



CITY OF CRESTVIEW

Community Development Services

P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536

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

PLANNING AND DEVELOPMENT BOARD

March 1, 2021

6:00 PM

Council Chambers

PLANNING AND DEVELOPMENT BOARD

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

1 Call to Order

2 Pledge of Allegiance

3 Approve Agenda

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

6 Ordinance on 1st reading/ Public Hearing

- 6. Ordinance 1806 Foxwood Comprehensive Plan Amendment
- 6. Ordinance 1807 Foxwood Rezoning
- 6. Ordinance 1808 Foxwood Overlay District
- 6. Ordinance 1809 Cherokee Nene Annexation
- 6. Ordinance 1810 Cherokee Nene Comprehensive Plan Amendment
- 6. Ordinance 1811 Cherokee Nene Rezoning
- 6. Ordinance 1812 Green Street Alley Vacation

7 Ordinances

- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
- 11 Comments from the Audience**
- 12 Adjournment**

All Action Item are for staff and elected officials only and must be submitted for approval no later than the Wednesday 10 days prior to the meeting. Those not listed on the regular agenda who wish to address the council should fill out a yellow card. The Card must be submitted to the City Clerk. Speaking time should be three minutes or less, large groups may designate a spokesperson. All remarks should be addressed to the Council as a whole and not to individual members. All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. If any person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City Council of the City of Crestview, Florida does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation as provided for in the American With Disabilities Act to insure access to and participation in the meeting should contact the Office of the City Clerk at (850)682-1560 prior to the meeting to make appropriate arrangements.



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: March 1, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 2/25/2021
SUBJECT: Ordinance 1806 Foxwood Comprehensive Plan Amendment

BACKGROUND:

After completion of the annexation process, the Foxwood area future land use and zoning must change from county to city designations.

The future land use designations will be Public Lands for the former country club parcel and Residential for the Foxwood Estates parcels.

The subject property is currently located within Crestview's city limits with a future land use and zoning designation of Okaloosa County Low Density Residential and Residential-1, respectively.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1806 on March 8, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Various
Parcel ID: See exhibit attached to Ordinance 1806
Site Size: 202.29 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Golf course and residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential & Agriculture	Okaloosa County Residential-1 & Agriculture	Residential & Vacant
East	Okaloosa County Low Density Residential & Agriculture	Okaloosa County Residential-1 & Agriculture	Vacant
South	Okaloosa County Low Density Residential & Agriculture	Okaloosa County Residential-1 & Agriculture	Residential & Vacant
West	Okaloosa County Low Density Residential & Agriculture, City	Okaloosa County Residential-1 & Agriculture, City Mixed Use &	Residential & Vacant

The subject property is currently developed for recreational and residential use. Based on the requested land-use and zoning designations, the property use will continue its current respective uses.

Staff reviewed the request for a comprehensive plan amendment and finds the following:

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment does not involve a text change to goals, policies, and objectives of the comprehensive plan. It only proposes a land use change to the future land use map for a site-specific small-scale development.
- The subject property is not located within an area of critical state concern.

Courtesy notices were mailed to property owners within 300 feet of the subject property on February 8, 2021. The property was posted on February 16, 2021. An advertisement ran in the Crestview News Bulletin on February 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

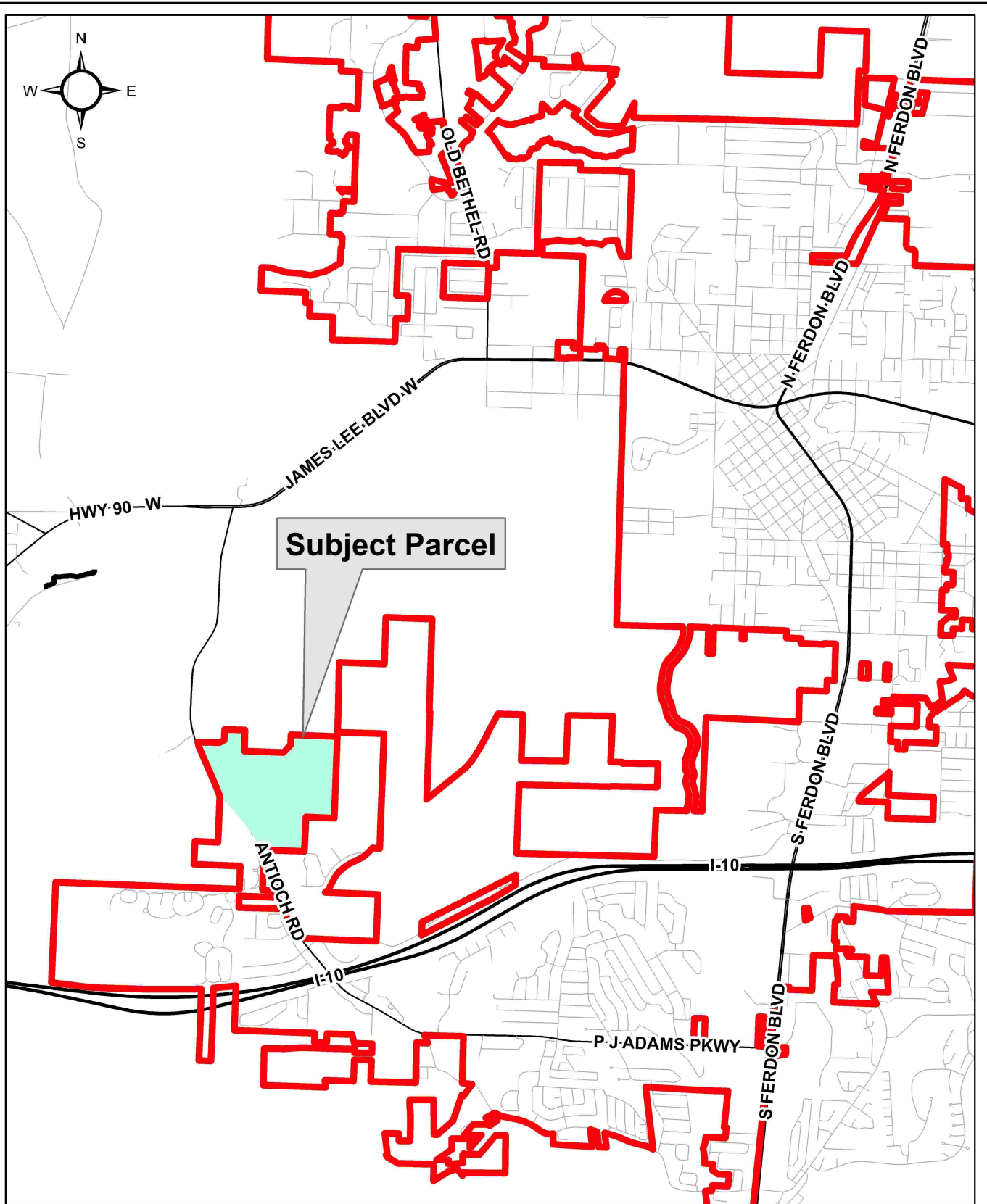
FINANCIAL IMPACT

The fees for the comprehensive plan amendment have been waived for this application as it was initiated by the city.

The cost of advertising was \$270.48.

RECOMMENDED ACTION

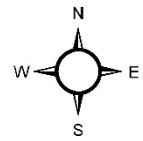
Staff respectfully requests adoption of Ordinance 1806 and send to the City Council for first reading and public hearing on second reading.



Subject Parcel Vicinity Map

Not to Scale

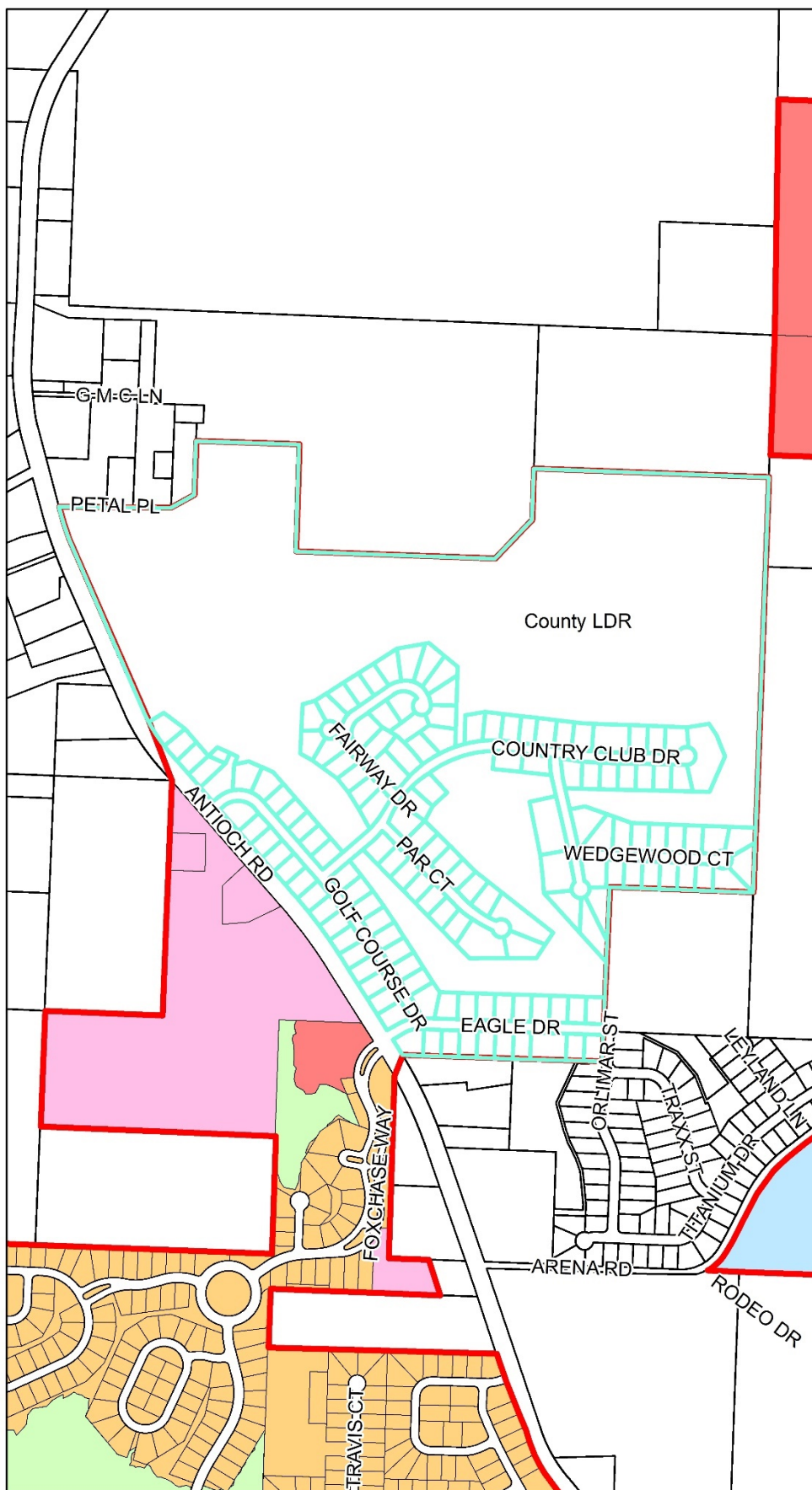
Current Future Land Use



0 400 800
Feet

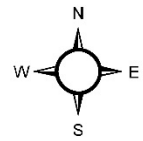
Legend

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



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

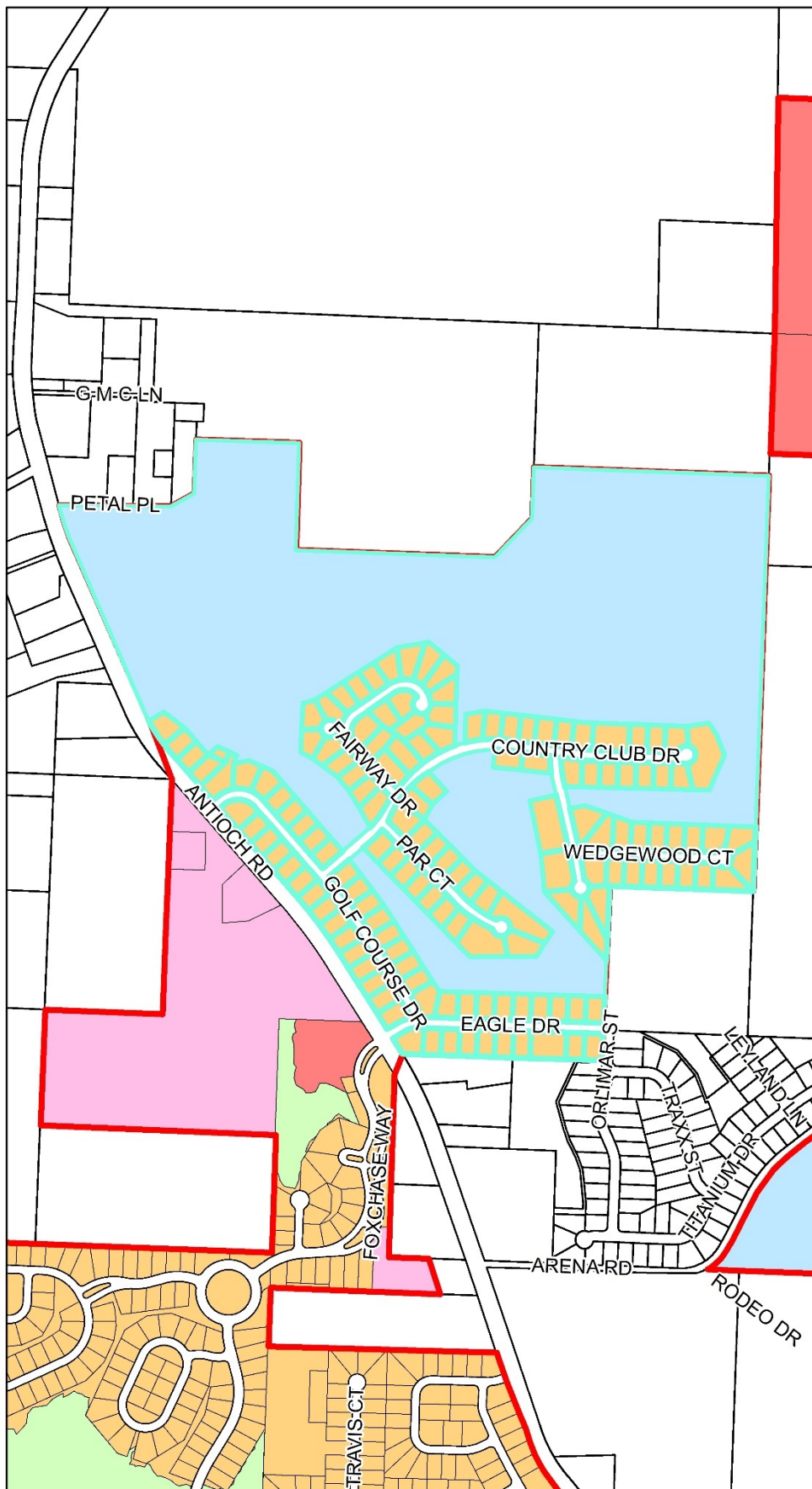
Proposed Future Land Use



0 400 800
Feet

Legend

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



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

Attachments

None

ORDINANCE: 1806

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 LDR TO PUBLIC LANDS (PL) AND RESIDENTIAL (R) ON APPROXIMATELY 202.29 ACRES, MORE OR LESS, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 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 LDR to Public Lands (PL) and Residential (R) on a parcel of land containing 202.29 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 145 parcels as identified in Exhibit "B" containing approximately 202.29 acres of land, more or less, from Okaloosa County LDR to Public Lands (PL) and Residential (R). The Future Land Map Amendment, shown and delineated in Exhibit "A" to this Ordinance is hereby and adopted

and Exhibit “A” is incorporated herein by reference.

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:

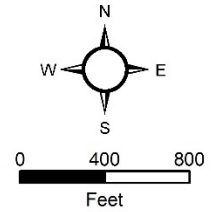
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

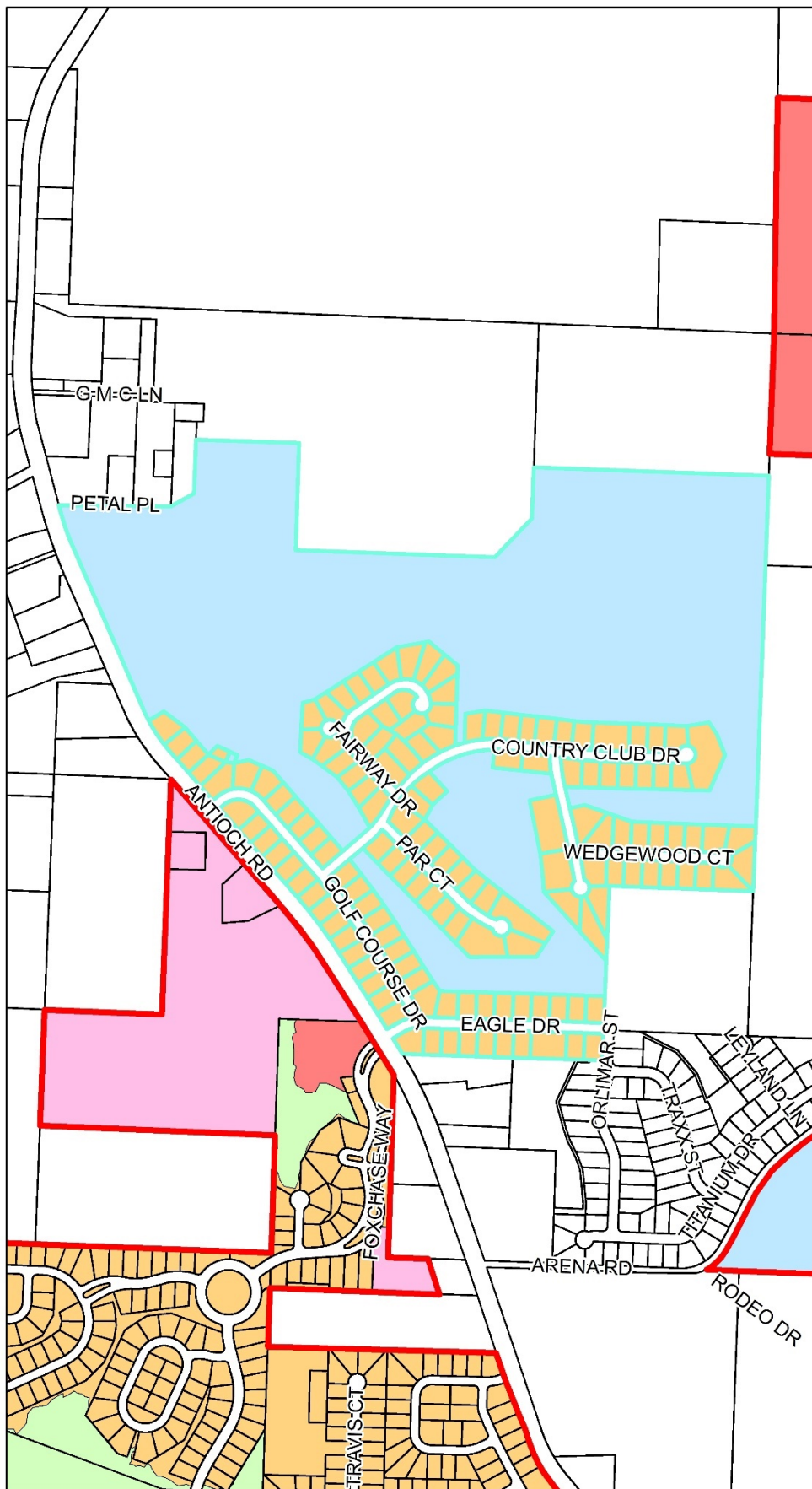
EXHIBIT A

Adopted Future Land Use



Legend

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



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

EXHIBIT B

26-3N-24-0545-0000-0020	26-3N-24-0545-0000-0030	26-3N-24-0545-0000-0050
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26-3N-24-0545-0000-0330	26-3N-24-0545-0000-0380	26-3N-24-0545-0000-0470
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26-3N-24-0970-0000-1400

26-3N-24-0970-0000-1360
26-3N-24-0545-0000-0390



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: March 1, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 2/25/2021
SUBJECT: Ordinance 1807 Foxwood Rezoning

BACKGROUND:

After completion of the annexation process, the Foxwood area future land use and zoning must change from county to city designations.

The zoning designations will be Public Lands for the former country club parcel and Single-Family Low-Density District (R-1) for the Foxwood Estates parcels. Additionally, the residential parcels will have an overlay district to maintain the current design standards.

The subject property is currently located within Crestview's city limits with a future land use and zoning designation of Okaloosa County Low Density Residential and Residential-1, respectively.

The request for rezoning will be presented to City Council via Ordinance 1807 on March 8, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Various
Parcel ID: See exhibit attached to Ordinance 1806
Site Size: 202.29 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Golf course and residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential & Agriculture	Okaloosa County Residential-1 & Agriculture	Residential & Vacant
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South	Okaloosa County Low Density Residential & Agriculture	Okaloosa County Residential-1 & Agriculture	Residential & Vacant
West	Okaloosa County Low Density	Okaloosa County Residential-1 &	Residential & Vacant

The subject property is currently developed for recreational and residential use. Based on the requested land-use and zoning designations, the property use will continue its current respective uses.

Staff reviewed the request for rezoning and finds the following:

- The proposed zoning is consistent with the proposed future land use designation.
- The uses within the requested zoning district are compatible with uses in the adjacent zoning districts.
- The requested use is not substantially more or less intense than allowable development on adjacent parcels.

Courtesy notices were mailed to property owners within 300 feet of the subject property on February 8, 2021. The property was posted on February 16, 2021. An advertisement ran in the Crestview News Bulletin on February 24, 2021.

GOALS & OBJECTIVES

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

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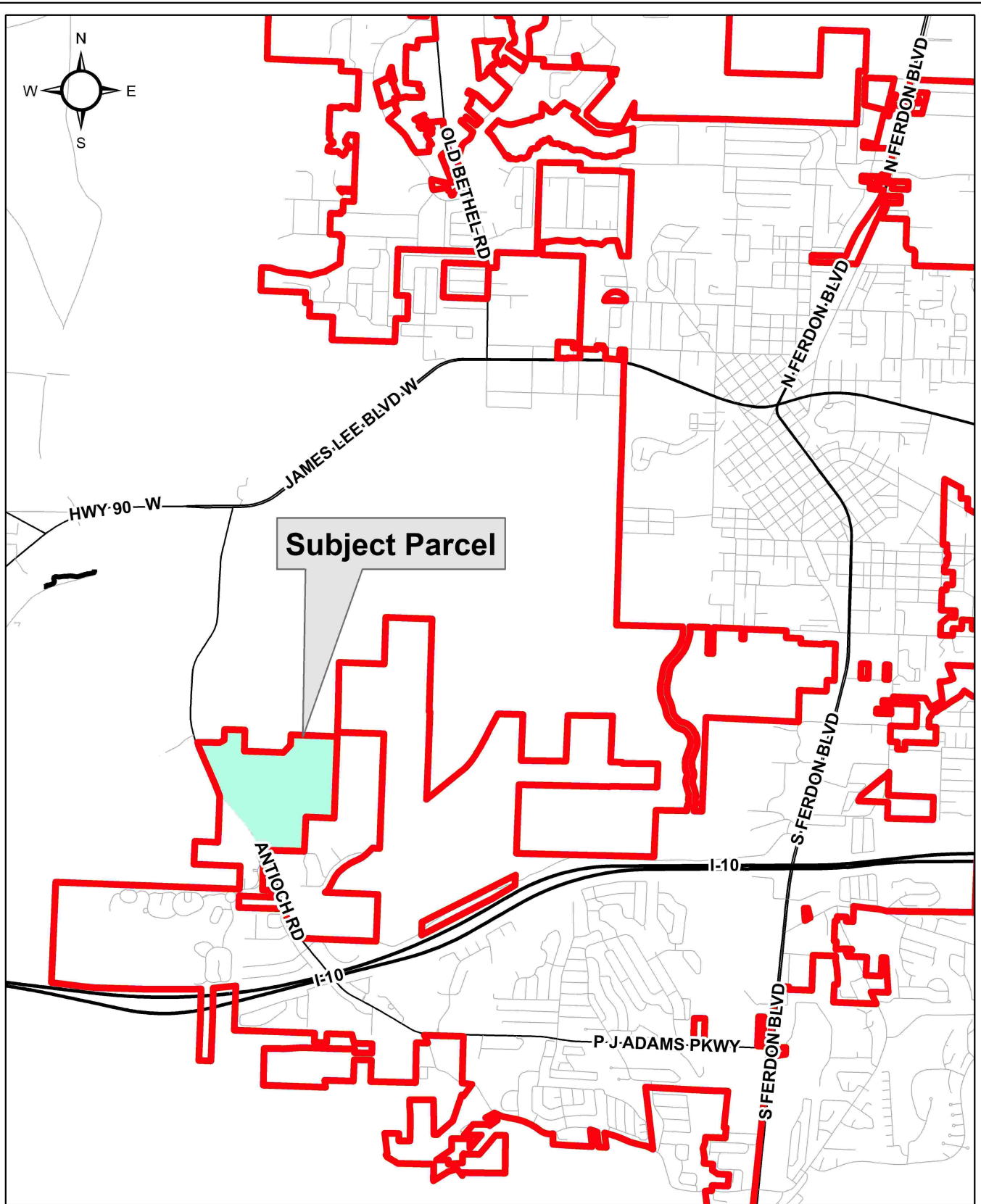
FINANCIAL IMPACT

The fees for the comprehensive plan amendment have been waived for this application as it was initiated by the city.

There is no additional cost of advertising as the rezoning request was included in the advertisement for the comprehensive plan amendment.

RECOMMENDED ACTION

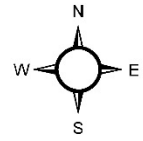
Staff respectfully requests adoption of Ordinance 1807 and send to the City Council for first reading and public hearing on second reading.



Subject Parcel Vicinity Map

Not to Scale

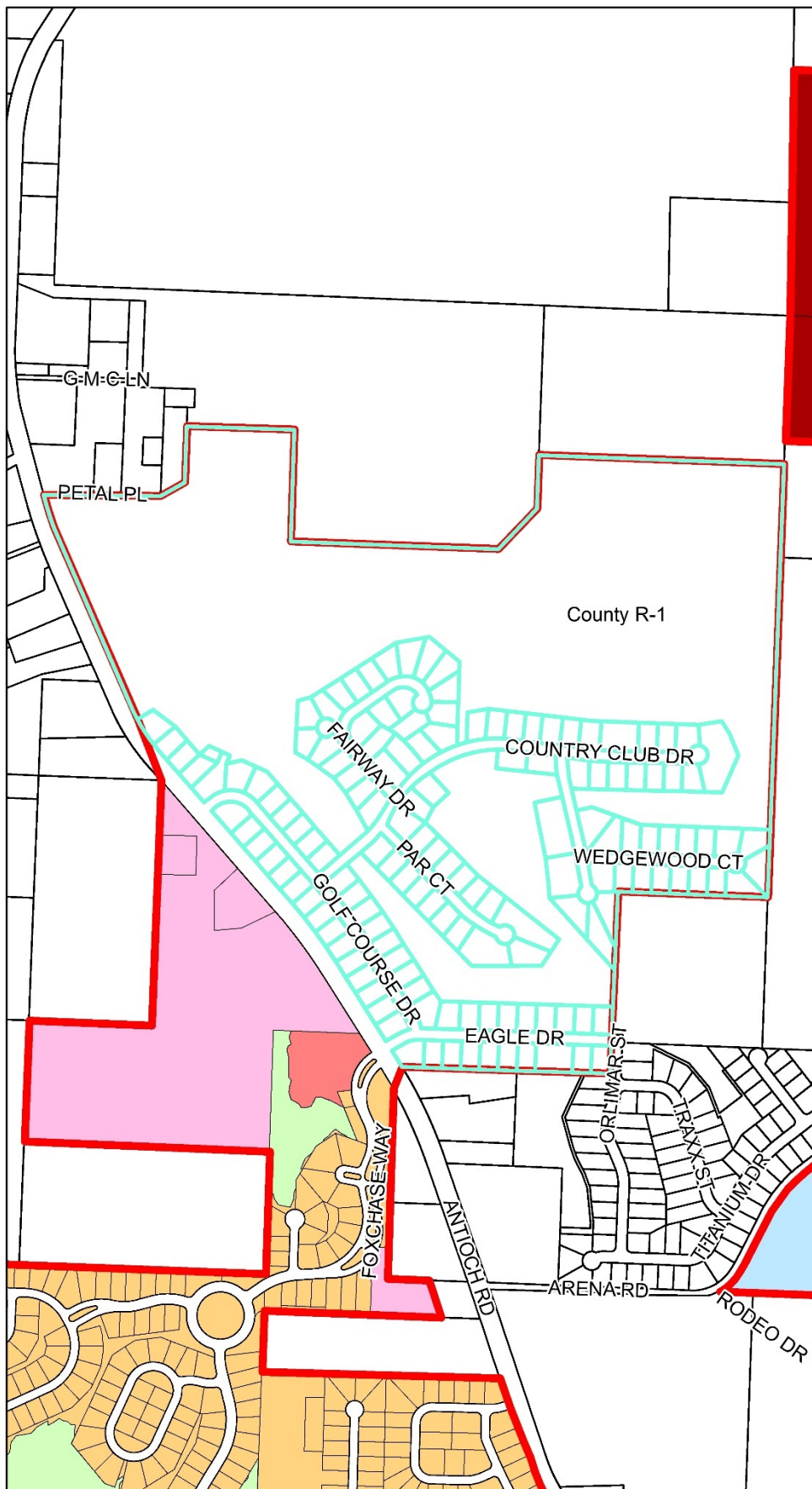
Current Zoning



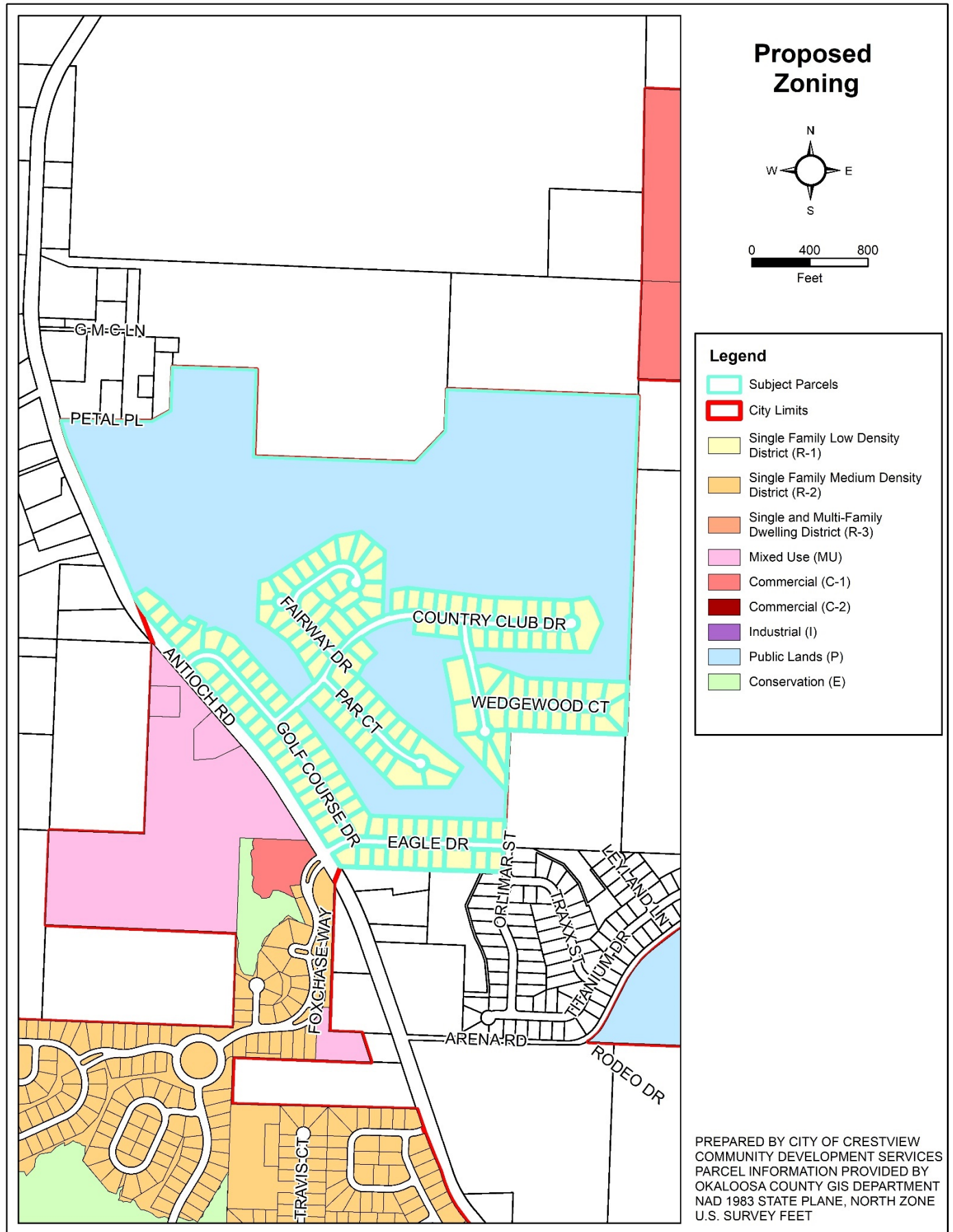
0 400 800
Feet

Legend

- Subject Parcels
- City Limits
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)



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



Attachments

None

ORDINANCE: 1807

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 202.29 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY R-1 ZONING DISTRICT TO THE PUBLIC LANDS (P) AND SINGLE-FAMILY LOW DENSITY (R-1) ZONING DISTRICTS; 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 202.29 acres, more or less, of real property, being comprised of 145 parcels of land, as identified in and attached hereto as Exhibit “B”, lying within the corporate limits of Crestview, Florida, with 202.29 acres, more or less, being formerly zoned Okaloosa County RR with the Residential (R) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1806, is hereby rezoned to Public Lands (P) and Single-Family Low-Density (R-1) to wit.

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 as Exhibit “A.”

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

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

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

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

hereby repealed to the extent of such conflict.

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1806 and becomes legally effective.

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

ATTEST:

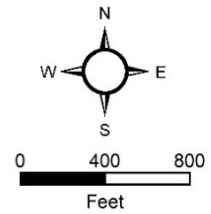
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

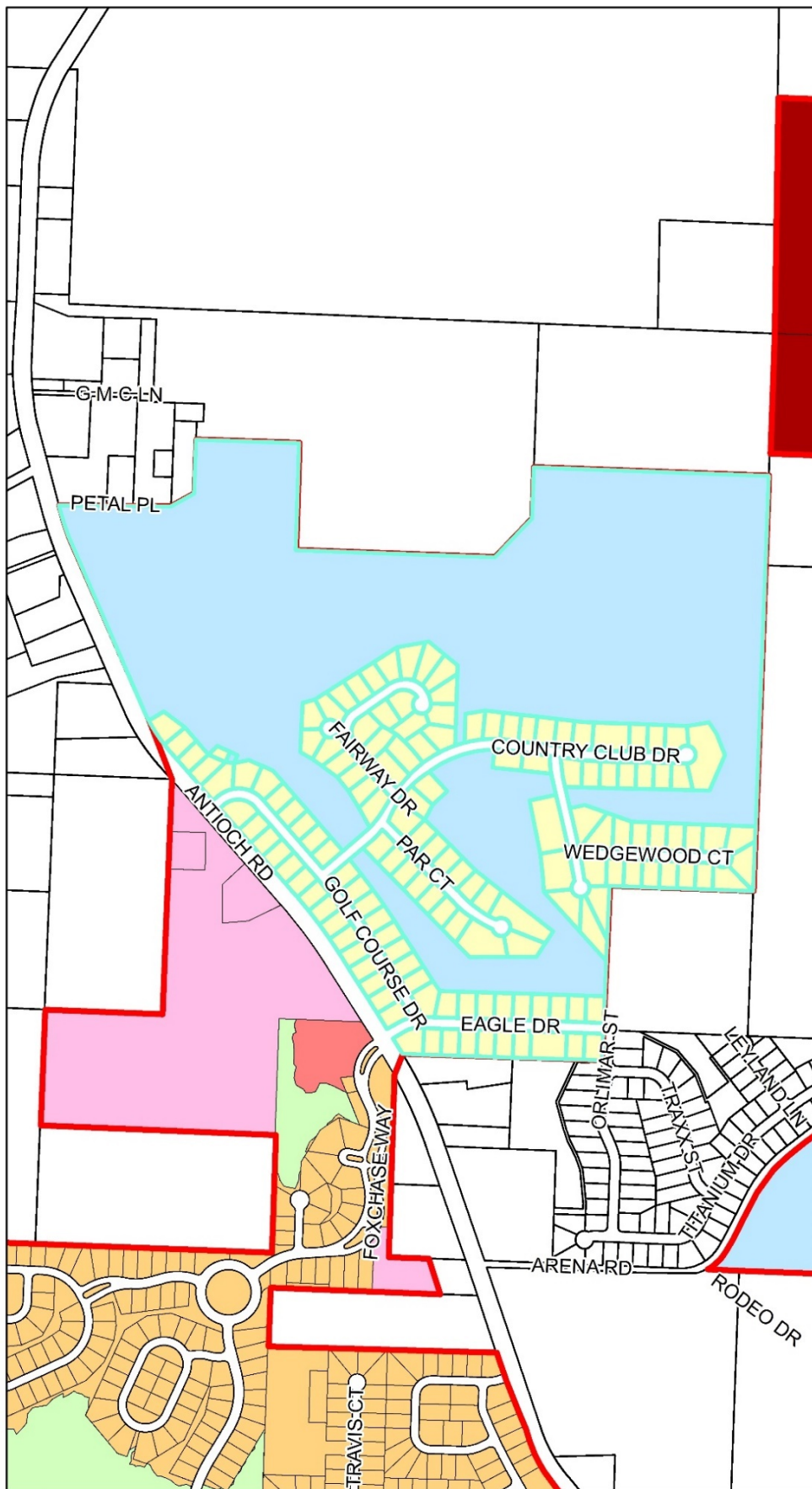
EXHIBIT A

Adopted Zoning



Legend

- Subject Parcels
- City Limits
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)



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

EXHIBIT B

26-3N-24-0545-0000-0020	26-3N-24-0545-0000-0030	26-3N-24-0545-0000-0050
26-3N-24-0545-0000-0060	26-3N-24-0545-0000-0140	26-3N-24-0545-0000-0210
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26-3N-24-0545-0000-0330	26-3N-24-0545-0000-0380	26-3N-24-0545-0000-0470
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26-3N-24-0970-0000-1360
26-3N-24-0545-0000-0390



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: March 1, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 2/25/2021
SUBJECT: Ordinance 1808 Foxwood Overlay District

BACKGROUND:

The citizens of the Foxwood Golf Course subdivision recently voted to annex their neighborhood into the City limits. Part of that annexation process requires the assignment of zoning and future land use designations. To preserve the nature and look of the neighborhood, it is necessary to create an overlay district with unique setbacks specific to their neighborhood that are not within our current zoning districts. This item creates that Foxwood Golf Course Overlay District.

DISCUSSION:

A new overlay district is hereby created that will allow this neighborhood to continue to be held to the same standards for setbacks, lot widths, and building heights as were applied by the Okaloosa County standards. This allows the neighborhood to continue to look and feel the same even if homes are rebuilt over time.

GOALS & OBJECTIVES

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

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

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

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

Opportunity- Promote an environment that encourages economic and educational opportunity

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There will be no impact to the City budget with this item.

RECOMMENDED ACTION

Staff respectfully requests the Board recommend this item to City Council for reading and approval.

Attachments

1. Chapter 6 Changes
2. Chapter 4 Changes

ORDINANCE: 1808

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE CREATION OF THE FOXWOOD OVERLAY DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – FOXWOOD OVERLAY DISTRICT. The Land Development Code is hereby amended in two places to create the Foxwood Overlay District. The intention of this overlay district is to protect the Foxwood Golf Course neighborhood by allowing it to continue to be held to the same regulations applied to it by Okaloosa County zoning regulations.

Section 4.05.00 – Establishment and Purpose of Overlay Districts is hereby amended by the addition of 4.05.00 C and Figure 4.05.01 as attached.

Section 6.02.00 – Development Standards is hereby amended by the addition of 6.02.05 and Table 6.02.05 as attached.

SECTION 3 – MAP UPDATE. The Crestview Zoning Map, current edition, is hereby amended to reflect the above changes concurrent with passage of this ordinance, Figure 4.05.01.

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

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

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

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

hereby repealed to the extent of such conflict.

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance #1806 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

Mayor

6.02.05 - Site Development Standards for the Foxwood Overlay District (FOD)

- A. The Foxwood Overlay District is intended to provide development standards specific to the downtown area of Crestview. The boundary is shown on the Official Zoning Map.
- B. The development standards shown in Table 6.02.05 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.02.05, the standards of the underlying zoning district are required.
- C. All existing platted lots as of the annexation of this neighborhood shall be deemed to be in compliance with the LDC.

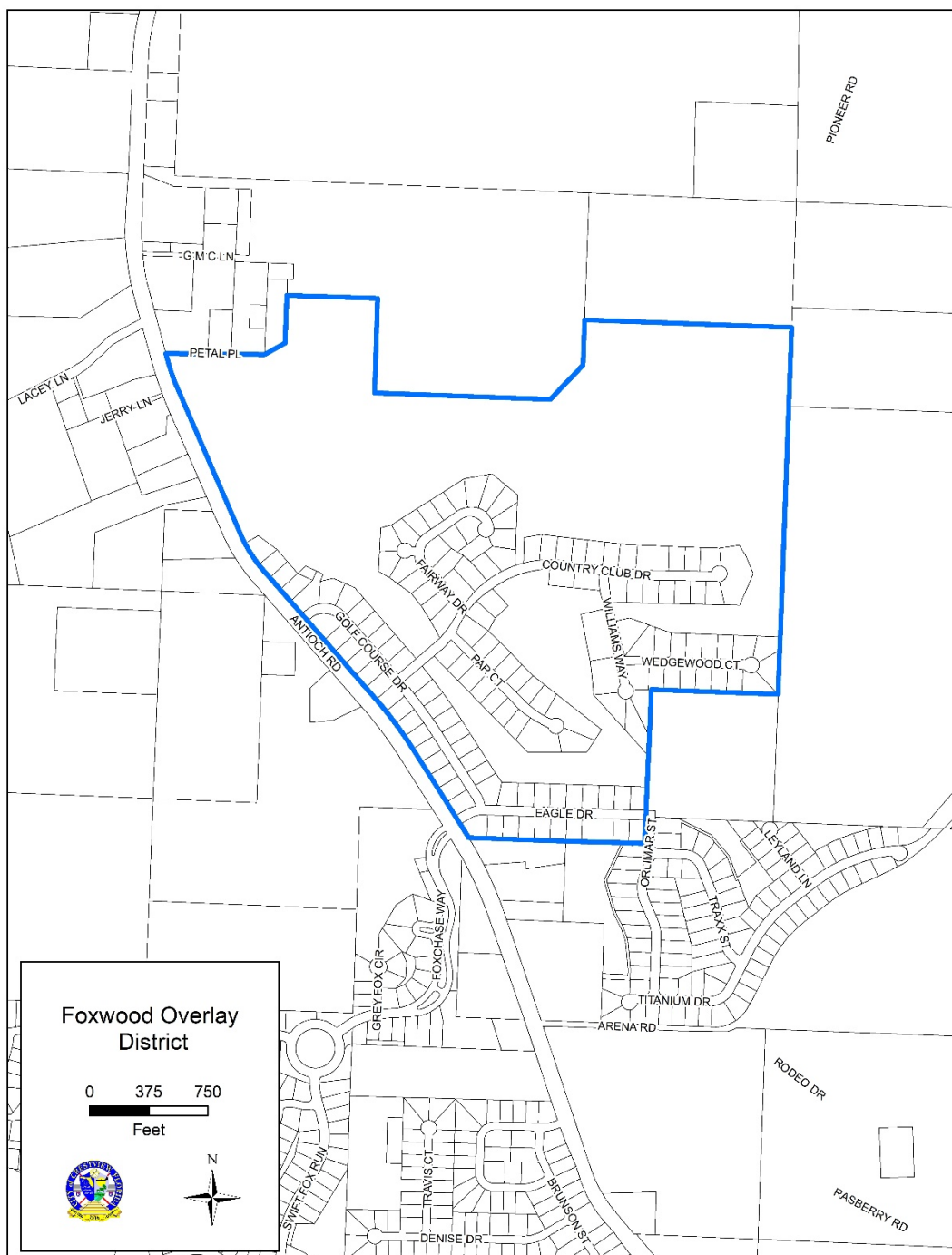
Table 6.02.05 - Development Standards Within the Foxwood Overlay District Development Feature

Development Feature	Standards
Minimum lot width (feet)	75
Minimum lot frontage (feet)	20
Maximum impervious surface (%)	55
Maximum building height (feet)	45
Minimum setbacks (feet)	
Front setback	20
Side setback	10
Rear setback	10

4.05.00 - ESTABLISHMENT AND PURPOSE OF OVERLAY DISTRICTS

- C. *Foxwood Overlay District.* The *Foxwood Overlay District* is established to preserve a number of the original site design characteristics required by Okaloosa County prior to the area's annexation. The intent of the *Foxwood Overlay District* is to allow any future residential development to conform to the same site requirements as the residential dwellings that exist in this area as of February 2021.
1. The *Foxwood Overlay District* is intended create specific setback requirements for the area that deviate from and supersede those required by the underlying assigned zoning designation. These specific deviations can be found in Chapter 6 of this code.
 2. Figure 4.05.01 below reflects the boundary of the *Foxwood Overlay District*.

Figure 4.05.01 - Foxwood Overlay District





Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: March 1, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 2/25/2021
SUBJECT: Ordinance 1809 Cherokee Nene Annexation

BACKGROUND:

On February 8, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5687 Cherokee Nene.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Rural Residential and Residential Rural, respectively.

The request for voluntary annexation will be presented to City Council via Ordinance 1809 on March 8, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Ballinger Michele & Sisneros
Parcel ID: 01-3N-24-0000-0001-045A
Site Size: 2.04 acres
Current FLU: County Rural Residential
Current Zoning: County Residential Rural
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Rural Residential	Okaloosa County Residential Rural	Vacant
East	Okaloosa County Rural Residential	Okaloosa County Residential Rural	Residential
South	Okaloosa County Rural Residential	Okaloosa County Residential Rural	Residential
West	Residential (R)	Single-Family Low-Density (R-1)	Residential

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

residence.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on February 8, 2021.

A letter was sent via certified mail to the Okaloosa Board of County Commissioners on February 8, 2021. The property was posted on February 16, 2021. An advertisement ran in the Crestview News Bulletin on February 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

FINANCIAL IMPACT

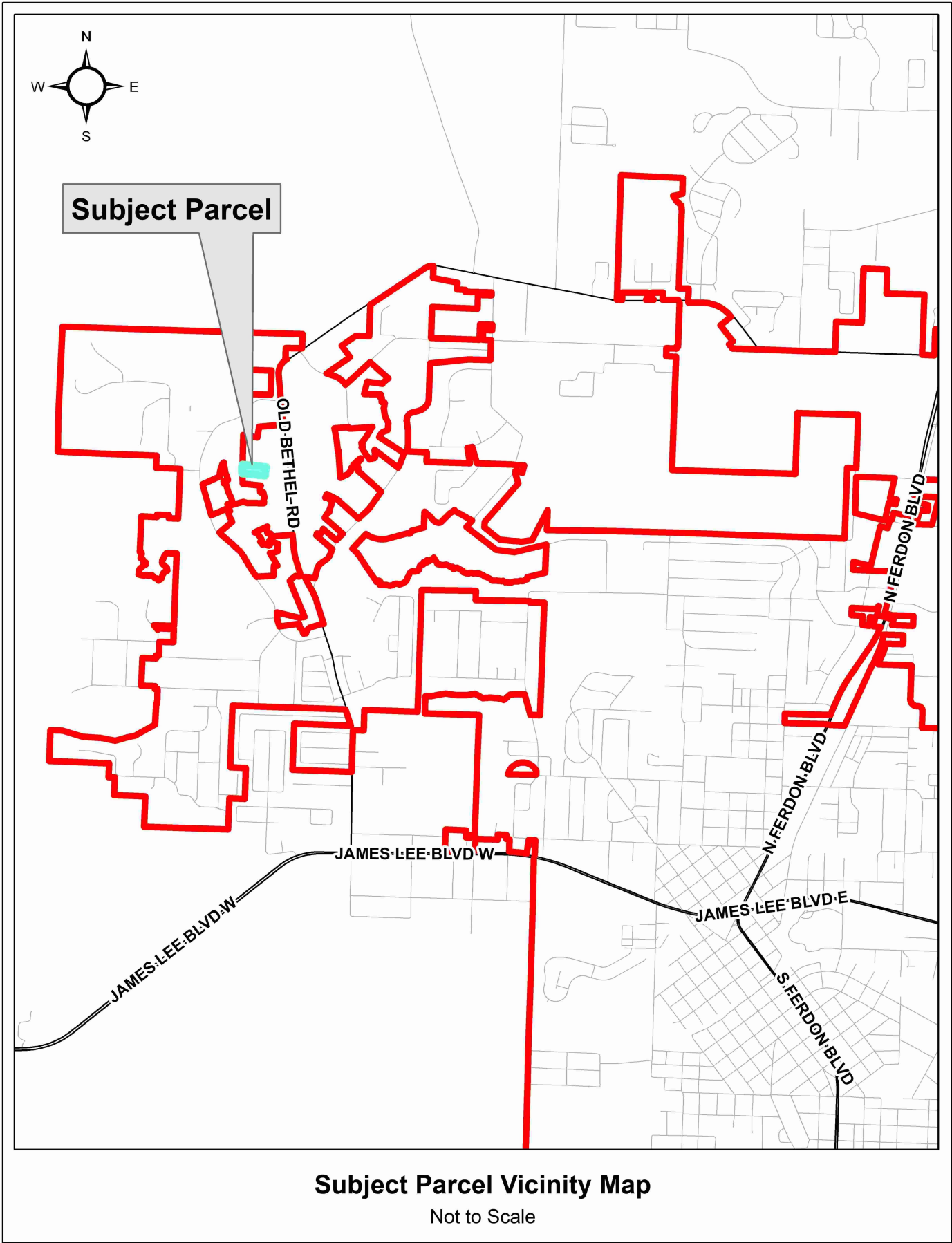
The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising is \$656.88.

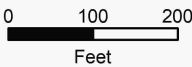
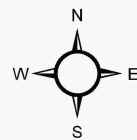
The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1809 and send to the City Council for first reading and public hearing on second reading.

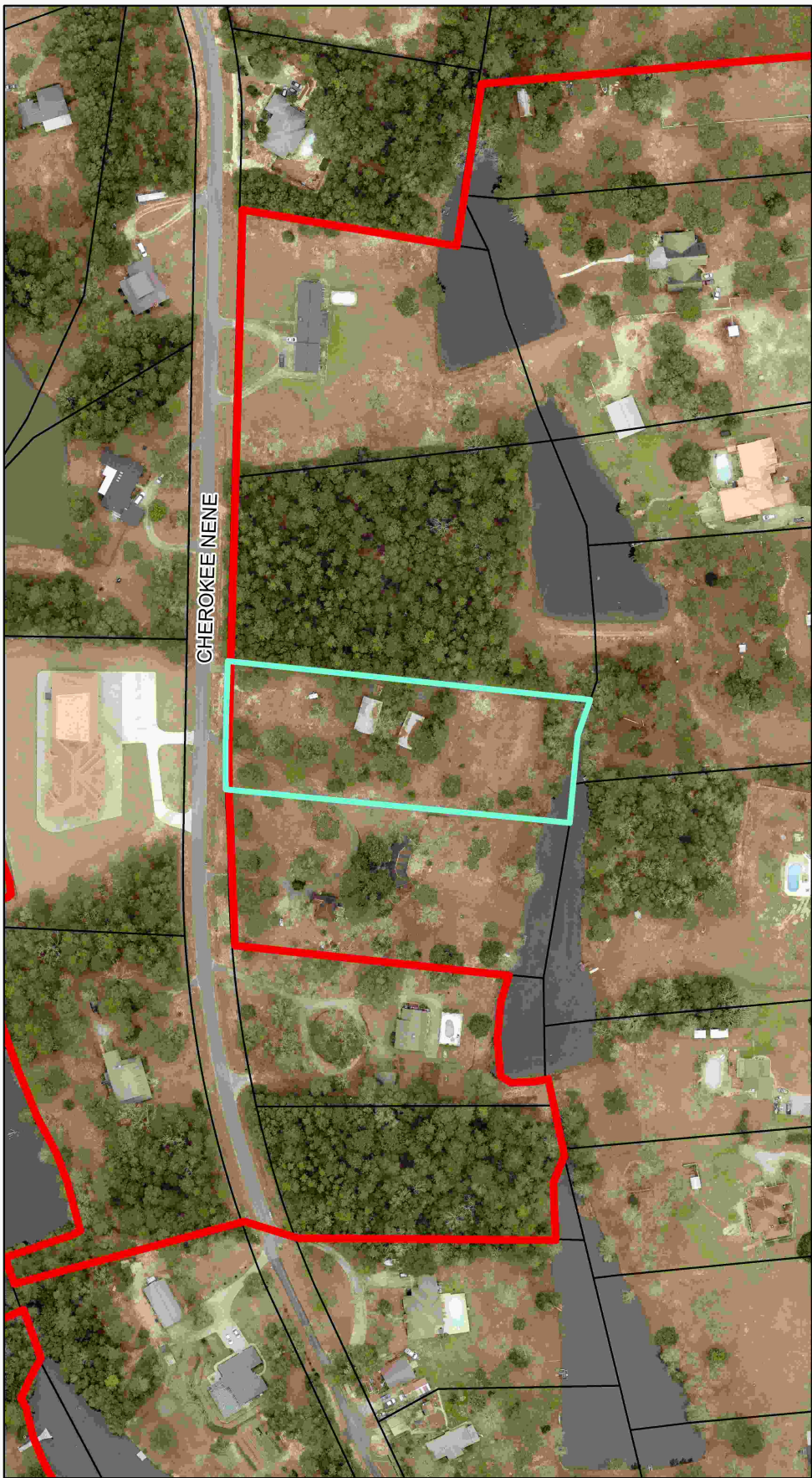


**Subject Parcel
Aerial Exhibit**



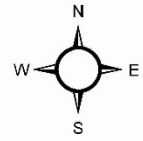
Legend

-  Subject Parcel
-  City Limits



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

Existing Use



0 100 200
Feet

Legend

- Subject Parcel
- City Limits
- MFR HOME
- SINGLE FAM
- VACANT
- VACANT/RES

2.04 Acres

CHEROKEE NENE

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

Attachments

None

ORDINANCE: 1809

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.04 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 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 # 01-3N-24-0000-0001-045A (Deed recorded in Book 3238, page 936, dated March 3, 2016)

Commence at the NW corner of Section 1, Township 3 North, Range 24 West, thence N 89 degrees 56 minutes 23 seconds E 2122.96 feet; thence South 1456.62 feet; thence N 87 degrees 17 minutes 57 seconds W 564.16 feet; thence S 37 degrees 12 minutes 03 seconds W 312.47 feet to curve right with a 500 foot radius, thence along curve a distance of 238.20 feet to Cherokee NeNe; thence S 37 degrees 47 minutes 57 seconds E 139.73 feet; thence S 00 degrees 17 minutes 57 seconds E 884.73 feet for Point of Beginning; thence continue S 00 degrees 17 minutes 57 seconds E 180 feet; thence S 85 degrees 17 minutes 57 seconds E 487.92 feet more or less to waters edge of lake; thence Northeasterly along waters edge 200 feet more or less; thence N 85 degrees 47 minutes 57 seconds W 529.1 feet to Point of Beginning. Less 33.0 feet along Cherokee NeNe for R/W. Also known as Lot 37A, Tract 25, Kennedy Lakes.

Together with that part as described in Order recorded in Official Records Book 2855, Page 4915, of the Public Records of Okaloosa County, Florida.

Less and except that part conveyed to the City of Crestview, Florida, by Quit Claim Deed recorded in Official Records Book 2241, Page 4016, of the Public 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 Residential (R) with Single-Family Low-Density District (R-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.**

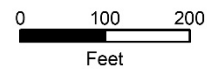
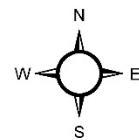
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ **DAY OF** _____, 2020.

J. B. WHITTEN
Mayor

**Subject Parcel
Aerial Exhibit**



Legend

- City Limits
- Subject Parcel



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



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: March 1, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 2/25/2021
SUBJECT: Ordinance 1810 Cherokee Nene Comprehensive Plan Amendment

BACKGROUND:

On February 8, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5687 Cherokee Nene.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Rural Residential and Residential Rural, respectively.

The application requests the Residential future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1810 on March 8, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Ballinger Michele & Sisneros
Parcel ID: 01-3N-24-0000-0001-045A
Site Size: 2.04 acres
Current FLU: County Rural Residential
Current Zoning: County Residential Rural
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Rural Residential	Okaloosa County Residential Rural	Vacant
East	Okaloosa County Rural Residential	Okaloosa County Residential Rural	Residential
South	Okaloosa County Rural Residential	Okaloosa County Residential Rural	Residential
West	Residential (R)	Single-Family Low-Density (R-1)	Residential

The subject property is currently developed for residential use and a development application has not been

submitted. Based on the requested land-use and zoning designations, the property use will continue as a residence.

Staff reviewed the request for a comprehensive plan amendment and finds the following:

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment involves less than 10 acres.
- The proposed amendment does not involve a text change to goals, policies, and objectives of the comprehensive plan. It only proposes a land use change to the future land use map for a site-specific small-scale development.
- The subject property is not located within an area of critical state concern.

Courtesy notices were mailed to property owners within 300 feet of the subject property on February 8, 2021. The property was posted on February 16, 2021. An advertisement ran in the Crestview News Bulletin on February 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

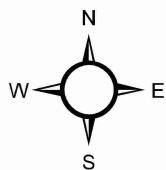
Opportunity – Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

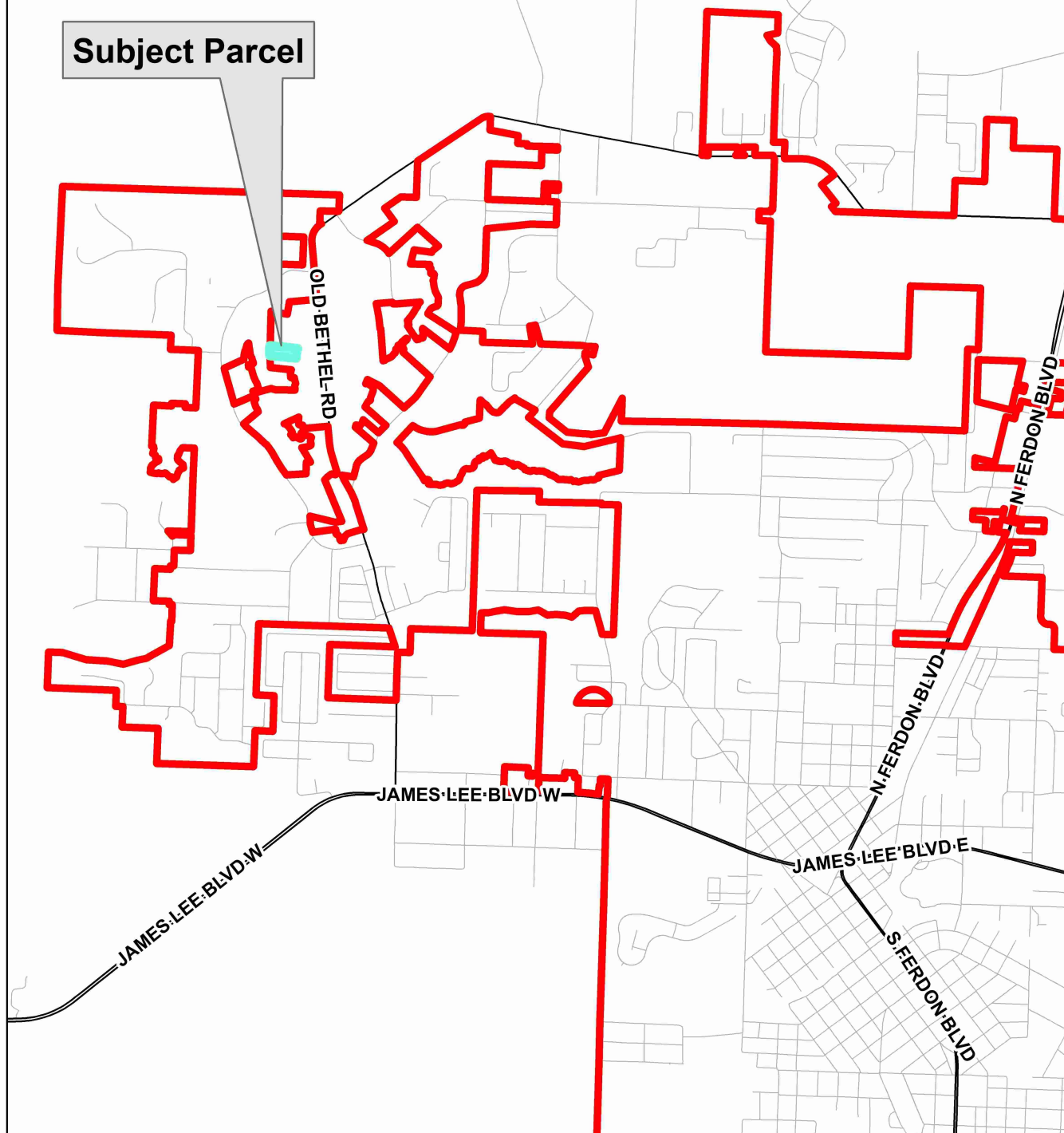
The fees for the comprehensive plan amendment have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1810 and send to the City Council for first reading and public hearing on second reading.



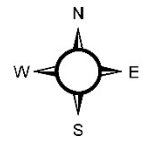
Subject Parcel



Subject Parcel Vicinity Map

Not to Scale

Current Future Land Use



0 100 200
Feet

Legend

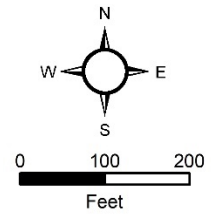
- Subject Parcel
- Residential (R)
- Mixed Use (MU)
- Commercial (C)
- Industrial (IN)
- Public Lands (PL)
- Conservation (CON)
- City Limits

CHEROKEE NENE

County Rural Residential

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

Proposed Future Land Use



Legend

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

2.04+/- acres of land
Ex FLU= County Rural Residential (RR)
Prop FLU= Residential (R)

CHEROKEE N

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

Attachments

None

ORDINANCE: 1810

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 RR TO RESIDENTIAL (R) ON APPROXIMATELY 2.04 ACRES, MORE OR LESS, IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 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 RR to Residential (R) on a parcel of land containing 2.04 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 2.04 acres of land, more or less, from Okaloosa County RR to Residential (R). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.04 acres, more or less, is known as Parcel 01-3N-24-0000-0001-045A and commonly described as:

Commence at the NW corner of Section 1, Township 3 North, Range 24 West, thence N 89 degrees 56 minutes 23 seconds E 2122.96 feet; thence South 1456.62 feet; thence N 87 degrees

17 minutes 57 seconds W 564.16 feet; thence S 37 degrees 12 minutes 03 seconds W 312.47 feet to curve right with a 500 foot radius, thence along curve a distance of 238.20 feet to Cherokee NeNe; thence S 37 degrees 47 minutes 57 seconds E 139.73 feet; thence S 00 degrees 17 minutes 57 seconds E 884.73 feet for Point of Beginning; thence continue S 00 degrees 17 minutes 57 seconds E 180 feet; thence S 85 degrees 17 minutes 57 seconds E 487.92 feet more or less to waters edge of lake; thence Northeasterly along waters edge 200 feet more or less; thence N 85 degrees 47 minutes 57 seconds W 529.1 feet to Point of Beginning. Less 33.0 feet along Cherokee NeNe for R/W. Also known as Lot 37A, Tract 25, Kennedy Lakes.

Together with that part as described in Order recorded in Official Records Book 2855, Page 4915, of the Public Records of Okaloosa County, Florida.

Less and except that part conveyed to the City of Crestview, Florida, by Quit Claim Deed recorded in Official Records Book 2241, Page 4016, of the Public Records of Okaloosa County, Florida.

The Residential (R) Future Land Use Category is hereby imposed on Parcel 01-3N-24-0000-0001-045A. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 01-3N-24-0000-0001-045A 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.

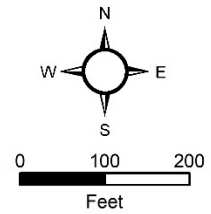
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ **DAY OF** _____, 2020.

J. B. WHITTEN
Mayor

Adopted Future Land Use



Legend

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

2.04+/- acres of land
Ex FLU= County Rural Residential (RR)
Prop FLU= Residential (R)

CHEROKEE

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



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: March 1, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 2/25/2021
SUBJECT: Ordinance 1811 Cherokee Nene Rezoning

BACKGROUND:

On February 8, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5687 Cherokee Nene.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Rural Residential and Residential Rural, respectively.

The application requests the Single-Family Low-Density (R-1) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1811 on March 8, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Ballinger Michele & Sisneros
Parcel ID: 01-3N-24-0000-0001-045A
Site Size: 2.04 acres
Current FLU: County Rural Residential
Current Zoning: County Residential Rural
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Rural Residential	Okaloosa County Residential Rural	Vacant
East	Okaloosa County Rural Residential	Okaloosa County Residential Rural	Residential
South	Okaloosa County Rural Residential	Okaloosa County Residential Rural	Residential
West	Residential (R)	Single-Family Low-Density (R-1)	Residential

The subject property is currently developed for residential use and a development application has not been

submitted. Based on the requested land-use and zoning designations, the property use will continue as a residence.

Staff reviewed the request for rezoning and finds the following:

- The proposed zoning is consistent with the proposed future land use designation.
- The uses within the requested zoning district are compatible with uses in the adjacent zoning districts.
- The requested use is not substantially more or less intense than allowable development on adjacent parcels.

Courtesy notices were mailed to property owners within 300 feet of the subject property on February 8, 2021. The property was posted on February 16, 2021. An advertisement ran in the Crestview News Bulletin on February 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

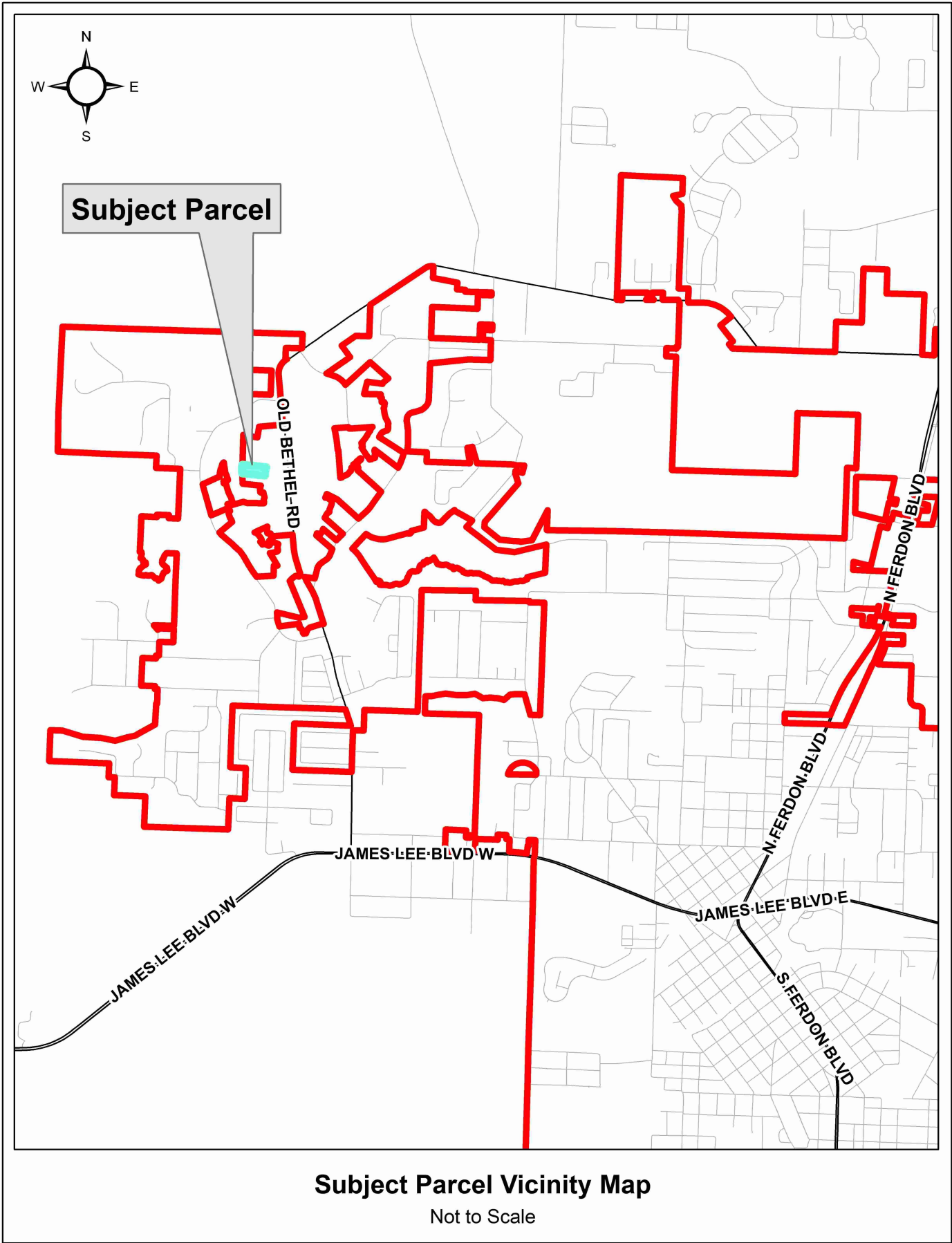
Opportunity – Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

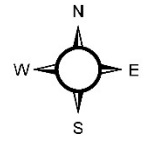
The fees for the rezoning request have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1811 and send to the City Council for first reading and public hearing on second reading.



Current Zoning



0 100 200
Feet

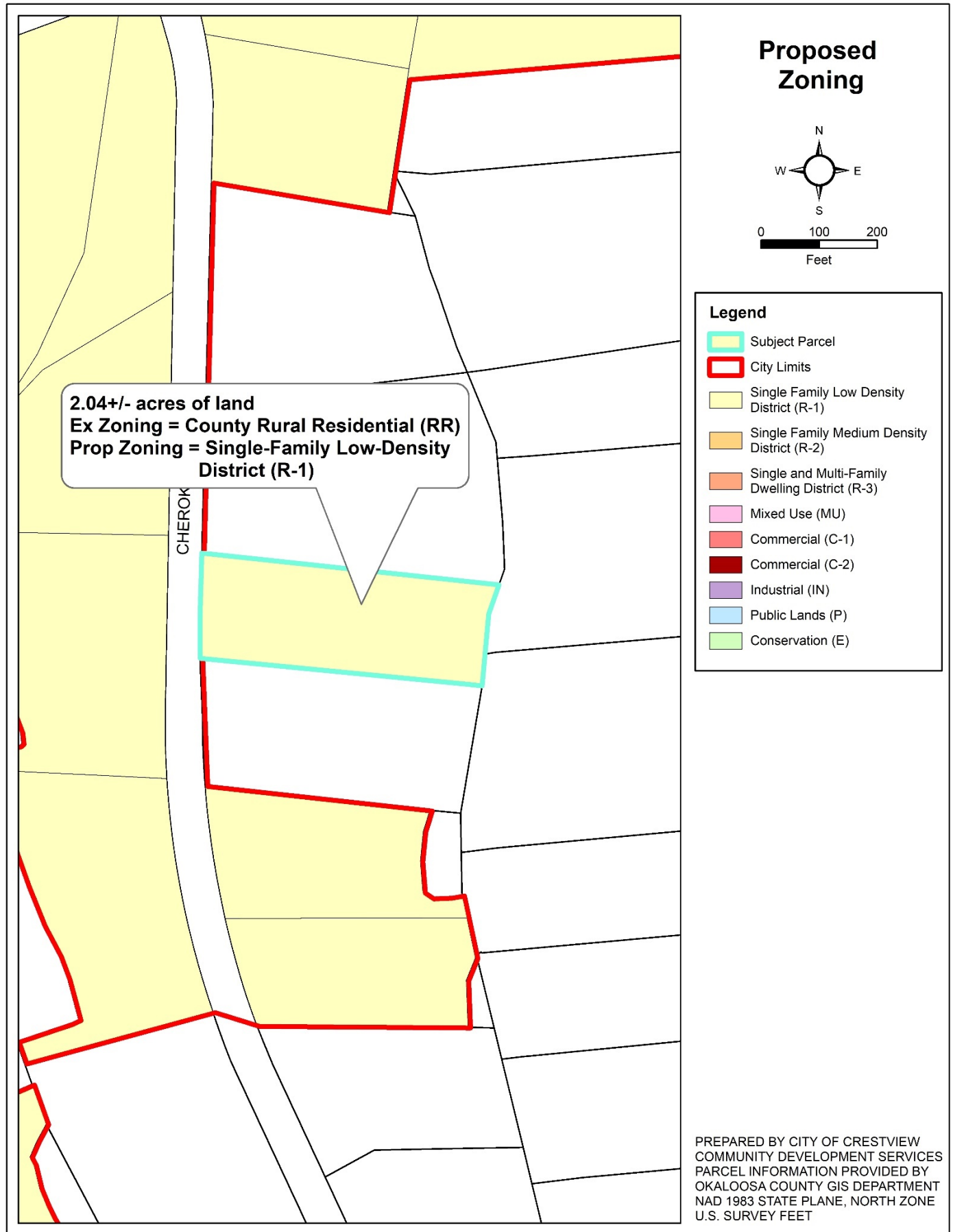
Legend

- Subject Parcel
- City Limits
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)

CHEROKEE NENE

County Rural Residential

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



Attachments

1. Vicinity Map2

ORDINANCE: 1811

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.04 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY RR ZONING DISTRICT TO THE SINGLE-FAMILY LOW-DENSITY (R-1) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 2.04 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.04 acres, more or less, being formerly zoned Okaloosa County RR with the Residential (R) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1810, is hereby rezoned to Single-Family Low-Density District (R-1) to wit:

PIN # 01-3N-24-0000-0001-045A

Commence at the NW corner of Section 1, Township 3 North, Range 24 West, thence N 89 degrees 56 minutes 23 seconds E 2122.96 feet; thence South 1456.62 feet; thence N 87 degrees 17 minutes 57 seconds W 564.16 feet; thence S 37 degrees 12 minutes 03 seconds W 312.47 feet to curve right with a 500 foot radius, thence along curve a distance of 238.20 feet to Cherokee NeNe; thence S 37 degrees 47 minutes 57 seconds E 139.73 feet; thence S 00 degrees 17 minutes 57 seconds E 884.73 feet for Point of Beginning; thence continue S 00 degrees 17 minutes 57 seconds E 180 feet; thence S 85 degrees 17 minutes 57 seconds E 487.92 feet more or less to waters edge of lake; thence Northeasterly along waters edge 200 feet more or less; thence N 85 degrees 47 minutes 57 seconds W 529.1 feet to Point of Beginning. Less 33.0 feet along Cherokee NeNe for R/W. Also known as Lot 37A, Tract 25, Kennedy Lakes.

Together with that part as described in Order recorded in Official Records Book 2855, Page 4915, of the Public Records of Okaloosa County, Florida.

Less and except that part conveyed to the City of Crestview, Florida, by Quit Claim Deed recorded in Official Records Book 2241, Page 4016, of the Public Records of Okaloosa County, Florida.

SECTION 3 – MAP UPDATE. The Crestview Zoning Map, current edition, is hereby amended to reflect

the above changes concurrent with passage of this ordinance, which is attached hereto.

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1810 and becomes legally effective.

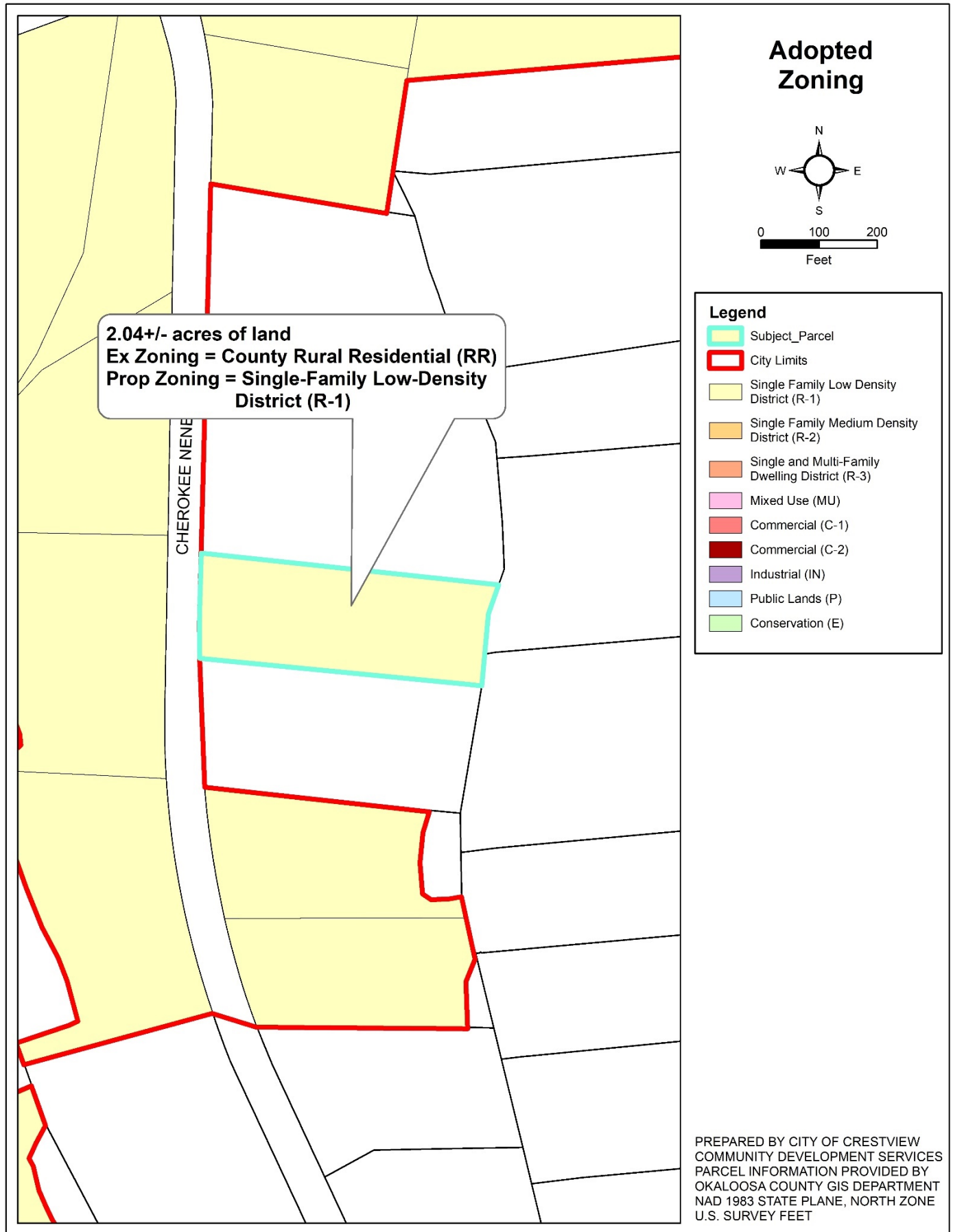
**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2020.**

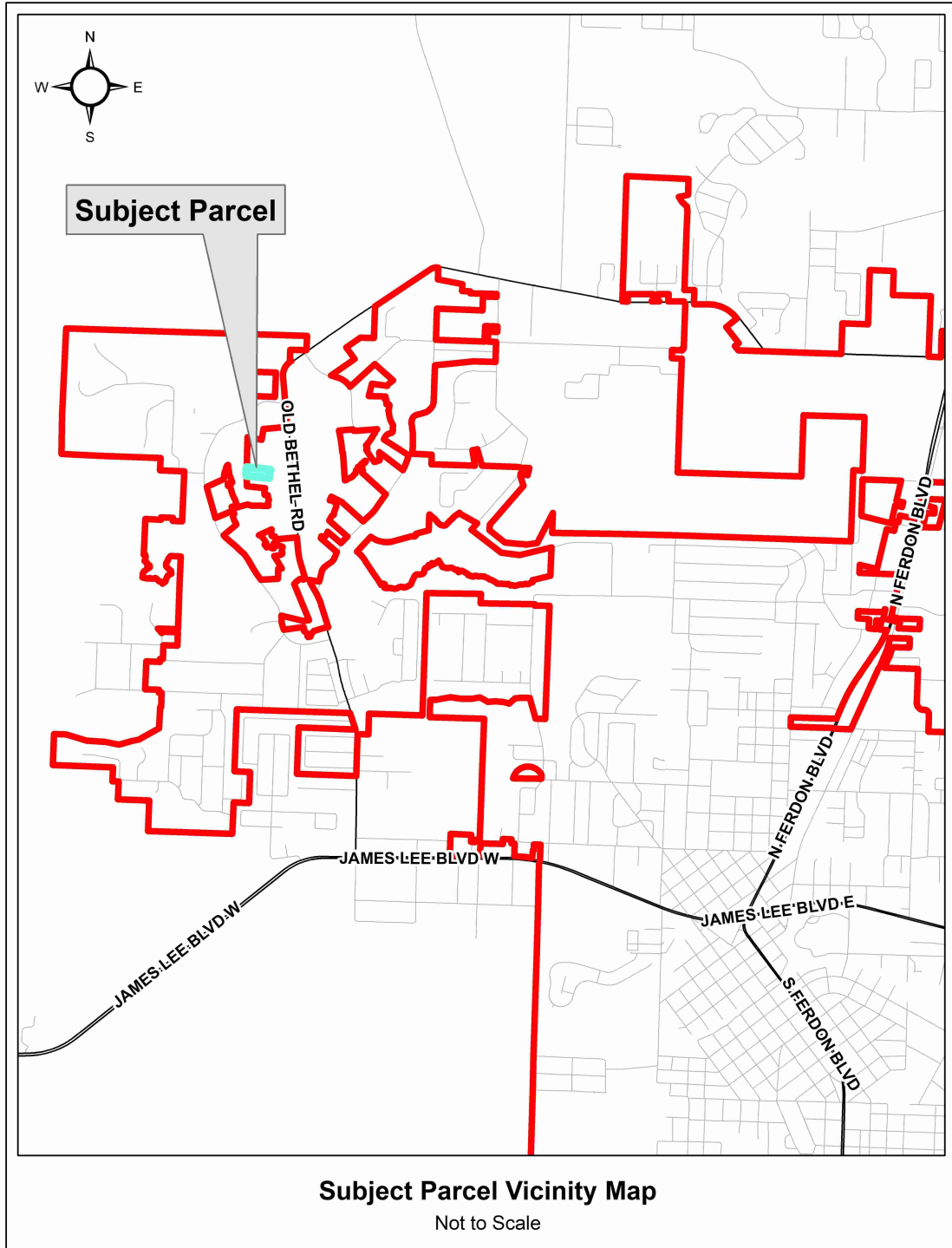
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor







Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: March 1, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 2/25/2021
SUBJECT: Ordinance 1812 Green Street Alley Vacation

BACKGROUND:

On January 27, 2021, staff received an application to request the vacation of an unopened and unused alley north of parcel ID #17-3N-23-2490-0111-0010 and south of parcel ID #08-3N-23-0000-0078-0000.

DISCUSSION:

An alley was platted along the north side of Lots 1 and 9 Block 111 on the Town of Crestview plat as recorded in Plat Book 1, Page 72. This is between what is now Industrial Drive and Green Street. The width is approximately 14 feet and runs approximately 252 feet in length.

This platted alley has never been known to have been opened and in use for any purpose.

Property owners along both sides of the alley have agreed to the vacation of this alley. If approved, the width of the alley would be split along the middle and granted to each adjacent property owner as per Florida State Statutes.

The City has no known utilities of any kind within this easement and have no foreseeable need for this alley and are therefore in support of the vacating of this alley.

GOALS & OBJECTIVES

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

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

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

Infrastructure – Satisfy current and future infrastructure needs.

Communication – To engage, inform and educate public and staff

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

Community Character – Promote desirable growth with a hometown atmosphere.

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.

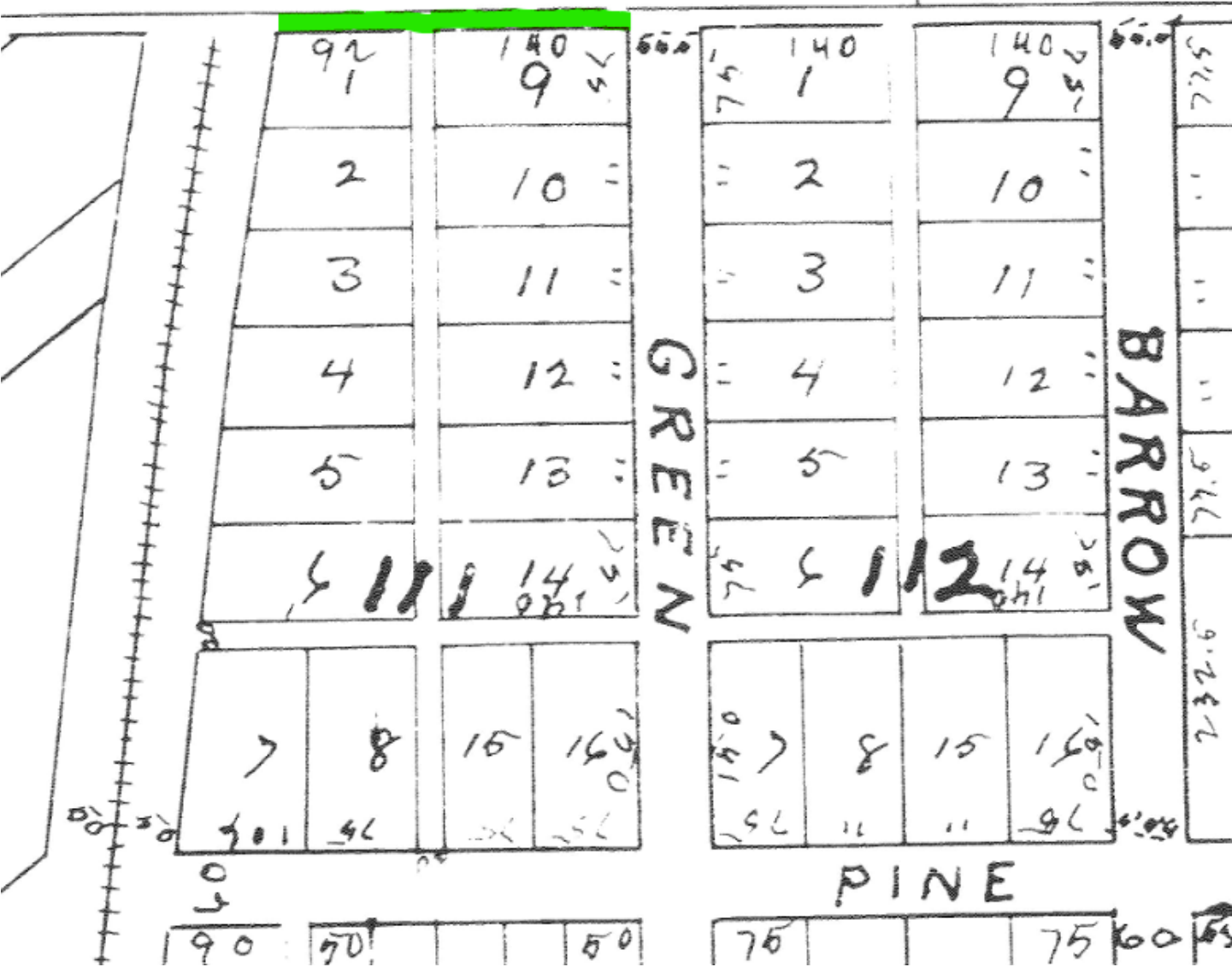
FINANCIAL IMPACT

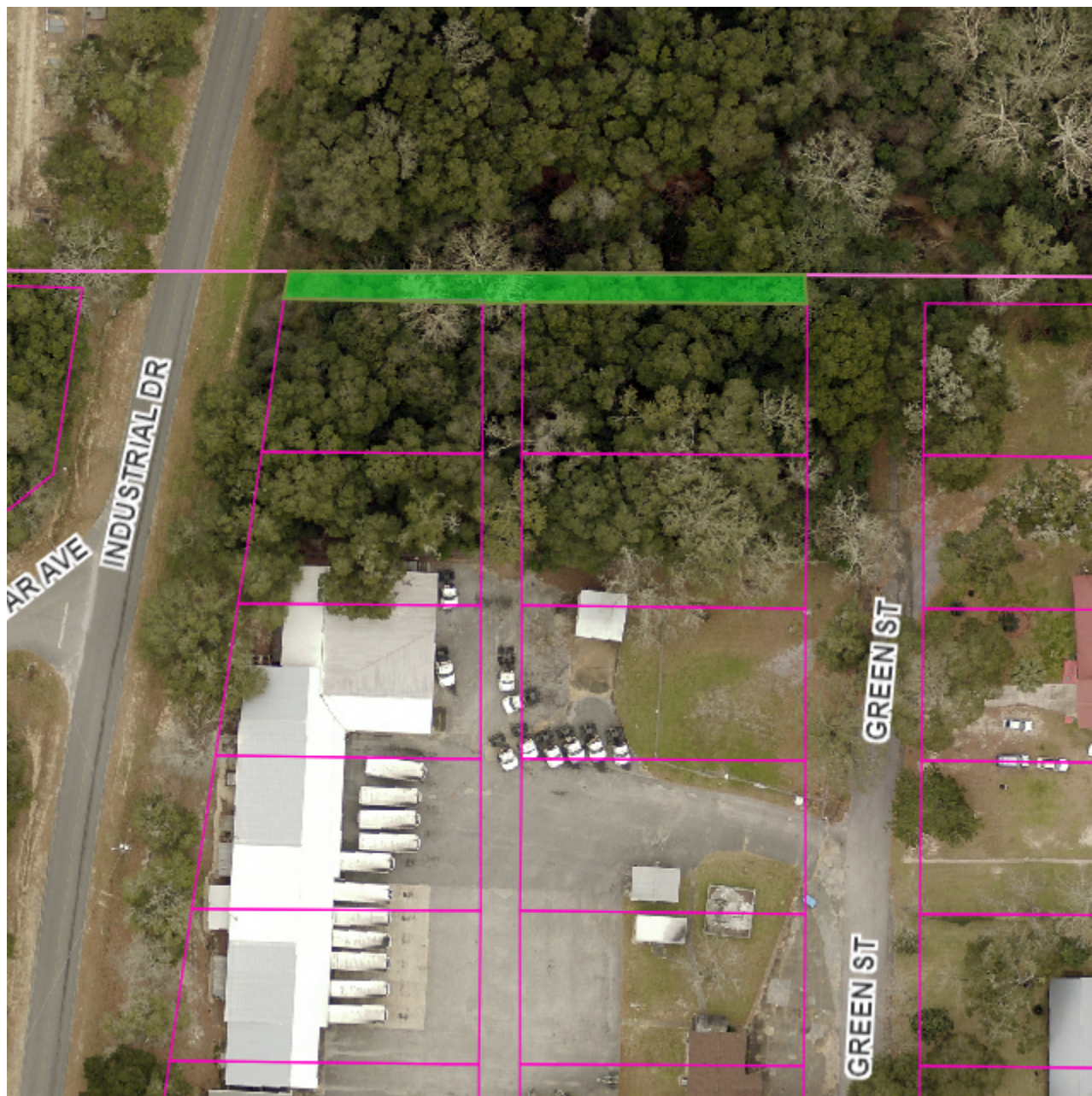
This will have no impact on the city budget.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1812 and send to the City Council for first reading and public hearing on second reading.

Original Plat





Attachments

None

ORDINANCE: 1812

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, VACATING AND ABANDONING THE UNDEVELOPED ALLEYWAY RUNNING ALONG THE NORTH SIDE OF LOTS 1 AND 9 OF BLOCK 111, TOWN OF CRESTVIEW, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 72, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; PROVIDING FOR UPDATE OF THE CRESTVIEW BASE, ZONING AND LAND USE MAPS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR FILING OF TIDS ORDINANCE WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property located adjacent to the unopened portions of the platted alleyway lying along the north side of Lots 1 and 9 Block 111, of the Town of Crestview, has petitioned the City to vacate and abandon said right of way, and

WHEREAS, the City has determined that the public has no need for the alleyways being vacated; and

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

SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Chapter 166.021, Florida Statutes and Section 2, City Charter

SECTION 2 – VACATION OF ALLEYWAYS. The City of Crestview hereby closes, vacates and abandons:

The unopened and undeveloped portions of the platted alleyway located along the north side of Lots 1 and 9 of Block 111, Town of Crestview, as per the plat recorded in Book 1, Page 72, Public Records of Okaloosa County, Florida.

SECTION 3 – FILING. After enactment, the City Clerk is hereby directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County, Florida.

SECTION 4 – MAP UPDATE. The Community Development Services Department is hereby directed to annotate the base, zoning, and land use maps to reflect these changes of record and to coordinate with other agencies on an as needed basis.

SECTION 5 – REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6 – SEVERABILITY. If any section, subsection, sentence clause, phrase or portion of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate Jurisdiction, the remaining section, subsection, sentences, clauses, or phrases and the application thereof shall not be affected thereby.

SECTION 7 – EFFECTIVE DATE. This ordinance shall become effective 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