CITY OF CRESTVIEW
PLANNING
AND
DEVELOPMENT BOARD

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Planning and Development Regular Meeting Agenda
September 6, 2022
6:00 p.m.
Council Chambers

1 Call to Order

2 Pledge of Allegiance

3 Approve Agenda

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5. 1. Approval of August 1, 2022 PDB Minutes

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1894 - Richburg Lane Comprehensive Plan Amendment

6. 2. Ordinance 1895 - Richburg Lane Rezoning

6. 3. Ordinance 1896 - Taylor Farms Partial Plat Vacation

7 Ordinances

8 Final Plats and PUDS

8. 1. Magnolia Creeks Phase 1 and 2

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11. 1. Director's Update

12 Comments from the Audience

13 Adjournment

Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Schrader, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option2 within 48 hours of the scheduled meeting.

CITY OF CRESTVIEW

Item # 5.

Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: September 6, 2022
TYPE OF AGENDA ITEM: Action Item

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	8/9/2022
SUBJECT:	1. Approval of August 1, 2022 PDB Minutes

BACKGROUND:

Routine approval of minutes.

DISCUSSION:

The minutes were distributed prior to the meeting.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;
Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.
Financial Sustainability- Achieve long term financial sustainability

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

RECOMMENDED ACTION

Staff requests a motion to approve the minutes of August 1, 2022.

Attachments

1. 08012022 Planning Board Minutes - Draft

ORDINANCE:

PLANNING AND DEVELOPMENT BOARD
Regular Meeting Minutes - Draft
August 1, 2022
6:00 p.m.
Council Chambers

1 Call to Order

Chair Mike Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present were Mario Werth, Vice Chair; Ellis Conner; Michael Gilbert, and alternate Brian Follmar. Also present were City Clerk Maryanne Schrader, City Attorney Jonathan Holloway, and staff members. Board member excused: Malcom Haynes and alternate Jim Sheffield.

2 Pledge of Allegiance

Chair M. Roy asked Board member B. Follmar to lead the Board in the Pledge of Allegiance.

3 Approve Agenda

Chair M. Roy asked for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to approve the agenda, as presented.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

Chair M. Roy asked if anyone had any comments. No one came forward.

5 Consent Agenda

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to approve the Consent agenda, as presented.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

5. 1. Approval of minutes from June 6, 2022.

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1882 - Export Road Annexation

Senior Planner N. Schwendt came forward stating the next trio of ordinances relate to Export Road. This is the first reading and public hearing of Ordinance 1882, Export Road Annexation.

Senior Planner N. Schwendt went over the zoning and surrounding properties zoning

uses. He detailed the advertising and posting requirements. The fees were waived because of the moratorium on fees.

Senior Planner N. Schwendt presented Ordinance 1882 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance Annexing to the City of Crestview, Florida, ± 2.02 Acres of Contiguous Lands Located in Section 32, Township 3 North, Range 23 West, and Being Described As Set Forth Herein; Providing for Authority; Providing for Land Description; Providing for Boundary; Providing for Land Use and Zoning Designation; Providing for Amendment to the Base, Land Use and Zoning Maps; Providing For a Comprehensive Plan Amendment; Providing for Filing with the Clerk of Circuit Court of Okaloosa County, the Chief Administrative Officer of Okaloosa County and the Florida Department of State; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing for an Effective Date.

Senior Planner N. Schwendt added the property is undeveloped and a development application has not been submitted.

Chair M. Roy asked for public comment and an unidentified woman asked for clarification on commercial use but did not stay for explanation.

Richard Horton came forward voicing concern about the noise, retention pond flooding issues, and commercial use concerns.

Senior Planner N. Schwendt replied there are strict retention requirements once a development order is submitted. He added the area is surrounded by all sides by mixed use.

Chair Roy asked for comment from the Board.

Board member E. Conner requested that a stipulation be added that the landowners are advised in writing of any development with an announcement to the adjoining property owners of the new development.

Senior Planner N. Schwendt mentioned the Community Services Director has discretion to send out courtesy notices and to bring the development order application to the Planning and Development Board.

City Attorney J. Holloway advised that under the LDC, some of the developments are able to be approved at the staff level. He added that the Planning and Development Board is just making a recommendation to City Council for approval rather than adding any stipulations that notice be sent to the landowners.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend the City Council approve Ord. 1882. Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

6. 2. Ordinance 1883 - Export Road Comprehensive Plan Amendment

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1883, Export Road Comprehensive Plan Amendment. He mentioned the public information is the same as in the previous ordinance.

Senior Planner N. Schwendt presented the Ordinance 1883 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Amending Its Adopted Comprehensive Plan; Providing For Authority; Providing For Findings of Fact; Providing For Purpose; Providing For Changing the Future Land Use Designation From Okaloosa County Mixed Use to Commercial (C) on Approximately 2.02 Acres, More Or Less, in Section 32, Township 3 North, Range 23 West; Providing For Future Land Use Map Amendment; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing for an Effective Date.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Mario Werth and seconded by Board member Ellis Conner to recommend that the City Council adopt Ordinance 1883 on First Reading. Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

6. 3. Ordinance 1884 - Export Road Rezoning

City Attorney Jon Holloway swore in Senior Planner N. Schwendt for all the quasi-judicial segments of the meeting.

Senior Planner N. Schwendt explained this is a rezoning for the property. This is the first reading and public hearing of Ordinance 1884, Export Road Rezoning.

He asked that the Staff report be made part of the record - On June 3, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Export Road. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed Use. The application requests the Commercial Low-Intensity District (C-1) zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 1884 on August 8, 2022 for the first reading. The property description is as follows: Property Owner: Smith Tiffany P650 West James Lee Blvd, Suite 12, Crestview, FL 32536. Parcel ID:32-3N-23-0000-

0040-0010. Site Size: 2.02 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 Commercial (C)Commercial High-Intensity District (C-2) Vacant. East Okaloosa County Mixed Use. Okaloosa County Mixed Use. Vacant South Okaloosa County Mixed Use Okaloosa County Mixed Use Vacant West Okaloosa County Mixed Use. Okaloosa County Mixed Use. Commercial. The subject property is currently undeveloped, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for commercial use.
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 July 7, 2022. The property was posted on July 18, 2022. An advertisement ran in the Crestview News Bulletin on July 14 and 21, 2022.

Senior Planner N. Schwendt presented Ordinance 1884 to the Planning Board and asked the City Clerk to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing For the Rezoning of 2.02 Acres, More or Less, of Real Property, Located in Section 32, Township 3 North, Range 23 West, From the Okaloosa County Mixed Use Zoning District to the Commercial Low-Intensity District (C-1) Zoning District; Providing For Authority; Providing For the Updating of the Crestview Zoning Map; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal Of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to recommend that the City Council adopt Ordinance 1884.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

6. 4. Ordinance 1885 - Airport Road Annexation

Senior Planner N. Schwendt stated the next three ordinances pertain to property on 2906 Airport Road. This is the first reading and public hearing of Ordinance 1885, Airport Road Annexation. The property is in unincorporated Okaloosa County. He explained the property abuts city limits that is zoned commercial. The property can be developed for residential use or as low-density commercial. Property owners were notified, posted, and advertised. The annexation fee was waived because of the moratorium on fees.

Senior Planner N. Schwendt presented Ordinance 1885 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance Annexing to the City of Crestview, Florida, ± 9.62 Acres of Contiguous Lands Located in Section 4, Township 3 North, Range 23 West, and Being Described as Set Forth Herein; Providing For Authority; Providing For Land Description; Providing For Boundary; Providing For Land Use and Zoning Designation; Providing For Amendment to the Base, Land Use and Zoning Maps; Providing For a Comprehensive Plan Amendment; Providing For Filing with the Clerk of Circuit Court of
Okaloosa County, the Chief Administrative Officer of Okaloosa County, and the Florida Department of State; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend that the City Council adopt Ordinance 1885.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

6. 5. Ordinance 1886 - Airport Road Comprehensive Plan Amendment

Senior Planner N. Schwendt explained this is the first reading and public hearing of Ordinance 1886 - Airport Road Comprehensive Plan Amendment. He said the zoning is consistent with the zoning and land use for surrounding properties.

Senior Planner N. Schwendt presented Ordinance 1886 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Amending its Adopted Comprehensive Plan; Providing For Authority; Providing For Findings of Fact; Providing For Purpose; Providing For Changing the Future Land Use Designation From Okaloosa County Low Density Residential to Mixed Use (Mu) on Approximately 9.62 Acres, More or Less, In Section 4, Township 3 North, Range 23 West; Providing For Future Land Use Map Amendment; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan

Follmar to recommend that the City Council adopt Ordinance 1886.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

Board member Ellis Conner asked whether it is maintained by the County and asked about the traffic impact, as it has significant traffic. Senior Planner N. Schwendt replied that we do not have a development order, so we do not have a traffic count. However, traffic mitigation will be done once the development order is submitted. He added this portion of Airport Road is zoned mixed use.

6. 6. Ordinance 1887 - Airport Road Rezoning

Senior Planner N. Schwendt said this is the rezoning component of the three ordinances. The notice is the same.

He asked that the staff report be entered into the record: On June 13, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2906 Airport Road. 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 Mixed-Use zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 1887 on August 8, 2022 for the first reading. The property description is as follows:
Property Owner: Trimcor LLC, 3517 Retail Dr., Phenix City, AL 36869
Parcel ID: 04-3N-23-0000-0016-0000; Site Size: 9.62 acres; Current FLU: Okaloosa County Low Density Residential; Current Zoning: Okaloosa County Residential-1 Current Land Use: Residential; 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 Residential; East Okaloosa County Low Density Residential Okaloosa County Residential-1 Residential; South Okaloosa County Low Density Residential Okaloosa County Residential-1 Vacant; West Okaloosa County Mixed Use and Commercial (C); Okaloosa County Mixed Use and Commercial Low-Intensity District (C-1); Residential & Vacant. The subject property is currently developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use could continue as a residential use or be developed for low intensity commercial use. 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 July 7, 2022. The property was posted on July 18, 2022. An advertisement ran in the Crestview News Bulletin on July 14 and 21, 2022.

This is the first reading and public hearing of Ordinance 1887, Airport Road

Rezoning.

Senior Planner N. Schwendt presented Ordinance 1887 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing For the Rezoning of 9.62 Acres, More or Less, of Real Property, Located In Section 4, Township 3 North, Range 23 West, From the Okaloosa County Residential-1 Zoning District to the Mixed Use (Mu) Zoning District; Providing For Authority; Providing For the Updating of the Crestview Zoning Map; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing for an Effective Date.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend that the City Council adopt Ordinance 1887.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

6. 7. Ordinance 1888 - Brookmeade Drive Annexation

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1888, Brookmeade Drive Annexation. He explained the unincorporated property is located in Okaloosa County and zoned mixed use. It is located in an enclave. He explained that courtesy notices were mailed, posted, and advertised.

Senior Planner N. Schwendt presented Ordinance 1888 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance Annexing to the City of Crestview, Florida, ± 0.48 Acres of Contiguous Lands Located In Section 20, Township 3 North, Range 23 West, and Being Described as Set Forth Herein; Providing For Authority; Providing For Land Description; Providing For Boundary; Providing For Land Use and Zoning Designation; Providing For Amendment to the Base, Land Use and Zoning Maps; Providing For a Comprehensive Plan Amendment; Providing For Filing With the Clerk of Circuit Court of Okaloosa County, the Chief Administrative Officer of Okaloosa County and the Florida Department of State; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Mario Werth and seconded by Board member Bryan

Follmar to recommend that the City Council adopt Ordinance 1888.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar Aye. All ayes. Motion carried.

6. 8. Ordinance 1889 - Brookmeade Drive Comprehensive Plan Amendment

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1889, Brookmeade Drive Comprehensive Plan Amendment. He mentioned it is currently zoned Okaloosa Residential Low Density. All information is the same as in the previous ordinance.

Senior Planner N. Schwendt presented Ordinance 1889 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Amending Its Adopted Comprehensive Plan; Providing For Authority; Providing For Findings of Fact; Providing For Purpose; Providing For Changing the Future Land Use Designation From Okaloosa County Low Density Residential To Commercial (C) On Approximately 0.48 Acres, More Or Less, In Section 20, Township 3 North, Range 23 West; Providing For Future Land Use Map Amendment; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal Of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend that the City Council adopt Ordinance 1889.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

6. 9. Ordinance 1890 - Brookmeade Drive Rezoning

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1890, Brookmeade Drive Rezoning.

He asked that the staff report be entered into the record - On May 18, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Brookmeade Drive. 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 Commercial High-Intensity District (C-2) zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 1890 on August 8, 2022 for the first reading.
The property description is as follows:
Property Owner: Wicker Roy, 8124 Jordan Rd, Baker, FL 32531, Parcel ID: 20-3N-23-0000-0136-0020; Site Size: 0.48 acre; Current FLU: Okaloosa County Low Density Residential,

Current Zoning: Okaloosa County Residential-1; Current Land Use: Residential. The following table provides the surrounding land use designations, zoning districts, and existing uses.
Direction FLU Zoning Existing Use; North Commercial (C) Commercial High-Intensity District (C-2) Commercial; East Okaloosa County Low Density Residential; Okaloosa County Residential-1 Vacant; South Commercial (C) ; Commercial High-Intensity District (C-2) Residential; West Commercial (C) Commercial High-Intensity District (C-2); Commercial.
The subject property is currently developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for commercial use. 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 July 7, 2022. The property was posted on July 18, 2022. An advertisement ran in the Crestview News Bulletin on July 14 and 21, 2022.

Senior Planner N. Schwendt presented Ordinance 1890 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing For The Rezoning Of 0.48 Acres, More Or Less, Of Real Property, Located In Section 20, Township 3 North, Range 23 West, From The Okaloosa County Residential-1 Zoning District to the Commercial High-Intensity District (C-2) Zoning District; Providing For Authority; Providing For The Updating Of The Crestview Zoning Map; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes And Ordinances; and Providing For an Effective Date.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Bryan Follmar and seconded by Board member Ellis Conner to recommend that the City Council adopt Ordinance 1890.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

Discussion ensued on cleaning up the property lines. The Board voiced concern on properties being flipped and waiving the annexation fees.

City Attorney J. Holloway explained the benefit of waiving the annexation fees, stating the tax base is increased, so the tax base can result in the ability to lower the

millage rate.

6. 10. Ordinance 1891 - Land Development Code Amendment

Senior Planner N. Schwendt stated the LDC changes are being done as staff finds necessary. This is the first reading and public hearing of Ordinance 1891 - Land Development Code Amendment. The LDC is being developed over time to correct inconsistencies. The desired goal is to allow homeowners to maximize development of their property for their benefit.

He reviewed the following changes:

- Removing unused or redundant definitions in Chapter 2.
- Corrections to Chapter 3 regarding inconsistent or redundant verbiage, and lot splits.
- Correction to Chapter 4, allowing an exemption to Landscape Code for development in the Downtown Overlay District.
- Revisions to the Zoning Table.
- Revisions to Chapter 6 to make easier to understand and utilize, allow more flexible orientation for dwellings on flag lots, to explicitly prohibit RVs, campers or camp trailers as single-family dwellings, and verbiage updates to the Landscape Code.
- Revisions to Chapter 7 to allow more flexible placement of accessory buildings and carports, revise sign provisions to allow signs at a size more similar to what was allowed under the previous code in certain areas, and to update verbiage to reflect building code terminology.
- Revisions to Chapter 8 to allow payment into a sidewalk fund and remove redundant information.

Senior Planner N. Schwendt presented Ordinance 1891 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing For the Amendment of Portions of Chapters Two, Three, Four, Six, Seven, and Eight of the Land Development Code; Providing For Authority; 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.

Motion by Board member E. Conner and seconded by Board member M. Werth to recommend to the City Council adoption of Ordinance 1891.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

6. 11. Ordinance 1892 - Chapter 2, Article III - Nuisance Abatement and Planning Board Revisions Amendment

Senior Planner N. Schwendt said this is a revision to the Code of Ordinances and the first reading and public hearing of Ordinance 1892, Chapter 2, Art. III, Nuisance Abatement and Planning Board Revisions Amendment.

He explained the reasons for the changes with the functions of the current practices.

Senior Planner N. Schwendt presented the Ordinance 1892 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Amending Chapter 2, Article III – Boards, Committees and Commissions - of the City of Crestview Code of Ordinances; Providing For Authority; Providing For Filing of this Ordinance with the Clerk of the Circuit Court of Okaloosa County; 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.

Discussion ensued on the new process for the nuisance abatements. City Attorney J. Holloway
explained that the Findings of Facts will be prepared and brought to the Board for approval. He added the reason the Special Magistrate does not hear the abatement cases is the Statute does not permit it.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend that the City Council approve Ordinance 1892.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

6. 12. Ordinance 1893 - Chapter 18 - Businesses - Amendments

Senior Planner N. Schwendt brought forward the first reading and public hearing of Ordinance 1893 - Chapter 18, Businesses – Amendments. He went over the inconsistency between the Code and the State Statute, stating the amendment will provide clarification. This will also streamline the process for BTR's and provide flexibility in our processes. He added we also added regulations for solicitation and garage sales for clarification and enforcement.

Senior Planner N. Schwendt presented the Ordinance 1893 to the Planning Board and asked City Clerk M. Schrader to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Amending Chapter 18 – Businesses - of the City of Crestview Code of Ordinances; Providing For Authority; Providing For Filing of this Ordinance with the Clerk of the Circuit Court of Okaloosa County; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation;

Providing For Repeal of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Chair M. Roy asked for comment from the public and Board. Hearing none he called for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to recommend that the City Council approve Ordinance 1893.
Roll Call: Ellis Conner, Michael Gilbert, Michael Roy, Mario Werth, Bryan Follmar.
All ayes. Motion carried.

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Comments from the Audience

Chair M. Roy asked if the public had any comment, and no one came forward.

12 Adjournment

Chair M. Roy adjourned the meeting after hearing no additional comment at 7:05 p.m.

_____
Chair Michael Roy

Maryanne Schrader, City Clerk
Proper notice having been duly given

CITY OF CRESTVIEW

Item # 6.

Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: September 6, 2022
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	9/1/2022
SUBJECT:	1. Ordinance 1894 - Richburg Lane Comprehensive Plan Amendment

BACKGROUND:

On July 31, 2022, staff received an application to amend the comprehensive plan and zoning designations for property located on Richburg Lane.

The subject property is currently assigned a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively.

The application requests the Mixed Use (MU) future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1894 on September 12, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Dewrell J Ladon & Carol A PO Box 1510 Ft Walton Beach, FL 325490000
Parcel ID:	portions of parcels 04-3N-23-0000-0029-0000 and 09-3N-23-0000-0011-0000
Site Size:	26.86 acres
Current FLU:	Commercial (C)
Current Zoning:	Commercial High-Intensity District (C-2)
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 and Mixed Use	Okaloosa County Residential-1 and Mixed Use	Vacant and Residential
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant, Residential and Commercial
West	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant and Commercial

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 could be developed for residential or low intensity commercial use.

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 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 12, 2022. The property was posted on August 23, 2022. An advertisement ran in the Crestview News Bulletin on August 25, 2022.

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 were $2,500.00. The cost of advertising was $240.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1894.

Attachments

1. Exhibit Packet

ORDINANCE: 1894

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL (C) TO MIXED USE (MU) ON APPROXIMATELY 26.86 ACRES, MORE OR LESS, IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND IN SECTION 9, 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 Commercial (C) to Mixed Use (MU) on a parcel of land containing 26.86 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 26.86 acres of land, more or less, from Commercial (C) to Mixed Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 26.86 acres, more or less, are portions of parcels 04-3N-23-0000-0029-0000 and 09-3N-23-0000-0011-0000, and commonly described as:

A PARCEL OF LAND SITUATED IN SECTIONS 4 AND 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING A PORTION OF THE DEWRELL PARCEL (OFFICIAL RECORDS BOOK 3423, PAGE 4052), AND LYING EAST OF FLORIDA STATE ROAD 85 NORTH, AND LYING NORTH OF RICHBURG LANE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF AFORESAID SECTION 4, SAID POINT LYING

ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID RICHBURG LANE (50 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 87°53'59" EAST, ALONG AFORESAID NORTH RIGHT-OF-WAY LINE (ALSO BEING THE SOUTH LINE OF SAID SECTION 4), A DISTANCE OF 7.37 FEET; THENCE DEPARTING AFORESAID SECTION LINE, CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) CALLS:

(1) N 26°48'55" E, A DISTANCE OF 5.32 FEET;

(2) S 64°07'06" E, A DISTANCE OF 306.77 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 324.99 FEET;

(3) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°49'43", AN ARC DISTANCE OF 203.22 FEET, (CHORD BEARING = S 82°08'27" E, CHORD = 199.93 FEET), TO THE POINT OF TANGENCY OF SAID CURVE;

(4) N 79°56’41" E, A DISTANCE OF 11.11 FEET;

(5) N 85°06'36" E, A DISTANCE OF 126.31 TO THE POINT OF BEGINNING

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE PROCEED N 01°51'21" E, A DISTANCE OF 988.10 FEET; THENCE PROCEED S 88°08'13" E, A DISTANCE OF 686.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4; THENCE PROCEED S 01°51'21" W, ALONG SAID EAST LINE A DISTANCE OF 862.33 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF RICHBURG LANE; THENCE ALONG SAID NORTH RIGHT-OF-WAY PROCEED THE FOLLOWING THREE (3) CALLS:

(1) S 81°45'08" W, A DISTANCE OF 274.97 FEET;

(2) S 80°38'39" W, A DISTANCE OF 359.86 FEET;

(3) S 85°06'36" W, A DISTANCE OF 63.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14.60 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND SITUATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING A PORTION OF THE DEWRELL PARCEL (OFFICIAL RECORDS BOOK 3423, PAGE 4052), LYING EAST OF FLORIDA STATE ROAD 85 NORTH, LYING NORTH OF RICHBOURG LANE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE 4 INCH BY 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 16, BLOCK 12, OAKDALE MINIATURE-FARMS (PLAT BOOK 1, PAGE 129); THENCE S 01°51'21" W, ALONG THE EAST LINE OF THE AFORESAID QUARTER QUARTER, A DISTANCE OF 464.08 FEET; THENCE DEPARTING SAID EAST LINE PROCEED N 88°08'13" W, A DISTANCE OF 1187.08 FEET TO THE SOUTHEAST CORNER OF THE EGLIN FEDERAL CREDIT UNION PARCEL (OFFICIAL RECORDS BOOK 2518, PAGE 568); THENCE PROCEED ALONG THE EAST AND NORTH BOUNDARY OF SAID CREDIT UNION PARCEL THE FOLLOWING TWO (2) CALLS:

(1) N 13°50'45" E, A DISTANCE OF 300.00 FEET;

(2) N 88°06'20" W, A DISTANCE OF 34.30 FEET TO THE SOUTHEAST CORNER OF THE TEMPLE FITNESS OF NWF PARCEL (OFFICIAL RECORDS BOOK 2084, PAGE 2147); THENCE PROCEED N 13°48'31" E ALONG THE EAST BOUNDARY LINE OF SAID TEMPLE FITNESS PARCEL, A DISTANCE OF 174.96 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE AFORESAID QUARTER QUARTER; THENCE DEPARTING AFORESAID EAST BOUNDARY LINE PROCEED S 88°06'28" E ALONG SAID NORTH LINE, A DISTANCE OF 1122.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 12.26 ACRES, MORE OR LESS.

The Mixed Use (MU) Future Land Use Category is hereby imposed on portions of parcels 04-3N-23-0000-0029-0000 and 09-3N-23-0000-0011-0000. 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 portions of parcels 04-3N-23-0000-0029-0000 and 09-3N-23-0000-0011-0000 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.

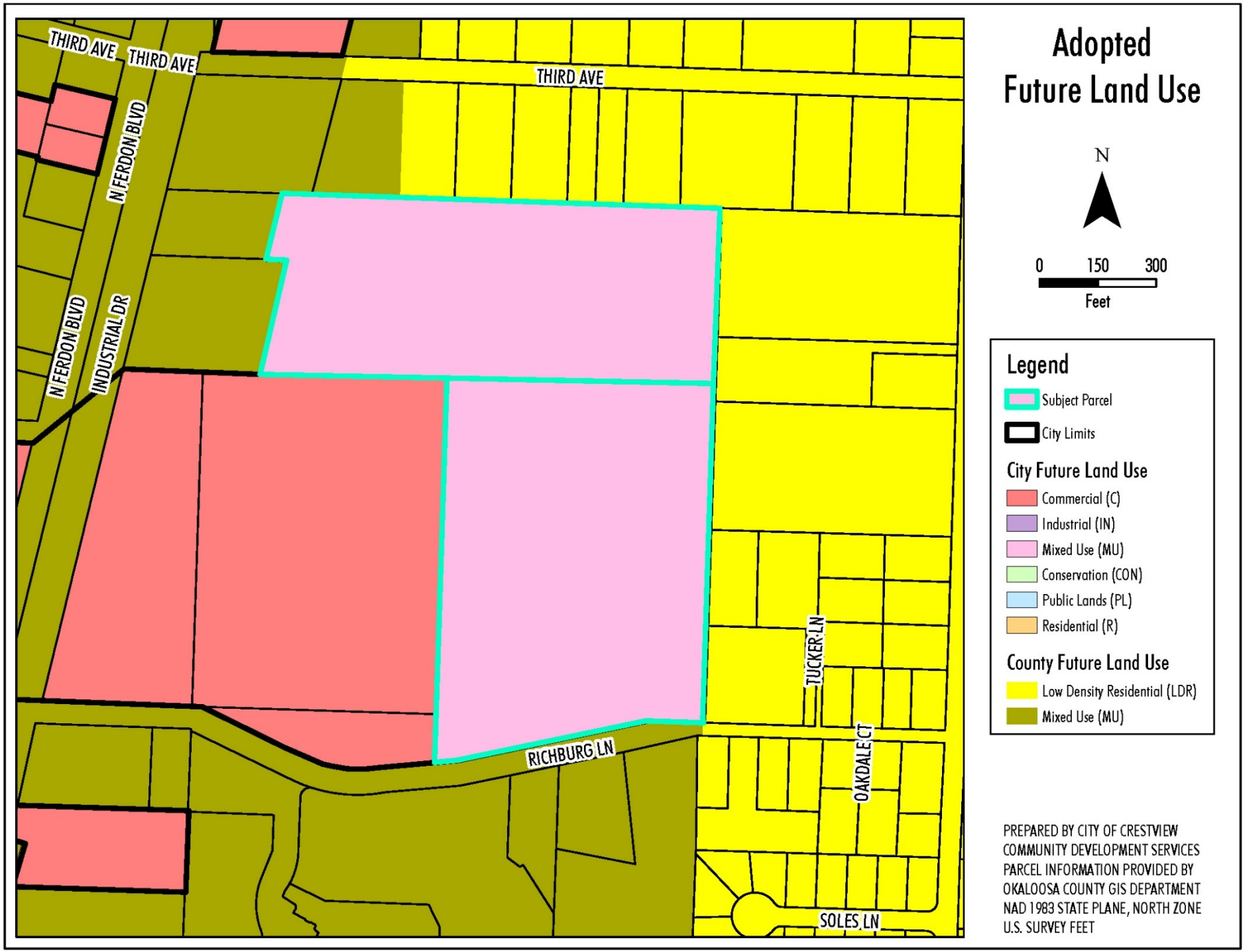
Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of September, 2022.

ATTEST:

_____
Maryanne Schrader
City Clerk

Approved by me this 26th day of September, 2022.

_____
J. B. Whitten
Mayor


THIRD AVE
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N FERDON BLVD
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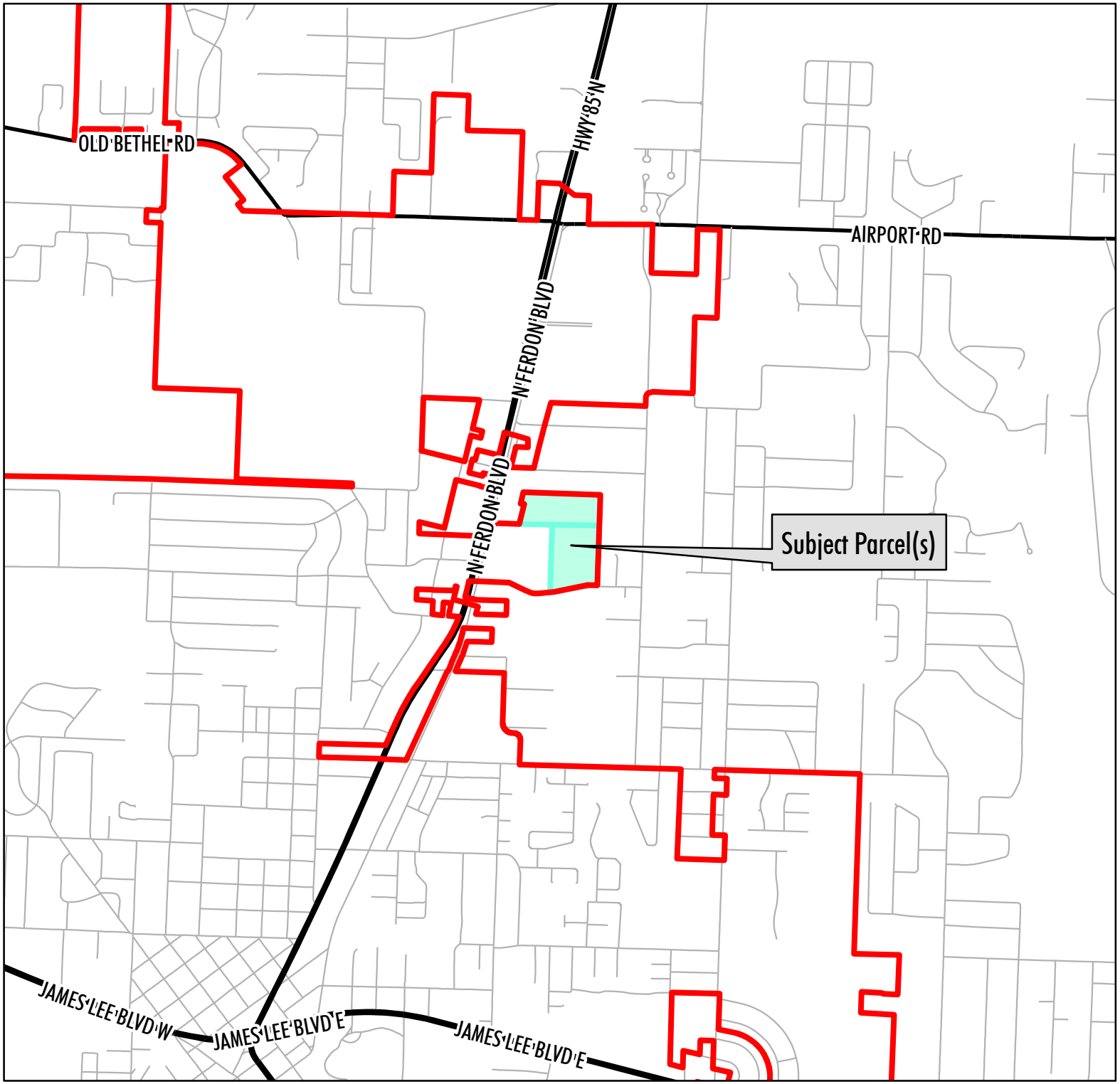
INDUSTRIAL DR
TUCKER LN
OAKDALE CT
RICHBURG LN
SOLES LN
Adopted
Future Land Use
N
0
150
300
Feet
Legend
Subject Parcel
City Limits
City Future Land Use
Commercial (C)
Industrial (IN)
Mixed Use (MU)
Conservation (CON)
Public Lands (PL)
Residential (R)
County Future Land Use
Low Density Residential (LDR)
Mixed Use (MU)
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

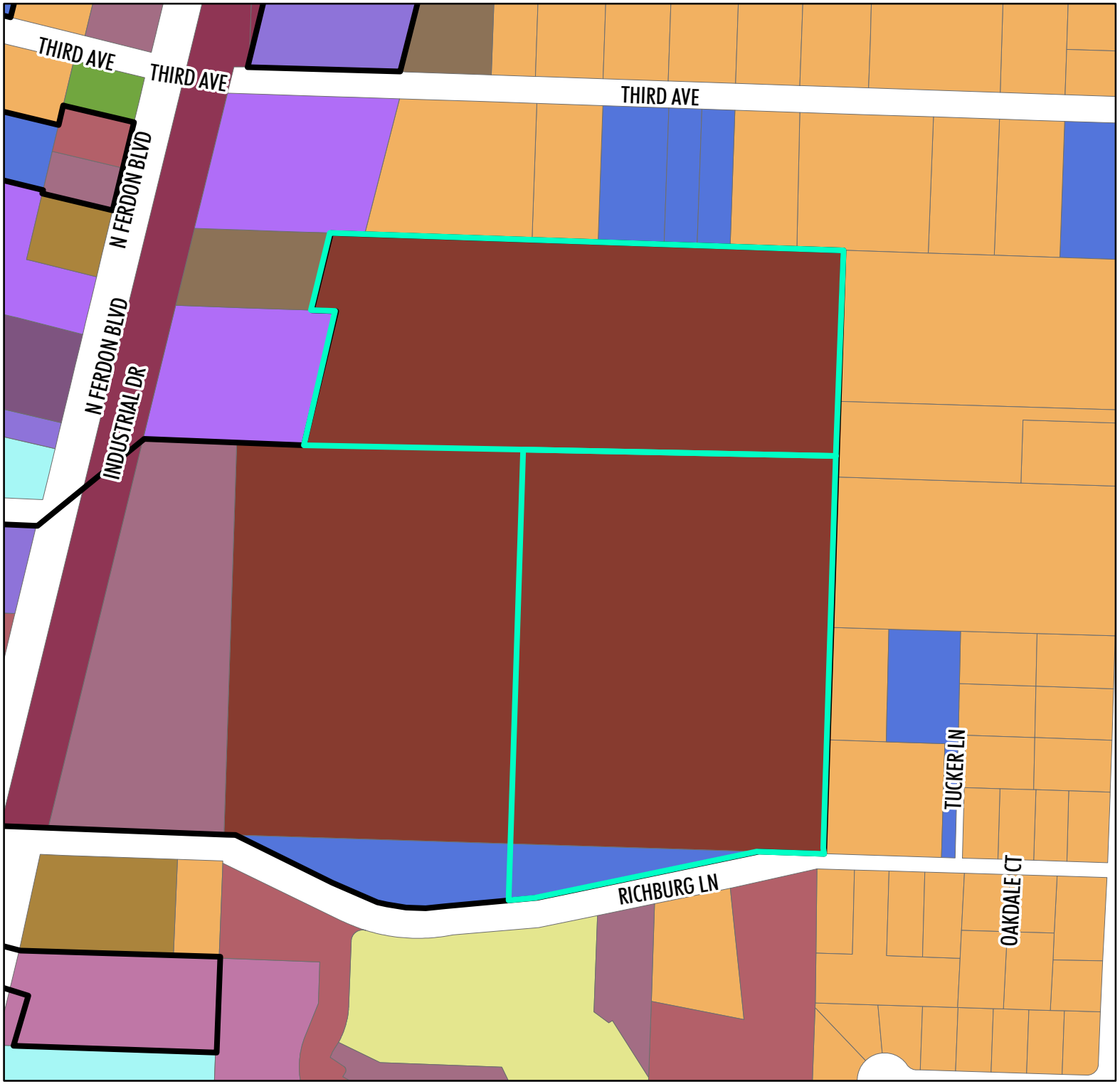
Vicinity Map



N

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

0 150 300

Feet

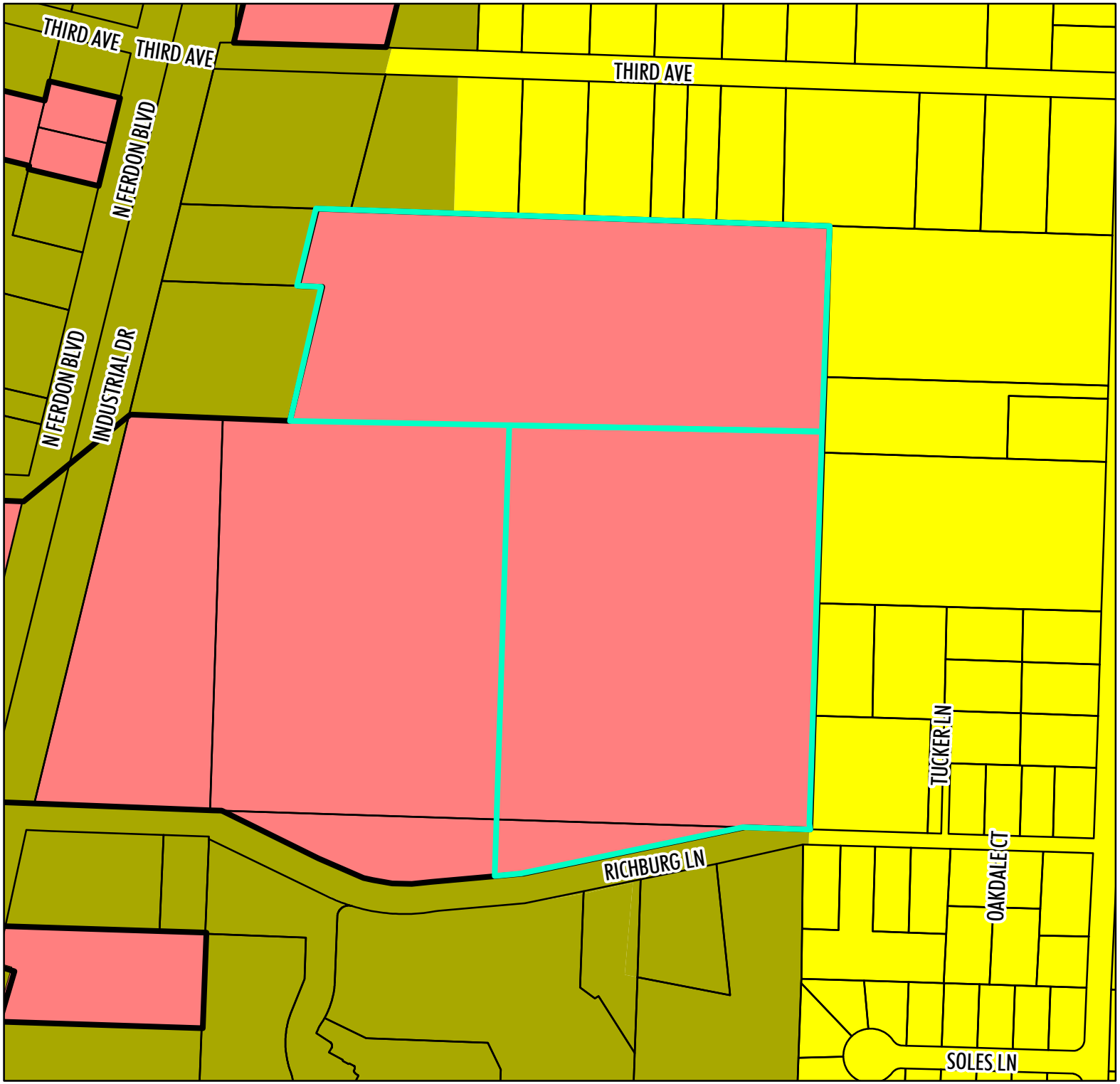
Legend

- Subject Parcel
- City Limits

Existing Use

- Financial
- Gym/Fitness
- Municipal
- No AG Acre
- Office Building
- Restaurant
- Service Shop
- Single Family
- Stores
- Theater/Au
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

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

0 150 300

Feet

Legend

- Subject Parcel
- City Limits

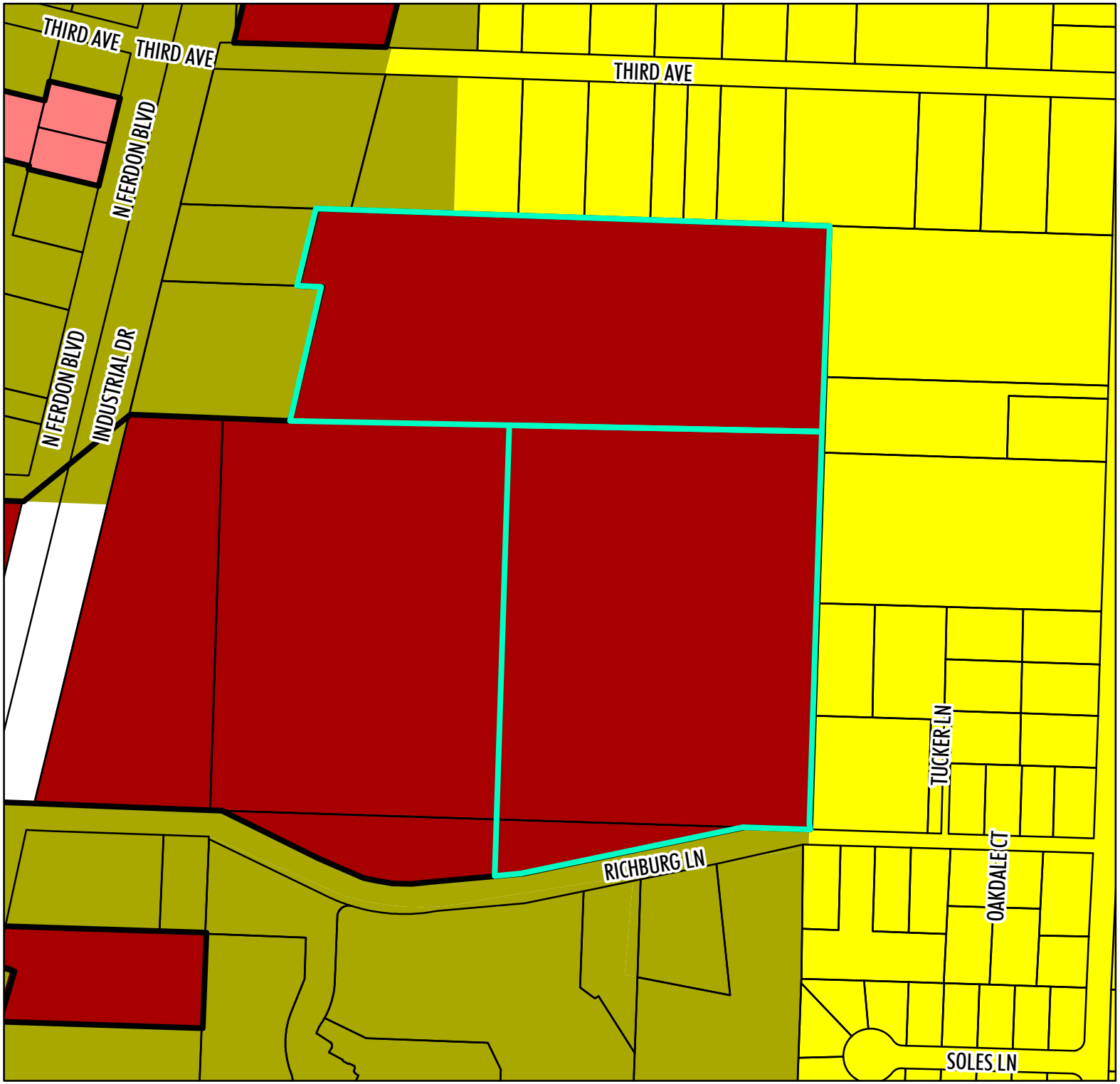
City Future Land Use

- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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

N

0 150 300

Feet

Legend

Subject Parcel

City Limits

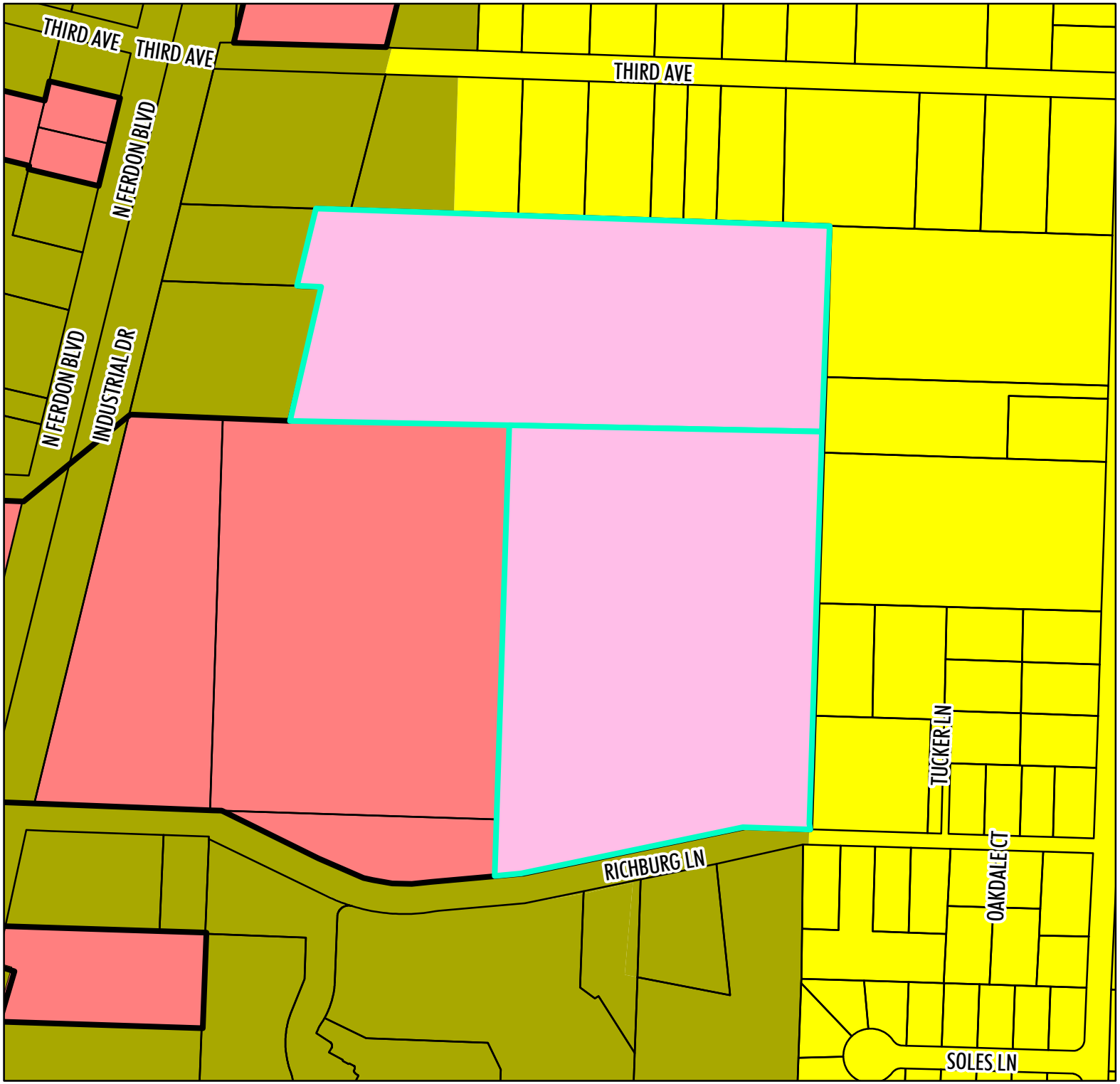
City

- Single Family Estate Dwelling District (R-1E)
- 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

- Residential - 1 (R-1)
- Mixed Use (MU)

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

N

0 150 300

Feet

Legend

- Subject Parcel
- City Limits

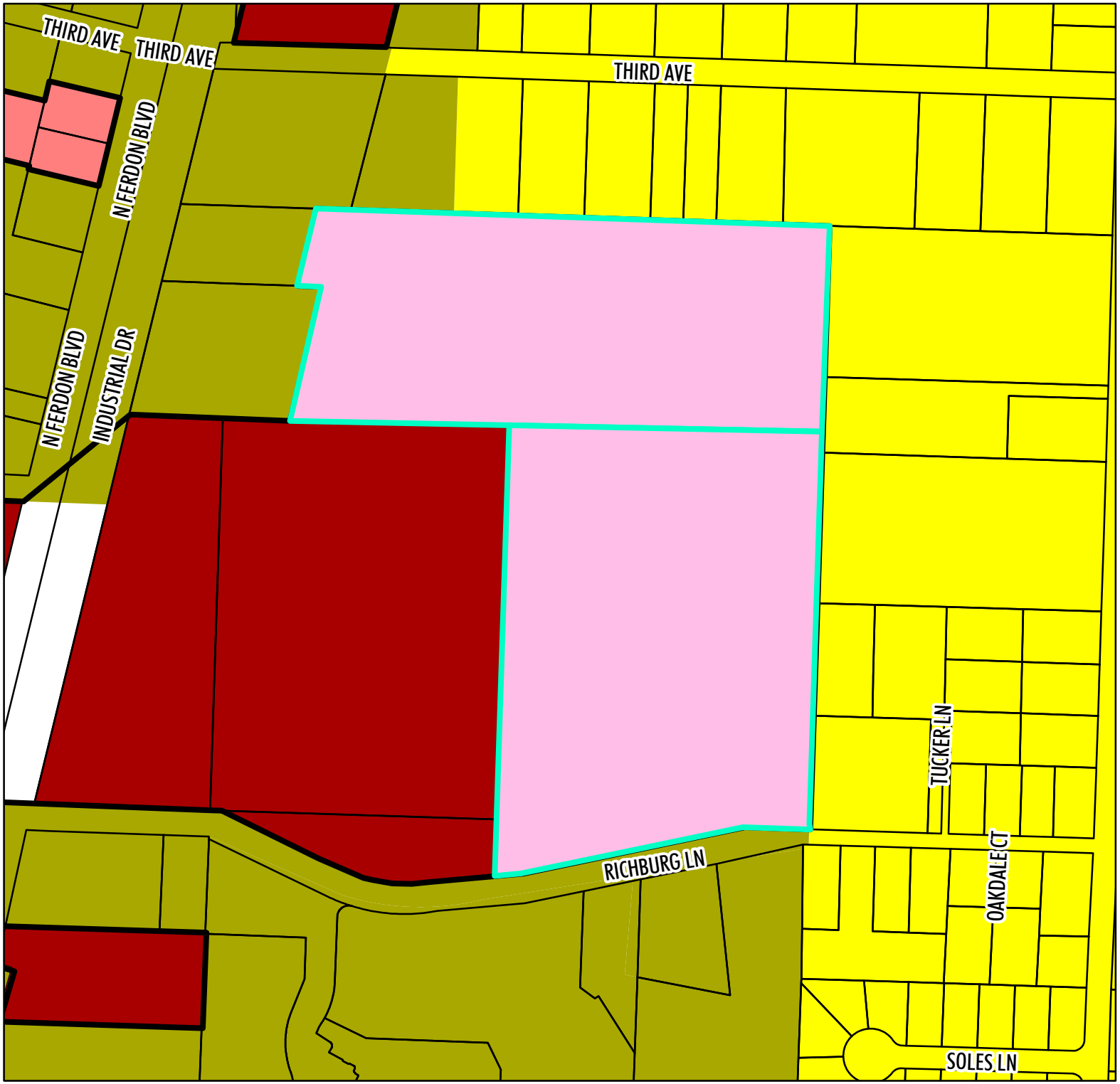
City Future Land Use

- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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

N

0 150 300

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- Single Family Estate Dwelling District (R-1E)
- 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)
- Mixed Use (MU)

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

CITY OF CRESTVIEW

Item # 6.

Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: September 6, 2022
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	9/1/2022
SUBJECT:	2. Ordinance 1895 - Richburg Lane Rezoning

BACKGROUND:

On July 31, 2022, staff received an application to amend the comprehensive plan and zoning designations for property located on Richburg Lane.

The subject property is currently assigned a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively.

The application requests the Mixed Use (MU) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1895 on September 12, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Dewrell J Ladon & Carol A PO Box 1510 Ft Walton Beach, FL 325490000
Parcel ID:	portions of parcels 04-3N-23-0000-0029-0000 and 09-3N-23-0000-0011-0000
Site Size:	26.86 acres
Current FLU:	Commercial (C)
Current Zoning:	Commercial High-Intensity District (C-2)
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 and Mixed Use	Okaloosa County Residential-1 and Mixed Use	Vacant and Residential
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant, Residential and Commercial
West	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant and Commercial

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 could be developed for residential or low intensity commercial use.

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 12, 2022. The property was posted on August 23, 2022. An advertisement ran in the Crestview News Bulletin on August 25, 2022.

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 $750.00. There is no additional cost of advertising as the rezoning request was included in the advertisement for the comprehensive plan amendment.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1895.

Attachments

1. Exhibit Packet

ORDINANCE: 1895

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 26.86 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2) ZONING DISTRICT TO THE MIXED USE (MU) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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 26.86 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 26.86 acres, more or less, being formerly zoned Commercial High-Intensity District (C-2) with the Mixed Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1894, is hereby rezoned to Mixed Use (MU) to wit:

PIN # portions of parcels 04-3N-23-0000-0029-0000 and 09-3N-23-0000-0011-0000

A PARCEL OF LAND SITUATED IN SECTIONS 4 AND 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING A PORTION OF THE DEWRELL PARCEL (OFFICIAL RECORDS BOOK 3423, PAGE 4052), AND LYING EAST OF FLORIDA STATE ROAD 85 NORTH, AND LYING NORTH OF RICHBURG LANE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF AFORESAID SECTION 4, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID RICHBURG LANE (50 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 87°53'59" EAST, ALONG AFORESAID NORTH RIGHT-OF-WAY LINE (ALSO BEING THE SOUTH LINE OF SAID SECTION 4), A DISTANCE OF 7.37 FEET; THENCE DEPARTING AFORESAID SECTION LINE, CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) CALLS:

(1) N 26°48'55" E, A DISTANCE OF 5.32 FEET;

(2) S 64°07'06" E, A DISTANCE OF 306.77 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 324.99 FEET;

(3) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°49'43", AN ARC DISTANCE OF 203.22 FEET, (CHORD BEARING = S 82°08'27" E, CHORD = 199.93 FEET), TO THE POINT OF TANGENCY OF SAID CURVE;

(4) N 79°56'41" E, A DISTANCE OF 11.11 FEET;

(5) N 85°06'36" E, A DISTANCE OF 126.31 TO THE POINT OF BEGINNING

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE PROCEED N 01°51'21" E, A DISTANCE OF 988.10 FEET; THENCE PROCEED S 88°08'13" E, A DISTANCE OF 686.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4; THENCE PROCEED S 01°51'21" W, ALONG SAID EAST LINE A DISTANCE OF 862.33 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF RICHBURG LANE; THENCE ALONG SAID NORTH RIGHT-OF-WAY PROCEED THE FOLLOWING THREE (3) CALLS:

(1) S 81°45'08" W, A DISTANCE OF 274.97 FEET;

(2) S 80°38'39" W, A DISTANCE OF 359.86 FEET;

(3) S 85°06'36" W, A DISTANCE OF 63.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14.60 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND SITUATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING A PORTION OF THE DEWRELL PARCEL (OFFICIAL RECORDS BOOK 3423, PAGE 4052), LYING EAST OF FLORIDA STATE ROAD 85 NORTH, LYING NORTH OF RICHBOURG LANE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE 4 INCH BY 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 16, BLOCK 12, OAKDALE MINIATURE-FARMS (PLAT BOOK 1, PAGE 129); THENCE S 01°51'21" W, ALONG THE EAST LINE OF THE AFORESAID QUARTER QUARTER, A DISTANCE OF 464.08 FEET; THENCE DEPARTING SAID EAST LINE PROCEED N 88°08'13" W, A DISTANCE OF 1187.08 FEET TO THE SOUTHEAST CORNER OF THE EGLIN FEDERAL CREDIT UNION PARCEL (OFFICIAL RECORDS BOOK 2518, PAGE 568); THENCE PROCEED ALONG THE EAST AND NORTH BOUNDARY OF SAID CREDIT UNION PARCEL THE FOLLOWING TWO (2) CALLS:

(1) N 13°50'45" E, A DISTANCE OF 300.00 FEET;

(2) N 88°06'20" W, A DISTANCE OF 34.30 FEET TO THE SOUTHEAST CORNER OF THE TEMPLE FITNESS OF NWF PARCEL (OFFICIAL RECORDS BOOK 2084, PAGE 2147); THENCE PROCEED N 13°48'31" E ALONG THE EAST BOUNDARY LINE OF SAID TEMPLE FITNESS PARCEL, A DISTANCE OF 174.96 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE AFORESAID QUARTER QUARTER; THENCE DEPARTING AFORESAID EAST BOUNDARY LINE PROCEED S 88°06'28" E ALONG SAID NORTH LINE, A DISTANCE OF 1122.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 12.26 ACRES, MORE OR LESS.

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 # 1894 and becomes legally effective.

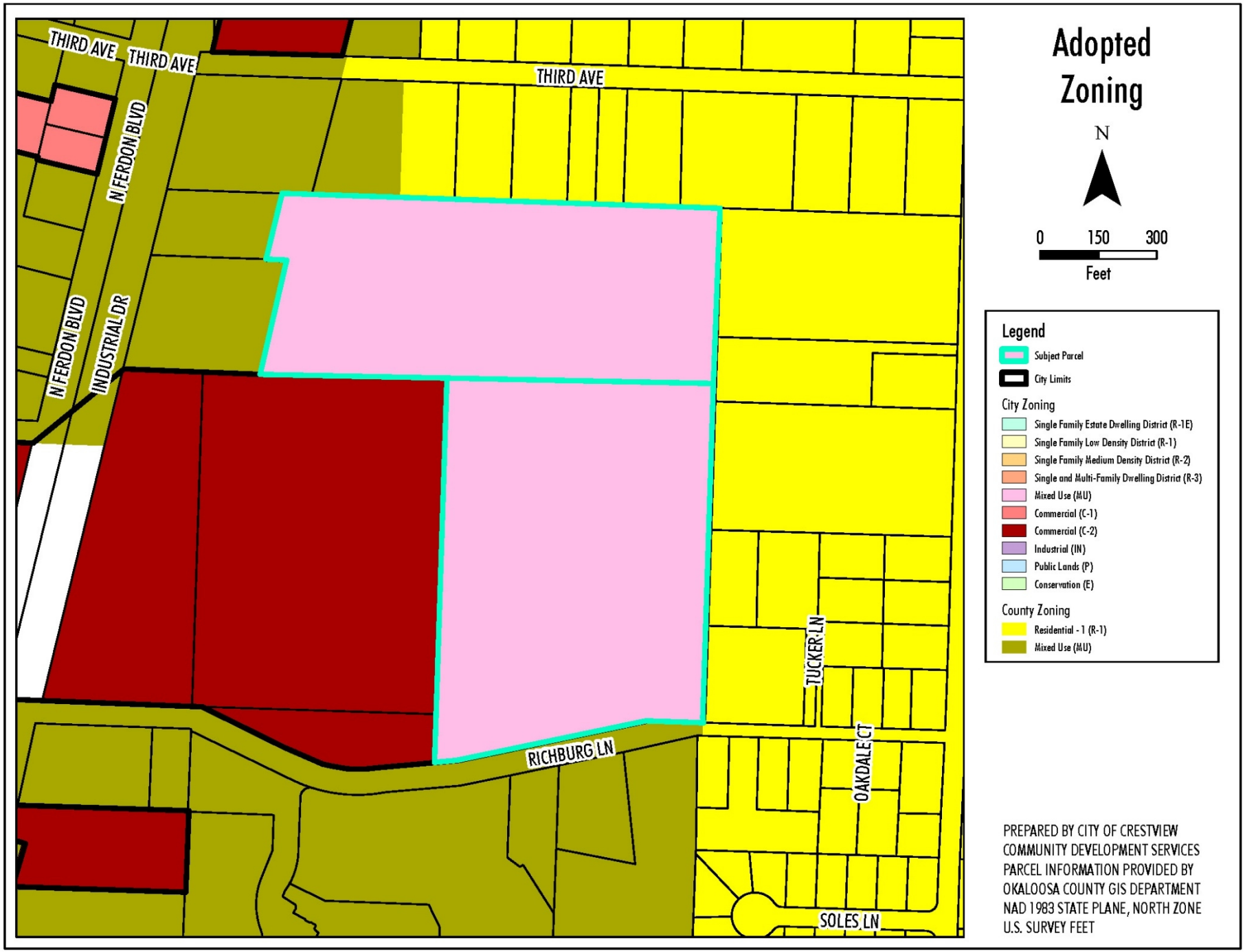
Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of September, 2022.

ATTEST:

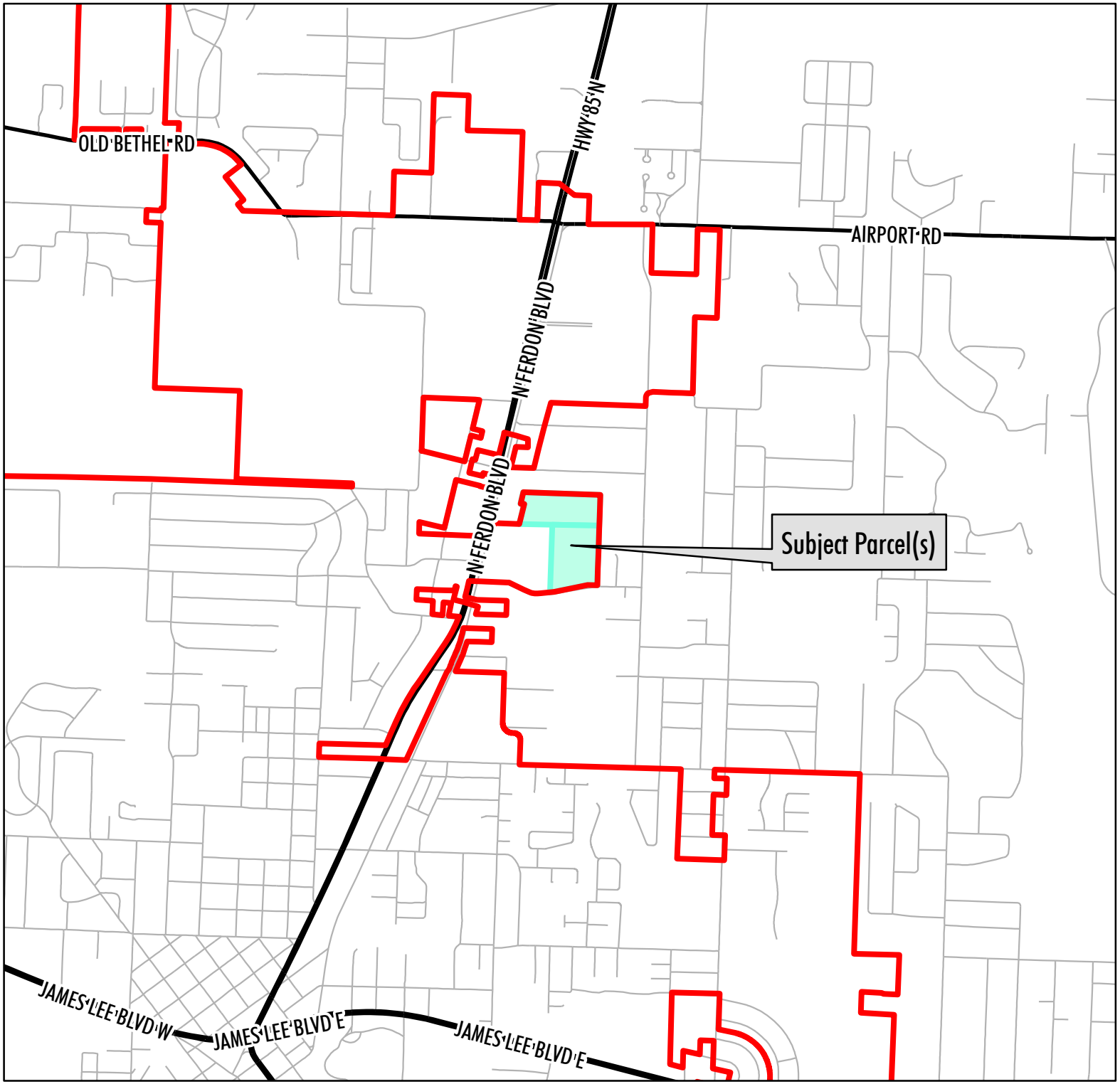
_____
Maryanne Schrader
City Clerk

Approved by me this 26th day of September, 2022.

_____
J. B. Whitten
Mayor


THIRD AVE
THIRD AVE
THIRD AVE
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
TUCKER LN
OAKDALE CT
RICHBURG LN
SOLES LN
Adopted Zoning
N
0 150 300
Feet
Legend
Subject Parcel
City Limits
City Zoning
Single Family Estate Dwelling District (R-1E)
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)
Mixed Use (MU)
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

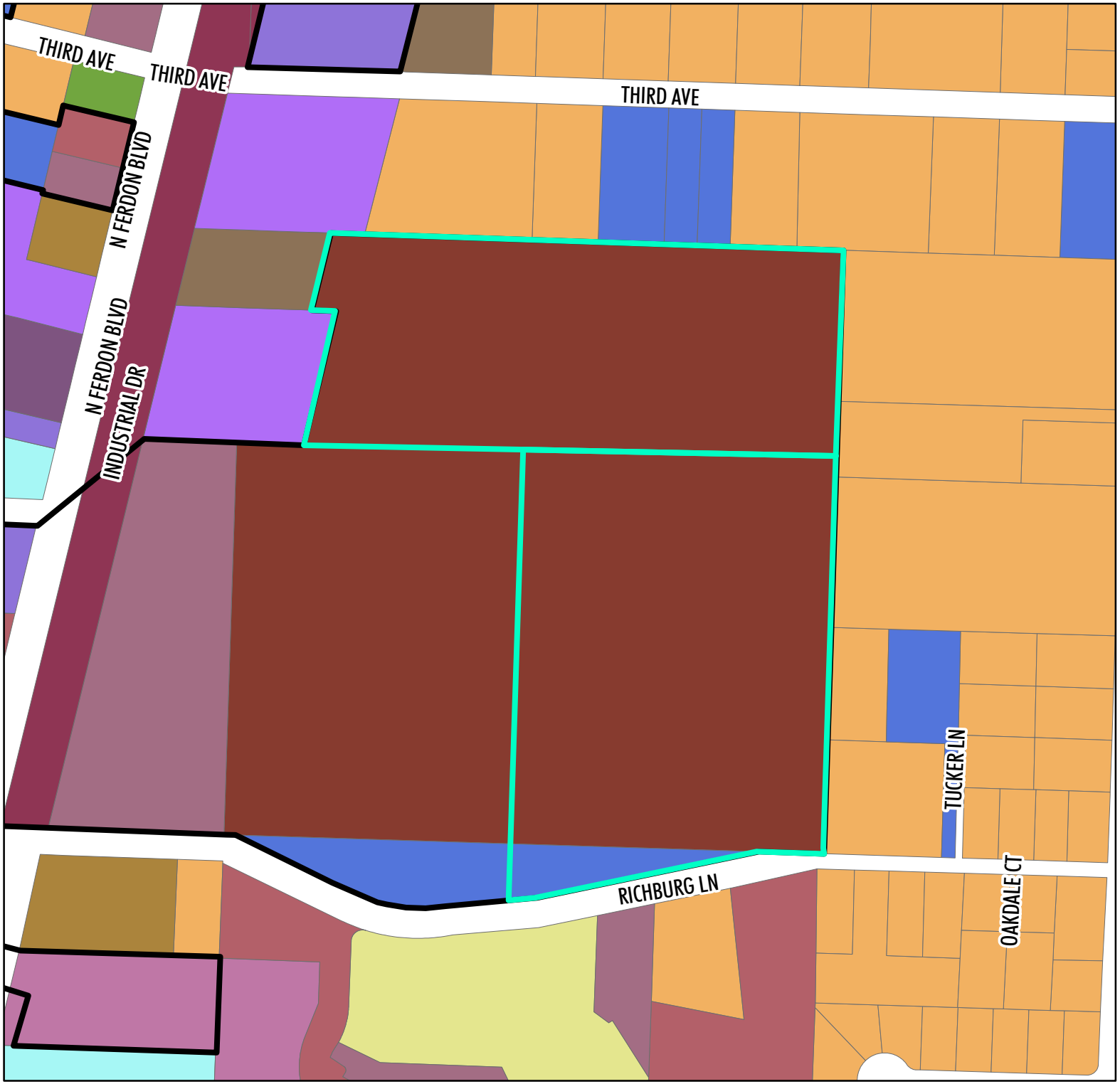
Vicinity Map



N

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

0 150 300

Feet

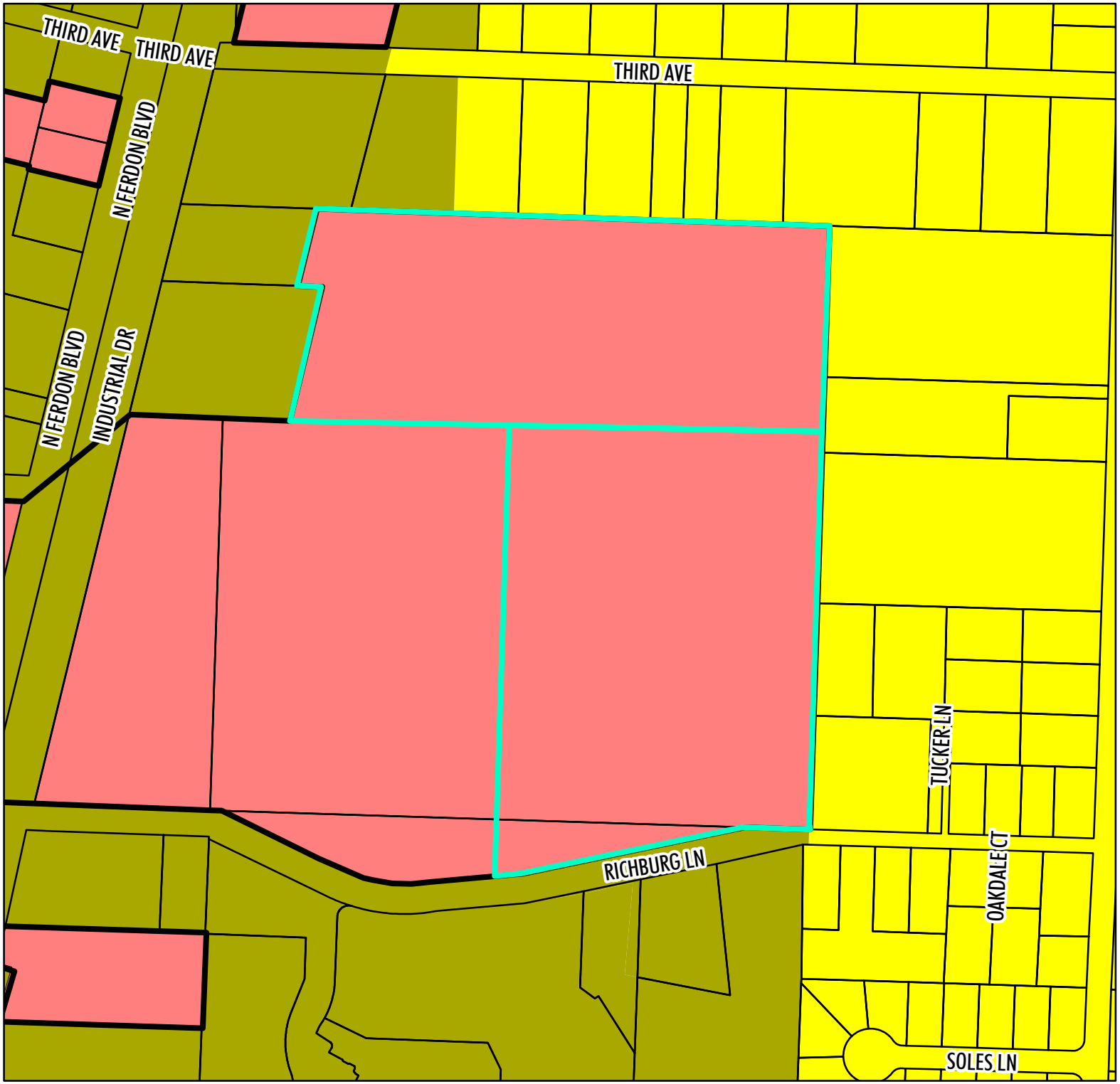
Legend

- Subject Parcel
- City Limits

Existing Use

- Financial
- Gym/Fitness
- Municipal
- No AG Acre
- Office Building
- Restaurant
- Service Shop
- Single Family
- Stores
- Theater/Au
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

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

0 150 300

Feet

Legend

- Subject Parcel
- City Limits

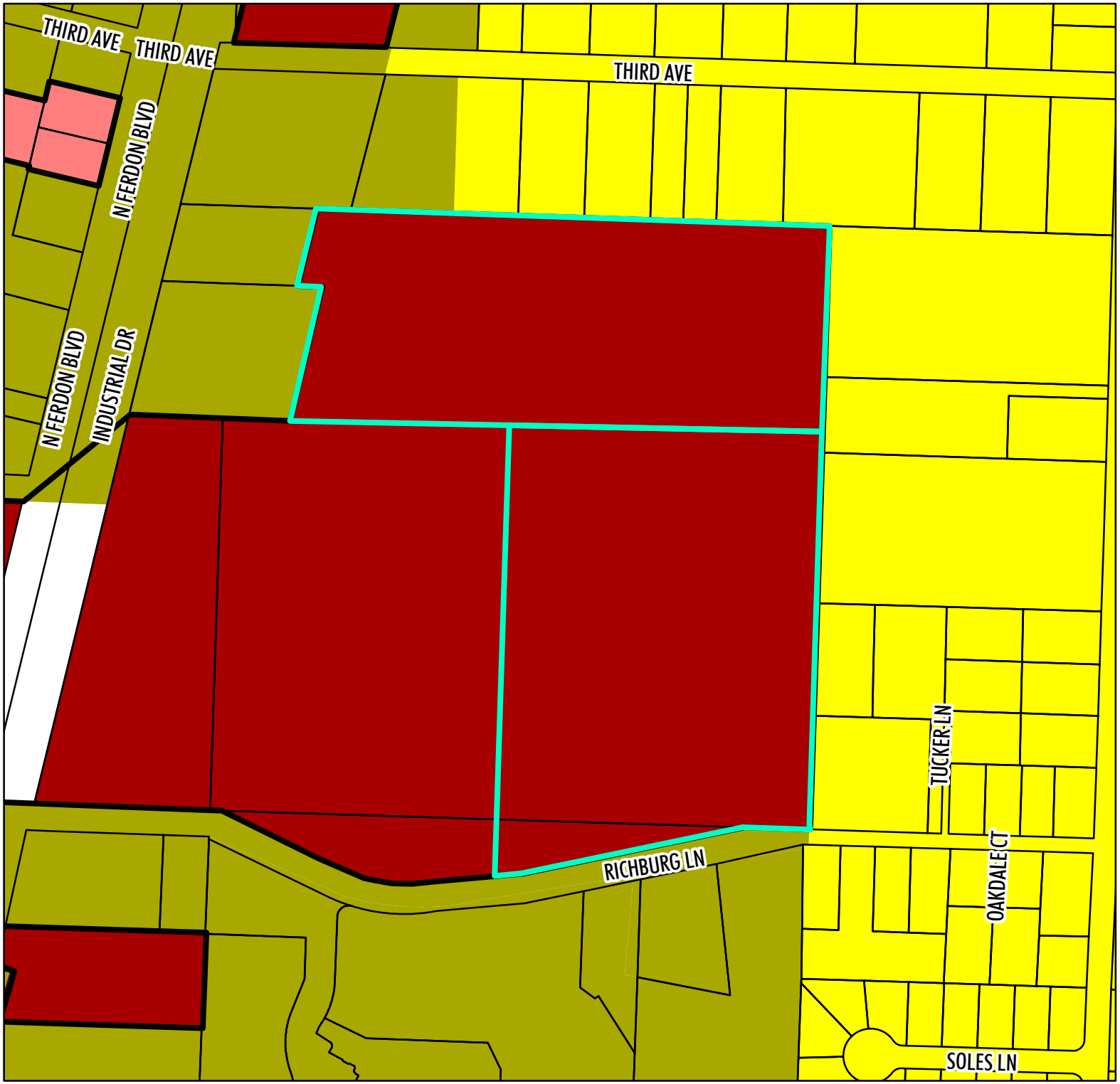
City Future Land Use

- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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

N

0 150 300

Feet

Legend

Subject Parcel

City Limits

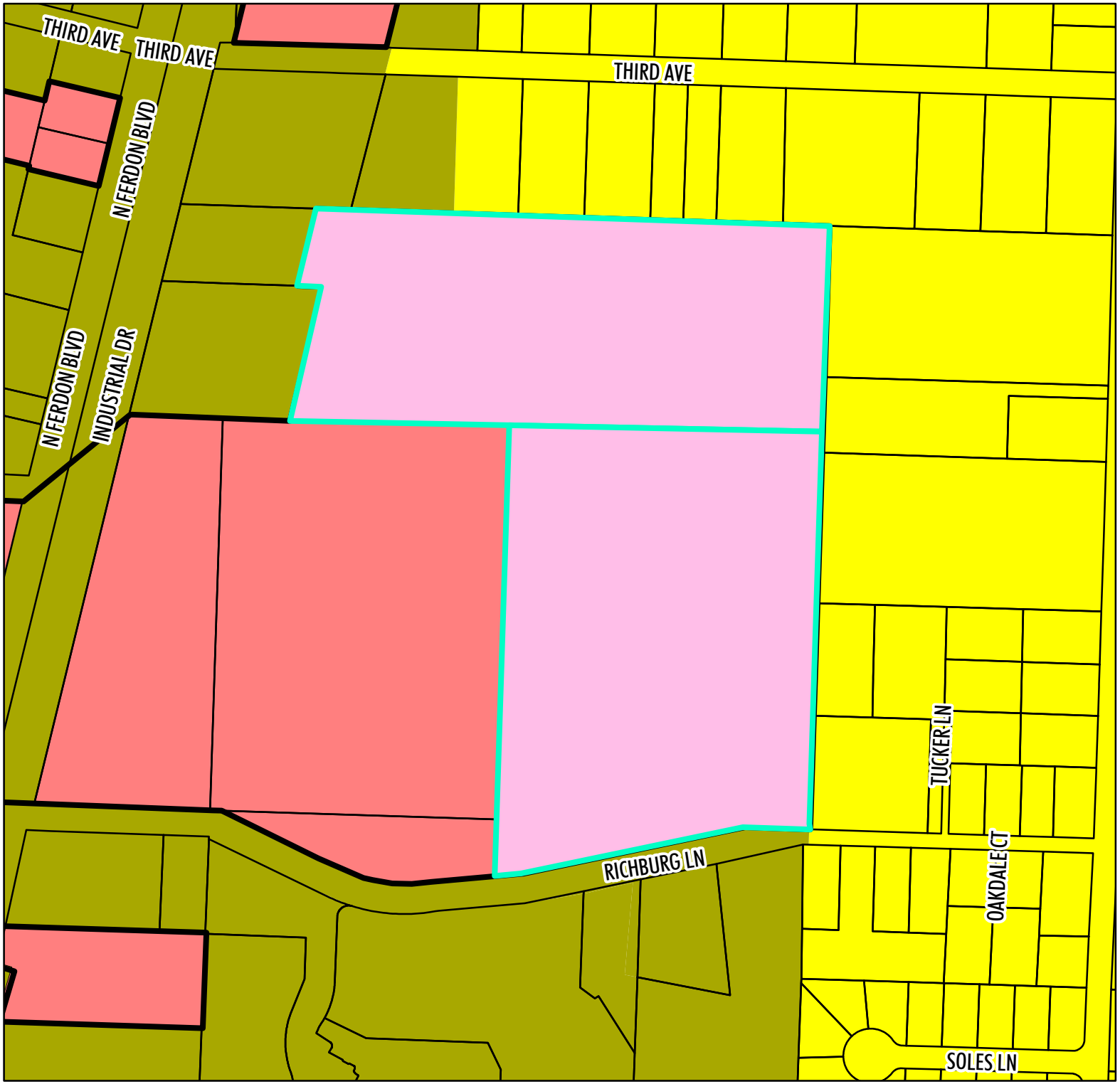
City

- Single Family Estate Dwelling District (R-1E)
- 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

- Residential - 1 (R-1)
- Mixed Use (MU)

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

N

0 150 300

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)
- Mixed Use (MU)

PREPARED BY CITY OF CRESTVIEW
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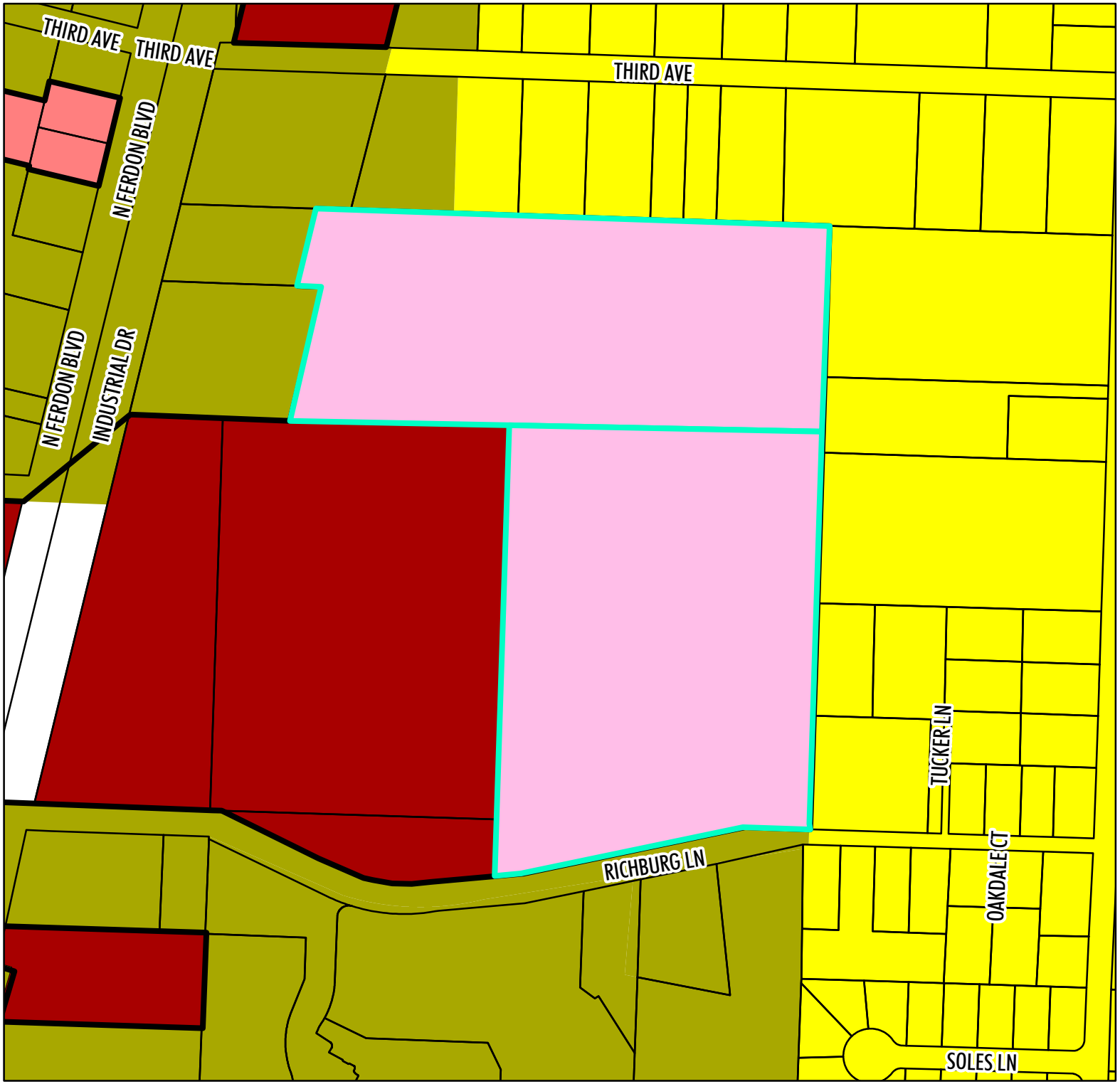

Proposed Zoning

N

0 150 300

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- Single Family Estate Dwelling District (R-1E)
- 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)
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- Industrial (IN)
- Public Lands (P)
- Conservation (E)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

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

CITY OF CRESTVIEW Item # 6.

Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: September 6, 2022
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	9/1/2022
SUBJECT:	3. Ordinance 1896 - Taylor Farms Partial Plat Vacation

BACKGROUND:

On August 3, 2022, staff received an application requesting a partial vacation of the Taylor Farms Subdivision plat.

The request will be presented to City Council via Ordinance 1896 on September 12, 2022, for the first reading.

DISCUSSION:

Staff has determined that the application for vacation meets the requirements of Florida Statutes Chapter 177.101. This portion of the Taylor Farms Subdivision is currently undeveloped, and there are no public or private utilities or facilities located in the area requested to be vacated.

An advertisement ran in the Crestview News Bulletin on August 25, 2022. The property was posted on August 23, 2022.

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.

Infrastructure – Satisfy current and future infrastructure needs.

Communication – To engage, inform and educate public and staff

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.

FINANCIAL IMPACT

The application fee to vacate the plat was $600.00 and the cost of advertising was $202.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1896.

Attachments

1. Newspaper

ORDINANCE: 1896

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, VACATING AND ABANDONING A PORTION OF TAYLOR FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 94 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; PROVIDING FOR UPDATE OF THE CRESTVIEW BASE, ZONING AND LAND USE MAPS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR FILING OF THIS ORDINANCE WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property located within Taylor Farms Subdivision has petitioned the City to vacate and annul that portion of the plat described herein; and

WHEREAS, the City has determined that the application meets all requirements of F.S. Ch. 177.101 regarding vacation and annulment of plats subdividing land; and

WHEREAS, the portion of the plat requested to be vacated is undeveloped.

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

SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Chapter 166.021, Florida Statutes and Section 2, City Charter

SECTION 2 – PARTIAL VACATION OF PLAT.

The City of Crestview hereby vacates and annuls a portion of Taylor Farms Subdivision described as:

INCLUSIVE, BLOCK "A"

A PARCEL CONTAINING LOTS 12 THRU 19 AND A PORTION OF THE RIGHT OF WAY OF LILLIAN WAY AS PART OF TAYLOR FARMS SUBDIVISION, A PLATTED SUBDIVISION LYING IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 24 WEST, CITY OF CRESTVIEW, FLORIDA, RECORDED IN PLAT BOOK 26, PAGE 94-95, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 11 OF THE AFOREMENTIONED SUBDIVISION; THENCE PROCEED ALONG THE EXTERIOR BOUNDARY OF LOTS 12 THRU 19 OF SAID SUBDIVISION THE FOLLOWING CALLS: NORTH 43° 50' 20" WEST A DISTANCE OF 94.11 FEET; NORTH 39° 19' 46" WEST A DISTANCE OF 260.76 FEET; NORTH 61° 23' 46" WEST A DISTANCE OF 141.59 FEET; SOUTH 15° 27' 36" WEST A DISTANCE OF 35.71 FEET; NORTH 88° 07' 47" WEST A DISTANCE OF 82.22 FEET; SOUTH 01° 58' 07" WEST A DISTANCE OF 137.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF LILLIAN WAY (PRIVATE RIGHT OF WAY WIDTH OF 50 FEET); THENCE DEPARTING THE EXTERIOR BOUNDARY LINE OF SAID LOTS 12 THRU 19 AND SAID NORTHERLY RIGHT OF WAY, PROCEED SOUTH 01° 58' 07" WEST A DISTANCE OF 50 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID LILLIAN WAY SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 103.72 FEET; THENCE PROCEED SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 54° 17' 51" AN ARC DISTANCE OF 98.29 FEET (CHORD BEARING = SOUTH 66° 59' 37" EAST, CHORD

= 94.66 FEET) TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 39° 19' 46" EAST A DISTANCE OF 89.18 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 69° 52' 44" AN ARC DISTANCE OF 30.49 FEET (CHORD BEARING = SOUTH 04° 23' 23" EAST, CHORD = 28.64 FEET) TO THE POINT OF TANGENCY; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, PROCEED SOUTH 86° 18' 22" EAST A DISTANCE OF 90.87 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF LILLIAN WAY; THENCE PROCEED ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 39° 19' 46" EAST A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF AFOREMENTIONED TAYLOR FARMS; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, PROCEED ALONG THE NORTH LINE OF SAID LOT 11 NORTH 50° 40' 14" EAST A DISTANCE OF 181.43 FEET TO THE AFOREMENTIONED NORTHWEST CORNER OF LOT 11 AND THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS ± 2.3 ACRES, MORE OR LESS.

SECTION 3 – FILING. After enactment, the City Clerk is hereby directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County, Florida.

SECTION 4 – MAP UPDATE. The base, zoning, and land use maps are hereby amended to reflect the above changes concurrent with the passage of this ordinance.

SECTION 5 – REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6 – SEVERABILITY. If any section, subsection, sentence clause, phrase or portion of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate Jurisdiction, the remaining section, subsection, sentences, clauses, or phrases and the application thereof shall not be affected thereby.

SECTION 7 – EFFECTIVE DATE. This ordinance shall become effective upon its adoption.

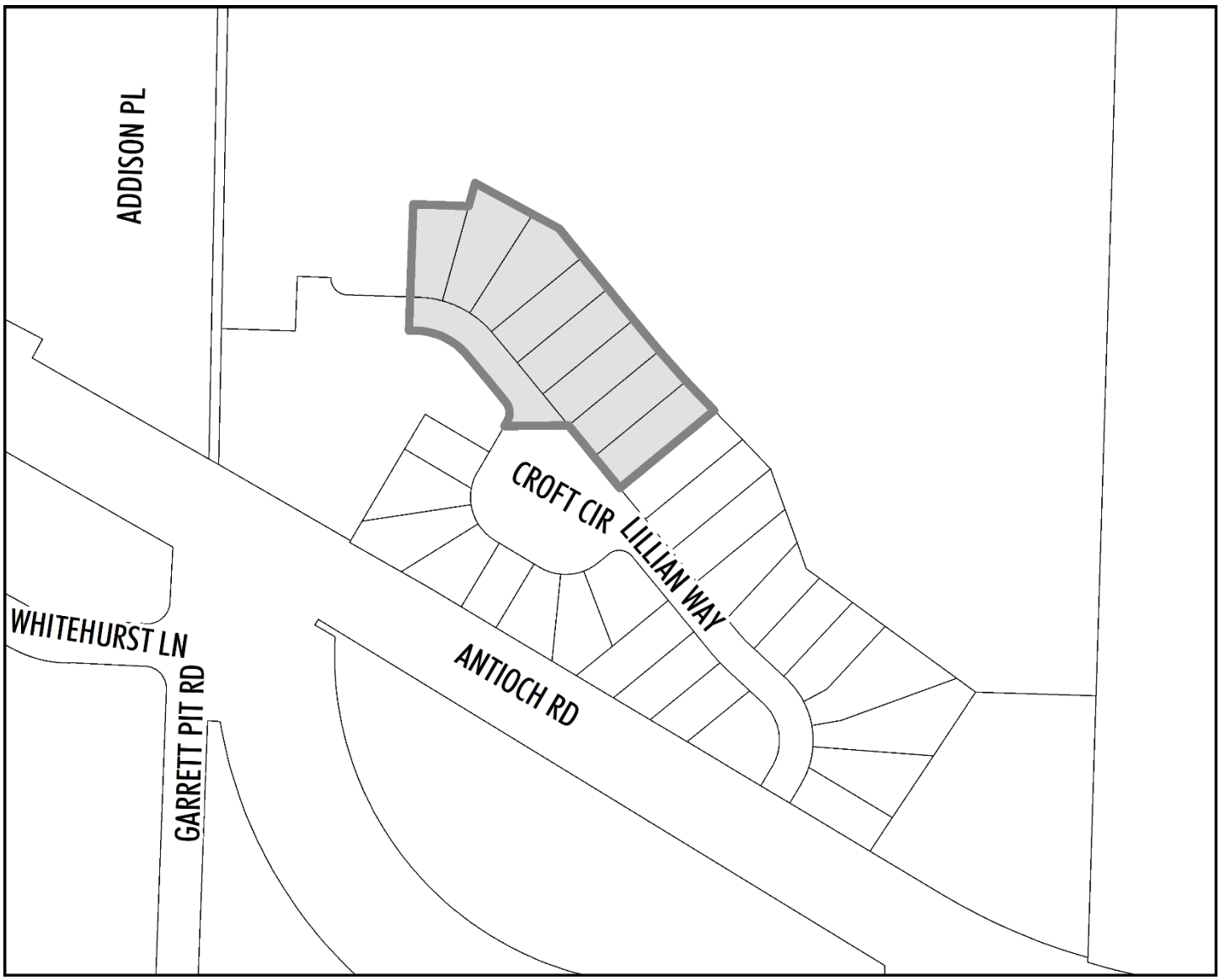
Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of September, 2022.

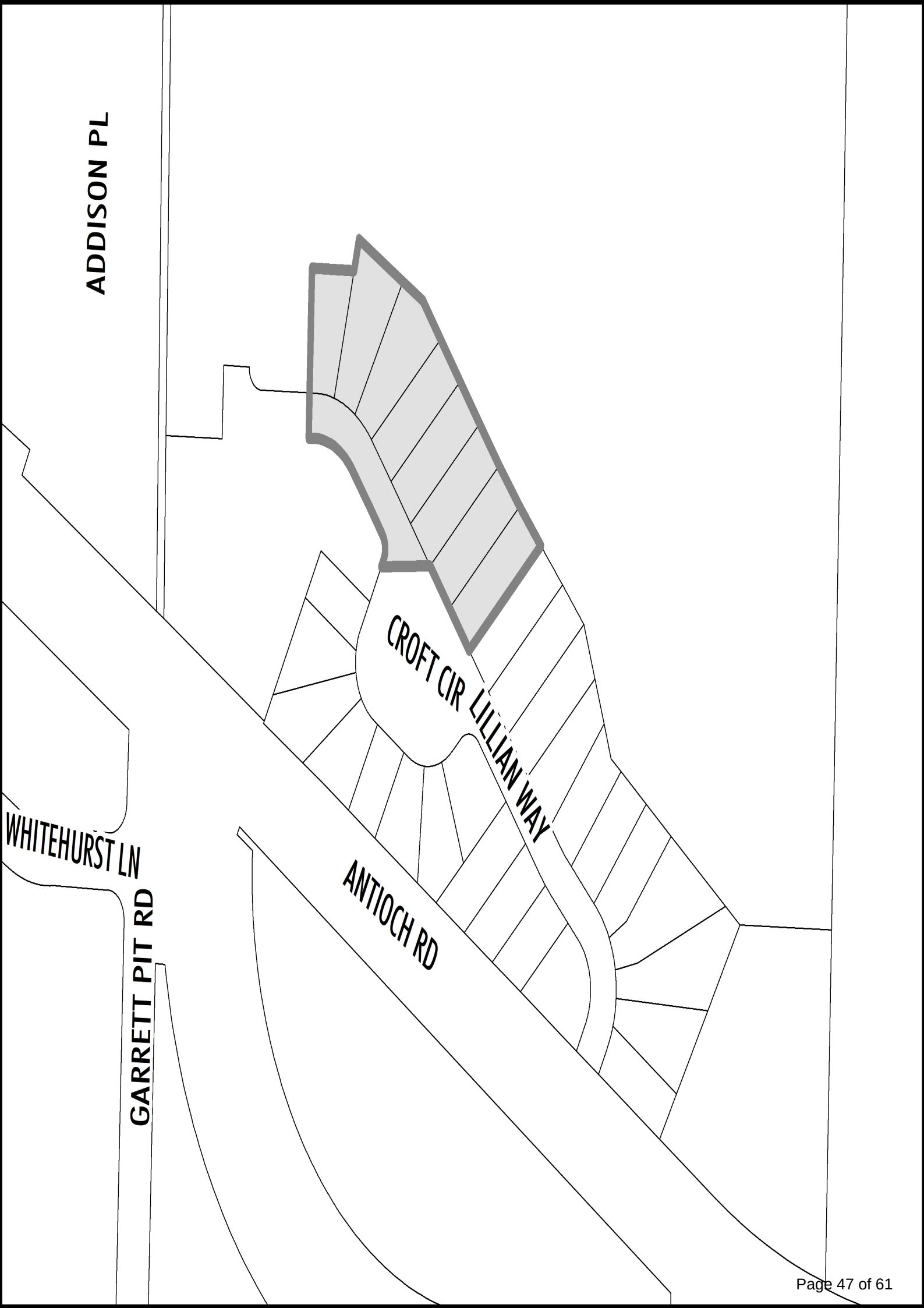
ATTEST:

_____
Maryanne Schrader
City Clerk

Approved by me this 26th day of September, 2022.

_____
J. B. Whitten
Mayor


ADDISON PL
CROFT CIR
LILLIAN WAY
WHITEHURST LN
GARRETT PIT RD
ANTIOCH RD


ADDISON PL
CROFT CIR
LILLIAN WAY
WHITEHURST LN
GARRETT PIT RD
ANTIOCH RD

CITY OF CRESTVIEW Item # 8.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: September 6, 2022
TYPE OF AGENDA ITEM: Action Item

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	8/31/2022
SUBJECT:	1. Magnolia Creeks Phase 1 and 2

BACKGROUND:

The preliminary plat for Magnolia Creeks Phases 1 and 2 was submitted on March 31st 2020. At the time, due to the amendments that had been made to the Land Development Code prior to the adoption of the current code, it was not required for the preliminary plat to be reviewed by the Planning Board. Our current code requires preliminary plats to be reviewed by the Planning Board, which will act as their approval for signing the final plat once the infrastructure is complete. Because this plat was not seen by the Board previously, we wanted to present it to the Board to be more consistent with our current code, though it is not required by State Statute.

DISCUSSION:

The Magnolia Creeks Phase 1 and 2 subdivision is an 82 lot subdivision on a 21.40 acre parcel located at the end of Okaloosa Lane.

The plat has been reviewed by City Staff and the County Surveyor for compliance with Florida Statutes Chapter 177, which regulates the platting of land.

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

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 anticipated financial impact.

RECOMMENDED ACTION

Staff respectfully requests approval of the final plat for Magnolia Creeks Phase 1 and 2.

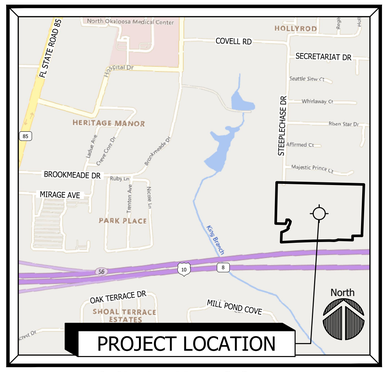
Attachments

1. 220295.01 MAGNOLIA CREEKS PHASES 1 2 PLAT.dwg.draft

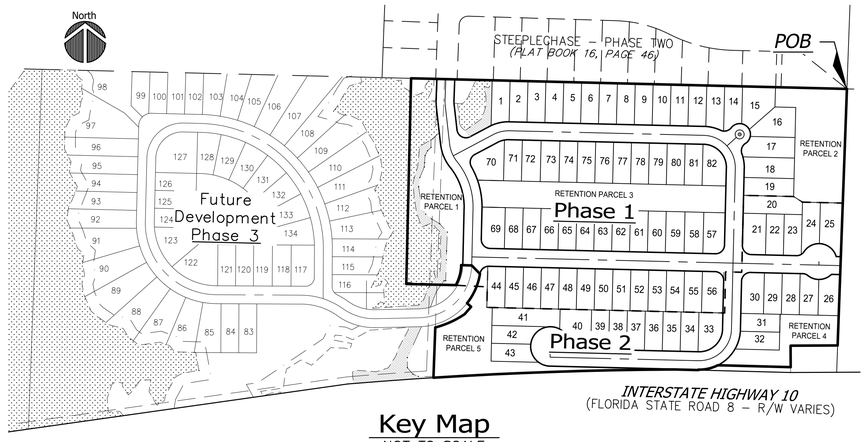
PLAT BOOK _____, PAGE _____

MAGNOLIA CREEKS PHASES 1 & 2

A RESIDENTIAL SUBDIVISION IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



Vicinity Map
NOT TO SCALE



Key Map
NOT TO SCALE

Index

SHEET 1: KEY MAP & CERTIFICATES
SHEET 2: DETAIL SHEET

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT MAGNOLIA CREEKS LLC UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "MAGNOLIA CREEKS PHASES 1 & 2", DOES HEREBY DEDICATE IN FEE SIMPLE, ALL STREETS AND COMMON AREAS AS SHOWN HEREON TO CITY OF CRESTVIEW. MAGNOLIA CREEKS LLC DOES HEREBY GRANT THE INGRESS/EGRESS EASEMENTS AS SHOWN HEREON TO MAGNOLIA CREEKS HOMEOWNERS ASSOCIATION. FURTHERMORE, MAGNOLIA CREEKS LLC DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, INCLUDING, BUT NOT LIMITED TO CENTURY LINK, COX COMMUNICATIONS, GULF POWER COMPANY, OKALOOSA GAS DISTRICT, AND CITY OF CRESTVIEW WATER AND SEWER DEPARTMENT, OVER THE RIGHTS-OF-WAY, COMMON AREAS AND UTILITY EASEMENTS AS SHOWN HEREON. MAGNOLIA CREEKS LLC DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

_____
RICHARD JOHNSON
MANAGING PARTNER

_____
WITNESS (SIGNATURE)

_____
WITNESS (SIGNATURE)

Acknowledgment to Dedication

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2022 BEFORE ME BY PHYSICAL PRESENCE, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED RICHARD JOHNSON, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS MANAGING PARTNER OF MAGNOLIA CREEKS LLC ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

_____
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

Title Opinion

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

_____
RICHARD JOHNSON, P.A.

NOTICE:
PURSUANT TO FLORIDA STATUTES, CHAPTER 177.091(28): ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

Legal Description (As Written)

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY 10, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CONCRETE MONUMENT (L.B. #3501) MARKING THE NORTHEAST CORNER OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 28 AS DENOTED ON THE RECORD PLAT OF STEEPLECHASE PHASE THREE (PLAT BOOK 17, PAGE 52); THENCE S 02°04'25" W ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 717.52 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S 89°44'11" W, A DISTANCE OF 131.47 FEET; THENCE S 00°15'49" E, A DISTANCE OF 59.99 FEET; THENCE N 88°30'13" W, A DISTANCE OF 203.58 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 115.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°09'38", AN ARC DISTANCE OF 56.52 FEET, (CHORD BEARING = S 77°16'08" W, CHORD = 55.95 FEET); THENCE S 01°29'47" W, A DISTANCE OF 1.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD 8 (INTERSTATE HIGHWAY 10 – RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) CALLS:
(1) N 88°30'13" W, A DISTANCE OF 66.63 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 11639.20 FEET;
(2) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'08", AN ARC DISTANCE OF 674.19 FEET, (CHORD BEARING = S 88°02'39" W, CHORD = 674.10 FEET);
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N 02°08'35" E, A DISTANCE OF 140.40 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 265.40 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°33'06", AN ARC DISTANCE OF 90.56 FEET, (CHORD BEARING = N 65°34'57" E, CHORD = 90.13 FEET); THENCE N 40°58'30" E, A DISTANCE OF 27.49 FEET; THENCE N 49°01'30" W, A DISTANCE OF 15.15 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°39'40", AN ARC DISTANCE OF 90.59 FEET, (CHORD BEARING = N 23°44'18" E, CHORD = 89.59 FEET); THENCE N 44°13'04" W, A DISTANCE OF 32.88 FEET; THENCE N 88°39'03" W, A DISTANCE OF 29.50 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 120.50 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°46'32", AN ARC DISTANCE OF 58.42 FEET, (CHORD BEARING = S 15°14'14" W, CHORD = 57.85 FEET); THENCE N 88°39'03" W, A DISTANCE OF 138.32 FEET; THENCE N 01°20'57" E, A DISTANCE OF 574.96 FEET TO THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE S 88°36'32" E ALONG SAID NORTH LINE, A DISTANCE OF 1218.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 21.40 ACRES, MORE OR LESS.

Surveyor's Notes

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF STEEPLECHASE PHASE TWO AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, SAID LINE BEARING S 88°36'32" E AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
2. THE CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
4. LINES EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
5. THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 5J-17 (FORMERLY CHAPTER 61G17-6) OF THE FLORIDA STATUTES CHAPTER 472.027. GCT SURVEY E13010-135007b.
6. L1 DENOTES LINE NUMBER 1 AND CORRESPONDING LINE DATUM AS SHOWN IN THE LINE TABLE.
7. C1 DENOTES CURVE NUMBER 1 AND CORRESPONDING CURVE DATUM AS SHOWN IN THE CURVE TABLE. DISTANCES SHOWN ALONG CURVED LINES ARE ARC LENGTHS.
8. ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS OR PERMANENT CONTROL POINTS (NAIL & DISC.) MARKED CORPORATION NUMBER 3501.
9. JURISDICTIONAL WETLANDS SHOWN HEREON WERE FLAGGED BY BIOLOGICAL RESEARCH ASSOCIATES IN 2004 AND FIELD LOCATED BY PANHANDLE ASSOCIATES, INC. IN AUGUST OF 2004. THE WETLANDS ARE UNDER THE JOINT JURISDICTION OF THE CORPS OF ENGINEERS AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
10. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
11. THE NORTHINGS AND EASTINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM OF 1983.

Approval of City Council

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA AND APPROVED BY THEM ON THE _____DAY OF _____,2022.

_____
MAYOR

ATTEST BY: _____
CITY CLERK

City Clerk Verification

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

_____
CITY CLERK

City Engineer's Certificate

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

_____ _____
APPROVED: DATE
CITY ENGINEER, CITY OF CRESTVIEW

Community Development Services Manager

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

_____
COMMUNITY DEVELOPMENT SERVICES MANAGER

Local Planning Agency

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE LOCAL PLANNING AGENCY OF THE CITY OF CRESTVIEW, FLORIDA, AND WAS APPROVED BY THEM ON THE _____ DAY OF _____, 2022.

_____
LPA CHAIRMAN OR LPA VICE CHAIRMAN

County Surveyor

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE OKALOOSA COUNTY SURVEYOR AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2022.

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

Certification by Tax Collector

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR OF _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS OF THE _____ DAY OF _____, 2022.

_____
BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

Clerk's Certificate of Recording

I, JD PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2022.

IN PLAT BOOK _____ PAGE _____.

_____
JD PEACOCK II
CLERK OF THE CIRCUIT COURT

Surveyor's Certificate

STATE OF FLORIDA, COUNTY OF OKALOOSA

I, ALLEN E. TUCKER, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT P.R.M.'S HAVE BEEN SET AS SHOWN AND THAT P.C.P.'S WILL BE SET AS SHOWN AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

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

Prepared: JUNE 2022

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

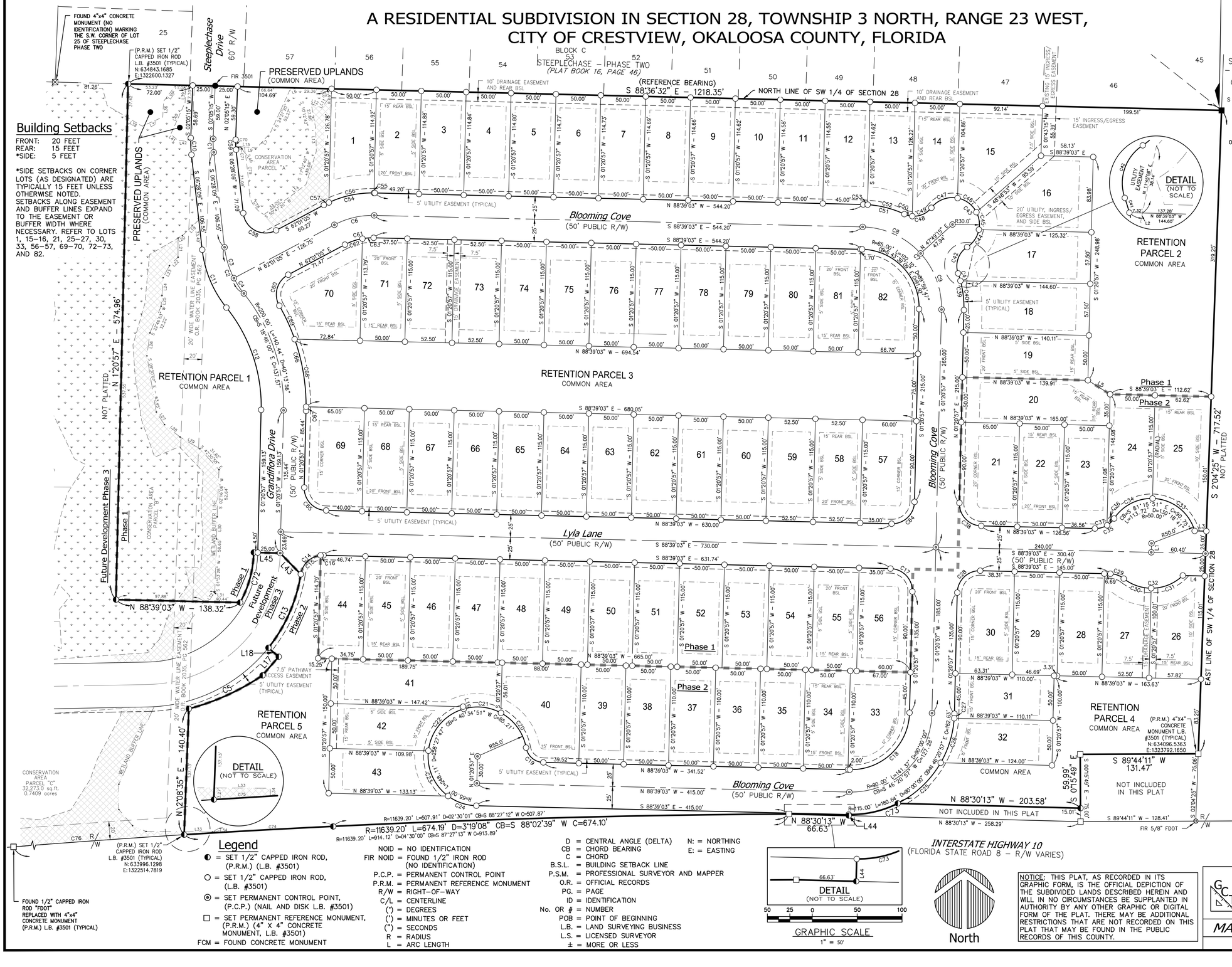
220295.01
PREPARED BY:
Gustin, Cothern & Tucker, Inc.
Land Surveying & Mapping
121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

MAGNOLIA CREEKS PHASES 1 & 2
SHEET 1 OF 2

PLAT BOOK _____, PAGE _____

MAGNOLIA CREEKS PHASES 1 & 2

A RESIDENTIAL SUBDIVISION IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



LINE TABLE

LINE#	BEARING	LENGTH
L1	N 01°20'57" E	10.00'
L2	N 11°45'08" E	4.86'
L3	N 88°39'03" W	13.02'
L4	S 88°39'03" E	24.38'
L5	S 57°46'26" E	29.23'
L6	S 72°20'09" W	9.00'
L7	S 42°12'18" W	22.56'
L9	N 84°39'25" W	13.68'
L10	S 21°55'55" E	12.78'
L11	S 35°55'27" W	11.86'
L12	N 68°20'49" W	12.63'
L13	S 01°42'13" E	25.40'
L14	S 52°51'47" W	24.51'
L15	N 84°39'25" W	23.37'
L16	S 16°08'08" E	2.66'
L17	N 40°58'30" E	27.49'
L18	N 49°01'30" W	15.15'
L19	N 46°13'51" E	25.96'
L20	N 60°07'41" E	5.52'
L21	S 00°00'00" E	21.23'
L22	S 45°34'55" W	13.47'
L23	S 27°31'12" W	15.21'
L24	S 03°44'47" W	19.82'
L25	S 04°20'34" W	12.05'
L26	S 07°28'21" W	25.83'
L27	S 33°03'58" E	16.73'
L28	S 51°24'50" E	22.05'
L29	S 59°14'13" E	25.70'
L30	S 01°26'53" W	24.64'
L31	N 87°30'16" W	4.24'
L32	S 35°12'14" W	14.01'
L33	S 89°34'59" E	31.38'
L34	S 00°00'00" E	1.09'
L35	S 36°43'58" E	22.77'
L36	S 03°11'32" W	17.54'
L37	S 66°04'57" W	25.01'
L38	N 59°31'14" W	19.30'
L39	S 02°17'24" W	19.23'
L40	S 24°15'50" W	38.67'
L41	S 47°55'31" E	10.92'
L42	N 85°05'28" E	13.42'
L43	N 44°13'04" W	32.88'
L44	S 01°29'47" W	1.25'
L45	N 88°39'03" W	29.50'
L46	N 84°39'25" W	9.70'

CURVE TABLE

CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	14.93'	100.00'	08°33'24"	S 02°11'27" E	14.92'
C2	56.57'	100.00'	32°24'49"	S 22°40'34" E	55.82'
C3	36.23'	100.00'	20°45'26"	S 16°50'52" E	36.03'
C4	20.34'	100.00'	11°39'23"	S 33°03'17" E	20.31'
C5	90.56'	265.40'	19°33'06"	N 65°34'57" E	90.13'
C6	46.07'	90.00'	29°19'52"	N 76°41'01" E	45.57'
C7	141.37'	90.00'	90°00'00"	S 43°39'03" E	127.28'
C8	73.00'	90.00'	46°28'18"	S 65°24'54" E	71.01'
C9	68.37'	90.00'	43°31'42"	S 20°24'54" E	66.74'
C10	18.67'	125.00'	08°33'24"	S 02°11'27" E	18.65'
C11	70.72'	125.00'	32°24'49"	S 22°40'34" E	69.78'
C12	122.88'	175.00'	40°13'56"	S 18°46'00" E	120.33'
C13	90.59'	175.00'	29°39'40"	N 23°44'18" E	89.59'
C14	35.97'	25.00'	82°26'29"	N 50°07'43" E	32.95'
C15	32.70'	25.00'	74°56'37"	N 46°22'47" E	30.42'
C16	3.27'	25.00'	07°29'52"	N 87°36'01" E	3.27'
C17	39.27'	25.00'	90°00'00"	S 43°39'03" E	35.36'
C18	102.10'	65.00'	90°00'00"	S 46°20'57" W	91.92'
C19	27.39'	20.00'	78°27'47"	N 49°25'09" W	25.30'
C20	49.37'	55.00'	51°25'38"	N 35°54'05" W	47.73'
C21	42.74'	55.00'	44°31'14"	N 83°52'31" W	41.67'
C22	64.60'	55.00'	67°17'57"	S 40°12'53" W	60.95'
C23	57.71'	55.00'	60°07'09"	S 23°29'40" W	55.10'
C24	33.69'	55.00'	35°05'48"	S 71°06'08" E	33.17'
C25	66.77'	115.00'	33°16'03"	N 46°33'18" E	65.84'
C26	52.35'	115.00'	26°04'48"	N 16°52'52" E	51.90'
C27	5.00'	115.00'	02°29'31"	N 02°35'43" E	5.00'
C28	39.27'	25.00'	90°00'00"	N 46°20'57" E	35.36'
C29	16.09'	25.00'	36°52'12"	S 70°12'57" E	15.81'
C30	32.98'	50.00'	37°47'52"	S 70°40'47" E	32.39'
C31	38.96'	50.00'	44°38'42"	N 68°05'56" E	37.98'
C32	71.94'	50.00'	82°26'34"	N 86°59'52" E	65.90'
C33	63.31'	50.00'	72°32'33"	N 52°22'46" W	59.16'
C34	50.41'	50.00'	57°46'09"	S 62°27'53" W	48.30'
C35	25.21'	25.00'	57°46'09"	S 62°27'53" W	24.15'
C36	11.01'	25.00'	25°14'27"	S 46°12'02" W	10.92'
C37	14.19'	25.00'	32°31'42"	S 75°05'07" W	14.00'
C38	39.27'	25.00'	90°00'00"	N 43°39'03" W	35.36'
C39	41.58'	115.00'	20°43'03"	N 09°00'34" W	41.36'
C40	32.95'	115.00'	16°24'57"	N 06°51'31" W	32.84'
C41	8.63'	115.00'	04°18'05"	N 17°13'03" W	8.63'
C42	33.37'	25.00'	76°29'18"	N 18°52'34" E	30.95'
C43	103.99'	30.00'	198°35'57"	N 42°10'45" W	59.21'
C44	24.18'	30.00'	46°10'37"	N 34°01'55" E	23.53'
C45	20.00'	30.00'	38°11'50"	N 08°09'19" W	19.63'
C46	27.13'	30.00'	51°49'17"	N 53°09'52" W	26.22'
C47	32.67'	30.00'	62°24'12"	S 69°43'23" W	31.08'
C48	33.37'	25.00'	76°29'18"	S 76°45'56" W	30.95'
C49	24.24'	25.00'	55°32'35"	S 66°17'34" W	23.30'
C50	9.14'	25.00'	20°56'43"	N 75°27'46" W	9.09'
C51	47.49'	115.00'	23°39'38"	N 76°49'14" W	47.15'
C52	42.49'	115.00'	21°10'07"	N 75°34'28" W	42.25'
C53	5.00'	115.00'	02°29'31"	N 87°24'17" W	5.00'
C54	58.87'	115.00'	29°19'52"	S 76°41'01" W	58.23'
C55	0.80'	115.00'	00°23'52"	N 88°50'59" W	0.80'
C56	51.82'	115.00'	25°48'58"	S 78°02'36" W	51.38'
C57	6.26'	115.00'	03°07'02"	S 63°34'36" W	6.26'
C58	48.66'	25.00'	111°30'46"	N 62°13'32" W	41.33'
C59	11.20'	75.00'	08°33'24"	N 02°11'27" W	11.19'
C60	40.08'	25.00'	91°50'44"	N 16°05'43" E	35.92'
C61	33.28'	65.00'	29°19'52"	N 76°41'01" E	32.91'
C62	20.70'	65.00'	18°14'46"	N 71°08'28" E	20.61'
C63	12.58'	65.00'	11°05'06"	N 85°48'24" E	12.56'
C64	39.27'	25.00'	90°00'00"	S 46°20'57" W	35.36'
C65	39.27'	25.00'	90°00'00"	N 43°39'03" W	35.36'
C66	122.43'	225.00'	31°10'37"	N 14°14'21" W	120.93'
C67	4.56'	225.00'	01°09'41"	N 01°46'07" E	4.56'
C68	76.76'	225.00'	19°32'47"	N 09°35'07" W	76.39'
C69	41.11'	225.00'	10°28'09"	N 24°35'35" W	41.06'
C70	7.17'	75.00'	05°28'47"	N 00°39'08" W	7.17'
C71	4.03'	75.00'	03°04'37"	N 04°55'50" W	4.03'
C72	58.42'	120.50'	27°46'32"	S 15°14'14" W	57.85'
C73	56.52'	115.00'	28°09'38"	S 77°16'08" W	55.95'
C74	134.72'	11639.20'	00°39'47"	S 86°52'18" W	134.72'
C75	31.56'	11639.20'	00°09'19"	S 86°27'44" W	31.56'
C76	239.93'	11639.20'	01°10'52"	S 85°47'39" W	239.93'
C78	28.43'	30.00'	54°18'05"	N 35°51'44" W	27.38'
C79	53.43'	600.00'	05°06'07"	S 06°09'37" E	53.41'

Legend

- ◐ = SET 1/2" CAPPED IRON ROD, (P.R.M.) (L.B. #3501)
- ○ = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- ⦿ = SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
- □ = SET PERMANENT REFERENCE MONUMENT, (P.R.M.) (4" X 4" CONCRETE MONUMENT, L.B. #3501)
- FCM = FOUND CONCRETE MONUMENT
- NOID = NO IDENTIFICATION
- FIR NOID = FOUND 1/2" IRON ROD (NO IDENTIFICATION)
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- (°) = DEGREES
- (') = MINUTES OR FEET
- (") = SECONDS
- R = RADIUS
- L = ARC LENGTH
- D = CENTRAL ANGLE (DELTA)
- CB = CHORD BEARING
- C = CHORD
- B.S.L. = BUILDING SETBACK LINE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- ID = IDENTIFICATION
- No. OR # = NUMBER
- POB = POINT OF BEGINNING
- L.B. = LAND SURVEYING BUSINESS
- L.S. = LICENSED SURVEYOR
- ± = MORE OR LESS
- N: = NORTHING
- E: = EASTING

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Prepared: JUNE 2022

220295.01
PREPARED BY:
Gustin, Cothern & Tucker, Inc.
Land Surveying & Mapping
121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

MAGNOLIA CREEKS PHASES 1 & 2

SHEET 2 OF 2

CITY OF CRESTVIEW

Item # 11.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: September 6, 2022
TYPE OF AGENDA ITEM: Presentation

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	8/30/2022
SUBJECT:	1. Director's Update

BACKGROUND:

This is a presentation of development activities that have occurred since the last Planning and Development Board meeting.

DISCUSSION:

Since the last Planning and Development Board meeting:

Development Orders Issued:	Garden Street Self Storage: A 11,625 square-foot self-storage facility located on a 1.53-acre property located at 396 and 398 Garden Street, between Park Ln and Hammock Dr. Restylers: A 12,000 square-foot aftermarket auto-part facility located on a 1.89-acre property located at 200 S Lindberg St, at the intersection of S Lindberg St and Highway 90.
Final Plats:	No Final Plats recorded. 2 Final Plats were approved by City Council. Shoal River Landing Phase 2B: 99 lots on 24.62 acres Ridgeway Landing Phase 2: 76 lots on 15.06 acres
New Development Applications:	Legacy Place Subdivision: 167 lot subdivision on an 80.90-acre parcel located south of Adams Dr. and west of the N Lloyd St. right-of-way. This item will come to the Planning Board and Council upon Staff's review. Princeton Grove: 107-unit senior adult living apartment complex on a 5.37-acre parcel located to the southeast of the intersection of Aplin Rd and Patriot Ln.

Follow-Ups:	Amendments to the Land Development Code, Chapter 18 and Chapter 2 were all approved and adopted by the City Council. As a result: The Planning Board now serves at the City's Nuisance Abatement Board pursuant to F.S. § 893.138. Staff will advise when the board is expected to serve in this capacity. Staff has begun advertising for a proposal for sidewalk installation contractors, with an estimated cost per-linear-foot, for the most effective implementation of the newly codified sidewalk fund.
Miscellaneous:	Staff continues to work with the County regarding the planning of additional collector roads adjacent to or connected to the North-South Bypass and East-West connector. Staff continues to work with Gregg Chapel A.M.E. Church regarding the affordable housing development proposed at the Field and Bowers alley. Staff has begun cursory discussions with personnel from Eglin Airforce Base regarding the need for expanded childcare opportunities for base staff.

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

No financial impact results from this item.

RECOMMENDED ACTION

No action is required for this item.

Attachments

1. Garden Street Self-Storage - Site Plan
2. Restylers - Site Plan
3. Final Plat - Shoal River Landing Phase 2B
4. Final Plat - Ridgeway Landing Phase 2

ASPHALT PAVING SYMBOLS LEGEND

ASPHALT PAVEMENT HEAVY DUTY
2.0" ASPHALT SURFACE COURSE 9.5 MM SUPERPAVE MIX
2.0" ASPHALT BINDER COURSE 19 MM SUPERPAVE MIX
8.0" GRADED AGGREGATE BASE

NOTES:
1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
2. HOT MIX ASPHALTIC COURSES PER GDOT 828 OR EQUIVALENT.
3. GEOTECHINCAL REPORT MAY SUPERSEDE REQUIREMENTS LISTED ABOVE.

CONCRETE PAVING SYMBOLS LEGEND

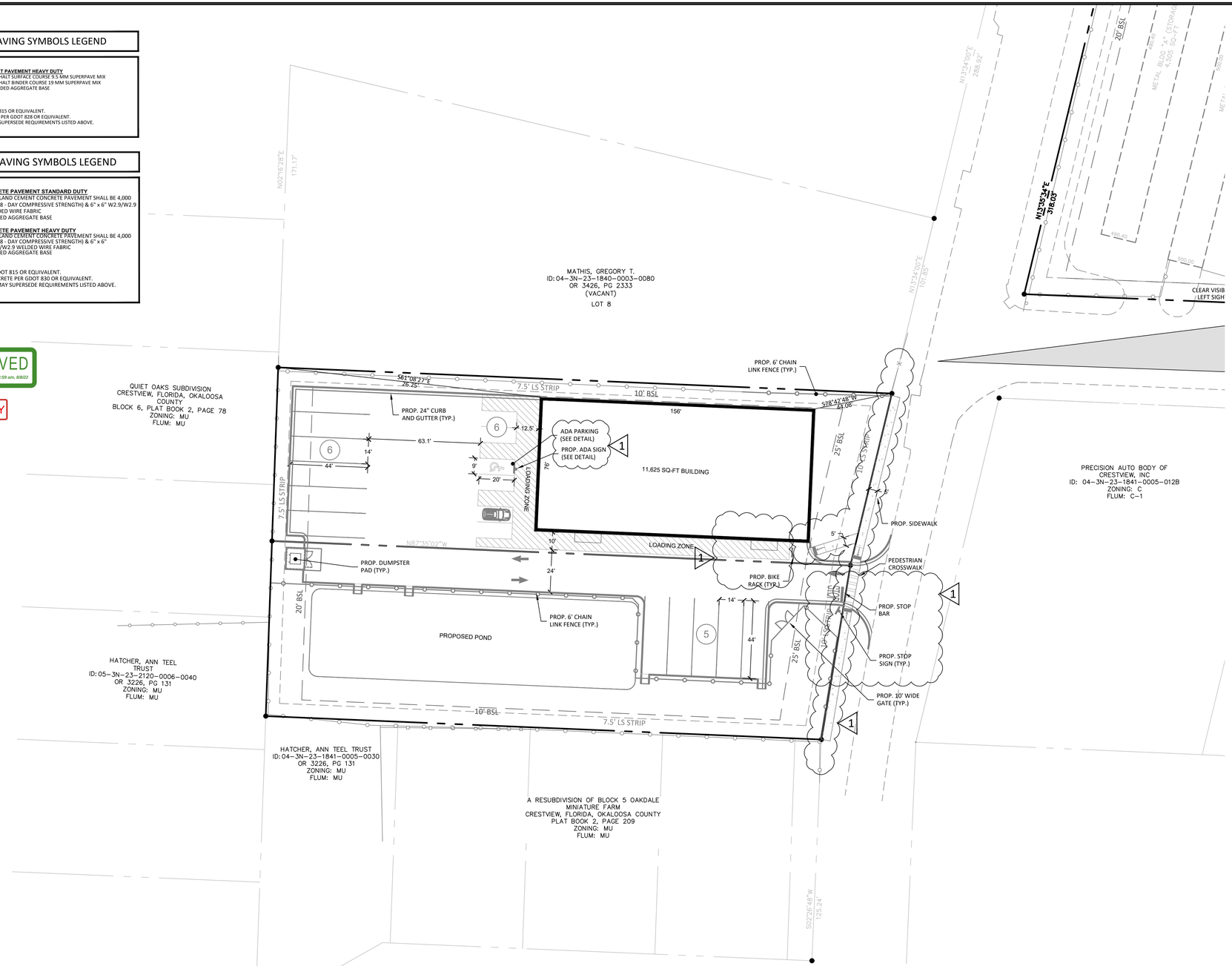
CONCRETE PAVEMENT STANDARD DUTY
5" PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE 4,000 PSI (28 - DAY COMPRESSIVE STRENGTH) & 6" x 6" W2.9/W2.9 WELDED WIRE FABRIC
6" GRADED AGGREGATE BASE

CONCRETE PAVEMENT HEAVY DUTY
7" PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE 4,000 PSI (28 - DAY COMPRESSIVE STRENGTH) & 6" x 6" W2.9/W2.9 WELDED WIRE FABRIC
6" GRADED AGGREGATE BASE

NOTES:
1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
2. PORTLAND CEMENT CONCRETE PER GDOT 830 OR EQUIVALENT.
3. GEOTECHINCAL REPORT MAY SUPERSEDE REQUIREMENTS LISTED ABOVE.

APPROVED
By NicholasSchwendt at 8:59 am, 8/8/22

JOB COPY



VICINITY MAP

SITE ANALYSIS: SOUTH PROPERTY

SELF STORAGE	11,625 S.F.
PERCENT BUILDING COVERAGE	17.4%
IMPERVIOUS COVERAGE	0.74 AC
PERCENT IMPERVIOUS COVERAGE	48.37%
MAX. ALLOWABLE IMPERVIOUS COVERAGE	80%
PERVIOUS COVERAGE	0.75 AC
PERCENT PERVIOUS COVERAGE	49.02%
MIN. ALLOWABLE PERVIOUS COVERAGE	N/A
MAX. FLOOR AREA RATIO (FAR)	2.0
PROPOSED PARKING	6 SPACES
PARKING RATIO	1 SPACE / 5,000 GSF
SITE AREA (EXCLUDING NORTHERN PROP.)	1.53 AC
EXISTING LAND USE	WAREHOUSE
PROPOSED LAND USE	SELF-STORAGE
EXISTING ZONING DISTRICT	C1

SCALE: 1" = 30'
30 0 30 60 90 FEET

N

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY DAVID WHITE ON XX-XX-XXXX USING AN SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENTNT ARE NOT CONSIDERED SIGNED & SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DAVID P. WHITE — No. 67170 — STATE OF FLORIDA — REGISTERED PROFESSIONAL ENGINEER

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

SITE PLAN
GARDEN ST CORNER STORAGE
1110 N. FERDON BLVD / 396 & 398 GARDEN STREET
CRESTVIEW, FL 32536

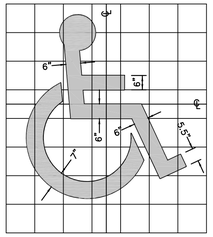
C201

21205

MAY 27, 2022

REVISIONS
1 CITY COMMENTS 03-29-22

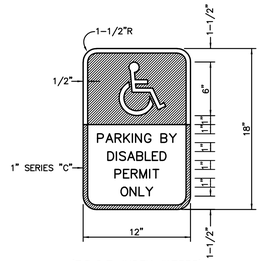
Tuesday, July 26, 2022 01:41:59pm (cwhP120)
D:\Civilogistix\civiLX Team - Documents\civiLX Projects\civiLX 2021\civiLX 21205 - Garden Street Self Storage\21205 CDs 06-30-22.dwg [C201]
Layout: X:\Images Drawings\Misc. X:\Images\CIVILSTIX.PNG, X:\Images\civilogistix.ico - Documents\civiLX projects\civiLX 2021\civiLX 21205 - garden street self storage\X:\Images\SITE 3 Vic.PNG



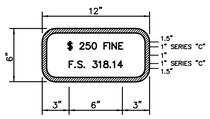
COLOR CONTRAST
CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUNDS – EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

HANDICAP SYMBOL DETAIL
N.T.S.

SYMBOL SHALL BE PAINTED BLUE AND TO THE DIMENSIONS SHOWN



(F.D.O.T. INDEX #17355)

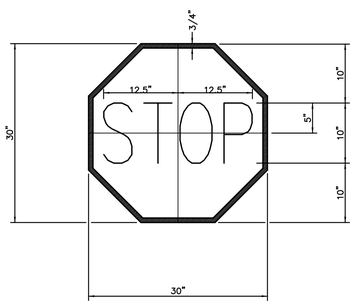


(FTP – 55)

COLOR	
BACKGROUND	WHITE
LEGEND & BORDER	BLACK

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

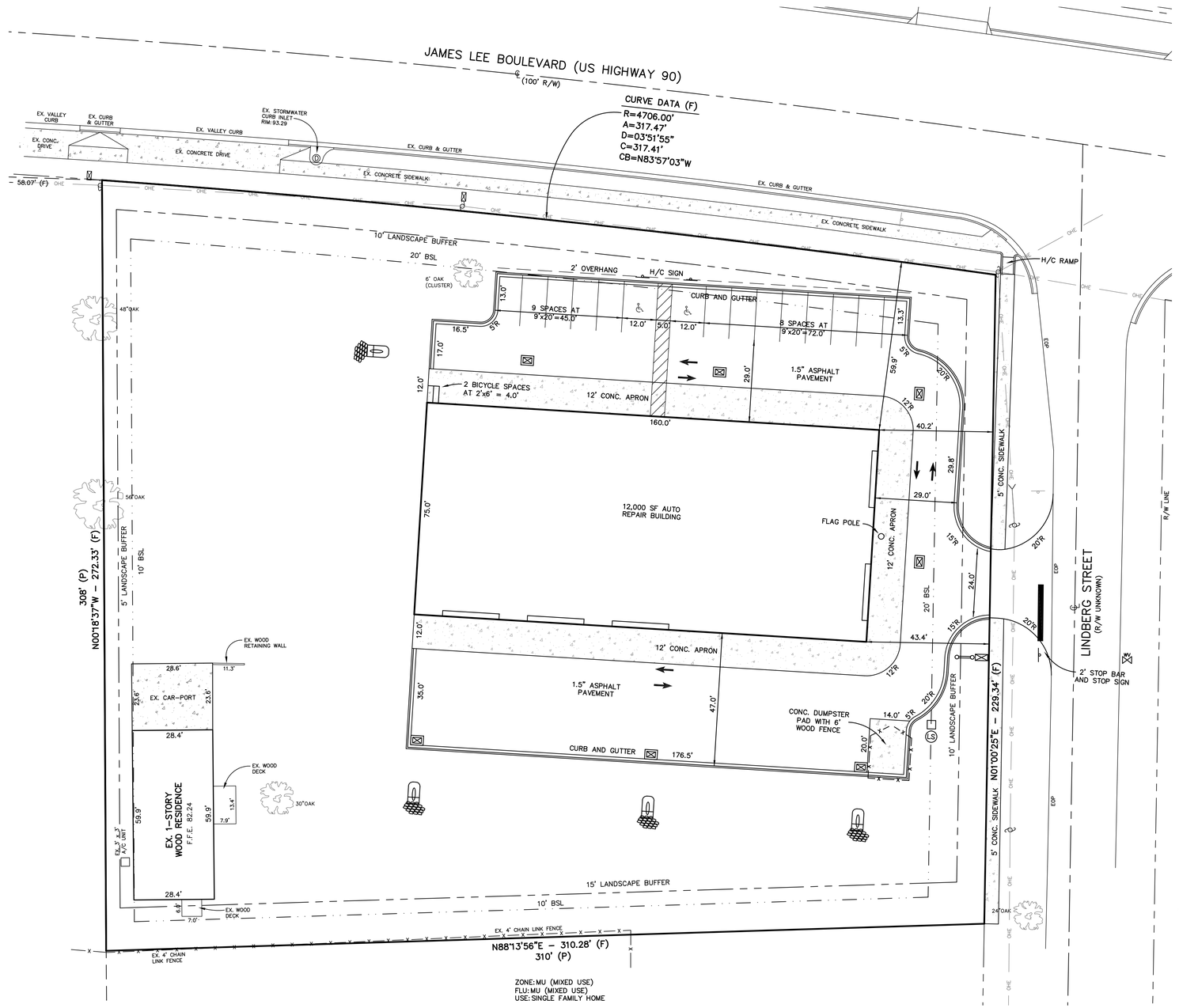
HANDICAP SIGN DETAIL
(F.D.O.T. INDEX No. 700–102)
N.T.S.

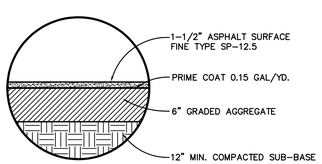


STOP SIGN DETAIL
N.T.S.

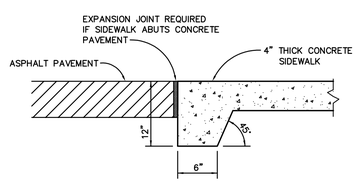
NOTE:

SIGN DESIGNATION:	R1–1	(REFL.)
RELECTORIZATION:	LEGEND, BORDER	(REFL.)
	BACKGROUND	
SIGN COLORS:	LEGEND, BORDER	(WHITE)
	BACKGROUND	(RED)



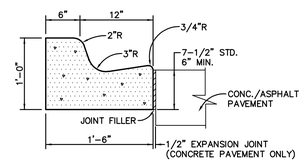


1–1/2" ASPHALT PAVEMENT DETAIL
N.T.S.



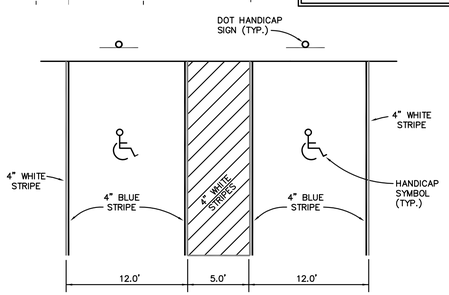
FLUSH SIDEWALK THICKENED EDGE DETAIL
N.T.S.

THICKENED EDGE SIDEWALK SHALL BE INSTALLED WHEN SIDEWALK ABUTS PAVED PARKING AREA OR STREETS.



CONCRETE CURB AND GUTTER DETAIL
N.T.S.

WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" MIN., UNLESS OTHERWISE SHOWN ON PLANS. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURB AND CONCRETE PAVEMENT OR CONCRETE STRUCTURES.



HANDICAP AREA STRIPING DETAIL
N.T.S.

APPROVED
By NicholasSchwendt at 8:58 am, 8/8/22

JOB COPY

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
SCALE: 1" = 20 ft.

LEGEND

- ASPHALT
- CONCRETE
- SETBACK LINE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- OHE — OVERHEAD UTILITY LINE
- EB — ELECTRICAL BOX
- TV — TELEVISION BOX
- TS — TRAFFIC SIGNAL BOX
- T — TELEPHONE BOX
- FENCE
- TRAFFIC ARROW
- CENTERLINE
- SINGLE POLE SIGN
- DOUBLE POLE SIGN
- MW — MONITORING WELL

SITE DATA TABLE:

ZONED: **C–1 (COMMERCIAL)**

LAND USE: **C (COMMERCIAL)**

FLOOD ZONE: **X***

BUILDING SETBACKS:
REQUIRED: FRONT = **20'**
SIDE = **10'**
REAR = **10'**

BUILDING INFORMATION:
BUILDING HEIGHT: **25'**
GROSS FLOOR AREA: **1,700 SF EXISTING**
12,000 SF PROPOSED
18,700 SF TOTAL

TOTAL SITE AREA: **79,060 SF = 1.81 ACRES**

F.A.R. MAXIMUM: **2.0 = 158,120 SF**

F.A.R. PROPOSED: **0.24 = 18,700 SF / 79,060 SF**

IMPERVIOUS AREA MAXMIMUM: **80% = 63,248 SF**

IMPERVIOUS AREA PROVIDED: **39% = 30,770 SF**

LANDSCAPE AREA PROVIDED: **61% = 48,290 SF**

PARKING SPACES REQUIRED: **3 SP / BAY (5 BAYS) = 15 SPACES**

PARKING SPACES PROVIDED: **15 SPACES (INCLUDE 2 H/C)**

PARCEL ID NUMBER: **18–3N–23–1800–0000–010B**

* FLOOD ZONE INFORMATION PER FLOOD INSURANCE RATE MAP OF OKALOOSA COUNTY, FLORIDA, COMMUNITY PANEL NO. 12091C 0165 J, DATED 9 MARCH 2021.

** AUTO REPAIR PARKING REQUIREMENT BASED ON FORT WALTON BEACH LAND DEVELOPMENT CODE.

NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

CHOCTAW ENGINEERING, INC.
ENGINEERING • ENVIRONMENTAL • SURVEYING
112 TRUXTON AVENUE
FORT WALTON BEACH, FLORIDA 32547
PHONE: 850-862-4611
FAX: 850-863-8059
EMAIL: cei@choctawng.com
CERTIFICATE OF AUTHORIZATION No. 1532

Revisions:
15 JUNE 2022 PER CITY COMMENTS

CRESTVIEW RESTYLERS

SITE PLAN

Not valid unless bearing Engineer's embossed seal.

MARK C. SINER, P.E.
FL. REG. NO. 48831

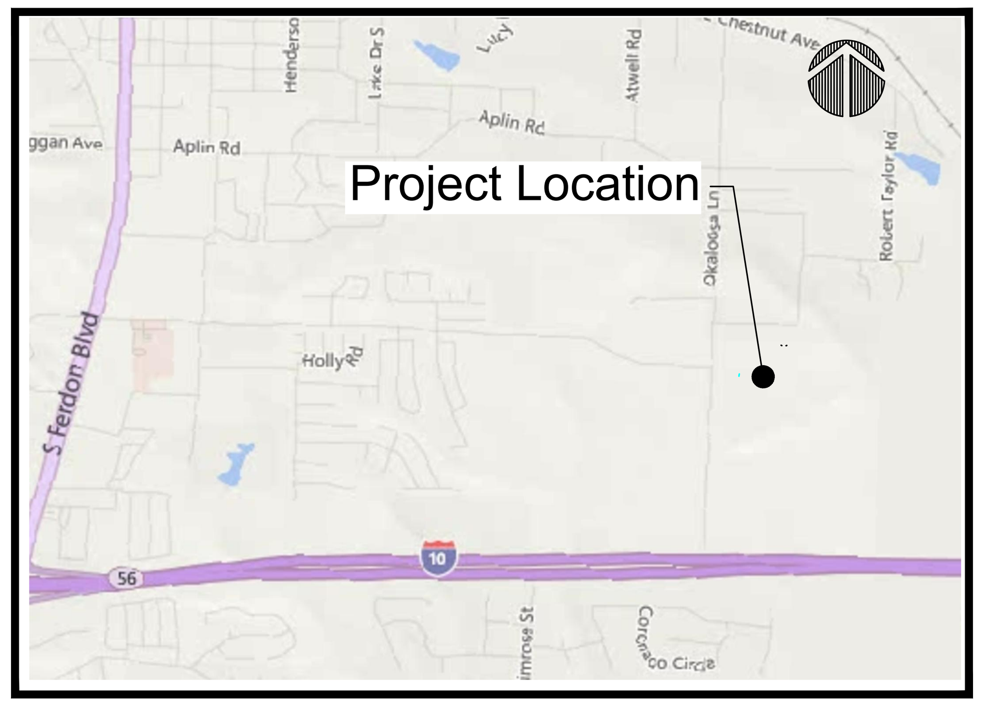
Job No.:	2021–104–A
Date:	19 FEB 2022
Fld. Vol.:	N/A
Scale:	1" = 20'
Disk No.:	21104–ENG
Designed:	MCS
Drawn:	KMB/SVD
Checked:	MCS
Sheet	3 of 10

THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.

SHOAL RIVER LANDING PHASE 2B

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

PLAT BOOK ___________, PAGE __________.



VICINITY MAP (NOT TO SCALE)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 68V SHOAL RIVER (FL) 2019, LLC, AS OWNER OF THE LANDS HEREON PLATTED AS "SHOAL RIVER LANDING PHASE 2B", DOES HEREBY DEDICATE TO THE CITY OF CRESTVIEW IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO SHOAL RIVER LANDING OWNERS ASSOCIATION, INC., ALL COMMON AREAS AS SHOWN HEREON. FURTHERMORE, 68V SHOAL RIVER (FL) 2019, LLC DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE AND REPAIR OF VARIOUS UTILITIES INCLUDING CENTURY LINK, COX COMMUNICATIONS, GULF POWER COMPANY, OKALOOSA COUNTY WATER AND SEWER, AND OKALOOSA GAS DISTRICT OVER SAID PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON.
68V SHOAL RIVER (FL) 2019, LLC HEREBY REQUESTS THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

68V SHOAL RIVER (FL) 2019, LLC

______________________________ ______________________________
NATHAN COX WITNESS
MANAGER

____
WITNESS

ACKNOWLEDGMENT:

STATE OF ALABAMA, COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT ON THE _________ DAY OF _________________, 2022 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED NATHAN COX, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _________________ AS IDENTIFICATION, AND AS MANAGER OF 68V SHOAL RIVER (FL) 2019, LLC, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

____
NOTARY PUBLIC, STATE OF ALABAMA, COUNTY OF BALDWIN

MY COMMISSION EXPIRES: ______________________

CONSENT AND JOINDER OF MORTGAGEE

D.R. HORTON, INC., A DELAWARE CORPORATION, AS THE MORTGAGEE UNDER THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT RECORDED ON SEPTEMBER 11, 2019 AT OFFICIAL RECORDS BOOK 3418, PAGE 2322 IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREIN AND SUBORDINATES ITS INTERESTS IN ALL RESPECTS TO THE PROPERTY DESCRIBED HEREON TO SUCH DEDICATION AND PLATTING.

D.R. HORTON, INC., A DELAWARE CORPORATION

______________________________ ______________________________
JOE EVERSON, ASSISTANT VICE PRESIDENT WITNESS

____
WITNESS

ACKNOWLEDGMENT:

STATE OF _______, COUNTY OF _______

THIS IS TO CERTIFY THAT ON THE _________ DAY OF _________________, 2022 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED JOE EVERSON, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _________________ AS IDENTIFICATION, AND AS ASSISTANT VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

____
NOTARY PUBLIC, STATE OF ______, COUNTY OF ________

MY COMMISSION EXPIRES: ______________________

CONSENT AND JOINDER OF MORTGAGEE

HANCOCK WHITNEY BANK, A MISSISSIPPI CHARTERED BANK, AS THE MORTGAGEE UNDER THAT CERTAIN MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND ASSIGNMENT OF RENTS DATED AUGUST 29, 2019 AND RECORDED AT OFFICIAL RECORDS BOOK 3418, PAGE 2071 IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREIN AND SUBORDINATES ITS INTERESTS IN ALL RESPECTS TO THE PROPERTY DESCRIBED HEREON TO SUCH DEDICATION AND PLATTING.

HANCOCK WHITNEY BANK, A MISSISSIPPI STATE CHARTERED BANK

BY: __________________________ ______________________________
NAME: ________________________ WITNESS
AS ITS: _______________________

____
WITNESS

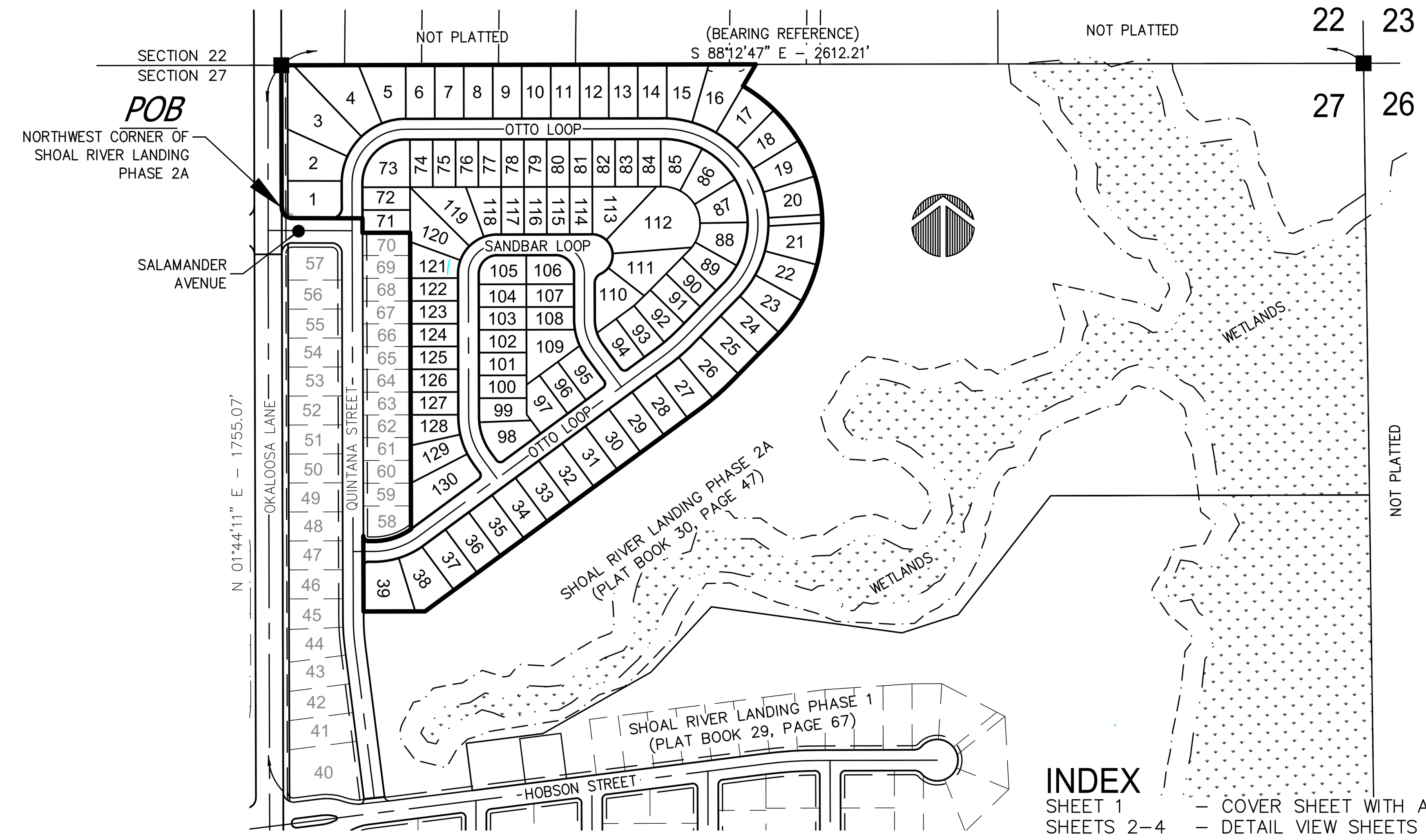
ACKNOWLEDGMENT:

STATE OF _______, COUNTY OF _______

THIS IS TO CERTIFY THAT ON THE _________ DAY OF _________________, 2022 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED _______, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _________________ AS IDENTIFICATION, AND AS ______________ OF HANCOCK WHITNEY BANK, A MISSISSIPPI STATE CHARTERED BANK, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

____
NOTARY PUBLIC, STATE OF ______, COUNTY OF ________

MY COMMISSION EXPIRES: ______________________



INDEX

SHEET 1 – COVER SHEET WITH APPROVALS
SHEETS 2–4 – DETAIL VIEW SHEETS

OVERALL VIEW (NOT TO SCALE)

LEGAL DESCRIPTION (AS WRITTEN):

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA, LYING NORTHERLY AND WESTERLY OF SHOAL RIVER LANDING PHASE 2A (PLAT BOOK ____, PAGE ____), AND LYING EAST OF OKALOOSA LANE; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF THE AFORESAID SHOAL RIVER LANDING PHASE 2A LYING ON THE EAST RIGHT-OF-WAY LINE OF OKALOOSA LANE (66 FOOT WIDE RIGHT-OF-WAY); THENCE N 01°44'11" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 344.48 FEET TO THE CONCRETE MONUMENT (L.B. 3501) MARKING ITS INTERSECTION WITH THE NORTH LINE OF THE AFORESAID SECTION 27; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S 88°12'47" E ALONG SAID NORTH SECTION-LINE, A DISTANCE OF 1145.08 FEET TO A NORTHWESTERLY CORNER OF THE AFORESAID PHASE 2A; THENCE ALONG THE WESTERLY AND NORTHWESTERLY LINES OF SAID PHASE 2A, THE FOLLOWING SIX (6) CALLS:
1) DEPARTING SAID SECTION-LINE, PROCEED S 32°06'56" W, A DISTANCE OF 61.04 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 385.00 FEET;
2) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 104°07'12", AN ARC DISTANCE OF 699.64 FEET, (CHORD BEARING = S 05°49'28" E, CHORD = 607.26 FEET), TO THE POINT OF TANGENCY OF SAID CURVE;
3) S 46°14'08" W, A DISTANCE OF 152.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 635.00 FEET;
4) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°15'46", AN ARC DISTANCE OF 102.66 FEET, (CHORD BEARING = S 50°52'01" W, CHORD = 102.54 FEET), TO THE POINT OF TANGENCY OF SAID CURVE;
5) S 55°29'53" W, A DISTANCE OF 825.84 FEET;
6) N 88°15'49" W, A DISTANCE OF 148.29 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF QUINTANA STREET (50 FOOT WIDE RIGHT-OF-WAY);
THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PHASE 2A, THE FOLLOWING NINE (9) CALLS:
1) N 01°44'11" E, A DISTANCE OF 182.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 12.00 FEET;
2) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET, (CHORD BEARING = S 43°15'49" E, CHORD = 16.97 FEET), TO THE POINT OF TANGENCY OF SAID CURVE;
3) S 88°15'49" E, A DISTANCE OF 13.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 155.00 FEET;
4) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'58", AN ARC DISTANCE OF 95.99 FEET, (CHORD BEARING = N 73°59'42" E, CHORD = 94.46 FEET);
5) N 01°44'11" E, A DISTANCE OF 715.96 FEET;
6) N 88°15'49" W, A DISTANCE OF 115.00 FEET;
7) N 01°44'11" E, A DISTANCE OF 34.98 FEET;
8) N 87°55'55" W, A DISTANCE OF 170.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;
9) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°17'31", AN ARC DISTANCE OF 38.96 FEET, (CHORD BEARING = N 43°17'10" W, CHORD = 35.14 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID OKALOOSA LANE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 24.62 ACRES, MORE OR LESS.

TITLE CERTIFICATION:

THE UNDERSIGNED TITLE EXAMINER, AS A COMMERCIAL EXAMINER FOR ALLIANT NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURER LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY 68V SHOAL RIVER (FL) 2019, LLC AND OKALOOSA COUNTY BCC; AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSON HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCE ARE AS FOLLOWS:
A. MORTGAGE EXECUTED BY 68V SHOAL RIVER (FL) 2019, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF HANCOCK WHITNEY BANK, A MISSISSIPPI STATE CHARTERED BANK, DATED AUGUST 29, 2019 AND RECORDED ON SEPTEMBER 11, 2019 IN OFFICIAL RECORDS BOOK 3418, PAGE 2071, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
B. MORTGAGE AND SECURITY AGREEMENT EXECUTED BY 68V SHOAL RIVER (FL) 2019, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF D.R. HORTON , INC. A DELAWARE CORPORATION, DATED AUGUST 29, 2019 AND RECORDED ON SEPTEMBER 11, 2019 IN OFFICIAL RECORDS BOOK 3418, PAGE 2322, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

THIS REPORT IS NOT TITLE INSURANCE. PURSUANT TO SECTION 627.7843, FLORIDA STATUTES, THE MAXIMUM LIABILITY OF THE ISSUER OF THIS PROPERTY INFORMATION REPORT FOR ERRORS OR OMISSIONS IN THIS PROPERTY INFORMATION REPORT IS LIMITED TO THE AMOUNT PAID FOR THIS PROPERTY INFORMATION REPORT, AND IS FURTHER LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

CERTIFICATION MADE ON THE ________ DAY OF ________________, 2022.

____
TENA B. BROWNE
ALLIANT NATIONAL TITLE INSURANCE COMPANY
COMMERCIAL EXAMINER

SURVEYOR'S NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA STATUTES.
2. BEARING SHOWN HEREON WERE REFERENCED TO THE NORTH LINE OF SECTION 27, SAID LINE BEARING S 88°12'47" E, AS SHOWN AND ESTABLISHED ON FLORIDA STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC.
4. CAPTIONS WHICH APPEAR OUTSIDE THIS PHASE OF THE SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THIS SUBDIVISION PHASE IS INTENDED OR IMPLIED.
5. LINES EXTENDING FROM CURVED LINES ARE RADIAL UNLESS OTHERWISE SHOWN.
6. UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED EXCEPT AS SHOWN HEREON.
7. L1 DENOTES LINE NUMBER 1 AND CORRESPONDING LINE DATUM AS SHOWN IN THE LINE TABLE.
8. C1 DENOTES CURVE NUMBER 1, CORRESPONDING CURVE DATUM AS SHOWN IN THE CURVE TABLE AND DISTANCES. SHOWN ALONG CURVED LINES ARE ARC LENGTHS.

APPROVAL OF CITY COUNCIL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA AND APPROVED BY THEM ON THE __ DAY OF______, 2022.

____
MAYOR

ATTEST BY: ______________ CITY CLERK

CITY CLERK VERIFICATION

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

____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

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

APPROVED: ______________________________ DATE
CITY ENGINEER, CITY OF CRESTVIEW

COMMUNITY DEVELOPMENT SERVICES MANAGER

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

____
COMMUNITY DEVELOPMENT SERVICES MANAGER

LOCAL PLANNING AGENCY

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

____
LPA CHAIRMAN OR LPA VICE CHAIRMAN

COUNTY SURVEYOR:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE OKALOOSA COUNTY SURVEYOR AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE STATUTES AND WAS APPROVED BY HIM/HER ON THE ________ DAY OF ________________, 2022.

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

CERTIFICATION BY TAX COLLECTOR:

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR _________ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF BY KNOWLEDGE AS OF THE _________ DAY OF ________________, 2022.

____
BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

CLERK'S CERTIFICATE OF RECORDING:

I, ______________________, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE ________ DAY OF _________________, 2022

IN PLAT BOOK ________ PAGE ________.

____
JD PEACOCK II
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE:

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

____

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

Prepared: May 2022

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 BY: 220053.04

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

SHOAL RIVER LANDING PHASE 2B

SHEET 1 OF 4

C:\TEMP\3f9bce6c-57a8-414c-badd-4725872a499a\Survey Projects\2022\220053 SHOAL RIVER LANDING Ph 2\02 Phase 2B PLAT\CAD\220053.04 Shoal River Landing Phase 2B Plat.dwg
2/18/2022 BWISE

SHOAL RIVER LANDING PHASE 2B

PLAT BOOK ________, PAGE ________.

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

Building Setbacks

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

*CORNER SETBACKS (SIDE SETBACKS AT CORNERS AS DESIGNATED) ARE 15 OR 25 FEET, UNLESS OTHERWISE NOTED. PLEASE REFER TO LOTS 1, 39, 94–95, 98, 105, 106, 110 AND 130.

NORTH

40 20 0 40 80

GRAPHIC SCALE
1" = 40'

Legend:

- ○ = SET 1/2" CAPPED IRON ROD, L.B. #3501
- ◇ = (PRM) SET 1/2" CAPPED IRON ROD, L.B. #3501
- ◎ = (PCP) SET NAIL AND DISK L.B. #3501
- ⊙ = (FND) FOUND NAIL AND DISK, L.B. #3501
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- No. OR # = NUMBER
- R/W = RIGHT OF WAY
- C/L = CENTERLINE
- (°) = DEGREES
- (') = MINUTES OR FEET
- (") = SECONDS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- No. OR # = NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- FCM = FOUND CONCRETE MONUMENT
- FND = FOUND NAIL AND DISK
- L.B. = LAND SURVEYING BUSINESS
- R = RADIUS
- A = ARC LENGTH
- CA OR D = DELTA ANGLE
- CB = CHORD BEARING
- C = CHORD
- B.S.L. = BUILDING SETBACK LINE
- C1–C9 = CURVE & LETTER TO CURVE TABLE
- L1–L2 = LINE & NUMBER TO LINE TABLE

CURVE TABLE

CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C3	38.96'	25.00'	89°17'31"	N 43°17'10" W	35.14'
C4	39.41'	25.00'	90°19'54"	S 46°54'08" W	35.46'
C8	18.85'	12.00'	90°00'00"	N 79°30'07" W	16.97'
C9	63.25'	100.00'	36°14'17"	N 16°22'58" W	62.20'
C10	28.37'	25.00'	65°00'41"	N 34°14'31" E	26.87'
C11	70.65'	45.00'	89°56'58"	S 43°14'18" E	63.61'
C12	18.85'	12.00'	90°00'00"	S 10°29'53" W	16.97'
C14	70.73'	45.00'	90°03'02"	N 46°45'42" E	63.67'
C16	48.87'	455.00'	06°09'15"	S 49°18'45" W	48.85'
C17	24.69'	455.00'	03°06'31"	S 53°56'38" W	24.68'
C18	31.31'	100.00'	17°56'29"	N 25°31'52" W	31.19'
C19	31.93'	100.00'	18°17'48"	N 07°24'43" W	31.80'
C20	23.56'	50.00'	26°59'53"	N 53°14'55" E	23.34'
C21	36.88'	50.00'	42°15'46"	N 18°37'06" E	36.05'
C22	36.88'	50.00'	42°15'46"	N 23°38'41" W	36.05'
C23	36.37'	50.00'	41°40'32"	N 65°36'50" W	35.57'
C24	1.54'	50.00'	01°45'42"	N 87°19'57" W	1.54'
C25	32.83'	95.00'	19°47'54"	S 81°53'15" W	32.66'
C26	41.83'	95.00'	25°13'37"	S 59°22'30" W	41.49'
C27	40.78'	95.00'	24°35'47"	S 34°27'48" W	40.47'
C28	33.87'	95.00'	20°25'44"	S 11°57'03" W	33.69'
C32	23.37'	150.00'	08°55'32"	S 02°43'35" E	23.34'
C33	40.48'	150.00'	15°27'43"	S 14°55'12" E	40.36'
C34	31.03'	150.00'	11°51'03"	S 28°34'35" E	30.97'
C40	30.96'	505.00'	03°30'47"	N 53°44'30" E	30.96'
C41	50.68'	505.00'	05°44'58"	N 49°06'37" E	50.65'
C52	61.79'	255.00'	13°52'58"	N 78°56'03" W	61.64'
C53	10.40'	255.00'	02°20'15"	N 87°02'40" W	10.40'
C54	59.00'	155.00'	21°48'39"	S 80°52'53" W	58.65'
C55	59.00'	155.00'	21°48'39"	S 59°04'14" W	58.65'
C56	59.00'	155.00'	21°48'39"	S 37°15'34" W	58.65'
C57	61.31'	155.00'	22°39'53"	S 15°01'18" W	60.91'
C58	5.28'	155.00'	01°57'11"	S 02°42'46" W	5.28'
C59	10.14'	25.00'	23°14'48"	N 76°18'28" W	10.07'
C60	28.82'	25.00'	66°02'43"	N 31°39'47" W	27.25'
C65	8.24'	90.00'	05°14'36"	N 43°36'50" E	8.23'
C66	15.35'	90.00'	09°46'13"	N 36°06'25" E	15.33'
C67	47.75'	90.00'	30°23'52"	N 16°01'22" E	47.19'
C68	48.15'	90.00'	30°39'12"	N 14°30'10" W	47.58'
C69	48.15'	90.00'	30°39'12"	N 45°09'21" W	47.58'
C70	43.56'	90.00'	27°43'50"	N 74°20'52" W	43.14'

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Prepared: May 2022

220053.04

PREPARED BY:

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

SHOAL RIVER LANDING PHASE 2B

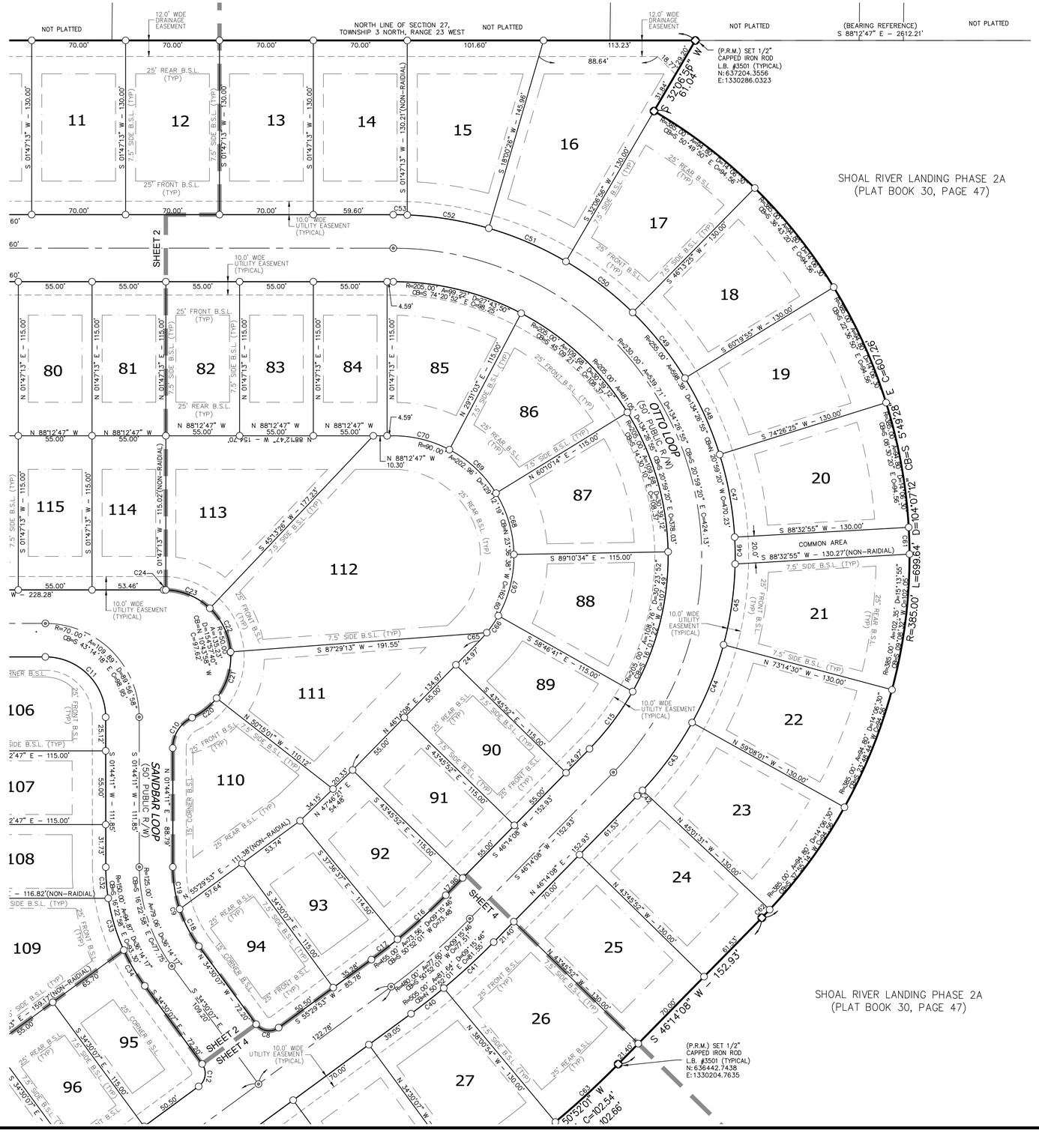
SHEET 2 OF 4

2/18/2022 BWISE C:\TEMP\3f9bce6c-57a8-414c-badd-4725872a499a\Survey Projects\2022\220053 SHOAL RIVER LANDING Ph 2\02 Phase 2B PLAT\CAD\220053.04 Shoal River Landing Phase 2B Plat.dwg

SHOAL RIVER LANDING PHASE 2B

PLAT BOOK _____, PAGE _____.

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



Building Setbacks

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NORTH

40 20 0 40 80

GRAPHIC SCALE

1" = 40'

Legend:

- ○ = SET 1/2" CAPPED IRON ROD, L.B. #3501
- ⭘ = (PRM) SET 1/2" CAPPED IRON ROD, L.B. #3501
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CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C8	18.85'	12.00'	90°00'00"	N 79°30'07" W	16.97'
C9	63.25'	100.00'	36°14'17"	N 16°22'58" W	62.20'
C10	28.37'	25.00'	65°00'41"	N 34°14'31" E	26.87'
C11	70.65'	45.00'	89°56'58"	S 43°14'18" E	63.61'
C12	18.85'	12.00'	90°00'00"	S 10°29'53" W	16.97'
C15	53.72'	205.00'	15°00'49"	S 38°43'43" W	53.56'
C16	48.87'	455.00'	06°09'15"	S 49°18'45" W	48.85'
C17	24.69'	455.00'	03°06'31"	S 53°56'38" W	24.68'
C18	31.31'	100.00'	17°56'29"	N 25°31'52" W	31.19'
C19	31.93'	100.00'	18°17'48"	N 07°24'43" W	31.80'
C20	23.56'	50.00'	26°59'53"	N 53°14'55" E	23.34'
C21	36.88'	50.00'	42°15'46"	N 18°37'06" E	36.05'
C22	36.88'	50.00'	42°15'46"	N 23°38'41" W	36.05'
C23	36.37'	50.00'	41°40'32"	N 65°36'50" W	35.57'
C24	1.54'	50.00'	01°45'42"	N 87°19'57" W	1.54'
C32	23.37'	150.00'	08°55'32"	S 02°43'35" E	23.34'
C33	40.48'	150.00'	15°27'43"	S 14°55'12" E	40.36'
C34	31.03'	150.00'	11°51'03"	S 28°34'35" E	30.97'
C40	30.96'	505.00'	03°30'47"	N 53°44'30" E	30.96'
C41	50.68'	505.00'	05°44'58"	N 49°06'37" E	50.65'
C42	5.61'	255.00'	01°15'39"	N 45°36'18" E	5.61'
C43	62.79'	255.00'	14°06'30"	N 37°55'14" E	62.63'
C44	62.79'	255.00'	14°06'30"	N 23°48'44" E	62.63'
C45	61.02'	255.00'	13°42'41"	N 09°54'09" E	60.88'
C46	20.02'	255.00'	04°29'54"	N 00°47'52" E	20.02'
C47	62.79'	255.00'	14°06'30"	N 08°30'20" W	62.63'
C48	62.79'	255.00'	14°06'30"	N 22°36'50" W	62.63'
C49	62.79'	255.00'	14°06'30"	N 36°43'20" W	62.63'
C50	62.79'	255.00'	14°06'30"	N 50°49'50" W	62.63'
C51	62.79'	255.00'	14°06'30"	N 64°56'19" W	62.63'
C52	61.79'	255.00'	13°52'58"	N 78°56'03" W	61.64'
C53	10.40'	255.00'	02°20'15"	N 87°02'40" W	10.40'
C61	20.01'	385.00'	02°58'40"	S 00°02'15" W	20.01'
C62	8.47'	385.00'	01°15'39"	S 45°36'18" W	8.47'
C63	63.72'	635.00'	05°44'58"	S 49°06'37" W	63.69'
C65	8.24'	90.00'	05°14'36"	N 43°36'50" E	8.23'
C66	15.35'	90.00'	09°46'13"	N 36°06'25" E	15.33'
C67	47.75'	90.00'	30°23'52"	N 16°01'22" E	47.19'
C68	48.15'	90.00'	30°39'12"	N 14°30'10" W	47.58'
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Prepared: May 2022

220053.04

PREPARED BY:

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Land Surveying

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

SHOAL RIVER LANDING PHASE 2B

SHEET 3 OF 4

2/16/2022 BWSE C:\TEMP\3f9ed6c-57d8-414c-bdaf-4725872e99a\Survey Projects\2022\220053 SHOAL RIVER LANDING Ph 2\02 Phase 2B PLAT\CAD\220053.04 Shoal River Landing Phase 2B Plat.dwg

SHOAL RIVER LANDING PHASE 2B

PLAT BOOK __________, PAGE __________.

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

Building Setbacks

FRONT:	25'
REAR:	25'
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Legend:

○ = SET 1/2" CAPPED IRON ROD, L.B. #3501
◇ = (PRM) SET 1/2" CAPPED IRON ROD, L.B. #3501
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C = CHORD
B.S.L. = BUILDING SETBACK LINE
C1–C9 = CURVE & LETTER TO CURVE TABLE
L1–L2 = LINE & NUMBER TO LINE TABLE

LINE TABLE

LINE#	BEARING	LENGTH
L1	S 88°15'49" E	13.03'
L2	S 88°15'49" E	13.03'
L3	S 34°30'07" E	22.57'
L4	N 34°30'07" W	22.57'

CURVE TABLE

CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	18.85'	12.00'	90°00'00"	S 43°15'49" E	16.97'
C2	95.99'	155.00'	35°28'58"	N 73°59'42" E	94.46'
C5	18.85'	12.00'	90°00'00"	N 46°44'11" E	16.97'
C6	2.04'	155.00'	00°45'19"	S 55°52'33" W	2.04'
C7	18.85'	12.00'	90°00'00"	N 10°29'53" E	16.97'
C8	18.85'	12.00'	90°00'00"	N 79°30'07" W	16.97'
C9	63.25'	100.00'	36°14'17"	N 16°22'58" W	62.20'
C12	18.85'	12.00'	90°00'00"	S 10°29'53" W	16.97'
C13	18.85'	12.00'	90°00'00"	N 79°30'07" W	16.97'
C16	48.87'	455.00'	06°09'15"	S 49°18'45" W	48.85'
C17	24.69'	455.00'	03°06'31"	S 53°56'38" W	24.68'
C18	31.31'	100.00'	17°56'29"	N 25°31'52" W	31.19'
C19	31.93'	100.00'	18°17'48"	N 07°24'43" W	31.80'
C29	42.16'	195.00'	12°23'12"	S 04°27'25" E	42.07'
C30	50.30'	195.00'	14°46'44"	S 18°02'23" E	50.16'
C31	30.88'	195.00'	09°04'21"	S 29°57'56" E	30.85'
C32	23.37'	150.00'	08°55'32"	S 02°43'35" E	23.34'
C33	40.48'	150.00'	15°27'43"	S 14°55'12" E	40.36'
C34	31.03'	150.00'	11°51'03"	S 28°34'35" E	30.97'
C35	79.18'	145.00'	31°17'13"	N 18°51'30" W	78.20'
C36	12.53'	145.00'	04°57'05"	N 00°44'22" W	12.53'
C37	61.05'	205.00'	17°03'52"	N 83°12'15" E	60.83'
C38	62.69'	205.00'	17°31'16"	N 65°54'41" E	62.45'
C39	5.91'	205.00'	01°39'10"	N 56°19'28" E	5.91'
C40	30.96'	505.00'	03°30'47"	N 53°44'30" E	30.96'
C41	50.68'	505.00'	05°44'58"	N 49°06'37" E	50.65'
C62	8.47'	385.00'	01°15'39"	S 45°36'18" W	8.47'
C63	63.72'	635.00'	05°44'58"	S 49°06'37" W	63.69'
C64	38.94'	635.00'	03°30'47"	S 53°44'30" W	38.93'

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Prepared: May 2022

220053.04

PREPARED BY:

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

SHOAL RIVER LANDING PHASE 2B

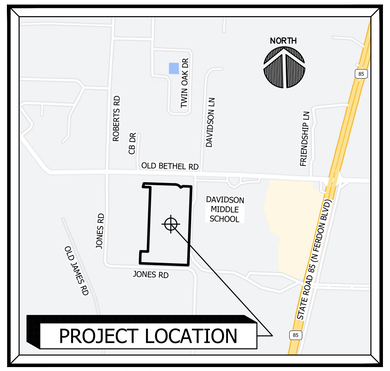
SHEET 4 OF 4

2/18/2022 BWISE C:\TEMP\3f9bce6c-57a8-414c-badd-4725872a499a\Survey Projects\2022\220053 SHOAL RIVER LANDING Ph 2\02 Phase 2B PLAT\CAD\220053.04 Shoal River Landing Phase 2B Plat.dwg

PLAT BOOK _____, PAGE _____

RIDGEWAY LANDING PHASE 2

A RESIDENTIAL SUBDIVISION IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



Vicinity Map

NOT TO SCALE

Notice

PURSUANT TO FLORIDA STATUTES, CHAPTER 177.091(28): ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT GARDEN STREET COMMUNITIES SOUTHEAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY FKA ESPLANADE COMMUNITIES OF FLORIDA, LLC, AS "OWNER" OF THE LANDS HEREON PLATTED AS "RIDGEWAY LANDING PHASE 2", DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF CRESTVIEW IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, AND DOES HEREBY GRANT, CONVEY, AND DEDICATE TO RIDGEWAY LANDING HOMEOWNERS ASSOCIATION, INC. ("HOA"), ALL COMMON AREAS AS SHOWN HEREON. FURTHERMORE, OWNER DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES INCLUDING CENTURY LINK, COX COMMUNICATIONS, FLORIDA POWER & LIGHT COMPANY, OKALOOSA COUNTY WATER AND SEWER, AND OKALOOSA GAS DISTRICT OVER SAID PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON. OWNER HEREBY REQUESTS THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

GARDEN STREET COMMUNITIES SOUTHEAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY FKA ESPLANADE COMMUNITIES OF FLORIDA, LLC

_____
WILLIAM BRYAN ADAMS
MANAGER

_____
WITNESS (SIGNATURE)

_____
WITNESS (SIGNATURE)

Acknowledgment to Dedication

STATE OF FLORIDA, COUNTY OF ESCAMBIA

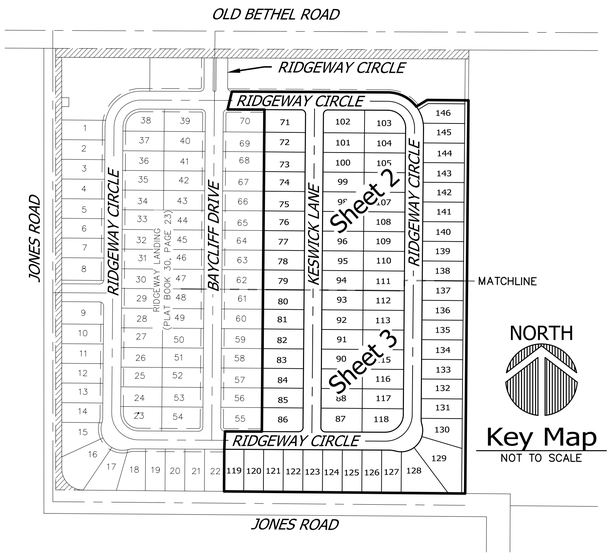
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2022 BEFORE ME BY PHYSICAL PRESENCE, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED WILLIAM BRYAN ADAMS, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS MANAGER OF GARDEN STREET COMMUNITIES SOUTHEAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY FKA ESPLANADE COMMUNITIES OF FLORIDA, LLC ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

_____
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

Surveyor's Notes

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY BOUNDARY LINE OF RIDGEWAY LANDING (PLAT BOOK 30, PAGE 23), SAID LINE BEARING N 02°07'10" E.
2. THE CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
4. THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY BY VOELKER SURVEYING (JOB #10990, DATED 11 MARCH 2020) AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 5J-17 (FORMERLY CHAPTER 61G17-6) OF THE FLORIDA STATUTES CHAPTER 472.027, TO THE BEST OF THIS FIRM'S KNOWLEDGE.
5. ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS, CONCRETE MONUMENTS OR PERMANENT CONTROL POINTS (NAIL & DISC.) MARKED CORPORATION NUMBER 3501.
7. THE LINES EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
8. L1 DENOTES LINE NUMBER 1 AND CORRESPONDING LINE DATUM AS SHOWN IN THE LINE TABLE.
9. C1 DENOTES CURVE NUMBER 1 AND CORRESPONDING CURVE DATUM AS SHOWN IN THE CURVE TABLE. DISTANCES SHOWN ALONG CURVED LINES ARE ARC LENGTHS.
10. THE NORTHINGS AND EASTINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, HAVING BEEN ESTABLISHED BY A FIELD SURVEY PERFORMED BY THIS FIRM. THE BEARINGS SHOWN HEREON ARE NOT RELATED TO SAID STATE PLANE COORDINATES (SEE NOTE #1).



NORTH

Key Map

NOT TO SCALE

Index

SHEET 1: KEY MAP AND CERTIFICATES
SHEETS 2-3: DETAIL SHEETS

Legal Description (As Written)

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, LYING EAST OF RIDGEWAY LANDING (PLAT BOOK 30, PAGE 23 – HEREAFTER REFERRED TO AS "RIDGEWAY LANDING PHASE I"), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 70 OF SAID PHASE I; THENCE N 88°03'50" W ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 103.04 FEET TO A NORTHWESTERLY CORNER THEREOF; THENCE DEPARTING SAID NORTH LOT LINE, PROCEED ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PHASE I, THE FOLLOWING FIVE (5) CALLS:
(1) N 15°08'47" E, A DISTANCE OF 51.36 FEET;
(2) S 88°03'50" E, A DISTANCE OF 436.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET;
(3) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°42'21", AN ARC DISTANCE OF 91.99 FEET, (CHORD BEARING = S 61°42'40" E, CHORD = 88.78 FEET);
(4) N 60°22'52" E, A DISTANCE OF 35.66 FEET;
(5) S 87°52'50" E, A DISTANCE OF 115.29 FEET;
THENCE DEPARTING SAID PHASE I BOUNDARY, PROCEED S 02°07'39" W, A DISTANCE OF 1099.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JONES ROAD (66 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE N 87°50'33" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 674.00 FEET TO THE SOUTHEAST CORNER OF LOT 22 OF SAID PHASE I; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED ALONG THE EASTERLY BOUNDARY OF SAID PHASE I, THE FOLLOWING FOUR (4) CALLS:
(1) N 01°57'14" E, A DISTANCE OF 117.69 FEET;
(2) N 03°53'42" E, A DISTANCE OF 50.03 FEET;
(3) S 88°02'49" E, A DISTANCE OF 102.97 FEET;
(4) N 02°07'10" E, A DISTANCE OF 900.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 15.06 ACRES, MORE OR LESS.

Title Opinion

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

_____
JOHN W. MONROE, JR
BAR NUMBER 0256706

Approval of City Council

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA AND APPROVED BY THEM ON THE _____ DAY OF _____, 2022.

_____
MAYOR

ATTEST BY: _____
CITY CLERK

City Clerk Verification

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

_____
CITY CLERK

City Engineer's Certificate

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

_____ _____
CITY ENGINEER, CITY OF CRESTVIEW DATE

Community Development Services Director

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

_____ _____
APPROVED: DATE
COMMUNITY DEVELOPMENT SERVICES DIRECTOR

Local Planning Agency

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

_____
LPA CHAIRMAN OR LPA VICE CHAIRMAN

County Surveyor

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE OKALOOSA COUNTY SURVEYOR AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2022.

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

Certification by Tax Collector

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR OF _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS OF THE _____ DAY OF _____, 2022.

_____
BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

Clerk's Certificate of Recording

I, JD PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2022.

IN PLAT BOOK _____ PAGE _____.

_____
JD PEACOCK II
CLERK OF THE CIRCUIT COURT

Surveyor's Certificate

STATE OF FLORIDA, COUNTY OF OKALOOSA

I, ALLEN E. TUCKER, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT P.R.M.'S HAVE BEEN SET AS SHOWN AND THAT P.C.P.'S WILL BE SET AS SHOWN AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

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

Prepared: APRIL 2022

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY: 200128.03
Gustin, Cothern & Tucker, Inc.
Land Surveying & Mapping
121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

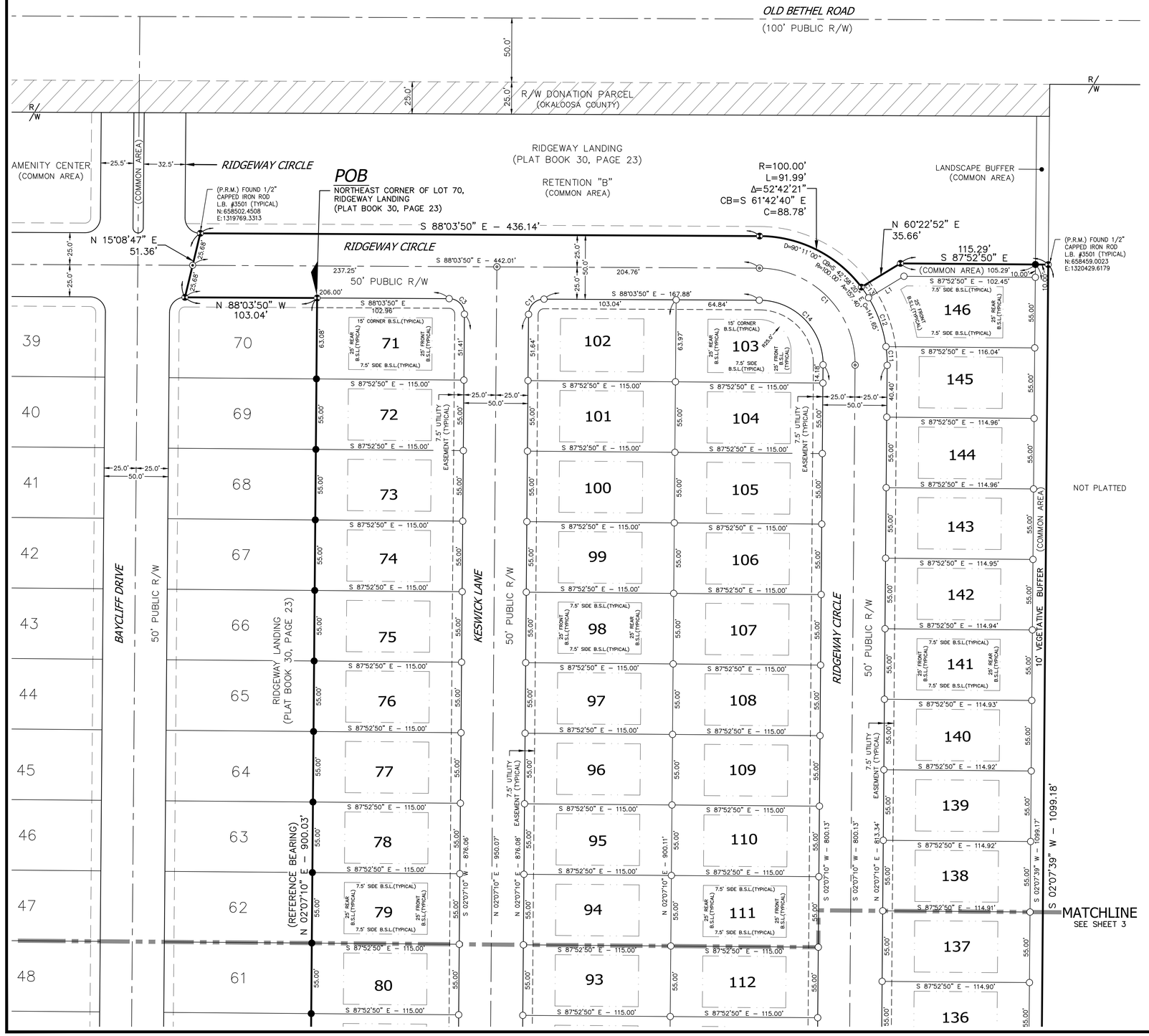
RIDGEWAY LANDING PHASE 2

SHEET 1 OF 3

PLAT BOOK _____, PAGE _____

RIDGEWAY LANDING PHASE 2

A RESIDENTIAL SUBDIVISION IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



Legend

- ○ = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- ● = FOUND 1/2" CAPPED IRON ROD, (L.B. #3501)
- ⊙ = SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK, L.B. #3501)
- ⊙ = FOUND PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK, L.B. #3501)
- ◐ = SET PERMANENT REFERENCE MONUMENT, (P.R.M.) (1/2" CAPPED IRON ROD, L.B. #3501)
- ◓ = FOUND PERMANENT REFERENCE MONUMENT, (P.R.M.) (1/2" CAPPED IRON ROD, L.B. #3501)

P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
C/L = CENTERLINE
(°) = DEGREES
(') = MINUTES OR FEET
(") = SECONDS
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS
No. OR # = NUMBER
POB = POINT OF BEGINNING
L.B. = LAND SURVEYING BUSINESS
L.S. = LICENSED SURVEYOR
± = MORE OR LESS
B.S.L. = BUILDING SETBACK LINES
N = NORTH OR NORTHING
E = EAST OR EASTING
R = RADIUS
L = ARC LENGTH
Δ OR D = DELTA ANGLE
CB = CHORD BEARING
C = CHORD

Building Setbacks

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

*CORNER SETBACKS (SIDE SETBACKS AT CORNERS AS SHOWN) ARE 15 FEET UNLESS OTHERWISE NOTED. PLEASE REFER TO LOTS 71, 86, 87, 102, 103, AND 118.

NORTH

40 20 0 40 80

GRAPHIC SCALE
1" = 40'

LINE TABLE		
LINE#	BEARING	LENGTH
L1	N 60°22'52" E	32.32'

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	118.05'	75.00'	90°11'00"	S 42°58'20" E	106.24'
C3	18.89'	12.00'	90°11'00"	S 42°58'20" E	17.00'
C11	14.66'	100.00'	08°23'51"	N 02°04'46" W	14.64'
C12	40.74'	100.00'	23°20'27"	N 17°56'55" W	40.46'
C13	10.02'	100.00'	05°44'21"	N 32°29'19" W	10.01'
C14	78.70'	50.00'	90°11'00"	S 42°58'20" E	70.82'
C17	18.81'	12.00'	89°49'00"	N 47°01'40" E	16.94'

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Prepared: APRIL 2022

PREPARED BY: 200128.03
Gustin, Cothern & Tucker, Inc.
Land Surveying & Mapping
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RIDGEWAY LANDING PHASE 2

SHEET 2 OF 3

PLAT BOOK _____, PAGE _____

RIDGEWAY LANDING PHASE 2

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NORTH

40 20 0 40 80

GRAPHIC SCALE
1" = 40'

CURVE TABLE

CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C2	117.59'	75.00'	89°50'01"	S 47°02'10" W	105.91'
C4	18.81'	12.00'	89°50'01"	S 47°02'10" W	16.95'
C5	14.53'	50.00'	16°39'02"	S 79°43'18" E	14.48'
C6	14.29'	50.00'	16°22'25"	N 06°20'44" W	14.24'
C7	18.15'	60.00'	17°19'41"	S 80°03'37" E	18.08'
C8	38.17'	60.00'	36°26'52"	N 73°03'07" E	37.53'
C9	38.36'	60.00'	36°38'07"	N 36°30'37" E	37.71'
C10	34.27'	60.00'	32°43'30"	N 01°49'49" E	33.81'
C15	78.39'	50.00'	89°50'01"	S 47°02'10" W	70.61'
C16	18.88'	12.00'	90°09'59"	N 42°57'50" W	17.00'

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RIDGEWAY LANDING PHASE 2

SHEET 3 OF 3