

**BOARD OF ADJUSTMENT
MEETING AGENDA**

August 9, 2023

1:30 P.M.

Okaloosa County Administrative Complex; 1250 Eglin Parkway N.,
1st Floor BCC Chambers, Shalimar, Florida.

Commissioner Robert Ambrose, District 1
Commissioner Patricia Duggan, District 2
Commissioner Scott Kearney, District 3
Commissioner Dennis Chavez, District 4
Commissioner Pat Byrne, District 5

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES – March 8, 2023**
- D. ANNOUNCEMENTS**
- E. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
- F. ACCEPTANCE OF AGENDA**
- G. OATH TAKING**
- H. DISCLOSURES**
- I. OLD BUSINESS**
- J. NEW BUSINESS**
 - 1. 532796-BOA-2023** The applicant is requesting a Variance from Section 6.03.05, Connection of a Street or Private Roadway/Right-of-Way, of the Okaloosa County Land Development Code (LDC), Ordinance 91-1, as amended, pertaining to utilizing Carousel Lane for access for a future church building for property located at 3875 Highway 90 East, Crestview.
- K. OTHER BUSINESS**
 - 1. The next regular meeting** of the Board of Adjustment is to be determined.
- L. ADJOURNMENT**

AGENDA ITEM 1

BOARD OF ADJUSTMENT

AGENDA REQUEST

TO: Honorable Chairman and Members of the Okaloosa County Board of Adjustment

THROUGH: Elliot Kampert, AICP, Director

FROM: Randy Woodruff, AICP, Deputy Director

SUBJECT: 532796-BOA-2023 Variance Request

AGENDA DATE: August 9, 2023

APPLICANT(S): Kermit George, PE

OWNER(S): Vision Baptist Church of Crestview, FL, INC.

LOCATION: 3875 Highway 90 East, Crestview, FL 32539

PARCEL INFORMATION:

- Property Appraiser's Parcel ID Numbers: 17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C
- Property contains 2.03 acres more or less
- BCC District: (1) Commissioner Mixon
- BOA District: (1) Robert Ambrose
- Future Land Use Map Designation: Agriculture (AG)
- Zoning District: Agricultural (AA)
- Current Use: Vacant Property

SURROUNDING LAND USES:

- North: Single-Family
- South: Highway 90
- East: Single-Family
- West: Vacant Property

REQUESTED SPECIAL EXCEPTION: The applicant is requesting a Variance from Section 6.03.05, Connection of a Street or Private Roadway/Right-of-Way, of the Okaloosa County Land Development Code (LDC), Ordinance 91-1 as amended pertaining to utilizing Carousel Lane for access for a future church building for property located at 3875 Highway 90 East, Crestview, Florida.

STAFF ANALYSIS:

- The subject property is located at 3875 Highway 90 East, Crestview, FL 32539.
- The subject property has an Agriculture (AG) Future Land Use Map (FLUM) designation and is zoned Agricultural (AA). Houses of worship (churches) are permitted within these designations.
- The applicant is requesting a Variance from Section 6.03.05, Connection of a Street or Private Roadway/Right-of-Way, of the Okaloosa County Land Development Code (LDC), Ordinance 91-1 as amended pertaining to utilizing Carousel Lane for access for a future church building for property located at 3875 Highway 90 East, Crestview, Florida.
- Okaloosa County received a Development Order application from Vision Baptist Church for a worship facility on its property at 3875 Highway 90 East. The church proposes to utilize Carousel Lane for access as permitted per their deed (see **Attachment H**).
- Section 6.03.05, of the Okaloosa County Land Development Code (LDC), requires that when an application is made to Okaloosa County where a proposed connection is to be made by a private roadway, adequate access shall be from a roadway with hot-mix asphalt. Furthermore, written approval from the entity responsible for maintenance and ownership of the connecting roadway shall be provided prior to approval of the development by the county (see **Attachment K**).
- Carousel Lane is a private road without any maintenance entity.
- Section 6.03.05, of the Okaloosa County Land Development Code (LDC), requires upgrade of Carousel Lane and its connection to Highway 90 East. In addition, this section of the LDC requires permission from other property owners having access to Carousel Lane for the upgrade.
- The church has petitioned adjacent owners by letter and by visit and could not obtain their permission.
- The Okaloosa County Engineer has reviewed and supports the variance as presented if the developer agrees to offset a distance of 100' from the southern parcel boundary line, concurrent with the FDOT right-of-way for Highway 90, any structure/s that would require relocation if/when widening of Highway 90 is proposed/needed. This will allow FDOT to potentially purchase this 100' strip across the southern property line for future right-of-way, if/when that time comes, without disrupting the developments proposed function. (see **Attachment G**)

FINDINGS:

In order to authorize any variance, the Board of Adjustment must and shall make findings based upon the following criteria and standards:

Section 11.02.09.3(a) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;

Recommendation Finding: The special condition and circumstance are due to the adjacent property owners' refusal to allow the use of hot mix asphalt paving on Carousel Lane as required for access

Section 11.02.09.3(b) "That the special conditions and circumstances do not result from the actions of the applicant."

Recommendation Finding: The church has a deeded right to access Carousel Lane but adjacent neighbors did not provide written approval as required with Section 6.03.05, of the Okaloosa County Land Development Code.

Section 11.02.09.3(c) "That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district"

Recommendation Finding: Houses of worship (churches) are permitted in the property's underlying Future Land Use Map and zoning designations. The adjacent property owners' refusal to allow the upgrade of Carousel Lane as required by the LDC effectively denies the property owner the right to use the property for a lawful, permitted use. Granting the requested variance does not confer any special privilege; rather, it enables the property owner to utilize the property for a lawful use that is available to any other owner of property in the Agriculture FLUM and zoning designations.

Section 11.02.09.3(d) "That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant."

Recommendation Finding: The literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties; the undue hardship presented in this request is not self-imposed. The applicant seeks to be able to use deeded access as defined within their deed.

Section 11.02.09.3(e) "That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure."

Recommendation Finding: The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Section 11.02.09.3(f) "That the grant of the variance will be in harmony with the general intent and purpose of the Land Development Code, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare."

Recommendation Finding: The requested variance is in harmony with the general intent and purpose of the Land Development Code. Okaloosa County Public Works has reviewed the requested variance and supports the variance as presented.

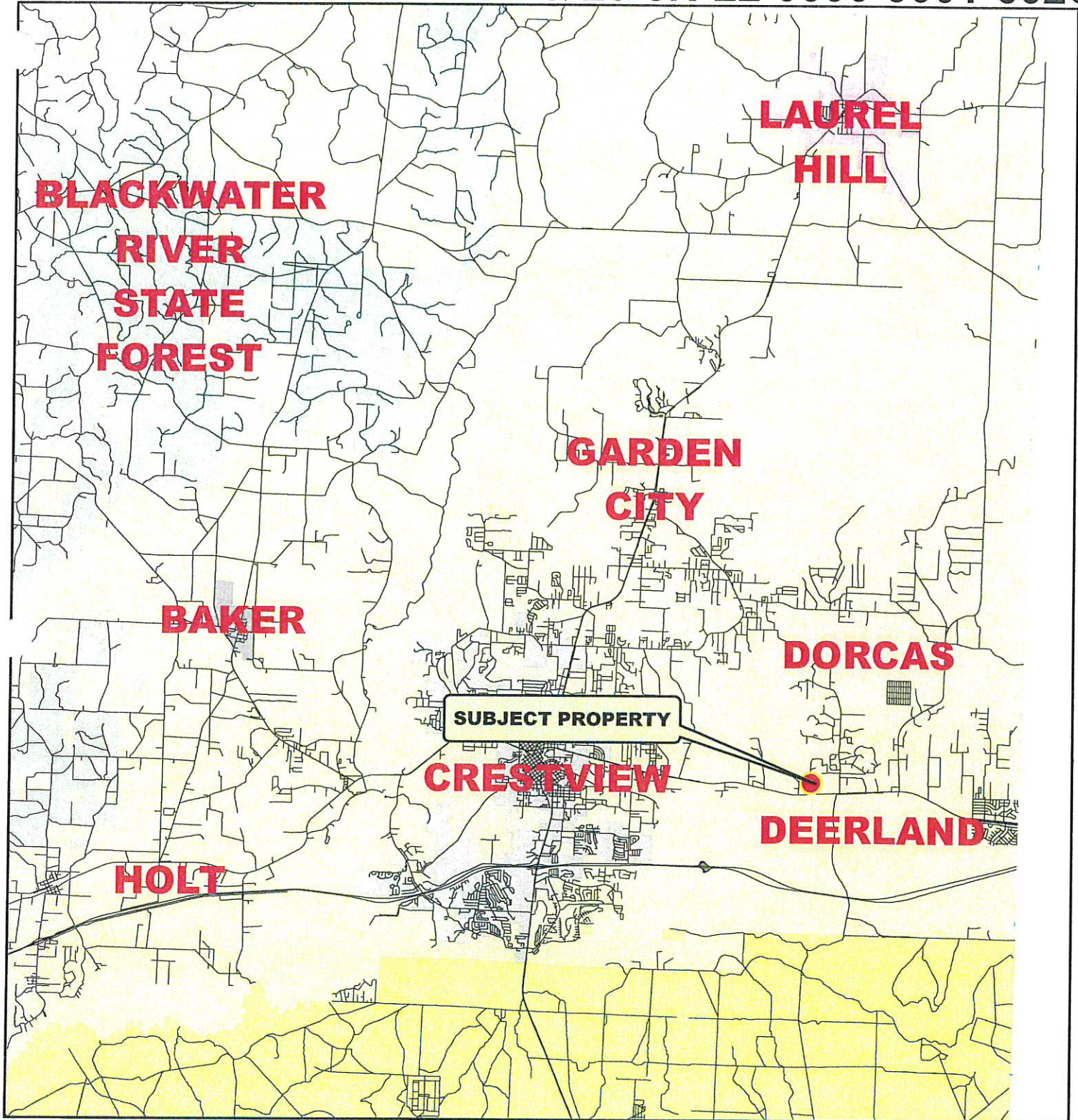
STAFF RECOMMENDATION: Based on the analysis and recommendation findings presented herein, staff recommends approval of the requested Variance as presented. **PUBLIC NOTICE:** The proposed agenda item was properly advertised in the Northwest Florida Daily News on July 25, 2023 (see **Attachment L**).

PUBLIC COMMENT/OPPOSITION: No public comment/opposition has been provided to date.

ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – Future Land Use & Zoning Map
- E - GIS Analysis
- F – Petition for Variance
- G – Public Works Email Support
- H - Variance Application
- I - Survey
- J - Proposed Site Plan
- K - Okaloosa County Land Development Code, Section 6.03.05
- L - Legal Advertisement

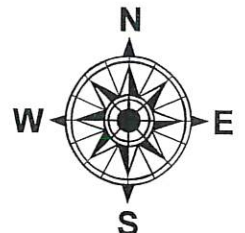
17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C



Legend

— Roads

Location Map



ATTACHMENT - B

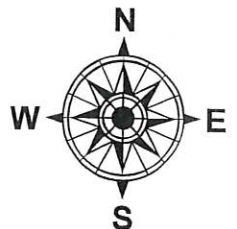
17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C



Legend

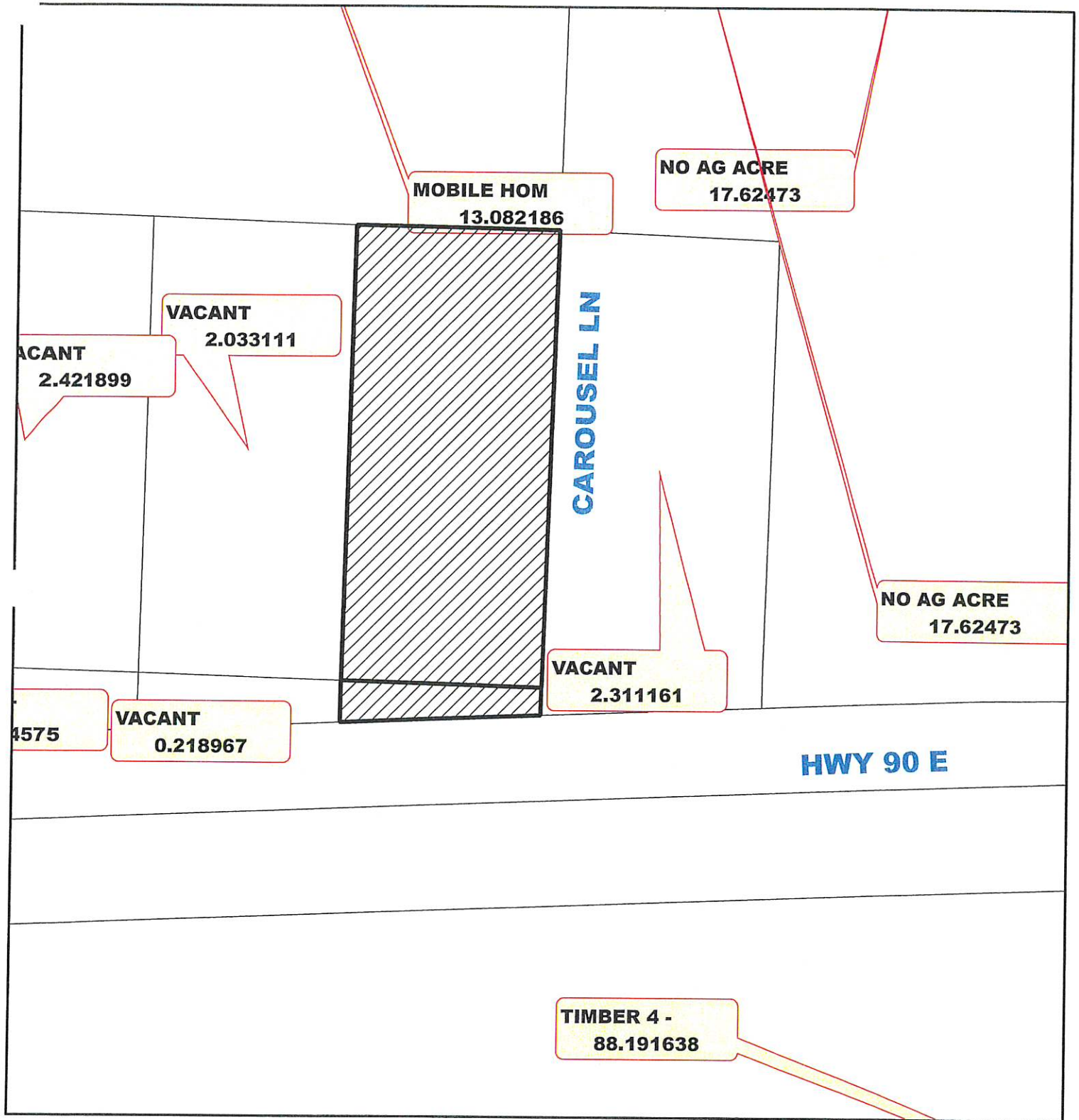
 Parcel Lines

Aerial Photo

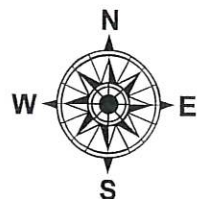


ATTACHMENT - C

17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C

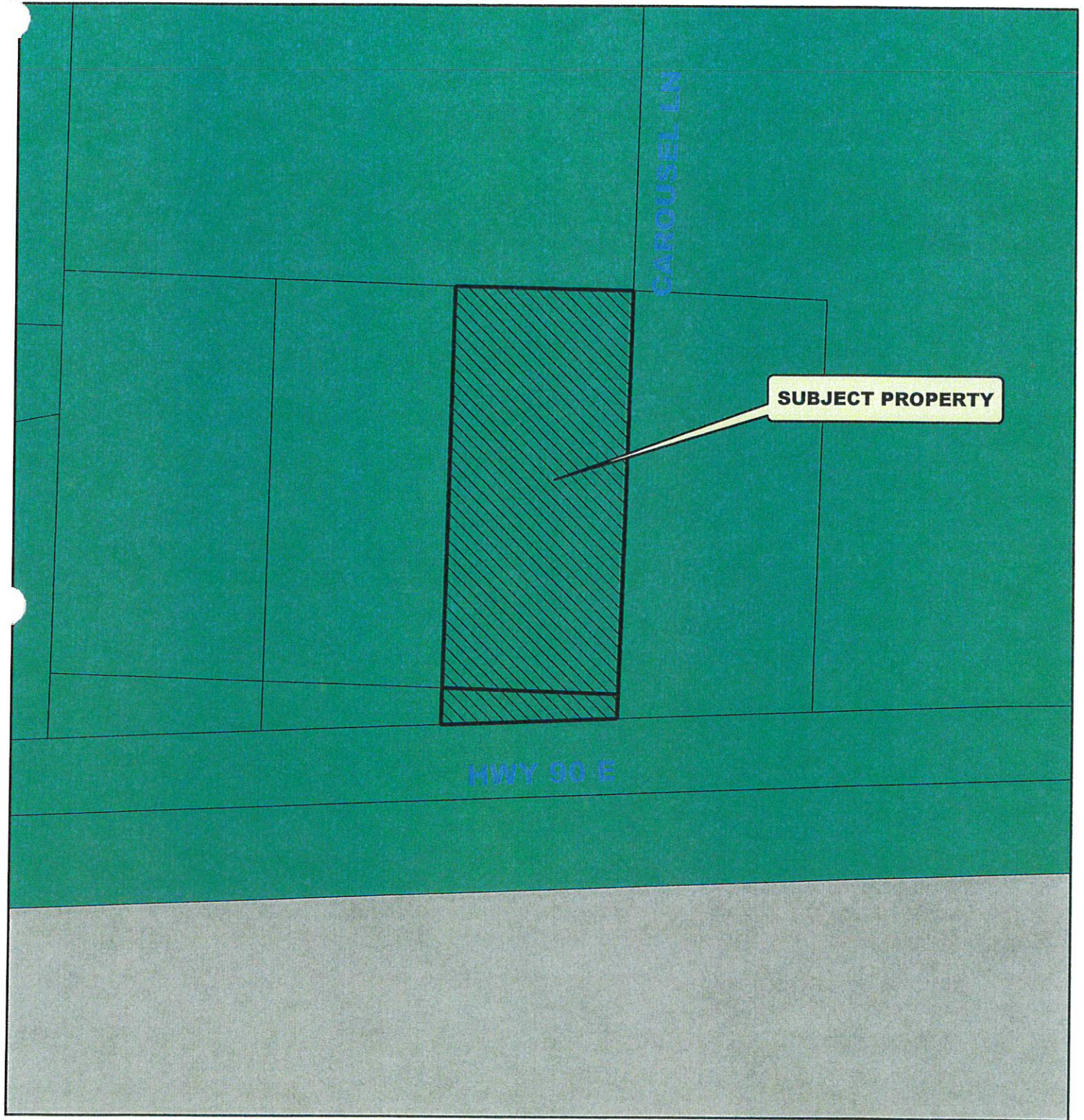


Existing Land Use Map

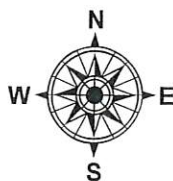


ATTACHMENT - D

17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C



FLUM Legend



ZONE Legend



FLUM & Zoning Map

GIS ANALYSIS RESULTS

ATTACHMENT
E

Date: 6/15/2023

Project: 17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C

Permit: 532796-BOA-2023 - VISION BAPTIST CHURCH

Property Address: LOCATED ON THE NW CORNER OF HWY 90 E AND CAROUSEL
LN CRESTVIEW FL 32539

Zoning: AA

FLU: AG

Fire District: DORCAS **Commissioner District:** 1 **Census Tract:** 020302

Soil Type: 12 –Lakeland sand – 0 to 5% slope, excessively drained, permeability is rapid, the available water capacity is very slow, and runoff is slow.

Wind Zone: LESS THAN 140

Flood Zone: X 500 Year Flood Plain

Map Number: 12091CO 200H

Storm Surge Area: NO

Urban Development Area: NO

Water Efficient Area: NO

Wells: None

Environmental Data: None

Historical Data: None

Wetlands: Uplands

Water and Sewer: AWS

Within 3 mile of an Airport: NO

ATTACHMENT
F

VISION BAPTIST CHURCH
5270 Clint Mason Road
Crestview, FL 32539
June 14, 2023

Okaloosa County Growth Management
402 Brookmeade Drive
Crestview, FL 32539

RE: Letter of Petition for Variance

Dear Sir or Madam,

Vision Baptist Church proposes to build a small worship facility on its property at 3875 Highway 90 East, Crestview, FL 32539 identified by parcel number 17-3N-22-0000-0004-005B. This parcel is fronted by Highway 90 and bounded to the east by Carousel Lane. The church has proposed a plan that would utilize Carousel Lane for access, which the church has a right to do since Carousel Lane access is included in their deed. Carousel Lane is a private road without any maintenance entity.

The church has submitted an application to Okaloosa County Growth Management for a development order. The county Land Development Code in Chapter 6.03.05 requires upgrade of Carousel Lane and its connection to Highway 90. In addition, there is a requirement to secure permission from the other property owners having access to Carousel Lane for the upgrade. The church has petitioned each owner by letter and by visit and could not obtain their permission.

This puts the church in a difficult circumstance since a separate connection to Highway 90 would not meet FDOT requirements for distance separation from the Carousel Lane connection to Highway 90. The church is therefore petitioning for relief from the upgrade requirements.

Sincerely,

Mickey Muse, Pastor

Mickey Muse
Enclosures

Leslie Adams



From: Scott Bitterman
Sent: Wednesday, June 14, 2023 2:57 PM
To: Randall Woodruff
Cc: Elliot Kampert; Leslie Adams; Michael Anderson; Edwin Sanguyo
Subject: RE: Road Variance

I support the variance request. The intent of the paving requirement is to keep large developments from sprouting up where roadway infrastructure is inadequate. In this case, the development is adjacent to US 90 and the owner of Carousel Lane, which is someone other than Vision Baptist Church, desires to keep the road dirt.

My support of the variance request is contingent on the owner providing a 100 foot setback for all improvements from the FDOT US 90 Right-of-Way as a study to widen US 90 will begin in the near future.

From: Randall Woodruff <rwoodruff@myokaloosa.com>
Sent: Wednesday, June 14, 2023 2:41 PM
To: Scott Bitterman <sbitterman@myokaloosa.com>
Cc: Elliot Kampert <ekampert@myokaloosa.com>; Leslie Adams <ladams@myokaloosa.com>
Subject: FW: Road Variance

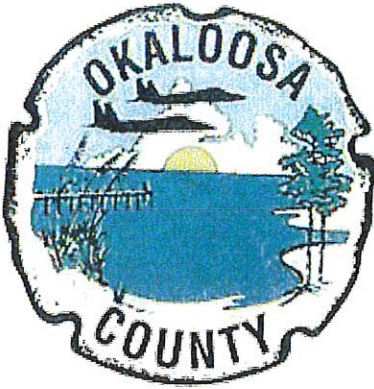
Scott,

Growth Management received the above Variance Application from Kermit George.

Mr. George previously submitted a development order to build a small worship facility, Vision Baptist Church, at 3875 Highway 90 East, Crestview, Florida. It appears that the LDC in Chapter 6.03.05 requires an upgrade of Carousel Lane and its connection to Highway 90. The church is therefore petitioning for relief from the upgrade requirements.

Please note that this application is currently incomplete without your review and comments. The deadline for the August 9, 2023 BOA meeting is July 11, 2023. Thank you for your time and attention to this matter and please let me know if you have any questions.

Randy Woodruff, AICP
Deputy Director
Okaloosa County Growth Management Department
402 Brookmeade Drive
Crestview, Florida 32539
850-689-7347



ATTACHMENT
G

Please note: Due to Florida's very broad public records laws, most written communications to or from County employees regarding County business are public records, available to the public and media upon request. Therefore, this written e-mail communication, including your e-mail address, may be subject to public disclosure.

From: Elliot Kampert <ekampert@myokaloosa.com>
Sent: Monday, June 12, 2023 3:26 PM
To: kermit.george7807@gmail.com
Cc: Randall Woodruff <rwoodruff@myokaloosa.com>; Sherry Cadenhead <scadenhead@myokaloosa.com>
Subject: Road Variance

Hi Kermit,

In follow up to our telephone conversation, I have inserted, below, the language from Chapter 6 of the Land Development Code that allows the granting of variances to the roads chapter of the Land Development Code. Following that, I have inserted the criteria that the Board of Adjustment must consider when granting a variance. The issues you brought up regarding the neighbor and most particularly the pending eminent domain of the right-of-way should certainly be included in the reasons for justifying the variance, along with anything else that may occur to you and your clients as you consider the application. The variance provisions of the LDC may be viewed in context at <https://myokaloosa.com/sites/default/files/users/gmuser/chapter%2011.pdf>.

Finally, I have attached the Variance application as it appears on our website. Once you start putting the application together, you may wish to contact our Deputy Director, Randy Woodruff, or our Planning Coordinator, Sherry Cadenhead, who can answer any specific questions you may have regarding the process. Mr. Woodruff may be reached at 850-689-7347 while Ms. Cadenhead may be reached at 850-689-7917.

I hope this information is helpful; please let me know if I may be of further assistance.

Sincerely,

Elliot

Please note: Due to Florida's very broad public records laws, most written communications to or from County employees regarding County business are public records, available to the public and media upon request. Therefore, this written e-mail communication, including your e-mail address, may be subject to public disclosure.

6.03.10 Variances: Where strict adherence to the provisions of this chapter would cause an unnecessary hardship due to topographical or other conditions peculiar to the site, the Board of Adjustment may grant a variance. Such a variance shall apply only to the requirements directly affecting the particular hardship, and shall not be detrimental to the intent of this chapter.

Board of Adjustment – Variances – Section 11.02.09.3 of the LDC:

3. Variances: Conditions governing applications, procedures; to authorize upon appeal such variances from the terms of the ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this ordinance, the Board of Adjustment must and shall find:

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- b. That the special conditions and circumstances do not result from the actions of the applicant;
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district;
- d. That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant;
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- f. That the grant of the variance will be in harmony with the general intent and purpose of the Land Development Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- g. In granting any variance, the Board of Adjustment may prescribe a reasonable time limit within which the action required for the variance shall be begun or completed or both. Under no circumstances, except as permitted above, shall the Board of Adjustment grant a variance to permit a use not generally or by special exception permitted in the zoning district. No non-conforming use of neighboring lands, structures or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

**OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
APPLICATION FOR VARIANCE**

Revised August, 2005

ATTACHMENT

Applicant name: Vision Baptist Church, Mickey Muse Pastor

H

Applicant is: Property owner Yes Authorized agent* Kermit George, PE

*Attach verification

Applicant address: 5270 Clint Mason Road, Crestview, FL 32539

Applicant telephone: 850-826-5673

Name of property owner if
different than applicant: _____

Address of property involved: 3875 Highway 90 East
Crestview, FL 32539

Property ID Number: 17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C

Land use information: FLUM category AA

Zoning district AA

Size of property: 2 acres OR ___sq. ft. Variance request:

1. Specific section of the Land Development Code from which the variance is requested LDC 6.03.05

2. Describe exactly what the variance is for.

The property owned by Vision Baptist Church has a deeded access to Carousel Lane which adjoins the subject property on the east boundary. The church desires to build a small building (1,000 square feet) to meet. An application for a development order has been submitted to Okaloosa County that proposes to use Carousel Lane for access. Carousel Lane is a 30 foot wide private unimproved road with a substandard highway connection. FDOT favors use of this connection rather than install a separate direct connection. Since Carousel Lane is substandard the LDC requires it to be brought up to standards, which the church would agree to do. However, both FDOT and the county have required the church to secure permission from the other property owners using Carousel Lane to make the necessary upgrade. The LDC further requires coordination with "the maintenance entity". There is no maintenance entity.

The property owners have unanimously refused to agree to any upgrade. Therefore, the church is being denied its legal right to use Carousel Lane by the LDC requirement and other property owner refusals. Vision Baptist Church is a small church and needs this facility to be able to use their property to meet. The purpose of this request is to seek relief from the LDC requirements.

Carousel Lane is fully function as it is and does not pose any safety or other issues for use by the

church or the other residents. Further, we have been advised by the county engineer that FDOT intends to widen Highway 90 right of way along this sector which would likely result in an improved connection and upgrade to Carousel Road to be demolished in the construction process.

Standards of review: Describe in as much detail as possible how the variance request meets **each** of the following standards. Attach additional sheets if necessary.

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

The issue of not being able to meet LDC requirements because of the other property owners' refusal to allow the upgrade.

2. That the special conditions and circumstances do not result from the actions of the applicant.

The church had nothing to do with the circumstances, they were deeded a right to use Carousel Lane.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.

This is an unusual circumstance that would not likely be shared with other lands. An exception is requested to be able to use an asset and a deeded access, this is not an issue of privilege.

4. That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.

Yes, all the other property owners are using Carousel Lane for access with no issue. The hardship is not being able to use their property and deeded access because of the aforementioned conflicts.

H

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Yes

6. That the grant of the variance will be in harmony with the general intent and purpose of the Land Development Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Carousel is fully functional can handle the small increase in church traffic on their meeting times. Granting this request will not result in injury to the area or be otherwise detrimental to public welfare.

Certification: I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of inspections or posting of notices.

Kermit H. George, Agent for Vision Baptist Church
Applicant typed or printed name

Kermit H. George
Applicant signature

5-20-2023
Date

Corporate officer

Corporate seal

ATTACHMENT

H

This instrument prepared by:
Moulton Land Title, Inc.
660-A North Ferdon Blvd.
Crestview, FL 32536
File Number: 22-108

WARRANTY DEED

THIS WARRANTY DEED made the 28 day of March, 2022, by Lexington Parke II of Gainesville LTD, a Florida Limited Partnership, whose post office address is: 20725 SW 46th Avenue Newberry, Florida 32669, hereinafter called Grantor, to Vision Baptist Church of Crestview, FL Inc, a Florida Not For Profit Corporation, whose post office address is: P.O. Box 2351 Crestview, FL 32563, hereinafter called the Grantee (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okaloosa County, Florida, viz:

LEGAL DESCRIPTION AS CONTAINED IN EXHIBIT "A", ATTACHED HERETO.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lexington Parke II of Gainesville LTD, a Florida Limited Partnership
WITNESS: Kevin J. Beck
Stefan M. Davis, President of its General Partner
WITNESS: Deborah L. Herringer

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this day of 28th day of March, 2022, before me personally appeared Stefan M. Davis, President of its General Partner of Lexington Parke II of Gainesville LTD, a Florida Limited Partnership who is personally known to me or produced _____ as identification, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that execution hereof is his/her free act and deed for the uses and purposes herein mentioned and an oath was not taken.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by hand and official seal the day and year last aforesaid.

Commission No. _____

Notary Public:

My Commission Expires:



ATTACHMENT

H

PARCEL 1:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West, Okaloosa County, Florida, for a Point of Beginning, thence North 00 degrees, 09 minutes, 03 seconds East for a distance of 442.15 feet along the West line thereof; thence South 88 degrees, 47 minutes, 27 seconds East for a distance of 247.67 feet; thence South 00 degrees, 13 minutes, 39 seconds West for a distance of 500.71 feet to the Northernmost right of way of U.S. 90; thence South 86 degrees, 53 minutes, 11 seconds West for a distance of 247.70 feet along said right of way; thence North 00 degrees, 24 minutes, 28 seconds East for a distance of 77.24 feet to the Point of Beginning. LESS AND EXCEPT that portion lying in Section 20, Township 3 North, Range 22 West, Okaloosa County, Florida.

Together with and subject to the following described easement:

Commence at the Southeast corner of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West, Okaloosa County, Florida, thence North 00 degrees, 18 minutes, 19 seconds East for a distance of 13.87 feet to the Point of Beginning of a 30 foot perpetual easement; thence South 86 degrees 53 minutes 11 seconds West for a distance of 197.36 feet along the Northernmost right of way of U.S. 90 to the point that it intersects with the South line of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West; thence North 89 degrees 05 minutes, 02 seconds West for a distance of 849.99 feet along said South line; thence North 00 degrees, 13 minutes, 39 seconds East for a distance of 30.00 feet; thence South 89 degrees, 05 minutes, 02 seconds East for a distance of 850.02 feet; thence North 86 degrees, 53 minutes 11 seconds East for a distance of 197.37 feet; thence South 00 degrees, 18 minutes, 20 seconds West for a distance of 30.00 feet to the Point of Beginning.

PARCEL 2:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 17, , Township 3 North, Range 22 West, Okaloosa County, Florida; thence South 89 degrees, 05 minutes, 02 seconds East for a distance of 447.05 feet along the South line of said Section 17, to the Point of Beginning; thence North 00 degrees, 13 minutes, 39 seconds East for a distance of 439.85 feet; thence South 88 degrees, 47 minutes, 27 seconds East for a distance of 200.00 feet to the center line of a 30 foot easement; thence South 00 degrees, 13 minutes, 39 seconds West for a distance of 470.51 feet along said center line; thence South 86 degrees, 53 minutes, 11 seconds West for a distance of 200.31 feet along the Northernmost 50 foot right of way of U.S. 90; thence North 00 degrees, 13 minutes, 39 seconds East for a distance of 45.75 feet to the Point of Beginning, LESS AND EXCEPT that portion of said Parcel lying in Section 20, Township 3 North, Range 22 West, Okaloosa County, Florida.

Subject to the following 30 foot easement running North and South:

Commence at the Southwest corner of the East 1/2 of the West 1/2 of Section 17, Township 3 North, Range 22 West, Okaloosa County, Florida, run South 89 degrees, 05 minutes, 02 seconds East for 647.04 feet to the Point of Beginning; thence 15 feet on the East and West sides of the following described line, South 00 degrees, 13 minutes, 39 seconds West to the North right of way of U.S. 90 in Section 20, Township 3 North, Range 22 West, thence North 00 degrees, 13 minutes, 39 seconds East to the Point of Beginning, thence North 00 degrees, 13 minutes, 39 seconds East for 2688.51 feet the Point of Termination. Parcel is a part of both Sections 17 and 20, Township 3 North, Range 22 West, Okaloosa County, Florida.

Together with and subject to the following described easement:

Commence at the Southeast corner of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West, Okaloosa County, Florida; thence North 00 degrees, 18 minutes, 19 seconds East for a distance of 13.87 feet to the Point of Beginning of a 30 foot perpetual easement; thence South 86 degrees, 53 minutes, 11 seconds West for a distance of 197.36 feet along the Northernmost right of way of U.S. 90 to the point that it intersects with the South line of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West, thence North 89 degrees, 05 minutes, 02 seconds West for a distance of 849.99 feet along the South line; thence North 00 degrees, 13 minutes, 39 seconds East for a distance of 30.0 feet; thence South 89 degrees, 05 minutes, 02 seconds East for a distance of 850.02 feet; thence North 86 degrees, 53 minutes, 11 seconds East for a distance of 197.37 feet; thence South 00 degrees, 18 minutes, 20 seconds West for a distance of 30.00 feet to the Point of Beginning.

ATTACHMENT
F



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
VISION BAPTIST CHURCH OF CRESTVIEW, FL, INC.

Filing Information

Document Number N19000004116

FEI/EIN Number 83-4526101

Date Filed 04/12/2019

State FL

Status ACTIVE

Principal Address

5270 Clint Mason RD
5270 Clint Mason RD
Crestview, FL 32539

Changed: 01/26/2022

Mailing Address

P.O. Box 2351

Crestview, FL 32563

Changed: 02/05/2021

Registered Agent Name & Address

MUSE, MICKEY

5270 Clint Mason Road

Crestview, FL 32539

ATTACHMENT I

Address Changed: 03/01/2020

Officer/Director Detail

Name & Address

Title Trustee

MUSE, MARK

5280 Clint Mason RD

Crestview, FL 32539

Title Trustee

ANDREWS, JOE

301 EGAN DR

CRESTVIEW, FL 32536

Title Treasurer

LEVESQUE, SHIRLEY
162 CABANA WAY
CRESTVIEW, FL 32536

Title PASTOR

Muse, Mickey
5270 Clint Mason RD
5270 Clint Mason RD
Crestview, FL 32539



Annual Reports

Report Year	Filed Date
2021	02/05/2021
2022	01/26/2022
2023	01/23/2023

Document Images

01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
03/01/2020 -- ANNUAL REPORT	View image in PDF format
04/12/2019 -- Domestic Non-Profit	View image in PDF format

Detail by Entity Name

Florida Department of State, Division of Corporations

ATTACHMENT
H

AFFIDAVIT OF AGENCY

COMES NOW Mickey Muse, Pastor of Vision Baptist Church, to appoint as its agent Kermit H. George PE, on behalf of Vision Baptist Church to apply for and represent same before Okaloosa County Growth Management and the Board of Adjustments in the filing of an application for a variance with regard to property at Parcel ID 17-3N-22-0000-0004-0050 in their pursuit of constructing a worship facility.

SUBSCRIBED TO this the 14 day of June 2023,

BY: Mickey Muse

Mickey Muse
Signature

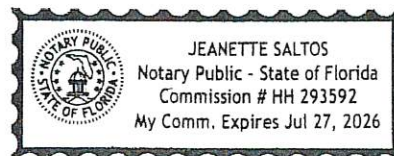
STATE OF FLORIDA
OKALOOSA COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this day of 14 June 2023, before me personally appeared Mickey Muse, who is personally know to me ____ or produced 1 Drivers License as identification, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn says that execution hereof is his free act and deed for the uses and purposes herein mentioned and an oath was not taken.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by hand and official seal the day and year last aforesaid.

NOTARY PUBLIC

Jeanette Saltos



LIST OF ADJACENT/ACROSS THE STREET PROPERTY OWNERS
AFFIDAVIT

ATTACHMENT
H

STATE OF FLORIDA
COUNTY OF OKALOOSA

BEFORE ME, the undersigned authority, personally appeared
Kermit H. George Agent for Vision Baptist Church, the owner(s) of: _____
(property tax identification number and address or property of street name)
17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C who,
under oath, deposes and says as follows:

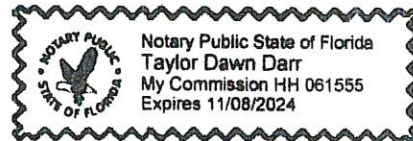
1. That the following is a list of all property owners being adjacent to the property described above.
2. I understand that I or a representative must attend the hearing in order for the request to be heard.

AFFIANT FURTHER SAYETH NOT.

Kermit H. George
APPLICANT'S SIGNATURE

6-20-2023
DATE OF SIGNATURE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY
OF June, 2023



Taylor Dawn Darr
NOTARY PUBLIC
STATE OF FLORIDA

MY COMMISSION EXPIRES

ATTACHMENT
H

MACK BUSBEE, CFA
Okaloosa County Property Appraiser

302 N Wilson St, Suite 201
Crestview, FL 32536
(850) 689-5900
FAX (850) 689-5906



OFFICE OF THE
OKALOOSA COUNTY
PROPERTY APPRAISER

PLEASE REPLY TO:

1250 Eglin Pkwy N, Suite 201
Shalimar, FL 32579-1296
(850) 651-7240
FAX (850) 651-7244
www.okaloosapa.com

Date: 06/20/2023

RE: Adjacent Property Owner's Listing:

Parcel ID Number: 17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C

Owner: VISION BAPTIST CHURCH OF CRESTVIEW FL INC



This is to certify that the attached list of owners is adjacent to and across the street from the above listed parcel.



This is to certify that the attached list of owners pertains to a _____ ft radius from the above listed parcel.



Other: _____

Person requesting information: KERMIT GEORGE

Email Address: KERMIT.GEORGE7807@GMAIL.COM

Phone Number: 850-305-7807 Fax Number: _____


Shelby Jennings
Customer Service/Exemptions Specialist
Okaloosa County Property Appraiser's Office

ATTACHMENT

H

17-3N-22-0000-0004-0000
MAILMAN RICHARD J & RHONDA K
203 HWY 90 E
CRESTVIEW, FL 32539

17-3N-22-0000-0004-0020
BEUMEL SALLY R
5220 CAROUSEL LN
CRESTVIEW, FL 32539-8882

17-3N-22-0000-0004-0050
VISION BAPTIST CHURCH OF
CRESTVIEW FL INC
PO BOX 2351
CRESTVIEW, FL 32536

17-3N-22-0000-0004-005A
CROWDER JOHN B
P O BOX 474
PAXTON, FL 32538

17-3N-22-0000-0004-005B
VISION BAPTIST CHURCH OF
CRESTVIEW FL INC
PO BOX 2351
CRESTVIEW, FL 32536

17-3N-22-0000-0004-0060
EVERSON JOBE L
5592 OLD RIVER RD
BAKER, FL 32531

20-3N-22-0000-0001-0020
VISION BAPTIST CHURCH OF
CRESTVIEW FL INC
PO BOX 2351
CRESTVIEW, FL 32539

20-3N-22-0000-0001-002B
VISION BAPTIST CHURCH OF
CRESTVIEW FL INC
PO BOX 2351
CRESTVIEW, FL 32536

20-3N-22-0000-0001-002C
VISION BAPTIST CHURCH OF
CRESTVIEW FL INC
PO BOX 2351
CRESTVIEW, FL 32536

20-3N-22-0000-0001-0030
BCC OKALOOSA COUNTY
1250 N EGLIN PKWY
SHALIMAR, FL 32579

REQUIRED SIGNS WILL BE POSTED
AFFIDAVIT

ATTACHMENT
H

STATE OF FLORIDA
COUNTY OF OKALOOSA

BEFORE ME, the undersigned authority, personally appeared
Kermit H. George, agent for Vision Baptist Church, who under
oath, deposes says as follows:

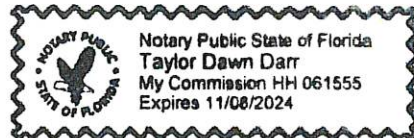
1). That pursuant to the petition of
Vision Baptist Church dated,
_____ will be posted 15 days prior to the
public hearing before the Okaloosa County Board of Adjustments. The
posting of the property will be with a 2' X 3' weatherproof sign with not less
than 1" lettering. The posting of the sign shall remain posted for 15 days in
a conspicuous place on the property involved in the hearing. (Information
to be placed on the sign is attached).

AFFIANT FURTHER SAYETH NOT.

Kermit H. George
Applicant's Signature

6-20-2023
Date of Signature

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY
OF June, 2023

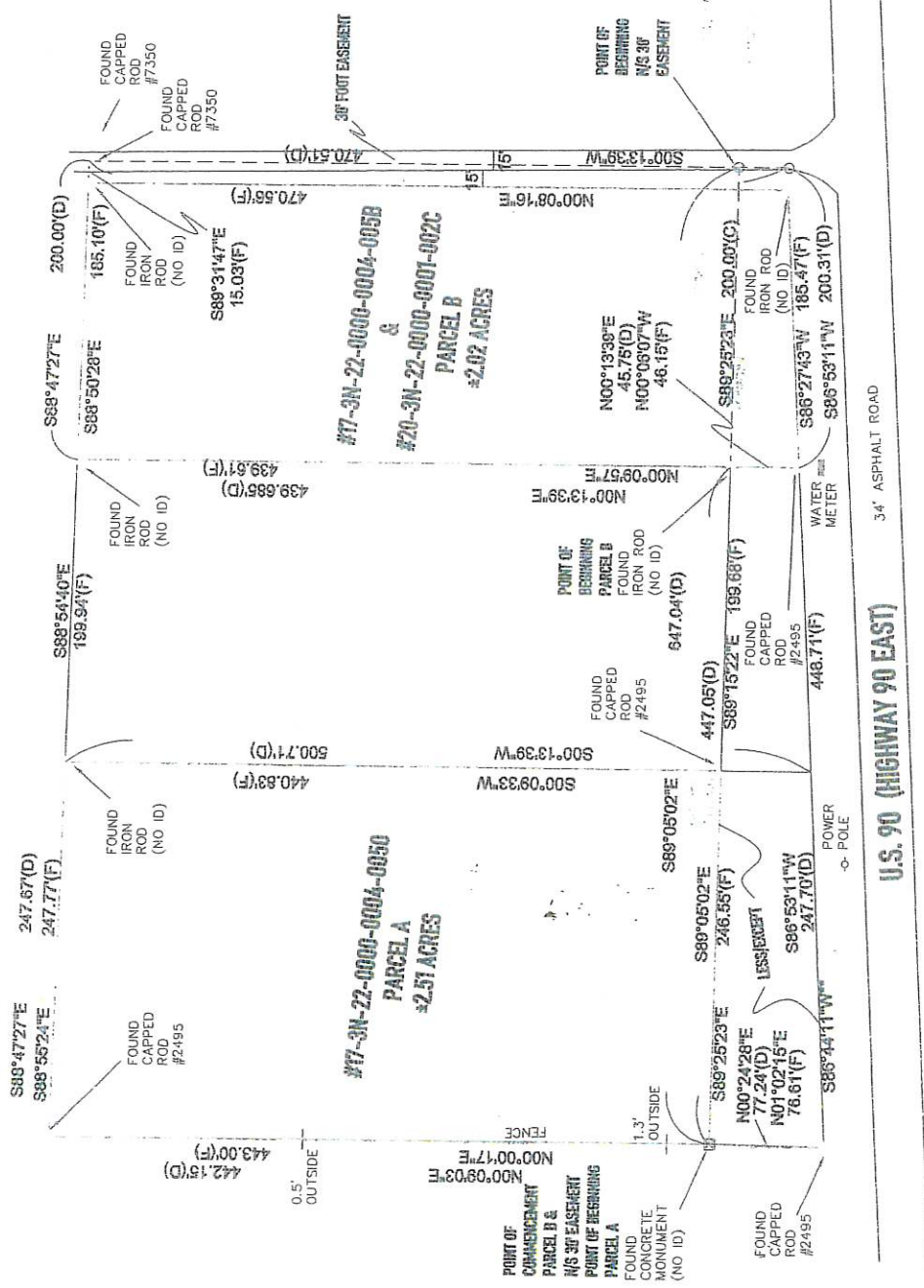
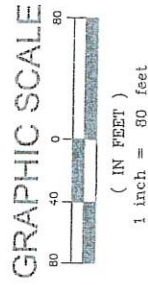


Taylor Dawn Darr
NOTARY PUBLIC
STATE OF FLORIDA

MY COMMISSION EXPIRES

LEGEND:

- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- OR = OFFICIAL RECORDS
- ± = MORE OR LESS
- R/W = RIGHT OF WAY
- A/C = AIR CONDITIONER
- F = FIELD
- P = PLAT
- D = DEED
- ID = IDENTIFICATION
- POL = POINT ON LINE



SURVEY MAP & REPORT ARE NOT FULL AND COMPELTE WITHOUT EACH OTHER.
SURVEY MAP, SEE SHEET 2 OF 2 FOR SURVEY REPORT

LEGAL

PARCEL A
O.R. BOOK 2285, PAGE 2110
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE NORTH 00 DEGREES, 09 MINUTES, 03 SECONDS EAST FOR A DISTANCE OF 442.15 FEET ALONG THE WEST LINE THEREOF; THENCE SOUTH 88 DEGREES, 47 MINUTES, 27 SECONDS EAST FOR A DISTANCE OF 247.67 FEET; THENCE SOUTH 00 DEGREES, 13 MINUTES, 39 SECONDS WEST FOR A DISTANCE OF 500.71 FEET TO THE NORTHERMOST R/W OF U.S. 90; THENCE SOUTH 86 DEGREES, 53 MINUTES, 11 SECONDS WEST FOR A DISTANCE OF 247.70 FEET ALONG SAID R/W; THENCE NORTH 00 DEGREES, 24 MINUTES, 28 SECONDS EAST FOR A DISTANCE OF 77.24 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PORTION LYING IN SECTION 20, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, THENCE NORTH 00 DEGREES, 18 MINUTES, 19 SECONDS EAST FOR A DISTANCE OF 13.87 FEET TO THE POINT OF BEGINNING OF A 30 FOOT PERPETUAL EASEMENT; THENCE SOUTH 86 DEGREES, 53 MINUTES, 11 SECONDS WEST FOR A DISTANCE OF 197.38 FEET ALONG THE NORTHERMOST RIGHT OF WAY OF U.S. 90 TO THE POINT THAT IT INTERSECTS WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 (SW 1/4) OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 22 WEST; THENCE NORTH 89 DEGREES, 05 MINUTES, 39 SECONDS WEST FOR A DISTANCE OF 849.99 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00 DEGREES, 13 MINUTES, 39 SECONDS EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 89 DEGREES, 05 MINUTES, 02 SECONDS EAST FOR A DISTANCE OF 850.02 FEET; THENCE NORTH 86 DEGREES, 53 MINUTES, 11 SECONDS EAST FOR A DISTANCE OF 197.37 FEET; THENCE SOUTH 00 DEGREES, 18 MINUTES, 20 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL B
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 05 MINUTES, 02 SECONDS EAST FOR A DISTANCE OF 447.05 FEET ALONG THE SOUTH LINE OF SAID SECTION 17, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 13 MINUTES, 39 SECONDS EAST FOR A DISTANCE OF 439.85 FEET; THENCE SOUTH 88 DEGREES, 47 MINUTES, 27 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO THE CENTER LINE OF A 30 FOOT EASEMENT; THENCE SOUTH 00 DEGREES, 13 MINUTES, 39 SECONDS WEST FOR A DISTANCE OF 470.51 FEET ALONG SAID CENTER LINE; THENCE SOUTH 86 DEGREES, 53 MINUTES, 11 SECONDS WEST FOR A DISTANCE OF 200.31 FEET ALONG THE NORTHERMOST 50 FEET RIGHT OF WAY OF U.S. 90; THENCE NORTH 00 DEGREES, 13 MINUTES, 39 SECONDS EAST FOR A DISTANCE OF 45.75 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING 30 FOOT EASEMENT RUNNING NORTH AND SOUTH: COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF (E1/2 OF W1/2) OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, RUN SOUTH 89 DEGREES, 05 MINUTES, 02 SECONDS EAST FOR 847.04 FEET TO THE POINT OF BEGINNING; THENCE 15 FEET ON THE EAST AND WEST SIDES OF THE FOLLOWING DESCRIBED LINE, SOUTH 00 DEGREES, 13 MINUTES, 39 SECONDS WEST TO THE NORTH RIGHT OF WAY OF U.S. 90 IN SECTION 20 TOWNSHIP 3 NORTH, RANGE 22 WEST, THENCE NORTH 00 DEGREES, 13 MINUTES, 39 SECONDS EAST TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES, 13 MINUTES, 39 SECONDS EAST FOR 2888.51 FEET TO THE POINT OF TERMINATION. PARCEL IS A PART OF BOTH SECTIONS 17 AND 20, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, THENCE NORTH 00 DEGREES, 18 MINUTES, 19 SECONDS EAST FOR A DISTANCE OF 13.87 FEET TO THE POINT OF BEGINNING OF A 30 FOOT PERPETUAL EASEMENT; THENCE SOUTH 86 DEGREES, 53 MINUTES, 11 SECONDS WEST FOR A DISTANCE OF 197.38 FEET ALONG THE NORTHERMOST RIGHT OF WAY OF U.S. 90 TO THE POINT THAT IT INTERSECTS WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 (SW 1/4) OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 22 WEST; THENCE NORTH 89 DEGREES, 05 MINUTES, 39 SECONDS WEST FOR A DISTANCE OF 849.99 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00 DEGREES, 13 MINUTES, 39 SECONDS EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 89 DEGREES, 05 MINUTES, 02 SECONDS EAST FOR A DISTANCE OF 850.02 FEET; THENCE NORTH 86 DEGREES, 53 MINUTES, 11 SECONDS EAST FOR A DISTANCE OF 197.37 FEET; THENCE SOUTH 00 DEGREES, 18 MINUTES, 20 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE; VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED AND APPARENT USES ARE AS SHOWN.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT OF WAY OF US 90, & SHOWN AS **.
4. ALL MEASUREMENTS ARE IN U.S. FEET.
5. THIS SURVEY DEPICTS DEED OR PLATTED LINES THAT MAY BE IN CONFLICT WITH ACTUAL FIELD MEASURED LINES AND THIS SURVEY DOES NOT CREATE OR CONSTITUTE ANY UNWRITTEN TITLE OR PRESCRIPTIVE RIGHTS.
6. FLOOD STATEMENT: PANEL NO. 12091C0200 J, DATED 03-09-2021, FLOOD ZONE X.

THIS SURVEY IS CERTIFIED TO:

MOULTON LAND TITLE INC
WESTCOR LAND TITLE INSURANCE COMPANY
VISION BAPTIST CHURCH OF CRESTVIEW, FL INC

LA LAND SURVEYING, LLC

294 TIMBERLINE DRIVE - CRESTVIEW, FLORIDA 32639
(850) 585-5894 - WWW.LALANDSURVEYING.NET

LB 18022

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

SURVEY REPORT, SEE SHEET 1 OF 2 FOR SURVEY MAP

22-069

DATE: N/A

HORIZ: N/A

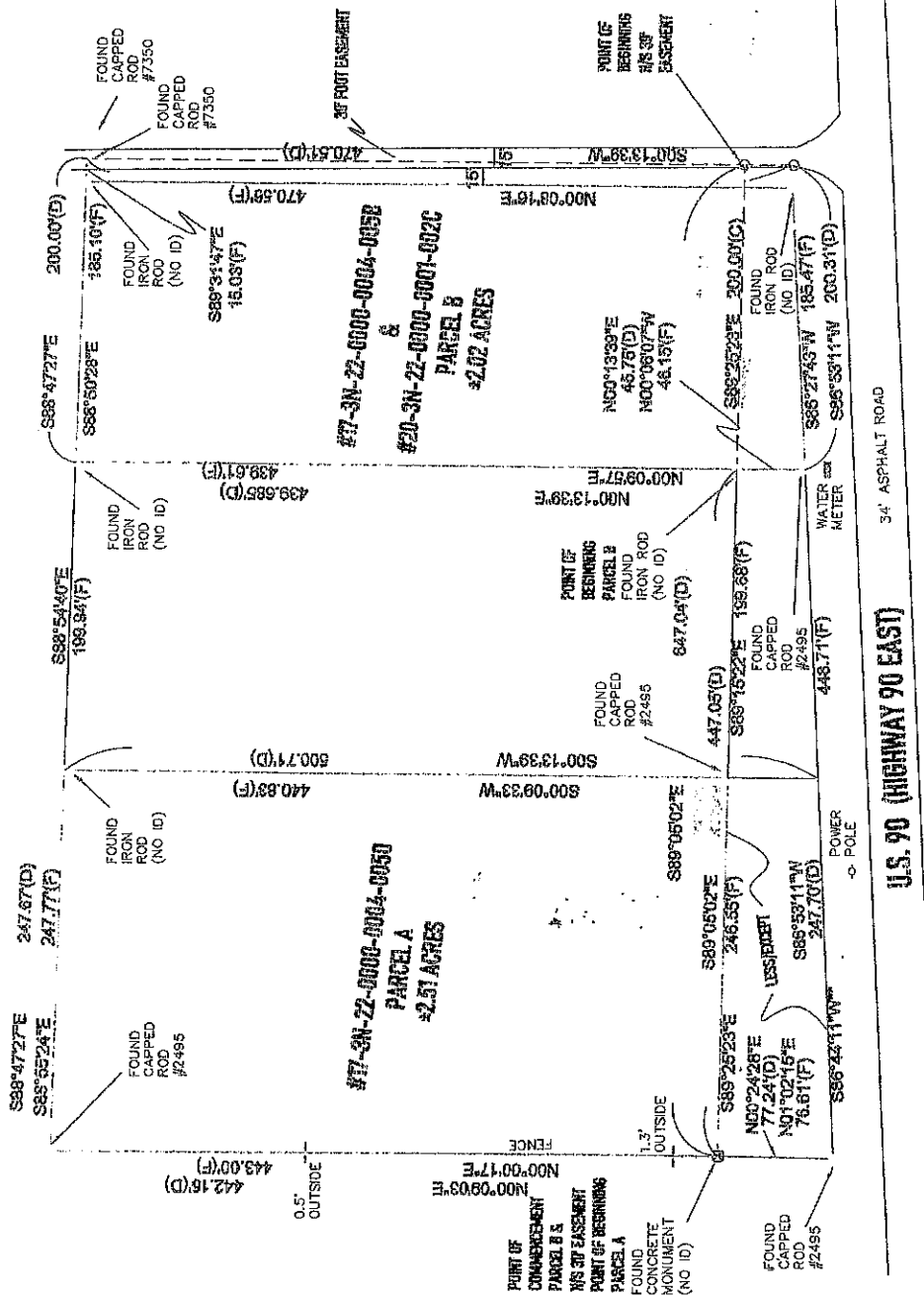
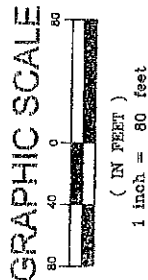
DATE: 3-11-2022

F.B. 21-04, PAGE 54

CLIENT: MOULTON LAND TITLE

SURVEY: BOUNDARY

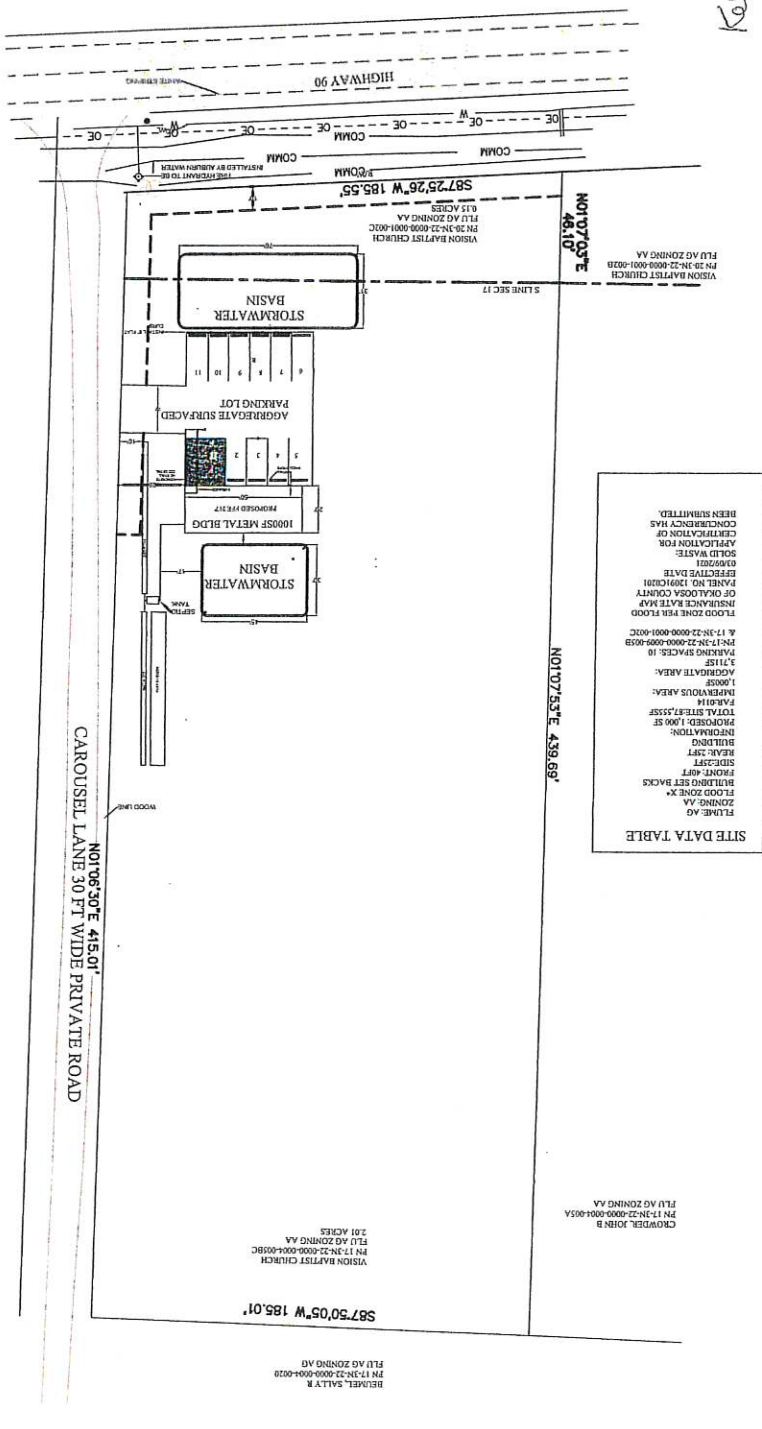
#	= NUMBER
=	= DISTANCE NOT TO SCALE
L.B.	= LICENSED BUSINESS
L.S.	= LICENSED SURVEYOR
P.S.M.	= PROFESSIONAL
	= SURVEYOR AND MAPPER
O.R.	= OFFICIAL RECORDS
±	= MORE OR LESS
R/W	= RIGHT OF WAY
C	= CENTERLINE
A/C	= AIR CONDITIONER
F	= FIELD
P	= PLAT
D	= DEED
ID	= IDENTIFICATION
POL	= POINT ON LINE



SITE PLAN

ATTACHMENT
5

Kenneth D. Leary
6-14-23





LAND DEVELOPMENT CODE

Chapter 6 Development Design Standards

6.03.02 Level of Service: Reference Chapter 4 Consistency and Concurrency Determination, for level of service standards for state and county roads.

6.03.03 Classification: Functional Classification is the assignment of roads into systems according to the character of service they provide. Basic functional categories include arterial, collector and local which may be subdivided into principal, major or minor. Additional division may be into urban and rural categories. As used in this ordinance, the terms shall have the following stated meaning in accordance with the *Institute of Transportation Engineer's Traffic Engineering Handbook, 5th Edition*:

1. Arterial roadways carry longer-distance traffic between important activity or population centers and are typically designed with some measure of access control.
2. Collector roadways link the local street system with arterial roadways. Such roads collect traffic, serve as local through-facilities, and serve to access abutting land uses.
3. Local roadways provide access to the transportation network from developed land uses and are characterized by low speed and low traffic volume.

6.03.04 Connection of a Street or Driveway to a Public Roadway/Right-of-Way: When an application is made to Okaloosa County where a proposed connection is to be made by either a private or public roadway or driveway, adequate access (as required by 6.00.03) shall be defined as an existing public right-of-way that exists by way of plat or deed AND the existing roadway surface shall be a hot-mix asphalt. Excluding capacity improvements required to satisfy concurrency, improvements to the existing roadway may include turn lanes, deceleration lanes, acceleration lanes or signal improvements in order to accommodate the proposed development.

1. For developments proposed along roadways that do not comply with the requirements above, improvements to the public roadway shall be performed as part of the proposed development such that the roadway is consistent with the minimum standards stated herein; including, but not limited to right-of-way and lane width standards. Improvements shall be required to the extent where access to the proposed development is made to a roadway that provides adequate access as described above.

6.03.05 Connection of a Street or Driveway to a Private Roadway/Right-of-Way: When an application is made to Okaloosa County where a proposed connection is to be made by either a private or public roadway to a private roadway or right of way, adequate access (as required by 6.00.03) shall be defined as an existing private right-of-way that exists by way of plat or deed AND the existing roadway surface shall be a hot-mix asphalt. Written approval from the entity responsible for maintenance and ownership of the connecting roadway shall be provided prior to approval of the development by the County. Excluding capacity improvements required to satisfy concurrency, improvements to the existing roadway may include turn lanes, deceleration lanes, acceleration lanes or signal improvements in order to accommodate the proposed development.

1. For developments proposed along roadways that do not comply with the requirements above, improvements to the private roadway where the connection is proposed shall be performed as part of the proposed development such that the roadway is consistent with the minimum standards stated herein; including, but not limited to right-of-way and lane



LAND DEVELOPMENT CODE

Chapter 6 Development Design Standards

width standards. Improvements shall be required to the extent where access to the proposed development is made to a roadway that provides adequate access as described above.

2. If the proposed connection to the private roadway is the sole access point to the proposed roadway, the proposed roadway shall be privately owned and maintained. Access to public roads shall be provided from existing public roadways.

6.03.06 Private Streets and Easements: Private streets and easements used as the principal access to individually owned lots or units in a Planned Unit Development or Subdivision are required to comply with the provisions of this ordinance. The developer shall establish a homeowners association or other legal means to provide proper maintenance. This requirement does not apply to the provision of roadways within shopping centers, industrial districts, apartment projects, and other developments under single ownership. The street alignment shall provide adequate frontage and minimum setbacks for all structures in compliance with the applicable zoning district regulations.

1. Right-of-Way: The minimum right-of-way width for a private street shall be 25', centered on the roadway, with a minimum 7.5' drainage and utility easement on each side.
2. Lane Width: The minimum lane width for a private street shall be consistent with the requirements in Table 6-03-2.
3. Roadway Construction: All private streets shall be designed and constructed to comply with the minimum standards in section 6.03.13.A.4. If an alternative pavement surface is desired (pavers, stamped concrete, stamped asphalt, etc.) calculations, signed and sealed by a licensed professional Engineer in the State of Florida, demonstrating that the proposed pavement section is of equal or greater structural value than the standard herein shall be provided by the applicant.

6.03.07 Road Construction: All construction or reconstruction of roads in the County must be in accordance with the requirements of this ordinance. It is the responsibility of the developer to provide median cuts, driveways, stacking and turning lanes and the like required for his development.

6.03.08 Permits on State Roads: Permits from FDOT for driveway connections and median cuts on State roads are required, and copies must be submitted to the Growth Management and the Public Works Departments prior to final approval of all residential, commercial, and industrial projects.

6.03.09 Limited Access Roads: The following limited access standards shall be applicable to P.J. Adams Parkway from its intersection with Highway 85 to Antioch Road, Martin Luther King Jr. Blvd. from its intersection with Green Acres Road to the Fort Walton Beach Industrial Park, U.S. Highway 98 from the Santa Rosa County Line to the Walton County line (within the unincorporated portions of the County), the entire length of Commons Drive, and any other road hereinafter designated limited access by resolution of the Board of County Commissioners of Okaloosa County.

ATTACHMENT

H

This instrument prepared by:
Moulton Land Title, Inc.
660-A North Ferdon Blvd.
Crestview, FL 32536
File Number: 22-108

WARRANTY DEED

THIS WARRANTY DEED made the 28 day of March, 2022, by Lexington Parke II of Gainesville LTD, a Florida Limited Partnership, whose post office address is: 20725 SW 46th Avenue Newberry, Florida 32669, hereinafter called Grantor, to Vision Baptist Church of Crestview, FL Inc, a Florida Not For Profit Corporation, whose post office address is: P.O. Box 2351 Crestview, FL 32563, hereinafter called the Grantee (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okaloosa County, Florida, viz:

LEGAL DESCRIPTION AS CONTAINED IN EXHIBIT "A", ATTACHED HERETO.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lexington Parke II of Gainesville LTD, a Florida Limited Partnership
WITNESS: Kevin J. Black
Stefan M. Davis, President of its General Partner

WITNESS: Deborah L. Herringer

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this day of 28th day of March, 2022, before me personally appeared Stefan M. Davis, President of its General Partner of Lexington Parke II of Gainesville LTD, a Florida Limited Partnership who is personally known to me or produced _____ as identification, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that execution hereof is his/her free act and deed for the uses and purposes herein mentioned and an oath was not taken.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by hand and official seal the day and year last aforesaid.

Notary Public:

My Commission Expires:

Commission No. _____



ATTACHMENT

H

PARCEL 1:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West, Okaloosa County, Florida, for a Point of Beginning, thence North 00 degrees, 09 minutes, 03 seconds East for a distance of 442.15 feet along the West line thereof; thence South 88 degrees, 47 minutes, 27 seconds East for a distance of 247.67 feet; thence South 00 degrees, 13 minutes, 39 seconds West for a distance of 500.71 feet to the Northernmost right of way of U.S. 90; thence South 86 degrees, 53 minutes, 11 seconds West for a distance of 247.70 feet along said right of way; thence North 00 degrees, 24 minutes, 28 seconds East for a distance of 77.24 feet to the Point of Beginning. LESS AND EXCEPT that portion lying in Section 20, Township 3 North, Range 22 West, Okaloosa County, Florida.

Together with and subject to the following described easement:

Commence at the Southeast corner of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West, Okaloosa County, Florida, thence North 00 degrees, 18 minutes, 19 seconds East for a distance of 13.87 feet to the Point of Beginning of a 30 foot perpetual easement; thence South 86 degrees 53 minutes 11 seconds West for a distance of 197.36 feet along the Northernmost right of way of U.S. 90 to the point that it intersects with the South line of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West; thence North 89 degrees 05 minutes, 02 seconds West for a distance of 849.99 feet along said South line; thence North 00 degrees, 13 minutes, 39 seconds East for a distance of 30.00 feet; thence South 89 degrees, 05 minutes, 02 seconds East for a distance of 850.02 feet; thence North 86 degrees, 53 minutes 11 seconds East for a distance of 197.37 feet; thence South 00 degrees, 18 minutes, 20 seconds West for a distance of 30.00 feet to the Point of Beginning.

PARCEL 2:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West, Okaloosa County, Florida; thence South 89 degrees, 05 minutes, 02 seconds East for a distance of 447.05 feet along the South line of said Section 17, to the Point of Beginning; thence North 00 degrees, 13 minutes, 39 seconds East for a distance of 439.85 feet; thence South 88 degrees, 47 minutes, 27 seconds East for a distance of 200.00 feet to the center line of a 30 foot easement; thence South 00 degrees, 13 minutes, 39 seconds West for a distance of 470.51 feet along said center line; thence South 86 degrees, 53 minutes, 11 seconds West for a distance of 200.31 feet along the Northernmost 50 foot right of way of U.S. 90; thence North 00 degrees, 13 minutes, 39 seconds East for a distance of 45.75 feet to the Point of Beginning, LESS AND EXCEPT that portion of said Parcel lying in Section 20, Township 3 North, Range 22 West, Okaloosa County, Florida.

Subject to the following 30 foot easement running North and South:

Commence at the Southwest corner of the East 1/2 of the West 1/2 of Section 17, Township 3 North, Range 22 West, Okaloosa County, Florida, run South 89 degrees, 05 minutes, 02 seconds East for 647.04 feet to the Point of Beginning; thence 15 feet on the East and West sides of the following described line, South 00 degrees, 13 minutes, 39 seconds West to the North right of way of U.S. 90 in Section 20, Township 3 North, Range 22 West, thence North 00 degrees, 13 minutes, 39 seconds East to the Point of Beginning, thence North 00 degrees, 13 minutes, 39 seconds East for 2688.51 feet the Point of Termination. Parcel is a part of both Sections 17 and 20, Township 3 North, Range 22 West, Okaloosa County, Florida.

Together with and subject to the following described easement:

Commence at the Southeast corner of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West, Okaloosa County, Florida; thence North 00 degrees, 18 minutes, 19 seconds East for a distance of 13.87 feet to the Point of Beginning of a 30 foot perpetual easement; thence South 86 degrees, 53 minutes, 11 seconds West for a distance of 197.36 feet along the Northernmost right of way of U.S. 90 to the point that it intersects with the South line of the Southwest 1/4 of Section 17, Township 3 North, Range 22 West, thence North 89 degrees, 05 minutes, 02 seconds West for a distance of 849.99 feet along the South line; thence North 00 degrees, 13 minutes, 39 seconds East for a distance of 30.0 feet; thence South 89 degrees, 05 minutes, 02 seconds East for a distance of 850.02 feet; thence North 86 degrees, 53 minutes, 11 seconds East for a distance of 197.37 feet; thence South 00 degrees, 18 minutes, 20 seconds West for a distance of 30.00 feet to the Point of Beginning.

ATTACHMENT

L

NOTICE OF PUBLIC HEARING

The Okaloosa County Board of Adjustment will hold a public hearing to consider the following action.

532796-BOA-2023 The applicant is requesting a Variance from Section 6.03.05, Connection of a Street or Private Roadway/Right-of-Way, of the Okaloosa County Land Development Code (LDC), Ordinance 91-1 as amended pertaining to utilizing Carousel Lane for access for a future church building for property located at 3875 Highway 90 East, Crestview, Florida.

The public hearing has been scheduled for 1:30 PM on August 9, 2023 in the Okaloosa County Administration Building, Commission Meeting Room, 1250 N. Eglin Pkwy., Shalimar, FL

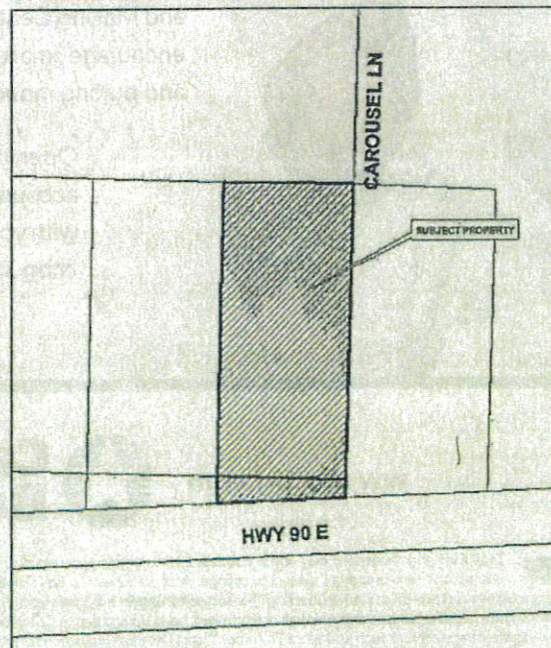
ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD REGARDING THIS ACTION.

The application may be inspected by the public at the Department of Growth Management offices in Shalimar, 1250 N. Eglin Pkwy., Suite 301, (850) 651-7180 or in the Growth Management offices located in Crestview, 402 Brookmeade Dr., (850) 689-5080.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Okaloosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to these hearings upon request. Requests may be made to the Growth Management offices described above and must be made at least 48 hours in advance of the hearings in order to provide the requested service.

17-3N-22-0000-0004-005B & 20-3N-22-0000-0001-002C



**BOARD OF ADJUSTMENT
MINUTES
March 8, 2023
1:30 P.M.**

Okaloosa County Administrative Complex; 1250 Eglin Parkway N.,
1st Floor BCC Chambers, Shalimar, Florida.

Commissioner Robert Ambrose, District 1
Commissioner Patricia Duggan, District 2
Commissioner Scott Kearney, District 3 – Vice-Chairman
Commissioner Fred Schor, District 4
Commissioner Pat Byrne, District 5 – Chairman

Growth Management Staff present: Elliot Kampert, AICP – Director; Randy Woodruff, AICP – Deputy Director; and Sherry Cadenhead – Planning Coordinator

Assistant Attorney Elizabeth Ellis present by Zoom

A. CALL TO ORDER

Vice-Chairman Kearney called the meeting to order at 1:30 P. M.

B. ROLL CALL

Mrs. Cadenhead conducted roll call. Mr. Fred Schor being absent.

C. APPROVAL OF MINUTES FOR October 12, 2022 MEETING.

Motion to approve minutes made by Pat Byrne and second by Robert Ambrose; 4 ayes, Motion Passes.

D. ANNOUNCEMENTS - None

E. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA - None

F. ACCEPTANCE OF AGENDA- Motion to accept the agenda as written made by Pat Byrne and second by Robert Ambrose, 4 ayes, Motion Passes.

G. OATH TAKING – Sherry Cadenhead administered the oath for all speakers.

H. DISCLOSURES – Sherry Cadenhead read disclosures to the Board. All replied no.

I. OLD BUSINESS - None

J. NEW BUSINESS

AGENDA ITEM 1: 524955-BOA-2023 The applicant is requesting a Special Exception for a minor lot split of property located at 5811 Monroe Street, Baker, Florida. The proposed lot split would split the parent parcel into three (3) parcels for single family homes.

Mr. Woodruff presented Agenda Item 1 to the board.

Mr. Ty Jackson, owner, addressed the board giving a brief description of the proposed Special Exception.

Discussion ensued with Mr. Jackson.

Vice Chairman Kearney called for a motion.

Motion to approve Agenda Item 1 as written for a Special Exception for the property located at 5811 Monroe Street, Baker, FL made by Robert Ambrose; and seconded by Patricia Duggan: 4 ayes. Motion Approved

K. OTHER BUSINESS

1. The next regular meeting of the Board of Adjustment is to be determined.

L. ADJOURNMENT

Vice-Chairman Kearney called for a motion to adjourn the meeting at 1:15 P.M. **Motion by Robert Ambrose; seconded by Pat Byrne. 4 ayes. Motion Approved.**

Okaloosa County Board of Adjustment

2023 MEMBERS

Each Member is appointed by the Commissioner of their District and each appointment is for a 3 year term.

District & Term	Name	Contact Information
District 1 Appointment effective 1-1-2010 12-3-2022 to 12-3-2025	Robert Ambrose	4655 Browning Court Crestview, FL 32539 850-689-0308
District 2 Appointment effective 2-21-2023 2-21-2023 to 2-21-2026	Patricia Duggan	756 Beachview Drive Fort Walton Beach, FL 32547 850-582-5097 trish.duggan@floridamoves.com
District 3 Appointment effective 6-4-2013 12-3-2022 to 12-3-2025	Scott Kearney	P.O. Box 626 Holt, FL 32564 850-546-1192 Scottk2500@gmail.com
District 4 Appointment effective		
District 5 Appointment effective 8-2-2000 12-3-2022 to 12-3-2025	Patrick E. Byrne III	128 John Sims Pkwy. Box 8 Valparaiso, FL32580 850-240-1616 850-678-7812 (O) patrick@valprealty.com