



**PLANNING AND DEVELOPMENT
REGULAR MEETING AGENDA - AMENDED
JUNE 5, 2023
6:00 P.M.
CITY COUNCIL CHAMBERS**

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

1 Call to Order

2 Pledge of Allegiance

3 Approve Agenda

4 Public Opportunity to speak on Agenda Items

5 Consent Agenda

5. 1. Approval of the May 1, 2023 PDB Regular Meeting Minutes

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ord. 1932 - Third Avenue Annexation
6. 2. Ord. 1933 - Third Avenue Comprehensive Plan Amendment
6. 3. Ord. 1934 - Third Avenue Rezoning
6. 4. Ord. 1935 - Brookmeade Avenue Annexation
6. 5. Ord. 1936 - Brookmeade Avenue Comprehensive Plan Amendment
6. 6. Ord. 1937 - Brookmeade Avenue Rezoning

7 Ordinances

8 Final Plats and PUDS

8. 1. Conceptual Plat - White Wolf Run
8. 2. Conceptual Plat - Cherry Brook Subdivision

9 Special Exceptions, Variances, Vacations and Appeals

9. 1. Variance - Antioch Road Lot Split

10 Action Items

11 Director Report

11. 1. Director Update

12 Comments from the Audience

13 Adjournment

All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Schrader, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option 2 within 48 hours of the scheduled meeting.



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/30/2023
SUBJECT: 1. Approval of the May 1, 2023 PDB Regular Meeting Minutes

BACKGROUND:

The routine approval of past meeting minutes.

DISCUSSION:

The draft 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

n/a

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the minutes of May 1, 2023.

Attachments

1. 05.01.2023 Draft Minutes PDB

PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING MINUTES
May 1, 2023
6:00 P.M.
COUNCIL CHAMBERS

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 pm members present: Mr. Follmar, Mr. Hayes, Mr. Gilbert, Mr. Medlock and Mr. Frost. Also present were Deputy City Clerk Natasha Peacock, City Attorney Jonathan Holloway, and staff members. Co-chair Mr. Werth was excused from this meeting.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Chair M. Roy.

3 Approve Agenda

Chair Mr. Roy called for action on approving the Agenda.

A motion made by: Mr. Hayes. Seconded by Mr. Frost

Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Roy, Mr. Gilbert, Mr. Follmar. Nays: none, motion passed.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

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

A motion made by: Mr. Follmar. Seconded by Mr. Hayes.

Roll Call: Ayes: Mr. Follmar, Mr. Hayes, Mr. Roy, Mr. Gilbert, Mr. Frost. Nays: none, motion passed.

5. 1. Approval of the Special Meeting Minutes of April 17, 2023

5. 2. Re-Appointment of Board Members and Appointment of Alternates

5. 3. Approval of the Regular Meeting Minutes of April 3, 2023

6 Ordinance on 1st reading/ Public Hearing

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

10. 1. Legacy Place Subdivision Preliminary Plat

Planning Administrator N. Schwendt informed the board of the action for the Legacy Place subdivision. Mr. Schwendt stated that the initial application for the Legacy Place subdivision was on August 8th, 2020. It has since gone through staff review and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided conceptual plat documents. This subdivision is proposed just south of Adams Dr., with a connection to an existing cul-de-sac at the end of the Walter Ave right-of-way, as well as a connection to Adams Dr. itself. The subdivision proposes 167 lots, which is within the allowed density provided by the zoning district and future land use designation. A subdivision of similar size, layout, and number of lots, was previously submitted and approved in 2014, but the development order has since expired. The new plans were reviewed to the current Codes in effect and have been found to be substantially in compliance with those requirements, aside from a few minor revisions previously mentioned. He then asked the board for a motion to recommend approval.

Chair M. Roy asked for comment from the Board.

There was a brief discussion.

Chair M. Roy asked for comment from the Public. There were none.

Chair M. Roy called for action.

A motion made by Mr. Hayes. Seconded by Mr. Frost.

Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Roy, Mr. Gilbert, Mr. Follmar. Nays: none, motion carried.

11 Director Report

11. 1. Director Update

Planning Administrator N. Schwendt presented the Board information about upcoming projects concerning a new development applications for Staybridge Suites, a proposed 102-room hotel, located on a 2.37-acre site on John King Road, to the east of the Amvet Post. The Waters at Crestview Apartments, a proposed 288-unit multifamily development located on a 23.43-acre site on Mirage Avenue, just north of Lowes. He then spoke about a meeting with the planning consultant Kimley-Horn and Associates, regarding the Comprehensive Plan Update, and they will be starting with an analysis of the current plan, followed by data collection and analysis required for them to begin making updates. This analysis and data collection will likely take

about 3 months per the tentative schedule they provided. As the City Manager mentioned at our previous meeting, our sewer planning is still underway, and staff anticipates having continued discussions with the County Planning and Engineering staff regarding traffic and roadway planning, and resultant changes to our codes and/or processes. Some of those changes will likely have to make their way through this board.

12 Comments from the Audience

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

13 Adjournment

Chair M. Roy adjourned the meeting at 6:09 p.m.

Minutes approved this ____ day of ____ 2023.

Michael Roy, Chair

Minutes submitted by:

Natasha Peacock
Deputy City Clerk

On behalf of:

Maryanne Schrader, City Clerk
Notices having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2023
SUBJECT: 1. Ord. 1932 - Third Avenue Annexation

BACKGROUND:

On May 10, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2203 Third Avenue.

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

The request for voluntary annexation will be presented to the City Council via Ordinance 1932 on June 12, 2023, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Smith Family Trust
C/O Mary Joseph
124 Miracle Strip Pkwy SW
Unit 1500
Ft Walton Beach, FL 32548
Parcel ID: 04-3N-23-1840-0001-0010
Site Size: 12.02 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Residential

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

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

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 can be developed for residential and/or low-intensity commercial use.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 15, 2023. The property was posted on May 22, 2023. An advertisement ran in the Crestview News Bulletin on May 25 and June 1, 2023.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising was \$544.50.

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

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1932.

Attachments

1. Exhibit Packet

ORDINANCE: 1932

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 12.02 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.

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

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

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

PIN # 04-3N-23-1840-0001-0010 (Deed recorded in Book 2631, page 3729, dated June 28, 2005)

Lot One (1) to Ten (10) inclusive of Block One (1) Oakdale Miniature Farms Subdivision according to plat on file in the Office of Clerk of Circuit Court, Okaloosa County, Florida, LESS, begin at the Northeast corner of Lot Six (6) of Block One (1) of Oakdale Miniature Farms, Crestview, Florida, thence run in a Westerly direction along the North boundary of said Lot 6, One Hundred Feet; thence parallel with Garden Street run in a Southerly direction One Hundred Feet; thence parallel with the North boundary of said Lot 6 run in an Easterly direction One Hundred feet to Garden Street; thence on the West boundary of Garden Street in a Northerly direction run One Hundred feet to Point of Beginning. Being in said Lot Six (6) as per plat on file with the Clerk of Circuit Court of Okaloosa County, Florida.

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

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

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

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

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

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

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

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

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

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

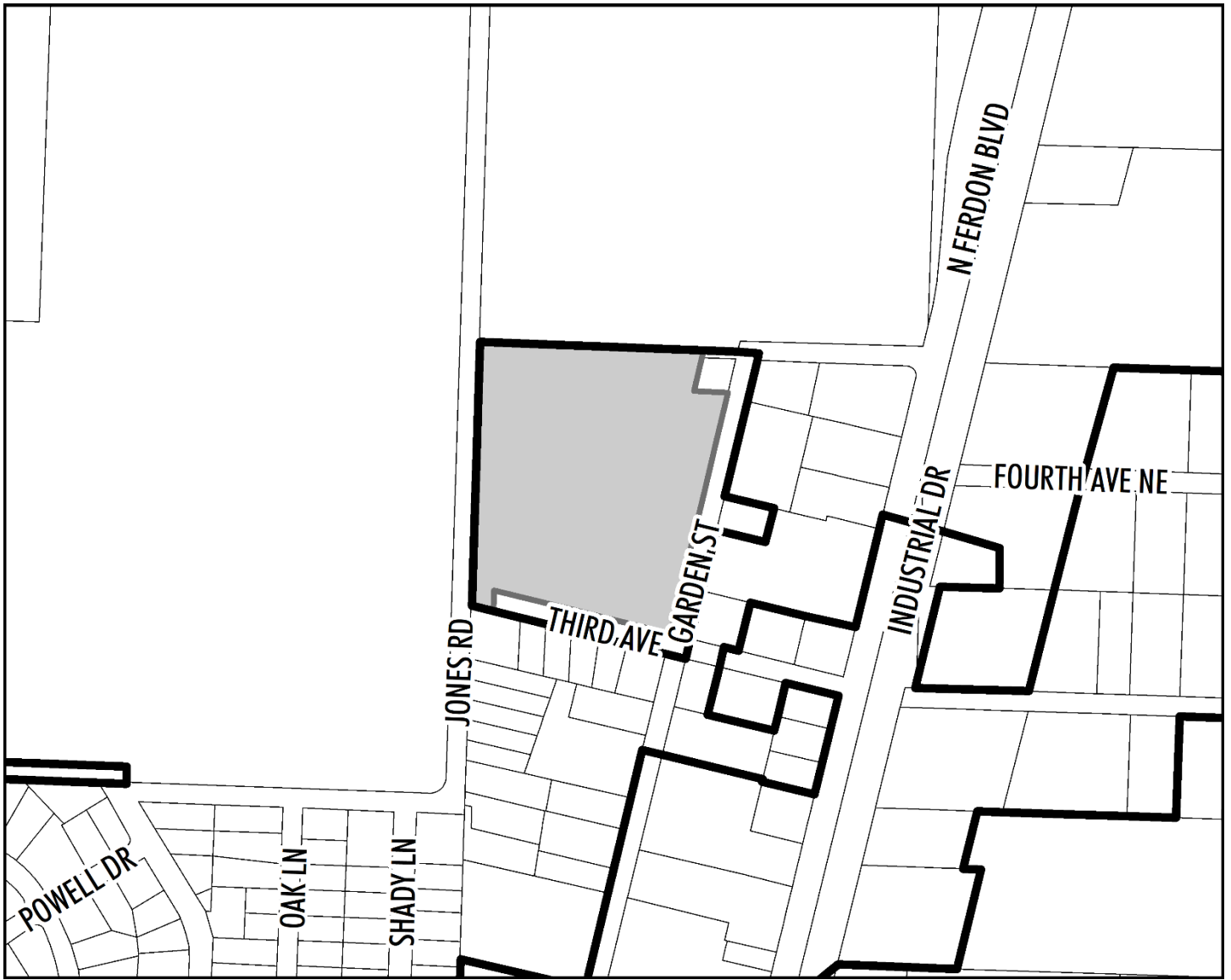
Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of June, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 26th day of June, 2023.

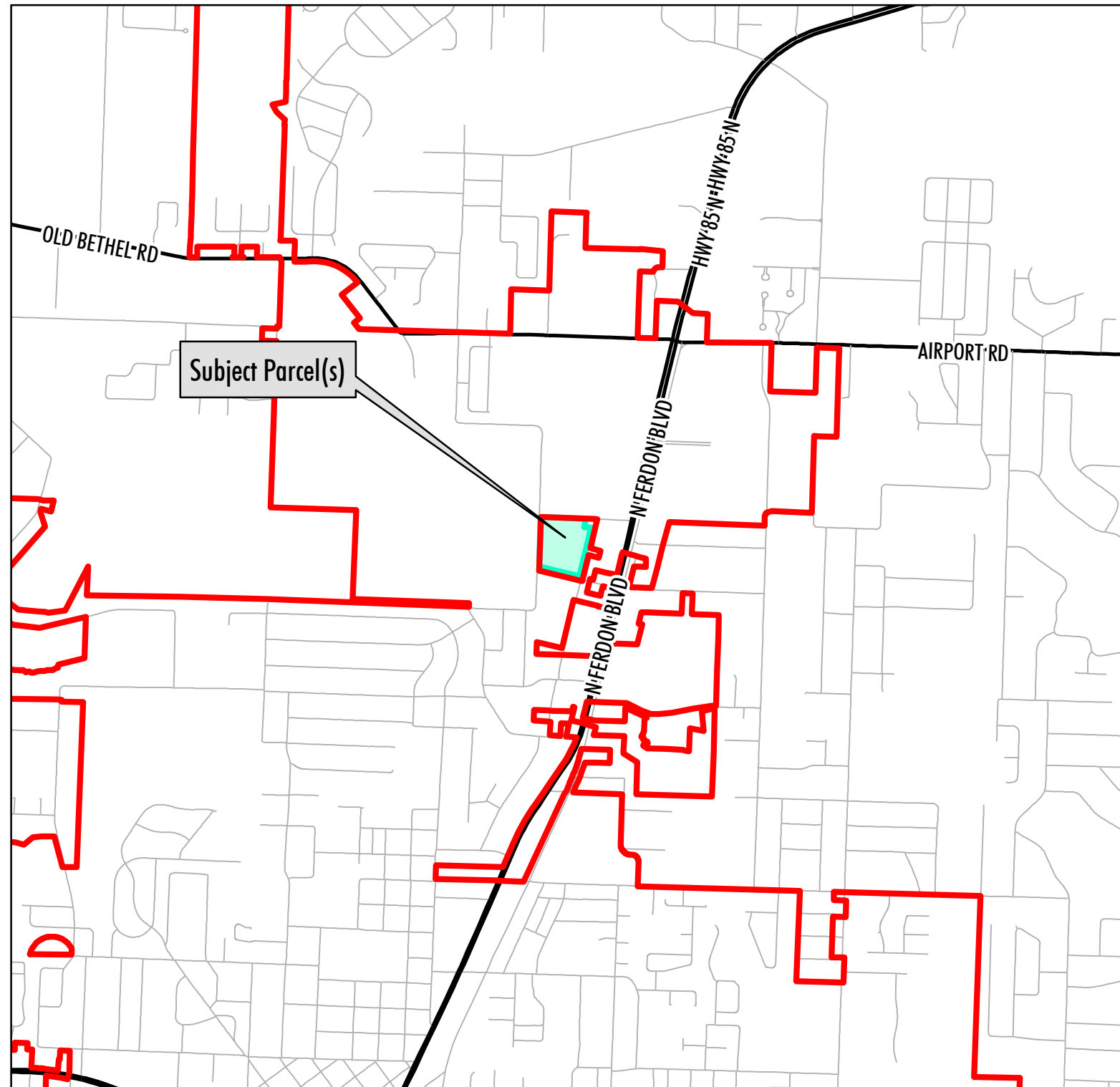
J. B. Whitten
Mayor



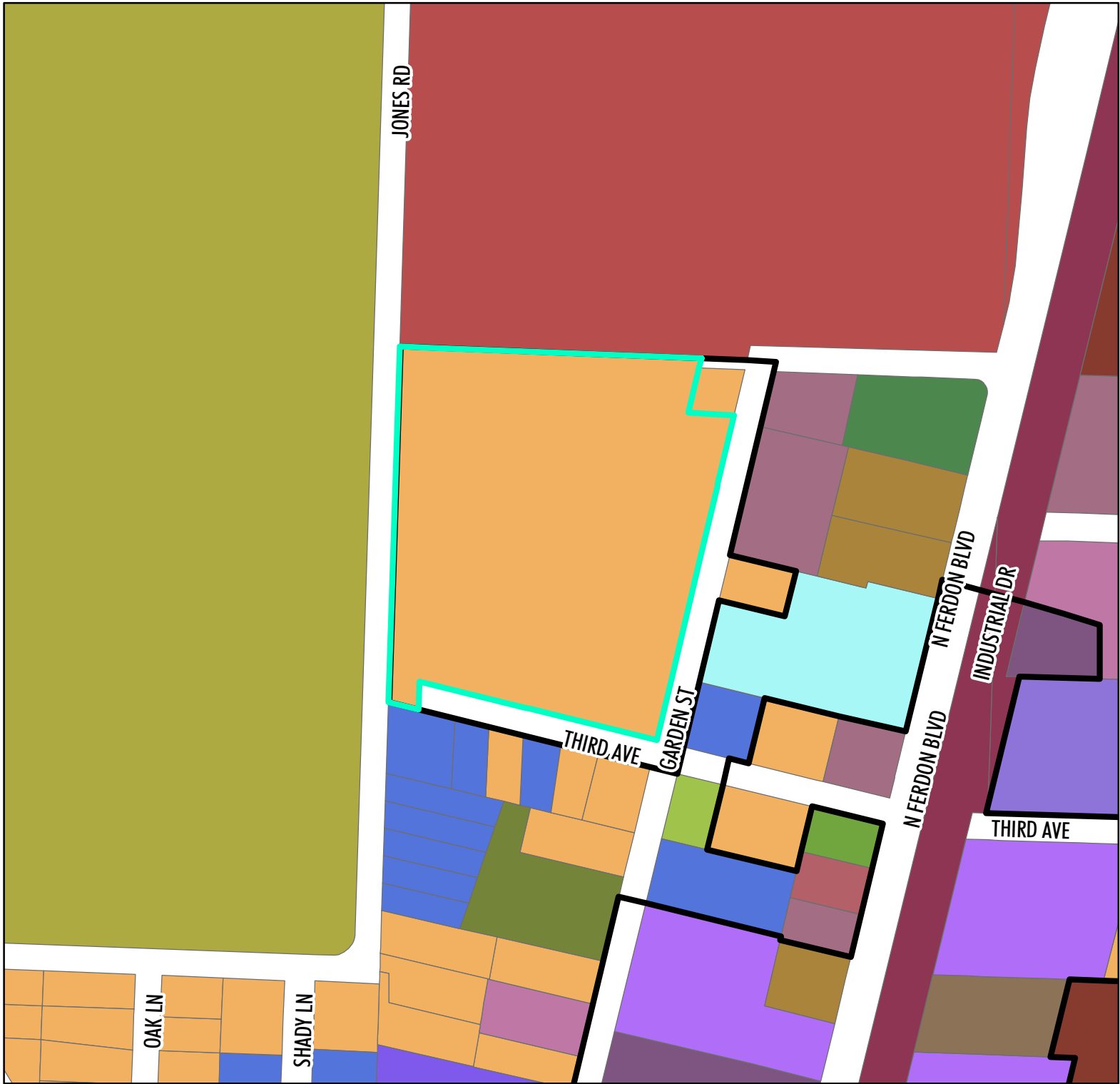
Vicinity Map



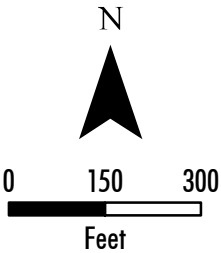
Not to Scale



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



Existing Use



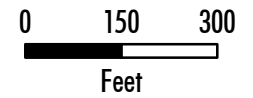
Legend

- Subject Parcel
- City Limits

Existing

- Churches
- Clubs/Lodges
- Financial
- Gym/Fitness
- Improved A
- Municipal
- No AG Acre
- Office
- Private School
- Public School
- Restaurant
- Service Shop
- Single Family
- Stores
- Supermarket
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

Future Land Use



Legend

-  Subject Parcel
-  City Limits

City Future Land Use

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

County Future Land Use

- 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

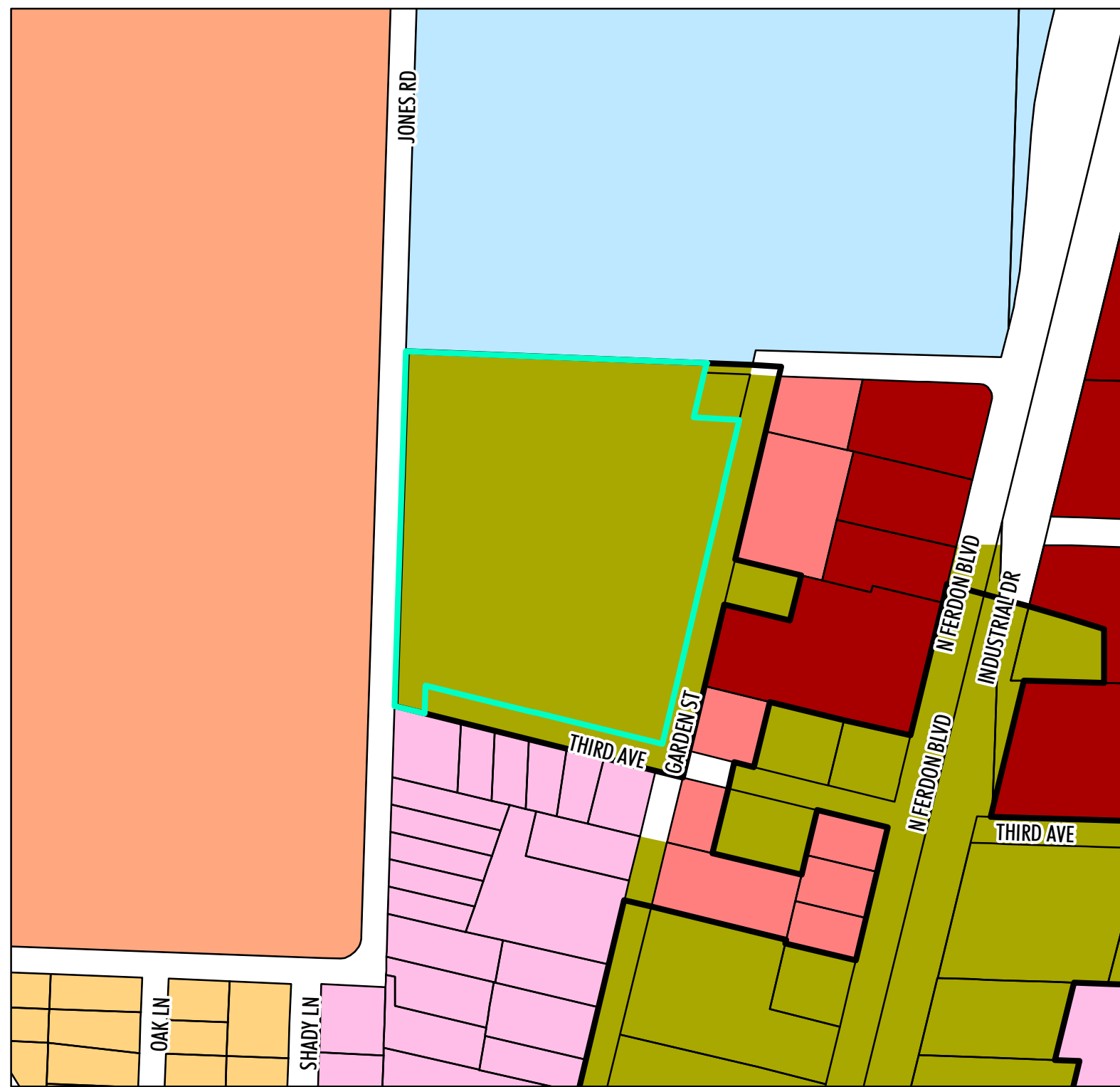
Current Zoning



0 150 300
Feet

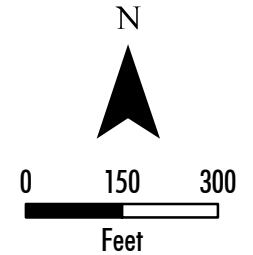
Legend

- 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**
 - 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



Legend

Subject Parcel

City

City Future Land

Commercial

Industrial

Mixed Use

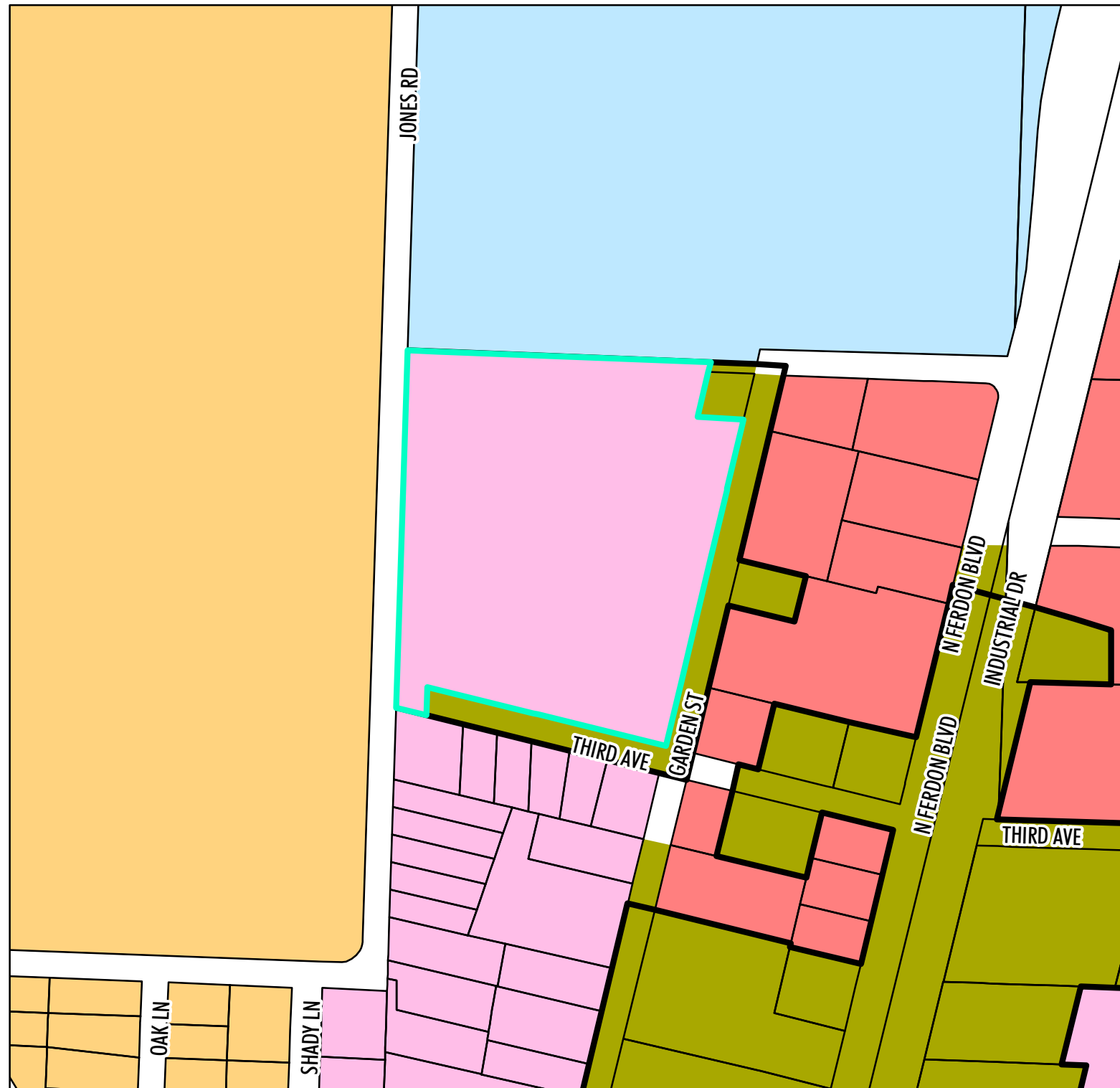
Conservation

Public Lands

Residential

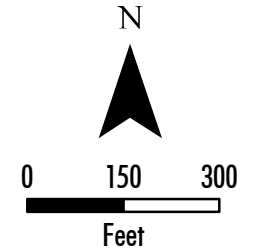
County Future Land

Mixed Use



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

Proposed Zoning



Legend

Subject Parcel

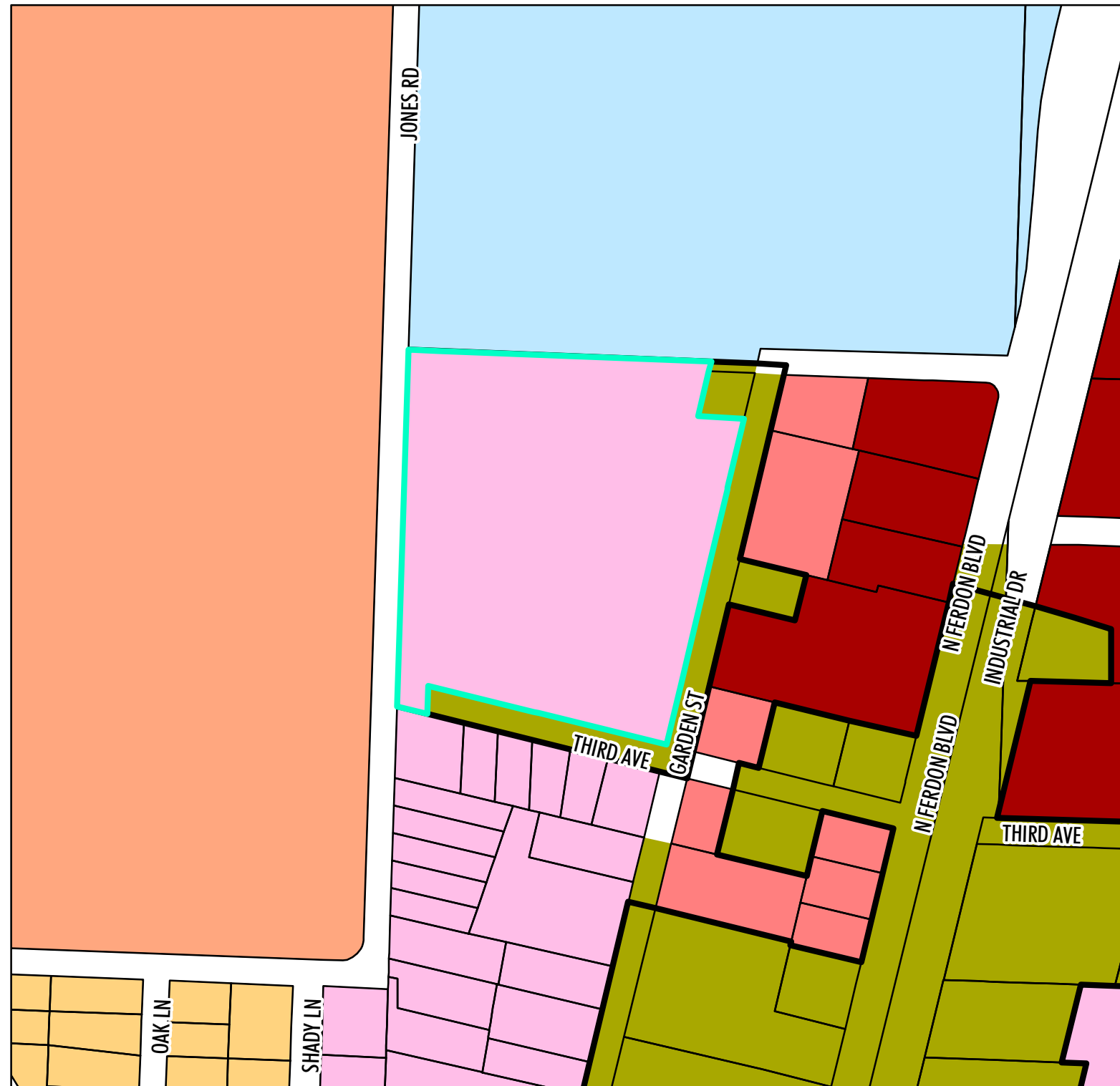
City Limits

City Zoning

- Single Family 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

- 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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2023
SUBJECT: 2. Ord. 1933 - Third Avenue Comprehensive Plan Amendment

BACKGROUND:

On May 10, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2203 Third Avenue.

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

The request for a comprehensive plan amendment will be presented to the City Council via Ordinance 1933 on June 12, 2023, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Smith Family Trust
C/O Mary Joseph
124 Miracle Strip Pkwy SW
Unit 1500
Ft Walton Beach, FL 32548
Parcel ID: 04-3N-23-1840-0001-0010
Site Size: 12.02 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Public Lands	Public Lands	Public School
East	Commercial & Okaloosa County Mixed Use	Commercial Low-Intensity District (C-1), Commercial High-Intensity District (C-2) & Okaloosa County Mixed Use	Vacant, Commercial & Residential
South	Mixed Use	Mixed Use	Vacant & Residential

West	Residential	Single and Multi-Family Density Dwelling District (R-3)	Vacant
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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 can be developed for residential and/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 May 15, 2023. The property was posted on May 22, 2023. An advertisement ran in the Crestview News Bulletin on May 25 and June 1, 2023.

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.

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1933.

Attachments

1. Exhibit Packet

ORDINANCE: 1933

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY MIXED USE TO MIXED USE (MU) ON APPROXIMATELY 12.02 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.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use to Mixed Use (MU) on a parcel of land containing 12.02 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 12.02 acres of land, more or less, from Okaloosa County Mixed Use to Mixed Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 12.02 acres, more or less, is known as Parcel 04-3N-23-1840-0001-0010 and commonly described as:

Lot One (1) to Ten (10) inclusive of Block One (1) Oakdale Miniature Farms Subdivision according to plat on file in the Office of Clerk of Circuit Court, Okaloosa County, Florida, LESS, begin at the Northeast corner of Lot Six (6) of Block One (1) of Oakdale Miniature Farms, Crestview, Florida, thence run in a Westerly direction along the North boundary of said Lot 6, One Hundred Feet; thence parallel with Garden Street run in a Southerly direction One Hundred Feet; thence parallel with the North boundary of said Lot 6 run in an Easterly direction One Hundred feet to Garden Street; thence on the West boundary of Garden Street in a Northerly direction run

One Hundred feet to Point of Beginning. Being in said Lot Six (6) as per plat on file with the Clerk of Circuit Court of Okaloosa County, Florida.

The Mixed Use (MU) Future Land Use Category is hereby imposed on Parcel 04-3N-23-1840-0001-0010. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 04-3N-23-1840-0001-0010 thereon.

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of June, 2023.

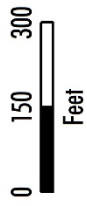
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 26th day of June, 2023.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

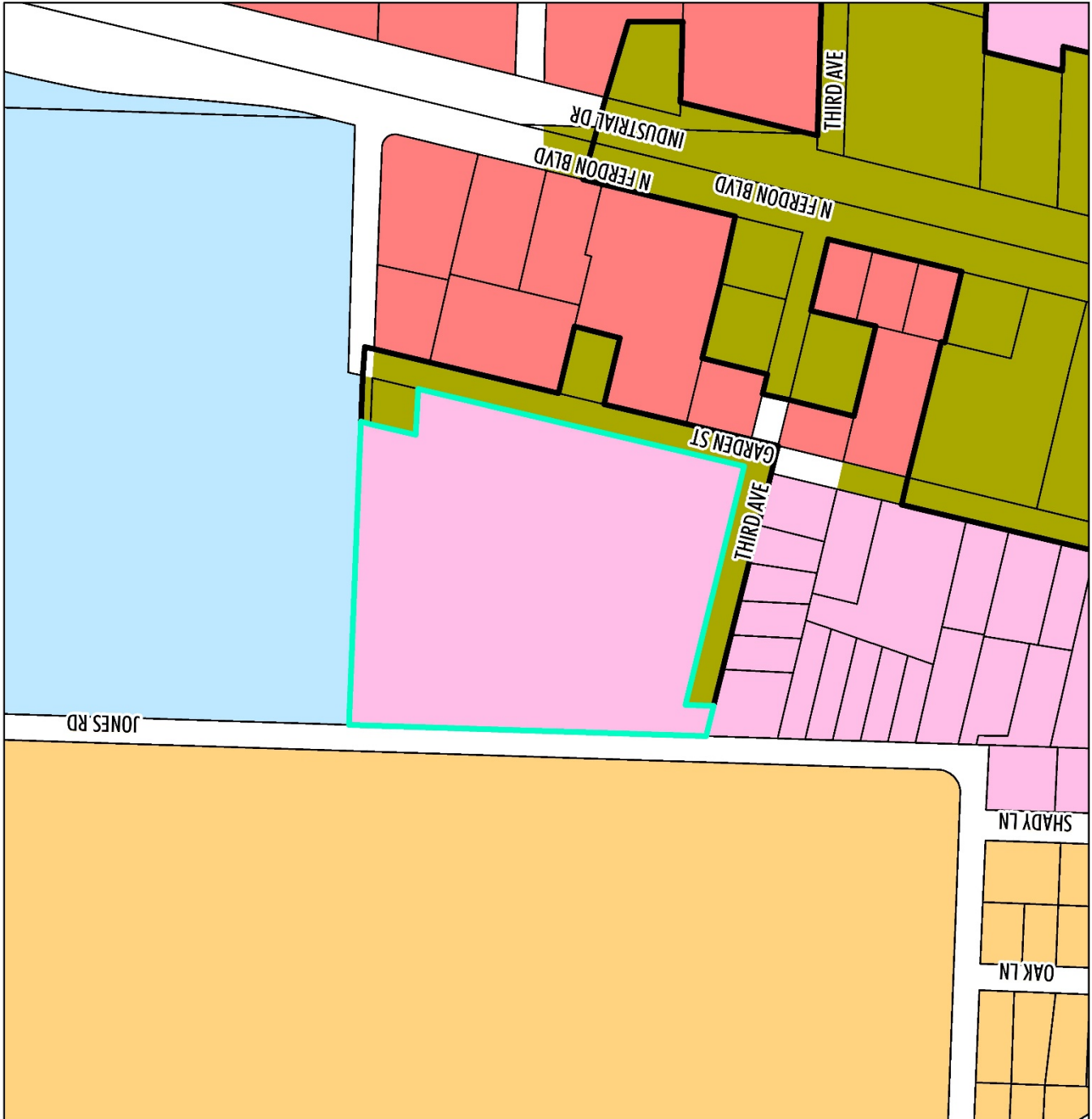
Public Lands (PL)

Residential (R)

County Future Land Use

Mixed Use (MU)

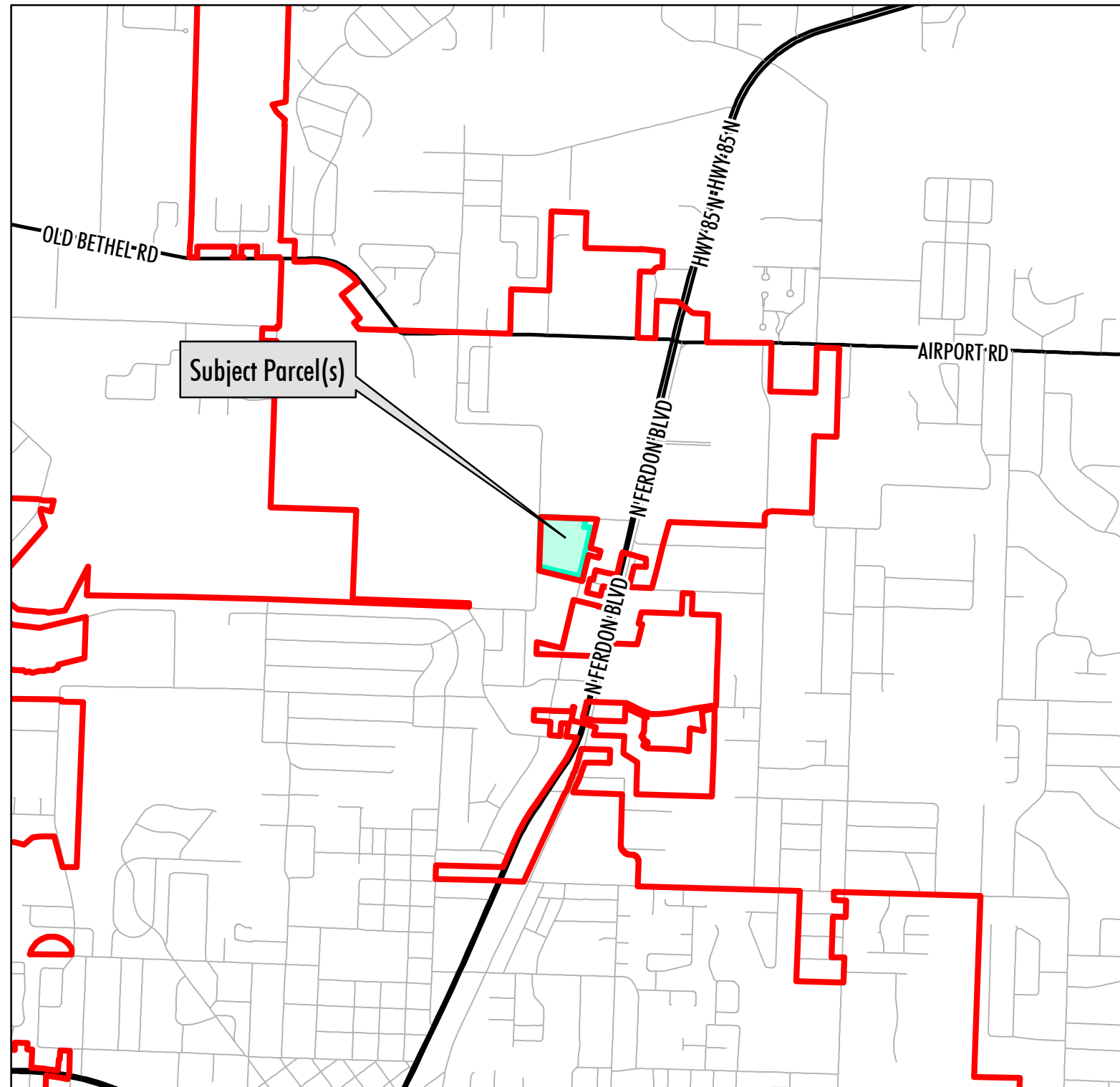
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



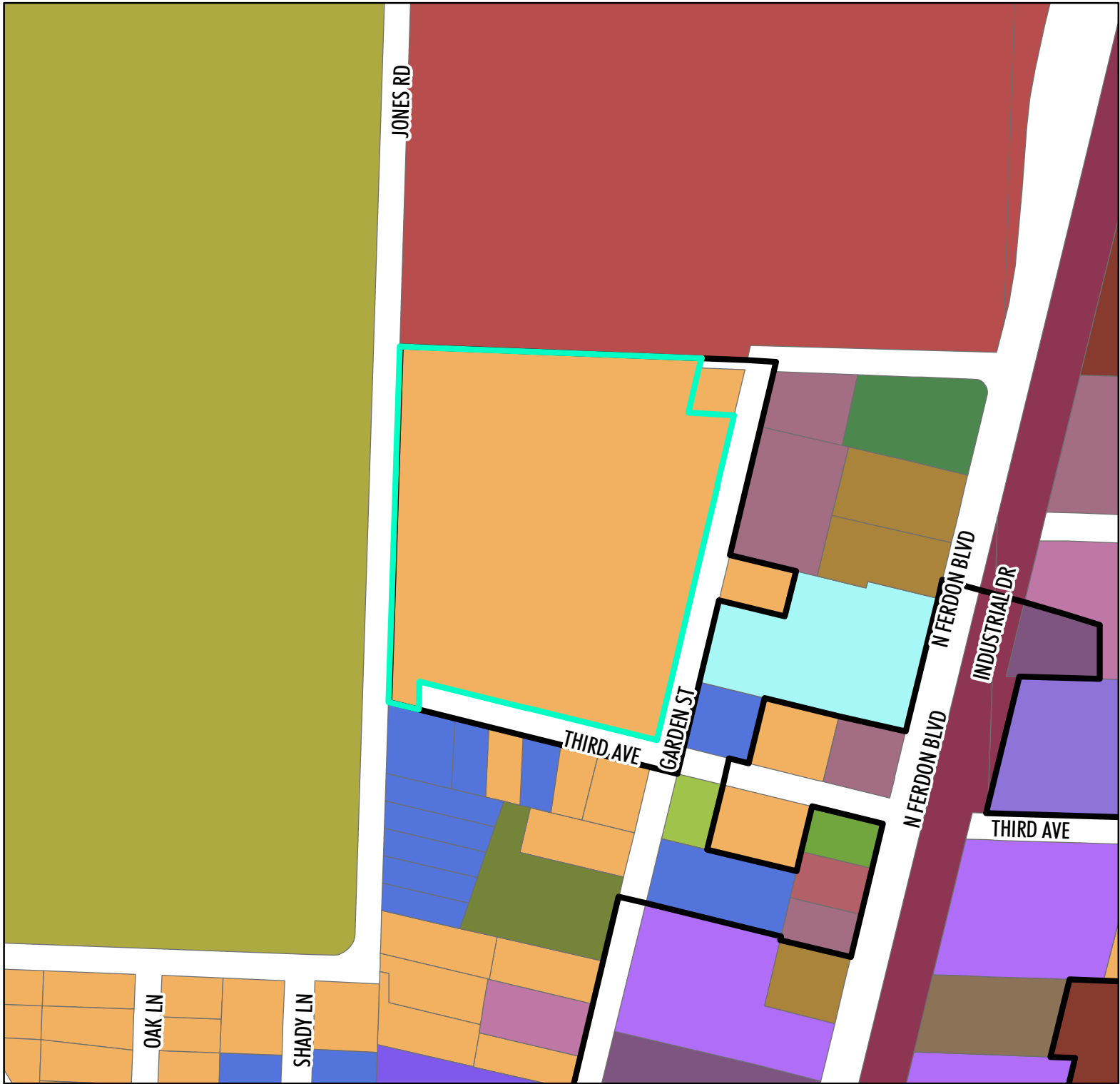
Vicinity Map



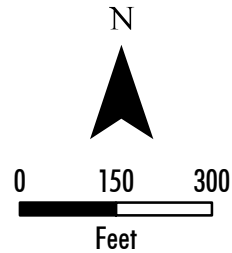
Not to Scale



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



Existing Use



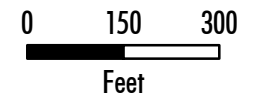
Legend

- Subject Parcel
- City Limits

Existing

- Churches
- Clubs/Lodges
- Financial
- Gym/Fitness
- Improved A
- Municipal
- No AG Acre
- Office
- Private School
- Public School
- Restaurant
- Service Shop
- Single Family
- Stores
- Supermarket
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

Current Future Land Use



Legend

Subject Parcel

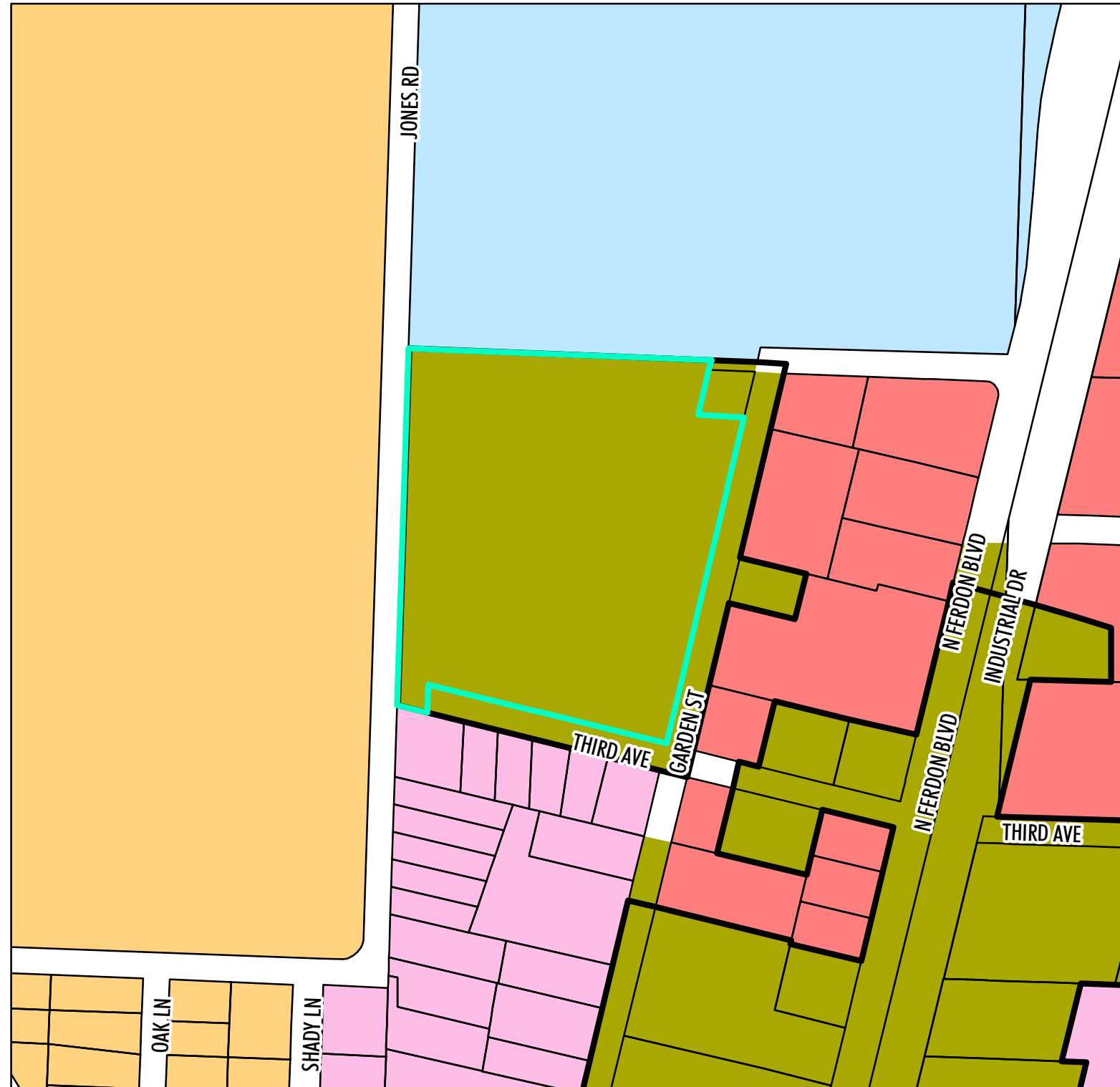
City Limits

City Future Land Use

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

County Future Land Use

- Mixed Use (MU)



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

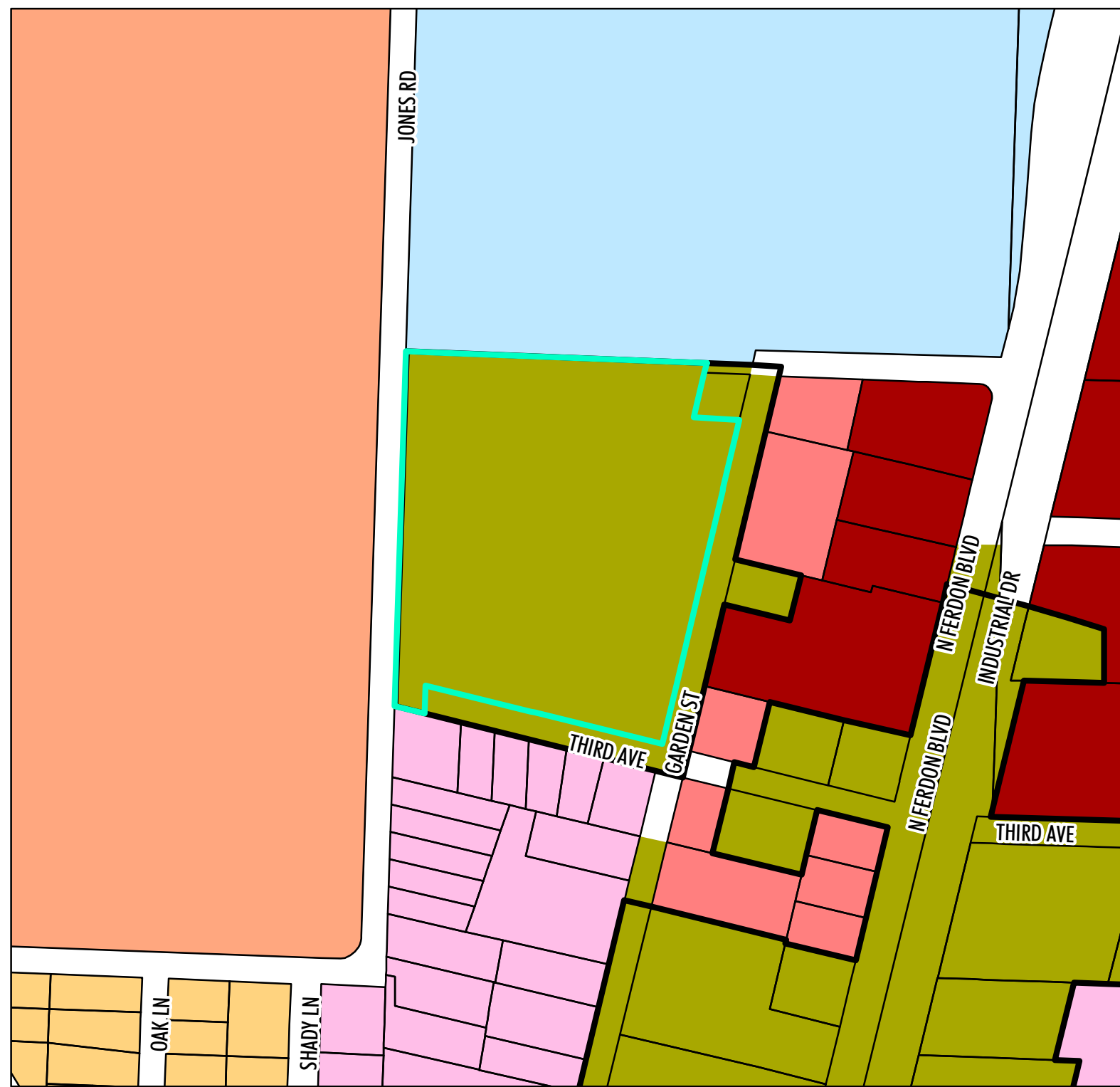
Current Zoning



0 150 300
Feet

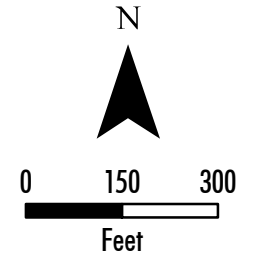
Legend

- 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**
 - 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



Legend

Subject Parcel

City

City Future Land

Commercial

Industrial

Mixed Use

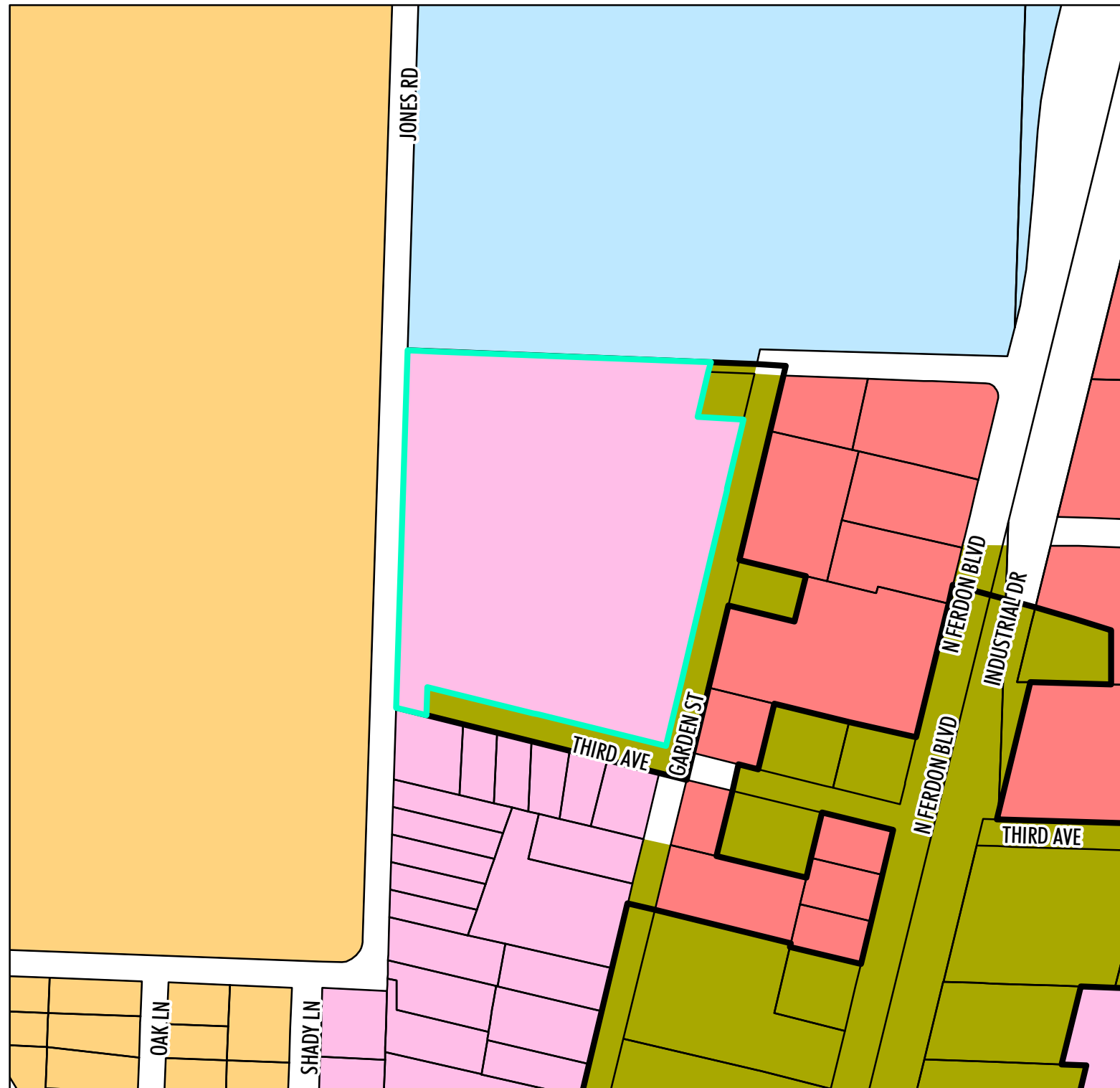
Conservation

Public Lands

Residential

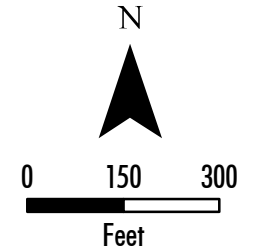
County Future Land

Mixed Use



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

Proposed Zoning



Legend

Subject Parcel

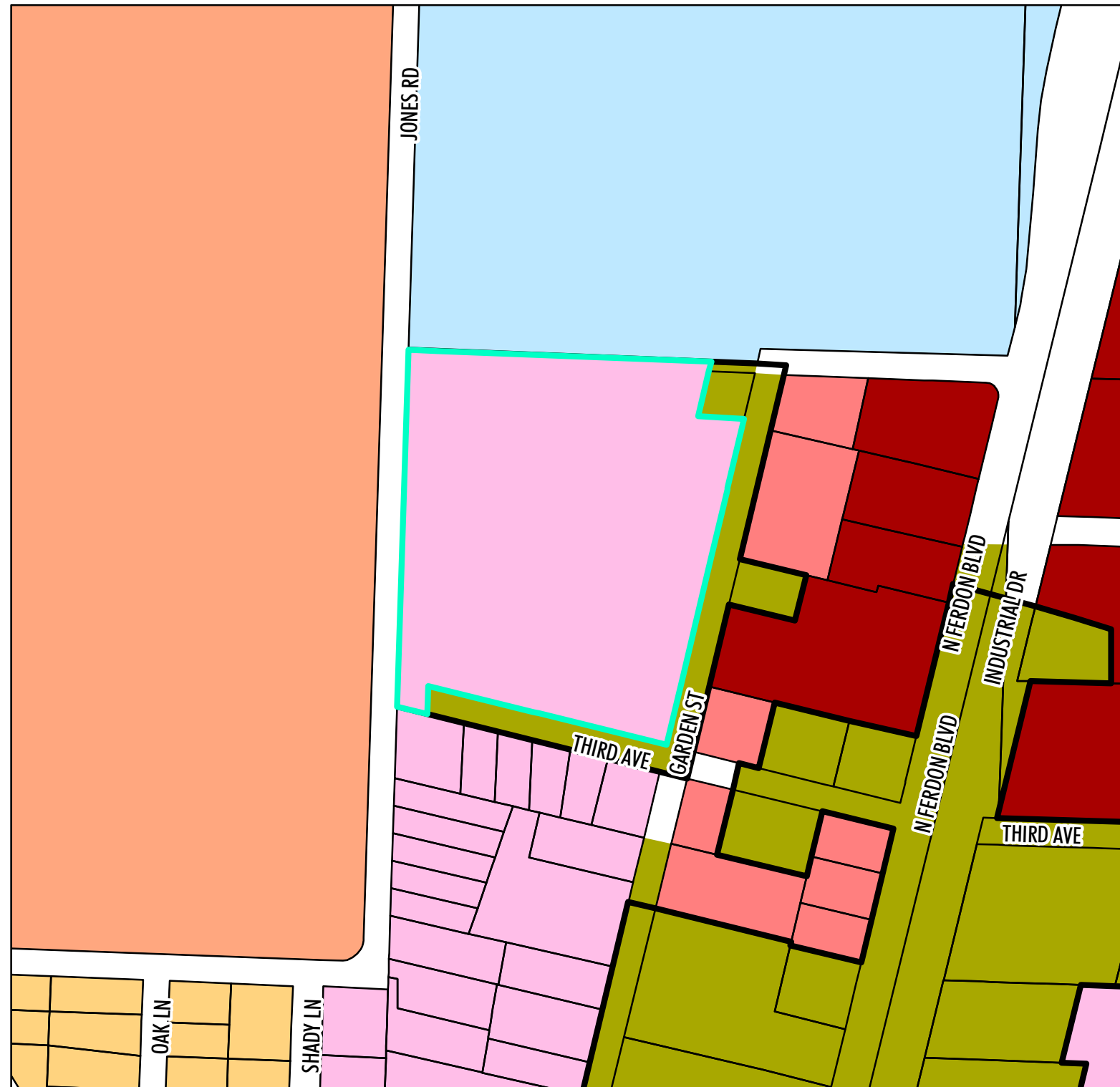
City Limits

City Zoning

- Single Family 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

- Mixed Use (MU)



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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2023
SUBJECT: 3. Ord. 1934 - Third Avenue Rezoning

BACKGROUND:

On May 10, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2203 Third Avenue.

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 Mixed Use (MU) zoning designation for the property.

The request for rezoning will be presented to the City Council via Ordinance 1934 on June 12, 2023, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Smith Family Trust
C/O Mary Joseph
124 Miracle Strip Pkwy SW
Unit 1500
Ft Walton Beach, FL 32548
Parcel ID: 04-3N-23-1840-0001-0010
Site Size: 12.02 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Public Lands	Public Lands	Public School
East	Commercial & Okaloosa County Mixed Use	Commercial Low-Intensity District (C-1), Commercial High-Intensity District (C-2) & Okaloosa County Mixed Use	Vacant, Commercial & Residential
South	Mixed Use	Mixed Use	Vacant & Residential

West	Residential	Single and Multi-Family Density Dwelling District (R-3)	Vacant
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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 can be developed for residential and/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 May 15, 2023. The property was posted on May 22, 2023. An advertisement ran in the Crestview News Bulletin on May 25 and June 1, 2023.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1934.

Attachments

1. Exhibit Packet

ORDINANCE: 1934

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 12.02 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE MIXED USE (MU) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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 12.02 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 12.02 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Mixed Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1933, is hereby rezoned to Mixed Use (MU) to wit:

PIN # 04-3N-23-1840-0001-0010

Lot One (1) to Ten (10) inclusive of Block One (1) Oakdale Miniature Farms Subdivision according to plat on file in the Office of Clerk of Circuit Court, Okaloosa County, Florida, LESS, begin at the Northeast corner of Lot Six (6) of Block One (1) of Oakdale Miniature Farms, Crestview, Florida, thence run in a Westerly direction along the North boundary of said Lot 6, One Hundred Feet; thence parallel with Garden Street run in a Southerly direction One Hundred Feet; thence parallel with the North boundary of said Lot 6 run in an Easterly direction One Hundred feet to Garden Street; thence on the West boundary of Garden Street in a Northerly direction run One Hundred feet to Point of Beginning. Being in said Lot Six (6) as per plat on file with the Clerk of Circuit Court of Okaloosa County, Florida.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1933 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of June, 2023.

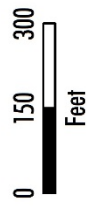
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 26th day of June, 2023.

J. B. Whitten
Mayor

Adopted Zoning



Legend



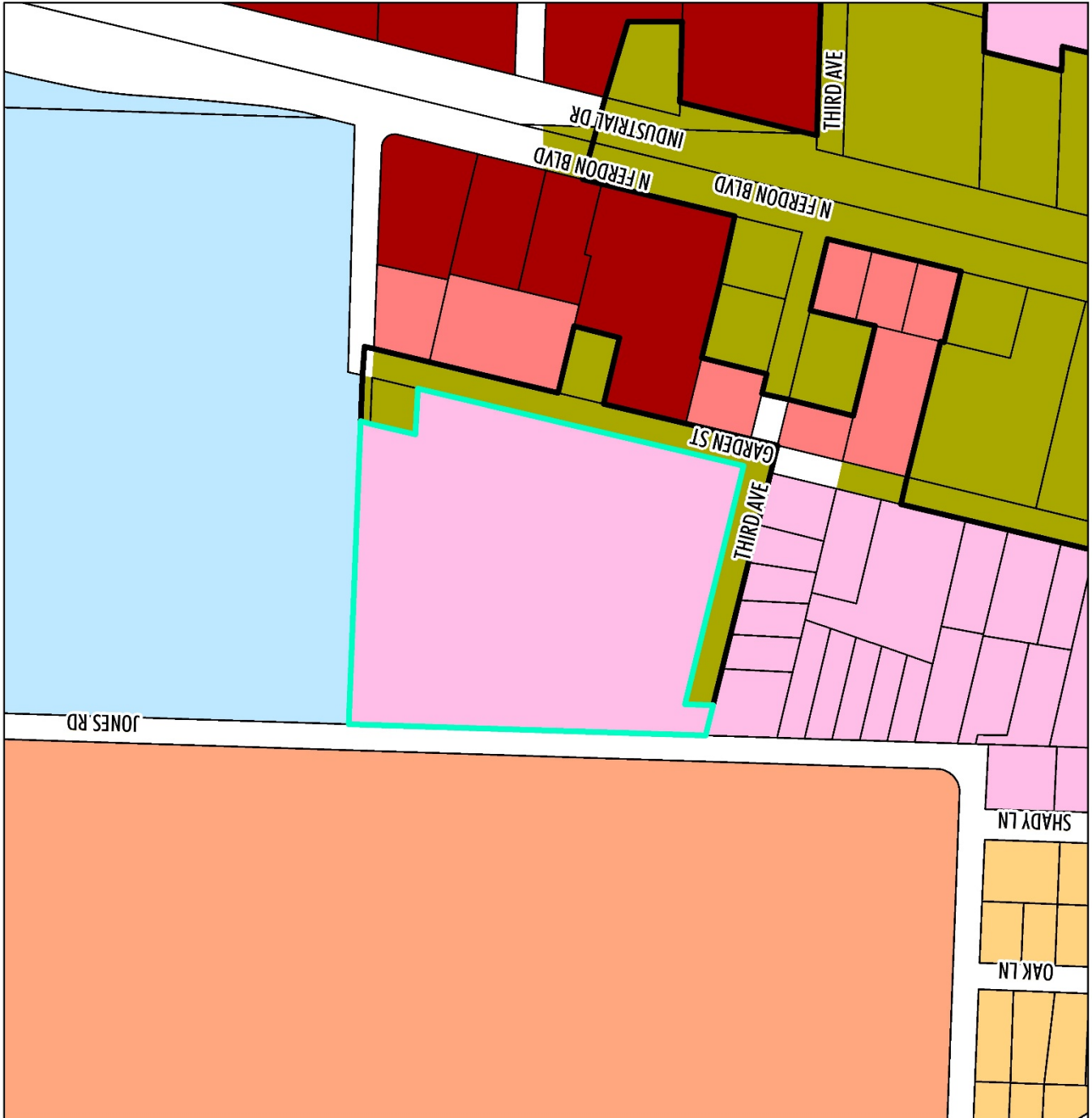
City Zoning

- 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

- Mixed Use (MU)

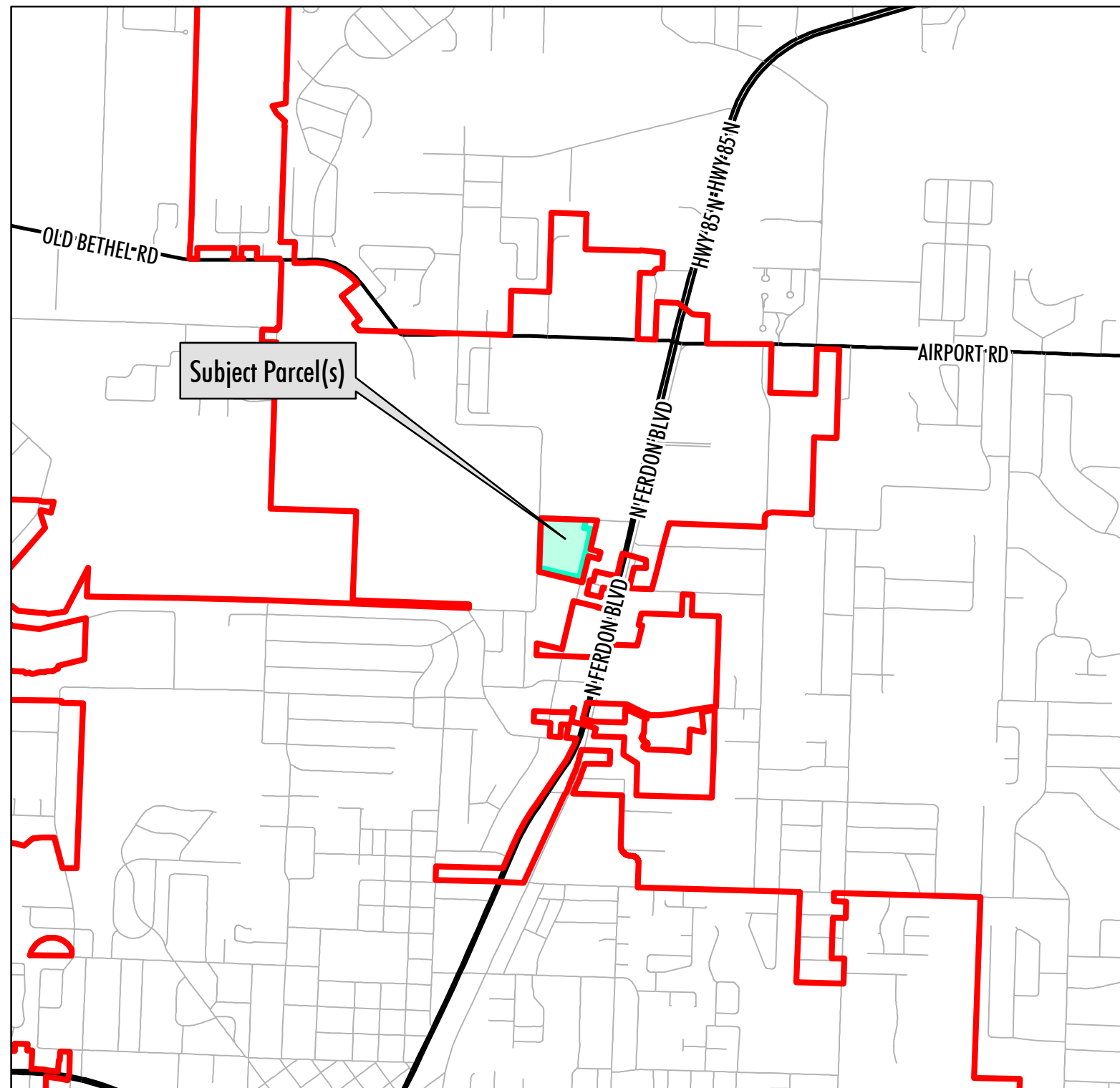
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



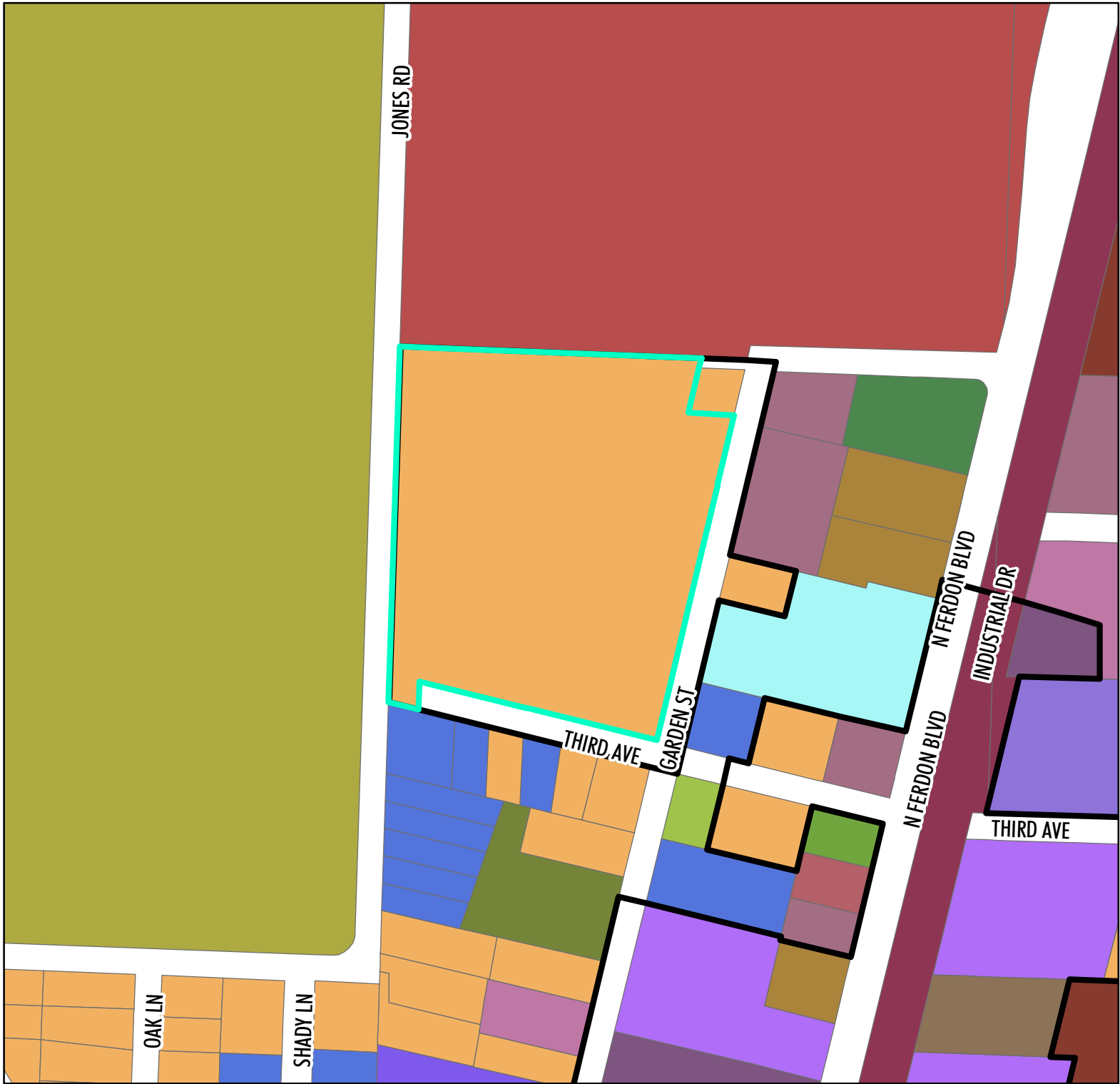
Vicinity Map



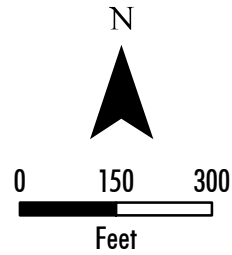
Not to Scale



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



Existing Use



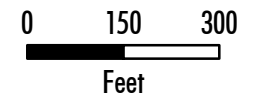
Legend

- Subject Parcel
- City Limits

Existing

- Churches
- Clubs/Lodges
- Financial
- Gym/Fitness
- Improved A
- Municipal
- No AG Acre
- Office
- Private School
- Public School
- Restaurant
- Service Shop
- Single Family
- Stores
- Supermarket
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

Current Future Land Use



Legend

 Subject Parcel

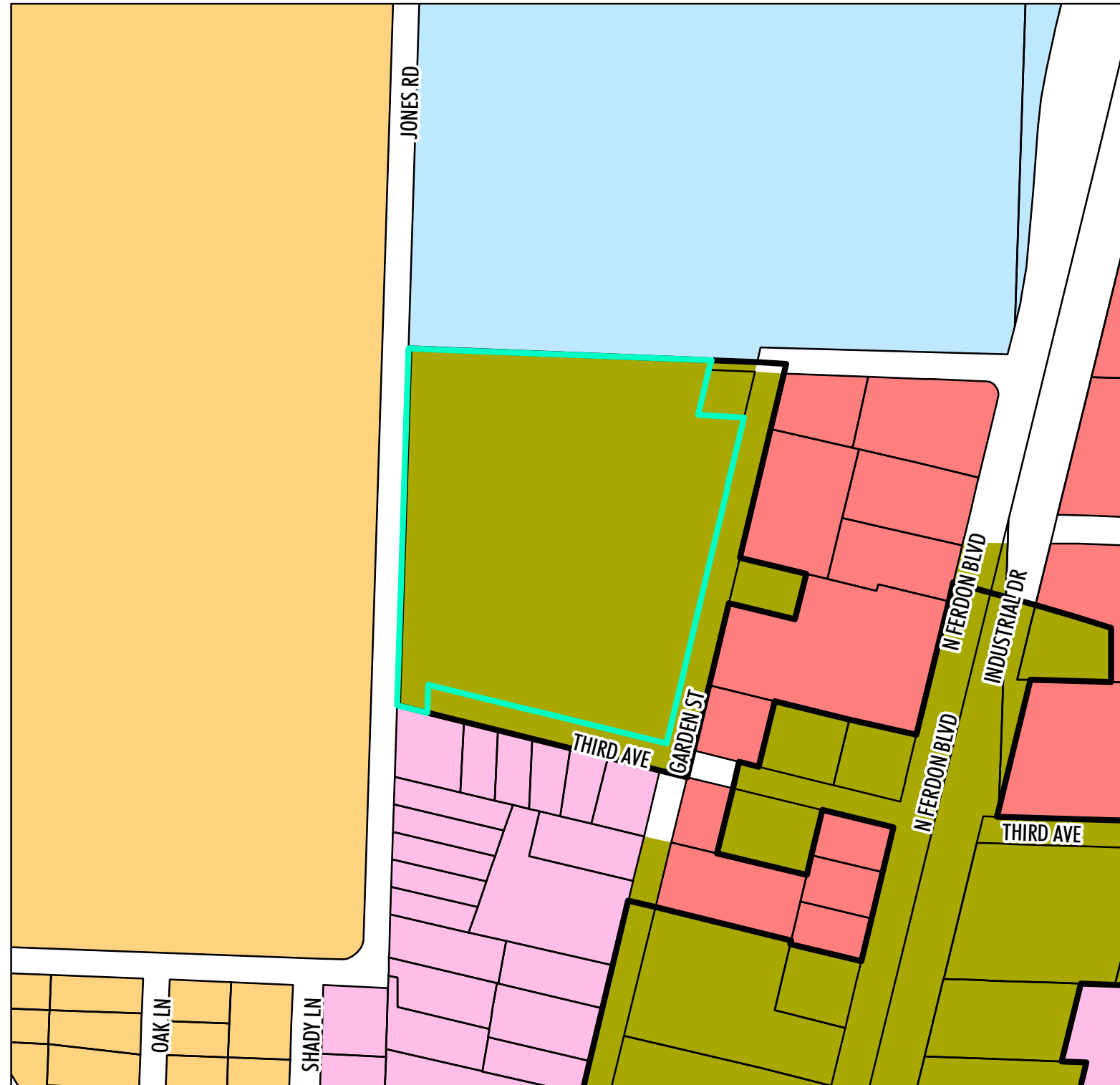
 City Limits

City Future Land Use

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

County Future Land Use

-  Mixed Use (MU)



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

Current Zoning



0 150 300
Feet

Legend

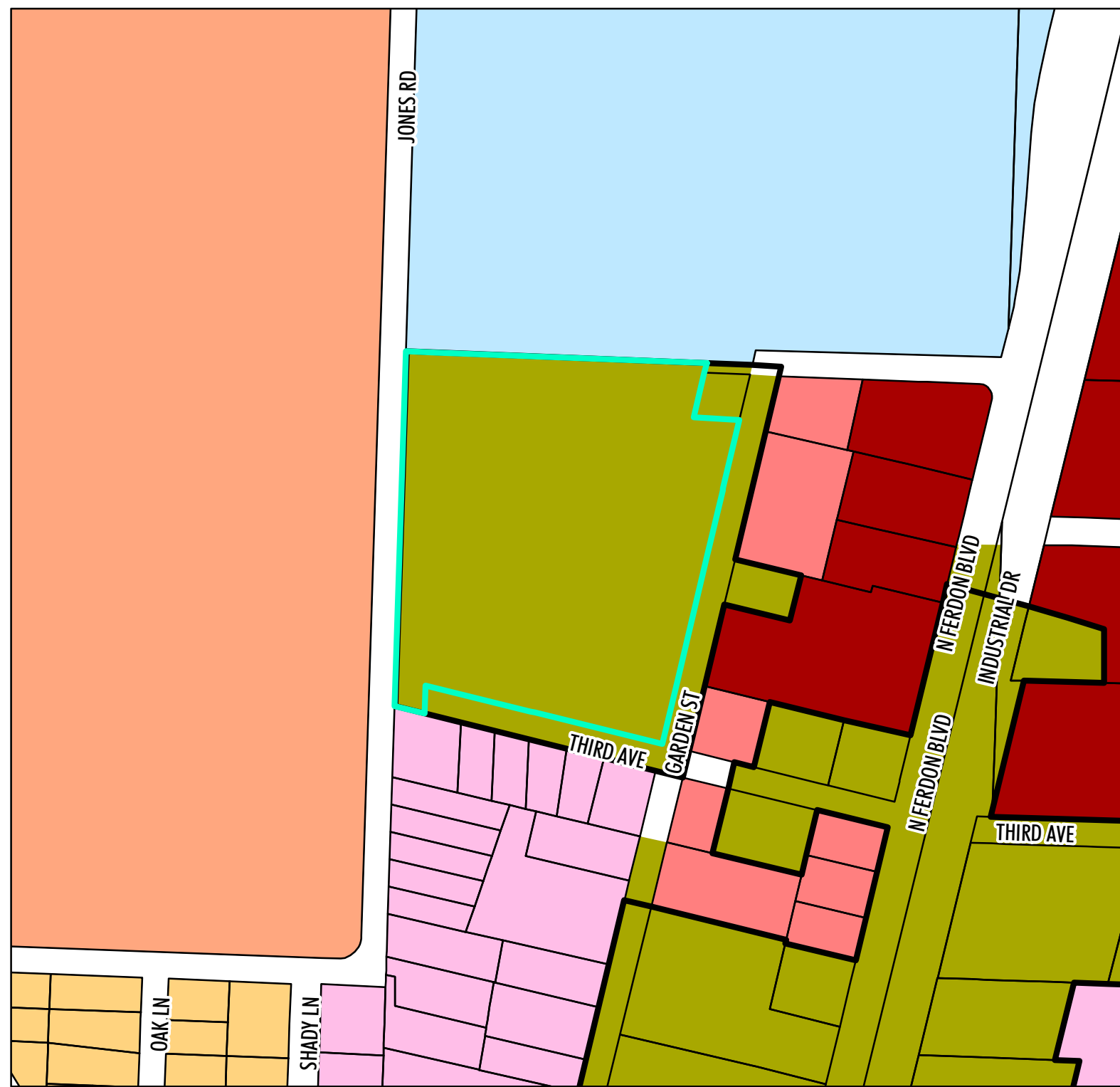
-  Subject Parcel
-  City Limits

City Zoning

-  Single Family Estate Dwelling District (R-1E)
-  Single Family Low Density District (R-1)
-  Single Family Medium Density District (R-2)
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-  Commercial (C-2)
-  Industrial (IN)
-  Public Lands (P)
-  Conservation (E)

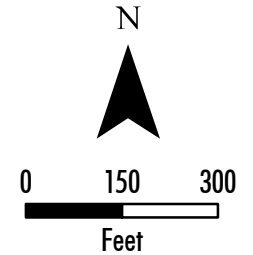
County Zoning

-  Mixed Use (MU)



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

Proposed Future Land Use



Legend

Subject Parcel

City

City Future Land

Commercial

Industrial

Mixed Use

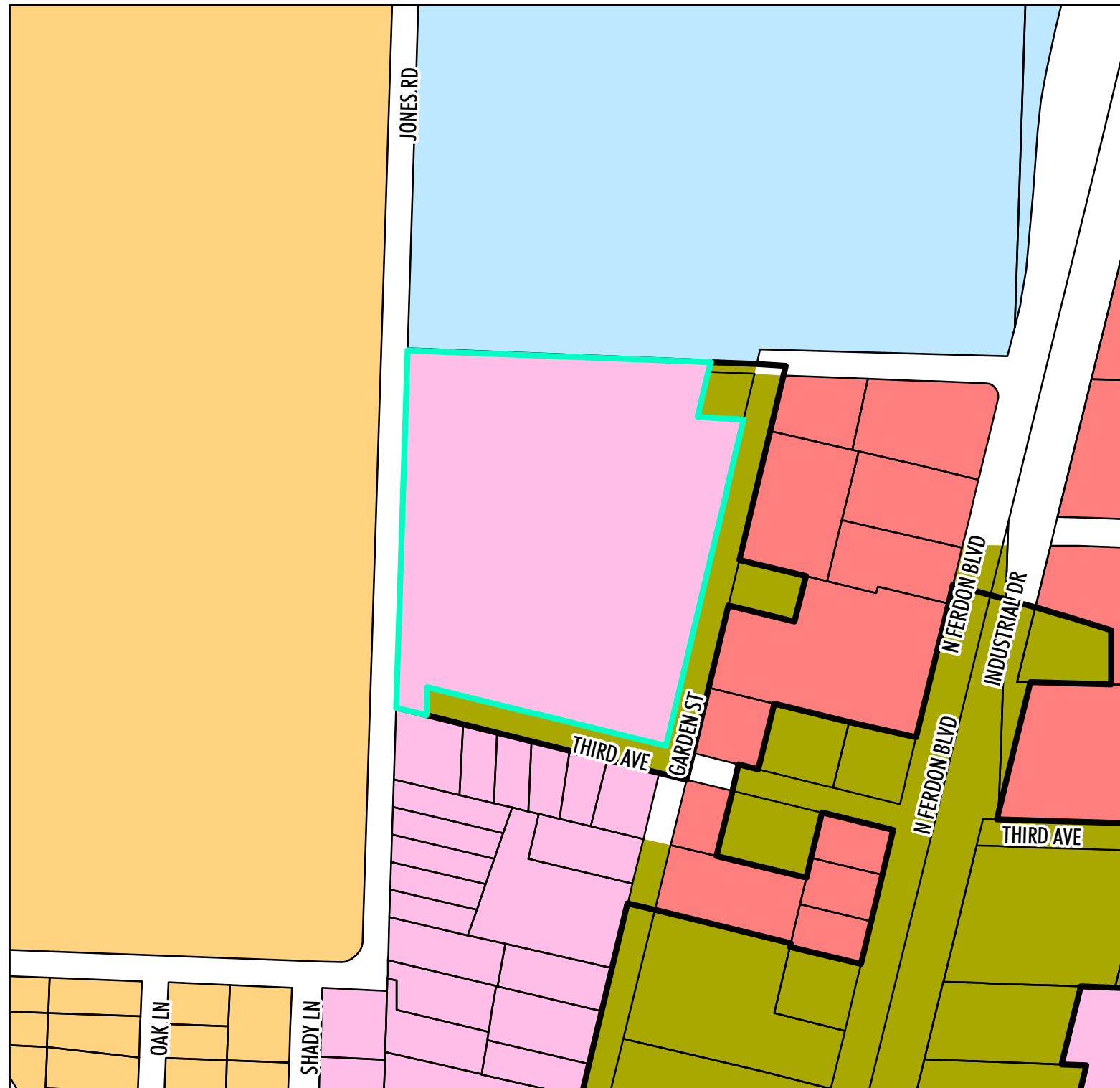
Conservation

Public Lands

Residential

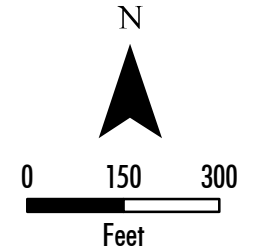
County Future Land

Mixed Use



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

Proposed Zoning



Legend

Subject Parcel

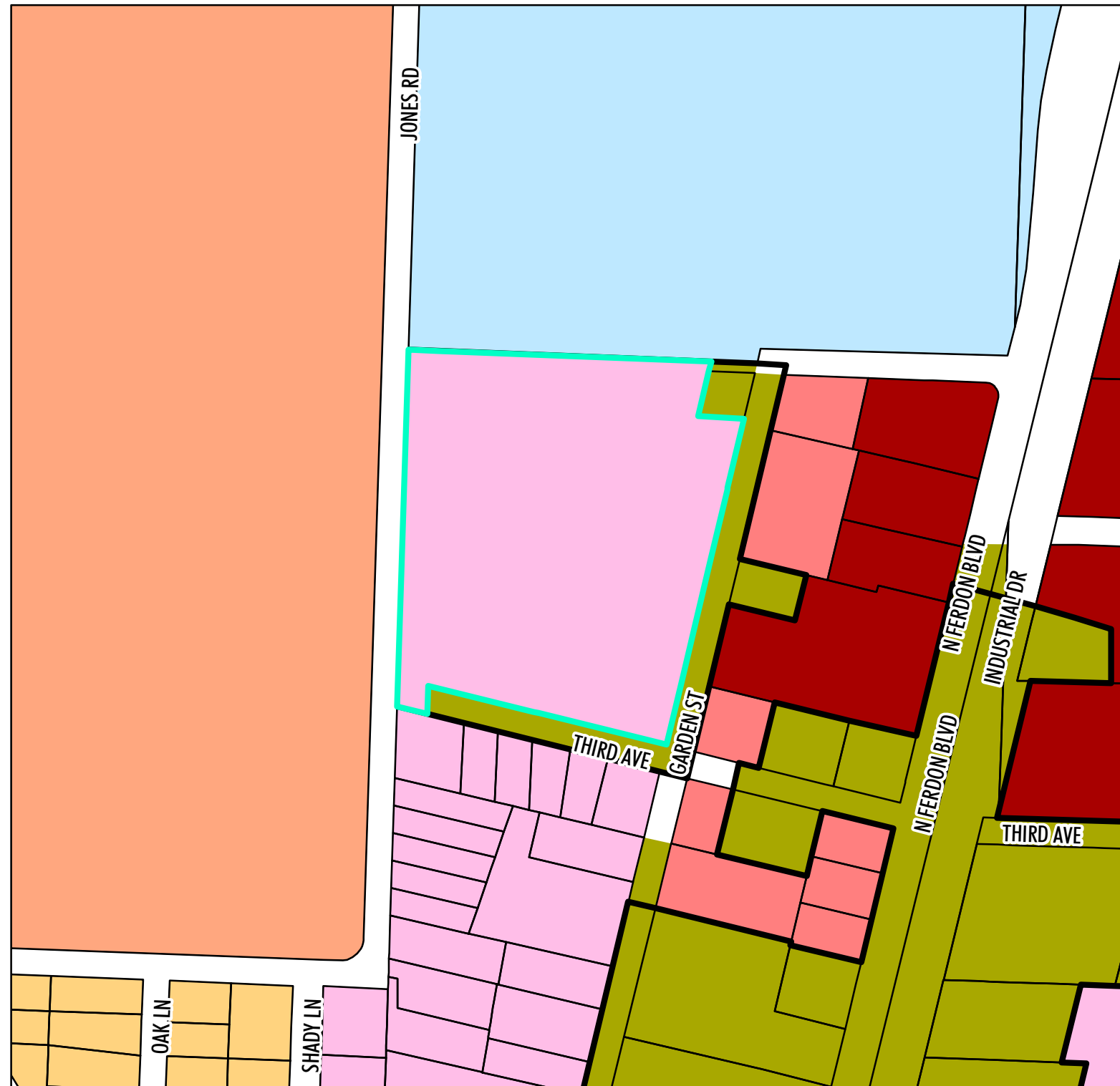
City Limits

City Zoning

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

County Zoning

- Mixed Use (MU)



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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2023
SUBJECT: 4. Ord. 1935 - Brookmeade Avenue Annexation

BACKGROUND:

On April 13, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located Brookmeade Drive.

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

The request for voluntary annexation will be presented to the City Council via Ordinance 1935 on June 12, 2023, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Magnolia Creeks LLC
107 N Partin Dr
Niceville, FL 32578
Parcel ID: 28-3N-23-0000-0013-001A
Site Size: 2.36 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	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
South	Mixed Use (MU)	Mixed Use (MU)	Vacant
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

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 can be developed for commercial use.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 15, 2023. The property was posted on May 22, 2023. An advertisement ran in the Crestview News Bulletin on May 25 and June 1, 2023.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising was \$544.50.

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

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1935.

Attachments

1. Exhibit Packet

ORDINANCE: 1935

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.36 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 28-3N-23-0000-0013-001A (Deed recorded in Book 3676, page 1703, dated May 23, 2023)

Beginning at the Southwest corner of the Northwest Quarter of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, proceed N-2°14'21" E 660.81 feet along section line, thence S-88°02'11" E 500 feet, thence S-10°14'37" W 86.62 feet, thence S-38°23'37" E 90.15 feet, thence S-8°24'35" W 92.52 feet, thence S-40°53'07" W 59.33 feet, thence S-56°17'10" W 105.89 feet, thence S-33°56'18" W 361.27 feet to South line of Northwest Quarter thence N-88°03'24" W 224.1 feet to POB.

LESS AND EXCEPT Portion contained in Official Records Book 1422, Page 655

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

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

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

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

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

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

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

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

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

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

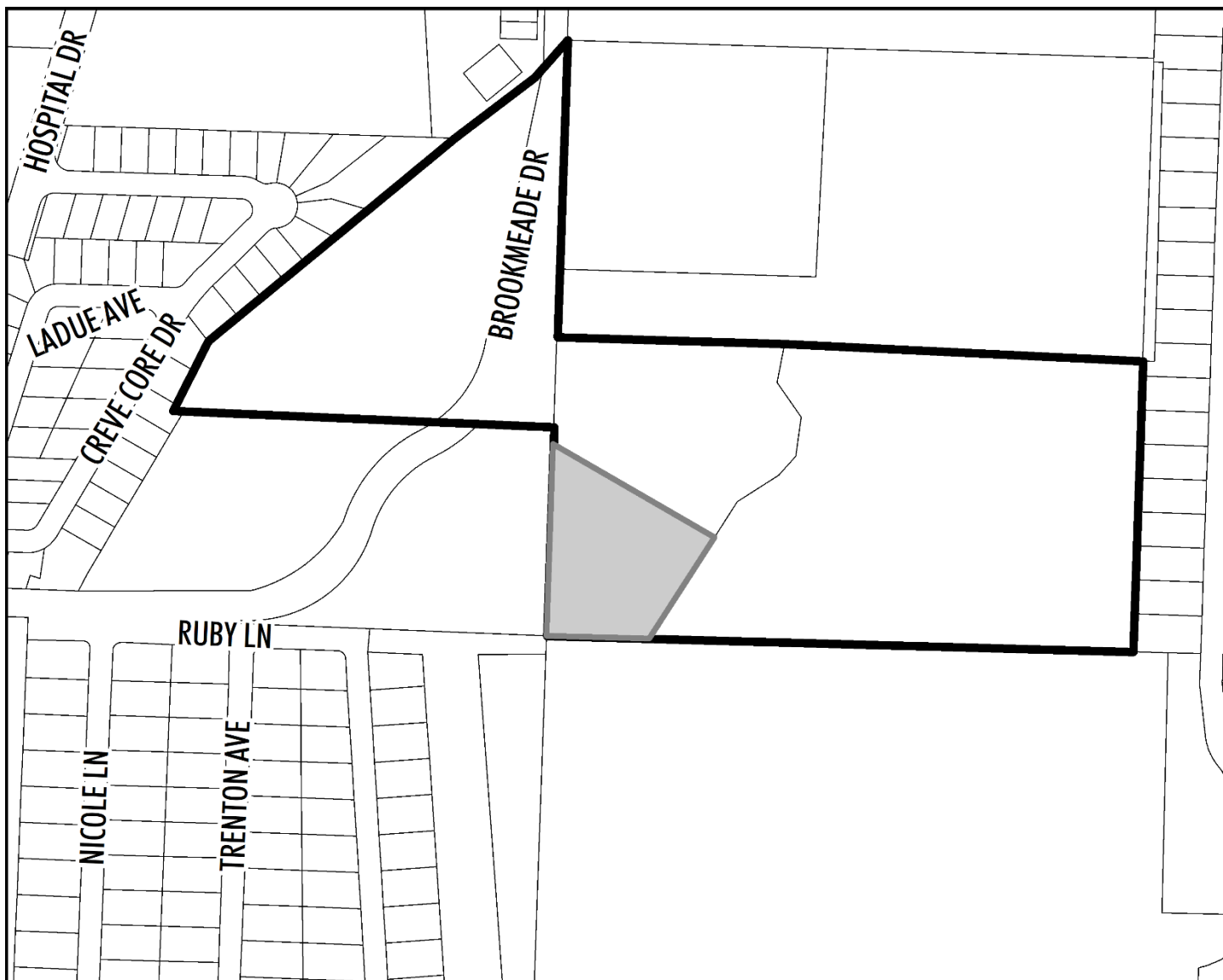
Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of June, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 26th day of June, 2023.

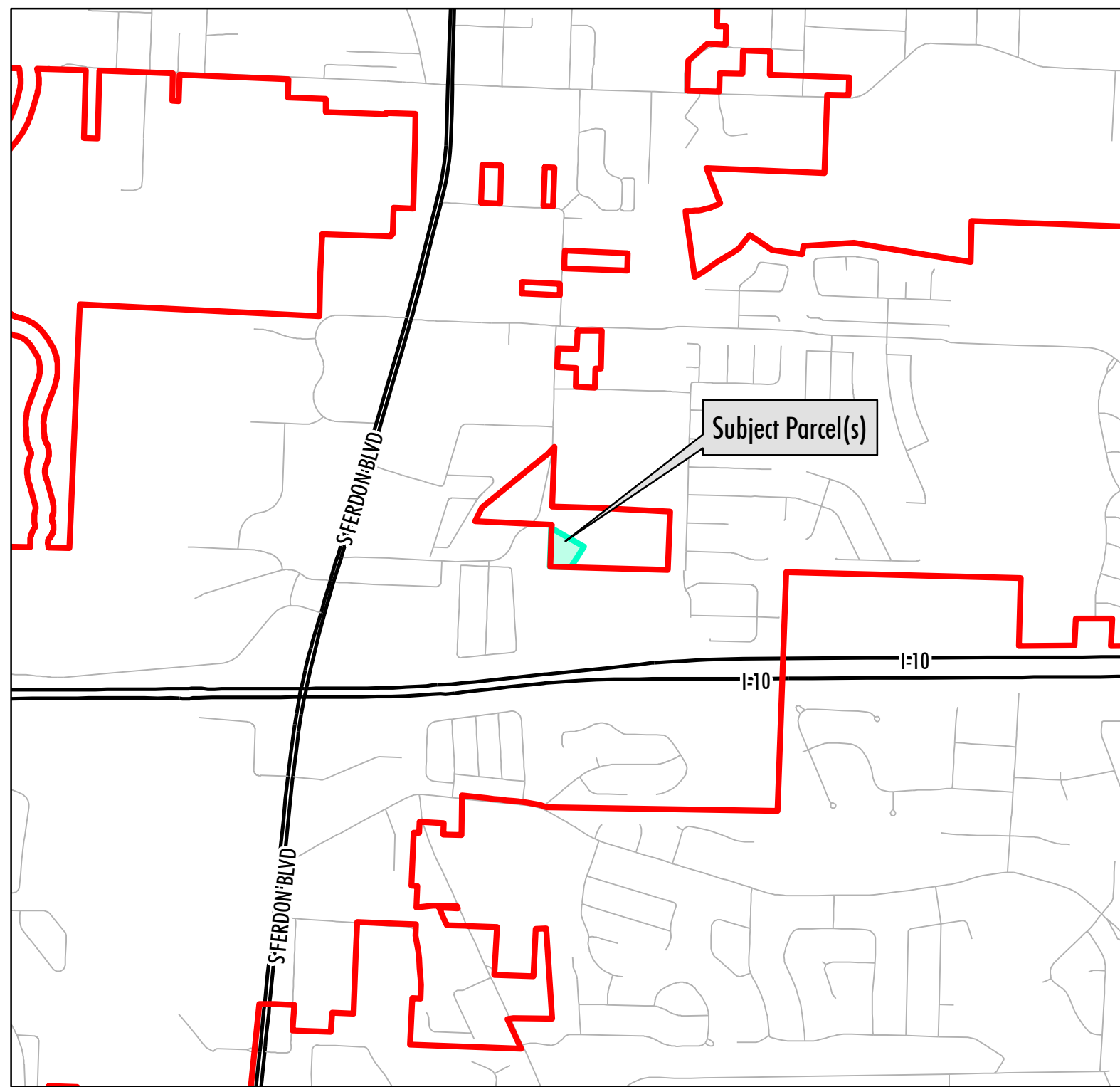
J. B. Whitten
Mayor



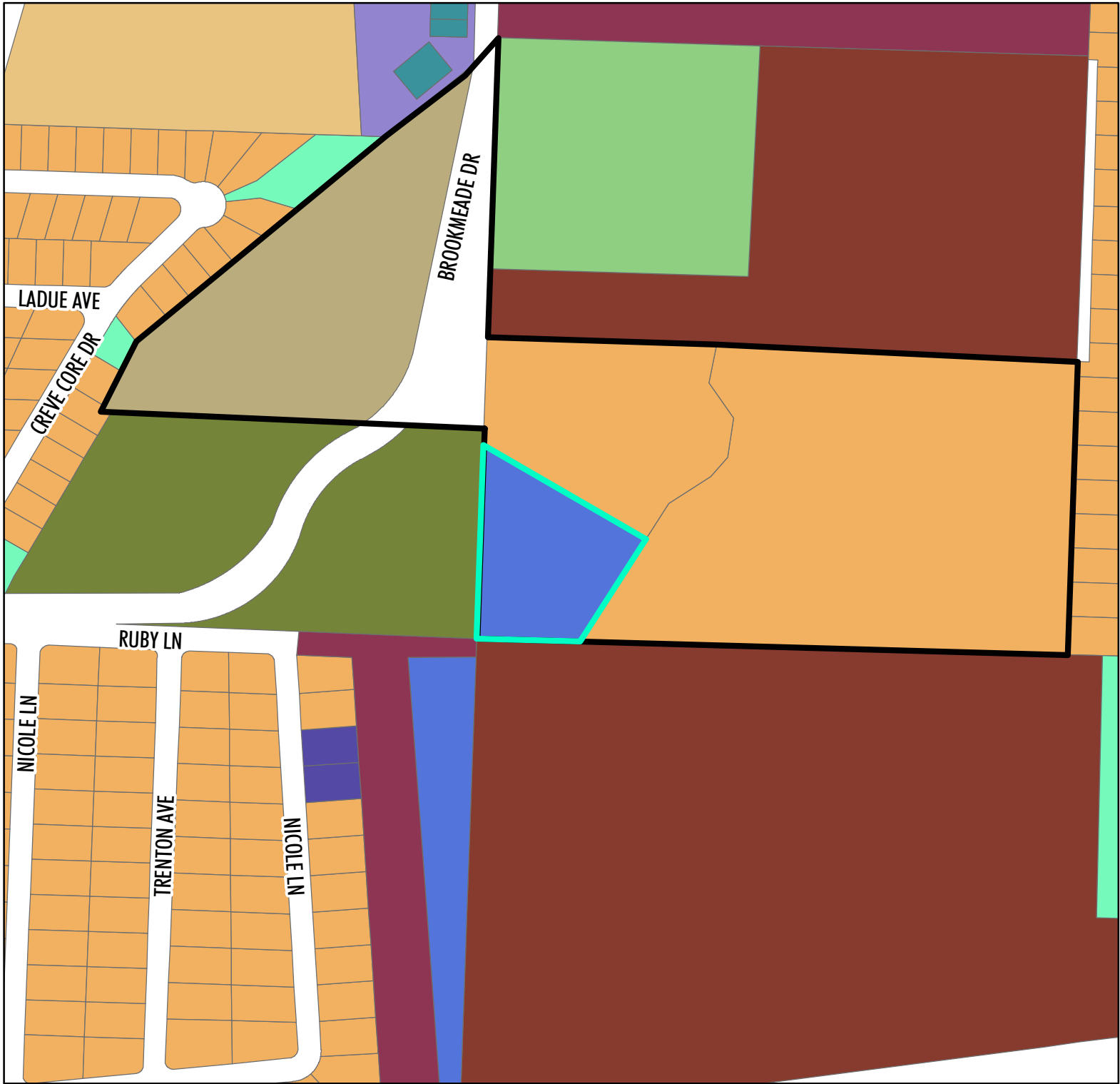
Vicinity Map



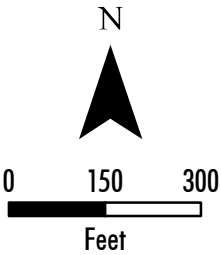
Not to Scale



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



Existing Use



Legend

Subject Parcel

City Limits

Existing Use

Churches

Commercial

Header Rec

Homes for

Multi-Family

Municipal

No AG Acre

Res Common

Single Family

State

Vacant

Wasteland

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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)

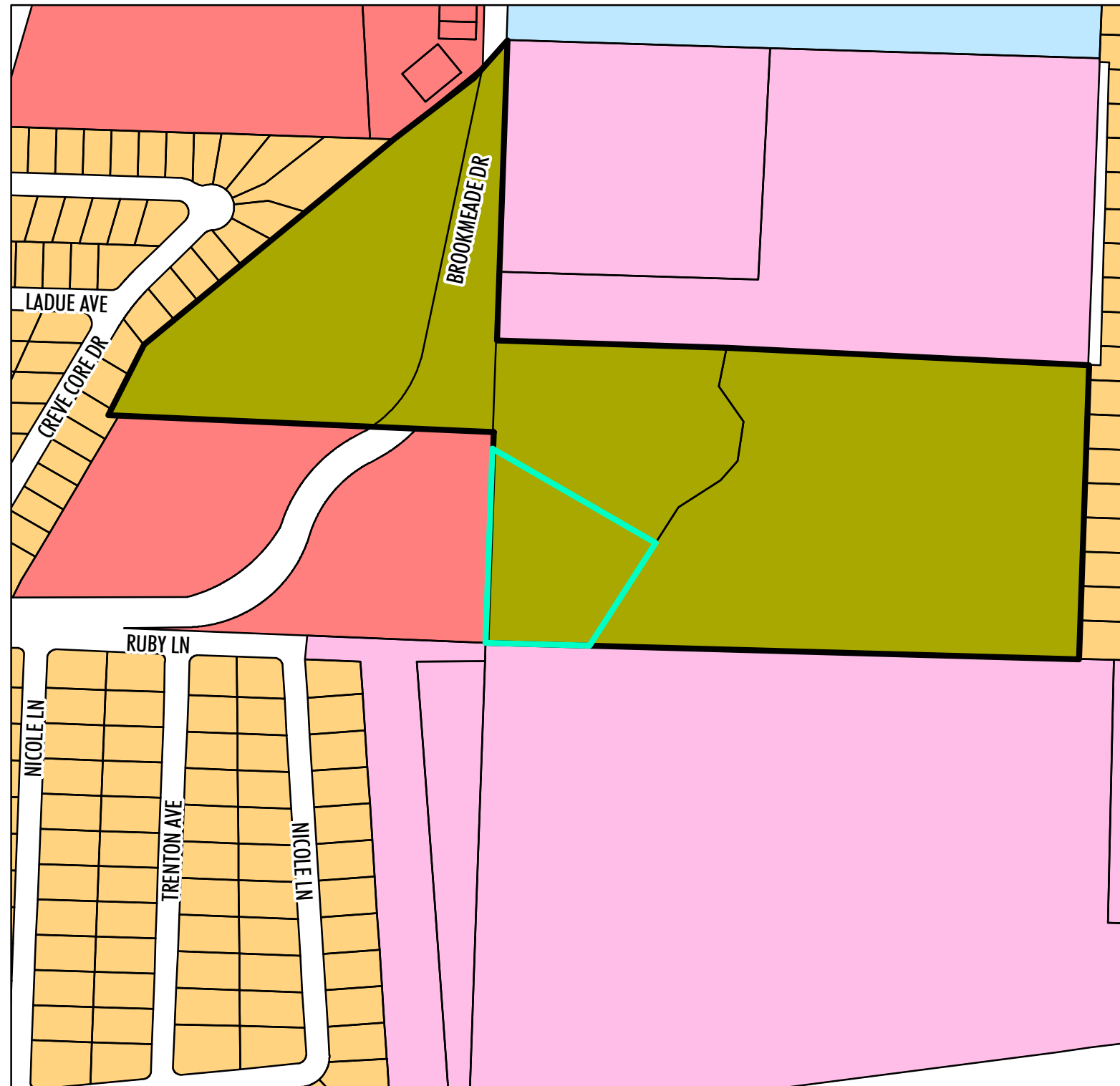
 Conservation (CON)

 Public Lands (PL)

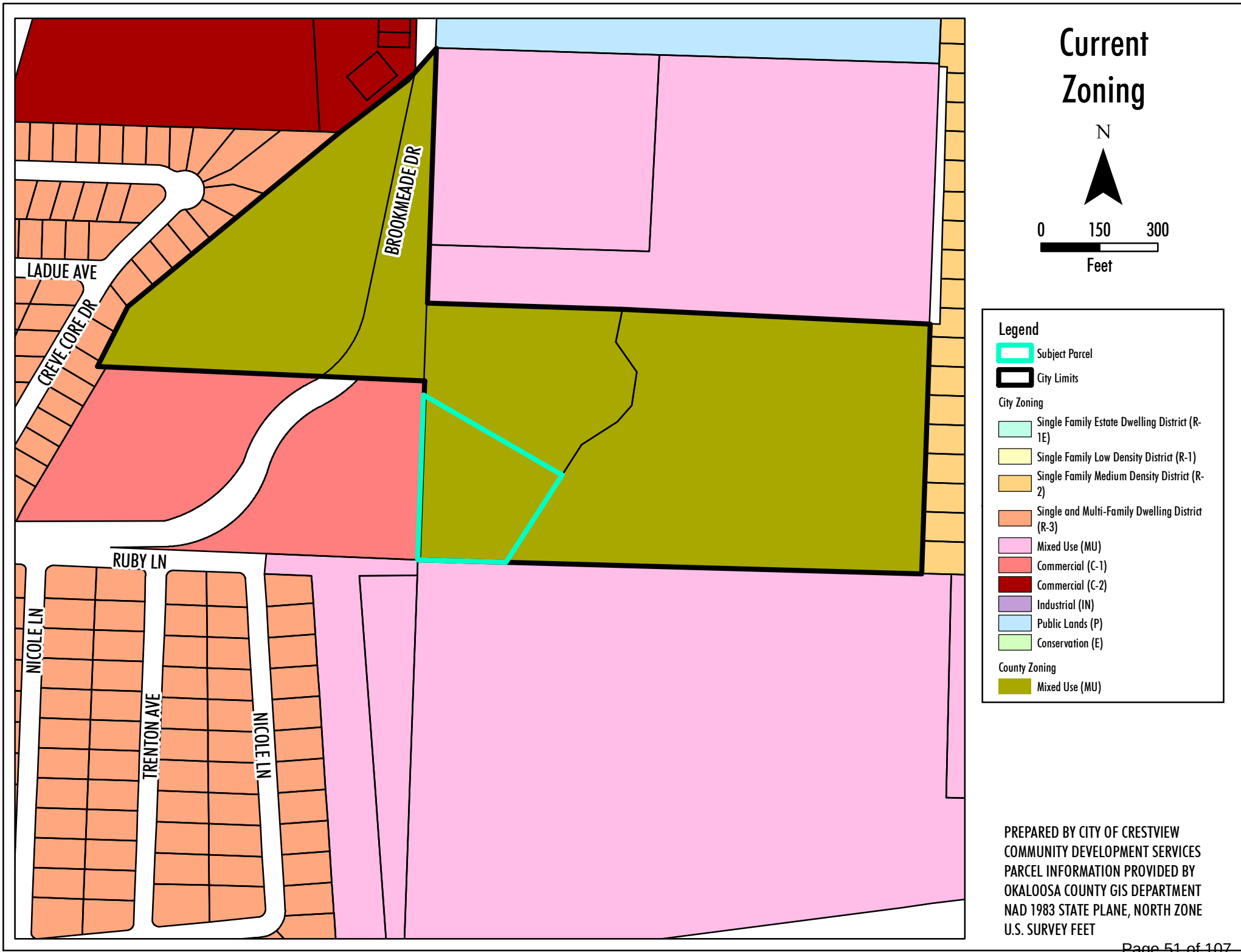
 Residential (R)

County Future Land Use

 Mixed Use (MU)



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



Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City

City Future Land Use

 Commercial (C)

 Industrial

 Mixed Use

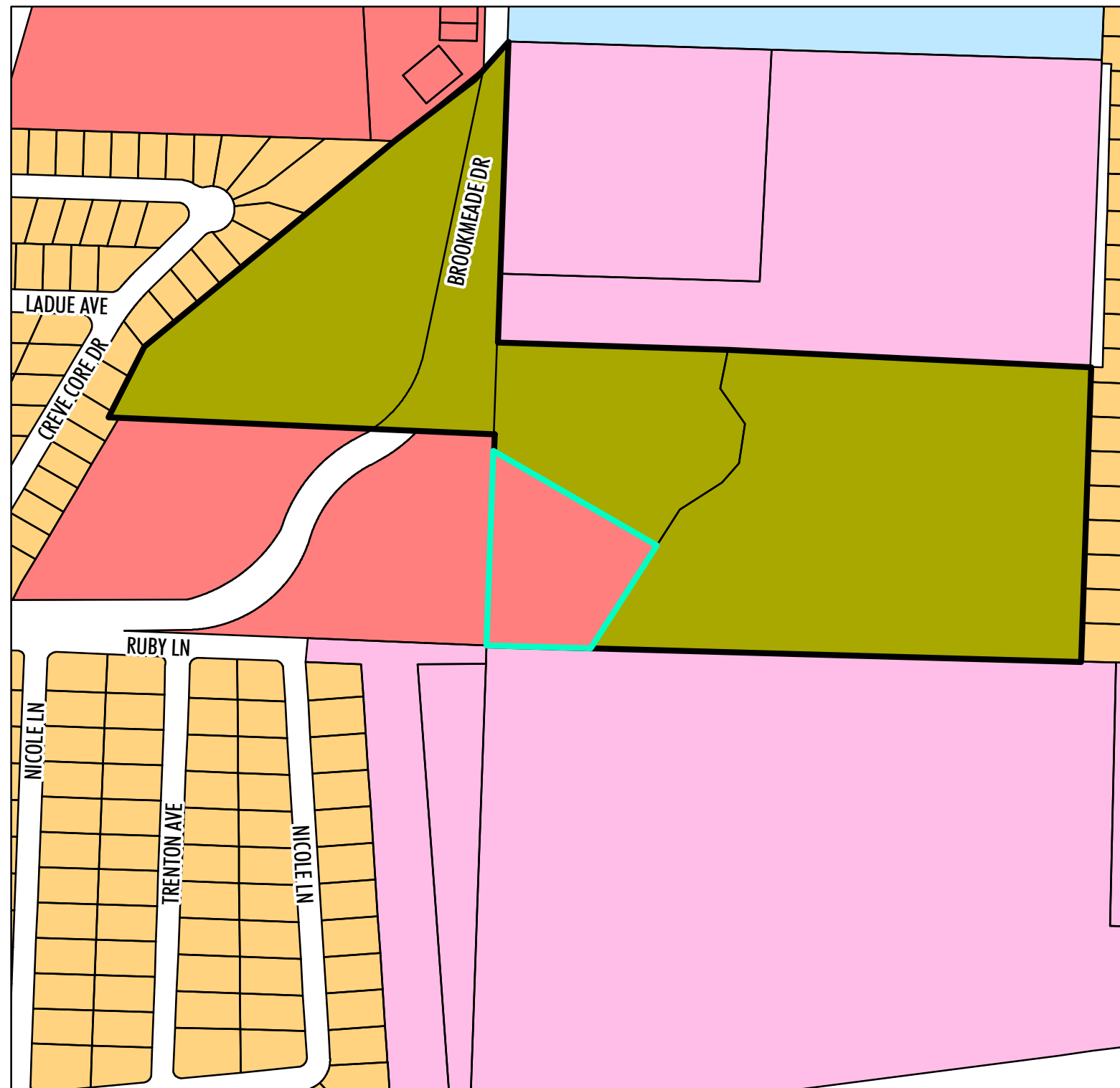
 Conservation (CON)

 Public Lands (PL)

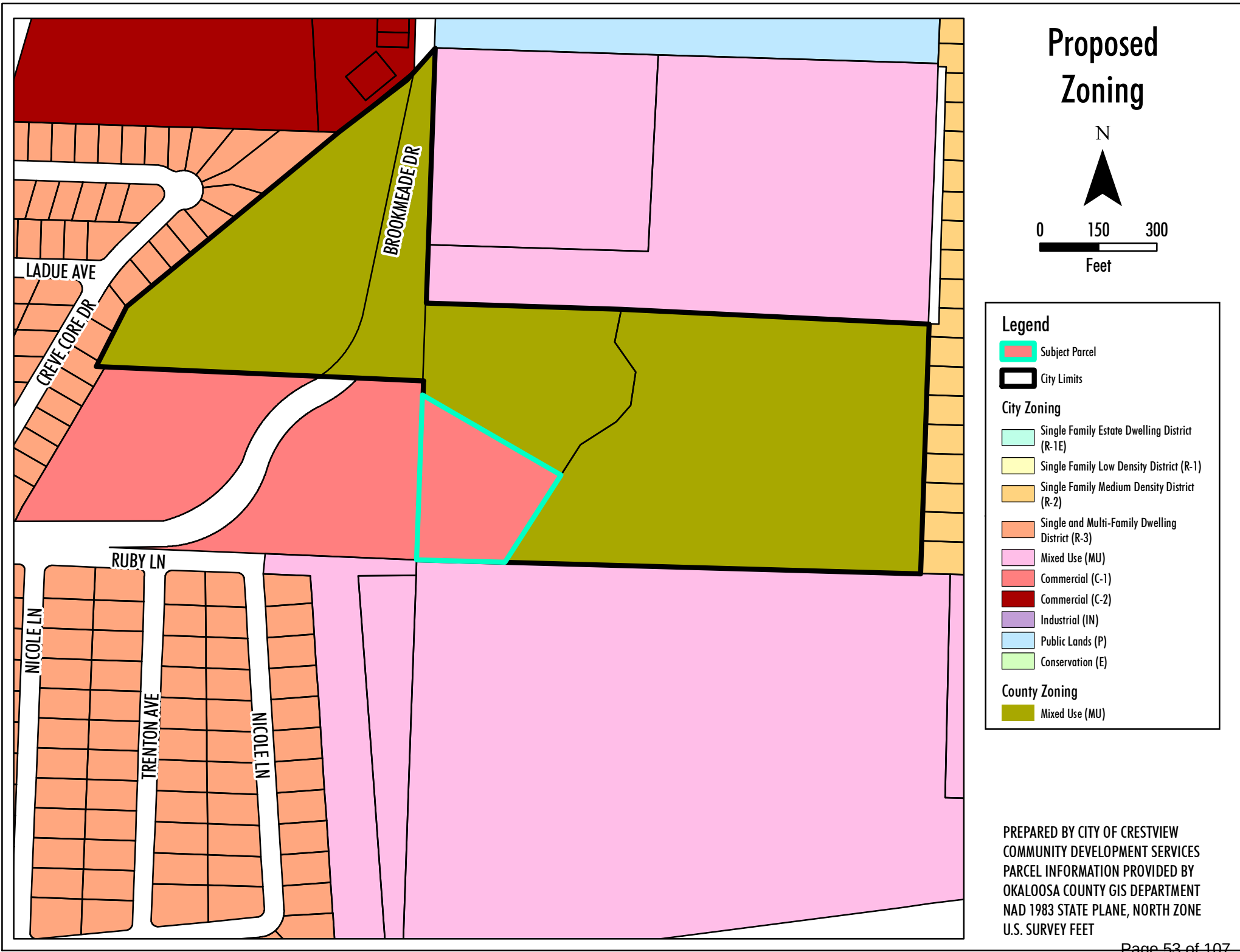
 Residential (R)

County Future Land Use

 Mixed Use



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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2023
SUBJECT: 5. Ord. 1936 - Brookmeade Avenue Comprehensive Plan Amendment

BACKGROUND:

On April 13, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located Brookmeade Drive.

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 (C) future land use designation for the property.

The request for a comprehensive plan amendment will be presented to the City Council via Ordinance 1936 on June 12, 2023, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Magnolia Creeks LLC
107 N Partin Dr
Niceville, FL 32578
Parcel ID: 28-3N-23-0000-0013-001A
Site Size: 2.36 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	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
South	Mixed Use (MU)	Mixed Use (MU)	Vacant
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

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 can be developed for commercial use.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 15, 2023. The property was posted on May 22, 2023. An advertisement ran in the Crestview News Bulletin on May 25 and June 1, 2023.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1936.

Attachments

1. Exhibit Packet

ORDINANCE: 1936

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 2.36 ACRES, MORE OR LESS, IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use to Commercial (C) on a parcel of land containing 2.36 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 2.36 acres of land, more or less, from Okaloosa County Mixed Use to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.36 acres, more or less, is known as Parcel 28-3N-23-0000-0013-001A and commonly described as:

Beginning at the Southwest corner of the Northwest Quarter of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, proceed N-2°14'21" E 660.81 feet along section line, thence S-88°02'11" E 500 feet, thence S-10°14'37" W 86.62 feet, thence S-38°23'37" E 90.15 feet, thence S-8°24'35" W 92.52 feet, thence S-40°53'07" W 59.33 feet, thence S-56°17'10" W 105.89 feet, thence S-33°56'18" W 361.27 feet to South line of Northwest Quarter thence N-88°03'24" W 224.1 feet to POB.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 28-3N-23-0000-0013-001A. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 28-3N-23-0000-0013-001A 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 June, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 26th day of June, 2023.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

- Subject Parcel
- City Limits

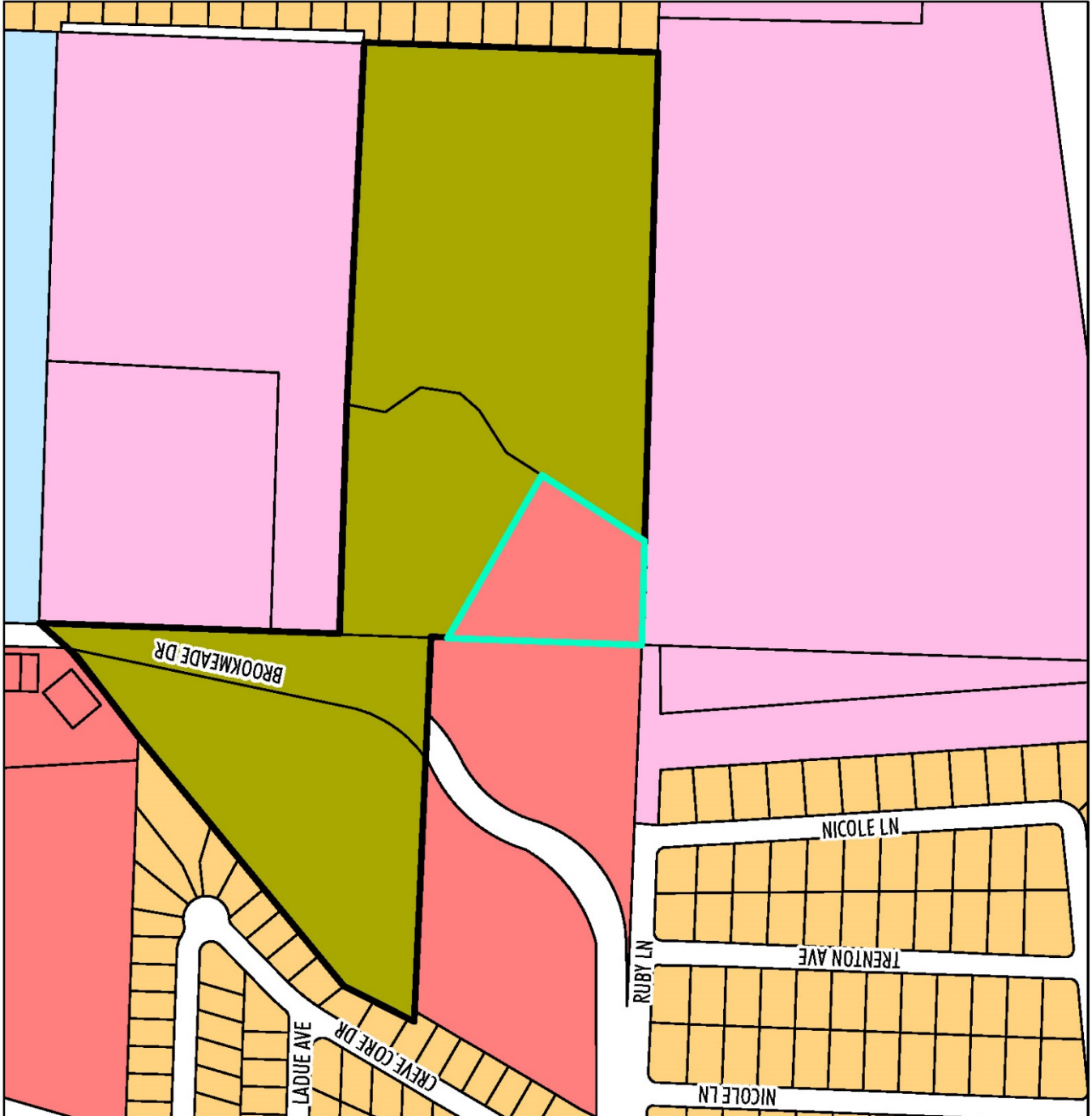
City Future Land Use

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

County Future Land Use

- Mixed Use (MU)

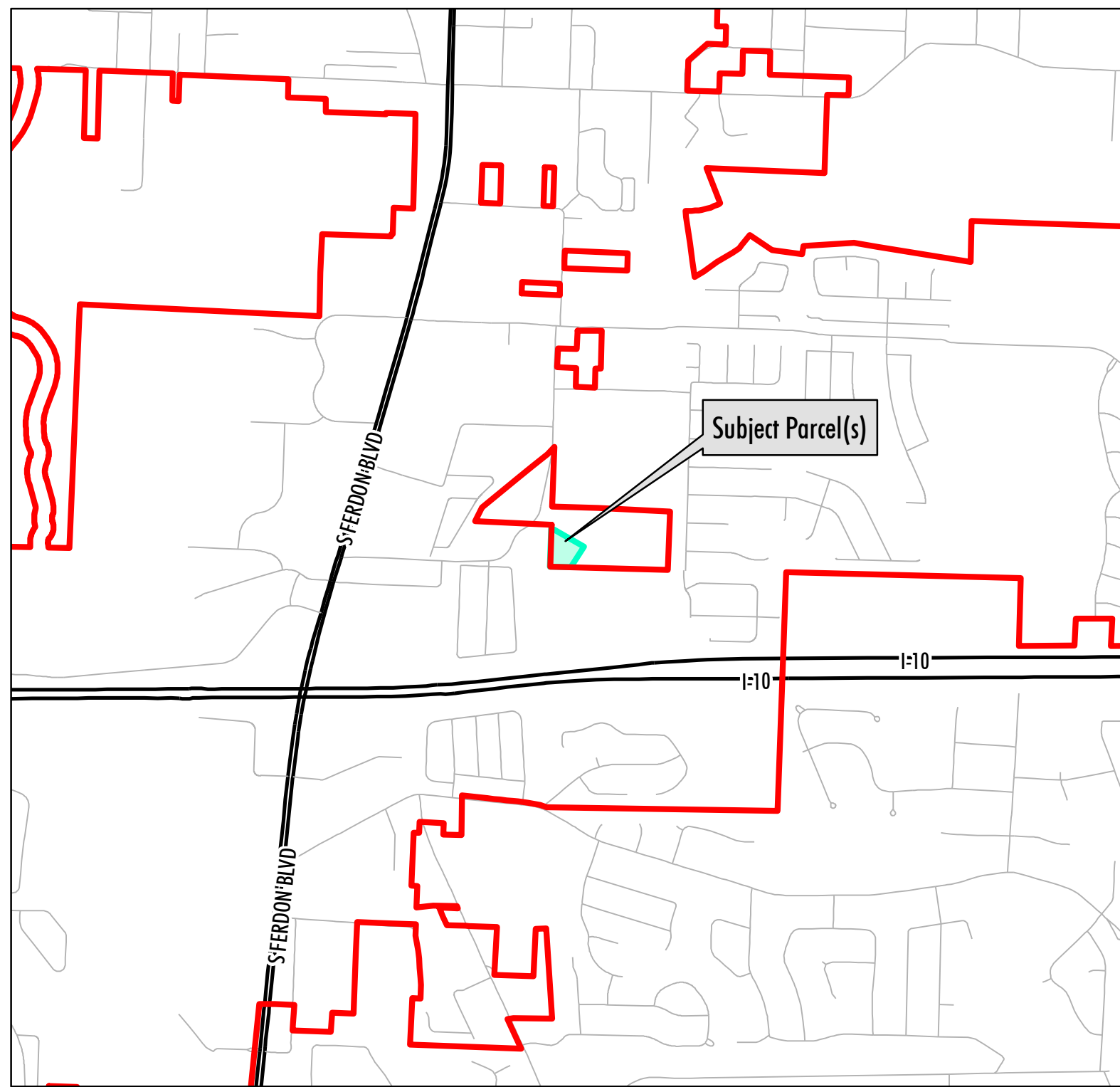
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



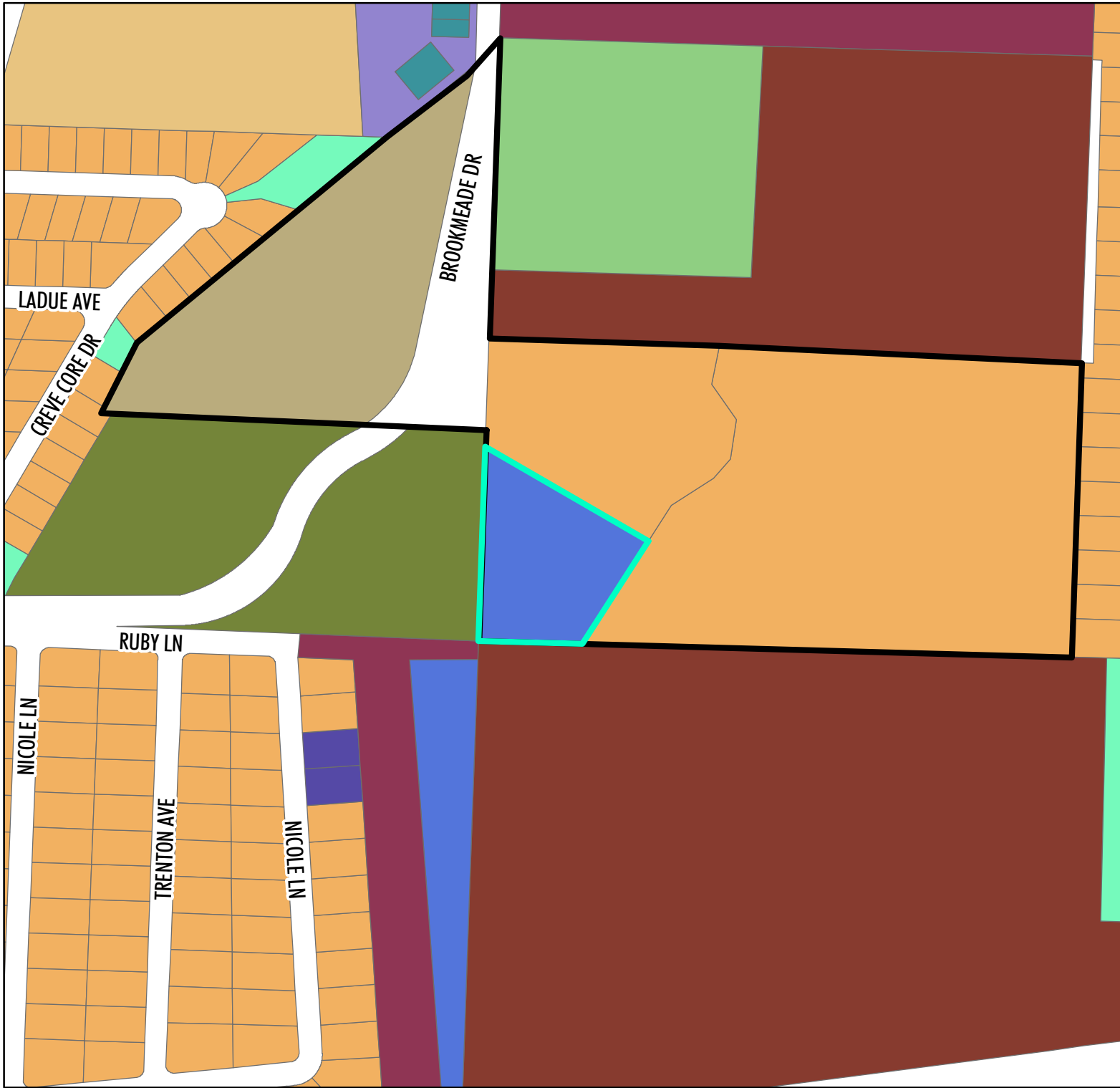
Vicinity Map



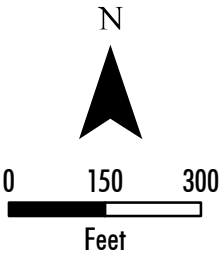
Not to Scale



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



Existing Use



Legend

Subject Parcel

City Limits

Existing Use

Churches

Commercial

Header Rec

Homes for

Multi-Family

Municipal

No AG Acre

Res Common

Single Family

State

Vacant

Wasteland

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)

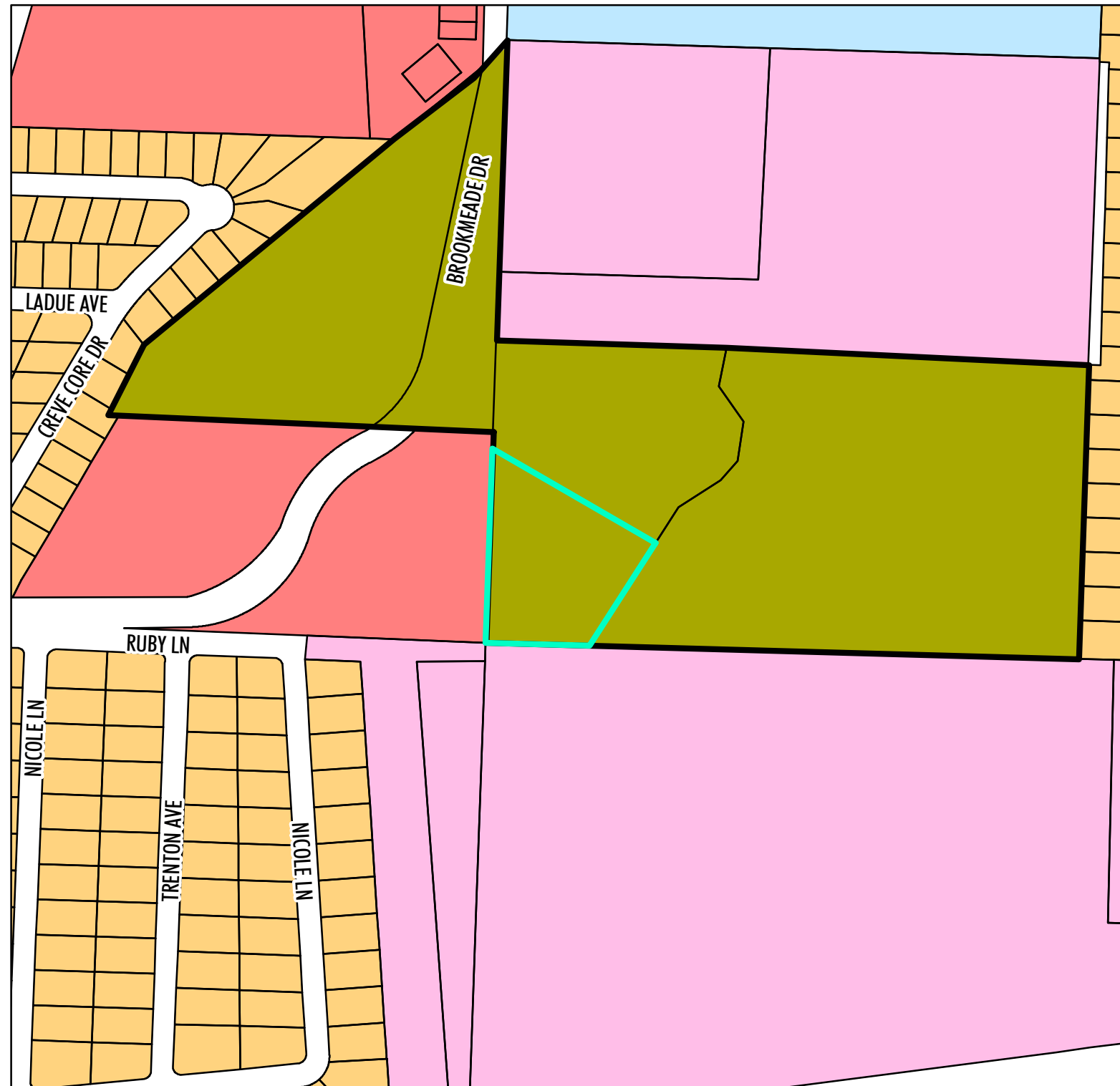
 Conservation (CON)

 Public Lands (PL)

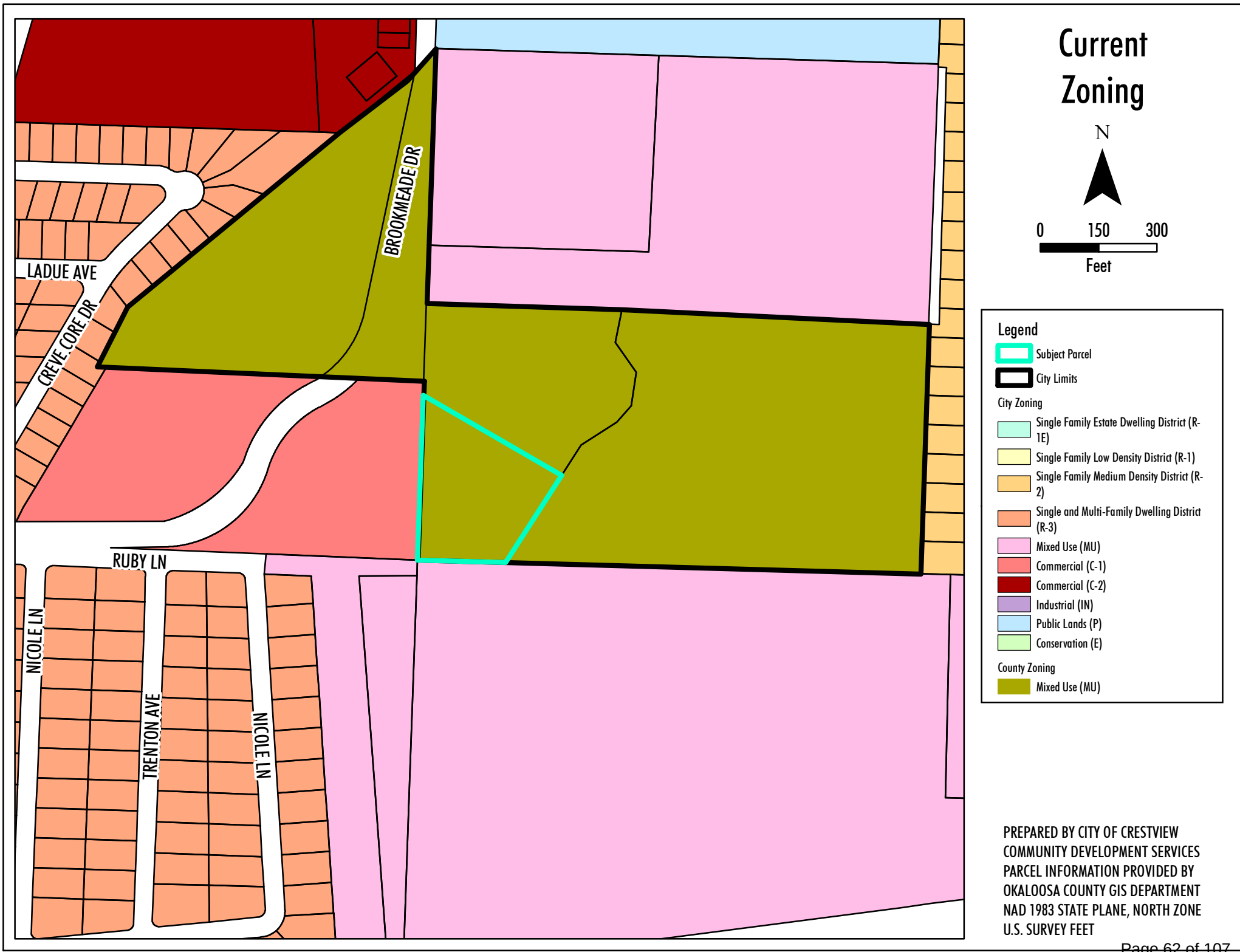
 Residential (R)

County Future Land Use

 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



0 150 300
Feet

Legend

 Subject Parcel

 City

City Future Land Use

 Commercial (C)

 Industrial

 Mixed Use

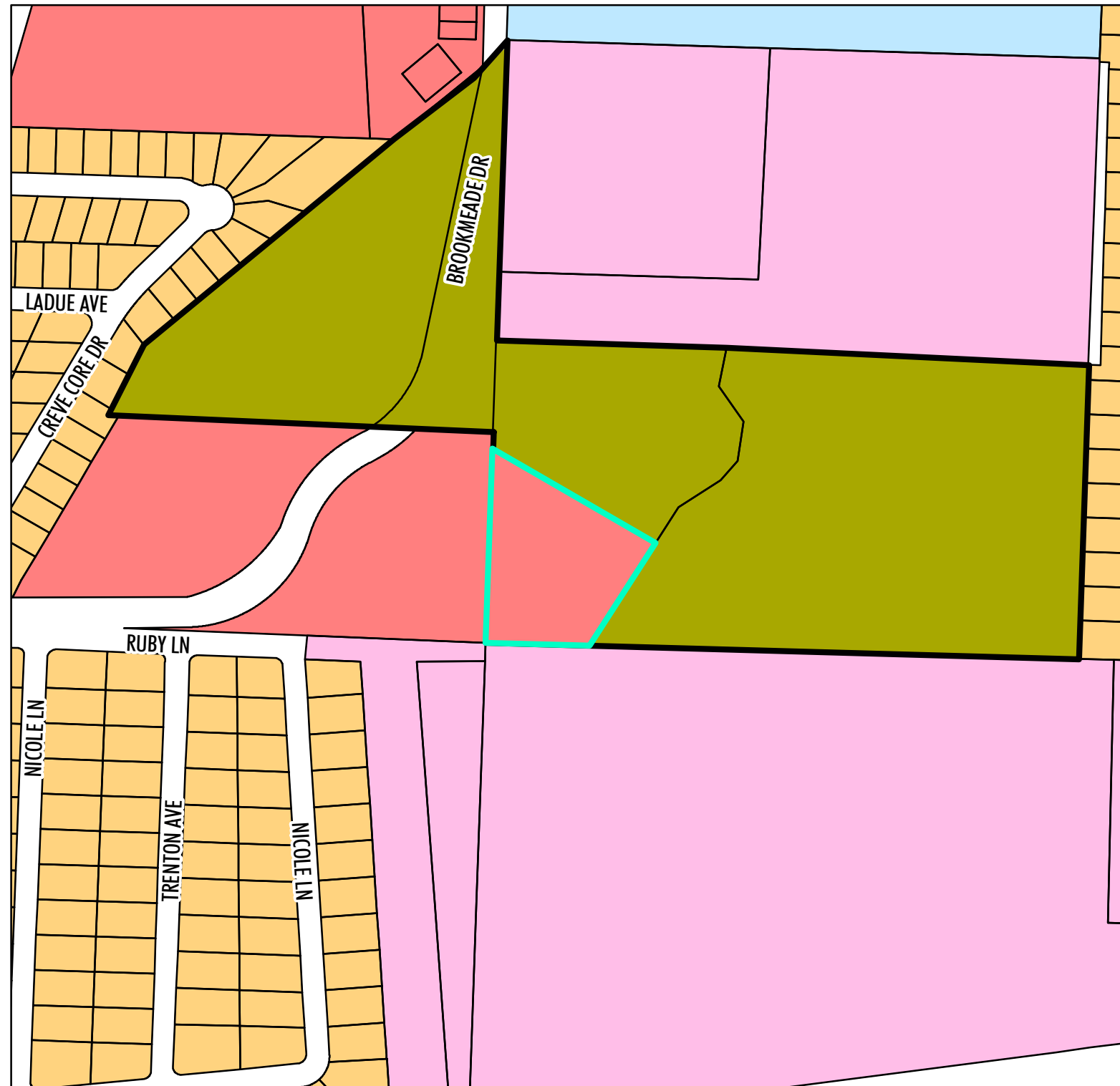
 Conservation (CON)

 Public Lands (PL)

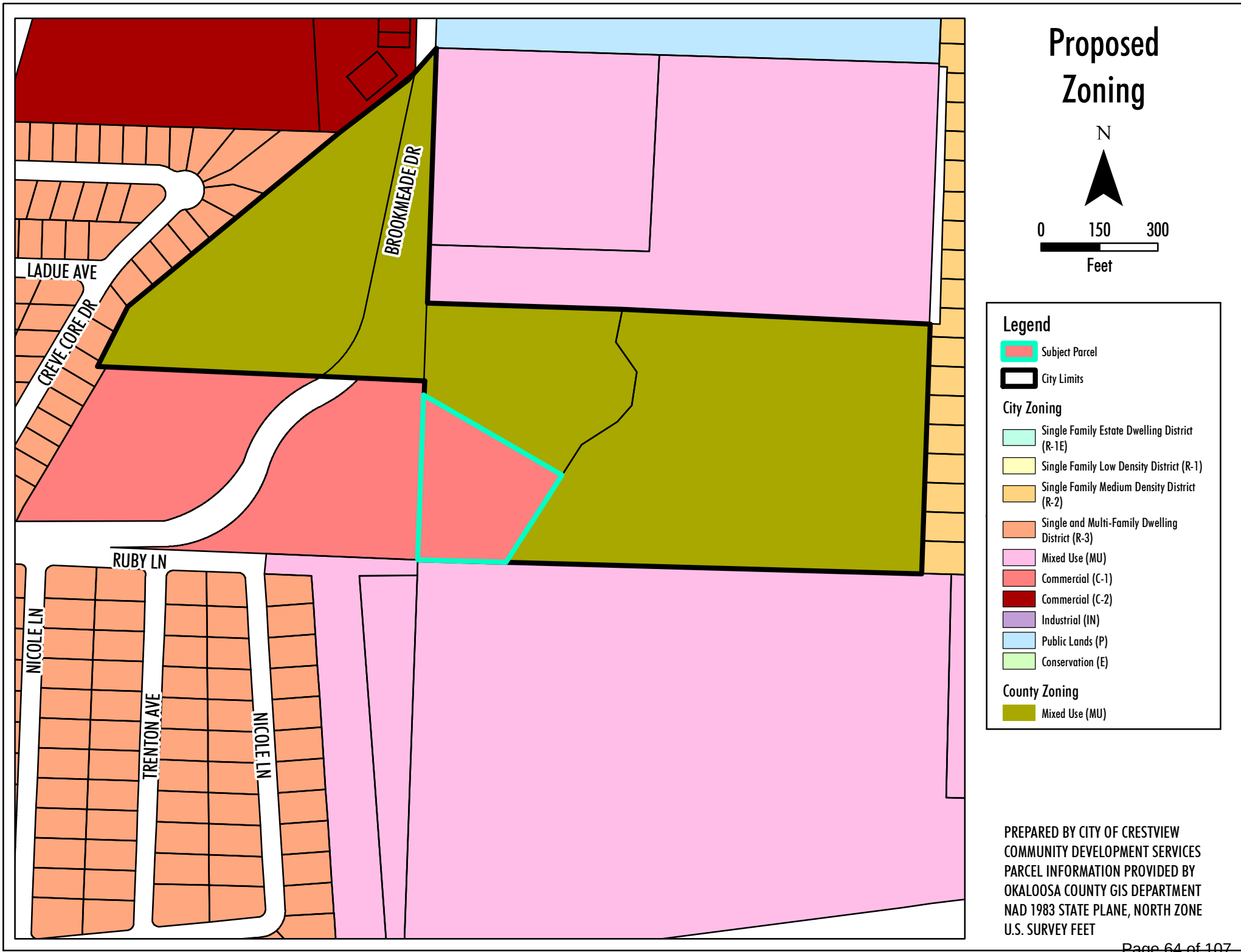
 Residential (R)

County Future Land Use

 Mixed Use



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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2023
SUBJECT: 6. Ord. 1937 - Brookmeade Avenue Rezoning

BACKGROUND:

On April 13, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located Brookmeade Drive.

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 the City Council via Ordinance 1937 on June 12, 2023, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Magnolia Creeks LLC
107 N Partin Dr
Niceville, FL 32578
Parcel ID: 28-3N-23-0000-0013-001A
Site Size: 2.36 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	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
South	Mixed Use (MU)	Mixed Use (MU)	Vacant
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

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 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 May 15, 2023. The property was posted on May 22, 2023. An advertisement ran in the Crestview News Bulletin on May 25 and June 1, 2023.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1937.

Attachments

1. Exhibit Packet

ORDINANCE: 1937

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.36 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 28, 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.

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 2.36 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.36 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1936, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

PIN # 28-3N-23-0000-0013-001A

Beginning at the Southwest corner of the Northwest Quarter of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, proceed N-2°14'21" E 660.81 feet along section line, thence S-88°02'11" E 500 feet, thence S-10°14'37" W 86.62 feet, thence S-38°23'37" E 90.15 feet, thence S-8°24'35" W 92.52 feet, thence S-40°53'07" W 59.33 feet, thence S-56°17'10" W 105.89 feet, thence S-33°56'18" W 361.27 feet to South line of Northwest Quarter thence N-88°03'24" W 224.1 feet to POB.

LESS AND EXCEPT Portion contained in Official Records Book 1422, Page 655

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 # 1936 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of June, 2023.

ATTEST:

Maryanne Schrader
City Clerk

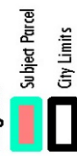
Approved by me this 26th day of June, 2023.

J. B. Whitten
Mayor

Adopted Zoning



Legend



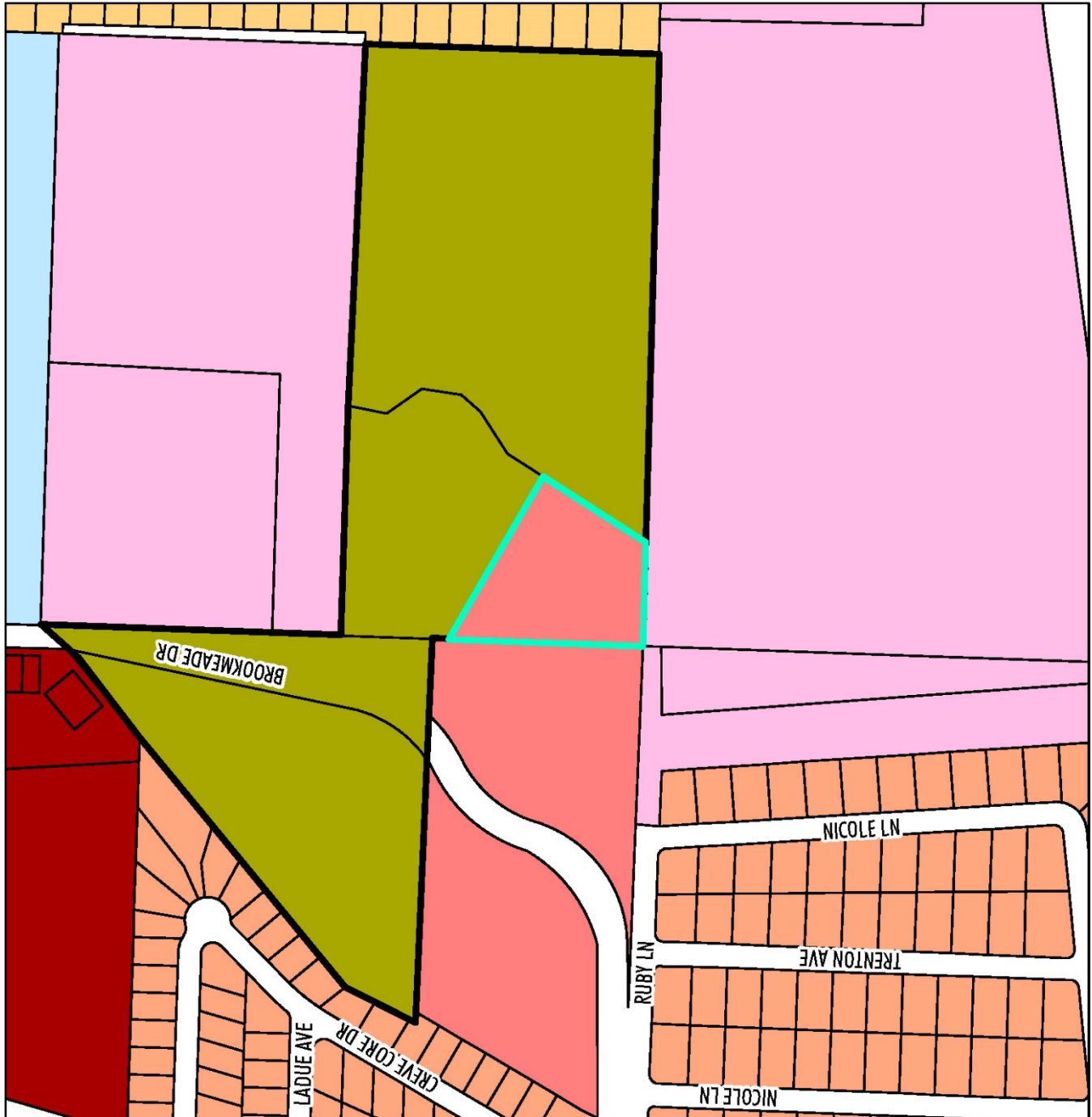
City Zoning

- 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

- Mixed Use (MU)

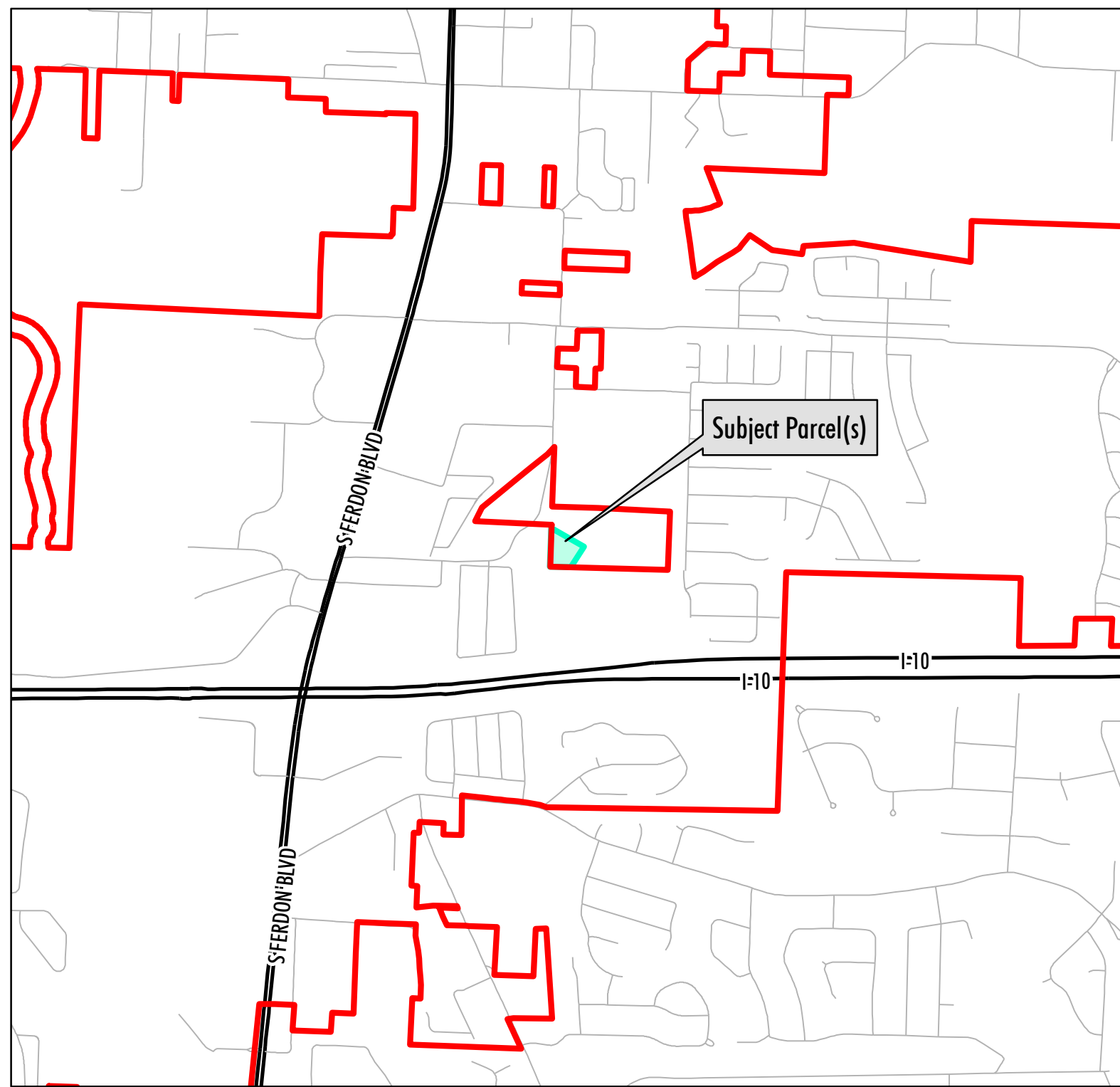
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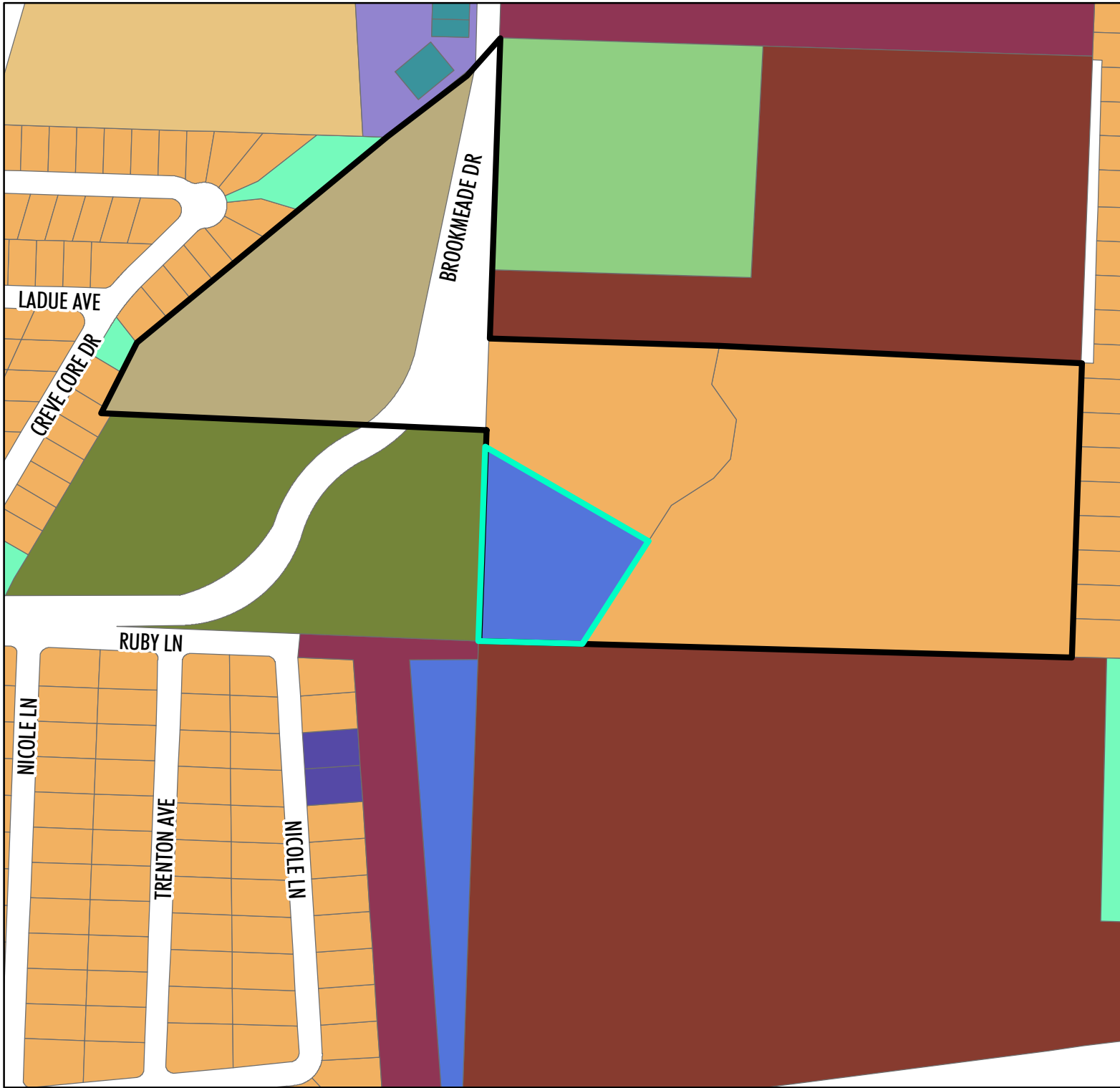
Vicinity Map



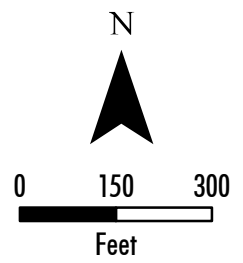
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use**
- Churches
- Commercial
- Header Rec
- Homes for
- Multi-Family
- Municipal
- No AG Acre
- Res Common
- Single Family
- State
- Vacant
- Wasteland

PREPARED BY CITY OF CRESTVIEW
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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)

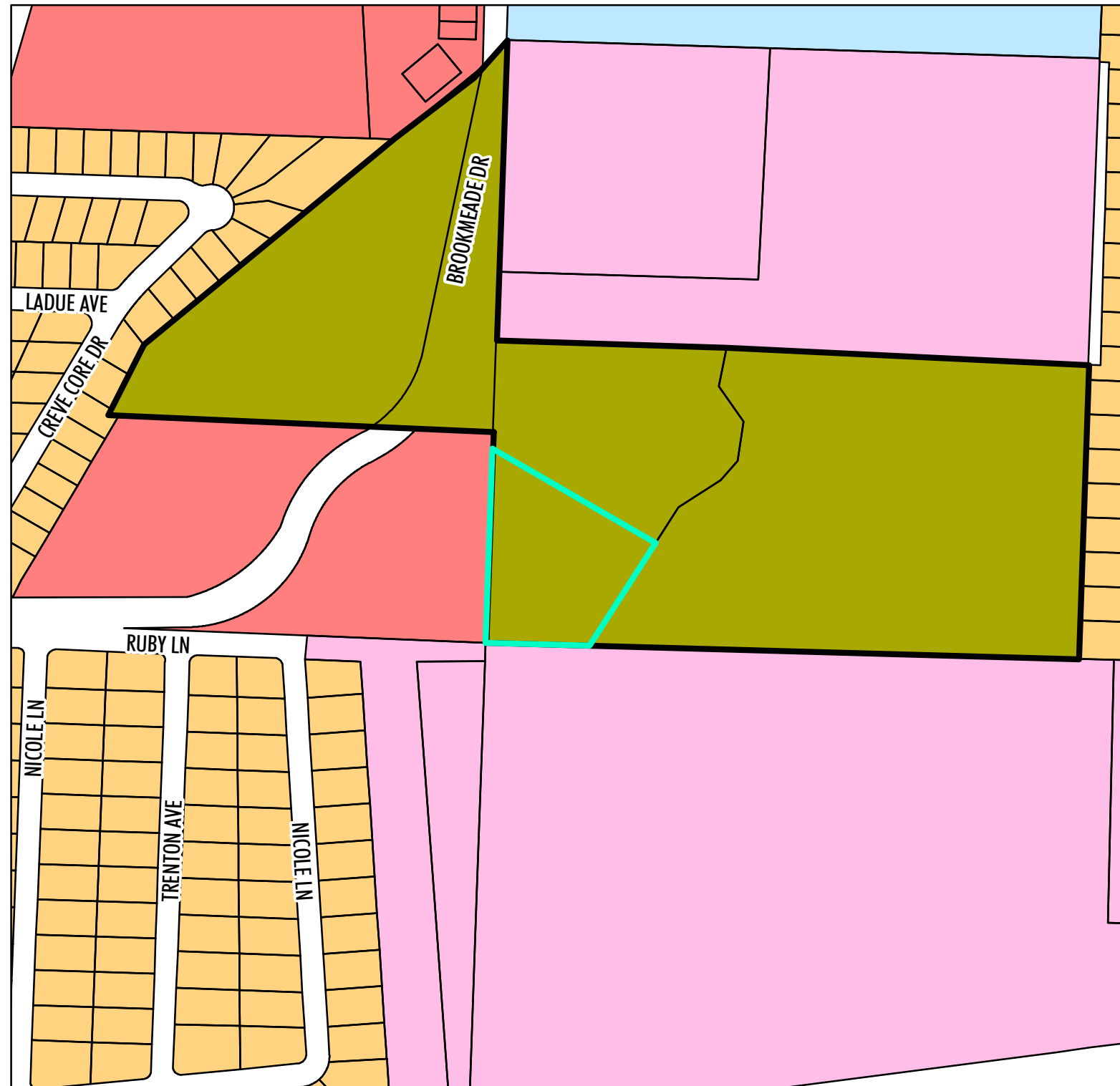
 Conservation (CON)

 Public Lands (PL)

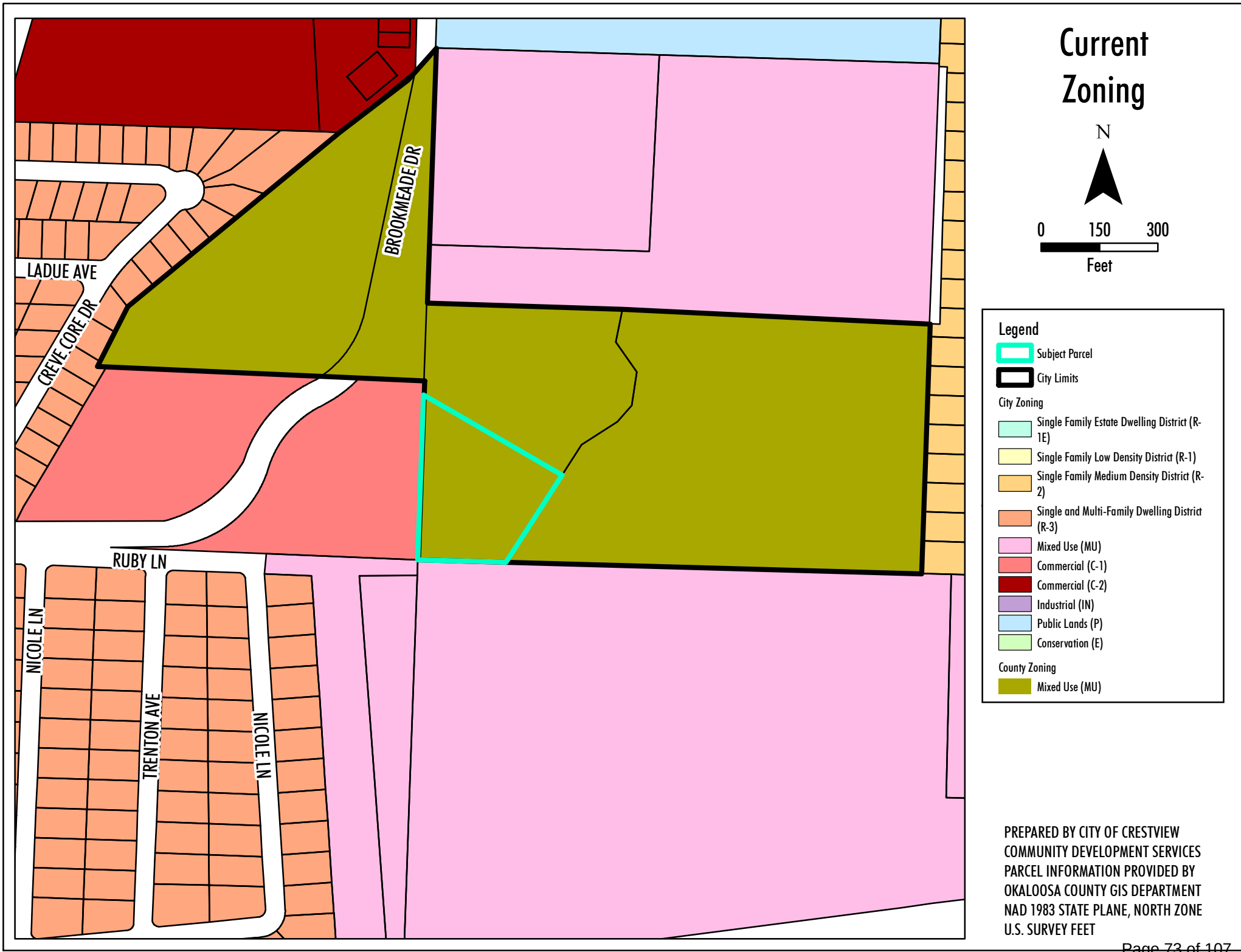
 Residential (R)

County Future Land Use

 Mixed Use (MU)



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



Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City

City Future Land Use

 Commercial (C)

 Industrial

 Mixed Use

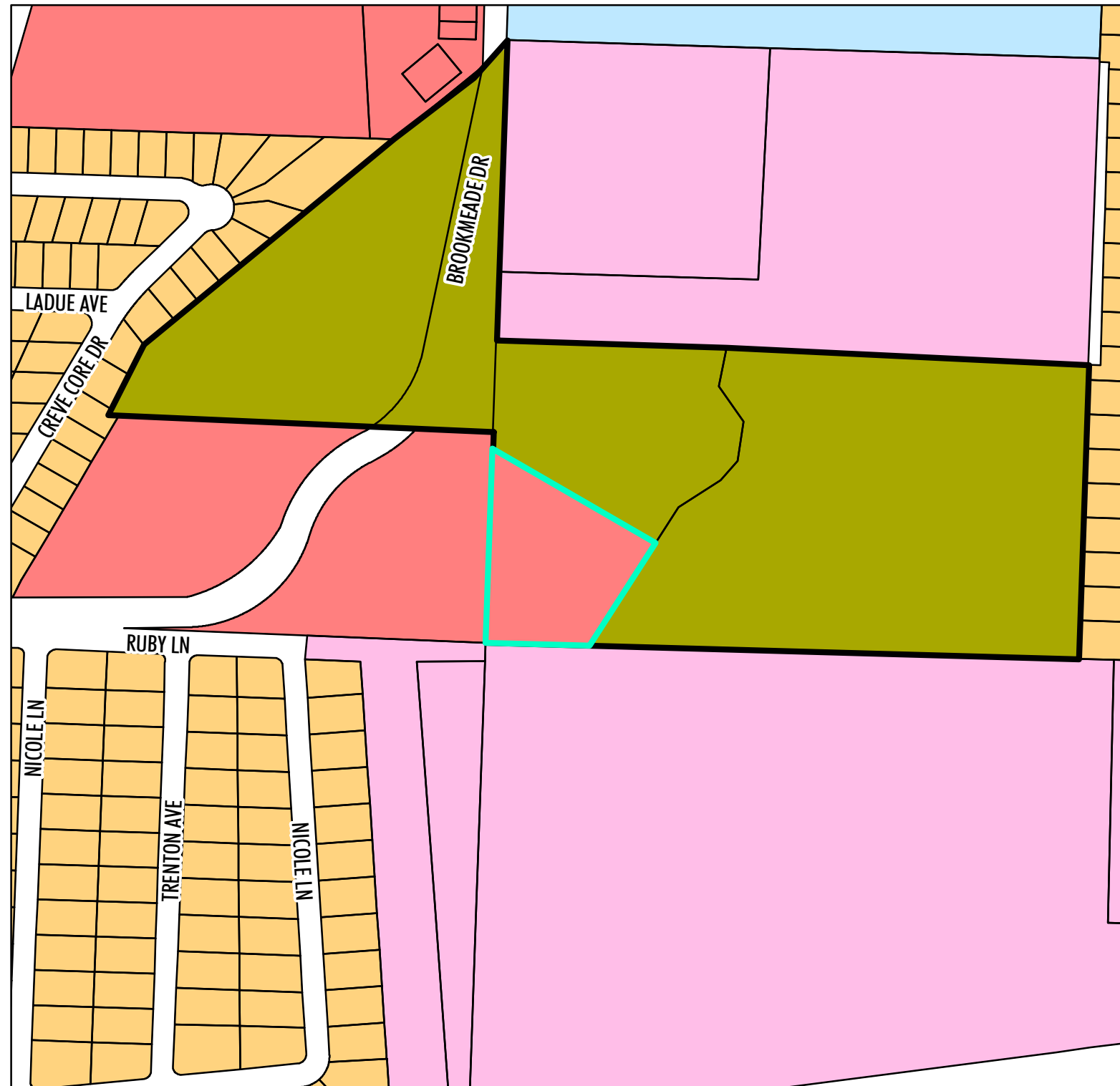
 Conservation (CON)

 Public Lands (PL)

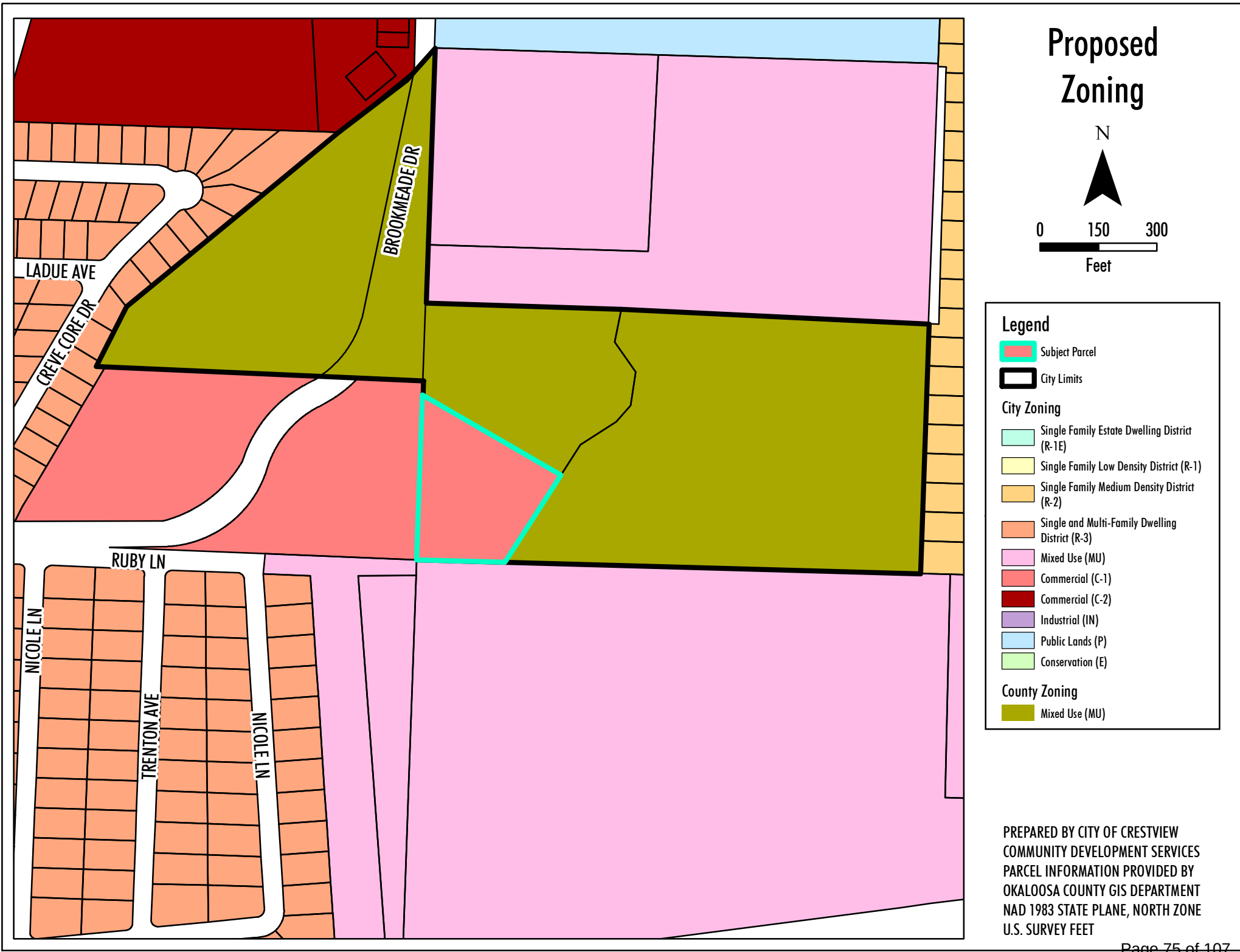
 Residential (R)

County Future Land Use

 Mixed Use



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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/2/2023
SUBJECT: 1. Conceptual Plat - White Wolf Run

BACKGROUND:

Staff received the initial application for the White Wolf Run subdivision on November 11th, 2022. It has since gone through staff review and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided conceptual plat documents.

DISCUSSION:

This subdivision is proposed just north and west of Jones Rd., with a connection to Jones Road to the south, and to the north. The subdivision proposes a realignment of Jones Road within the development. The subdivision proposes 332 lots, which is within the allowed density provided by the zoning district and future land use designation.

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

Approval of the conceptual plat will lead to the development of a subdivision that will have a positive future impact, including: impact fees, building permit fees and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a motion to recommend approval of the plat to the City Council.

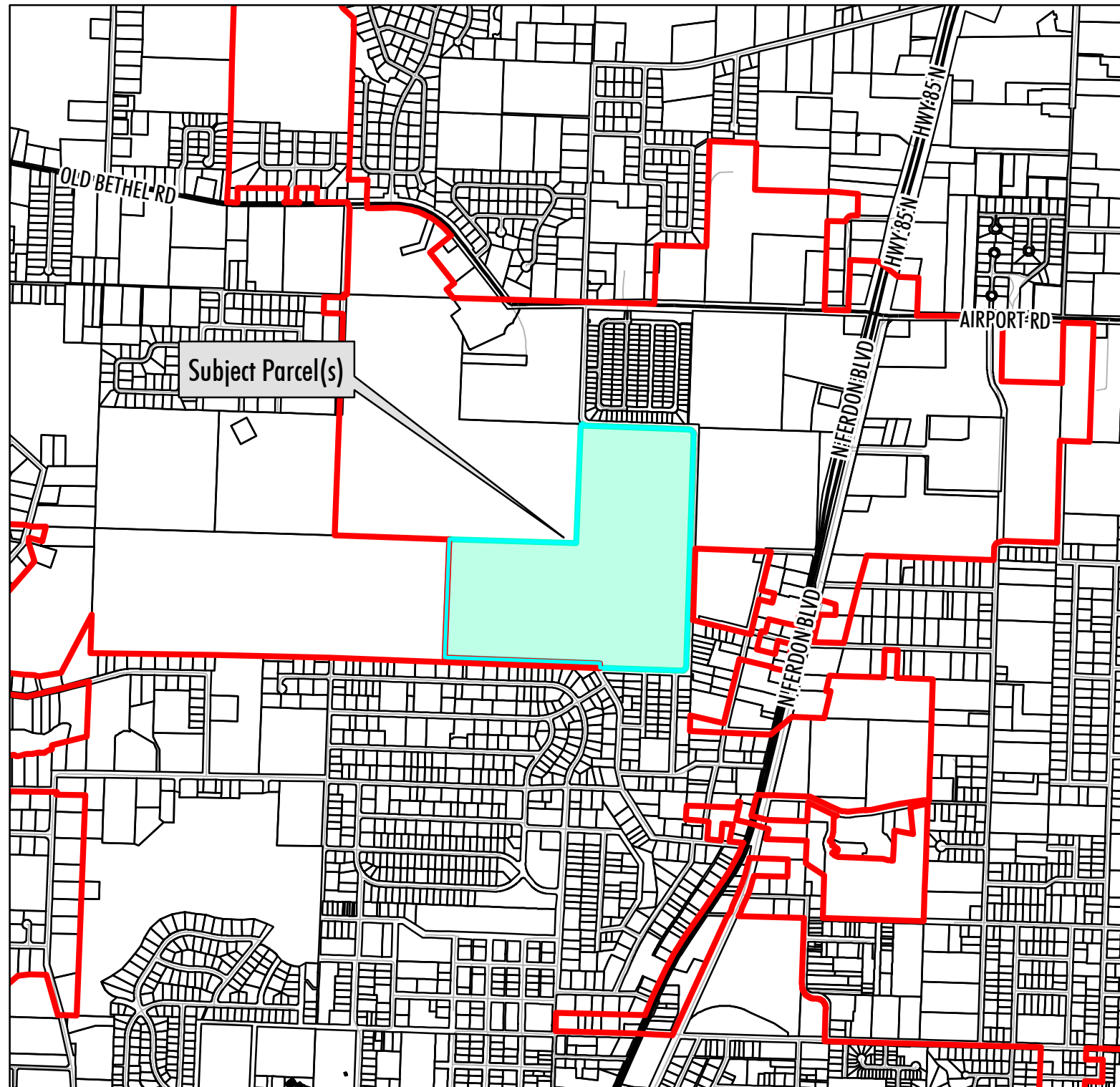
Attachments

1. Vicinity Map
2. White Wolf Run_Preliminary Plat_Rev_5-18-2023

Vicinity Map



Not to Scale



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

OKALOOSA COUNTY STATEMENT:

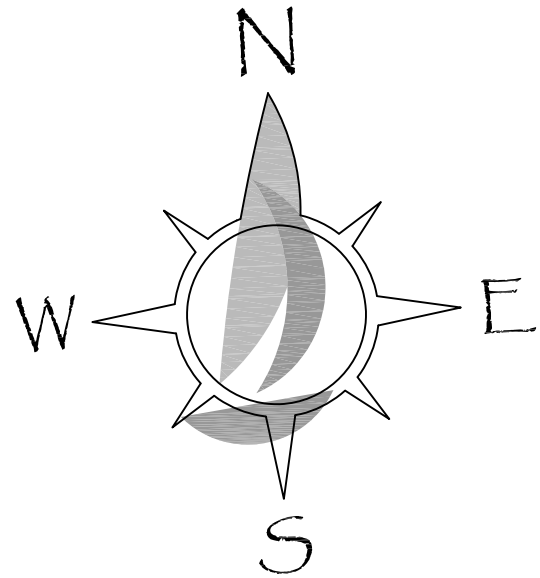
PURSUANT TO FLORIDA STATUTES 177.091 (3) ALL PUBLIC AREAS SHOWN ON THIS PLAT UNLESS OTHERWISE STATED SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON OKALOOSA COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF OKALOOSA COUNTY, FLORIDA. THE MERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

SURVEYOR'S NOTES:

1. FIELD BEARINGS ARE REFERENCED TO THE PROVIDED SITE PLANS FOR WHITE WOLF RUN BY JENKINS ENGINEERING, INC.
2. THIS IS A PRELIMINARY PLAT AND IS NOT FOR RECORDING
3. NO STRUCTURES THAT WILL OBSTRUCT STORMWATER FLOW (I.E. PRIVACY FENCES, SHEDS, ECT.) SHALL BE ALLOWED IN THE 10' DRAINAGE EASEMENT.

Legend:

- = SET 1/2" CAPPED IRON ROD, LB #7191 (SIR LB #7191)
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- ▨ = DRAINAGE EASEMENT
- ▧ = UTILITY EASEMENT
- = SETBACK
- - - - = UTILITY EASEMENT



Abbreviations:

- | | | | |
|--------|---|--------|--|
| # | = NUMBER | MIN. | = MINIMUM |
| & | = AND | F.F.E. | = FINISHED FLOOR ELEVATION |
| (") | = SECONDS | ELEV. | = ELEVATION |
| (') | = MINUTES OR FEET | USACE | = UNITED STATES ARMY CORPS OF ENGINEERS |
| (°) | = DEGREES | FDEP | = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| C/L | = CENTERLINE | O.R. | = OFFICIAL RECORDS |
| L1 | = LINE NUMBER TO LINE TABLE | DEPT. | = DEPARTMENT |
| ESMT. | = EASEMENT | ± | = MORE OR LESS |
| FCM | = FOUND CONCRETE MONUMENT | S.F. | = SQUARE FEET |
| FL | = FLORIDA | AC | = ACRES |
| FN&D | = FOUND NAIL AND DISC | B.S.L | = BUILDING SETBACK LINE |
| INC. | = INCORPORATED | FEMA | = FEDERAL EMERGENCY MANAGEMENT AGENCY |
| LLC | = LIMITED LIABILITY COMPANY | (N.R.) | = NON-RADIAL |
| LB | = LICENSED SURVEYING & MAPPING BUSINESS | R-1 | = RESIDENTIAL 1 |
| NAVD | = NORTH AMERICAN VERTICAL DATUM | LDR | = LOW DENSITY RESIDENTIAL |
| PRM | = PERMANENT REFERENCE MONUMENT | FLUM | = FUTURE LAND USE MAP |
| R/W | = RIGHT-OF-WAY | RR | = RURAL RESIDENTIAL |
| SCM | = SET CONCRETE MONUMENT | PCP | = PERMANENT CONTROL POINT |
| P.E. | = PROFESSIONAL ENGINEER | | |
| P.S.M. | = PROFESSIONAL SURVEYOR & MAPPER | | |
| SIR | = SET IRON ROD | | |
| NO. | = NUMBER | | |
| SEAS | = SEASIDE ENGINEERING & SURVEYING, LLC | | |
| TYP. | = TYPICAL | | |
| U.S. | = UNITED STATES | | |



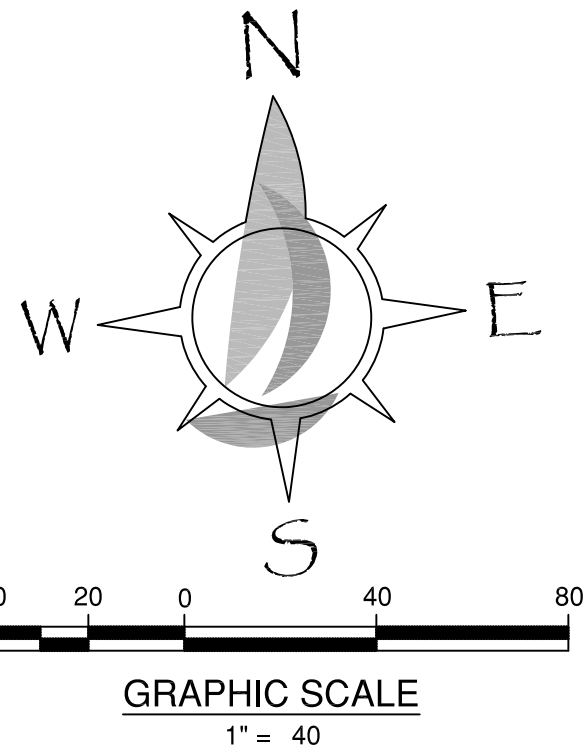
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.03	20.00	65.97	S54° 51' 47"E	21.78
C2	108.96	533.00	11.71	N27° 44' 08"W	108.77
C3	166.10	525.00	18.13	N78° 47' 01"W	165.41
C4	140.53	475.00	16.95	N78° 11' 45"W	140.02
C5	36.76	20.00	105.32	S40° 40' 12"W	31.80
C6	129.59	533.00	13.93	N5° 01' 26"W	129.27
C7	139.56	467.00	17.12	N6° 53' 32"W	139.04
C8	25.27	20.00	72.39	N51° 39' 01"W	23.62
C9	41.98	20.00	120.25	N32° 01' 35"E	34.69
C10	44.77	467.00	5.49	N30° 50' 46"W	44.75
C11	312.74	500.00	35.84	S15° 40' 25"E	307.67
C12	292.10	467.00	35.84	S15° 40' 25"E	287.36
C13	233.29	533.00	25.08	S21° 03' 11"E	231.44
C14	182.37	500.00	20.90	N8° 30' 29"W	181.36
C15	127.71	500.00	14.63	N26° 16' 29"W	127.37
C16	18.80	12.00	89.78	S47° 08' 06"W	16.94
C17	27.74	20.00	79.46	N48° 14' 40"W	25.57
C18	18.87	12.00	90.09	S42° 48' 04"E	16.98
C19	18.83	12.00	89.91	N47° 11' 56"E	16.96
C20	18.87	12.00	90.09	S42° 48' 04"E	16.98
C58	147.93	500.00	16.95	N78° 11' 45"W	147.39

White Wolf Run Subdivision

A Residential Subdivision Situated In Section 5, Township 3 North, Range 23 West, Okaloosa County, Florida.

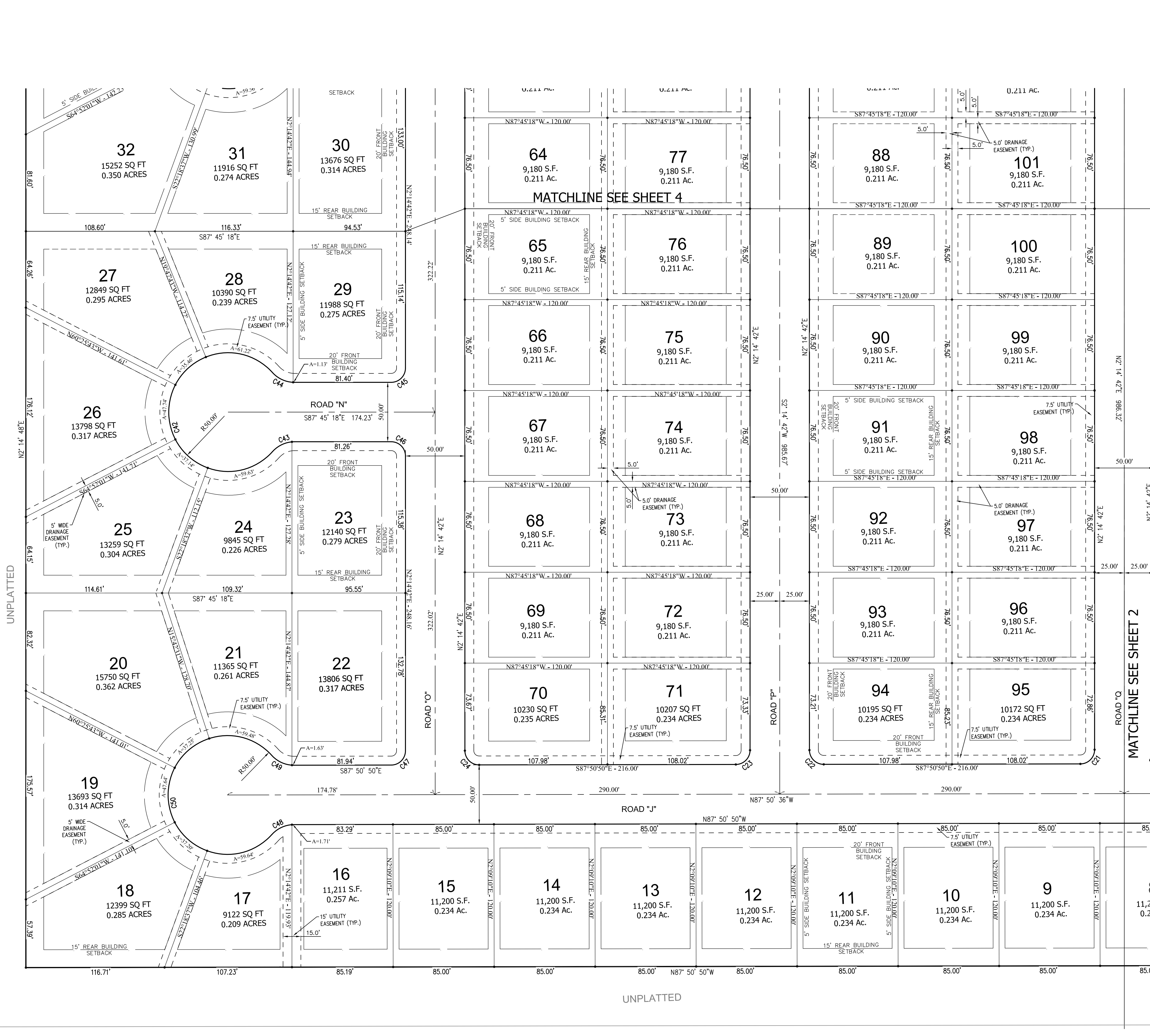


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Fax: (850) 398-6812

White Wolf Run
Seaside Engineering And Surveying, LLC
Licensed Surveying & Mapping Business No. 7191

SHEET 2 OF 11

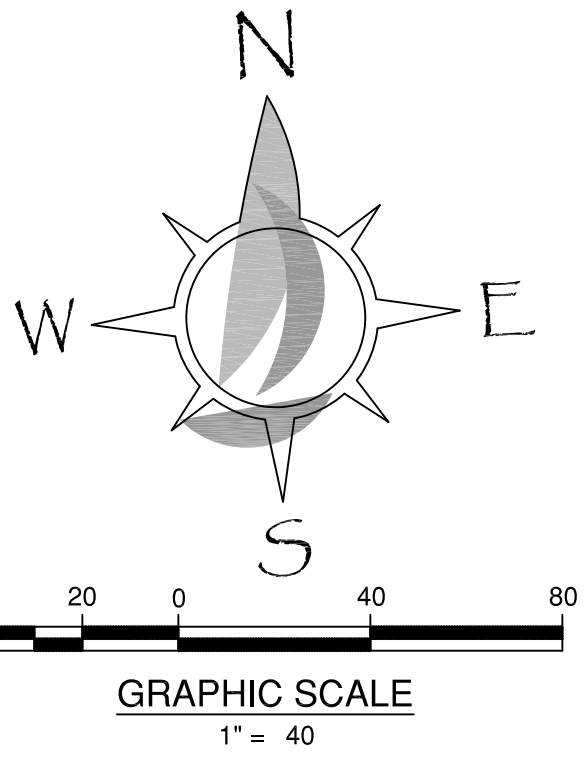




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 - SETBACK
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	18.83	12.00	89.91	N47° 11' 56"E	16.96
C22	18.87	12.00	90.09	S42° 48' 04"E	16.98
C23	18.83	12.00	89.91	N47° 11' 56"E	16.96
C24	18.87	12.00	90.09	S42° 48' 04"E	16.98
C42	241.19	50.00	276.38	S2° 09' 52"W	66.67
C43	21.06	25.00	48.27	S68° 06' 36"W	20.44
C44	20.99	25.00	48.11	S63° 42' 02"E	20.38
C45	18.85	12.00	90.00	N47° 14' 42"E	16.97
C46	18.85	12.00	90.00	N42° 45' 18"W	16.97
C47	18.83	12.00	89.91	N47° 11' 56"E	16.96
C48	21.03	25.00	48.19	S68° 03' 29"W	20.41
C49	21.03	25.00	48.19	S63° 45' 09"E	20.41
C50	241.19	50.00	276.38	S2° 09' 10"W	66.67

White Wolf Run
Subdivision
*A Residential Subdivision Situated In Section 5,
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SHEET 3 OF 11

Legend:

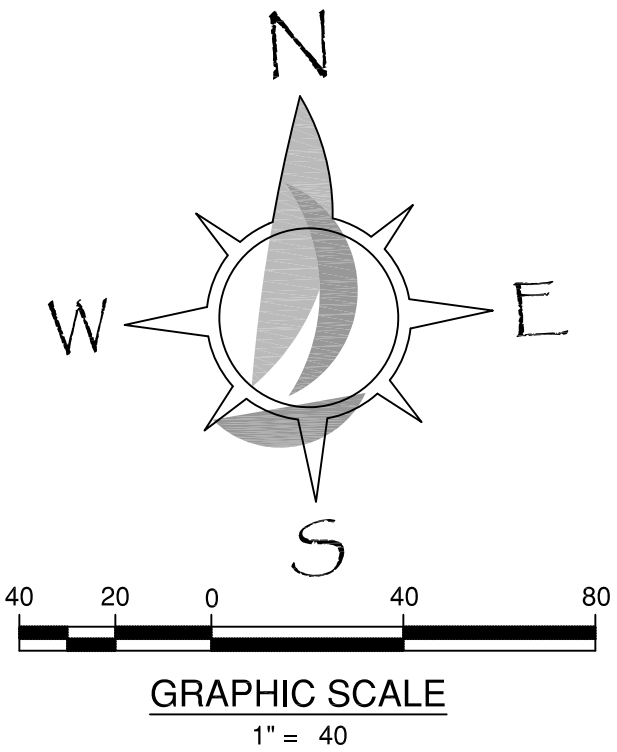
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- UTILITY EASEMENT
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	18.80	12.00	89.78	S47° 08' 06"W	16.94
C26	18.90	12.00	90.22	N42° 51' 54"W	17.00
C27	18.80	12.00	89.78	S47° 08' 06"W	16.94
C28	18.90	12.00	90.22	N42° 51' 54"W	17.00
C33	18.90	12.00	90.22	N42° 51' 54"W	17.00
C34	21.03	25.00	48.19	S67° 55' 48"W	20.41
C35	21.03	25.00	48.19	S63° 52' 49"E	20.41
C36	241.19	50.00	276.38	S2° 01' 30"W	66.67
C37	18.85	12.00	90.00	N42° 45' 18"W	16.97
C38	18.85	12.00	90.00	N47° 14' 42"E	16.97
C39	21.03	25.00	48.19	S63° 39' 36"E	20.41
C40	21.03	25.00	48.19	S68° 09' 01"W	20.41
C41	241.19	50.00	276.38	S2° 14' 42"W	66.67

White Wolf Run Subdivision

A Residential Subdivision Situated In Section 5,
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County, Florida.

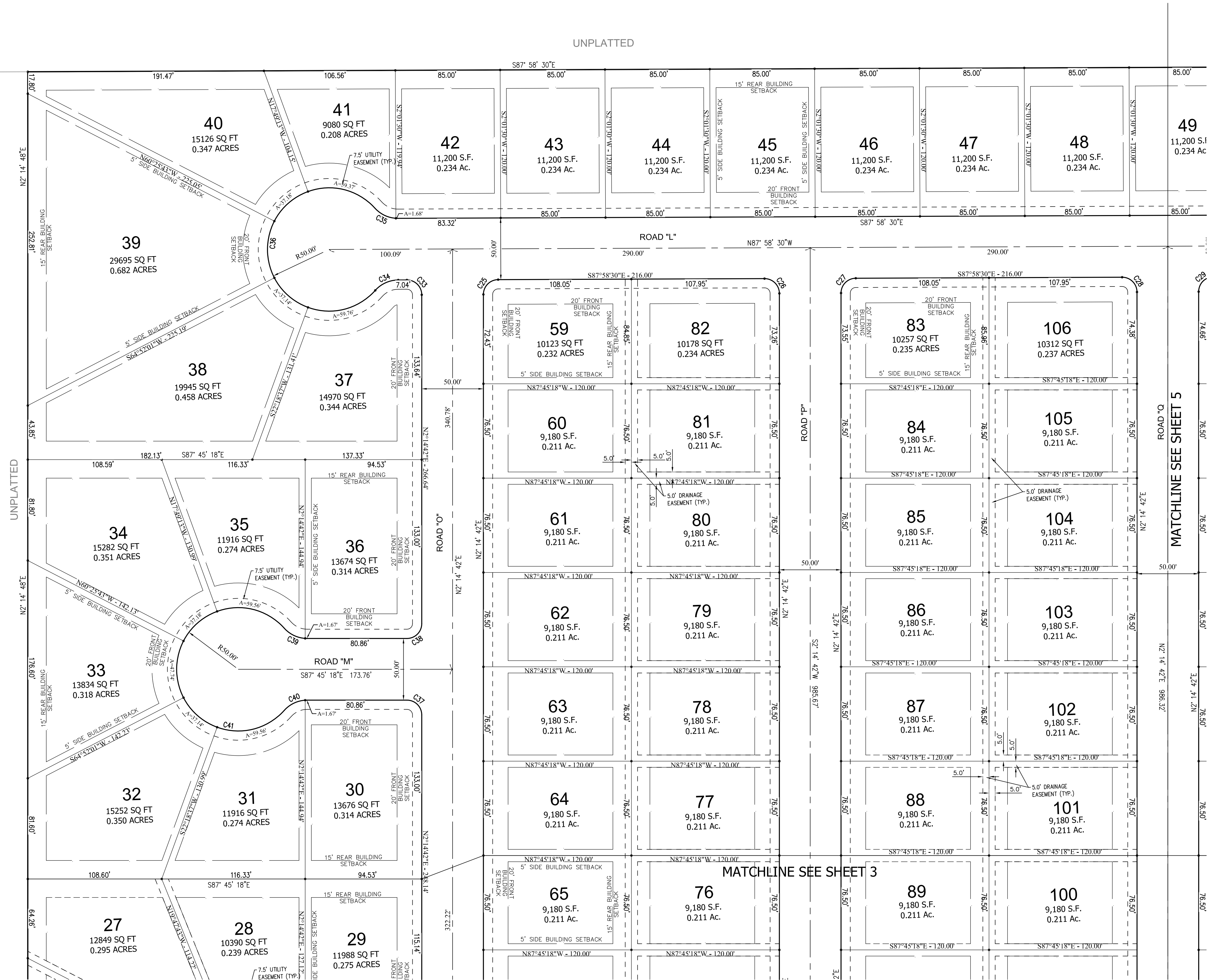


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White Wolf Run

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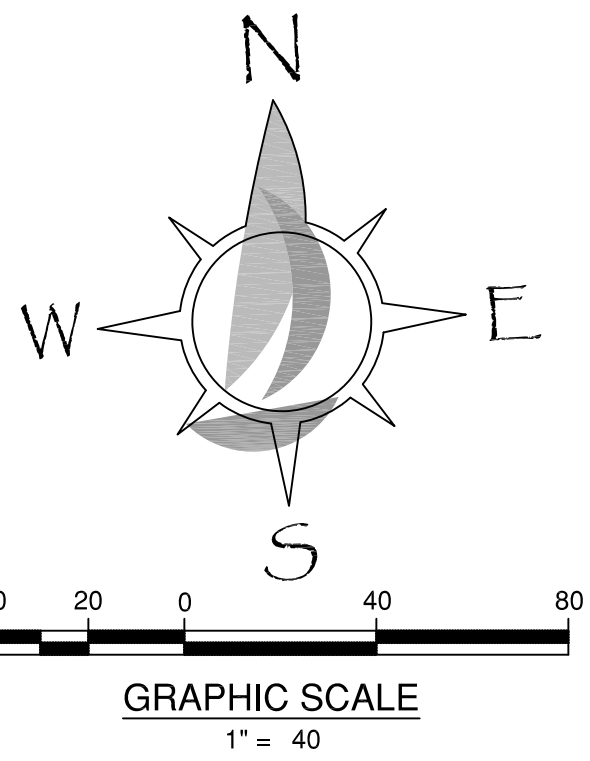
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Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C29	18.80	12.00	89.78	S47° 08' 06"W	16.94	
C30	118.10	75.00	90.22	N42° 51' 54"W	106.27	
C31	157.46	100.00	90.22	N42° 51' 54"W	141.69	
C32	196.83	125.00	90.22	N42° 51' 54"W	177.12	
C51	18.90	12.00	90.22	S42° 51' 54"E	17.00	
C52	31.82	20.00	91.15	N46° 26' 51"E	28.57	
C92	18.80	12.00	89.75	S47° 07' 05"W	16.93	
C93	143.35	91.00	90.25	S42° 52' 55"E	128.98	
C101	182.73	116.00	90.25	S42° 52' 55"E	164.41	
C102	222.11	141.00	90.25	S42° 52' 55"E	199.85	

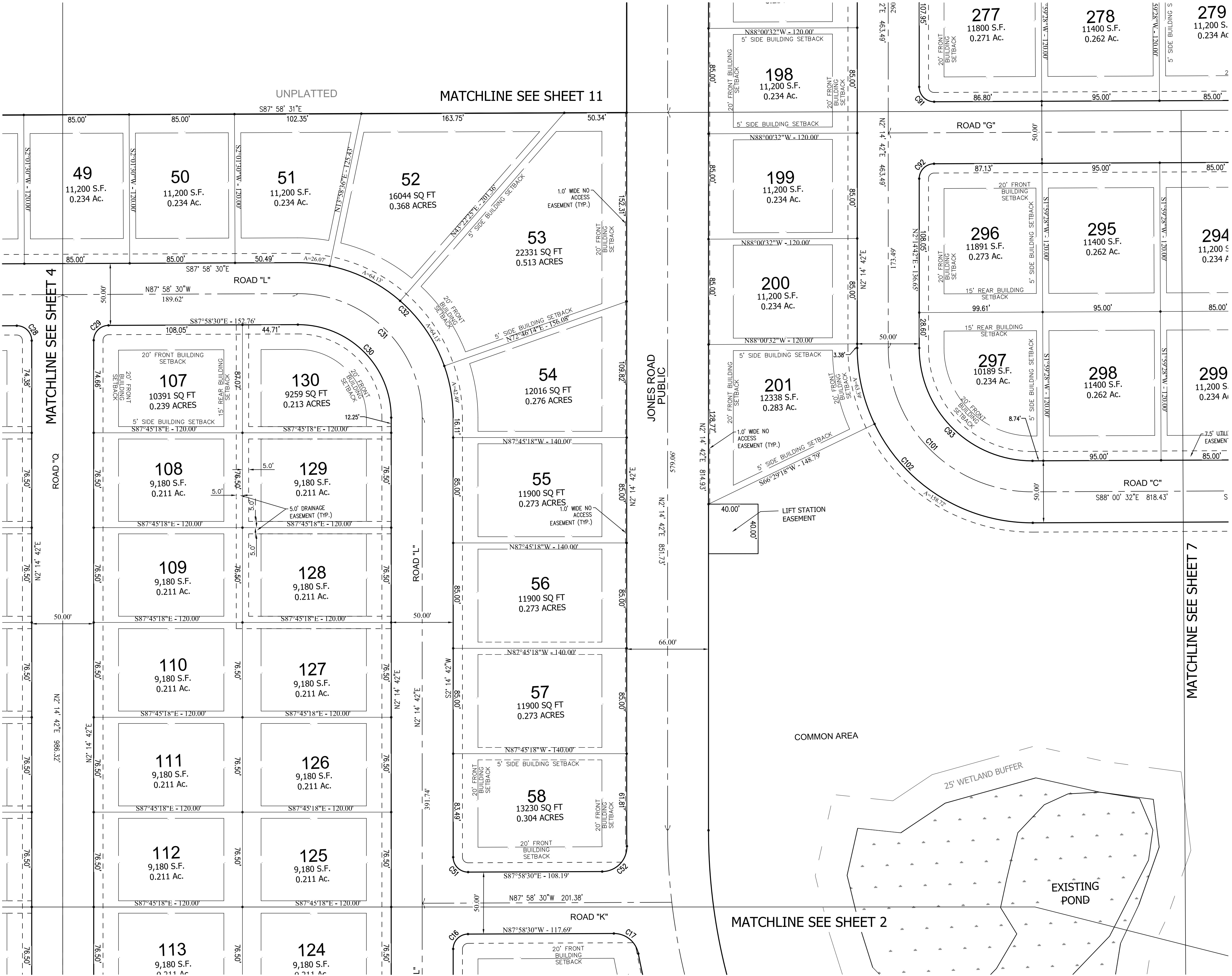
White Wolf Run Subdivision

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SHEET 5 OF 11



Okaloosa County Statement:

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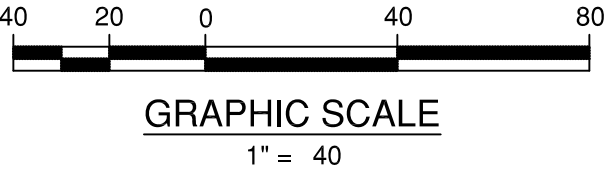
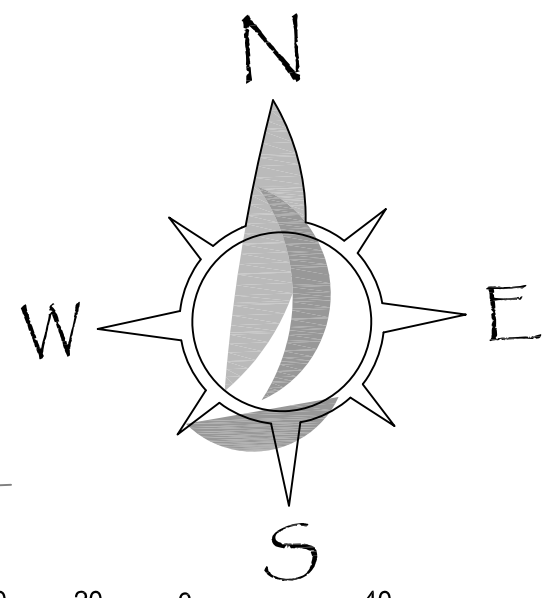
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- DRAINAGE EASEMENT
- UTILITY EASEMENT
- SETBACK
- UTILITY EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C53	150.55	475.00	18.16	S78° 47' 59"E	149.92
C54	166.39	525.00	18.16	S78° 47' 59"E	165.70
C55	143.15	91.00	90.13	N47° 03' 21"E	128.84
C56	221.80	141.00	90.13	N47° 03' 21"E	199.63
C57	182.47	116.00	90.13	N47° 03' 21"E	164.23
C59	158.47	500.00	18.16	S78° 47' 59"E	157.81
C60	18.85	12.00	90.00	N43° 00' 32"W	16.97
C61	21.03	25.00	48.19	S67° 53' 47"W	20.41
C62	241.19	50.00	276.38	S1° 59' 28"W	66.67
C64	18.85	12.00	90.00	N46° 59' 28"E	16.97
C94	21.03	25.00	48.19	S63° 54' 50"E	20.41

White Wolf Run
Subdivision

A Residential Subdivision Situated In Section 5,
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White Wolf Run

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SHEET 6 OF 11





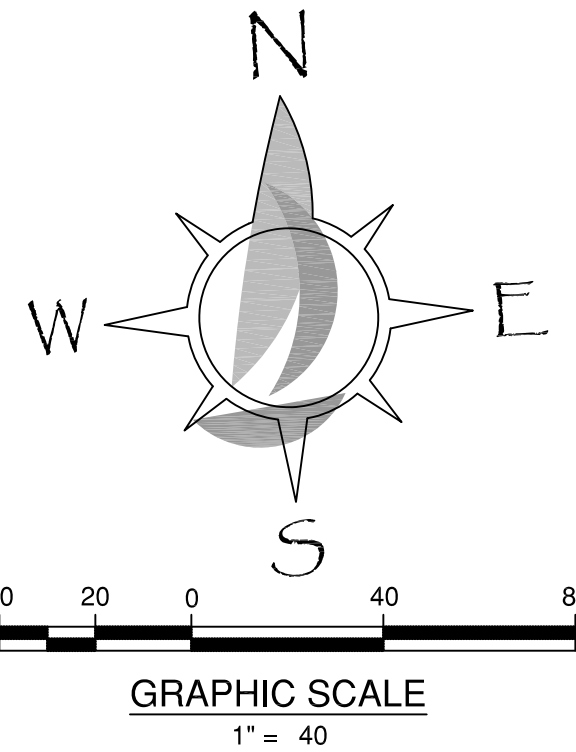
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- [Hatched Box] DRAINAGE EASEMENT
- [Cross-hatched Box] UTILITY EASEMENT
- SETBACK
- - - UTILITY EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C63	241.19	50.00	276.38	S1° 59' 28"W	66.67
C65	18.85	12.00	90.00	N43° 00' 32"W	16.97
C66	18.85	12.00	90.00	N46° 59' 28"E	16.97
C67	18.85	12.00	90.00	N43° 00' 32"W	16.97
C68	18.85	12.00	90.00	N46° 59' 28"E	16.97
C69	18.85	12.00	90.00	N43° 00' 32"W	16.97
C72	39.27	25.00	90.00	S46° 59' 28"W	35.36

White Wolf Run
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SHEET 7 OF 11

Legend:

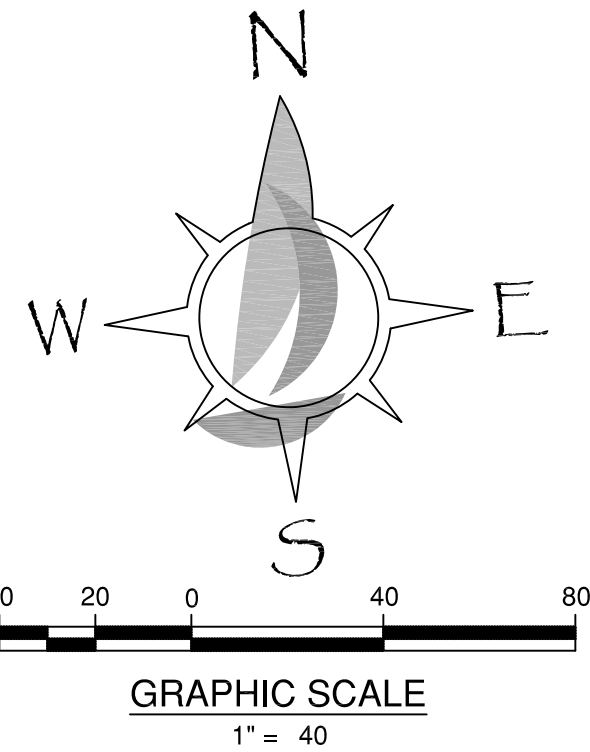
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C70	18.85	12.00	90.00	N46° 59' 28"E	16.97
C71	39.27	25.00	90.00	S43° 00' 32"E	35.36
C73	18.85	12.00	90.00	N43° 00' 32"W	16.97
C74	18.85	12.00	90.00	N46° 59' 28"E	16.97
C75	18.85	12.00	90.00	N43° 00' 32"W	16.97
C76	18.85	12.00	90.00	N46° 59' 28"E	16.97



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White Wolf Run

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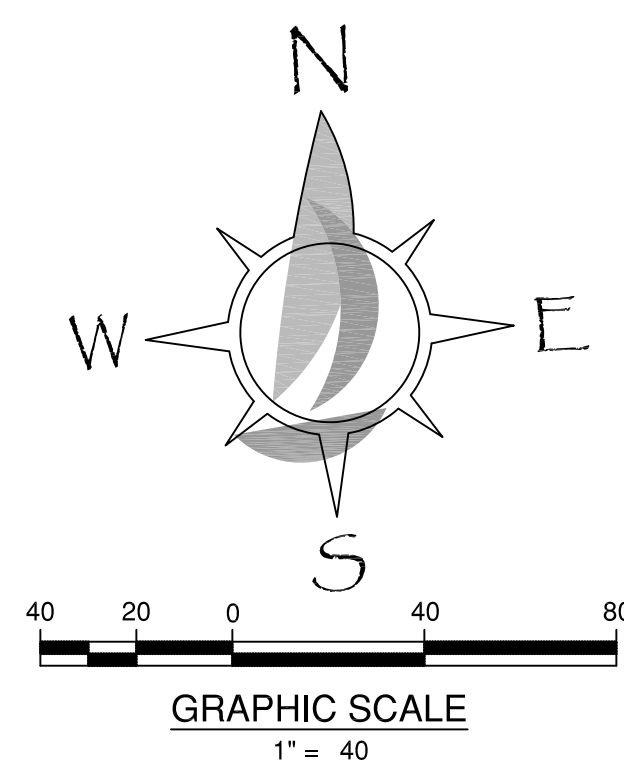
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C77	18.85	12.00	90.00	N43° 00' 32"W	16.97
C78	18.85	12.00	90.00	N46° 59' 28"E	16.97
C79	142.72	91.00	89.86	N42° 56' 19"W	128.54
C97	181.93	116.00	89.86	N42° 56' 19"W	163.85
C98	221.14	141.00	89.86	N42° 56' 19"W	199.16

- Legend:**
- = SET 1/2" CAPPED IRON ROD, LB #7191 (SIR LB #7191)
 - = SET PERMANENT REFERENCE MONUMENT (PRM), 4" X 4" CONCRETE MONUMENT STAMPED SEAS LB 7191 (SCM LB #7191 PRM)
 - ⊙ = SET PERMANENT CONTROL POINT (PCP), SET NAIL AND DISC, LB #7191 (SN&D LB #7191 PCP)
 - = DRAINAGE EASEMENT
 - = UTILITY EASEMENT
 - — — = SETBACK
 - - - - - = UTILITY EASEMENT

White Wolf Run

Subdivision

A Residential Subdivision Situated In Section 5, Township 3 North, Range 23 West, Okaloosa County, Florida.



SEAS
Seaside Engineering And Surveying, LLC
6575 Highway 189 North
Baker, Florida 32531
Ph: (850) 650-9563
Fax: (850) 398-6812

White Wolf Run

Seaside Engineering And Surveying, LLC
Licensed Surveying & Mapping Business No. 7191

SHEET 9 OF 11

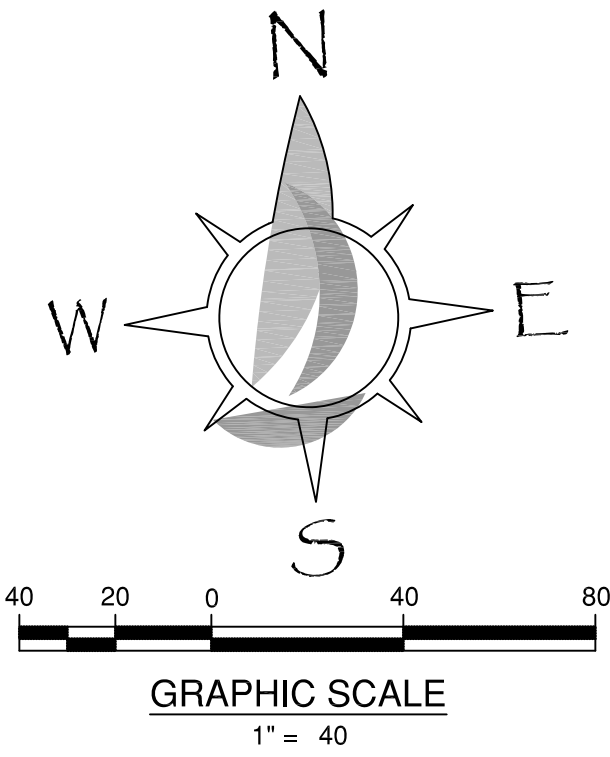
Legend:

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- = SET PERMANENT CONTROL POINT (PCP), SET NAIL AND DISC, LB #7191 (SN&D LB #7191 PCP)
-  = DRAINAGE EASEMENT
-  = UTILITY EASEMENT
- — — = SETBACK
- - - - - = UTILITY EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C80	142.76	91.00	89.89	S47° 11' 18"W	128.57
C81	18.90	12.00	90.25	S42° 52' 55"E	17.01
C82	18.80	12.00	89.75	S47° 07' 05"W	16.93
C99	181.98	116.00	89.89	S47° 11' 18"W	163.89
C100	221.20	141.00	89.89	S47° 11' 18"W	199.21

White Wolf Run Subdivision

A Residential Subdivision Situated In Section 5,
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County, Florida.



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SHEET 10 OF 11





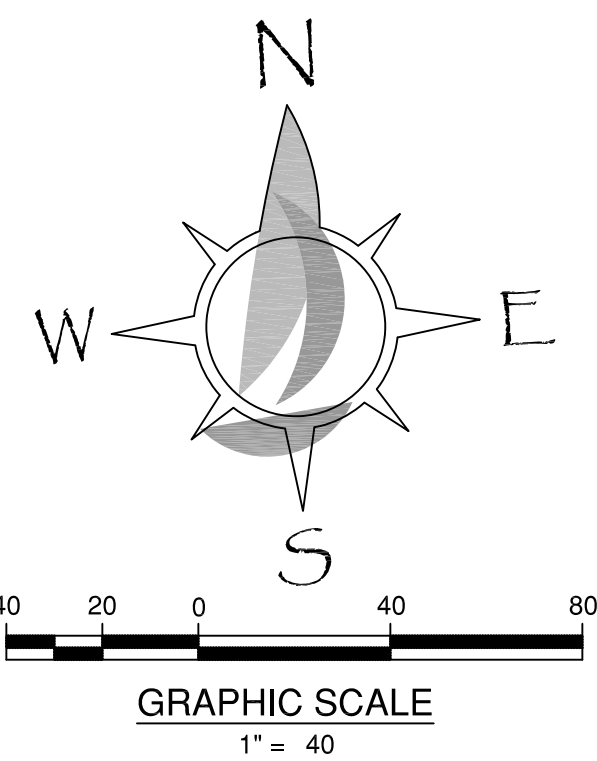
Legend:

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- = SET PERMANENT REFERENCE MONUMENT (PRM), 4" X 4" CONCRETE MONUMENT STAMPED SEAS LB 7191 (SCM LB #7191 PRM)
- ⊙ = SET PERMANENT CONTROL POINT (PCP), SET NAIL AND DISC, LB #7191 (SN&D LB #7191 PCP)
- ▨ = DRAINAGE EASEMENT
- ▩ = UTILITY EASEMENT
- = SETBACK
- - - = UTILITY EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C83	18.90	12.00	90.25	S42° 52' 55"E	17.01
C84	18.80	12.00	89.75	S47° 07' 05"W	16.93
C85	18.90	12.00	90.25	S42° 52' 55"E	17.01
C86	18.80	12.00	89.75	S47° 07' 05"W	16.93
C87	18.90	12.00	90.25	N42° 52' 55"W	17.01
C88	18.80	12.00	89.75	N47° 07' 05"E	16.93
C89	18.90	12.00	90.25	S42° 52' 55"E	17.01
C90	18.80	12.00	89.75	S47° 07' 05"W	16.93

White Wolf Run Subdivision

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County, Florida.



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SHEET 11 OF 11



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/2/2023
SUBJECT: 2. Conceptual Plat - Cherry Brook Subdivision

BACKGROUND:

Staff received the initial application for the Cherry Brook subdivision on October 18th, 2022. It has since gone through staff review and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided conceptual plat documents.

DISCUSSION:

This subdivision is proposed south of Point Center Road, which is south of Antioch Elementary School on Whitehurst Lane. The subdivision proposes to connect to Garrett Pit Road, and, as such, Garrett Pit Road will be improved to a paved road, per Okaloosa County standards. The subdivision proposes 106 lots, which is within the allowed density provided by the zoning district and future land use designation.

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

Approval of the conceptual plat will lead to the development of a subdivision that will have a positive future impact, including: impact fees, building permit fees and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a motion to recommend approval of the plat to the City Council.

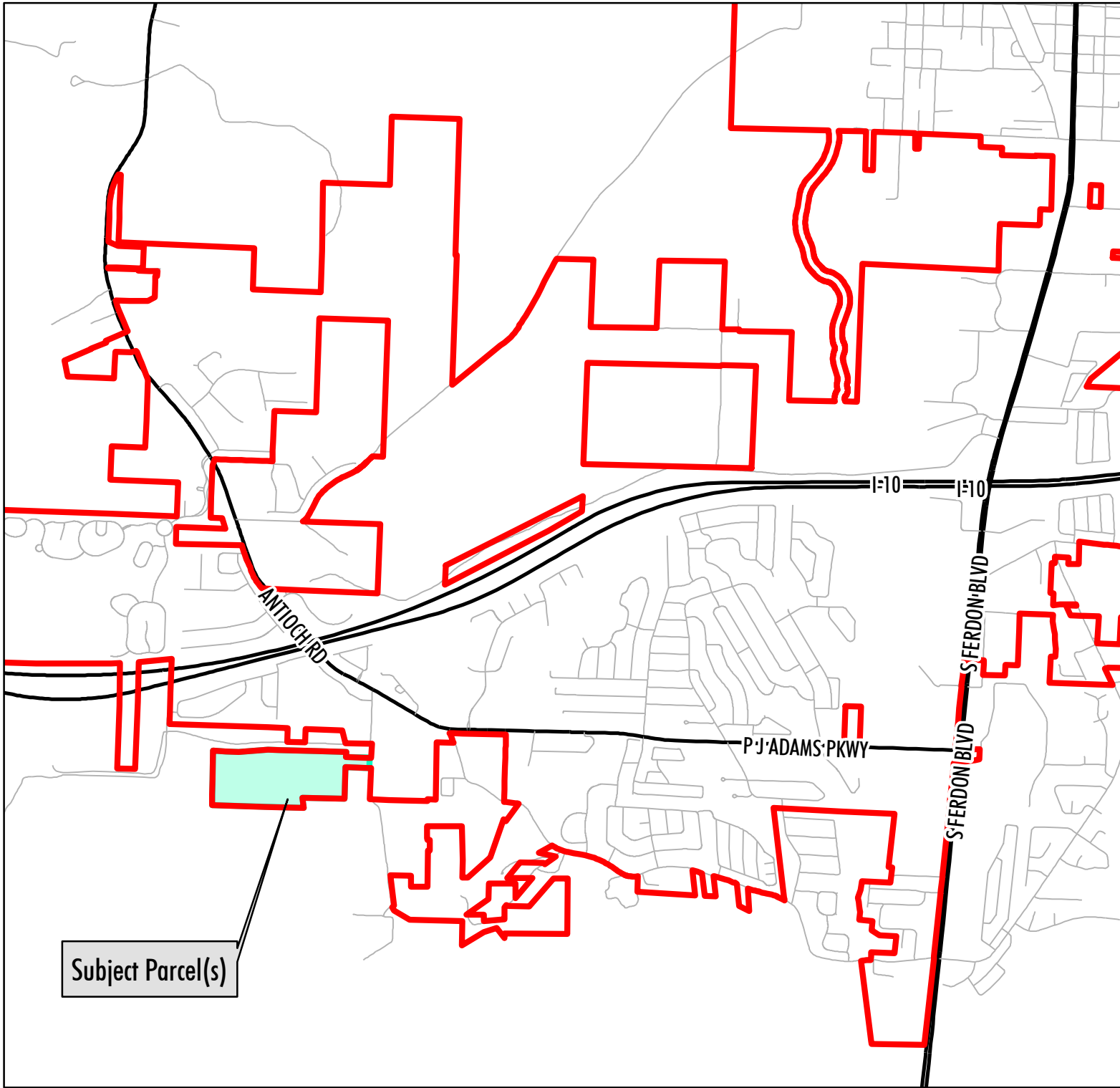
Attachments

1. Vicinity Map (1)
2. 190654.02 Cherry Brook Plat (01-10-23)

Vicinity Map



Not to Scale



Subject Parcel(s)

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

Cherry Brook Subdivision

PLAT BOOK _____, PAGE _____

*A RESIDENTIAL SUBDIVISION IN SECTIONS 35 & 36, TOWNSHIP 3 NORTH, RANGE 24 WEST
AND IN SECTION 2, TOWNSHIP 2 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA*

County Commissioners Approval:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS _____ DAY OF _____, 2022.

CHAIRMAN _____

MEMBER _____

MEMBER _____

MEMBER _____

MEMBER _____

Statement By Okaloosa County:

THE OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS HAS NOT ACCEPTED ANY ROADS, EASEMENTS, PARKS OR DRAINAGE STRUCTURES OR EASEMENTS SHOWN ON THIS PLAT OTHER THAN UTILITY EASEMENTS AND UTILITY STRUCTURES. THESE IMPROVEMENTS WILL NOT BE ACCEPTED BY THE BOARD UNLESS AND UNTIL THE PROVISIONS OF SECTION 6.01.053 (THE LAND DEVELOPMENT CODE) HAVE BEEN COMPLETED AND COMPLIED WITH.

County Engineer's Approval:

PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF OKALOOSA COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

EDWIN SANGUYO, P.E.
COUNTY ENGINEER

County Surveyor's Certificate:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE COUNTY SURVEYOR OF OKALOOSA COUNTY, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177.011-177.151 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2022.

CLAYTON JOHNSON, PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 7178
COUNTY LAND 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 MY KNOWLEDGE AS OF THE _____ DAY OF _____, 2022.

BEN ANDERSON, TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

County Clerk Certificate of Recording:

J.D. 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 _____.

J.D. PEACOCK II
CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA

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, PART 1, 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

PREPARED BY:

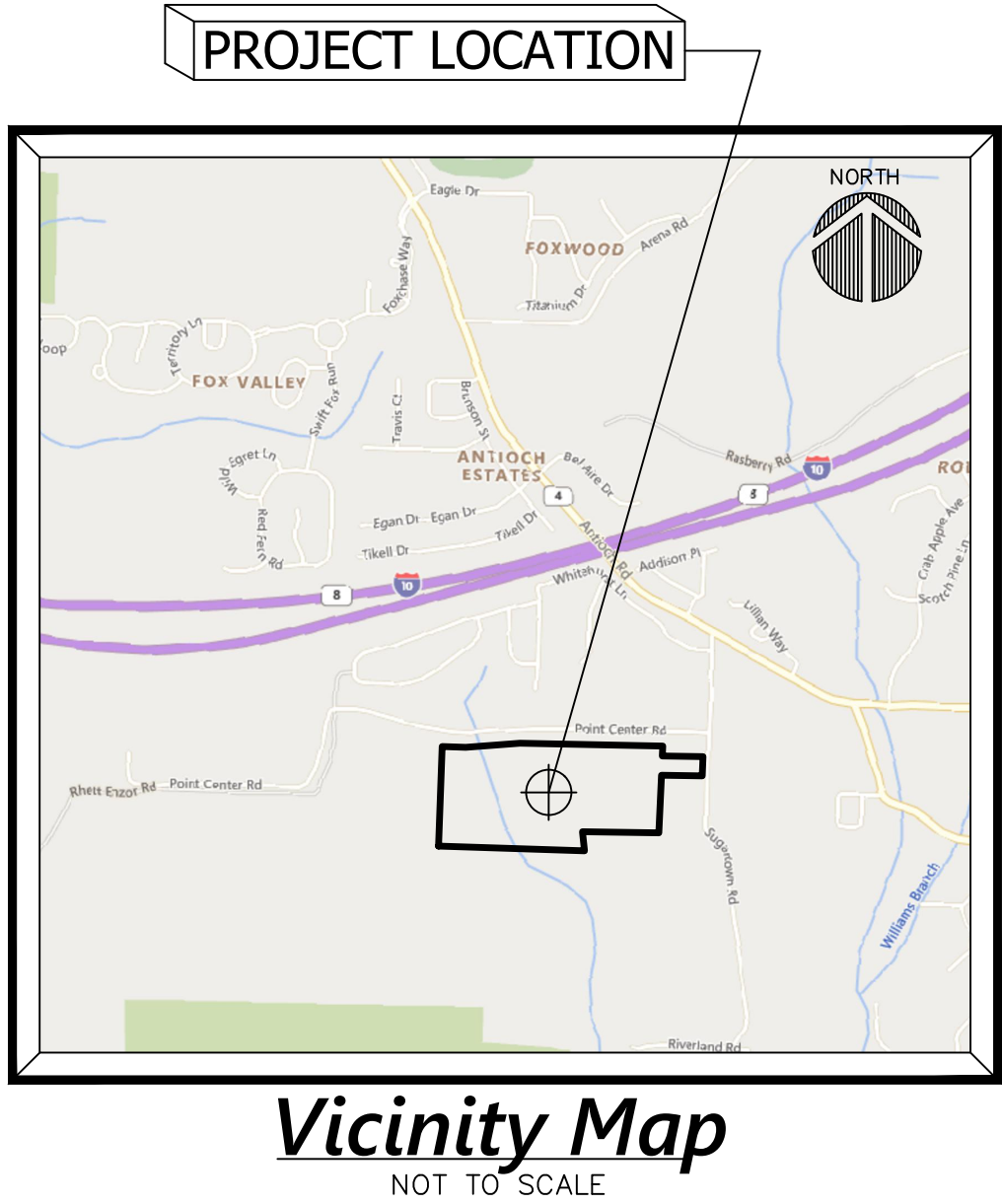


Gustin, Cothorn & Tucker, Inc.
Land Surveying and Mapping
121 Hart Street Niceville, FL 32578 (850) 678-5141

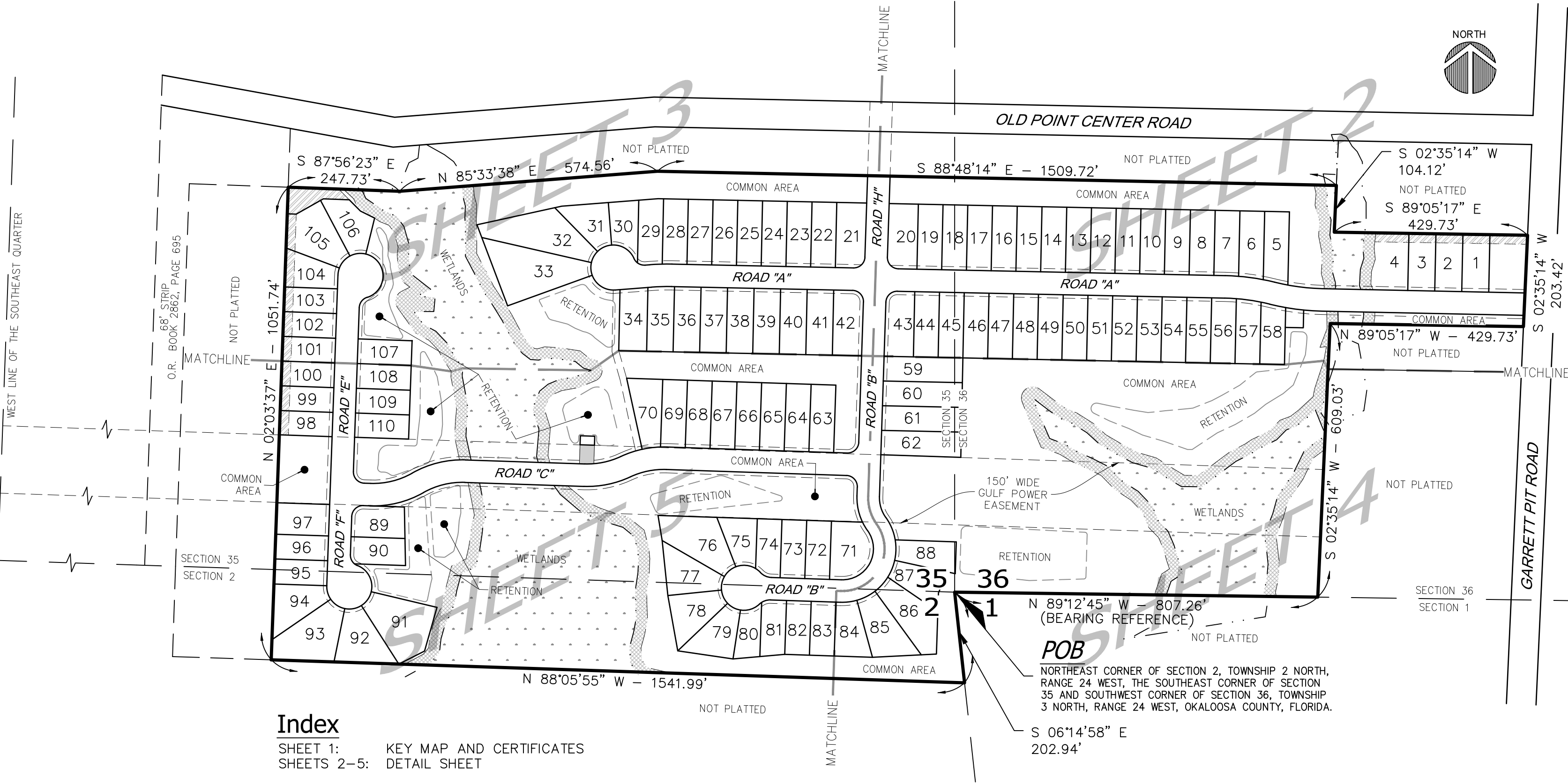
Cherry Brook Subdivision
SHEET 1 OF 5

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.

190654.02



Vicinity Map
NOT TO SCALE



Index

SHEET 1: KEY MAP AND CERTIFICATES
SHEETS 2-5: DETAIL SHEET

Key Map

NOT TO SCALE

Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT GEC CHERRY BROOK, LLC, UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER AND DEVELOPER OF THE LANDS HEREON PLATTED AS "CHERRY BROOK SUBDIVISION", DOES HEREBY DEDICATE IN FEE SIMPLE, ALL COMMON AREAS AS SHOWN HEREON TO CHERRY BROOK HOMEOWNERS ASSOCIATION, INC. GEC CHERRY BROOK, LLC DOES ALSO HEREBY DEDICATE IN FEE SIMPLE, ALL RIGHT-OF-WAYS AS SHOWN HEREON TO THE CITY OF CRESTVIEW. FURTHERMORE, GEC CHERRY BROOK, LLC DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, INCLUDING, BUT NOT LIMITED TO, CENTURYLINK, COX COMMUNICATIONS, FLORIDA POWER AND LIGHT COMPANY, OKALOOSA GAS DISTRICT, AND OKALOOSA COUNTY WATER AND SEWER, OVER THE RIGHTS-OF-WAY, COMMON AREAS, AND EASEMENTS AS SHOWN HEREON. GEC CHERRY BROOK, LLC DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

WITNESS _____

WITNESS _____

PATRICK S. DAVIS, MANAGER
GEC CHERRY BROOK, LLC

Acknowledgment to Dedication:

STATE OF FLORIDA, COUNTY OF OKALOOSA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022 BY PATRICK S. DAVIS AS MANAGER OF GEC CHERRY BROOK, LLC, WHO PRODUCED _____ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____

MY COMMISSION NUMBER: _____

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 DEDICATORS AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND.

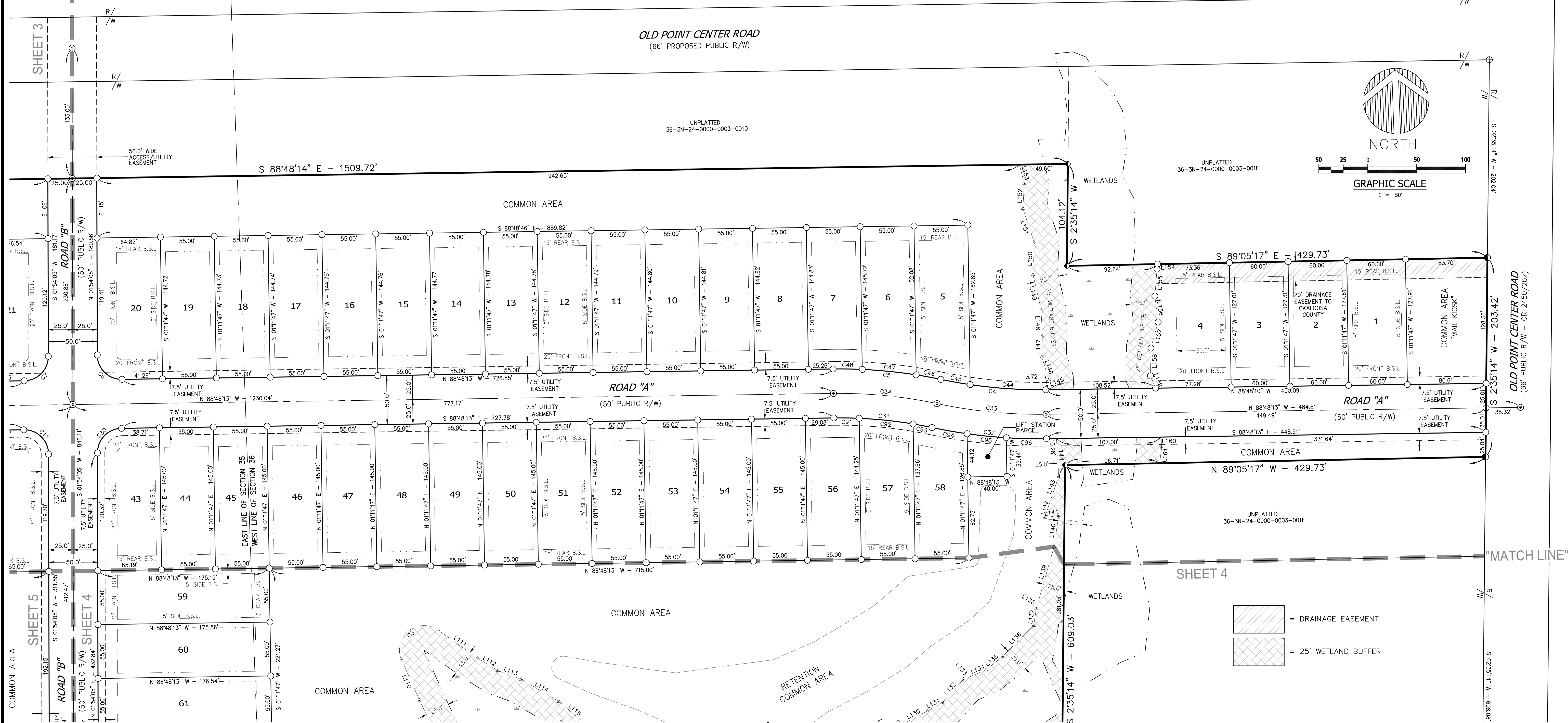
SCOTT M. CAMPBELL, ATTORNEY AT LAW
CLARK, PARTINGTON & HART

Surveyor's Notes:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 36, T3N, R24W, SAID LINE BEARING N 89°12'45" W, AS DETERMINED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 BASED ON NATIONAL GEODETIC CONTROL NETWORKS AND CONTINUOUSLY OPERATING REFERENCE STATIONS.
2. 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 THIS 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, CORRESPONDING CURVE DATUM AS SHOWN IN THE CURVE TABLE AND 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.

Cherry Brook Subdivision

A RESIDENTIAL SUBDIVISION IN SECTIONS 35 & 36, TOWNSHIP 3 NORTH, RANGE 24 WEST
AND IN SECTION 2, TOWNSHIP 2 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA



CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C3	65.20'	25.00'	149°25'10"	N 52°40'17" E	48.23'
C4	107.94'	500.00'	12°22'10"	N 82°17'54" W	107.73'
C5	110.74'	500.00'	12°41'24"	N 82°27'31" W	110.52'
C6	39.58'	25.00'	90°42'18"	S 43°27'04" E	35.57'
C7	38.96'	25.00'	89°17'42"	S 46°32'56" W	35.14'
C11	39.58'	25.00'	90°42'18"	S 43°27'04" E	35.57'
C30	38.96'	25.00'	89°17'42"	S 46°32'56" W	35.14'
C31	100.94'	450.00'	12°51'09"	S 82°22'39" E	100.73'
C32	117.77'	525.00'	12°51'09"	S 82°22'39" E	117.52'
C33	112.16'	500.00'	12°51'09"	S 82°22'39" W	111.92'
C34	106.15'	475.00'	12°51'09"	S 82°22'39" W	106.13'
C44	77.49'	500.00'	08°52'46"	N 84°02'36" W	77.41'
C45	30.46'	500.00'	03°29'24"	N 77°51'31" W	30.45'
C46	25.59'	500.00'	02°55'59"	N 77°34'48" W	25.59'
C47	55.39'	500.00'	06°20'51"	N 82°13'13" W	55.37'
C48	29.75'	500.00'	03°24'34"	N 87°05'56" W	29.75'
C91	25.94'	450.00'	03°18'09"	S 87°09'08" E	25.94'
C92	55.43'	450.00'	07°03'26"	S 81°58'20" E	55.39'
C93	19.58'	450.00'	02°28'33"	S 77°11'51" E	19.57'
C94	36.49'	525.00'	03°58'55"	S 77°56'32" E	36.48'
C95	40.28'	525.00'	04°23'46"	S 82°07'53" E	40.27'
C96	41.00'	525.00'	04°28'27"	S 86°34'00" E	40.99'

LINE TABLE		
LINE#	BEARING	LENGTH
L110	N 22°02'18" W	45.10'
L111	S 52°37'08" E	49.46'
L112	S 56°08'33" E	24.34'
L113	S 67°34'17" E	25.62'
L114	S 57°36'36" E	44.53'
L115	S 47°31'06" E	36.14'
L130	N 64°02'40" E	27.67'
L131	N 63°09'59" E	17.60'
L132	N 44°19'38" E	32.25'
L133	N 69°22'40" E	10.22'
L134	N 69°22'40" E	14.66'
L135	S 52°37'14" E	21.67'
L136	N 47°24'24" E	44.93'
L137	N 10°28'09" E	17.31'
L138	N 18°07'20" E	10.13'
L139	N 18°07'20" E	55.84'
L140	N 10°24'49" E	32.19'
L141	S 83°08'43" W	14.44'
L142	N 20°44'42" E	19.51'
L143	N 20°44'42" E	25.06'
L144	N 01°19'23" W	38.62'
L145	N 00°40'29" W	10.12'

LINE TABLE		
LINE#	BEARING	LENGTH
L146	N 15°01'37" W	24.31'
L147	N 03°02'28" E	21.42'
L148	N 00°17'55" W	26.84'
L149	N 11°07'37" W	36.85'
L150	N 04°37'46" E	32.30'
L151	N 16°23'06" W	37.28'
L152	N 05°09'24" E	25.40'
L153	N 12°22'42" W	20.04'
L154	S 08°54'20" W	5.10'
L155	S 08°30'21" W	27.67'
L156	S 05°10'34" E	26.68'
L157	S 17°31'18" W	27.67'
L158	S 03°01'27" W	28.31'
L159	S 20°30'43" E	13.64'
L160	S 00°03'40" E	11.11'
L161	S 09°20'20" W	15.73'

Legend

- = SET 1/2" CAPPED IRON ROD, (L.B. #3501) (P.R.M.)
- ⊙ = SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
- = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- ⊠ = FCM ROUND CONCRETE MONUMENT, (L.B. #4418)
- ⊞ = FCM 4"x4" CONCRETE MONUMENT, (NO IDENTIFICATION)
- = FCM 4"x4" CONCRETE MONUMENT, (L.B. #3420)
- 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
- POC = POINT OF COMMENCEMENT
- L.B. = LAND SURVEYING BUSINESS
- L.S. = LICENSED SURVEYOR
- ± = MORE OR LESS
- = DISTANCE NOT TO SCALE
- N = NORTH OR NORTHING
- E = EAST OR EASTING
- L = ARC LENGTH
- R = RADIUS
- D = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING (DIRECTION)
- C = CHORD LENGTH
- C1-C9 = CURVE & LETTER TO CURVE TABLE
- L1-L2 = LINE & NUMBER TO LINE TABLE
- B.S.L. = BUILDING SETBACK LINE
- FIR = FOUND 1/2" CAPPED IRON ROD
- FCM = FOUND 4"x4" CONCRETE MONUMENT
- OHU = OVERHEAD UTILITIES
- H.O.A. = HOMEOWNER ASSOCIATION

Building Setbacks

FRONT: 20 FEET
REAR: 15 FEET
SIDE: 5 FEET

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Prepared: June 2022

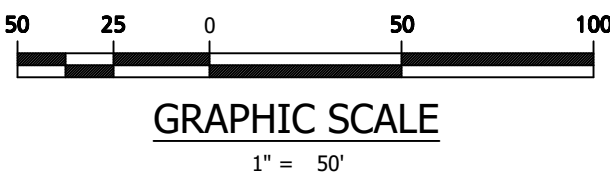
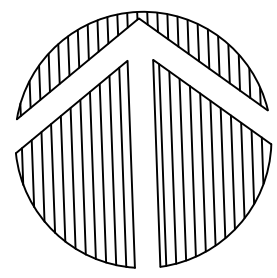
PREPARED BY:

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

Cherry Brook Subdivision
SHEET 2 OF 5

Cherry Brook Subdivision

A RESIDENTIAL SUBDIVISION IN SECTIONS 35 & 36, TOWNSHIP 3 NORTH, RANGE 24 WEST
AND IN SECTION 2, TOWNSHIP 2 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA

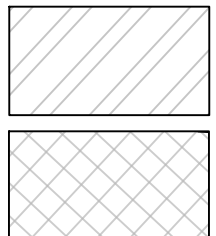


LINE TABLE		
LINE#	BEARING	LENGTH
L18	N 02°51'27" E	39.92'
L19	N 05°52'56" E	22.60'
L20	N 08°30'47" W	28.65'
L21	N 10°51'34" W	44.63'
L22	N 04°27'47" E	11.89'
L23	N 34°08'41" W	29.94'
L24	N 28°33'54" W	26.28'
L25	N 43°41'37" W	29.35'
L26	N 61°33'42" W	33.60'
L27	N 35°25'42" W	11.93'
L28	N 35°25'42" W	41.26'
L29	N 35°25'42" W	15.93'
L30	N 63°21'19" E	20.01'
L31	N 52°01'10" W	21.05'
L32	N 15°27'23" E	35.71'
L33	N 04°31'14" W	24.27'
L34	N 06°30'45" E	17.88'
L35	N 15°57'01" W	20.31'
L36	N 15°46'48" W	15.43'
L37	N 36°47'02" W	17.34'
L38	N 68°12'08" W	22.63'
L39	N 55°06'02" W	22.50'
L40	N 55°24'30" W	23.83'
L41	N 55°24'30" W	14.81'
L42	N 25°17'11" W	17.48'
L43	N 46°51'57" W	31.16'
L44	S 05°29'19" E	9.52'
L45	S 05°29'19" E	14.03'
L46	S 15°02'28" E	19.67'
L47	S 02°06'12" W	30.10'
L48	S 02°28'45" E	21.14'
L49	S 00°49'29" E	39.31'
L50	S 01°00'44" W	18.38'
L51	S 27°47'10" E	44.18'
L52	S 27°47'10" E	4.50'
L53	S 26°52'25" E	33.28'
L54	S 33°32'01" E	38.42'
L55	S 31°23'24" E	37.42'
L56	S 28°00'38" E	26.58'
L57	S 28°00'44" E	34.59'
L58	S 42°08'01" E	17.60'
L59	S 52°32'24" E	12.32'
L60	S 86°06'47" E	6.60'
L61	N 74°45'51" E	16.23'
L62	S 66°45'14" E	34.30'
L63	S 81°00'20" E	45.17'
L64	S 50°41'25" E	25.01'
L65	S 73°19'46" E	12.40'
L66	S 67°31'57" W	39.66'
L67	S 79°57'34" W	37.91'
L68	S 67°14'12" W	18.99'
L69	S 50°47'24" W	14.69'
L70	S 23°46'30" W	18.84'
L71	S 10°53'53" W	9.64'
L72	S 17°25'35" E	41.84'

"MATCH LINE"

Legend

- = SET 1/2" CAPPED IRON ROD, (L.B. #3501) (P.R.M.)
- ⊙ = SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
- = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- ▣ = FCM 4"x4" CONCRETE MONUMENT, (L.B. #4418)
- ▣ = FCM 4"x4" CONCRETE MONUMENT, (NO IDENTIFICATION)
- ▣ = FCM 4"x4" CONCRETE MONUMENT, (L.B. #3420)
- 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
- H.O.A. = HOMEOWNER ASSOCIATION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- L.B. = LAND SURVEYING BUSINESS
- L.S. = LICENSED SURVEYOR
- ± = MORE OR LESS
- = DISTANCE NOT TO SCALE
- N = NORTH OR NORTHING
- E = EAST OR EASTING
- L = ARC LENGTH
- R = RADIUS
- D = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING (DIRECTION)
- C = CHORD LENGTH
- C1-C9 = CURVE & LETTER TO CURVE TABLE
- L1-L2 = LINE & NUMBER TO LINE TABLE
- B.S.L. = BUILDING SETBACK LINE
- FIR = FOUND 1/2" CAPPED IRON ROD
- FCM = FOUND 4"x4" CONCRETE MONUMENT
- OHU = OVERHEAD UTILITIES
- O.R. = OFFICIAL RECORDS
- No. OR # = NUMBER



= DRAINAGE EASEMENT

= 25' WETLAND BUFFER

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	43.10'	25.00'	98°47'00"	N 13°57'49" E	37.96'
C2	61.46'	25.00'	140°51'43"	S 02°53'54" E	47.11'
C6	39.58'	25.00'	90°42'18"	N 43°27'04" W	35.57'
C7	38.96'	25.00'	89°17'42"	S 46°32'56" W	35.14'
C8	49.19'	500.00'	05°38'11"	S 88°22'42" W	49.17'
C9	30.77'	25.00'	70°31'44"	N 37°19'29" E	28.87'
C10	44.27'	450.00'	05°38'11"	N 88°22'42" E	44.25'
C11	39.58'	25.00'	90°42'18"	S 43°27'04" E	35.57'
C18	30.77'	25.00'	70°31'44"	N 37°19'29" E	28.87'
C30	38.96'	25.00'	89°17'42"	N 46°32'56" E	35.14'
C35	46.73'	475.00'	05°38'11"	S 88°22'42" W	46.71'
C36	72.27'	100.00'	41°24'35"	N 73°44'06" W	70.71'
C42	19.49'	50.00'	22°20'21"	S 131°3'48" W	19.37'
C49	21.59'	500.00'	02°28'26"	S 89°57'34" W	21.59'
C50	27.60'	500.00'	03°09'45"	S 87°08'29" W	27.59'
C51	17.94'	25.00'	41°06'55"	N 73°52'56" W	17.56'
C52	12.83'	25.00'	29°24'48"	N 38°37'04" W	12.69'
C53	61.56'	50.00'	70°32'43"	N 59°11'02" W	57.75'
C54	34.83'	50.00'	39°54'25"	S 65°35'25" W	34.13'
C55	28.59'	50.00'	32°45'55"	S 29°15'14" W	28.21'
C56	28.59'	50.00'	32°45'55"	S 03°30'41" E	28.21'
C57	65.05'	50.00'	74°32'45"	S 57°10'01" E	60.56'
C63	129.89'	50.00'	148°50'16"	N 01°49'47" W	96.33'
C64	36.27'	50.00'	41°34'02"	S 82°58'04" W	35.48'
C65	36.27'	50.00'	41°34'02"	S 41°24'02" W	35.48'
C66	16.19'	50.00'	18°33'24"	S 11°20'20" W	16.12'

Building Setbacks

FRONT: 20 FEET
REAR: 15 FEET
SIDE: 5 FEET

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

PREPARED BY:



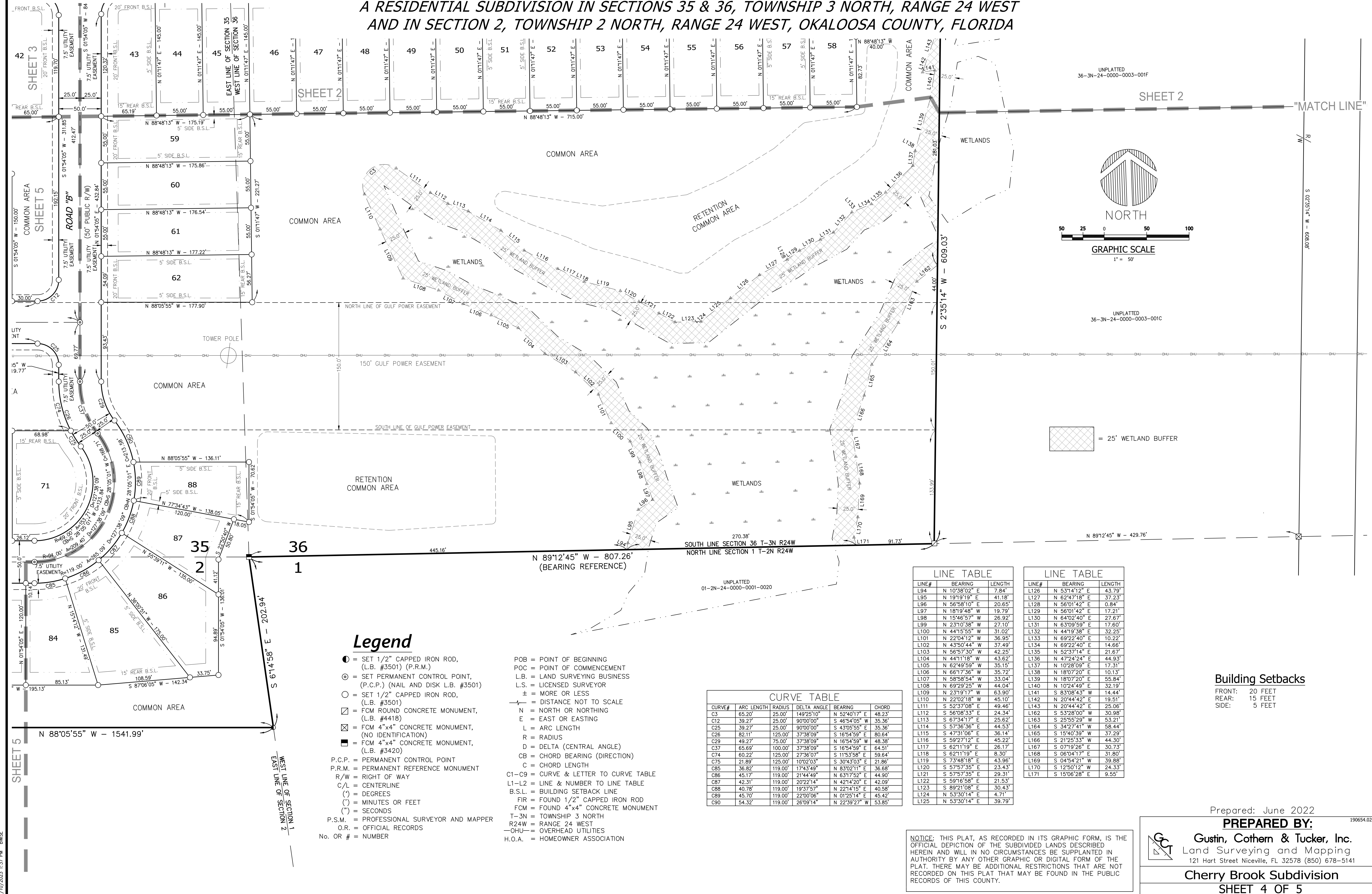
Gustin, Cothorn & Tucker, Inc.
Land Surveying and Mapping
121 Hart Street Niceville, FL 32578 (850) 678-5141

Cherry Brook Subdivision
SHEET 3 OF 5

Cherry Brook Subdivision

PLAT BOOK _____, PAGE _____

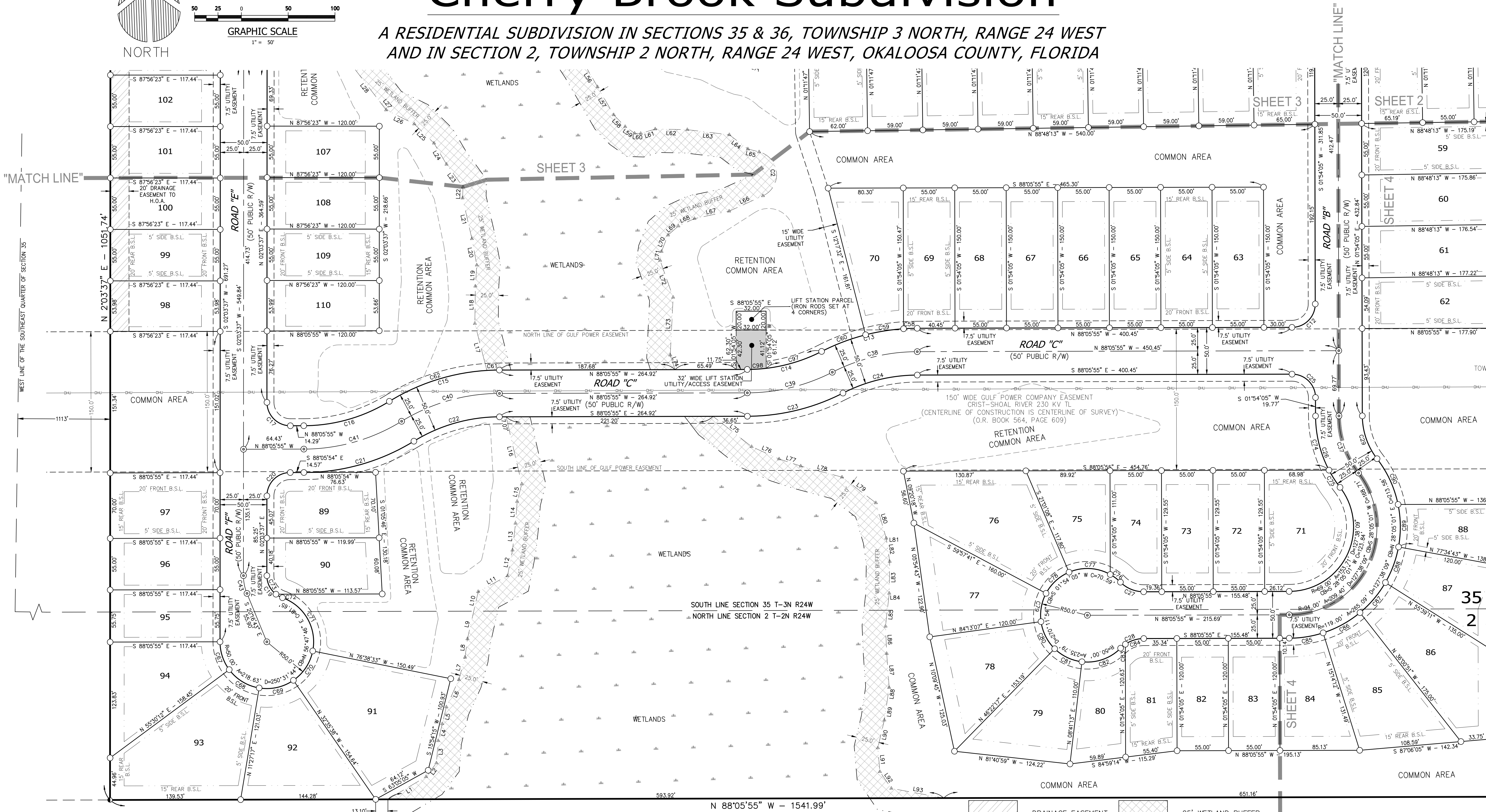
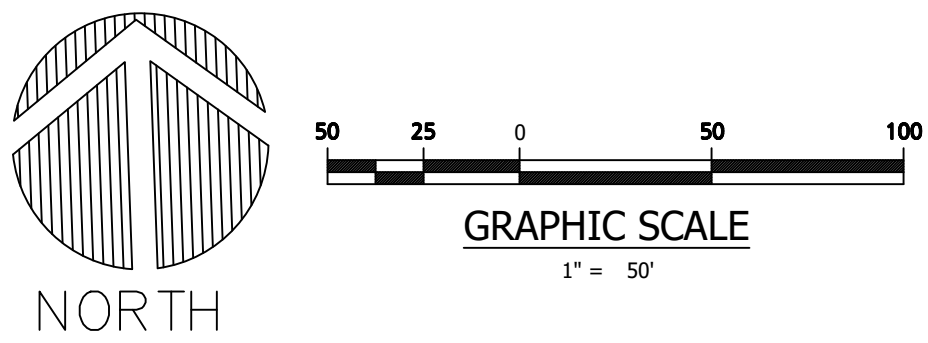
A RESIDENTIAL SUBDIVISION IN SECTIONS 35 & 36, TOWNSHIP 3 NORTH, RANGE 24 WEST
AND IN SECTION 2, TOWNSHIP 2 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA



1/10/2023 1:37 PM BWSE

Cherry Brook Subdivision

A RESIDENTIAL SUBDIVISION IN SECTIONS 35 & 36, TOWNSHIP 3 NORTH, RANGE 24 WEST
AND IN SECTION 2, TOWNSHIP 2 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA



CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C2	61.46'	25.00'	140°51'43"	S 02°53'54" E	47.11'
C12	39.27'	25.00'	90°00'00"	S 46°54'08" E	35.36'
C13	106.08'	225.00'	27°00'46"	S 78°23'42" W	105.10'
C14	82.51'	175.00'	27°00'46"	S 78°23'42" W	81.74'
C15	123.81'	225.00'	31°31'39"	S 76°08'16" W	122.25'
C16	96.30'	175.00'	31°31'39"	S 76°08'16" W	95.09'
C17	39.34'	25.00'	90°09'32"	N 43°01'09" E	35.40'
C19	30.77'	25.00'	70°31'44"	N 33°12'14" W	28.87'
C20	39.28'	25.00'	89°50'29"	N 46°58'52" E	35.31'
C21	123.81'	225.00'	31°31'39"	N 76°08'16" E	122.25'
C22	96.30'	175.00'	31°31'39"	N 76°08'16" E	95.09'
C23	106.08'	225.00'	27°00'46"	N 78°23'42" E	105.10'
C24	82.51'	175.00'	27°00'46"	N 78°23'42" E	81.74'
C25	39.27'	25.00'	90°00'00"	S 43°05'55" E	35.36'
C26	82.11'	125.00'	37°38'09"	S 16°54'59" E	80.84'
C27	27.55'	35.00'	45°05'57"	N 65°32'56" W	26.84'
C28	27.55'	35.00'	45°05'57"	N 69°21'07" E	26.84'
C29	49.27'	75.00'	37°38'09"	N 16°54'59" W	48.38'
C37	65.69'	100.00'	37°38'09"	S 16°54'59" E	64.51'
C38	94.29'	200.00'	27°00'46"	S 78°23'42" W	93.42'

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C39	94.29'	200.00'	27°00'46"	S 78°23'42" W	93.42'
C40	110.05'	200.00'	31°31'39"	S 76°08'16" W	108.67'
C41	110.05'	200.00'	31°31'39"	S 76°08'16" W	108.67'
C43	19.49'	50.00'	22°20'21"	S 09°06'33" E	19.37'
C58	14.56'	225.00'	03°42'24"	N 89°57'07" W	14.55'
C59	41.18'	225.00'	10°29'14"	S 82°57'04" W	41.13'
C60	50.34'	225.00'	12°49'08"	S 71°17'53" W	50.23'
C61	13.37'	225.00'	03°24'19"	N 89°48'04" W	13.37'
C62	110.44'	225.00'	28°07'20"	S 74°06'54" W	109.33'
C67	31.90'	50.00'	36°33'26"	S 16°15'05" E	31.36'
C68	38.44'	50.00'	44°02'55"	S 56°31'16" E	37.50'
C69	38.44'	50.00'	44°02'55"	N 79°25'49" E	37.50'
C70	38.44'	50.00'	44°02'55"	N 35°22'54" E	37.50'
C71	71.41'	50.00'	81°49'33"	N 27°33'20" W	65.49'
C72	7.93'	25.00'	18°10'40"	N 59°22'46" W	7.90'
C73	22.84'	25.00'	32°03'03"	N 24°06'54" W	22.06'
C74	60.22'	125.00'	27°36'27"	S 11°53'58" E	59.64'
C75	21.89'	125.00'	10°02'03"	S 30°43'03" E	21.86'
C76	13.67'	50.00'	15°39'49"	N 50°49'52" W	13.63'
C77	45.69'	50.00'	52°21'21"	N 84°50'27" W	44.12'

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C78	33.98'	50.00'	38°56'33"	S 49°30'36" W	33.33'
L1	61.24' 0.97'				47.47'
L2	N 39°03'51" E				18.33'
L3	N 06°30'35" E				24.02'
L4	N 15°39'11" E				11.40'
L5	N 15°39'11" E				25.64'
C83	6.68'	35.00'	10°55'54"	N 52°16'05" E	6.67'
C84	20.87'	35.00'	34°10'03"	N 74°49'04" E	20.56'
C85	36.82'	119.00'	17°43'49"	N 83°02'11" E	36.68'
L8	N 09°35'10" E				19.97'
L9	N 14°49'36" E				30.26'
C87	42.31'	119.00'	20°22'14"	N 42°14'20" E	42.09'
C88	40.78'	119.00'	19°37'57"	N 22°14'15" E	40.58'
C89	45.70'	119.00'	22°00'06"	N 01°25'14" E	45.42'
C90	54.32'	119.00'	26°09'14"	N 22°39'27" W	53.85'
C97	62.21'	175.00'	20°22'06"	S 75°04'23" W	61.88'
C98	20.29'	175.00'	06°38'39"	S 88°34'46" W	20.28'

LINE TABLE		
LINE#	BEARING	LENGTH
L1	N 61°24'07" E	47.47'
L2	N 39°03'51" E	18.33'
L3	N 06°30'35" E	24.02'
L4	N 15°39'11" E	11.40'
L5	N 15°39'11" E	25.64'
L6	N 26°38'39" E	32.14'
L7	N 17°25'14" E	24.69'
L8	N 09°35'10" E	19.97'
L9	N 14°49'36" E	30.26'
L10	N 14°49'36" E	21.46'
L11	N 63°44'31" E	35.58'
L12	N 13°02'10" E	27.97'
L13	N 08°20'59" E	28.97'
L14	N 06°28'47" E	23.40'
L15	N 16°51'36" E	19.13'
L16	N 11°05'27" W	73.71'
L17	N 12°19'06" W	51.80'
L18	N 02°51'27" E	39.92'
L19	N 05°52'56" E	29.21'
L20	N 08°30'47" W	28.65'

LINE TABLE		
LINE#	BEARING	LENGTH
L21	N 10°57'34" W	44.63'
L22	N 04°27'47" E	11.89'
L23	N 34°08'41" W	29.94'
L24	N 28°33'54" W	26.28'
L25	N 43°41'37" W	29.35'
L26	N 61°33'42" W	33.60'
L27	N 35°25'42" W	11.93'
L28	N 35°25'42" W	41.26'
L29	N 28°00'38" E	26.58'
L30	N 28°00'38" E	34.59'
L31	N 42°08'01" E	17.60'
L32	S 52°32'24" E	12.32'
L33	S 86°06'47" E	6.60'
L34	N 06°28'47" E	16.23'
L35	S 86°45'14" E	34.30'
L36	S 81°00'20" E	45.17'
L37	S 50°41'25" E	25.01'
L38	S 73°19'46" E	12.40'
L39	S 67°31'57" W	39.66'
L40	S 79°57'34" W	37.91'

LINE TABLE		
LINE#	BEARING	LENGTH
L41	S 67°41'12" W	18.89'
L42	S 50°47'24" W	16.99'
L43	S 23°46'30" W	18.84'
L44	S 10°53'53" W	9.64'
L45	S 17°25'35" E	41.84'
L46	S 04°53'13" W	61.78'
L47	S 15°49'19" E	16.40'
L48	S 49°47'28" E	52.41'
L49	S 63°46'02" E	32.22'
L50	S 28°00'44" E	24.35'
L51	S 72°56'32" E	45.65'
L52	S 50°42'42" E	45.41'
L53	S 14°18'31" E	37.65'
L54	S 14°18'31" E	1.75'
L55	S 06°24'50" E	25.09'
L56	S 02°46'50" W	34.06'
L57	S 08°32'20" W	25.96'
L58	S 00°27'02" E	29.21'
L59	S 02°06'22" E	36.37'

LINE TABLE		
LINE#	BEARING	LENGTH
L60	S 10°54'05" W	155.48'
L61	S 01°54'05" W	19.77'
L62	S 01°54'05" W	19.77'
L63	S 01°54'05" W	19.77'
L64	S 01°54'05" W	19.77'
L65	S 01°54'05" W	19.77'
L66	S 01°54'05" W	19.77'
L67	S 01°54'05" W	19.77'
L68	S 01°54'05" W	19.77'
L69	S 01°54'05" W	19.77'
L70	S 01°54'05" W	19.77'
L71	S 01°54'05" W	19.77'
L72	S 01°54'05" W	19.77'
L73	S 01°54'05" W	19.77'
L74	S 01°54'05" W	19.77'
L75	S 01°54'05" W	19.77'
L76	S 01°54'05" W	19.77'
L77	S 01°54'05" W	19.77'
L78	S 01°54'05" W	19.77'
L79	S 01°54'05" W	19.77'
L80	S 01°54'05" W	19.77'
L81	S 01°54'05" W	19.77'
L82	S 01°54'05" W	19.77'
L83	S 01°54'05" W	19.77'
L84	S 01°54'05" W	19.77'
L85	S 01°54'05" W	19.77'
L86	S 01°54'05" W	19.77'
L87	S 01°54'05" W	19.77'
L88	S 01°54'05" W	19.77'
L89	S 01°54'05" W	19.77'
L90	S 01°54'05" W	19.77'
L91	S 01°54'05" W	19.77'
L92	S 01°54'05" W	19.77'
L93	S 01°54'05" W	19.77'

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

PREPARED BY:

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

Cherry Brook Subdivision
SHEET 5 OF 5

Building Setbacks

FRONT: 20 FEET
REAR: 15 FEET
SIDE: 5 FEET



190654.02



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2023
SUBJECT: 1. Variance - Antioch Road Lot Split

BACKGROUND:

The Land Development Code, Section 3.04.03, requires a variance through the Board of Adjustment to split any lot in a platted recorded subdivision which was recorded after March 11, 1974, which is the date on which technical review of plats began in our area pursuant to Chapter 177 of the Florida Statutes, established in 1971.

DISCUSSION:

Staff finds that the requested variance meets the following requirements of Section 9.02.02 of the Land Development Code:

- Approval of the proposed variance shall not provide to the property any special privilege that is denied to other development sites within the same zoning district
- The approval of the proposed variance ensures compatibility of the resulting development with the uses and character of the adjacent and surrounding neighborhood
- The proposed variance is consistent with the intents and purposes of the requirements of this LDC
- The proposed variance is consistent with the provisions of the Comprehensive Plan
- The proposed variance is not detrimental to the health, safety or general welfare of the public

Staff finds that the resulting lots will be compliant with the LDC standards for the R-2 zoning district, the Comprehensive Plan standards for the Residential future land use designation, and that the resulting lot sizes (16,552 square feet and 18,295.2 square feet) as well as the resulting density (2.5 dwelling units per acre) are consistent and compatible with the lots in the same plat, as well as lots throughout the surrounding area.

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

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

Expected financial impacts are positive, resulting in tax, building permit and utility billing income from two properties with houses rather than the one that would be possible currently.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the variance for the proposed lot split and execute the attached order.

Attachments

1. Application
2. Survey
3. BOA Order



CITY OF CRESTVIEW

Community Development Services

198 Wilson St. North • Crestview, FL 32536
(850) 682-1560 • planning@cityofcrestview.org

VARIANCE APPLICATION

Application Information

Address/Location: 4425 Old Antioch Rd

Parcel ID#: 06-2N-23-5000-000B-0490

Owner Name: Malcolm Spears / Grand American Enterprises Inc.

Mailing Address: P.O. Box 686 Baker FL 32531

Phone: 850-259-2012 Email: malcolmspears@gmail.com

Agent Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Zoning District: R-1 ☒ R-2 R-3 MU C-1 C-2 IN P E

Future Land Use: ☒ R MU C IN PL CON

Brief description of the extent of the requested variance: Split into two lots per attached survey

Required Documentation

1. Detailed explanation regarding how the proposed variance complies with each of the requirements of Section 9.02.02 (as follows):
 - a. The need for the proposed variance is due to the unusual or unique physical shape, configuration, or other physical condition of the development site. These special conditions are not generally applicable to other lands, structures, or buildings in the same zoning district;
 - b. The literal interpretation and application of the provisions of this LDC would deprive the property owner of property rights commonly enjoyed by other properties in the same zoning district, resulting in an undue hardship;
 - c. The special conditions are not the result of actions by the property owner and are not based solely on a desire to reduce development costs;
 - d. Approval of the proposed variance shall not provide to the property any special privilege that is denied to other development sites within the same zoning district;
 - e. The proposed variance is the minimum variance that results in reasonable use of the land, building, or structure;
 - f. Approval of the proposed variance shall ensure compatibility of the resulting development with the uses and character of the adjacent and surrounding neighborhood;
 - g. The proposed variance is consistent with the intents and purposes of the requirements of this LDC;
 - h. The proposed variance is consistent with the provisions of the Comprehensive Plan; and
 - i. The proposed variance is not detrimental to the health, safety, or general welfare of the public.

***Note that application for variance approval does not ensure approval of variance by PDB. Application and Fee are required to process and review variance, but variance approval or disapproval shall be at the discretion of the PDB in compliance with the Land Development Code.**



CITY OF CRESTVIEW

VARIANCE APPLICATION

Consent and Understanding

I (the undersigned), _____ being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed, and that I am authorized to sign the application by the owner or owners. I authorize City of Crestview staff and agents to visit the site as necessary for proper review of this application.

Furthermore, I have read and understand all the information provided in this application, the requirements identified within the application, and do hereby agree to provide the necessary information requested by the City of Crestview. I also understand that an approved Administrative Permit from the city must be submitted to the city's Building Department by the applicant before commencement of construction is authorized. I also understand Administrative Permits are valid for a period of twelve (12) months from the date of issuance, unless the Community Development Services Director grants an extension.

As the registered owner / authorized agent, I hereby submit this application for the development of the subject site. Should there be a change in ownership, authorized agent, legal description, or proposed development, while this application is being processed, I shall notify the Community Development Services in writing immediately.

Malcolm Spears _____ [Signature] _____ 3-31-23
Owner/Agent Signature Date

Owner Signature Date

Owner Signature Date

Owner Signature Date

STATE OF FLORIDA

COUNTY OF, Okaloosa

The foregoing instrument was acknowledged before me this 31 day of March,
20 23, by Malcolm Spears, who is personally known to me or has produced,
_____ as identification.

(Notary Seal)

[Signature]
NOTARY PUBLIC – STATE OF FLORIDA

Bryanna Grix
NAME OF NOTARY – TYPED OR PRINTED

COMMISSION # HH274465



BRYANNA SUE GRIX
State of Florida
Commission: HH 274465
Expires: 06/09/2026

****Note**** This application must be completed and signed by all property owners or an authorized agent. If the applicant is an agent, all property owners must sign an Agent Authorization form.

To : City of Crestview

Subject: Request For Variance

From: Grand American Enterprises Inc.

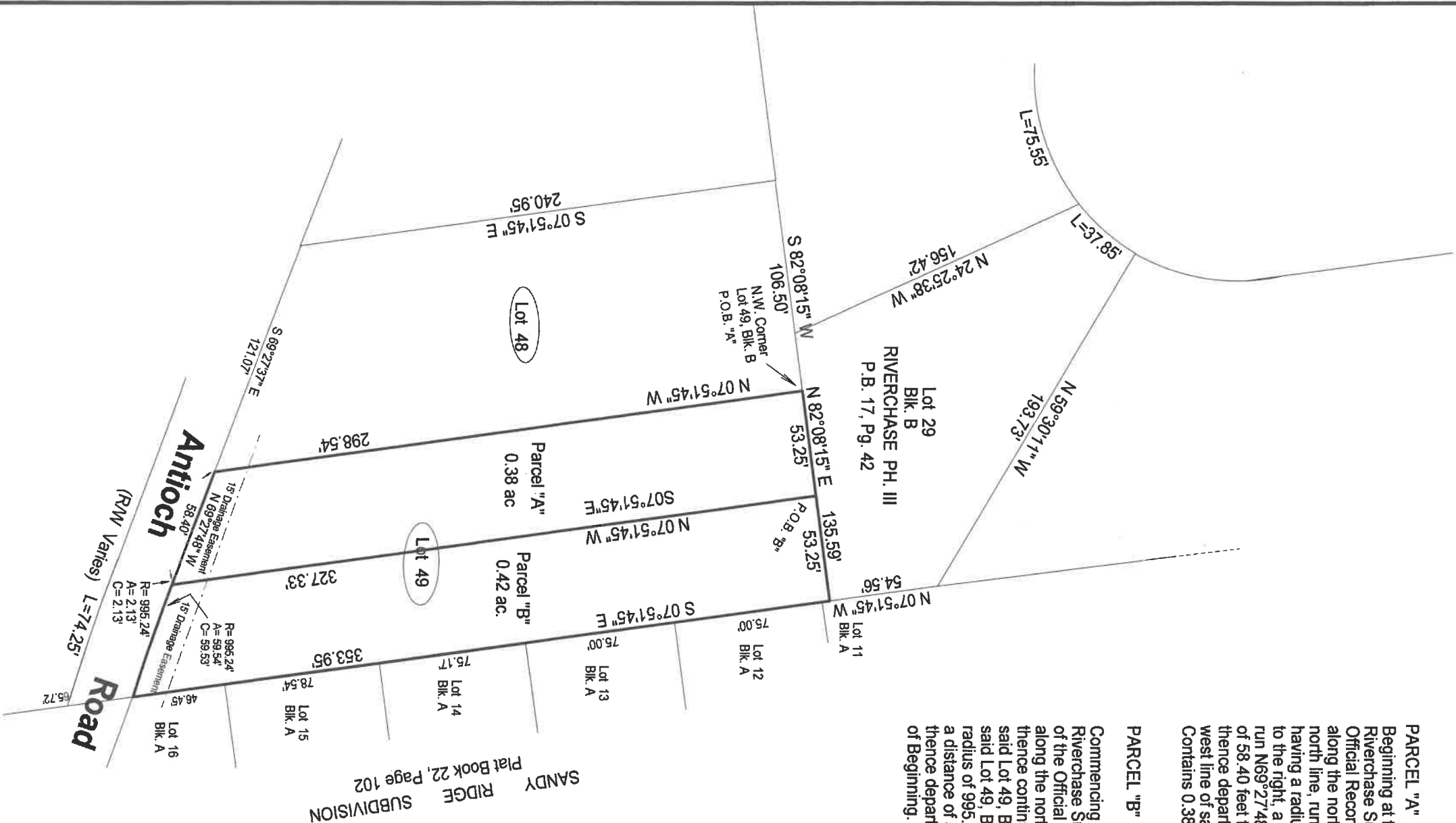
Malcolm Spear 850-259-2012

malcolmrspears@gmail.com

- a. The property is zoned R2 and there is enough acreage for 3 lots yet we are only wanting to split into two lots which will allow for more affordable housing opportunities for the military and general public.
- b. Due to the property meeting the requirements of R2 zoning, there are no undue hardships.
- c. The special conditions are not a result of the developer or landowner's desire to cut costs but instead to offer affordable housing.
- d. The Approval of the proposed variance shall not provide the property any special privilege.
- e. The proposed variance has 150% of the required acreage for reasonable use for land or structure for R2 land use.
- f. The proposed variance is consistent with the intents and purpose of the requirements of the LDC:
- g. The proposed variance is consistent with the provisions of the Comprehensive Plan
- h. The proposed variance is not detrimental to the health, safety, or welfare of the general public.

PARCEL "A"
Beginning at the Northwest corner of Lot 49, Block "B", Riverchase Subdivision as recorded in Plat Book 17, Page 4, of the Official Records of Okaloosa County, Florida, run N82°08'15"E along the north line thereof, 53.25 feet; thence departing said north line, run S07°51'45"E, 327.33 feet to a point lying on a curve having a radius of 995.24 feet; thence along the arc of said curve to the right, a distance of 2.13 feet to the Point of Tangency; thence run N69°27'48"W along the right of way of Antioch Road, a distance of 58.40 feet to the Southwest corner of said Lot 49, Block "B"; thence departing said right of way, run N07°51'45"W along the west line of said Lot 49, Block "B", 298.54 feet to the Point of Beginning. Contains 0.38 acres, more or less.

PARCEL "B"
Commencing at the Northwest corner of Lot 49, Block "B", Riverchase Subdivision, as recorded in Plat Book 17, Page 4, of the Official Records of Okaloosa County, Florida, run N82°08'15"E along the north line thereof, 53.25 feet to the Point of Beginning; thence continue N82°08'15"E, 53.25 feet to the Northeast corner of said Lot 49, Block "B"; thence run S07°51'14"E along the east line of said Lot 49, Block "B", 353.95 feet to a point lying on a curve having a radius of 995.24 feet; thence run along the arc of said curve to the right, a distance of 59.54 feet to the Southwest corner of said Lot 49, Block "B"; thence departing said curve, run N07°51'45"W, 327.33 feet to the Point of Beginning. Contains 0.42 acres, more or less.



Ordered By: Malcolm Spears		Type of Survey: ☒ Boundary ☐ As-Built ☐ Specific Purpose	
Job # 7783	Bearing basis: West line of Lot 49, Blk. B. per plat.		
ABBREVIATIONS Fd.....Found I.P.....Iron pipe I.R.....Iron rod C.M.....Concrete marker P.....Plat BSL.....Building Set-back line RW.....Right of Way LB.....Land Surveyor Business PCP.....Permanent Control Point PSM.....Permanent Reference Marker F.....Field measurement D.....Deed call		NOTES & REPORT Internal improvements not located except as show. Underground easements and foundations, if any, not located. There may be instruments of record, unknown to me, that affect boundary. No search of the Public Records has been done by me to determine ambiguities or defects in title. Property may be subject to setbacks, easements, or other restrictions of record. This survey in no way conveys ownership. Subject property may contain wetlands and thereby be subject to state jurisdictions. No wetland boundary has been performed. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.	
LEGEND ☒ Set I.R. & Cap 4418 ☐ Fd. I.R. & Cap # _____ ☐ Fd. I.P. (No #) ☒ Fd. Conc. marker # _____ ☐ Fd. Conc. marker (No #) ☒ Fd. PCP # _____		REVISIONS Date _____ Detail of Revision _____ Certified correct to: _____	
Field Book _____, Page _____		Property lies in Zone X as per Fema Flood Insurance Rate Map 12091C0255J, Dated 3-9-21	
I, the undersigned surveyor and mapper in the State of Florida, do hereby certify that the survey shown hereon, is true and correct to the best of my knowledge and belief and that it meets the minimum technical standards as set forth by the Board of Professional Land Surveyors pursuant to Chapter 61G17-6, Florida Administrative Code, Section 472.027, Florida Statutes. Michael Heath Florida PSM #4418 212 White Oak Ave. Crestview, Fl. 32536 Date 3-22-23		NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SEAL	

This instrument prepared by:
Community Development Services Department
City of Crestview
198 N. Wilson St.
Crestview, FL 32536

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

The Crestview Board of Adjustment considered an application, submitted by Malcolm Spears, Grand American Enterprises Inc., for property located in Section 6, Township 3 North, Range 23 West, (PIN #06-2N-23-5000-000B-0490) at 4425 Antioch Road, Crestview FL 32536, AKA, Lot 49, Block B, Riverchase – Phase One, according to the plat thereof, recorded in Plat Book 117, Page 4, for a variance to allow the lot to be split into two lots according to Section 3.04.03 of the City of Crestview Land Development Code.

The zoning designation of the property is Single Family Medium Density District (R-2), and the Future Land Use designation is Residential (R).

Due public notice of the hearing was given by publication in the Crestview News Bulletin, a newspaper of general circulation, on May 25, 2023.

The Board having considered the application, testimony and exhibits of the applicants and a subsequent report from the staff and all other relevant testimony pursuant to the Land Development Code, finds and orders the following:

FINDINGS OF FACT

- A. Section 3.04.03 of the City of Crestview Land Development Code establishes provision for granting a variance for lot splits in platted recorded subdivisions which were recorded after March 11, 1974.
- B. The granting of the variance will be in harmony with the general intent and purpose of the Comprehensive Plan with regard to the Residential (R) Future Land Use Designation.
- C. The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code with regard to zoning regulations applicable in the Single Family Medium Density District (R-2).

[REMAINDER OF PAGE BLANK]

ORDER

A variance is hereby approved to allow for the lot split at 4425 Antioch Road, Crestview Florida 32536 (PIN #06-2N-23-5000-000B-0490), AKA Lot 49, Block B, Riverchase – Phase One, according to the plat thereof, recorded in Plat Book 117, Page 4 with the following stipulation:

1. Obtain approval for any alterations or improvements to the property or structure that require a permit to be obtained or requires approval from the City of Crestview.
2. The applicant shall comply with all requirements of the City of Crestview Code of Ordinances, Land Development Code, life safety codes, and all other applicable codes.
3. Within one (1) year of issuance of this Order, the applicant shall record this Order in the Public Records of Okaloosa County, Florida.

This order was adopted upon motion by _____ seconded by _____ for approval of the application referenced herein; vote: ____ yeas, ____ nays, ____ absent, motion passed on this 5th day of June, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Michael Roy
Chairman



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 5, 2023

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2023
SUBJECT: 1. Director Update

BACKGROUND:

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

DISCUSSION:

Development Orders Issued:	Staybridge Suites, a proposed 102-room hotel, located on a 2.37-acre site on John King Road, to the east of the Amvet's Post.
Final Plats:	No final plats have been recorded since the last meeting.
New Development Applications:	No new development applications have been received since the last meeting.
Miscellaneous:	Our planning consultant, Kimley-Horn and Associates, is continuing analysis and data collection for the comprehensive plan update.

GOALS & OBJECTIVES

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

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

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT

Varies by project.

RECOMMENDED ACTION

No action required.

Attachments

None