



CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

PLANNING AND DEVELOPMENT BOARD

December 1, 2025

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.

1 **Call to Order**

2 **Pledge of Allegiance**

3 **Approve Agenda**

4 **Public Opportunity to speak on Agenda items**

5 **Consent Agenda**

5. 1. Planning & Development Board Meeting Minutes September 2, 2025

6 **Ordinance on 1st reading/ Public Hearing**

7 **Ordinances**

8 **Final Plats and PUDS**

8. Fox Valley Phase 3B

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: December 1, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/26/2025
SUBJECT: 1. Planning & Development Board Meeting Minutes September 2, 2025

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 minutes of September 2, 2025.

Attachments

1. 09022025 Planning & Development Draft Minutes

**Planning and Development Board
Minutes
September 2, 2025
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 6:00 p.m. Members present were: Vice Chair Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock, alternates Sylvester Echols and Robert Bounds. The Deputy City Clerk, Natasha Peacock, and staff members were present.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Mr. Warren.

3 Approve Agenda

Chair M. Roy requested that the Board take action to approve the Agenda.

A motion was made by Mr. Warren and seconded by Mr. Echols to approve the Agenda.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock. Nays: None. all yeas, motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Planning & Development Board Meeting Minutes August 4, 2025

Chair M. Roy asked the Board for action to approve the Consent Agenda.

A motion was made by Mr. Medlock and seconded by Mr. Werth to approve the Consent Agenda.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock.

Nays: None. all yeas, motion carried.

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 2010- Antioch Road Comprehensive Plan Amendment

Planning Administrator Nicholas Schwendt presented relevant information concerning Ordinance 2010. He informed the board that on July 31, 2025, staff received an application to amend the comprehensive plan and zoning designations for property located on Antioch Rd. 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 Low-Intensity District (C-1), respectively. The application requests the Residential (R) future land use designation for the property. The request for a comprehensive plan amendment will be presented to the City Council via Ordinance 2010 on September 8, 2025, for the first reading.

Mr. Schwendt asked the Deputy City Clerk to read Ordinance 2010 by title.

ORDINANCE: 2010 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 RESIDENTIAL (R) ON APPROXIMATELY 7.56 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.

A motion made by Mr. Warren, seconded by Mr. Werth, recommending adoption by the City Council of Ordinance 2010.

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

6.2 Ordinance 2011-Antioch Road Rezoning

Deputy City Clerk, Natasha Peacock administered the swearing in for the quasi-judicial part of the meeting.

Planning Administrator, Nicholas Schwendt, presented relevant information concerning Ordinance 2011, much of which was presented with Ordinance 2010.

Mr. Schwendt asked the Deputy City Clerk to read Ordinance 2011 by title.

ORDINANCE: 2011 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 7.56 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE COMMERCIAL LOWINTENSITY DISTRICT (C-1) ZONING DISTRICT TO THE SINGLE AND MULTI-FAMILY DENSITY DWELLING DISTRICT (R-3) 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. There were none, he then asked for action.

A motion made by Mr. Follmar, seconded by Mr. Medlock, recommending adoption by the City Council of Ordinance 2011.

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

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

12 Comments from the Audience

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

13 Adjournment

Chair M. Roy adjourned the meeting at 6:08 p.m.

Minutes approved this __ day of __, 2025.

Michael Roy, Chair

Submitted by

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 1, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/26/2025
SUBJECT: Fox Valley Phase 3B

BACKGROUND:

Staff received the initial application for the Longview Estates subdivision in 2021. It has since gone through staff review and all major comments have been addressed. Any 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 at the current end of Traverse Lane, proposing an extension of Traverse Lane and an additional 53 lots upon approximately 46.25 acres. Approximately half of the property is being left in its natural state, with half being developed. This results in a gross density of approximately 1.12 units per acre across the entire property, and 2.29 units per acre across the developed area, which is allowable per the applicable zoning and future land use requirements (up to 6 units per acre allowed).

One major component of the duration of review on this project is a change that occurred in the fire code requirements for subdivisions. Originally, this phase of the subdivision was planned in the initial master plan for the development (around 2005). Since that time, the fire code was updated to require subdivisions containing a certain number of houses to have two access points. This phase of the subdivision would put it over the threshold requiring two means of ingress and egress. Additionally, in a previous year, a utility infrastructure failure required a temporary, emergency egress to be acquired across a separate adjacent property when the primary access point from the subdivision was rendered unusable.

The majority of time spent was with regard to determining and locating a second means of ingress/egress. In January of this year, the annexation was approved to incorporate the property directly north of the overall Fox Valley subdivision. This property serves to make Fox Valley contiguous with the adjacent development occurring to the north. The off-site road plans are included in this agenda item for your reference. This provides for the secondary access, connecting to the main traffic circle within Fox Valley, through the HOA-owned common area (see attached HOA approval), through the property previously annexed, to tie into the new development and thereby back to Antioch Road. The access will be gated to prevent through-traffic, but can be used in situations such as those mentioned previously, if and when additional means of ingress/egress are necessary. Additionally, the developer is proposing improvements to the HOA-owned parcel, including a parking area and sidewalks to access the recreational facilities contained within the Fox Valley traffic circle.

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

Infrastructure- Satisfy current and future infrastructure needs

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

Community Character- Promote desirable growth with a hometown atmosphere

FINANCIAL IMPACT

The approval of this plat will result in positive future financial impact, including tax revenue and utility-related revenues to the City.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to approve the Fox Valley Phase 3B plat.

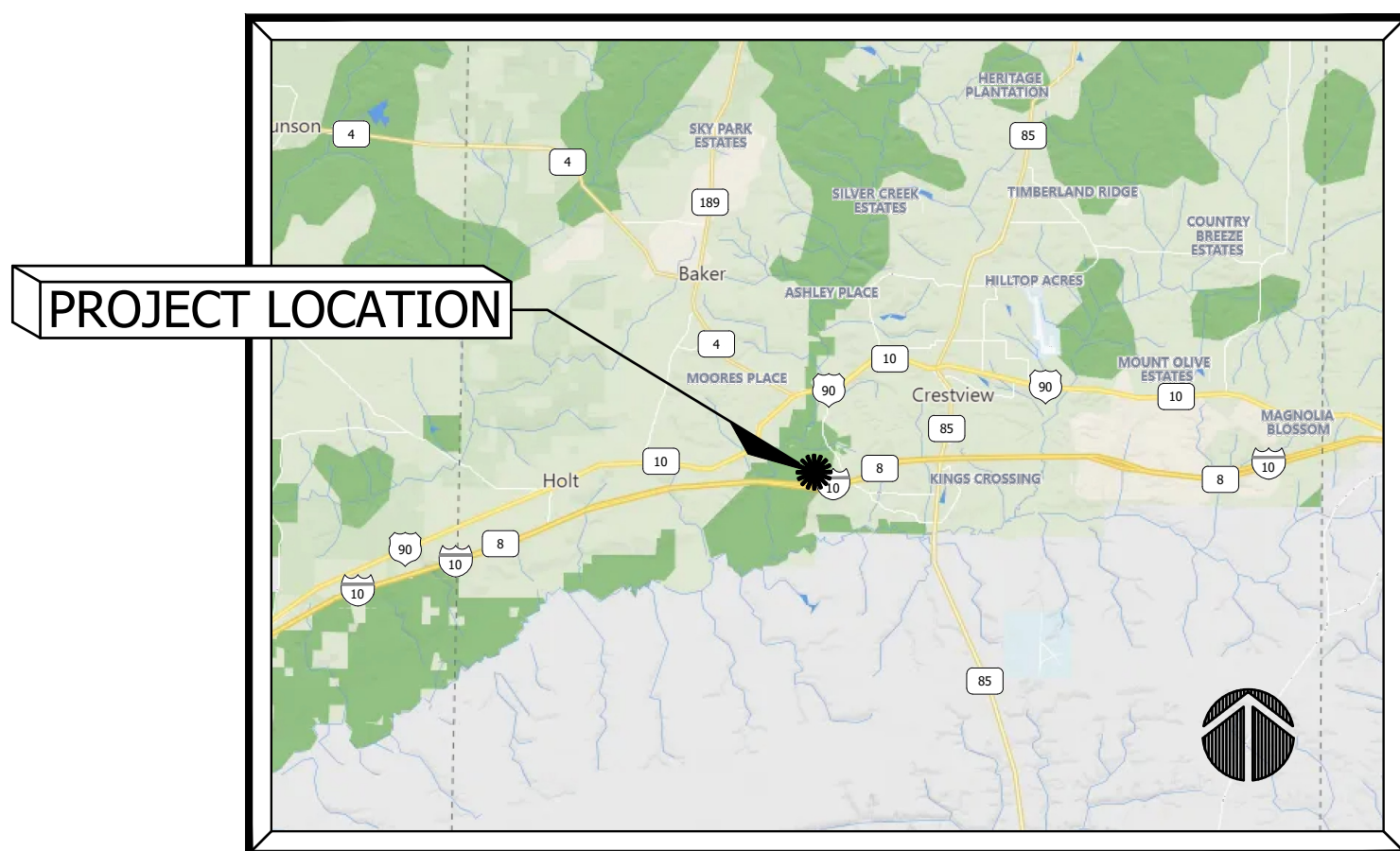
Attachments

1. Fox Valley Phase 3B Plat
2. Fox Valley Off-Site Roadway
3. Fox Valley Owners Assoc. - Gravel Road Improvement Approval (9.25.25)

FOX VALLEY PHASE 3B

A RESIDENTIAL SUBDIVISION IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 24 WEST,
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
CLERK'S FILE #: _____



VICINITY MAP
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, AS OWNER OF THE LANDS HEREON PLATTED AS "FOX VALLEY PHASE 3B", DOES HEREBY DEDICATE TO FOX VALLEY OWNERS' ASSOCIATION, INC., IN FEE SIMPLE, ALL RIGHTS-OF-WAY AND COMMON AREAS AS SHOWN HEREON. PATRIOT RIDGE, LLP DOES ALSO HEREBY GRANT TO OKALOOSA WATER AND SEWER A NON-EXCLUSIVE EASEMENT OVER THE LIFT STATION EASEMENT AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO FOX VALLEY OWNERS' ASSOCIATION, INC. ALL DRAINAGE EASEMENTS SHOWN HEREON. FURTHERMORE, PATRIOT RIDGE, LLP DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE AND REPAIR OF VARIOUS UTILITIES INCLUDING CENTURY LINK, COX COMMUNICATIONS, GULF POWER COMPANY, OKALOOSA COUNTY WATER AND SEWER, AND OKALOOSA GAS DISTRICT OVER SAID RIGHTS-OF-WAY AND UTILITY EASEMENTS AS SHOWN HEREON. PATRIOT RIDGE, LLP HEREBY REQUESTS THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP
BY: MATOVINA & COMPANY, A FLORIDA CORPORATION, ITS MANAGING PARTNER

BY: GREGORY E. MATOVINA, PRESIDENT
WITNESS
WITNESS

TITLE OPINION

THE UNDERSIGNED TITLE EXAMINER, AS ATTORNEY AT LAW OF SHEFFIELD & BOATRIGHT TITLE SERVICES, LLC, A TITLE INSURER LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY MATOVINA & COMPANY, A FLORIDA CORPORATION, AND OKALOOSA COUNTY BCC; AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSON HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCE ARE AS FOLLOWS: THIS REPORT IS NOT TITLE INSURANCE. PURSUANT TO SECTION 627.7843, FLORIDA STATUTES, THE MAXIMUM LIABILITY OF THE ISSUER OF THIS PROPERTY INFORMATION REPORT FOR ERRORS OR OMISSIONS IN THIS PROPERTY INFORMATION REPORT IS LIMITED TO THE AMOUNT PAID FOR THIS PROPERTY INFORMATION REPORT, AND IS FURTHER LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

OPINION RENDERED ON THE _____ DAY OF _____, 2024.

ATTORNEY AT LAW
SHEFFIELD & BOATRIGHT TITLE SERVICES, LLC

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF DUVAL

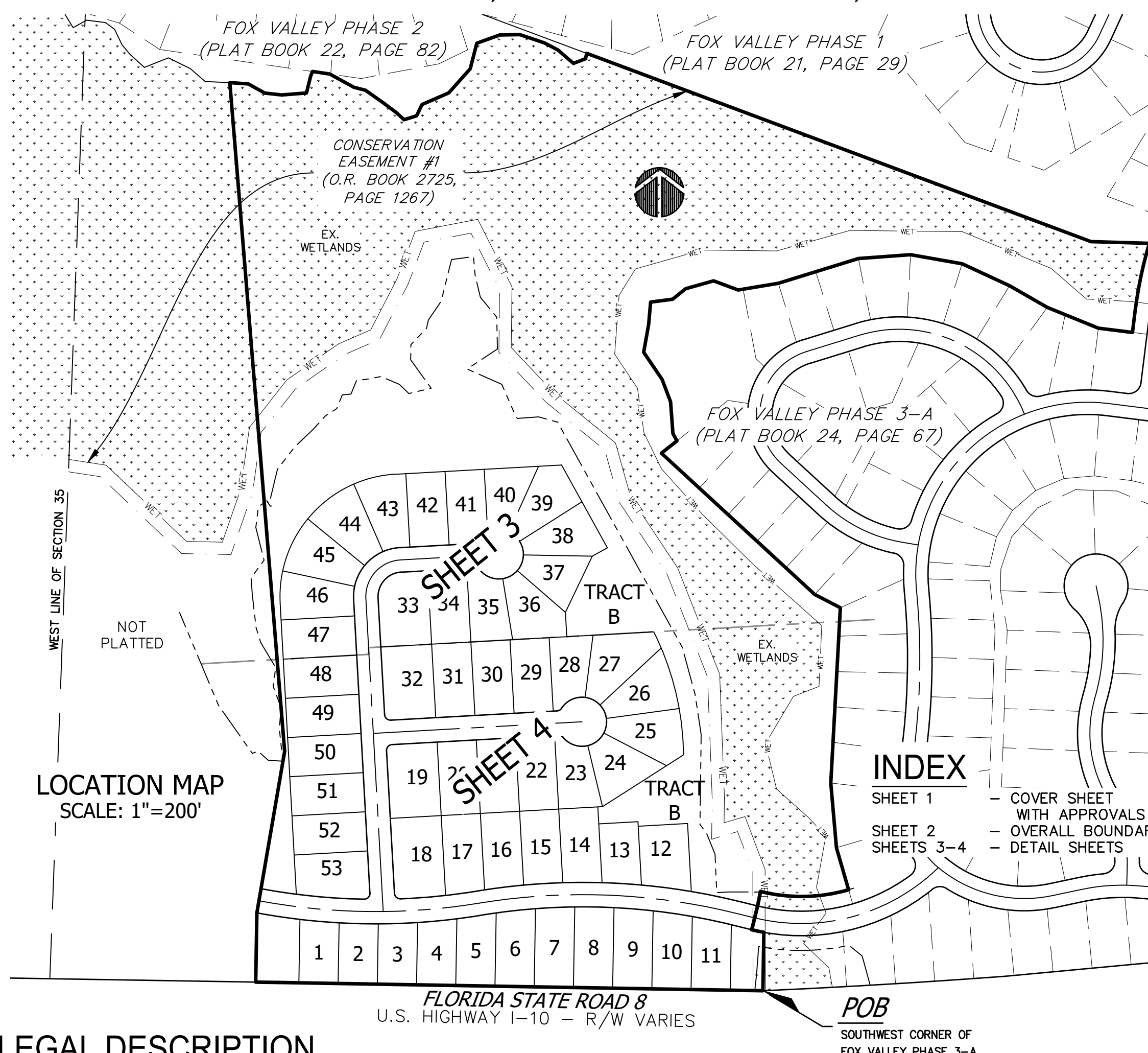
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED GREGORY E. MATOVINA, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS PRESIDENT OF MATOVINA AND COMPANY, A FLORIDA CORPORATION, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

NOTARY PUBLIC, STATE OF FLORIDA, COUNTY OF DUVAL

MY COMMISSION EXPIRES: _____

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA STATUTES.
- BEARINGS SHOWN HEREON WERE REFERENCED TO THE SOUTHWESTERLY LINE OF FOX VALLEY PHASE 3A, SAID LINE BEARING S 00°58'20" W, AS SHOWN ON SAID RECORD PLAT AND ESTABLISHED ON FOX STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC.
- CAPTIONS WHICH APPEAR OUTSIDE THIS PHASE OF THE SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THIS SUBDIVISION PHASE IS INTENDED OR IMPLIED.
- LINE EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- LIEN DEROGATION ENCROACHMENTS, IF ANY, NOT LOCATED EXCEPT AS SHOWN HEREON.
- UNDERGROUND LINE NUMBER 1, CORRESPONDING TO LINE DATUM AS SHOWN IN THE LINE TABLE.
- C1 DENOTES CURVE NUMBER 1, CORRESPONDING TO CURVE DATUM AS SHOWN IN THE CURVE TABLE. ALL DISTANCES SHOWN ALONG CURVED LINES ARE ARC LENGTHS.
- MONUMENTS HEREON SHALL BE SET IN THE FIELD WITH CAPPED IRON RODS, PERMANENT REFERENCE MONUMENTS OR PERMANENT CONTROL POINTS MARKED CORPORATION NUMBER 3501 IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES. PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT, AND LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF EACH LOT.



LEGAL DESCRIPTION

THE EASTERLY PORTION OF THAT REMAINING PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, LYING NORTH OF FLORIDA STATE ROAD 8, AND LYING BETWEEN FOX VALLEY PHASE 1 (PLAT BOOK 21, PAGE 29), FOX VALLEY PHASE 2 (PLAT BOOK 22, PAGE 82), AND FOX VALLEY PHASE 3-A (PLAT BOOK 24, PAGE 67), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID FOX VALLEY PHASE 3-A, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD 8 (U.S. HIGHWAY I-10 - RIGHT-OF-WAY WIDTH VARIES); THENCE PROCEED ALONG SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) CALLS:

(1) N 89°01'41" W, A DISTANCE OF 986.94 FEET; (2) N 89°03'00" W, A DISTANCE OF 47.55 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N 00°57'00" E, A DISTANCE OF 141.24 FEET; THENCE N 09°45'34" E, A DISTANCE OF 334.06 FEET; THENCE N 04°41'25" W, A DISTANCE OF 1367.98 FEET TO A SOUTHERLY CORNER OF THE AFORESAID FOX VALLEY PHASE 2; THENCE MEANDER ALONG THE SOUTHERLY LINES OF SAID PHASE 2, THE FOLLOWING TWENTY-FIVE (25) CALLS:

(1) S 86°01'06" E, A DISTANCE OF 37.86 FEET; (2) S 61°03'01" E, A DISTANCE OF 38.47 FEET; (3) S 83°39'16" E, A DISTANCE OF 34.41 FEET; (4) N 85°28'27" E, A DISTANCE OF 50.97 FEET; (5) N 13°48'32" E, A DISTANCE OF 35.23 FEET; (6) N 22°26'23" E, A DISTANCE OF 10.27 FEET; (7) S 81°47'59" E, A DISTANCE OF 33.60 FEET; (8) S 70°12'24" E, A DISTANCE OF 3.54 FEET; (9) S 61°19'16" E, A DISTANCE OF 54.38 FEET; (10) S 75°45'21" E, A DISTANCE OF 24.16 FEET; (11) S 54°45'56" E, A DISTANCE OF 45.79 FEET; (12) S 53°14'34" E, A DISTANCE OF 33.32 FEET; (13) S 46°55'28" E, A DISTANCE OF 20.31 FEET; (14) N 72°39'13" E, A DISTANCE OF 26.77 FEET; (15) N 25°30'02" E, A DISTANCE OF 25.52 FEET; (16) N 66°34'54" E, A DISTANCE OF 59.41 FEET; (17) N 41°42'54" E, A DISTANCE OF 65.96 FEET; (18) N 14°23'22" E, A DISTANCE OF 53.87 FEET; (19) N 70°18'52" E, A DISTANCE OF 49.88 FEET; (20) N 89°08'49" E, A DISTANCE OF 40.93 FEET; (21) S 71°19'39" E, A DISTANCE OF 53.14 FEET; (22) S 62°34'31" E, A DISTANCE OF 30.87 FEET; (23) S 48°47'17" E, A DISTANCE OF 41.67 FEET; (24) N 68°49'30" E, A DISTANCE OF 26.45 FEET; (25) N 13°30'36" E, A DISTANCE OF 11.23 FEET TO A SOUTHEASTERLY CORNER OF SAID PHASE 2, SAID POINT LYING ON THE SOUTHWESTERLY LINE OF A COMMON AREA IN FOX VALLEY PHASE 1; THENCE DEPARTING THE SOUTHERLY LINE OF SAID PHASE 2, PROCEED ALONG THE SOUTHWESTERLY LINES OF SAID COMMON AREA IN PHASE 1, THE FOLLOWING TWO (2) CALLS:

(1) S 69°32'01" E, A DISTANCE OF 1097.57 FEET; (2) S 88°21'53" E, A DISTANCE OF 119.19 FEET TO THE NORTHWEST CORNER OF A COMMON AREA AND DEDICATED ROADWAY AND DRAINAGE EASEMENT ADJACENT TO AND WEST OF SWIFT FOX RUN (60 FOOT RIGHT-OF-WAY), SAID POINT LYING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 859.99 FEET; THENCE ALONG THE WEST LINE OF SAID COMMON AREA, AND THE NORTHERLY LINES OF LOTS 1-10 AND THE RETENTION AREA ADJACENT THERETO, THE FOLLOWING FOURTEEN (14) CALLS:

(1) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°26'08", AN ARC DISTANCE OF 141.62 FEET, (CHORD BEARING = S 11°49'59" W, CHORD = 141.46 FEET); (2) S 07°07'06" W, A DISTANCE OF 43.55 FEET; (3) N 82°52'54" W, A DISTANCE OF 70.01 FEET; (4) N 67°52'41" W, A DISTANCE OF 112.43 FEET; (5) N 60°11'53" W, A DISTANCE OF 88.77 FEET; (6) N 65°10'49" W, A DISTANCE OF 106.70 FEET; (7) N 80°01'59" W, A DISTANCE OF 106.69 FEET; (8) S 85°46'56" W, A DISTANCE OF 106.58 FEET; (9) S 72°50'00" W, A DISTANCE OF 171.04 FEET; (10) S 80°36'21" W, A DISTANCE OF 83.10 FEET; (11) N 69°33'42" W, A DISTANCE OF 53.27 FEET; (12) S 74°22'47" W, A DISTANCE OF 59.31 FEET; (13) S 50°56'35" W, A DISTANCE OF 34.24 FEET; (14) S 82°34'45" W, A DISTANCE OF 45.19 FEET TO THE NORTHWESTERLY-MOST CORNER OF SAID RETENTION AREA; THENCE ALONG THE SOUTHWESTERLY LINES OF SAID RETENTION AREA AND LOTS 11-16, THE FOLLOWING NINE (9) CALLS:

(1) S 04°59'12" W, A DISTANCE OF 45.44 FEET; (2) S 10°13'51" W, A DISTANCE OF 58.00 FEET; (3) S 34°14'00" W, A DISTANCE OF 66.72 FEET; (4) S 20°51'47" E, A DISTANCE OF 48.89 FEET; (5) S 04°14'18" E, A DISTANCE OF 64.97 FEET; (6) S 28°53'25" E, A DISTANCE OF 17.00 FEET; (7) S 51°36'12" W, A DISTANCE OF 40.48 FEET; (8) S 47°21'35" E, A DISTANCE OF 424.98 FEET; (9) S 62°28'17" E, A DISTANCE OF 58.94 FEET TO THE SOUTHERLY-MOST CORNER OF SAID LOT 16; THENCE ALONG THE WESTERLY LINES OF LOTS 17-23, THE FOLLOWING THREE (3) CALLS:

(1) S 03°06'46" W, A DISTANCE OF 357.85 FEET; (2) S 04°58'19" E, A DISTANCE OF 132.33 FEET; (3) S 16°08'39" E, A DISTANCE OF 89.27 FEET TO THE NORTHEAST CORNER OF A COMMON AREA AND DEDICATED ROADWAY AND DRAINAGE EASEMENT, SAID CORNER LYING IN A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 345.00 FEET; THENCE ALONG SAID COMMON AREA, AND ALONG THE LINES OF THE PLATTED WEST END OF THE AFORESAID PHASE 3-A, THE FOLLOWING SIX (6) CALLS:

(1) ALONG THE AFORESAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'50", AN ARC DISTANCE OF 181.93 FEET, (CHORD BEARING = S 88°51'36" W, CHORD = 179.83 FEET) TO THE NORTHWEST CORNER OF SAID COMMON AREA; (2) S 01°12'35" E, A DISTANCE OF 1.08 FEET; (3) S 11°31'46" W, A DISTANCE OF 28.98 FEET TO THE SOUTHEASTERLY CORNER OF SAID AREA, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRAVERSE LANE (50 FOOT RIGHT-OF-WAY PER PLAT) AT ITS PLATTED WEST END; (4) S 13°44'06" W ALONG THE RIGHT-OF-WAY LINE AT SAID WEST END, A DISTANCE OF 50.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRAVERSE LANE, SAID POINT LYING IN A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; (5) ALONG SAID CURVED RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03°23'38", AN ARC DISTANCE OF 25.17 FEET, (CHORD BEARING = S 77°57'42" E, CHORD = 25.17 FEET) TO THE NORTHEAST CORNER OF ANOTHER COMMON AREA AND DEDICATED ROADWAY AND DRAINAGE EASEMENT; (6) S 00°58'20" W ALONG THE WEST LINE OF SAID COMMON AREA, A DISTANCE OF 119.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 46.95 ACRES, MORE OR LESS.

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 _____, 2024.

MAYOR

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

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.

CITY ENGINEER, CITY OF CRESTVIEW

DATE

COMMUNITY DEVELOPMENT SERVICES DIRECTOR

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.

COMMUNITY DEVELOPMENT SERVICES DIRECTOR

DATE

LOCAL PLANNING AGENCY

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

LPA CHAIRMAN OR LPA VICE CHAIRMAN

COUNTY SURVEYOR

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

CLAYTON M. JOHNSON, PROFESSIONAL SURVEYOR AND MAPPER #7178
OKALOOSA COUNTY SURVEYOR

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 BY KNOWLEDGE AS OF THE _____ DAY OF _____, 2024.

BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

CLERK'S CERTIFICATE OF RECORDING

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 THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE

I, ALLEN E. TUCKER, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING.

ALLEN E. TUCKER, PROFESSIONAL SURVEYOR AND MAPPER NO. 4584
GUSTIN, COTHERN & TUCKER, INC. L.B. NO. 3501
121 HART STREET NICEVILLE, FLORIDA 32578
PHONE: (850) 678-5141 FAX: (850) 729-2460

Prepared: June 2024

PREPARED BY:

Gustin, Cothorn & Tucker, Inc.

Land Surveying

121 Hart Street Niceville, FL 32578 (850) 678-5141

FOX VALLEY PHASE 3B

SHEET 1 OF 4

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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



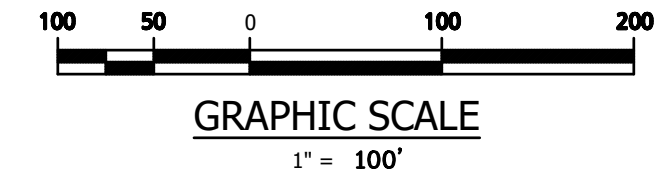
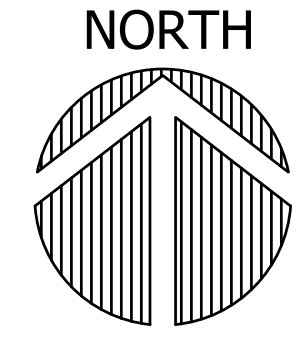
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FOX VALLEY PHASE 3B

A RESIDENTIAL SUBDIVISION IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 24 WEST,
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
CLERK'S FILE #: _____

FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA



LINE#	BEARING	LENGTH
L1	N 89°03'00" W	47.55'
L2	S 86°01'06" E	37.86'
L3	S 61°03'01" E	38.47'
L4	S 83°39'16" E	34.41'
L5	N 85°28'27" E	50.97'
L6	N 13°48'32" E	35.23'
L7	N 22°26'23" E	10.27'
L8	S 81°47'59" E	33.60'
L9	S 70°12'24" E	3.54'
L10	S 61°19'16" E	54.38'
L11	S 75°43'21" E	24.16'
L12	S 54°45'56" E	45.79'
L13	S 53°14'34" E	33.32'
L14	S 46°55'28" E	20.31'
L15	N 72°39'13" E	26.77'
L16	N 25°30'02" E	25.52'
L17	N 66°34'54" E	59.41'
L18	N 41°42'54" E	65.96'
L19	N 14°23'22" E	53.87'
L20	N 70°18'52" E	49.88'
L21	N 89°08'49" E	40.93'
L22	S 71°19'39" E	53.14'
L23	S 62°34'31" E	30.87'
L24	S 48°47'17" E	41.67'
L25	N 68°49'30" E	28.45'
L26	N 13°30'36" E	11.23'
L27	S 07°07'06" W	43.55'
L28	N 82°52'54" W	70.01'
L29	N 60°11'53" W	88.77'
L30	N 65°10'49" W	106.70'
L31	N 80°01'59" W	106.69'
L32	S 85°46'56" W	106.58'
L33	S 80°36'21" W	83.10'
L34	N 69°33'42" W	53.27'
L35	S 74°22'47" W	59.31'
L36	S 50°56'35" W	34.24'
L37	S 82°34'45" W	45.19'
L38	S 04°59'12" W	45.44'
L39	S 101°3'51" W	58.00'
L40	S 34°14'00" E	66.72'
L41	S 20°51'47" E	48.89'
L42	S 04°14'18" E	64.97'
L43	S 28°53'25" E	17.00'
L44	S 51°36'12" W	40.48'
L45	S 82°28'17" E	58.94'
L46	S 101°3'51" W	58.00'
L47	S 01°12'35" E	1.08'
L48	S 11°31'46" W	28.98'
L49	S 13°44'06" W	50.00'
L50	S 00°58'20" W	119.01'

BUILDING SETBACKS

FRONT: 25 FEET
REAR: 25 FEET
*SIDE: 7.5 FEET
CORNER: 25 FEET

*SETBACKS ALONG EASEMENTS AND BUFFER LINES EXPAND TO THE EASEMENTS OR BUFFER WIDTH WHERE NECESSARY. REFER TO LOTS 12, 27, 28, 42 AND 43.

NO CONSTRUCTION IS PERMITTED WITHIN THE CONSERVATION EASEMENT AS SHOWN HEREON. ADDITIONAL INFORMATION CAN BE FOUND IN O.R. BOOK 2725, PAGE 1267.

LEGEND

- = FOUND PERMANENT REFERENCE MONUMENT, (P.R.M.) (4" X 4" CONCRETE MONUMENT, L.B. #3501)
 - = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
 - = SET PERMANENT REFERENCE MONUMENT, (P.R.M.) (1/2" CAPPED IRON ROD, L.B. #3501)
 - ⊙ = FOUND PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
 - ⊗ = SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
 - ⊠ = FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
 - ⊖ = FOUND PERMANENT REFERENCE MONUMENT, (P.R.M.) (1/2" CAPPED IRON ROD, L.S. #3420)
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - L.S. = LICENSED SURVEYOR
 - L.B. = LAND SURVEYING BUSINESS
 - No. OR # = NUMBER
 - ± = MORE OR LESS
 - = DISTANCE NOT TO SCALE
- O.R. = OFFICIAL RECORDS
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - (°) = DEGREES
 - (') = MINUTES OR FEET
 - (") = SECONDS
 - N = NORTH OR NORTHING
 - E = EAST OR EASTING
 - R/W = RIGHT OF WAY
 - C/L = CENTERLINE
 - R = RADIUS
 - A = ARC LENGTH
 - Δ = CENTRAL ANGLE OR DELTA
 - C = CHORD LENGTH
 - CB = CHORD BEARING
 - C2 = CURVE DATA
 - L3 = LINE DATA
 - EX. = EXISTING
 - FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	141.62'	859.99'	09°26'08"	S 11°49'59" W	141.46'
C2	181.93'	345.00'	30°12'50"	S 88°51'36" W	179.83'
C3	25.17'	425.00'	03°23'38"	S 77°57'42" E	25.17'

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 SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Prepared: June 2024

PREPARED BY:

Gustin, Cothran & Tucker, Inc.
Land Surveying
121 Hart Street Niceville, FL 32578 (850) 678-5141

FOX VALLEY PHASE 3B
SHEET 2 OF 4

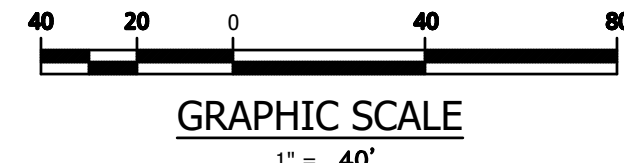
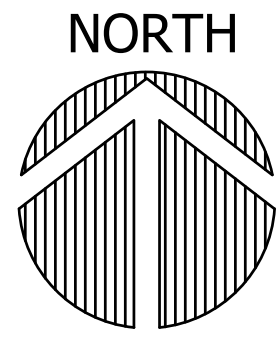


7/30/2024 10:43 AM JCOURNEY

FOX VALLEY PHASE 3B

A RESIDENTIAL SUBDIVISION IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 24 WEST,
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
CLERK'S FILE #: _____



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BUILDING SETBACKS

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LINE TABLE

LINE#	BEARING	LENGTH
L1	N 89°03'00" W	47.55'
L47	S 01°23'55" E	1.08'
L48	S 11°31'46" W	28.98'
L49	S 13°44'06" W	50.00'

CURVE TABLE

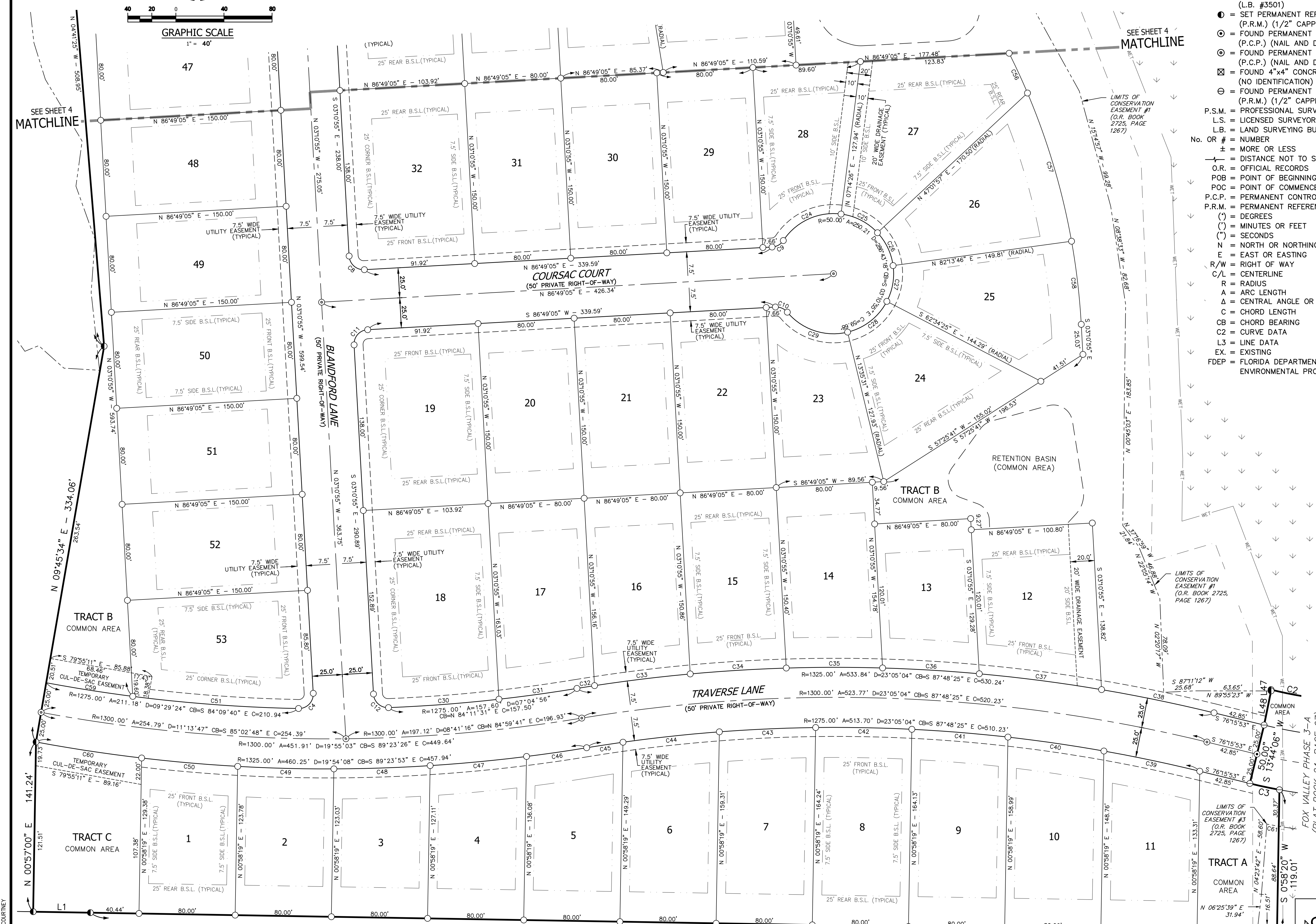
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	141.62'	859.99'	09°26'08"	S 11°49'59" W	141.46'
C2	181.93'	345.00'	30°12'50"	S 88°51'36" E	179.83'
C3	25.17'	425.00'	03°23'38"	S 77°57'42" E	25.17'
C4	19.75'	12.00'	94°16'34"	N 43°57'21" E	17.59'
C5	11.18'	12.00'	53°21'39"	N 60°08'15" E	10.78'
C6	11.18'	12.00'	53°21'39"	N 60°08'15" E	10.78'
C7	78.54'	50.00'	90°00'00"	S 41°49'05" W	70.71'
C8	18.85'	12.00'	90°00'00"	S 48°10'55" E	16.97'
C9	11.18'	12.00'	53°21'39"	N 60°08'15" E	10.78'
C10	11.18'	12.00'	53°21'39"	N 60°08'15" E	10.78'
C11	18.85'	12.00'	90°00'00"	S 41°49'05" W	16.97'
C12	18.86'	12.00'	89°05'06"	S 47°43'28" E	16.83'
C13	26.75'	100.00'	15°19'45"	N 04°28'57" E	26.67'
C14	47.48'	100.00'	27°21'01"	N 25°44'55" E	47.03'
C15	47.48'	100.00'	27°21'01"	N 25°44'55" E	47.03'
C16	35.37'	100.00'	20°15'54"	N 76°41'08" E	35.19'
C17	25.90'	50.00'	29°40'52"	N 48°17'52" E	25.61'
C18	44.62'	50.00'	51°07'33"	N 88°42'04" E	43.15'
C19	29.14'	50.00'	33°23'29"	S 49°02'25" E	28.73'
C20	29.14'	50.00'	33°23'29"	S 49°02'25" E	28.73'
C21	34.84'	50.00'	39°55'41"	S 21°00'39" W	34.14'
C22	34.72'	50.00'	39°47'31"	S 60°52'15" W	34.03'
C23	51.85'	50.00'	59°24'43"	N 69°31'38" W	49.55'
C24	55.66'	50.00'	63°47'01"	N 65°20'56" E	52.83'
C25	34.72'	50.00'	39°47'31"	S 62°51'48" E	34.03'
C26	30.72'	50.00'	35°11'49"	S 25°22'09" E	30.23'
C27	30.72'	50.00'	35°11'49"	S 25°22'09" E	30.23'
C28	42.74'	50.00'	48°58'54"	S 51°55'02" W	41.45'
C29	55.65'	50.00'	63°46'15"	N 71°42'24" W	52.82'
C30	92.15'	1275.00'	04°08'28"	N 85°39'45" E	92.13'
C31	65.45'	1275.00'	02°56'28"	N 82°07'17" E	65.44'
C32	14.86'	1325.00'	00°38'33"	N 80°58'19" E	14.86'
C33	80.19'	1325.00'	03°28'03"	N 83°01'37" E	80.18'
C34	80.01'	1325.00'	03°28'06"	N 83°03'26" E	80.00'
C35	80.13'	1325.00'	03°27'54"	N 89°57'11" E	80.12'
C36	80.55'	1325.00'	03°28'59"	S 86°34'22" E	80.54'
C37	102.56'	1325.00'	04°26'06"	S 82°36'50" E	102.54'
C38	95.54'	1325.00'	04°07'53"	S 78°19'50" E	95.52'
C39	81.49'	1275.00'	03°39'44"	N 78°05'45" W	81.48'
C40	80.67'	1275.00'	03°37'30"	N 81°44'22" W	80.65'
C41	80.18'	1275.00'	03°36'11"	N 85°21'12" W	80.16'
C42	80.01'	1275.00'	03°35'44"	N 88°57'10" W	80.00'
C43	80.16'	1275.00'	03°36'09"	S 87°28'54" W	80.15'
C44	80.64'	1275.00'	03°37'25"	S 83°50'07" W	80.62'
C45	30.55'	1275.00'	01°22'21"	S 81°20'13" W	30.54'
C46	50.54'	1325.00'	02°11'08"	S 81°44'37" W	50.54'
C47	80.51'	1325.00'	03°28'54"	S 84°34'38" W	80.50'
C48	80.12'	1325.00'	03°15'24"	N 88°03'00" W	80.10'
C49	80.02'	1325.00'	03°27'36"	N 88°29'16" W	80.00'
C50	80.21'	1325.00'	03°28'06"	N 85°01'25" W	80.20'
C51	138.32'	1275.00'	06°12'57"	S 85°47'53" E	138.25'
C52	66.89'	250.00'	15°19'45"	N 04°28'57" E	66.69'
C53	118.70'	250.00'	27°12'10"	N 25°44'55" E	117.58'
C54	118.70'	250.00'	27°12'10"	N 25°44'55" E	117.58'
C55	88.42'	250.00'	20°15'54"	N 78°41'08" E	87.96'
C56	36.46'	575.00'	03°38'00"	S 24°46'58" E	36.46'
C57	128.87'	575.00'	12°50'28"	S 16°32'44" E	128.60'
C58	69.68'	575.00'	06°39'12"	S 06°39'12" E	69.63'
C59	72.86'	1275.00'	03°16'27"	N 81°03'11" W	72.85'
C60	88.85'	1325.00'	03°50'32"	N 81°22'06" W	88.84'
C61	101.11'	454.99'	01°16'25"	N 79°38'40" W	101.11'

Prepared: June 2024

PREPARED BY:

Gustin, Cothem & Tucker, Inc.
Land Surveying
121 Hart Street Niceville, FL 32578 (850) 678-5141

FOX VALLEY PHASE 3B
SHEET 3 OF 4



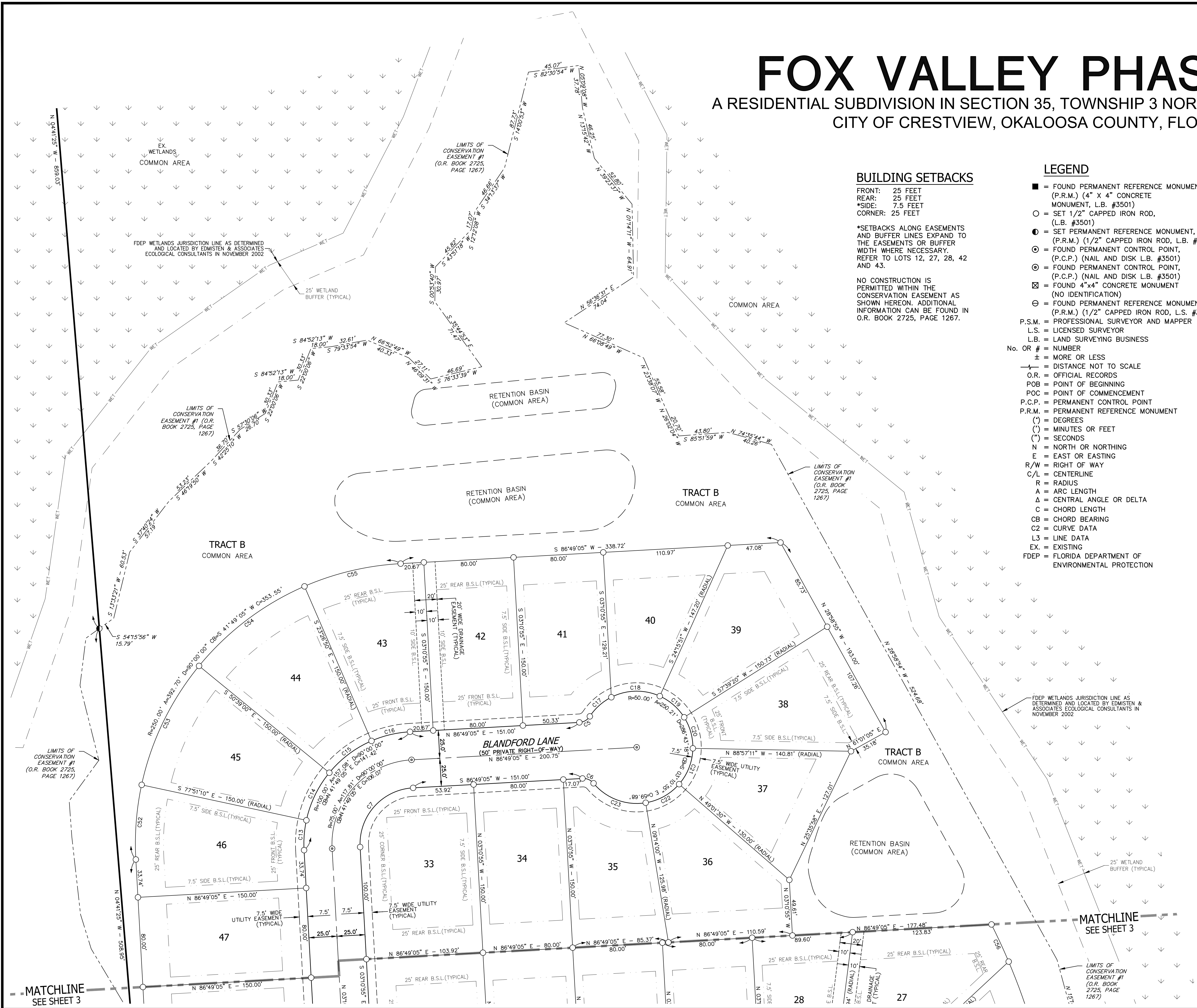
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N 89°01'41" W - 986.94'
FLORIDA STATE ROAD 8
U.S. HIGHWAY I-10 - R/W VARIES

7/30/2024 10:43 AM JOURNEY

FOX VALLEY PHASE 3B

A RESIDENTIAL SUBDIVISION IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 24 WEST,
 CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



BUILDING SETBACKS

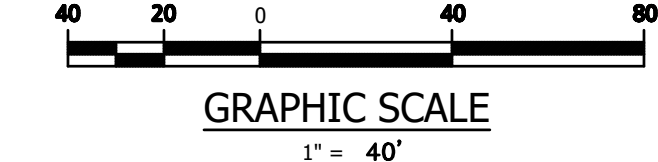
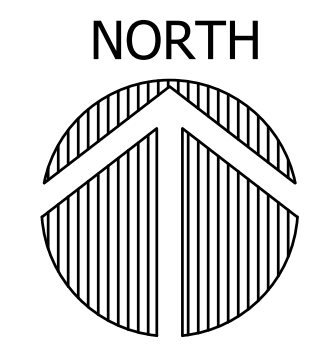
FRONT: 25 FEET
 REAR: 25 FEET
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 CORNER: 25 FEET

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LEGEND

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- = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
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- FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



CURVE TABLE

CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	141.62	859.99	09°28'08"	S 11°49'59" W	141.46
C2	181.93	345.00	30°12'50"	S 88°51'36" W	179.83
C3	25.17	425.00	03°23'38"	S 77°57'42" E	25.17
C4	19.75	12.00	94°16'34"	N 43°57'21" E	17.59
C5	11.18	12.00	53°21'39"	N 60°08'15" E	10.78
C6	11.18	12.00	53°21'39"	N 66°30'06" W	10.78
C7	78.54	50.00	90°00'00"	S 41°49'05" W	70.71
C8	18.85	12.00	90°00'00"	S 48°10'55" E	16.97
C9	11.18	12.00	53°21'39"	N 60°08'15" E	10.78
C10	11.18	12.00	53°21'39"	N 66°30'06" W	10.78
C11	18.85	12.00	90°00'00"	S 41°49'05" W	16.97
C12	18.86	12.00	89°05'06"	S 47°43'28" E	16.83
C13	26.75	100.00	15°19'45"	N 04°28'57" E	26.67
C14	47.48	100.00	27°12'10"	N 25°44'55" E	47.03
C15	47.48	100.00	27°12'10"	N 52°57'05" E	47.03
C16	35.37	100.00	20°15'54"	N 76°41'08" E	35.19
C17	25.90	50.00	29°40'52"	N 48°17'52" E	25.61
C18	44.62	50.00	51°07'33"	N 88°42'04" E	43.15
C19	29.14	50.00	33°23'29"	S 49°02'25" E	28.73
C20	29.14	50.00	33°23'29"	S 15°38'56" E	28.73
C21	34.84	50.00	39°55'41"	S 21°03'39" W	34.14
C22	34.72	50.00	39°47'31"	S 60°52'15" W	34.03
C23	51.85	50.00	59°24'43"	N 69°31'38" W	49.55
C24	55.66	50.00	63°47'01"	N 65°20'56" E	52.83
C25	34.72	50.00	39°47'31"	S 62°51'48" E	34.03
C26	30.72	50.00	35°11'49"	S 25°22'09" E	30.23
C27	30.72	50.00	35°11'49"	S 09°49'40" W	30.23
C28	43.74	50.00	48°58'54"	S 31°53'02" W	41.45
C29	55.65	50.00	63°46'15"	N 71°42'24" W	52.82
C30	92.15	1275.00	04°08'28"	N 85°39'45" E	92.13
C31	65.45	1275.00	02°56'28"	N 82°07'17" E	65.44
C32	14.86	1325.00	00°38'33"	N 80°58'19" E	14.86
C33	80.19	1325.00	03°28'03"	N 83°01'37" E	80.18
C34	80.19	1325.00	03°27'36"	N 88°39'26" E	80.00
C35	80.13	1325.00	03°27'54"	N 89°57'11" E	80.12
C36	80.55	1325.00	03°28'59"	S 86°34'22" E	80.54
C37	102.56	1325.00	04°28'06"	S 82°36'50" E	102.54
C38	95.54	1325.00	04°07'53"	S 78°19'50" E	95.52
C39	81.49	1275.00	03°39'44"	N 78°05'45" W	81.48
C40	80.67	1275.00	03°37'30"	N 81°44'22" W	80.65
C41	80.18	1275.00	03°36'11"	N 85°31'02" W	80.16
C42	80.01	1275.00	03°35'44"	N 88°57'10" W	80.00
C43	80.16	1275.00	03°36'09"	S 87°26'54" W	80.15
C44	80.64	1275.00	03°37'25"	S 83°50'07" W	80.62
C45	30.55	1275.00	01°22'21"	S 81°20'13" W	30.54
C46	50.54	1325.00	02°11'08"	S 81°44'37" W	50.54
C47	80.51	1325.00	03°28'54"	S 84°34'38" W	80.50
C48	80.12	1325.00	03°27'52"	S 88°33'00" W	80.10
C49	80.02	1325.00	03°27'36"	N 88°29'16" W	80.00
C50	80.21	1325.00	03°28'06"	N 85°01'25" W	80.20
C51	138.32	1275.00	06°12'57"	S 85°47'53" E	138.25
C52	66.89	250.00	15°19'45"	N 04°28'57" E	66.69
C53	118.70	250.00	27°12'10"	N 25°44'55" E	117.58
C54	118.70	250.00	27°12'10"	N 52°57'05" E	117.58
C55	80.42	250.00	20°15'54"	N 76°41'08" E	87.96
C56	36.46	575.00	03°38'00"	S 24°46'58" E	36.46
C57	128.87	575.00	12°50'28"	S 16°32'44" W	128.60
C58	69.68	575.00	06°56'34"	S 06°39'12" E	69.63
C59	72.86	1275.00	03°16'27"	N 81°03'11" W	72.85
C60	88.85	1325.00	03°50'32"	N 81°22'06" W	88.84
C61	10.11	454.99	01°16'25"	N 79°58'40" W	10.11

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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Prepared: June 2024

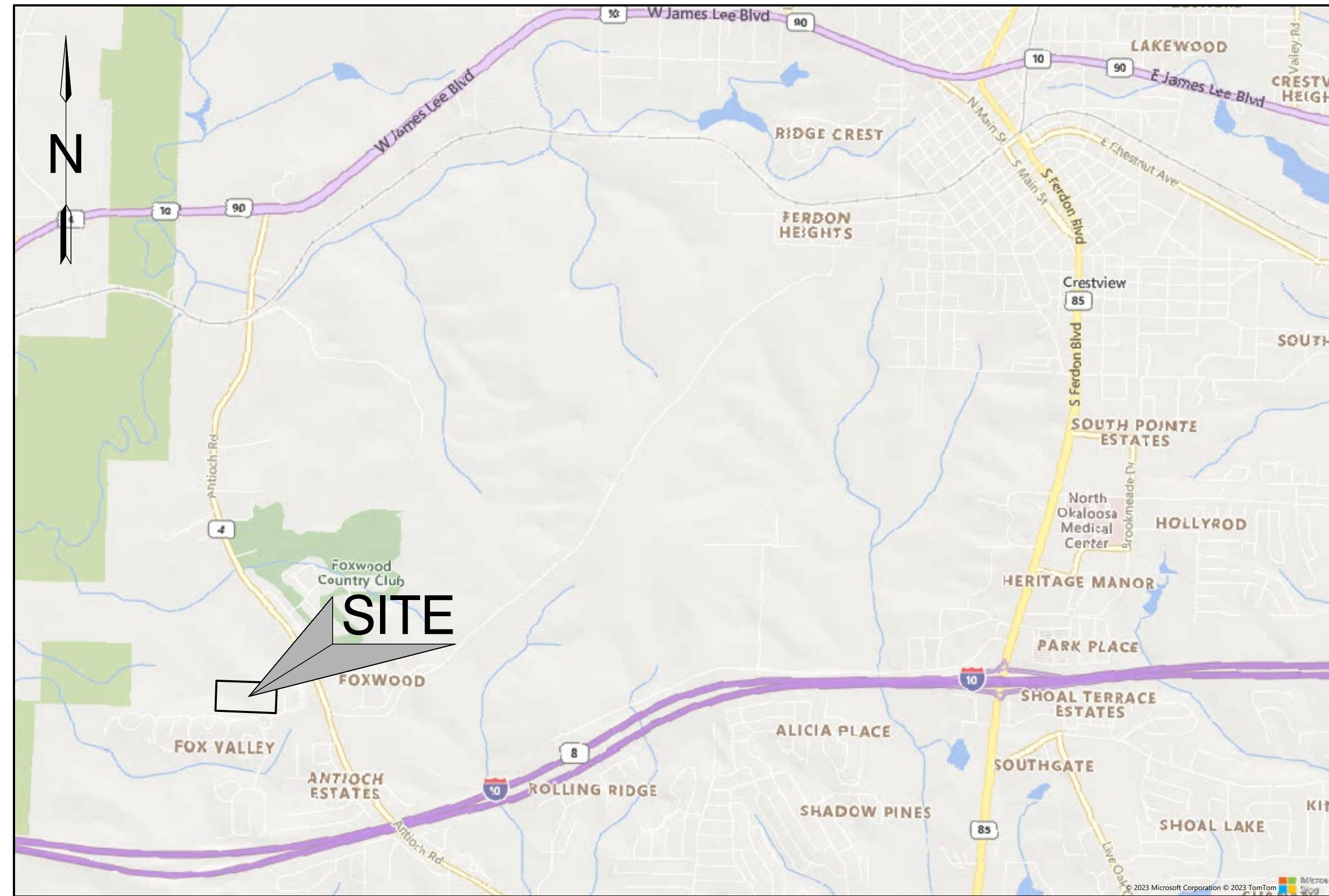
PREPARED BY:

Gustin, Cothem & Tucker, Inc.
 Land Surveying
 121 Hart Street Niceville, FL 32578 (850) 678-5141

FOX VALLEY PHASE 3B
 SHEET 4 OF 4

7/30/2024 10:43 AM JOURNEY

FOX VALLEY OFF-SITE ROADWAY CRESTVIEW, FLORIDA



VICINITY MAP
NOT TO SCALE

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

CLIENT INFORMATION

OKALOOSA DEVELOPMENT COMPANY, INC.
C/O MARK WELTON, VICE PRESIDENT
1020 SOUTH FERDON BLVD.
CRESTVIEW, FLORIDA 32536
PHONE: (850) 682-2120
EMAIL: mark@weltonlawfirm.com

NOTE

USE LATEST CITY OF CRESTVIEW AND/OR F.D.O.T. TECHNICAL SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.

UTILITY PROVIDERS

(WATER/SEWER)
CITY OF CRESTVIEW WATER & SEWER DEPT.
VINCENT KNECHT - WATER SYSTEM
JOSEPH CARR - SANITARY SEWER SYSTEM
715 NORTH FERDON BOULEVARD
CRESTVIEW, FLORIDA 32536
(850) 682-6132 EXT. 107/112

(TELEPHONE)
CENTURYLINK
411 MARY ESTHER CUTOFF
FT. WALTON BEACH, FL 32548
(850) 244-1150

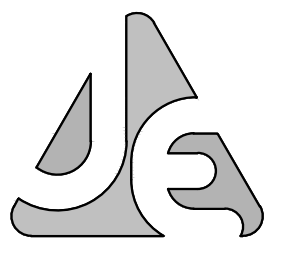
(ELECTRIC)
GULF POWER CO
140 HOLLYWOOD BLVD SW
FT. WALTON BEACH, FL 32548
(800) 225-5797

(GAS)
OKALOOSA GAS DISTRICT
20 HUGHES STREET NE
FT. WALTON BEACH, FL 32548
(850) 729-4700

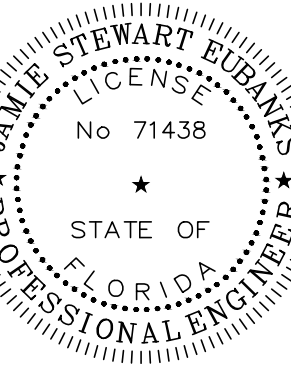
(FIRE)
CITY OF CRESTVIEW
FIRE MARSHALL RODNEY LANCASTER
(850) 682-6121

SHEET INDEX

#	TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	ROADWAY PLAN & PROFILE
04	ROUNDBOUT SITE PLAN
05	MISCELLANEOUS DETAILS
06	SPECIFICATIONS I
07	SPECIFICATIONS II



JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVIL.COM



JAMIE S. EUBANKS, P.E.
FL REGISTRATION NO. 71438

REV	DATE	DESCRIPTION
1	10/11/2023	CLIENT REVISIONS
2	7/15/2025	CITY OF CRESTVIEW REVIEW COMMENTS
3	8/18/2025	CITY OF CRESTVIEW REVIEW COMMENTS

OKALOOSA DEVELOPMENT COMPANY, INC.
FOX VALLEY OFF-SITE ROADWAY
CRESTVIEW, FLORIDA
COVER SHEET
NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

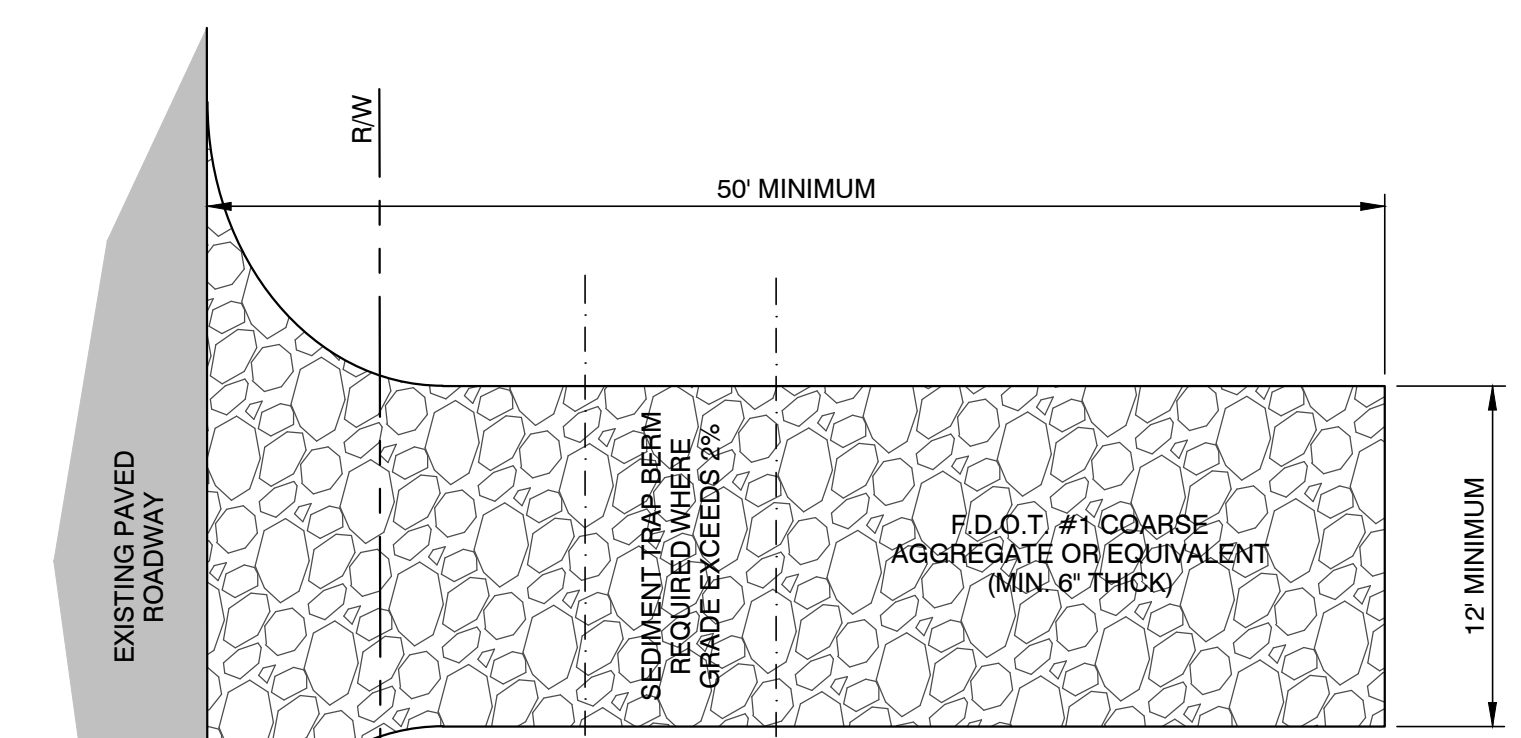
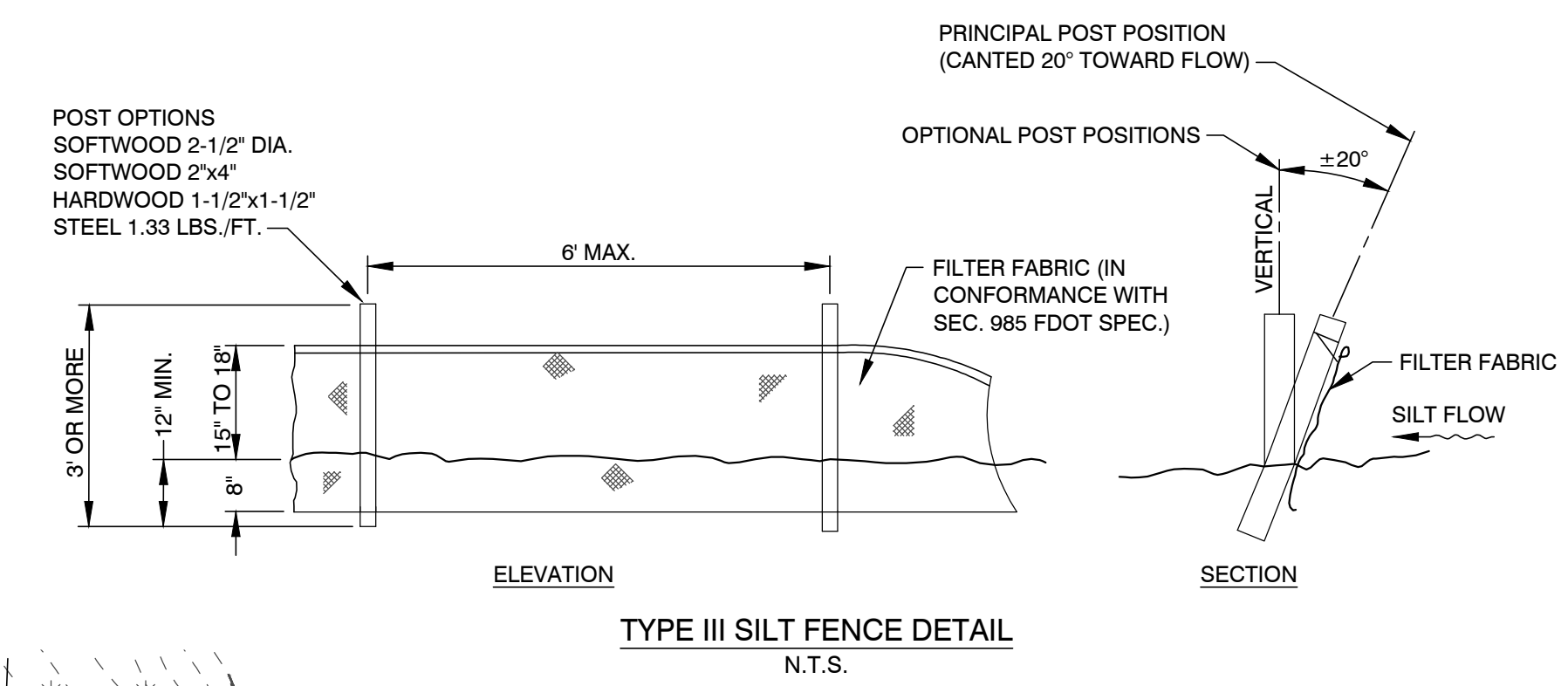
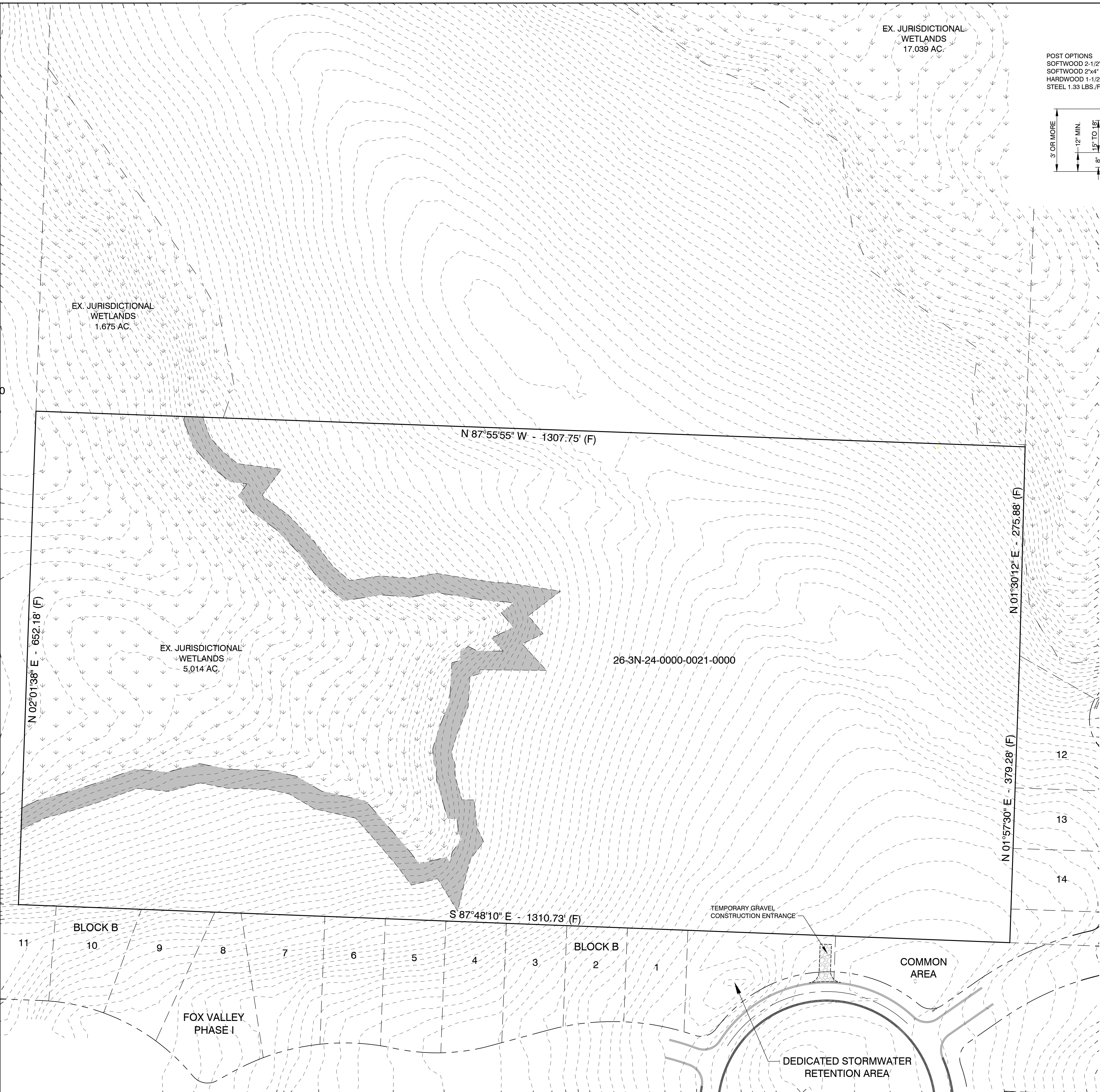
JOB: 19-97
DATE: 02-2025
DESIGNED: MPF
DRAWN: MPF

BAR IS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
01 OF 07

SHEET NUMBER
C01

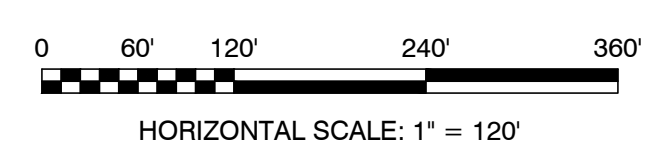
FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



- EROSION PREVENTION & SITE STABILIZATION:**
- SILT FENCE AND EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE CIVIL ENGINEERING CONSTRUCTION PLANS.
 - FOLLOWING LAND CLEARING & ROUGH GRADING ANY AREA LEFT UNVEGETATED FOR MORE THAN 7 DAYS MUST BE STABILIZED TEMPORARILY BY MULCHING OR ESTABLISHING A TEMPORARY VEGETATIVE COVER (SEEDING). AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER WILL BE FILLED IN WITH PROPER TOPSOIL AND RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
 - ALL GRADES LESS STEEP THAN 3:1 SHALL HAVE THE SOIL SURFACE LIGHTLY ROUGHENED & LOOSENED TO A DEPTH OF 2 TO 4 INCHES PRIOR TO SEEDING.
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 - FILTER FABRIC IS TO BE INSTALLED OVER ALL INLET TOPS IMMEDIATELY AFTER INSTALLATION AND IS TO BE MAINTAINED IN WORKING ORDER THROUGHOUT THE PROJECT DURATION.
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 - AFTER A FINAL ROUGH GRADE HAS BEEN ESTABLISHED, THE SEEDED OR SODDED AREAS ARE TO BE MAINTAINED, AND RE-SODDED OR RE-SEEDED AS NEEDED.
 - ANY SOD OR SEED THAT HAS BEEN WASHED AWAY OR WASHED OUT, SHALL BE REPLACED IMMEDIATELY.

PROTECTED TREE NOTE
 NO PERSON SHALL CUT, REMOVE OR DAMAGE ANY PROTECTED TREE IN A MANNER WHICH CAUSES THE TREE TO DIE WITHIN A PERIOD OF TWO YEARS WITHOUT FIRST OBTAINING A LAND CLEARING AND PROTECTED TREE REMOVAL PERMIT, OR WITHOUT SUCH REMOVAL BEING APPROVED AS PART OF A DEVELOPMENT ORDER THAT PROVIDED A LANDSCAPE PLAN AS REQUIRED BY 6.08.05. A ONE (1) TWO (2) OR THREE (3) FAMILY DWELLING IS EXEMPT FROM THE REQUIREMENTS OF THIS SECTION AS PROVIDED FOR IN 6.08.03 EXCEPT THAT THEY MUST REPLANT A TREE LISTED ON THE PROTECTED TREE LIST OR TREE REPLANT LIST, WITH SUCH REPLACEMENT TREE MEASURING A MINIMUM OF 1.5 INCHES DBH.

CLEARING NOTE
 ANY CLEARING WITHIN THE CONSERVATION ZONED AREA WILL BE LIMITED TO ONLY THE AREA WHERE THE ROAD WILL ACTUALLY BE PLACED. THE REMAINDER OF THE CONSERVATION AREA SHALL BE LEFT IN ITS NATURAL STATE.



JENKINS ENGINEERING, INC.
 73 EGLIN PARKWAY NE, SUITE 203
 FORT WALTON BEACH, FLORIDA 32548
 PHONE 850.837.2448
 FAX 850.837.2450
 JEICVIL.COM

JAMIE S. EUBANKS, P.E.
 FL REGISTRATION NO. 71438

BY	DATE	DESCRIPTION
MPF	10/11/2023	CLIENT REVISIONS
MPF	8/18/2025	CITY OF CRESTVIEW REVIEW COMMENTS

OKALOOSA DEVELOPMENT COMPANY, INC.

FOX VALLEY OFF-SITE ROADWAY
 CRESTVIEW, FLORIDA

EXISTING CONDITIONS

JOB: 19-97

DATE: 02-2025

DESIGNED: MPF

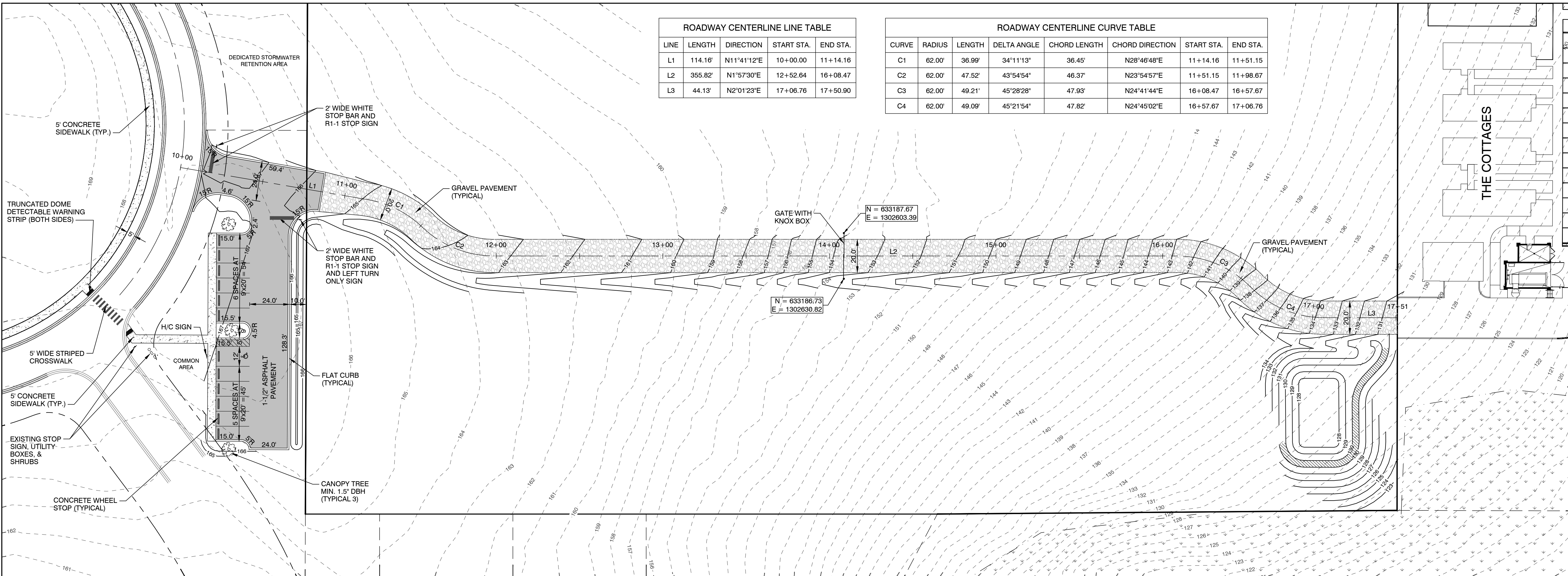
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DRAWING NUMBER
02 OF 07

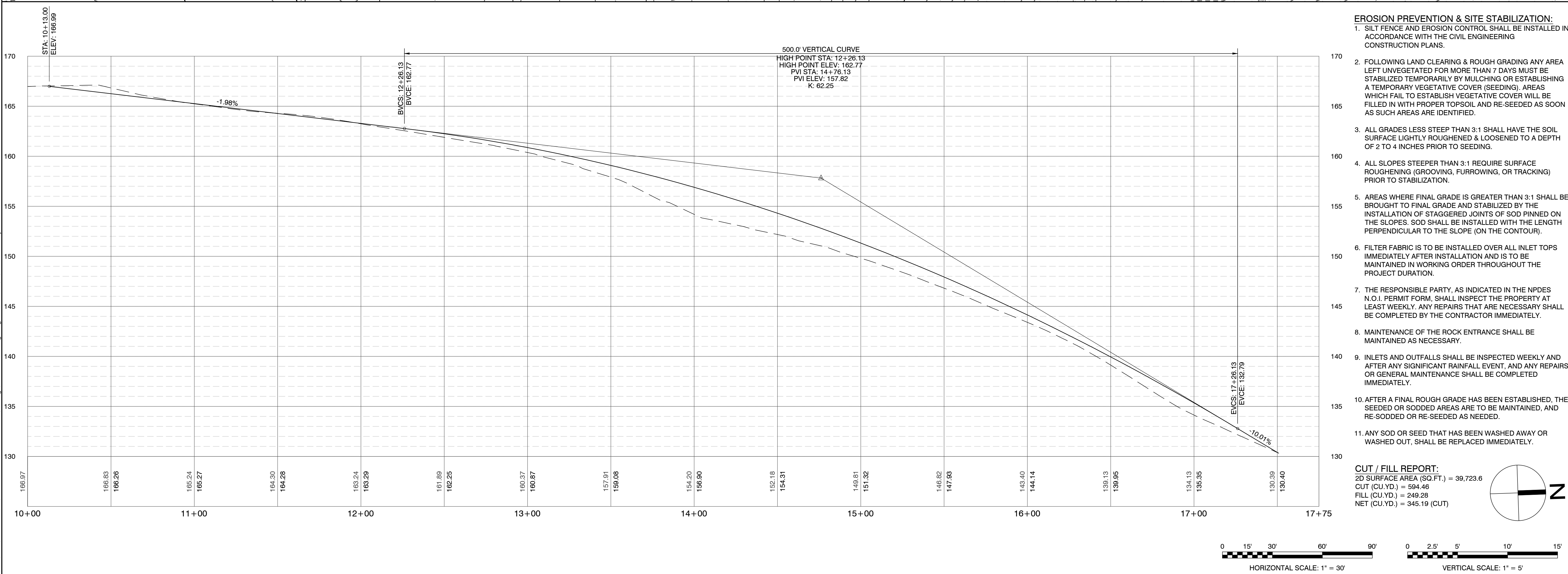
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C02

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ROADWAY CENTERLINE LINE TABLE				
LINE	LENGTH	DIRECTION	START STA.	END STA.
L1	114.16'	N11°41'12"E	10+00.00	11+14.16
L2	355.82'	N1°57'30"E	12+52.64	16+08.47
L3	44.13'	N2°01'23"E	17+06.76	17+50.90

ROADWAY CENTERLINE CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION	START STA.	END STA.
C1	62.00'	36.99'	34°11'13"	36.45'	N28°46'48"E	11+14.16	11+51.15
C2	62.00'	47.52'	43°54'54"	46.37'	N23°54'57"E	11+51.15	11+98.67
C3	62.00'	49.21'	45°28'28"	47.93'	N24°41'44"E	16+08.47	16+57.67
C4	62.00'	49.09'	45°21'54"	47.82'	N24°45'02"E	16+57.67	17+06.76



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CUT / FILL REPORT:
 2D SURFACE AREA (SQ. FT.) = 39,723.6
 CUT (CU. YD.) = 594.46
 FILL (CU. YD.) = 249.28
 NET (CU. YD.) = 345.19 (CUT)

JENKINS ENGINEERING, INC.
 73 EGLIN PARKWAY NE, SUITE 203
 FORT WALTON BEACH, FLORIDA 32548
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 FAX 850.837.2450
 JECIVIL.COM

JAMIE S. EUBANKS, P.E.
 FL REGISTRATION NO. 71438

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1	10/11/2023	CLIENT REVISIONS
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OKALOOSA DEVELOPMENT COMPANY, INC.

FOX VALLEY OFF-SITE ROADWAY
 CRESTVIEW, FLORIDA

ROADWAY PLAN & PROFILE

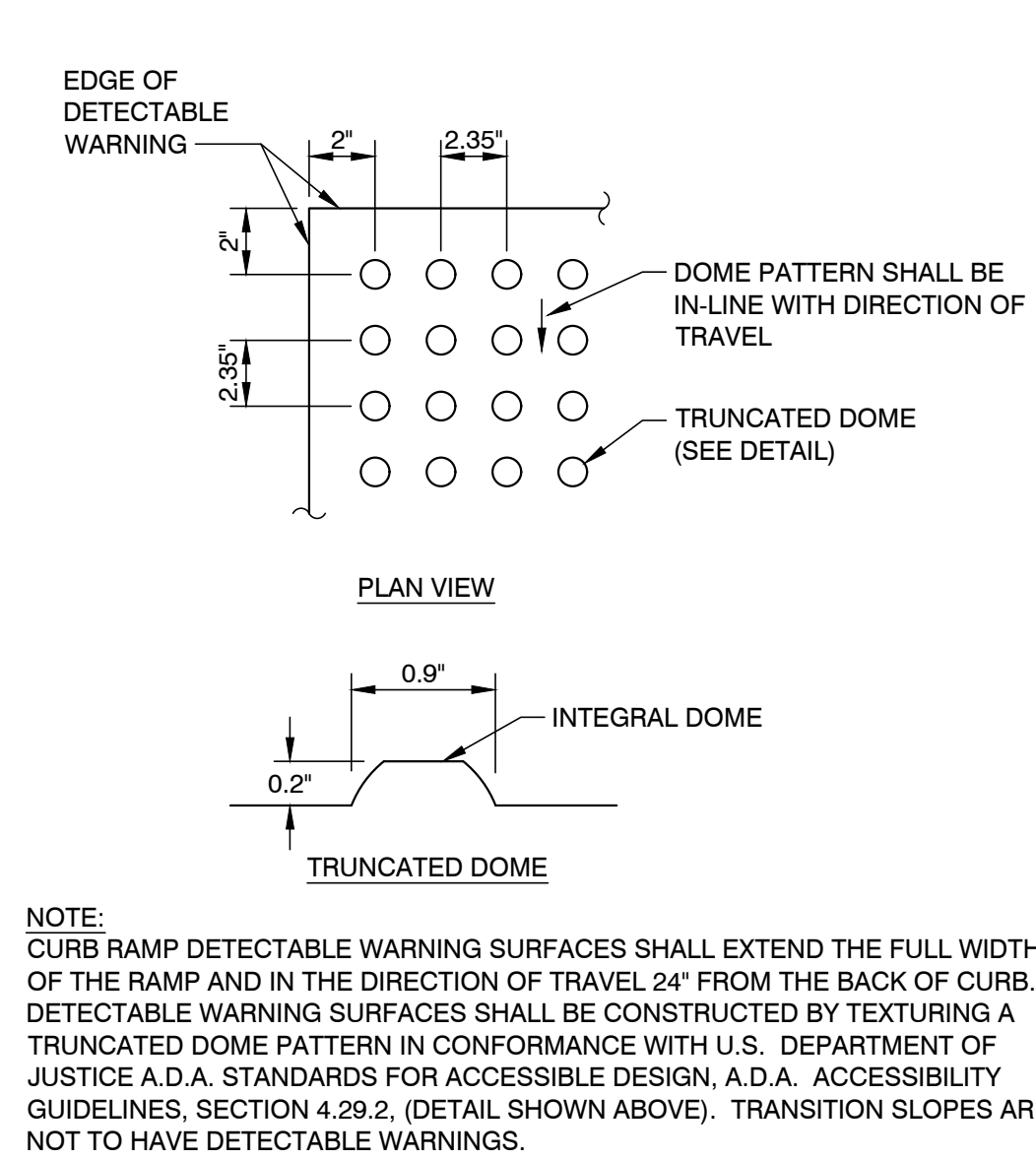
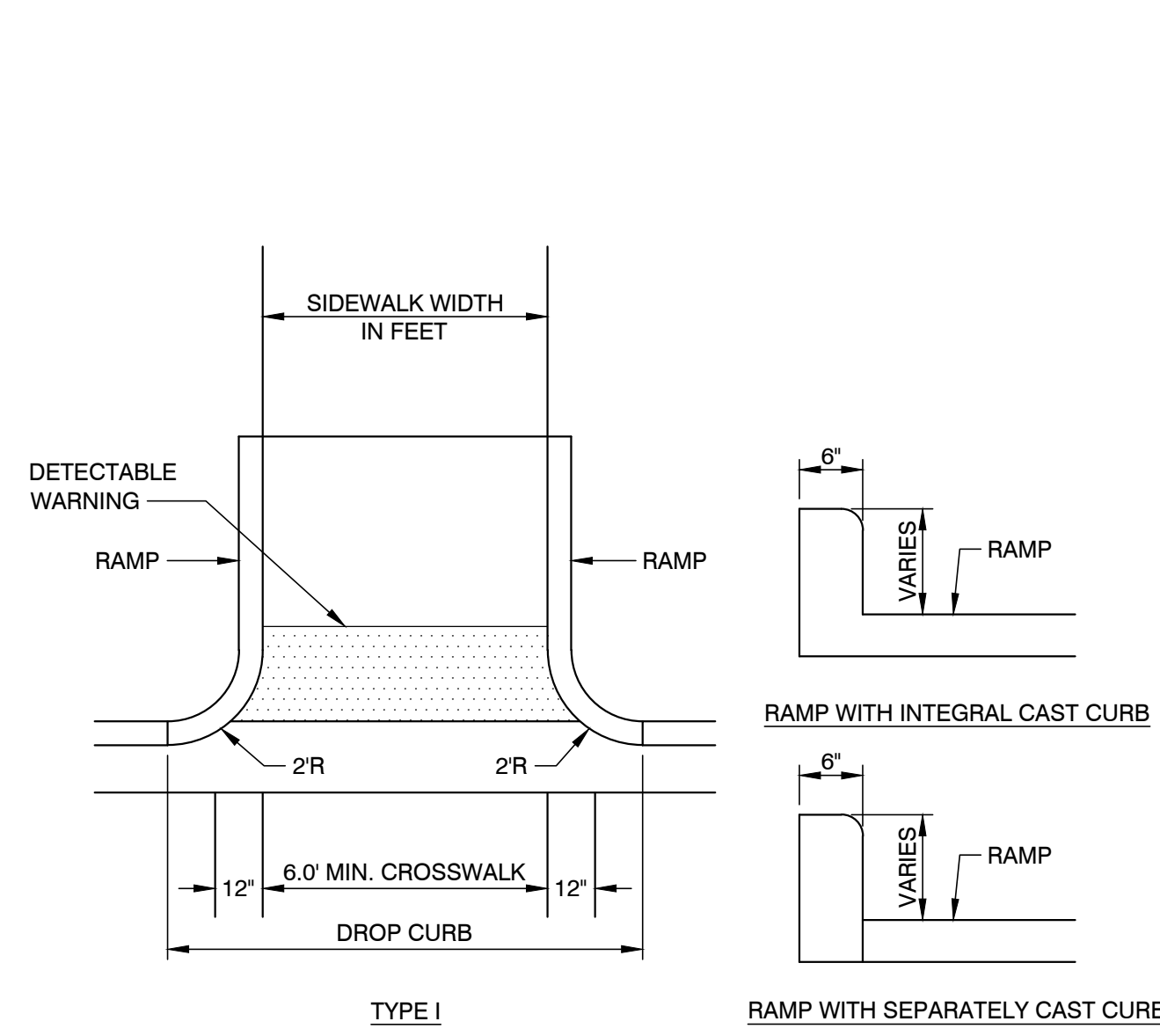
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 DESIGNED: MPF
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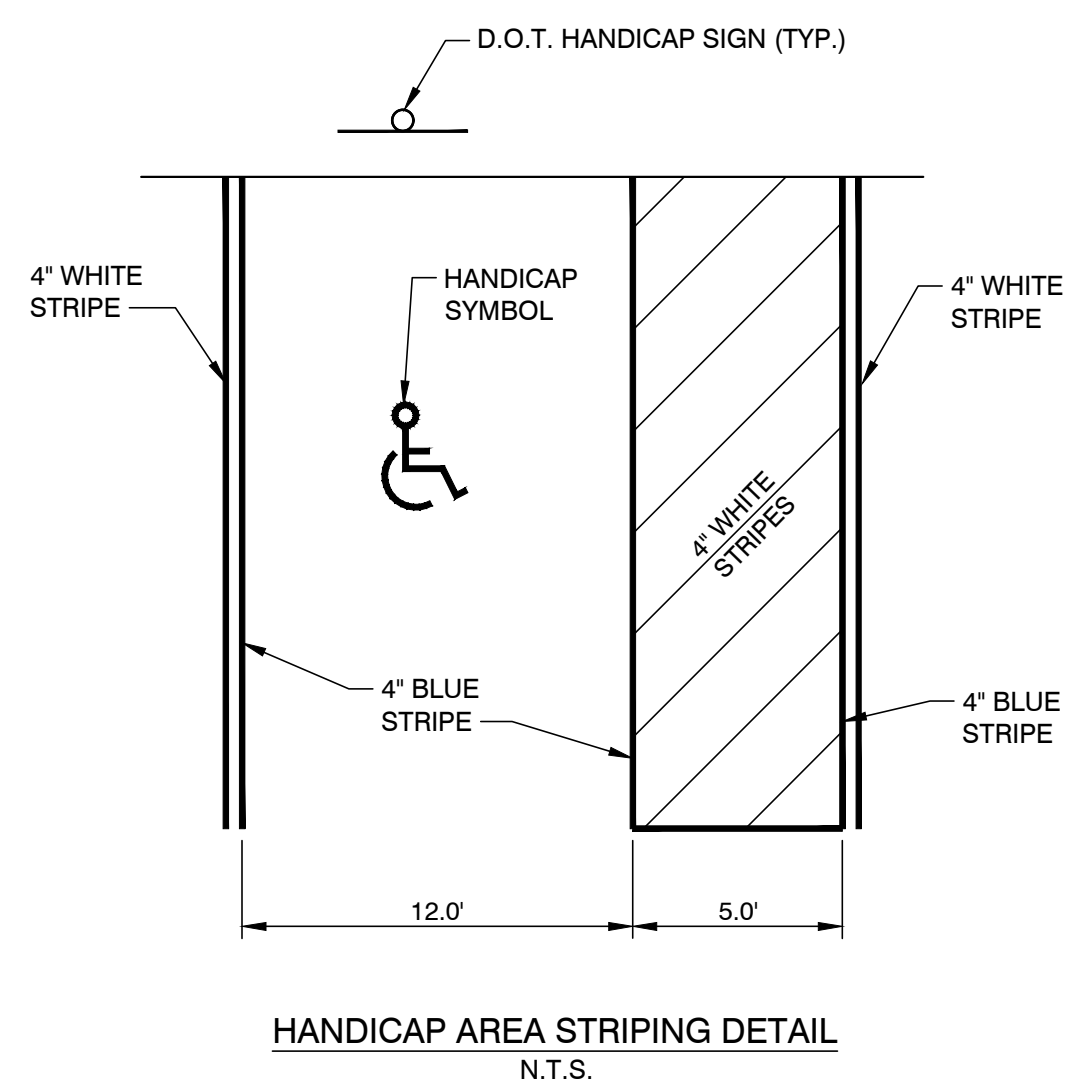
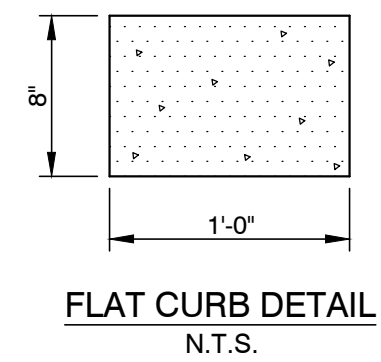
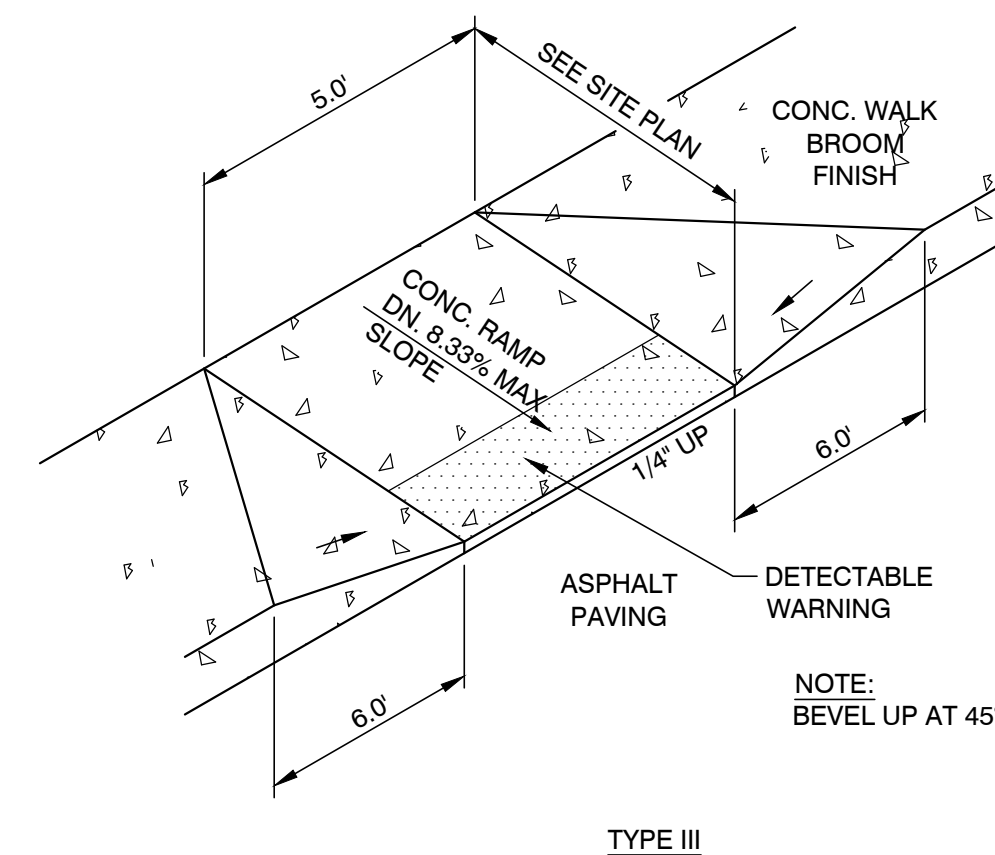
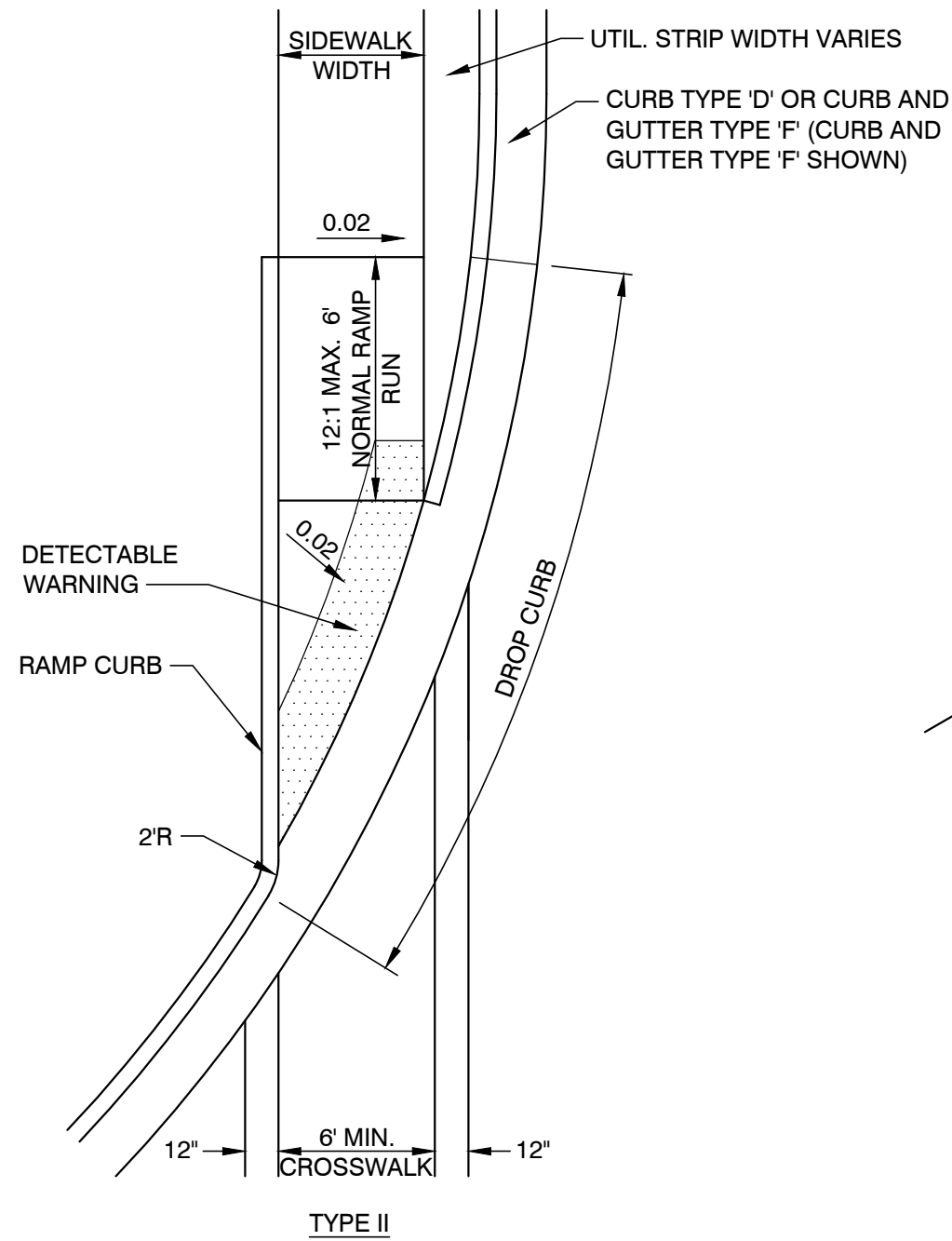
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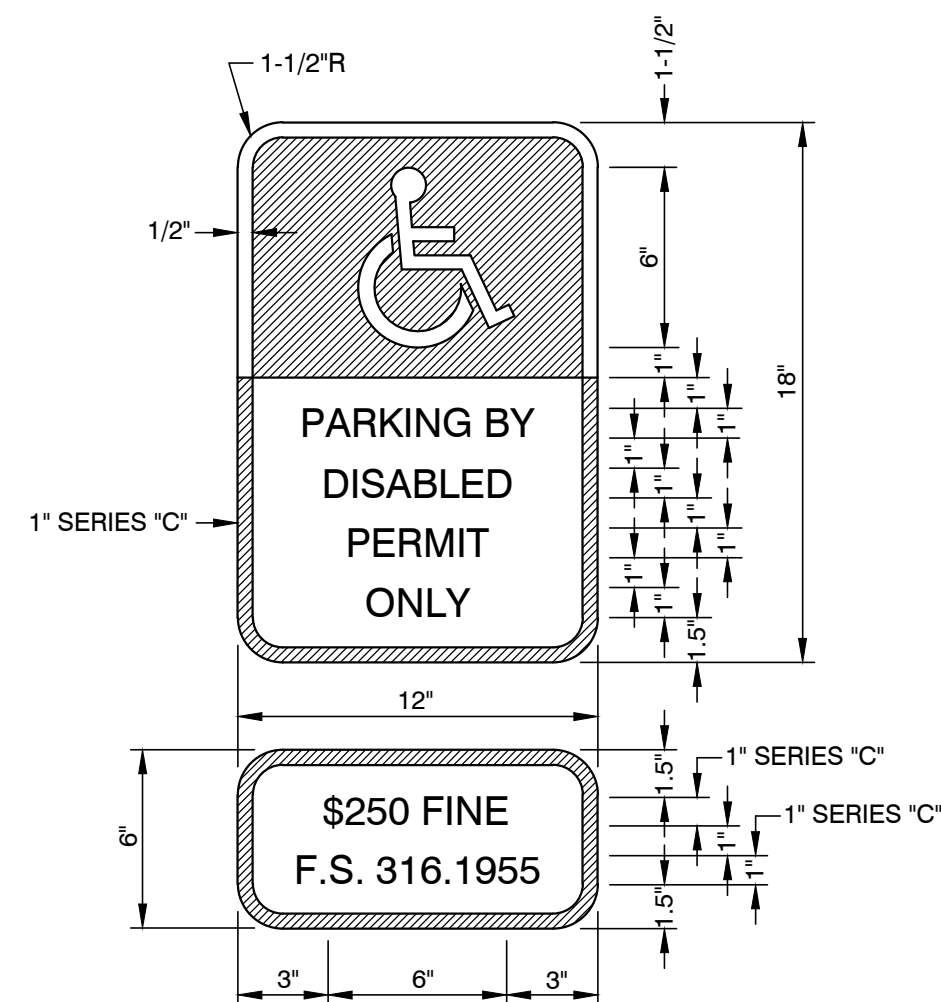
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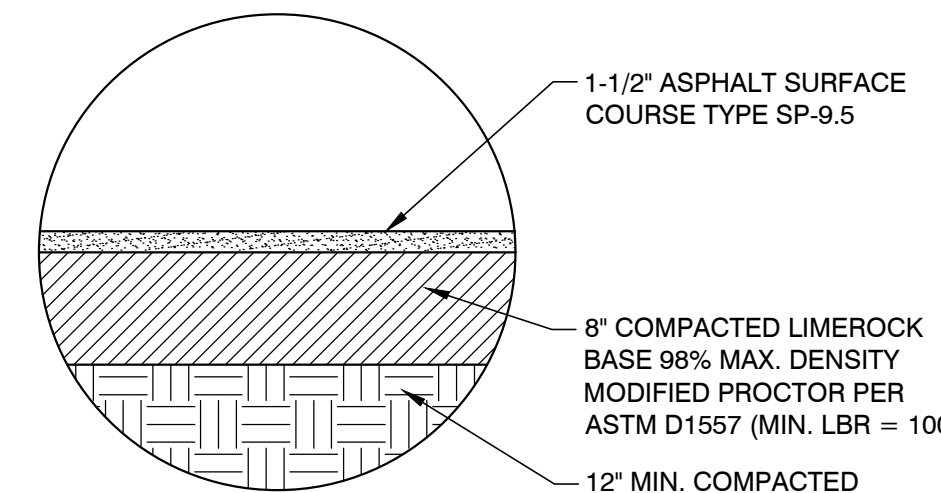
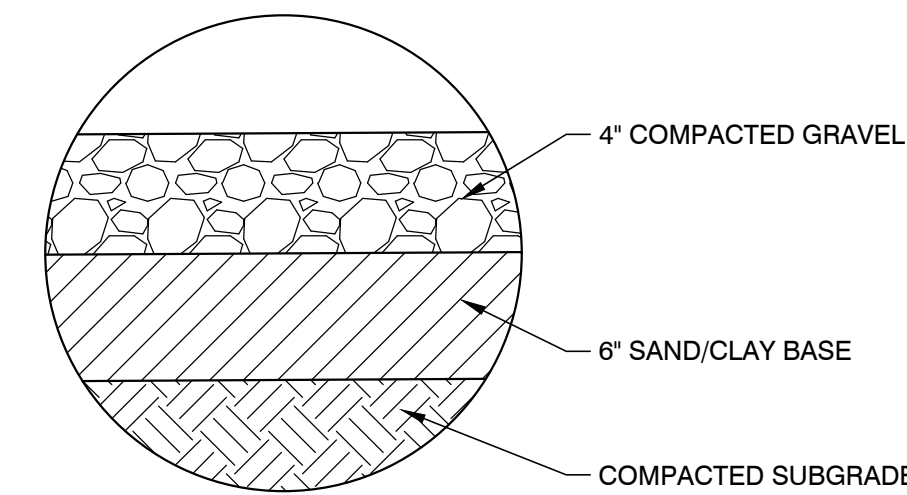
HANDICAP RAMP DETAILS
N.T.S.



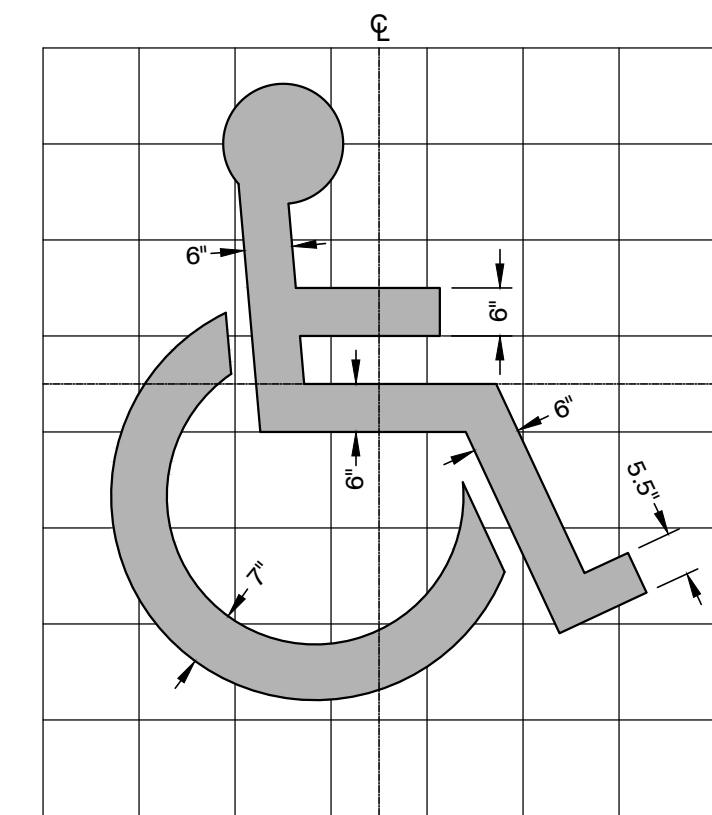
NOTE: HANDICAP PARKING SPACES SHALL BE A MINIMUM OF TWELVE (12) FEET WIDE, MEASURED FROM CENTER TO CENTER OF THE BLUE DEMARCATION LINES AS PER CHAPTER 6, SECTION 6.04.061 OF THE OKALOOSA COUNTY LDC.



THIS PANEL SHALL BE INSTALLED UNDER THE FTP-25 OR FTP-26 HANDICAP PARKING SIGN.



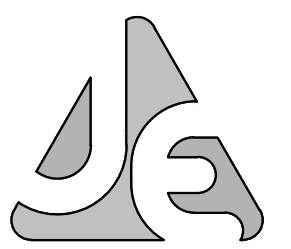
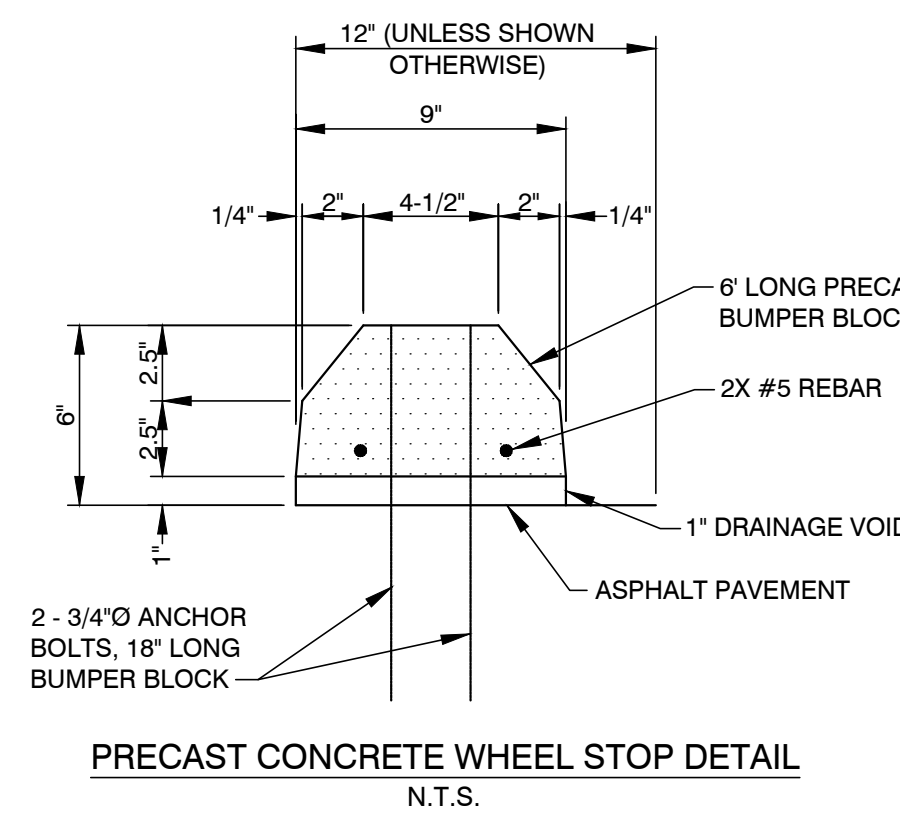
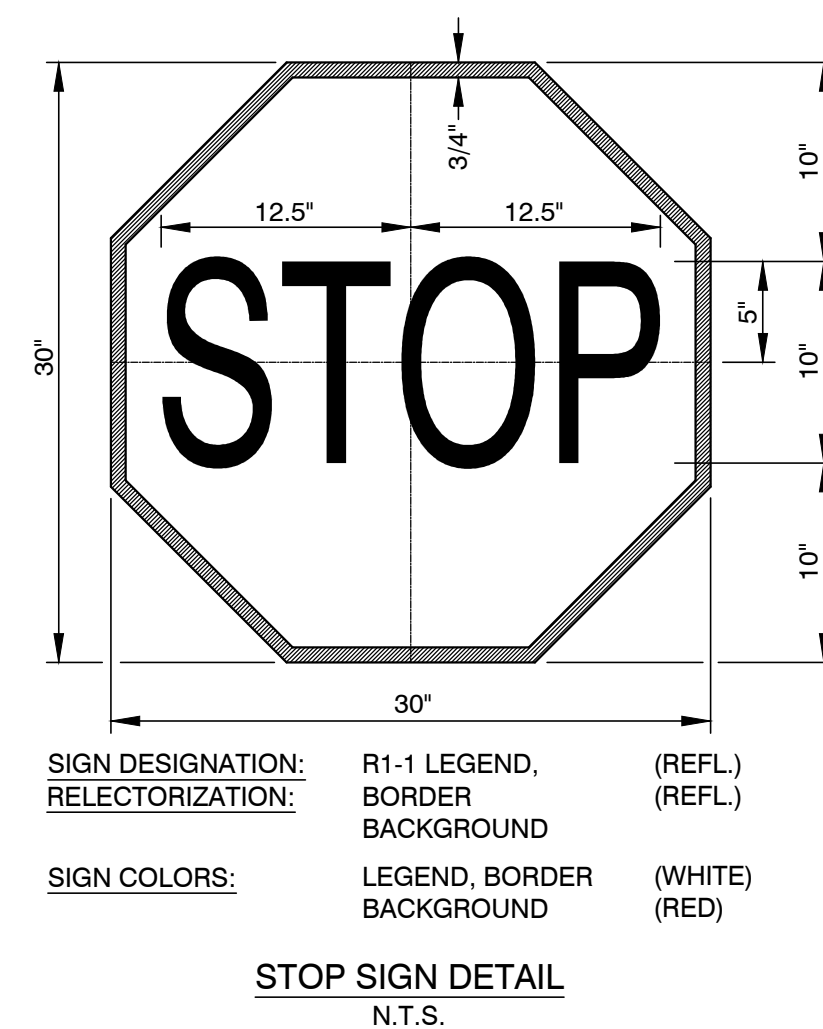
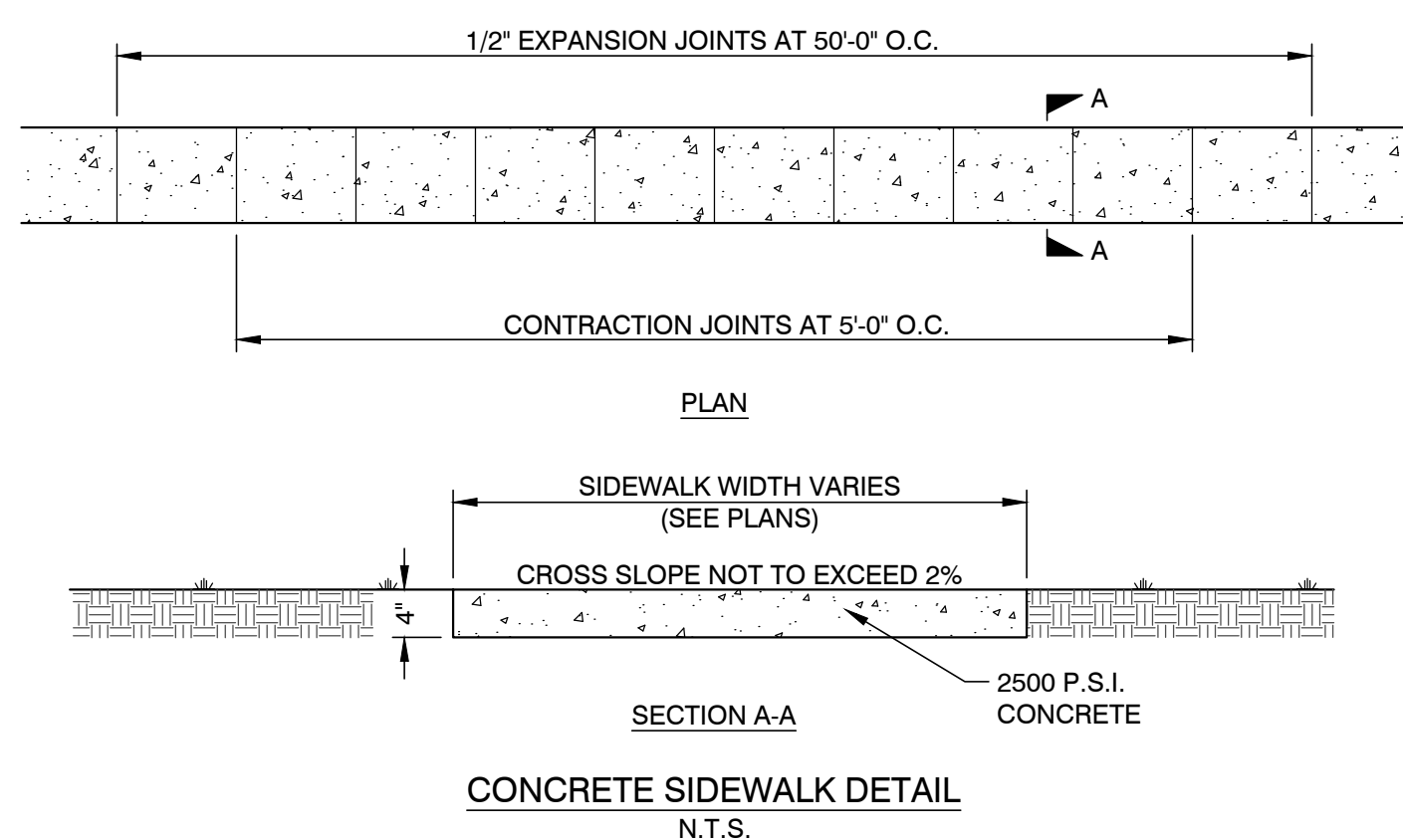
1-1/2" ASPHALT PAVEMENT DETAIL
N.T.S.



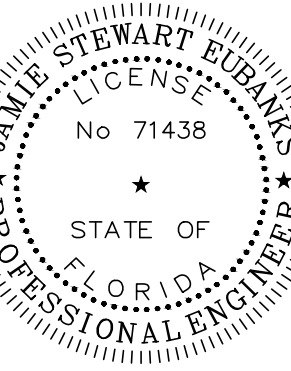
COLOR CONTRAST
CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUNDS - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

HANDICAP SYMBOL DETAIL
N.T.S.

NOTE: SYMBOL SHALL BE PAINTED BLUE AND TO THE DIMENSIONS SHOWN.



JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
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OKALOOSA DEVELOPMENT COMPANY, INC.
FOX VALLEY OFF-SITE ROADWAY
CRESTVIEW, FLORIDA
MISCELLANEOUS DETAILS
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05 OF 07

SHEET NUMBER
C05

1 SPECIFICATION: CLEARING AND GRUBBING

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

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

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

1.1 SCOPE:

Site clearing work includes, but is not limited to:

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

1.2 JOB CONDITIONS:

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

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

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

Protect improvements on adjoining properties and on project site.

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

1.3 LIMITATIONS:

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

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

1.4 CLEARING AND GRUBBING:

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

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

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

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

1.5 FILLING:

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

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

1.6 REMOVAL OF IMPROVEMENTS:

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

1.7 DISPOSAL OF WASTE MATERIALS:

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

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

2 SPECIFICATION: EXCAVATION, EMBANKMENT AND SUBGRADE

2.1 EXCAVATION, EMBANKMENT AND SUBGRADE:

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

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

2.2 SOIL CEMENT BASE:

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

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

2.3 SAND-CLAY BASE COURSE:

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

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

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

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

2.4 LIMEROCK BASE COURSE:

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

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

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

2.5 GRADED AGGREGATE BASE COURSE:

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

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

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

2.6 ASPHALT BASE COURSE:

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

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

3 SPECIFICATION: ASPHALT CONCRETE PAVING

3.1 SCOPE:

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

3.2 APPLICABLE PUBLICATIONS:

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

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

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

3.3 SUBMITTALS:

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

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

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

Asphalt extraction tests.

Aggregate gradation tests.

Marshall stability tests.

3.4 JOB CONDITIONS:

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

3.5 MATERIALS:

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

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

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

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

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

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

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

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

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

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

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

3.6 BASE COURSE PREPARATION:

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

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

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

Prime Coat:

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

Tack Coat:

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

3.7 PLACING ASPHALT MIX:

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

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

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

Paver Placing:

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

Joints:

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

3.8 COMPACTION:

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

Breakdown Rolling:

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

Finish Rolling:

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

Patching:

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

Protection:

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

3.9 FIELD QUALITY CONTROL:

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

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

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

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

4 SPECIFICATION: PORTLAND CEMENT CONCRETE PAVING

4.1 SCOPE:

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

4.2 APPLICABLE PUBLICATIONS:

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

Florida Department of Transportation Specifications:	
• Section 345	Portland Cement Concrete
• Section 350	Cement Concrete Pavement
• Section 320	Concrete Gutter, Curb Elements and Traffic Separator
• Section 931	Metal Accessory Materials for Concrete Pavement and Concrete Structures

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

4.3 SUBMITTALS:

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

4.4 MATERIALS:

Forms:

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

Form Release Agent:

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

Welded Wire Mesh:

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

Reinforcing Bars:

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

Concrete Materials:

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

Joint Fillers:

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

4.5 MIXING:

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

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

4.6 PREPARATION:

Surface Preparation:

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

4.7 CONCRETE INSTALLATION:

Form Construction:

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

Reinforcement:

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

Concrete Placement:

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

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

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

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

Curbs and Gutters:

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

4.8 JOINT CONSTRUCTION:

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

Fox Valley Owner's Association, Inc.

September 8, 2025

Page Two

The gravel road shown would be improved as a road right-of-way when the 16 lots are developed on our property.

With a copy of this letter, we are requesting that the Fox Valley Owners Association approve these improvements to the common areas as indicated by the attached plan and this letter.

If this meets with the approval, please execute this letter below.

If you have any questions, please call me at 904-993-2857.

Very truly yours,

4900 ANTIOCH ROAD, LLC

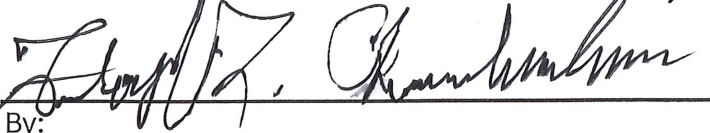


Gregory E. Matovina

President of Matovina & Company

Manager

APPROVED BY:



By:

Its:

HOA DEVELOPMENT PRES.



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 1, 2025

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
 CC: City Manager and City Attorney
 FROM: Community Development Services
 DATE: 11/26/2025
 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>Walmart Neighborhood Market - 43,603 square foot grocery store, 18,800 square feet of retail space, a fueling station and 2 outparcels located north-east of the intersection of Industrial Dr. and Richburg Ln.</p> <p>DSL Dealership Expansion - An approximately 86,000 square foot dealership expansion for vehicle storage upon a 14.50 acre parcel at 4374 S Ferdon Blvd, across the street from the existing David Scott Lee Buick GMC dealership.</p> <p>Longview Estates Subdivision - 15 lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Ave.</p> <p>Rayburn Court Townhomes - 4-unit townhouse subdivision on approximately 1/3 acre on South Rayburn Street. This is the first submittal that was received since the statute change occurred, requiring administrative approval of plats, and was approved administratively.</p>
Final Plats:	N/A
New Development Applications:	<p>ALGA Brewery - 1,250 square foot building and associated improvements, including a food trailer space, proposed on approximately 0.6 acres, directly north of Coney Island on Main Street.</p> <p>CJL Office - 2,000 square foot office on approximately 1/4 acre, at the corner of Texas Parkway and Ninth Avenue.</p> <p>Take 5 Oil - 1,345 square foot outparcel development at the Crestview Corners shopping center on South Highway 85, adjacent to the Taco Bell.</p> <p>Blackwater Ridge - 31-unit single-family residential subdivision on 6.45 acres located on Antioch Road across from the golf course.</p>

	<p>Magnolia Creeks Phase 3 - 52 lot subdivision on approximately 31 acres, located south of Steeplechase Dr. and west of Magnolia Creeks Phases 1 and 2. Similarly to Phases 1 and 2, this project was applied for as a Planned Unit Development to allow for setback flexibility. The rezoning to the PUD district is projected to go before this board and the City Council in January.</p> <p>Okaloosa Ophthalmology Phase II - 4,780 square foot eye surgery center proposed on Crosson Street, behind the existing Alabata Eye Clinic.</p>
<p>Additional Developments in Review</p>	<p>Wawa - 6,372 square foot convenience store and gas station on 1.69 acres on South Highway 85, north of the new Tidal Wave Auto Spa.</p> <p>Colts Landing - 47-unit single-family subdivision on approximately 23 acres located on east Highway 90.</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>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.</p>
<p>Other Updates</p>	<p>Previously, staff reported to the board regarding the Comprehensive Plan Evaluation and Appraisal update. The state requires Comprehensive Plans to be updated every 7 years to ensure that they are compliant with the latest statutory requirements. The board and council approved the Plan's transmittal to the state, and upon review, the state had a handful of comments. Some were minor amendments to the language of the plan, but it was also necessary for us to prepare and adopt an updated water supply plan.</p> <p>Staff has worked with our consultant to prepare the updated water supply plan, and it is nearly ready for adoption. During the preparation of the water supply plan, Senate Bill 180 was passed. A portion of Senate Bill 180 opens municipalities and counties up to potential litigation when land development regulations or policies are adopted that cause an increased burden on developers. As a result, we've seen other Comprehensive Plan updates in the State of Florida be rejected due to this bill. Rejection of the Comprehensive Plan would render the update null-and-void, causing us to fall back on the previous plan, which would then be considered out of date per the Evaluation and Appraisal process, and put the City in a state of non-compliance with regard to the Comprehensive Plan.</p> <p>After considering these factors with our consultant, staff determined that the most reasonable way forward would be to request another extension from the state to give us time to review the proposed plan for any policies that could be considered more burdensome for development, and amend them accordingly. The extension has already been approved, and our consultant is already working on reviewing the plan for these potential items.</p> <p>Once this process is complete, we will be able to bring the Plan back to the Planning Board and Council for final adoption.</p>

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