

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, Director

FROM: Planning & Development Review Staff

SUBJECT: 401469-BCC-2016 and 401470-BCC-2016, Request for plan amendment and rezoning, Tom Young

DATE: July 14, 2016

BCC DISTRICT: (3) Commissioner Boyles

PLANNING COMMISSION DISTRICT: (3) Jeremy Stewart

PUBLIC HEARING: Consideration of a request changing the use of land submitted by Tom Young relating to property located off Garrett Pit Road, Crestview. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Agriculture (AG)** to **Low Density Residential (LDR)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from **Agriculture (AG)** district to **Residential - 1 (R-1)** district, or a more restrictive zoning district. Property contains 9.5 acres, more or less.

STAFF FINDINGS:

- Comprehensive Plan, Future Land Use Element Policy 9.2 provides criteria that must be considered for plan amendments that change lands designated as “agriculture” or “rural residential” to another FLUM designation. These criteria and the applicant’s response to each follows (see Exhibit 1). This application involves a proposed amendment to both the “agricultural” and “rural residential” FLUM categories.

In the evaluation of proposed land use amendments for land in the “agricultural” or “rural residential” categories, the application shall demonstrate the following:

a. the need for such land use amendment;

Applicant response: there is a substantial need for lots of all sizes south of Crestview, Florida.

b. the amendment will not result in urban sprawl;

Applicant response: This development will not result in urban sprawl as lots are to be one half acre lots.

c. a functional relationship of the proposed amendment to other more densely or intensely designated or developed lands;

Applicant response: This parcel of property is located off Garrett Pit Road in Crestview, Florida, South of I-10 and will enable me to construct a Boulevard Entrance to the 200 acre tract of land to be developed at a future date.

d. the availability of facilities and services for a more dense or intense land use;

Applicant response: This parcel will enable me to provide a good fire lane out of this Subdivision to be known as Cherry Brooke.

e. the relationship of the proposed amendment site to the urban development area boundary.

Applicant response: This subdivision is located in the approved urban development area.

Note: According to best available maps the property is not located within the urban development area.

- The proposed amendment and rezoning site is located within the Eglin North Encroachment Zone. This will necessitate review by Eglin officials to determine possible impact.
- In October, 2014 the Board of County Commissioners approved a large-scale amendment submitted by Tom Young changing 194 acres abutting this requested change from “rural residential” to “low density residential.”
- The Planning Commission recommended approval of a 9.9 acre change to LDR for this same applicant on October 8, 2015.
- The Planning Commission recommended approval of a 9.9 acre change to LDR for this same applicant, and a 9.9 acre change to LDR for the applicant’s grandson Alec Strayer for separate adjacent properties on October 8, 2015.
- This requested change appears to be part of a land assembly that will be added to the 194 acres previously approved.
- The subject property is adjacent to existing LDR FLUM and R-1 zoning as well as Agriculture FLUM and zoning, and is considered compatible with and a reasonable transition against adjacent LDR, R-1, AG, and AA FLUM and zoning classifications.
- There does not appear to be any “bona fide farm operations” occurring on the adjacent agriculture parcels that would invoke the 30 foot buffer required by Future Land Use Element Policy 10.14A.

PUBLIC COMMENT/OPPOSITION:

STAFF POSITION: Staff has no objection to the requested FLUM amendment and rezoning.

RECOMMENDATION: It is recommended that the Board consider the facts presented herein, as well as any facts that may be presented at the public hearing, and then make a recommendation to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS:

ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map

D – Future Land Use and Zoning map
E – 1990 Future Land Use Map
F – Proposed Future Land Use and Zoning Map
G – 1 Mile Future Land Use and Zoning Map
H – Drawing provided by applicant

EXHIBIT:

1 – Letter from applicant

TJ/tj

GIS ANALYSIS RESULTS

Date: 6/13/2016

Project: 35-3N-24-0000-0007-0040

Permit: 400710-BCC-2016 & 400711-BCC-2016

Property Address: LOCATED ON POINT CENTER RD, CRESTVIEW, FL

Zoning: AA

FLU: AG

1990 FLU: C

Fire District: NORTH OKALOOSA **Commissioner District:** 3 **Census Tract:** 20600

Soil Type: 6 – Dorovan – nearly level, very poorly drained soils that are organic – usually in freshwater swamps or drainage ways.

24 – Troup Sand, 5 to 8% slope, well drained uplands soil

37 – Bonifay Sand – 5 to 8% slope, well drained, permeability is rapid in the surface and subsurface layer, landfills or septic tanks should have limitations

Wind Zone: LESS THAN 140

Flood Zone: X 500 Year Flood Plain **Map Number:** 12091CO 2551H

Storm Surge Area: NO

Urban Development Area: NO

Water Efficient Area: NO

Wells: None

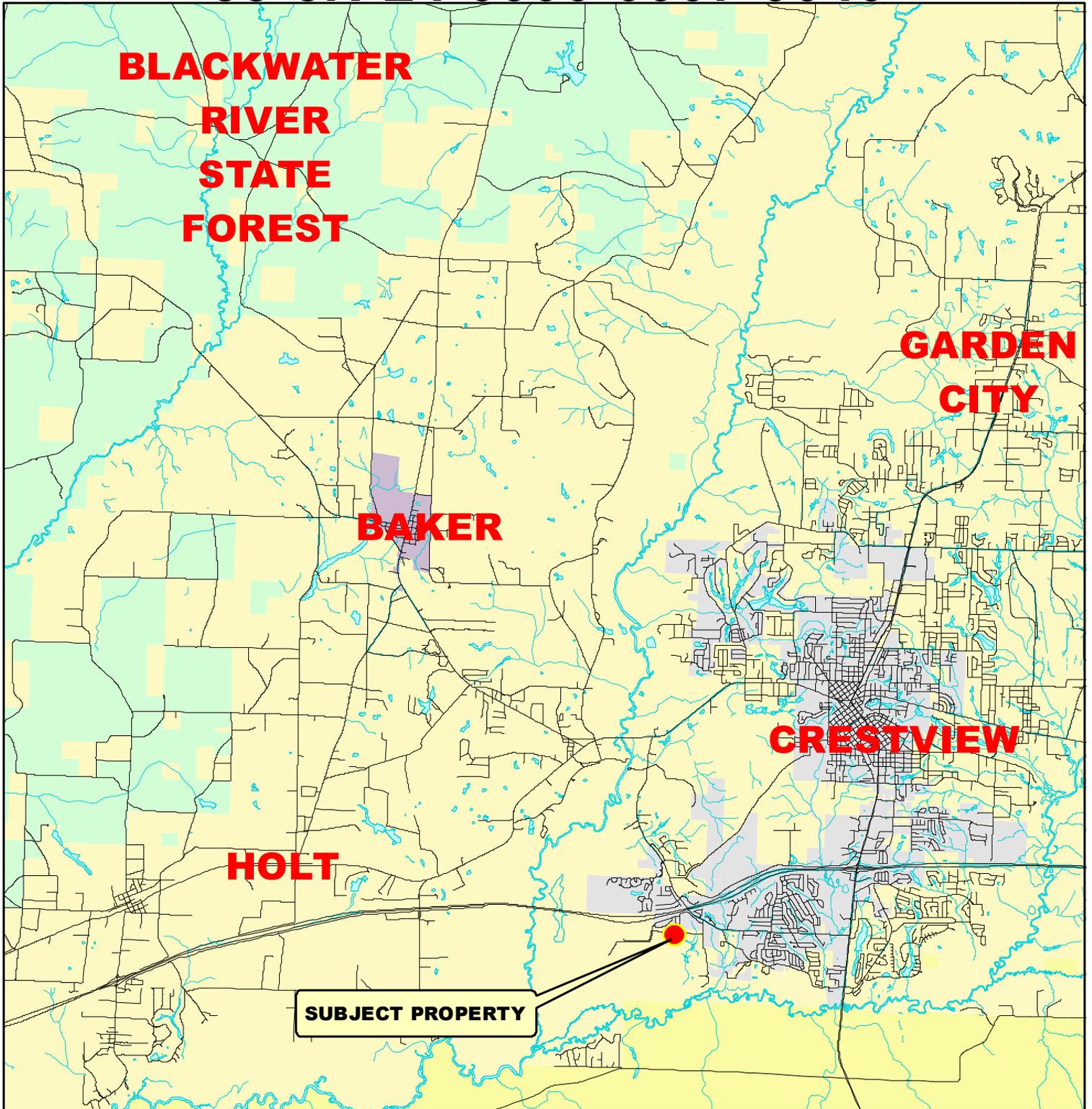
Environmental Data: None

Historical Data: None

Wetlands: Uplands & Wetlands

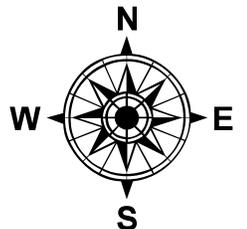
Water and Sewer: OCWS **Within 3 mile of an Airport:** NO

ATTACHMENT - A
35-3N-24-0000-0007-0040



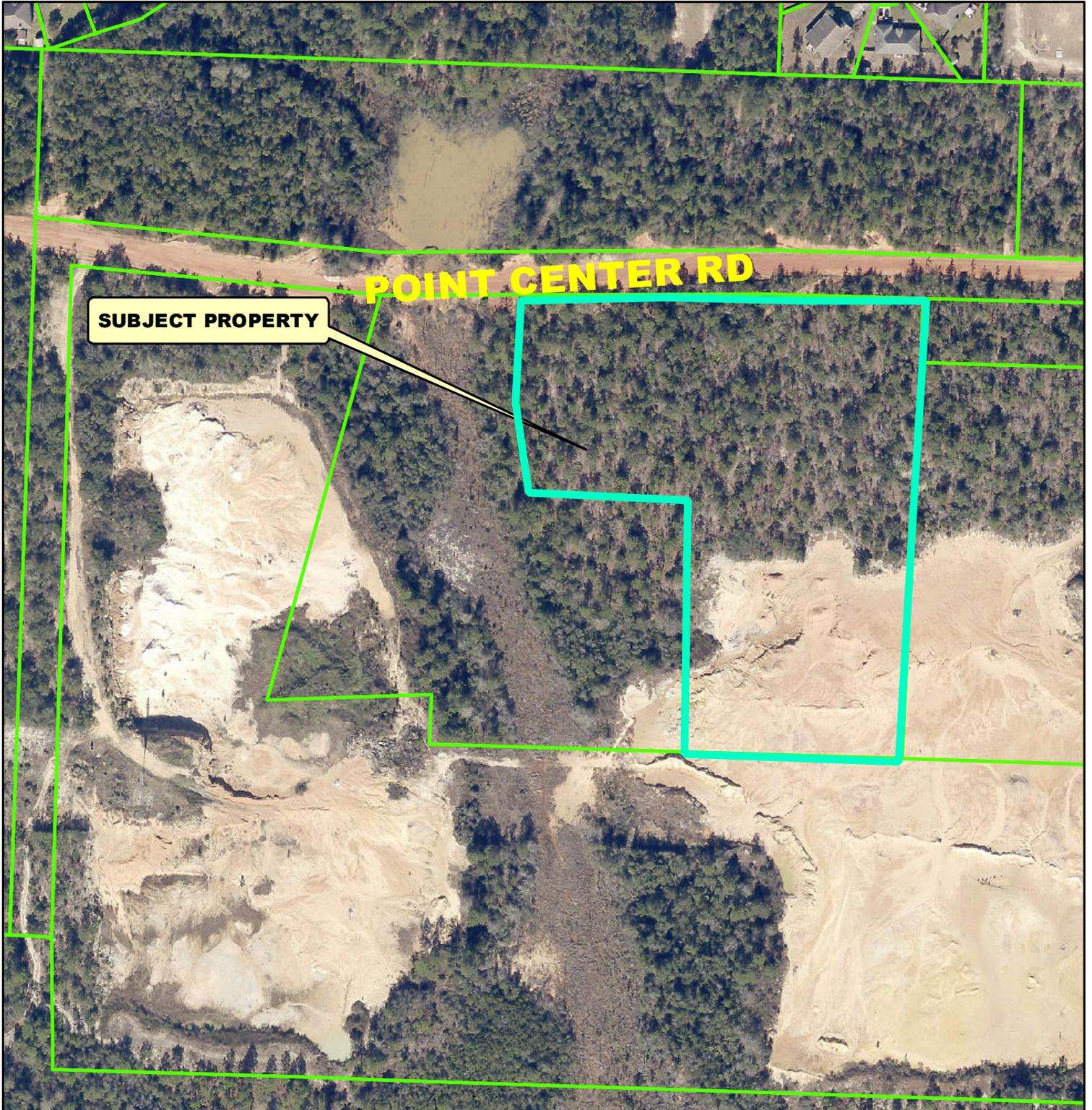
Legend

— Roads



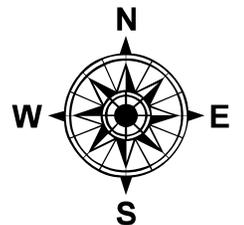
Location Map

ATTACHMENT - B
35-3N-24-0000-0007-0040



Legend

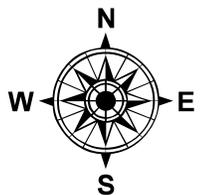
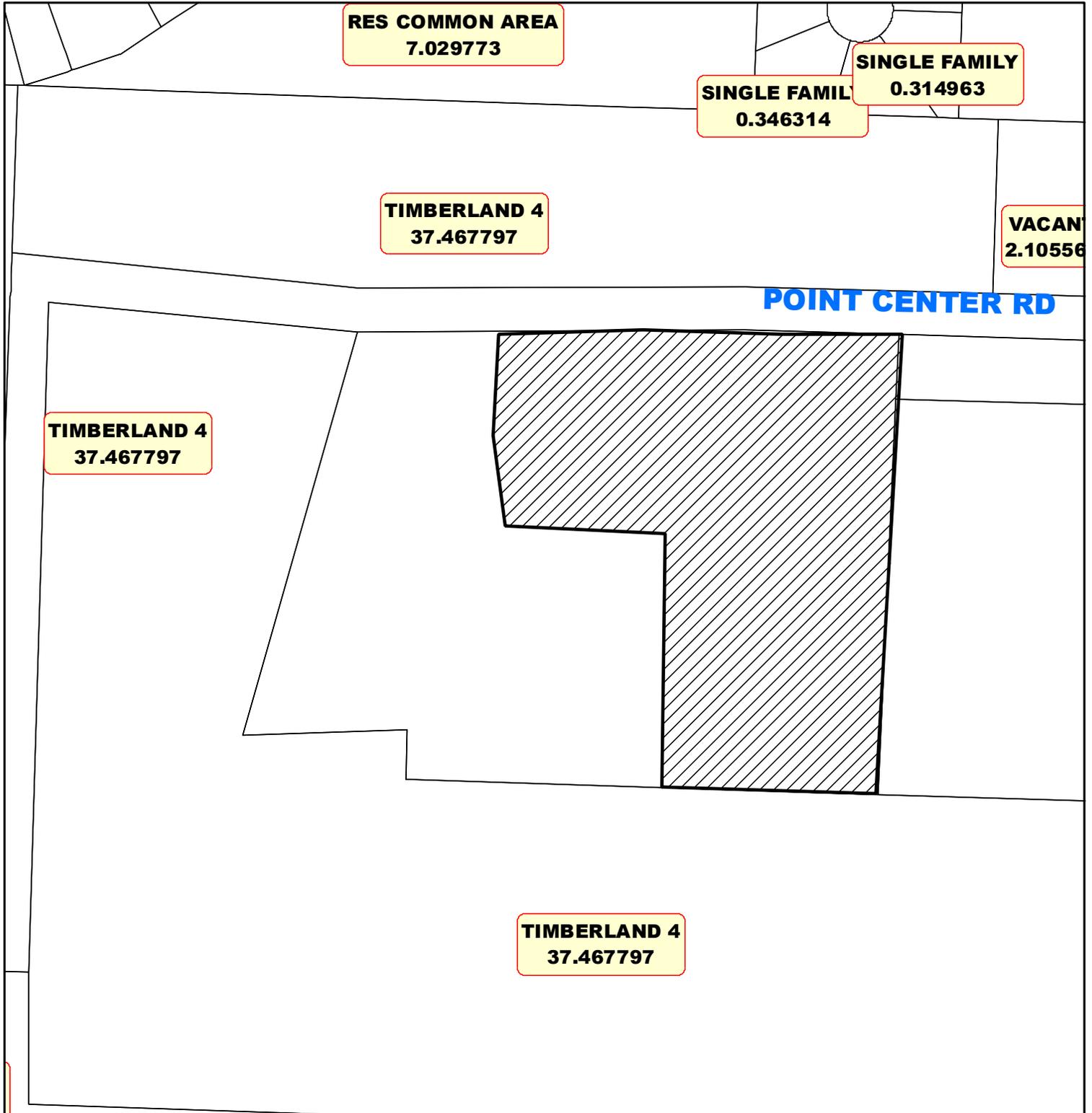
 Parcel Lines



Aerial Photo

ATTACHMENT - C

35-3N-24-0000-0007-0040



Existing Land Use Map

ATTACHMENT - D
35-3N-24-0000-0007-0040

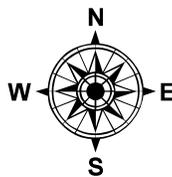


SUBJECT PROPERTY

POINT CENTER RD

FLUM Legend

- RR
- LDR
- AG

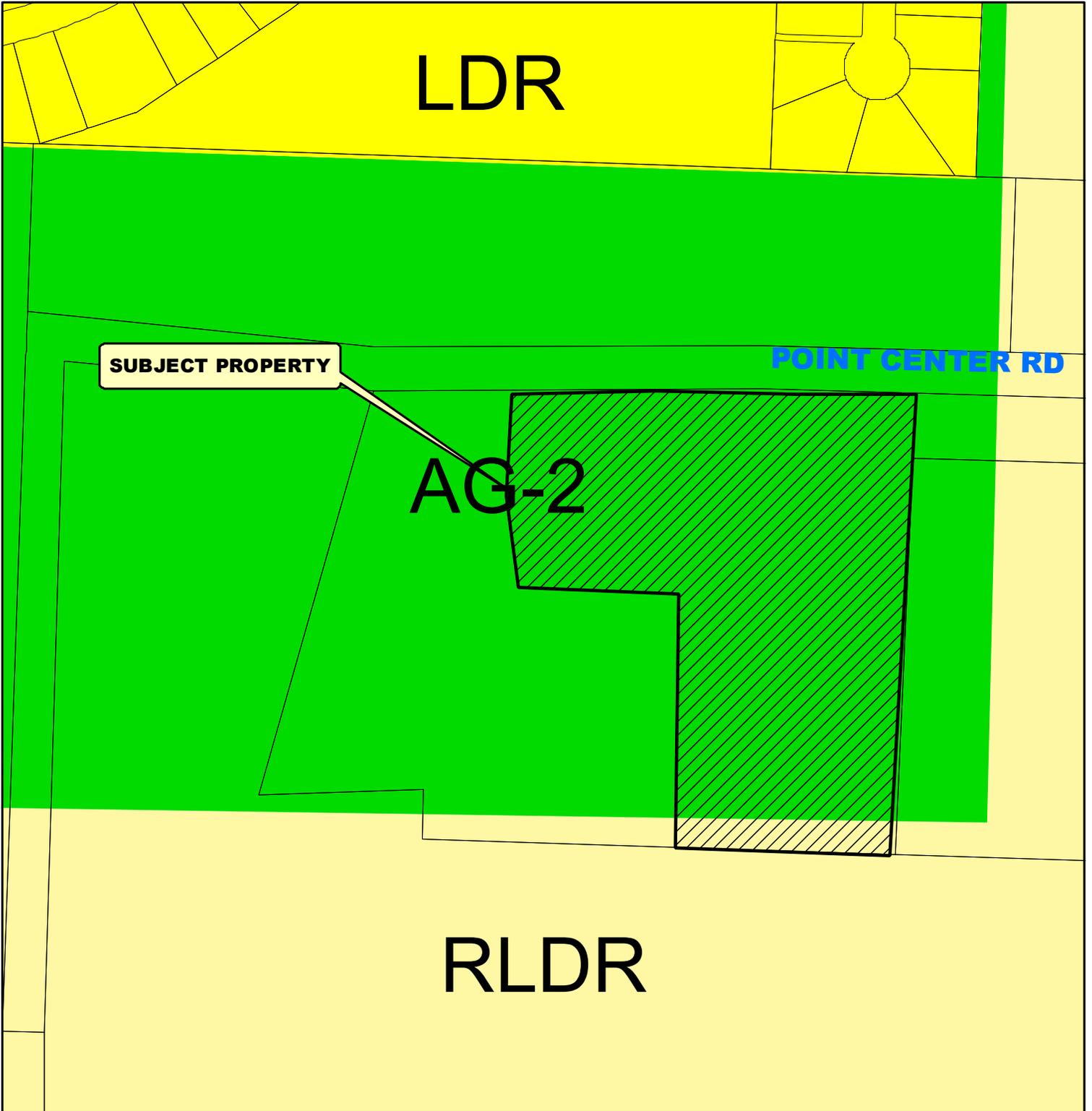


ZONE Legend

- RR
- R-1
- AA

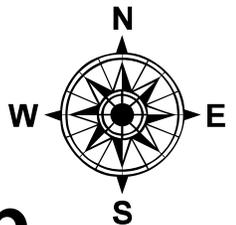
FLUM & Zoning Map

ATTACHMENT - E
35-3N-24-0000-0007-0040



Legend

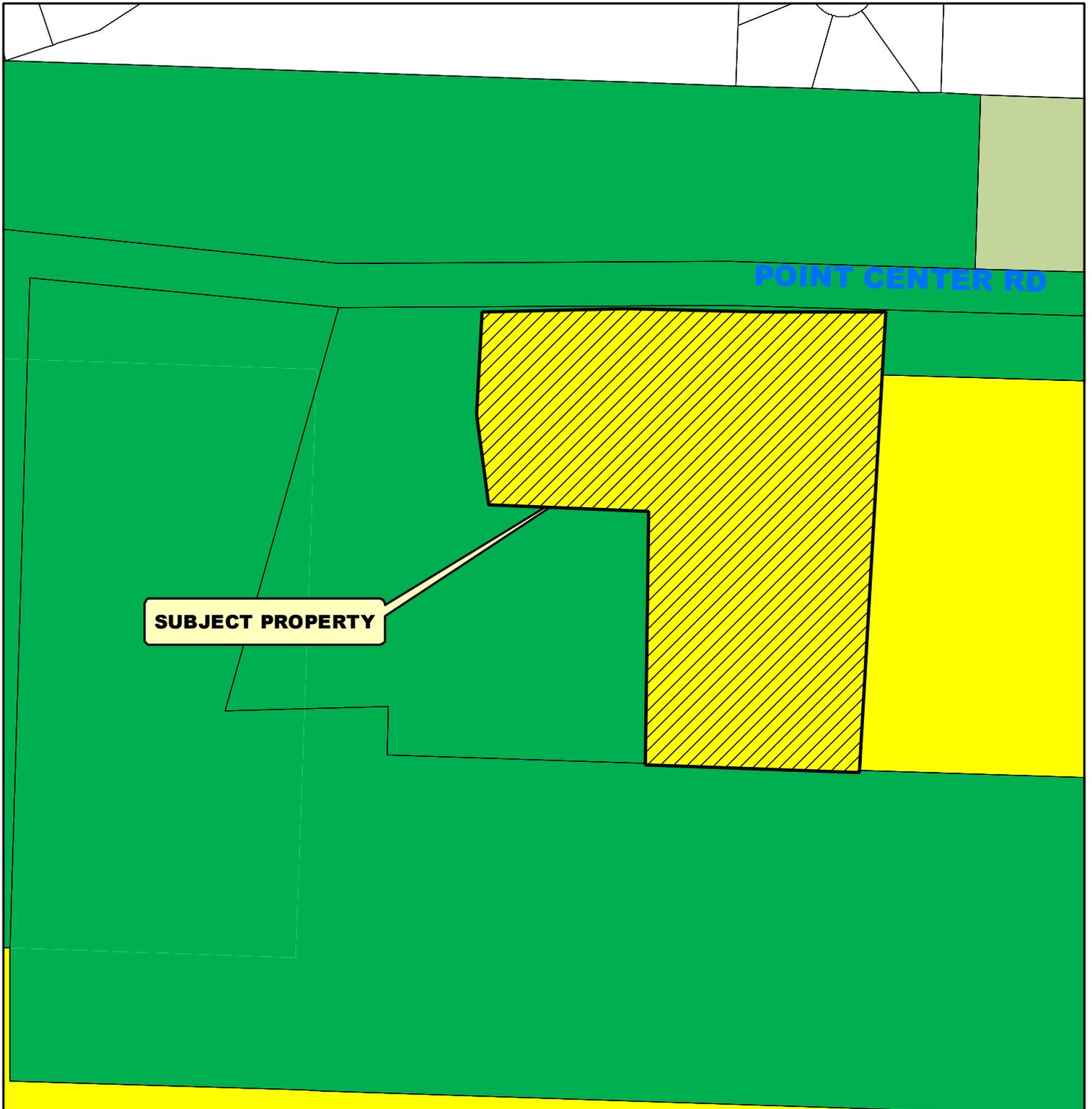
-  Rural Low Density Residential (RLDR)
-  Agricultural -2 (AG-2)



Future 1990 Land Use Map

ATTACHMENT - F

35-3N-24-0000-0007-0040

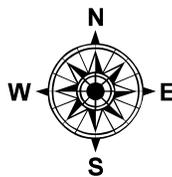


FLUM Legend

 LDR

ZONE Legend

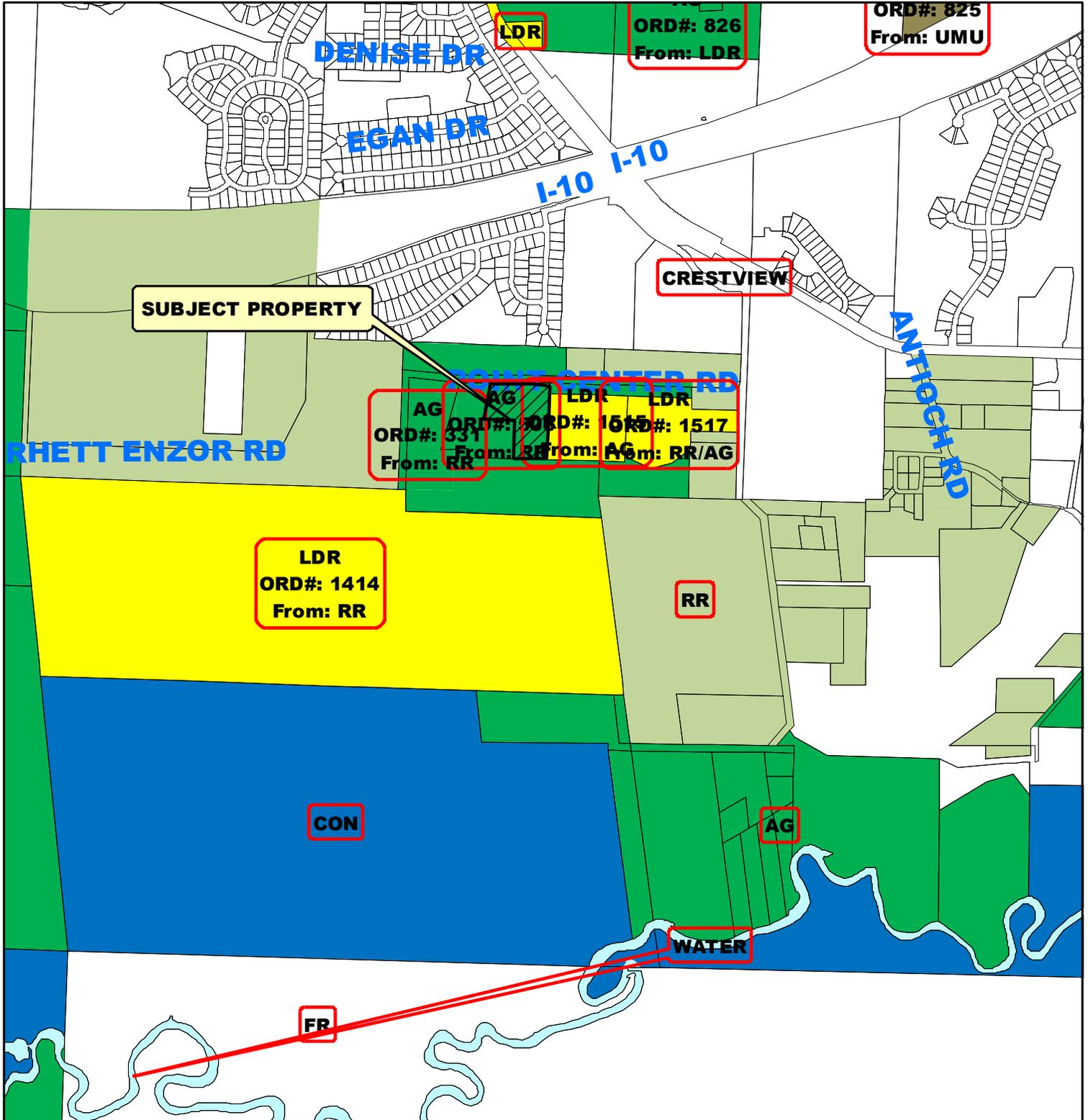
 R-1



Proposed FLUM & Zoning Map

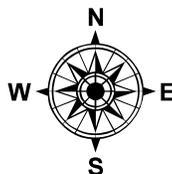
ATTACHMENT - G

35-3N-24-0000-0007-0040



FLUM Legend

- RR
- AA
- LDR



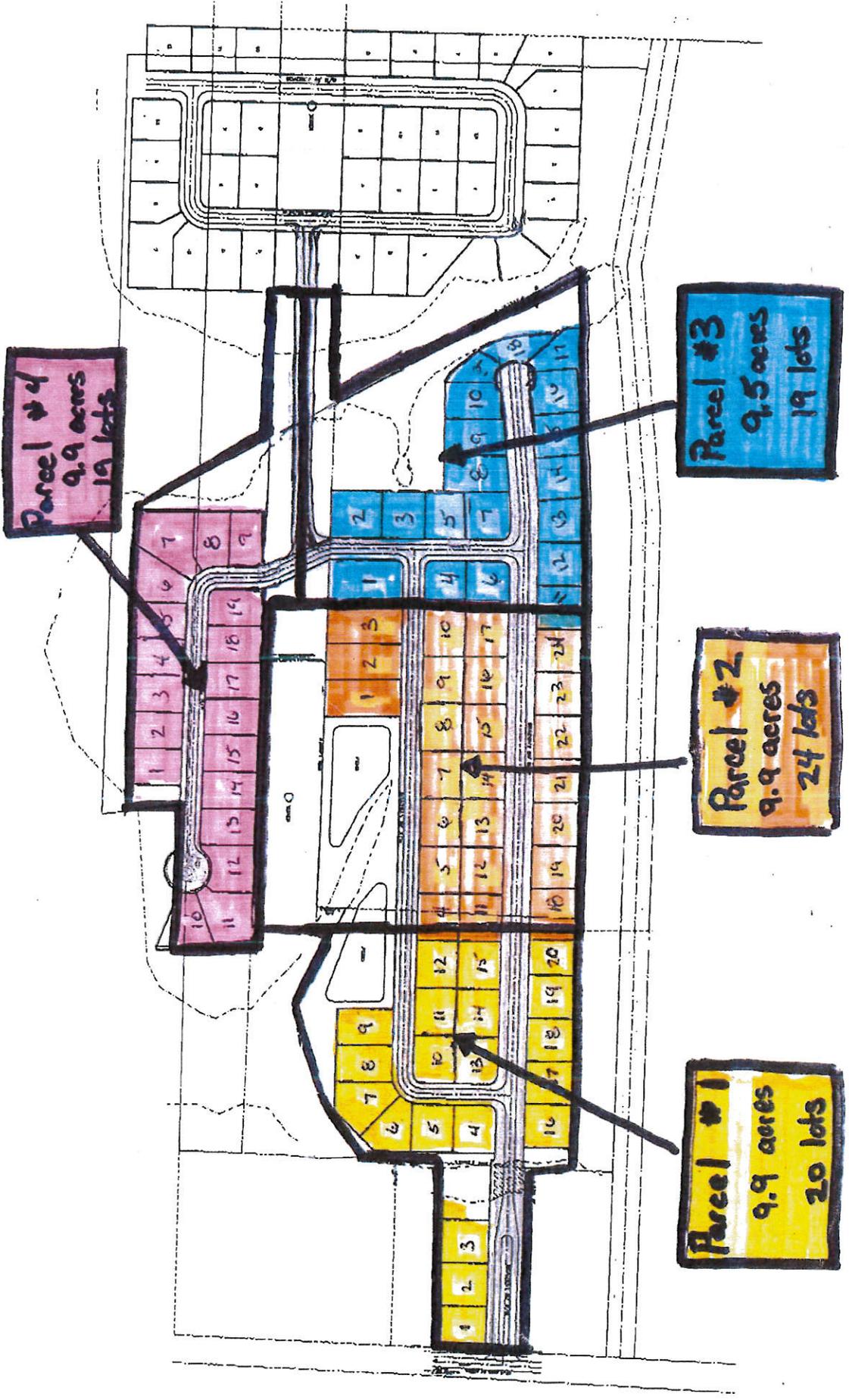
ZONE Legend

- RR
- AG
- R-1

1 Mile FLUM & Zoning Map

Cherry Brooke

As of 2/23/16
 This layout is subject to
 30 day period



TOM & MILLIE YOUNG

17 Shady Lane
Mary Esther Florida 32569
USA

Phone: 850 244 2043
Fax: 850 244 2043

June 6, 2016

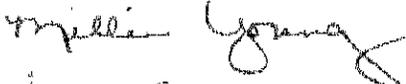
Department of Growth Management
402 Brookmead Drive
Crestview, Florida 32536

Ref: 9.545 Acres located South of Crestview, Fl. Okaloosa County.
Property ID: 35 3N 24 0000 0007 0040
Request to rezone from A.G. future land use and A A Zoning to
LDR Future Land use and R- 1 Zoning

Dear Sir/Madam:

I hereby request rezoning of the above referenced property located South of I-10 in Crestview, Florida as there is a substantial need for residential lots of all sizes in South Okaloosa County Florida. This development will not result in urban sprawl as lots are to be 1/4 acre lots. This parcel of property is located off Garrett Pit Road in Crestview, Florida, South of I-10 and will enable me to construct a Boulevard Entrance to the 200 acre tract of land I own to be developed at a future date. This parcel will enable me to provide a good fire lane out of this Subdivision to be known as Cherry Brooke .

Yours Truly



Tom L. Young and Millie Young