



CITY OF CRESTVIEW

OFFICE OF THE CITY CLERK

P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536

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

March 8, 2021

6:00 PM

Council Chambers

REGULAR COUNCIL MEETING

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. Invocation, Pledge of Allegiance

3. Open Policy Making and Legislative Session

4. Approve Agenda

5. Presentations and Reports

5.1. MLK Speech Presentation - Mayor Whitten

6. Consent Agenda

6.1. Approval of the Minutes from the January 25, 2021 City Council Meeting

6.2. Amendment to City Contract #C19-2816-PW for PJ Adams Parkway Widening Project

7. Public Hearings / Ordinances on Second Reading

7.1. Ordinance 1793 - Brookmeade Drive @ Redstone Avenue Annexation

7.2. Ordinance 1794 - Brookmeade Drive @ Redstone Avenue Comprehensive Plan Amendment

7.3. Ordinance 1795 - Brookmeade Drive @ Redstone Avenue Rezoning

7.4. Ordinance 1796 - 4th Avenue NE & Industrial Drive Annexation

- 7.5. Ordinance 1797 - 4th Avenue NE & Industrial Drive Comprehensive Plan Amendment
- 7.6. Ordinance 1798 - 4th Avenue NE & Industrial Drive Rezoning
- 7.7. Ordinance 1799 - Redstone Avenue Annexation
- 7.8. Ordinance 1800 - Redstone Avenue Comprehensive Plan Amendment
- 7.9. Ordinance 1801 - Redstone Avenue Rezoning
- 7.10. Ordinance 1802 - Industrial Drive @ Richburg Lane Annexation

8. Ordinances on First Reading

- 8.1. Ordinance 1806 Foxwood Comprehensive Plan Amendment
- 8.2. Ordinance 1807 Foxwood Rezoning
- 8.3. Ordinance 1808 Foxwood Overlay District
- 8.4. Ordinance 1809 Cherokee Nene Annexation
- 8.5. Ordinance 1810 Cherokee Nene Comprehensive Plan Amendment
- 8.6. Ordinance 1811 Cherokee Nene Rezoning
- 8.7. Ordinance 1812 Green Street Alley Vacation

9. Resolutions

10. Action Items

11. City Clerk Report

- 11.1. Discussion of City Manager Evaluation

12. City Manager Report

13. Comments from the Mayor and Council

14. Comments from the Audience

15. Adjournment

Note: The Presentations section is for items that were submitted by a citizen or group of Citizens no later than the Wednesday 2 weeks prior to the meeting to the Clerk's office for approval. These items will be scheduled under the section titles Presentations and Reports. Supporting documents must be submitted at this time to be on the regular agenda. 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.

Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.



Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Elizabeth Roy, City Clerk
DATE: 3/2/2021
SUBJECT: Approval of the Minutes from the January 25, 2021 City Council Meeting

BACKGROUND:

Minutes are presented for approval in regular or special City Council or CRA meetings.

DISCUSSION:

Minutes are accomplished as soon as possible after any meeting of the City Council or CRA Board

Council and CRA members are requested to send any corrections to the City Clerk prior to the meeting so any corrections can be made.

Any amended minutes will be presented in the meeting for approval.

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.

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT

There is no financial impact to the City.

RECOMMENDED ACTION

Staff respectfully requests that the Council approve the minutes from the January 25, 2021 City Council Meeting.

Attachments

1. 1.25.2021 Draft Minutes

City Council Meeting
January 25, 2021
6:00 PM
Council Chambers

The Regular Meeting of the Crestview City Council was called to order at 6:00 P.M. Members present were Shannon Hayes, Andrew Rencich, Cynthia Brown, and Harry LeBoeuf. Also present were the honorable Mayor JB Whitten, City Clerk Elizabeth Roy, City Manager Tim Bolduc, City Attorney Mr. Holloway, department heads and members of the press. Mr. Blocker was not present at this meeting.

REGULAR AGENDA

1. Called to Order

This meeting was called to order by the Honorable Mayor Whitten at 6:00 p.m.

2. Invocation and Pledge of Allegiance

The invocation and pledge were led by Pastor Patrick Riffle, Youth Pastor representing Central Baptist Church.

3. Open Policy making and legislative session

4. Approval of Agenda

Mayor Whitten stated that Councilmember Blocker is not in attendance and for this meeting he requested that item 5.2 be moved to go before 5.1. He then asked for action by Council.

A motion made by Mr. Hayes to approve the Agenda with recommended changes. Seconded by Mr. Rencich with 4 yeas from Mr. Hayes, Mr. Rencich, Mr. LeBoeuf, Ms. Brown, with 0 nays, motion carried.

5. Presentations and Reports

5.1 Life Saving Award

Police McCosker presented the Life Saving Award to Officer Josh Elrick for his quick action of administering CPR to a citizen who is 8 months pregnant suffering from cardiac arrest, the patient and infant survived.

A brief discussion ensued thanking Officer Elrick for his life saving work.

5.2 Presentation by Gulf Power

Mr. Bernard Johnson, Regional Manager for Gulf Power, informed Council that Gulf Power will have a name change and rate change being that it was purchased back in 2019 by NextEra Energy. Mr. Johnson then updated Council on the current events taking place with Gulf Power locally, they have retired their usage of coal as of the end of 2020 and other items.

6. Consent Agenda

6.1 One-Year Extension of Audit Contract

6.2 Approval of the minutes from the December 14, 2020 City Council Meeting and the January 11, 2021 City Council Meeting

6.3 Amendment to the Parking Lot Construction Agreement with Okaloosa County

Mayor Whitten asked for action by Council.

A motion made by Mr. Rencich to approve the Consent Agenda. Seconded by Mr. LeBoeuf, with 4 yeas from Mr. Rencich, Mr. LeBoeuf, Mr. Hayes, Ms. Brown with 0 nays, motion carried.

7. Public Hearings- Ordinances on Second Reading

7.1 Ordinance 1790- Zoning Map Amendment

Mr. Duley, Planning Administrator asked the City Clerk to read Ordinance 1790 by title.

Ms. Roy, City Clerk stated, "Ordinance 1790 reads by title,

ORDINANCE 1790

AN ORDINANCE PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; PROVIDING FOR MAP UPDATE; PROVIDING FOR AUTHORITY; 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.

This is the Second Reading of Ordinance 1790."

Mr. Duley, Planning Administrator, stated that the rewriting of the Land Development code has precipitated the need to revise and adjust the existing zoning map. There are numerous parcels zoned in a way to make the existing use non-compliant. This creates situations where those parcels cannot be updated, modified, or constructed on. In addition, there are numerous issues with the existing zoning map that preclude adequate development of facilities and services needed by the citizens of the city. This has also been discussed at the Planning and Development Board and was most recently presented at the Council workshop.

Mayor Whitten asked for action by Council.

A motion made by Ms. Brown to adopt Ordinance 1790 on Second Reading and send for signatures. Seconded by Mr. LeBoeuf with 4 yeas from Ms. Brown, Mr. LeBoeuf, Mr. Hayes, Mr. Rencich with 0 nays, motion carried.

7.2 Ordinance 1791- Comp Plan & Future Land Use Map Amendments

Mr. Duley, Planning Administrator asked the City Clerk to read Ordinance 1791 by title,

Ms. Roy, City Clerk stated, "Ordinance 1791 reads by title,

ORDINANCE 1791

AN ORDINANCE PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AUTHORITY; PROVIDING FOR MAP UPDATE; 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.

This is the Second Reading of Ordinance 1791."

Mr. Duley, Planning Administrator stated the current comprehensive plan contains references to multiple items that have been changed since the plan was first written. Those are items such as the existing Land Development Code found in Chapter 102, non-existing departments and other such references. In addition, the existing comprehensive plan has the existing future land use elements that are being updated and revised as a part of the Land Development Code rewrite. Also, a part of this ordinance is the Future Land Use map that is a part of the Comprehensive Plan. That map must be updated to follow the State Statutes governing the correlations between the Zoning Map and the Future Land Use map.

This item was reviewed by several agencies with the State. No comments were received from most of those that received the packet. The State DEO office and FDOT both did respond. They had no comments that were against the changes, their comments were technical in nature and intended to assist us. Upon a phone conversation with both agencies, they stated their support for

our efforts and look forward to the upcoming work and efforts we are doing for long term planning.

Mayor Whitten asked for action by Council.

A motion made by Mr. Rencich to adopt Ordinance 1791 on Second Reading and send for signatures. Seconded by Mr. Hayes with 4 yeas from Mr. Rencich, Mr. Hayes, Ms. Brown, Mr. LeBoeuf with 0 nays, motion carried.

8. Ordinances on First Reading

8.1 Ordinance 1789- Land Development Code

Mr. Duley, Planning Administrator asked the City Clerk to read Ordinance 1789 by title.

Ms. Roy, City Clerk stated, "Ordinance 1789 reads by title,

ORDINANCE 1789

AN ORDINANCE CREATING A NEW LAND DEVELOPMENT CODE; REPEALING THE EXISTING CODE; PROVIDING FOR AUTHORITY; 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.

This is the First Reading of Ordinance 1789."

Mr. Duley, Planning Administrator stated this document follows the recent City SWOT Analysis which details what the citizens and leaders of this City envision for the future of Crestview as well as define the character traits we want to embrace and encourage. Crestview has not been a small town for many years now, we are a small urban city. Continued growth is coming to this area with no end in sight. Acknowledging that as a fact requires us to set the foundation for properly guiding that urbanization in a way that is sustainable for the long-term health and well-being of our citizens. The result of staff's efforts is hereby attached.

Mayor Whitten asked for action by Council.

A motion made by Mr. LeBoeuf to adopt Ordinance 1789 on First Reading and move to Second Reading. Seconded by Mr. Hayes with 4 yeas from Mr. LeBoeuf, Mr. Hayes, Mr. Rencich, Ms. Brown with 0 nays, motion carried.

8.2 Ordinance 1805- Revised Times of Sale of Alcohol

Mr. Bolduc, City Manager asked the City Clerk to read by title Ordinance 1805.”

Ms. Roy, City Clerk stated, “Ordinance 1805 reads by title,

ORDINANCE 1805

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR COMPLIANCE WITH STATE OF FLORIDA STATUTE; PROVIDING FOR REVISION TO CITY OF CRESTVIEW CODE OF ORDINANCES CHAPTER 6 - ALCOHOLIC BEVERAGES, SECTION 6-6 - HOURS OF SALE; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER’S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

This is the First Reading of Ordinance 1805.”

Mr. Bolduc, City Manager stated at the October council meeting, a council member brought forward the subject of modifying the City of Crestview Ordinances to match Okaloosa County for times to sell alcoholic beverages. This subject was discussed at a presentation to Council at the January 11, 2021 Council meeting. It was then decided to move forward with modifying the times to match the County times. Currently the City of Crestview does not allow the sale of alcoholic beverages during the week from Monday through Saturday, 4:00 a.m. until 7:00 a.m. the following morning and on Sunday from 4:00 a.m. until 1:00 p.m., except for restaurants that regularly serve full meals from 10:00 a.m. until 4:00 a.m. the following morning.

Mayor Whitten asked for action by Council.

A motion made by Mr. Rencich to adopt Ordinance 1805 on First Reading and move to Second Reading. Seconded by Mr. LeBoeuf with 4 yeas from Mr. Rencich, Mr. LeBoeuf, Mr. Hayes, Ms. Brown with 0 nays, motion carried.

9. Resolutions

10. Action Items

10.1 CivicRec Purchase

Ms. Leavins, Administrative Services Director stated that the Parks and Recreation department uses software to assist in the creation of teams. The software they have used historically is no longer serviceable and does not work with up to date devices. Additionally, with the advances in technology and pandemic concerns, like agencies have moved toward online registrations and payment options. This program will be used by not only the Athletics division, but also the Public Library and Events divisions. CivicRec will allow for enhanced service to our citizens, such as online payment, social media integration, registration, instructor sign up and facility rentals via a web portal. Additionally, CivicRec is a mobile friendly service allowing for easy smart phone access. By transitioning to a modern software package we expect to save money over time with

the reduction in printing and mailing costs and reduction in staff time processing applications. Additionally, this package will increase marketing and streamline the registration and rental process for our programs and facilities which we expect will lead to an increase in registration and facility rentals.

A brief discussion ensued.

Mayor Whitten asked for action by Council.

A motion made by Mr. Hayes to approve the CivicRec contract as submitted. Seconded by Mr. Rencich with 4 yeas from Mr. Hayes, Mr. Rencich, Ms. Brown, Mr. LeBoeuf with 0 nays, motion carried.

10.2 Schedule to fill Council Vacancy

Ms. Roy, City Clerk stated that at the January 11, 2021 City Council meeting, Councilman Harry LeBoeuf informed the council of his desire to complete the term he was appointed to and then resign effective the end of March 2021. To provide a clear path to fulfilling the requirement to fill the vacant position, the City Clerk has provided a process and timeline for the appointment. She reviewed the timeline to Council.

A discussion ensued.

Mayor Whitten asked for action by Council.

A motion made by Mr. Rencich to approve the timeline and application for a new City Councilmember. Seconded by Ms. Brown with 4 yeas from Mr. Rencich, Ms. Brown, Mr. Hayes, Mr. LeBoeuf, with 0 nays, motion carried.

10.3 Skate Park Design and Timeline

Mr. Bolduc, City Manager spoke to Council concerning the Skate park. The 2020-2021 budget included an allocation of \$100,000 to begin the construction of the park. This number was set as a place holder prior to any design work. Staff is currently working on sponsorships and looking into grant opportunities to fund the remainder of the project. The final cost of the skate park portion of the project is expected not to exceed \$350,000. The parking lot and other site work will have some costs associated but will be completed inhouse and within the current paving budget. With the company's current work schedule, if approved, construction could be completed by April 19th, 2021, which is the beginning of Spring Break for Okaloosa County schools.

Discussion ensued.

Mayor Whitten asked for action by Council.

A motion made by Mr. Rencich to approve the use of funds not to exceed \$350,000, for the construction of the skate park and that they City will seek sponsors. Seconded by Mr. LeBoeuf with 4 yeas from Mr. Rencich, Mr. LeBoeuf, Mr. Hayes, Ms. Brown with 0 nays, motion carried.

11. City Clerk Report

12. City Manager Report

12.1 City Manager Updates

Mr. Bolduc, City Manager informed Council that currently the City is on a month-to-month contract with P.A.W.S (Panhandle Animal Welfare Society) and meeting with them and Police Chief McCosker to create a partnership of some kind.

Mr. Bolduc updated the Council on the happenings of the meeting with the Foxwood residents, the update of the purchase of the downtown property for parking spaces and an update on Crestview Corners that on March 1st a gas line will be relocated and the expected completion of the project is estimated around march of next year.

Discussion ensued.

Mr. Rencich suggested that the Council send a resolution to the Governor of the State of Florida, commending him on the work his administration is doing concerning the pandemic.

Council gave consensus for the Resolution to be written.

Mr. Bolduc reviewed the First Quarter Financial Update and noted that the City is ahead of scheduled in funding.

12.2 Ben Holley Memorial Kiosk

Mr. Bolduc, City Manager reviewed the design of the Ben Holley Memorial Kiosk for a consensus to move forward to finding a funding source and a contract.

Council gave consensus concerning the kiosk.

12.3 Approval to move forward on Land Purchase

Mr. Bolduc, City Manager discussed the purchase of Wingard property and his request to amend the purchase price not to exceed \$500,000 at the price of \$10,000 an acre.

A brief discussion ensued.

A motion made by Mr. LeBoeuf to amend the purchase of the Wingard property near the sewer plant not to exceed \$500,000 at the price of \$10,000 an acre. Seconded by Ms. Brown with 4 yeas from Mr. LeBoeuf, Ms. Brown, Mr. Hayes, Mr. Rencich with 0 nays, motion carried.

13. Comments from the Mayor and Council

Mr. LeBoeuf informed Council that his official last day will be March 29th and that he wished a well recovery for Mr. Blocker.

Mr. Rencich updated Council on the Okaloosa-Walton TPO meeting he attended on projects concerning Crestview the work on the John King intersection and sidewalks on a section of PJ Adams.

Ms. Brown complimented the leadership of Police Chief McCosker and of the work that the Code Enforcement. She then asked if anyone could attend the upcoming library meeting on Wednesday in Niceville.

Mr. LeBoeuf stated that he would be able to attend.

Mr. Hayes premiered the new logo for the Okaloosa County EDC “One Okaloosa” and stated that businesses are coming to the county and that at all the meetings he attends he reiterates that Crestview is a good place to purchase a home. Mr. Hayes spoke about the Mayor’s theme for the year “Raising The Bar”.

Mayor Whitten noted that he stopped by the Food Give-away conducted at the First United Methodist Church on Saturday and hopefully within the next two months they are hoping to have another one. He attended the Saving Grace open house in Baker a house to assist ladies fighting addiction. Mayor Whitten announced that there is an upcoming Homeless Council meeting next week where the main topic will be housing for the homeless. He announced the upcoming Valentine Gala sponsored by Main Street on February 13th and that he will be absent for the next Council Meeting and asked Mr. Hayes if he could also attend the Citizen Advisory Council meeting in his absence.

Mr. Hayes stated that he would be able to attend that meeting.

14. Comments from the Audience

15. Adjournment

This meeting was adjourned by Mayor Whitten at 7:41 p.m.

Elizabeth M. Roy
City Clerk

J B Whitten
Mayor

Minutes approve this _____ day of _____, 20__.



Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Kyle Lusk
DATE: 3/4/2021
SUBJECT: Amendment to City Contract #C19-2816-PW for PJ Adams Parkway Widening Project

BACKGROUND:

The PJ Adams Parkway Widening Project is an ongoing project. Phases 1-3 are currently in construction and phase 4 has recently completed the design phase.

The phase 1-3 limits begin at Highway 85 on the east and terminate at Wild Horse Drive on the west end. Phase 4 will begin at Wild Horse Drive and terminate at Crab Apple Avenue.

DISCUSSION:

Phase 4 of the PJ Adams Parkway Widening Project will be an amendment to the original interlocal agreement for Phase 1-3 signed by the City and County in 2019.

The County's current contractor has provided a price of \$1,168,838 to perform the relocation of City utilities based on City's prepared scope of work and estimated quantities. The City has previously deposited with the County the sum of \$1,365,000 with the County to fund the original scope of work based on actual pricing received by the County.

Phase 4 of the project requires an additional \$1,200,000 to be paid to the County for the required relocation of City utilities along the projects length.

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.

Infrastructure- Satisfy current and future infrastructure needs

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

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

FINANCIAL IMPACT

A financial commitment of \$1,200,000 is required by the City for the fourth and final phase of the PJ Adams improvements for utility relocates, this amount was approved as part of the current water and sewer 2020-2021 budget cycle in the amount of \$800,000 in each utility division.

RECOMMENDED ACTION

Staff respectfully requests that the AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN OKALOOSA COUNTY, FLORIDA AND CITY OF CRESTVIEW, FLORIDA CONTRACT NO. C19-2816-PW be signed so that the PJ Adams Parkway Widening Project will continue as scheduled.

Attachments

1. Interlocal Agreement_Utility Adjust Cview and County Rev 5-15-19 Signed
2. Draft ILA Amendment_1-28-21RP



LETTER OF TRANSMITTAL

TO: City of Crestview

DATE: June 6, 2019

ATTENTION: Mrs. Elizabeth Roy, City Clerk

REFERENCE:

PROJECT NO:

TRANSMITTAL NO.:

WE ARE SENDING YOU:

☐ Attached☐ Hand Delivered

Plans

Specifications

☐ Invoice☐ Copy of Letter

Task Order

[illegible]

THESE ITEMS ARE TRANSMITTED AS INDICATED BELOW:

(If enclosures are not as shown, kindly notify us at once.)

☐ For Approval

☐ Approved as submitted☐ Resubmit ☐ copies for approval

X For your use

☐ Approved as noted☐ Submit ☐ copies for distribution

☒ As requested

☐ Returned for corrections

☐ Return corrected prints☐ For review & comment☐

☐ FOR BIDS DUE

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

CC:

SIGNED: Roy Petrey, P.E. Project Manager | Design Engineer
Name, Title

NSP

Received by
Mrs Roy's assistant

CONTRACT#: C19-2816-PW
CITY OF CRESTVIEW
INTERLOCAL AGREEMENT FOR UTILITIES
ON PJ ADAMS
EXPIRES: UPON COMPLETION OF PROJECT ON
PJ ADAMS

**INTERLOCAL AGREEMENT BETWEEN OKALOOSA COUNTY AND
THE CITY OF CRESTVIEW TO BID UTILITY ADJUSTMENTS AS A
COMPONENT OF PJ ADAMS PARKWAY WIDENING PROJECT**

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into by and between **OKALOOSA COUNTY, FLORIDA**, a political subdivision of the State of Florida (the "County") and the **CITY OF CRESTVIEW**, a municipality organized under the laws of the State of Florida (the "City").

WHEREAS, the County has undertaken a public works project known as the PJ Adams Parkway Widening consisting of widening from 2 lanes to 4 lanes the existing PJ Adams Parkway from SR 85 to I-10, and that project has been designed, rights-of-way acquired, and is being prepared for bid for construction of the segment of the project from SR 85 to Wild Horse Drive (hereinafter known as "PROJECT"); and

WHEREAS, the City has water and sanitary sewer infrastructure within the PROJECT corridor (hereinafter known as "CITY UTILITIES") that must be relocated to accommodate construction of the PROJECT; and

WHEREAS, the City has obtained professional services and has prepared utility adjustment plans, specifications, and a cost estimate for the scope of work necessary to relocate CITY UTILITIES; and

WHEREAS, the City and the County agree it is in the best interest of City to bid the relocation of the CITY UTILITIES as a component of the PROJECT; and

WHEREAS, the County has obtained funding to construct PROJECT from a variety of sources including federal, state, and local; and

WHEREAS, the City and the County understand that including the relocation of CITY UTILITIES as a component of the PROJECT will require the component to follow the same terms and conditions the County must abide by as required by its fund sources including, but not limited to, the Davis-Bacon Act, compliance monitoring and reporting for adherence to Equal Employment Opportunity/Affirmative Action requirements, and utilization of Construction

Engineering and Inspections professional services to administer and inspect all work (hereinafter referred as "CEI SERVICES") performed under the County's construction contract for the PROJECT; and

WHEREAS, the CITY has furnished the County the engineer's construction estimate of cost to relocate CITY UTILITIES of \$915,000 including a 10% contingency and City and County agree an initial estimate of \$125,000 is reasonable for the CEI SERVICES required for the relocation of CITY UTILITIES for a total initial estimate of construction cost being \$1,040,000; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the County and the City do agree as follows:

SECTION 1. AUTHORITY. This Agreement is entered into pursuant to the provisions of Chapter 163.01, Florida Statutes, and other applicable provisions of law.

SECTION 2. RECITALS. The above recitals are true and accurate and are incorporated herein as essential terms of the Agreement.

SECTION 3. PARTIES. The parties to this Agreement are the County and the City.

SECTION 4. DETAILS OF THE PJ ADAMS PARKWAY WIDENING PROJECT. The project widens PJ Adams Parkway from two to four lanes from near SR 85 to Wild Horse Drive. Included in the project are drainage improvements and construction of noise barrier walls to mitigate the impact by the PROJECT to surrounding property. Finally, new traffic signals will be constructed at Key Lime Place and Ashley Drive and the signal at Wild Horse will be modified to accommodate the revised roadway.

Additional rights-of-way were identified during the PROJECT design and have since been acquired to accommodate construction of the PROJECT and also to provide room for relocation of existing utilities that are in conflict with the new construction.

During the design phase, and as part of utility coordination, each utility within the corridor including the City, undertook steps to resolve conflicts with their utilities and the proposed

construction and prepared plans including a utility work schedule to relocate their utilities within the construction corridor concurrent with the construction contract for the PROJECT.

SECTION 5. PARTY RESPONSIBILITIES.

- A. COUNTY - PJ Adams Parkway is a county road and as such, the County has full authority and responsibility to undertake and manage the Project including entering into construction contract that contains as a component the relocation of CITY UTILITIES. The County will provide CEI SERVICES via a consultant to provide general oversight, inspection and compliance. The County's CEI consultant, as a representative and on behalf of the County, will schedule and conduct meetings with contractors and other stakeholders and will coordinate resolution of field conflicts. The County will coordinate with the City any contract change orders associated with the costs to relocate CITY UTILITIES.
- B. CITY – The City is responsible for all design associated with relocation of CITY UTILITIES including any design costs required during construction due to conflicts with others. The CITY agrees to provide responsible personnel including, but not limited to, design professionals to coordinate resolution of conflicts that may arise during the relocation of CITY UTILITIES. The City will conduct inspections independent to any performed by the CEI and will be responsible for all permits including payment and any certifications that may be needed to place the completed utility work into operation.

SECTION 6. FUNDING FOR THE PROJECT.

- A. The City shall fund the full cost for the relocation of CITY UTILITIES including the City's share of CEI costs. Upon notice there is an Intent to Award a contract for construction, the City shall, within ten (10) business days' of receipt of said notice, deposit with the County the estimated total construction cost associated with relocation of CITY UTILITIES the sum of \$1,040,000. The County will

provide an accounting of all costs paid that are associated with relocation of CITY UTILITIES and shall provide copies of said invoices to City upon request. If it becomes apparent that the construction or CEI costs associated with relocation of CITY UTILITIES will exceed the initial estimate, the County Engineer and the City's Public Services Director shall meet and decide the appropriate additional sum that should be deposited by the City to the County. The City shall deposit such amount determined within fifteen (15) business days' of that determination.

- B. Should the City require additional information or documentation concerning the work, then the City shall make that request to the County, who shall coordinate the production of that information from the respective contractor or consultant. If the County is unable to procure the records requested by the City, then this shall not be deemed a breach of this Agreement by the County.
- C. If the CITY UTILITIES portion of the PROJECT is completed and the County is holding excess funds, which the City has provided to the County, then the County shall return these excess funds to the City within forty-five (45) days of the final completion of the CITY UTILITIES portion of the PROJECT.

SECTION 7. TERM. This Agreement shall take effect on the last date of adoption by both the respective governing bodies and shall expire on the latest of the date of completion of the PROJECT or the date the County returns to the City any excess funds as described in Section 6(C).

SECTION 8. RECORDS AND REPORTING.

- A. The parties agree to maintain books, records, documents and other evidence according to generally accepted governmental accounting principles, procedures and practices which sufficiently and properly reflect the receipt, processing and payment of amounts in connection with the CITY UTILITIES relocation or otherwise paid or to be paid.

- B. Neither the City nor the County shall assume any responsibility for the other entity's failure to respond, timely, or at all, to a public records request. A request upon one entity, shall not be deemed to be a request on the other entity.
- C. The parties must comply with the public records laws, Chapter 119, F.S., specifically the parties must:
 - 1) Keep and maintain public records required by the City/County to perform the service.
 - 2) Upon request from the City/County's custodian of public records, provide the City/County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119 Florida Statutes or as otherwise provided by law.
 - 3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the City/County does not transfer the records to the City/County.
 - 4) Upon completion of the contract, transfer, at no cost, to the City/County all public records in possession of the City/County or keep and maintain public records required by the City/County to perform the service. If the City/County transfers all public records to the public agency upon completion of the contract, the City/County shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the City/County keeps and maintains public records upon completion of the contract, the City/County shall meet all applicable requirements for retaining the public records. All records stored electronically must be provided to the public agency, upon the request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF THE CITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT OKALOOSA COUNTY RISK MANAGEMENT DEPARTMENT, 5479 OLD BETHEL ROAD, CRESTVIEW, FL 32536 PHONE: (850) 689-5977 riskinfo@myokaloosa.com.

IF THE COUNTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COUNTY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT CRESTVIEW CITY CLERK, 198 N. WILSON STREET, CRESTVIEW, FL 32536 PHONE: (850) 682-1560 cityclerk@cityofcrestview.org.

SECTION 9. REPRESENTATIONS AND WARRANTIES. Each party hereby represent and warrant to the other that it has all requisite power, authority, and authorization to enter into this Agreement, has taken all necessary actions required to enter into this Agreement, and to fulfill any and all of its obligations, duties, and responsibilities provided for or required of it by this Agreement, whether exercised individually or collectively.

SECTION 10. AMENDMENTS. With the exception of additional deposit amount made pursuant to Section 6(A), neither this Agreement nor any portion of it may be modified or waived orally. The provisions hereof may be amended or waived only pursuant to an instrument in writing, approved by the City Council and the Board of County Commissioners, and jointly executed by the parties hereto. This Agreement shall be enforced and be binding upon, and inure to the benefits of, the parties hereto and their respective survivors and assigns, if any. This Agreement shall not be assigned without the permission of all parties to the agreement.

SECTION 11. DISPUTE RESOLUTION. The parties shall attempt to resolve any dispute that arise under this Agreement in good faith by participating in mediation. This mediation shall be in lieu of the requirements of the "Florida Governmental Conflict Resolution Act." The mediator shall be mutually agreed upon by the parties and the cost of mediation shall be borne equally between the parties. In the event the matter is not resolved through the mediation process, each party shall be free to pursue any of its available remedies.

SECTION 12. JURY TRIAL WAIVER. IN THE EVENT THAT LITIGATION IS FILED BY ANY PARTY TO ENFORCE ANY TERMS OF THIS AGREEMENT, THEN ALL PARTIES AGREE THAT THEY HEREBY WAIVE ANY RIGHT TO A JURY TRIAL ON ANY ISSUES ARISING OUT OF THIS AGREEMENT.

SECTION 13. SEVERABILITY. If any one or more of the provisions of this Agreement shall be held contrary to any express provision of law or contrary to any policy of express law, then the remainder of this Agreement shall remain in full force and effect.

SECTION 14. GOVERNING LAW AND VENUE. The validity, construction and performance of this Agreement shall be governed by the laws of the State of Florida. Venue for any action arising out of this Agreement shall be in the state courts of Okaloosa County, Florida.

SECTION 15. NOTICE. If written notice to a party is required under this Agreement, such notice shall be given by hand delivery, recognized overnight delivery service, or by first class mail, registered and return receipt requested.

As to the County as follows: County Administrator
Okaloosa County
1250 Eglin Pkwy N
Suite 102
Shalimar, FL 32579

As to the City as follows: City Manager
City of Crestview
198 North Wilson Street
Crestview, FL 32536

SECTION 16. NO MEMBER LIABILITY. Neither the members of the governing body of the County, the City, nor anyone executing this Agreement, shall be liable personally or shall be subject to any accountability for reason of the execution by the County, the City or any executing authority of the County or the City for any act pertaining thereto.

SECTION 17. SOVEREIGN IMMUNITY. The parties further agree that nothing contained herein is intended to, nor shall be construed as, a waiver of the County or City's rights and immunities under the common law or section 768.28, Florida Statutes, as amended from time to time.

SECTION 18. INSURANCE, LIABILITY AND INDEMNIFICATION.

- A. Each party agrees to be fully responsible for all claims, liabilities, damages, costs, actions, suits, or proceedings at law or in equity which may occur as a result of the wrongful or negligent acts of their respective officers, employees, representatives, and agents.
- B. Any contractor or consultant engaged by the County for work on the PROJECT shall be required to protect, defend, indemnify, and hold both the City and County harmless from all claims, demands, causes of action, or liability resulting from injury to or death of persons or damage to or loss of property sustained as a

consequence of the PROJECT and arising from said contractor's operations or as a proximate result of the acts or omissions of the contractor or their employees.

SECTION 19. CONSTRUCTION. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the parties and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

SECTION 20. FILING. The County and the City are hereby authorized and directed after approval, to file this Agreement with the Clerk of the Circuit Court of Okaloosa County, Florida, for recording in the public records of Okaloosa County, Florida as provided in Section 163.01 (11), Florida Statutes.

SECTION 21. WAIVER. No waiver of any provision hereof shall be effective unless made in writing and signed by the waiving party. The failure of any party to require the performance of any term or obligation of this Agreement, or the waiver by any party of any breach of this Agreement, shall not prevent any subsequent enforcement of such term or obligation or be deemed a waiver of any subsequent breach.

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on the date and year last written below.

OKALOOSA COUNTY, FLORIDA

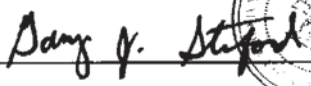
By: 
 Charles K. Windes, Jr., Chairman



JUN 04 2019

Date: _____

ATTEST:

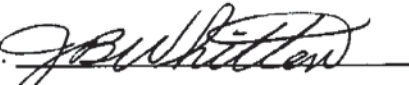

 J.D. Peacock II, Clerk



APPROVED AS TO FORM:


 Gregory T. Stewart, County Attorney

CITY OF CRESTVIEW, FLORIDA

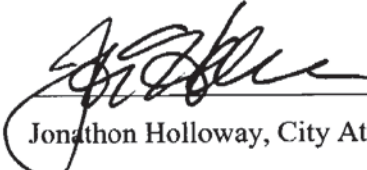
By: 
 JB Whitten, Mayor

Date: 5-24-19

ATTEST:


 Elizabeth M. Roy, City Clerk

APPROVED AS TO FORM:


 Jonathon Holloway, City Attorney

**AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN
OKALOOSA COUNTY, FLORIDA AND CITY OF CRESTVIEW, FLORIDA
CONTRACT NO. C19-2816-PW**

This First Amendment to the Interlocal Agreement between Okaloosa County, a political subdivision of the state of Florida (the “County”), and the City of Crestview, a municipality organized under the state of Florida (the “City”), executed this _____ day of _____, 2021, is made a part of the original Agreement dated June 4, 2019, Contract No. C19-2816-PW (the “original Agreement”), incorporated herein by reference. The County and City hereby agree as follows:

1. THE RECITALS OF THE EXISTING CONTRACT ARE AMENDED AS FOLLOWS:

- a. WHEREAS, the PROJECT corridor for the widening of PJ Adams Parkway has been extended adding the segment from Wild Horse Drive to Crab Apple Avenue and the County intends to add the widening of the added segment to the scope of work with County’s current contractor on the project; and
- b. WHEREAS, the City has water and sewer infrastructure (CITY UTILITIES) within the added segment that will require relocation and City also desires to add the scope of work for the relocation of CITY UTILITIES to the current scope of work of County’s current contractor; and
- c. WHEREAS, the County’s current contractor has provided a price of \$1,168,838 to perform the relocation of CITY UTILITIES based on City’s prepared scope of work and estimated quantities; and
- d. WHEREAS, City staff and their consultant have reviewed the pricing submitted by the County’s contractor and find the pricing favorable;
- e. WHEREAS, the City has previously deposited with the County the sum of \$1,365,000 with the County to fund the original scope of work based on actual pricing received by County;

2. SECTION 6A OF THE EXISTING CONTRACT IS AMENDED TO ADD:

Within 10 business days of County entering into an agreement with their contractor to include the added scope of widening PJ Adams Parkway from Wild Horse Drive to Crab Apple Avenue and relocation of CITY UTILITIES to the existing construction contract, the City shall deposit with the County the estimated total construction cost associated with relocation of CITY UTILITIES in the amount of \$1,200,000 representing the received estimated cost and a 2.67% contingency.

- 3. OTHER PROVISIONS REMAIN IN EFFECT.** Except as specifically modified herein, all terms and conditions of the original Agreement between the parties, dated June 4, 2019 and any amendments thereto, shall remain in full force and effect.

4. **CONFLICTING PROVISIONS.** The terms, statements, requirements, or provisions contained in this Amendment shall prevail and be given superior effect and priority over any conflicting or inconsistent terms, statements, requirements or provisions contained in any other document or attachment.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the day and year first written above.

OKALOOSA COUNTY, FLORIDA

CITY OF CRESTVIEW, FLORIDA

By: _____
Carolyn N. Ketchell, Chairman

By: _____
JB Whitten, Mayor

Date: _____

Date: _____

Attest: _____
J.D. Peacock II, Clerk

Attest: _____
Elizabeth M. Roy, City Clerk

Approved as to Form:

Approved as to Form:

Lynn Hoshihara, County Attorney

Jonathon Holloway, City Attorney



Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1793 - Brookmeade Drive @ Redstone Avenue Annexation

BACKGROUND:

On January 11, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 475 Brookmeade Drive.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed Use.

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: City of Crestview
Parcel ID: 28-3N-23-0000-0004-0010
28-3N-23-0000-0005-0000
Site Size: .97 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial	Commercial (C-1)	Commercial
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial
South	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
West	Commercial	Currently C-1, Proposed C-2	Commercial

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

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 January 11, 2021.

A letter was sent via certified mail to the Okaloosa Board of County Commissioners on January 11, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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

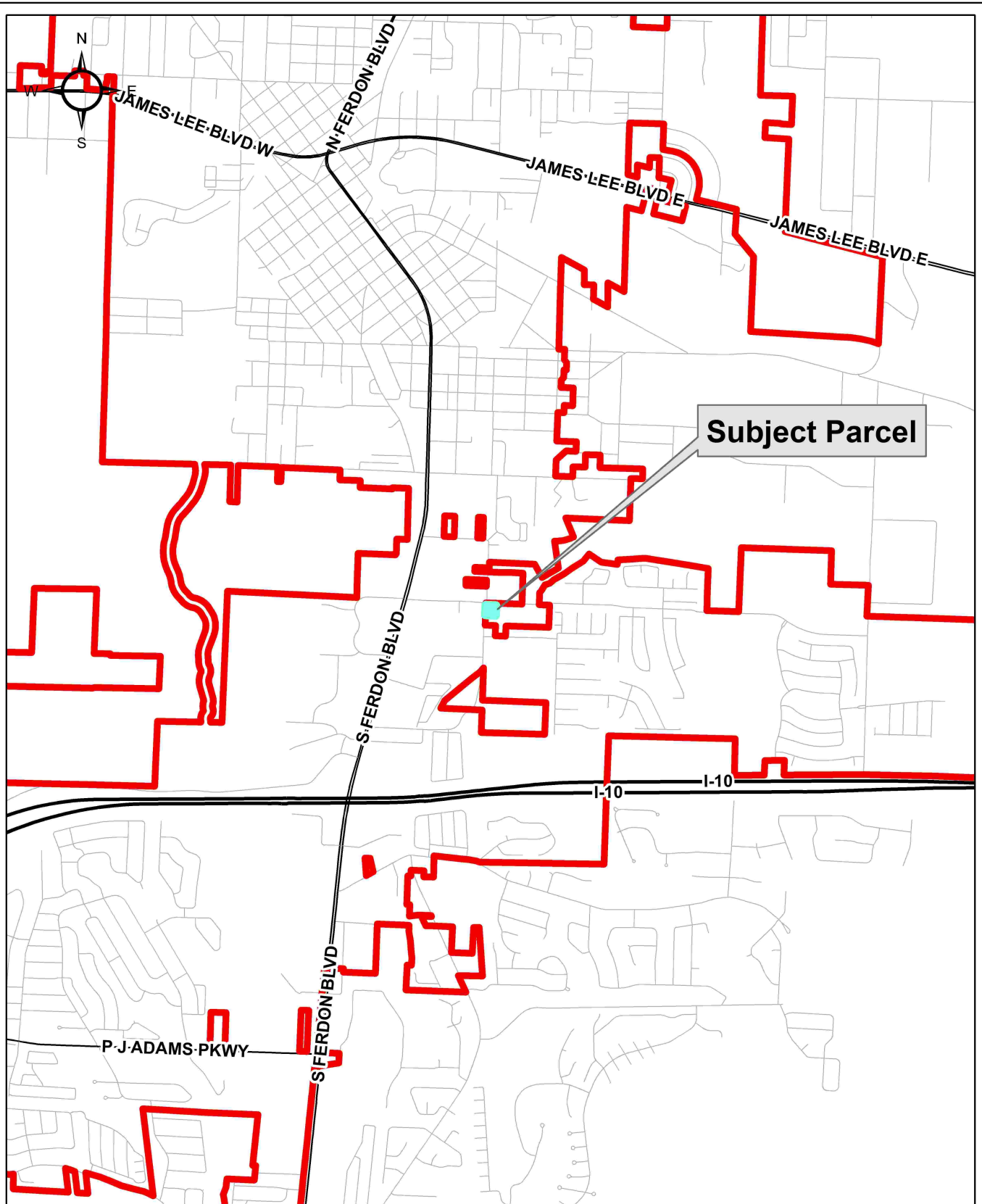
The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising is \$463.68.

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

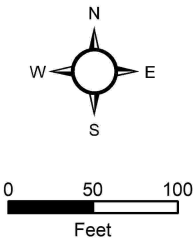
Staff respectfully requests adoption of Ordinance 1793 on second reading.



Subject Parcel Vicinity Map

Not to Scale

Subject Parcel
Aerial Exhibit



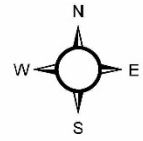
Legend

-  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

Subject Parcels Existing Use



0 50 100
Feet

Legend

- Subject Parcels
- City Limits
- MOBILE HOM
- OFFICE BUI
- PRIVATE HO
- PROFESSION
- SINGLE FAM
- VACANT
- VACANT COM
- WAREHOUSE-

0.97 Acres

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: 1793

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± .97 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 28, TOWNSHIP 3 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 # 28-3N-23-0000-0004-0010 & 28-3N-23-0000-0005-0000 (Deed recorded in Book 3512, page 1949, dated December 11, 2020)

Parcel 1:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, thence East along Section line 210 feet and corner, thence South 240 feet and corner, thence West 210 feet to the County Road right of way and corner; thence North along the County Road 240 feet, more or less to the Point of Beginning, lying and being in Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida.

LESS AND EXCEPT:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, thence East along said Section line 210 feet and corner; thence South 66 feet and corner; thence West 210 feet and corner; thence North 66 feet to the Point of Beginning.

Parcel 2:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, Okaloosa

County, Florida, thence East along said section line 210 feet and corner; thence South 66 Feet and corner; thence West 210 feet and corner; thence North 66 feet to the point of beginning.

LESS AND EXCEPT:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, thence East along said Section line 210 feet and corner; thence South 46 feet and corner; thence West 210 feet and corner; thence North 46 feet to the Point of Beginning as contained in O.R. Book 2040 Page 2297 of the Official 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 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.**

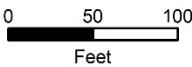
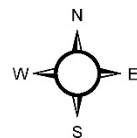
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

**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

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1794 - Brookmeade Drive @ Redstone Avenue Comprehensive Plan Amendment

BACKGROUND:

On January 11, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 475 Brookmeade Drive.

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

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed Use.

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: City of Crestview
Parcel ID: 28-3N-23-0000-0004-0010
28-3N-23-0000-0005-0000
Site Size: .97 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial	Commercial (C-1)	Commercial
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial
South	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
West	Commercial	Currently C-1, Proposed C-2	Commercial

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

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 January 11, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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.

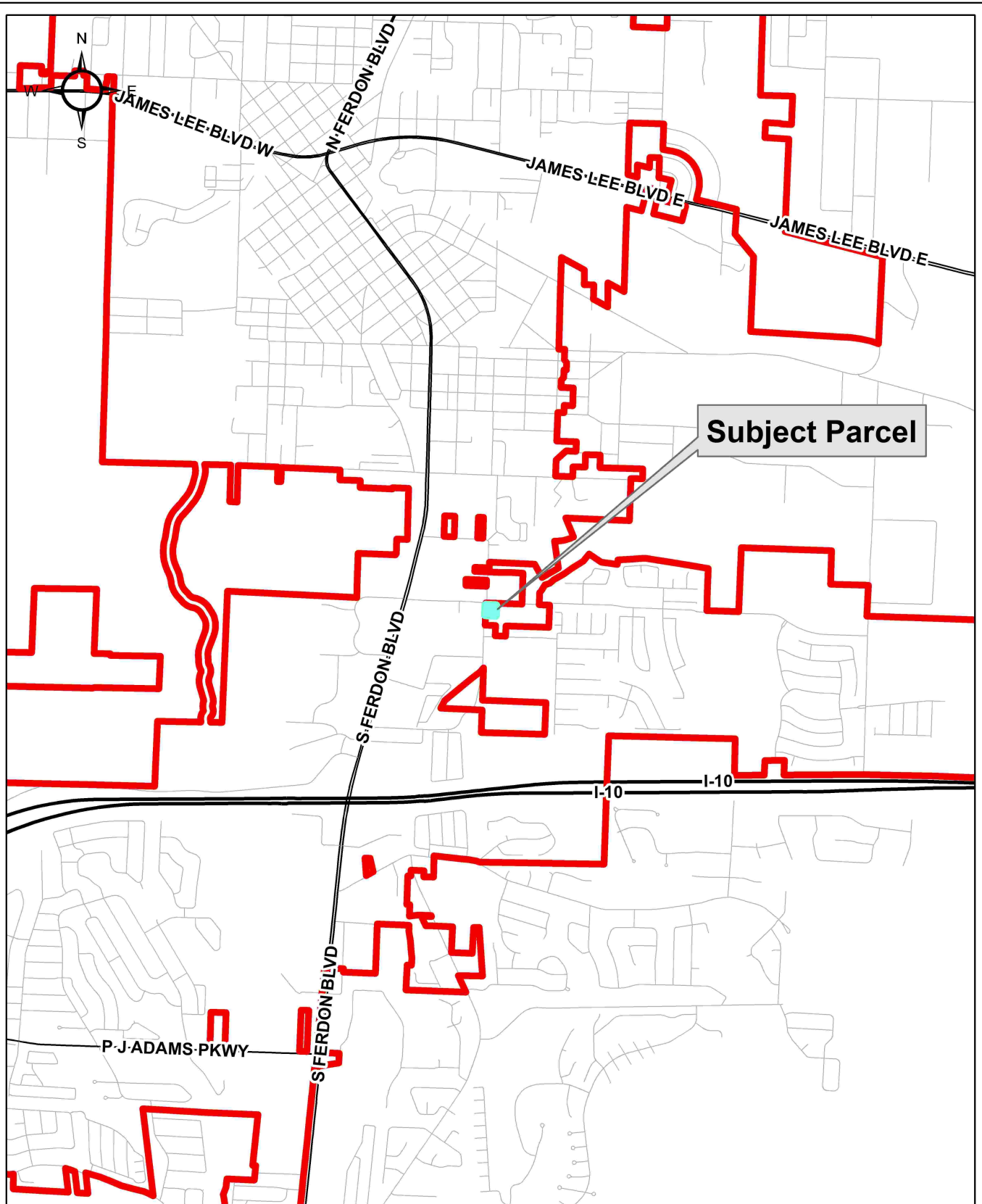
Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the comprehensive plan amendment have been waived for this application as it was 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

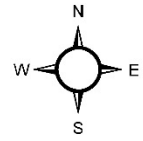
Staff respectfully requests adoption of Ordinance 1794 on second reading.



Subject Parcel Vicinity Map

Not to Scale

Subject Parcels Current FLU



0 50 100
Feet

Legend

Subject Parcels

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Low Density Residential (LDR)

Medium Density Limited Residential (MDLR)

Medium Density Residential (MDR)

High Density Residential (HDR)

Mixed Use (MU)

Downtown Mixed Use

Public Lands (PL)

Conservation (CON)

Pending Comp Plan Amendment

County MU

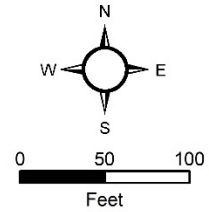
BROOKMEADE DR

BROOKMEADE DR

E REDSTONE AVE

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 Parcels
- City Limits
- City Future Land Use**
- Commercial (C)
- Industrial (IN)
- Low Density Residential (LDR)
- Medium Density Limited Residential (MDLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Downtown Mixed Use
- Public Lands (PL)
- Conservation (CON)
- Pending Comp Plan Amendment

0.97+/- acres of land
Ex FLU = County MU
Prop FLU = Commercial (C)

BROOKMEADE DR

E REDSTONE AVE

BROOKMEADE DR

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: 1794

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 TO COMMERCIAL (C) ON APPROXIMATELY .97 ACRES, MORE OR LESS, IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use to Commercial on a parcel of land containing .97 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 .97 acres of land, more or less, from Okaloosa County Mixed Use to Commercial. For the purposes of this Ordinance and Comprehensive Plan Amendment, the .97 acres, more or less, is known as Parcel 28-3N-23-0000-0004-0010 & 28-3N-23-0000-0005-0000 and commonly described as:

Parcel 1:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, thence East along Section line 210 feet and corner, thence South 240 feet and corner, thence West 210 feet to the County Road right of way and corner; thence North along the County Road 240 feet, more or less to the Point of Beginning, lying and being in Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida.

LESS AND EXCEPT:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, thence East along said Section line 210 feet and corner; thence South 66 feet and corner; thence West 210 feet and corner; thence North 66 feet to the Point of Beginning.

Parcel 2:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, thence East along said section line 210 feet and corner; thence South 66 Feet and corner; thence West 210 feet and corner; thence North 66 feet to the point of beginning.

LESS AND EXCEPT:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, thence East along said Section line 210 feet and corner; thence South 46 feet and corner; thence West 210 feet and corner; thence North 46 feet to the Point of Beginning as contained in O.R. Book 2040 Page 2297 of the Official Records of Okaloosa County, Florida.

The Commercial Future Land Use Category is hereby imposed on Parcel 28-3N-23-0000-0004-0010 & 28-3N-23-0000-0005-0000. 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 Parcel 28-3N-23-0000-0004-0010 & 28-3N-23-0000-0005-0000 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.**

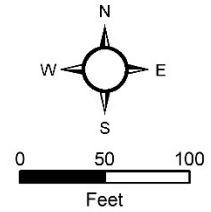
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

Adopted Future Land Use



0.96+/- acres of land
Ex FLU = County MU
Adopted FLU = Commercial (C)

BROOKMEADE DR

E REDSTONE AVE

BROOKMEADE DR

Legend

- Subject Parcels
- City Limits
- City Future Land Use**
- Commercial (C)
- Industrial (IN)
- Low Density Residential (LDR)
- Medium Density Limited Residential (MDLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Downtown Mixed Use
- Public Lands (PL)
- Conservation (CON)
- Pending Comp Plan Amendment

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

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1795 - Brookmeade Drive @ Redstone Avenue Rezoning

BACKGROUND:

On January 11, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 475 Brookmeade Drive.

The application requests the Commercial (C-1) zoning designation for the property.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed Use.

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: City of Crestview
Parcel ID: 28-3N-23-0000-0004-0010
28-3N-23-0000-0005-0000
Site Size: .97 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial	Commercial (C-1)	Commercial
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial
South	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
West	Commercial	Currently C-1, Proposed C-2	Commercial

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

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 January 11, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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.

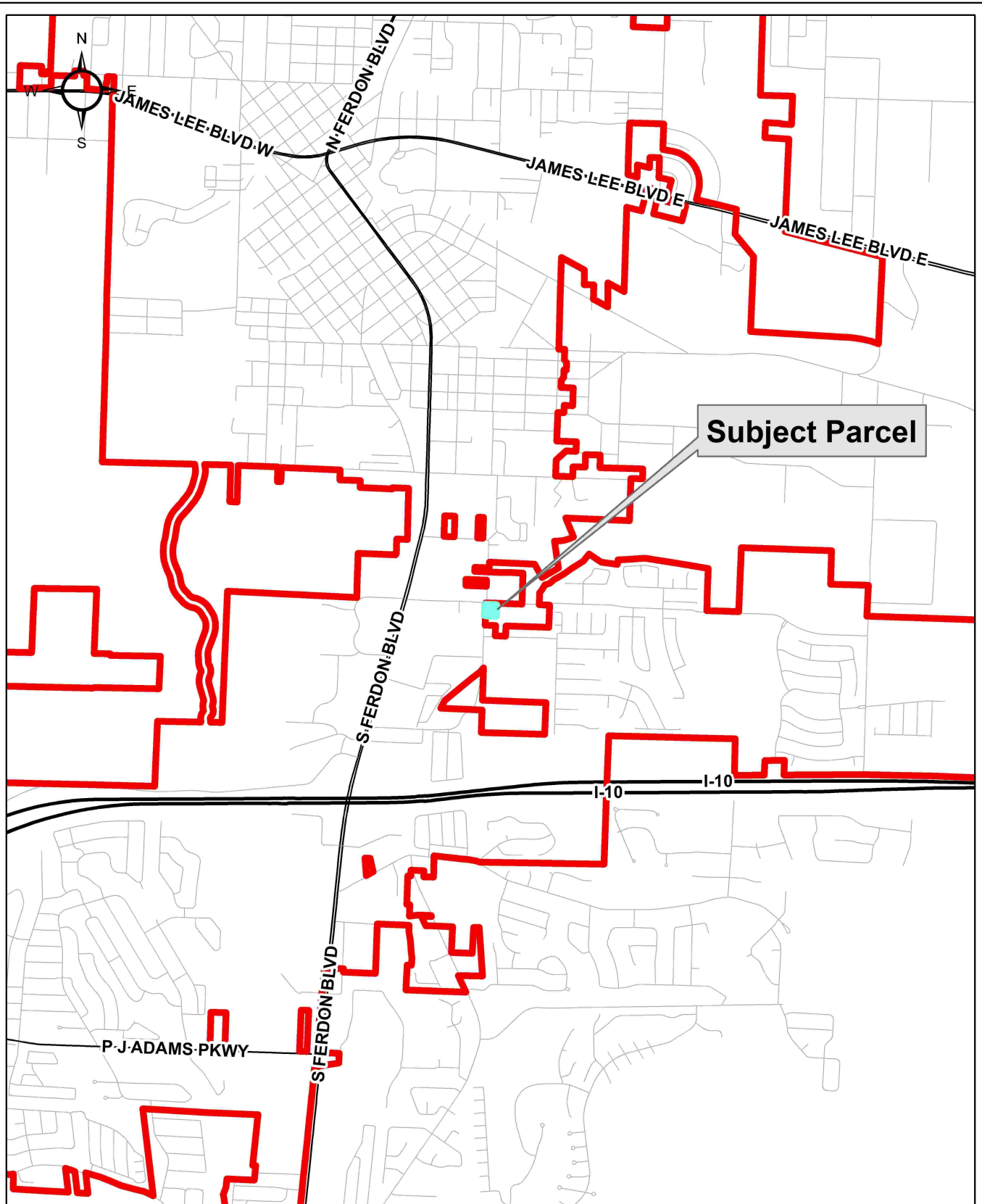
Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the 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

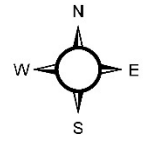
Staff respectfully requests adoption of Ordinance 1795 on second reading.



Subject Parcel Vicinity Map

Not to Scale

Subject Parcels Current Zoning



0 50 100
Feet

Legend

Subject Parcels

City Limits

Zoning

Commercial (C-1)

Commercial (C-2)

Industrial (M-1)

Single Family Dwelling District (R-1)

Single Family Dwelling District (R-1A)

Single or Multi-Family Dwelling District (R-2)

Multi-Family Dwelling District (R-3)

Downtown Mixed Use (DMU)

Planned Unit Development (PUD)

Agricultural (A)

Public Lands (P)

Conservation (E)

Pending Rezoning

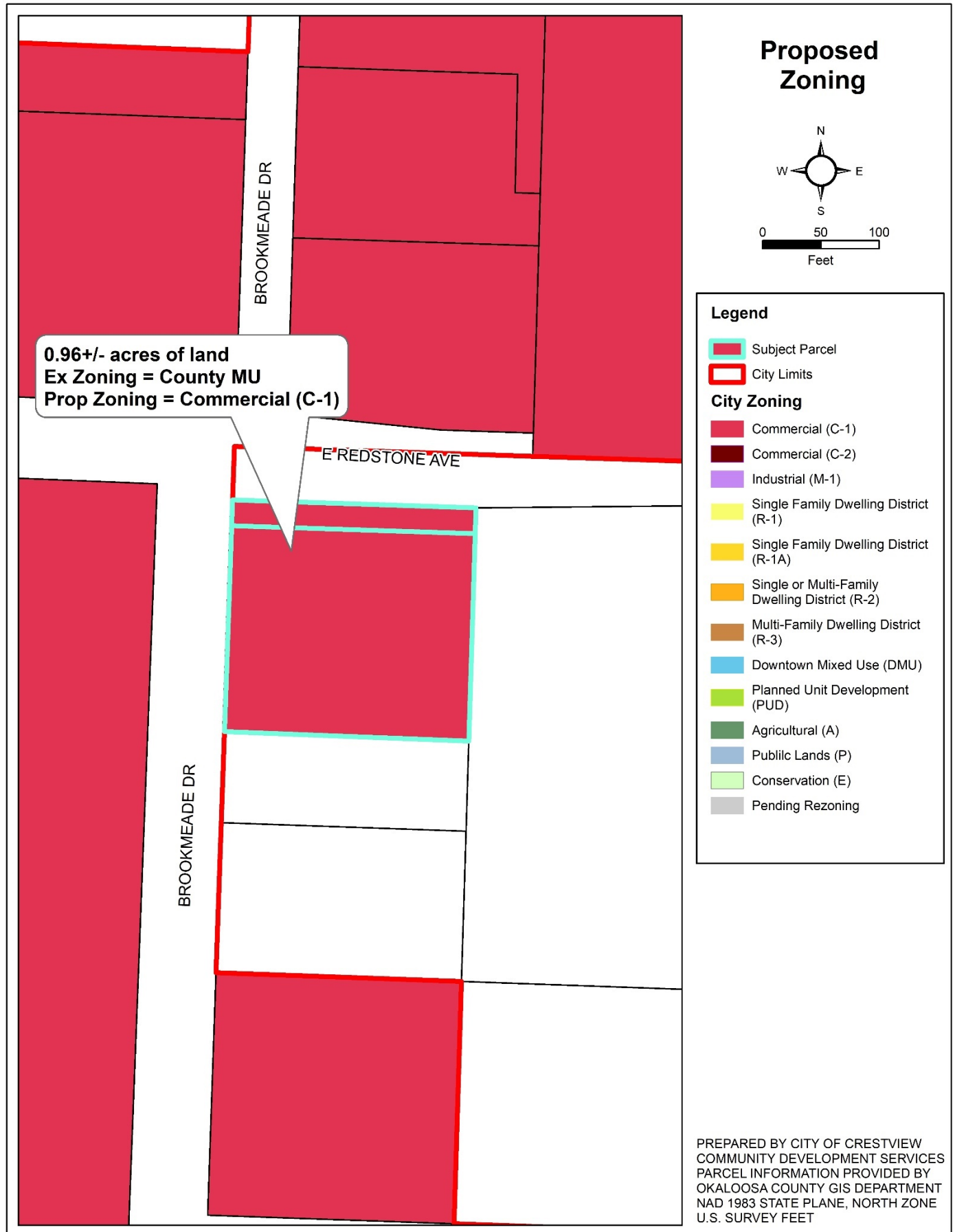
County MU

BROOKMEADE DR

BROOKMEADE DR

E REDSTONE AVE

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: 1795

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF .97 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE COMMERCIAL (C-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 .97 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with .97 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Commercial Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1794, is hereby rezoned to Commercial (C-1) to wit:

PIN # 28-3N-23-0000-0004-0010 & 28-3N-23-0000-0005-0000

Parcel 1:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, thence East along Section line 210 feet and corner, thence South 240 feet and corner, thence West 210 feet to the County Road right of way and corner; thence North along the County Road 240 feet, more or less to the Point of Beginning, lying and being in Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida.

LESS AND EXCEPT:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, thence East along said Section line 210 feet and corner; thence South 66 feet and corner; thence West 210 feet and corner; thence North 66 feet to the Point of Beginning.

Parcel 2:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, thence East along said section line 210 feet and corner; thence South 66 Feet and corner; thence West 210 feet and corner; thence North 66 feet to the point of beginning.

LESS AND EXCEPT:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 23 West, Okaloosa County, Florida, thence East along said Section line 210 feet and corner; thence South 46 feet and corner; thence West 210 feet and corner; thence North 46 feet to the Point of Beginning as contained in O.R. Book 2040 Page 2297 of the Official 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 # 1794 and becomes legally effective.

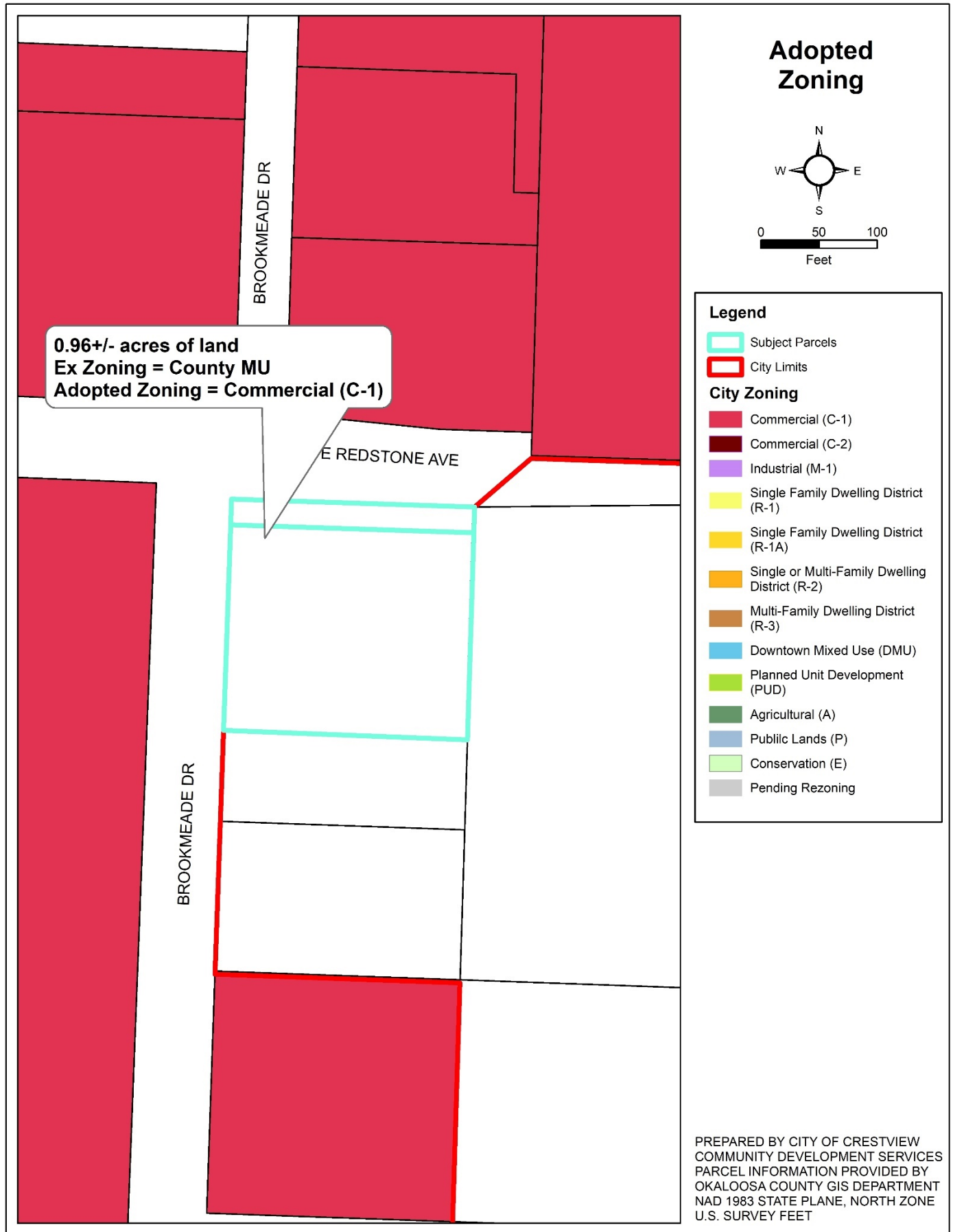
**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2020.**

ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor





Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1796 - 4th Avenue NE & Industrial Drive Annexation

BACKGROUND:

On January 11, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 105 4th Avenue NE.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Okaloosa County Mixed Use and Low-Density Residential, and Okaloosa County Mixed Use and Residential-1, respectively.

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Dewrell J Ladon & Carol A
Dcd Okaloosa Land CO LLC
Parcel ID: 04-3N-23-1840-0010-0010
Site Size: 2.60 acres
Current FLU: Okaloosa County Mixed Use and Low-Density Residential
Current Zoning: Okaloosa County Mixed Use and Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial	Commercial-2	Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Commercial	Commercial-2	Commercial
West	Commercial	Commercial-2	Commercial

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use will be developed commercially.

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 January 11, 2021.

A letter was sent via certified mail to the Okaloosa Board of County Commissioners on January 21, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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

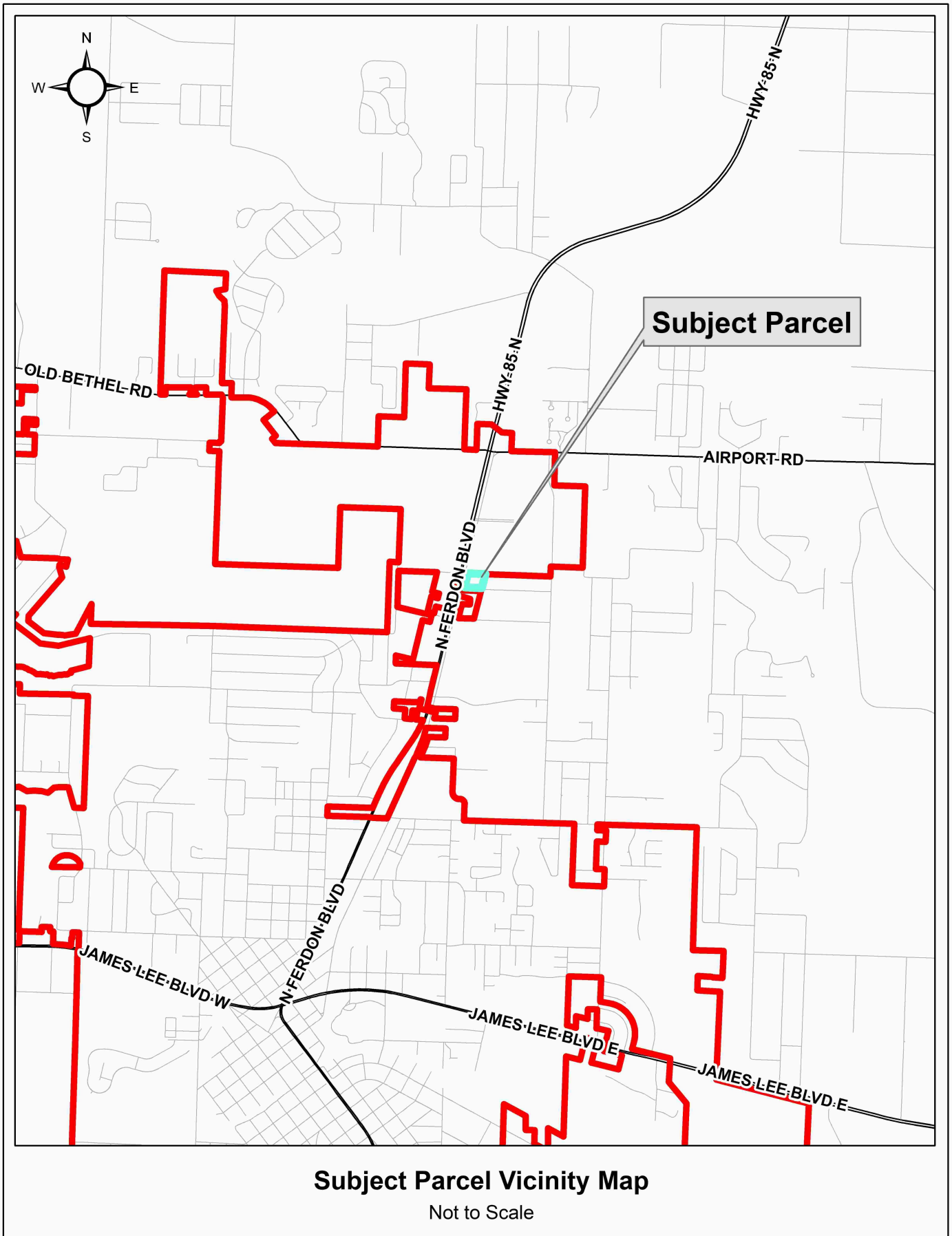
The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising is \$463.68.

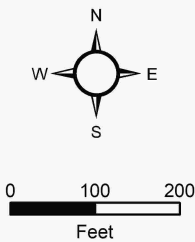
The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1796 on second reading.

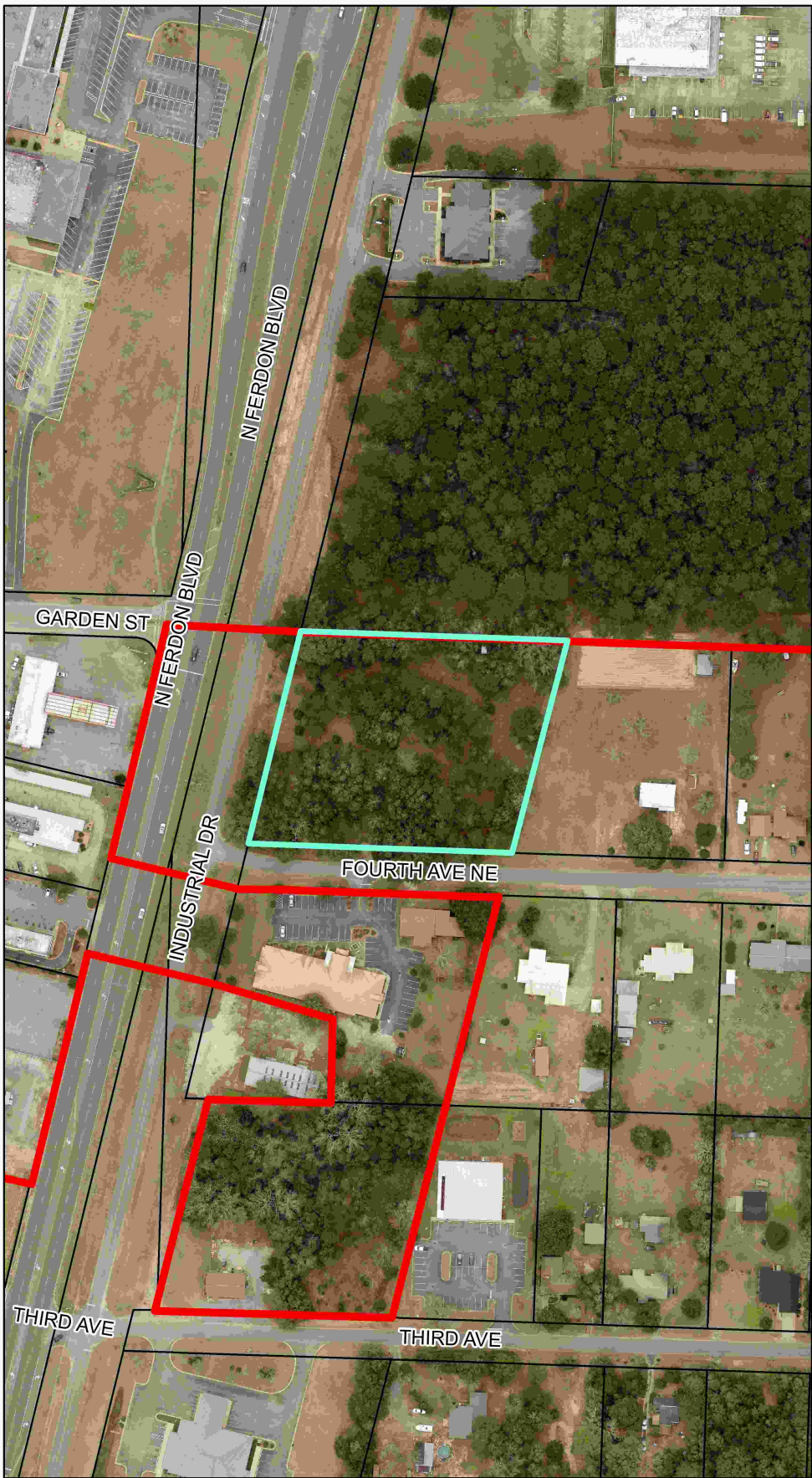


Subject Parcel
Aerial Exhibit



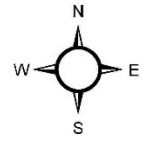
Legend

- 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

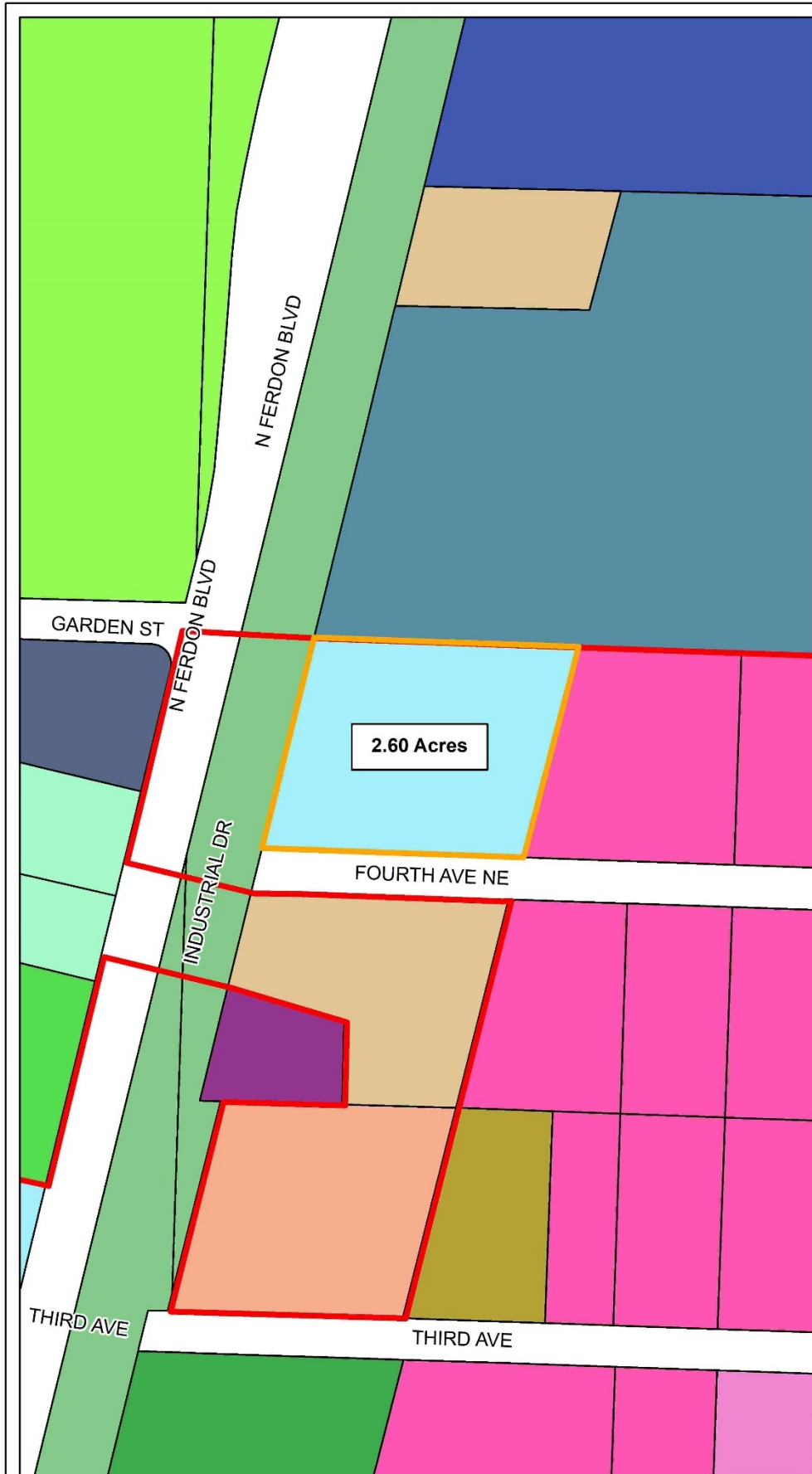
Subject Parcel Existing Use



0 100 200
Feet

Legend

- Subject Parcel
- City Limits
- FEDERAL
- FINANCIAL
- GYM/FITNES
- MUNICIPAL
- NO AG ACRE
- OFFICE BUI
- PUBLIC SCH
- RESTAURANT
- SINGLE FAM
- STORES, 1
- SUPERMARKE
- VACANT
- VACANT COM
- VEH SALE/R
- WAREHOUSE-



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: 1796

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.6 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 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 # 04-3N-23-1840-0010-0010 (Deed recorded in Book 3419, page 2373, dated September 9, 2019)

Lots 1, 2, 3 and 4, Block 10, OAKDALE MINIATURE FARMS, according to the Plat thereof as recorded in Plat Book 1, Page(s) 129-130, 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 Commercial with Commercial (C-2) 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.**

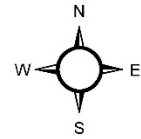
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

Subject Parcel Aerial Exhibit



0 100 200
Feet

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

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1797 - 4th Avenue NE & Industrial Drive Comprehensive Plan Amendment

BACKGROUND:

On January 11, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 105 4th Avenue NE.

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

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Okaloosa County Mixed Use and Low-Density Residential, and Okaloosa County Mixed Use and Residential-1, respectively.

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Dewrell J Ladon & Carol A
Dcd Okaloosa Land CO LLC
Parcel ID: 04-3N-23-1840-0010-0010
Site Size: 2.60 acres
Current FLU: Okaloosa County Mixed Use and Low-Density Residential
Current Zoning: Okaloosa County Mixed Use and Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial	Commercial-2	Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Commercial	Commercial-2	Commercial
West	Commercial	Commercial-2	Commercial

The subject property is currently vacant, and a development application has not been submitted. Based on the

requested land-use and zoning designations, the property use will be developed commercially.

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 January 11, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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.

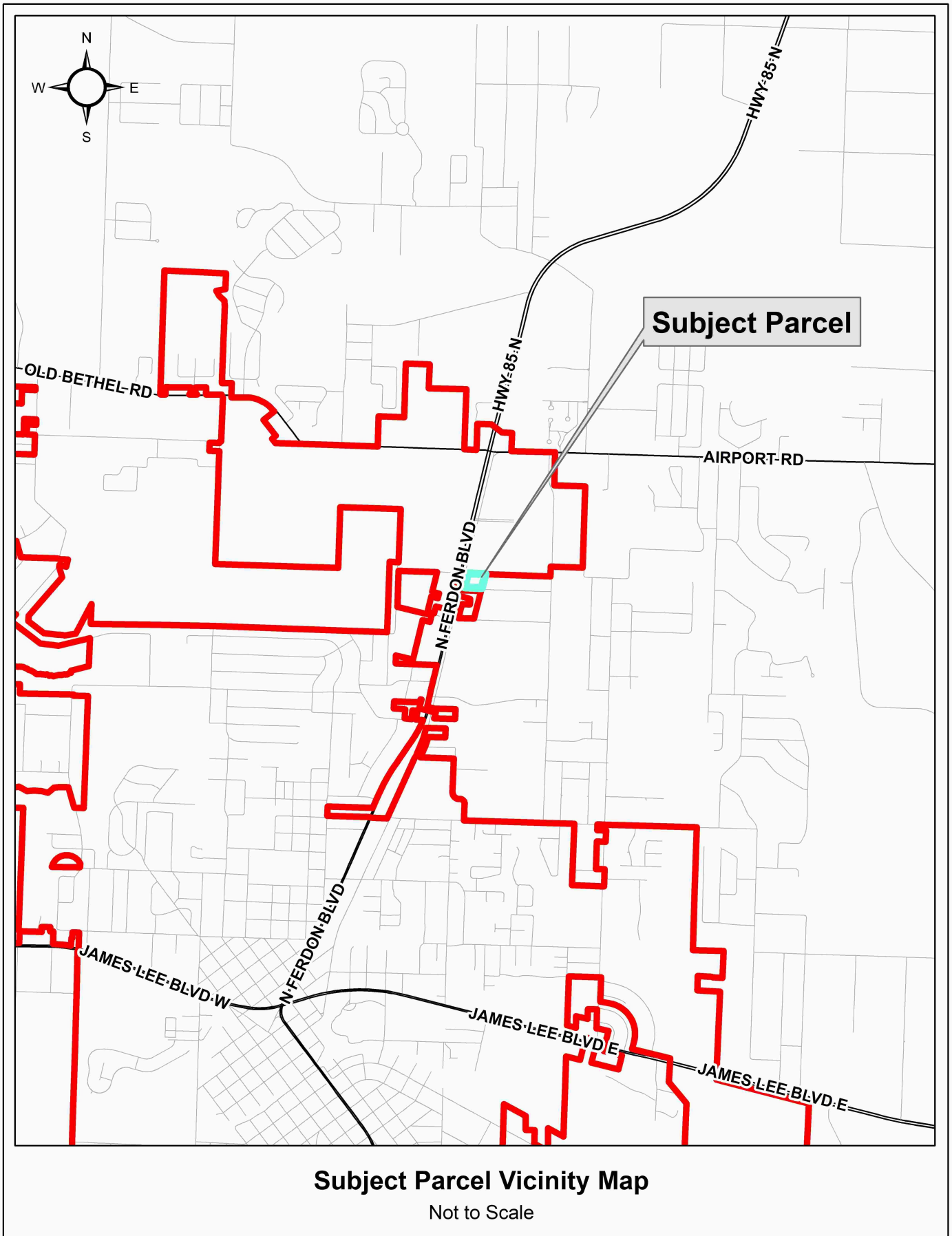
Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

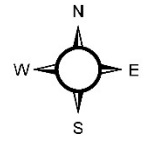
The fees for the comprehensive plan amendment have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1797 on second reading.



Subject Parcel Current FLU



0 100 200
Feet

Legend

- Subject Parcel
- City Limits
- City Future Land Use**
 - Commercial (C)
 - Industrial (IN)
 - Low Density Residential (LDR)
 - Medium Density Limited Residential (MDLR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - Mixed Use (MU)
 - Downtown Mixed Use
 - Public Lands (PL)
 - Conservation (CON)
 - Pending Comp Plan Amendment

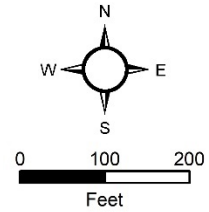
County MU, LDR

FOURTH AVE NE

THIRD AVE

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



2.60+/- acres of land
Ex FLU = County MU, LDR
Prop FLU = Commercial (C)

Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Low Density Residential (LDR)

Medium Density Limited Residential (MDLR)

Medium Density Residential (MDR)

High Density Residential (HDR)

Mixed Use (MU)

Downtown Mixed Use

Public Lands (PL)

Conservation (CON)

Pending Comp Plan Amendment

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: 1797

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 AND LOW DENSITY RESIDENTIAL TO COMMERCIAL (C) ON APPROXIMATELY 2.6 ACRES, MORE OR LESS, IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use and Low Density Residential to Commercial on a parcel of land containing 2.6 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 2.6 acres of land, more or less, from Okaloosa County Mixed Use and Low Density Residential to Commercial. For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.6 acres, more or less, is known as Parcel 04-3N-23-1840-0010-0010 and commonly described as:

Lots 1, 2, 3 and 4, Block 10, OAKDALE MINIATURE FARMS, according to the Plat thereof as

recorded in Plat Book 1, Page(s) 129-130, of the Public Records of Okaloosa County, Florida.

The Commercial Future Land Use Category is hereby imposed on Parcel 04-3N-23-1840-0010-0010. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 04-3N-23-1840-0010-0010 thereon.

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

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

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

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

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

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

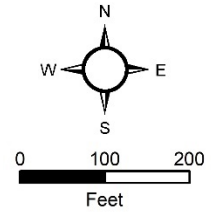
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

Adopted Future Land Use



2.60+/- acres of land
Ex FLU = County MU, LDR
Adopted FLU = Commercial (C-1)

Legend

- Subject Parcel
- City Limits

City Future Land Use

- Commercial (C)
- Industrial (IN)
- Low Density Residential (LDR)
- Medium Density Limited Residential (MDLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Downtown Mixed Use
- Public Lands (PL)
- Conservation (CON)
- Pending Comp Plan Amendment

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

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1798 - 4th Avenue NE & Industrial Drive Rezoning

BACKGROUND:

On January 11, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 105 4th Avenue NE.

The application requests the Commercial (C-2) zoning designation for the property.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Okaloosa County Mixed Use and Low-Density Residential, and Okaloosa County Mixed Use and Residential-1, respectively.

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Dewrell J Ladon & Carol A
Dcd Okaloosa Land CO LLC
Parcel ID: 04-3N-23-1840-0010-0010
Site Size: 2.60 acres
Current FLU: Okaloosa County Mixed Use and Low-Density Residential
Current Zoning: Okaloosa County Mixed Use and Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial	Commercial-2	Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Commercial	Commercial-2	Commercial
West	Commercial	Commercial-2	Commercial

The subject property is currently vacant, and a development application has not been submitted. Based on the

requested land-use and zoning designations, the property use will be developed commercially.

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 January 11, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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.

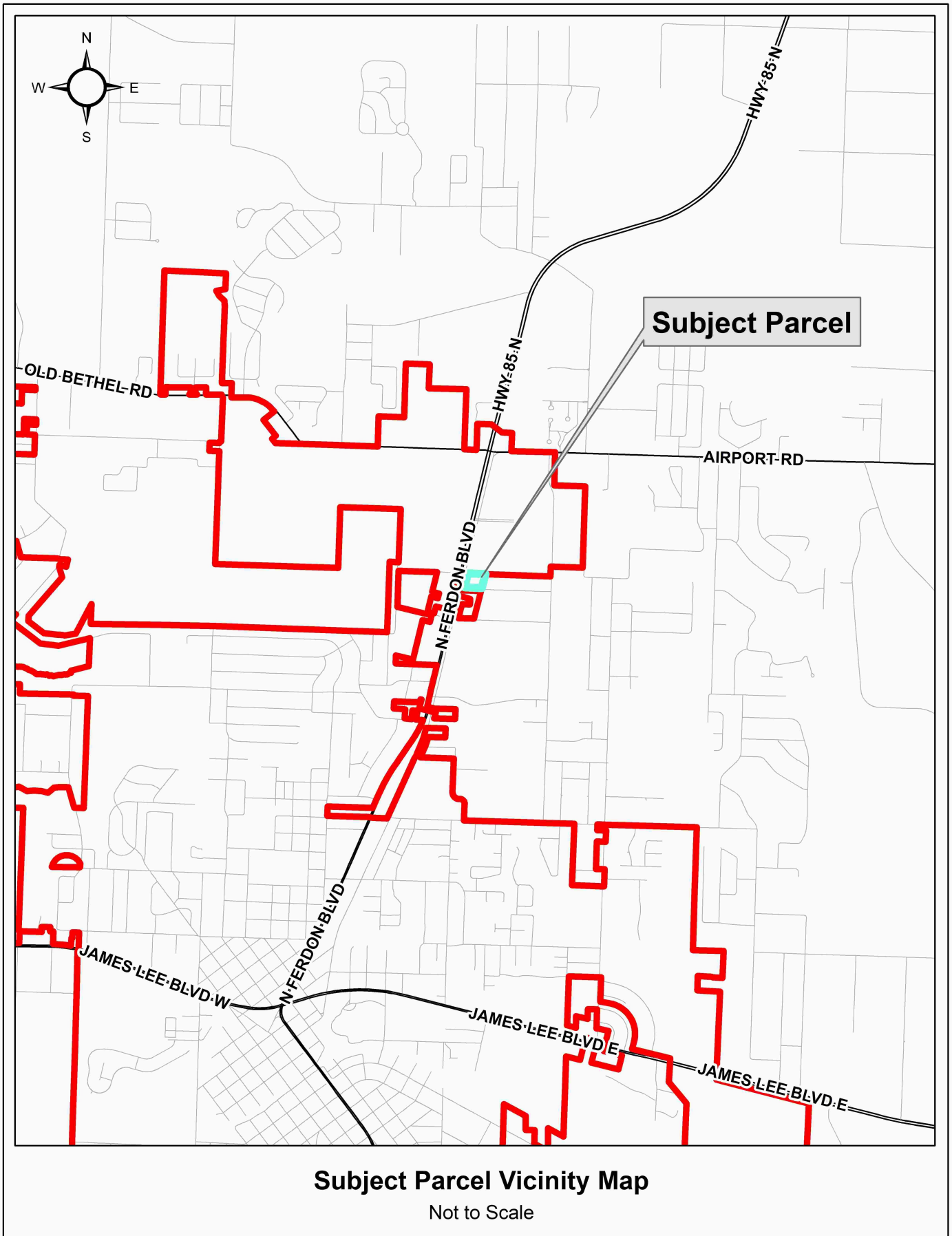
Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

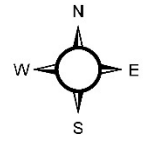
The fees for the rezoning request have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1798 on second reading.



Subject Parcel Current Zoning



0 100 200
Feet

Legend

Subject Parcel

City Limits

Zoning

Commercial (C-1)

Commercial (C-2)

Industrial (M-1)

Single Family Dwelling District (R-1)

Single Family Dwelling District (R-1A)

Single or Multi-Family Dwelling District (R-2)

Multi-Family Dwelling District (R-3)

Downtown Mixed Use (DMU)

Planned Unit Development (PUD)

Agricultural (A)

Public Lands (P)

Conservation (E)

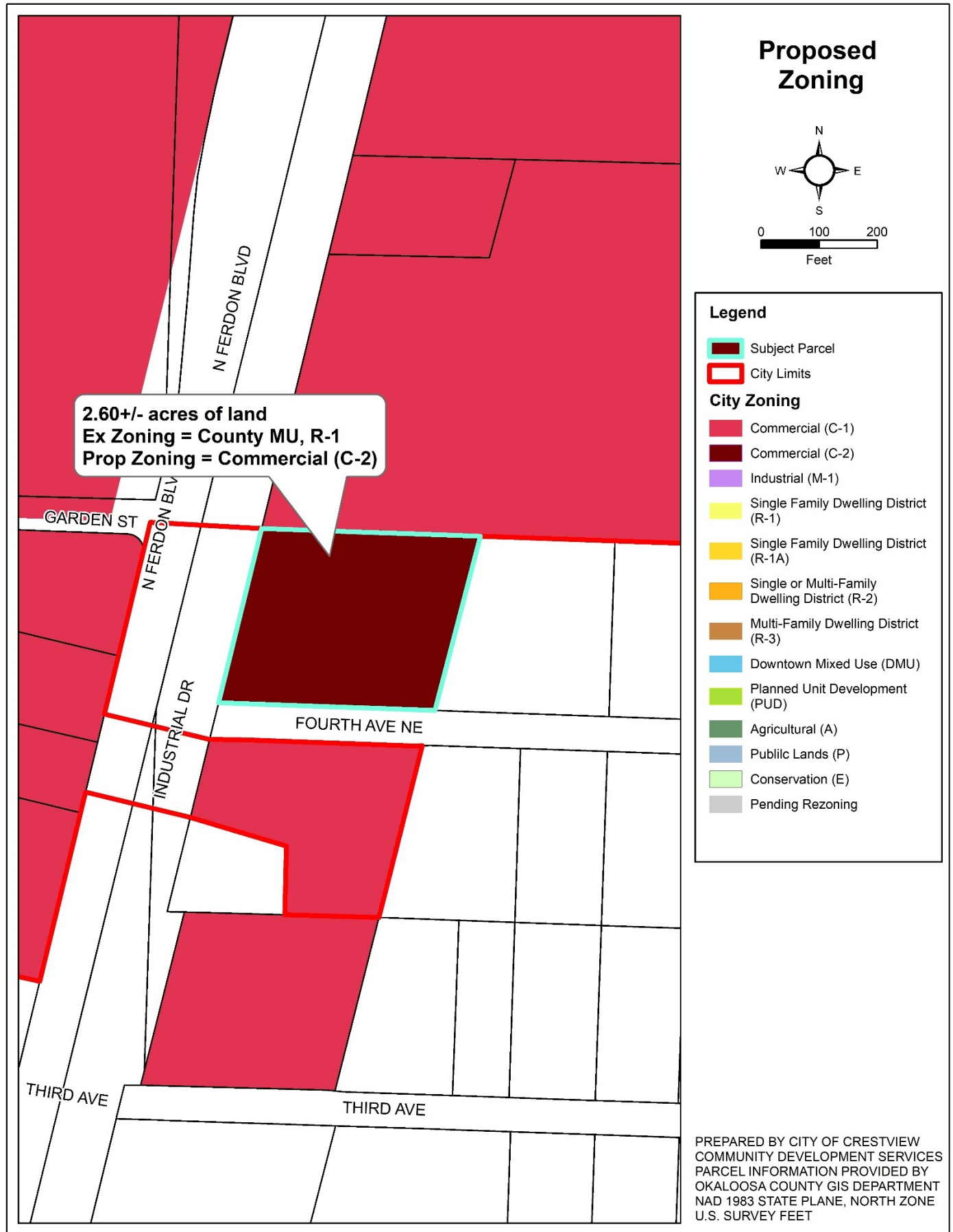
Pending Rezoning

County MU, R-1

FOURTH AVE NE

THIRD AVE

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: 1798

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.6 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE AND R-1 ZONING DISTRICT TO THE COMMERCIAL (C-2) 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 2.6 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.6 acres, more or less, being formerly zoned Okaloosa County Mixed Use and R-1 with the Commercial Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1797, is hereby rezoned to Commercial (C-2) to wit:

PIN # 04-3N-23-1840-0010-0010

Lots 1, 2, 3 and 4, Block 10, OAKDALE MINIATURE FARMS, according to the Plat thereof as recorded in Plat Book 1, Page(s) 129-130, 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 # 1797 and becomes legally effective.

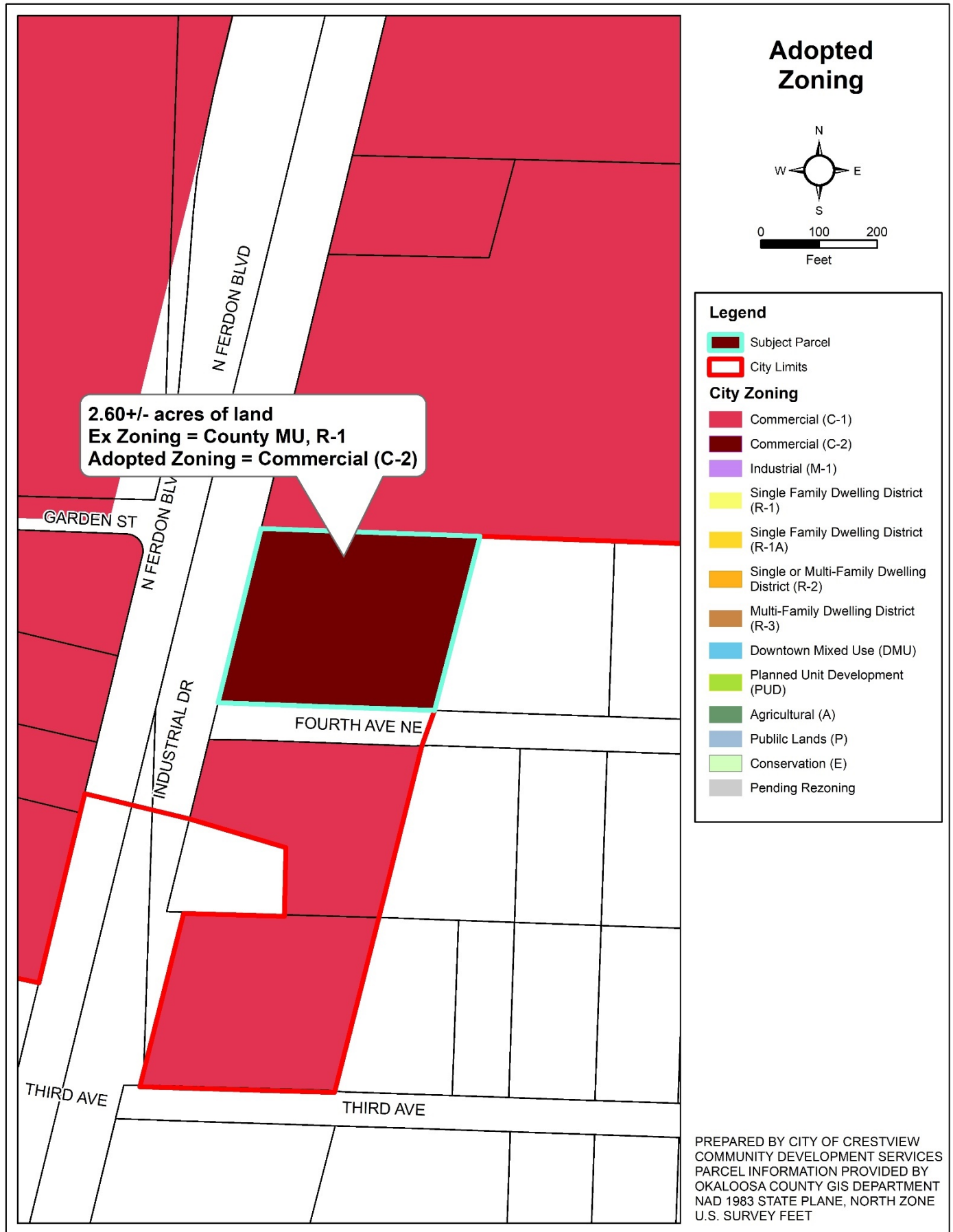
**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2020.**

ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor





Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1799 - Redstone Avenue Annexation

BACKGROUND:

On December 15, 2020 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at Redstone Avenue E.

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

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Adams Harold J Trustee
Parcel ID: 28-3N-23-0000-0002-0000
Site Size: 7.9 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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, Commercial (C), Residential (R)	Okaloosa County Residential-1, City Commercial Low-Intensity (C-1), City Single- and Multi-Family (R-3)	Vacant
East	Residential (R)	Single-Family Medium-Density (R-2)	Residential
South	Mixed-Use (MU)	Mixed-Use (MU)	Vacant & Residential
West	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial

The subject property is currently vacant, and a development application has not been submitted. Based on the

requested land-use and zoning designations, the property may be developed as an apartment complex.

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 January 11, 2021.

A letter was sent via certified mail to the Okaloosa Board of County Commissioners on January 11, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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

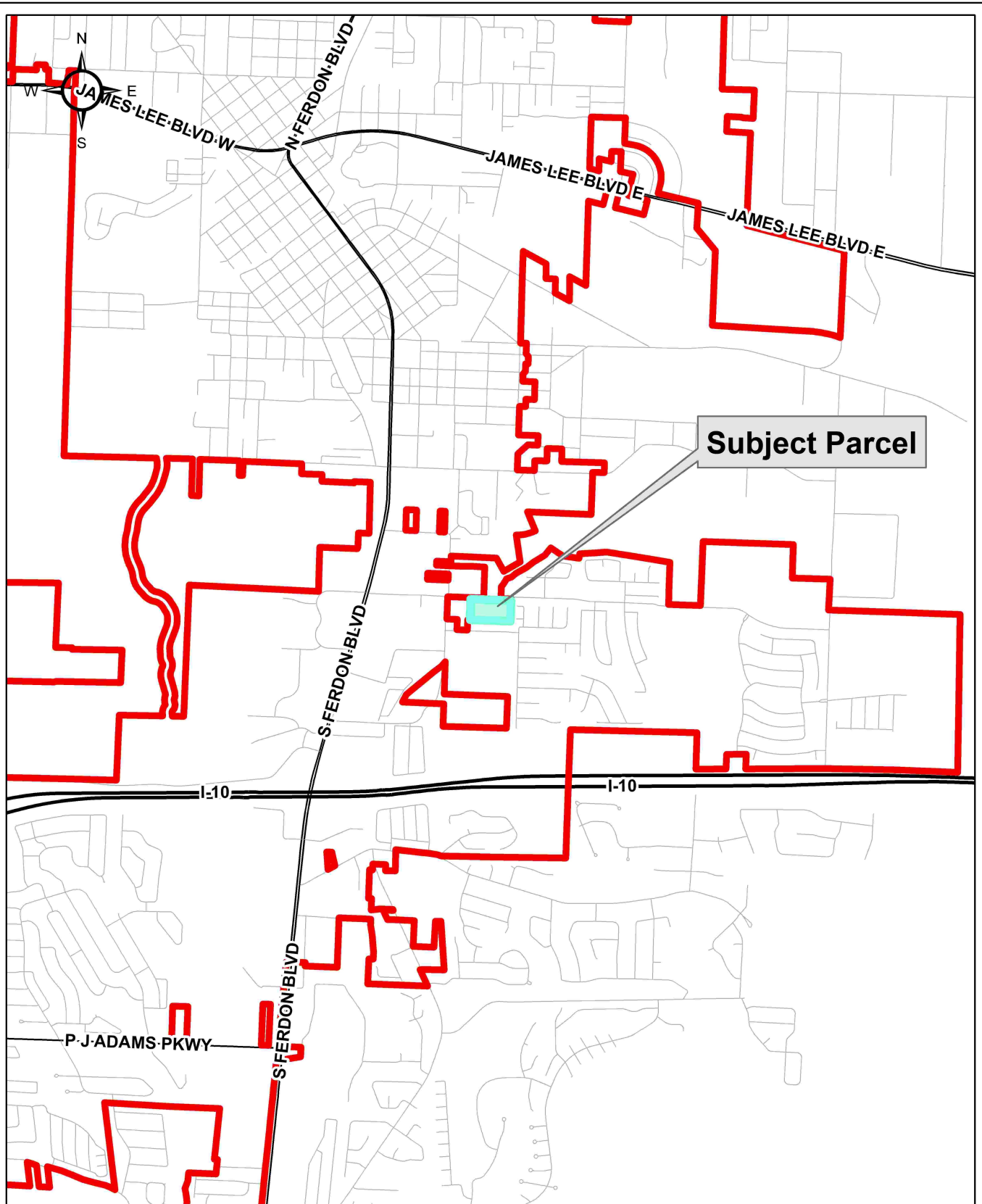
The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising is \$463.68.

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.

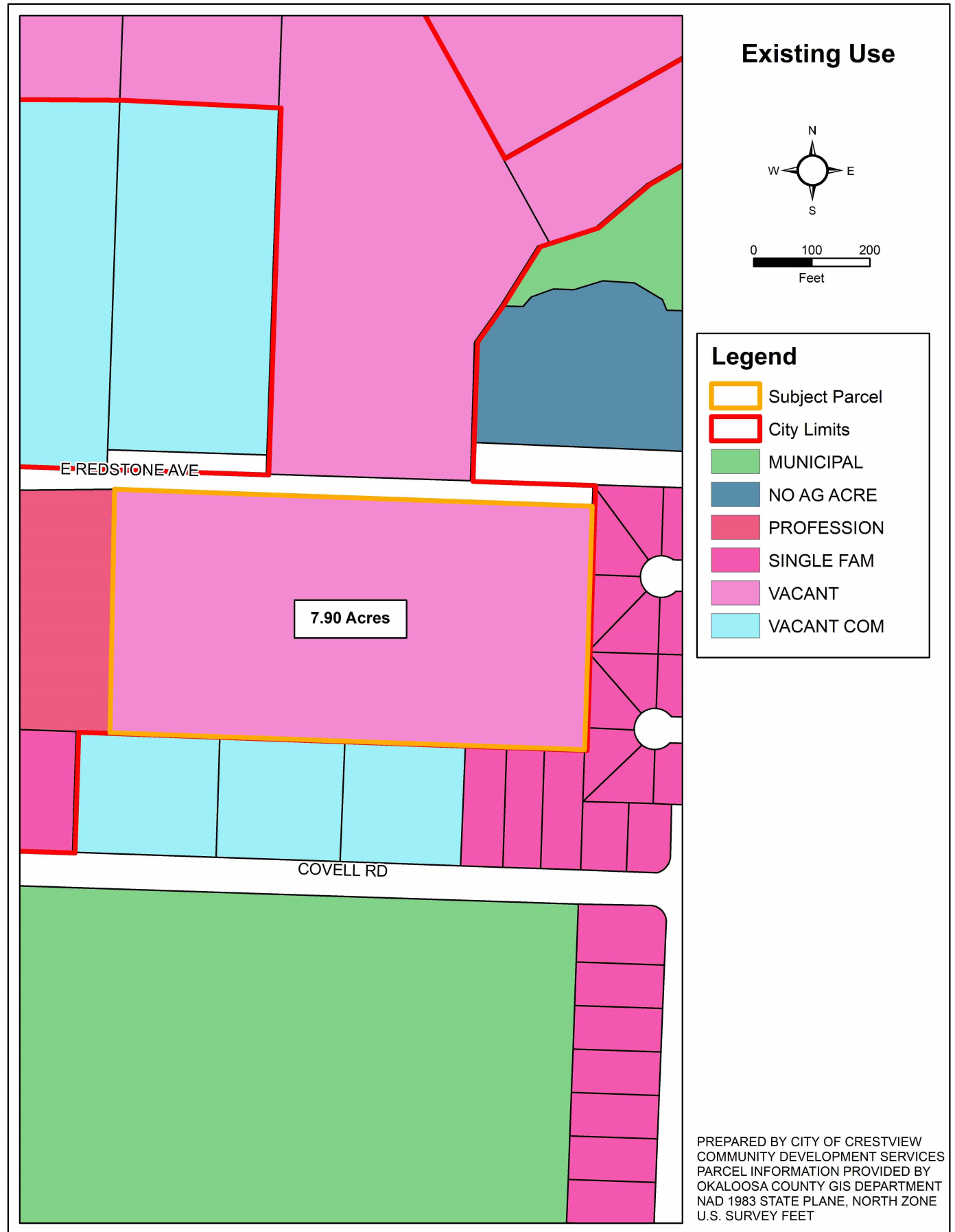
RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1799 on second reading.

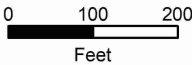
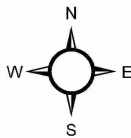


Subject Parcel Vicinity Map

Not to Scale

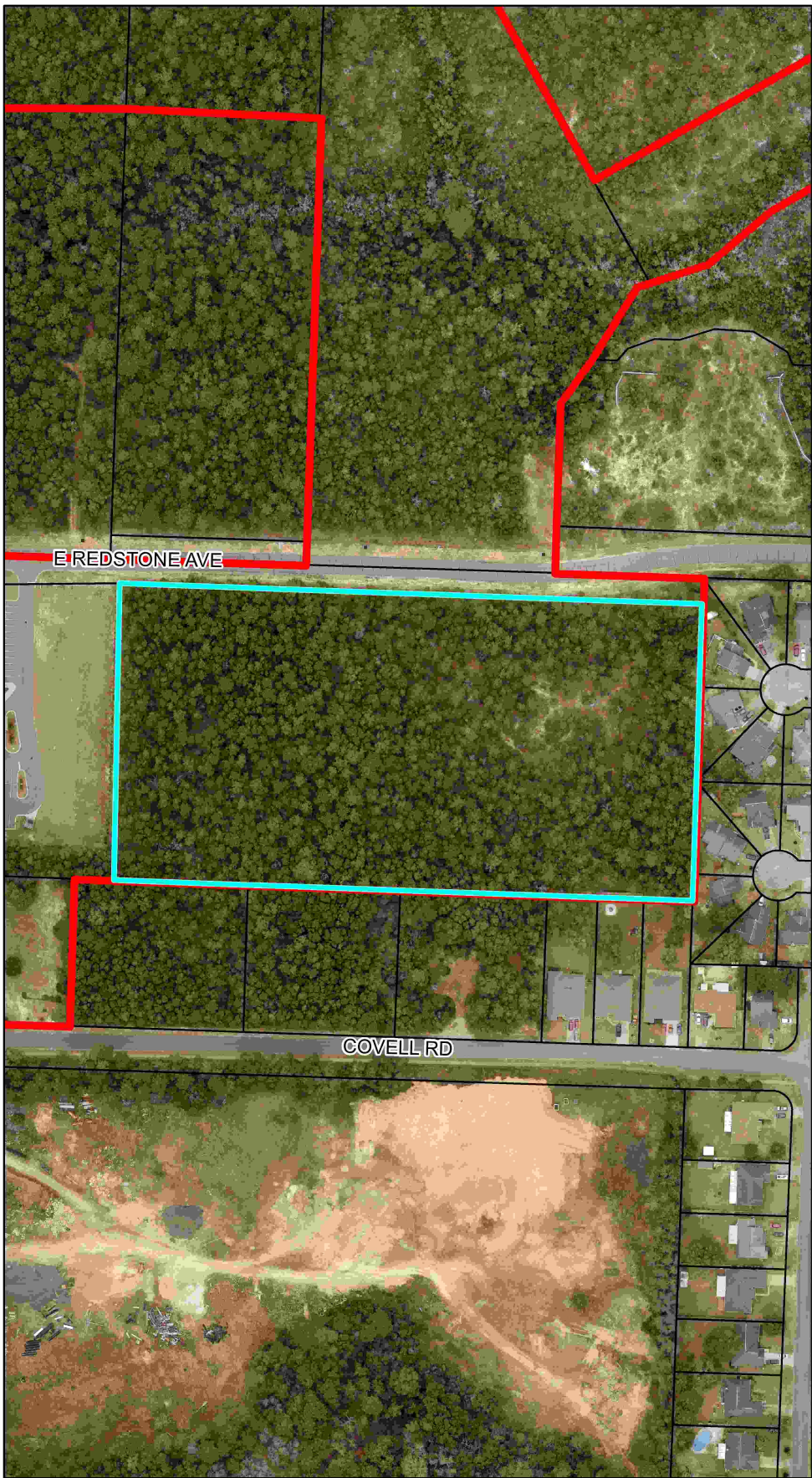


**Subject Parcel
Aerial Exhibit**



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

Attachments

None

ORDINANCE: 1799

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 7.9 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 28, TOWNSHIP 3 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 # 28-3N-23-0000-0002-0000 (Deed recorded in Book 2867, page 2194, dated December 3, 2008)

THE NORTH 450 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, LESS AND EXCEPT THE WEST 210 FEET THEREOF, SITUATE, LYING AND BEING IN OKALOOSA COUNTY, FLORIDA.

EXCEPT RIGHT OF WAY GIVEN TO COUNTY FOR A ROAD AS FOLLOWS: THE NORTH 33.0 FEET OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA

ALSO LESS AND EXCEPT COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, T-3-N, R-23-W, OKALOOSA COUNTY, FLORIDA; THENCE N 90 DEGREES 00' 00" E 210.00 FEET; THENCE S 00 DEGREES 00' 00" E 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 90 DEGREES 00'00" E 264.81 FEET; THENCE S 00 DEGREES 00'00" E 417.00 FEET; THENCE N 90 DEGREES 00'00" W 264.81 FEET; THENCE N 00 DEGREES 00' 00" E 417.00 FEET TO THE POINT OF BEGINNING.

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 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:

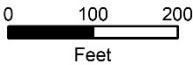
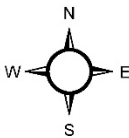
ELIZABETH M. ROY

City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

**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

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1800 - Redstone Avenue Comprehensive Plan Amendment

BACKGROUND:

On December 15, 2020 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at Redstone Avenue E.

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

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

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Adams Harold J Trustee
Parcel ID: 28-3N-23-0000-0002-0000
Site Size: 7.9 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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, Commercial (C), Residential (R)	Okaloosa County Residential-1, City Commercial Low-Intensity (C-1), City Single- and Multi-Family (R-3)	Vacant
East	Residential (R)	Single-Family Medium-Density (R-2)	Residential
South	Mixed-Use (MU)	Mixed-Use (MU)	Vacant & Residential
West	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property may be developed as an apartment complex.

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 January 11, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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.

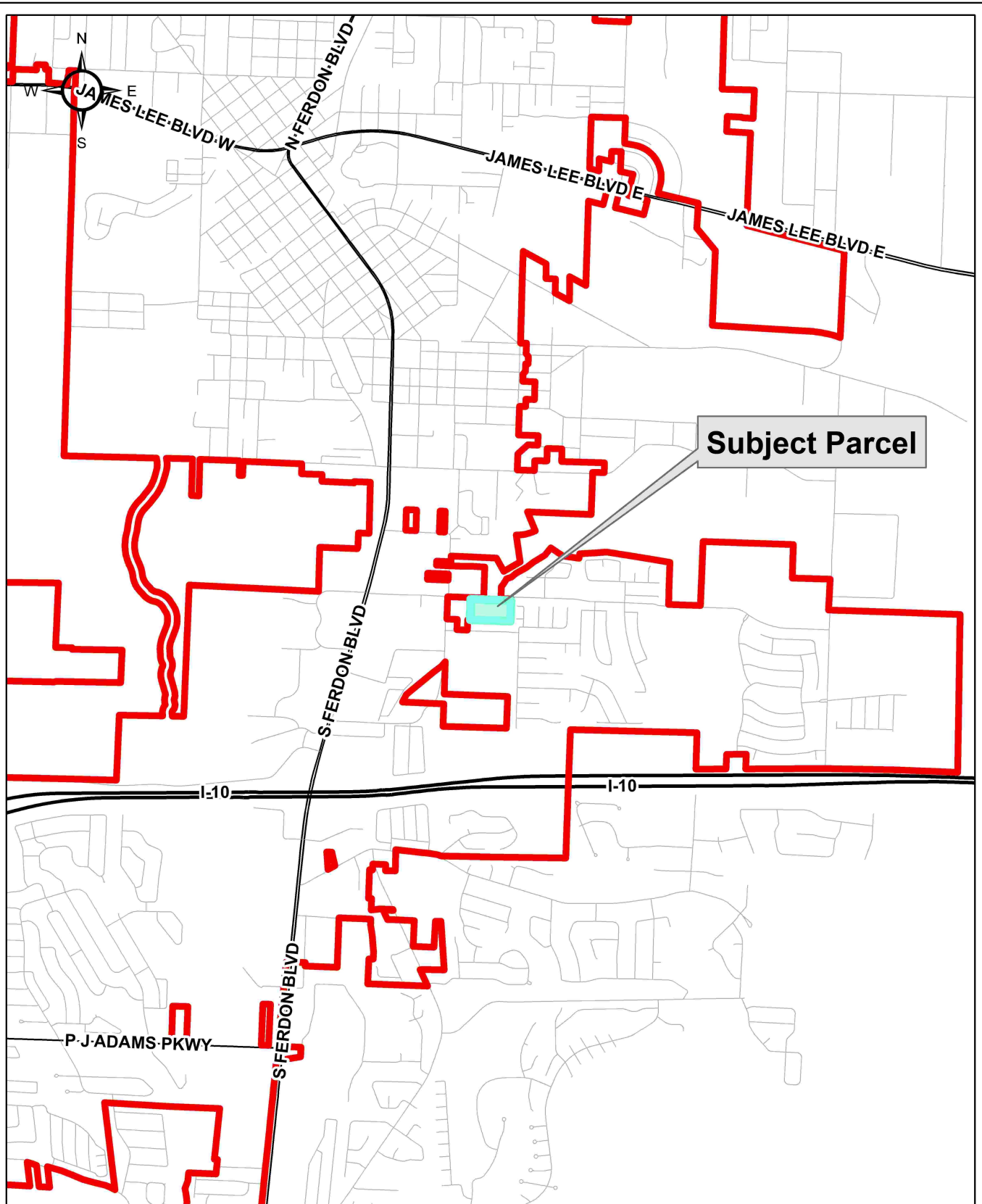
Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the comprehensive plan amendment have been waived for this application as it was 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

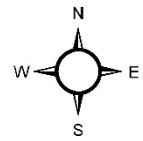
Staff respectfully requests adoption of Ordinance 1800 on second reading.



Subject Parcel Vicinity Map

Not to Scale

Current Future Land Use



0 100 200
Feet

Legend

- Subject Parcel
- City Limits
- City Future Land Use**
 - Commercial (C)
 - Industrial (IN)
 - Low Density Residential (LDR)
 - Medium Density Limited Residential (MDLR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - Mixed Use (MU)
 - Downtown Mixed Use
 - Public Lands (PL)
 - Conservation (CON)
 - Pending Comp Plan Amendment

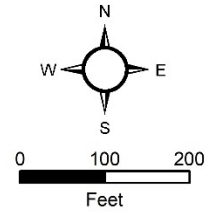
County LDR

E REDSTONE AVE

COVELL RD

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

City Future Land Use

Commercial (C)

Industrial (IN)

Low Density Residential (LDR)

Medium Density Limited Residential (MDLR)

Medium Density Residential (MDR)

High Density Residential (HDR)

Mixed Use (MU)

Downtown Mixed Use

Public Lands (PL)

Conservation (CON)

Pending Comp Plan Amendment

7.90+/- acres of land
Ex FLU = County LDR
Prop FLU = Commercial (C)

E REDSTONE AVE

COVELL RD

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: 1800

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 LOW DENSITY RESIDENTIAL TO COMMERCIAL (C) ON APPROXIMATELY 7.9 ACRES, MORE OR LESS, IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Low Density Residential to Commercial on a parcel of land containing 7.9 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 7.9 acres of land, more or less, from Okaloosa County Low Density Residential to Commercial. For the purposes of this Ordinance and Comprehensive Plan Amendment, the 7.9 acres, more or less, is known as Parcel 28-3N-23-0000-0002-0000 and commonly described as:

THE NORTH 450 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER

OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, LESS AND EXCEPT THE WEST 210 FEET THEREOF, SITUATE, LYING AND BEING IN OKALOOSA COUNTY, FLORIDA.

EXCEPT RIGHT OF WAY GIVEN TO COUNTY FOR A ROAD AS FOLLOWS: THE NORTH 33.0 FEET OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA

ALSO LESS AND EXCEPT COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, T-3-N, R-23-W, OKALOOSA COUNTY, FLORIDA; THENCE N 90 DEGREES 00' 00" E 210.00 FEET; THENCE S 00 DEGREES 00' 00" E 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 90 DEGREES 00'00" E 264.81 FEET; THENCE S 00 DEGREES 00'00" E 417.00 FEET; THENCE N 90 DEGREES 00'00" W 264.81 FEET; THENCE N 00 DEGREES 00' 00" E 417.00 FEET TO THE POINT OF BEGINNING.

The Commercial Future Land Use Category is hereby imposed on Parcel 28-3N-23-0000-0002-0000. 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 Parcel 28-3N-23-0000-0002-0000 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.

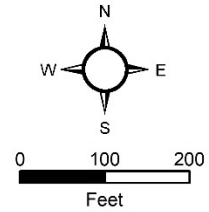
ATTEST:

ELIZABETH M. ROY
City Clerk

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

J. B. WHITTEN
Mayor

Adopted Future Land Use



Legend

- City Limits
- Subject Parcel

City Future Land Use

- Commercial (C)
- Industrial (IN)
- Low Density Residential (LDR)
- Medium Density Limited Residential (MDLR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Downtown Mixed Use
- Public Lands (PL)
- Conservation (CON)
- Pending Comp Plan Amendment

7.90+/- acres of land
Ex FLU = County LDR
Adopted FLU = Commercial (C)

E REDSTONE AVE

COVELL RD

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

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1801 - Redstone Avenue Rezoning

BACKGROUND:

On December 15, 2020 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at Redstone Avenue E.

The application requests the Commercial (C-1) zoning designation for the property.

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

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Adams Harold J Trustee
Parcel ID: 28-3N-23-0000-0002-0000
Site Size: 7.9 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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, Commercial (C), Residential (R)	Okaloosa County Residential-1, City Commercial Low-Intensity (C-1), City Single- and Multi-Family (R-3)	Vacant
East	Residential (R)	Single-Family Medium-Density (R-2)	Residential
South	Mixed-Use (MU)	Mixed-Use (MU)	Vacant & Residential
West	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property may be developed as an apartment complex.

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 January 11, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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.

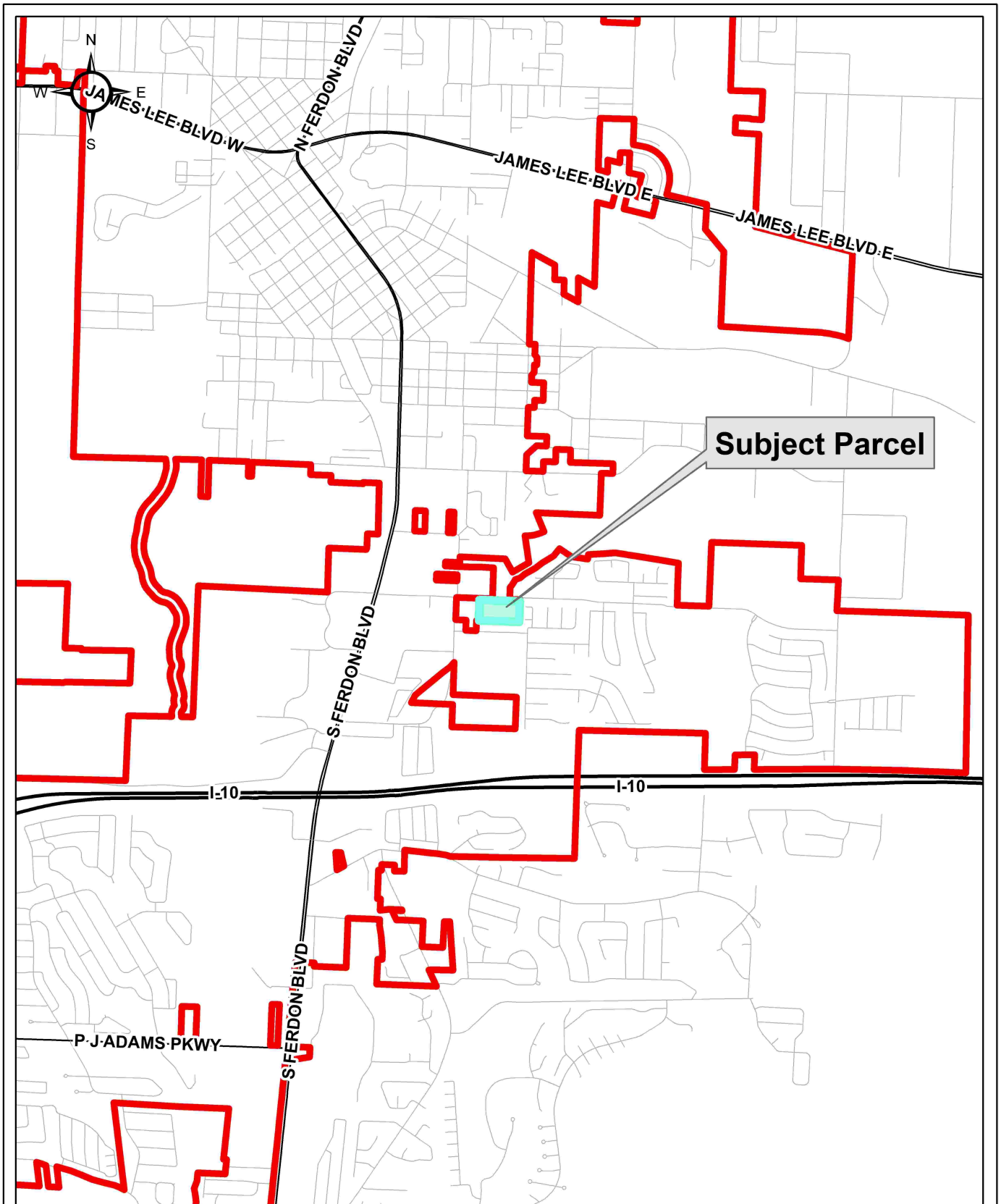
Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the 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

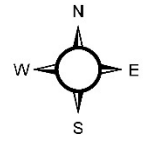
Staff respectfully requests adoption of Ordinance 1801 on second reading.



Subject Parcel Vicinity Map

Not to Scale

Current Zoning



0 100 200
Feet

Legend

Subject Parcel

City Limits

Zoning

Commercial (C-1)

Commercial (C-2)

Industrial (M-1)

Single Family Dwelling District (R-1)

Single Family Dwelling District (R-1A)

Single or Multi-Family Dwelling District (R-2)

Multi-Family Dwelling District (R-3)

Downtown Mixed Use (DMU)

Planned Unit Development (PUD)

Agricultural (A)

Public Lands (P)

Conservation (E)

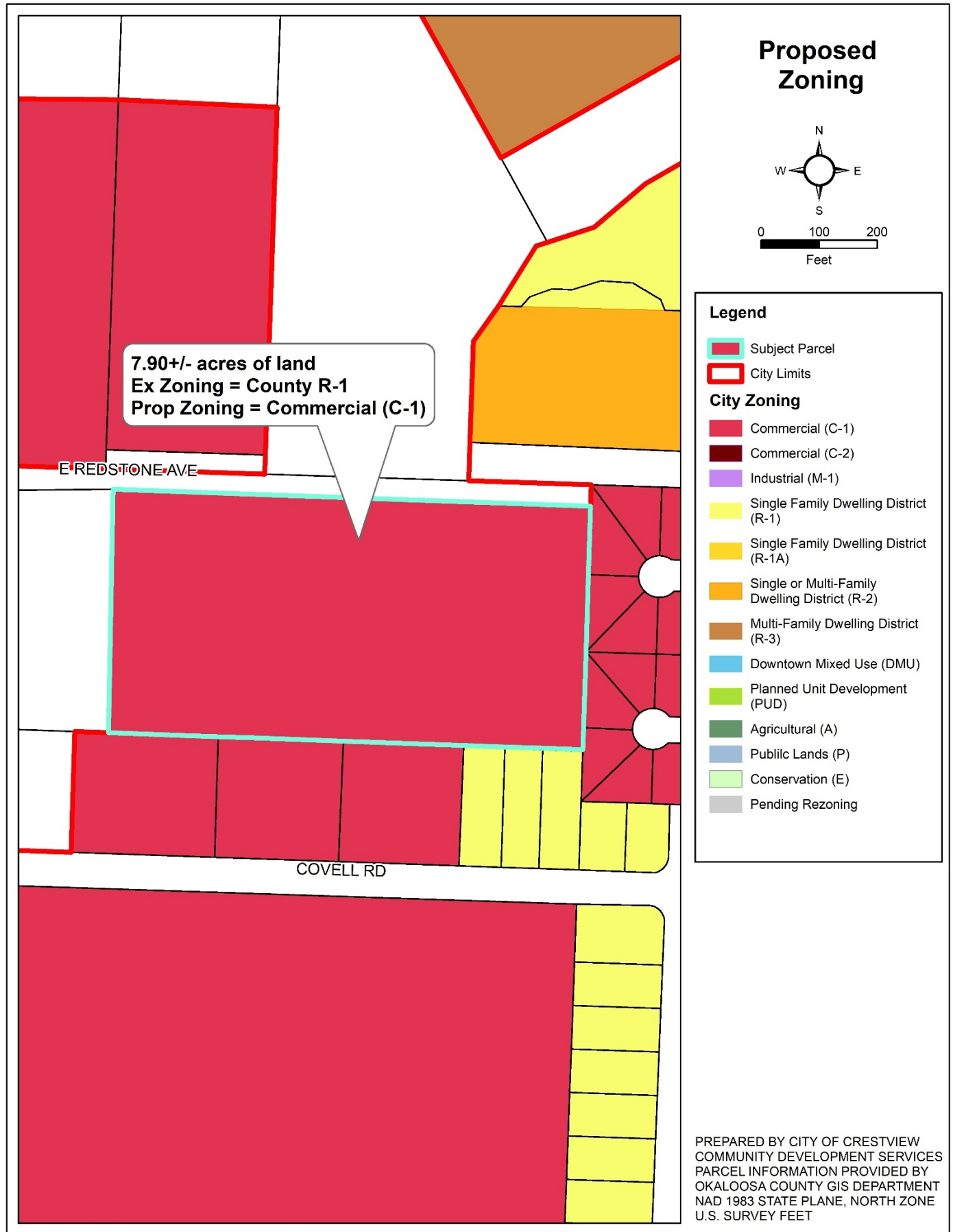
Pending Rezoning

County R-1

E REDSTONE AVE

COVELL RD

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: 1801

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 7.9 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY R-1 ZONING DISTRICT TO THE COMMERCIAL (C-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 7.9 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 7.9 acres, more or less, being formerly zoned Okaloosa County R-1 with the Commercial Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1800, is hereby rezoned to Commercial (C-1) to wit:

PIN # 28-3N-23-0000-0002-0000

THE NORTH 450 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, LESS AND EXCEPT THE WEST 210 FEET THEREOF, SITUATE, LYING AND BEING IN OKALOOSA COUNTY, FLORIDA.

EXCEPT RIGHT OF WAY GIVEN TO COUNTY FOR A ROAD AS FOLLOWS: THE NORTH 33.0 FEET OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA

ALSO LESS AND EXCEPT COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, T-3-N, R-23-W, OKALOOSA COUNTY, FLORIDA; THENCE N 90 DEGREES 00' 00" E 210.00 FEET; THENCE S 00 DEGREES 00' 00" E 33.00 FEET TO THE POINT OF BEGINNING; THENCE N 90 DEGREES 00'00" E 264.81 FEET; THENCE S 00 DEGREES 00'00" E 417.00 FEET; THENCE N 90 DEGREES 00'00" W 264.81 FEET; THENCE N 00 DEGREES 00' 00" E 417.00 FEET TO THE POINT OF BEGINNING.

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 # 1800 and becomes legally effective.

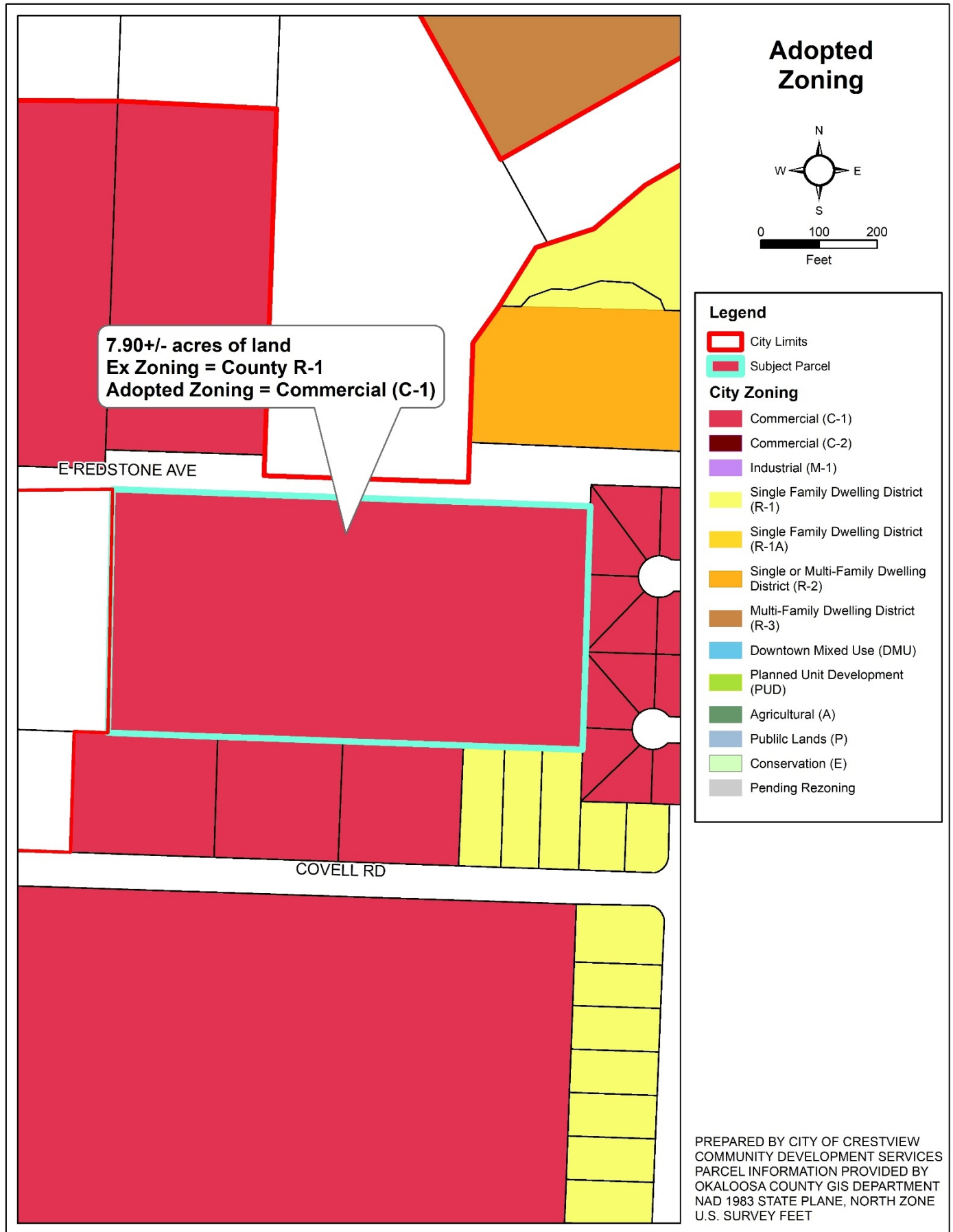
**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2020.**

ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor





Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 2nd Reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/3/2021
SUBJECT: Ordinance 1802 - Industrial Drive @ Richburg Lane Annexation

BACKGROUND:

On January 11, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at Industrial Drive and Richburg Lane.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Okaloosa County Mixed Use.

The Planning and Development Board recommended approval on February 1, 2021 and the first reading was on February 22, 2021.

DISCUSSION:

The property description is as follows:

Property Owner: Dewrell J Ladon & Carol A
04-3N-23-0000-0029-0000
Parcel ID: 05-3N-23-0000-0005-0000
09-3N-23-0000-0011-0000
Site Size: 46.38 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use & Low Density Residential	Okaloosa County Mixed Use & Residential-1	Commercial, Residential
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential, Vacant
South	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial, Residential
West	Commercial (C)	Commercial High-Intensity (C-2)	Commercial

The subject property is currently vacant, and a development application has not been submitted. Based on the

requested land-use and zoning designations, the property will be developed commercially.

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 January 11, 2021.

A letter was sent via certified mail to the Okaloosa Board of County Commissioners on January 11, 2021. The property was posted on January 20, 2021. An advertisement ran in the Crestview News Bulletin on January 20, 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

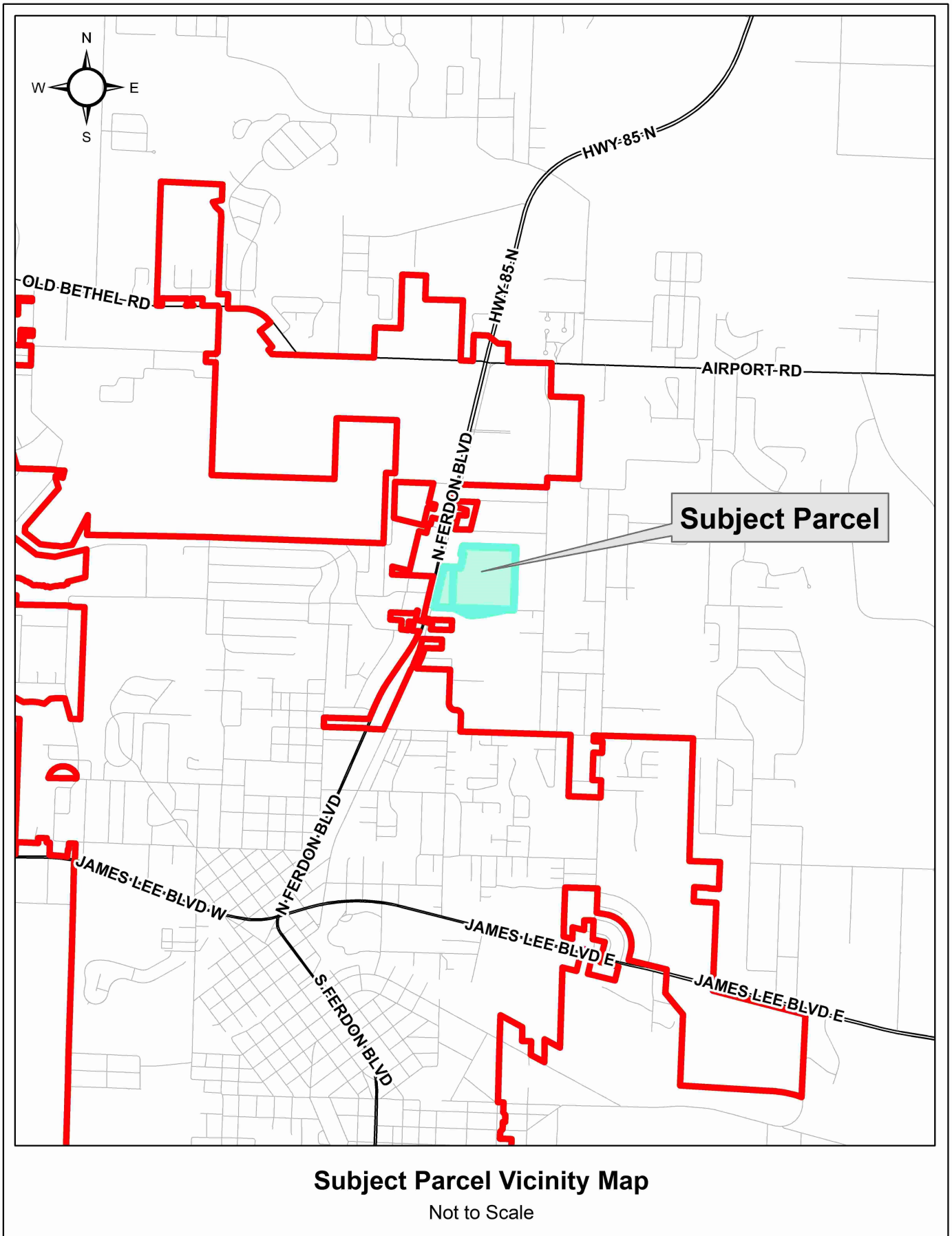
The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising is \$463.68.

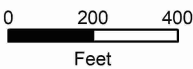
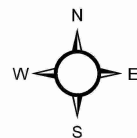
The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1802 on second reading.

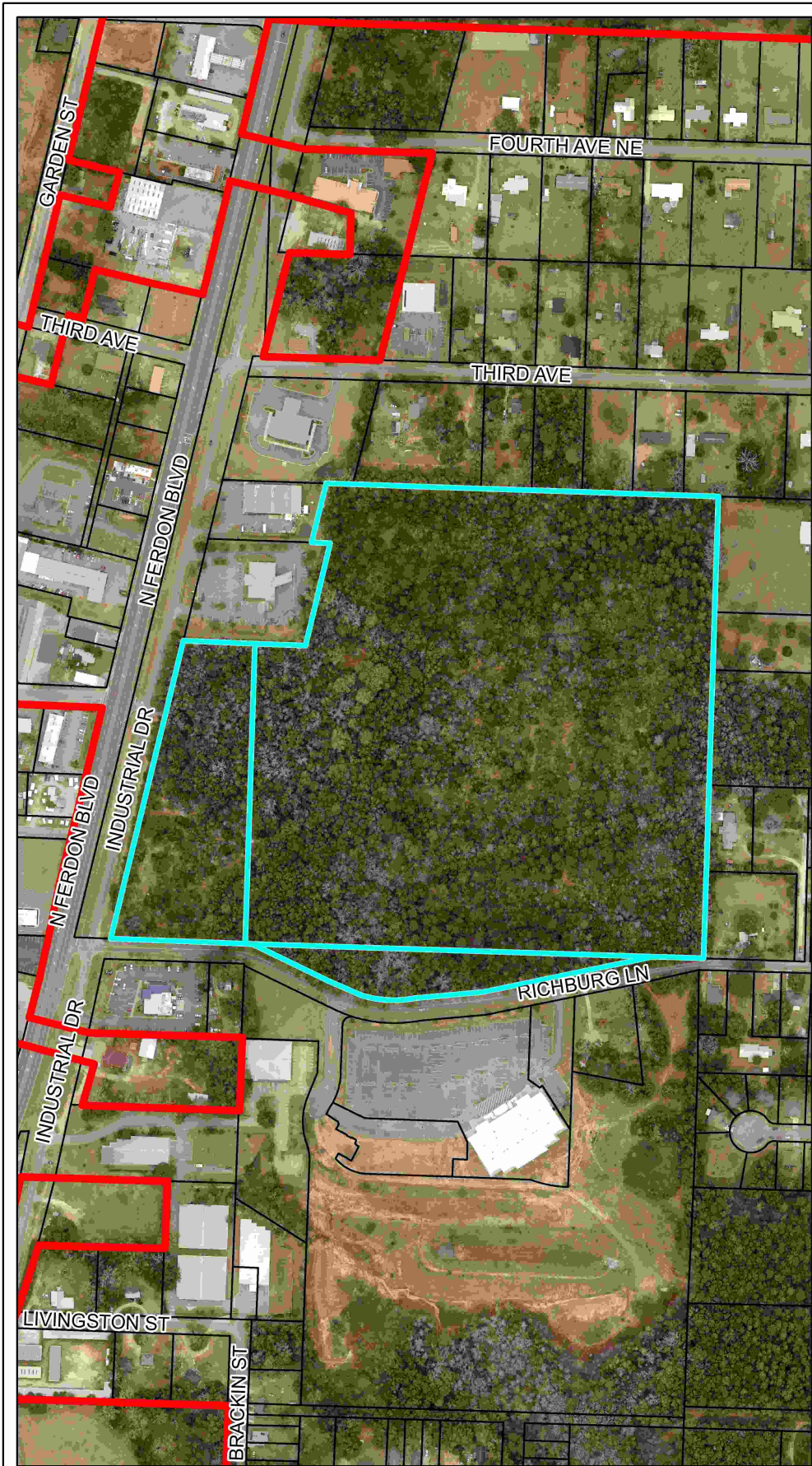


Subject Parcel
Aerial Exhibit



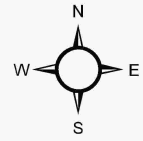
Legend

- Subject Parcels
- 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

Subject Parcels Existing Use



0 200 400
Feet

Legend

- Subject Parcels
- City Limits
- COUNTY
- FINANCIAL
- GYM/FITNES
- LIGHT MANU
- MOBILE HOM
- MUNICIPAL
- NO AG ACRE
- OFFICE BUI
- PRVT SCHL/
- RESTAURANT
- SERVICE SH
- SINGLE FAM
- STORES, 1
- SUPERMARKE
- THEATER/AU
- VAC INSTIT
- VACANT
- VACANT COM
- VACANT/COM
- VEH SALE/R
- WAREHOUSE-

46.38 Acres

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: 1802

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 46.38 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTIONS 04, 05 & 09, RESPECTIVELY, TOWNSHIP 3 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 # 04-3N-23-0000-0029-0000, 05-3N-23-0000-0005-0000, & 09-3N-23-0000-0011-0000
(Deed recorded in Book 3423, page 4052, dated October 4, 2019)

BEGIN AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED NORTH 90 DEGREES 00'00" WEST, ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, A DISTANCE OF 387.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE OLD L&N RAILROAD RIGHT OF WAY; THENCE DEPARTING THE SOUTH LINE OF SAID SECTION 5, PROCEED NORTH 11 DEGREES 51'22" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 700.11 FEET; THENCE PROCEED NORTH 78 DEGREES 05'40" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 17.95 FEET; THENCE PROCEED NORTH 12 DEGREES 02'11 EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 521.04 FEET; THENCE PROCEED SOUTH 78 DEGREES 09'44" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 15.92 FEET; THENCE PROCEED NORTH 11 DEGREES 50'16" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 136.21 FEET; THENCE DEPARTING THE EASTERLY RIGHT OF WAY LINE OF SAID OLD L & N RAILROAD, PROCEED SOUTH 89

DEGREES 52'37" EAST A DISTANCE OF 111.94 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE PROCEED SOUTH 89 DEGREES 52'37" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1311.03 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, THENCE PROCEED SOUTH 00 DEGREES 03'55" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1325.45 FEET; THENCE DEPARTING THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; PROCEED SOUTH 80 DEGREES 01'40" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF RICHBOURG LANE (50.00 FOOT RIGHT OF WAY), AND AN EXTENSION THEREOF, A DISTANCE OF 275.22 FEET; THENCE PROCEED SOUTH 78 DEGREES 51'40" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 350.87 FEET; THENCE PROCEED SOUTH 83 DEGREES 17'40" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 189.92 FEET; THENCE PROCEED SOUTH 78 DEGREES 05'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 323.45 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVED NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 00'20", AN ARC DISTANCE OF 203.26 FEET (CHORD BEARING AND DISTANCE - NORTH 83 DEGREES 54'30" WEST 199.93 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED NORTH 65 DEGREES 54'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 306.81 FEET; THENCE PROCEED SOUTH 24 DEGREES 05'40" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE; A DISTANCE OF 5.29 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4; THENCE DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF SAID RICHBOURG LANE; PROCEED NORTH 90 DEGREES 00'00" WEST, ALONG SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

LESS AND EXCEPT THE FOLLOWING:

PARCEL AS DEEDED TO JOHN R. MAHONE, JR. AND JUDITH B. MAHONE, HUSBAND AND WIFE, IN O.R. BOOK 2084, PAGE 2147, RECORDS OF OKALOOSA COUNTY, FLORIDA.

PARCEL AS DEEDED TO JOHN R. MAHONE, JR AND JUDITH B. MAHONE IN O.R. BOOK 2490, PAGE 2059, RECORDS OF OKALOOSA COUNTY, FLORIDA.

PARCEL AS DEEDED TO EGLIN FEDERAL CREDIT UNION IN O.R. BOOK 2518, PAGE 568; 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 with Commercial (C-2) 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.

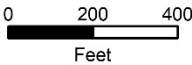
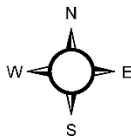
ATTEST:

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

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/4/2021
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 Planning and Development Board recommended approval of the request on March 1, 2021.

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 Mixed Use & Commercial	Okaloosa County Residential-1 & Agriculture, City Mixed Use & Commercial-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 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.

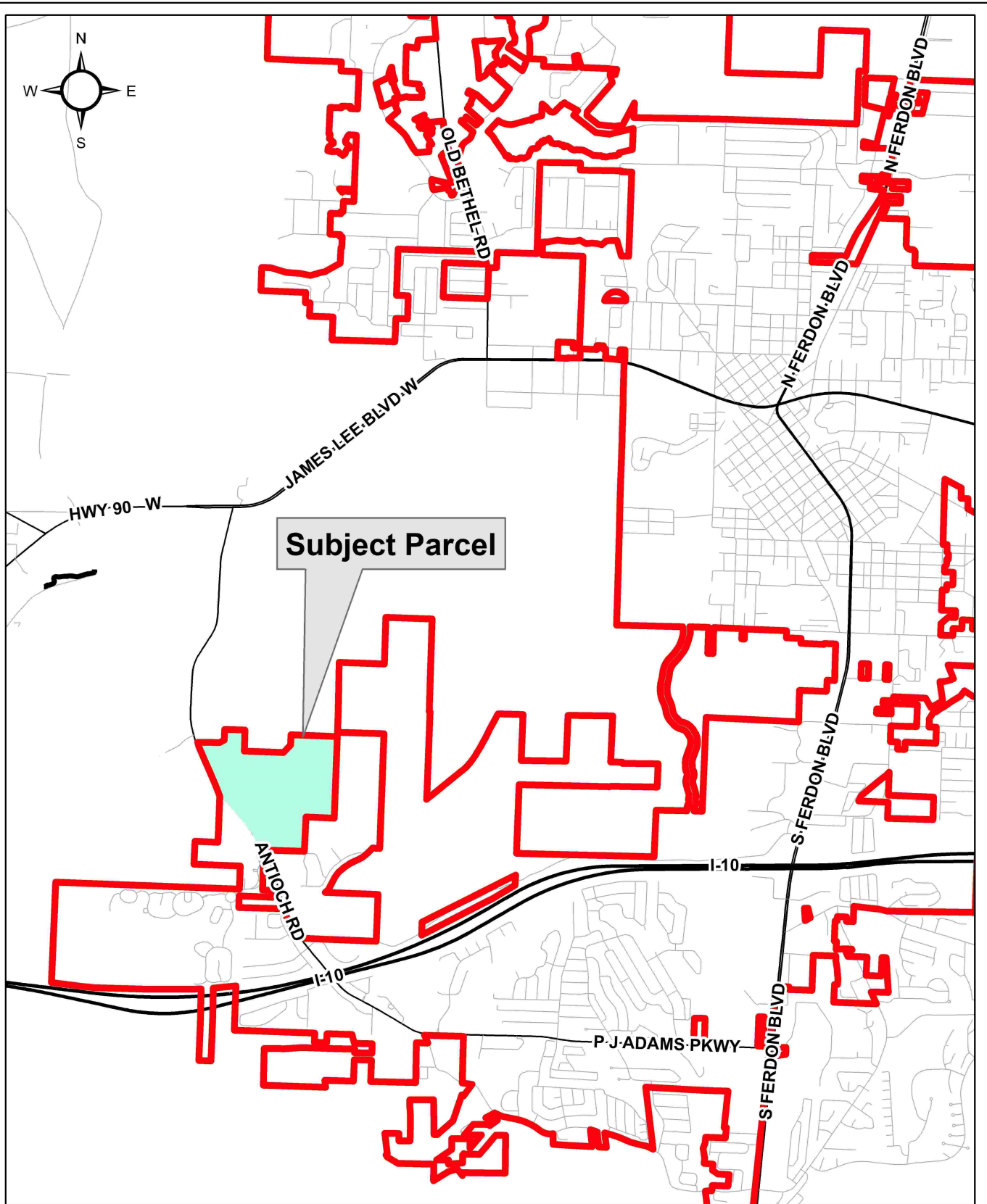
FINANCIAL IMPACT

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 move to second reading.

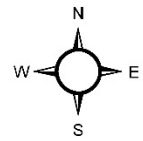


Subject Parcel

Subject Parcel Vicinity Map

Not to Scale

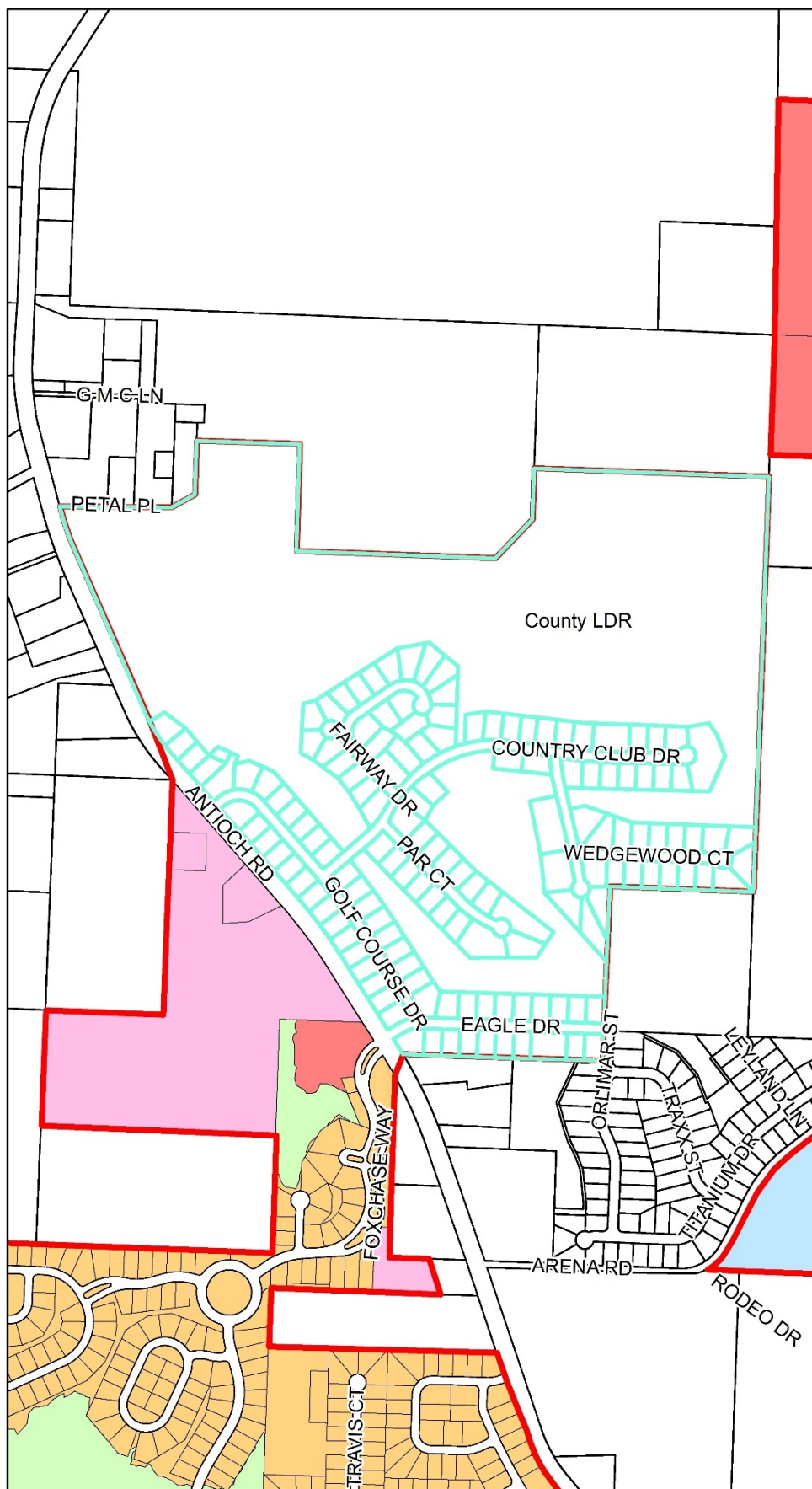
Current Future Land Use



0 400 800
Feet

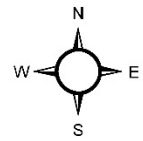
Legend

- 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

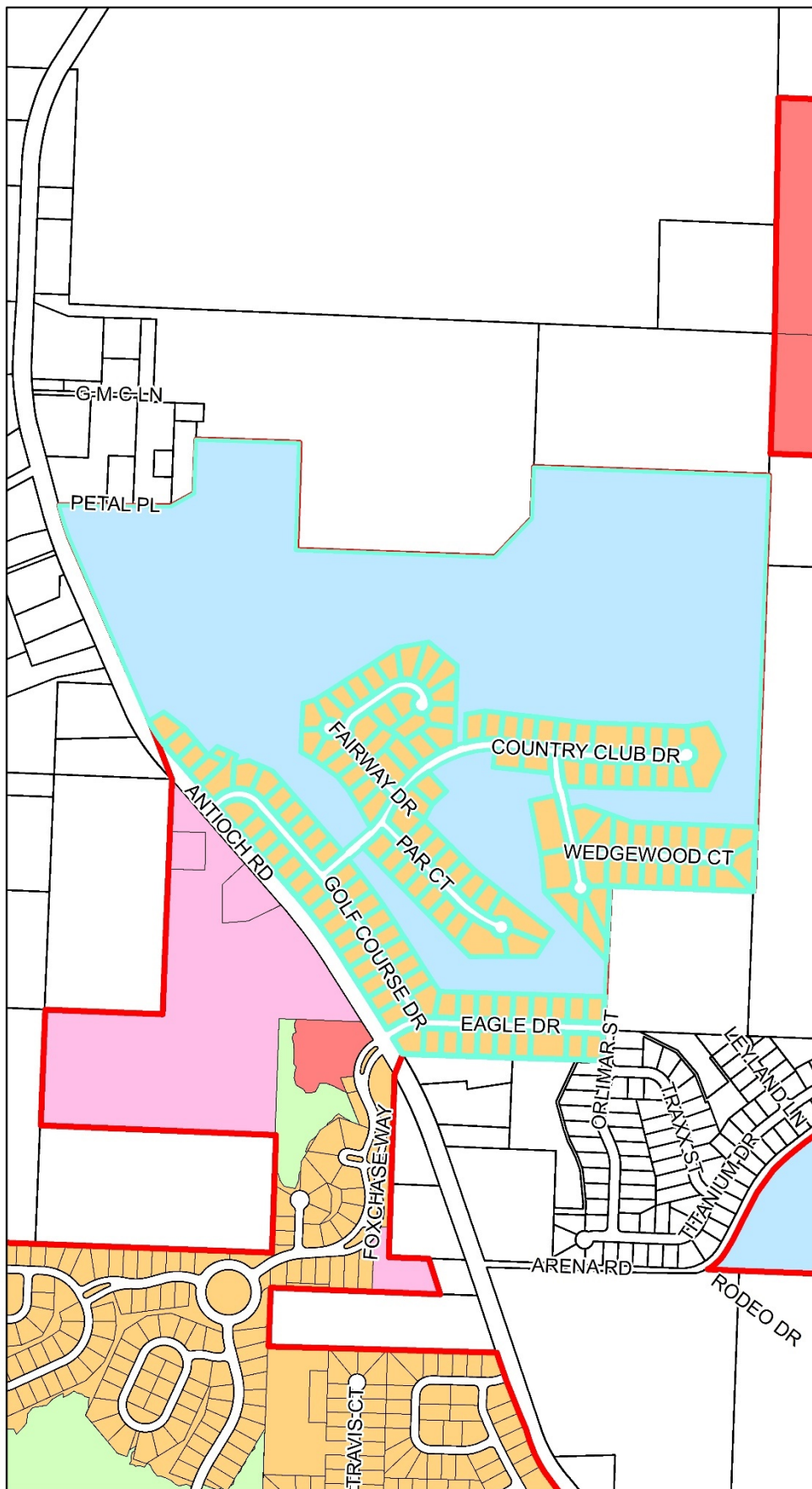
Proposed Future Land Use



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
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
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 LOW DENSITY RESIDENTIAL 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 LOW DENSITY RESIDENTIAL 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 LOW DENSITY RESIDENTIAL 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

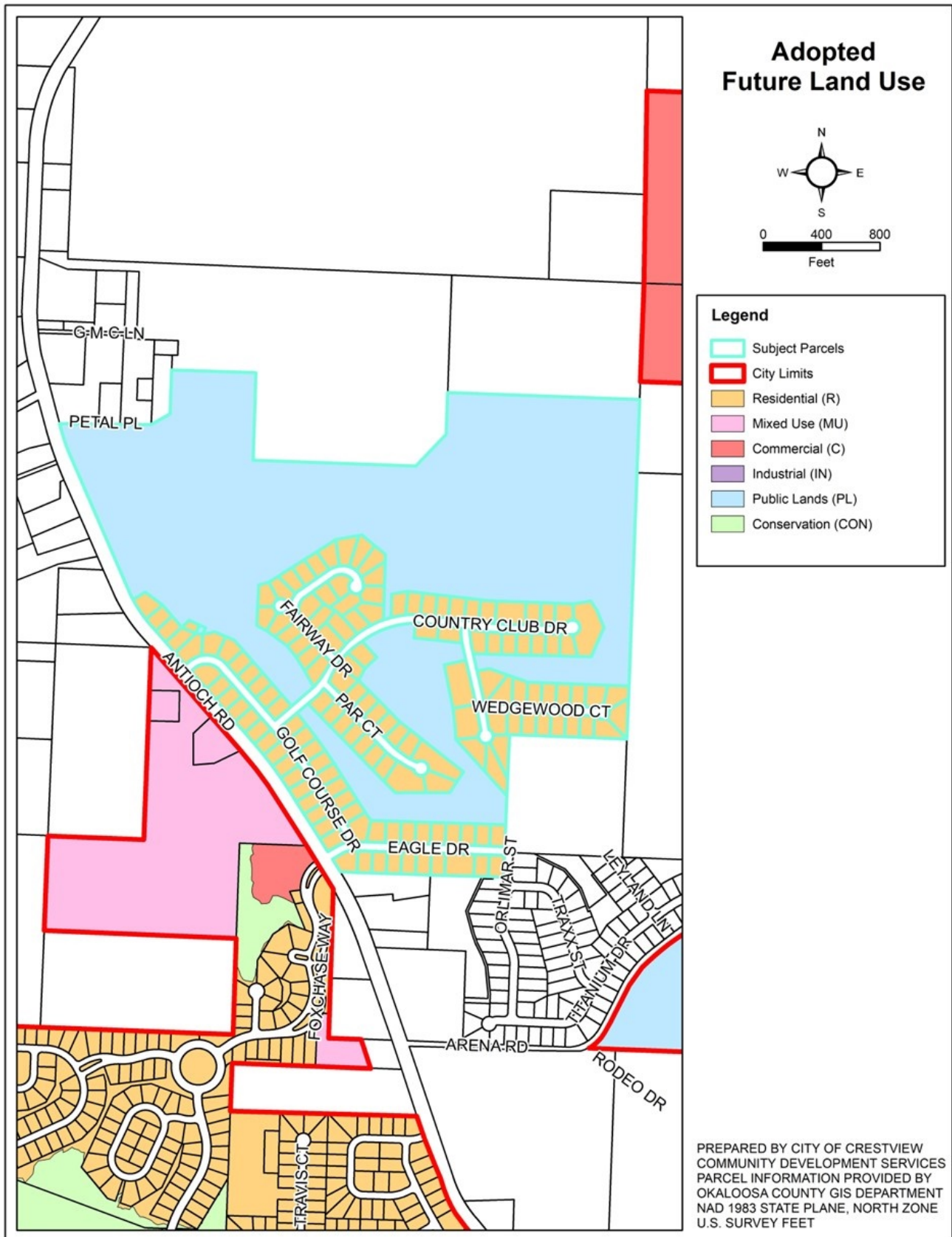


EXHIBIT B

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26-3N-24-0970-0000-1400

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



Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/4/2021
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 Planning and Development Board recommended approval of the request on March 1, 2021.

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 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.

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

Community Culture – Develop a specific identity for Crestview.

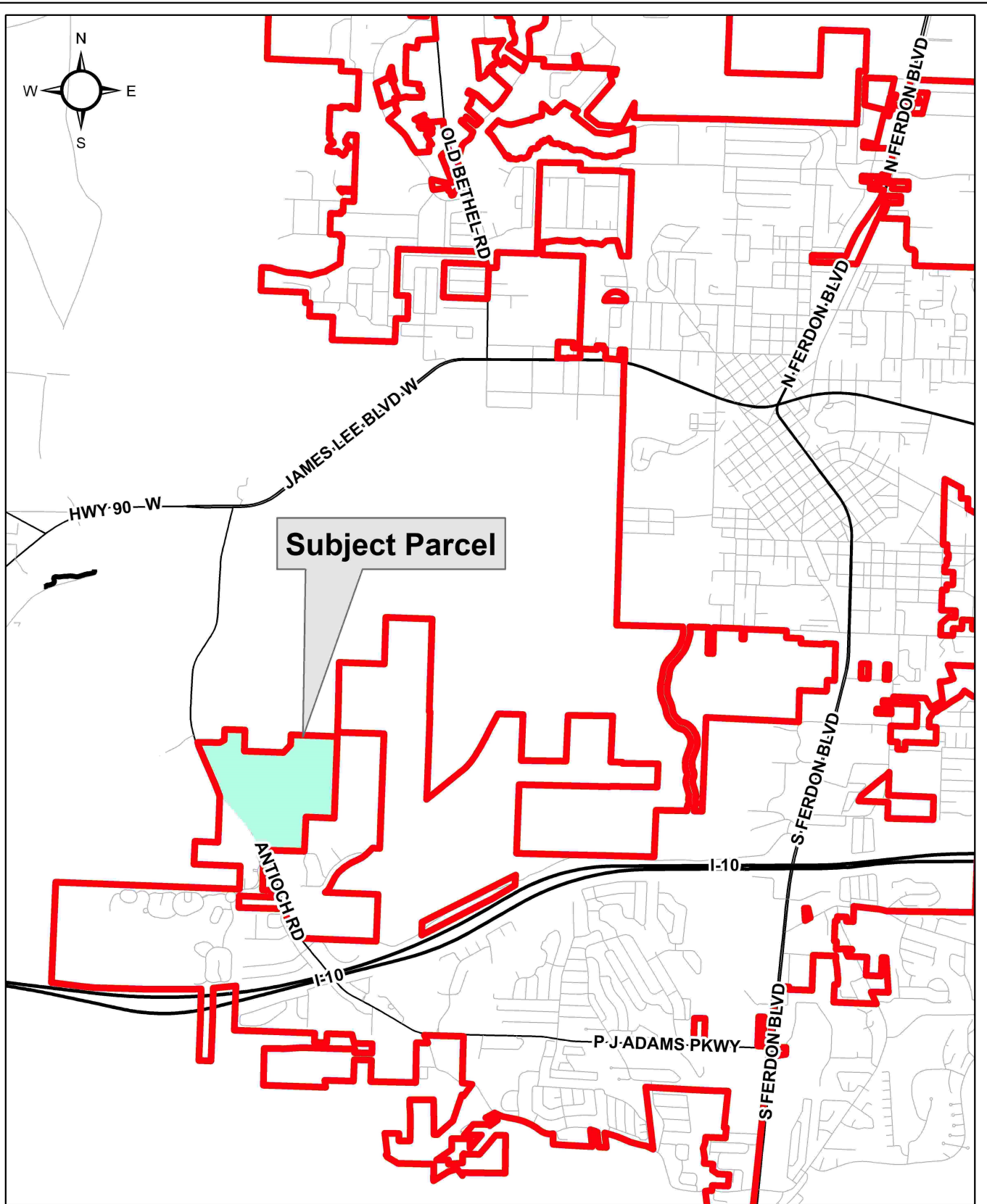
FINANCIAL IMPACT

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

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 move to second reading.

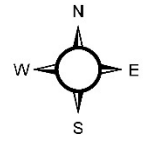


Subject Parcel

Subject Parcel Vicinity Map

Not to Scale

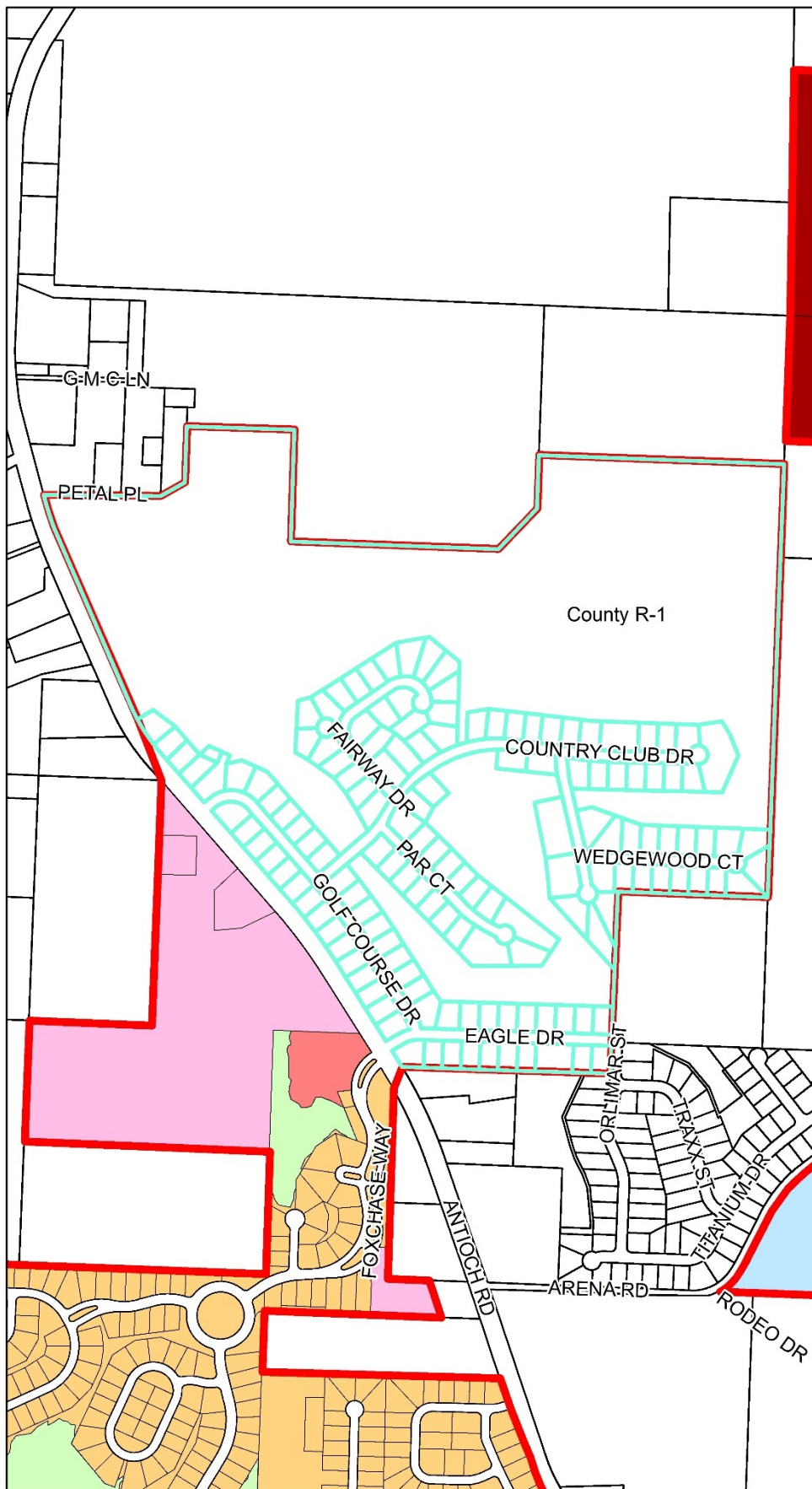
Current Zoning



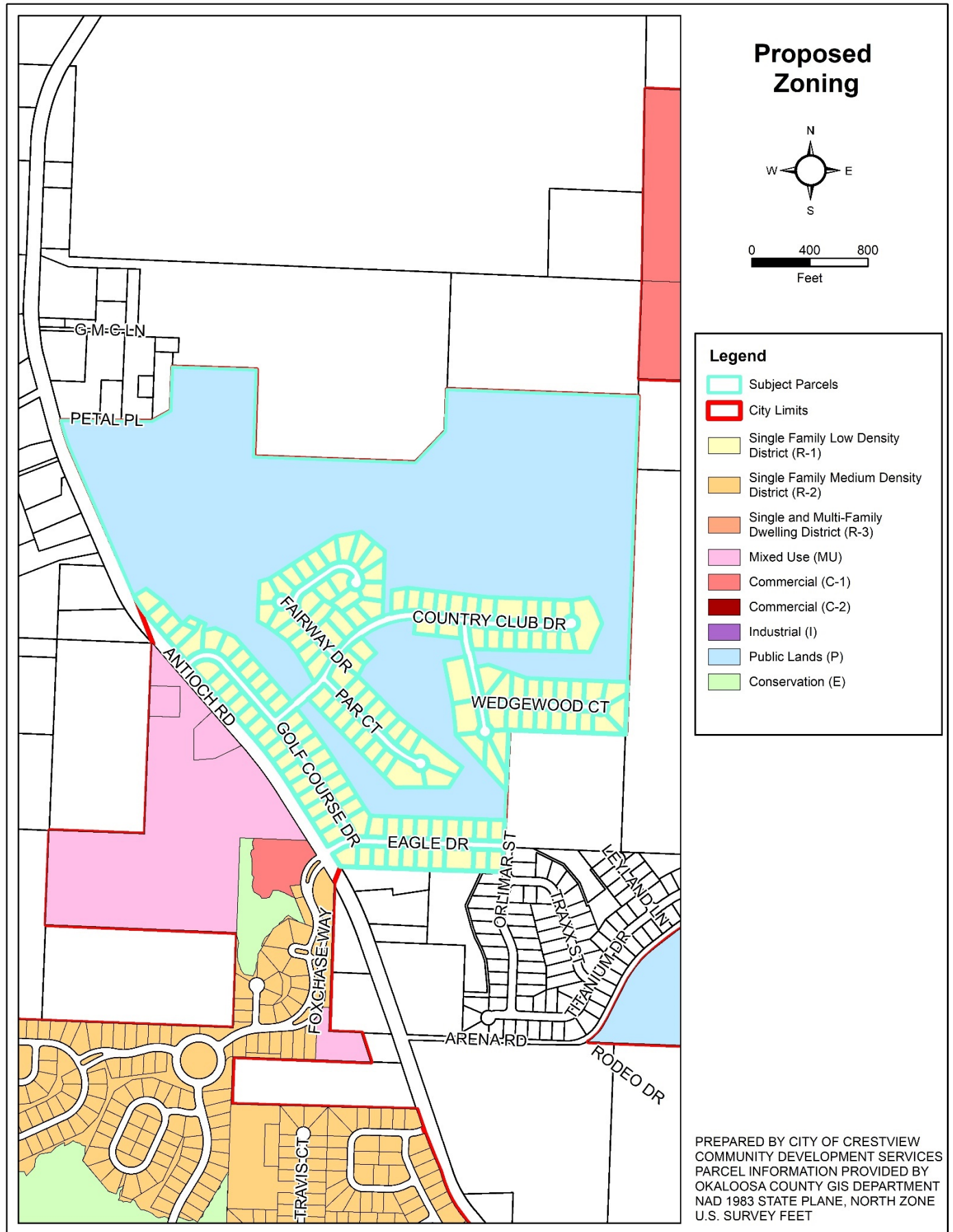
0 400 800
Feet

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 RESIDENTIAL-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 Residential-1 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

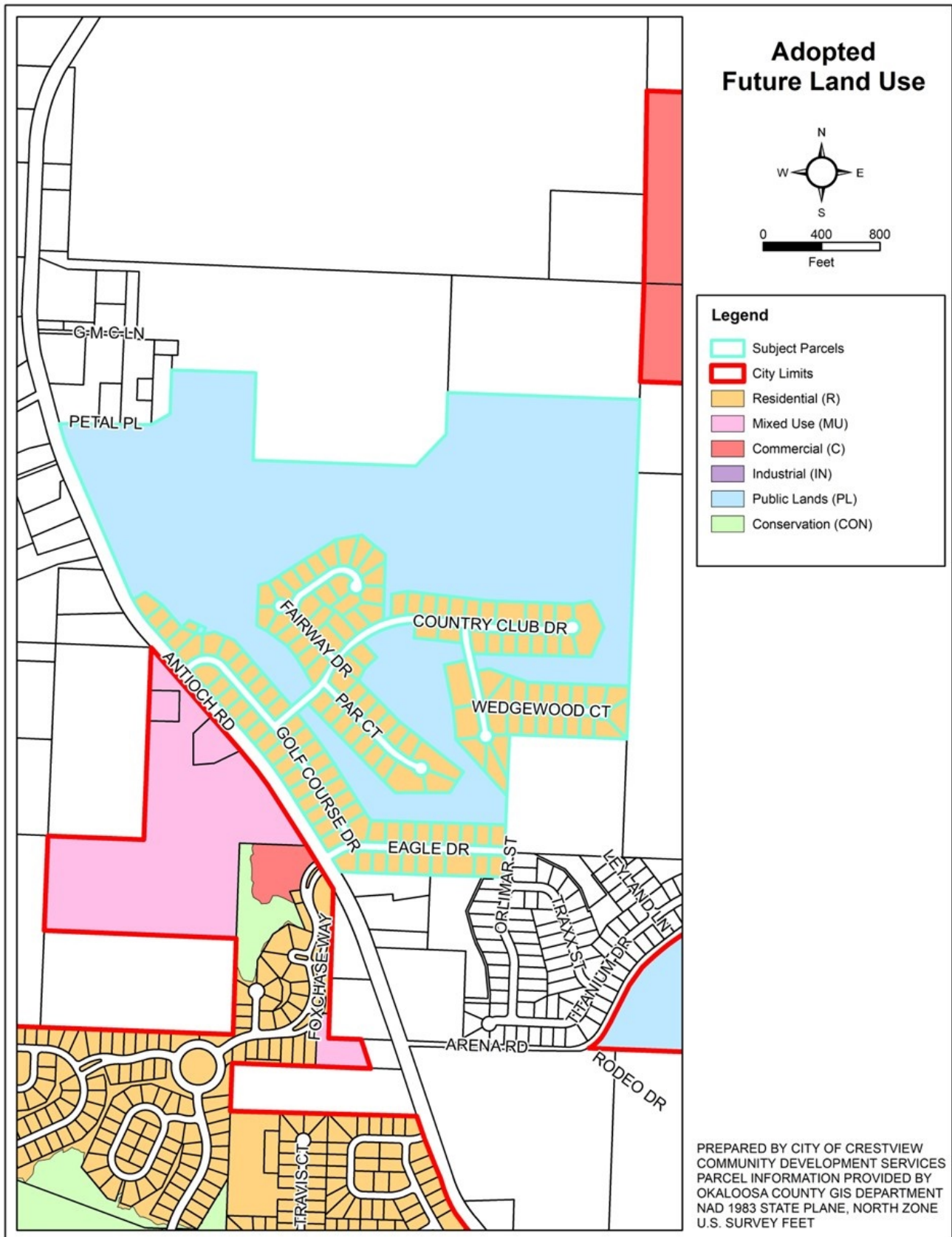


EXHIBIT B

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



Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/4/2021
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 adoption of Ordinance 1808 and move to second reading.

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.

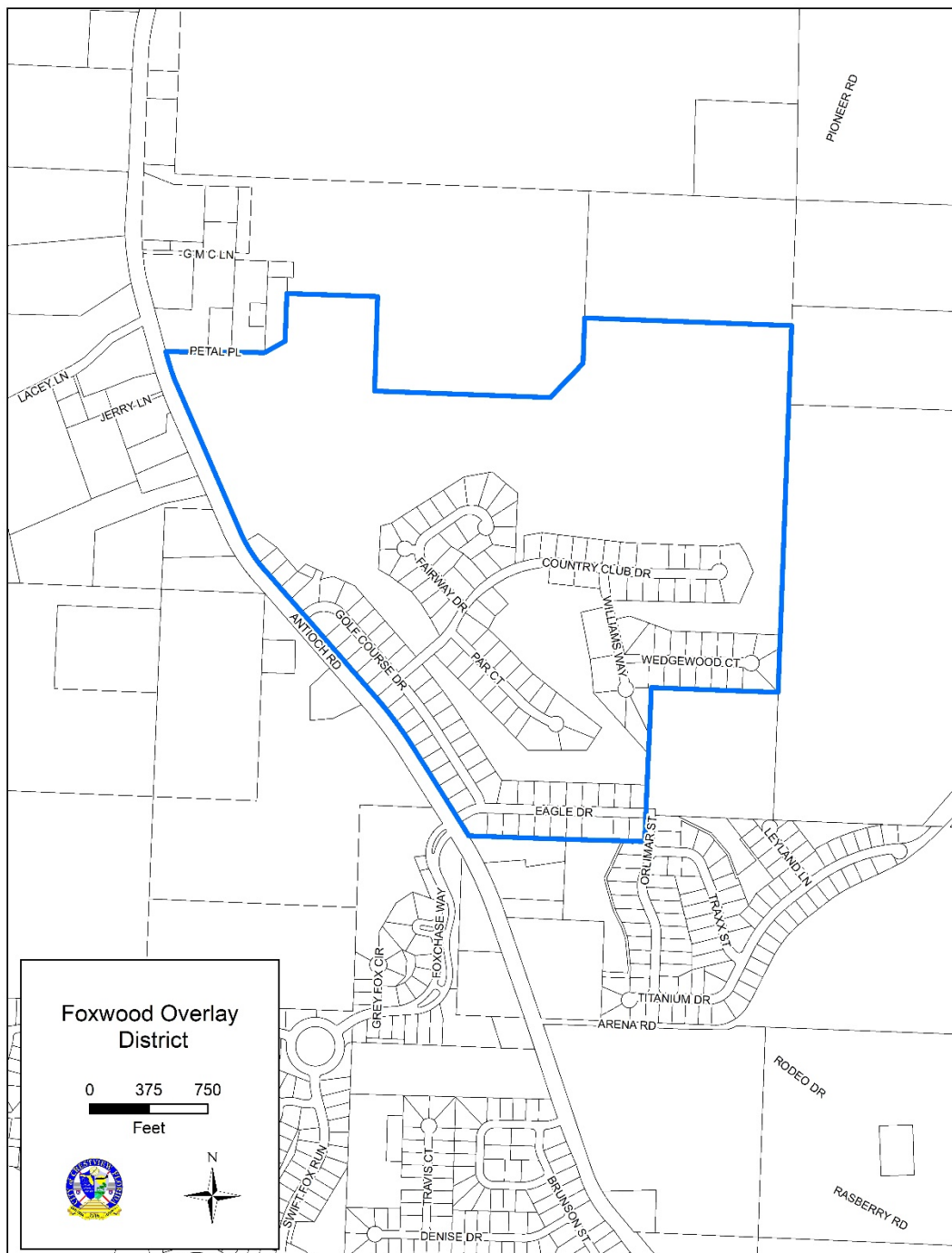
Table 6.02.05 - Development Standards Within the Foxwood Overlay District Development Feature

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

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/4/2021
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 Planning and Development Board recommended approval of the request on March 1, 2021.

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

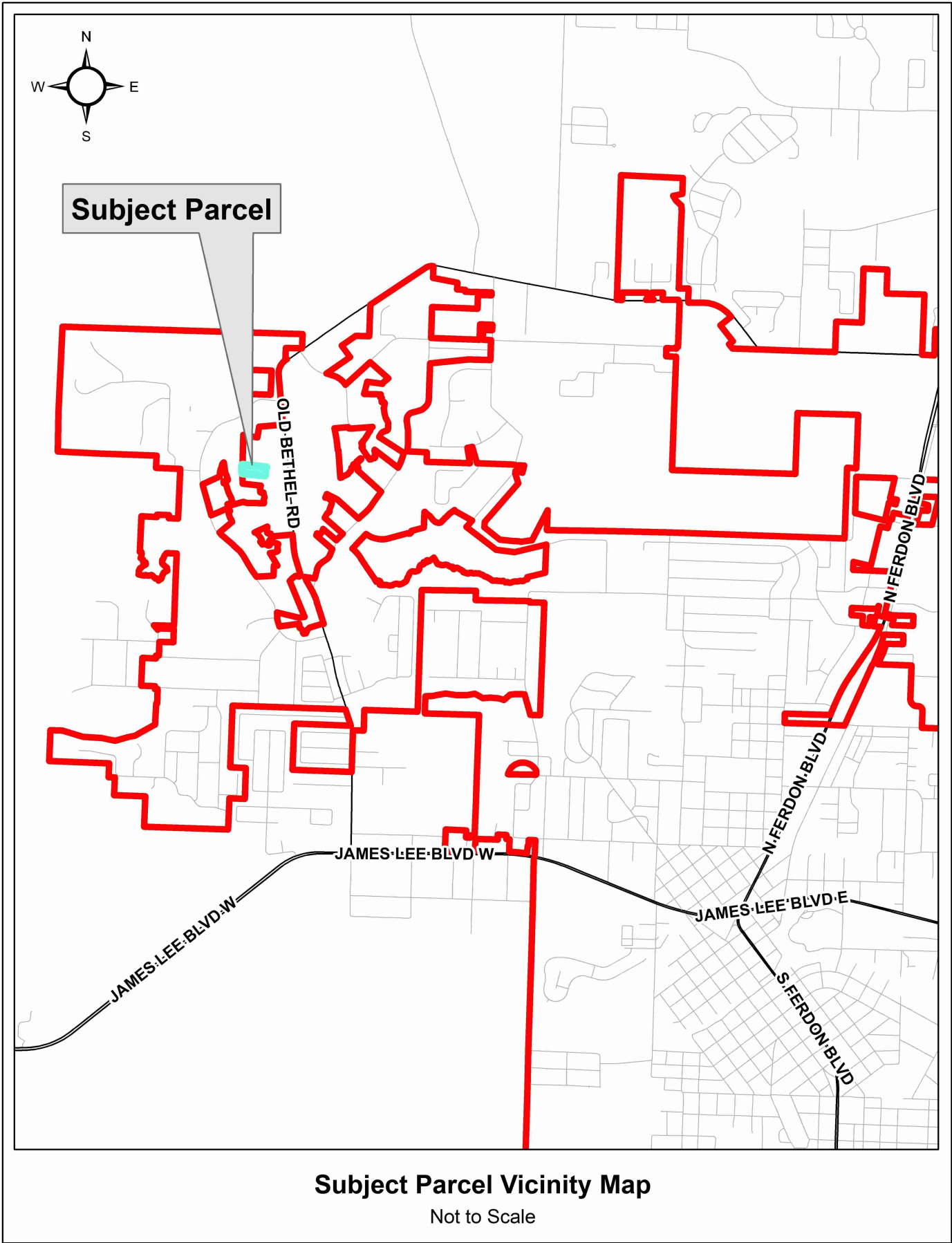
The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising is \$656.88.

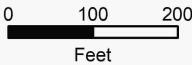
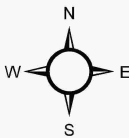
The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1809 and move to second reading.

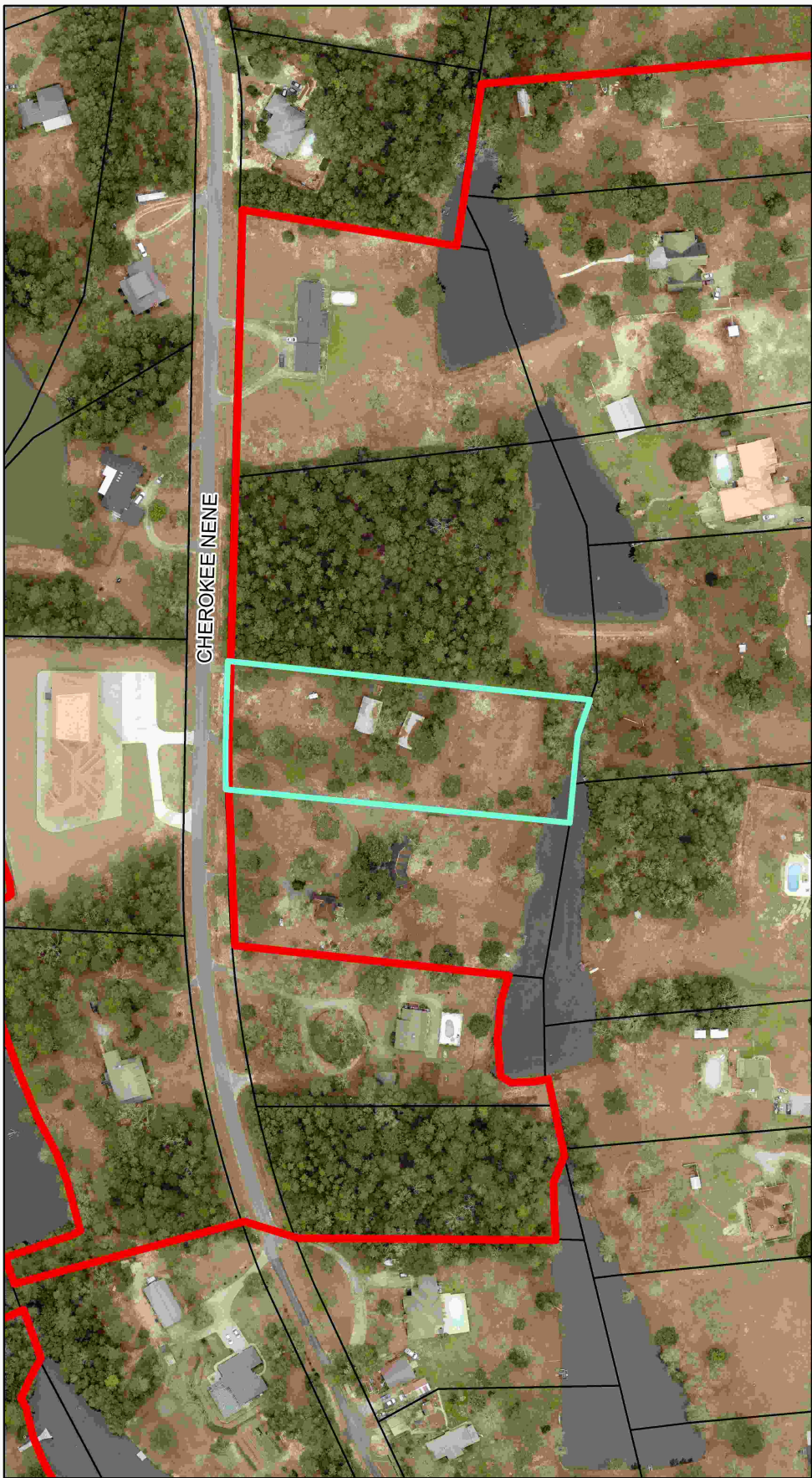


**Subject Parcel
Aerial Exhibit**



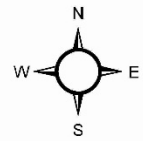
Legend

-  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

CHEROKEE NENE

2.04 Acres

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) zoning 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.

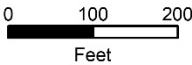
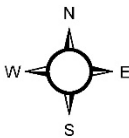
ATTEST:

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

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/4/2021
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 Planning and Development Board recommended approval of the request on March 1, 2021.

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.

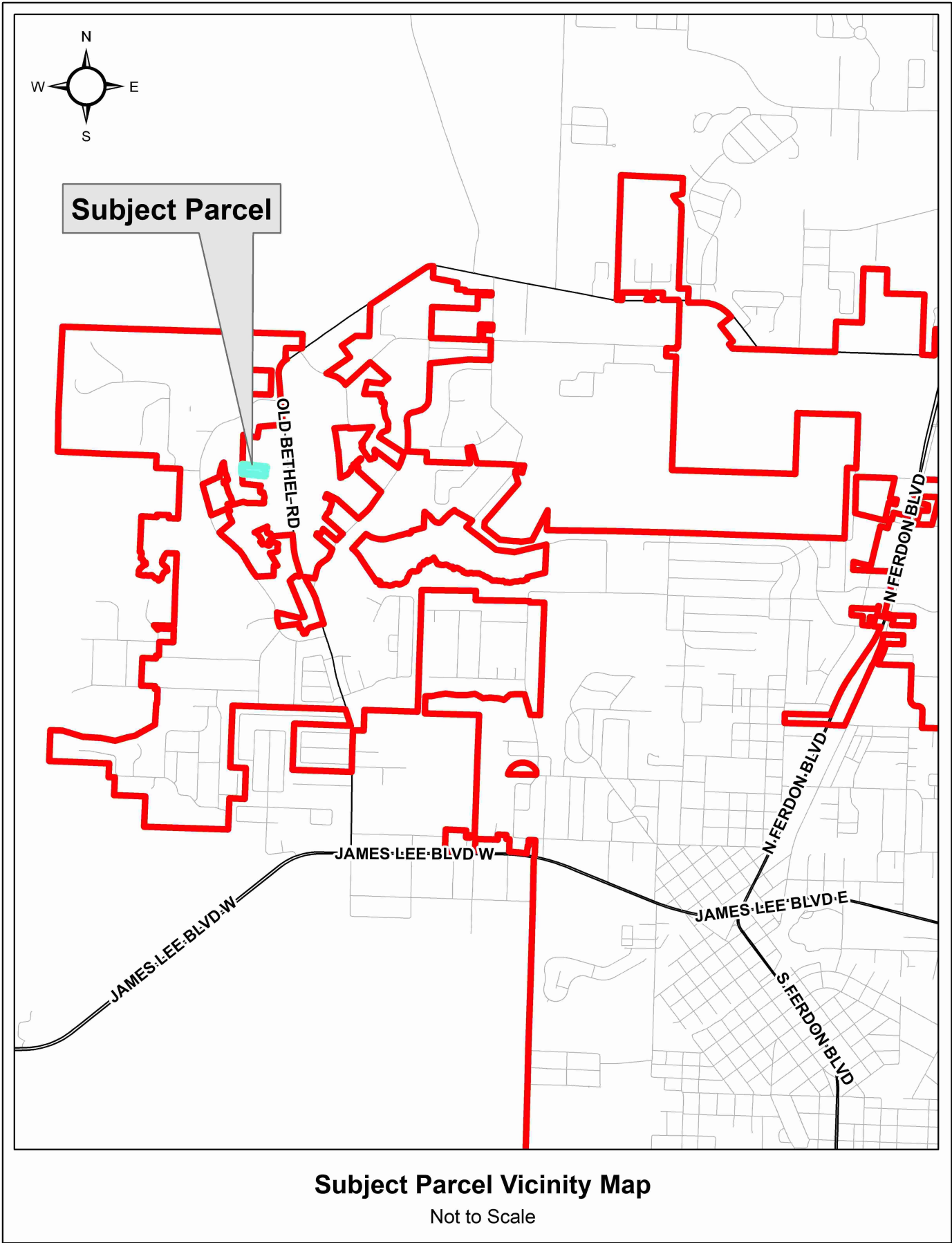
Opportunity – Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

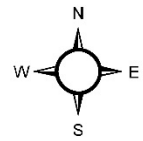
The fees for the comprehensive plan amendment have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1810 and move to second reading.



Current Future Land Use



0 100 200
Feet

Legend

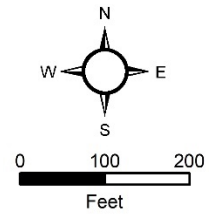
- Subject Parcel
- Residential (R)
- Mixed Use (MU)
- Commercial (C)
- Industrial (IN)
- Public Lands (PL)
- Conservation (CON)
- City Limits

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 RURAL RESIDENTIAL 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 Rural Residential 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 Rural Residential 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.

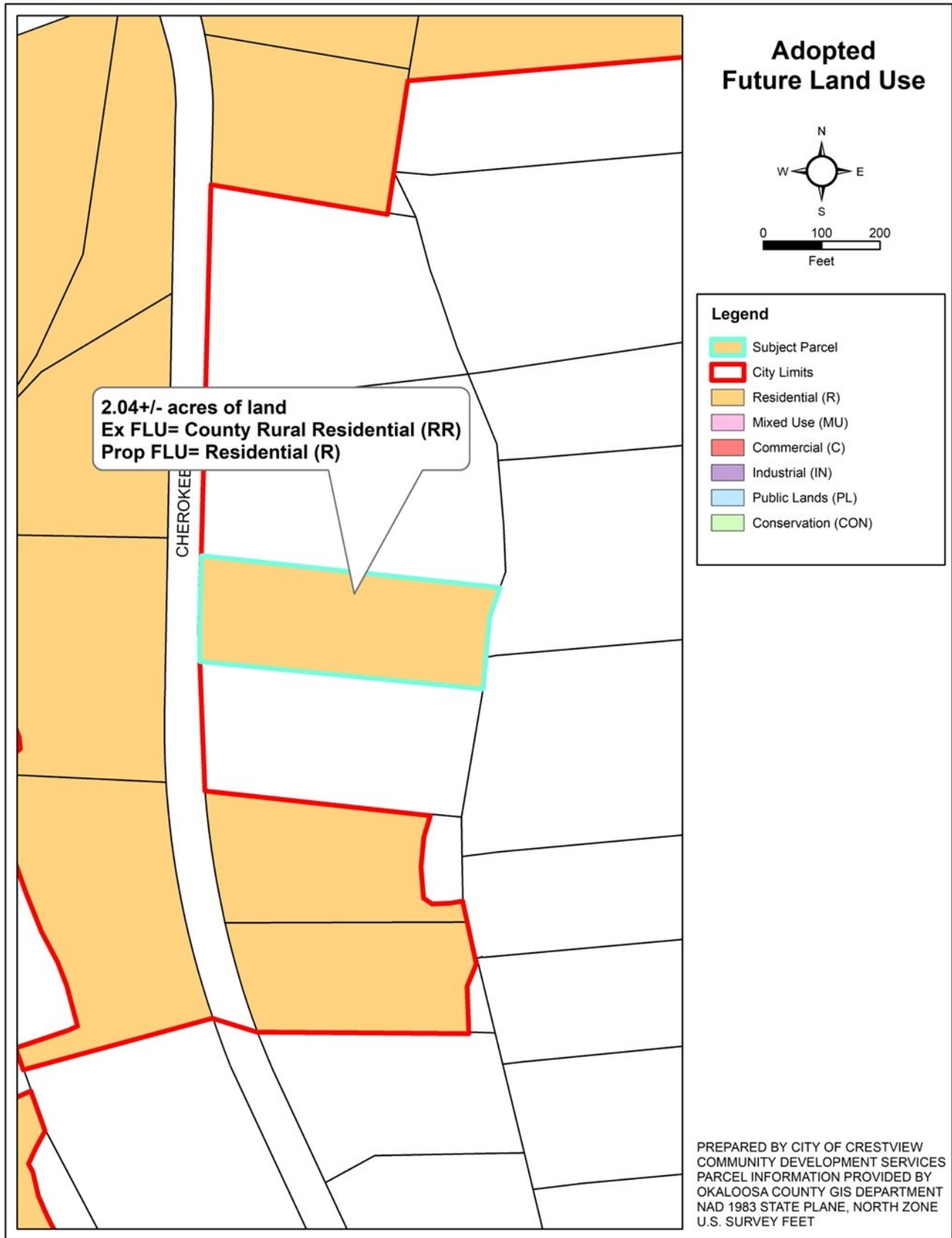
ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor

EXHIBIT A





Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/4/2021
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 Planning and Development Board recommended approval of the request on March 1, 2021.

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.

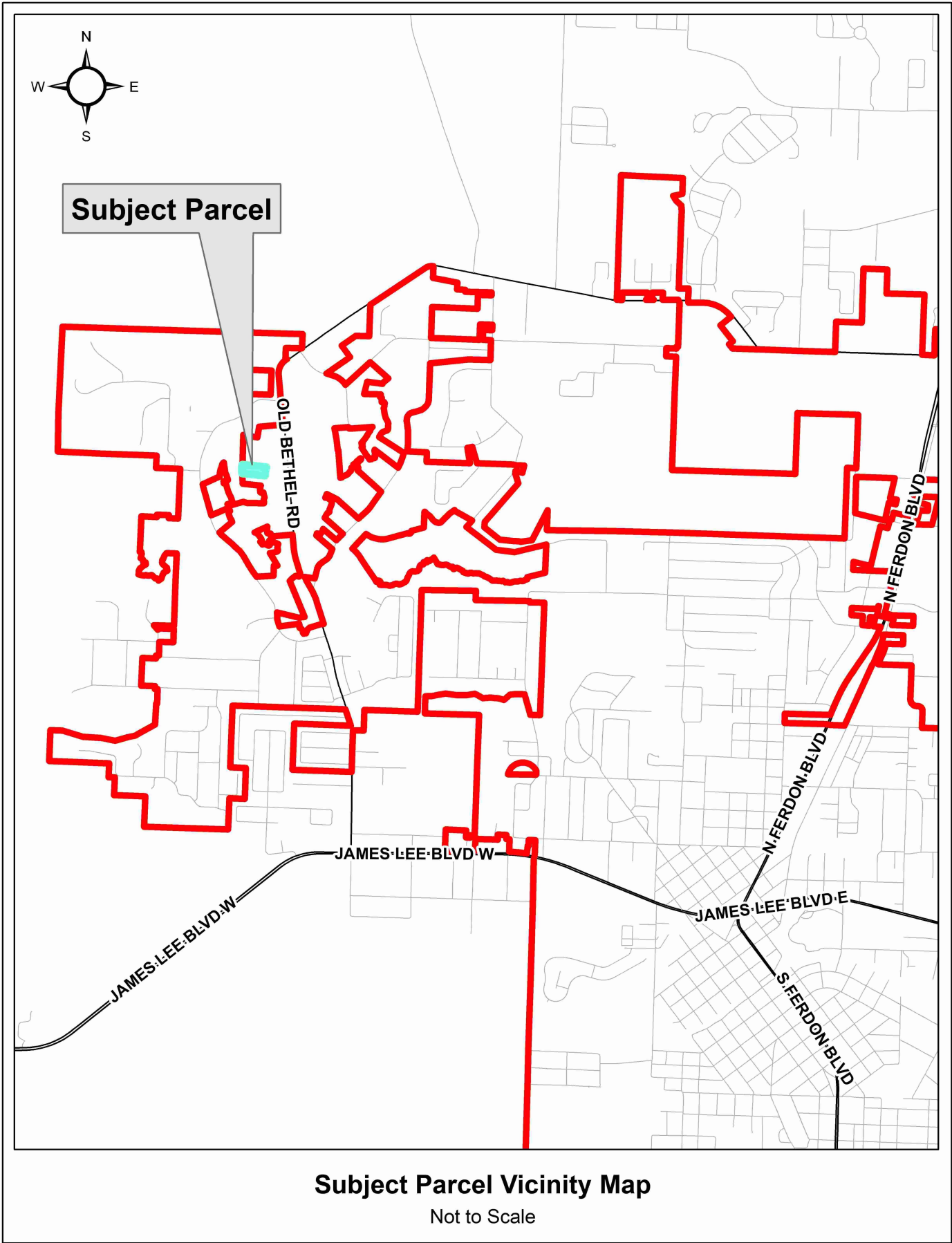
Opportunity – Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

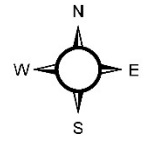
The fees for the rezoning request have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1811 and move to second reading.



Current Zoning



0 100 200
Feet

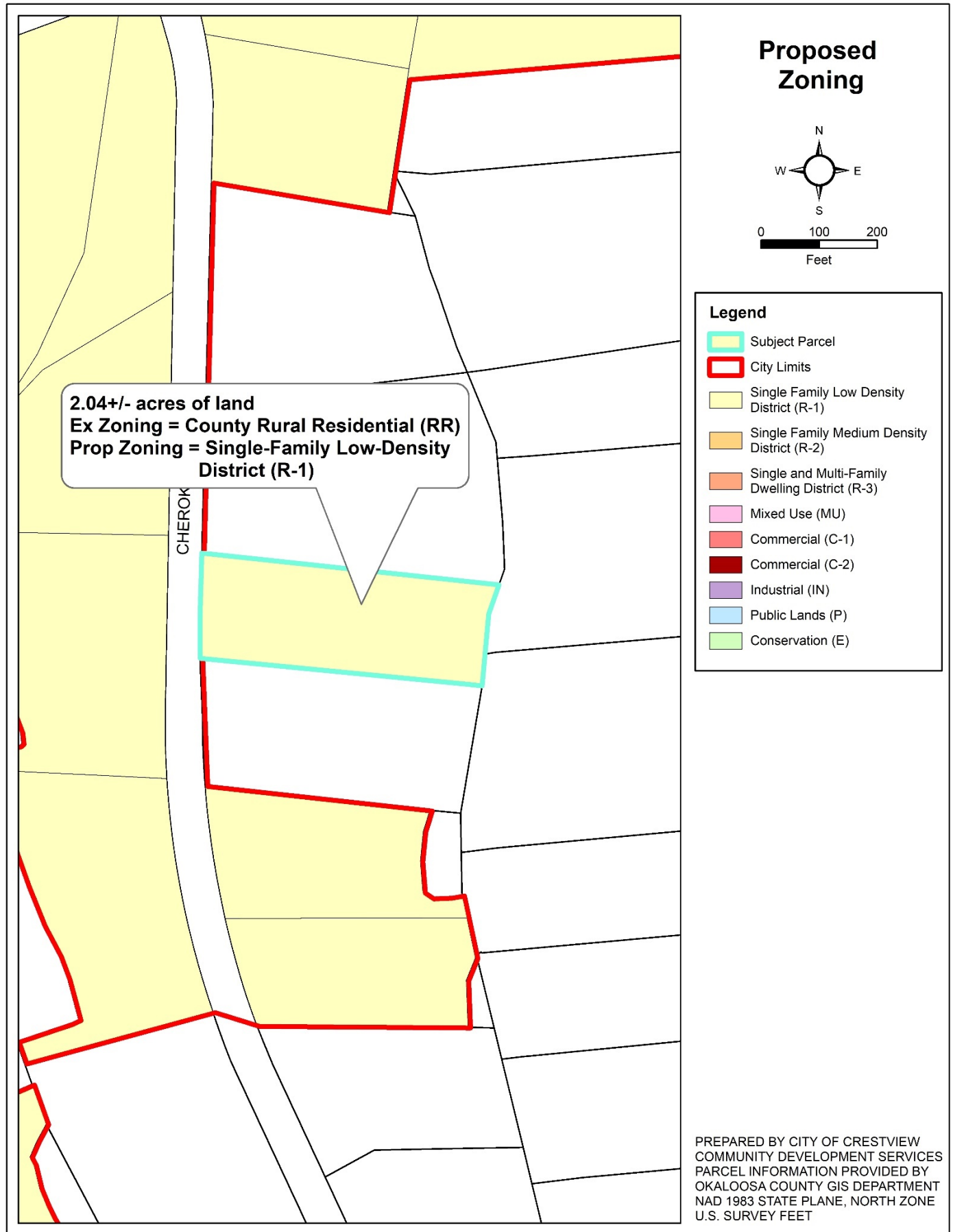
Legend

- 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

None

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 RESIDENTIAL RURAL 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 Residential Rural 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.

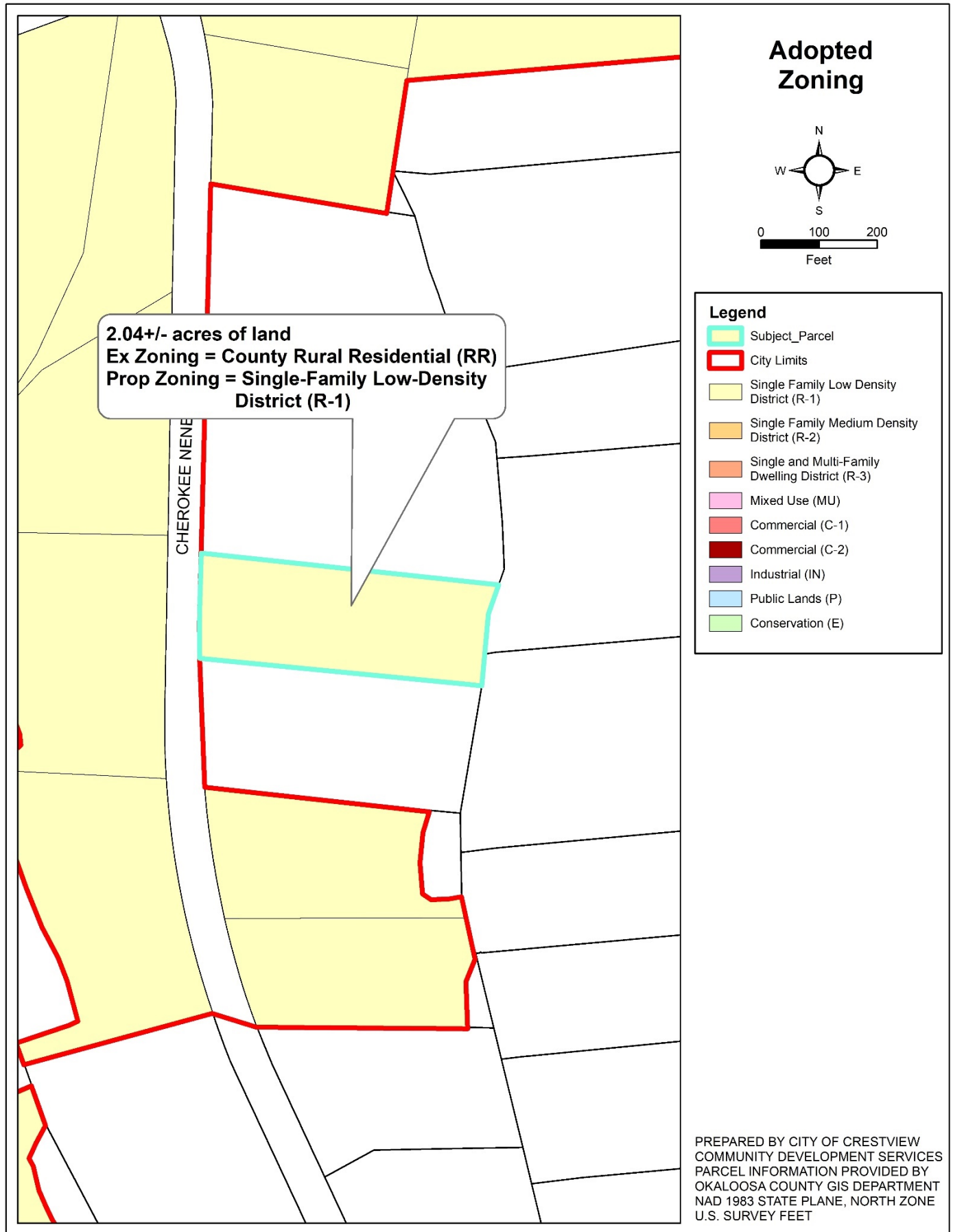
**PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW,
FLORIDA ON THE _____ DAY OF _____, 2020.**

ATTEST:

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

J. B. WHITTEN
Mayor





Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Trae Duley, Planning Administrator
DATE: 3/4/2021
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.

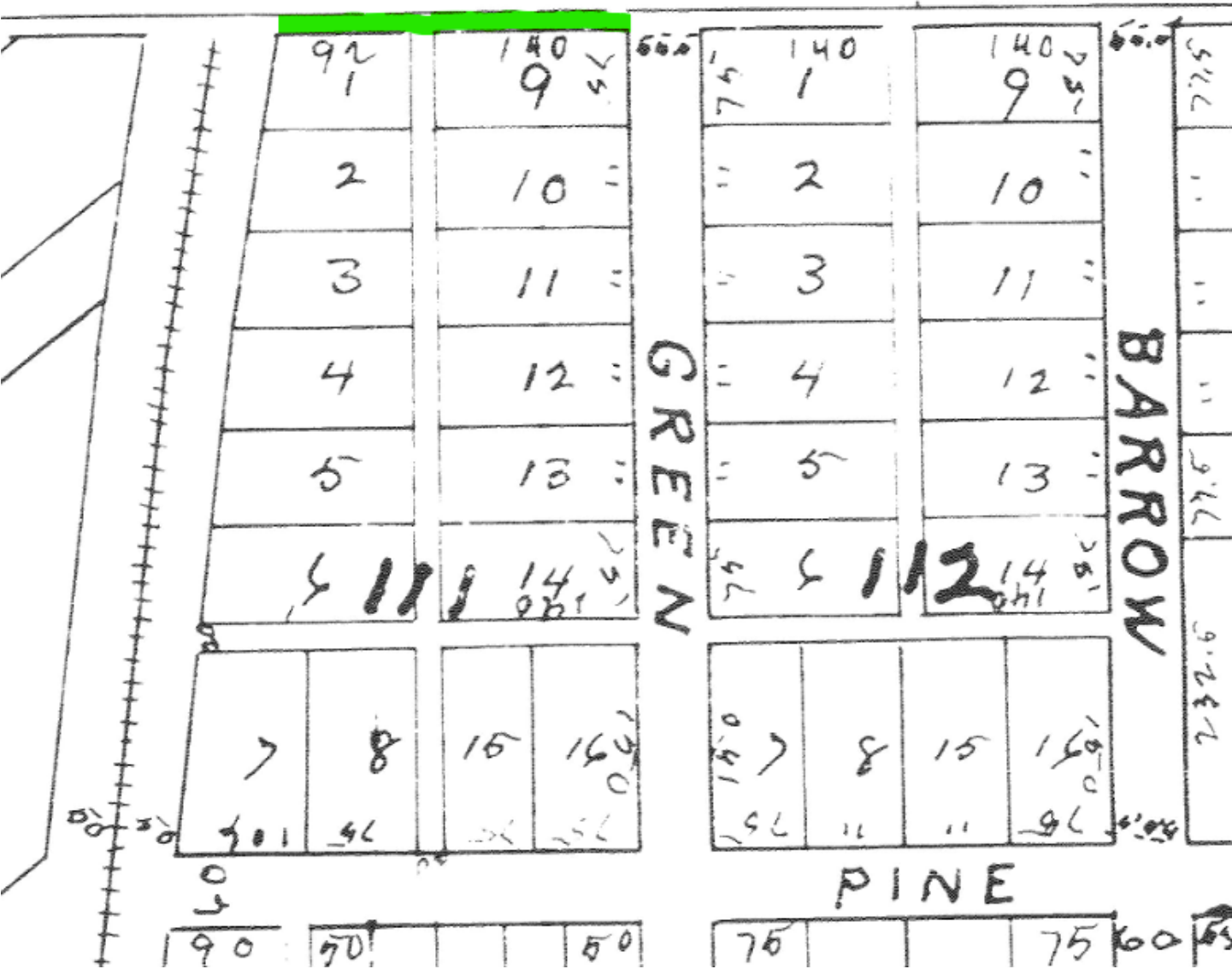
FINANCIAL IMPACT

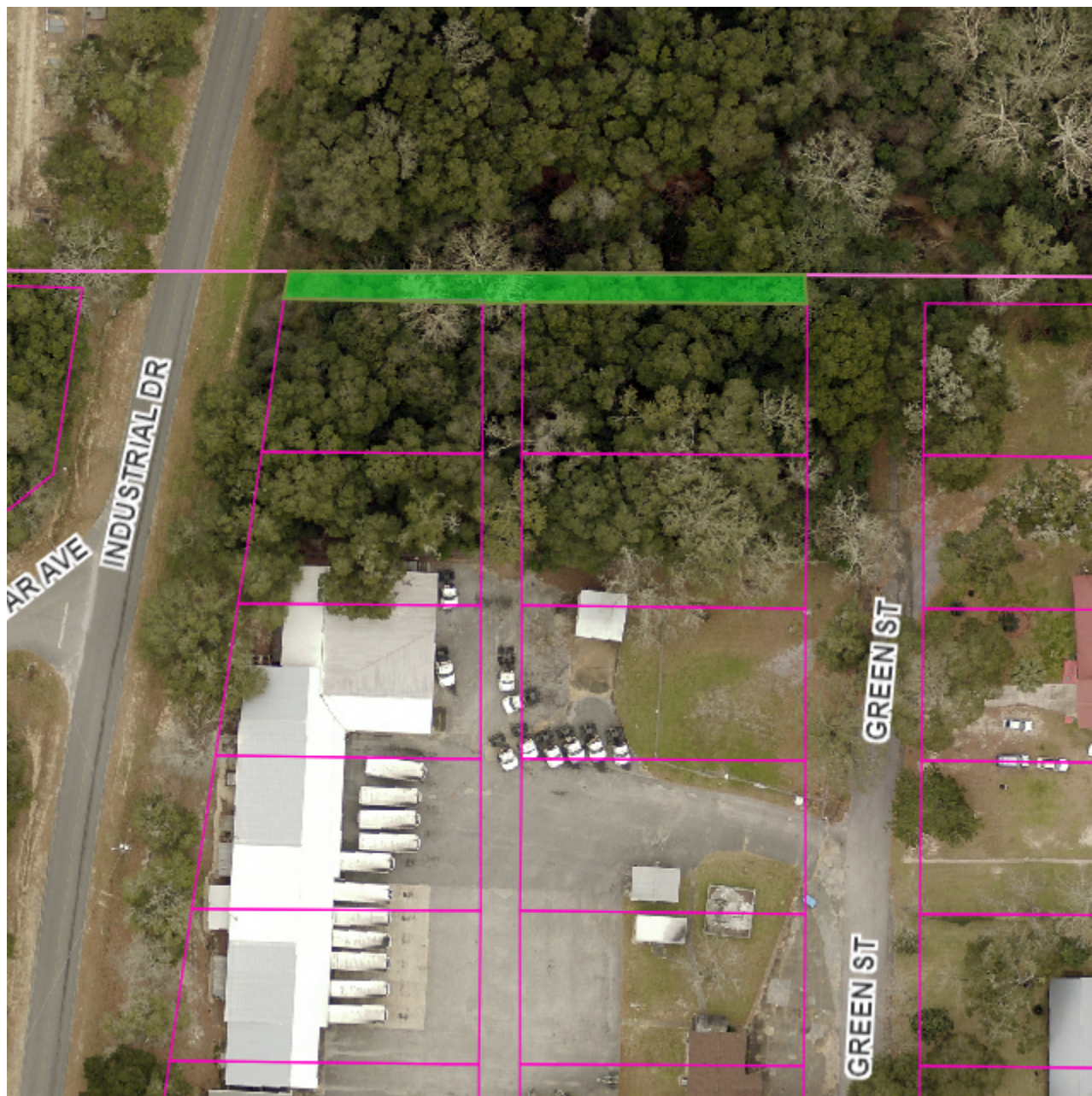
This will have no impact on the city budget.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1812 and move to 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



Staff Report

CITY COUNCIL MEETING DATE: March 8, 2021

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Elizabeth Roy, City Clerk
DATE: 3/2/2021
SUBJECT: Discussion of City Manager Evaluation

BACKGROUND:

The City Manager has now been in his position for 2 years.

The City Council is the evaluating body for the City Manager Position.

DISCUSSION:

City Council members have been provided a copy of the City Manager evaluation.

The City clerk is requesting that the evaluations be returned by March 9th.

The evaluations will combined and the evaluation will be presented at a public meeting.

Our office is asking that the Council approve a special meeting on Monday, March 22nd at 5:30 PM, just prior to the regular City Council meeting for the presentation of the evaluation.

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

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

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There is no additional financial impact to the City of Crestview.

RECOMMENDED ACTION

Staff respectfully requests the the City Council approve the timeline and special meeting request as presented.

Attachments

None