



CITY OF
CRESTVIEW
PLANNING AND DEVELOPMENT BOARD

REGULAR MEETING AGENDA
Regular Meeting

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 PM the day of the meeting) to cityclerk@cityofcrestview.org.

November 6, 2023
6:00 PM
CITY COUNCIL CHAMBERS

1 Call to Order

2 Pledge of Allegiance

3 Approve Agenda

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5. Approval of the October 2, 2023 PDB Regular Meeting Minutes

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1953 Lee Avenue Comprehensive Plan Amendment

6. 2. Ordinance 1954 Lee Avenue Rezoning

6. 3. Ordinance 1955 North Avenue East Comprehensive Plan Amendment

6. 4. Ordinance 1956 North Avenue East Rezoning

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

9. 1. Williams Way Variance

10 Action Items

10. 1. Eden Lake Subdivision Preliminary Plat

10. 2. Eagle View Subdivision Preliminary Plat

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.

**Planning and Development Board
Regular Meeting Minutes
October 2, 2023
6:00 PM
COUNCIL CHAMBERS**

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present: Mr. Werth, Mr. Follmar, Mr. Hayes, Mr. Gilbert, Mr. Frost. Also present were Deputy City Clerk Natasha Peacock and staff members.

2 Pledge of Allegiance

The pledge of allegiance was led by Mr. Follmar.

3 Approve Agenda

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

A motion was made by Mr. Hayes to approve the Agenda. Seconded by Mr. Werth.

Roll Call: Ayes: Mr. Hayes, Mr. Werth, Mr. Follmar, Mr. Gilbert, Mr. Frost. 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 was made by Mr. Frost to approve the Consent Agenda. Seconded by Mr. Hayes.

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

1. Approval of the August 7, 2023 PDB Regular Meeting Minutes

6 Ordinance on 1st reading/ Public Hearing

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11. 1. Director Update

Planning Administrator N. Schwendt updated the board with the following information:

Development Orders issued: 8/15/23 - Adams Sanitation - Solid Waste Office and Truck Yard on

an approximately 2 acre site at the intersection of W Edney Avenue and Arena Road. 9/11/23 - Home2 Suites - 95 room hotel located on Southcrest Dr, behind Wendy's. 9/20/23 - DW Josey Plaza - 13,000 square foot retail plaza located on a 1.73 acre site between Garden Street and N Ferdon Blvd, just north of Waffle House. 9/25/23 - Texas Roadhouse - A 7,831 square foot restaurant facility on approximately 3 acres on Raspberry Road, south of Lowes and adjacent to I-10. 9/26/23 - Tidal Wave Auto Spa- A proposed car wash with 28 vacuum stalls on a 1.69 acre parcel located on S Ferdon Blvd, across from the FPL office.

New Development Applications: No new development applications have been received, though we have about a dozen projects at some stage of the review/development order process.

11. 2. Presentation on the Comprehensive Plan - Kimley-Horn

Representatives from Kimley-Horn did a dual presentation on the Comprehensive Plan for the City of Crestview.

12 Comments from the Audience

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

13 Adjournment

Chair M. Roy adjourned the meeting at 7:10 p.m.

Minutes approved on _____ day of _____ 2023.

Approved:

Minutes submitted by:

Chair M. Roy

Natasha Peacock
On behalf of Maryanne Schrader, City Clerk
Notice having been duly given



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: November 6, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/1/2023
SUBJECT: Approval of the October 2, 2023 PDB Regular Meeting Minutes

BACKGROUND:

The routine approval of the 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 October 2, 2023.

Attachments

Draft Minutes



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: November 6, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/2/2023
SUBJECT: Ordinance 1953 Lee Avenue Comprehensive Plan Amendment

BACKGROUND:

On September 16, 2023, staff received an application to amend the comprehensive plan and zoning designations for property located at 602 Lee Avenue.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Residential (R) and Single and Multi-Family Density Dwelling District (R-3), respectively.

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1953 on November 13, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Trojan Professional Mgmt LLC
PO Box 312
Crestview, FL 325360000
Parcel ID: 21-3N-23-1670-0006-0010
Site Size: 0.40 acres
Current FLU: Residential (R)
Current Zoning: Single and Multi-Family Density Dwelling District (R-3)
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Manufactured Home & Single Family
East	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Multi-Family
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family
West	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family

The subject property is currently developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use could continue as a residence or be developed for light commercial use. The applicant for this amendment concurrently applied for a lot split on the same property. With that lot split, each parcel will be approximately 0.2 acres. The applicant has stated their intent to develop each resulting property with one duplex structure each, which is consistent with the existing development adjacent to the east of this property, but is not allowed under the current allowable density. Staff finds that the resulting acreage of each parcel (0.2 acres) would not be large enough to support commercial development that would not otherwise be allowable as a home occupation as the property exists now.

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 October 12, 2023. The property was posted on October 23, 2023. An advertisement ran in the Crestview News Bulletin on October 26, 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 were \$2,500.00. The cost of advertising was \$240.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1953.

Attachments

1. Exhibit Packet

ORDINANCE: 1953

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 RESIDENTIAL (R) TO MIXED-USE (MU) ON APPROXIMATELY 0.40 ACRES, MORE OR LESS, IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Residential (R) to Mixed-Use (MU) on a parcel of land containing 0.40 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 0.40 acres of land, more or less, from Residential (R) to Mixed-Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 0.40 acres, more or less, is known as Parcel 21-3N-23-1670-0006-0010 and commonly described as:

LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 6, MORRIS ADDITION TO CRESTVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 133, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

The Mixed-Use (MU) Future Land Use Category is hereby imposed on Parcel 21-3N-23-1670-0006-0010. 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 21-3N-23-1670-0006-0010 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 11th day of December, 2023.

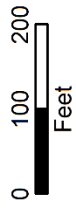
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 11th day of December, 2023.

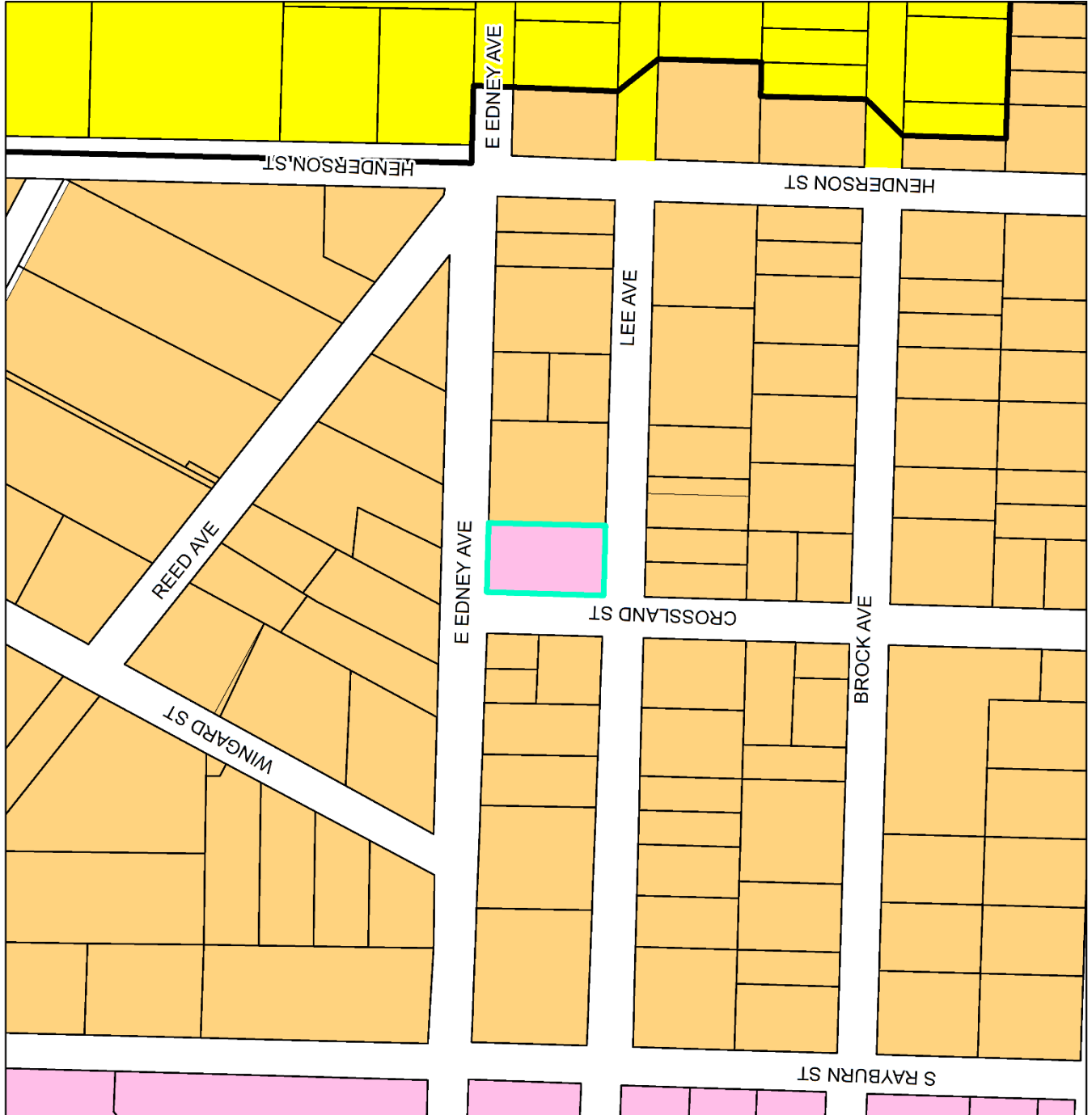
J. B. Whitten
Mayor

Adopted Future Land Use



Legend

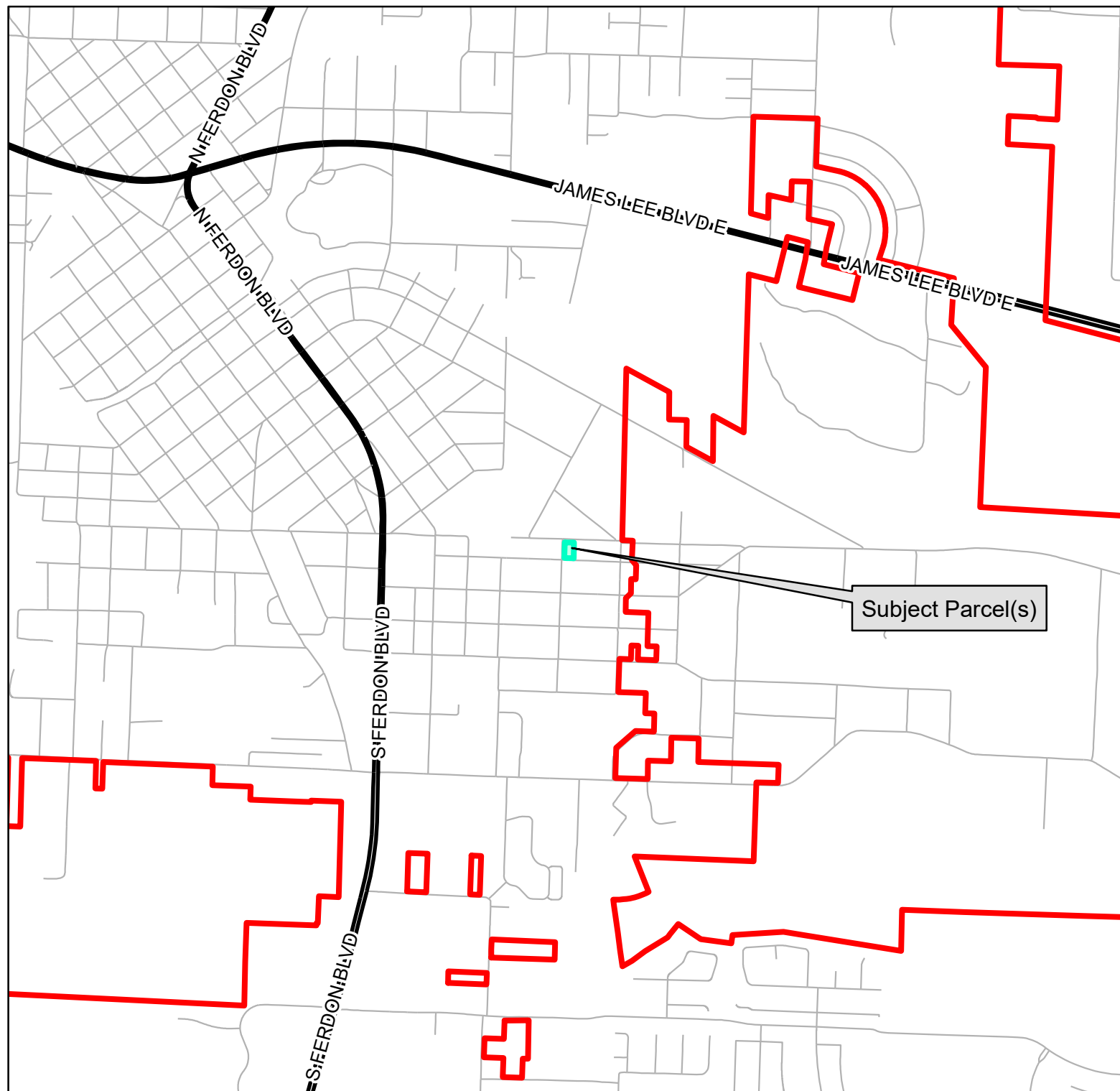
- Subject Parcel
- City Limits
- City Future Land Use**
 - Commercial (C)
 - Industrial (IN)
 - Mixed Use (MU)
 - Conservation (CON)
 - Public Lands (PL)
 - Residential (R)
- County Future Land Use**
 - Low Density
 - Residential (LDR)



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



Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

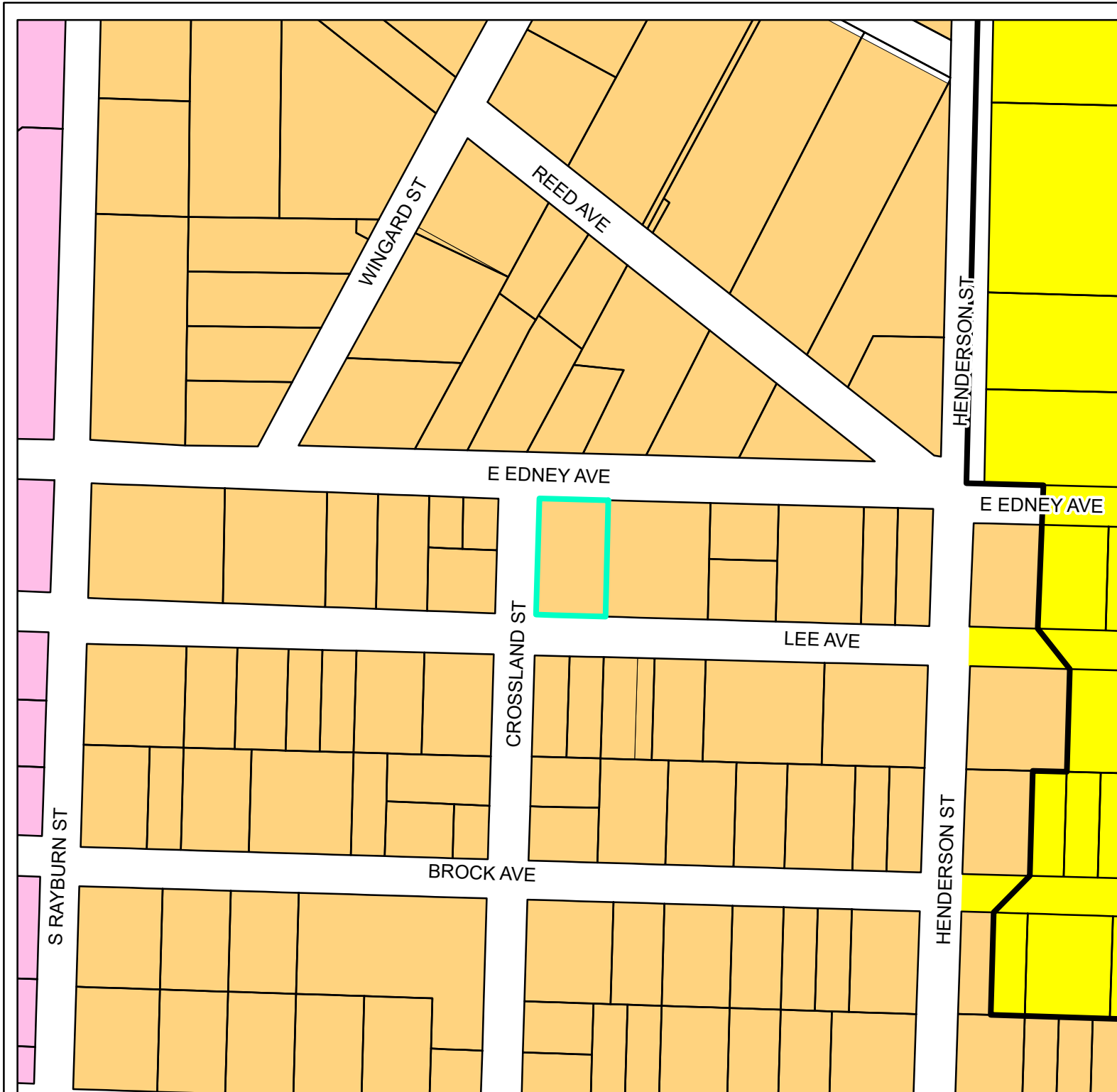
 City Limits

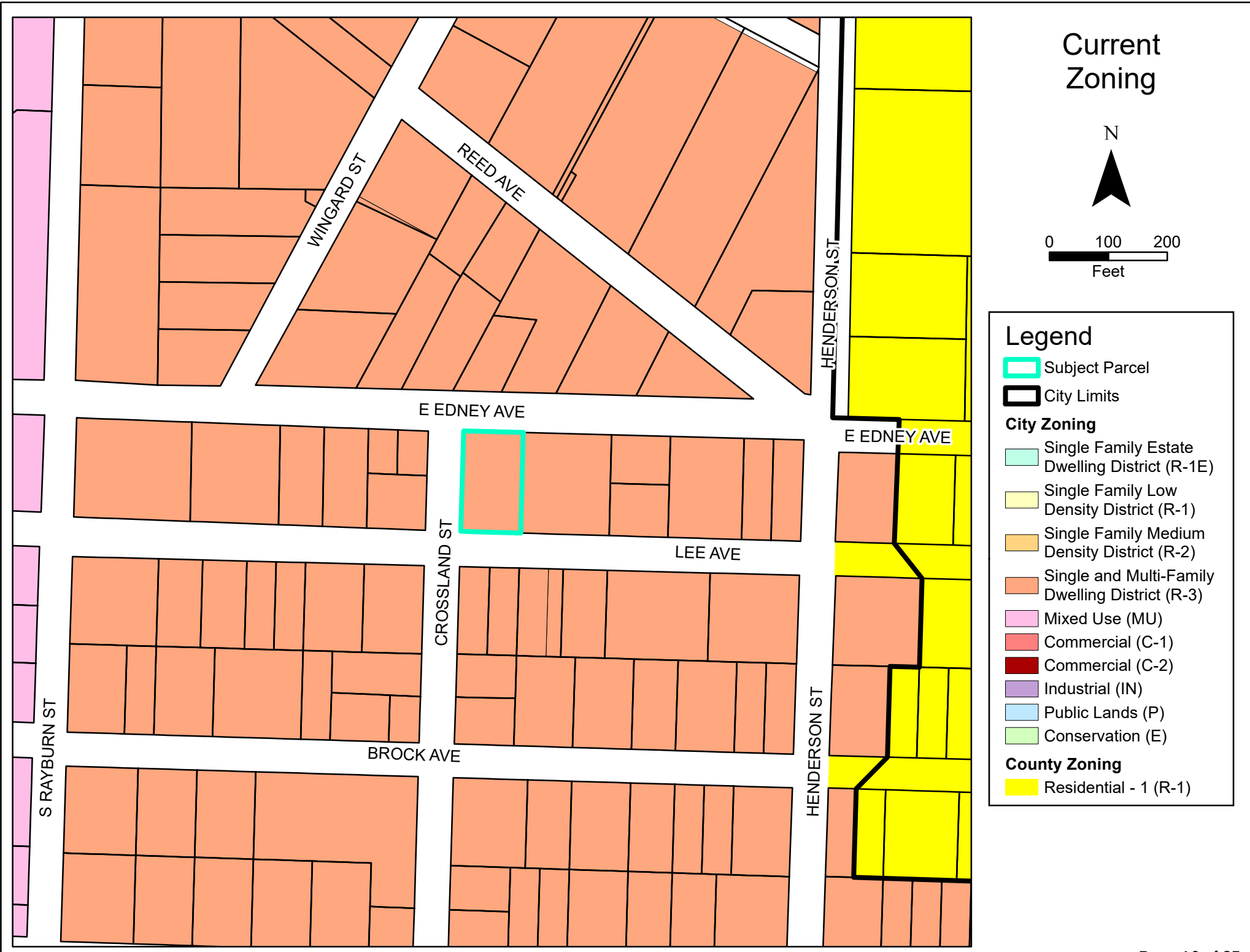
City Future Land Use

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

County Future Land Use

-  Low Density Residential (LDR)





Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

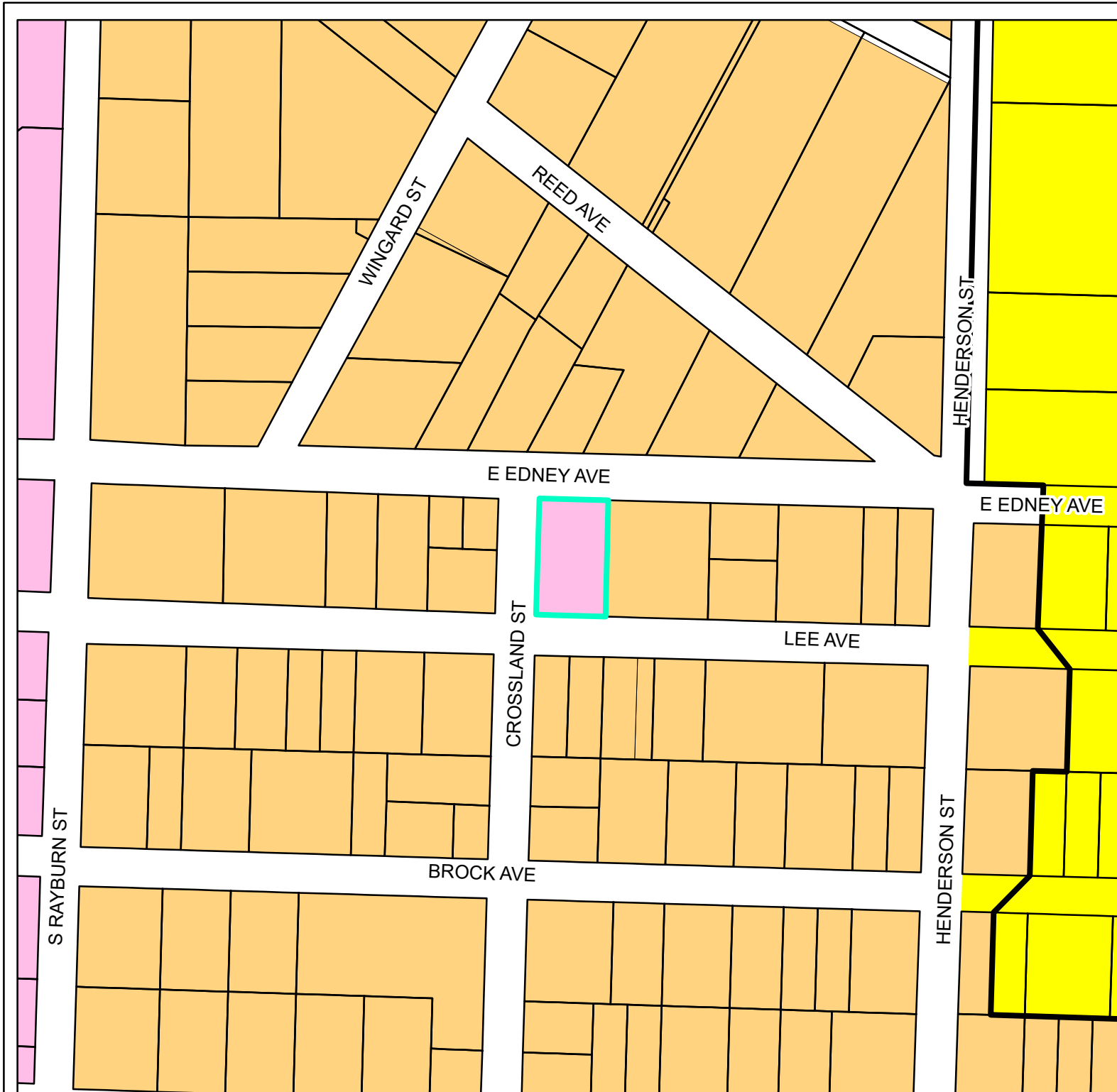
 City Limits

City Future Land Use

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

County Future Land Use

-  Low Density Residential (LDR)



Proposed Zoning



0 100 200
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)

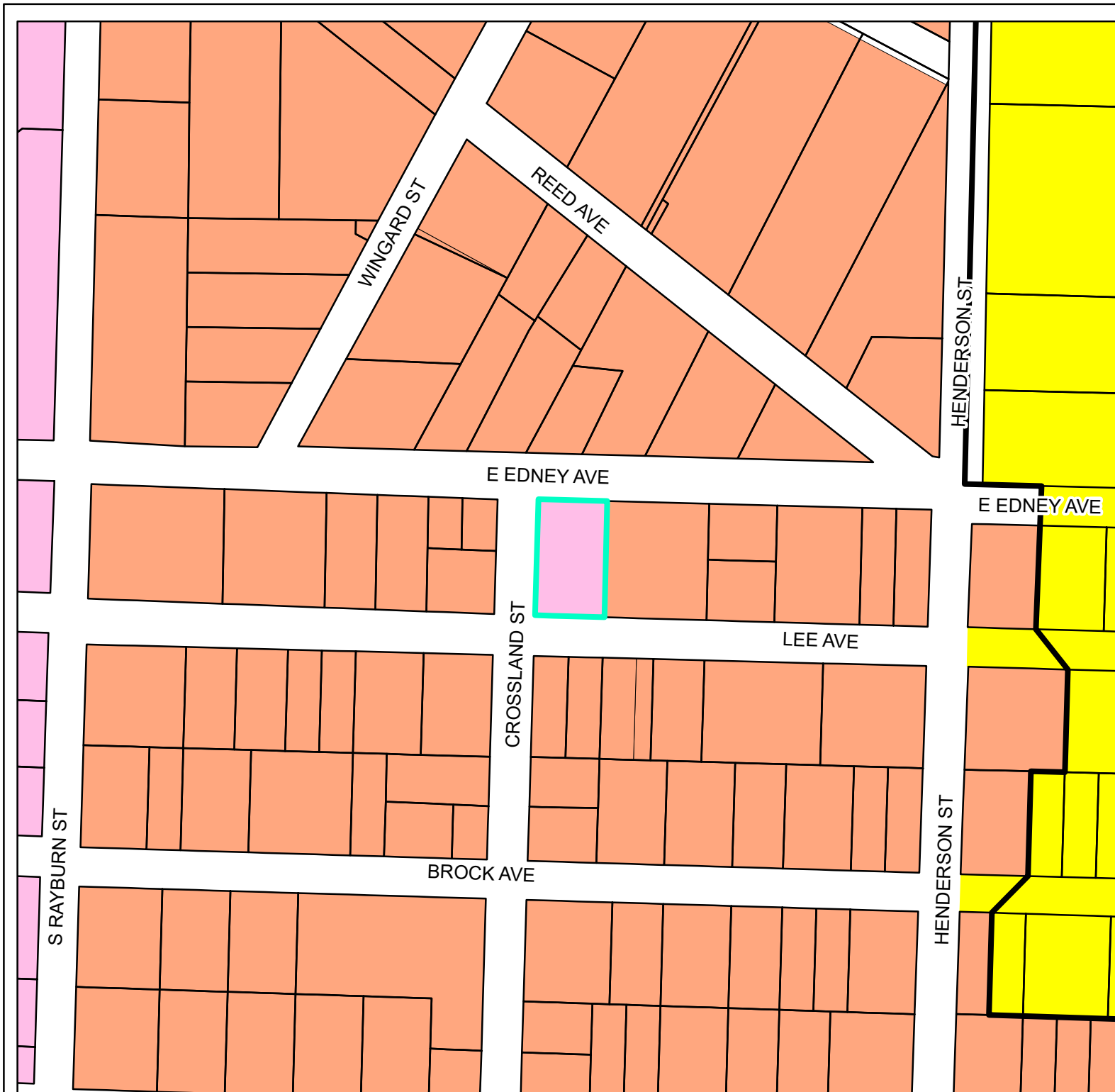
 Public Lands (P)

 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Residential - 1 (R-1)





Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: November 6, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/2/2023
SUBJECT: Ordinance 1954 Lee Avenue Rezoning

BACKGROUND:

On September 16, 2023, staff received an application to amend the comprehensive plan and zoning designations for property located at 602 Lee Avenue.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Residential (R) and Single and Multi-Family Density Dwelling District (R-3), respectively.

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

The request for rezoning will be presented to City Council via Ordinance 1954 on November 13, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Trojan Professional Mgmt LLC
PO Box 312
Crestview, FL 325360000
Parcel ID: 21-3N-23-1670-0006-0010
Site Size: 0.40 acres
Current FLU: Residential (R)
Current Zoning: Single and Multi-Family Density Dwelling District (R-3)
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Manufactured Home & Single Family
East	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Multi-Family
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family
West	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family

The subject property is currently developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use could continue as a residence or be developed for light commercial use. The applicant for this rezoning concurrently applied for a lot split on the same property. With that lot split, each parcel will be approximately 0.2 acres. The applicant has stated their intent to develop each resulting property with one duplex structure each, which is consistent with the existing development adjacent to the east of this property, but is not allowed under the current allowable density. Staff finds that the resulting acreage of each parcel (0.2 acres) would not be large enough to support commercial development that would not otherwise be allowable as a home occupation as the property exists now.

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 October 12, 2023. The property was posted on October 23, 2023. An advertisement ran in the Crestview News Bulletin on October 26, 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 were \$750.00. There is no additional cost of advertising as the rezoning request was included in the advertisement for the comprehensive plan amendment.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1954.

Attachments

1. Exhibit Packet

ORDINANCE: 1954

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.40 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE SINGLE AND MULTI-FAMILY DENSITY DWELLING DISTRICT (R-3) 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 0.40 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.40 acres, more or less, being formerly zoned Single and Multi-Family Density Dwelling District (R-3) with the Mixed-Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1953, is hereby rezoned to Mixed-Use (MU) to wit:

PIN # 21-3N-23-1670-0006-0010

LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 6, MORRIS ADDITION TO CRESTVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 133, OF THE PUBLIC RECORDS 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 # 1953 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 11th day of December, 2023.

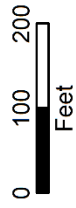
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 11th day of December, 2023.

J. B. Whitten
Mayor

Adopted Zoning



Legend

- Subject Parcel
- City Limits

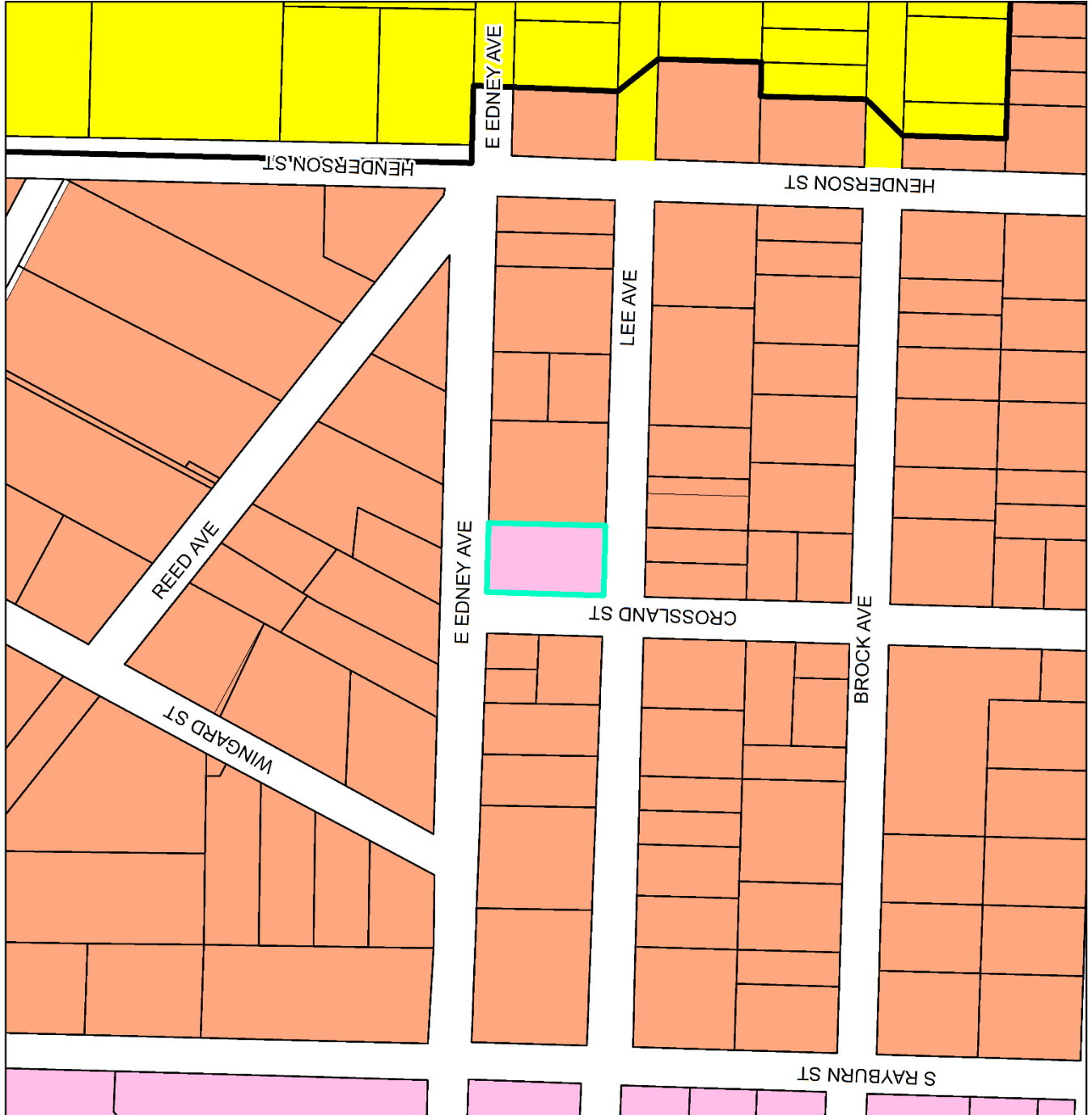
Zoning

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)
- Planned Unit Development (PUD)

County Zoning

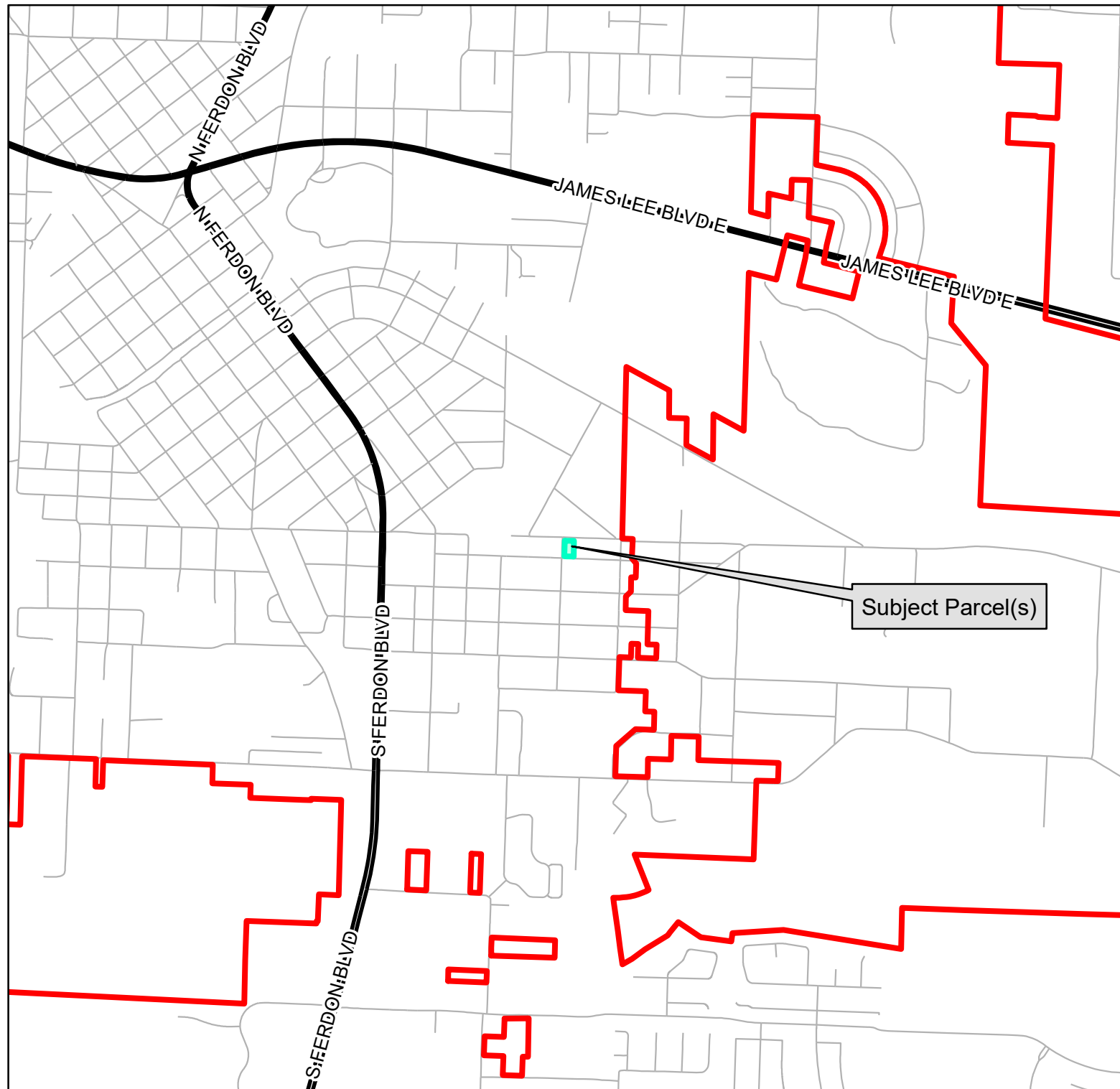
- Residential - 1 (R-1)



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



Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

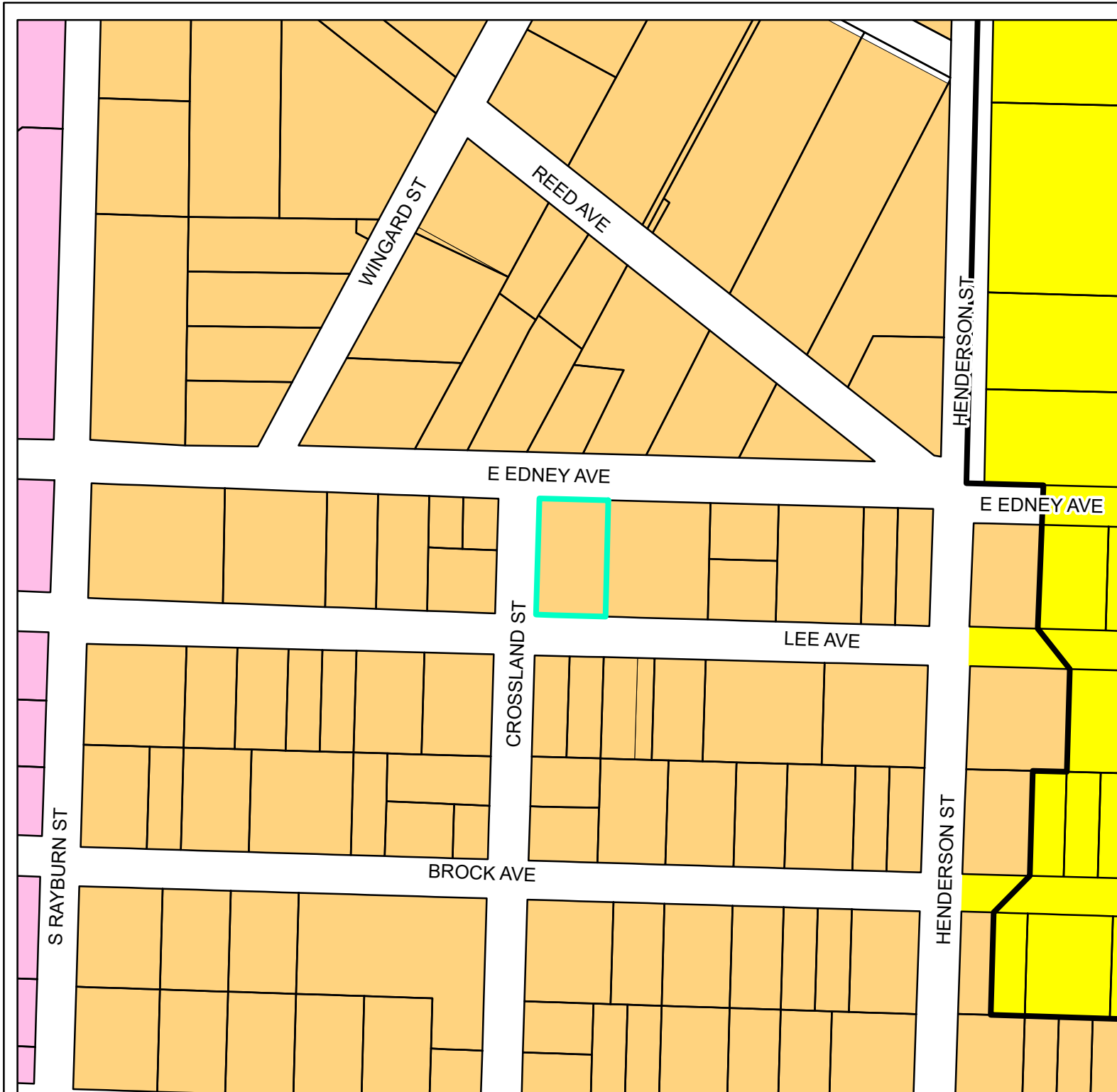
 City Limits

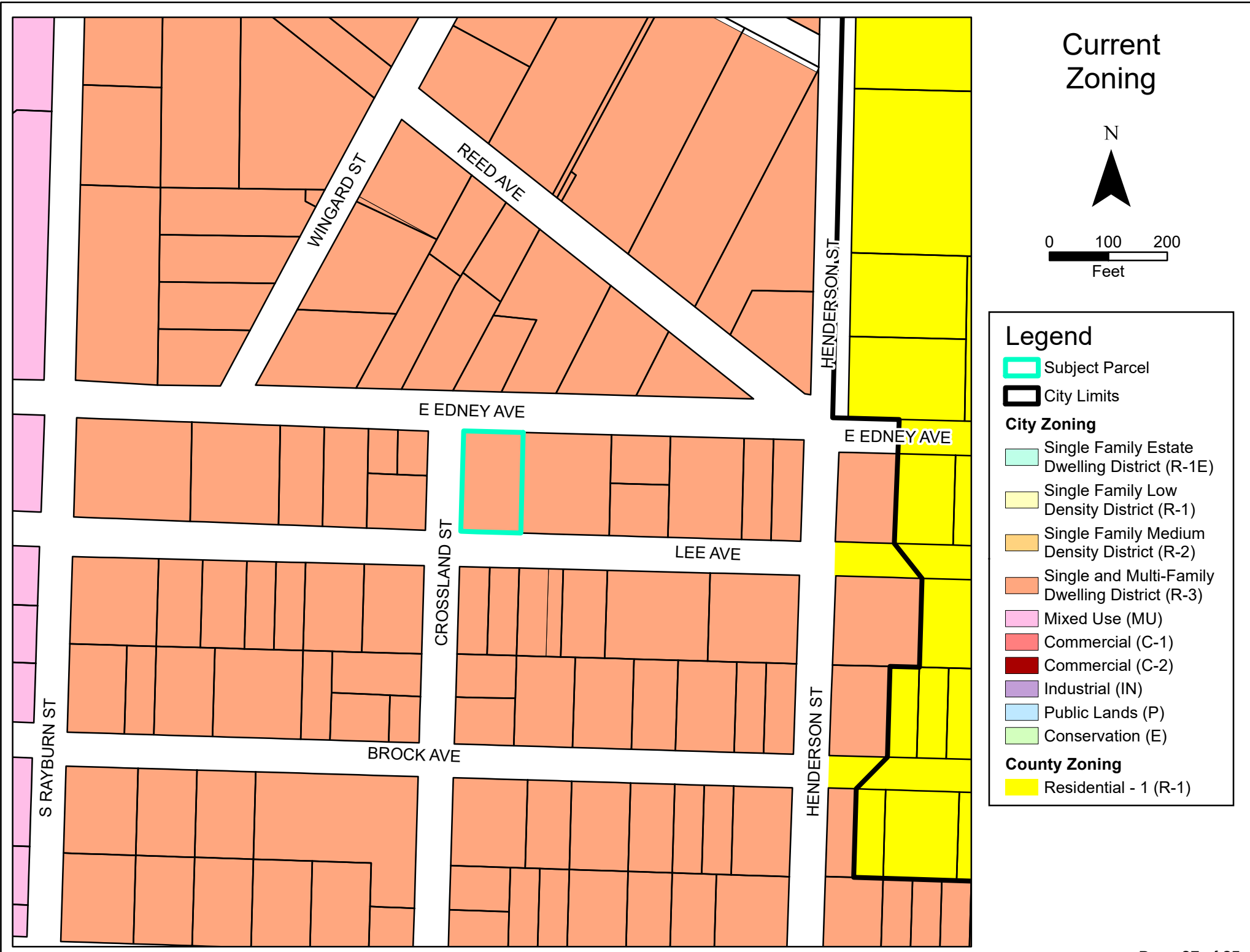
City Future Land Use

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

County Future Land Use

-  Low Density Residential (LDR)





Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

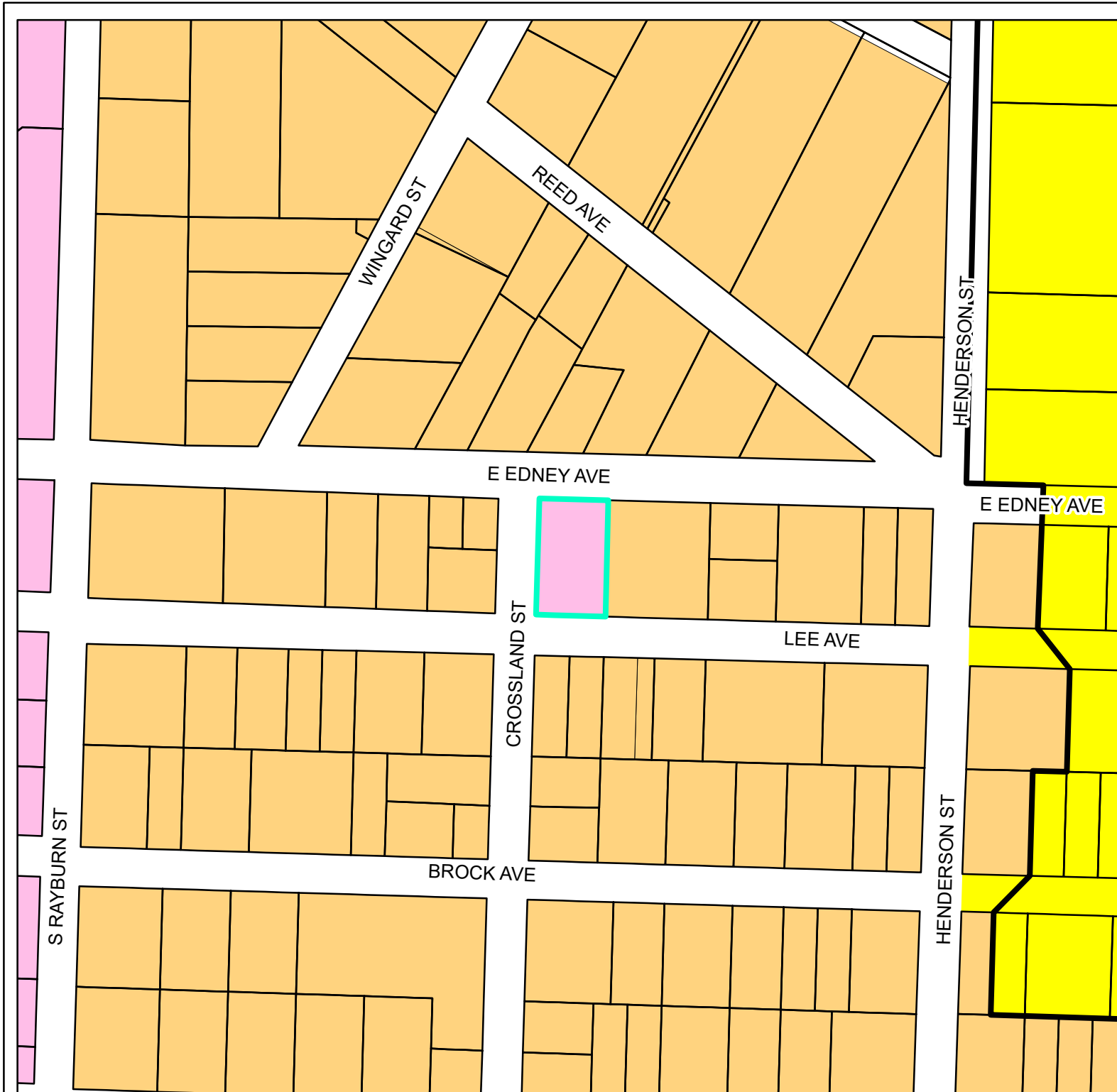
 City Limits

City Future Land Use

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

County Future Land Use

-  Low Density Residential (LDR)



Proposed Zoning



0 100 200
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)

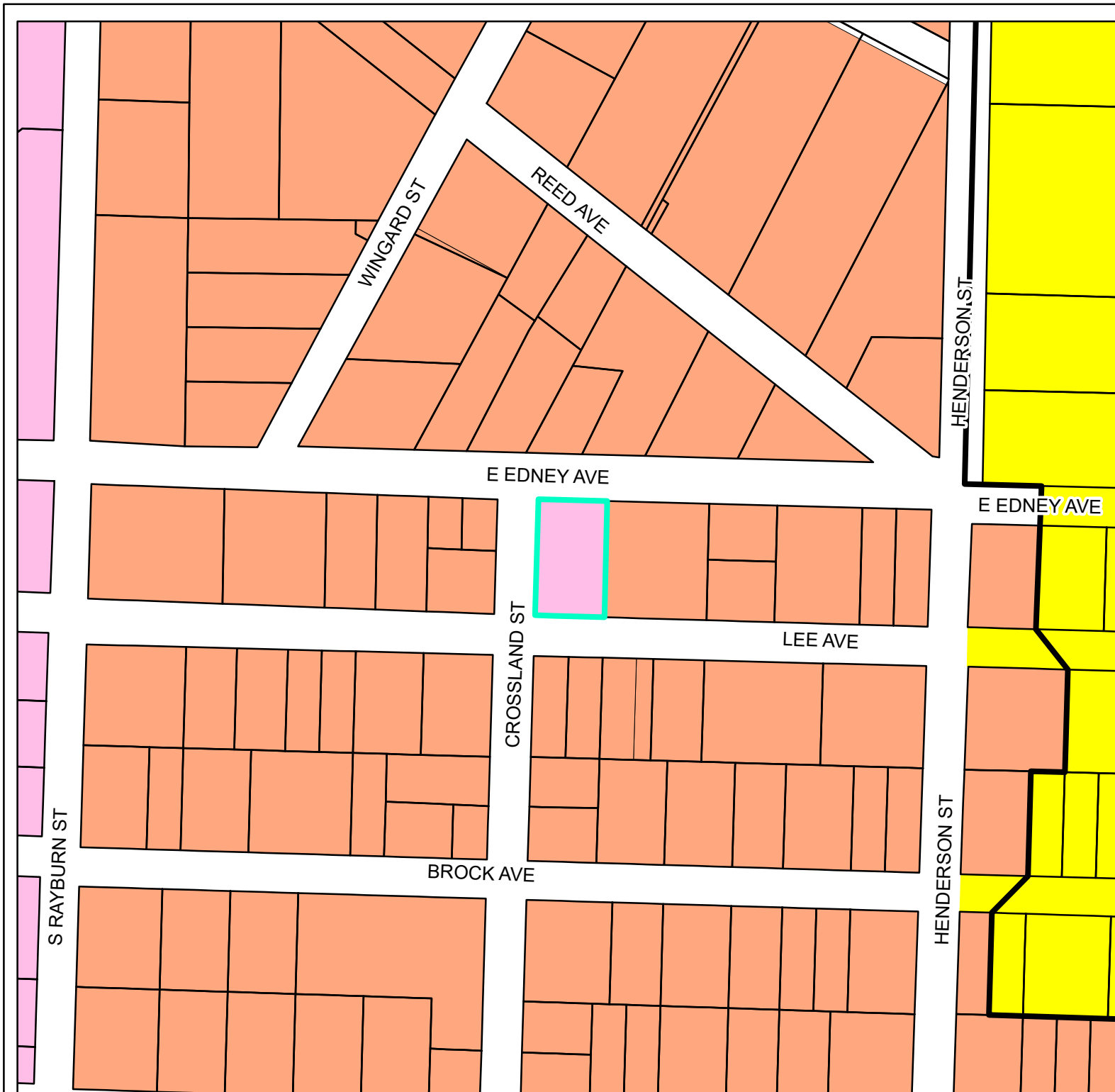
 Public Lands (P)

 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Residential - 1 (R-1)





Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: November 6, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/2/2023
SUBJECT: Ordinance 1955 North Avenue East Comprehensive Plan Amendment

BACKGROUND:

On October 4, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on North Avenue East.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Public Lands (PL).

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1955 on November 13, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Grant-Moulton Properties LLC
1702 E James Lee Blvd
Crestview, FL 325390000
Parcel ID: 07-3N-23-1760-0004-0010
Site Size: 5.45 acres
Current FLU: Public Lands (PL)
Current Zoning: Public Lands (PL)
Current Land Use: Municipal

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family
East	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family & Multi-Family
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family & Multi-Family
West	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single-Family

The subject property is currently developed for recreational use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential use.

Typically, at this point in the process, staff is not aware of what is being proposed on a given piece of property. In this case, this future land use amendment, and the subsequent rezoning to PUD are in conjunction with a project that is in review for 94 townhouse units. The current future land use and zoning designations do not provide for this use, and the surrounding future land use and zoning districts (Residential (R) and Single and Multi-family Density Dwelling District (R-3)) do not provide for the density requested within the application.

The developer has entered into an agreement with the Eglin Air Force base to provide housing (rent and utilities) to military members at the BAH rate, providing a benefit to both those service members as well as a positive impact on the community at large. In order to achieve that threshold, the developer determined that it would be necessary to construct more units in the project than would have typically been allowed in the R-3 zoning district and Residential future land use designation. Staff discussed various options that could help the developer achieve this goal for the benefit of our community. Initially, staff considered the Mixed Use (MU) zoning and future land use designations, which would provide a density comparable to the adjacent Arbor Valley development, located off of North Pearl Street, but were not comfortable with the potential commercial development that would be possible on the property with the Mixed Use zoning district. This 5.45 acre property with the Mixed Use zoning district could theoretically provide for commercial uses with densities/intensities that may not be consistent with the surrounding area.

As a result, staff determined that the most efficient and beneficial way to move forward would be to utilize the Mixed Use (MU) future land use, which allows for up to 20 units per acre, but assign the Planned Unit Development (PUD) zoning district, which references the submitted site plan for the development and, in this case, restricts the development specifically to what has been proposed - 94 townhomes. Any amendment to, or modification of the plans from that scope would require an additional ordinance to amend or remove the PUD ordinance that is being proposed coincidentally with this FLU amendment request. This provides a way for staff to ensure that this property does not develop any way other than what has generally been proposed without first consulting the Planning Board and City Council, protecting the area from development that, at this time, would not be considered consistent with the surrounding area.

Most of this information pertains to the PUD zoning district that will be presented next in the agenda, but as is typical, the above information provides the background necessary to best understand the requested future land use, as well.

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 in conjunction with the proposed zoning district.
- 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 October 12, 2023. The property was posted on October 23, 2023. An advertisement ran in the Crestview News Bulletin on

October 26, 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 were \$2,500.00. The cost of advertising was \$240.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1955.

Attachments

1. Exhibit Packet
2. Patriot Park Site Development Plan

ORDINANCE: 1955

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 PUBLIC LANDS (PL) TO MIXED-USE (MU) ON APPROXIMATELY 5.45 ACRES, MORE OR LESS, IN SECTION 7, 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 Public Lands (PL) to Mixed-Use (MU) on a parcel of land containing 5.45 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 5.45 acres of land, more or less, from Public Lands (PL) to Mixed-Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 5.45 acres, more or less, is known as Parcel 07-3N-23-1760-0004-0010 and commonly described as:

All of Block 4 of REPLAT NORTH HILL, according to the Plat thereof as recorded in Plat Book 1, Page(s) 121, of the Public Records of OKALOOSA County, Florida.

The Mixed-Use (MU) Future Land Use Category is hereby imposed on Parcel 07-3N-23-1760-0004-0010. 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 07-3N-23-1760-0004-0010 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 11th day of December, 2023.

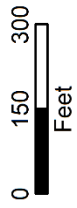
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 11th day of December, 2023.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

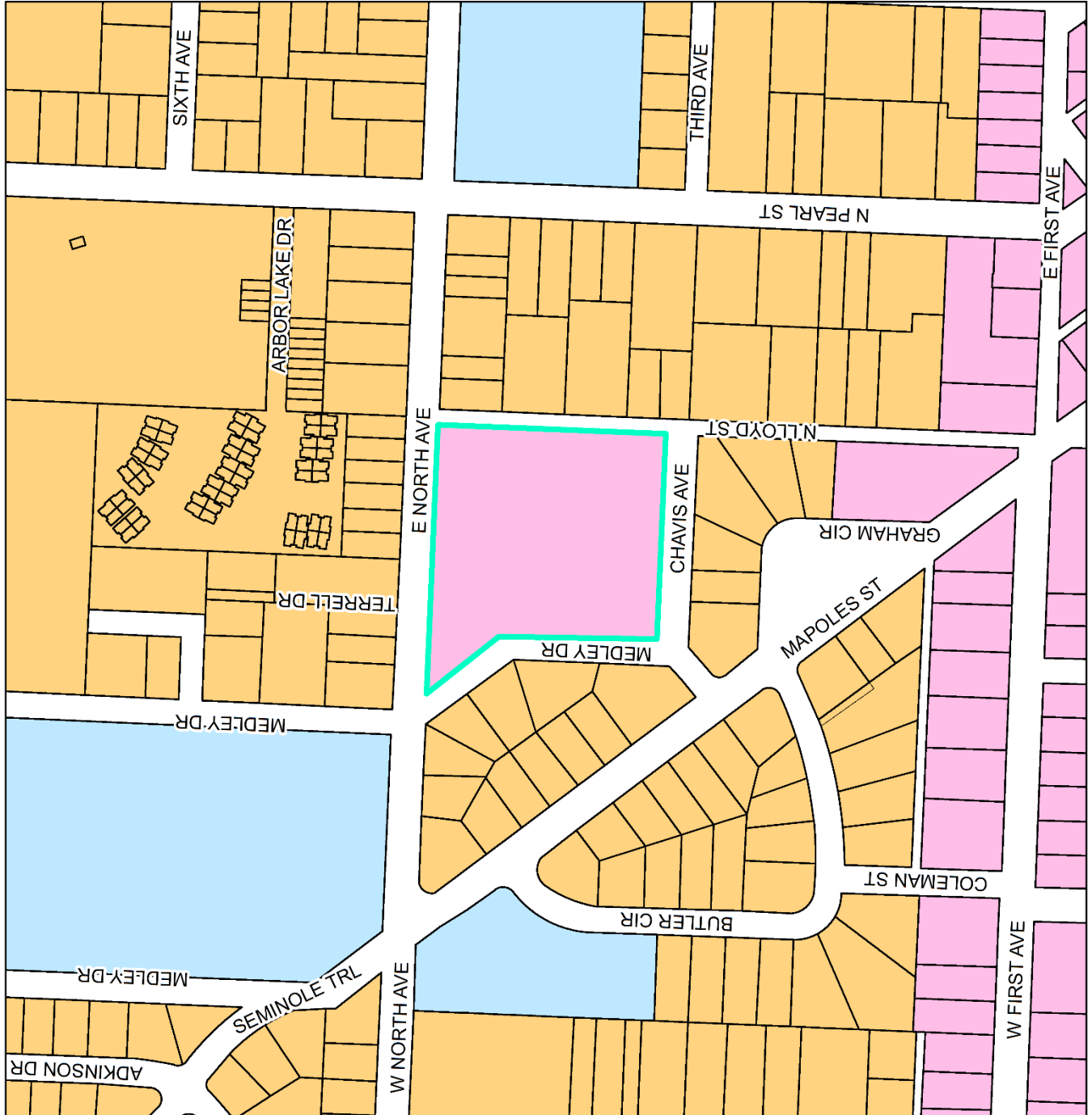
Industrial (IN)

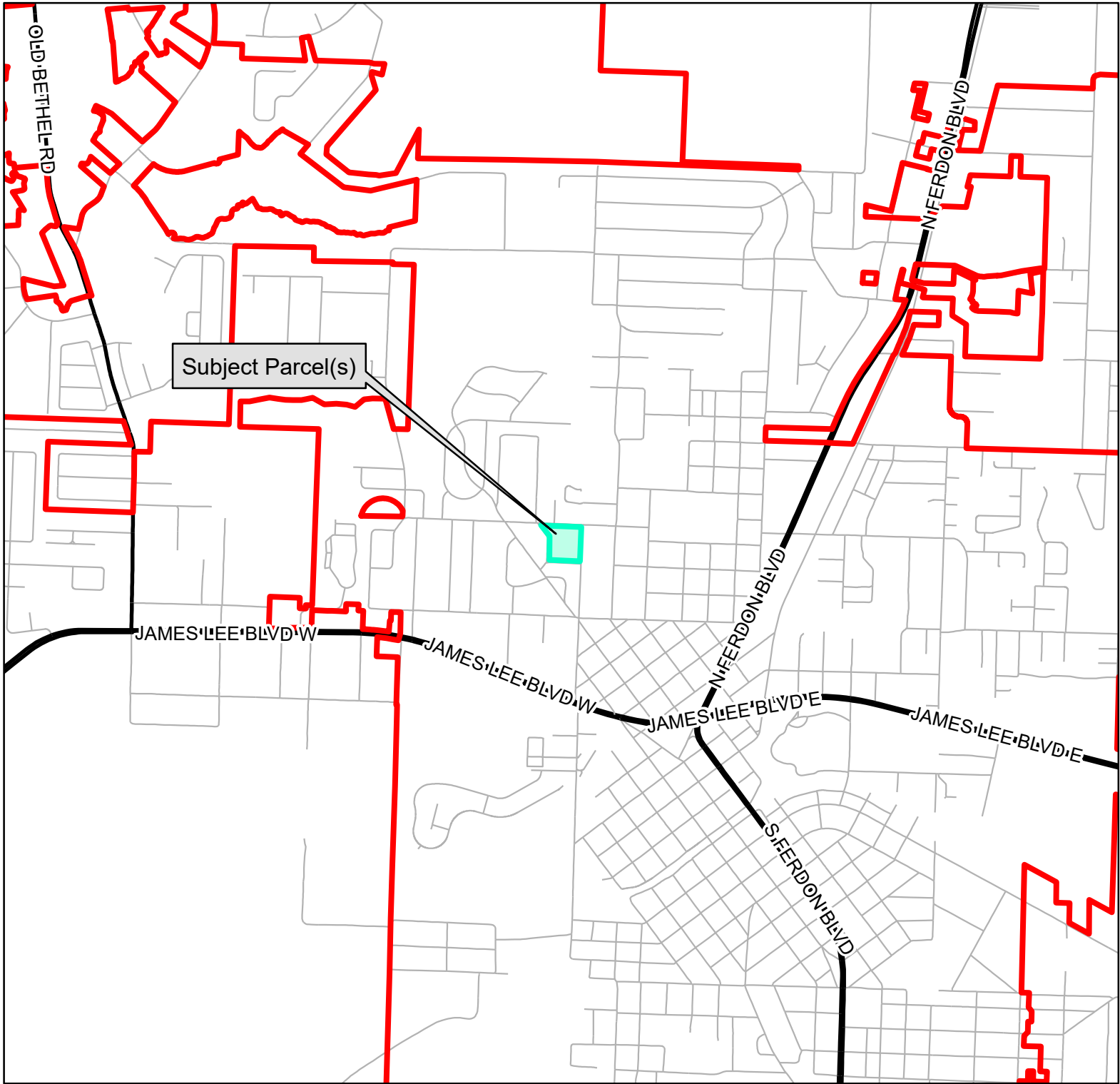
Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

Residential (R)

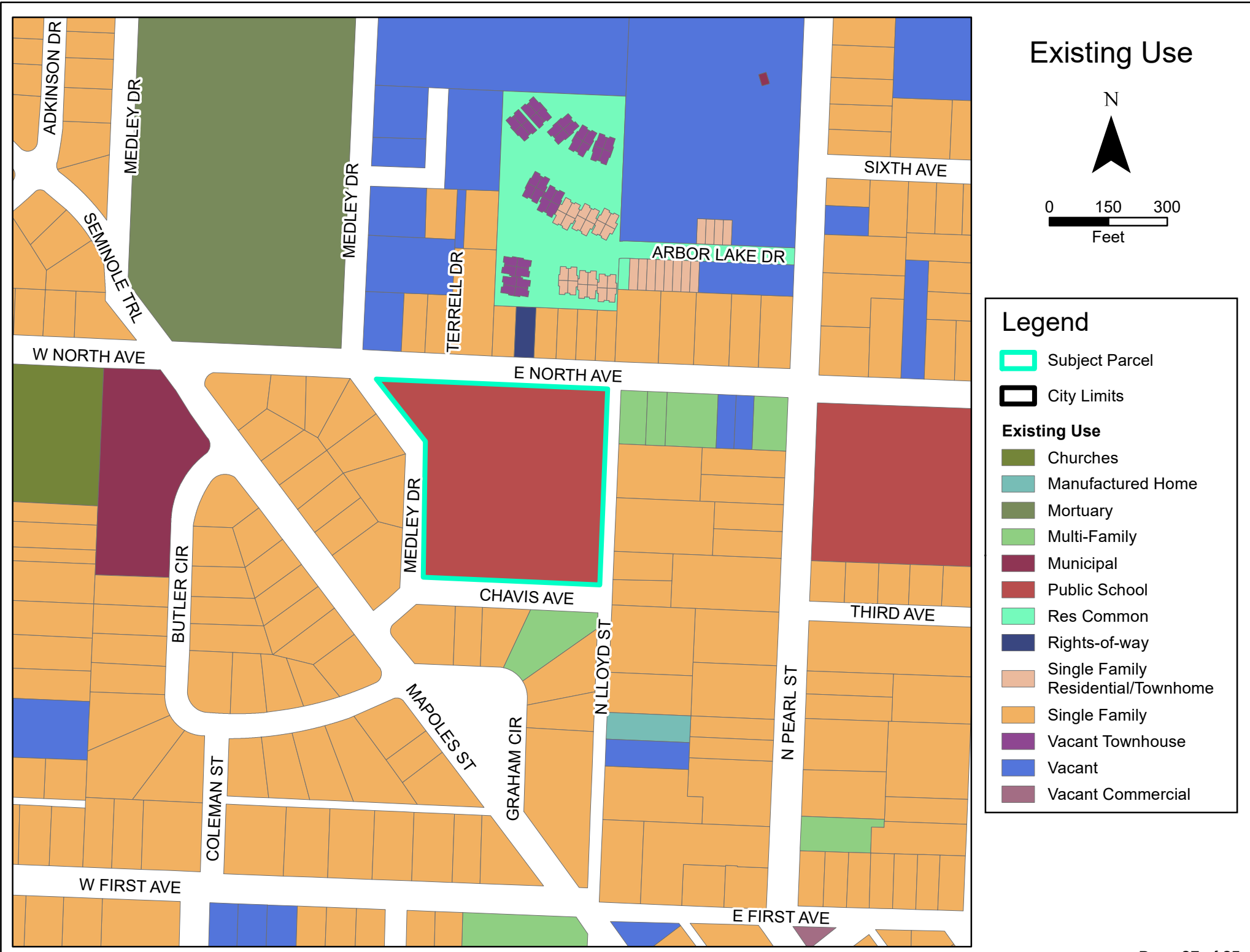




Vicinity Map



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



0 150 300
Feet

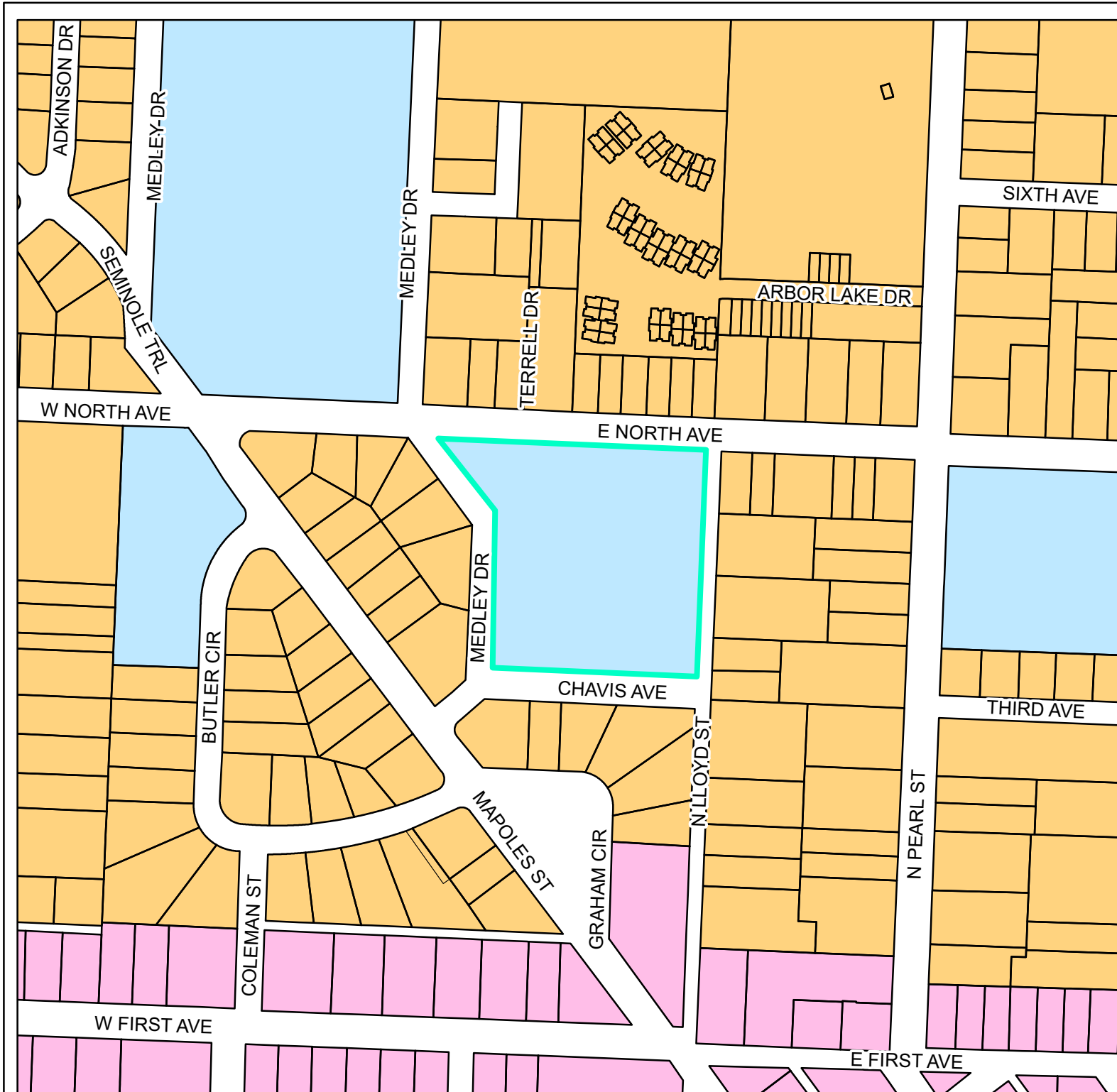
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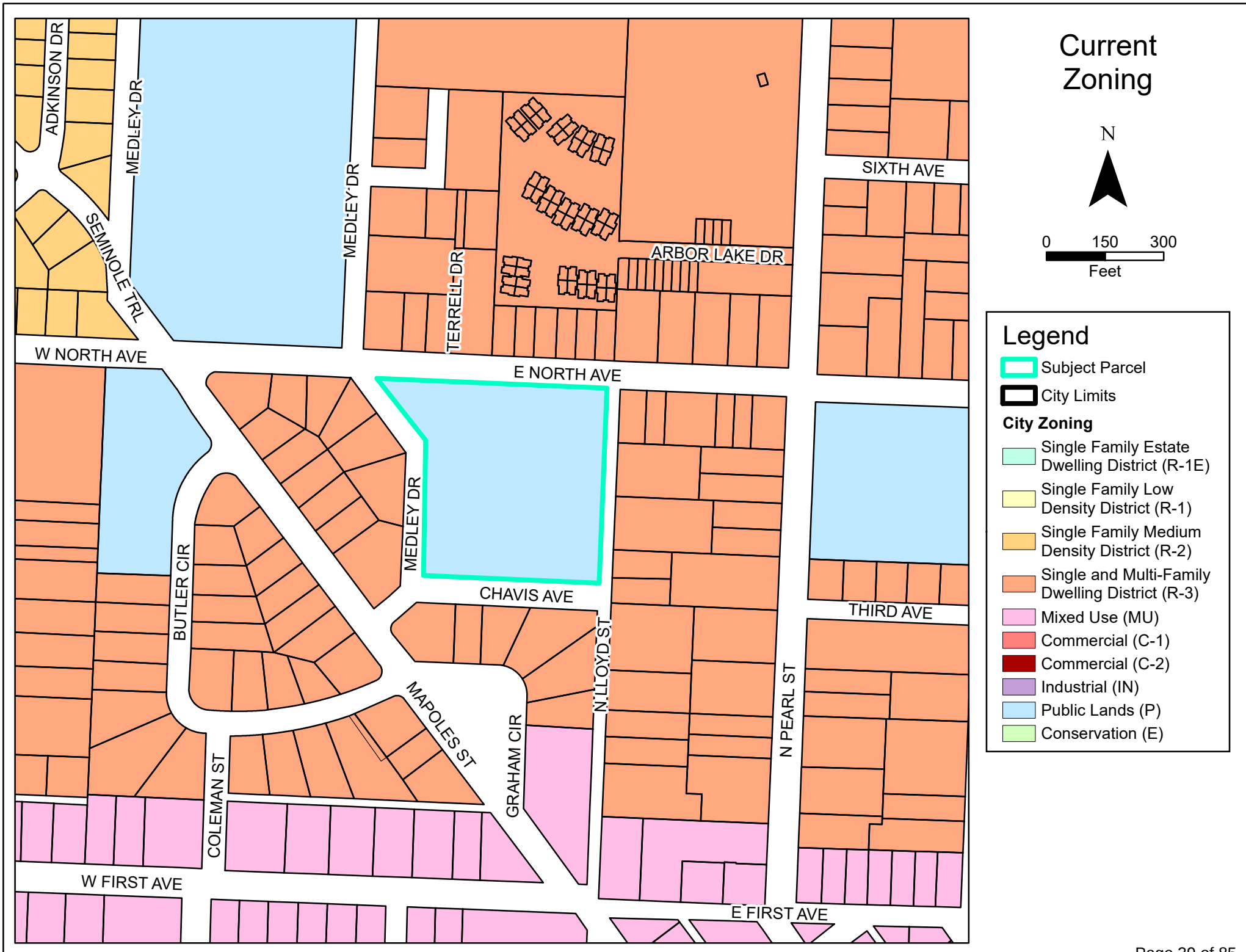
 Subject Parcel

 City Limits

City Future Land Use

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





Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

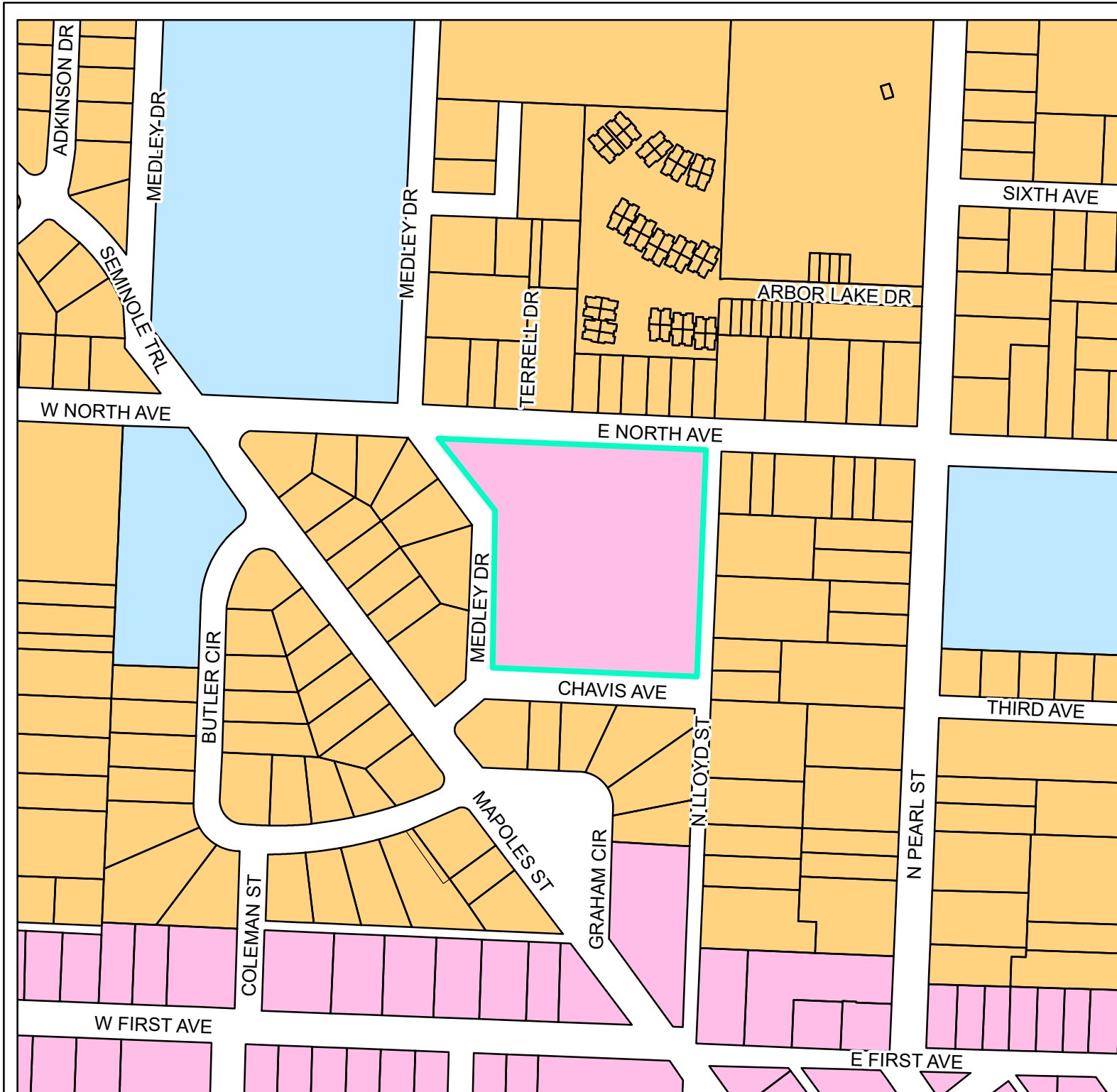
 Industrial (IN)

 Mixed Use (MU)

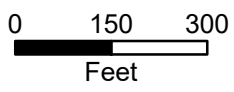
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

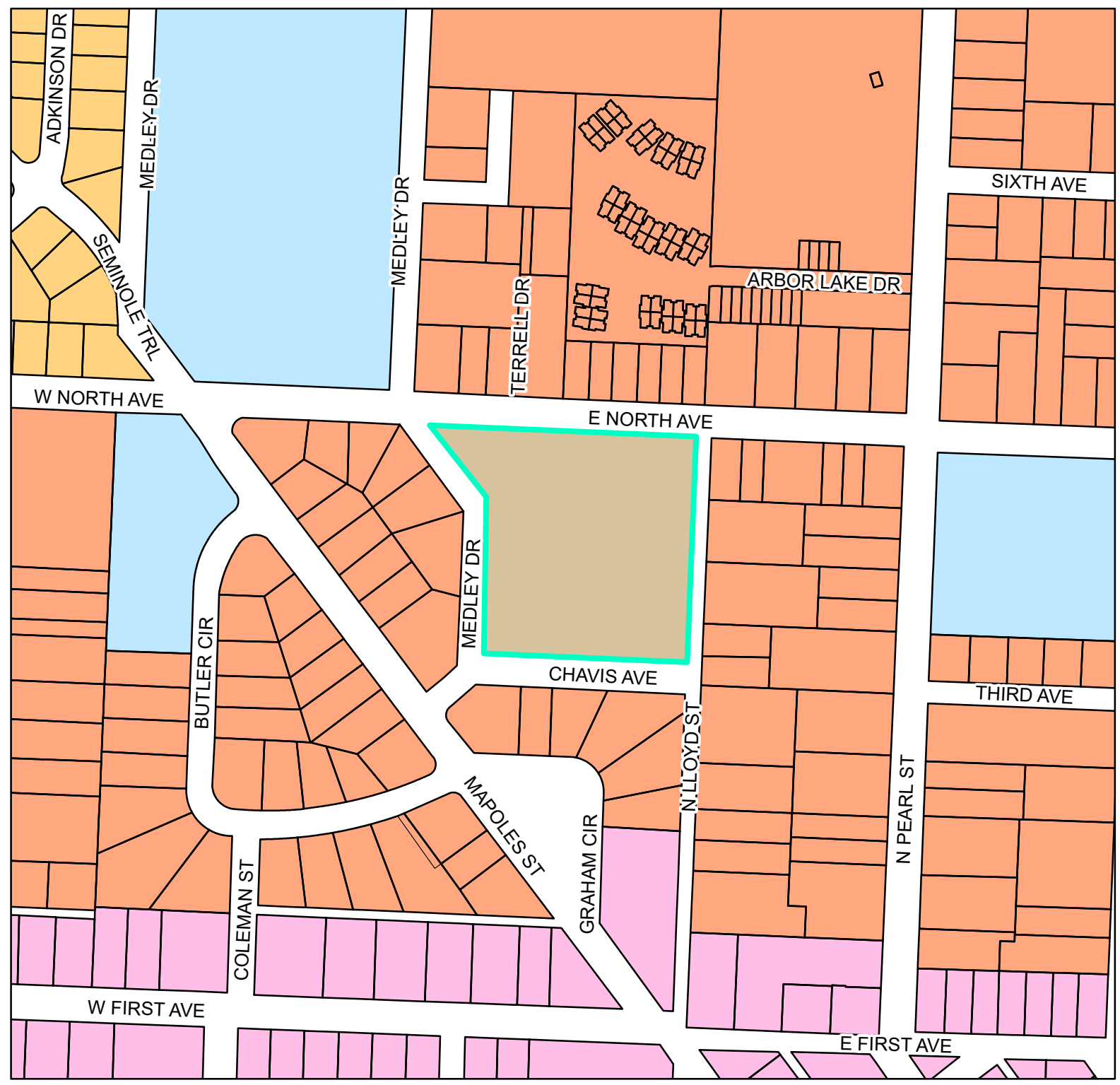


Proposed Zoning



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)
 - Planned Unit Development (PUD)



SITE SUMMARY

OWNER: GRANT-MOULTON PROPERTIES, LLC
PARCEL #: 17-3N-23-1760-0004-0010
TOTAL PROJECT AREA = 235,823 SF (5.4 AC.)

ZONING: MIXED USE
CURRENT LAND USE: RECREATION
PROPOSED LAND USE: RESIDENTIAL

FUTURE LAND USE: MIXED USE

BUILDING REQUIREMENTS:
FRONT SETBACK: REQUIRED = 20 FT
 PROVIDED = 20 FT
REAR SETBACK: REQUIRED = 15 FT
 PROVIDED = N/A FT
SIDE YARD SETBACK: REQUIRED = N/A FT
 PROVIDED = N/A FT MIN.
HEIGHT: REQUIRED = 70' MAX.
 PROVIDED = <45', TWO STORY

DENSITY: REQUIRED = 20 UNITS/AC MAX. = 108 UNITS
 PROVIDED = 94 UNITS

PARKING REQUIREMENTS:
SINGLE FAMILY DWELLING: REQUIRED = 2 SPACE PER UNIT
 = 2 SPACE X 94 UNITS = 188 SPACES
 PROVIDED = 188 SPACES
BICYCLE SPACES: REQUIRED = 1 PER 10 PARKING SPACES = 18
 PROVIDED = 18 SPACES

FLOOR AREA RATIO: REQUIRED = 3.0 MAX.
 PROVIDED = 157,920 SF / 235,823 SF = 0.67

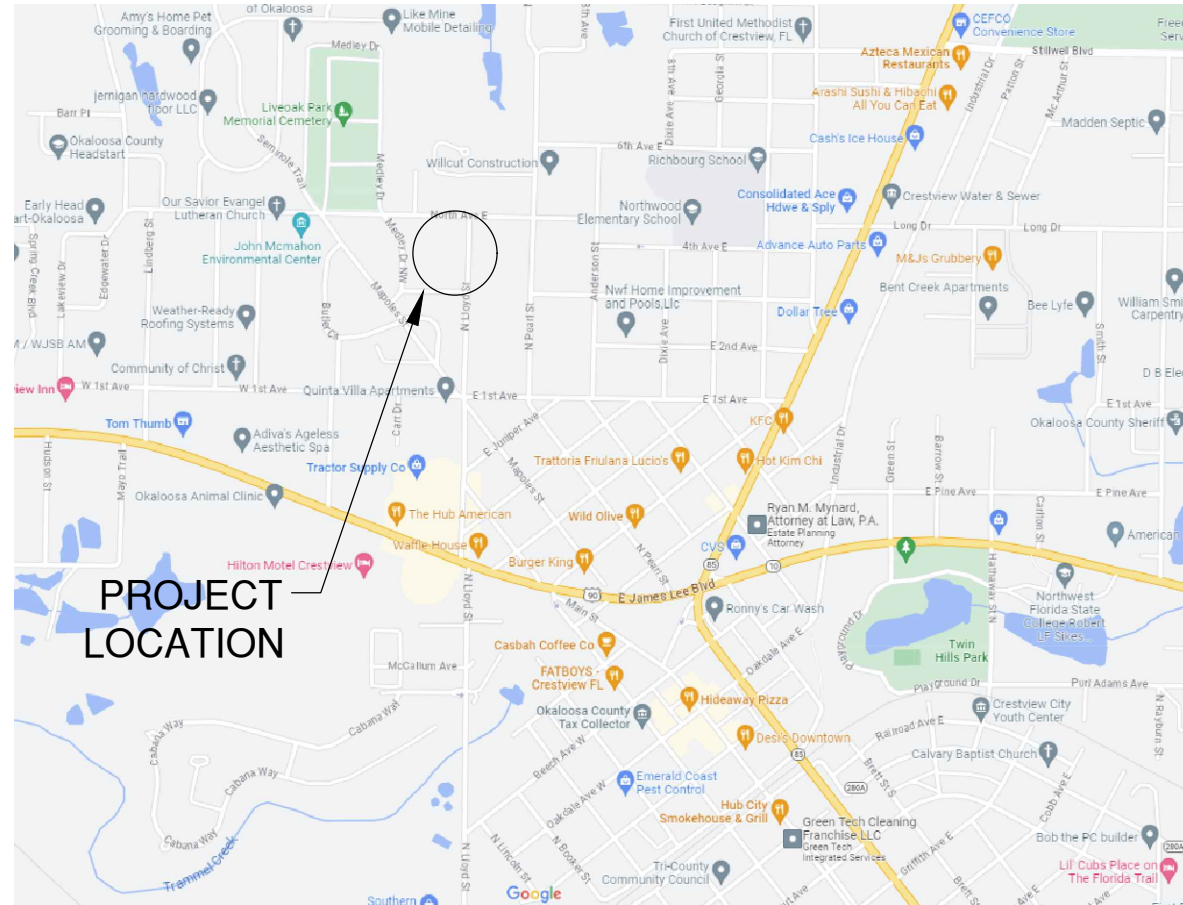
IMPERVIOUS SURFACE RATIO: REQUIRED = 80% MAX.
 PROVIDED = 128,598 SF / 235,823 SF = 54.5%

FLOOD PLAIN: FEMA FLOOD INSURANCE MAP NO. 12091C0165J, DATED MARCH 9, 2021
INDICATES THAT THIS PROPERTY IS LOCATED IN ZONE "X" FLOOD ZONE.

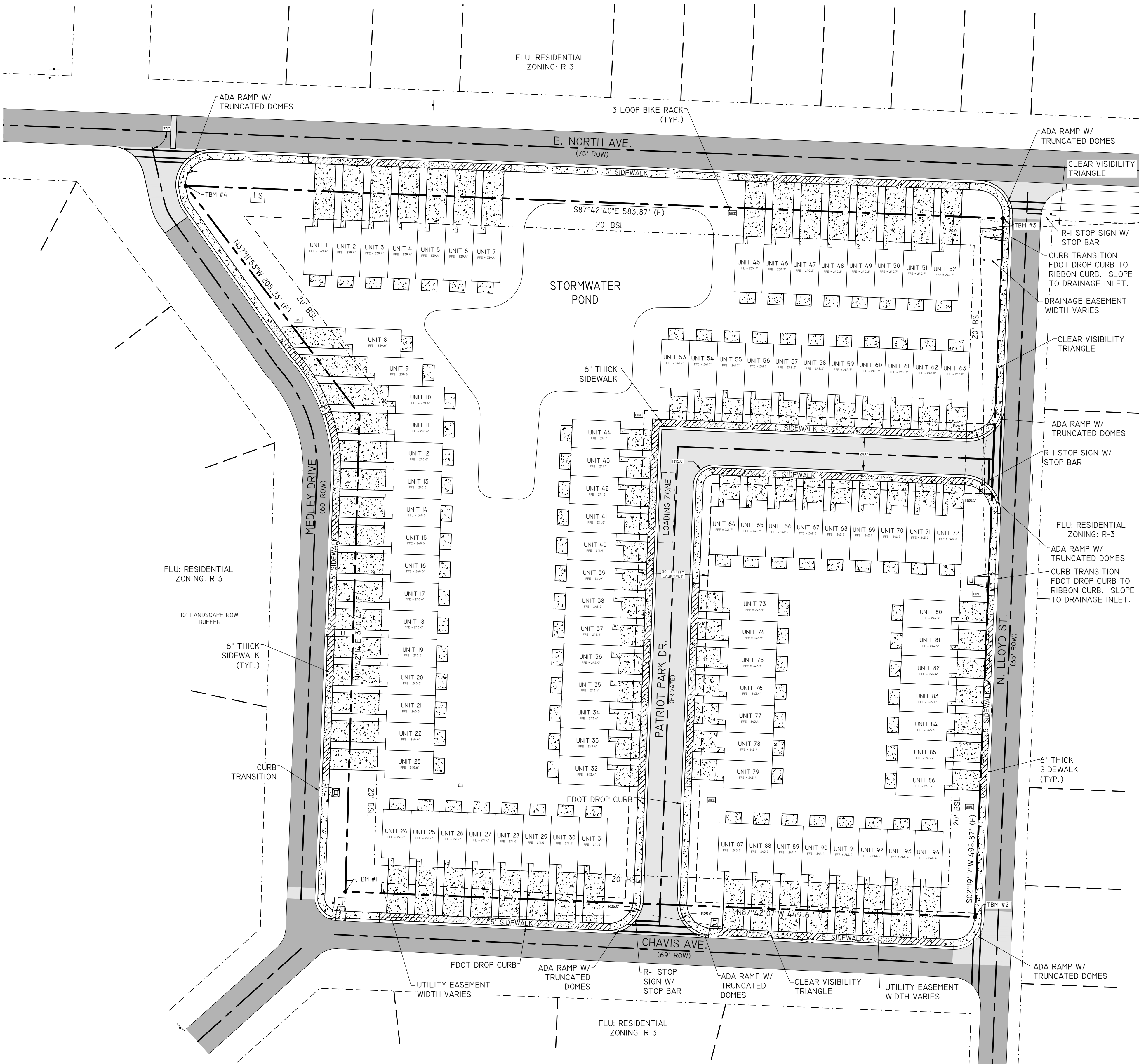
CONTRACTOR NOTES:

- ALL CURBING TERMINATIONS SHALL HAVE 1.5 FT TAPERS UNLESS NOTED OTHERWISE.
- CONCRETE (CURBING AND SIDEWALKS) DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR. DAMAGED AREAS SHALL BE REMOVED AND REPLACED TO THE NEAREST CONTROL OR CONSTRUCTION JOINTS TO PROVIDE CONTINUOUS AND CONSISTENT JOINT SPACING FOR THE ENTIRE PRODUCT.
- UPON COMPLETION, THE CONTRACTOR SHALL PROVIDE AN ASBLT SURVEY OF ALL SITE, GRADING AND UTILITY IMPROVEMENTS.

LEGEND	
PROPERTY LINE	---
BUILDING/LANDSCAPE SETBACK	- - - - -
PROPOSED EDGE OF PAVEMENT	---
EXISTING ROW	---
EXISTING ROAD CENTERLINE	---
EXISTING CHAIN LINK FENCE	- x - x - x - x -
PROPOSED CHAIN LINK FENCE	- x - x -
EXISTING ASPHALT	[Pattern]
PROPOSED ASPHALT	[Pattern]
EXISTING CONCRETE	[Pattern]
PROPOSED CONCRETE	[Pattern]
PROPOSED 6" THICK SIDEWALK	[Pattern]
PROPOSED SIGN	[Symbol]

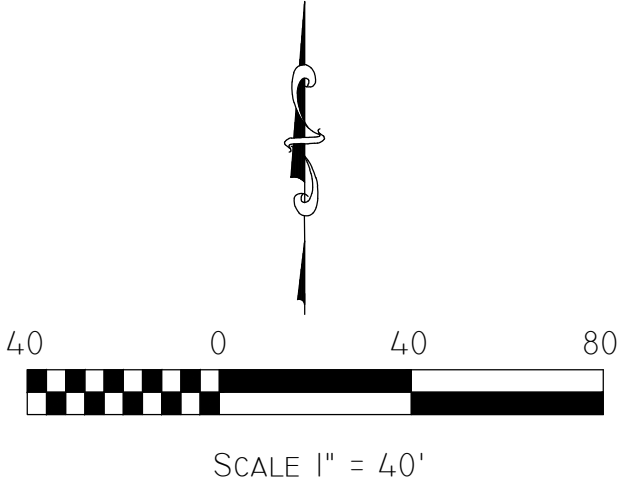


LOCATION MAP
N.T.S.

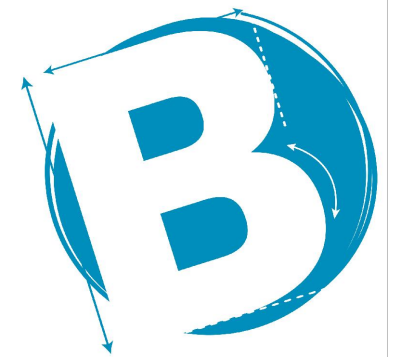


LEGAL DESCRIPTION (AS PROVIDED PER FGS SURVEY)

ALL OF BLOCK 4 OF REPLAT NORTH HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 121, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA

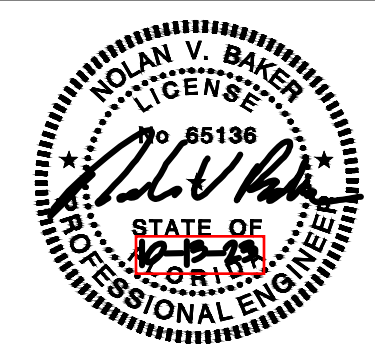


BENCHMARKS		
NO.	DESCRIPTION	ELEV.
TBM #1	I.R. #7237	239.00
TBM #2	I.R. #7237	245.51
TBM #3	I.R. #7237	239.69
TBM #4	I.R. #7237	237.50



Baker Engineers, LLC
P.O. Box 522
DeFuniak Springs, FL 32435
Telephone: (850) 836-4970

PATRIOT PARK
SITE PLAN
Crestview, Florida



Notes
Scale AS NOTED
Project Number 3003
Drawn By NVB
Reviewed By NVB
Issue Date OCTOBER 13, 2023
Sheet Number C 3.1



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: November 6, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/2/2023
SUBJECT: Ordinance 1956 North Avenue East Rezoning

BACKGROUND:

On October 4, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on North Avenue East.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Public Lands (PL).

The application requests the Planned Unit Development (PUD) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1956 on November 13, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Grant-Moulton Properties LLC
1702 E James Lee Blvd
Crestview, FL 325390000
Parcel ID: 07-3N-23-1760-0004-0010
Site Size: 5.45 acres
Current FLU: Public Lands (PL)
Current Zoning: Public Lands (PL)
Current Land Use: Municipal

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family
East	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family & Multi-Family
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single Family & Multi-Family
West	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single-Family

The subject property is currently developed for recreational use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential use.

Typically, at this point in the process, staff is not aware of what is being proposed on a given piece of property. In this case, this proposed rezoning to PUD is in conjunction with a project that is in review for 94 townhouse units. The current future land use and zoning designations do not provide for this use, and the surrounding future land use and zoning districts (Residential (R) and Single and Multi-family Density Dwelling District (R-3)) do not provide for the density requested within the application.

The developer has entered into an agreement with the Eglin Air Force base to provide housing (rent and utilities) to military members at the BAH rate, providing a benefit to both those service members as well as a positive impact on the community at large. In order to achieve that threshold, the developer determined that it would be necessary to construct more units in the project than would have typically been allowed in the R-3 zoning district and Residential future land use designation. Staff discussed various options that could help the developer achieve this goal for the benefit of our community. Initially, staff considered the Mixed Use (MU) zoning and future land use designations, which would provide a density comparable to the adjacent Arbor Valley development, located off of North Pearl Street, but were not comfortable with the potential commercial development that would be possible on the property with the Mixed Use zoning district. This 5.45 acre property with the Mixed Use zoning district could theoretically provide for commercial uses with densities/intensities that may not be consistent with the surrounding area.

As a result, staff determined that the most efficient and beneficial way to move forward would be to utilize the Mixed Use (MU) future land use, which allows for up to 20 units per acre, but assign the Planned Unit Development (PUD) zoning district, which references the submitted site plan for the development and, in this case, restricts the development specifically to what has been proposed - 94 townhomes. Any amendment to, or modification of the plans from that scope would require an additional ordinance to amend or remove the PUD ordinance that is being proposed coincidentally with this FLU amendment request. This provides a way for staff to ensure that this property does not develop any way other than what has generally been proposed without first consulting the Planning Board and City Council, protecting the area from development that, at this time, would not be considered consistent with the surrounding area.

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 October 12, 2023. The property was posted on October 23, 2023. An advertisement ran in the Crestview News Bulletin on October 26, 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 were \$750.00. There is no additional cost of advertising as the rezoning request was included in the advertisement for the comprehensive plan amendment.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1956.

Attachments

1. Exhibit Packet
2. Patriot Park Site Development Plan

ORDINANCE: 1956

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 5.45 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 7, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE PUBLIC LANDS (PL) ZONING DISTRICT TO THE PLANNED UNIT DEVELOPMENT (PUD) 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 & INTENT. The authority for enactment of this ordinance is pursuant to chapters 166 and 177, Florida Statutes, section 1, City Charter, and the City's Land Development Code.

1. The owner, Grant-Moulton Properties, LLC, applied for rezoning approval of Block 4 of North Hill Replat, according to the Plat thereof as recorded in Plat Book 1, Page 121, of the Public Records of Okaloosa County Florida, identified by parcel number 07-3N-23-1760-0004-0010. The development will consist of a 94-unit townhouse development. Approval of this rezoning will result in a new Planned Unit Development zoning district at the property.
2. The Planning and Development Board held a public hearing and considered this ordinance on November 6, 2023. The Planning and Development Board has recommended approval of the rezoning of the subject area from the Public Lands (PL) Zoning District to the Planned Unit Development (PUD) Zoning District in accordance with the Patriot Park Site Development Plan as prepared by Baker Engineering, LLC, dated October 2023, and the conditions and amendments in this ordinance.
3. The City Council then conducted a public meeting on November 13, 2023, and a public hearing on December 11, 2023, after giving due public notice pursuant to Section 166.041 of the Florida Statutes and the City's Land Development Code.

SECTION 2 – FINDINGS OF FACT. The City Council finds:

1. The Planned Unit Development (PUD) is a zoning district available to encourage flexibility in the design and development of land and allow improved design and quality in new development. The PUD is intended to provide for diversification and integration of uses and structures consistent with the Future Land Use designation.
2. The Patriot Park Planned Unit Development is located at property identified by parcel number 07-3N-23-1760-0004-0010. The subject property is approximately 5.4 acres. The development will consist of 94 townhouse units fronting E North Avenue, N Lloyd Street, Medley Drive and Chavis Avenue.
3. The Patriot Park Planned Unit Development is consistent with the City's Comprehensive Plan.
4. The proposed PUD is surrounded on all sides by public right-of-way and will not directly abut any properties with different land uses.
5. The intensity/density of the development is compatible with the surrounding area.
6. The provisions of and conditions required by this approval are necessary and in the best interests of the public health, safety, and welfare of City citizens. Therefore, the City Council approves the Patriot Park Planned Unit Development, as set forth in this ordinance.

SECTION 3 – PROPERTY TO BE REZONED.

1. The property subject to this rezoning is identified by parcel number 07-3N-23-1760-0004-0010 and is more particularly depicted in the Patriot Park Site Development Plan.
2. The requested rezoning is consistent with the City's Comprehensive Plan. Therefore, the subject property is hereby rezoned from the Public Lands (PL) zoning district to the Planned Unit Development (PUD) district, subject to all conditions and amendments of this ordinance and the Patriot Park Site Development Plan as prepared by Baker Engineers, LLC, dated October 2023.
3. The Official Zoning Map of the City of Crestview is hereby amended to change the classification of the subject property from the Public Lands (PL) zoning district to the Planned Unit Development (PUD) district.

SECTION 4 – ADOPTION AND CONDITIONS TO PATRIOT PARK PLANNED UNIT DEVELOPMENT. The Patriot Park Site Development Plan as prepared by Baker Engineers, LLC, dated October 2023, is adopted by reference and approved as the site development plan, with the following amendments and conditions:

1. All improvements shall be made in accordance with the provisions of this ordinance and the site development plan document. This ordinance and the site development plan document shall be considered the development and site standards, criteria, and other requirements for development of the Patriot Park Planned Unit Development. If a subject is not addressed in this ordinance or the site development plan document, the applicable provision of the latest version of the City's Land Development Code shall apply.
2. No development shall occur on the subject property, except for townhouses with a maximum quantity of 94 units.
3. Access spacing for driveways connecting to public rights-of-way are allowed as shown in the site development plan document, notwithstanding Land Development Code requirements.
4. Maintenance of infrastructure improvements (water, sewer, stormwater, roadways, driveways, etc.) constructed on the subject property or in conjunction with the development in the right-of-way, shall be maintained by the developer until maintenance is expressly accepted by and conveyed to the City of Crestview.

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 Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1955 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 11th day of December, 2023.

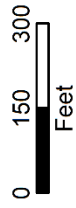
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 11th day of December, 2023.

J. B. Whitten
Mayor

Adopted Zoning



Legend

Subject Parcel

City Limits

Zoning

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)

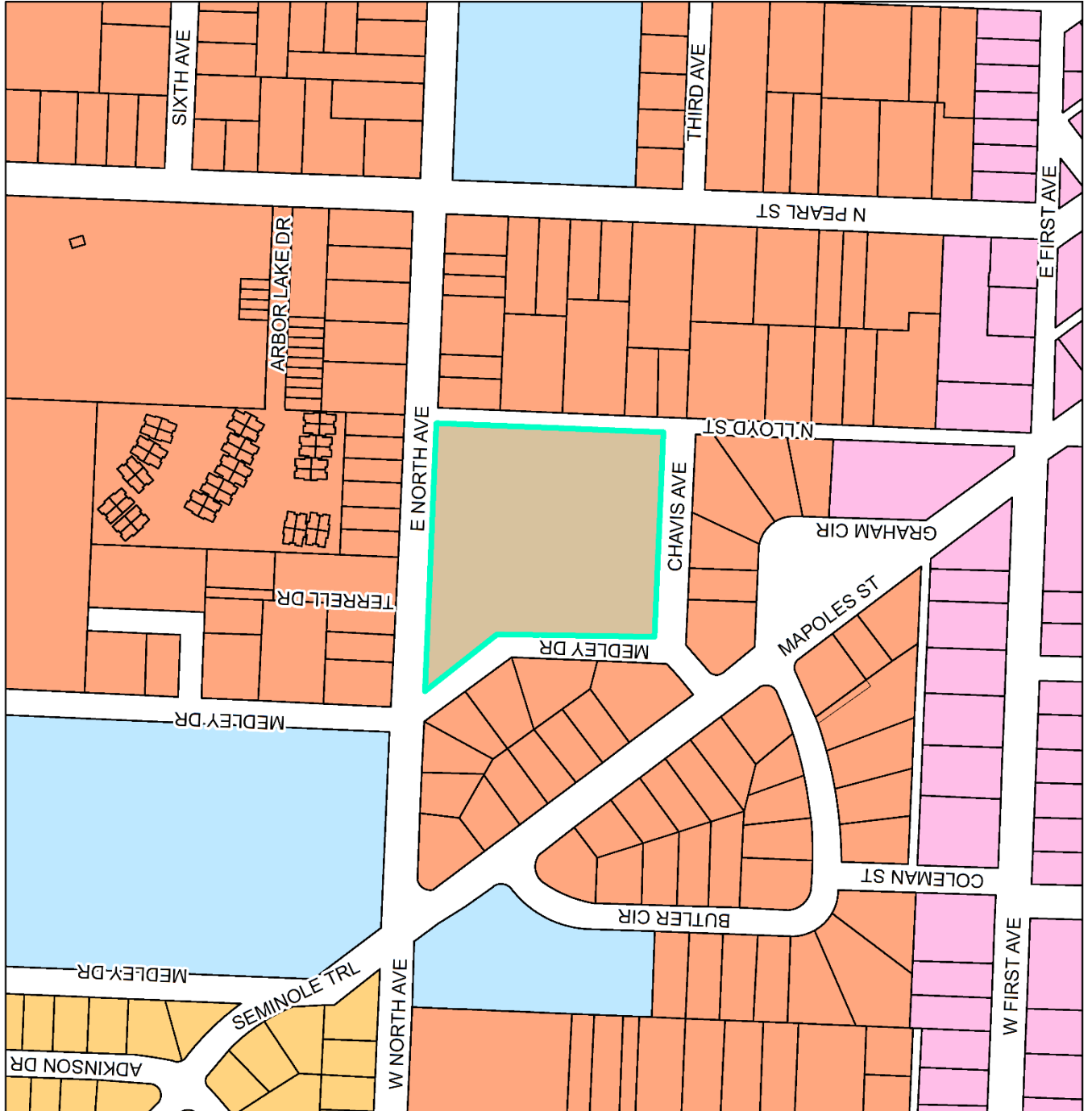
Commercial (C-2)

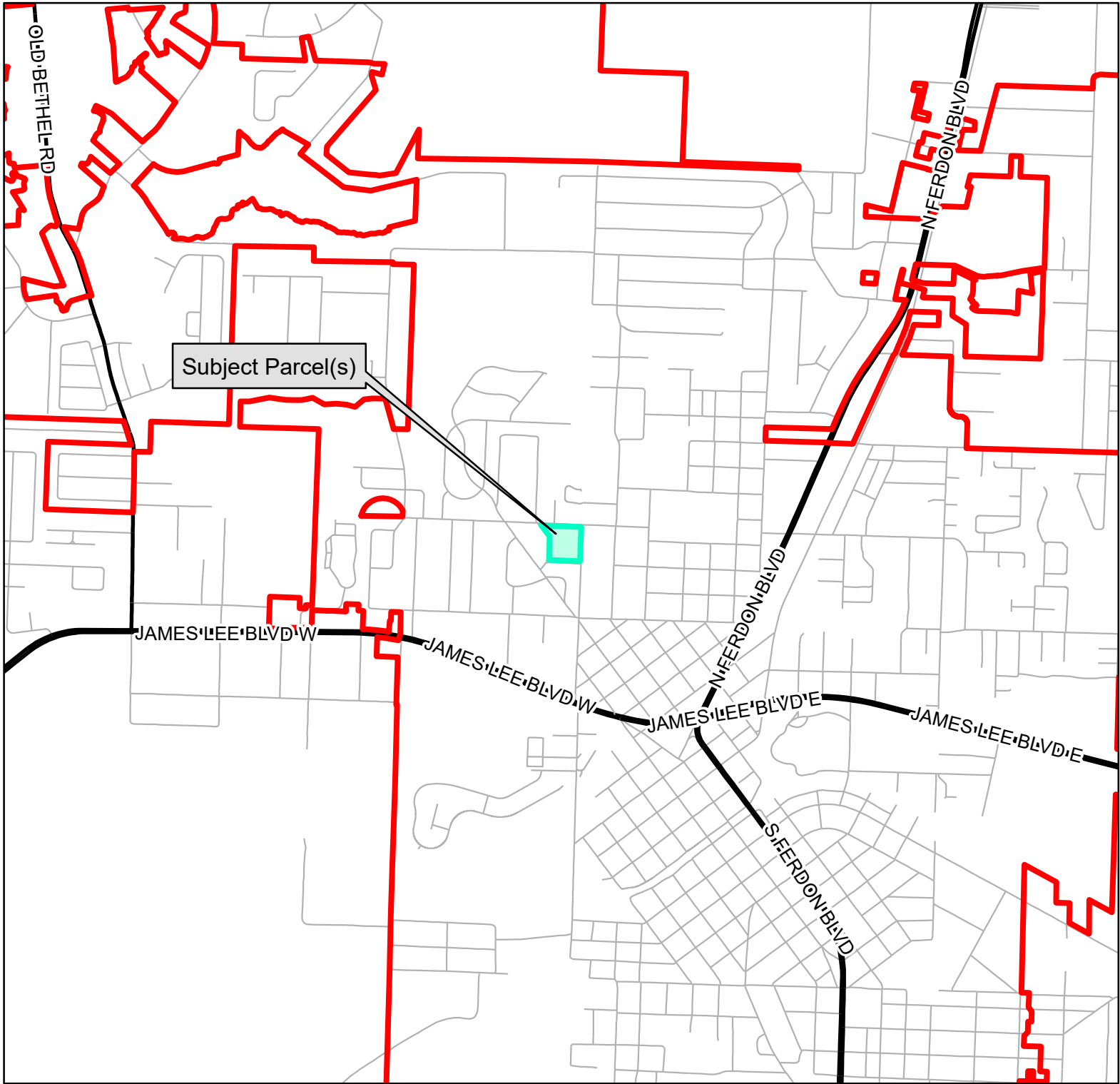
Industrial (IN)

Public Lands (P)

Conservation (E)

Planned Unit Development (PUD)

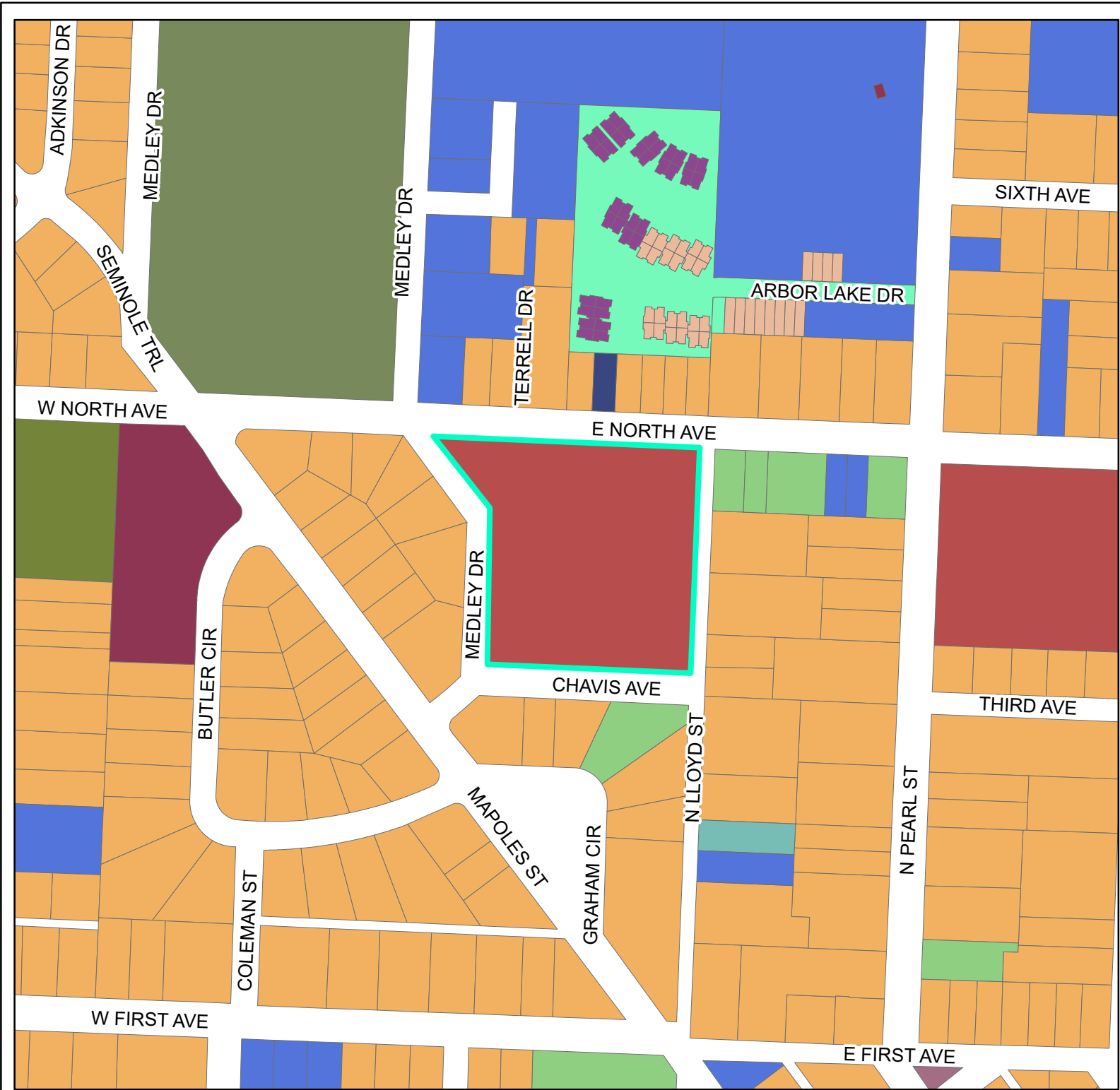




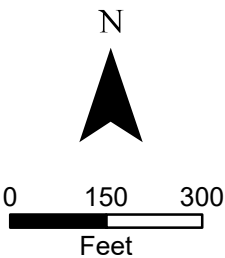
Vicinity Map



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
 - Manufactured Home
 - Mortuary
 - Multi-Family
 - Municipal
 - Public School
 - Res Common
 - Rights-of-way
 - Single Family Residential/Townhome
 - Single Family
 - Vacant Townhouse
 - Vacant
 - Vacant Commercial

Current Future Land Use



0 150 300
Feet

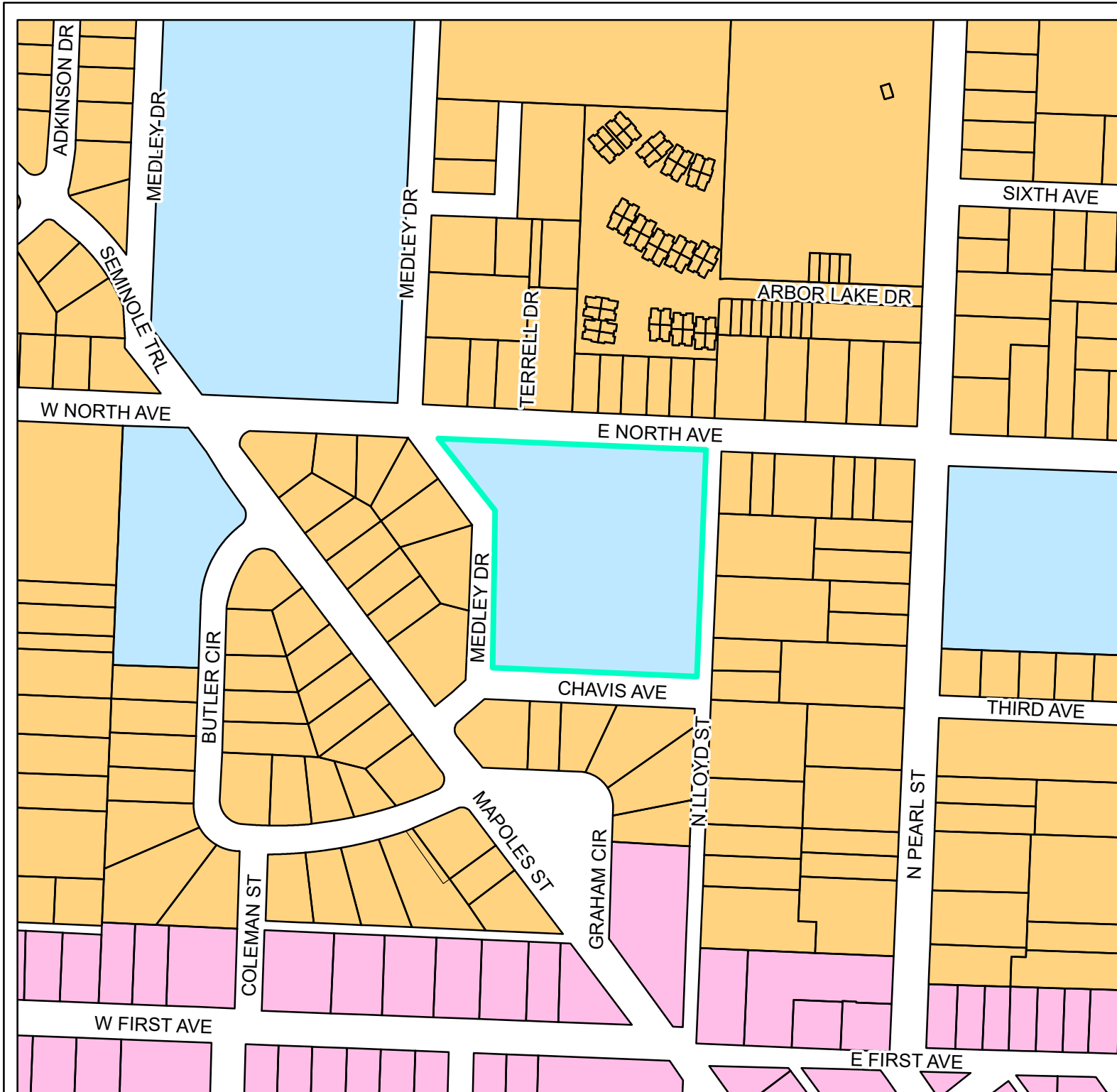
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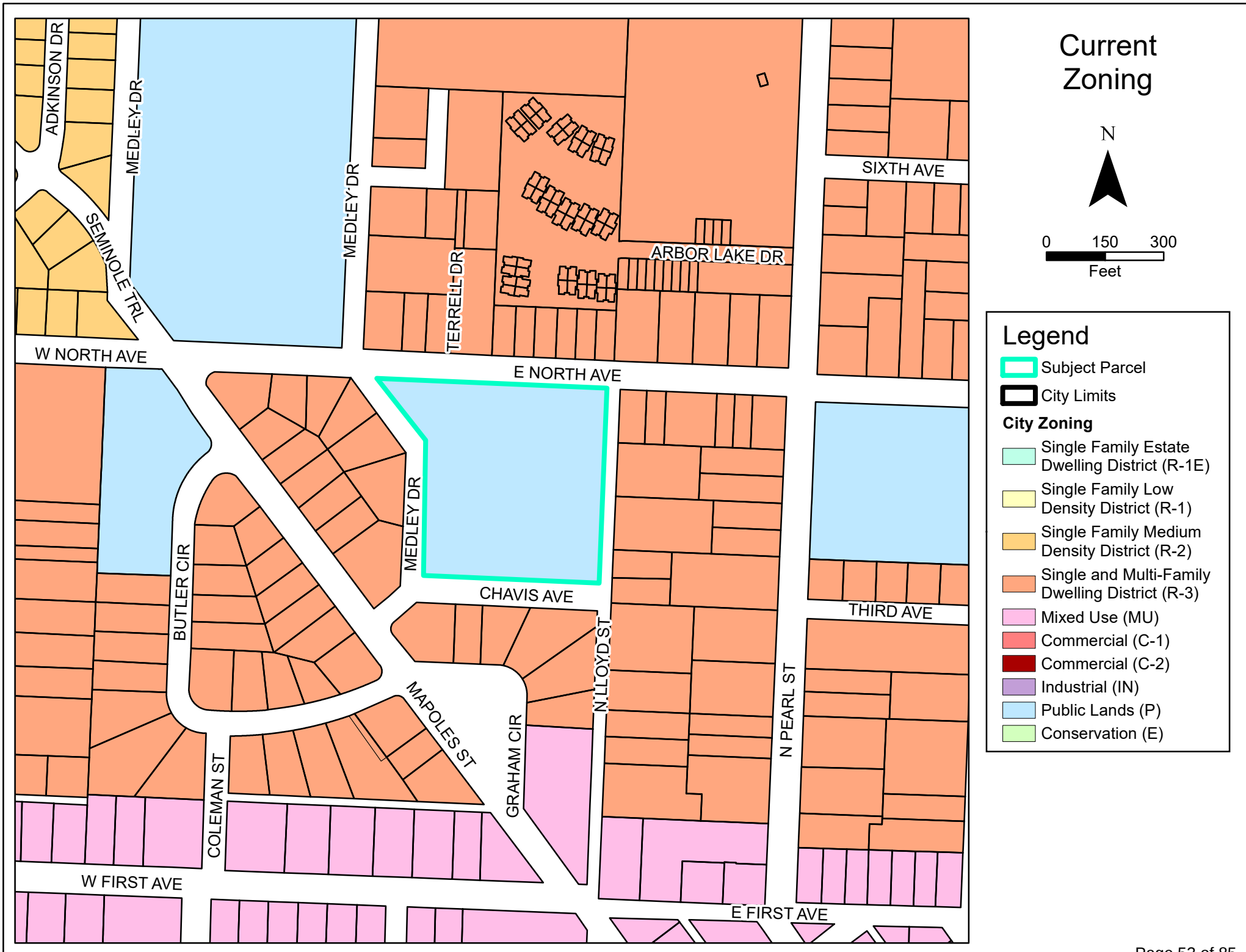
 Subject Parcel

 City Limits

City Future Land Use

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





Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

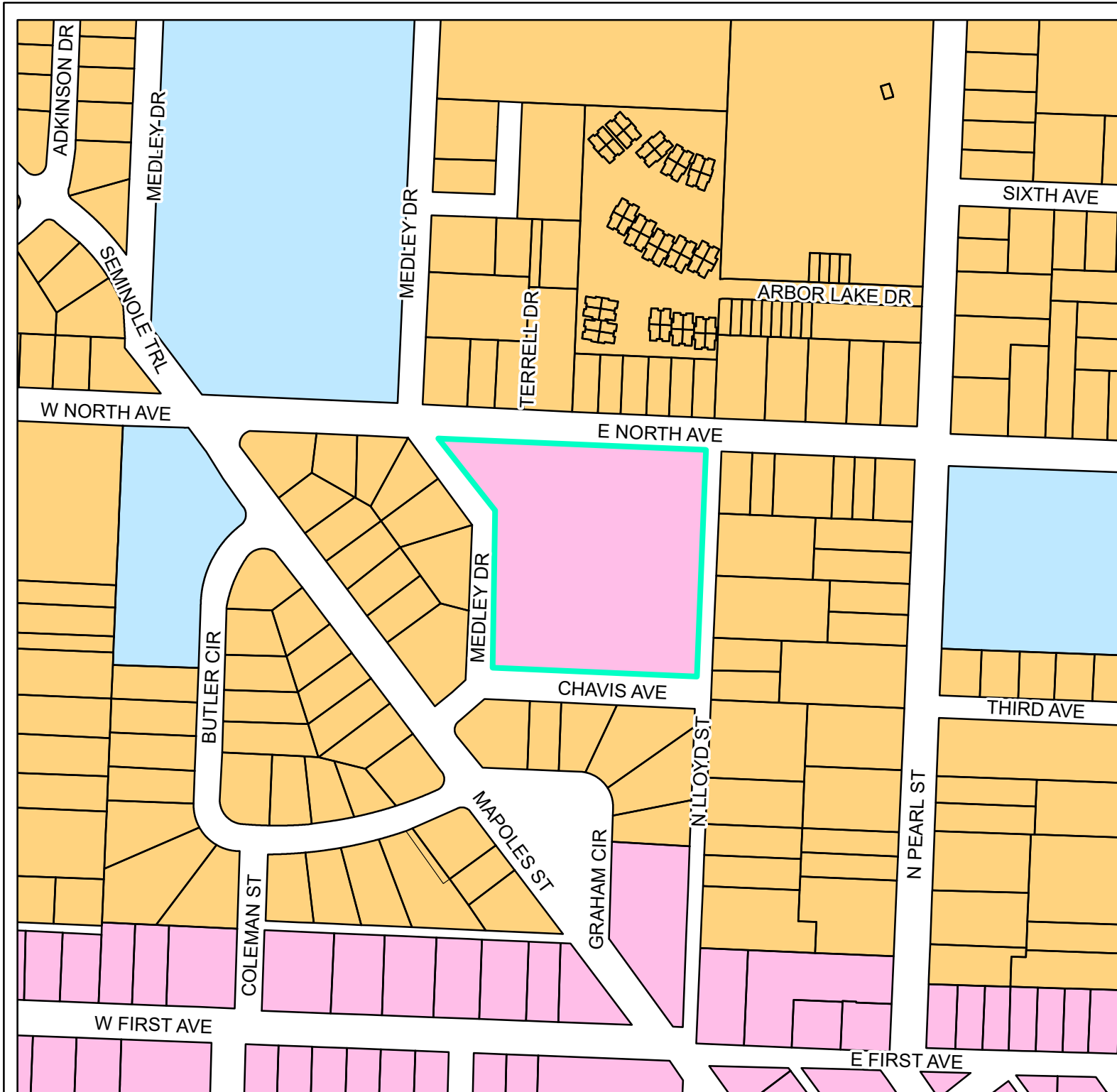
 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

 Residential (R)



Proposed Zoning



0 150 300
Feet

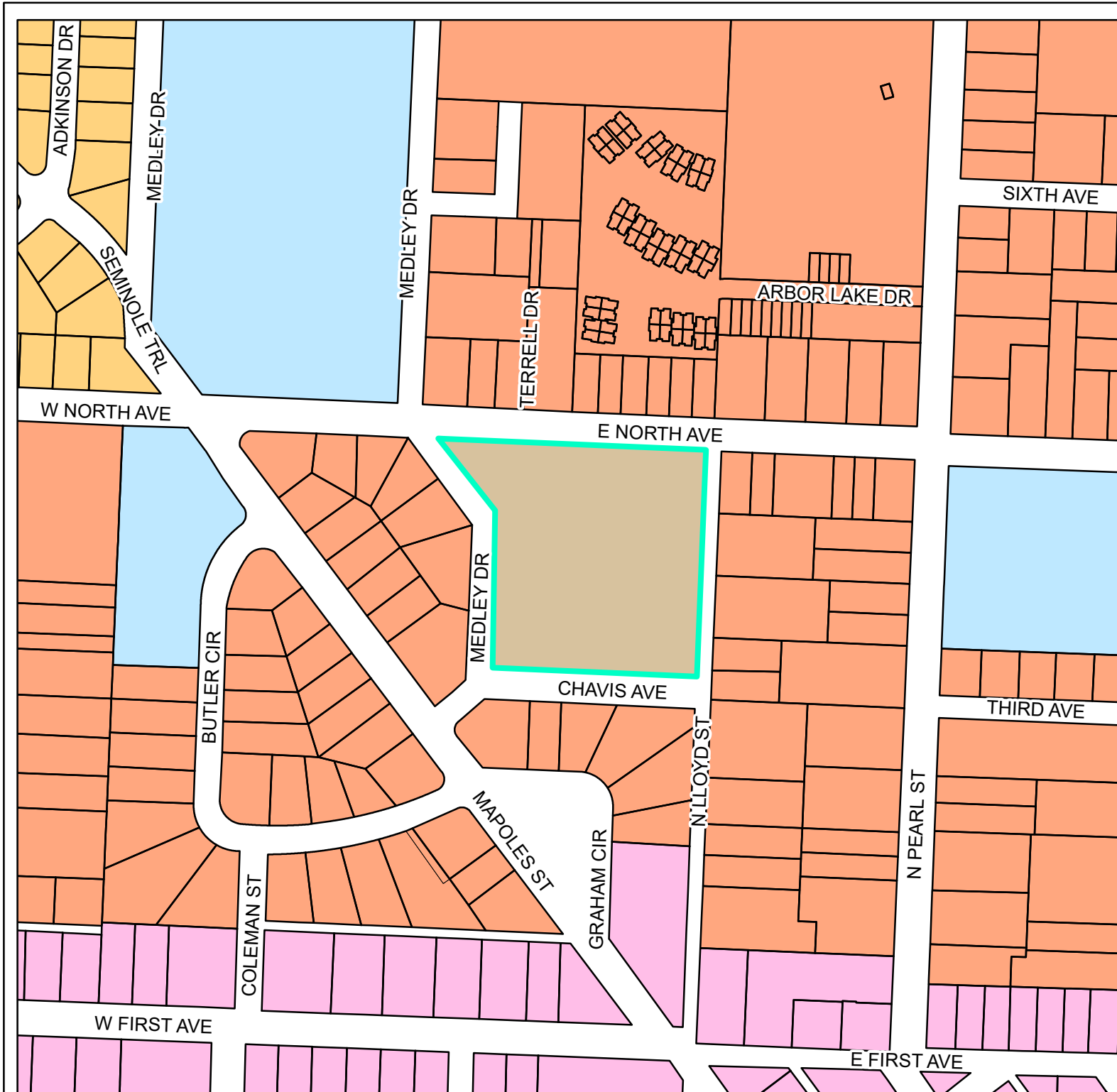
Legend

 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)
-  Planned Unit Development (PUD)



SITE SUMMARY

OWNER: GRANT-MOULTON PROPERTIES, LLC
PARCEL #: 17-3N-23-1760-0004-0010
TOTAL PROJECT AREA = 235,823 SF (5.4 AC.)

ZONING: MIXED USE
CURRENT LAND USE: RECREATION
PROPOSED LAND USE: RESIDENTIAL

FUTURE LAND USE: MIXED USE

BUILDING REQUIREMENTS:
FRONT SETBACK: REQUIRED = 20 FT
PROVIDED = 20 FT
REAR SETBACK: REQUIRED = 15 FT
PROVIDED = 15 FT
SIDE YARD SETBACK: REQUIRED = N/A FT
PROVIDED = N/A FT
HEIGHT: REQUIRED = 7.5 FT MIN.
PROVIDED = 7.5 FT MIN.
REQUIRED = 70' MAX.
PROVIDED = <45', TWO STORY

DENSITY: REQUIRED = 20 UNITS/AC MAX. = 108 UNITS
PROVIDED = 94 UNITS

PARKING REQUIREMENTS:
SINGLE FAMILY DWELLING: REQUIRED = 2 SPACE PER UNIT
= 2 SPACE X 94 UNITS = 188 SPACES
PROVIDED = 188 SPACES
BICYCLE SPACES: REQUIRED = 1 PER 10 PARKING SPACES = 18
PROVIDED = 18 SPACES

FLOOR AREA RATIO: REQUIRED = 3.0 MAX.
PROVIDED = 157,920 SF / 235,823 SF = 0.67

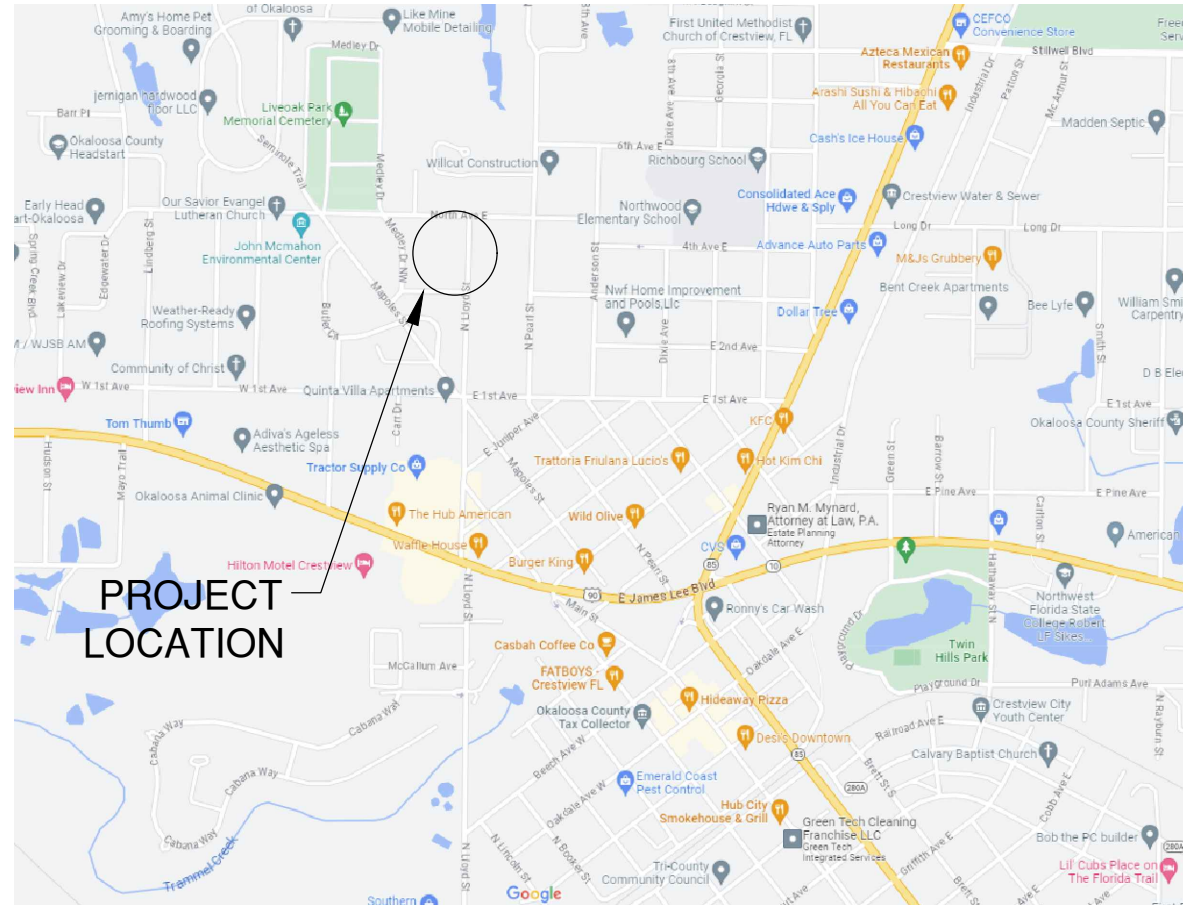
IMPERVIOUS SURFACE RATIO: REQUIRED = 80% MAX.
PROVIDED = 128,598 SF / 235,823 SF = 54.5%

FLOOD PLAIN: FEMA FLOOD INSURANCE MAP NO. 12091C0165J, DATED MARCH 9, 2021
INDICATES THAT THIS PROPERTY IS LOCATED IN ZONE "X" FLOOD ZONE.

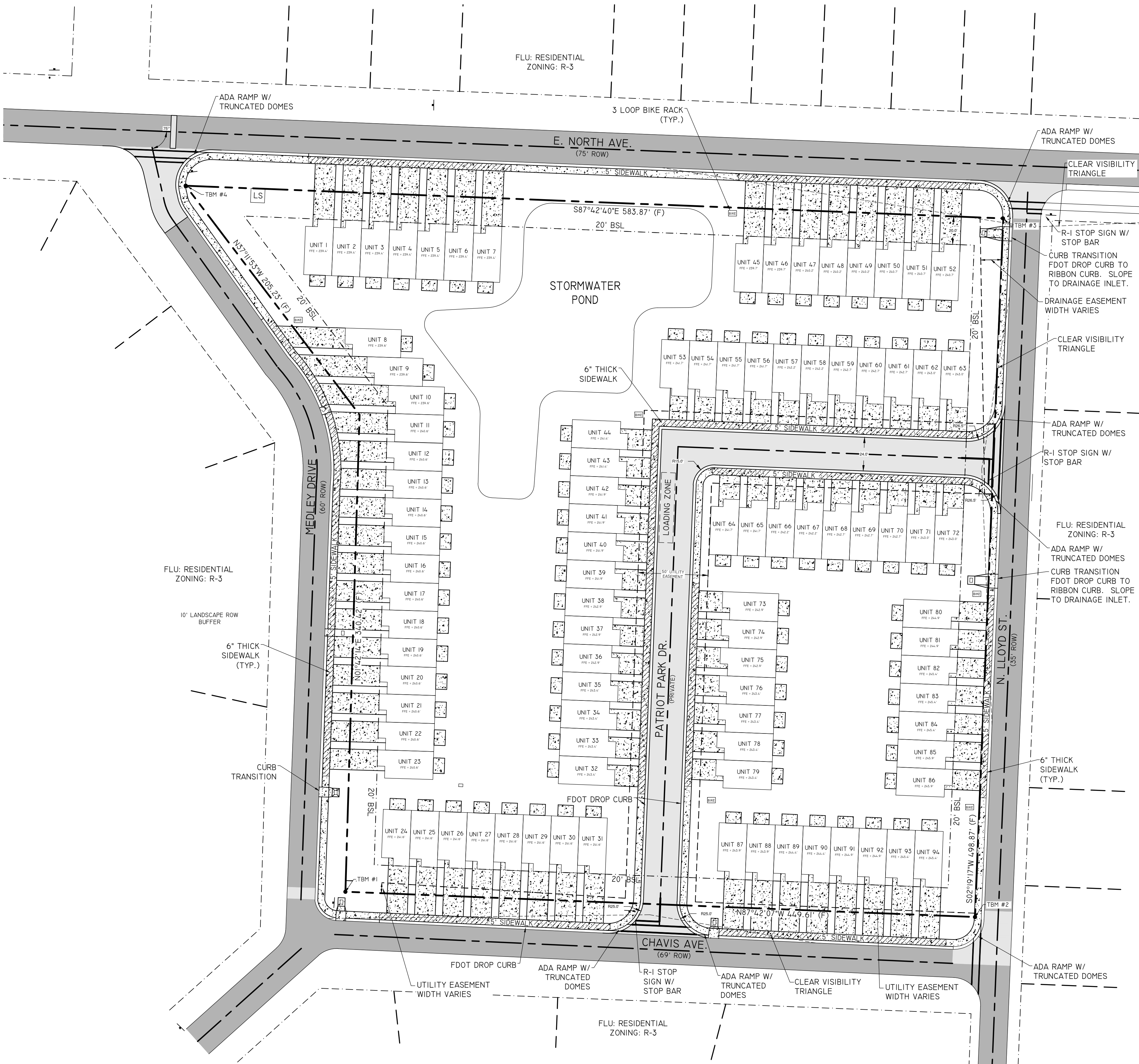
CONTRACTOR NOTES:

- ALL CURBING TERMINATIONS SHALL HAVE 1.5 FT TAPERS UNLESS NOTED OTHERWISE.
- CONCRETE (CURBING AND SIDEWALKS) DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR. DAMAGED AREAS SHALL BE REMOVED AND REPLACED TO THE NEAREST CONTROL OR CONSTRUCTION JOINTS TO PROVIDE CONTINUOUS AND CONSISTENT JOINT SPACING FOR THE ENTIRE PRODUCT.
- UPON COMPLETION, THE CONTRACTOR SHALL PROVIDE AN ASBLT SURVEY OF ALL SITE, GRADING AND UTILITY IMPROVEMENTS.

LEGEND	
PROPERTY LINE	---
BUILDING/LANDSCAPE SETBACK	- - - - -
PROPOSED EDGE OF PAVEMENT	---
EXISTING ROW	---
EXISTING ROAD CENTERLINE	---
EXISTING CHAIN LINK FENCE	- x - x - x - x -
PROPOSED CHAIN LINK FENCE	- x - x -
EXISTING ASPHALT	---
PROPOSED ASPHALT	---
EXISTING CONCRETE	---
PROPOSED CONCRETE	---
PROPOSED 6" THICK SIDEWALK	---
PROPOSED SIGN	---

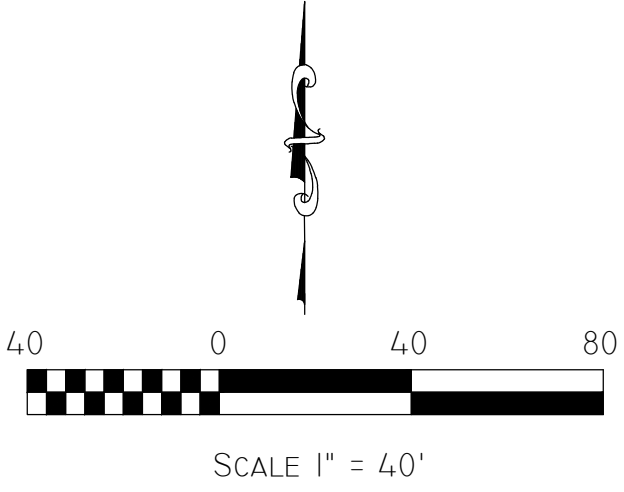


LOCATION MAP
N.T.S.



LEGAL DESCRIPTION (AS PROVIDED PER FGS SURVEY)

ALL OF BLOCK 4 OF REPLAT NORTH HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 121, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA



BENCHMARKS		
NO.	DESCRIPTION	ELEV.
TBM #1	I.R. #7237	239.00
TBM #2	I.R. #7237	245.51
TBM #3	I.R. #7237	239.69
TBM #4	I.R. #7237	237.50

PATRIOT PARK
SITE PLAN
Crestview, Florida



Notes
Scale AS NOTED
Project Number 3003
Drawn By NVB
Reviewed By NVB
Issue Date OCTOBER 13, 2023
Sheet Number C 3.1



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: November 6, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/1/2023
SUBJECT: Williams Way Variance

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-1 zoning district, Foxwood Overlay District, and the Comprehensive Plan standards for the Residential 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 four areas of focus that make up the necessary foundation of a successful local government.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

FINANCIAL IMPACT

The fees for the variance request were \$1,500.00. The cost of advertising was \$164.50. 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 - Williams Way
2. Survey - Williams Way
3. BOA Order - Williams Way



CITY OF CRESTVIEW

Community Development Services

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

Same as lot split

VARIANCE APPLICATION

Application Information

Address/Location: Williams Way Lot 121 & 123

Parcel ID#: see survey

Owner Name: NWF Land

Mailing Address: 1097 S Ferdon Blvd Crestview FL 32536

Phone: 8509782142 Email: nwflisa@gmail.com

Agent Name: Devin Jones

Mailing Address: 1097 S Ferdon Blvd

Phone: 8509782142 Email: nwflisa@gmail.com

Zoning District: X 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: lot splits

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

LOT SPLIT / LOT LINE ADJUSTMENT PERMIT / Variance

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.

Devin Jones
Owner/Agent

[Signature]
Signature

8/28/23
Date

Owner

Signature

Date

Owner

Signature

Date

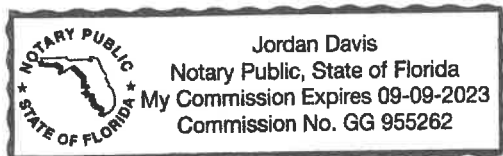
STATE OF FLORIDA

COUNTY OF, Okaloosa

The foregoing instrument was acknowledged before me this 28 day of August, 2023, by Devin Jones, who is personally known to me or has produced, FL DL as identification.

(Notary Seal)

[Signature]
NOTARY PUBLIC – STATE OF FLORIDA



NAME OF NOTARY – TYPED OR PRINTED

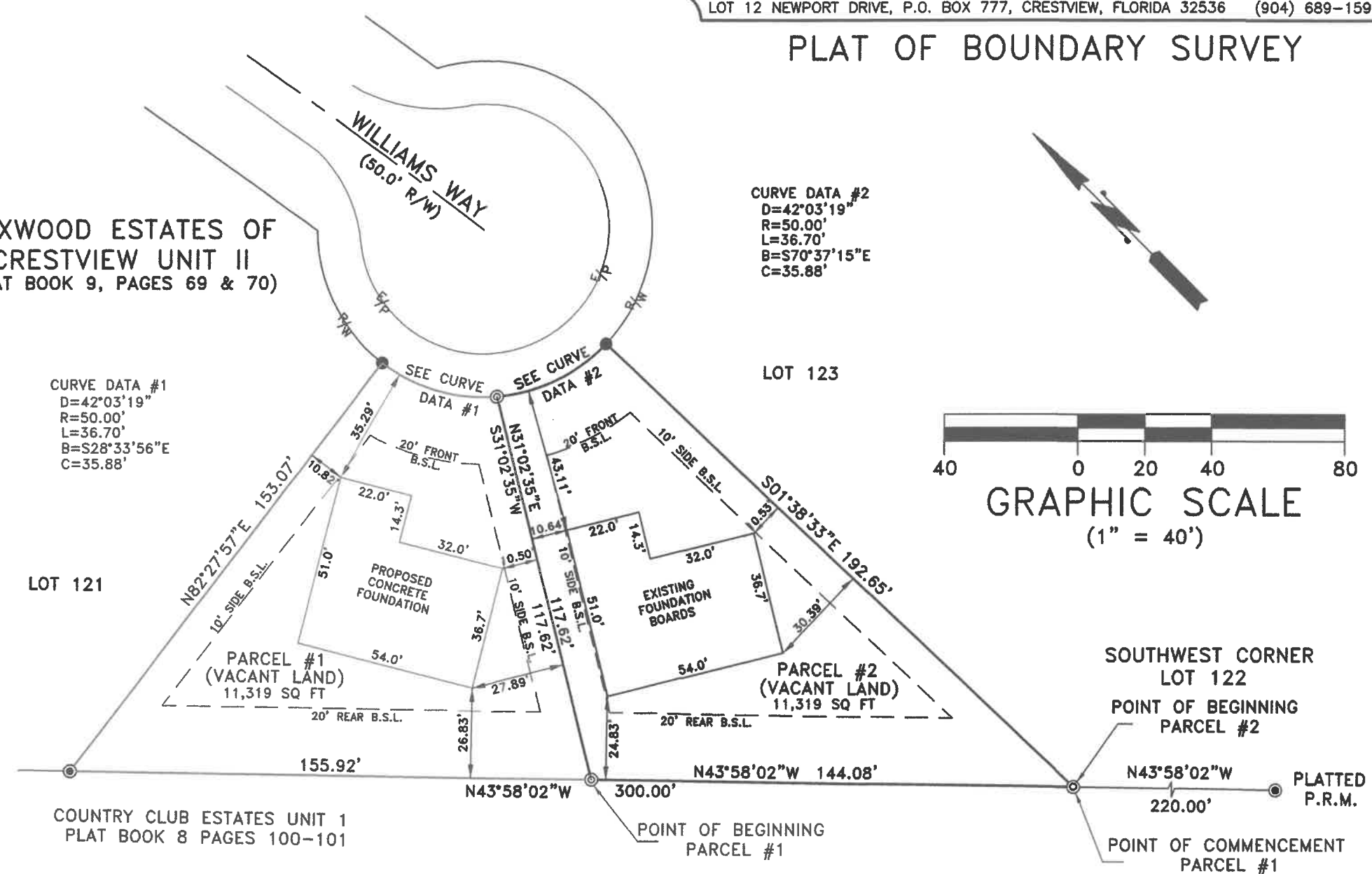
COMMISSION #

****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.

1. The property is zoned R-1, in the Foxwood Estates Unit II and there is enough acreage for 2 lots. We are wanting to split into 2 lots to allow for more affordable housing opportunities for the military and general public.
2. Due to the property meeting the requirements of the R-1 zone and Foxwood Estates Unit II there are no undue hardships.
3. The special conditions are not a result of the developer or landowner's desire to cut costs but instead to offer affordable housing.
4. The approval of the proposed variance shall not provide the property any special privilege.
5. The proposed variance has met and exceeds the required acreage for reasonable use for land or structure for R-1 zone and Foxwood Estates Unit 2.
6. The proposed variance is consistent with the intents and purpose of the requirements of the LDC.
7. The proposed variance is consistent with the provisions of the comprehensive plan.
8. The proposed variance is not detrimental to the health, safety, or welfare of the general public.

PLAT OF BOUNDARY SURVEY

FOXWOOD ESTATES OF
CRESTVIEW UNIT II
(PLAT BOOK 9, PAGES 69 & 70)



DESCRIPTION: PARCEL #1 - AS PREPARED
COMMENCEING AT THE SOUTHWEST CORNER OF LOT 122, FOXWOOD ESTATES OF CRESTVIEW UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 69 & 70, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, PROCEED N 43°58'02" W ALONG THE WEST LINE OF LOT 122, A DISTANCE OF 144.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 43°58'02" W ALONG SAID LOT 122, A DISTANCE OF 155.92 FEET TO THE NORTHWEST CORNER OF LOT 122; THENCE PROCEED N 82°27'57" E ALONG SAID NORTH LINE OF LOT 122, A DISTANCE OF 153.07 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 42°03'19"; THENCE PROCEED ALONG SAID CURVE AN ARC DISTANCE OF 36.70 FEET, (BEARING=S28°33'56"E, DISTANCE 35.88 FEET); THENCE DEPARTING SAID CURVE PROCEED S 31°02'35" W, A DISTANCE OF 117.62 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL #2 - AS PREPARED
BEGINNING AT THE SOUTHWEST CORNER OF LOT 122, FOXWOOD ESTATES OF CRESTVIEW UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 69 & 70, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, PROCEED N 43°58'02" W ALONG THE WEST LINE OF LOT 122, A DISTANCE OF 144.08 FEET; THENCE DEPARTING SAID WEST LINE PROCEED N 31°02'35" E A DISTANCE OF 117.62 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 42°03'19"; THENCE PROCEED ALONG SAID CURVE AN ARC DISTANCE OF 36.70 FEET, (BEARING=S70°37'15"E, DISTANCE 35.88 FEET); THENCE DEPARTING SAID CURVE PROCEED S 01°38'33" E, A DISTANCE OF 192.65 FEET TO THE POINT OF BEGINNING.

NOTES

- (1) BEARINGS ARE REFERENCED TO THE PLAT OF FOXWOOD ESTATES OF CRESTVIEW UNIT TWO, RECORDED IN PLAT BOOK 9, PAGES 69-70 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA SHOWING THE SOUTH BOUNDARY OF LOT 22 TO BE N 43°58'02" W
- (2) NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS NOT SHOWN ON THIS PLAT, WHICH COULD AFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
- (3) INTERNAL IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS SHOWN.
- (4) UNDERGROUND UTILITIES OR OTHER NON-VISIBLE STRUCTURES WERE NOT LOCATED, EXCEPT AS SHOWN.
- (5) I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE RATE MAP OF OKALOOSA COUNTY, FLORIDA, PANEL NUMBER 12091C0235J, DATED MARCH 9, 2021 AND HAVE DETERMINED THE SUBJECT PROPERTY LIES WITHIN ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AND ZONE AE WITH A BASE FLOOD ELEVATION OF 64 FEET.

LEGEND

- FOUND 1/2" CAPPED IRON ROD LS #4027
- ⊙ FOUND " CAPPED IRON ROD LS #5024
- ⊙ SET 5/8" CAPPED IRON ROD LS #5078
- LS LAND SURVEYOR
- LB LAND SURVEYOR BUSINESS
- OE OVERHEAD ELECTRICAL CABLE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- (F) MEASUREMENT ACCORDING TO FIELD LOCATION
- (D) MEASUREMENT ACCORDING TO DEED
- (P) MEASUREMENT ACCORDING TO PLAT
- B.S.L. BUILDING SETBACK LINE
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- A/C AIR CONDITIONER
- ⊕ CENTERLINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- A ARC LENGTH
- B CHORD BEARING
- D CHORD DISTANCE
- C CENTRAL ANGLE
- R RADIUS
- DEGREES
- MINUTES OR FEET
- SECONDS OR INCHES
- E/P EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- NOT TO SCALE

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

JOB NO. 23-4837E TYPE BOUNDARY AND LOCATE FOUNDATION
PREPARED FOR DEVIN JONES
RECORDED IN N/A BOOK N/A PAGE N/A
SECTION N/A TOWNSHIP N/A RANGE N/A
COUNTY OKALOOSA FIELD DATE 8/7/23
FLD. VOL. 226 Pg(s). 4 PARTY CHIEF DB
DATE DRAWN 08/8/23 DRAWN BY DB

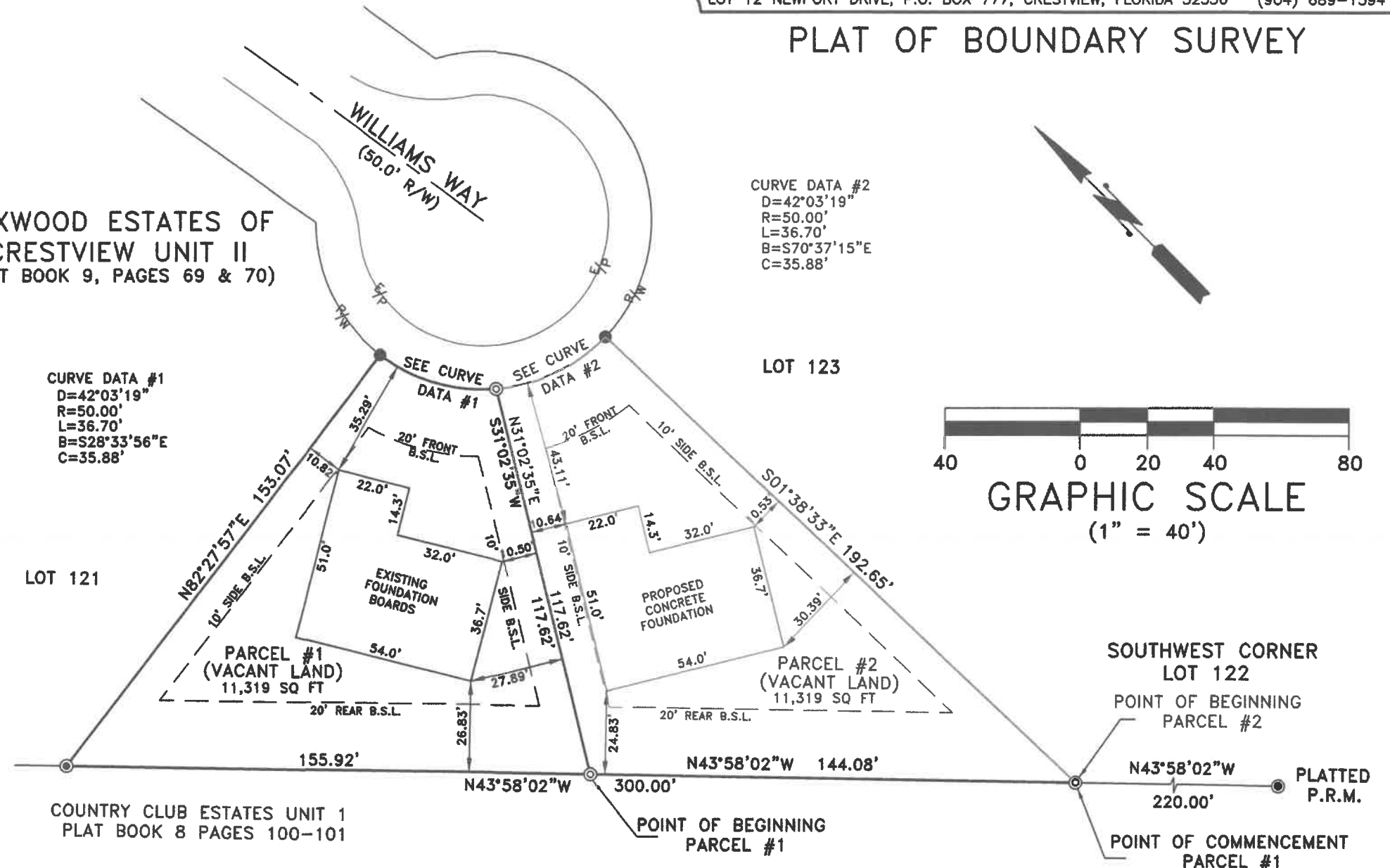
I, DANIEL W. BERGSCHNEIDER, HEREBY CERTIFY THAT THIS PLAT AND THE INFORMATION SHOWN HEREON IS IN ACCORDANCE WITH SECTION 427.027 FLORIDA STATUTES AND CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE FOR LAND SURVEYING.
DANIEL W. BERGSCHNEIDER
FLORIDA, LS #5078
DATE 8/8/2023
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.

BERGSCHNEIDER & SON SURVEYING L.L.C.
BOUNDARY, SUBDIVISION, CONSTRUCTION CONTROL.

LOT 12 NEWPORT DRIVE, P.O. BOX 777, CRESTVIEW, FLORIDA 32536 (904) 689-1594

PLAT OF BOUNDARY SURVEY

FOXWOOD ESTATES OF
CRESTVIEW UNIT II
(PLAT BOOK 9, PAGES 69 & 70)



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- INTERNAL IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS SHOWN.
- UNDERGROUND UTILITIES OR OTHER NON-VISIBLE STRUCTURES WERE NOT LOCATED, EXCEPT AS SHOWN.
- I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE RATE MAP OF OKALOOSA COUNTY, FLORIDA, PANEL NUMBER 12091C0253U, DATED MARCH 9, 2021 AND HAVE DETERMINED THE SUBJECT PROPERTY LIES WITHIN ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AND ZONE AE WITH A BASE FLOOD ELEVATION OF 64 FEET.

LEGEND

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- ⊙ FOUND " CAPPED IRON ROD LS #5024
- ⊙ SET 5/8" CAPPED IRON ROD LS #5078
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- P.C. ... POINT OF CURVATURE
- P.T. ... POINT OF TANGENCY
- (T) ... MEASUREMENT ACCORDING TO FIELD LOCATION
- (P) ... MEASUREMENT ACCORDING TO DEED
- (M) ... MEASUREMENT ACCORDING TO PLAT
- B.S.L. ... BUILDING SETBACK LINE
- P.C.P. ... PERMANENT CONTROL POINT
- P.R.M. ... PERMANENT REFERENCE MONUMENT
- A/C ... AIR CONDITIONER
- CL ... CENTERLINE
- N ... NORTH
- S ... SOUTH
- E ... EAST
- W ... WEST
- A ... ARC LENGTH
- B ... CHORD BEARING
- C ... CHORD DISTANCE
- D ... CENTRAL ANGLE
- R ... RADIUS
- DEGREES
- MINUTES OR FEET
- SECONDS OR INCHES
- E/P ... EDGE OF PAVEMENT
- R/W ... RIGHT OF WAY
- NOT TO SCALE

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

JOB NO. 23-4837D TYPE BOUNDARY AND LOCATE FOUNDATION
PREPARED FOR DEVIN JONES
RECORDED IN N/A BOOK N/A PAGE N/A
SECTION N/A TOWNSHIP N/A RANGE N/A
COUNTY OKALOOSA FIELD DATE 8/7/23
FLD. VOL. 226 PG(S). 4 PARTY CHIEF DB
DATE DRAWN 08/8/23 DRAWN BY DB

I, DANIEL W. BERGSCHNEIDER, HEREBY CERTIFY THAT THIS PLAT AND THE INFORMATION SHOWN HEREON IS IN ACCORDANCE WITH SECTION 427.027 FLORIDA STATUTES AND CHAPTER SJ-17.051 FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE FOR LAND SURVEYING.

DANIEL W. BERGSCHNEIDER
FLORIDA LS #5078
8/8/2023

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

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 Devin Jones, for property located in Section 26, Township 3 North, Range 24 West, (PIN # 26-3N-24-0970-0000-1220) at 115 Williams Way, Crestview FL 32536, AKA, Lots 122 and 123, FOXWOOD ESTATES OF CRESTVIEW UNIT II, according to the plat thereof as recorded in Plat Book 9, Pages 69 and 70, in the office of the Clerk of Circuit Court, Okaloosa County, Florida, 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 Low-Density Dwelling District (R-1), and the Future Land Use designation is Residential (R). The property is within the Foxwood Overlay District (FOD)

Due public notice of the hearing was given by publication in the Crestview News Bulletin, a newspaper of general circulation, on October 26, 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 Low-Density Dwelling District (R-1) and the Foxwood Overlay District (FOD).

[REMAINDER OF PAGE BLANK]

ORDER

A variance is hereby approved to allow for the lot split at 115 Williams Way, Crestview FL 32536, AKA, Lots 122 and 123, FOXWOOD ESTATES OF CRESTVIEW UNIT II, according to the plat thereof as recorded in Plat Book 9, Pages 69 and 70, in the office of the Clerk of Circuit Court, Okaloosa County, Florida, 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 6th day of November, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Michael Roy
Chairman



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: November 6, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/2/2023
SUBJECT: Eden Lake Subdivision Preliminary Plat

BACKGROUND:

Staff received the initial application for the Eden Lake subdivision on May 1st, 2023. 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 preliminary plat documents.

DISCUSSION:

This subdivision is proposed to the south east of the intersection of Highway 90 and Victory Lane, east of Twin Hills Park, with a connection to Victory Lane to its west, and secondary emergency access to Highway 90 to the north. The subdivision proposes 187 lots across 47.48 acres, resulting in a gross density of approximately 3.93 units per acre, which is allowable per the applicable zoning and future land use requirements.

Any minor comments that are outstanding will not affect the layout or scope proposed in the preliminary plat document. Should there be any changes to this document that do affect the layout or scope proposed, it will be brought back for review.

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

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

Community Character- Promote desirable growth with a hometown atmosphere

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

Approval of the preliminary 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. Eden Lake Preliminary Plat





Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: November 6, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/2/2023
SUBJECT: Eagle View Subdivision Preliminary Plat

BACKGROUND:

Staff received the initial application for the Eagle View subdivision on December 1st, 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 preliminary plat documents.

DISCUSSION:

This subdivision is proposed along Lindley Road, east of Sioux Circle, with multiple connections to Lindley Road and interconnectivity throughout. The subdivision proposes 194 lots across 186.48 acres, resulting in a gross density of approximately 1.04 units per acre, which is allowable per the applicable zoning and future land use requirements.

Any minor comments that are outstanding will not affect the layout or scope proposed in the preliminary plat document. Should there be any changes to this document that do affect the layout or scope proposed, it will be brought back for review.

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 preliminary 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. Eagle View Preliminary Plat_10-17-23

PRELIMINARY

Eagle View

A Residential Subdivision Situated In Section 2 & 11,
Township 3 North, Range 24 West, Okaloosa County, Florida.

Legal Description:

A PARCEL OF LAND SITUATED IN SECTIONS 2 AND 11, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; BEING THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3574, PAGE 1628 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF PARCEL 6: 02-3N-24-0000-0003-001C DESCRIBING PARCEL "B" THAT WAS CONVEYED TO HUTCHINSON IN 2008 (OFFICIAL RECORDS BOOK 2928, PAGE 2823); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED S88°12'07"E, A DISTANCE OF 1,850.10 FEET TO A 2-1/2" IRON PIPE (NO IDENTIFICATION); THENCE PROCEED S87°58'56"E, A DISTANCE OF 265.02 FEET TO A 1/2" IRON ROD L.B. #7191; THENCE PROCEED S02°18'39"W, A DISTANCE OF 933.54 FEET TO A 5/8" IRON ROD L.S. #4150; THENCE PROCEED N87°40'31"W, A DISTANCE OF 264.79 FEET TO A 5/8" IRON ROD L.S. # 4150; THENCE PROCEED N87°40'31"W, A DISTANCE OF 132.07 FEET TO A 1/2" IRON ROD L.B. #7191; THENCE PROCEED N87°40'31"W, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD L.B. #7191; THENCE PROCEED S02°17'48"E, A DISTANCE OF 51.04 FEET TO A 1/2" IRON ROD L.B. #7191; THENCE PROCEED S48°43'51"W, A DISTANCE OF 404.27 FEET TO A 1/2" IRON ROD L.B. #7191; THENCE PROCEED S48°43'51"W, A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD L.B. #7191; THENCE PROCEED S15°16'38"W, A DISTANCE OF 211.40 FEET TO A 1/2" IRON ROD L.B. #7191; THENCE PROCEED S35°50'16"E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD L.B. #7191; THENCE PROCEED N80°13'39"E, A DISTANCE OF 334.12 FEET TO A 1/2" IRON ROD L.B. #7191; THENCE PROCEED N42°16'15"E, A DISTANCE OF 425.00 FEET TO A 1/2" IRON ROD L.B. #7191 MARKING A POINT ON THE SOUTH LINE OF A 66 FOOT WIDE INGRESS & EGRESS EASEMENT KNOWN AS LINDLEY ROAD (OFFICIAL RECORDS BOOK 1078, PAGES 187-188); THENCE PROCEED S87°40'22"E ALONG SAID SOUTH EASEMENT LINE, A DISTANCE OF 330.69 FEET TO A 1/2" IRON ROD L.B. #7191 MARKING A POINT ON THE EAST LINE OF THE AFORESAID LINDLEY ROAD EASEMENT; THENCE PROCEED N02°18'39"E ALONG SAID EAST EASEMENT LINE, A DISTANCE OF 996.21 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) MARKING A POINT ON THE SOUTH LINE OF THE AFORESAID LINDLEY ROAD EASEMENT; THENCE PROCEED S88°19'16"E ALONG SAID SOUTH EASEMENT LINE, A DISTANCE OF 459.68 FEET TO A 1/2" IRON ROD (NO IDENTIFICATION); THENCE DEPARTING SAID EASEMENT LINE PROCEED S02°10'47"W ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 2455.63 FEET, MORE OR LESS, TO THE NORTHERLY WATER'S EDGE OF WATHISON CREEK; THENCE MEANDERING SOUTHWEST ALONG SAID NORTHERLY WATER'S EDGE FOR A DISTANCE OF 6.766 FEET, MORE OR LESS, TO A POINT BEING S02°06'00"W, A DISTANCE OF 18.08 FEET OF A 5/8" IRON ROD L.B. #5024; THENCE DEPARTING SAID WATER'S EDGE PROCEED N02°06'00"E, A DISTANCE OF 1197.65 FEET, MORE OR LESS, TO A 5/8" IRON ROD L.B. #5024; THENCE PROCEED S88°09'16"E, A DISTANCE OF 1188.71 FEET TO A 5/8" IRON ROD L.B. #5024; THENCE PROCEED N02°16'38"E, A DISTANCE OF 589.14 FEET TO A 5/8" IRON ROD L.B. #5024; THENCE PROCEED N02°17'16"E, A DISTANCE OF 303.09 FEET TO A 2" IRON PIPE (NO IDENTIFICATION); THENCE PROCEED N02°17'16"E, A DISTANCE OF 1772.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 186.48 ACRES, MORE OR LESS.

Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT EAGLE VIEW INVESTMENTS, LLC AS OWNER OF THE LANDS SHOWN HEREON AS "EAGLE VIEW" DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE ALL UTILITY EASEMENTS TO THE PUBLIC AND DOES HEREBY DEDICATE IN PERPETUITY ALL STREETS, RIGHT-OF-WAYS, VEGETATIVE NATURAL BUFFERS, AND RETENTION AREAS SHOWN HEREON TO EAGLE VIEW HOMEOWNERS ASSOCIATION, INC. AND DOES FURTHER HEREBY GRANT NON-EXCLUSIVE EASEMENTS WITHIN ALL RIGHT-OF-WAYS, STREETS, RETENTION AREAS, AND EASEMENTS AS SHOWN HEREON TO VARIOUS UTILITY COMPANIES FOR THE PURPOSES OF INGRESS, EGRESS, INSTALLATION, REPAIR, AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO CITY OF CRESTVIEW WATER DEPARTMENT, COX CABLE COMPANY, FLORIDA POWER AND LIGHT, AND TELEPHONE SERVICES COMPANY. THE OWNERS DO HEREBY REQUEST THAT SAID PLAT OF "EAGLE VIEW" BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

NEIL BOUCHER
OWNER

WITNESS (SIGNATURE)

Crestview City Council Approval:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CRESTVIEW, FLORIDA, AND WAS APPROVED BY THEM FOR THE RECORD ON THIS _____ DAY OF _____, 2023.

CITY COUNCIL PRESIDENT

City of Crestview Engineer's Approval:

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FINAL PLAT OF EAGLE VIEW CONFORMS TO GENERAL ENGINEERING STANDARDS AND MEETS PLAT SPECIFICATIONS SET FORTH IN THE CRESTVIEW CODE OF ORDINANCES.

CITY ENGINEER OR PLANNING DIRECTOR

Owner / Developer:

Eagle View Investments, LLC,
9729 Hammocks Blvd, E107
Miami, FL 33196

State of Florida Notices :

FLORIDA STATUTE 177.091, PART I (27)

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.

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

FLORIDA STATUTE 177.091, PART I (28)

PLATTED UTILITY EASEMENTS: ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

Acknowledgment:

STATE OF FLORIDA
COUNTY OF OKALOOSA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2023 BY _____, AS _____, ON _____, AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

Utility Company Approval and Certification:

(CITY OF CRESTVIEW UTILITY SERVICE DIVISION ~ POTABLE WATER)

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO CITY OF CRESTVIEW UTILITY SERVICE DIVISION AND SAID COMPANY DOES HEREBY APPROVE AND CERTIFY THAT SAID UTILITY COMPANY HAS THE CAPACITY TO PROVIDE THE SERVICES INDICATED ABOVE AND WILL PROVIDE SAID SERVICES INDICATED ABOVE AND INSURE THE CORRECT AND COMPLETE INSTALLATION AND MAINTENANCE OF THE ABOVE UTILITY SYSTEMS INSTALLED IN CONJUNCTION WITH THIS PLAT, CERTIFIED ON THE _____ DAY OF _____, 2023.

----- AUTHORIZED AGENT SIGNATURE

Okaloosa County Clerk's Approval:

I, HONORABLE JD PEACOCK II, CLERK OF THE CIRCUIT COURT, FIRST JUDICIAL CIRCUIT OKALOOSA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR THE RECORD ON THE _____ DAY OF _____, 2023, IN PLAT BOOK _____, PAGES _____.

JD PEACOCK II,
CLERK OF THE
CIRCUIT COURT,
FIRST JUDICIAL
CIRCUIT, OKALOOSA
COUNTY, FLORIDA

Certification By Okaloosa County Tax Collector

I, BEN ANDERSON, COUNTY TAX COLLECTOR OF OKALOOSA COUNTY, FLORIDA DO HEREBY CERTIFY THAT THE PROPERTY TAXES HAVE BEEN PAID FOR THE TAX CALENDAR YEAR OF 2021 FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS OF THIS _____ DAY OF _____, 2023.

BEN ANDERSON
TAX COLLECTOR
OKALOOSA COUNTY TAX COLLECTOR OFFICE

Okaloosa 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 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2023.

BY: _____
CLAYTON M. JOHNSON, PSM OKALOOSA COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #7178

Surveyor's Notes:

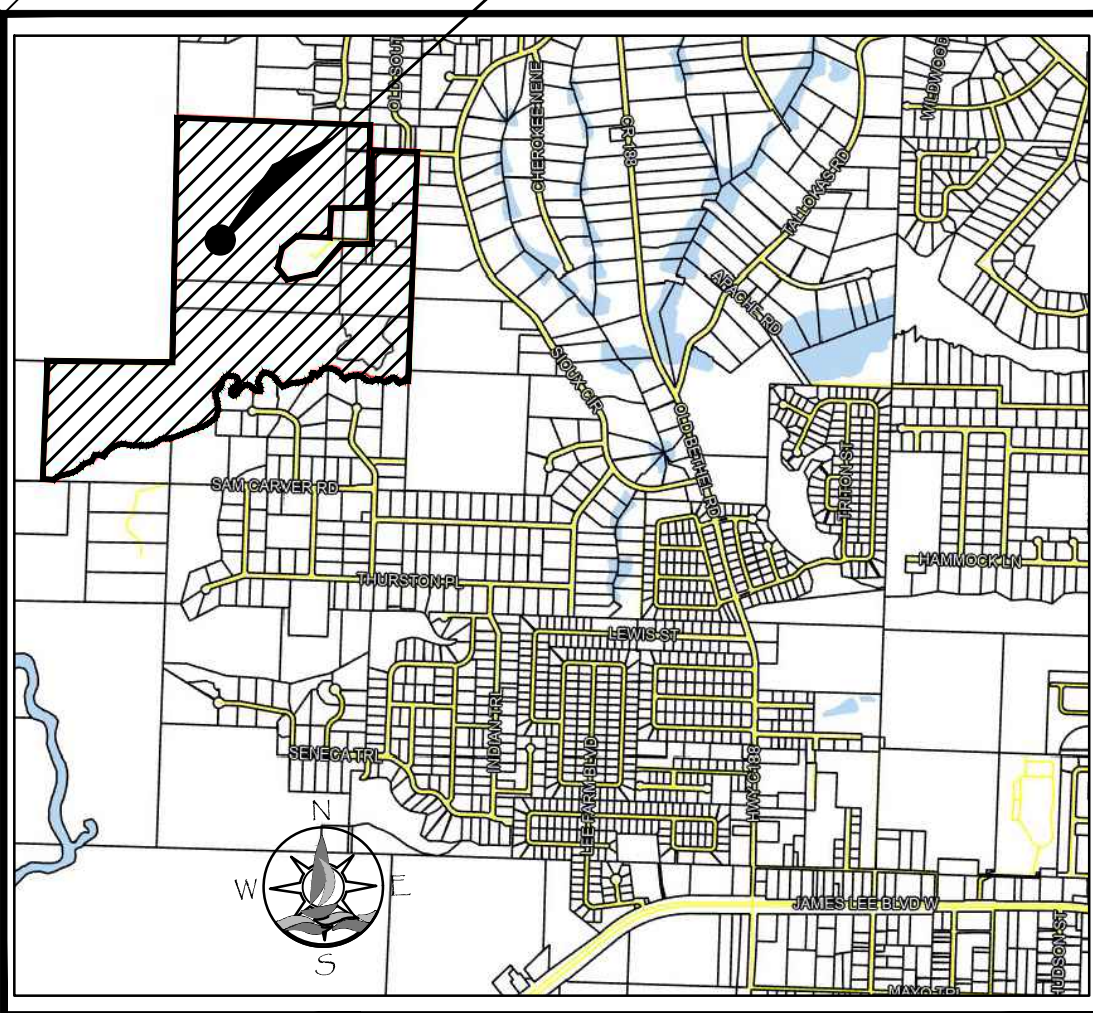
- BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD 83), U.S. SURVEY FOOT. BEARINGS ARE REFERENCED ALONG THE SOUTH LINE OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, HAVING A FIELD BEARING OF N88°10'47"W.
- UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA STATUTES.
- THIS IS A PRELIMINARY PLAT AND IS NOT FOR RECORDING.
- ALL DISTANCES DEPICTED HEREON ARE U.S. SURVEY FEET.
- LOTS WITH VEGETATIVE NATURAL BUFFERS SHALL NOT OBSTRUCT OR HINDER THE FLOW OF STORMWATER THROUGH THE VEGETATIVE NATURAL BUFFER. ALL FENCES, SHEDS, ETC. MUST BE CONSTRUCTED TO ALLOW THE UNOBSTRUCTED FLOW OF STORMWATER RUNOFF.

Surveyor's Certificate:

I, TIMOTHY D. BOWDEN, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF LAND SURVEYED UNDER MY DIRECTION AND SUPERVISION. THE PRM'S HAVE BEEN SET AS INDICATED HEREON AND THAT IT COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

TIMOTHY D. BOWDEN, PROFESSIONAL SURVEYOR & MAPPER NUMBER 6928
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS NUMBER 7191
SEASIDE ENGINEERING AND SURVEYING, LLC
6575 HIGHWAY 189 N

Project Location



Location Map
NOT TO SCALE

Title Opinion:

THE UNDERSIGNED ATTORNEY, LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT TITLE TO THE LANDS DESCRIBED HEREON AS "EAGLE VIEW" IS IN THE NAMES OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND, CERTIFICATION RENDERED ON THE _____ DAY OF _____, 2023.

BY: XXXXX X XXXXXXXX
BAR NUMBER #####

DATE:

SIGNATURE

Sheet Index:

- LEGAL DESCRIPTION AND CERTIFICATES OF APPROVAL
- OVERALL BOUNDARY, LEGEND, ABBREVIATIONS, LINE AND CURVE TABLES.
- LOT GEOMETRY.
- LOT GEOMETRY.
- LOT GEOMETRY.
- LOT GEOMETRY.
- LOT GEOMETRY.
- LOT GEOMETRY.
- LOT GEOMETRY.

SEAS

Seaside Engineering And Surveying, LLC

6575 Highway 189 North
Baker, Florida 32531

Ph: (850) 650-9563
Fax: (850) 398-6812

Eagle View

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

SHEET 1 OF 9

Abbreviations:

= NUMBER
& = AND
(") = SECONDS
(') = MINUTES OR FEET
C/L = CENTERLINE
L1 = LINE NUMBER TO LINE TABLE
ESMT. = EASEMENT
FCM = FOUND CONCRETE MONUMENT
FL = FOUND NAIL AND DISC
FN&D INC. = LIMITED LIABILITY COMPANY
LLC = LICENSED SURVEYING & MAPPING BUSINESS
LB = NORTH AMERICAN VERTICAL DATUM
NAVD = PERMANENT REFERENCE MONUMENT
PRM = RIGHT-OF-WAY
R/W = SET CONCRETE MONUMENT
SCM = PROFESSIONAL ENGINEER
P.E. = PROFESSIONAL SURVEYOR & MAPPER
P.S.M. = SET IRON ROD
SIR = NUMBER
NO. = SEASIDE ENGINEERING & SURVEYING, LLC
SEAS = TYPICAL
U.S. = UNITED STATES OF AMERICA

Abbreviations: Con't

MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
ELEV = ELEVATION
USACE = UNITED STATES ARMY CORPS OF ENGINEERS
FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
O.R. DEPT. = DEPARTMENT
FL = MORE OR LESS
S.F. = SQUARE FEET
AC. = ACRES
B.S.L. = BUILDING SETBACK LINE
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
(N.R.) = NON-RADIAL
LDR = RESIDENTIAL 1
FLUM = LOW DENSITY RESIDENTIAL
RR = FUTURE LAND USE MAP
PCP = RURAL RESIDENTIAL
PCP = PERMANENT CONTROL POINT

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)
- /// = BUFFER
- XXXX = DRAINAGE & UTILITY EASEMENT
- == = WETLANDS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C300	125.81'	200.00'	036°02'33"	123.75'	N69°40'04"W
C301	125.81'	200.00'	036°02'33"	123.75'	N69°40'04"W
C302	57.96'	37.00'	089°45'07"	52.21'	S47°11'13"W
C303	103.67'	66.00'	090°00'00"	93.34'	N47°18'39"E
C304	49.41'	50.00'	056°37'20"	47.43'	N30°37'19"E
C305	49.96'	50.00'	057°15'16"	47.91'	N30°18'22"E
C306	57.66'	66.00'	050°03'23"	55.84'	S67°17'57"W
C307	43.72'	66.00'	037°57'24"	42.93'	S61°14'57"W
C308	73.65'	66.00'	063°56'05"	69.89'	N67°48'19"W
C309	58.88'	66.00'	051°06'54"	56.95'	N10°16'49"W
C310	38.54'	66.00'	033°27'13"	37.99'	N32°00'14"E
C311	50.22'	66.00'	043°35'39"	49.01'	N70°31'40"E
C312	87.36'	66.00'	075°50'18"	81.12'	N52°04'51"E
C313	27.57'	66.00'	023°56'03"	27.37'	N02°11'41"E
C314	103.67'	66.00'	090°00'00"	93.34'	N47°17'16"E
C315	26.18'	50.00'	030°00'00"	25.88'	N77°17'16"E
C316	79.07'	175.00'	025°53'15"	78.40'	N74°44'43"W
C317	31.02'	175.00'	010°09'18"	30.98'	N56°43'27"W
C318	75.10'	225.00'	019°07'28"	74.75'	N61°12'32"W
C319	66.44'	225.00'	016°55'05"	66.20'	N79°13'48"W
C320	50.68'	50.00'	058°04'28"	48.54'	S63°16'25"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C363	63.81'	50.00'	073°07'13"	59.57'	S15°27'36"E
C364	13.62'	15.00'	052°01'12"	13.16'	S26°00'36"E
C365	23.56'	15.00'	090°00'00"	21.21'	S45°00'00"W
C366	24.16'	15.00'	092°17'16"	21.63'	N43°51'22"W
C367	13.62'	15.00'	052°01'12"	13.16'	N28°17'53"E
C368	12.25'	50.00'	014°02'25"	12.22'	N47°17'16"E
C369	13.62'	15.00'	052°01'12"	13.16'	N68°16'06"E
C370	39.27'	75.00'	030°00'00"	38.82'	N77°17'16"E
C371	13.62'	15.00'	052°01'12"	13.16'	N88°17'53"E
C372	45.45'	50.00'	052°04'47"	43.90'	N88°16'06"E
C373	50.30'	50.00'	057°38'15"	48.20'	N33°24'35"E
C374	25.90'	50.00'	029°40'37"	25.61'	N10°14'51"W
C375	29.98'	50.00'	034°21'23"	29.53'	N42°15'51"W
C376	96.25'	50.00'	110°17'23"	82.06'	S65°24'46"W
C377	12.24'	15.00'	046°45'42"	11.91'	S33°38'55"W
C378	1.38'	15.00'	005°15'31"	1.38'	S59°39'31"W
C379	13.09'	25.00'	030°00'00"	12.94'	S77°17'16"W
C380	13.62'	15.00'	052°01'12"	13.16'	N61°42'07"W
C381	58.52'	50.00'	067°03'41"	55.24'	N69°13'22"W
C382	110.81'	50.00'	126°58'44"	89.49'	S13°45'26"W
C383	13.62'	15.00'	052°01'12"	13.16'	S23°43'20"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C321	59.53'	50.00'	068°13'16"	56.08'	S00°07'34"W
C322	76.48'	50.00'	087°38'19"	69.24'	S77°48'14"E
C323	37.28'	50.00'	042°43'25"	36.43'	N37°00'54"E
C324	20.07'	15.00'	076°39'27"	18.61'	N53°58'55"E
C325	78.09'	175.00'	025°34'04"	77.45'	S74°54'19"E
C326	31.99'	175.00'	010°28'29"	31.95'	S56°53'02"E
C327	65.26'	225.00'	016°37'04"	65.03'	S59°57'20"E
C328	76.28'	225.00'	019°25'29"	75.92'	S77°58'36"E
C329	23.56'	15.00'	090°00'00"	21.21'	S42°41'21"E
C330	64.40'	41.00'	090°00'00"	57.98'	N47°18'39"E
C331	74.12'	75.00'	056°37'20"	71.14'	N30°37'19"E
C332	24.98'	25.00'	057°15'16"	23.98'	N30°18'22"E
C333	69.24'	91.00'	043°35'39"	67.58'	S70°31'40"W
C334	53.13'	91.00'	033°27'13"	52.38'	S32°00'14"W
C335	16.55'	91.00'	010°25'13"	16.53'	S10°04'01"W
C336	44.61'	91.00'	028°05'13"	44.16'	S09°11'12"E
C337	20.02'	91.00'	012°36'28"	19.98'	S29°32'03"E
C338	12.98'	91.00'	008°10'32"	12.97'	S39°55'33"E
C339	26.69'	91.00'	016°48'12"	26.59'	S52°24'55"E
C340	22.98'	91.00'	014°28'07"	22.92'	S68°03'04"E
C341	38.89'	91.00'	024°29'13"	38.60'	S87°31'44"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C384	64.40'	41.00'	090°00'00"	57.98'	S47°17'16"W
C385	13.62'	15.00'	052°01'12"	13.16'	N61°42'07"W
C386	46.02'	50.00'	052°44'26"	44.42'	N62°03'44"W
C387	36.49'	50.00'	041°48'43"	35.68'	S70°39'42"W
C388	26.86'	50.00'	030°46'52"	26.54'	S34°21'55"W
C389	54.40'	50.00'	062°19'57"	51.75'	S12°11'30"E
C390	38.08'	50.00'	043°38'02"	37.16'	S65°10'29"E
C391	46.02'	50.00'	052°44'26"	44.42'	N66°38'17"E
C392	13.62'	15.00'	052°01'12"	13.16'	N66°16'40"E
C393	114.19'	91.00'	071°53'51"	106.85'	N56°20'21"E
C394	25.48'	91.00'	016°02'23"	25.39'	N12°22'14"E
C395	3.28'	91.00'	002°03'46"	3.28'	N03°19'09"E
C396	22.96'	15.00'	087°42'44"	20.79'	N46°08'38"E
C397	120.45'	91.00'	075°50'18"	111.85'	N52°04'51"E
C398	13.05'	91.00'	008°13'02"	13.04'	N10°03'11"E
C399	24.96'	91.00'	015°43'01"	24.88'	N01°54'50"W
C400	23.56'	15.00'	090°00'00"	21.21'	N35°13'39"E
C401	60.28'	91.00'	037°57'24"	59.19'	N61°14'57"E
C402	35.82'	41.00'	050°03'23"	34.69'	N67°17'57"E
C403	23.56'	15.00'	089°59'01"	21.21'	S42°40'51"E
C404	13.62'	15.00'	052°01'12"	13.16'	S28°19'15"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C342	23.56'	15.00'	090°00'00"	21.21'	S54°46'21"E
C343	17.13'	41.00'	023°56'03"	17.00'	S02°11'41"W
C344	54.27'	41.00'	075°50'18"	50.39'	S52°04'51"W
C345	23.56'	15.00'	090°00'00"	21.21'	N45°00'00"W
C346	13.62'	15.00'	052°01'12"	13.16'	N26°00'36"E
C347	26.98'	50.00'	030°55'12"	26.66'	N36°33'37"E
C348	27.46'	50.00'	031°28'12"	27.12'	N05°21'55"E
C349	28.34'	50.00'	032°28'26"	27.96'	N26°36'24"W
C350	51.22'	50.00'	058°41'36"	49.01'	N72°11'25"W
C351	31.08'	50.00'	035°37'10"	30.59'	S60°39'12"W
C352	37.65'	50.00'	043°08'43"	36.77'	S21°16'16"W
C353	45.13'	50.00'	051°43'07"	43.62'	S26°09'39"E
C354	13.62'	15.00'	052°01'12"	13.16'	N26°00'36"E
C355	23.56'	15.00'	090°00'00"	21.21'	S45°00'00"W
C356	23.56'	15.00'	090°00'00"	21.21'	N45°00'00"W
C357	13.62'	15.00'	052°01'12"	13.16'	N26°00'36"E
C358	60.63'	50.00'	069°28'40"	56.98'	N17°16'53"E
C359	31.13'	50.00'	035°40'21"	30.63'	N35°17'38"W
C360	32.18'	50.00'	036°52'12"	31.62'	N71°33'54"W
C361	26.78'	50.00'	030°41'00"	26.46'	S74°39'30"W
C362	33.35'	50.00'	038°12'59"	32.74'	S40°12'30"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C405	17.46'	50.00'	020°00'24"	17.37'	S44°19'39"W
C406	158.05'	50.00'	181°06'54"	100.00'	S56°14'00"E
C407	44.85'	50.00'	051°23'34"	43.36'	N07°30'46"E
C408	27.51'	50.00'	031°31'32"	27.17'	N33°56'47"W
C409	13.62'	15.00'	052°01'12"	13.16'	N23°41'57"W
C410	23.56'	15.00'	090°00'00"	21.21'	N47°18'39"E
C411	142.94'	91.00'	090°00'00"	128.69'	N47°18'39"E
C412	24.71'	25.00'	056°37'20"	23.71'	N30°37'19"E
C413	74.95'	75.00'	057°15'16"	71.87'	N30°18'22"E
C414	23.57'	15.00'	090°00'59"	21.22'	S47°19'09"W
C415	36.14'	91.00'	022°45'06"	35.90'	S80°57'05"W
C416	43.37'	91.00'	027°18'17"	42.96'	S55°55'24"W
C417	27.16'	41.00'	037°57'24"	26.67'	S61°14'57"W
C418	45.75'	41.00'	063°56'05"	43.41'	N67°48'19"W
C419	36.58'	41.00'	051°06'54"	35.38'	N10°16'49"W
C420	23.94'	41.00'	033°27'13"	23.60'	N32°00'14"E
C421	31.20'	41.00'	043°35'39"	30.45'	N70°31'40"E

City Statement:

PURSUANT TO FLORIDA STATUTES 177.081 (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 THE CITY OF CRESTVIEW TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF CRESTVIEW, FLORIDA. THE MERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

Surveyor's Notes:

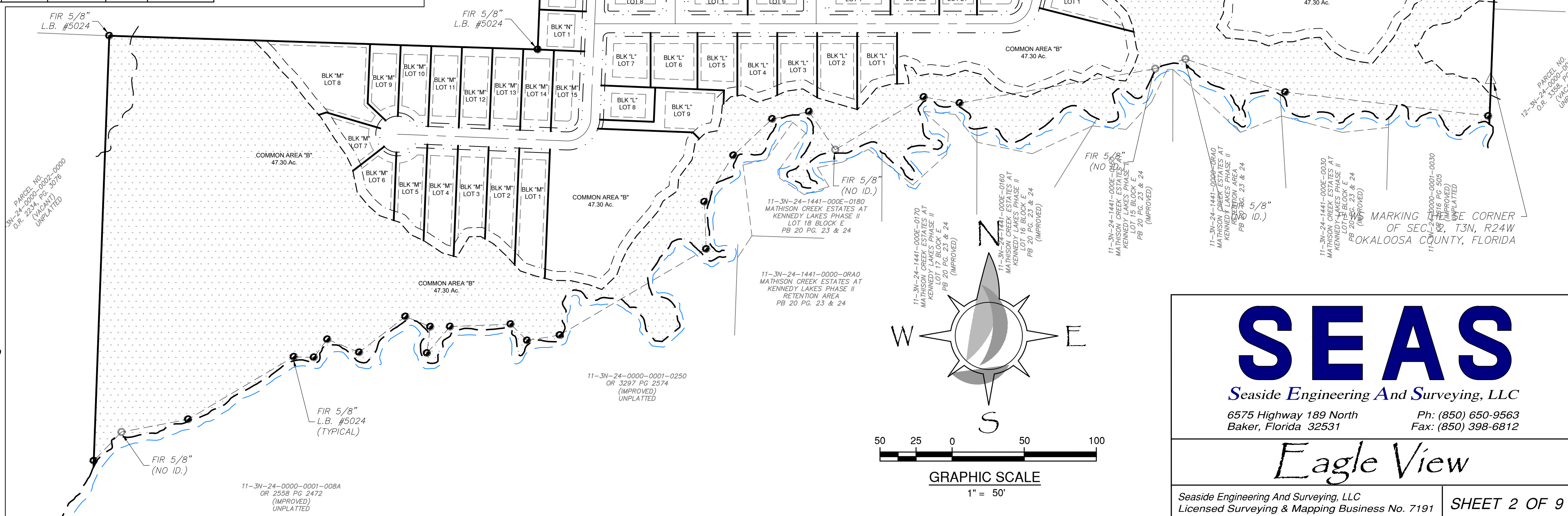
- FIELD BEARINGS ARE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD 83) AND ARE REFERENCED TO THE SOUTH LINE OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA HAVING A BEARING OF N88°10'47"W.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA STATUTES.
- THIS IS A PRELIMINARY PLAT AND IS NOT FOR RECORDING.

Sheet Index:

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POINT OF COMMENCEMENT
FCM 4"x4" (NO IDENTIFICATION)
NORTHWEST CORNER OF SOUTHEAST
QUARTER OF SECTION 2, TOWNSHIP
3 NORTH, RANGE 24 WEST,
OKALOOSA COUNTY, FL

PRELIMINARY

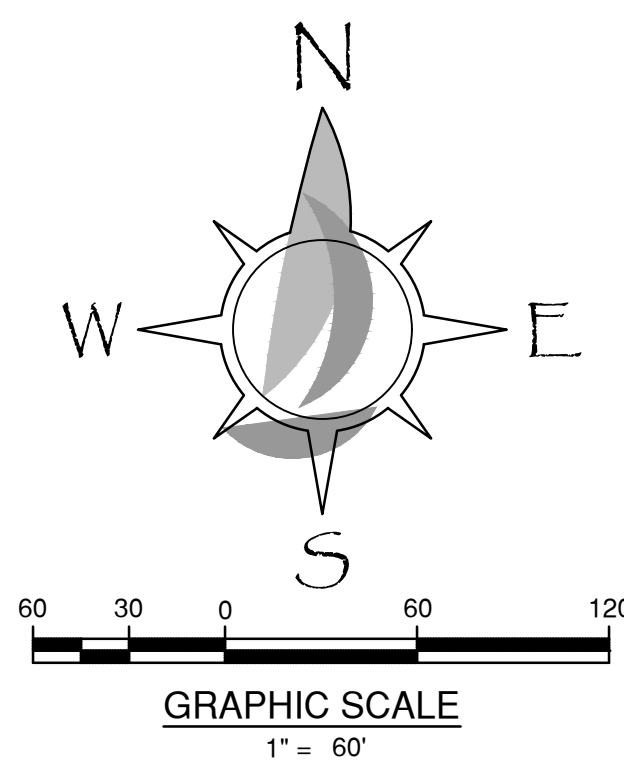
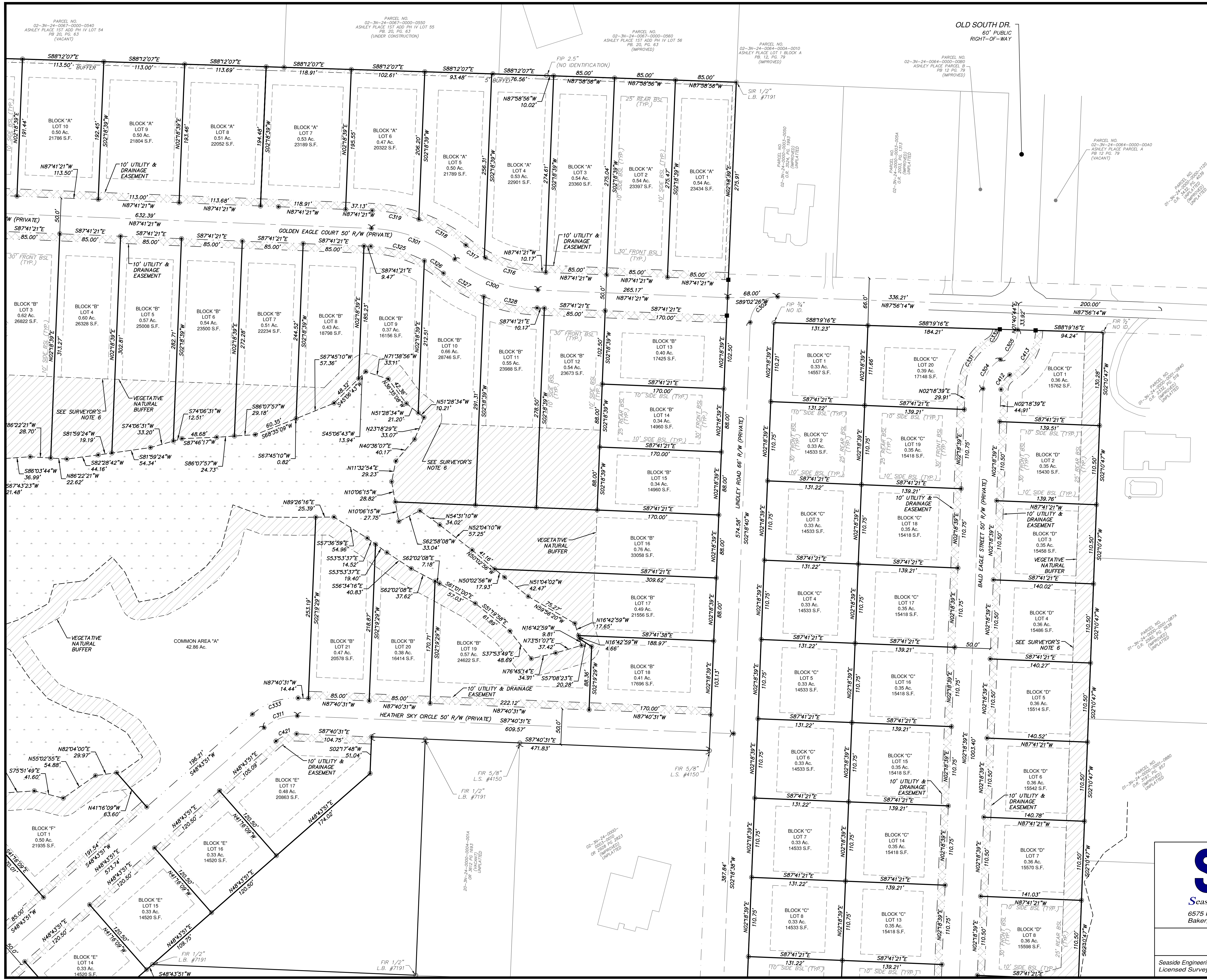


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6575 Highway 189 North
Baker, Florida 32531
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Fax: (850) 398-6812

Eagle View

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Licensed Surveying & Mapping Business No. 7191

SHEET 2 OF 9



PRELIMINARY

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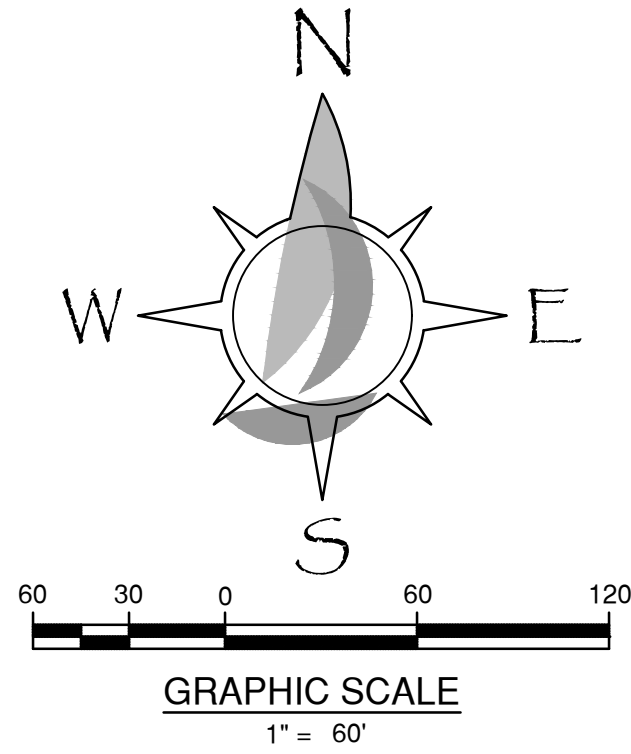
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SHEET 3 OF 9

POINT OF COMMENCEMENT
FROM 4"x4" (NO IDENTIFICATION)
NORTHWEST CORNER OF SOUTHEAST
QUARTER OF SECTION 2, TOWNSHIP
3 NORTH, RANGE 24 WEST,
OKALOOSA COUNTY, FL

PARCEL NO.
02-3W-24-000-0001-0000
O.R. 2076, PG. 4148
(VACANT)
UNPLATTED

PARCEL NO.
02-3W-24-0067-0000-0540
ASPLEY PLACE (ST. AND R/W) LOT 54
PB 20, PG. 63
(VACANT)



PRELIMINARY

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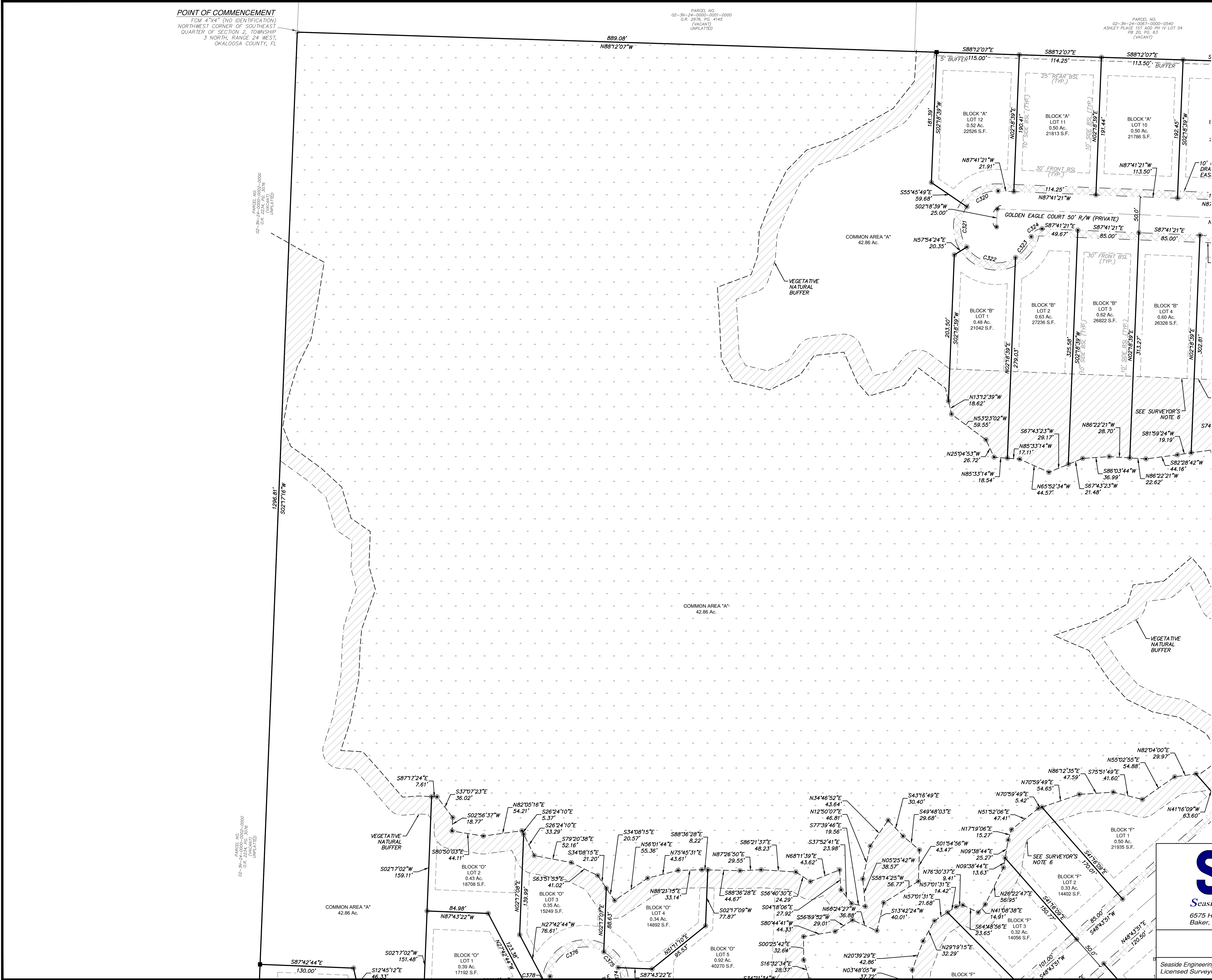
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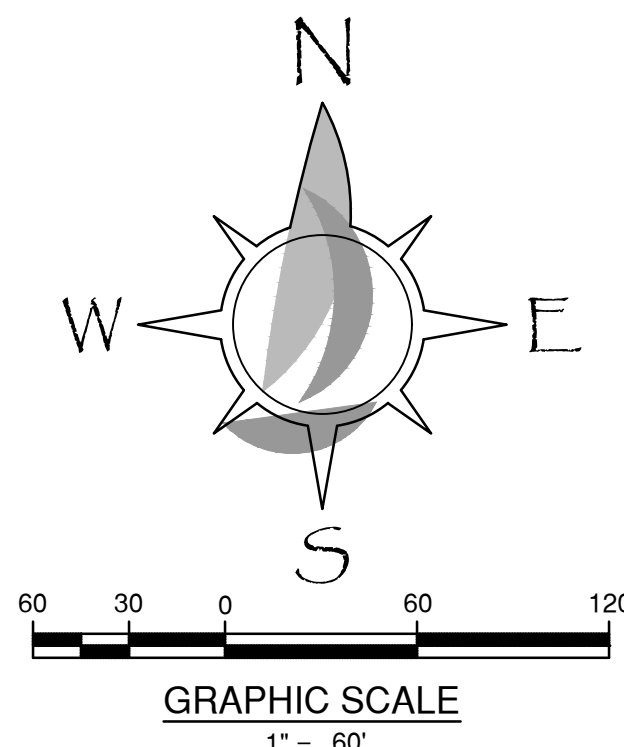
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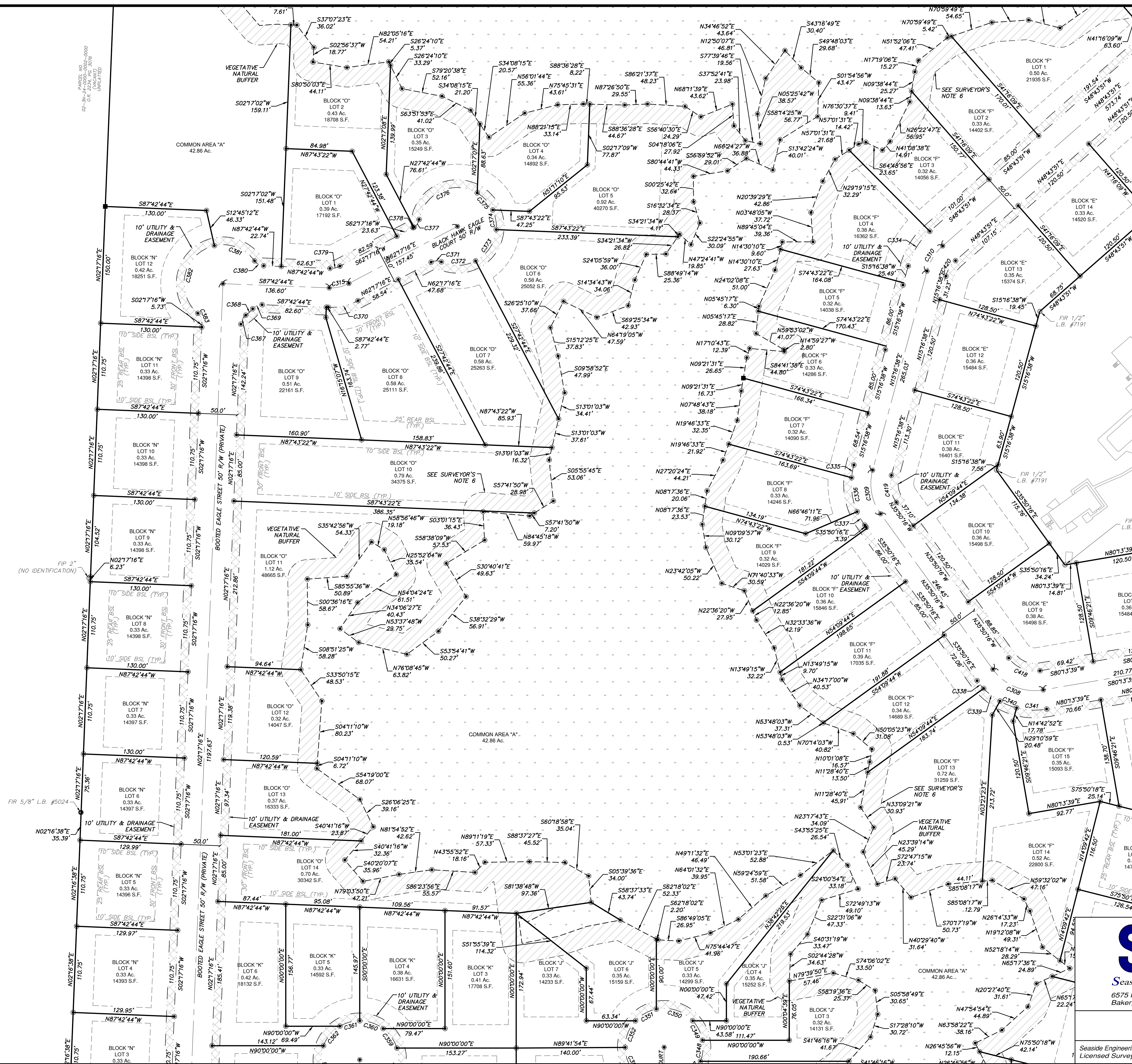
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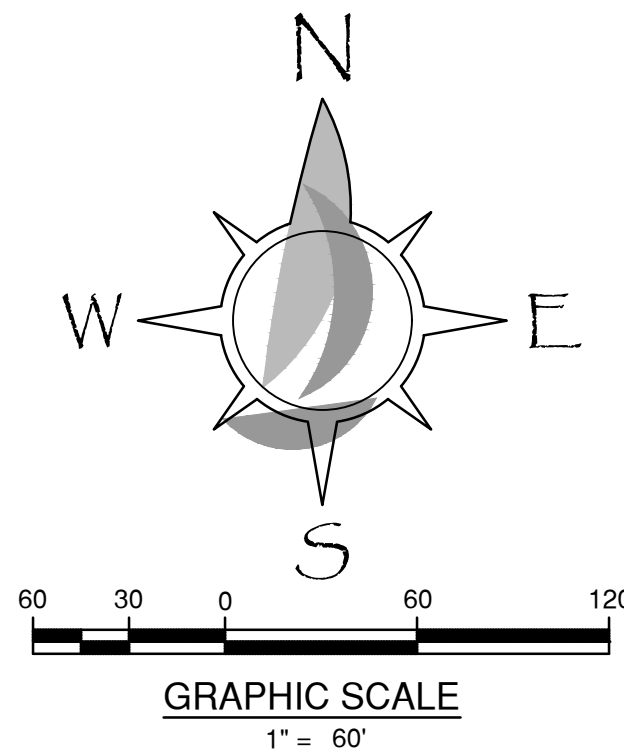
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PRELIMINARY

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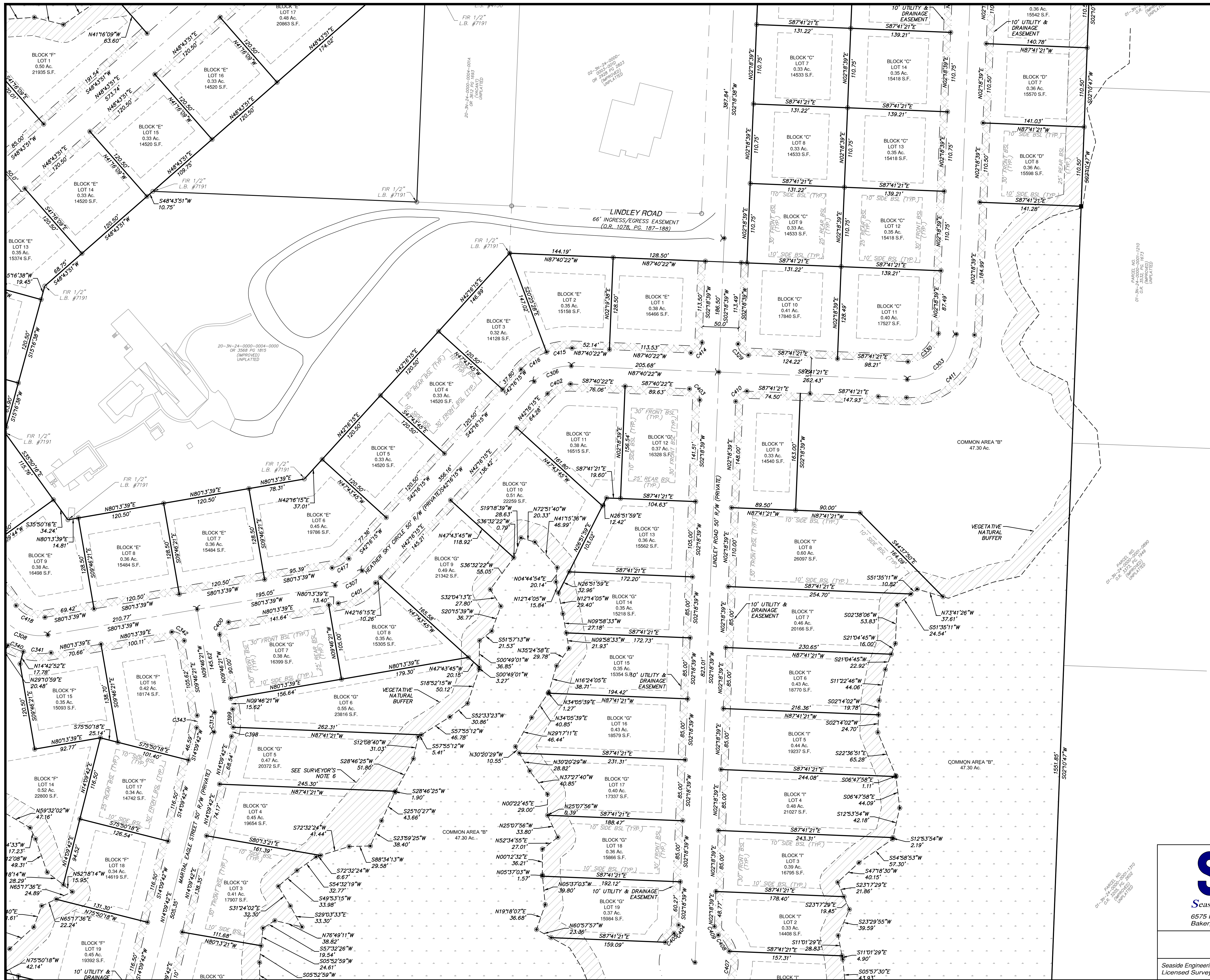
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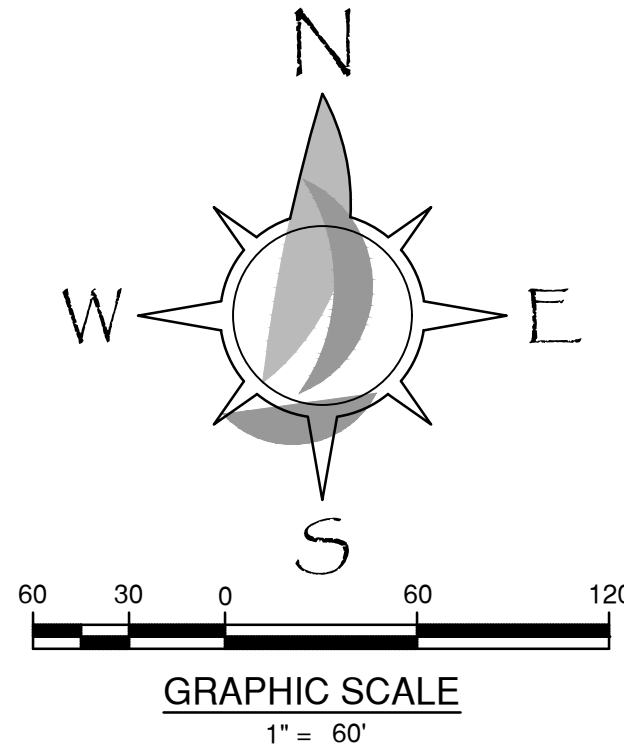
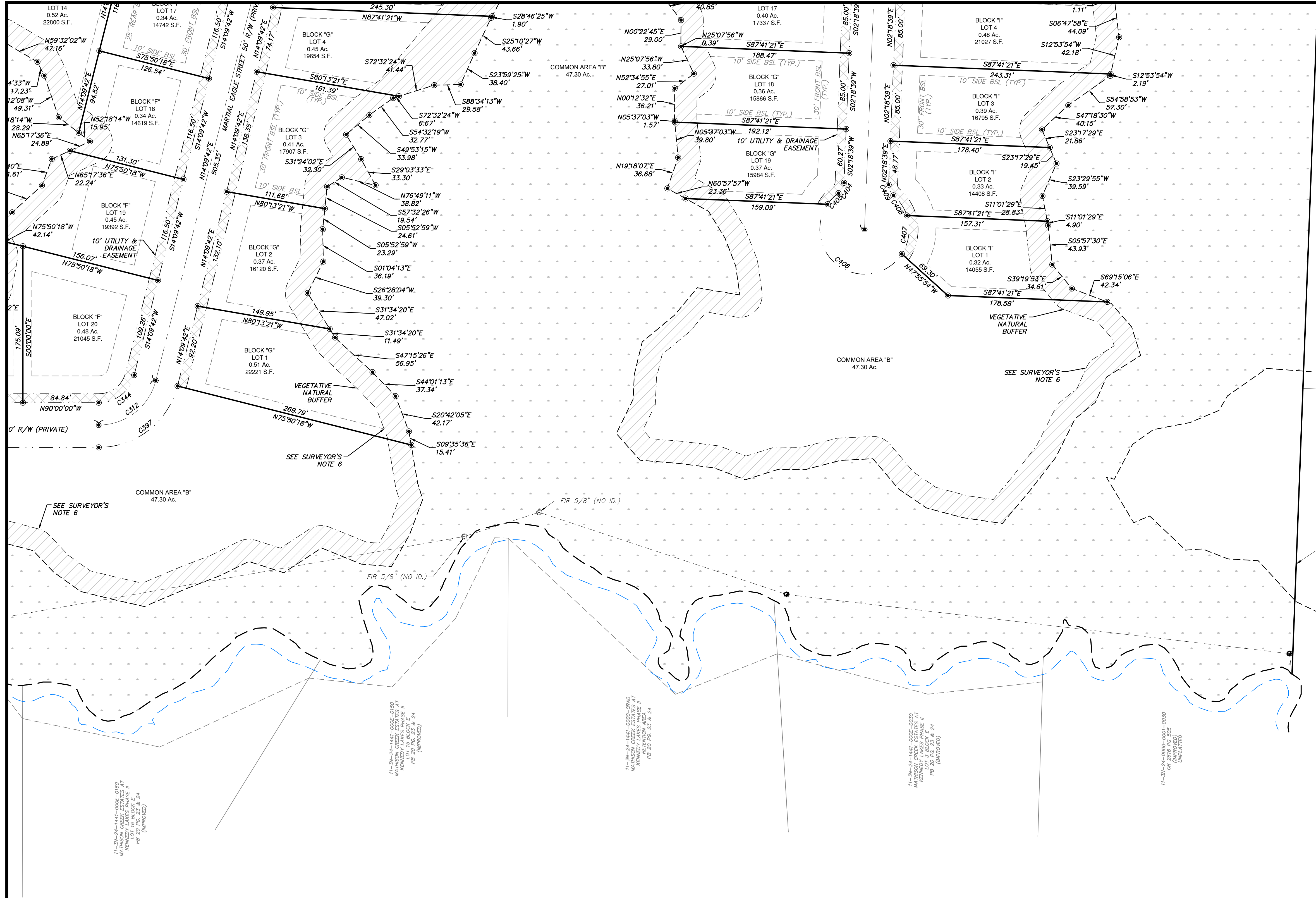
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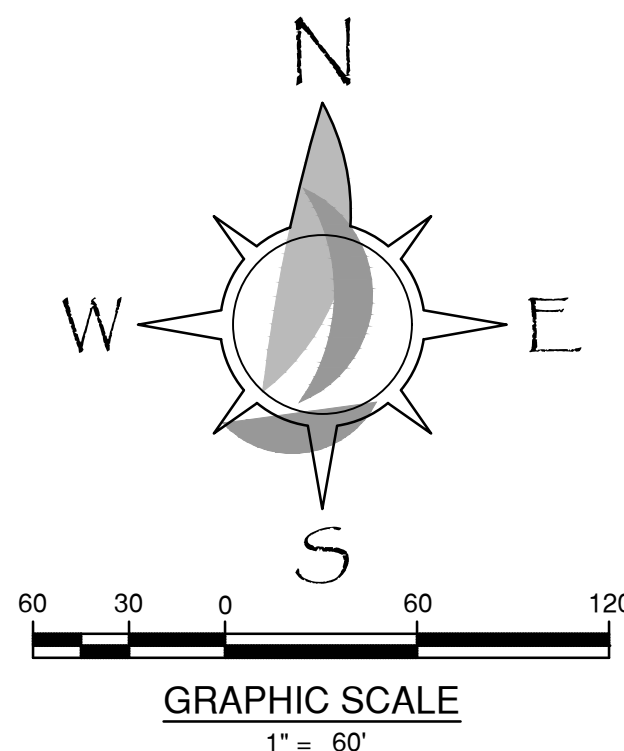
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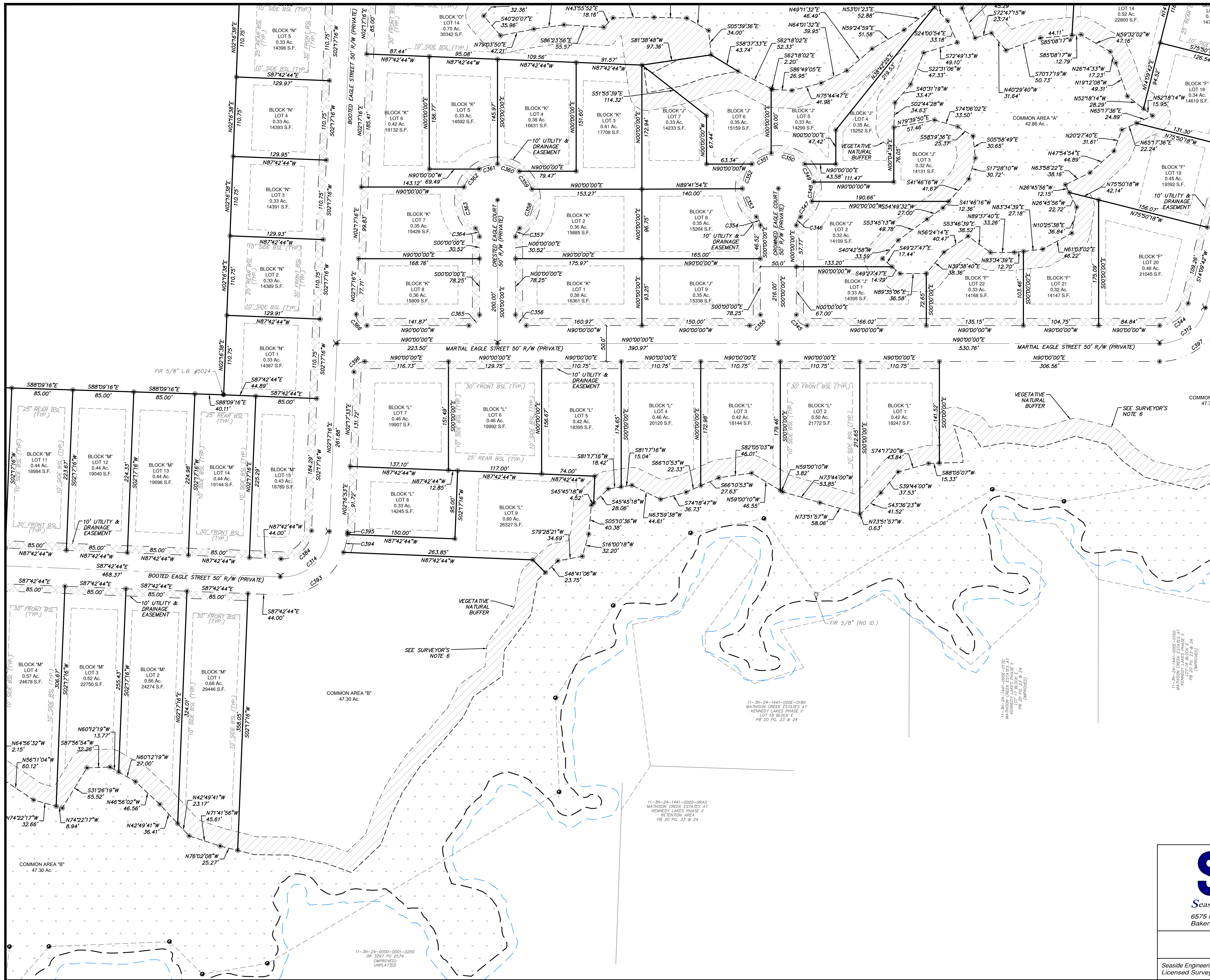
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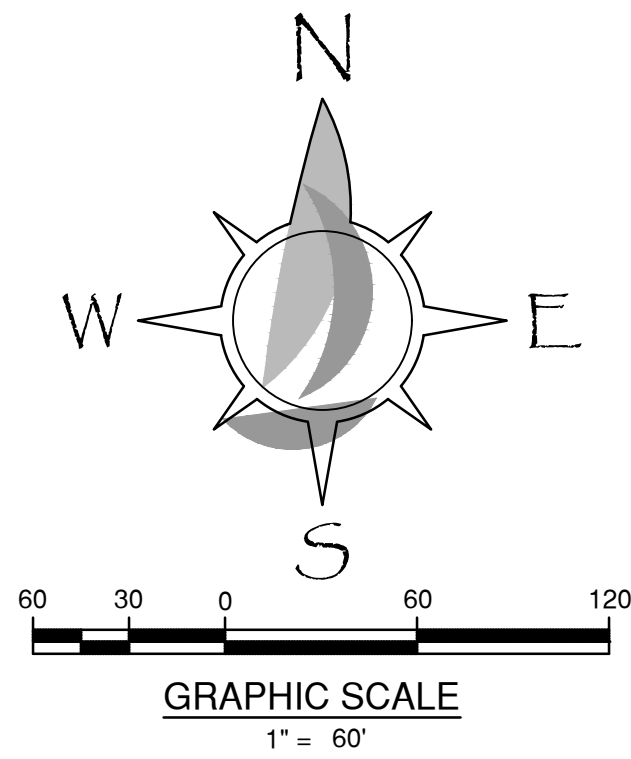
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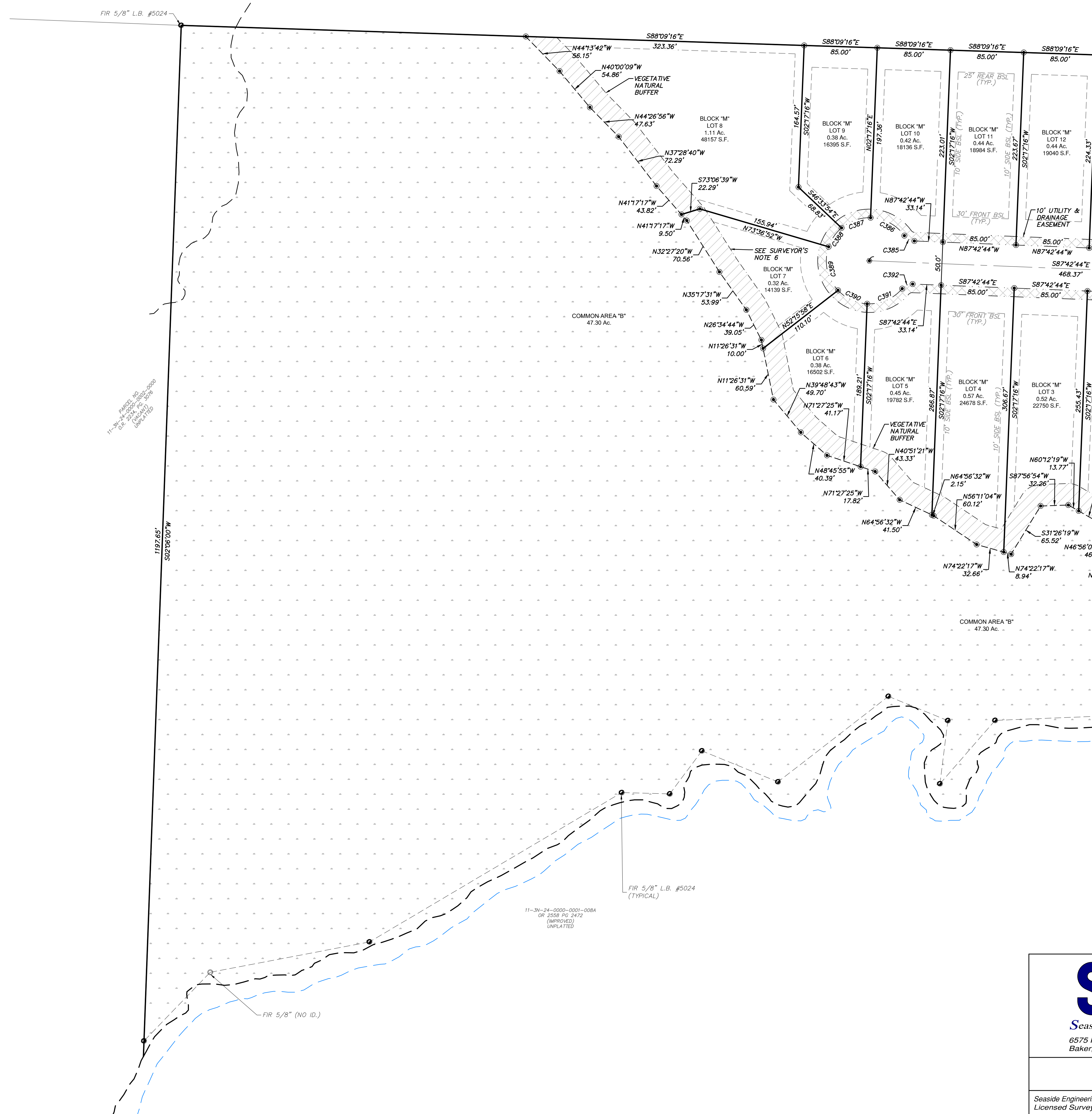
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Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: November 6, 2023

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/2/2023
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:	10/16/23 - Phillips Energy Truck Stop - 17 new fuel pumps, 4,000 square foot convenience store building and associated site improvements on approximately 4.5 acres to the northwest of the intersection of Highway 90 and Spring Creek Blvd. 10/26/23 - Pink Periwinkle Beads - 2,000 square foot facility for light manufacture of beads, and retail sales on approximately 0.5 acres at the intersecting of S Brett Street and E Railroad Ave., just south of the railroad tracks.
Final Plats:	Shoal River Landing Phase 3A - 63 lots on 35.67 acres within the Shoal River Landing subdivision.
New Development Applications:	Florida United Properties Master Plan - Master Plan for additional outparcels adjacent to the Alabata Eye Clinic on East Redstone Ave., on approximately 3 acres of property. Rayburn Street Apartments - 10-unit multifamily apartment complex located on approximately 0.58 acres at the end of N Rayburn Street, southeast of Tiwn Hills park and directly north of the railroad tracks. Garden Villas Townhomes - 158-unit townhouse subdivision located on approximately 11.92 acres recently annexed to the northwest of the Garden Street/Third Avenue intersection, south of Crestview Highschool. Brett Street Townhomes - 9-unit townhouse subdivision located on approximately 0.52 acres located northeast of the intersection of S Brett St. and E Cane Ave., southeast of Southside School.

Miscellaneous:	At our previous meeting, we projected a future workshop/discussion with Kimley-Horn at the December Planning Board Meeting. Following board member suggestion, and after discussing with the consultant, we determined that it would be a good idea to have the City Manager come to present the current/future vision to the Planning Board and staff prior to the Goals, Objectives, Policies workshop. As it stands now, this presentation will take place at the December 4th Planning Board meeting, after which we should be able to send over the graphic version of the Data Information and Analysis that the consultant has been preparing. This will give the board more time to review the DIA, with the City Manager's presentation in mind, leading up to the workshop which is tentatively scheduled for January 2nd, 2024.
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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

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

Community Character- Promote desirable growth with a hometown atmosphere

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

Varies by project.

RECOMMENDED ACTION

No action required.

Attachments

None