



CITY OF CRESTVIEW

Community Development Services

P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536

Phone # (850) 1560 Fax # (850) 682-8077

LOCAL PLANNING AGENCY

March 24, 2020

6:00 PM

Council Chambers

AGENDA

1. CONVENE

2. Pledge of Allegiance

3. REVIEW

- 3.1. Ordinance 1750 - Highway 85 @ Old Bethel Annexation
- 3.2. Ordinance 1751 - Highway 85 @ Old Bethel Comp Plan Amendment
- 3.3. Ordinance 1752 - Highway 85 @ Old Bethel Rezoning
- 3.4. Carlton Street Townhomes

4. CONSIDER

5. ADJOURN



Staff Report

LOCAL PLANNING AGENCY MEETING

DATE: March 24, 2020

TYPE OF AGENDA ITEM: Ordinance

TO: Local Planning Agency
CC: City Manager and City Attorney
FROM: Community Development Services
DATE:
SUBJECT: Ordinance 1750 - Highway 85 @ Old Bethel Annexation

BACKGROUND:

The property owners of three parcels of land at Highway 85 N and Old Bethel Road have requested to annex into the City of Crestview.

DISCUSSION:

The subject property is generally located on the northwest corner of the intersection of Highway 85 N and Old Bethel Road and consists of +/- 2.93 acres.

Staff provided a complete evaluation of the request. The details of this evaluation are found in the attached staff report.

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.

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.

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

FINANCIAL IMPACT

Adoption of the ordinance could have a small positive financial impact on the City.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1750 on first and second reading.

Attachments

1. Planning Staff Report - Hwy 85 & Old Bethel

ORDINANCE: 1750

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.93 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE, AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 33-4N-23-0000-0057-0040, 33-4N-23-0000-0057-0050, and 33-4N-23-0000-0057-0000 (Deed recorded in Book 2527, page 3869, dated March 23, 2004)

PARCEL #1

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE OF SECTION 33, A DISTANCE OF 265.0 FEET; THENCE NORTH A DISTANCE OF 406.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH A DISTANCE OF 152.52 FEET; THENCE SOUTH 89° 02' EAST A DISTANCE OF 305.93 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FLORIDA STATE HIGHWAY NO. 85; THENCE SOUTH ALONG THE WEST LINE OF FLORIDA STATE HIGHWAY NO. 85 TO A POINT THAT IS SOUTH 89° 02' EAST AND 275.46 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 89° 02' WEST 275.46 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, EASEMENTS AND PROVISIONS AND CONDITIONS OF RECORD.

AND PARCEL #2

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, THENCE RUN NORTH 50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OLD BETHEL ROAD, THENCE EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 265 FEET TO THE POINT OF BEGINNING, THENCE NORTH 200 FEET, THENCE SOUTH 89° 02' EAST FOR A DISTANCE OF 243.70 FEET, MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #85, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 205 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT OF WAY LINE OF OLD BETHEL ROAD, THENCE WEST 200 FEET TO THE POINT OF BEGINNING. ALL LYING AND

BEING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

RESTRICTIONS AS SET FORTH IN O. R. BOOK 360, PAGE 503, RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND PARCEL #3

FROM THE S. W. CORNER OF SECTION 33, T-4-N, R-23, R-23-N, OKALOOSA COUNTY, FLORIDA, GO EAST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 265.0 FEET, THENCE GO NORTH A DISTANCE OF 254.02 FEET FOR A POINT OF BEGINNING; THENCE GO S-89° 02'-E A DISTANCE OF 245.0 FEET TO THE WEST RIGHT OF WAY LINE STATE HIGHWAY NO. 85, THENCE GO N-11° 14'-E ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY 85 A DISTANCE OF 156.24 FEET, THENCE GO N-89° 02'-W A DISTANCE OF 275.46 FEET, THENCE GO SOUTH A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING .92 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS CONTAINED IN O. R. BOOK 360, PAGE 503, RECORDS OF OKALOOSA COUNTY, FLORIDA.

SUBJECT TO EASEMENT TO AUBURN WATER SYSTEM AS RECORDED IN O. R. BOOK 598, PAGE 233, RECORDS OF OKALOOSA COUNTY, FLORIDA.

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

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

SECTION 5 – COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land use category for the parcel as Commercial (C) with Commercial (C-1) to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

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

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

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

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

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

SECTION 11 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter

provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON

THE _____ DAY OF _____, 2020.

ATTEST:

ELIZABETH M. ROY

City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

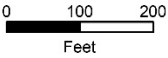
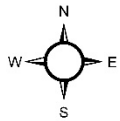
J. B. WHITTEN

Mayor

EXHIBIT A



**Subject Parcel
Aerial Exhibit**



Legend

- City Limits
- Subject Parcels

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



CITY OF CRESTVIEW COMMUNITY DEVELOPMENT SERVICES PLANNING AND ZONING STAFF REPORT

PROJECT NAME: Hwy 85 & Old Bethel – Annexation, Comp Plan Amendment & Rezoning

ORDINANCE NUMBERS: 1750 Annexation
1751 Comp Plan Amendment (Small Scale)
1752 Rezoning

SUBMITTED TO: LPA March 24, 2020
City Council – First Reading April 13, 2020
City Council – Second Reading April 27, 2020

DATE: March 19, 2020

1.	References Reviewed and Applied
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- A. Crestview Code of Ordinances, Current Edition
- B. Crestview Comprehensive Plan, Current Edition
- C. Florida Statutes, Current Edition

2.	Project Summary	
Property Owner(s) Richardson Betty L Trust c/o Janet A Newbold 17 Japonica Ln Shalimar, FL 325790000 Applicant Property Owners Staff Planner: Elgin A. Duley III, Planning Administrator Dawn Barnes, Planner I	Property Location: The subject property is generally located on the northwest corner of the intersection of Highway 85 N and Old Bethel Road and consists of +/- 2.93 acres. PIN #s: 33-4N-23-0000-0057-0040 33-4N-23-0000-0057-0050 33-4N-23-0000-0057-0000 Application Information: The applicant has requested Annexation, Comprehensive Plan Amendment to Commercial (C), and Zoning designation of Commercial (C-1) to allow for commercial development.	Staff Recommendation: Approval of the requested actions, subject to any conditions provided in the following report or suggested by the LPA. Public Notice: • Notice letters sent to property owners within 300' of the subject property on 2/25/20 • Property posting on 3/3/20 • Ad run on 3/14/20

3.	Application / Project Analysis
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Project Description

The applicant(s) has requested the Annexation, Comprehensive Plan amendment to **Commercial (C)**, and rezoning of the subject property to **Commercial (C-1)**. This Future Land Use amendment will allow the newly annexed lands to be developed commercially. This zoning change will implement the Future Land Use change and require any proposed development to meet the Land Development Code's C-1 zoning district requirements.

Project Context

Current Conditions:

The subject property is currently developed by one single family dwelling. The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
West	County LDR	County R-1	Residential
South	City C	City C-1	Commercial
East	City C, County MU	City C, County MU	Commercial
North	County C	County C-3	Residential

Project Compatibility:

A development application concerning the subject property has not been submitted. Based on the requested land-use and zoning designations, the property will be developed commercially. The uses to the south and east are all commercial in nature. The property to the north currently has a residence on it but it for sale as a commercial use. There are residences to the west, along Friendship Lane. The three parcels run along Highway 85, with one on the corner of 85 at Old Bethel.

Regulatory and Statutory Compliance:

Florida Statute Chapter 163. The proposed amendment is on three parcels totaling +/- 2.93 acres and is being processed as a small-scale comprehensive plan amendment to the Future Land Use Map in accordance with Florida Statutes. As such, the amendment is being brought before the Local Planning Agency in a public hearing and before the City Council in a public hearing (the adoption hearing). The Florida Department of Economic Opportunity does not require review of small-scale Future Land Use Map amendments unless challenged by an affected party within 30 days of adoption by the City Council.

City of Crestview Comprehensive Plan. Chapter 7 of the Comprehensive Plan establishes the various requirements for Future Land Use categories and the applicant requested amendment to designate the annexed property as a Commercial Land Use is in keeping with the Plan. The Future Land Use Map of the Comprehensive Plan has established the appropriate land uses. The appropriate intensity and impervious surface area maximums will be assured during development review. Specific Comprehensive Plan Goals Objectives and Policies in support of the requested actions are as follows:

Policy 7.A.6.6 – Because the proposed annexation is of unincorporated lands which are contiguous and compact; the annual maintenance costs are assumed to be less than the annual net revenue generated; and it improves the delineation of the City's boundary line.

Policy 7.A.2.2 – Because the amendment will serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 7.A.3.2 – Because the amendment is consistent with accepted planning principals and it represents efficiency of use of the property given its location relative to other uses.

Policy 16.A.1.5 – Because the amendment will be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

Crestview Land Development Code. The use of the property as an allowable commercial use, provided the Comprehensive Plan and Zoning change is approved, will undergo development review to ensure compliance with the Land Development Code.

Adequate Public Facilities:

When a development application is made, all impacts to City services will be addressed through the staff review and Development Order approval processes.

Environmental Impacts:

Wetlands and Environmentally Sensitive Lands – Current wetlands data indicates the absence of any jurisdictional wetlands within the subject property.

Historical and/or Archeological Resources – The application does not address the presence of any historical or archeological resources onsite.

General Staff Comments:

Planning and Zoning. The requested changes are consistent with the nature of the area and are in compliance with the desired growth of that area.

4.	Findings
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- A. The request for Annexation satisfies Florida Statute requirements for voluntary annexation.
- B. The request for Comprehensive Plan Amendment is consistent with the above references and will not be a detriment to the surrounding property.
- C. The request for Zoning Change is consistent with the above references and will not be a detriment to the surrounding property.

5.	Conditions of Approval
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- A. Staff does not apply nor recommend the application of any conditions for approval of the current requests.

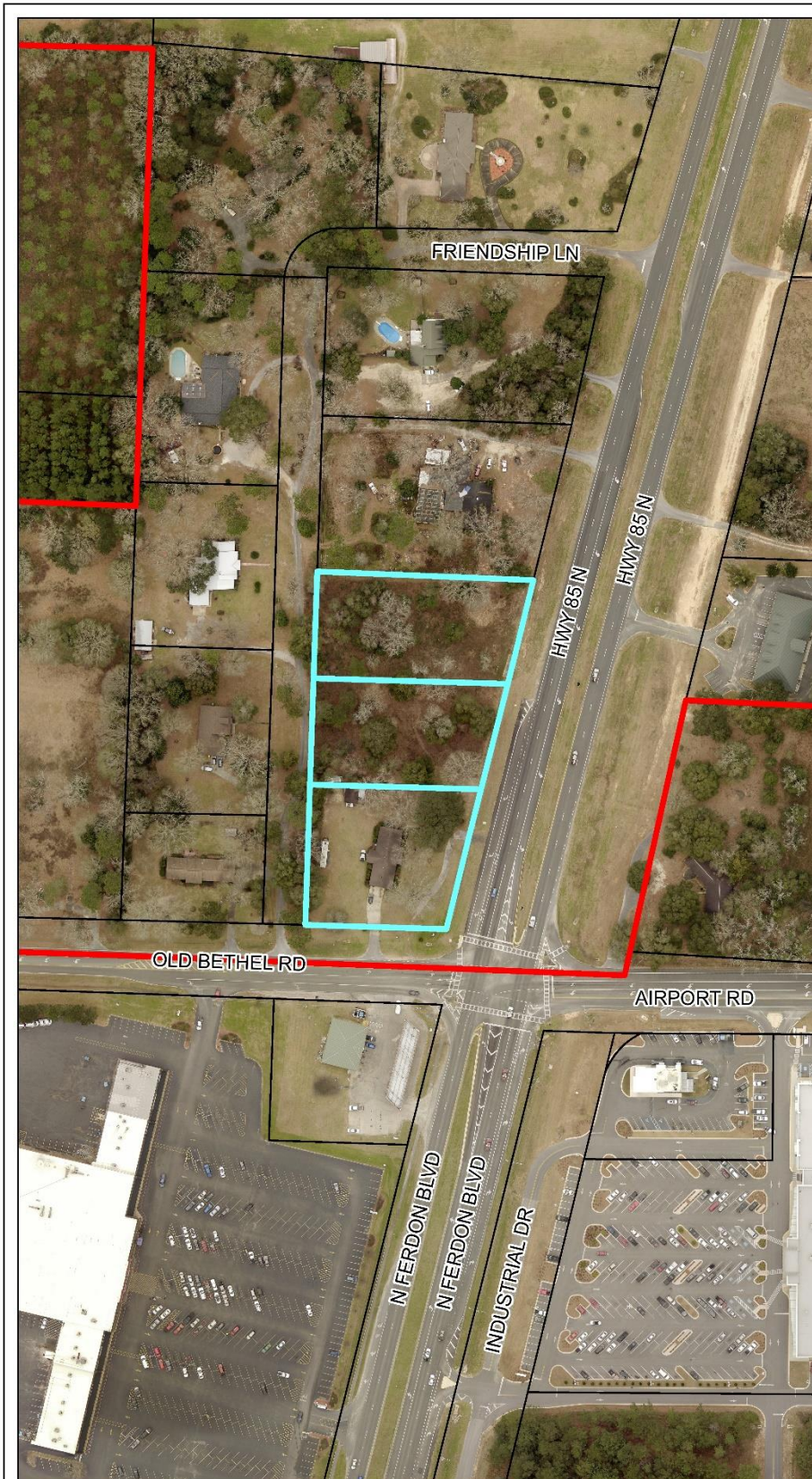
6.	Conclusion and Recommendation
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- A. The applicant has submitted the forms for Annexation, Comprehensive Plan Amendment, and Zoning Change of the property. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.
- B. The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.
- C. Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

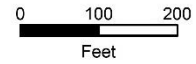
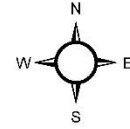
Based on the analysis above and the findings of fact, staff recommends approval of the applications for Annexation, Comprehensive Plan Amendment, and Zoning Change.

Assigned Staff: Elgin Duley III, Planning Administrator
Dawn Barnes, Planner I

Received Public Comments: None



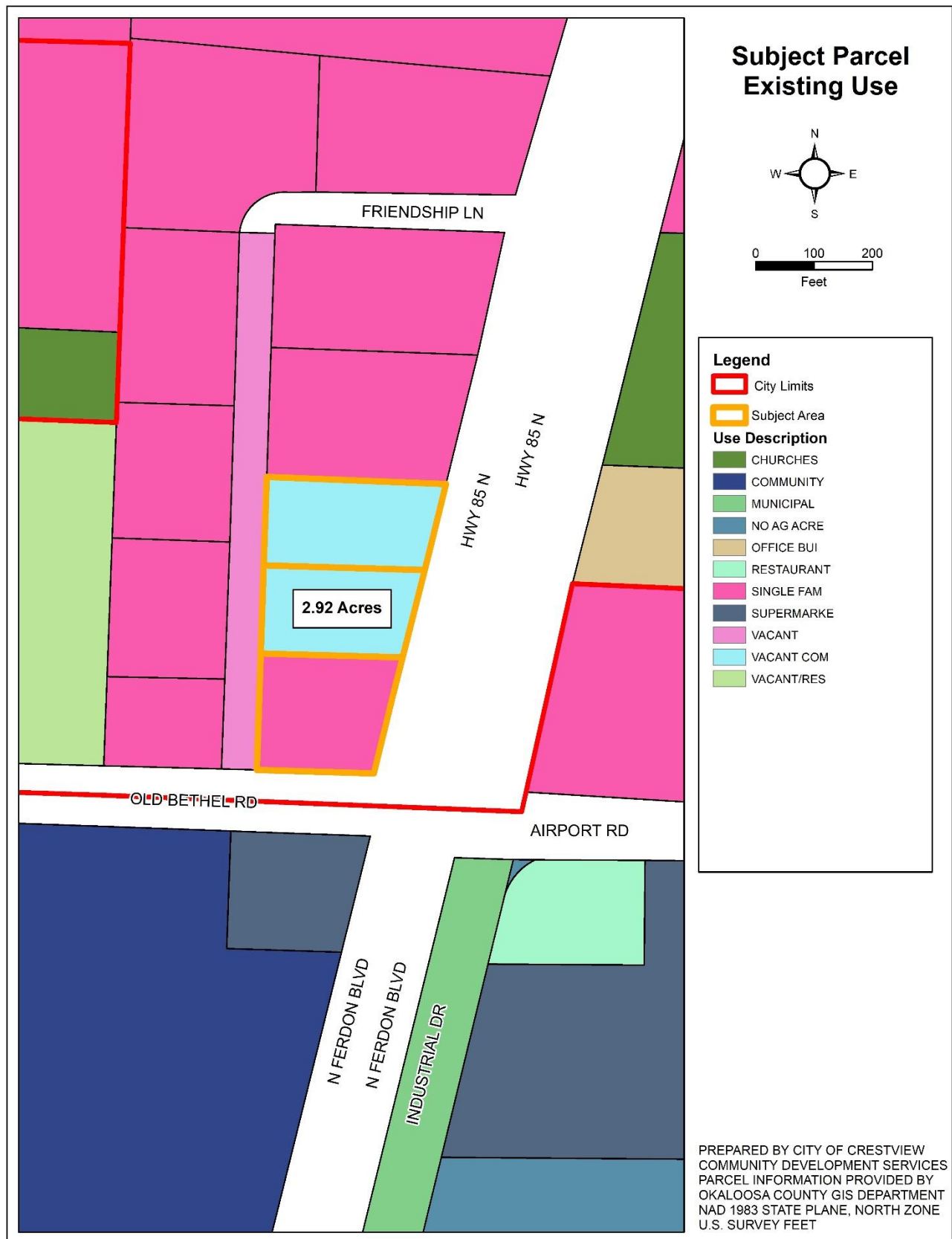
Subject Parcel Aerial Exhibit

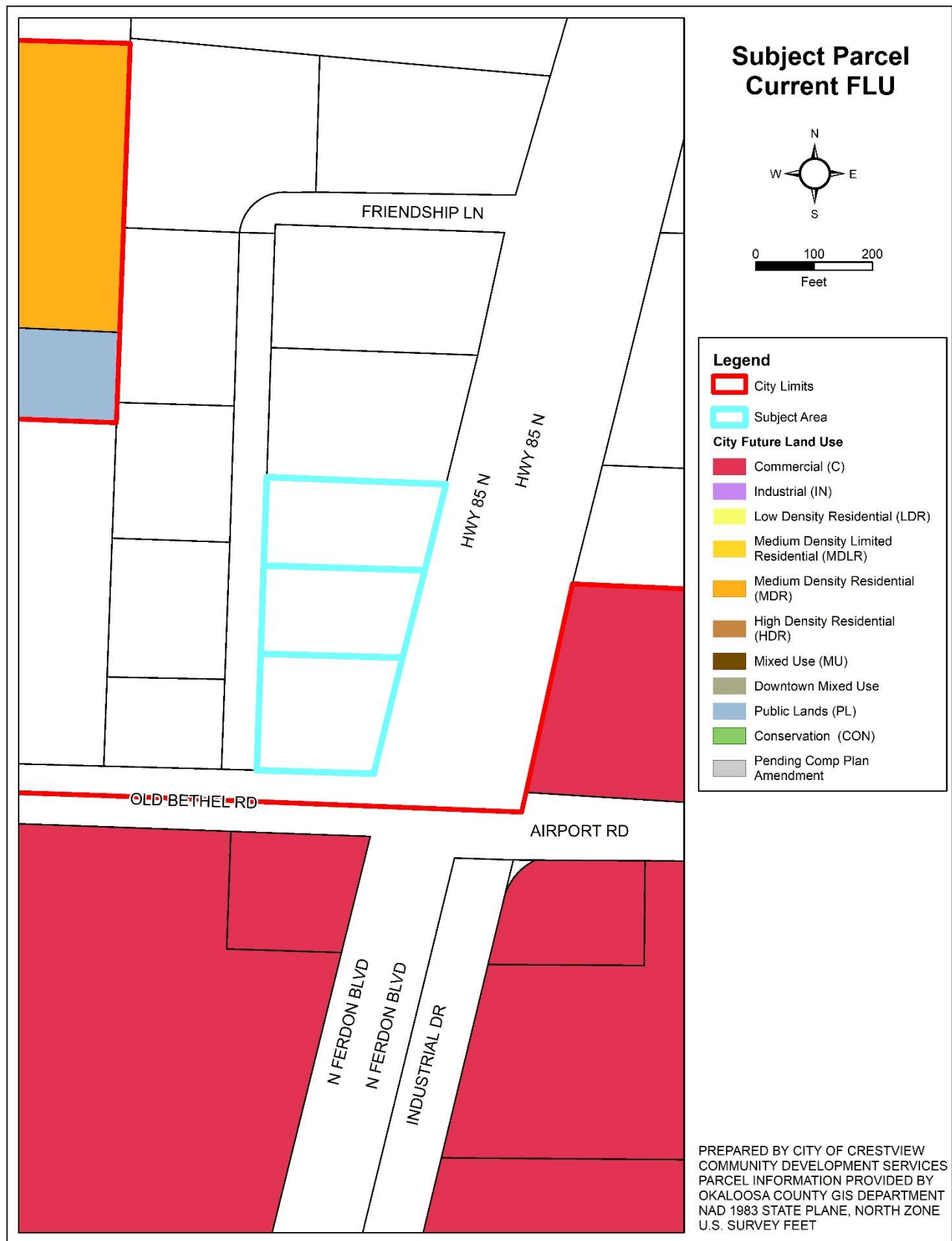


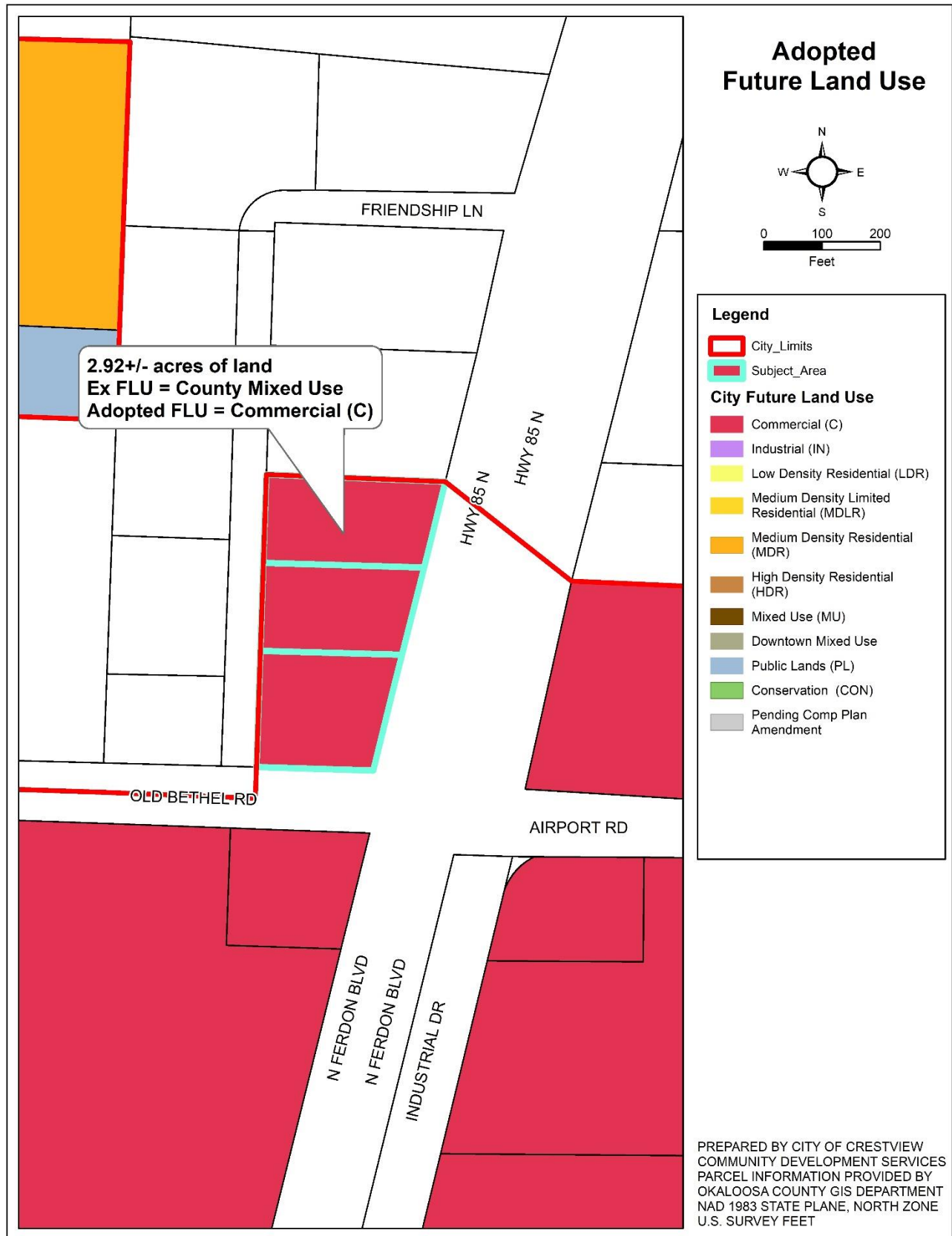
Legend

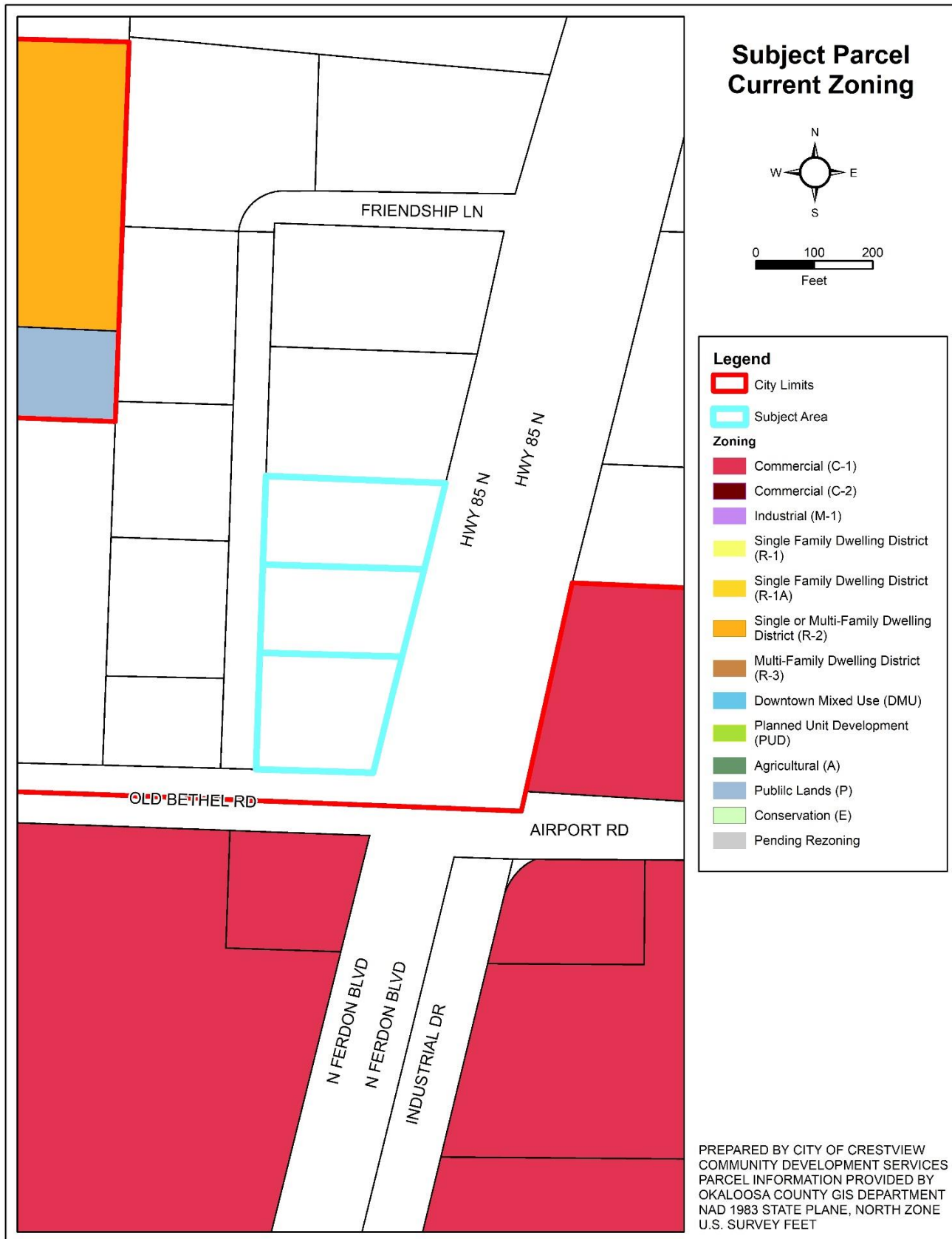
- City Limits
- Subject Area

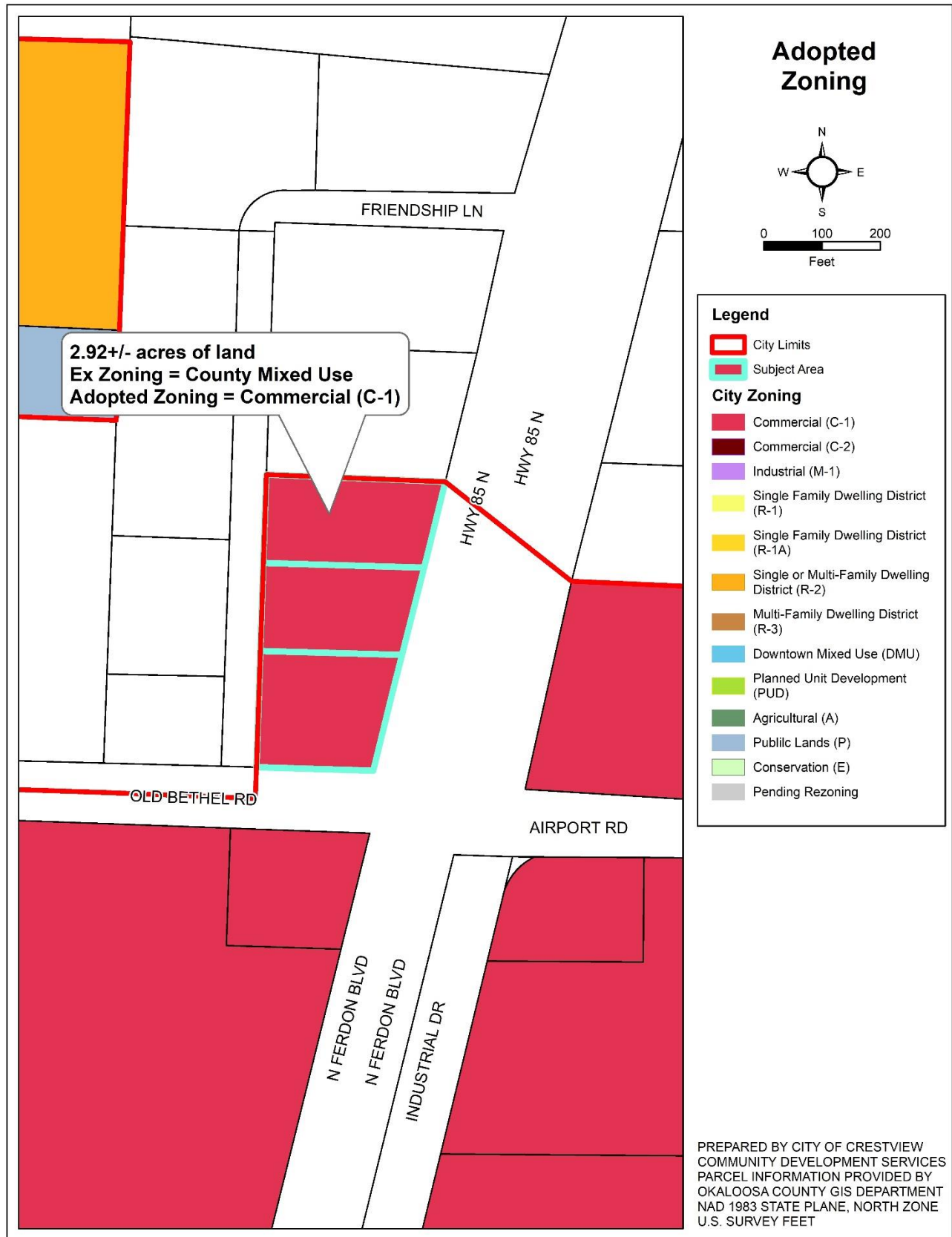
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET













Staff Report

LOCAL PLANNING AGENCY MEETING

DATE: March 24, 2020

TYPE OF AGENDA ITEM: Ordinance

TO: Local Planning Agency
CC: City Manager and City Attorney
FROM: Community Development Services
DATE:
SUBJECT: Ordinance 1751 - Highway 85 @ Old Bethel Comp Plan Amendment

BACKGROUND:

The property owners of three parcels of land at Highway 85 N and Old Bethel Road have requested a Comprehensive Plan Amendment upon annexing into the City.

DISCUSSION:

The subject property is generally located on the northwest corner of the intersection of Highway 85 N and Old Bethel Road and consists of +/- 2.93 acres.

Staff provided a complete evaluation of the request. The details of this evaluation are found in the attached staff report.

GOALS & OBJECTIVES

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

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Financial Sustainability- Achieve long term financial sustainability.

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.

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

FINANCIAL IMPACT

Adoption of the ordinance could have a small positive financial impact on the City.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1751 on first and second reading.

Attachments

None

ORDINANCE: 1751

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY MIXED USE (MU) TO COMMERCIAL (C) ON APPROXIMATELY 2.93 ACRES, MORE OR LESS, IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and**
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and**
- C. A public hearing has been conducted by the City Council after "due public notice"; and**
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use (MU) to Commercial (C) on a parcel of land containing 2.93 acres, more or less, lying within the corporate limits of the City; and**
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.**

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 2.93 acres of land, more or less, from Okaloosa County Mixed Use (MU) to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.93 acres, more or less, is known as Parcels 33-4N-23-0000-0057-0040, 33-4N-23-0000-0057-0050, and 33-4N-23-0000-0057-0000 and commonly described as:

THREE PARCELS OF LAND ("the LAND") LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL #1

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE OF SECTION 33, A DISTANCE OF 265.0 FEET; THENCE NORTH A DISTANCE OF 406.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH A DISTANCE OF 152.52 FEET; THENCE SOUTH 89° 02' EAST A DISTANCE OF 305.93 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FLORIDA STATE HIGHWAY NO. 85;

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SUBJECT TO RESTRICTIONS, EASEMENTS AND PROVISIONS AND CONDITIONS OF RECORD.

AND PARCEL #2

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, THENCE RUN NORTH 50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OLD BETHEL ROAD, THENCE EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 265 FEET TO THE POINT OF BEGINNING, THENCE NORTH 200 FEET, THENCE SOUTH 89° 02' EAST FOR A DISTANCE OF 243.70 FEET, MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #85, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 205 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT OF WAY LINE OF OLD BETHEL ROAD, THENCE WEST 200 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

RESTRICTIONS AS SET FORTH IN O. R. BOOK 360, PAGE 503, RECORDS OF OKALOOSA COUNTY, FLORIDA.

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SUBJECT TO RESTRICTIONS CONTAINED IN O. R. BOOK 360, PAGE 503, RECORDS OF OKALOOSA COUNTY, FLORIDA.

SUBJECT TO EASEMENT TO AUBURN WATER SYSTEM AS RECORDED IN O. R. BOOK 598, PAGE 233, RECORDS OF OKALOOSA COUNTY, FLORIDA.

The Commercial (C) Future Land Use Category is hereby imposed on Parcels 33-4N-23-0000-0057-0040, 33-4N-23-0000-0057-0050, and 33-4N-23-0000-0057-0000. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcels 33-4N-23-0000-0057-0040, 33-4N-23-0000-0057-0050, and 33-4N-23-0000-0057-0000 thereon.

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

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

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

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

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

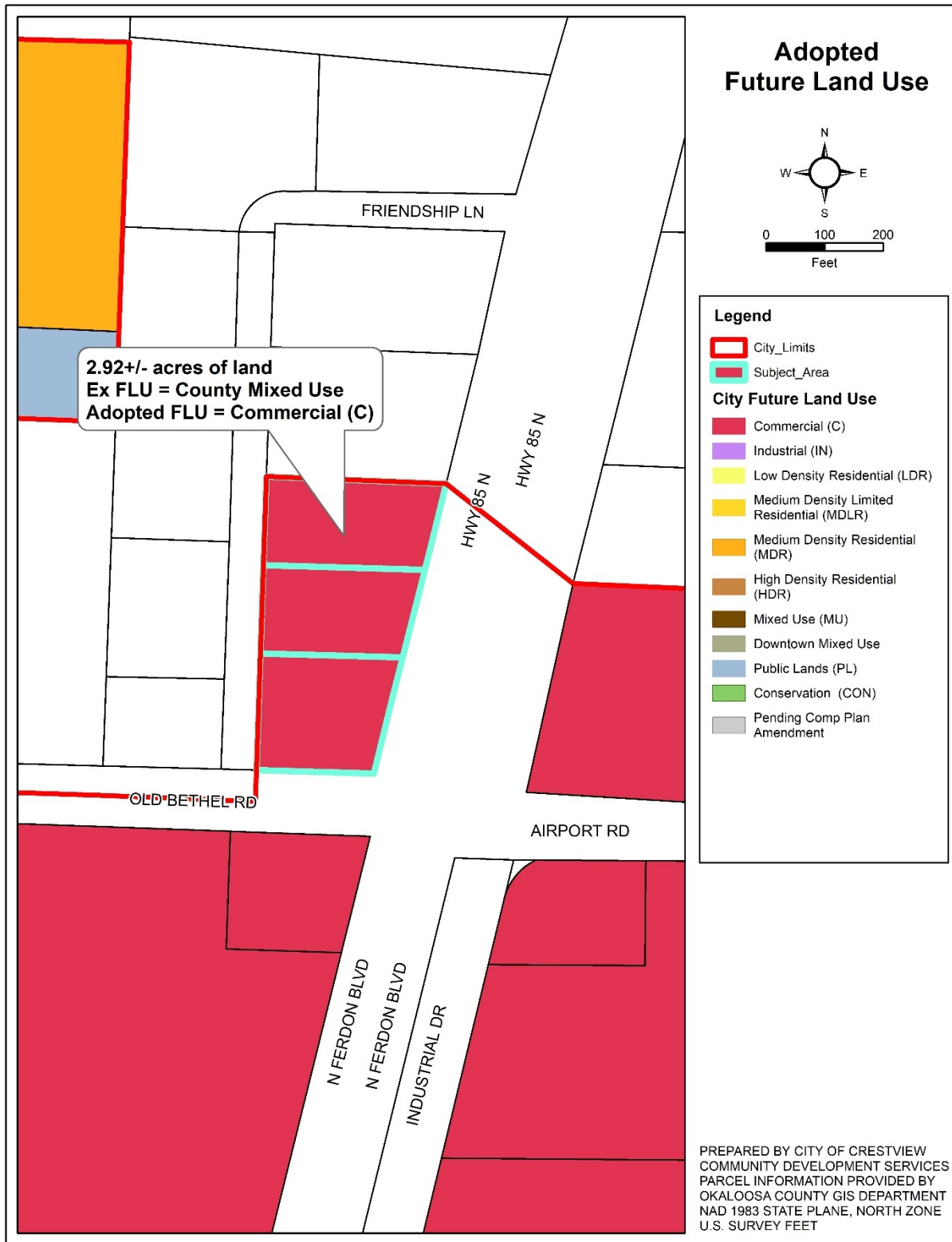
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON
THE _____ DAY OF _____, 2020.

ATTEST:

ELIZABETH M. ROY
City Clerk
APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

EXHIBIT A





Staff Report

LOCAL PLANNING AGENCY MEETING

DATE: March 24, 2020

TYPE OF AGENDA ITEM: Ordinance

TO: Local Planning Agency
CC: City Manager and City Attorney
FROM: Community Development Services
DATE:
SUBJECT: Ordinance 1752 - Highway 85 @ Old Bethel Rezoning

BACKGROUND:

The property owners of three parcels of land at Highway 85 N and Old Bethel Road have requested to rezone the property upon annexing into the City.

DISCUSSION:

The subject property is generally located on the northwest corner of the intersection of Highway 85 N and Old Bethel Road and consists of +/- 2.93 acres.

Staff provided a complete evaluation of the request. The details of this evaluation are found in the attached staff report.

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.

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.

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

FINANCIAL IMPACT

Adoption of the ordinance could have a small positive financial impact on the City.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1752 on first and second reading.

Attachments

None

ORDINANCE: 1752

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.93 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, FROM OKALOOSA COUNTY MIXED USE (MU) TO COMMERCIAL (C-1); PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Section 166.041, Florida Statutes and Chapter 102, City Code.

SECTION 2 – PROPERTY REZONED. The following described 2.93 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.93 acres, more or less, being formerly zoned Okaloosa County Mixed Use (MU) with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1751, is hereby rezoned to the Commercial (C-1) to wit:

PIN # 33-4N-23-0000-0057-0040, 33-4N-23-0000-0057-0050, and 33-4N-23-0000-0057-0000

THREE PARCELS OF LAND ("the LAND") LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL #1

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE OF SECTION 33, A DISTANCE OF 265.0 FEET; THENCE NORTH A DISTANCE OF 406.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH A DISTANCE OF 152.52 FEET; THENCE SOUTH 89° 02' EAST A DISTANCE OF 305.93 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FLORIDA STATE HIGHWAY NO. 85; THENCE SOUTH ALONG THE WEST LINE OF FLORIDA STATE HIGHWAY NO. 85 TO A POINT THAT IS SOUTH 89° 02' EAST AND 275.46 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 89° 02' WEST 275.46 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, EASEMENTS AND PROVISIONS AND CONDITIONS OF RECORD.

AND PARCEL #2

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, THENCE RUN NORTH 50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OLD BETHEL ROAD, THENCE EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 265 FEET TO THE POINT OF BEGINNING, THENCE NORTH 200 FEET, THENCE SOUTH 89° 02' EAST FOR A DISTANCE OF 243.70 FEET, MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #85, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 205 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT OF WAY LINE OF OLD BETHEL ROAD, THENCE WEST 200 FEET TO THE POINT OF BEGINNING. ALL LYING AND

BEING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

RESTRICTIONS AS SET FORTH IN O. R. BOOK 360, PAGE 503, RECORDS OF OKALOOSA COUNTY, FLORIDA.

AND PARCEL #3

FROM THE S. W. CORNER OF SECTION 33, T-4-N, R-23, R-23-N, OKALOOSA COUNTY, FLORIDA, GO EAST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 265.0 FEET, THENCE GO NORTH A DISTANCE OF 254.02 FEET FOR A POINT OF BEGINNING; THENCE GO S-89° 02'-E A DISTANCE OF 245.0 FEET TO THE WEST RIGHT OF WAY LINE STATE HIGHWAY NO. 85, THENCE GO N-11° 14'-E ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY 85 A DISTANCE OF 156.24 FEET, THENCE GO N-89° 02'-W A DISTANCE OF 275.46 FEET, THENCE GO SOUTH A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING .92 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS CONTAINED IN O. R. BOOK 360, PAGE 503, RECORDS OF OKALOOSA COUNTY, FLORIDA.

SUBJECT TO EASEMENT TO AUBURN WATER SYSTEM AS RECORDED IN O. R. BOOK 598, PAGE 233, 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 the Comprehensive Plan Amendment is adopted by Ordinance # 1751 and becomes legally effective.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2020.

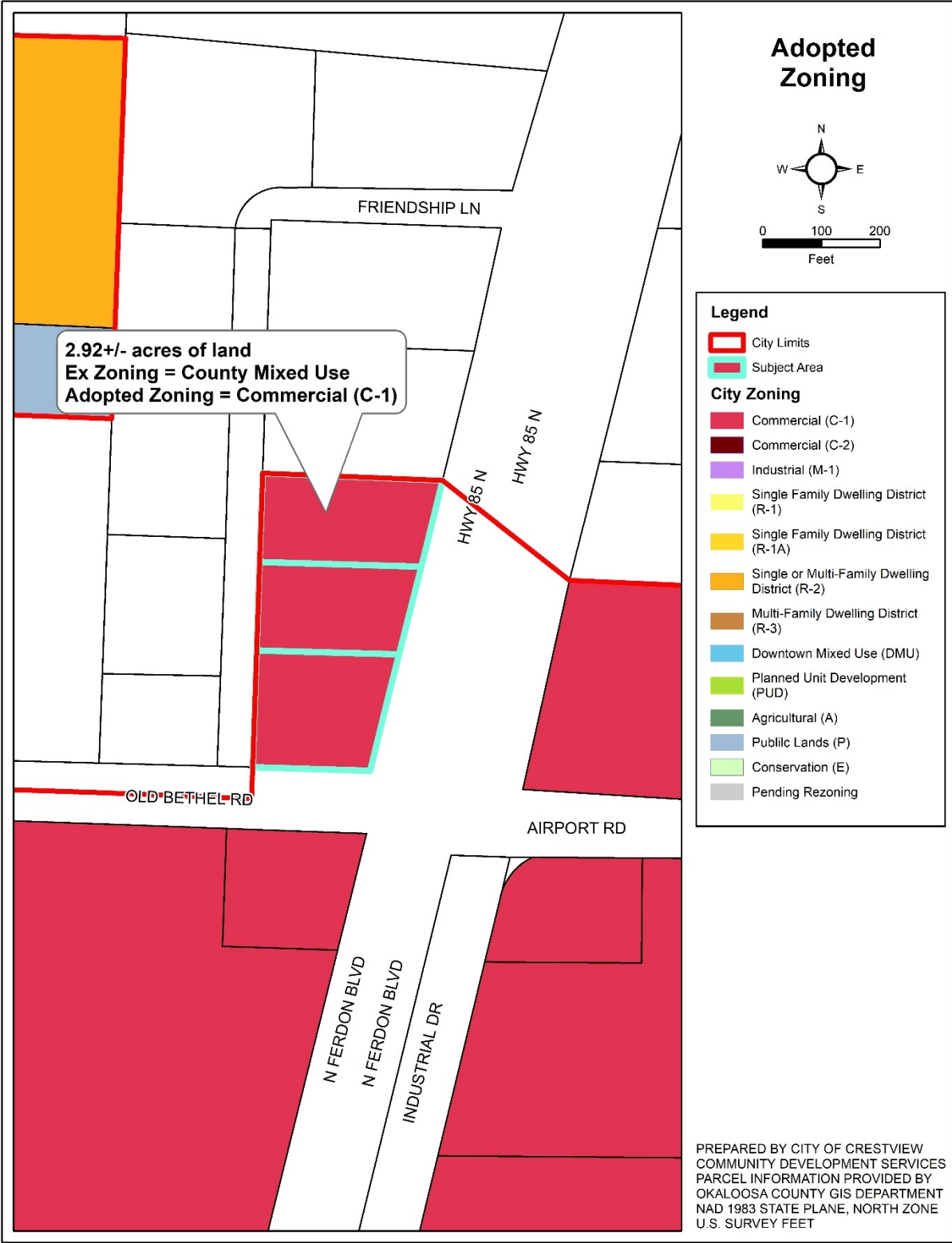
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN

EXHIBIT A





Staff Report

LOCAL PLANNING AGENCY MEETING

DATE: March 24, 2020

TYPE OF AGENDA ITEM: Action Item

TO: Local Planning Agency
CC: City Manager and City Attorney
FROM: Community Development Services
DATE:
SUBJECT: Carlton Street Townhomes

BACKGROUND:

1.35 acres of land, currently vacant at the intersection of Carlton Street and Highway 90 East, Parcel ID's #17-3N-23-2490-0160-0050 & 17-3N-23-2490-0160-0010.

DISCUSSION:

Baker Engineers, LLC proposes to construct a 15 unit town-home development, proposed to connect to existing roads and infrastructure on Carlton Street.

The project is currently under review and staff is awaiting minor revisions from the applicant.

There have been no comments received from the public.

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

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

The project will increase the tax base for the City of Crestview in the form of a new residential development, and new utility connections.

RECOMMENDED ACTION

Staff respectfully requests recommendation to the City Council to approve the construction plans for the 15 unit town-home development.

Attachments

1. Carlton St Townhomes Review
2. Carlton Street Townhomes Powerpoint

STAFF EVALUATION
Carlton Street Townhomes

I. Background:

- a. Property Owner: Link Grant Construction. (OR Bk 3390 Pg 1458).
 - 1. 1.35 acres of land, Parcel ID # 17-3N-23-2490-0160-0050 & 17-3N-23-2490-0160-0010
 - 2. Land is currently zoned R-2 Single and Multi-family residential, with a Future Land Use designation MDR Medium Density Residential.
- b. Baker Engineers, LLC is the authorized agents for this project.
- c. The property will be accessed via Carlton Street (westward) along the length of the street frontage.
- d. References reviewed and applied:
 - 1. Crestview Code of Ordinances, current edition.
 - 2. Crestview Comprehensive Plan, current edition.
 - 3. Crestview Water & Sewer Manual, current edition.
 - 4. Floodplain Data & Wetlands Maps, if any.

II. Findings:

a. General:

- 1. Developer has submitted "Application for Development/Building Authorization"; paid Application Fees and submitted site development plans for the proposed project.
- 2. Approval of the request and subsequent development will afford housing to the local community which satisfies the Housing Element of the Comprehensive Plan.
- 3. The Carlton Street Townhomes Plans show the 1.35 acres as containing 3 separate buildings, each containing 5 units, each being 2-stories.
- 4. The roads and utilities (sewer, water, etc.), are designed to connect to existing utilities along Pine Avenue and Highway 90.
- 5. Stormwater facilities are directed towards one retention basin to be constructed on the eastern side of the development.

b. Concurrency:

- 1. Project proposes to connect to City of Crestview water and sewer systems with available capacity, upon approval from Public Works and Crestview City Council.
 - a. The submitted PS1 reflects an average daily flow of 4,500 gallons of water and 4,500 gallons of sewer for the entire site.
- 2. This subdivision will connect to the infrastructure systems existing along Pine Ave and Hwy 90.
- 3. The Traffic Analysis is under review.

c. Zoning:

- 1. The property is assigned the Medium Density Residential Future Land Use (MDR) and the Single-Family Dwelling District Zoning (R-2).
 - a. Proposed density of 12 units per acre meets requirements for MDR future land use (15 Units per acre) (Sec. 102-117).
- 2. The Zoning District requirements:

- a. Building Setback Lines: Front: 25 feet, Rear: 20 feet, Corner: 15/25 feet, and Interior Side: 7.5 feet. Where dwellings share a common wall, side setback is 0 feet. There shall be a minimum building separation of 15 feet between buildings. (Sec. 102-129(d)(6)(a)).
- b. Site plan shows required setbacks as: Front: 25 feet, Rear: 20 feet, Side: 10 feet, Street Side: 25 feet.
- c. Site plan shows impervious surface ratio of 31.3% and building area ratio of 19.2%

d. Traffic Circulation:

1. The project will connect to Carlton Street along its right-of-way in fifteen locations, with each connection being a driveway for each individual dwelling unit.
2. No traffic and directional signage (signs, stop bars, etc.) is required.
3. Each driveway required to be a minimum of 10 feet wide with a right turn radius or flare of five feet (Sec. 74-26(2)(a)).
 - a. Sidewalk abutting each driveway helps satisfy flare requirement.
4. Project will provide for off street parking for each unit. (Sec. 102-151(c)(4)(a)(1)).
 - a. Submittal indicates that each unit will have 3 bedrooms, indicating the required 2 parking spaces per unit.

e. Landscaping and Environmental:

1. Plans show required 10' Front Perimeter Landscape Buffers on Carlton Street and Pine Avenue right-of-way. (Sec. 102-573).
 - a. Total street frontage for Carlton Street, Pine Avenue, and Highway 90 is 678.87 LF, requiring 28 trees within the Front Perimeter Landscape buffer.
 - b. Landscape plan shows 21 trees required in the landscape buffers, with 17 provided, and 11 additional site trees provided for a total of 28 trees on site.
 - c. Due to extensive frontage taken by driveways and sidewalk on Carlton Street, additional trees on site will be allowed to help satisfy the Front Perimeter Landscape requirement.
2. Plans show no proposed buffer zone landscaping.
 - a. Buffer zone landscaping required to be provided by the agent requesting approval of the site plan for a building permit, regardless of the land use intensity permitted in the zoning district in which the proposed development is located. (Sec. 102-573(d)(b)).
 - b. Buffer zone landscaping must conform to the standards of Sec. 102-573(d)(2).
3. Landscape Plan shows removal of 28 protected trees, and the required 28 replacement trees.
 - a. Proposed replants include Live Oak, Laurel Oak, Water Oak and Crepe Myrtle.
4. Site plan notes that property is located in Zone "X" Flood Zone according to FEMA Flood Insurance Map No. 12091C0170H, dated December 6, 2002.

f. Infrastructure:

1. Project stormwater is treated onsite. Calculations and layout have been submitted and are under review by Public Works.
2. There is one large stormwater retention pond located at the east side of the project. Ponds with slope ratio of 4:1 or greater, to be fenced (Sec. 102-184(b)(2)(h)).
 - a. Site plan does not show fence around proposed stormwater retention pond.
3. There are three stormwater inlets proposed on the west side of the project, that feed into the stormwater retention pond.

4. Utility plan shows connection to existing City of Crestview 8" water main at Pine Avenue and existing 6" water main on Highway 90 for water service.
5. Utility plan shows connection to existing City of Crestview sewer service on Pine Avenue via 8" PVC.
6. Utility detailed recommendations and information will be provided by the Public Works Department in separate documentation.

g. Reports/Permits:

1. Copies of all reports and permits shall be submitted to the City of Crestview Growth Management Department for disbursement to the other departments.
2. **Received:**
 - a. Forms A, B, B Part 2, C-1, C-2 D & PS1
 - b. Traffic Analysis
 - c. Stormwater Report
 - d. GeoTech report
 - e. DEP Water and Sewer System Permits have been applied for
3. **Outstanding:**
 - a. NFWFMD Stormwater / ERP Permit
 - b. DEP-NPDES Permit for Construction
 - c. City of Crestview Tree removal permit for Protected Tree Removal

III. Requirements:

- a. The items below are compiled by the Staff of the Community Development Services. There may be additional requirements based on reviews from other departments, that will be attached to this Summary.
 1. Update Future Land Use on Site Plan to MDR.
 2. Revise site summary parking requirements to correct for number of spots required. Site plan only contains 15 apartments, and only requires 30 spaces. Site summary notes 16 apartments and 32 required spaces.
 3. Revise building setbacks to include corner side setback on Pine Avenue. Corner side setback requires a 15-foot setback along the Pine Avenue right-of-way (Sec. 102-129(d)(4)(d)).
 4. Show distance between each structure. Must be at least 15 feet. (Sec. 102-129(d)(6)(a)(6)).
 5. Show proof of clear visibility triangle around the corner of Pine Avenue and Carlton Street, as well as Highway 90 and Carlton Street (using current setbacks, 15 feet and 25 feet respectively) as required by Sec.102-149(h). If unable to provide, setbacks along each road will need to be adjusted to allow for aforementioned clear visibility triangles.
 6. Show common width of driveways, required to be 10 feet at minimum by Sec. 74-26(2)(a).
 7. Show buffer zone landscaping on eastern edge of site, to the requirements of Sec. 102-573(d)(2).
 8. Revise street frontage calculation to include Highway 90, changing the front tree buffer requirement to 28. Due to extensive frontage taken by driveways and sidewalk on Carlton Street, trees elsewhere on site are being allowed to help satisfy the Front Perimeter Landscape requirement.
 9. Stormwater pond shown with slope 4 to 1. Must show fence around stormwater pond (Sec. 102-184(b)(2)(h)).
 10. Obtain City of Crestview tree removal permit prior to replacing protected trees on property (Sec 102-580).
 11. Planning comments based on what was found on initial review. Further review will take place upon receipt of revised plans.

- b. The items below were received from Public Works:
 - 1. Comments will be provided in separate documentation.
- c. The items below were received from the Fire Department.
 - 1. Comments will be provided in separate documentation.

IV. Recommendation:

Review and approve the request based on characteristics of the site and surrounding area; the nature of proposed development and master plan, including land use type and densities; conformity of the proposed development with the comprehensive plan, the City Code; and other applicable State and City regulations.

Proposed by Baker Engineers, LLC
Authorized Agents

Carlton Street Townhomes

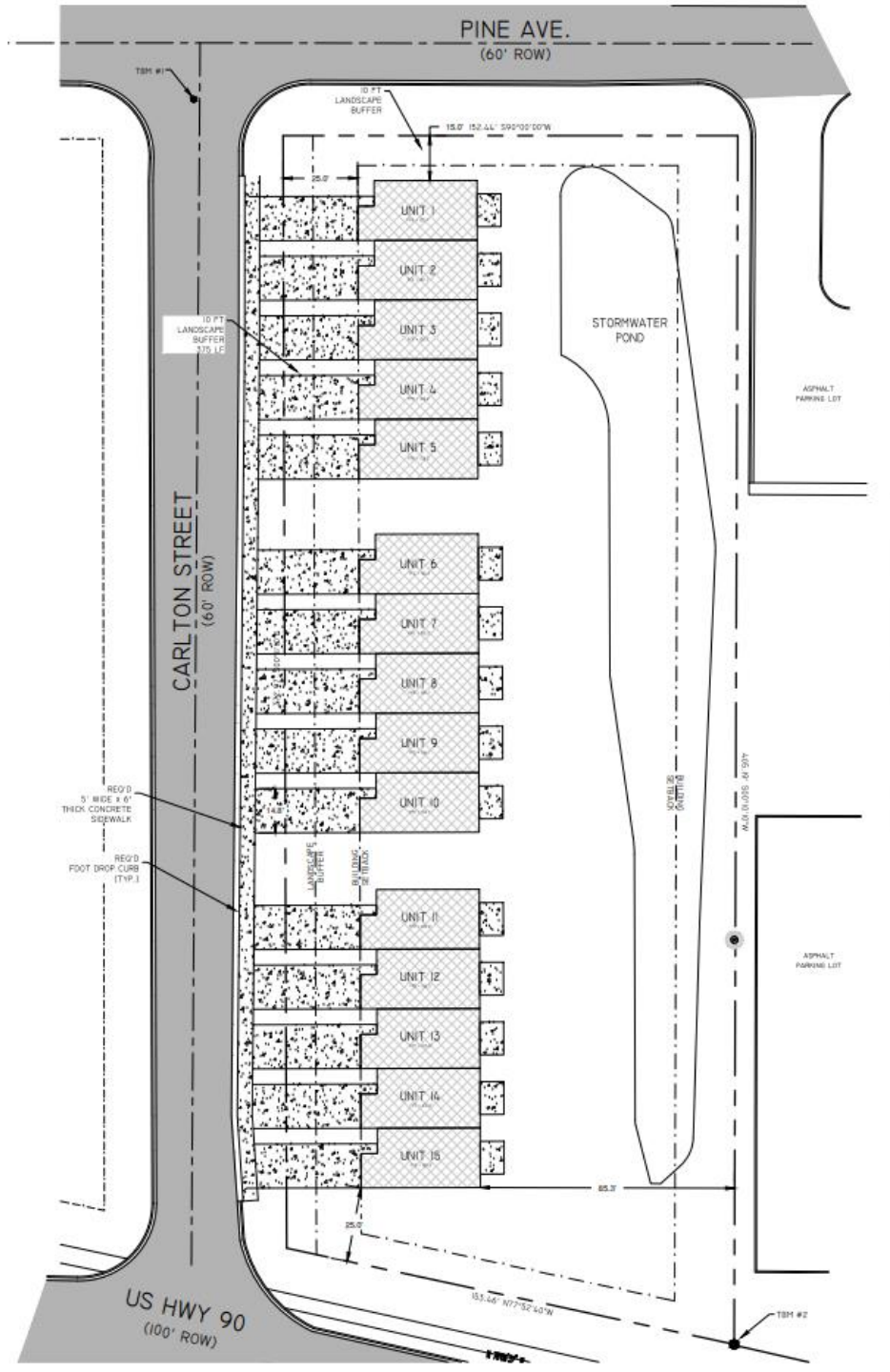
Proposed 15 unit townhome development

(PIN # - 17-3N-23-2490-0160-0050 & 17-3N-23-2490-0160-0010)

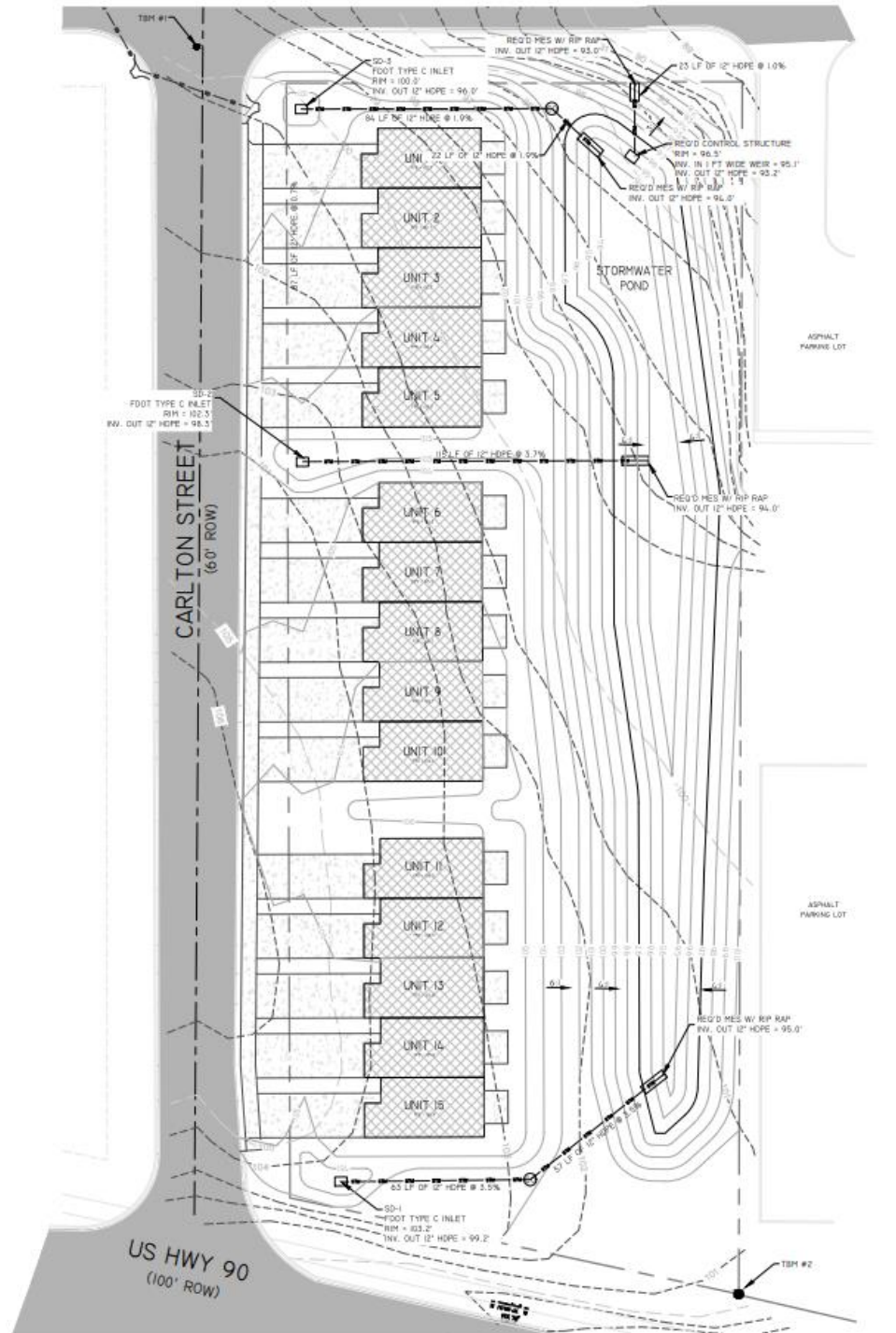


Vicinity Map

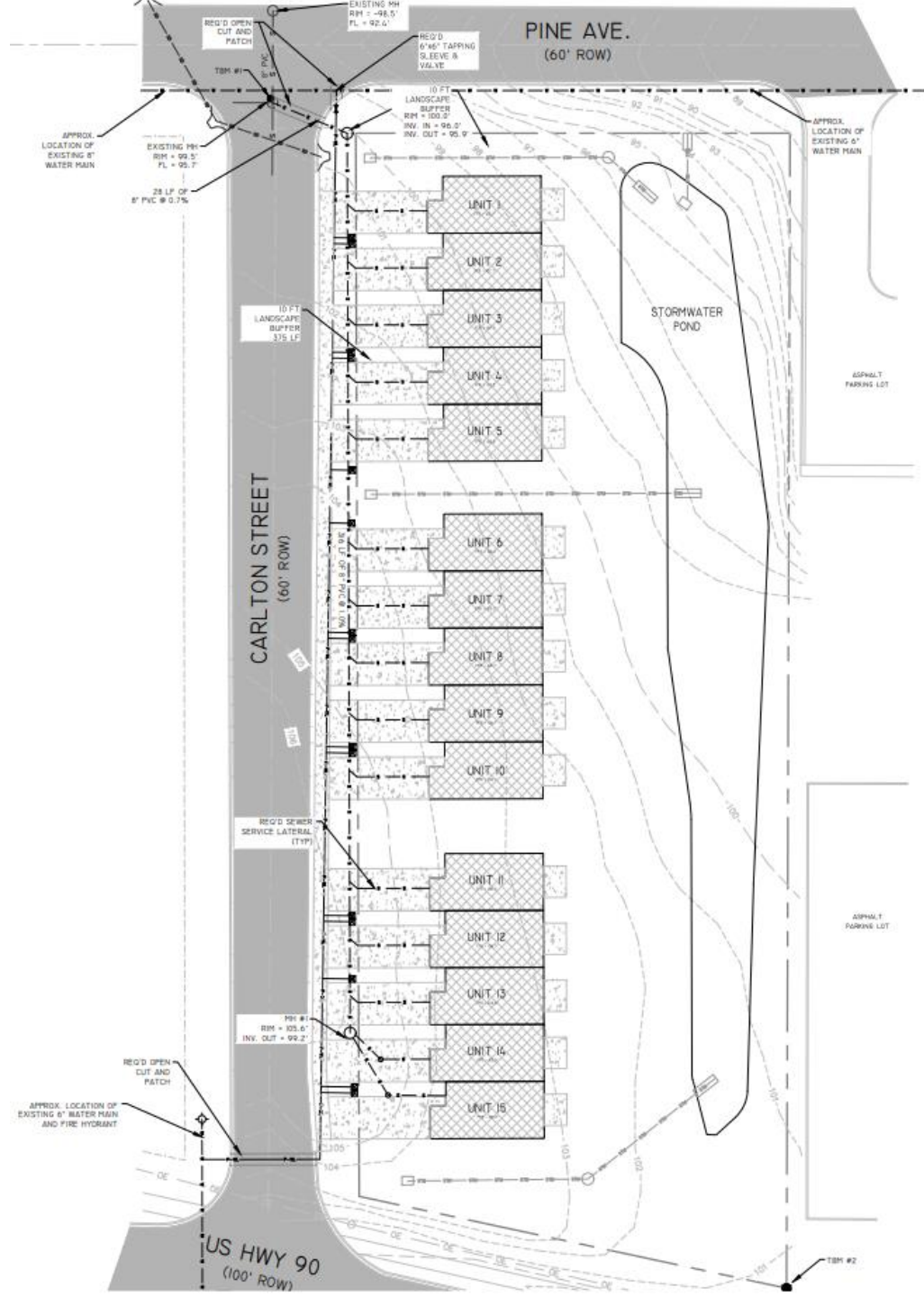
Site Plan



Drainage Plan



Utility Plan



Landscape Plan

