



CITY OF CRESTVIEW

Community Development Services

P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536

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

PLANNING AND DEVELOPMENT BOARD

October 4, 2021

6:00 PM

Council Chambers

PLANNING AND DEVELOPMENT BOARD

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 Pledge of Allegiance

3 Approve Agenda

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

6 Ordinance on 1st reading/ Public Hearing

6. Ordinance 1832 Redstone Avenue Annexation

6. Ordinance 1833 Redstone Avenue Comprehensive Plan

6. Ordinance 1834 Redstone Avenue Rezoning

7 Ordinances

8 Final Plats and PUDS

9 Action Items

9. Abandonment of three sewer utility easements within the Crestview Commons Development.

10 Special Exceptions, Variances, Vacations and Appeals

11 Comments from the Audience

12 Adjournment

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.



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 4, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2021
SUBJECT: Ordinance 1832 Redstone Avenue Annexation

BACKGROUND:

On August 23, 2021, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Redstone Avenue.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively.

The request for voluntary annexation will be presented to City Council via Ordinance 1832 on October 11, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Aultman John R & Robert & Aultman Kimberley A
Parcel ID: 21-3N-23-0000-0013-0000
Site Size: 19.69 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
East	Public Lands (PL)	Public Lands (PL)	Public School
South	Residential (R)	Single and Multi-Family Dwelling District (R-3)	Vacant
West	Residential(R)	Single and Multi-Family Dwelling District (R-3) & Single-Family Medium Density District (R-2)	Residential

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 would be developed residentially.

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 September 13, 2021. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on September 14, 2021. The property was posted on September 21, 2021. An advertisement ran in the Crestview News Bulletin on September 22, 2021.

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 is approximately \$815.00.

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 1832 and send to the City Council for first reading and public hearing on second reading.

Attachments

1. Exhibit Packet

ORDINANCE: 1832

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 19.69 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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 # 21-3N-23-0000-0013-0000 (Deed recorded in Book 2199, page 3451, dated February 17, 1999)

E 1/2 of SE 1/4 of SE 1/4, Section 21 T3N, R23W, Okaloosa County, Florida

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 Residential (R) with Single and Multi-Family Dwelling District (R-3) 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.

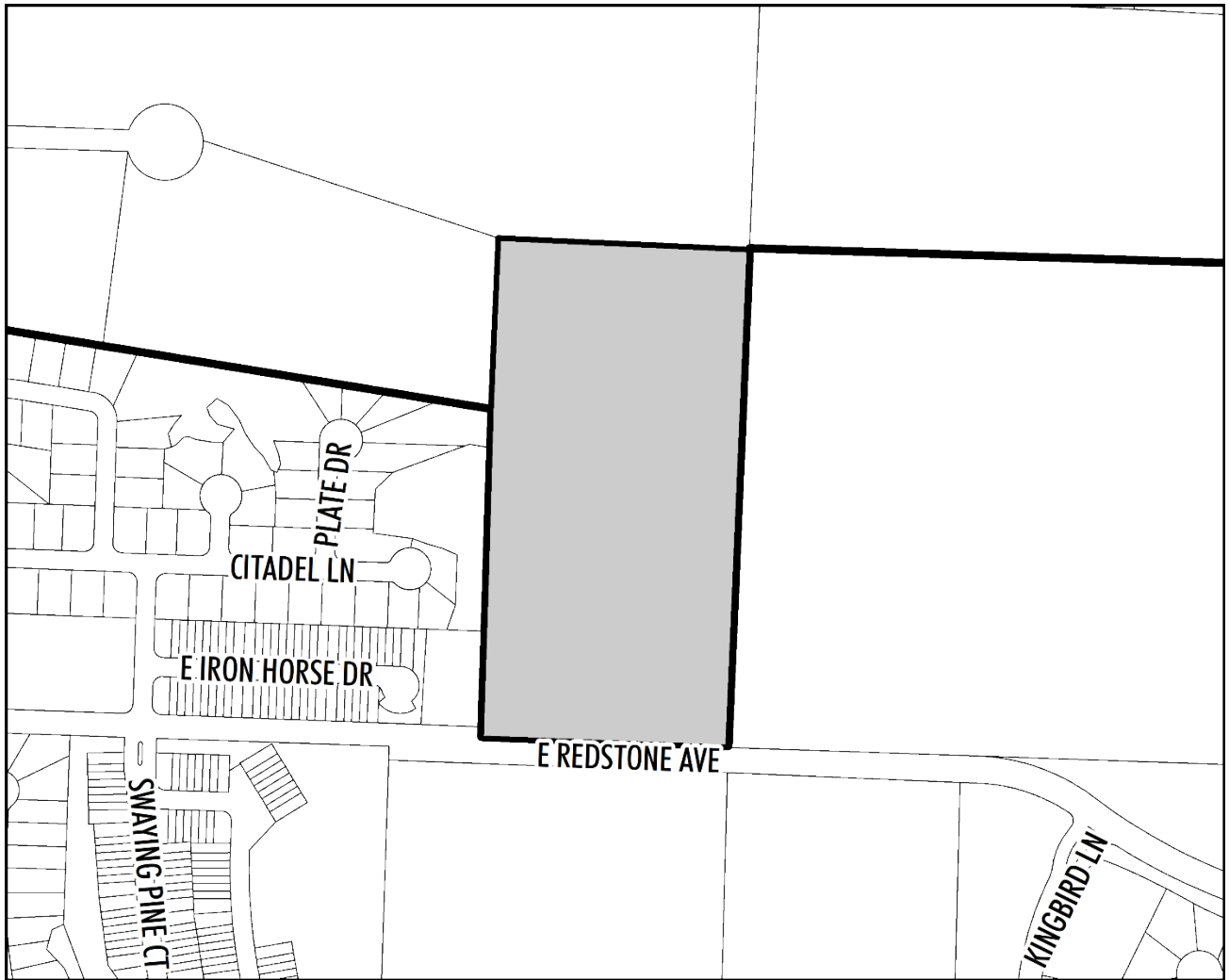
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

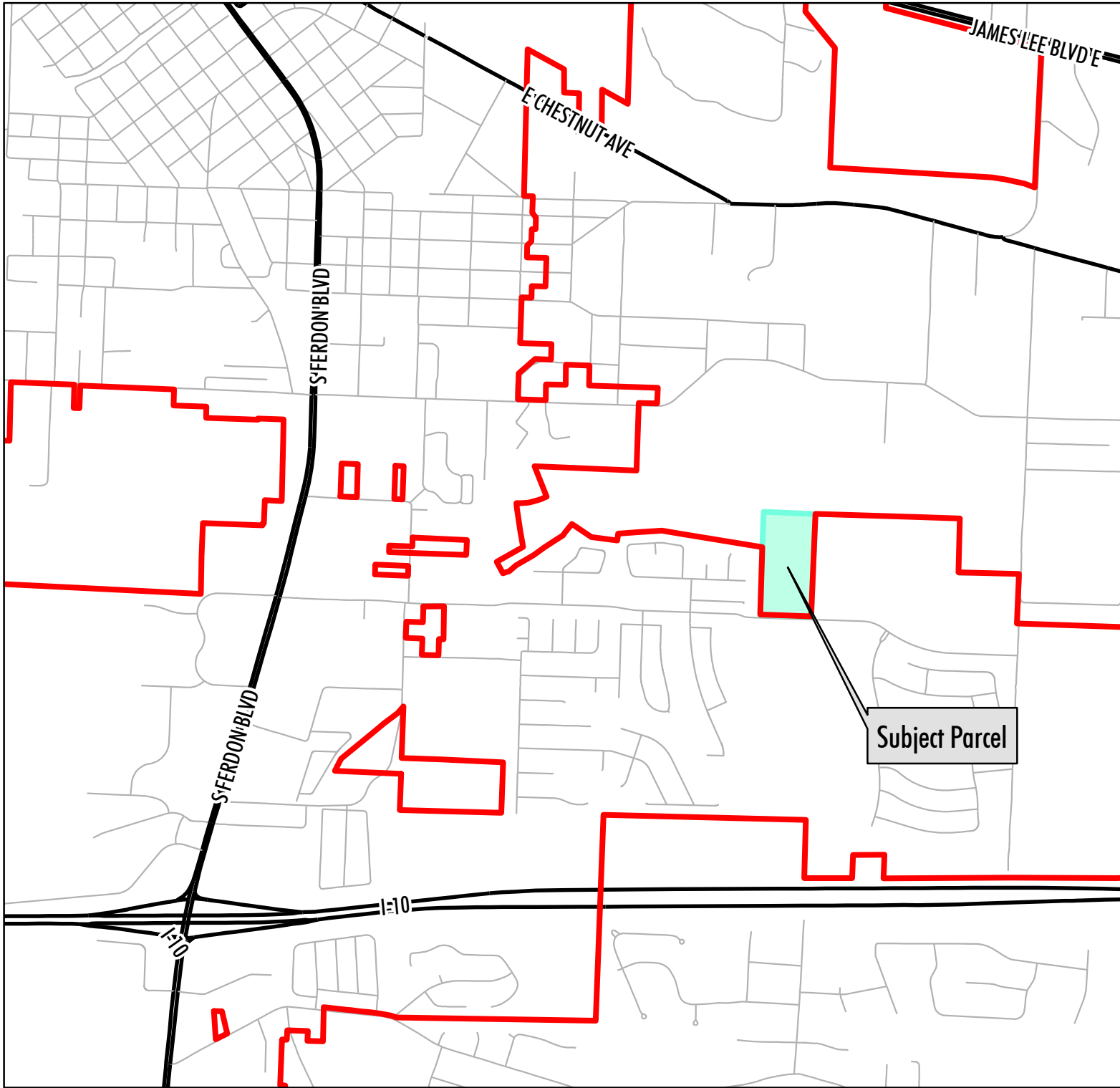
J. B. WHITTEN
Mayor



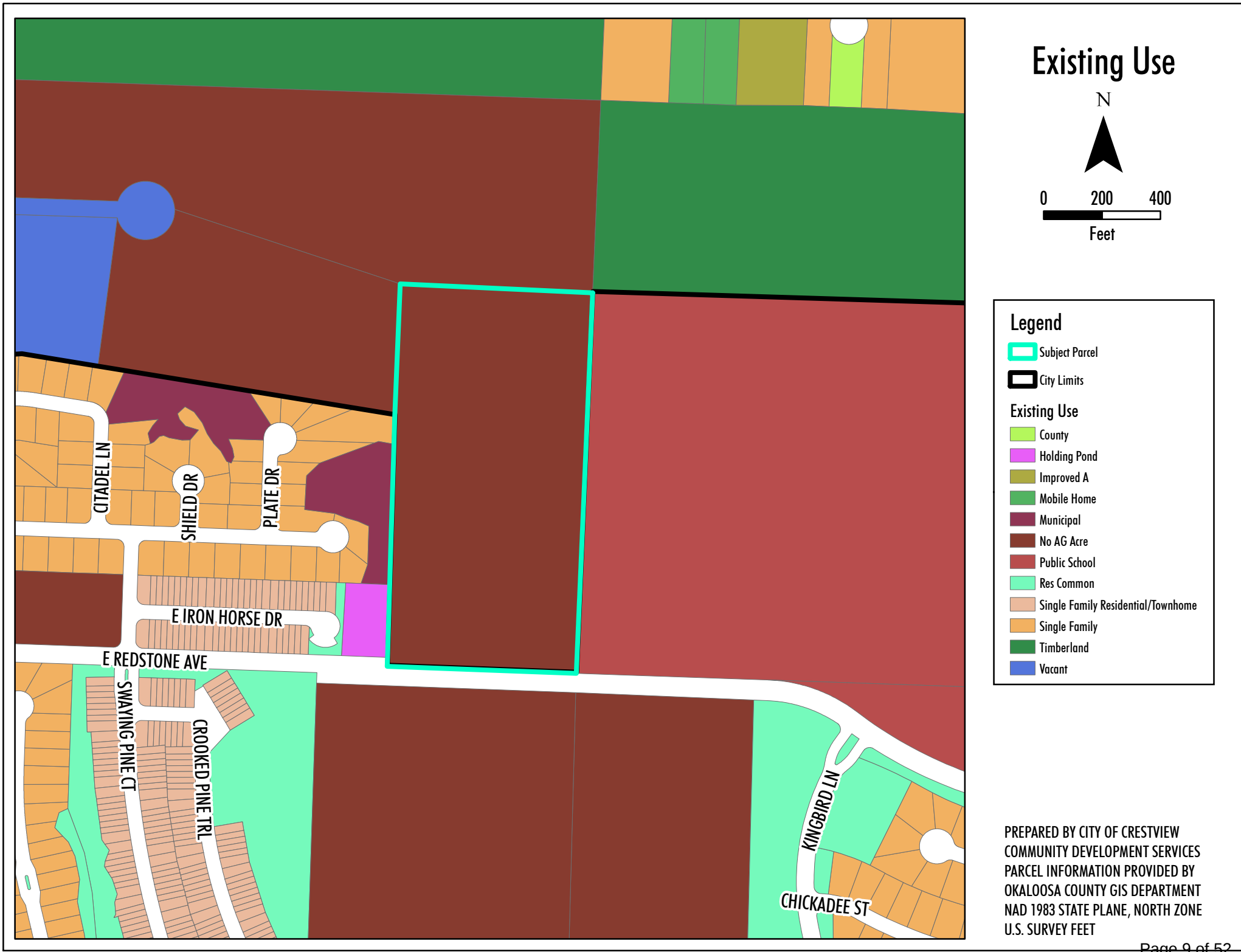
Vicinity Map



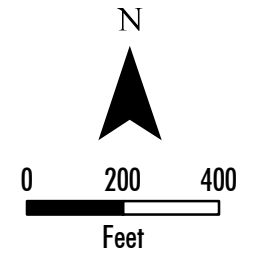
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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Current Zoning



Legend

Subject Parcel

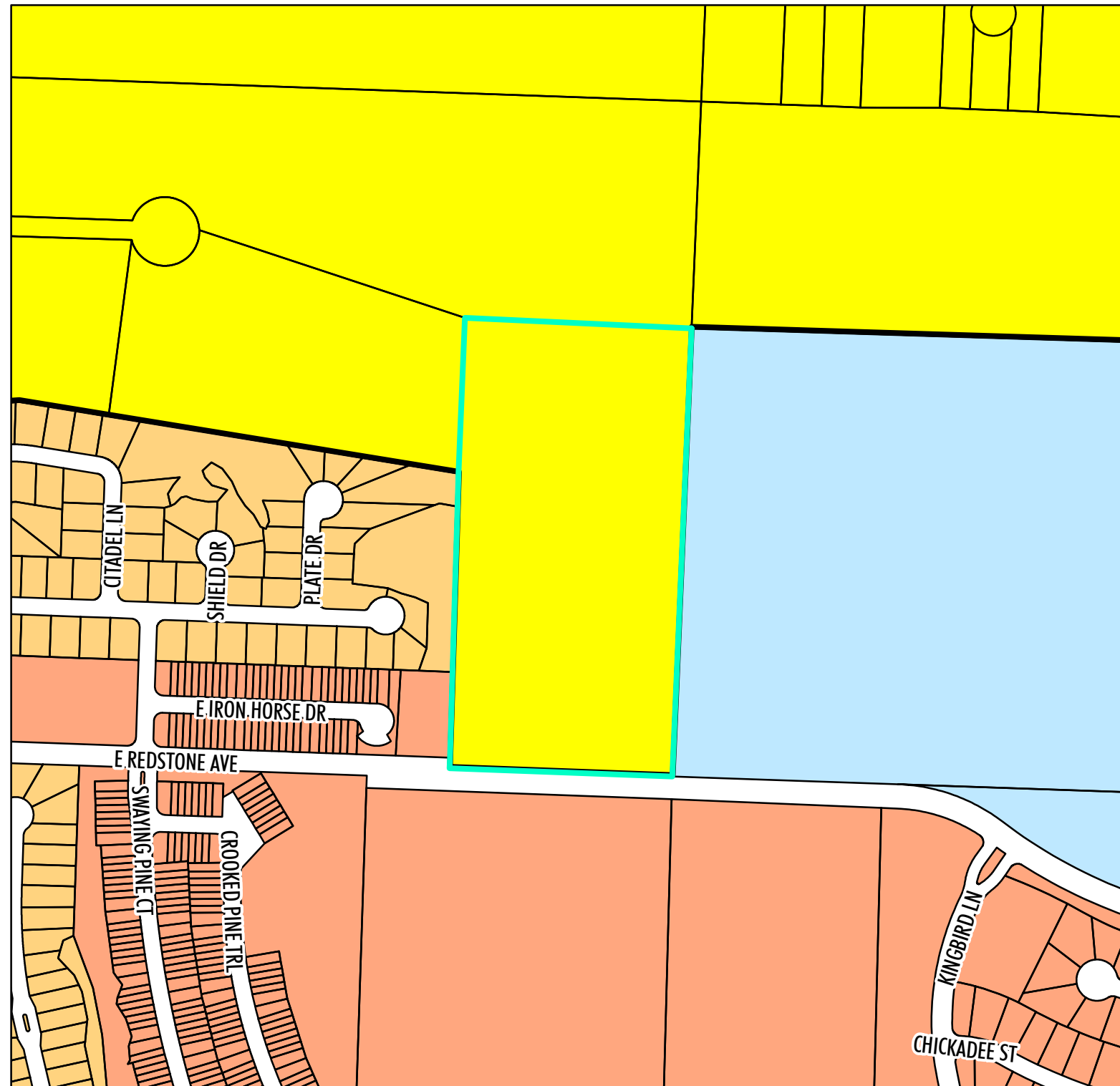
City Limits

City Zoning

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

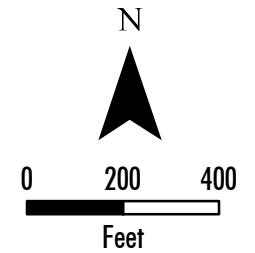
County Zoning

- Residential - 1 (R-1)



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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Adopted Zoning



Legend

Subject Parcel

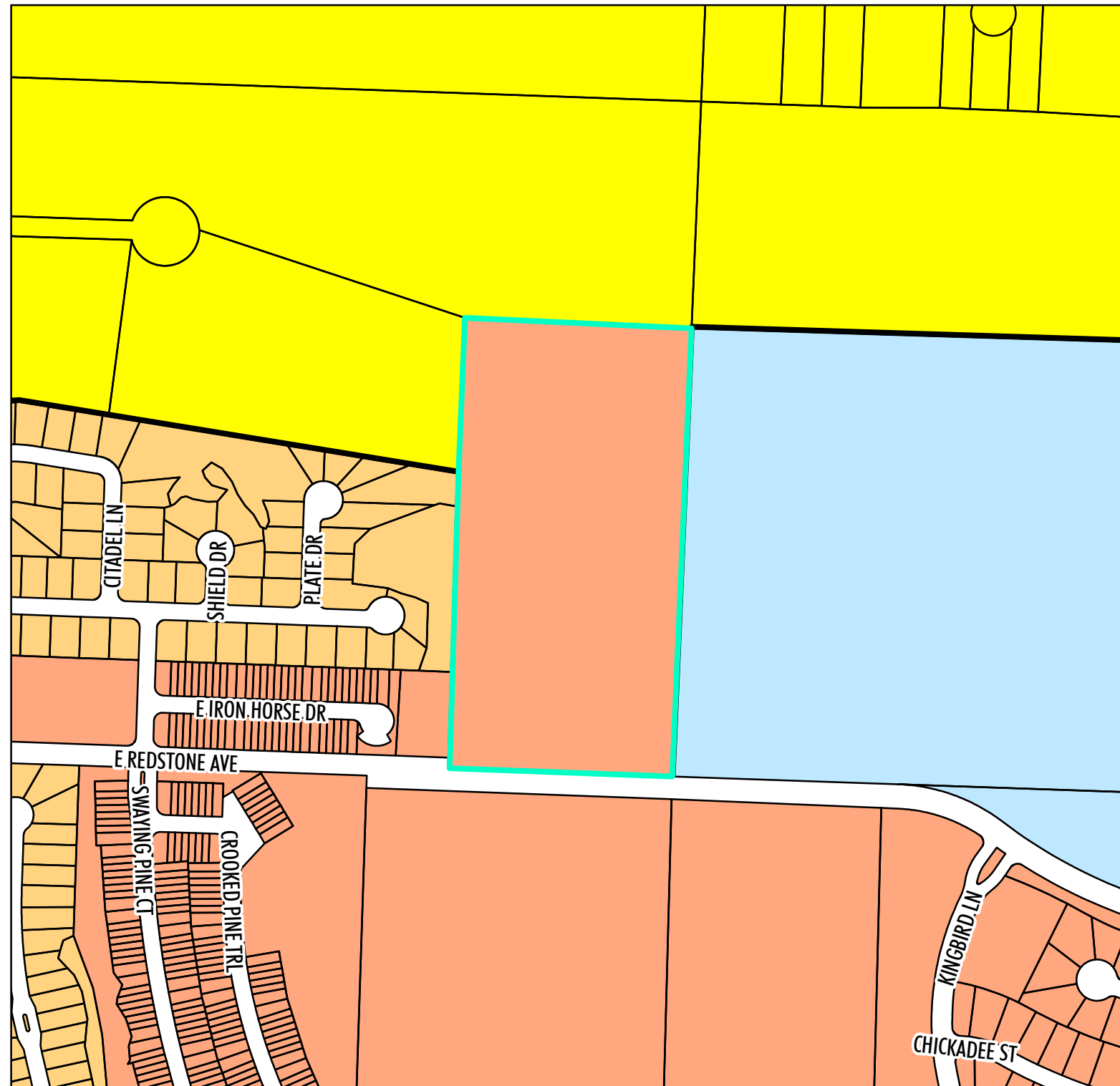
City Limits

City Zoning

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

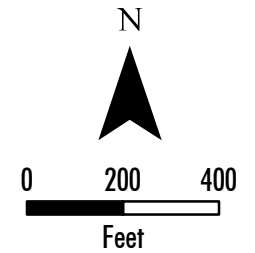
County Zoning

- Residential - 1 (R-1)



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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Zoning



Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

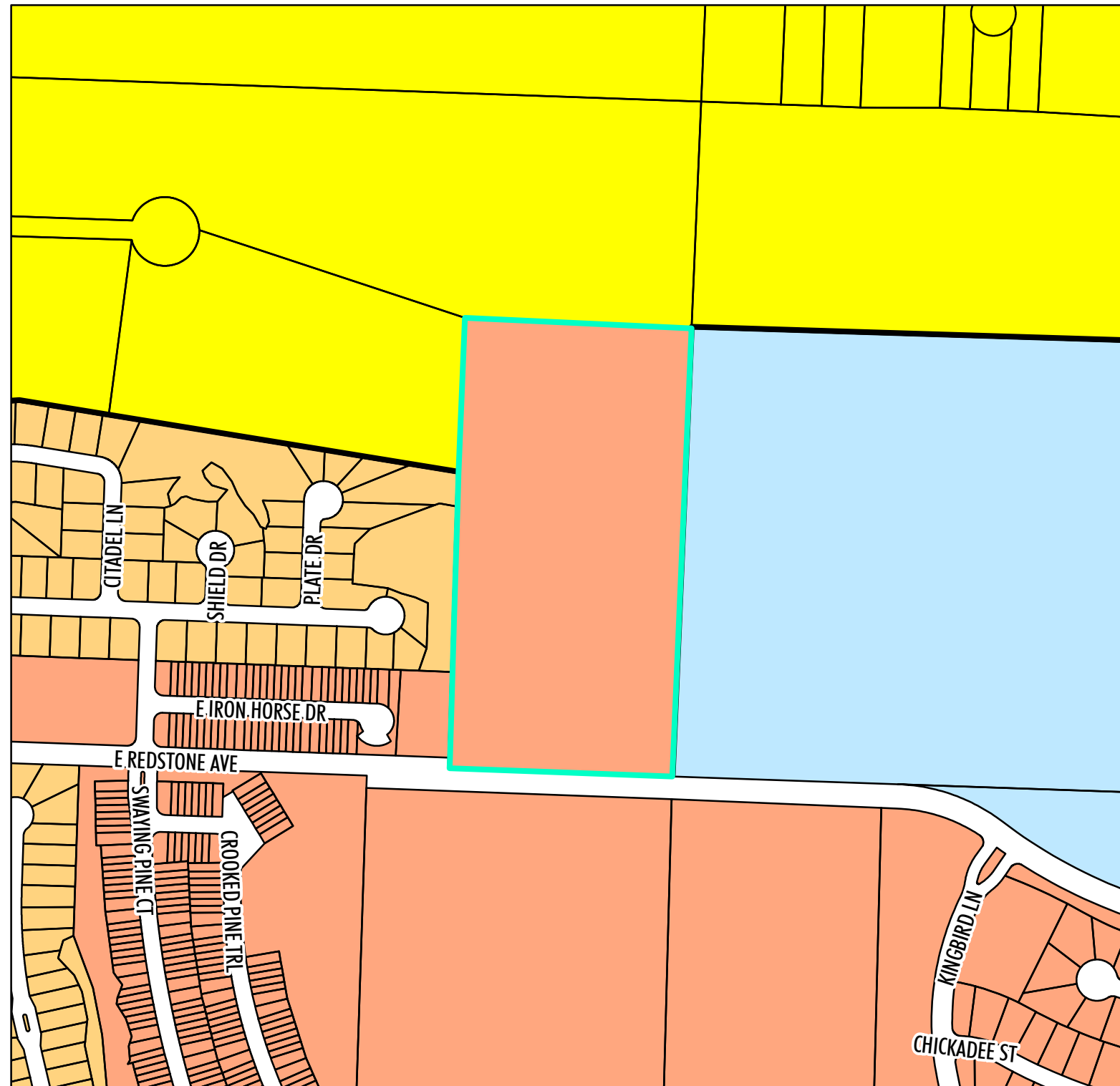
 Industrial (IN)

 Public Lands (P)

 Conservation (E)

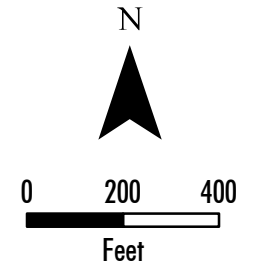
County Zoning

 Residential - 1 (R-1)



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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Current Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

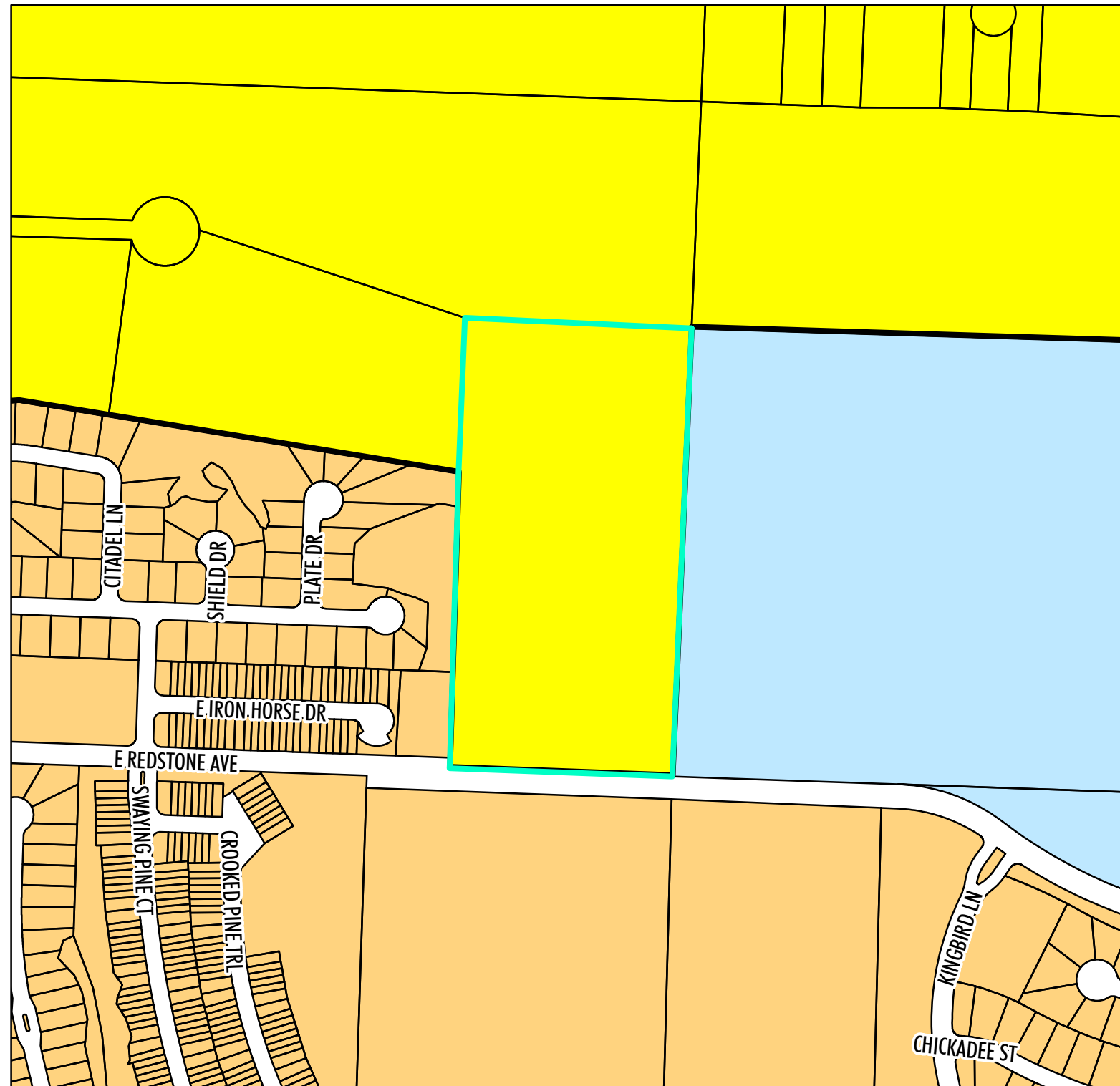
Conservation (CON)

Public Lands (PL)

Residential (R)

County Future Land Use

Low Density Residential (LDR)



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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

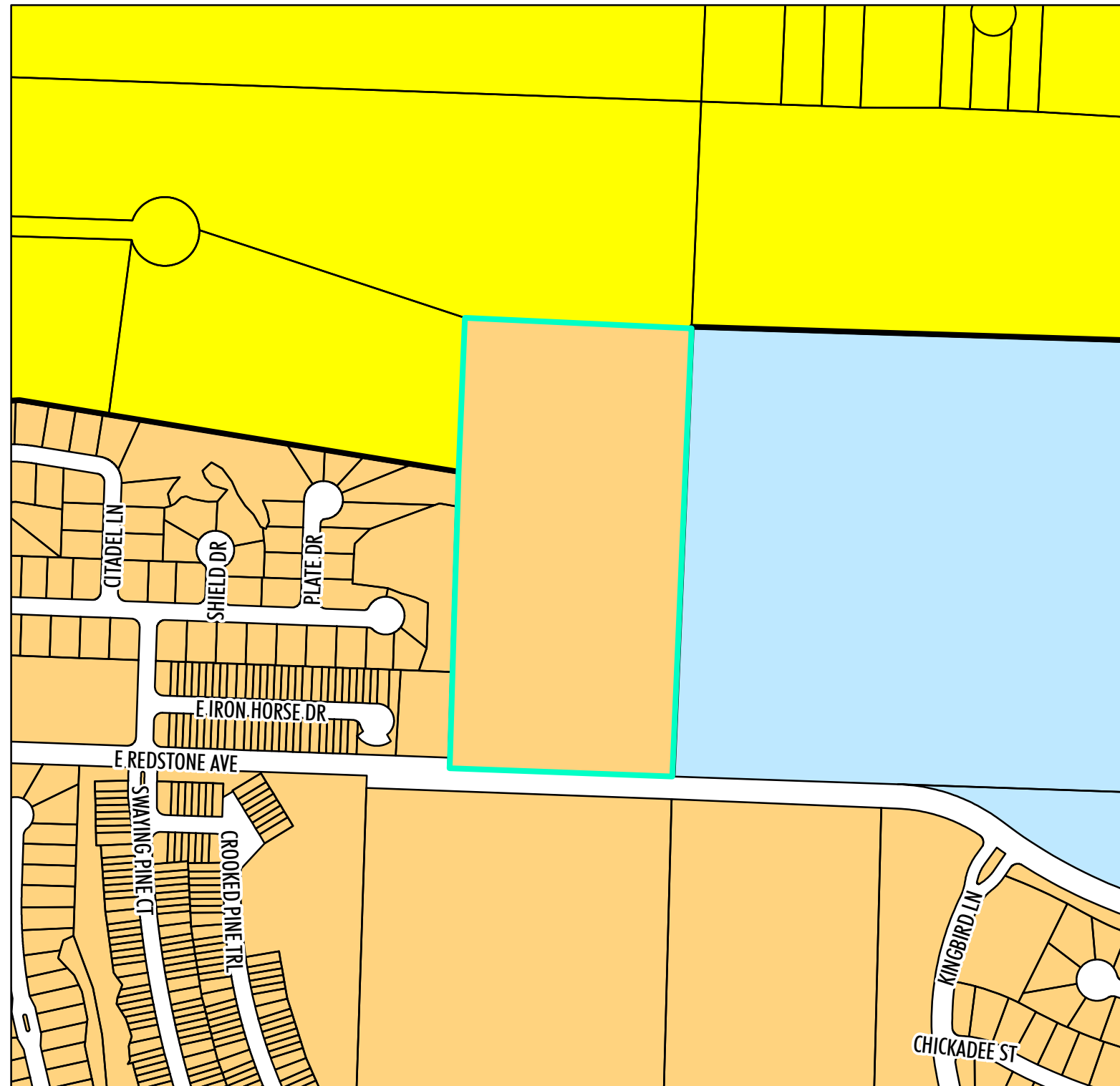
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Adopted Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

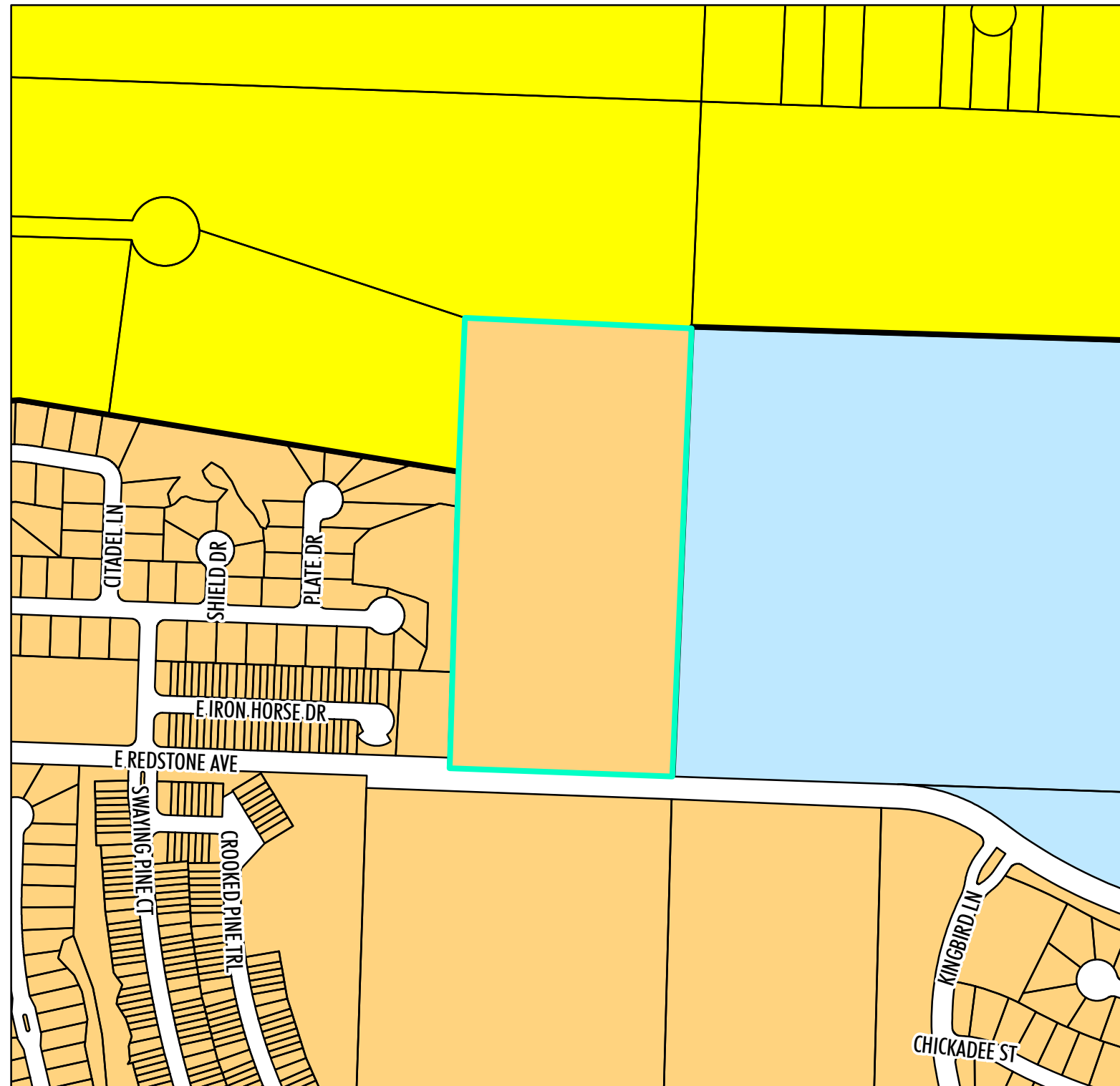
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 4, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2021
SUBJECT: Ordinance 1833 Redstone Avenue Comprehensive Plan

BACKGROUND:

On August 23, 2021, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Redstone Avenue.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-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 City Council via Ordinance 1833 on October 11, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Aultman John R & Robert & Aultman Kimberley A
Parcel ID: 21-3N-23-0000-0013-0000
Site Size: 19.69 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
East	Public Lands (PL)	Public Lands (PL)	Public School
South	Residential (R)	Single and Multi-Family Dwelling District (R-3)	Vacant
West	Residential(R)	Single and Multi-Family Dwelling District (R-3) & Single-Family Medium Density District (R-2)	Residential

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 would be developed residentially.

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

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment 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 September 13, 2021. The property was posted on September 21, 2021. An advertisement ran in the Crestview News Bulletin on September 22, 2021.

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 1833 and send to the City Council for first reading and public hearing on second reading.

Attachments

1. Exhibit Packet

ORDINANCE: 1833

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 LOW DENSITY RESIDENTIAL TO RESIDENTIAL ON APPROXIMATELY 19.69 ACRES, MORE OR LESS, IN SECTION 21, 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 Okaloosa County Low Density Residential to Residential on a parcel of land containing 19.69 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 19.69 acres of land, more or less, from Okaloosa County Low Density Residential to Residential. For the purposes of this Ordinance and Comprehensive Plan Amendment, the 19.69 acres, more or less, is known as Parcel 21-3N-23-0000-0013-0000 and commonly described as:

E 1/2 of SE 1/4 of SE 1/4, Section 21 T3N, R23W, Okaloosa County, Florida

The Residential Future Land Use Category is hereby imposed on Parcel 21-3N-23-0000-0013-0000. 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 21-3N-23-0000-0013-0000 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.

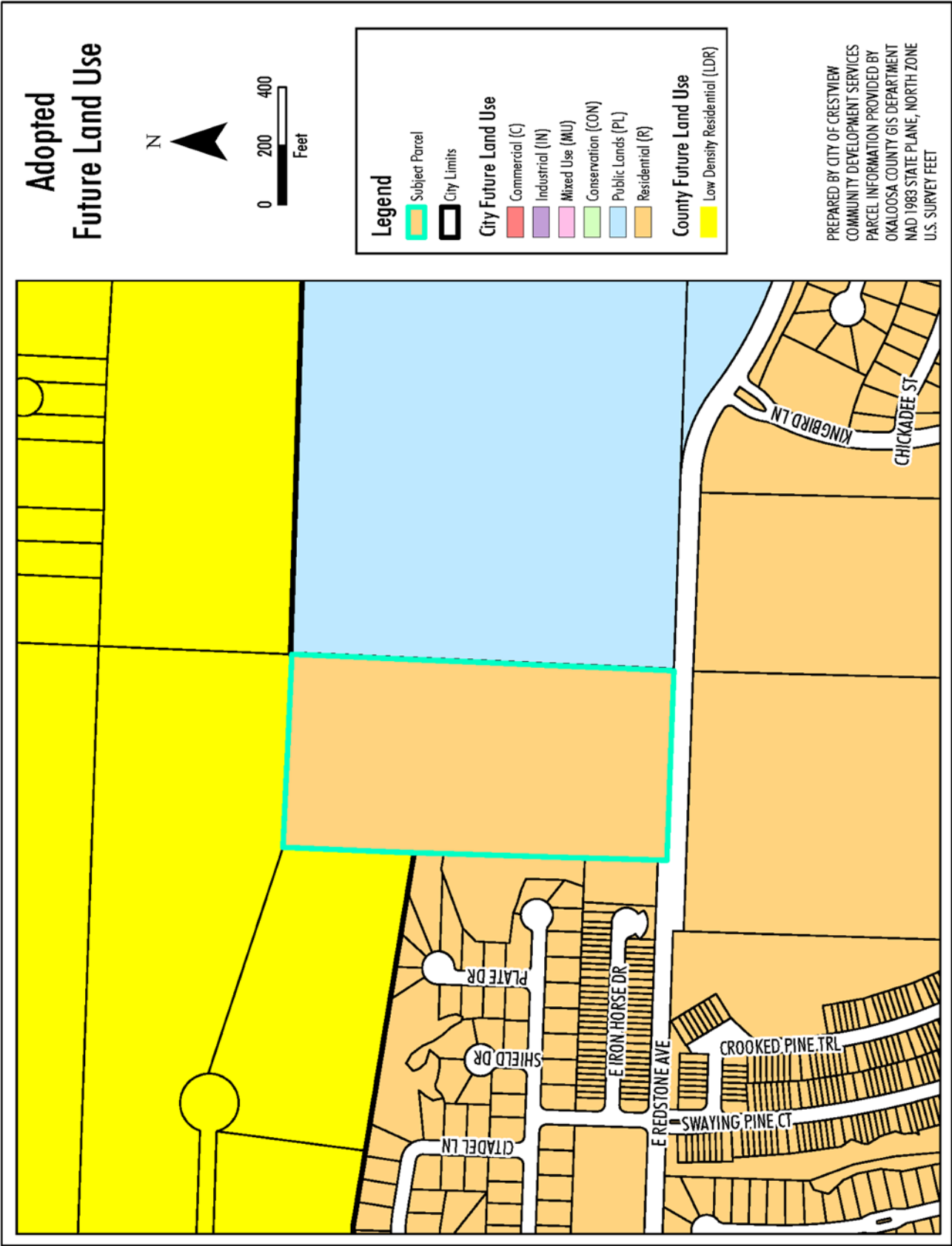
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

J. B. WHITTEN
Mayor

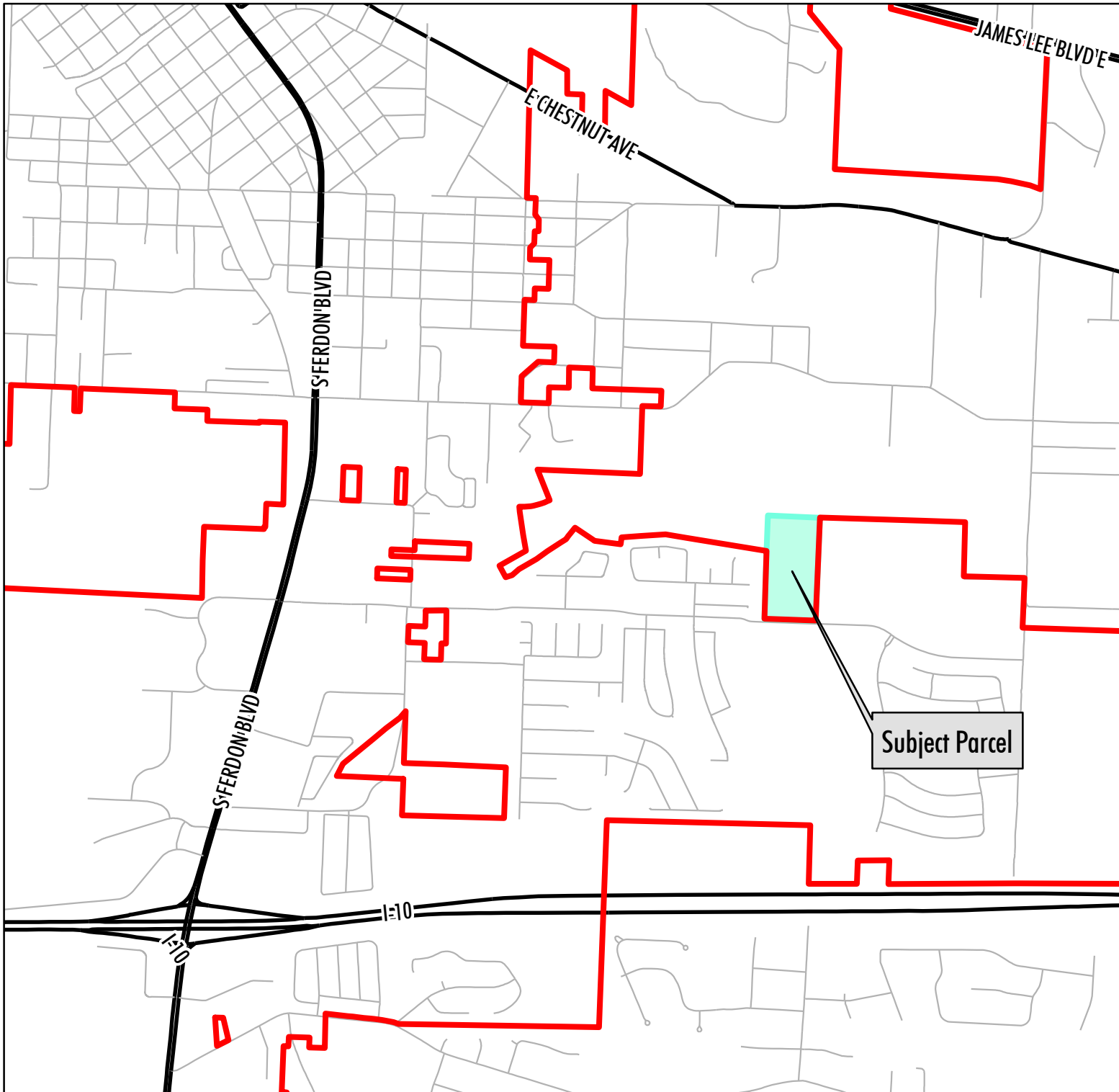
EXHIBIT A



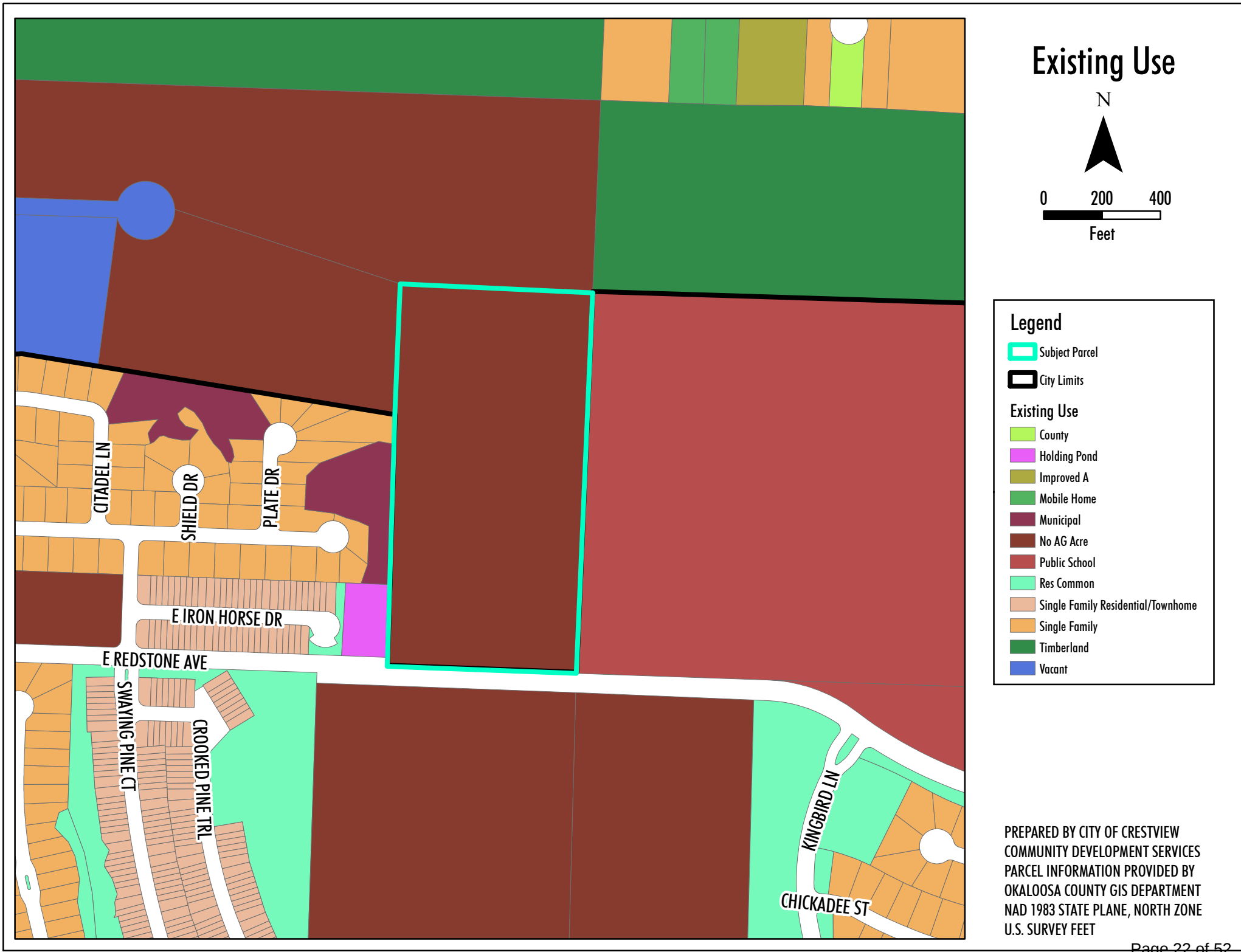
Vicinity Map

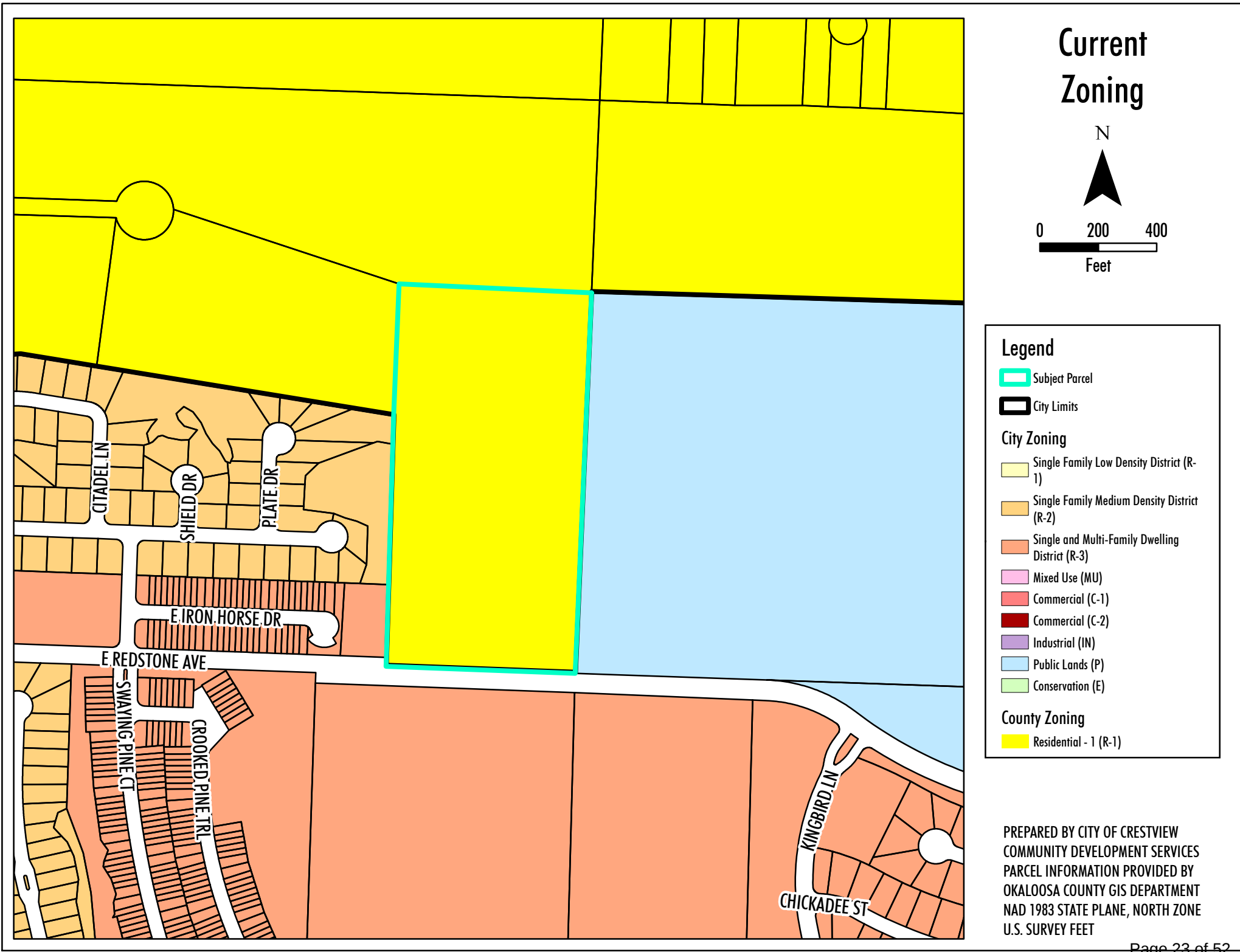


Not to Scale

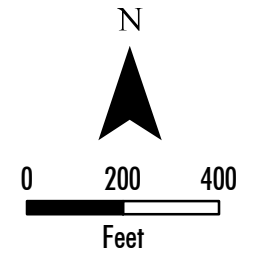


PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET





Adopted Zoning



Legend

Subject Parcel

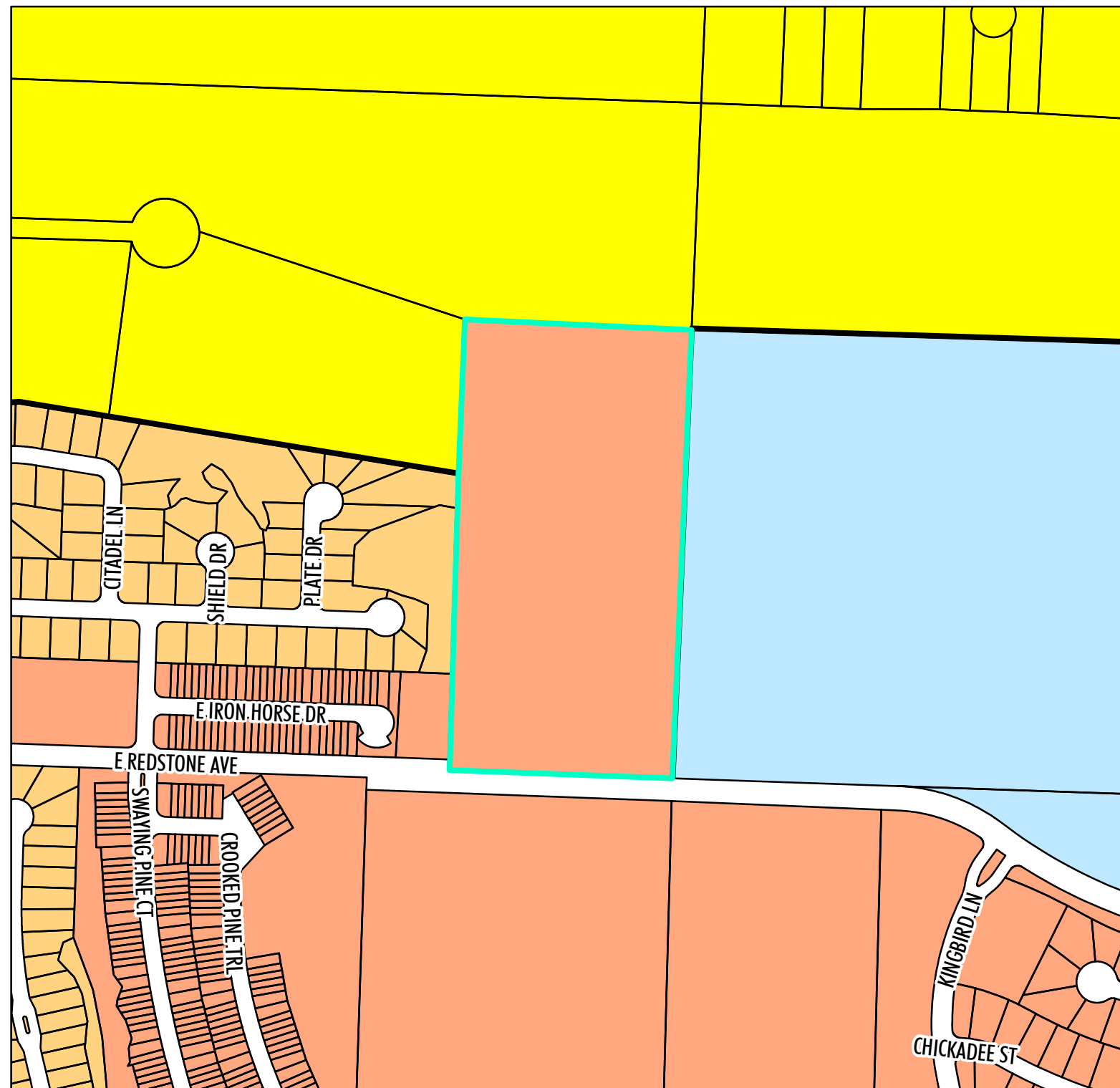
City Limits

City Zoning

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

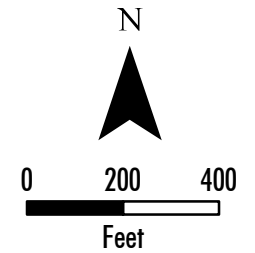
County Zoning

- Residential - 1 (R-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

Proposed Zoning



Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

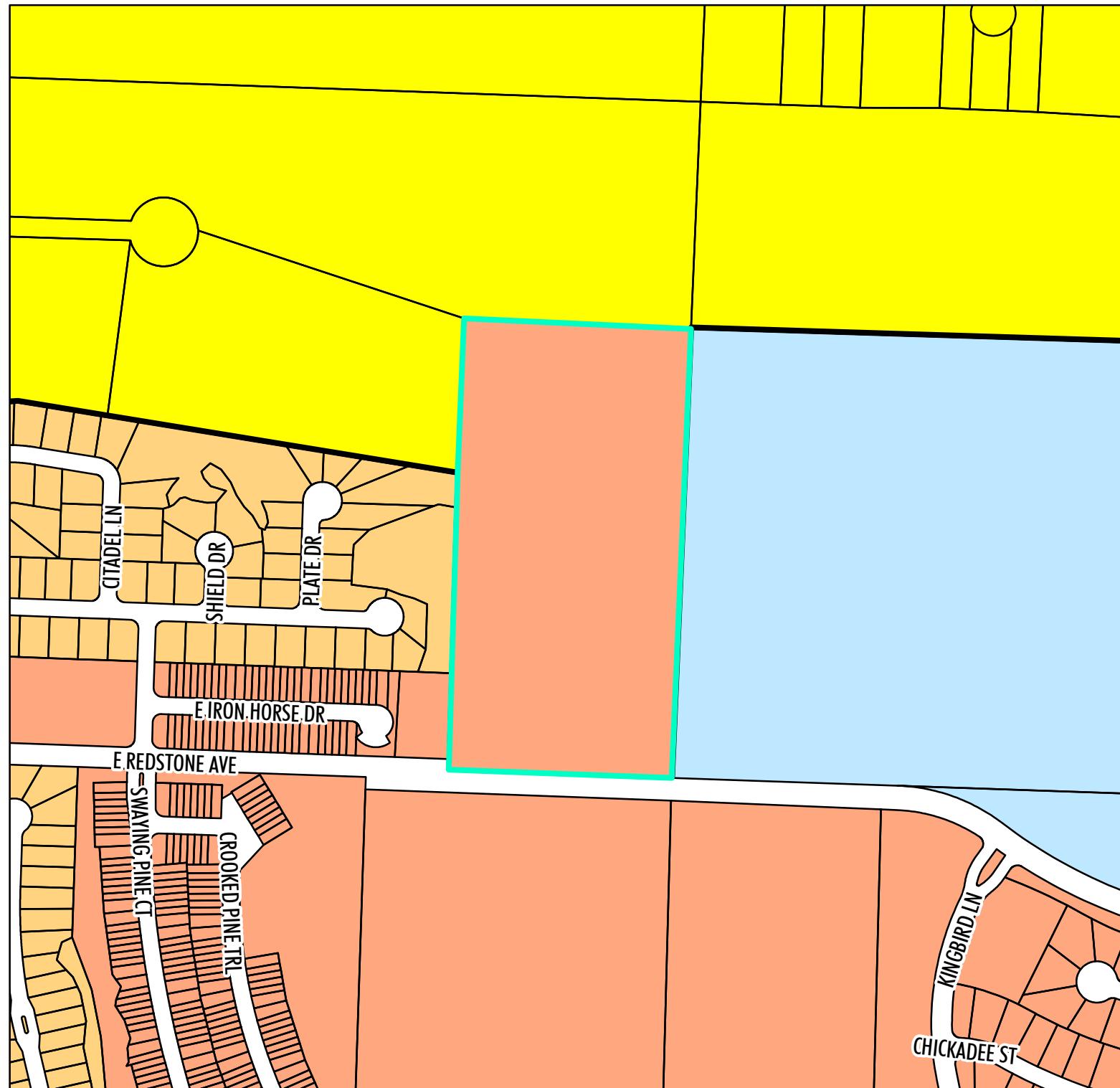
 Industrial (IN)

 Public Lands (P)

 Conservation (E)

County Zoning

 Residential - 1 (R-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

Current Future Land Use

N



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

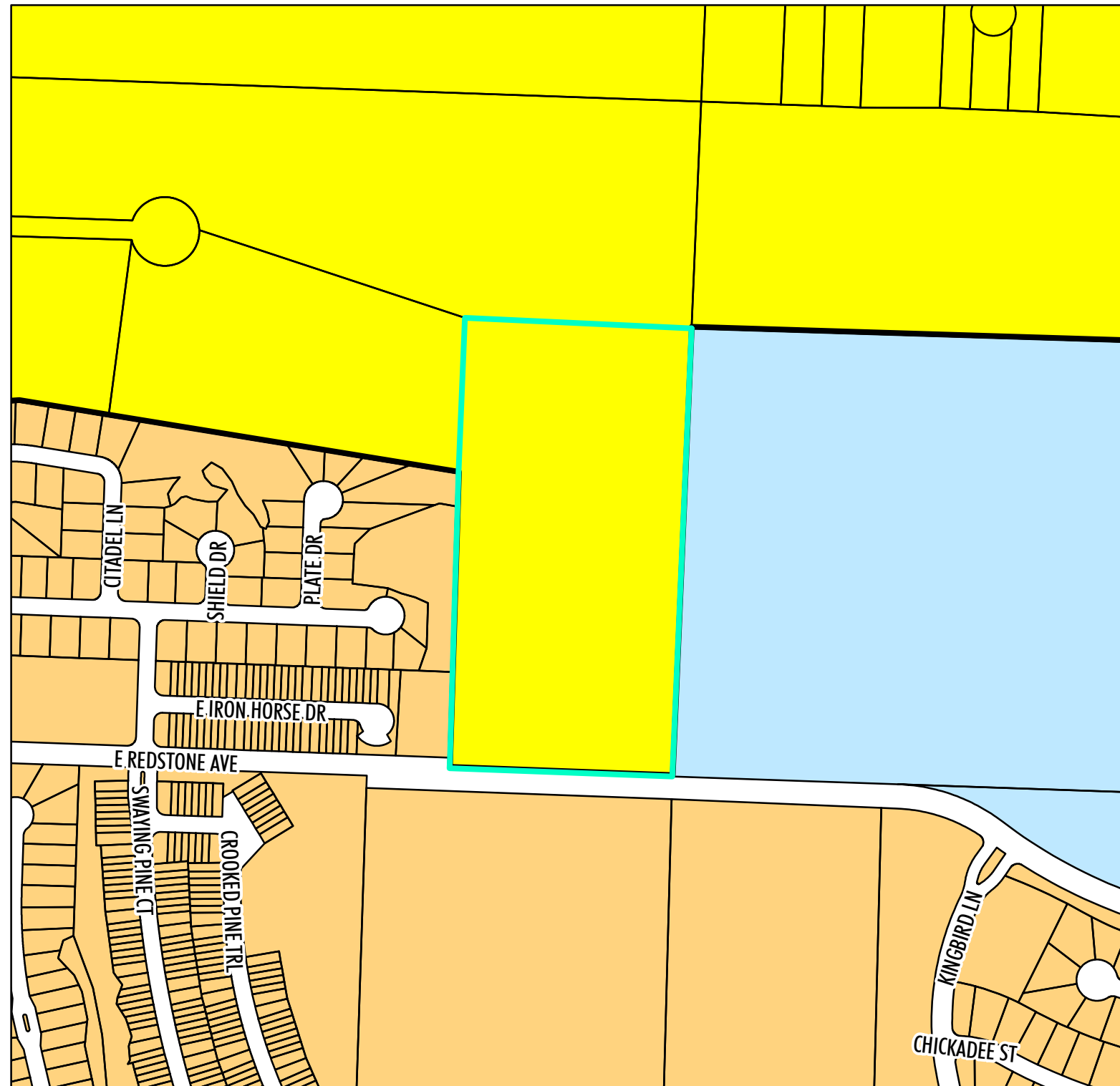
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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COMMUNITY DEVELOPMENT SERVICES
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

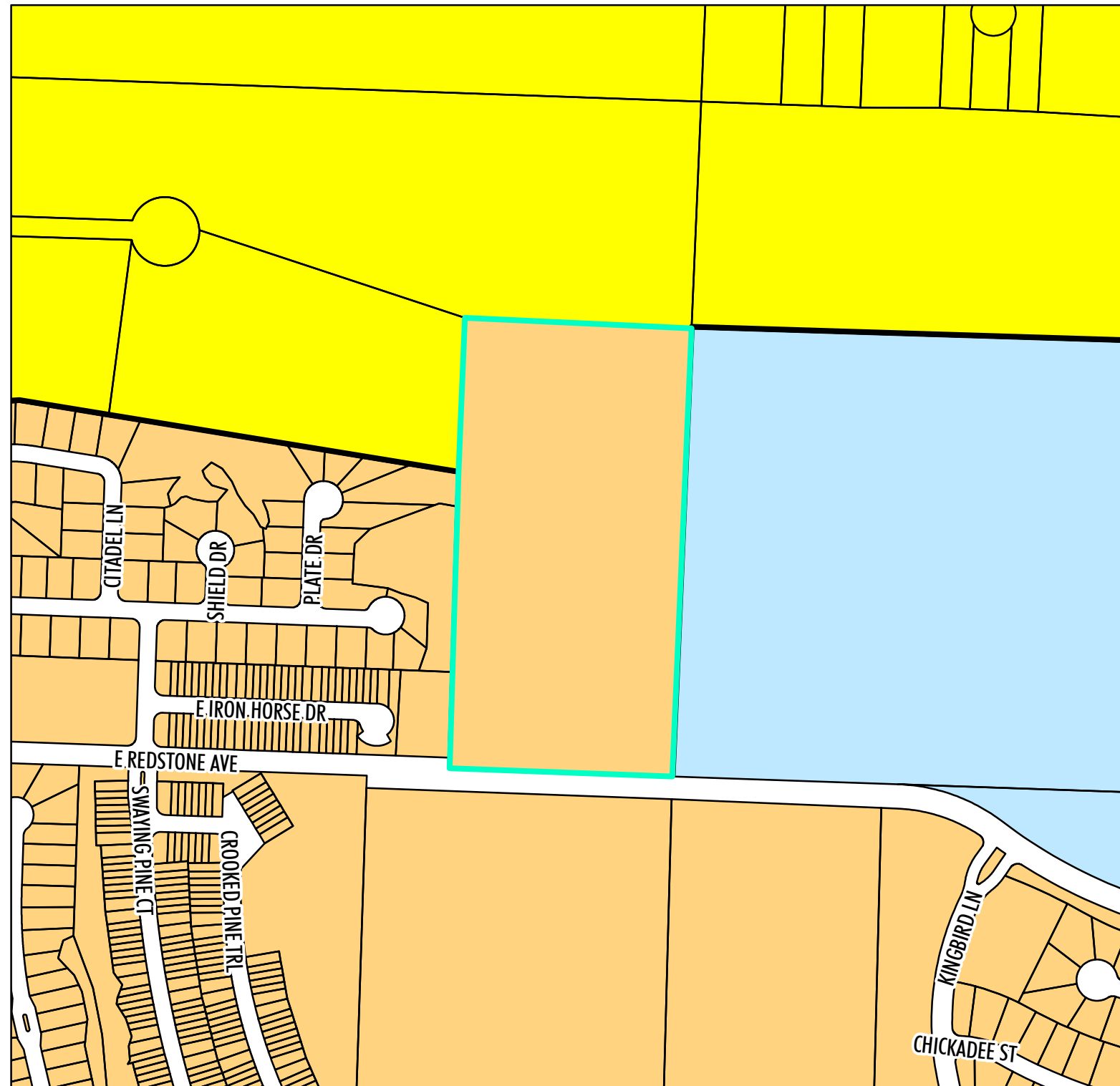
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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COMMUNITY DEVELOPMENT SERVICES
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U.S. SURVEY FEET

Adopted Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

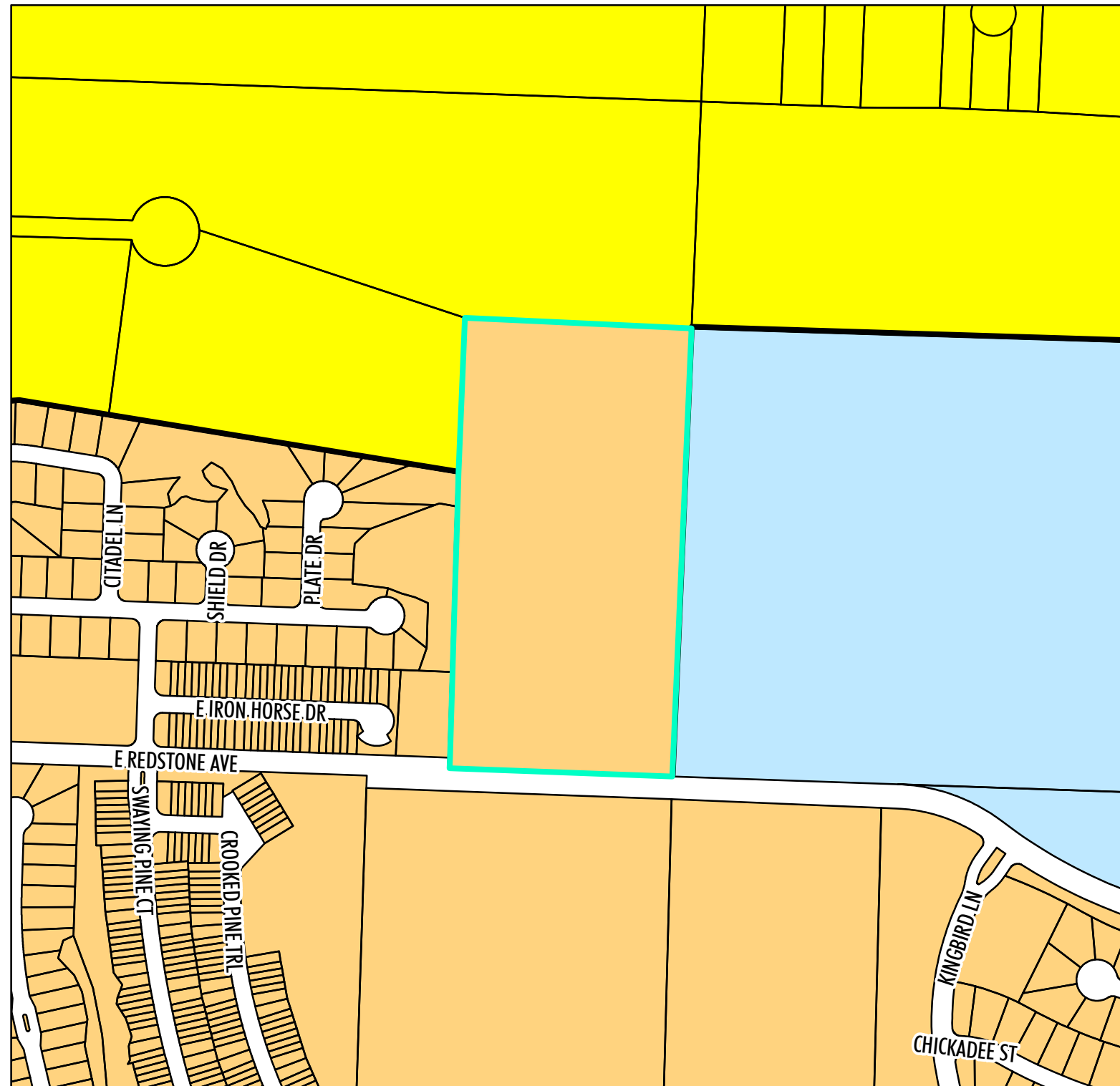
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 4, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2021
SUBJECT: Ordinance 1834 Redstone Avenue Rezoning

BACKGROUND:

On August 23, 2021, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Redstone Avenue.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively.

The application requests the Single and Multi-Family Dwelling District (R-3) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1834 on October 11, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Aultman John R & Robert & Aultman Kimberley A
Parcel ID: 21-3N-23-0000-0013-0000
Site Size: 19.69 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
East	Public Lands (PL)	Public Lands (PL)	Public School
South	Residential (R)	Single and Multi-Family Dwelling District (R-3)	Vacant
West	Residential(R)	Single and Multi-Family Dwelling District (R-3) & Single-Family Medium Density District (R-2)	Residential

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 would be developed residentially.

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 September 13, 2021. The property was posted on September 21, 2021. An advertisement ran in the Crestview News Bulletin on September 22, 2021.

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 1834 and send to the City Council for first reading and public hearing on second reading.

Attachments

1. Exhibit Packet

ORDINANCE: 1834

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 19.69 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE SINGLE AND MULTI-FAMILY 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.

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 19.69 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 19.69 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Residential Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1833, is hereby rezoned to Single and Multi-Family Dwelling District (R-3) to wit:

PIN # 21-3N-23-0000-0013-0000

E 1/2 of SE 1/4 of SE 1/4, Section 21 T3N, R23W, 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 # 1833 and becomes legally effective.

**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2021.
ATTEST:**

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

J. B. WHITTEN
Mayor

Adopted Zoning



0 200 400
Feet

Legend

Subject Parcel

City Limits

City Zoning

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

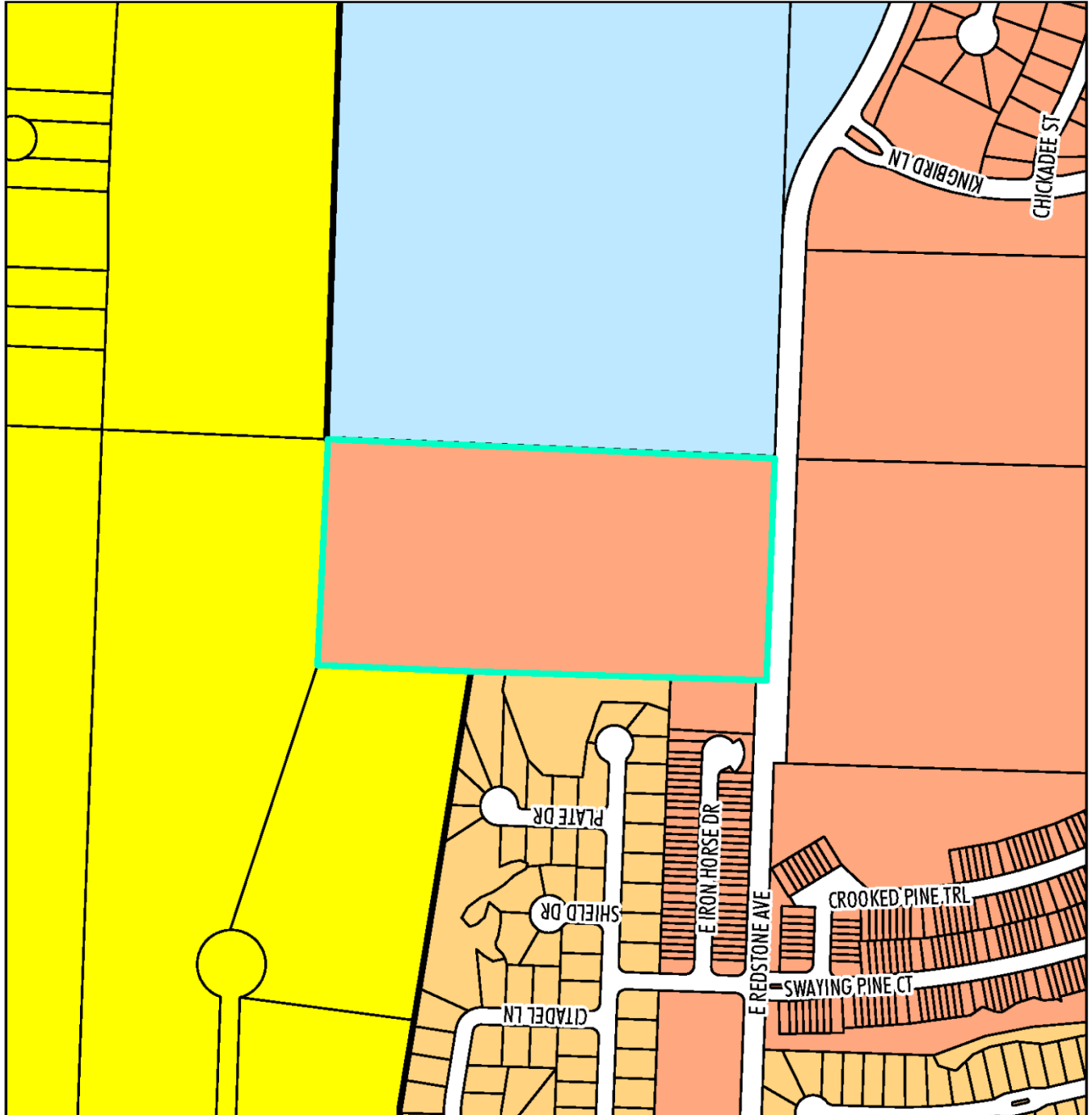
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

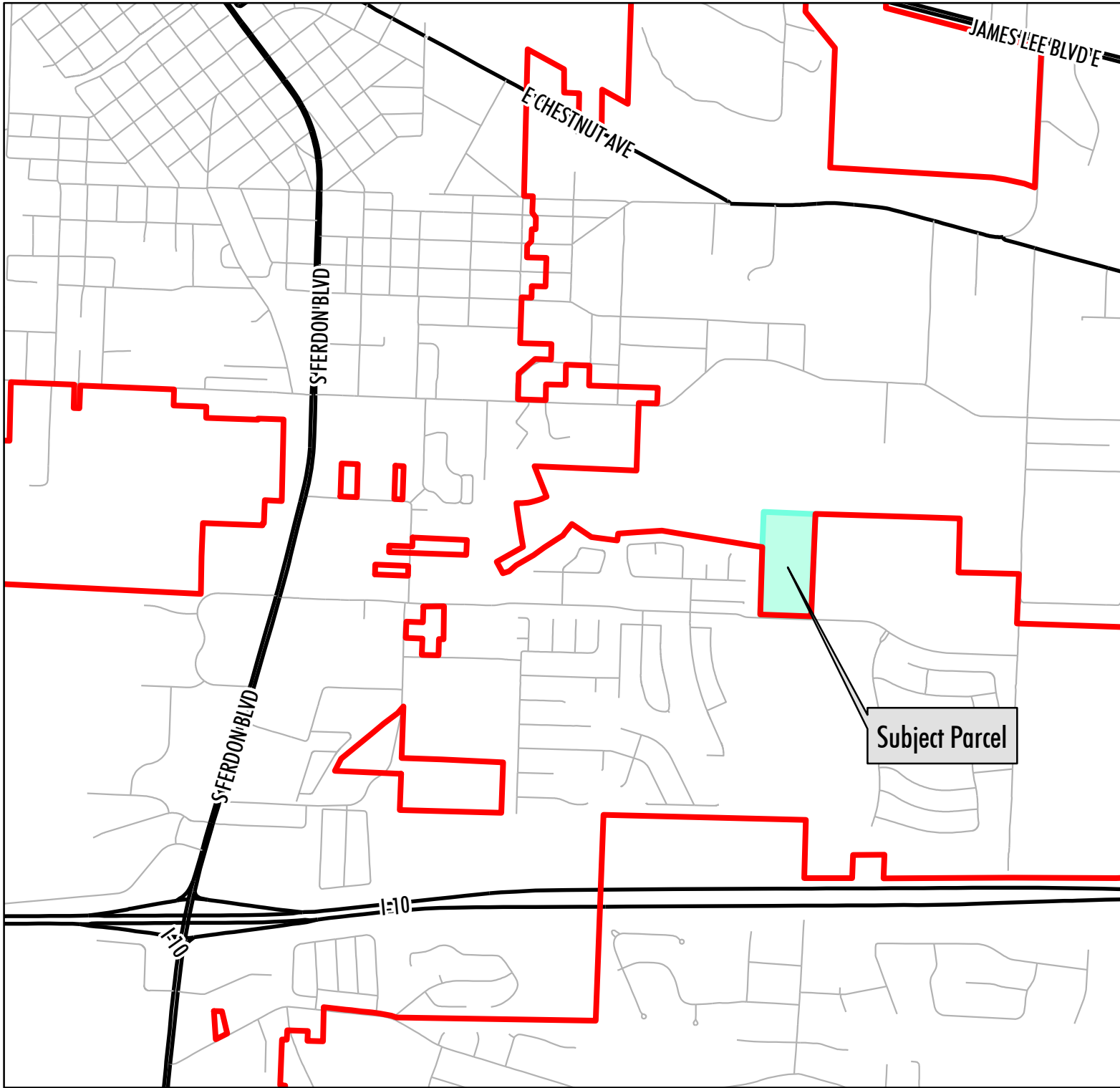
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



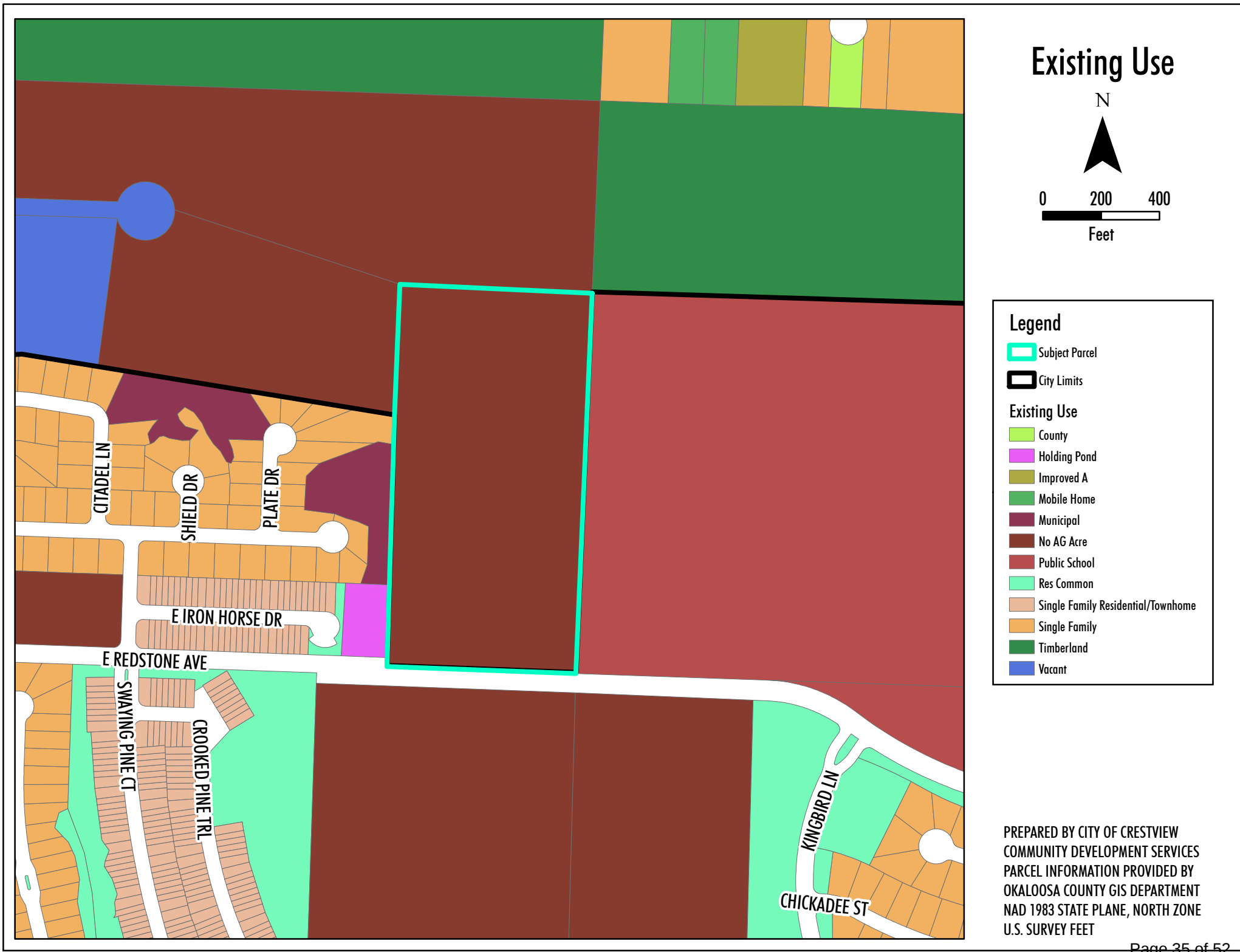
Vicinity Map



Not to Scale



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



Existing Use

N

0 200 400
Feet

Legend

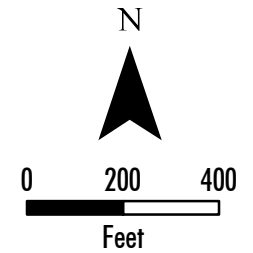
- Subject Parcel
- City Limits

Existing Use

- County
- Holding Pond
- Improved A
- Mobile Home
- Municipal
- No AG Acre
- Public School
- Res Common
- Single Family Residential/Townhome
- Single Family
- Timberland
- Vacant

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

Current Zoning



Legend

Subject Parcel

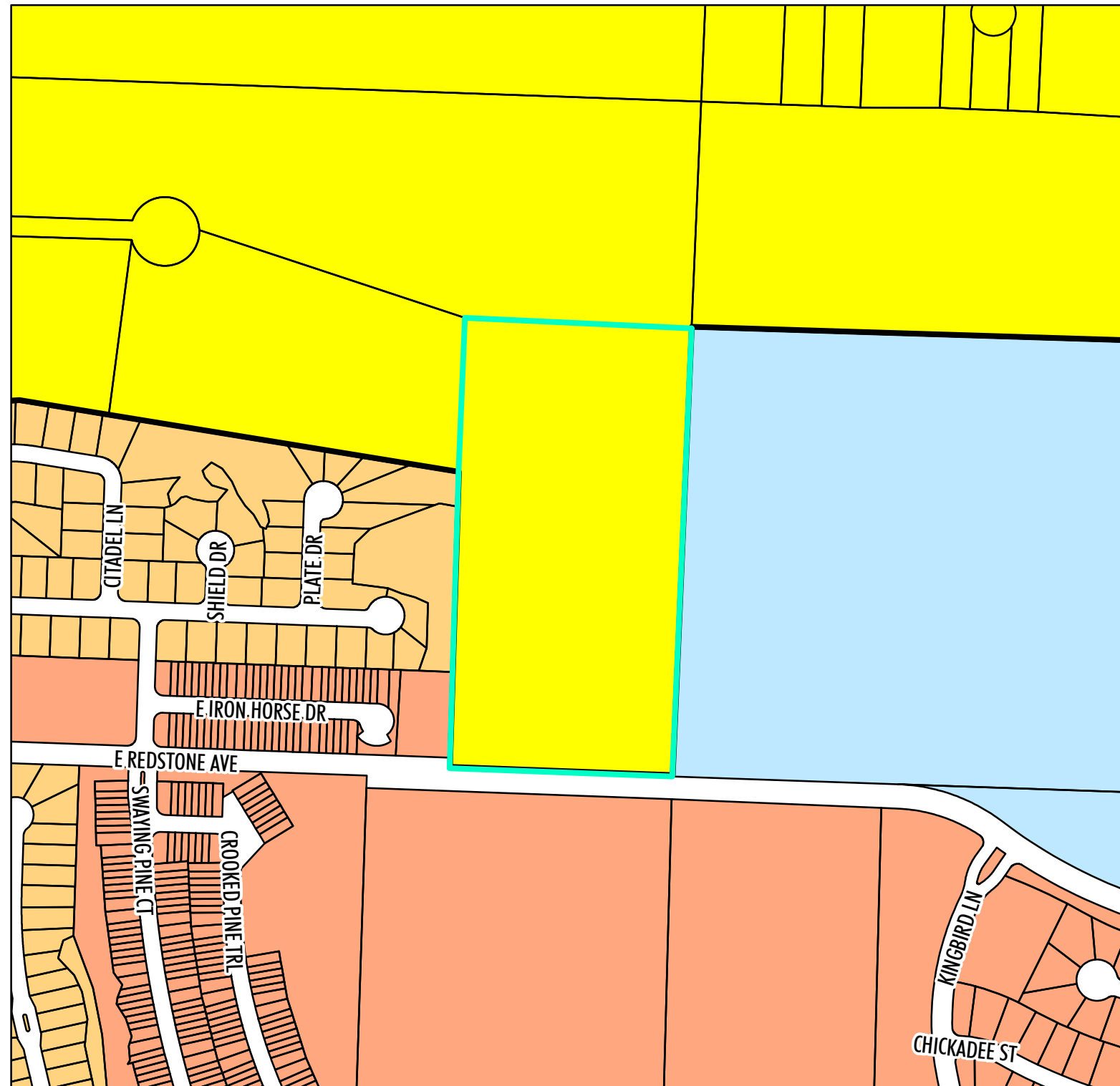
City Limits

City Zoning

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

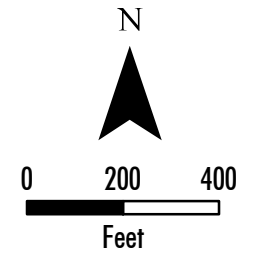
County Zoning

- Residential - 1 (R-1)



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U.S. SURVEY FEET

Adopted Zoning



Legend

Subject Parcel

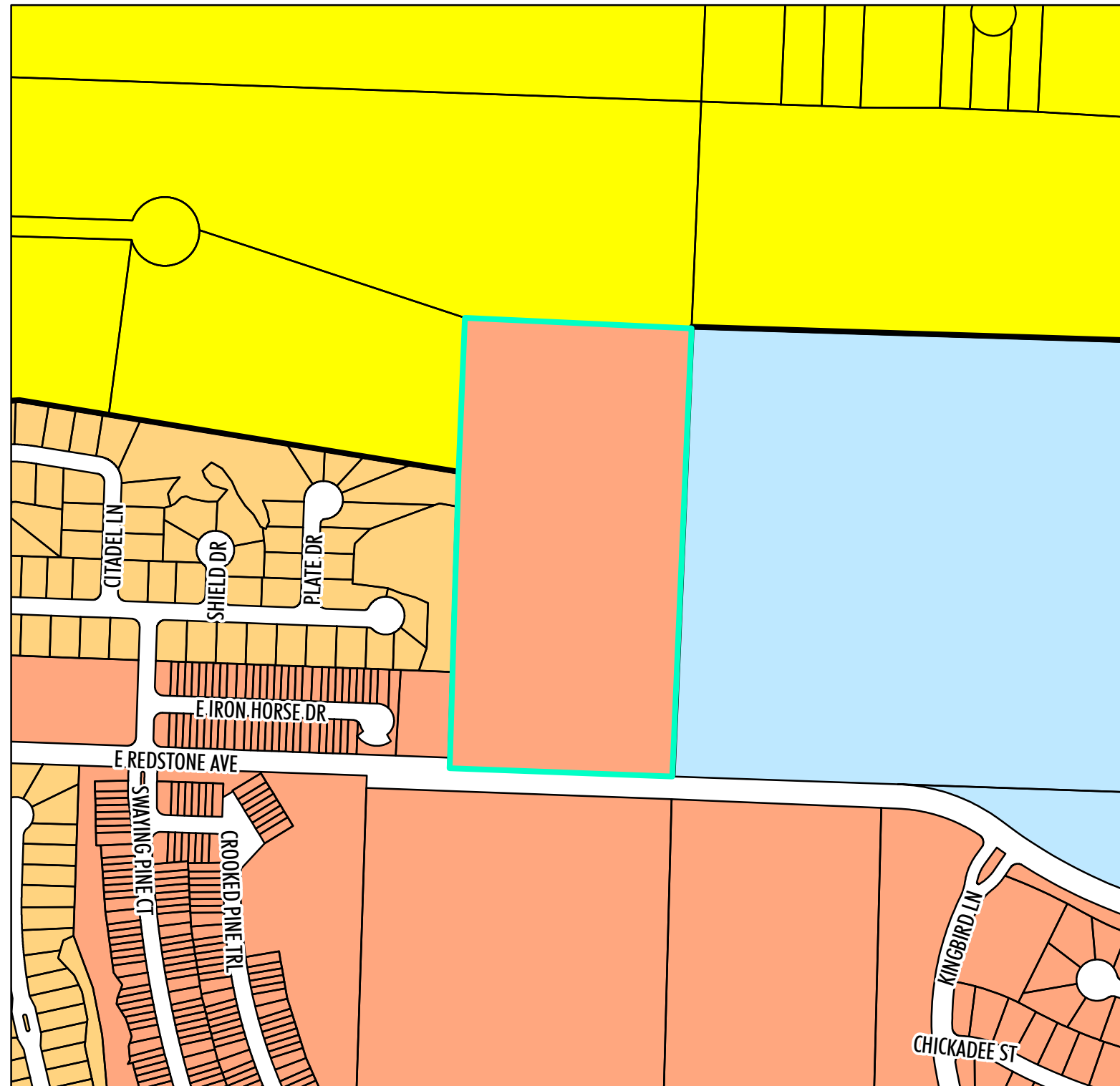
City Limits

City Zoning

- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
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- Public Lands (P)
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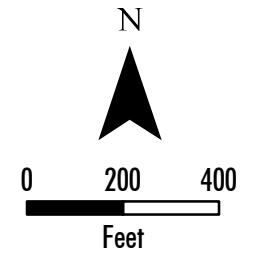
County Zoning

- Residential - 1 (R-1)



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COMMUNITY DEVELOPMENT SERVICES
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Zoning



Legend

Subject Parcel

City Limits

City Zoning

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

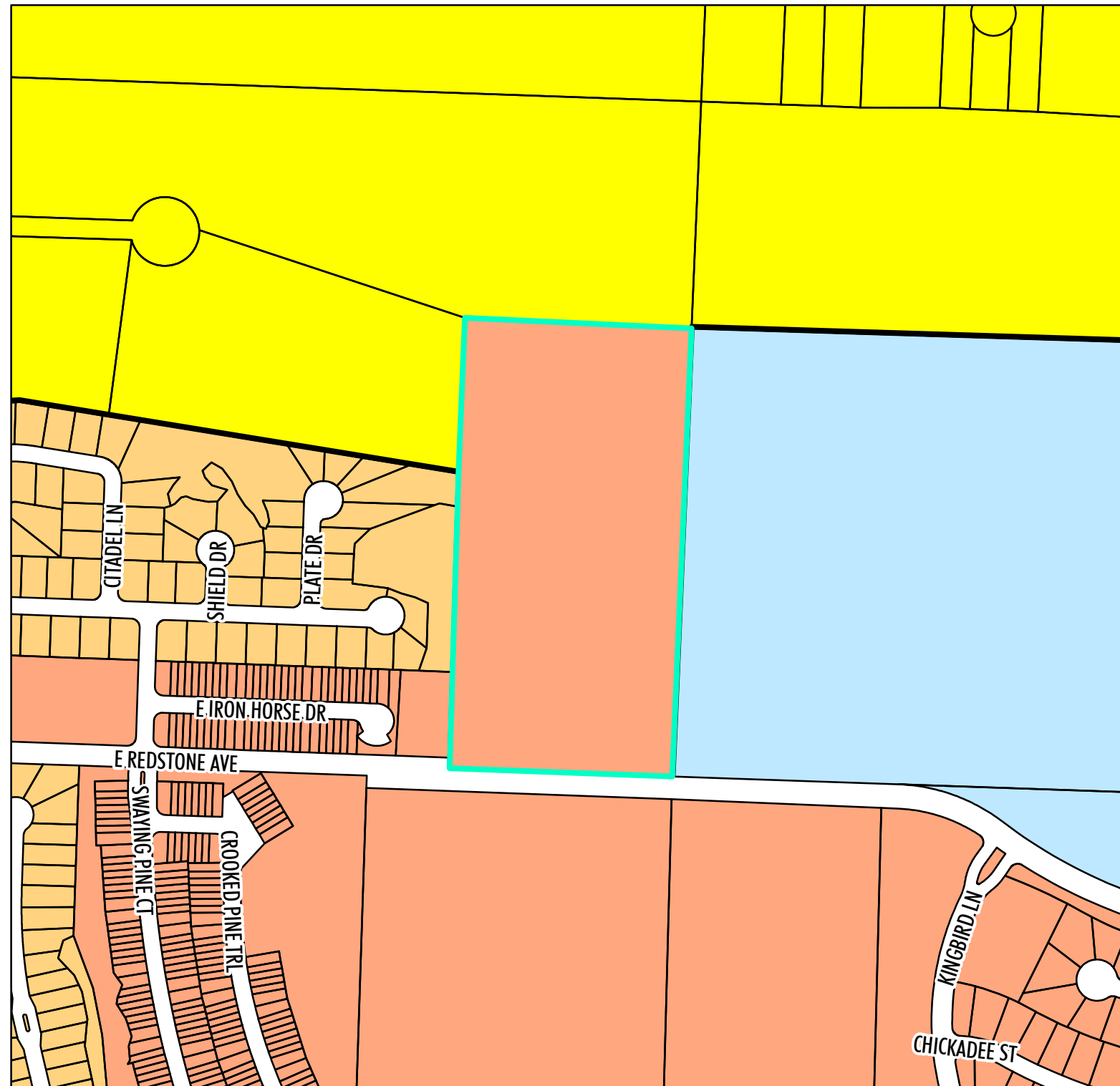
Industrial (IN)

Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)



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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Current Future Land Use

N



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

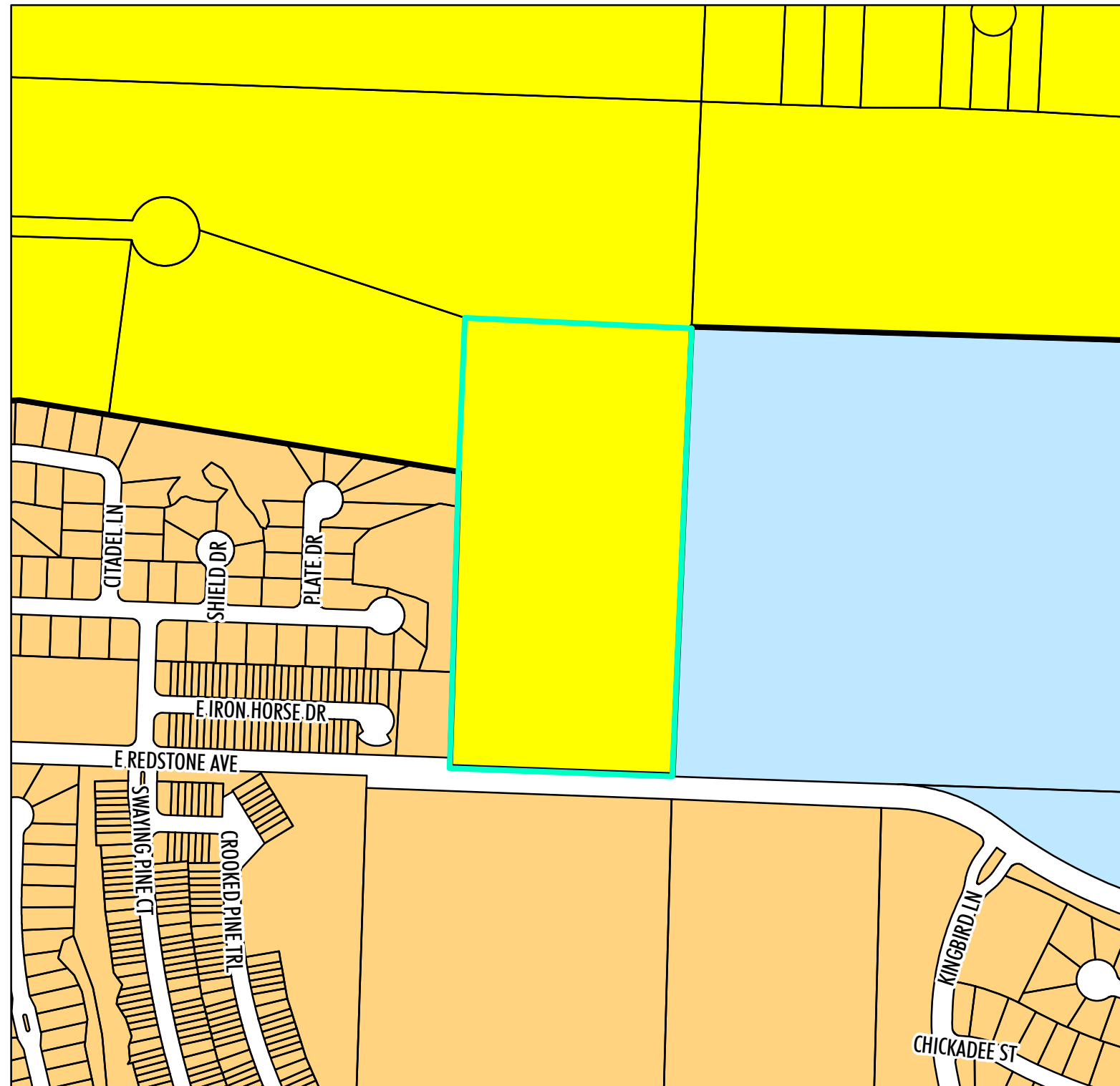
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

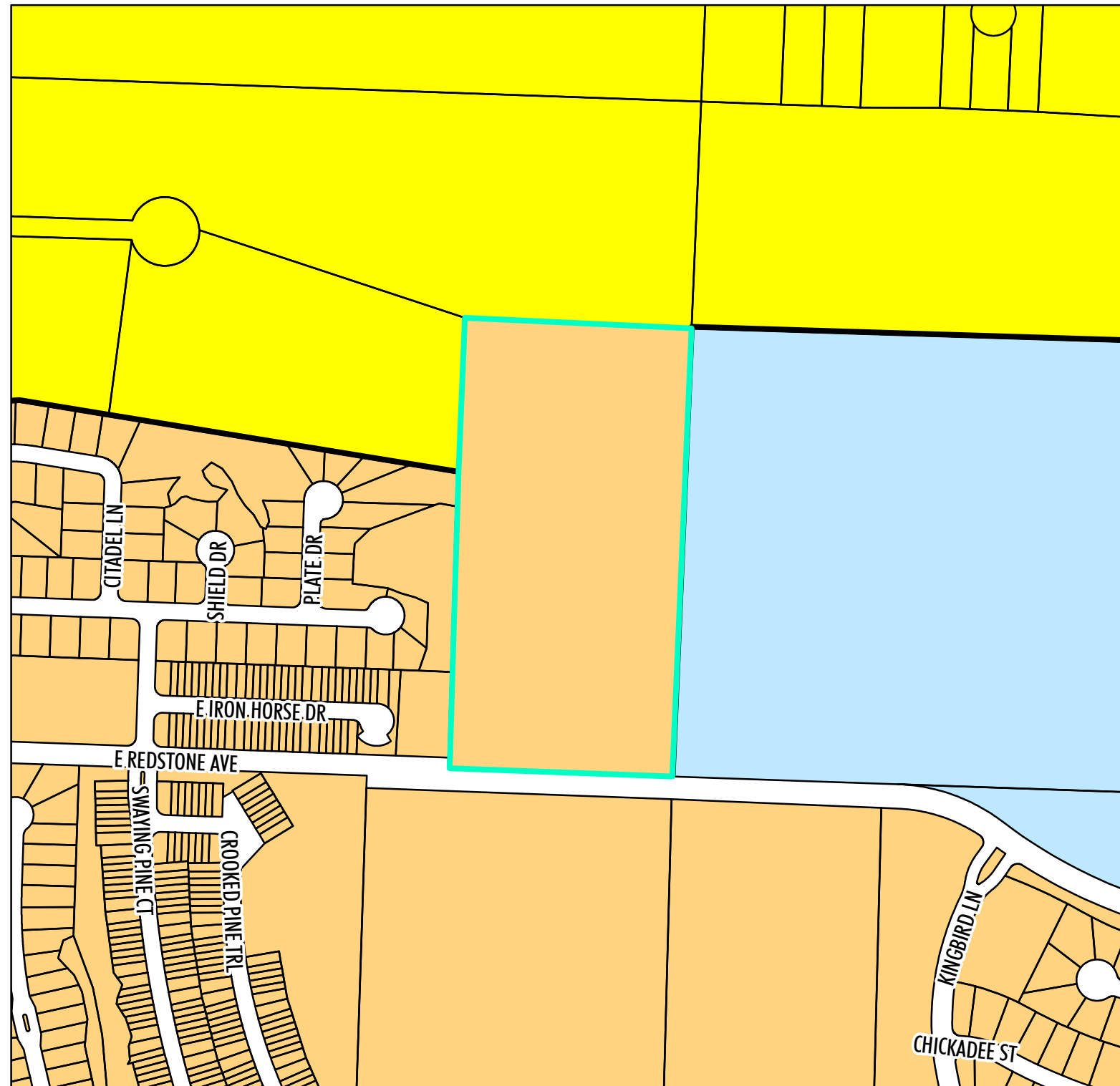
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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U.S. SURVEY FEET

Adopted Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

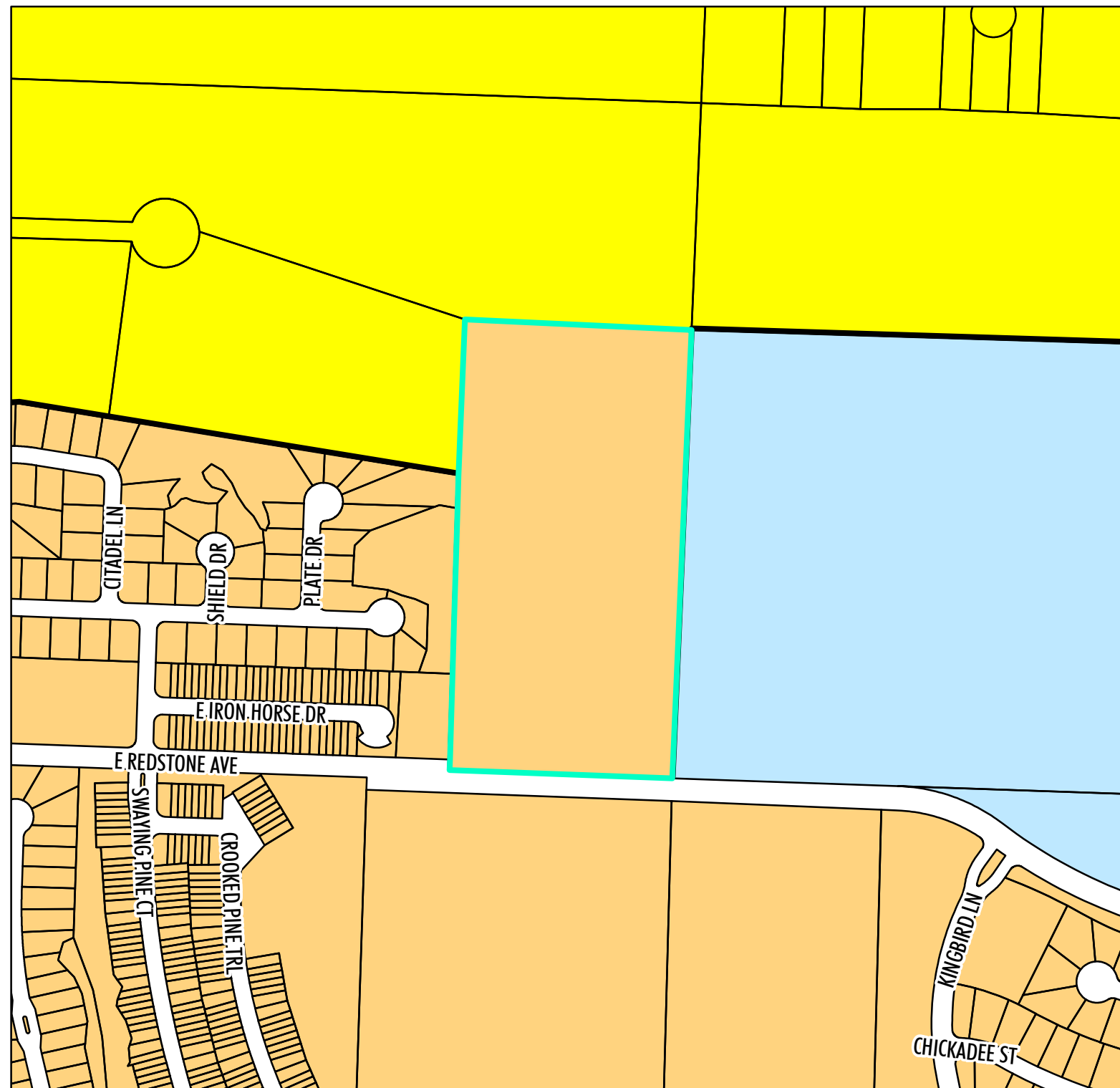
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Staff Report

PLANNING BOARD MEETING DATE: October 4, 2021

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/4/2021
SUBJECT: Abandonment of three sewer utility easements within the Crestview Commons Development.

BACKGROUND:

Abandonment of three sewer utility easements which are currently located within the Crestview Commons Development.

DISCUSSION:

As can be seen from the attachments, these three sewer utility easements are located within the Crestview Commons Development but no-longer serve the public need. The new main sewer line was increased from 8" to 15" and relocated to its current location in 2012 at the request of Beach Community Bank, the previous property owner.

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

FINANCIAL IMPACT

There is no cost associated with abandonment of these three sewer/utility easements.

RECOMMENDED ACTION

Staff respectfully requests approval of Resolution number 2021-26.

Attachments

1. 190475.02g BENCHMARK 1-3 BT
2. 1088-1416
3. 1088-1417
4. 2138-134

RESOLUTION: 2022- 1

A RESOLUTION OF THE CITY OF CRESTVIEW, FLORIDA, VACATING AND ABANDONING CERTAIN EASEMENTS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR RECORDING OF THIS RESOLUTION WITH THE CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of the property generally located southerly to the right of way platted as Physicians Drive and Block 600, Lots 1 and 2 of Crescent Park – Phase Three have petitioned the City to vacate and abandon certain easements that run through said property; and

WHEREAS, the City has determined that there is no public need for the easements that are requested to be vacated; and

WHEREAS, the petitioner has established that it owns fee simple title to the property burdened by such easements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESTVIEW, FLORIDA AS FOLLOWS:

SECTION 1 - VACATION OF EASEMENTS. The City hereby releases its interest in and to the easements described below, and vacates, and abandons the City's rights to the following easements set forth in the Public Records of Okaloosa County, Florida, to the extent the City Council has authority to do so:

1. Official Records Book 1088, Page 1416, except that the easternmost 20' of such easement lying along State Road 85 shall not be vacated.
2. Official Records Book 2138, Page 134.
3. Official Records Book 1088, Page 1417, except that the easternmost 20' of such easement lying along State Road 85 shall not be vacated.

SECTION 2 - RECORDING. Upon passage, the City Clerk is directed to record a copy of this Resolution in the Public Records of Okaloosa County, Florida.

SECTION 3 - EFFECTIVE DATE. This ordinance shall take effect immediately upon its recordation in the Public Records of Okaloosa County, Florida.

Attest:

J.B. Whitten, Mayor

Elizabeth Roy, City Clerk

10/1/2019 2:17 AM E:\MS G:\Survey\Proj\2019\190475 BENCHMARK COMMERCIAL DEVELOPMENT C:\VIEW\190475\190475.02g BENCHMARK 1-3 BTDWG

LEGEND:

No. OR # = NUMBER
— = DISTANCE NOT TO SCALE
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
AC. = ACRES
O.R. = OFFICIAL RECORDS BOOK / PAGE
P.B. = PLAT BOOK / PAGE
D.B. = DEED BOOK / PAGE
± = MORE OR LESS
R/W = RIGHT OF WAY
C = CENTERLINE
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FND = FOUND NAIL AND DISK
SIR = FOUND IRON ROD
SCM = FOUND NAIL AND DISK
SND = SET NAIL AND DISK
TP = TRAVERSE POINT
ID = IDENTIFICATION
NO ID = NO IDENTIFICATION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
—SWR= SANITARY SEWER PIPE
PKNL = FOUND NAIL IN ASPHALT

NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
INV = INVERT
(F) = FIELD MEASURED DATA
(D) = DEED DATA
(P) = RECORD PLAT DATA
M = WATER METER
A/C = AIR CONDITIONER
— = POWER POLE AND GUY ANCHOR
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R = RADIUS
A = ARC LENGTH
CA = DELTA ANGLE
CB = CHORD BEARING
C = CHORD
☎ = TELEPHONE SERVICE BOX
☎ = SANITARY SEWER MANHOLE
☎ = STORM DRAINAGE MANHOLE
☎ = WATER VALVE
☎ = TELEVISION SERVICE BOX
☎ = LIGHT POLE
☎ = ROAD SIGN
☎ = SET 1/2" CAPPED IRON ROD L.B. #3501
☎ = FOUND 1/2" CAPPED IRON ROD NO IDENTIFICATION
☎ = FOUND 4"x4" CONCRETE MONUMENT NO IDENTIFICATION
☎ = OAK TREE (WITH DIAMETER SHOWN IN INCHES)
☎ = CREPE MYRTLE (CLUSTER)

LEGAL DESCRIPTION:
PARCELS 1,2 & 3

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE RUN NORTH 88 DEGREES 30 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 713.09 FEET TO THE NORTHWEST CORNER OF CRESCENT PARK PHASE TWO, A SUBDIVISION OF A PORTION OF SAID SECTION 29 RECORDED IN PLAT BOOK 19 AT PAGE 3 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 01 DEGREE 18 MINUTES 12 WEST ALONG THE WEST LINE OF SAID CRESCENT PARK PHASE TWO, TO AND ALONG THE WEST LINE OF CRESCENT PARK PHASE THREE A SUBDIVISION OF A PORTION OF SAID SECTION 29 RECORDED IN PLAT BOOK 20, PAGE 10 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1221.56 FEET TO THE SOUTHWEST CORNER OF SAID CRESCENT PARK PHASE THREE; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PHYSICIANS DRIVE (50' RIGHT-OF-WAY), A DISTANCE OF 413.09 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY (50' R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 29 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 01 DEGREE 18 MINUTES 12 WEST, A DISTANCE OF 255.61 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3279, AT PAGE 1882 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 88 DEGREES 56 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 565.57 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 85 (R/W VARIES); THENCE RUN SOUTH 15 DEGREES 15 MINUTES 12 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 941.69 FEET; THENCE DEPART SAID WEST RIGHT-OF-WAY LINE NORTH 88 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 338.59 FEET; THENCE RUN SOUTH 01 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 90.90 FEET; THENCE RUN SOUTH 89 DEGREES 35 MINUTES 24 SECONDS WEST, A DISTANCE OF 446.90 FEET; THENCE RUN SOUTH 48 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF 109.49 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CROSSON STREET (R/W VARIES); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 147.25 FEET TO A POINT OF TANGENCY (SAID CURVE HAVING A RADIUS OF 770.05 FEET, A CENTRAL ANGLE OF 10 DEGREES 57 MINUTES 23 SECONDS, A CHORD OF 147.03 FEET AND A CHORD BEARING OF NORTH 83 DEGREES 14 MINUTES 03 SECONDS WEST); THENCE RUN NORTH 88 DEGREES 42 MINUTES 45 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 91.57 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY (50' R/W); THENCE RUN NORTH 01 DEGREES 17 MINUTES 14 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 98.36 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 315.96 FEET TO A POINT OF TANGENCY (SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 24 MINUTES 48 SECONDS, A CHORD OF 295.35 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 29 MINUTES 41 SECONDS EAST); THENCE RUN NORTH 73 DEGREES 42 MINUTES 07 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 83.97 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 377.98 FEET TO A POINT OF TANGENCY (SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 11 MINUTES 19 SECONDS, A CHORD OF 353.47 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 36 MINUTES 27 SECONDS EAST); THENCE RUN NORTH 01 DEGREES 30 MINUTES 48 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 685.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

SURVEY REPORT

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AMERICAN TITLE INSURANCE COMPANY COMMITMENT #20190139, DATED 29 OCT 2019. THE EXCEPTIONS THEREIN HAVE BEEN NOTED ON THIS SURVEY. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, HOWEVER THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN OF THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA, COUNTY, FL.

2. THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

3. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.

4. NO APPARENT USES WERE DETERMINED. LOCATIONS NOT SHOWN PER CLIENT REQUEST.

5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY OF PRICE-GREGORY WAY LINE, SAID LINE BEARING N 02°38'46" E.

7. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

8. THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091COH, DATED 12/06/2002, AND FURNISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY ONLINE PORTAL.

9. THE SURVEY MAP AND SURVEY REPORT ARE NOT FULL & COMPLETE WITHOUT THE OTHER.

10. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

11. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

12. THE RIGHT OF WAY ON HOSPITAL DRIVE WAS ESTABLISHED BY EXISTING MONUMENTATION AND ADJOINING DEED AND PLAT RESEARCH.

AMERICAN LAND TITLE INSURANCE COMPANY
COMMITMENT #20190139 (29 OCT 2019)
THE EXCEPTIONS SHOWN HEREIN ARE LISTED NUMERICALLY COINCIDENT WITH THE SCHEDULE B SECTION 2 EXCEPTIONS IN THE AFORESAID TITLE COMMITMENT, AND ARE SHOWN FOR CLARIFICATION OF THE INSTRUMENTS AS THEY APPLY TO THIS SURVEY. T.C.E. DENOTES TEMPORARY CONSTRUCTION EASEMENT.

5. INTENTIONALLY DELETED.

6. D.B. 111/114 - OKALOOSA GAS EASEMENT EASEMENT (GAS) ALONG SAME CORRIDOR AS #7, #8, & #9. WIDTH ILLEGIBLE ON INSTRUMENT COPY; INTERPRETED AS 2' WIDE, PARALLEL, AND OFFSET FROM R/W LINE BY 18'. AFFECTS SUBJECT PARCEL AS SHOWN.

7. O.R. 747/270 - CITY OF CRESTVIEW EASEMENT 10' EASEMENT (WATER & SEWER) ALONG S.R. 85 OVER PARCEL 1. AFFECTS SUBJECT PARCEL AS SHOWN.

8. O.R. 1088/1416 - CITY OF CRESTVIEW EASEMENT 10' EASEMENT (SEWER TAP) OVER S. 10' OF PARCEL 1. AFFECTS SUBJECT PARCEL AS SHOWN.

9. O.R. 1088/1422 - CITY OF CRESTVIEW EASEMENT 10' EASEMENT (WATER & SEWER) ADJACENT TO WEST SIDE OF TITLE #7 (PARCEL 1). ALSO A 15' T.C.E. (NOT DEPICTED) ADJACENT TO WEST SIDE OF THIS EASEMENT. AFFECTS SUBJECT PARCEL AS SHOWN.

10. O.R. 2138/134 - CITY OF CRESTVIEW EASEMENT 10' EASEMENT (SEWER) OVER W. 10' OF O.R. 1718/1563, BEING "McLAIN'S RESTAURANT" (PARCEL 1). AFFECTS SUBJECT PARCEL AS SHOWN.

11. D.B. 111/109 - OKALOOSA GAS EASEMENT 15' WIDE EASEMENT (GAS) CENTERED ON LINE LYING 10' W. OF W. R/W OF S.R. 85. AFFECTS SUBJECT PARCEL AS SHOWN.

12. O.R. 412/325 - DRAINAGE EASEMENT ORDER OF TAKING AND EASEMENT ALONG S.R. 85. PAGE 342 SHOWS 40' EASEMENT (DRAINAGE) OVER PARCEL 2 (SEE O.R. 3901/383). PAGE 343 SHOWS SAME AS #12a OVER ALL OF S.E. 1/4 OF N.W. 1/4 (O.R. 361/51). AFFECTS SUBJECT PARCEL AS SHOWN.

13. O.R. 1088/1417 - CITY OF CRESTVIEW EASEMENT EASEMENT (WATER & SEWER) OVER PARCEL 2; 10' ALONG N. BOUNDARY & 20' ALONG W. BOUNDARY. AFFECTS SUBJECT PARCEL AS SHOWN.

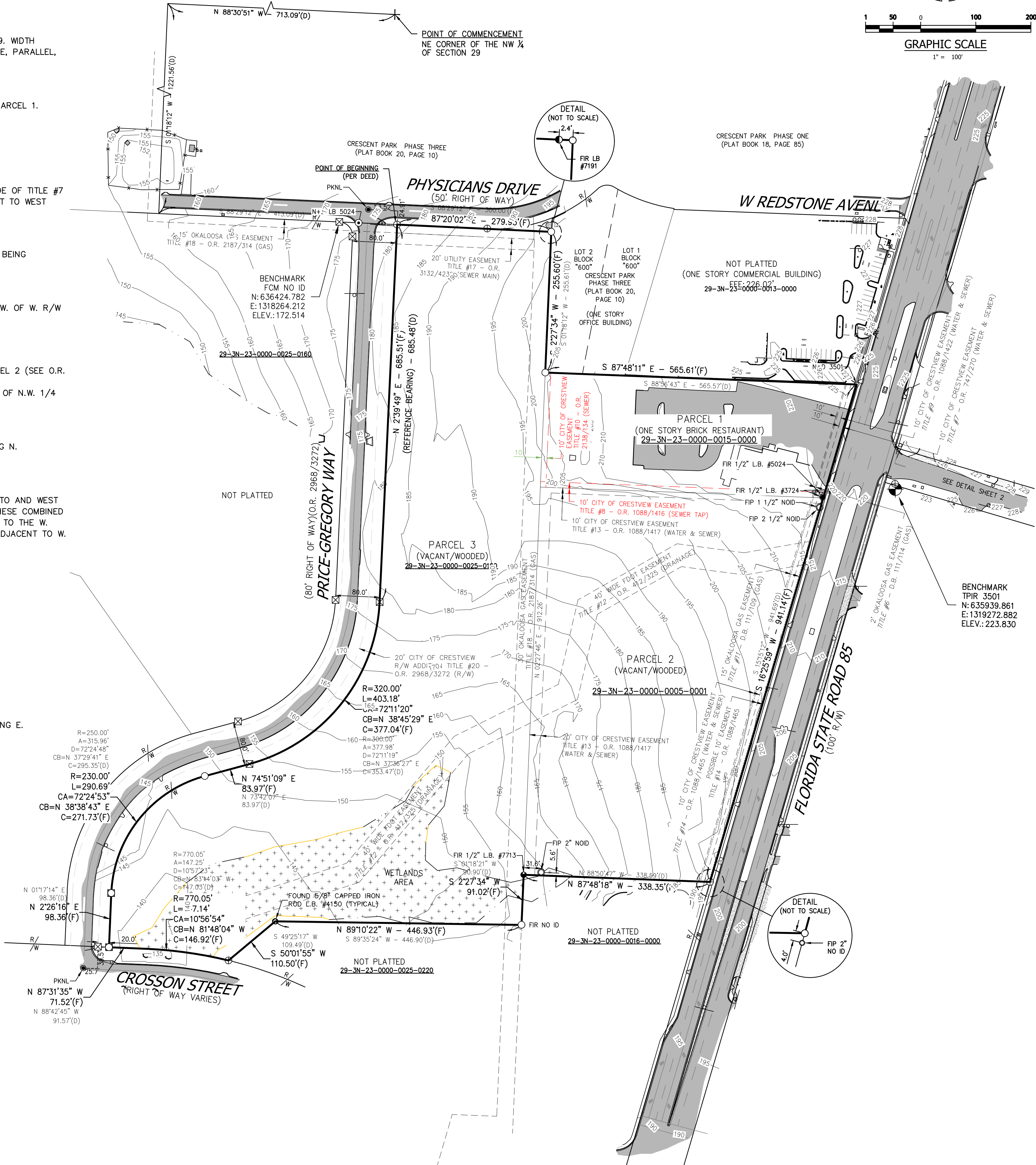
14. O.R. 1088/1465 - CITY OF CRESTVIEW EASEMENT 10' WIDE (WATER & SEWER) OVER PARCEL 2, ADJACENT TO AND WEST OF EXISTING 10' EASEMENT (COULD NOT BE VERIFIED), THESE COMBINED MAKING A 20' STRIP LYING PARALLEL TO AND ADJACENT TO THE W. R/W LINE OF S.R. 85. ALSO 15' T.C.E. (NOT DEPICTED) ADJACENT TO W. SIDE OF THIS EASEMENT (SIMILAR SCENARIO AS IN #9); AFFECTS SUBJECT PARCEL AS SHOWN.

15. O.R. 2434/3594 - RESTRICTIVE COVENANTS OVERALL RESTRICTIONS OVER PARCEL 3. AFFECTS SUBJECT PARCEL AND IS BLANKET IN NATURE.

16. a. O.R. 232/326 - MINERAL RESERVATIONS
b. O.R. 512/342 - MINERAL RESERVATIONS
a. O.R. 527/247 - MINERAL RESERVATIONS AFFECTS SUBJECT PARCEL AND IS BLANKET IN NATURE.

17. O.R. 3132/4232 - CITY OF CRESTVIEW EASEMENT 20' WIDE (SEWER) AT N. SIDE OF PARCEL 3. AFFECTS SUBJECT PARCEL AS SHOWN.

18. O.R. 2187/314 - OKALOOSA GAS EASEMENT OVER PARCEL 3; 15' ALONG N. BOUNDARY, AND 30' ALONG E. BOUNDARY. AFFECTS SUBJECT PARCEL AS SHOWN.



CLIENT: SOUTHERN VENTURES

SURVEY TYPE: BOUNDARY/TOPO

SURVEY DATE: 13 NOV 2019

F.B. NO. 19-13

DATUM: NAD 83

BENCHMARK 1-3

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

SHEET 1 OF 06

190475

INDEX 190475.02g

REV 19 MAY 2021: ADDED REDSTONE PLAZA LOCATIONS

REV 19 MAY 2021: ADDED REDSTONE PLAZA LOCATIONS

REV 27 MAY 2020: ADD STORM STRUCTURE BR65

REV 14 OCT 2020: ADDED TOPO TO SE AND NW OF PARCEL 3

REV 11 JAN 2021 ADDED HOSPITAL DRIVE TOPO

REV 22 NOV 2019: ADDED TOPOGRAPHY NORTH

REV 27 MAY 2020: ADD STORM STRUCTURE BR65

REV 14 OCT 2020: ADDED TOPO TO SE AND NW OF PARCEL 3

REV 11 JAN 2021 ADDED HOSPITAL DRIVE TOPO

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALLEN E. TUCKER P.S.M. No. 4584

JOSHUA P. WOOD, P.S.M. No. 6980

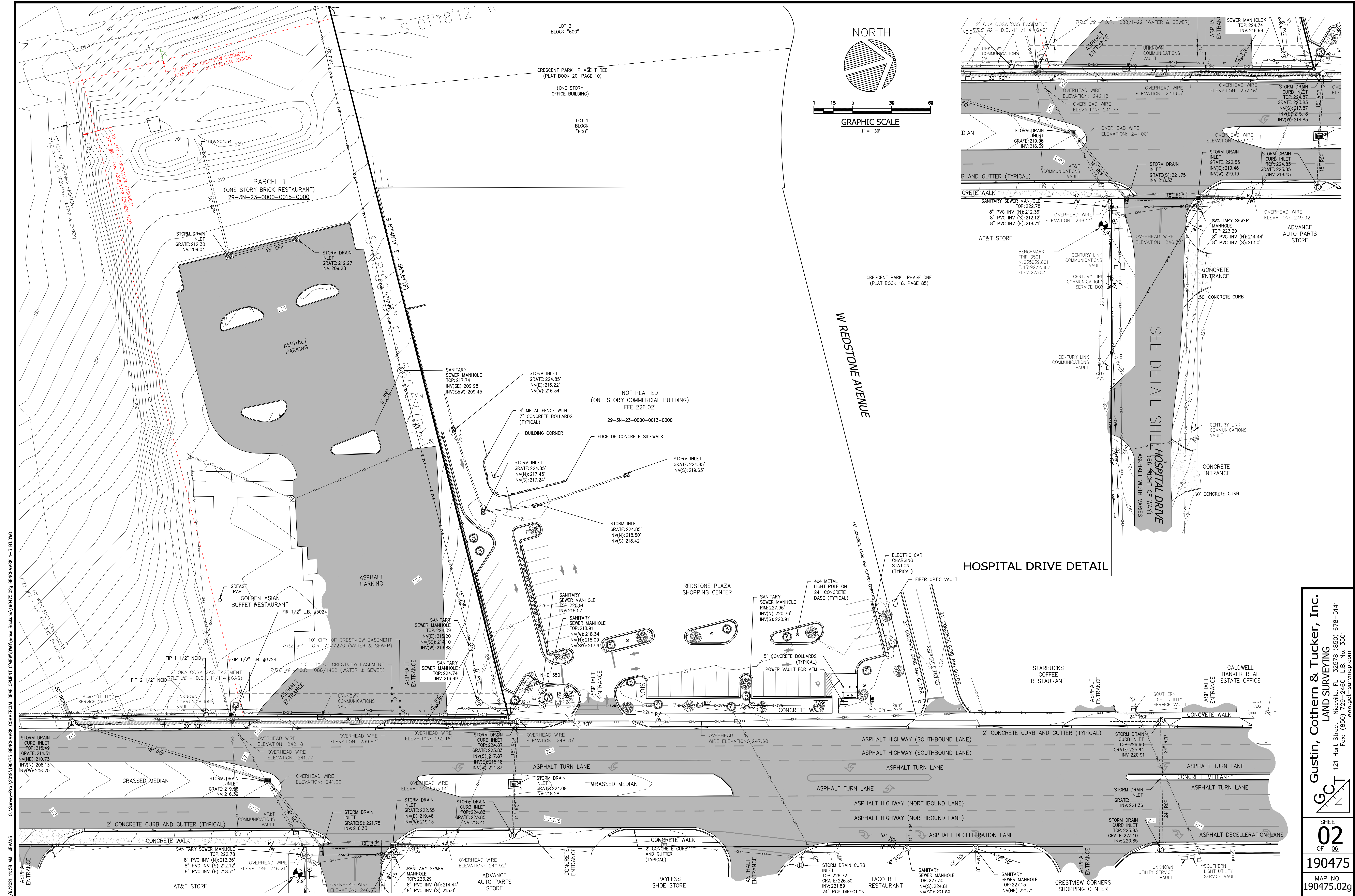
DATE 06 AUG 2021

GUSTIN, COTHERN & TUCKER, Inc. LAND SURVEYING

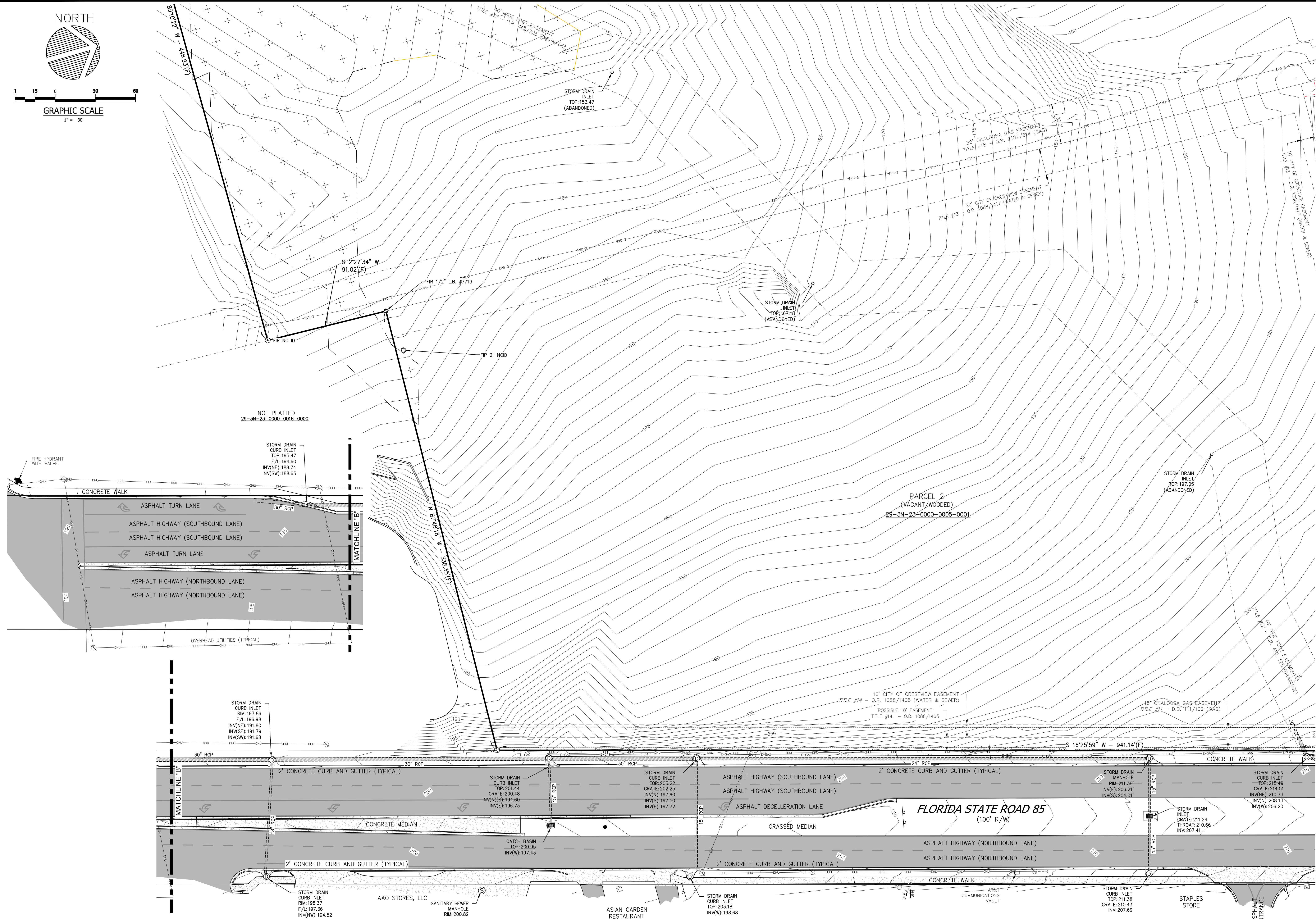
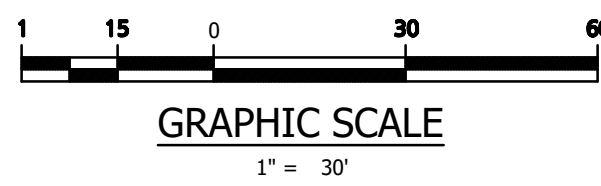
121 Hort Street Niceville, FL 32578 (850) 678-5141

Fax: (850) 729-2460 L.B. No. 3501

www.gct-survey.com



8/6/2021 11:58 AM JEVINS C:\Survey-Pro\2019\190475\190475 BENCHMARK COMMERCIAL DEVELOPMENT C:\VIEW\DWG\Versa Backups\190475.02g BENCHMARK 1-3 B'DWG



Gustin, Cothern & Tucker, Inc.

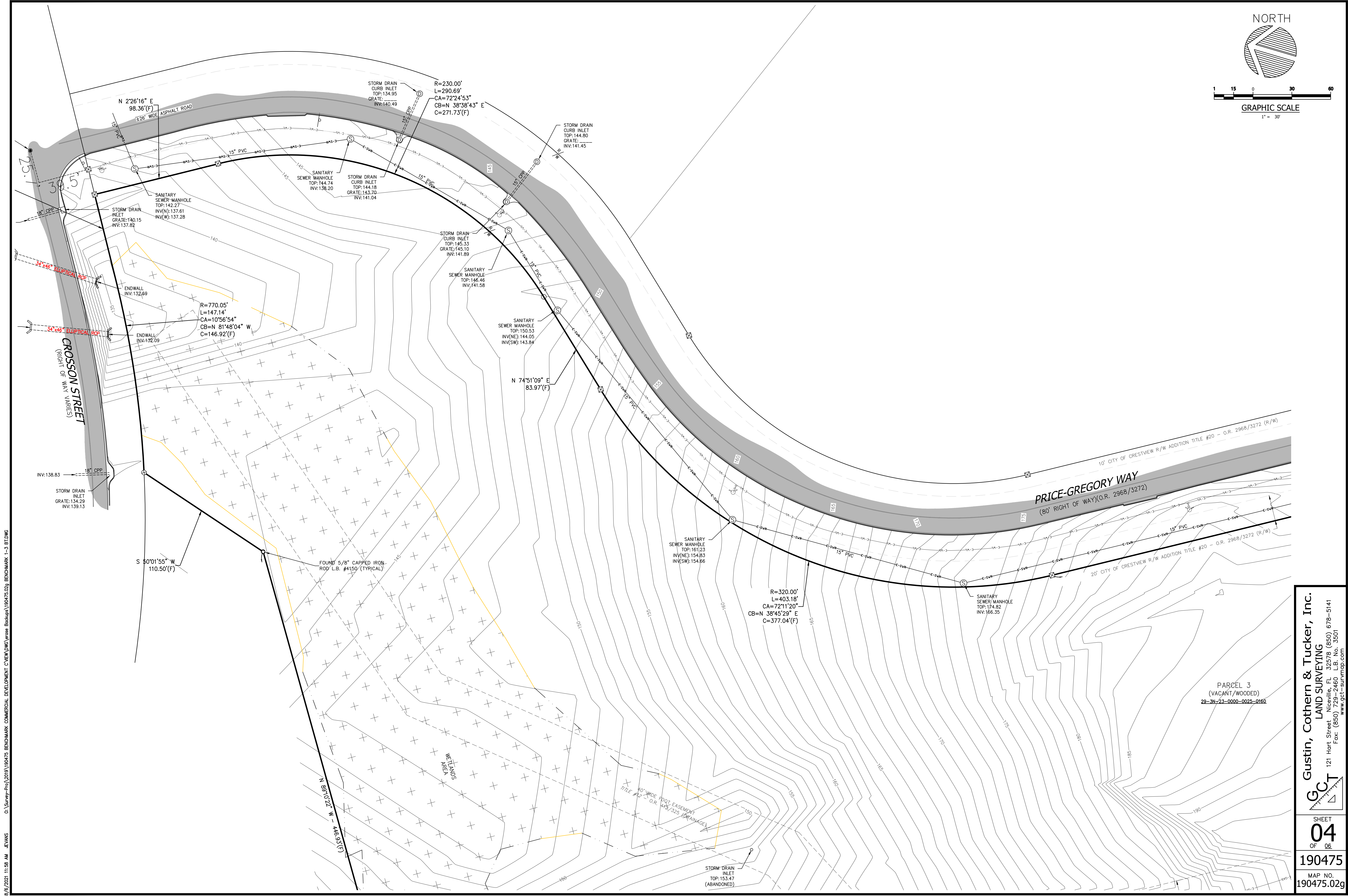
LAND SURVEYING

121 Hart Street
Niceville, FL 32578 (850) 678-5141
Fax: (850) 729-2460 L.B. No. 3501
www.gct-survey.com

GCT

SHEET
03
OF 06
190475
MAP NO.
190475.02g

C:\Survey-Proj\2019\190475 BENCHMARK COMMERCIAL DEVELOPMENT\VIEW\DWG\Versa Backups\190475.02g BENCHMARK 1-3 B'DWG 8/6/2021 11:58 AM JEVANS

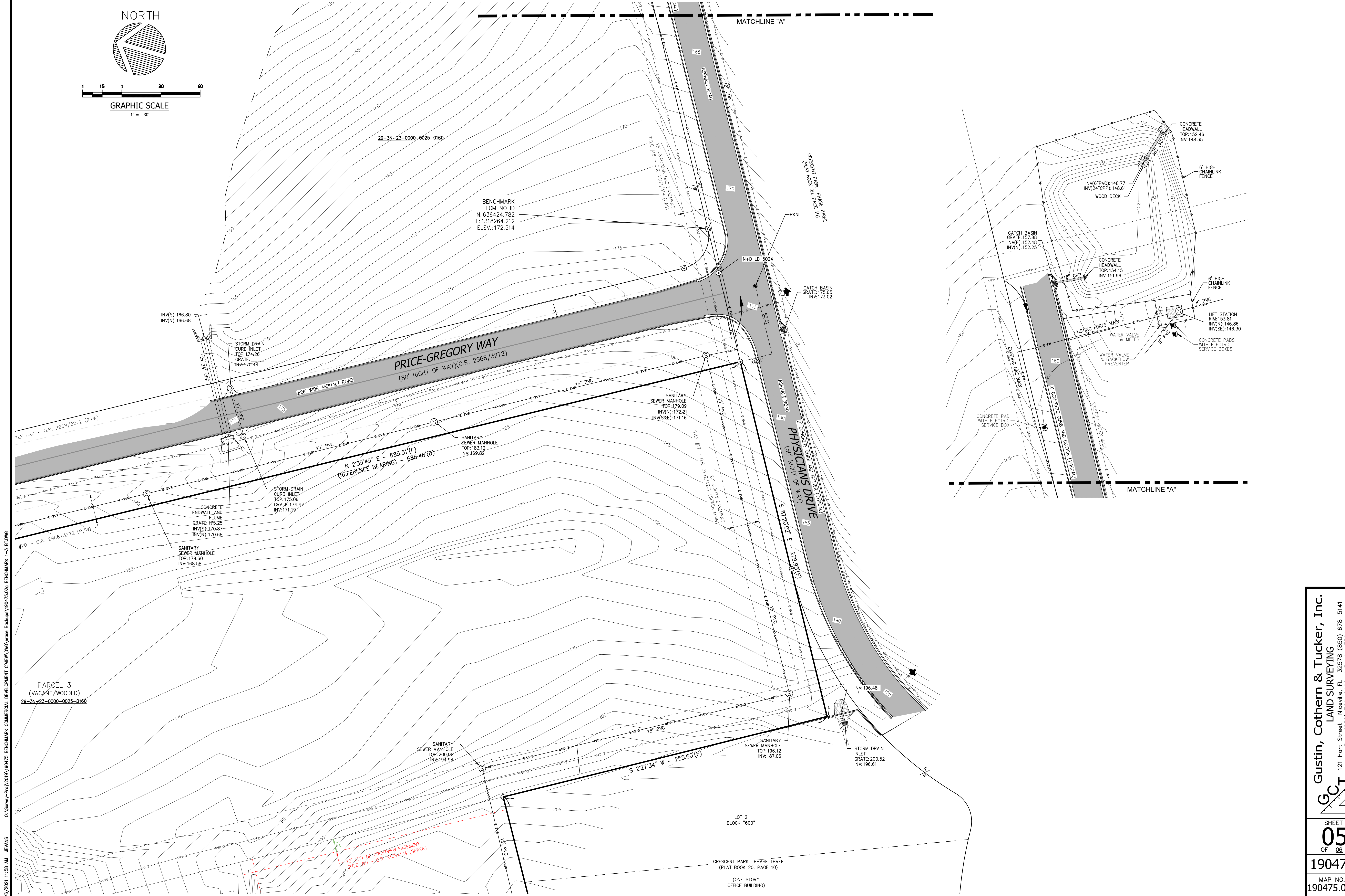


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GCT

SHEET
04
OF 06

190475
MAP NO.
190475.02g





WIRE CONNECTIONS TABLE

EASEMENT

STATE OF FLORIDA

COUNTY OF OKALOOSA

THIS EASEMENT Made this 31st day of MARCH, 1980
between Alvin McLain
as the party of the First Part and City of Crestview as the
party of the Second Part.

WITNESSETH: That the first party, in consideration of the
sum of One Dollar (\$1.00) and other valuable consideration paid,
the receipt of which is hereby acknowledged, hereby grants unto
the second party its successors, and assigns, a perpetual ease-
ment and right of way for the purpose of constructing and main-
taining water and sewer lines in, upon and through the following
described land in Okaloosa County Florida,
to-wit:

A strip of land ten feet in width parallel to and
adjoining the South boundary of the following described
property.

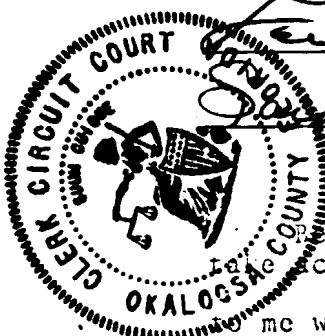
Begin at the Northwest Corner of the Northeast Quarter
Section 29, Township 3 North, Range 23 West; thence
South 1070 feet; thence East 679.14 ft; thence Southwesterly
along Highway right-of-way 420 ft for Point of Beginning;
thence continue Southwesterly along Highway right-of-way
210 ft; thence due West to one-half section line of said
Section; thence North along said Section line 208 ft;
thence due East to Point of Beginning, lying and being in
Okaloosa County, Florida.

By acceptance of this Easement the City of Crestview agrees to
provide the party of the first part one free sewer line tap-on.

TO HAVE AND TO HOLD the same unto the Second Party its
successors and assigns, and the party of the First Part will
defend the title to said lands against all persons claiming
by, through or under the said party of the First Part.

IN WITNESS WHEREOF the first party has hereunto set
his hands and seals this 31st day of MARCH, 1980.

Signed, sealed and delivered
in the presence of



Alvin McLain (SEAL)
Sara Demmer (SEAL)

Before me, the undersigned authority authorized to
take acknowledgments this day personally appeared

Alvin McLain

known to me well known and known to me to be the individual
described in and who executed the foregoing instrument
and he acknowledged before me that executed the same
for the use and purposes therein expressed.

Witness my hand and official seal this 31st day
of MARCH, A.D., 1980.

Sara Demmer
Notary Public

My commission Notary Public State of Florida at Large
My Commission Expires March 5, 1982
Bonded By American Fidelity & Casualty Company

586864

1980 MAY -7 AM 8:34

This Instrument Prepared by:
City of Crestview
P.O. Box 1207
Crestview, Florida 32536



EASEMENT

STATE OF FLORIDA
COUNTY OF OKALOOSA

THIS EASEMENT Made this 1st day of April, 1980,
between Walter T. Parker, Jr. Henry V. Day, Bill E. Parker and
Bobby J. Parker as the party of the First Part and City of
Crestview as the party of the Second Part.

WITNESSETH: That the first party, in consideration of the
sum of One Dollar (\$1.00) and other valuable consideration paid,
the receipt of which is hereby acknowledged, hereby grants unto
the second party its successors, and assigns, a perpetual ease-
ment and right-of-way for the purpose of constructing and main-
taining water and sewer lines in, upon and through the following
described land in Okaloosa County, Florida,
to-wit:

A strip of land ten feet in width parallel to and adjoining
the North boundary of the following described land and a strip of
land twenty feet in width parallel to and adjoining the West boundary
of the said following described property:

Commence at the Northwest Corner of the Northeast Quarter of Section 29,
Township 3 North, Range 23 West, Okaloosa County, Florida, thence South
00°-06'-27" East along the West boundary line of said Northeast Quarter
for 1685.56 feet to the point of beginning; thence North 89°-33'-29"
East for 509.46 feet to the West right of way line of State Road 85;
thence South 13°-36'-46" West along said right of way line for 733.24
feet; thence North 88°-56'-08" West along a line that is parallel to the
South boundary line of the aforesaid Northeast Quarter for 331.47 feet
to a point on the West boundary line of said Northeast Quarter; thence
North 00°-06'-27" West along said West boundary line 702.27 feet to
the point of beginning, said parcel of land being in the Northeast
Quarter of Section 29, Township 3 North, Range 23 West, Okaloosa County,
Florida, and having an area of 6.826 Acres.

By acceptance of this Easement the City of Crestview
agrees to furnish the party of the First Part two free sewer
tap-on.

TO HAVE AND TO HOLD the same unto the second party
successors and assigns, and the party of the First Part to
defend the title to said lands against all persons claiming
by, through or under the said party of the First Part.

IN WITNESS WHEREOF the first party has hereunto set their
hands and seals this 1st day of April, 1980.

Signed, sealed and delivered
in the presence of

Helena B. Olegone
Rosalyn Lundy

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

Before me, the undersigned authority authorized to take
acknowledgments this day personally appeared Walter T. Parker, Jr.
Henry V. Day, Bill E. Parker and Bobby J. Parker, to me well known
and known to me to be the individual(s) described in and who executed
the foregoing instrument and they acknowledged before me that they
executed the same for the use and purposes therein expressed.

WITNESS my hand and official seal this 1st
April, A.D., 1980.

Rosalyn Lundy
NOTARY PUBLIC, State of Florida at Large
My Commission Expires January 2, 1981
Bonds to AUTO OWNERS INSURANCE CO.
My Commission Expires:

This Instrument Prepared by:
City of Crestview
P.O. Box 1207
Crestview, Florida 32536



586865

1980 MAY -7 AM 8:34

**** OFFICIAL RECORDS ****
BK 2138 PG 134

FILE # 1612178 RCD: Mar 26 1998 @ 02:12PM
Newman C. Brackin, Clerk, Okaloosa Cnty Fl

EASEMENT

STATE OF FLORIDA

Deed Doc Stamps \$.70 D.C. Pat Zeller

CITY OF CRESTVIEW

This Easement made this 26th day of March, 19 98, between McClains Family Restaurant, Inc. as the party of the First part and the City of Crestview, P.O. Drawer 1207, Crestview, Fl., 32536, a municipal corporation, as the party of the Second part.

WITNESSETH: That the first party, in consideration of the sum of ten (10) dollars and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the second part its successors, and assigns, a perpetual easement for the purpose of maintenance of a sewer line, upon and through the following described land in the City of Crestview, Florida, to wit:

THE WEST TEN FEET [10'] OF THE PROPERTY DESCRIBED IN OR BOOK 1718, PAGE 1563 OF THE OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA



TO HAVE AND TO HOLD the same unto the Second party, its successors and assigns, together with the right to enter upon said land, provided however, said party of the Second part shall not intentionally damage the contiguous land of the part of the First part, and the party of the First part will defend the title to the lands against all persons claiming by, through or under the said party of the First part.

IN WITNESS WHEREOF the First party has hereunto set his hand(s) and seal(s) this 26th day of March, 19 98.

McCLAINS FAMILY RESTAURANT, INC.

BY Michael D. Callahan
MICHAEL D. CALLAHAN, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Mildred C. Henton
 Witness MILDRED C. HENTON

Witness

Before the undersigned officer duly authorized in the state and city aforesaid to take acknowledgments personally appeared **, known to be the person described above and who executed the same. **MICHAEL D. CALLAHAN, PRESIDENT OF MCLAINS FAMILY RESTAURANT, INC., who

has produced A Driver Lic as identification

WITNESS my hand and official seal in said City and State this the 26th day of March, 19 98.

Linda Parenteau
LINDA PARENTEAU

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



Linda Parenteau
 MY COMMISSION # CC617782 EXPIRES
 December 14, 1998
 BONDED THRU TROY FAIN INSURANCE, INC

PREPARED BY:
 ALLEN R. COOK
 P.O. BOX 219
 CRESTVIEW, FL 32536