



CITY OF CRESTVIEW

OFFICE OF THE CITY CLERK

P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536

Phone # (850) 682 - 1560 Fax # (850) 682-8077

October 12, 2020

6:00 PM

Council Chambers

REGULAR COUNCIL MEETING

The Public is invited to view our meetings on the City of Crestview Live stream a at <https://www.cityofcrestview.org> or the City of Crestview Facebook Page. You may submit questions on any agenda item in advance (by 3:00 PM the day of the meeting, please) to cityclerk@cityofcrestview.org.

1. Call to Order

2. Invocation, Pledge of Allegiance

2.1. Invocation by Pastor Ronnie Bearden, First United Methodist Church of Crestview

3. Open Policy Making and Legislative Session

4. Approve Agenda

5. Presentations and Reports

6. Consent Agenda

7. Public Hearings / Ordinances on Second Reading

7.1. Ordinance 1784 - Bressler St. Comp Plan Amendment

7.2. Ordinance 1785 - Bressler St. Rezoning

7.3. Ordinance 1786 - Old Bethel Rd. Annexation

7.4. Ordinance 1787 - Old Bethel Rd. Comp Plan Amendment

7.5. Ordinance 1788 - Old Bethel Rd. Rezoning

8. Ordinances on First Reading

9. Resolutions

10. Action Items

10.1. Shoal River Landing Phase 1

11. City Clerk Report

12. City Manager Report

13. Comments from the Mayor and Council

14. Comments from the Audience

15. Adjournment

Note: The Presentations section is for items that were submitted by a citizen or group of Citizens no later than the Wednesday 2 weeks prior to the meeting to the Clerk's office for approval. These items will be scheduled under the section titles Presentations and Reports. Supporting documents must be submitted at this time to be on the regular agenda. All Action Item are for staff and elected officials only and must be submitted for approval no later than the Wednesday 10 days prior to the meeting. Those not listed on the regular agenda who wish to address the council should fill out a yellow card. The Card must be submitted to the City Clerk. Speaking time should be three minutes or less, large groups may designate a spokesperson. All remarks should be addressed to the Council as a whole and not to individual members. All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers .If any person decides to appeal any decision made by the City Council 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 City Council of the City of Crestview, Florida does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation as provided for in the American With Disabilities Act to insure access to and participation in the meeting should contact the Office of the City Clerk at (850)682-1560 prior to the meeting to make appropriate arrangements.

Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.



Staff Report

CITY COUNCIL MEETING DATE: October 12, 2020

TYPE OF AGENDA ITEM: Ordinance

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 10/5/2020
SUBJECT: Ordinance 1784 - Bressler St. Comp Plan Amendment

BACKGROUND:

On August 11, 2020 staff received an application to amend the comprehensive plan and zoning designations for property located at 397 Bressler Street.

The application requests the Mixed-Use Residential Commercial future land use designation for the property.

The subject property currently has a future land use and zoning designation of Low Density Residential and Single-Family Dwelling District, respectively.

The Planning and Development Board recommended approval on September 8, 2020 and the first reading was on September 28, 2020.

DISCUSSION:

The property description is as follows:

Property Owner: Ricant Enterprises LLC
Parcel ID: 17-3N-23-2490-0128-0090
Site Size: 0.25 acres
Current FLU: Low Density Residential
Current Zoning: Single-Family Dwelling District
Current Land Use: Church

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

Direction	FLU	Zoning	Existing Use
North	Low Density Residential	Single-Family Dwelling District	Residential
East	Low Density Residential	Single-Family Dwelling District	Residential
South	Low Density Residential	Single-Family Dwelling District	Vacant
West	Low Density Residential	Single-Family Dwelling District	Vacant

The subject property is currently developed as a church and a development application has not been submitted.

GOALS & OBJECTIVES

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

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

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

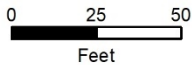
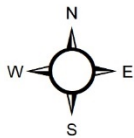
FINANCIAL IMPACT

The fees for the comprehensive plan amendment totaled \$1,220.00. The cost of advertising was \$159.39.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1784 on second reading.

Subject Parcel Current FLU



Legend

17-3N-23-2490-0128-0090

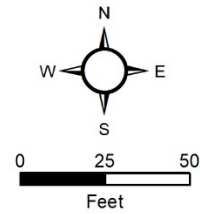
City Limits

City Future Land Use

- Commercial (C)
- Industrial (IN)
- Low Density Residential (LDR)
- Medium Density Limited Residential (MDLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Downtown Mixed Use
- Public Lands (PL)
- Conservation (CON)
- Pending Comp Plan Amendment

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

Proposed Future Land Use



Legend

17-3N-23-2490-0128-0090

City Limits

City Future Land Use

- Commercial (C)
- Mixed Use Residential Commercial (MX-RC)
- Industrial (IN)
- Low Density Residential (LDR)
- Medium Density Limited Residential (MDLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Downtown Mixed Use
- Public Lands (PL)
- Conservation (CON)
- Pending Comp Plan Amendment

0.25+/- acres of land
 Ex FLU = Low Density Residential (LDR)
 Prop FLU = Mixed Use Residential Commercial (MX-RC)

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

Attachments

None

ORDINANCE: 1784

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 LOW DENSITY RESIDENTIAL TO MIXED-USE RESIDENTIAL COMMERCIAL ON APPROXIMATELY 0.25 ACRES, MORE OR LESS, IN SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Low Density Residential to Mixed-Use Residential Commercial on a parcel of land containing 0.25 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 0.25 acres of land, more or less, from Low Density Residential to Mixed-Use Residential Commercial. For the purposes of this Ordinance and Comprehensive Plan Amendment, the 0.25 acres, more or less, is known as Parcel 17-3N-23-2490-0128-0090 and commonly described as:

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 17, TOWNSHIP 3 NORTH,

RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9 AND 10, BLOCK 128, TOWN OF CRESTVIEW, ACCORDING TO THE PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 72 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA.

The Mixed-Use Residential Commercial Future Land Use Category is hereby imposed on Parcel 17-3N-23-2490-0128-0090. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 17-3N-23-2490-0128-0090 thereon.

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

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

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

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

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

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2020.

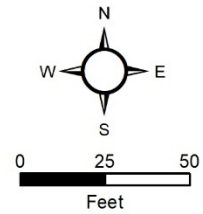
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

Adopted Future Land Use



Legend

17-3N-23-2490-0128-0090

City Limits

City Future Land Use

- Commercial (C)
- Mixed Use Residential Commercial (MX-RC)
- Industrial (IN)
- Low Density Residential (LDR)
- Medium Density Limited Residential (MDLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Downtown Mixed Use
- Public Lands (PL)
- Conservation (CON)
- Pending Comp Plan Amendment

0.25+/- acres of land
 Ex FLU = Low Density Residential (LDR)
 Adopted FLU = Mixed Use Residential Commercial (MX-RC)

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



Staff Report

CITY COUNCIL MEETING DATE: October 12, 2020

TYPE OF AGENDA ITEM: Ordinance

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 10/5/2020
SUBJECT: Ordinance 1785 - Bressler St. Rezoning

BACKGROUND:

On August 11, 2020 staff received an application to amend the comprehensive plan and zoning designations for property located at 397 Bressler Street.

The application requests the Mixed-Use Neighborhood Commercial zoning designation for the property.

The subject property currently has a future land use and zoning designation of Low Density Residential and Single-Family Dwelling District, respectively.

The Planning and Development Board recommended approval on September 8, 2020 and the first reading was on September 28, 2020.

DISCUSSION:

The property description is as follows:

Property Owner: Ricant Enterprises LLC
Parcel ID: 17-3N-23-2490-0128-0090
Site Size: 0.25 acres
Current FLU: Low Density Residential
Current Zoning: Single-Family Dwelling District
Current Land Use: Church

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

Direction	FLU	Zoning	Existing Use
North	Low Density Residential	Single-Family Dwelling District	Residential
East	Low Density Residential	Single-Family Dwelling District	Residential
South	Low Density Residential	Single-Family Dwelling District	Vacant
West	Low Density Residential	Single-Family Dwelling District	Vacant

The subject property is currently developed as a church and a development application has not been submitted.

Staff reviewed the request for rezoning and finds the following:

- The proposed zoning is consistent with the proposed future land use designation.

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on August 18, 2020.

The property was posted on August 25, 2020. An advertisement ran in the Crestview News Bulletin on August 26, 2020.

GOALS & OBJECTIVES

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

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

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

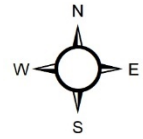
FINANCIAL IMPACT

The fees for the rezoning request totaled \$600.00. There is no additional cost of advertising as the request was included in the advertisement for the comprehensive plan amendment.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1785 on second reading.

Subject Parcel Current Zoning



0 25 50
Feet

Legend

17-3N-23-2490-0128-0090

City Limits

Zoning

Commercial (C-1)

Commercial (C-2)

Industrial (M-1)

Single Family Dwelling District (R-1)

Single Family Dwelling District (R-1A)

Single or Multi-Family Dwelling District (R-2)

Multi-Family Dwelling District (R-3)

Downtown Mixed Use (DMU)

Planned Unit Development (PUD)

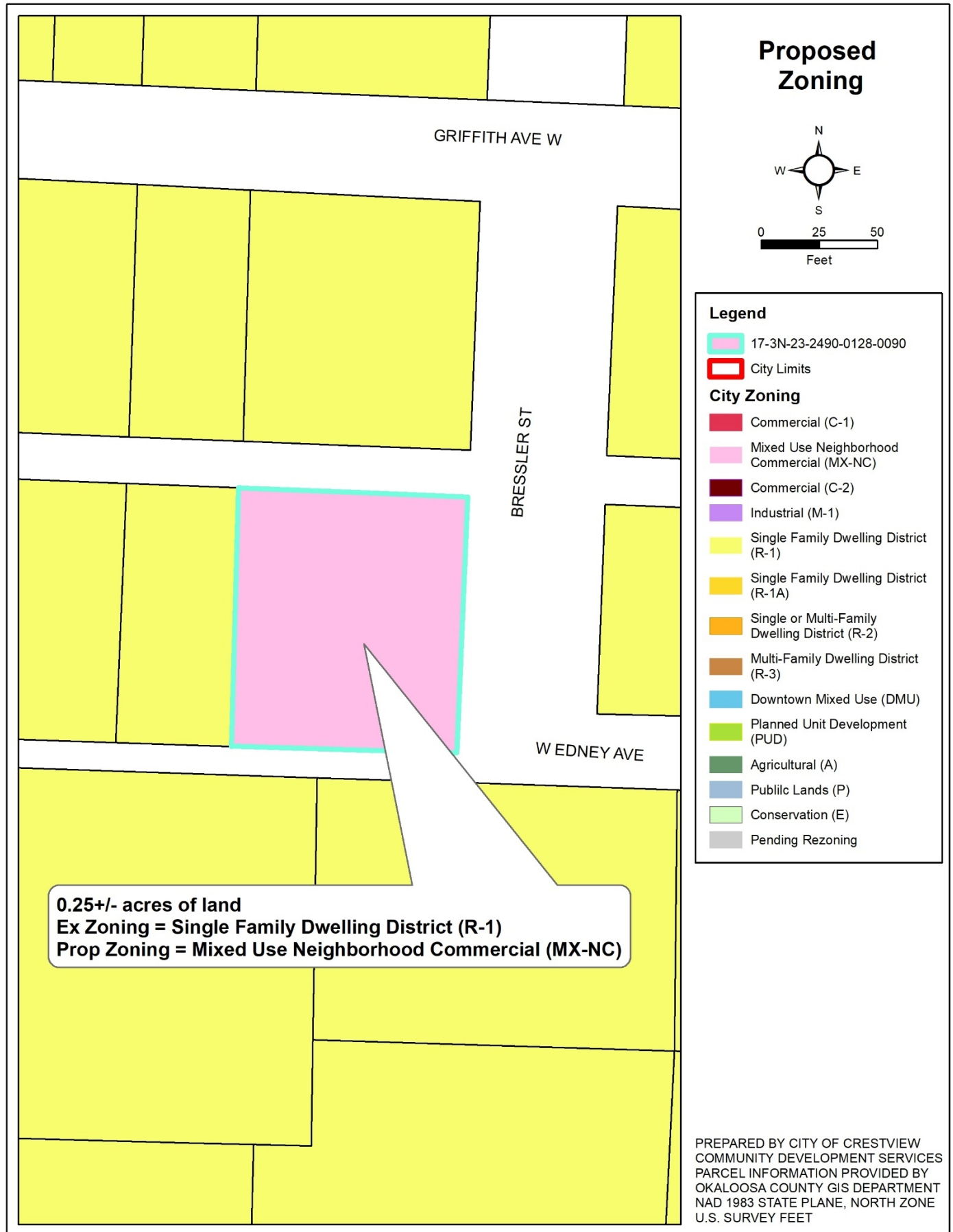
Agricultural (A)

Public Lands (P)

Conservation (E)

Pending Rezoning

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



Attachments

None

ORDINANCE: 1785

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.25 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE SINGLE FAMILY DWELLING ZONING DISTRICT TO THE MIXED-USE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 0.25 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.25 acres, more or less, being formerly zoned Single Family Dwelling District with the Mixed-Use Residential Commercial Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1784, is hereby rezoned to Mixed-Use Neighborhood Commercial to wit:

PIN # 17-3N-23-2490-0128-0090

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9 AND 10, BLOCK 128, TOWN OF CRESTVIEW, ACCORDING TO THE PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 72 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA.

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

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

SECTION 5 – SCRIVENER'S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager's designee, without public

hearing, by filing a corrected or re-codified copy with the City Clerk.

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1784 and becomes legally effective.

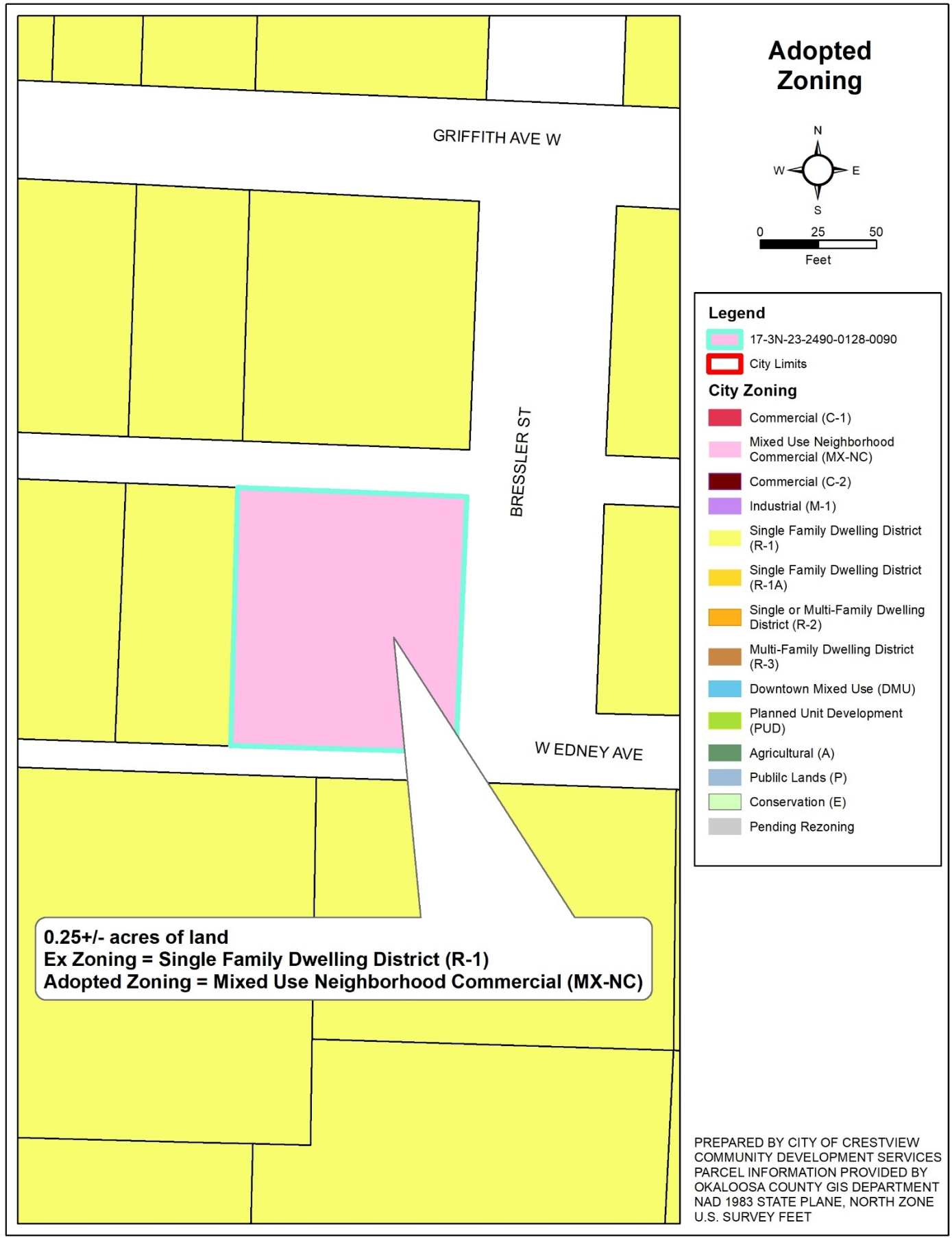
**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2020.**

ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor





Staff Report

CITY COUNCIL MEETING DATE: October 12, 2020

TYPE OF AGENDA ITEM: Ordinance

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 10/5/2020
SUBJECT: Ordinance 1786 - Old Bethel Rd. Annexation

BACKGROUND:

On August 13, 2020 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 6276 Old Bethel Road.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed-Use and Mixed-Use, respectively.

The Planning and Development Board recommended approval on September 8, 2020 and the first reading was on September 28, 2020.

DISCUSSION:

The property description is as follows:

Property Owner: Kakela H P LLC
Parcel ID: 32-4N-23-0000-0020-0010
Site Size: 3.00 acres
Current FLU: Okaloosa County Mixed-Use
Current Zoning: Okaloosa County Mixed-Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Public Lands	Public Lands	Church
East	County LDR	County R-1	Residential
South	Commercial	Commercial (C-1)	Commercial
West	Public Lands	Public Lands	Church

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property will be developed as a commercial business.

Staff has reviewed the application based on the criteria detailed in Florida statute 171.043 for annexations and finds the following:

- The property is contiguous to the city limits;

- The property is comprised of one (1) lot in unincorporated Okaloosa County, and is therefore considered compact;
- The annexation of the property would not create an enclave
- The subject property is not included in the boundary of another municipality; and,
- The subject property meets the definition of urban purposes.

Courtesy notices were mailed to property owners within 300 feet of the subject property on August 18, 2020. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on August 18, 2020. The property was posted on August 25, 2020. An advertisement ran in the Crestview News Bulletin on August 26, 2020.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

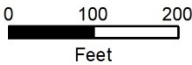
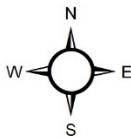
The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees. The cost of advertising was \$202.86.

The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1786 on second reading.

Subject Parcel
Aerial Exhibit



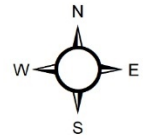
Legend

- 32-4N-23-0000-0020-0010
- City Limits



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

Subject Parcel Existing Use



0 100 200
Feet

Legend

- Subject Parcel
- City Limits
- CHURCHES
- COMMUNITY
- MUNICIPAL
- PUBLIC SCH
- SINGLE FAM
- SUPERMARKE
- VACANT
- VACANT COM

3 Acres

FRIENDSHIP LN

OLD BETHEL RD

N FERDON BLVD

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

Attachments

None

ORDINANCE: 1786

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 3.00 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, TOWNSHIP 4 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.

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

SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Chapter 171, Florida Statutes, and Section 2 of the City Charter.

SECTION 2 – LAND DESCRIPTION. The following described unincorporated area contiguous to the City of Crestview, Florida, is hereby annexed to the City:

PIN # 32-4N-23-0000-0020-0010 (Deed recorded in Book 3471, page 2253, dated June 22, 2020)

THE EASTERLY 3.3 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32, RUN NORTH 00 DEGREES 32 MINUTES 05 SECONDS EAST ALONG THE EASTERLY SECTION LINE, 641.88 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 47 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 220.00 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 05 SECONDS WEST, 642.35 FEET TO THE SOUTHERLY LINE OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 28 MINUTES 08 SECONDS EAST ALONG SAID SOUTH SECTION LINE, 220.00 FEET TO THE POINT OF BEGINNING. THE SOUTHERLY 50 FEET BEING SUBJECT TO ROAD RIGHT OF WAY.

SECTION 3 – BOUNDARY. The existing boundary line of the City of Crestview, Florida, is modified to include the herein referenced tract of land and the base, zoning and land use maps shall be updated to reflect these changes pursuant to law.

SECTION 4 – LAND USE AND ZONING. Pursuant to general law, the property hereby annexed was subject to Okaloosa County land development, land use plan, and zoning or subdivision regulations, which shall remain in full force and effect until rezoning and land use changes are finalized by the City in compliance with the Comprehensive Plan.

SECTION 5 – COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land use category for the parcel as Commercial with Commercial (C-1) to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

SECTION 6 – MAP UPDATE. The Base, Zoning and Future Land Use Maps shall be updated at the earliest possible date.

SECTION 7 – FILING. Upon passage, the City Clerk is directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County and with the Florida Department of the State.

SECTION 8 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 9 – SCRIVENER’S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager’s designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 10 – ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 11 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 12 – EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,

FLORIDA ON THE _____ DAY OF _____, 2020.

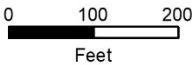
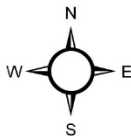
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

**Subject Parcel
Aerial Exhibit**



Legend

- City Limits
- Subject Parcel



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



Staff Report

CITY COUNCIL MEETING DATE: October 12, 2020

TYPE OF AGENDA ITEM: Ordinance

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 10/5/2020
SUBJECT: Ordinance 1787 - Old Bethel Rd. Comp Plan Amendment

BACKGROUND:

On August 13, 2020 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 6276 Old Bethel Road.

The application requests the Commercial future land use designation for the property.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed-Use and Mixed-Use, respectively.

The Planning and Development Board recommended approval on September 8, 2020 and the first reading was on September 28, 2020.

DISCUSSION:

The property description is as follows:

Property Owner: Kakela H P LLC
Parcel ID: 32-4N-23-0000-0020-0010
Site Size: 3.00 acres
Current FLU: Okaloosa County Mixed-Use
Current Zoning: Okaloosa County Mixed-Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Public Lands	Public Lands	Church
East	County LDR	County R-1	Residential
South	Commercial	Commercial (C-1)	Commercial
West	Public Lands	Public Lands	Church

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property will be developed as a commercial business.

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

- The proposed future land use map designation of Commercial is compatible with the surrounding area.
- The proposed future land use map designation of Commercial is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment involves less than 10 acres.
- The proposed amendment does not involve a text change to goals, policies, and objectives of the comprehensive plan. It only proposes a land use change to the future land use map for a site-specific small-scale development.
- The subject property is not located within an area of critical state concern.

Courtesy notices were mailed to property owners within 300 feet of the subject property on August 18, 2020. The property was posted on August 25, 2020. An advertisement ran in the Crestview News Bulletin on August 26, 2020.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

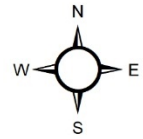
FINANCIAL IMPACT

The fees for the comprehensive plan amendment have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1787 on second reading.

Subject Parcel Current FLU



0 100 200
Feet

Legend

32-4N-23-0000-0020-0010

City Limits

City Future Land Use

- Commercial (C)
- Industrial (IN)
- Low Density Residential (LDR)
- Medium Density Limited Residential (MDLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Downtown Mixed Use
- Public Lands (PL)
- Conservation (CON)
- Pending Comp Plan Amendment

County
Mixed Use

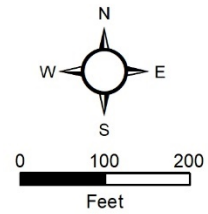
FRIENDSHIP LN

OLD BETHEL RD

N FERDON BLVD

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

Proposed Future Land Use



Legend

32-4N-23-0000-0020-0010

Proposed City Limits

City Future Land Use

Commercial (C)

Mixed Use Residential
Commercial (MX-RC)

Industrial (IN)

Low Density Residential
(LDR)

Medium Density Limited
Residential (MDLR)

Medium Density Residential
(MDR)

High Density Residential
(HDR)

Mixed Use (MU)

Downtown Mixed Use

Public Lands (PL)

Conservation (CON)

Pending Comp Plan
Amendment

3+/- acres of land
Ex FLU = County Mixed Use
Prop FLU = Commercial (C-1)

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

Attachments

None

ORDINANCE: 1787

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY MIXED-USE TO COMMERCIAL ON APPROXIMATELY 3.00 ACRES, MORE OR LESS, IN SECTION 32, TOWNSHIP 4 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed-Use to Commercial on a parcel of land containing 3.00 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 3.00 acres of land, more or less, from Okaloosa County Mixed-Use to Commercial. For the purposes of this Ordinance and Comprehensive Plan Amendment, the 3.00 acres, more or less, is known as Parcel 32-4N-23-0000-0020-0010 and commonly described as:

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 32, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

THE EASTERLY 3.3 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32, RUN NORTH 00 DEGREES 32 MINUTES 05 SECONDS EAST ALONG THE EASTERLY SECTION LINE, 641.88 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 47 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 220.00 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 05 SECONDS WEST, 642.35 FEET TO THE SOUTHERLY LINE OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 28 MINUTES 08 SECONDS EAST ALONG SAID SOUTH SECTION LINE, 220.00 FEET TO THE POINT OF BEGINNING. THE SOUTHERLY 50 FEET BEING SUBJECT TO ROAD RIGHT OF WAY.

The Commercial Future Land Use Category is hereby imposed on Parcel 32-4N-23-0000-0020-0010. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 32-4N-23-0000-0020-0010 thereon.

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

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

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

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

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

**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2020.**

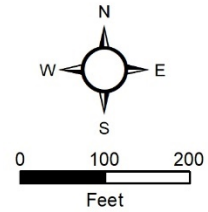
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ **DAY OF** _____, 2020.

J. B. WHITTEN
Mayor

Adopted Future Land Use



Legend

32-4N-23-0000-0020-0010

City Limits

City Future Land Use

- Commercial (C)
- Mixed Use Residential Commercial (MX-RC)
- Industrial (IN)
- Low Density Residential (LDR)
- Medium Density Limited Residential (MDLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Downtown Mixed Use
- Public Lands (PL)
- Conservation (CON)
- Pending Comp Plan Amendment

3+/- acres of land
Ex FLU = County Mixed Use
Adopted FLU = Commercial (C)

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



Staff Report

CITY COUNCIL MEETING DATE: October 12, 2020

TYPE OF AGENDA ITEM: Ordinance

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 10/5/2020
SUBJECT: Ordinance 1788 - Old Bethel Rd. Rezoning

BACKGROUND:

On August 13, 2020 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 6276 Old Bethel Road.

The application requests the Commercial (C-1) zoning designation for the property.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed-Use and Mixed-Use, respectively.

The Planning and Development Board recommended approval on September 8, 2020 and the first reading was on September 28, 2020.

DISCUSSION:

The property description is as follows:

Property Owner: Kakela H P LLC
Parcel ID: 32-4N-23-0000-0020-0010
Site Size: 3.00 acres
Current FLU: Okaloosa County Mixed-Use
Current Zoning: Okaloosa County Mixed-Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Public Lands	Public Lands	Church
East	County LDR	County R-1	Residential
South	Commercial	Commercial (C-1)	Commercial
West	Public Lands	Public Lands	Church

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property will be developed as a commercial business.

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on August 18, 2020. The property was posted on August 25, 2020. An advertisement ran in the Crestview News Bulletin on August 26, 2020.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

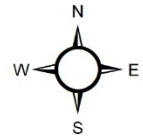
FINANCIAL IMPACT

The fees for the rezoning request have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1788 on second reading.

Subject Parcel Current Zoning



0 100 200
Feet

Legend

32-4N-23-0000-0020-0010

City Limits

Zoning

Commercial (C-1)

Commercial (C-2)

Industrial (M-1)

Single Family Dwelling District (R-1)

Single Family Dwelling District (R-1A)

Single or Multi-Family Dwelling District (R-2)

Multi-Family Dwelling District (R-3)

Downtown Mixed Use (DMU)

Planned Unit Development (PUD)

Agricultural (A)

Public Lands (P)

Conservation (E)

Pending Rezoning

County
Mixed Use

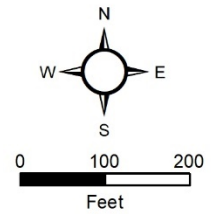
FRIENDSHIP LN

OLD BETHEL RD

N FERDON BLVD

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

Proposed Zoning



Legend

32-4N-23-0000-0020-0010

Proposed City Limits

City Zoning

Commercial (C-1)

Mixed Use Neighborhood Commercial (MX-NC)

Commercial (C-2)

Industrial (M-1)

Single Family Dwelling District (R-1)

Single Family Dwelling District (R-1A)

Single or Multi-Family Dwelling District (R-2)

Multi-Family Dwelling District (R-3)

Downtown Mixed Use (DMU)

Planned Unit Development (PUD)

Agricultural (A)

Public Lands (P)

Conservation (E)

Pending Rezoning

3+/- acres of land
Ex Zoning = County Mixed Use
Prop Zoning = Commercial (C)

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

Attachments

None

ORDINANCE: 1788

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 3.00 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 32, TOWNSHIP 4 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED-USE ZONING DISTRICT TO THE COMMERCIAL (C-1) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 3.00 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 3.00 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Commercial Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1787, is hereby rezoned to Commercial (C-1) to wit:

PIN # 32-4N-23-0000-0020-0010

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 32, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 3.3 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32, RUN NORTH 00 DEGREES 32 MINUTES 05 SECONDS EAST ALONG THE EASTERLY SECTION LINE, 641.88 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 47 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 220.00 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 05 SECONDS WEST, 642.35 FEET TO THE SOUTHERLY LINE OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 28 MINUTES 08 SECONDS EAST ALONG SAID SOUTH SECTION LINE, 220.00 FEET TO THE POINT OF BEGINNING. THE SOUTHERLY 50 FEET BEING SUBJECT TO ROAD RIGHT OF WAY.

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

SECTION 4 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1787 and becomes legally effective.

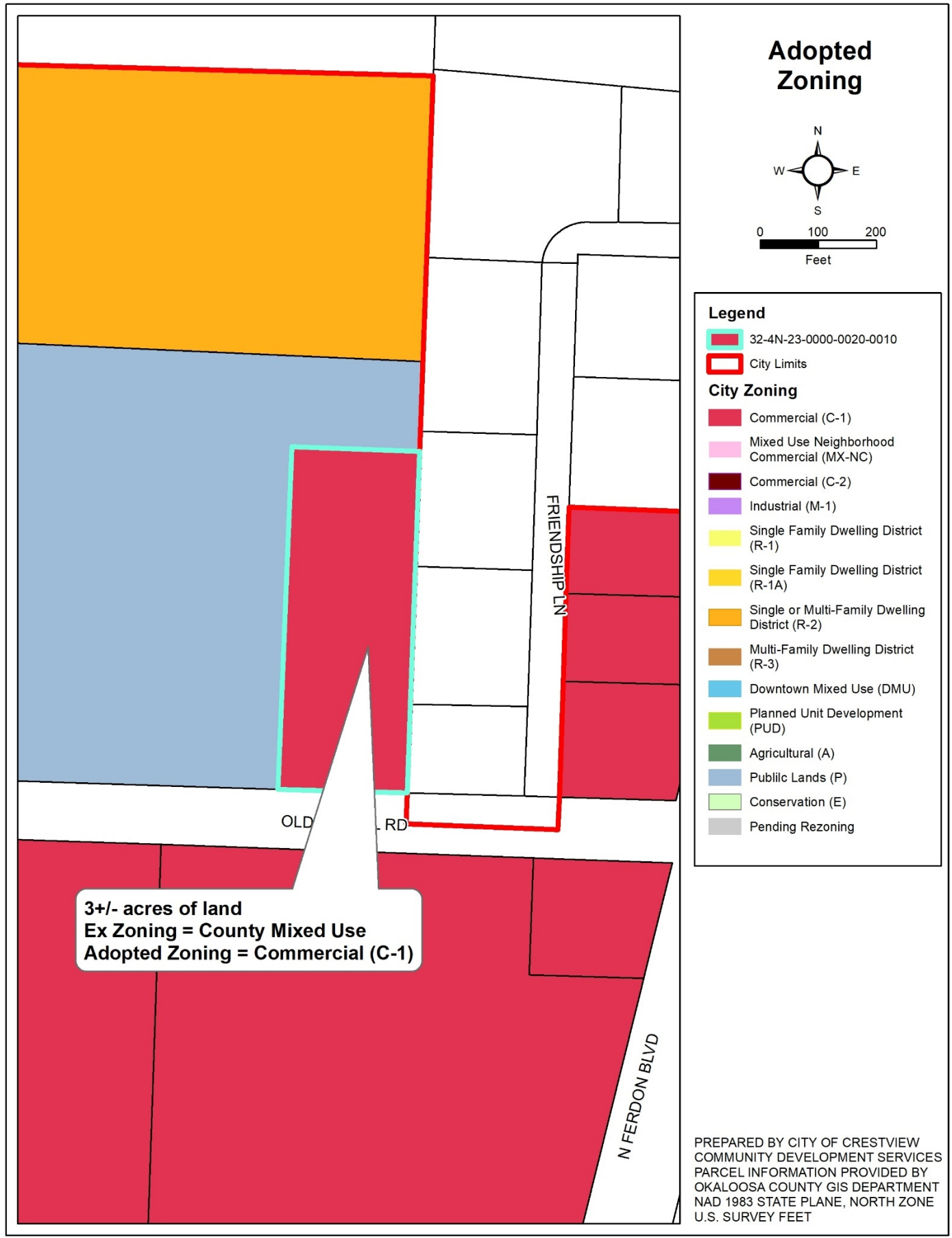
**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2020.**

ATTEST:

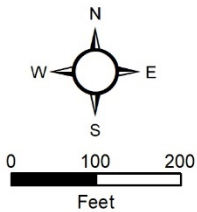
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor



Adopted Zoning



Legend

- 32-4N-23-0000-0020-0010
- City Limits

City Zoning

- Commercial (C-1)
- Mixed Use Neighborhood Commercial (MX-NC)
- Commercial (C-2)
- Industrial (M-1)
- Single Family Dwelling District (R-1)
- Single Family Dwelling District (R-1A)
- Single or Multi-Family Dwelling District (R-2)
- Multi-Family Dwelling District (R-3)
- Downtown Mixed Use (DMU)
- Planned Unit Development (PUD)
- Agricultural (A)
- Public Lands (P)
- Conservation (E)
- Pending Rezoning

3+/- acres of land
Ex Zoning = County Mixed Use
Adopted Zoning = Commercial (C-1)

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



Staff Report

CITY COUNCIL MEETING DATE: October 12, 2020

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Nicholas Schwendt, Gis
DATE: 10/8/2020
SUBJECT: Shoal River Landing Phase 1

BACKGROUND:

On June 15, 2018, staff received the application for the Shoal River Landing subdivision.

Construction plans and preliminary plat were previously reviewed and approved by the City Council on January 14, 2019, following LPA approval and recommendation on December 18, 2018.

DISCUSSION:

D.R. Horton, the developer, has almost completed the construction of the infrastructure for a 341 lot, single family subdivision development on the 193.35± acre parcel located on Okaloosa Ln, (PIN # 27-3N-23-0000-0010-0010). Matt Zinke, P.E. is the Authorized Agent and Engineer for the project.

Final Plat for this review is regarding Phase 1 of the subdivision, encompassing 64.49 acres shown on the original preliminary plat. This Plat will require a signature from the Mayor.

GOALS & OBJECTIVES

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

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

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

Communication- To engage, inform and educate public and staff

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

This item has no direct effect on the current City Budget.

RECOMMENDED ACTION

Staff respectfully requests approval of the final plat.

Attachments

1. Final Plat 9.15.20

SHOAL RIVER LANDING PHASE 1

A RESIDENTIAL SUBDIVISION IN SECTION 27, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

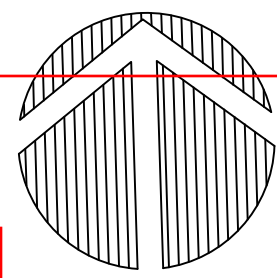
LEGEND:

- (°) = DEGREES
(') = MINUTES OR FEET
(") = SECONDS
L.B. = LAND SURVEYING BUSINESS
O.R. = OFFICIAL RECORDS
P.C. = PAGE
P.C.P. = PERMANENT CONTROL POINT
A = ARC LENGTH
R = RADIUS
D = DELTA (CENTRAL ANGLE)
CB = CHORD BEARING (DIRECTION)
C = CHORD LENGTH
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
C/L = CENTERLINE
E.P.A. = ENVIRONMENTAL PRESERVATION AREA
L.B. = LAND SURVEYING BUSINESS
No. or # = NUMBER
C1-C9 = CURVE & LETTER TO CURVE TABLE
L1-L2 = LINE & NUMBER TO LINE TABLE
○ = SET 1/2" CAPPED IRON ROD.
(L.B. #3501)
⊙ = PERMANENT CONTROL POINT (P.C.P.)
SET NAIL AND DISC (L.B. #3501)
⊙ = PERMANENT CONTROL POINT (P.C.P.)
FOUND NAIL AND DISC (L.B. #3501)
□ = SET PERMANENT REFERENCE MONUMENT.
(P.R.M.) (4" X 4" CONCRETE
MONUMENT, L.B. #3501)

Building Setbacks

FRONT: 25'
REAR: 25'
SIDE: 7.5'
*CORNER: 15'

*CORNER SETBACKS (SIDE
SETBACKS AT CORNERS AS
DESIGNATED) ARE 15 FEET,
UNLESS OTHERWISE NOTED.
PLEASE REFER TO LOT 18.



NORTH

GRAPHIC SCALE
1" = 40'

CURVE TABLE

CURVE#	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00'	42.35'	97°02'59"	37.46'	S 46°47'19" E
C2	125.00'	57.51'	26°21'46"	57.01'	S 82°07'56" E
C3	125.00'	38.64'	17°42'37"	38.48'	S 77°48'21" E
C4	12.00'	20.66'	98°39'09"	18.20'	N 44°00'46" E
C5	12.00'	18.85'	90°00'00"	16.97'	S 50°18'49" E
C6	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C7	125.00'	57.51'	26°21'46"	57.01'	N 71°30'18" E
C8	1050.00'	10.82'	0°35'26"	10.82'	N 84°58'54" E
C9	1050.00'	67.75'	3°41'50"	67.74'	N 87°07'32" E
C10	1050.00'	50.62'	2°45'44"	50.61'	S 89°38'41" E
C11	25.00'	21.03'	48°11'23"	20.41'	S 67°38'29" W
C12	50.00'	45.25'	51°51'10"	43.72'	N 69°28'23" E
C13	50.00'	41.67'	47°44'41"	40.47'	S 60°43'41" E
C14	50.00'	20.58'	23°34'41"	20.43'	S 25°04'00" E
C15	50.00'	32.44'	37°10'10"	31.87'	S 51°8'26" W
C16	50.00'	40.56'	46°28'46"	39.46'	S 47°07'53" W
C17	50.00'	55.12'	63°09'39"	52.37'	N 78°02'54" W
C18	50.00'	5.58'	6°23'38"	5.58'	N 43°16'16" W
C19	25.00'	21.03'	48°11'23"	20.41'	S 64°10'08" E
C20	12.00'	18.85'	90°00'00"	16.97'	N 46°44'11" E
C21	12.00'	18.85'	90°00'00"	16.97'	S 43°31'08" E
C22	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C23	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C24	125.00'	57.51'	26°21'46"	57.01'	N 71°30'18" E
C25	12.00'	17.37'	82°57'01"	15.90'	N 43°12'41" E
C26	12.00'	20.33'	97°02'59"	17.98'	S 46°47'19" E
C27	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C28	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C29	12.00'	17.37'	82°57'01"	15.90'	N 43°12'41" E
C30	12.00'	20.33'	97°02'59"	17.98'	S 46°47'19" E
C31	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C32	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C33	12.00'	17.37'	82°57'01"	15.90'	N 43°12'41" E
C34	12.00'	20.33'	97°02'59"	17.98'	S 46°47'19" E
C35	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C36	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C37	25.00'	21.03'	48°11'23"	20.41'	N 25°49'52" E
C38	50.00'	6.67'	7°38'53"	6.67'	N 46°06'07" E
C39	50.00'	64.91'	74°22'48"	60.45'	N 50°51'6" E
C40	50.00'	42.44'	48°37'53"	41.18'	N 56°25'04" W
C41	50.00'	42.22'	48°23'08"	40.98'	S 75°04'25" W
C42	50.00'	42.14'	48°17'22"	40.90'	S 26°44'10" W
C43	50.00'	42.80'	49°02'41"	41.50'	S 21°55'52" E
C44	25.00'	21.03'	48°11'23"	20.41'	S 22°21'31" E
C45	25.00'	36.19'	82°57'01"	33.11'	N 43°12'41" E
C46	25.00'	36.19'	82°57'01"	33.11'	N 43°12'41" E
C47	25.00'	36.19'	82°57'01"	33.11'	N 43°12'41" E
C48	25.00'	38.24'	87°37'58"	34.62'	S 10°11'56" E
C49	5.00'	5.91'	67°40'06"	5.57'	S 28°31'14" W
C50	85.00'	33.13'	22°19'54"	32.92'	S 73°31'14" W
C51	11.00'	17.28'	90°00'00"	15.56'	N 50°18'49" W
C52	11.00'	7.07'	36°49'31"	6.95'	N 13°05'57" E
C53	85.00'	33.13'	22°19'54"	32.92'	S 84°08'52" E
C54	5.00'	5.91'	67°40'06"	5.57'	S 39°08'52" E
C55	25.00'	28.98'	66°25'19"	27.39'	N 31°28'29" W

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 September 2020

PREPARED BY:

Gustin, Cothorn & Tucker, Inc.

Land Surveying

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

SHOAL RIVER LANDING PHASE 1

SHEET 2 OF 6



200451.01

SHOAL RIVER LANDING PHASE 1

A RESIDENTIAL SUBDIVISION IN SECTION 27, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00'	42.35'	97°02'59"	37.46'	S 46°47'19" E
C2	125.00'	57.51'	26°21'46"	57.01'	S 82°07'56" E
C3	125.00'	38.64'	17°42'37"	38.48'	S 77°48'21" E
C4	12.00'	20.66'	98°39'09"	18.20'	N 44°00'46" E
C5	12.00'	18.85'	90°00'00"	16.97'	S 50°18'49" E
C6	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C7	125.00'	57.51'	26°21'46"	57.01'	N 71°30'18" E
C8	1050.00'	10.82'	0°35'26"	10.82'	N 84°58'54" E
C9	1050.00'	67.75'	3°41'50"	67.74'	N 87°07'32" E
C10	1050.00'	50.62'	2°45'44"	50.61'	S 89°38'41" E
C11	25.00'	21.03'	48°11'23"	20.41'	S 67°38'29" W
C12	50.00'	45.25'	51°51'10"	43.72'	N 69°28'23" E
C13	50.00'	41.67'	47°44'41"	40.47'	S 60°43'41" E
C14	50.00'	20.58'	23°34'41"	20.43'	S 25°04'00" E
C15	50.00'	32.44'	37°10'10"	31.87'	S 51°8'26" W
C16	50.00'	40.56'	46°28'46"	39.46'	S 47°07'53" W
C17	50.00'	55.12'	63°09'39"	52.37'	N 78°02'54" W
C18	50.00'	5.58'	6°23'38"	5.58'	N 43°16'16" W
C19	25.00'	21.03'	48°11'23"	20.41'	S 64°10'08" E
C20	12.00'	18.85'	90°00'00"	16.97'	N 46°44'11" E
C21	12.00'	18.96'	90°30'36"	17.05'	S 43°31'08" E
C22	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C23	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C24	125.00'	57.51'	26°21'46"	57.01'	N 71°30'18" E
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C32	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C33	12.00'	17.37'	82°57'01"	15.90'	N 43°12'41" E
C34	12.00'	20.33'	97°02'59"	17.98'	S 46°47'19" E
C35	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C36	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C37	25.00'	21.03'	48°11'23"	20.41'	N 25°49'52" E
C38	50.00'	6.67'	7°38'53"	6.67'	N 46°06'07" E
C39	50.00'	64.91'	74°22'48"	60.45'	N 5°05'16" E
C40	50.00'	42.44'	48°37'53"	41.18'	N 56°25'04" W
C41	50.00'	42.22'	48°23'08"	40.98'	S 75°04'25" W
C42	50.00'	42.14'	48°17'22"	40.90'	S 26°44'10" W
C43	50.00'	42.80'	49°02'41"	41.50'	S 21°55'52" E
C44	25.00'	21.03'	48°11'23"	20.41'	S 22°21'31" E
C45	25.00'	36.19'	82°57'01"	33.11'	N 43°12'41" E
C46	25.00'	36.19'	82°57'01"	33.11'	N 43°12'41" E
C47	25.00'	36.19'	82°57'01"	33.11'	N 43°12'41" E
C48	25.00'	38.24'	87°37'58"	34.62'	S 10°11'56" E
C49	5.00'	5.91'	67°40'06"	5.57'	S 28°31'14" W
C50	85.00'	33.13'	22°19'54"	32.92'	S 73°31'14" W
C51	11.00'	17.28'	90°00'00"	15.56'	N 50°18'49" W
C52	11.00'	7.07'	36°49'31"	6.95'	N 13°05'57" E
C53	85.00'	33.13'	22°19'54"	32.92'	S 84°08'52" E
C54	5.00'	5.91'	67°40'06"	5.57'	S 39°08'52" E
C55	25.00'	28.98'	66°25'19"	27.39'	N 31°28'29" W

Prepared September 2020

PREPARED BY:

Gustin, Cothorn & Tucker, Inc.

Land Surveying

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

SHOAL RIVER LANDING PHASE 1

SHEET 3 OF 6



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LEGEND:

(°) = DEGREES

(') = MINUTES OR FEET

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L.B. = LAND SURVEYING BUSINESS

O.R. = OFFICIAL RECORDS

P.G. = PAGE

P.C.P. = PERMANENT CONTROL POINT

A = ARC LENGTH

R = RADIUS

D = DELTA (CENTRAL ANGLE)

CB = CHORD BEARING (DIRECTION)

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POB = POINT OF BEGINNING

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E.P.A. = ENVIRONMENTAL PRESERVATION AREA

L.B. = LAND SURVEYING BUSINESS

No. or # = NUMBER

C1-C9 = CURVE & LETTER TO CURVE TABLE

L1-L2 = LINE & NUMBER TO LINE TABLE

○ = SET 1/2" CAPPED IRON ROD, (L.B. #3501)

⊙ = PERMANENT CONTROL POINT (P.C.P.)

SET NAIL AND DISC (L.B. #3501)

⊙ = PERMANENT CONTROL POINT (P.C.P.)

FOUND NAIL AND DISC (L.B. #3501)

□ = SET PERMANENT REFERENCE MONUMENT, (P.R.M.) (4" X 4" CONCRETE

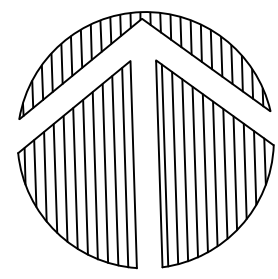
MONUMENT, L.B. #3501)

Building Setbacks

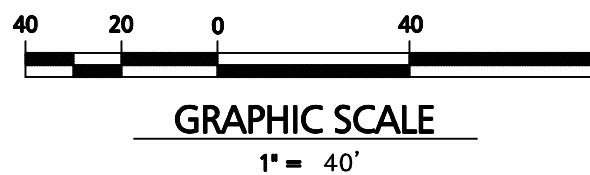
FRONT: 25'
REAR: 25'
SIDE: 7.5'
*CORNER: 15'

*CORNER SETBACKS (SIDE SETBACKS AT CORNERS AS DESIGNATED) ARE 15 FEET, UNLESS OTHERWISE NOTED. PLEASE REFER TO LOT 18.

NOTICE: DRAINAGE EASEMENT TO BE 5' OFF OF ALL REAR AND SIDE LOT LINES.



NORTH



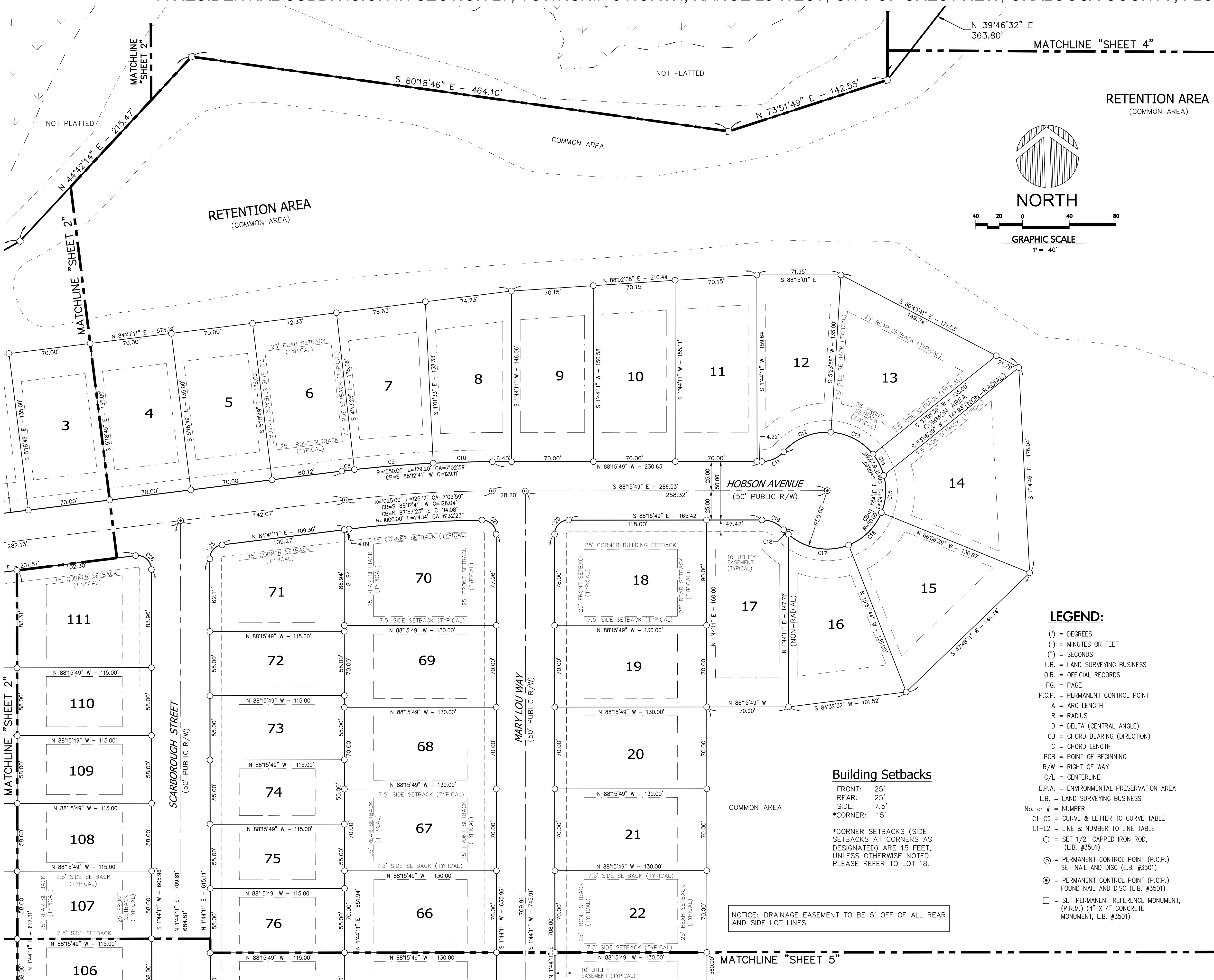
GRAPHIC SCALE

MATCHLINE "SHEET 4"

MATCHLINE "SHEET 4"

MATCHLINE "SHEET 4"

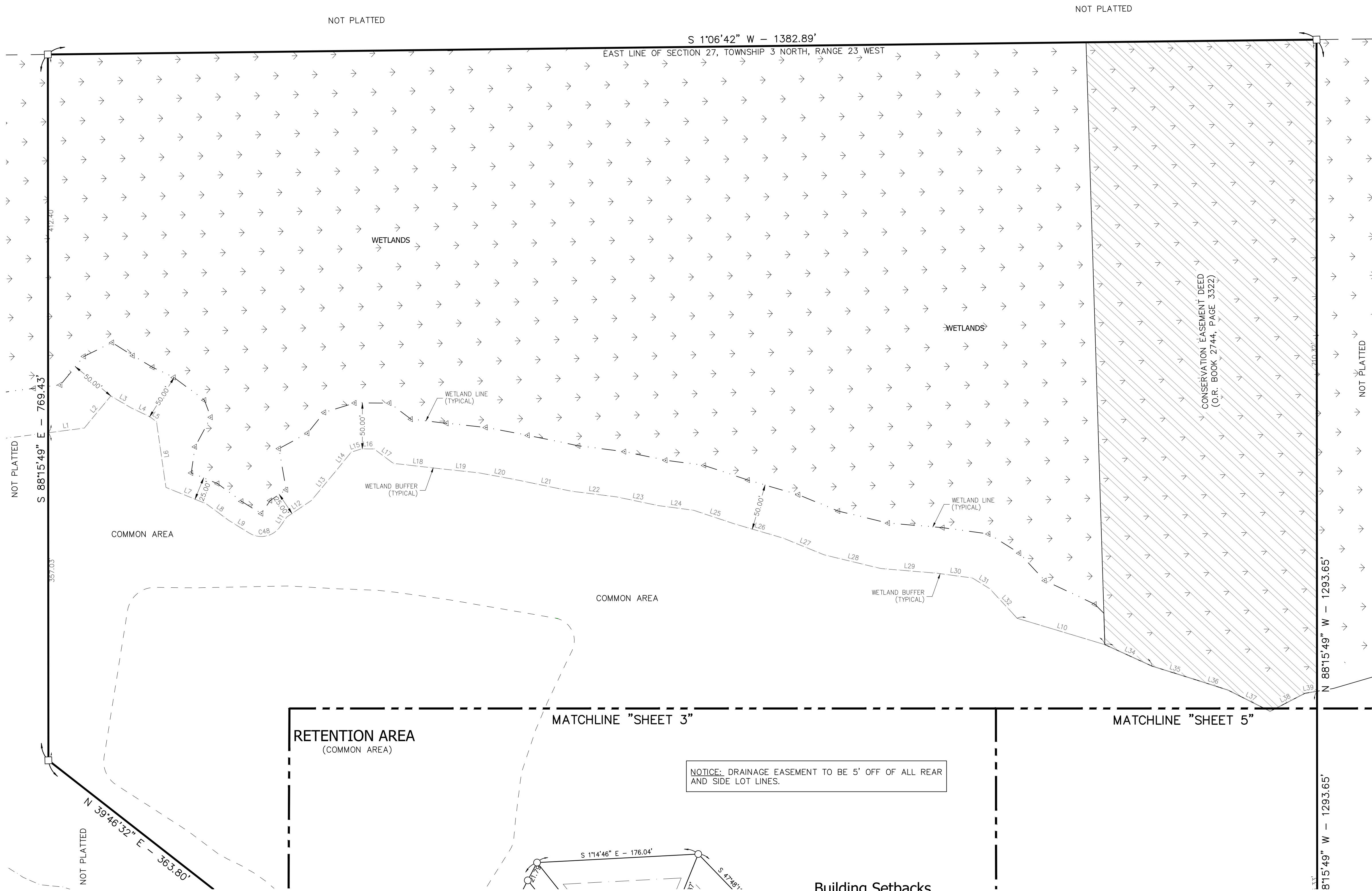
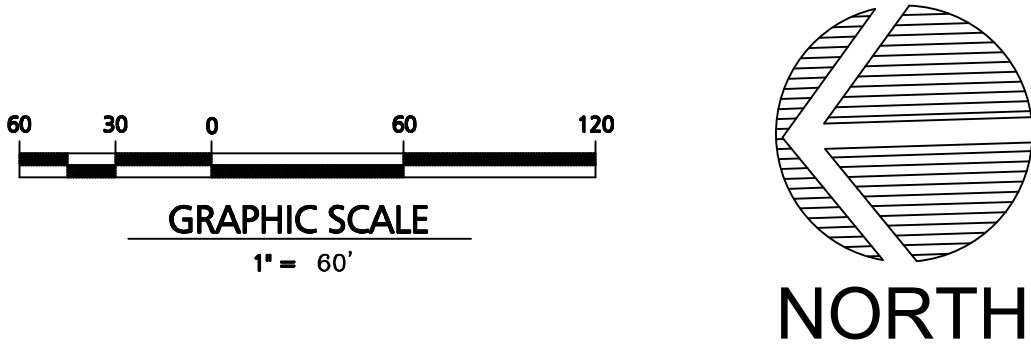
MATCHLINE "SHEET 5"



SHOAL RIVER LANDING PHASE 1

A RESIDENTIAL SUBDIVISION IN SECTION 27, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____



LINE TABLE		
LINE#	DISTANCE	BEARING
L1	39.73	S 5°37'58" E
L2	45.41	S 48°42'33" E
L3	25.61	S 32°07'01" W
L4	22.99	S 27°22'43" W
L5	8.68	S 38°23'07" W
L6	72.39	S 83°35'14" W
L7	47.42	S 23°52'42" W
L8	30.33	S 38°13'24" W
L9	26.41	S 33°37'03" W
L10	99.75	S 18°29'57" W
L11	12.37	S 54°00'55" E
L12	32.45	S 32°07'16" E
L13	44.32	S 48°30'33" E
L14	23.95	S 49°18'31" E
L15	11.88	S 15°27'13" E
L16	13.69	S 1°53'28" W
L17	26.19	S 38°44'09" W
L18	52.96	S 8°21'10" W
L19	41.14	S 7°48'02" W
L20	44.13	S 12°23'56" W
L21	57.85	S 13°31'29" W
L22	50.35	S 8°58'35" W
L23	45.75	S 13°37'17" W
L24	39.53	S 9°22'30" W
L25	46.53	S 20°14'30" W
L26	55.58	S 18°02'35" W
L27	48.11	S 24°02'55" W
L28	63.49	S 15°21'27" W
L29	62.33	S 6°34'37" W
L30	38.42	S 9°35'10" W
L31	22.14	S 33°43'46" W
L32	43.79	S 48°55'59" W
L34	56.44	S 26°18'07" W
L35	49.92	S 19°08'35" W
L36	37.14	S 19°32'24" W
L37	51.27	S 28°31'30" W
L38	42.66	S 25°33'18" E
L39	13.46	S 7°51'44" E

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD	BEARING
C48	25.00'	38.24'	87°37'58"	34.62'	S 10°11'56" E

Building Setbacks

FRONT: 25'
REAR: 25'
SIDE: 7.5'
*CORNER: 15'

*CORNER SETBACKS (SIDE SETBACKS AT CORNERS AS DESIGNATED) ARE 15 FEET, UNLESS OTHERWISE NOTED. PLEASE REFER TO LOT 18.

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Prepared September 2020

PREPARED BY:

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Land Surveying

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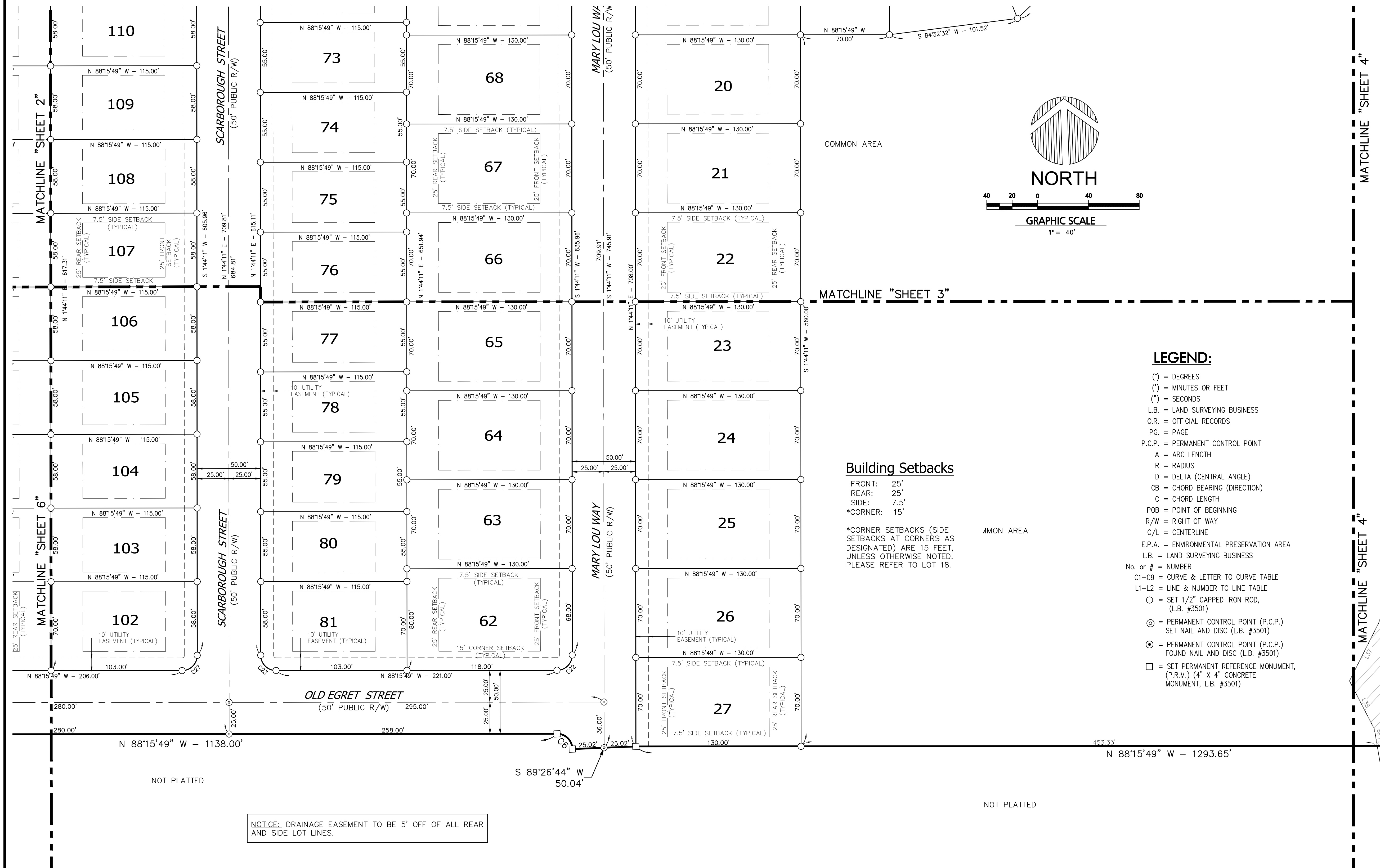
SHOAL RIVER LANDING PHASE 1

SHEET 4 OF 6

SHOAL RIVER LANDING PHASE 1

A RESIDENTIAL SUBDIVISION IN SECTION 27, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____



CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00'	42.35'	97°02'59"	37.46'	S 46°47'19" E
C2	125.00'	57.51'	26°21'46"	57.01'	S 82°07'56" E
C3	125.00'	38.64'	17°42'37"	38.48'	S 77°48'21" E
C4	12.00'	20.66'	98°39'09"	18.20'	N 44°00'46" E
C5	12.00'	18.85'	90°00'00"	16.97'	S 50°18'49" E
C6	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C7	125.00'	57.51'	26°21'46"	57.01'	N 71°30'18" E
C8	1050.00'	10.82'	0°35'26"	10.82'	N 84°58'54" E
C9	1050.00'	67.75'	3°41'50"	67.74'	N 87°07'32" E
C10	1050.00'	50.62'	2°45'44"	50.61'	S 89°38'41" E
C11	25.00'	21.03'	48°11'23"	20.41'	S 67°38'29" W
C12	50.00'	45.25'	51°51'10"	43.72'	N 69°28'23" E
C13	50.00'	41.67'	47°44'41"	40.47'	S 60°43'41" E
C14	50.00'	20.58'	23°34'41"	20.43'	S 25°04'00" E
C15	50.00'	32.44'	37°10'10"	31.87'	S 51°8'26" W
C16	50.00'	40.56'	46°28'46"	39.46'	S 47°07'53" W
C17	50.00'	55.12'	63°09'39"	52.37'	N 78°02'54" W
C18	50.00'	5.58'	6°23'38"	5.58'	N 43°16'16" W
C19	25.00'	21.03'	48°11'23"	20.41'	S 64°10'08" E
C20	12.00'	18.85'	90°00'00"	16.97'	N 46°44'11" E
C21	12.00'	18.96'	90°30'36"	17.05'	S 43°31'08" E
C22	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C23	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C24	125.00'	57.51'	26°21'46"	57.01'	N 71°30'18" E
C25	12.00'	17.37'	82°57'01"	15.90'	N 43°12'41" E
C26	12.00'	20.33'	97°02'59"	17.98'	S 46°47'19" E
C27	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C28	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C29	12.00'	17.37'	82°57'01"	15.90'	N 43°12'41" E
C30	12.00'	20.33'	97°02'59"	17.98'	S 46°47'19" E
C31	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C32	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C33	12.00'	17.37'	82°57'01"	15.90'	N 43°12'41" E
C34	12.00'	20.33'	97°02'59"	17.98'	S 46°47'19" E
C35	12.00'	18.85'	90°00'00"	16.97'	S 46°44'11" W
C36	12.00'	18.85'	90°00'00"	16.97'	N 43°15'49" W
C37	25.00'	21.03'	48°11'23"	20.41'	N 25°49'52" E
C38	50.00'	6.67'	7°38'53"	6.67'	N 46°06'07" E
C39	50.00'	64.91'	74°22'48"	60.45'	N 5°05'16" E
C40	50.00'	42.44'	48°37'53"	41.18'	N 56°25'04" W
C41	50.00'	42.22'	48°23'08"	40.98'	S 75°04'25" W
C42	50.00'	42.14'	48°17'22"	40.90'	S 26°44'10" W
C43	50.00'	42.80'	49°02'41"	41.50'	S 21°55'52" E
C44	25.00'	21.03'	48°11'23"	20.41'	S 22°21'31" E
C45	25.00'	36.19'	82°57'01"	33.11'	N 43°12'41" E
C46	25.00'	36.19'	82°57'01"	33.11'	N 43°12'41" E
C47	25.00'	36.19'	82°57'01"	33.11'	N 43°12'41" E
C48	25.00'	38.24'	87°37'58"	34.62'	S 10°11'56" E
C49	5.00'	5.91'	67°40'06"	5.57'	S 28°31'14" W
C50	85.00'	33.13'	22°19'54"	32.92'	S 73°31'14" W
C51	11.00'	17.28'	90°00'00"	15.56'	N 50°18'49" W
C52	11.00'	7.07'	36°49'31"	6.95'	N 13°05'57" E
C53	85.00'	33.13'	22°19'54"	32.92'	S 84°08'52" E
C54	5.00'	5.91'	67°40'06"	5.57'	S 39°08'52" E
C55	25.00'	28.98'	66°25'19"	27.39'	N 31°28'29" W

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 September 2020

PREPARED BY:

Gustin, Cothorn & Tucker, Inc.
Land Surveying

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

SHOAL RIVER LANDING PHASE 1

SHEET 5 OF 6

SHOAL RIVER LANDING PHASE 1

A RESIDENTIAL SUBDIVISION IN SECTION 27, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

CURVE TABLE				
CURVE#	RADIUS	LENGTH	DELTA	CHORD
C1	25.00'	42.35'	97°02'59"	37.46'
C2	125.00'	57.51'	26°21'46"	57.01'
C3	125.00'	38.64'	17°42'37"	38.48'
C4	12.00'	20.66'	98°39'09"	18.20'
C5	12.00'	18.85'	90°00'00"	16.97'
C6	12.00'	18.85'	90°00'00"	16.97'
C7	125.00'	57.51'	26°21'46"	57.01'
C8	1050.00'	10.82'	0°35'26"	10.82'
C9	1050.00'	67.75'	3°41'50"	67.74'
C10	1050.00'	50.62'	2°45'44"	50.61'
C11	25.00'	21.03'	48°11'23"	20.41'
C12	50.00'	45.25'	51°51'10"	43.72'
C13	50.00'	41.67'	47°44'41"	40.47'
C14	50.00'	20.58'	23°34'41"	20.43'
C15	50.00'	32.44'	37°10'10"	31.87'
C16	50.00'	40.56'	46°28'46"	39.46'
C17	50.00'	55.12'	63°09'39"	52.37'
C18	50.00'	5.58'	6°23'38"	5.58'
C19	25.00'	21.03'	48°11'23"	20.41'
C20	12.00'	18.85'	90°00'00"	16.97'
C21	12.00'	18.85'	90°00'00"	16.97'
C22	12.00'	18.85'	90°00'00"	16.97'
C23	12.00'	18.85'	90°00'00"	16.97'
C24	125.00'	57.51'	26°21'46"	57.01'
C25	12.00'	17.37'	82°57'01"	15.90'
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C37	25.00'	21.03'	48°11'23"	20.41'
C38	50.00'	6.67'	7°38'53"	6.67'
C39	50.00'	64.91'	74°22'48"	60.45'
C40	50.00'	42.44'	48°37'53"	41.18'
C41	50.00'	42.22'	48°23'08"	40.98'
C42	50.00'	42.14'	48°17'22"	40.90'
C43	50.00'	42.80'	49°02'41"	41.50'
C44	25.00'	21.03'	48°11'23"	20.41'
C45	25.00'	36.19'	82°57'01"	33.11'
C46	25.00'	36.19'	82°57'01"	33.11'
C47	25.00'	36.19'	82°57'01"	33.11'
C48	25.00'	38.24'	87°37'58"	34.62'
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C50	85.00'	33.13'	22°19'54"	32.92'
C51	11.00'	7.07'	36°49'31"	6.95'
C52	11.00'	7.07'	36°49'31"	6.95'
C53	85.00'	33.13'	22°19'54"	32.92'
C54	5.00'	5.91'	67°40'06"	5.57'
C55	25.00'	28.98'	66°25'19"	27.39'

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SHOAL RIVER LANDING PHASE 1

SHEET 6 OF 6

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Building Setbacks

FRONT: 25'
REAR: 25'
SIDE: 7.5'
*CORNER: 15'

*CORNER SETBACKS (SIDE SETBACKS AT CORNERS AS DESIGNATED) ARE 15 FEET, UNLESS OTHERWISE NOTED. PLEASE REFER TO LOT 18.

NOT PLATTED

NOTICE: DRAINAGE EASEMENT TO BE 5' OFF OF ALL REAR AND SIDE LOT LINES.

LEGEND:

- (°) = DEGREES
(') = MINUTES OR FEET
(") = SECONDS
L.B. = LAND SURVEYING BUSINESS
O.R. = OFFICIAL RECORDS
PG. = PAGE
P.C.P. = PERMANENT CONTROL POINT
A = ARC LENGTH
R = RADIUS
D = DELTA (CENTRAL ANGLE)
CB = CHORD BEARING (DIRECTION)
C = CHORD LENGTH
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
C/L = CENTERLINE
E.P.A. = ENVIRONMENTAL PRESERVATION AREA
L.B. = LAND SURVEYING BUSINESS
No. or # = NUMBER
- C1-C9 = CURVE & LETTER TO CURVE TABLE
L1-L2 = LINE & NUMBER TO LINE TABLE
- = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
⊙ = PERMANENT CONTROL POINT (P.C.P.) SET NAIL AND DISC (L.B. #3501)
⊕ = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL AND DISC (L.B. #3501)
□ = SET PERMANENT REFERENCE MONUMENT, (P.R.M.) (4" X 4" CONCRETE MONUMENT, L.B. #3501)

