____.

LPA CHAIRMAN OR LPA VICE CHAIRMAN

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.

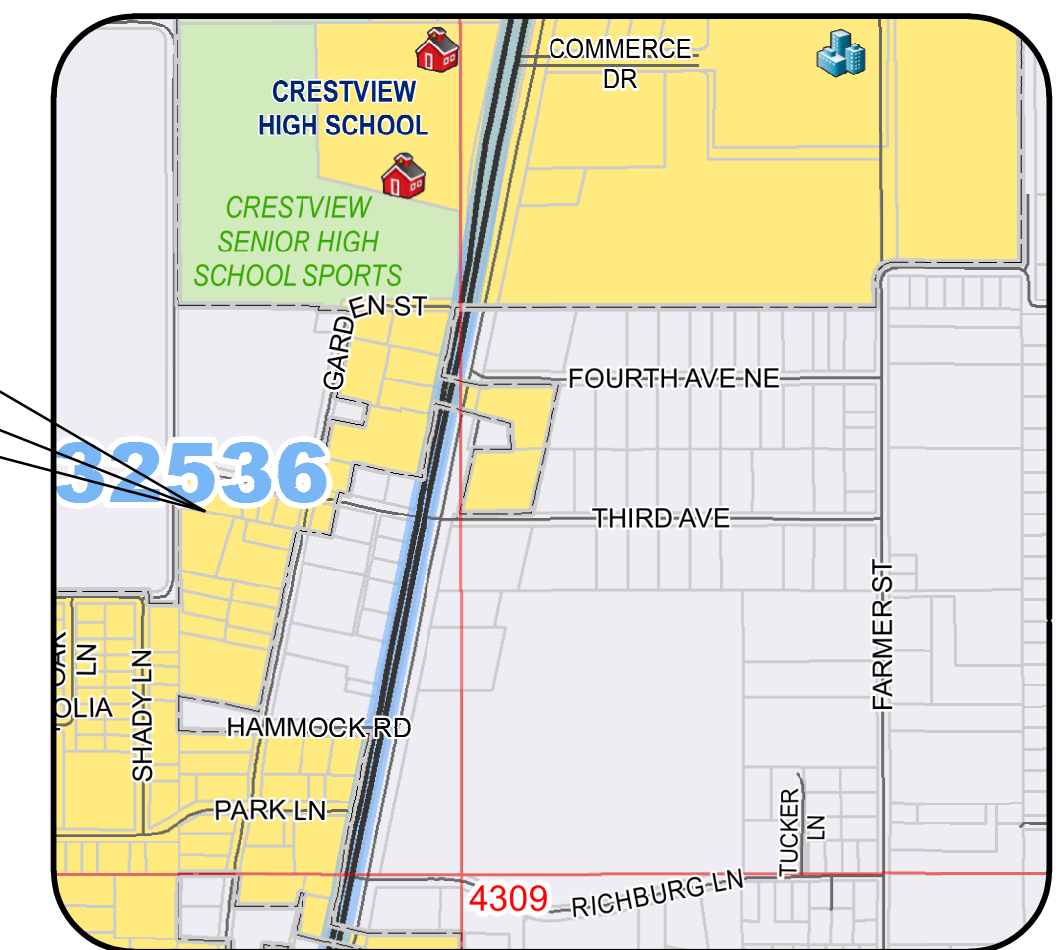
BEN ANDERSON,
OKALOOSA COUNTY TAX COLLECTOR

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

SITE



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

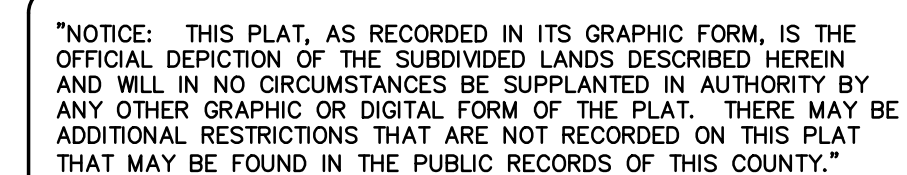
PSM
PASCOE SURVEYING & MAPPING, INC.
13 TWISTED OAK TRAIL
SHALIMAR, FLORIDA 32679
PHONE: 850-661-4200
FAX: 850-661-4222
EMAIL: brian@pascoesurveying.com
CERTIFICATE OF AUTHORIZATION No. 7297

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

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



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

- 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.
- DENOTES SET NAIL & DISC "7237", 5/8"-DIA. TYPICAL.

R/W	=	RIGHT-OF-WAY	P.I.	=	POINT-OF-INTERSECTION
CL	=	CENTERLINE	O.R.	=	OFFICIAL RECORDS
P.O.C.	=	POINT-OF-COMMENCEMENT	IP	=	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 CURVATURE 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

CEI CHOCTAW ENGINEERING, INC.
ENGINEERING • ENVIRONMENTAL • SURVEYING

112 TRUXTON AVENUE TELEPHONE: 850-862-6611
FORT WALTON BEACH, FLORIDA 32547 FAX: 850-863-8059
E-MAIL: ce@choctaweng.com LB #1532



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 5, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 7/31/2024
SUBJECT: 2. Preliminary Plat – Valley Road Townhomes

BACKGROUND:

Staff received the initial application for the Valley Road Townhomes subdivision on November 7th, 2023. It has since gone through staff review and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided preliminary plat documents.

DISCUSSION:

This subdivision is proposed to the north-west of the intersection of Valley Road and E First Avenue, directly east of Durell Lee Park. The subdivision proposes a connection E First Avenue, containing a block of 12 townhouse lots, as well as two connections to Valley road that provide access to the remaining 94 lots, for a total of 106 lots across 18.58 acres. This results in a gross density of approximately 5.71 units per acre, which is allowable per the applicable zoning and future land use requirements.

Any minor comments that are outstanding will not affect the layout or scope proposed in the preliminary plat document. Should there be any changes to this document that do affect the layout or scope proposed, it will be brought back for review.

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

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

Community Character- Promote desirable growth with a hometown atmosphere

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

Approval of the preliminary plat will lead to the development of a subdivision that will have a positive future impact, including: impact fees, building permit fees and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a motion recommending approval of the Valley Road Townhomes preliminary plat to the City Council.

Attachments

1. Valley Road Townhomes Preliminary Plat

VALLEY ROAD MULTI-FAMILY DEVELOPMENT

A SUBDIVISION SITUATED IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST,
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____.

SHEET INDEX

- 1) DEDICATIONS, CERTIFICATIONS, DESCRIPTION
- 2) BOUNDARY LOCATION INFORMATION

PREPARED BY:



OWN
Engineering beyond.™

35008 Emerald Coast Parkway
Suite 204
Destin, FL 32541
850.714.8100
weareown.com

FORMERLY ANDERSON ENGINEERING

PREPARED: JUNE, 2024
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ARETE CAPITAL GROUP, LLC UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS VALLEY ROAD MULTI-FAMILY DEVELOPMENT, DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND ALL ROADS AND DRAINAGE WITHIN VALLEY ROAD MULTI-FAMILY DEVELOPMENT ARE PRIVATE AND ARE NOT OWNED OR MAINTAINED BY THE CITY OF CRESTVIEW AND ALL ROADS, RIGHTS-OF-WAY, AND COMMON AREAS ARE HEREBY DEDICATED IN FEE SIMPLE TO VALLEY ROAD MULTI-FAMILY DEVELOPMENT HOME OWNERS ASSOCIATION AS SHOWN HEREON. VALLEY ROAD MULTI-FAMILY DEVELOPMENT, DOES ALSO HEREBY RESERVE UNTO THE CITY OF CRESTVIEW WATER AND SEWER DEPARTMENT AND ITSELF AN EASEMENT FOR INGRESS/EGRESS, DRAINAGE, AND UTILITIES OVER ALL RIGHTS-OF-WAY AND COMMON AREAS AS SHOWN HEREON. FURTHERMORE, ARETE CAPITAL GROUP, LLC DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, INCLUDING, BUT NOT LIMITED TO CENTURY LINK, COX COMMUNICATIONS, FLORIDA POWER & LIGHT COMPANY, OKALOOSA GAS DISTRICT, AND CITY OF CRESTVIEW WATER AND SEWER DEPARTMENT, OVER THE RIGHTS-OF-WAY, COMMON AREAS AND UTILITY EASEMENTS AS SHOWN HEREON. ARETE CAPITAL GROUP, LLC DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

WINSTON CHOU
MANAGING PARTNER

WITNESS (SIGNATURE)

WITNESS (SIGNATURE)

ACKNOWLEDGEMENT TO DEDICATION

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 20____, BEFORE ME BY PHYSICAL PRESENCE, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED WINSTON CHOU, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO HAD EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS MANAGING PARTNER OF ARETE CAPITAL GROUP, LLC ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

MY COMMISSION EXPIRES:

TITLE OPINION

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY AT LAW, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND.

SIGNATURE

PRINTED NAME AND TITLE

APPROVAL OF CITY COUNCIL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA AND APPROVED BY THEM ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST BY: CITY CLERK

CITY CLERK VERIFICATION

THE UNDERSIGNED HEREBY ATTESTS THAT THIS PLAT WAS GRANTED FINAL APPROVAL BY THE CITY COUNCIL IN SESSION ASSEMBLED ON THE DATE MENTIONED ABOVE AS A MATTER OF PUBLIC RECORD.

CITY CLERK

CITY ENGINEER'S CERTIFICATE

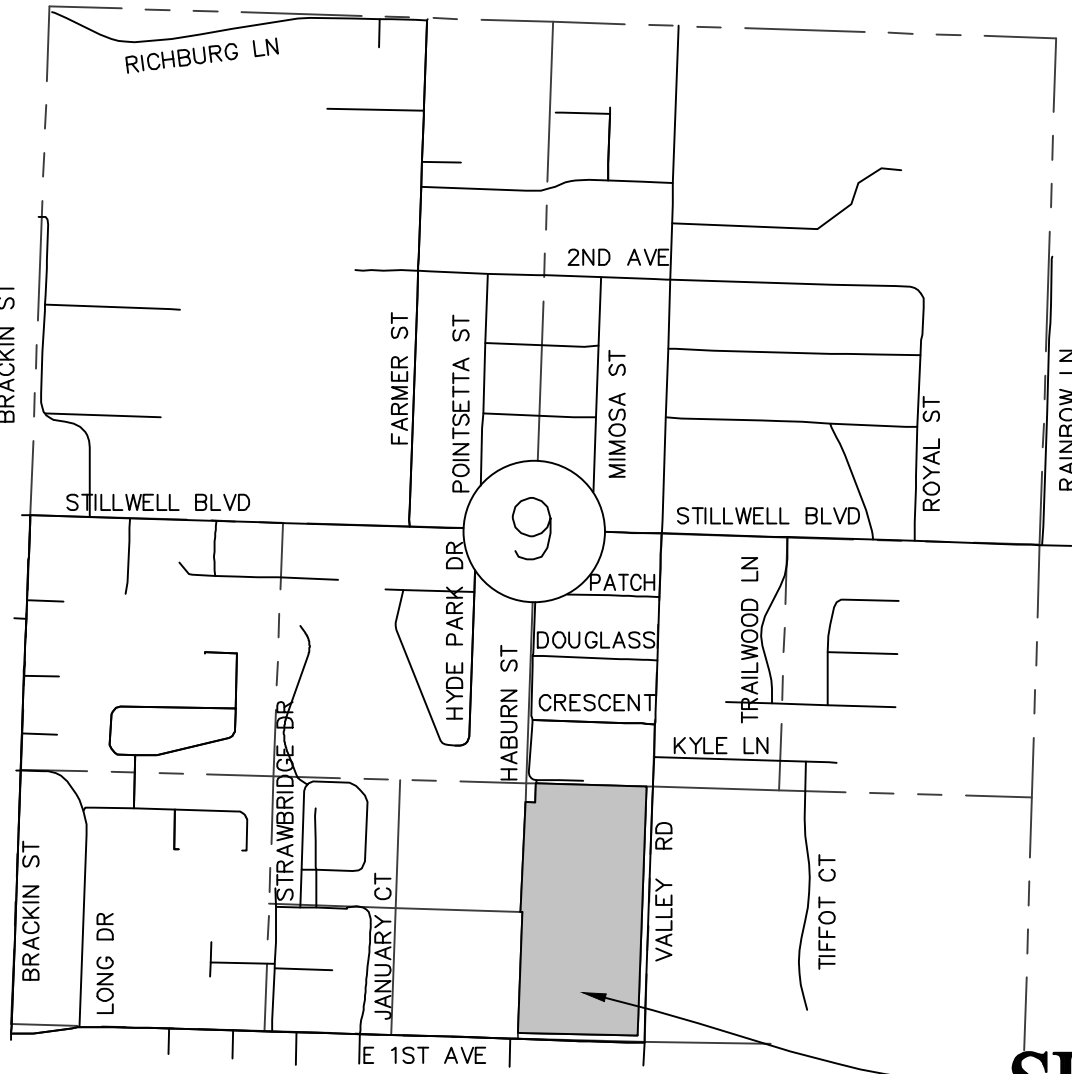
THE UNDERSIGNED CERTIFIES THAT THE SUBDIVISION, AS IT APPEARS ON THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DOES NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET, OR OTHER LINES SHOWN ON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

APPROVED:
CITY ENGINEER, CITY OF CRESTVIEW

COMMUNITY DEVELOPMENT SERVICES MANAGER

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

COMMUNITY DEVELOPMENT SERVICES MANAGER



SITE

VICINITY MAP

SCALE: 1"=1000'

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.

RECORD DESCRIPTION

PARENT TRACT
(AS RECORDED IN O.R. BOOK 2875, PAGE 905)

THAT PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 9, T3N, R23W, LYING WEST OF THE PUBLIC PAVED ROAD, BEING ALSO DESCRIBED AS THE W 1/2 OF THE SW 1/4 OF THE SE 1/4, TOGETHER WITH THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 9, T3N, R23W, ALL IN OKALOOSA COUNTY FLORIDA.

TITLE DESCRIPTION

THAT PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, LYING WEST OF THE PUBLIC PAVED ROAD, BEING ALSO DESCRIBED AS THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4, ALL IN OKALOOSA COUNTY, FLORIDA; LESS AND EXCEPT A 50 FT X 100 FT PIECE IN NW CORNER, WHICH PORTION IS FURTHER DESCRIBED IN O.R. BOOK 3607, PAGE 712, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

SURVEYOR'S NOTES

- 1) OWN, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 2) PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.
- 3) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 4) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- 5) BEARINGS AND NORTH ARROW SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES NORTH ZONE, NAD 1983 (2011), U.S. SURVEY FEET. FDOT PERMANENT REFERENCE NETWORK (FDOT FPRN) UTILIZED.
- 6) LINES EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.

DESCRIPTION AS SURVEYED

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2875, PAGE 905 IN THE OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA, BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON ROD (LB# 5378) AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 1°56'31"EAST ALONG THE WEST LINE THEREOF, 30.74 FEET TO A FOUND CONCRETE MONUMENT (NO IDENTIFICATION) AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND THE NORTH RIGHT-OF-WAY LINE OF EAST FIRST AVENUE, BEING THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING NORTH 1°56'31"EAST ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION, 629.38 FEET TO A SET IRON ROD (LB# 8259) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88°14'14"WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION, 772 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 3607, PAGE 712 OF THE OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE NORTH 2°26'12"EAST ALONG THE EAST LINE OF SAID TRACT OF LAND, 572.22 FEET TO A FOUND IRON ROD (LB# 7584); THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3607, PAGE 712, SOUTH 88°37'53"EAST, 50.00 FEET TO A FOUND IRON ROD (LB# 7584); THENCE NORTH 2°26'12"EAST ALONG THE EAST LINE OF SAID TRACT OF LAND, 97.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88°23'20"EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION, 576.56 FEET TO A SET IRON ROD (LB# 8259) AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST RIGHT-OF-WAY LINE OF VALLEY ROAD; THENCE SOUTH 1°57'41"WEST ALONG SAID RIGHT-OF-WAY LINE, 1298.54 FEET TO A FOUND IRON ROD (LB# 8021) AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND SAID NORTH RIGHT-OF-WAY LINE OF EAST FIRST AVENUE; THENCE NORTH 88°29'58"WEST, 624.20 FEET TO THE POINT OF BEGINNING. CONTAINS 18.58 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.011-177.151, FLORIDA STATUTES; AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS/ STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 5J-17.050, 5J-17.051, 5J-17.502 FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF OKALOOSA COUNTY FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED ON THIS THE 2ND DAY, MAY, 2024.

J. KEVIN GARDNER, PLS
FLORIDA LICENSE NO. 7258 L.B. NO. 8259
SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



PRELIMINARY

VALLEY ROAD MULTI-FAMILY DEVELOPMENT

PLAT BOOK _____, PAGE _____

A SUBDIVISION SITUATED IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST,
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

SHEET INDEX
1) DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2) BOUNDARY LOCATION INFORMATION

PREPARED BY:



35008 Emerald Coast Parkway
Suite 204
Destin, FL 32541
850.714.8100
weareown.com

FORMERLY ANDERSON ENGINEERING

PREPARED: JUNE, 2024
SHEET 2 OF 2

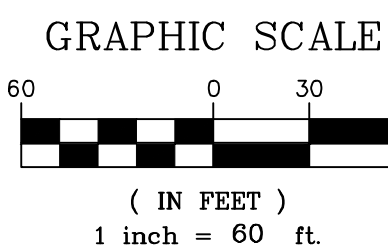
NOTE: ALL LOT LINES ADJOINING RIGHT-OF-WAYS ARE NON RADIAL.

LEGEND

- FOUND IRON ROD AS NOTED
- ⊙ SET PERMANENT CONTROL POINT (NAIL AND DISC STAMPED P.C.P. LB #8259)
- FOUND CONCRETE MONUMENT AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND NAIL AND DISC AS NOTED
- SET IRON ROD WITH CAP (LB#8259)
- SET NAIL AND DISC (LB# 8259)
- (C) CALCULATED MEASUREMENT
- NO I.D. NO IDENTIFICATION
- L.B. LICENSED BUSINESS
- F.C.M. FOUND CONCRETE MONUMENT
- F.I.R. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- F.N.D. FOUND NAIL AND DISC
- R/W RIGHT-OF-WAY
- S/D SUBDIVISION
- R.L. REFERENCE LINE
- PROPERTY LINE
- ADJACENT LOT LINES
- ~ NOT TO SCALE
- - - CENTERLINE
- - - SECTION LINE
- - - RIGHT OF WAY LINE
- ASPHALT
- WETLANDS
- CONCRETE

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.

PRELIMINARY



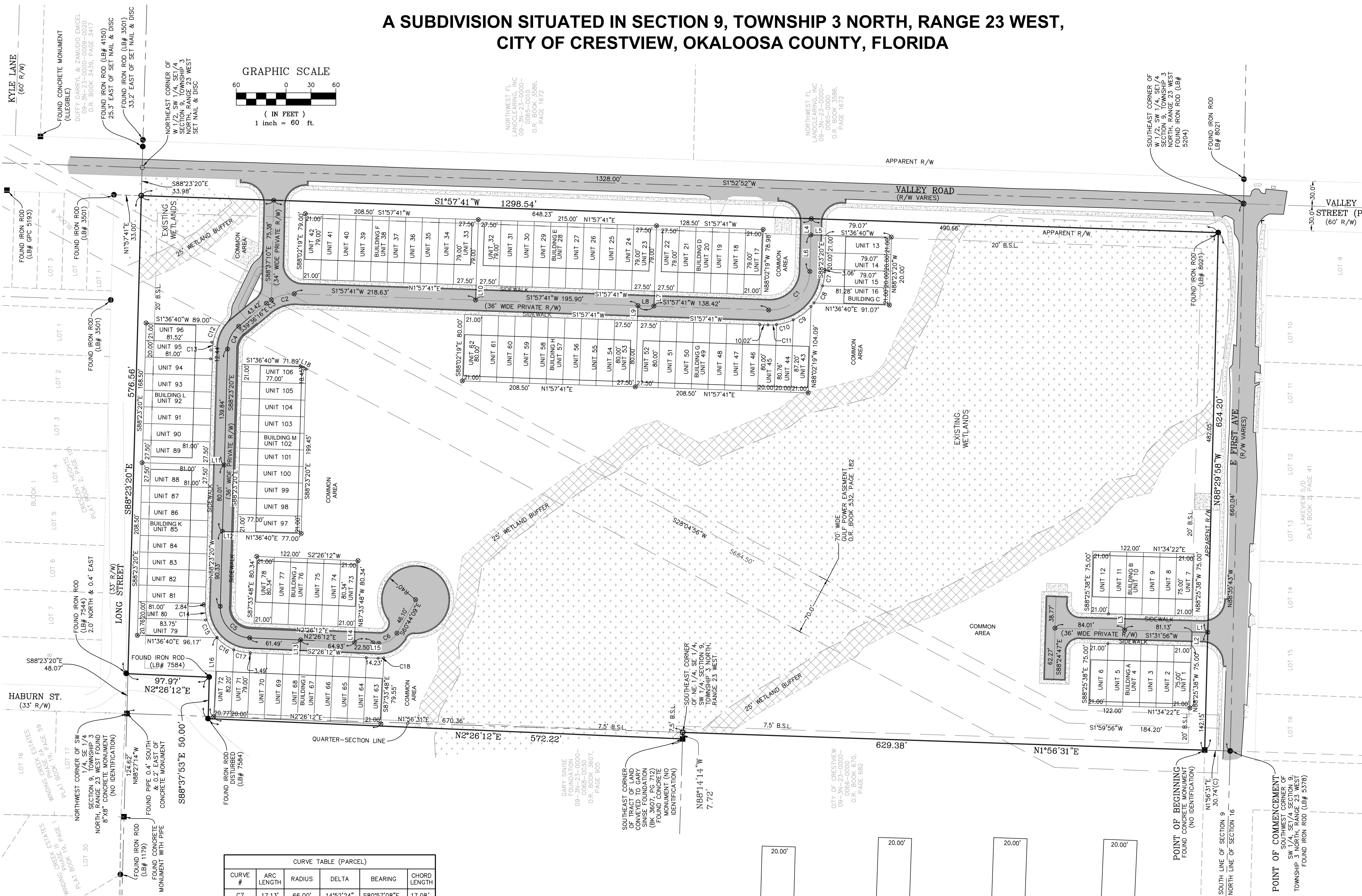
NORTHWEST FL.
LANDCLEARING, INC.
09-3N-23-0000-
0000-0000-0000
O.R. BOOK 3586,
PAGE 1672

NORTHWEST FL.
LANDCLEARING, INC.
09-3N-23-0000-
0000-0000-0000
O.R. BOOK 3586,
PAGE 1672

SOUTHEAST CORNER OF
W 1/2 SW 1/4, SE 1/4,
SECTION 9, TOWNSHIP 3
NORTH, RANGE 23 WEST
FOUND IRON ROD (LB# 5204)

FOUND IRON ROD
LB# 8021

VALLEY STREET (P)
(60' R/W)



CURVE TABLE (PARCEL)					
CURVE #	ARC LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C7	17.13'	66.00'	14°52'24"	S80°57'08"E	17.08'
C8	23.29'	66.00'	20°13'01"	S63°24'26"E	23.17'
C9	27.14'	66.00'	23°33'25"	S36°50'11"E	26.95'
C10	21.10'	66.00'	18°19'10"	S15°53'53"E	21.01'
C11	10.02'	66.00'	8°41'59"	S22°31'19"E	10.01'
C12	22.45'	55.00'	23°22'58"	N68°47'55"W	22.29'
C13	7.58'	55.00'	7°53'56"	N84°26'22"W	7.58'
C14	17.45'	55.03'	18°10'17"	S82°30'40"W	17.38'
C15	24.39'	55.01'	25°24'22"	S60°43'31"W	24.19'
C16	24.88'	55.01'	25°54'41"	S35°04'50"W	24.67'
C17	20.37'	55.03'	21°12'28"	S11°31'25"W	20.25'
C18	6.80'	42.00'	9°16'38"	S21°07'07"E	6.79'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°31'56"W	18.98'
L2	N88°25'38"W	16.99'
L3	S88°25'38"E	19.01'
L4	S88°23'20"E	19.65'
L5	S01°36'40"W	18.00'
L6	S88°23'20"E	44.06'
L7	N88°02'19"W	18.00'
L8	S01°57'41"W	19.10'
L9	S88°02'19"E	18.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N88°02'19"W	18.00'
L11	S01°36'40"W	18.00'
L12	N01°36'40"E	18.00'
L13	S87°33'48"E	18.00'
L14	S87°33'48"E	18.00'
L15	N02°26'12"E	6.75'

BUILDINGS
A & B
TYPICAL LOT
DIMENSION DETAIL
(UNLESS NOTED
OTHERWISE)

BUILDINGS
D,E,F,I,K,L, & M
TYPICAL LOT
DIMENSION DETAIL
(UNLESS NOTED
OTHERWISE)

BUILDINGS
G & H
TYPICAL LOT
DIMENSION DETAIL
(UNLESS NOTED
OTHERWISE)

BUILDING J
TYPICAL LOT
DIMENSION DETAIL
(UNLESS NOTED
OTHERWISE)

CURVE TABLE (ROAD CENTER LINE)					
CURVE #	ARC LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	75.69'	48.00'	90°21'01"	S43°12'50"E	68.09'
C2	28.94'	50.00'	33°09'53"	N14°37'16"W	28.54'
C3	7.33'	50.00'	8°23'47"	N35°24'05"W	7.32'
C4	31.50'	37.00'	48°46'41"	N63°59'59"W	30.56'
C5	57.59'	37.00'	89°10'28"	S47°01'26"W	51.95'
C6	26.43'	24.00'	63°06'18"	S29°06'57"E	25.12'



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 5, 2024

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 7/31/2024
SUBJECT: 1. Director's Report

BACKGROUND:

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

DISCUSSION:

Development Orders Issued:	No development orders have been issued since the last Planning and Development Board Meeting.
Final Plats:	No final plats have been approved or recorded since the last Planning and Development Board Meeting.
New Development Applications:	Autozone - Proposed Autozone on 1.20 acres located on Industrial Drive, north of the Hancock Whitney bank and generally across from the CCB Community Bank and McDonalds on north Highway 85. Sycamore Court - 38 apartment units on 1.91 acres, located northeast of the intersection of W Bowers Avenue and Bay Street. This project is northwest of Vineyard Village, the City's affordable housing development project.
Miscellaneous:	Staff has been working diligently with our Comprehensive Plan consultant to complete the Goals, Objectives, Policies of the Comprehensive Plan. We originally expected to have the draft of those items to the board prior to this meeting, but we didn't want to rush the process and impact the quality of the finished product. As soon as we have the draft completed it will get sent out to the board for comment. We currently have about a dozen or so projects that are in varying stages of the development review process. Some are getting closer to completion, as evidenced by the preliminary plats that were considered at this meeting, and we expect to see some more developments receive their development orders soon.

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