



CITY of CRESTVIEW
PLANNING AND DEVELOPMENT BOARD

**PLANNING AND DEVELOPMENT REGULAR MEETING AGENDA
FEBRUARY 3, 2025
6:00 P.M.
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 Planning & Development Board Minutes of December 2, 2024
- 6 Ordinance on 1st reading/ Public Hearing**
- 7 Ordinances**
- 8 Final Plats and PUDS**
 8. 1. Gold Crown Townhomes Preliminary Plat
- 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: February 3, 2025
TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 12/13/2024
SUBJECT: 1. Approval of the Planning & Development Board Minutes of December 2, 2024

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 December 2, 2024 minutes.

Attachments

1. 1222024 Planning and Development Minutes Draft

**Planning and Development Board
Minutes DRAFT
December 2, 2024
6:00 p.m.
Council Chambers**

1 Call to Order

Chair Mike Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present were: Mario Werth, Vice Chair, Bryan Follmar, Larry Medlock, Joseph Warren and alternate Sylvester Echol . Also present were City Clerk Maryanne Girard, City Attorney Jonathan Holloway, and staff members.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Board member Joseph Warren.

3 Approve Agenda

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

Board member B. Follmar requested that Ordinance 1892 be moved to the end of the agenda.

Board member B. Follmar and seconded by M. Werth to approve the agenda, as amended. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

Chair M. Roy called for action.

Board member Follmar made a motion and seconded by Board member Mr. Medlock to approve the Consent agenda, as presented.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

5. 1. Planning & Development Board Minutes for the 10/7/2024 Meeting

5. 2. Appointment of Board Member and Appointment of Alternates

6 Ordinance on 1st reading/ Public Hearing

7 Ordinances

7. 2. Ordinance 1983 Antioch Road Annexation

CDS Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1983, Antioch Road Annexation,

to the Board. He went over the vacant property in unincorporated land and went over the zoning. It can be developed for residential use and low intensity commercial use. He went over the courtesy notices and postings, as well as advertisements. The fees were waived.

City Clerk Maryanne Girard read Ordinance 1983 by Title: AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 20 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 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.

Motion by Bryan Follmar and seconded by Mario Werth to approve a recommendation to the City Council to adopt Ordinance 1983.

Roll Call: Ayes: Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren; None. Nays: None All ayes. Motion carried.

7. 3. Ordinance 1984 Antioch Road Comp Plan Amendment

CDS Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1984, Antioch Road Comprehensive Plan Amendment, to the Board.

City Clerk M. Girard read Ordinance 1984 by title: 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 AGRICULTURE TO MIXED-USE (MU) AND RESIDENTIAL (R) ON APPROXIMATELY 20 ACRES, MORE OR LESS, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 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.

Speaker Paul Biernacki went over the rite of necessity suit that was brought to court, went to arbitration with a notice of dismissal regarding the traffic circle. Architectural drawings were disapproved because of safety concerns. Having an extra road out of the traffic circle will cause safety issues. The developer stated he will add a fence, but he feels a fence will not be effective. He mentioned not enough sidewalks in Fox Valley. He mentioned there is also a parking concern. He added the developer stated it would be an R-1.

Board member B. Follmar asked if there were any options for traffic signals, and he voiced concern about the urban sprawl and the future impact.

CDS Planning Administrator N. Schwendt said the primary focus has been up to the interchange.

Board member M. Werth asked about the R2 designation, as he voiced concern about the residential component. CDS Planning Administrator N. Schwendt replied that R2 is smaller as it is six units per acre adding it is 7,000 sq. ft. for an R2.

Greg Matovina, the developer, stated there will be sixteen lots, with mixed use and a match of current zoning. He said there is an area for emergency use.

Chair M. Roy called for action.

Motion by Board member Bryan Follmar and seconded by Board member Mario Werth to approve a recommendation to the City Council to adopt Ordinance 1984. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

7. 4. Ordinance 1985 Antioch Road Rezoning

City Attorney Jonathan Holloway swore in all participants for the quasi-judicial segments of the meeting. He went over the ex-parte requirements and stated this would be the time for disclosure. Only competent substantial evidence may be heard.

CDS Planning Administrator N. Schwendt reviewed the necessary information and presented Ordinance 1985, Antioch Road Rezoning, to the Board. He said north of the property is mixed use and no development order has been submitted.

He asked that the staff report be entered into the record.

City Clerk M. Girard read Ordinance 1985 by title: AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 20 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY

AGRICULTURE ZONING DISTRICT TO THE MIXED-USE (MU) AND SINGLE-FAMILY MEDIUM-DENSITY DWELLING DISTRICT (R-2) ZONING DISTRICTS; 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 comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

Motion by Board member Bryan Follmar and seconded by Board member Larry Medlock to approve a recommendation to the City Council to adopt Ordinance 1985. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

7. 5. Ordinance 1986 Live Oak Church Road Annexation

CDS Planning Administrator N. Schwendt reviewed the necessary information and presented Ordinance 1986, Live Oak Church Road Annexation, to the Board. The property involves two pieces that are connected in unincorporated county. It is surrounding by county mixed-use. He went over the postings, mailings and advertisements.

City Clerk M. Girard read Ordinance 1986 by title: AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.85 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, 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.

Motion by Board member Larry Medlock and seconded by Board member Mario Werth to approve a recommendation to the City Council to adopt Ordinance 1986. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

7. 6. Ordinance 1988 Live Oak Church Road Comp Plan Amendment
Planning Administrator N. Schwendt reviewed the necessary information and presented Ordinance 1988, Live Oak Church Road Comprehensive Plan Amendment to the Board. It is consistent with Okaloosa County. No development order has been received.

City Clerk M. Girard read Ordinance 1988 by title: 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 MIXED-USE (MU) ON APPROXIMATELY 0.85 ACRES, MORE OR LESS, IN SECTION 32, 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.

Motion by Board member Mario Werth and seconded by Board member Larry Medlock to approve a recommendation to the City Council to adopt Ordinance 1988. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

7. 7. Ordinance 1989 Live Oak Church Road Rezoning
Planning Administrator N. Schwendt reviewed the necessary information and presented Ordinance 1989, Live Oak Church Road Rezoning, to the Board.

He requested that the staff report be entered into the record.

City Clerk M. Girard read Ordinance 1989 by title: AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.85 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE 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 comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

Motion by Board Member Larry Medlock and seconded by Board member Bryan Follmar to approve a recommendation to the City Council to adopt Ordinance 1989. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

7. 1. Ordinance 1982, Comprehensive Plan Amendment
CDS Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1982, Comprehensive Plan Amendment, to the Board. He reviewed the need for review because of statutory requirements. He stated the process was started in 2023 with Kimley-Horn. The amendments will need to be reviewed by the Board and a 90-day review period will be required. The requirements for adoption were noted. The workshop for the review was noted. He mentioned the consultant is present to go over the details.

Kimley-Horn representative, Ali Palmer, came forward. She went over the project overview. The property rights is a new requirement. She went over the high points: Future Land Use where policy elements were updated such as adequate infrastructure, attain affordable housing stock in relation to military requirements. Housing policies were updated that will promote partnerships with the Housing Authority and address blight and diversity. Economic Development policies were updated with collaboration with the County Economic Development and Chamber of Commerce; attracting business, and expand collaboration with the Main Street Association. Recreation and Open Space policies were updated. Conservation policies regarding setting guidelines for land clearing, and expanding protection of water bodies. Transportation policies were updated with a focus on connectivity, public transportation, and applying for grant opportunities. Infrastructure policy updates include ways private development supports infrastructure, preparing for growth. Capital Improvements were noted to add an annual review, and coordination with school boards and public agencies. Intergovernmental Coordination policy updates included better coordination with the county and other agencies to ensure alignment with the Comprehensive Plan. She also went over the transmittal requirement to send to the State for review.

Board member B. Follmar asked about the final review, Ms. Palmer stated if the Council has comments, Kimley-Horn will make the changes before the adoption period.

City Clerk M. Girard read Ordinance 1982 by title: AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, ADOPTING A COMPREHENSIVE PLAN REPLACING THE ADOPTED 2020 COMPREHENSIVE PLAN IN ITS ENTIRETY; PROVIDING FOR THE FOLLOWING ELEMENTS OF THE COMPREHENSIVE PLAN: “FUTURE LAND USE ELEMENT”, “HOUSING ELEMENT”, “ECONOMIC DEVELOPMENT ELEMENT”, “RECREATION AND OPEN SPACE ELEMENT”, “CONSERVATION ELEMENT”, “TRANSPORTATION ELEMENT”, “INFRASTRUCTURE ELEMENT”, “INTERGOVERNMENTAL COORDINATION ELEMENT”, “PUBLIC SCHOOLS ELEMENT”, “CAPITAL IMPROVEMENTS ELEMENT”, “PROPERTY RIGHTS ELEMENT”, AND “DEFINITIONS”, PROVIDING FOR AUTHORITY; PROVIDING FOR FILING OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT 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.

Motion by Board member Joseph Warren and seconded by Board member Mario Werth to recommend approval of Ordinance 1982.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None All ayes. Motion carried.

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:

10/22/24 - Pen Air Credit Union - 2,625 square foot credit union located on approximately 1.5 acres, south of the Publix at Northcrest development.

10/22/24 - Legacy Place Subdivision - 167 lot subdivision located on approximately

81 acres, south of Adams Drive, west of Walter Avenue, and east of Pandora Drive.

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

New Development Applications:

10/10/24 - Freedom Walk Subdivision - 475 lot subdivision development located on 156 acres located on Old Bethel Road.

Additional Developments in Review:

Trammel Creek Village - 258-unit multifamily residential housing development, comprised of rental townhouses and rental single family apartments on approximately 35 acres located north of the Railroad tracks and south of our old sewer treatment plant on N Lloyd Street.

The Cottages Apartments - 232-unit multifamily residential project located on approximately 36 acres on Antioch Road located west of Foxwood subdivision and north of the Fox Valley subdivision.

Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue.

Crestview Preserve Subdivision - 36-unit townhouse subdivision located on 8 acres at the current end of Medcrest Drive.

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

DART - Downtown Activation Roadmap Tactic which will be a plan to bring business to the downtown area. It will also include two public charrette's that will include one for young adults.

12 Comments from the Audience

Chair M. Roy asked for comments from the public. There were none.

13 Adjournment

Chair M. Roy adjourned this meeting at 7:03 p.m.

Minutes approved on _____ day of _____ 2025.

Approved:

Minutes submitted by:

Chair M. Roy

Maryanne Girard, City Clerk
Notice having been duly given

DRAFT



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: February 3, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/30/2025
SUBJECT: 1. Gold Crown Townhomes Preliminary Plat

BACKGROUND:

Staff received the initial application for the Gold Crown Townhomes subdivision on September 11th, 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 intersection of Cypress Avenue E and McCaskill Street. The subdivision proposes driveway connection to each of these roads. The subdivision proposes 9 lots across 0.49 acres, resulting in a gross density of approximately 18.36 units per acre, which is allowable per the applicable zoning and future land use requirements, which allow for up-to 20 units per acre.

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 to approve the Gold Crown Townhomes preliminary plat.

Attachments

1. Preliminary Plat - Gold Crown Townhomes

GOLD CROWN TOWNHOMES

Section 17, Township 3 North, Range 23 West, Okaloosa County, Florida

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TAKAPA INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS "OWNER" OF THE LANDS HEREON PLATTED AS "GOLD CROWN TOWNHOMES", DOES HEREBY DEDICATE AND CONVEY TO THE COUNTY OF OKALOOSA IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY AND STORM WATER DETENTION AREA AS SHOWN HEREON. FURTHERMORE, OWNER DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS, INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, TO SUCH UTILITY SUPPLIES TO INCLUDE, BUT NOT BE LIMITED TO CENTURY LINK, COX COMMUNICATIONS, FLORIDA POWER & LIGHT, CITY OF CRESTVIEW, AND OKALOOSA GAS DISTRICT, OVER SAID PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON. ADDITIONALLY, OWNER HEREBY DEDICATES TO THE PUBLIC THE PUBLIC DRAINAGE/ACCESS EASEMENTS AS SHOWN HEREON. FURTHER OWNER DEDICATES AND CONVEYS TO THE GOLD CROWN TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("HOA") THE PRIVATE DRAINAGE/ACCESS AND LANDSCAPE EASEMENTS AS SHOWN HEREON. OWNER HEREBY REQUESTS THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

TAKAPA INVESTMENTS, LLC

ANDERSON POWELL
MANAGER

WITNESS (SIGNATURE)

PRINT NAME

WITNESS (SIGNATURE)

PRINT NAME

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024 BEFORE ME BY MEANS OF PHYSICAL PRESENCE, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED ANDERSON POWELL, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS MANAGER OF TAKAPA INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

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 THE 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.

JOHN W. MONROE, JR.
BAR NUMBER 0256706

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE AS SHOWN ABOVE. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF MCCASKILL STREET, SAID LINE BEARING N36°40'53"W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0165J, DATED 03/09/2021, AND FURNISHED BY FEMA FLOOD MAP SERVICE CENTER.
- THERE MAY BE ADDITIONAL RIGHTS OF WAY, EASEMENTS, BUILDING SETBACKS, OR OTHER RESTRICTIONS OF RECORD THAT ARE NOT SHOWN. NO CERTIFICATION IS GIVEN THAT ALL RESTRICTIONS OF RECORD ARE SHOWN. ALSO, NO CERTIFICATION IS GIVEN THAT DEED OVERLAPS AND UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS DO NOT EXIST.
- CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
- THIS SUBDIVISION PLAT HAS BEEN PREPARED BY XXXX, WHICH MEETS STANDARDS OF PRACTICE FOR SURVEYS, AS DEFINED IN 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS, CONCRETE MONUMENTS OR PERMANENT CONTROL POINTS (NAIL & DISC). MARKED CORPORATION NUMBER 8227.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY XXXX.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE INTENDED USE OF THE STATE PLANE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) VIRTUAL REFERENCE STATION (VRS) SOLUTION BASED ON REAL TIME KINEMATIC (RTK) OBSERVATIONS TAKEN ON JANUARY 7, 2020.

LEGAL DESCRIPTION

LOT 7, 8 AND 9 BLOCK 37 MAP OF CRESTVIEW, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 1, PAGE 72, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

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 WAS 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:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE CITY ENGINEER OF CITY OF CRESTVIEW, FLORIDA THIS _____ DAY OF _____, 2024.

CITY ENGINEER

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

LOCAL PLANNING AGENCY:

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

LPA CHAIRMAN OR LPA VICE CHAIRMAN

COUNTY SURVEYOR'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT, "GOLD CROWN TOWNHOMES", WAS REVIEWED AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WAS APPROVED ON _____.

OKALOOSA COUNTY SURVEYOR

FLORIDA CERTIFICATE NUMBER _____

CERTIFICATION BY TAX COLLECTOR:

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

BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

COUNTY CLERK'S APPROVAL:

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

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

NOTICE:

PURSUANT TO CHAPTER 177.091 (27):

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.

PURSUANT TO CHAPTER 177.091 (28):

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

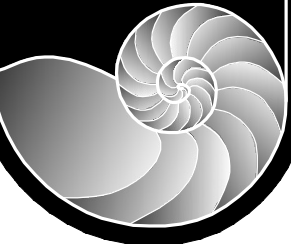
SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND THAT THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

SURVEYOR

DATE

NAUTILUS
CIVIL ENGINEERS
INC.



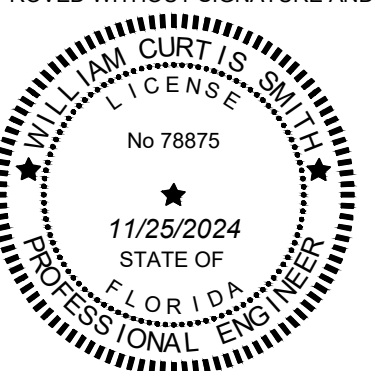
PO BOX 2190
SANTA ROSA BEACH, FL 32459
615-210-2150
WWW.NAUTILUSCIVIL.COM
FLORIDA C.O.A. : 32090

GOLD CROWN TOWNHOMES
MCCASKILL ST/ CYPRESS AVE
CRESTVIEW, FL

PREPARED FOR:
TAKAPA INVESTMENTS, LLC

ISSUED FOR:
PERMITTING REVIEW
(NOT FOR CONSTRUCTION)

NOT APPROVED WITHOUT SIGNATURE AND SEAL



W. CURTIS SMITH, P.E. - REG.#78875

Revision		
No.	Date	Description
1	11/25/2024	CITY COMMENTS

PRELIMINARY PLAT SHT 1

C210

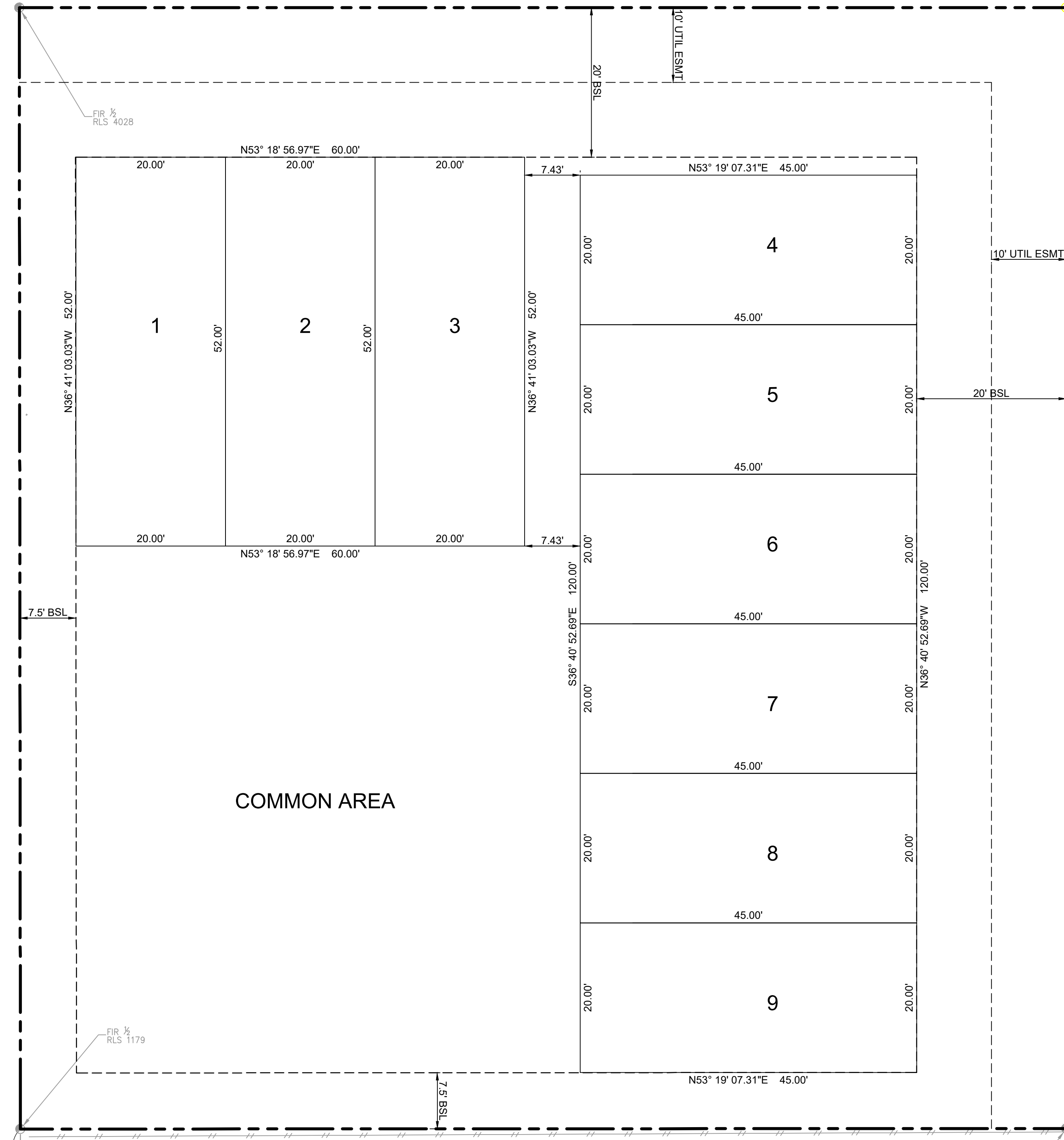
PROJECT: 240-004
DATE: 08/21/2024

BENCHMARK
SND GPS/TRAV TBM
N: 647759.695
E: 1317772.122
ELEV: 236.961

CYPRESS AVENUE

MCCASKILL STREET

REFERENCE BEARING



COMMON AREA

DRAWING NOTES:

- EXISTING CONDITIONS PROVIDED BY BOUNDARY AND TOPOGRAPHIC SURVEY BY FGS SURVEYORS DATED 02/14/2024. NORTH AND BEARINGS DEPICTED ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE (NAD83), AS REFERENCED ON THE PROJECT SURVEY.
- PRELIMINARY PLAT DOES NOT REFLECT RESEARCH REGARDING TITLE OR EASEMENT. DEEDS OF RECORD, UNRECORDED DEEDS, RECORDED OR UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS MAY EXIST THAT MAY AFFECT THIS PARCEL.

Z:\Nautilus\Dropbox\Projects\240-004_Gold Crown Townhomes - Crestview\CAD\SHETS\C211.dwg - Tyler Paskell - 12/20/24 11:54:47 AM



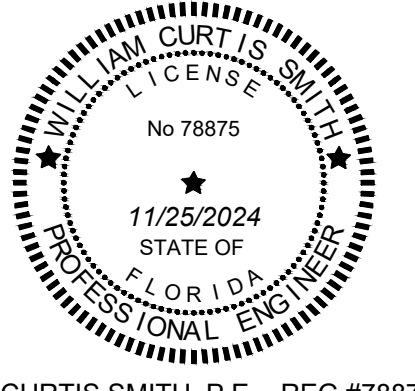
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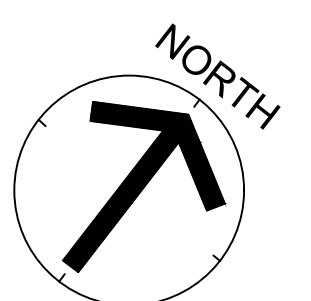


W. CURTIS SMITH, P.E. - REG.#78875

Revision		
No.	Date	Description
1	11/25/2024	CITY COMMENTS

PRELIMINARY PLAT SHT 2

C211
PROJECT: 240-004
DATE: 08/21/2024





Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: February 3, 2025
TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/30/2025
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:	<p>1/13/25 - Take 5 Oil - 1,708 square foot oil change facility and associated improvements located on approximately 0.51 acres, at the intersection of Third Avenue and N Ferdon Boulevard, south of the Southern Pipe development and food trucks.</p> <p>1/14/25 -The Cottages - 232-unit multifamily development located on approximately 35 acres, west of Antioch Road, north of the Fox Valley Subdivision and west of the Foxwood Subdivision.</p>
Final Plats:	No final plats have been approved or recorded since the last Planning and Development Board Meeting.
New Development Applications:	1/28/25 - Okaloosa County Tax Collector's Office - 20,209 square foot tax collector's office building and associated improvements located at 1448 Commerce Drive, west of the Chamber of Commerce and north of the Library.
Additional Developments in Review	<p>Trammel Creek Village - 258-unit multifamily residential housing development, comprised of rental townhouses and rental single family apartments on approximately 35 acres located north of the Railroad tracks and south of our old sewer treatment plant on N Lloyd Street</p> <p>Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue.</p> <p>Crestview Preserve Subdivision - 36-unit townhouse subdivision located on 8 acres at the current end of Medcrest Drive.</p> <p>Autozone - Proposed Autozone on 1.20 acres located on Industrial Drive, north of the</p>

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.

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

FINANCIAL IMPACT

This item is informational in nature.

RECOMMENDED ACTION

No action required.

Attachments

None