CITY OF CRESTVIEW

Community Development Services
P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536
Phone # (850) 1560 Fax # (850) 682-8077

PLANNING AND DEVELOPMENT BOARD
April 5, 2021
6:00 PM
Council Chambers

PLANNING AND DEVELOPMENT BOARD

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

1 Call to Order

2 Pledge of Allegiance

3 Approve Agenda

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

6 Ordinance on 1st reading/ Public Hearing

6. Ordinance 1814 Redstone Avenue Annexation
6. Ordinance 1815 Redstone Avenue Comprehensive Plan Amendment
6. Ordinance 1816 - Redstone Avenue Rezoning
6. Ordinance 1817 Antioch Road Annexation
6. Ordinance 1818 - Antioch Road Comprehensive Plan Amendment
6. Ordinance 1819 - Antioch Road Rezoning
6. Ordinance 1820 - PJ Adams Annexation
6. Ordinance 1821 - PJ Adams Comprehensive Plan Amendment

6. Ordinance 1822 - PJ Adams Rezoning

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

10. Discussion of Replacement board members

11 Comments from the Audience

12 Adjournment

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

CITY OF CRESTVIEW

Item # 6.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: April 5, 2021
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	3/30/2021
SUBJECT:	Ordinance 1814 Redstone Avenue Annexation

BACKGROUND:

On February 6, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Redstone Avenue East.

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 request for voluntary annexation will be presented to City Council via Ordinance 1814 on April 12, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Hussain Talib
Parcel ID:	21-3N-23-0000-0017-0140
Site Size:	6.86 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	Commercial (C)	Commercial (C-1)	Vacant
East	Mixed Use (MU), County Low-Density Residential & Residential (R)	Mixed Use (MU), County Residential-1, Single-Family Medium-Density (R-2) & Single- and Multi-Family Dwelling (R-3)	Vacant/Municipal
South	Commercial (C)	Commercial (C-1)	Vacant
West	Commercial (C) & County Low-Density Residential	Commercial (C-1) & County Residential-1	Vacant

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

the requested land-use and zoning designations, the property 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 March 15, 2021. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 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 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 a recommendation to the City Council to adopt Ordinance 1814 on first and second reading.

Attachments

1. Exhibit Packet - Redstone

ORDINANCE: 1814

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 6.86 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 21, 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 # 21-3N-23-0000-0017-0140 (Deed recorded in Book 1086, page 230, dated March 1, 1980)

TRACT 24, SANDY LAKE ESTATES: Commence at the Southwest corner of Section 21, a Railroad spike in the pavement, thence with the South line of said Section, North 89° 42' 51" East 730.00 feet to an iron pin, the Point of Beginning of tract herein described, thence North 00° 13' 44" West 825.68 feet to an iron pin on the South right of way of a 60 foot road, thence with said right of way, North 89° 41' 48" East 232.86 feet to an iron pin, thence South 31° 21' 42" East 452.71 feet to a point on Lago Creek, thence South 30° 17' 41" West 230.00 feet to a point, thence South 00° 12' 19" East 240.00 feet to an iron pin on the South line of Section 21, thence with said South line, South 89° 42' 51" West 350.00 feet to an iron pin, the Point of Beginning, containing 6.90 acres, in Section 21, Township 3 North, Range 23 West, Okaloosa County, Florida.

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

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

Comprehensive Plan.

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

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

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

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

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

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

SECTION 11 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

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

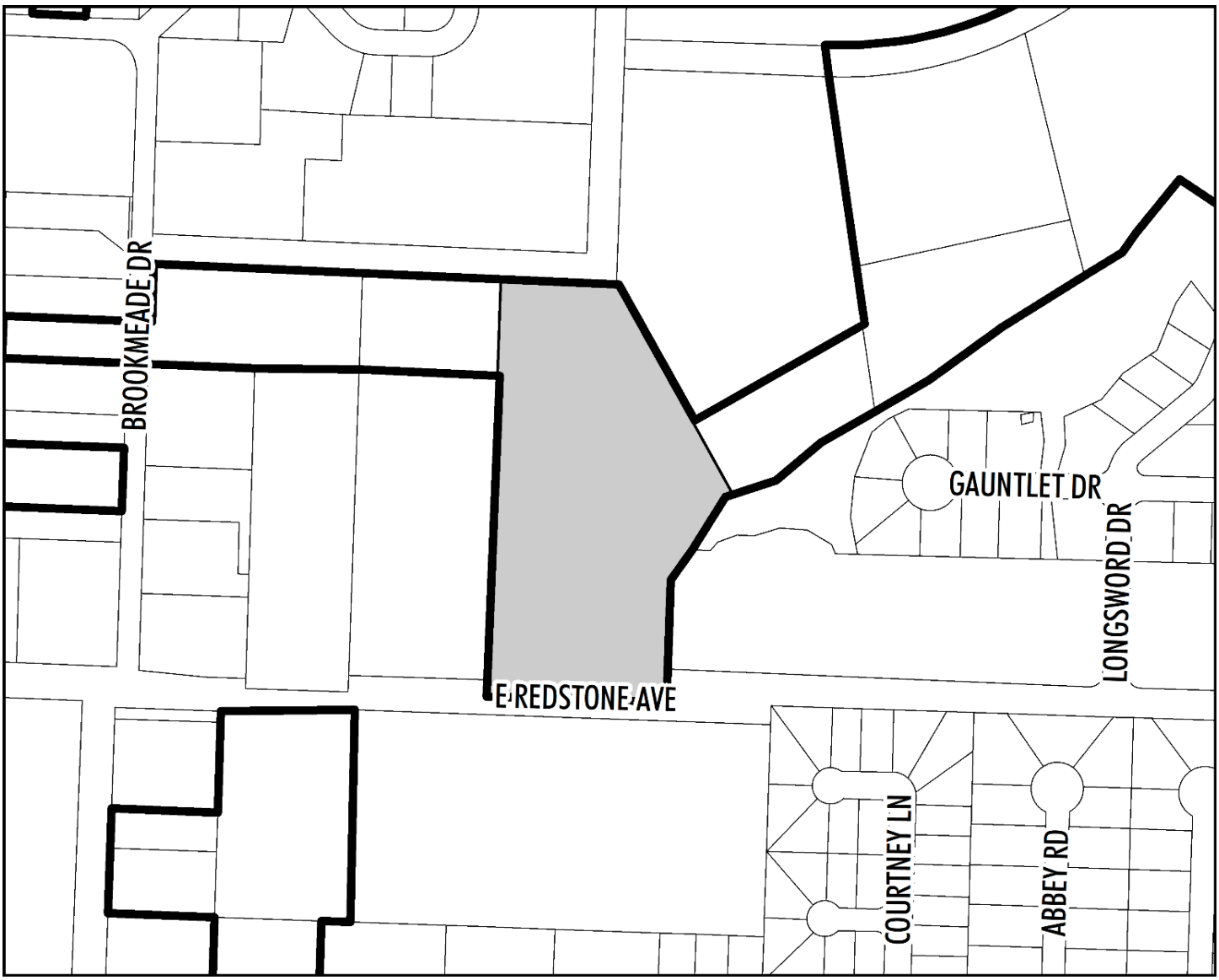
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor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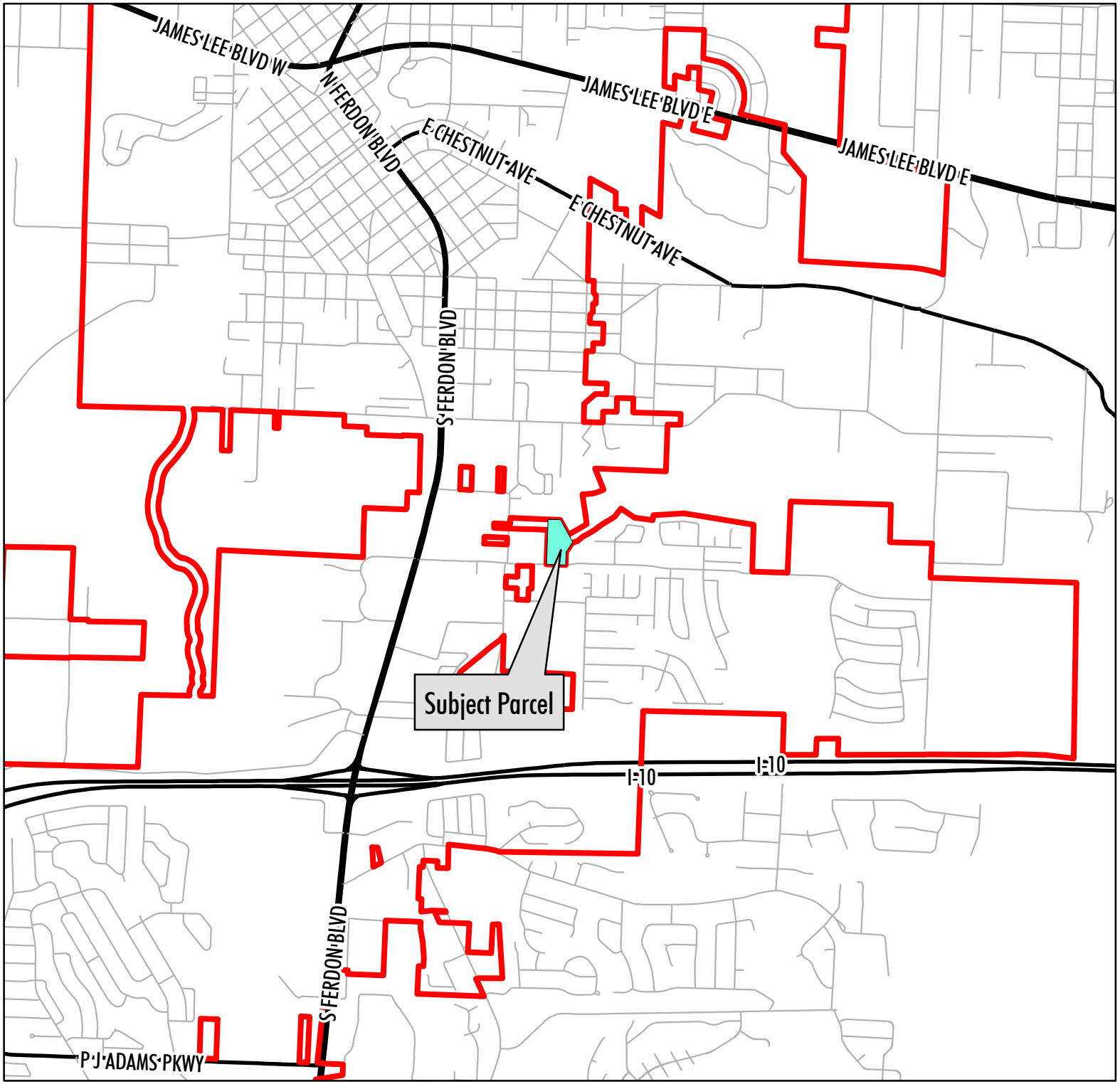
E REDSTONE AVE
COURTNEY LN
ABBEY RD

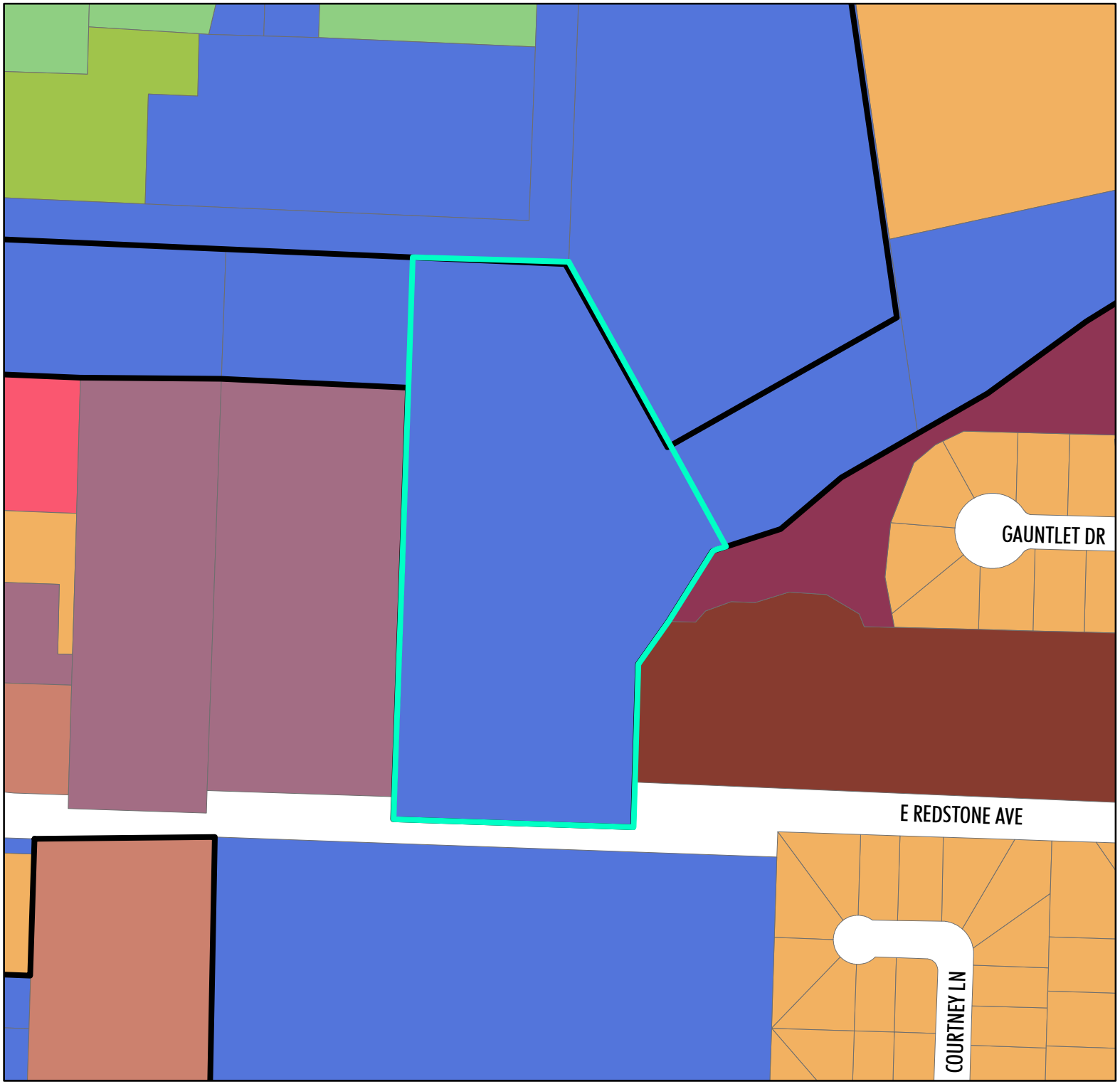
Vicinity Map



N

Not to Scale

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

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

- Multi-Family
- Municipal
- No AG Acre
- Profession
- Private School
- Single Family
- Trailer Park
- Vacant
- Vacant Commercial

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COMMUNITY DEVELOPMENT SERVICES
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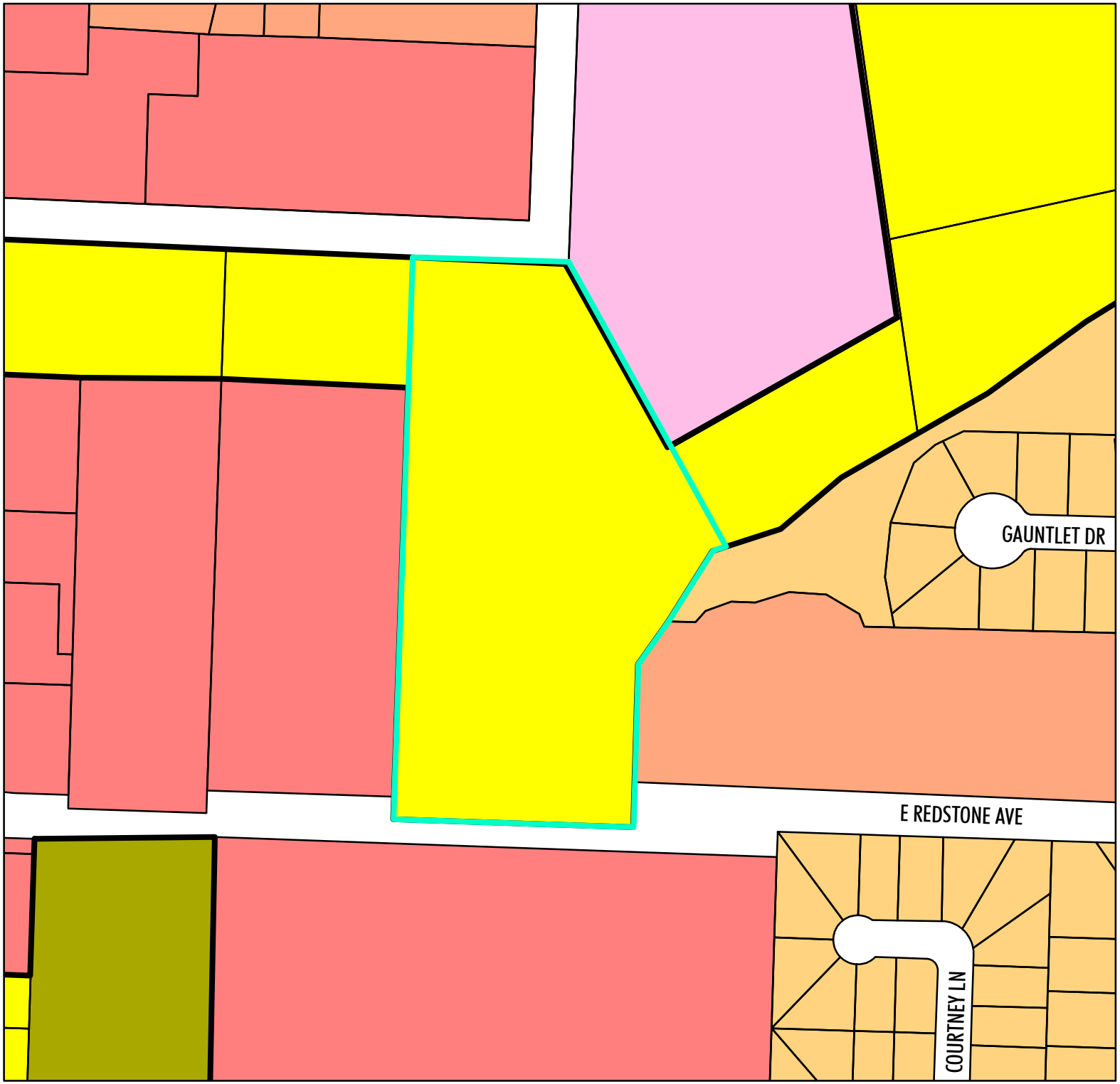
U.S. SURVEY FEET



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
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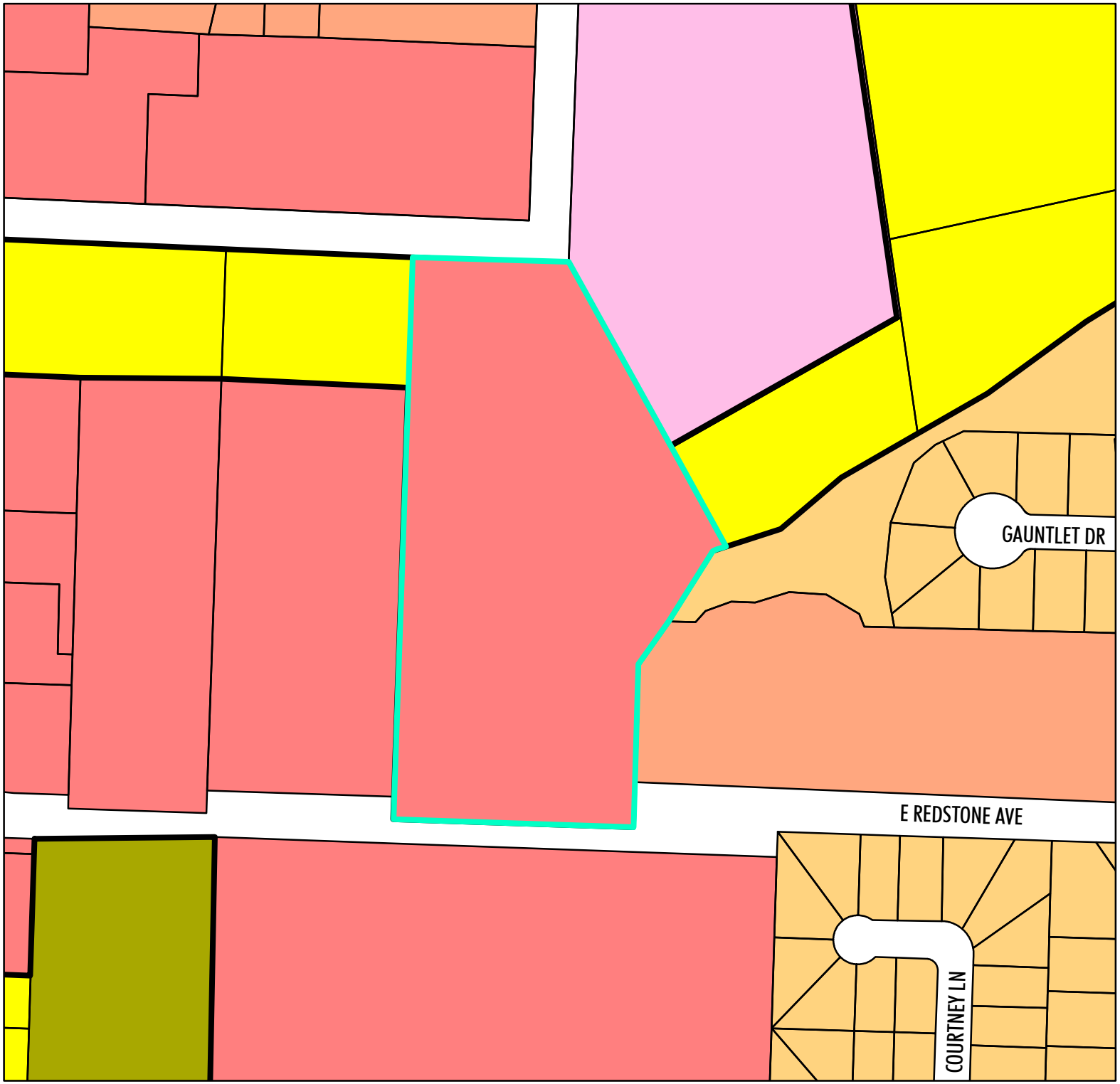
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

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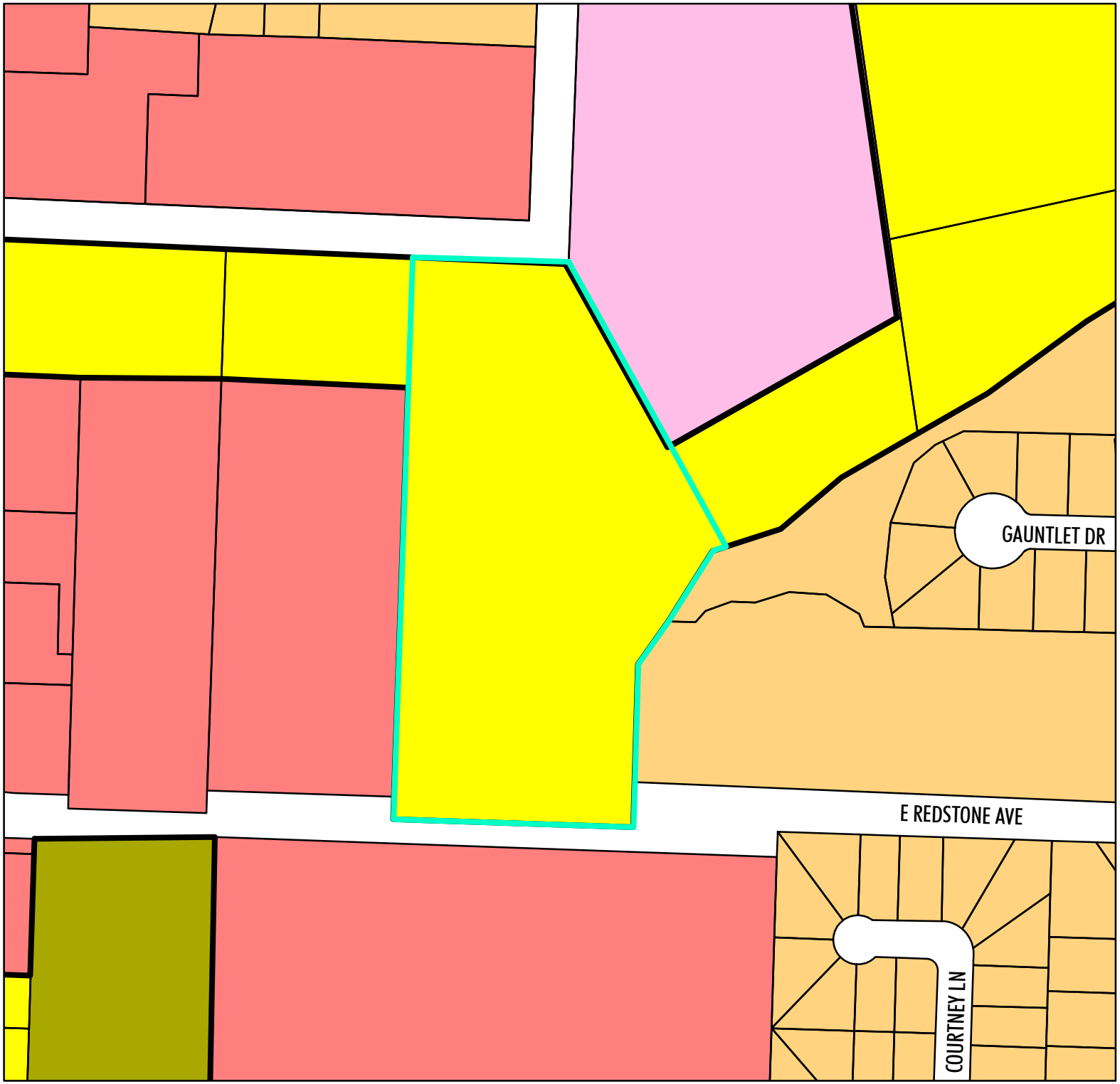

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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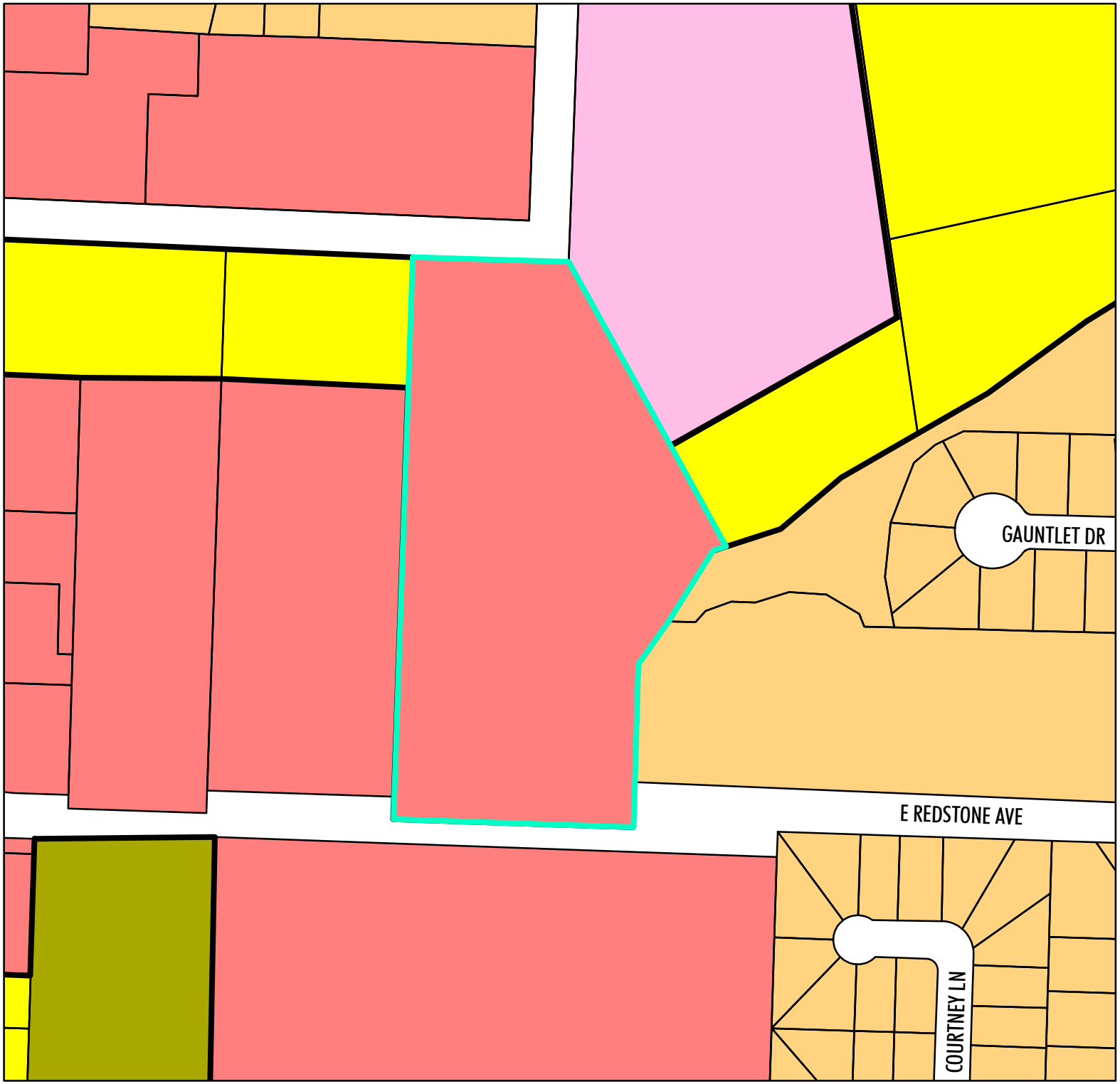
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: April 5, 2021
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	3/30/2021
SUBJECT:	Ordinance 1815 Redstone Avenue Comprehensive Plan Amendment

BACKGROUND:

On February 6, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Redstone Avenue East.

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 application requests the Commercial (C) future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1815 on April 12, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Hussain Talib
Parcel ID:	21-3N-23-0000-0017-0140
Site Size:	6.86 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	Commercial (C)	Commercial (C-1)	Vacant
East	Mixed Use (MU), County Low-Density Residential & Residential (R)	Mixed Use (MU), County Residential-1, Single-Family Medium-Density (R-2) & Single- and Multi-Family Dwelling (R-3)	Vacant/Municipal
South	Commercial (C)	Commercial (C-1)	Vacant
West	Commercial (C) & County Low-Density Residential	Commercial (C-1) & County Residential-1	Vacant

The subject property is currently undeveloped, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property 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 March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 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 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 a recommendation to the City Council to adopt Ordinance 1815 on first and second reading.

Attachments

1. Exhibit Packet - Redstone

ORDINANCE: 1815

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 6.86 ACRES, MORE OR LESS, IN SECTION 21, 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 (C) on a parcel of land containing 6.86 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 6.86 acres of land, more or less, from Okaloosa County Low-Density Residential to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 6.86 acres, more or less, is known as Parcel 21-3N-23-0000-0017-0140 and commonly described as:

TRACT 24, SANDY LAKE ESTATES: Commence at the Southwest corner of Section 21, a

Railroad spike in the pavement, thence with the South line of said Section, North 89° 42' 51" East 730.00 feet to an iron pin, the Point of Beginning of tract herein described, thence North 00° 13' 44" West 825.68 feet to an iron pin on the South right of way of a 60 foot road, thence with said right of way, North 89° 41' 48" East 232.86 feet to an iron pin, thence South 31° 21' 42" East 452.71 feet to a point on Lago Creek, thence South 30° 17' 41" West 230.00 feet to a point, thence South 00° 12' 19" East 240.00 feet to an iron pin on the South line of Section 21, thence with said South line, South 89° 42' 51" West 350.00 feet to an iron pin, the Point of Beginning, containing 6.90 acres, in Section 21, Township 3 North, Range 23 West, Okaloosa County, Florida.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 21-3N-23-0000-0017-0140. 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 21-3N-23-0000-0017-0140 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 _____, 2021.

ATTEST:

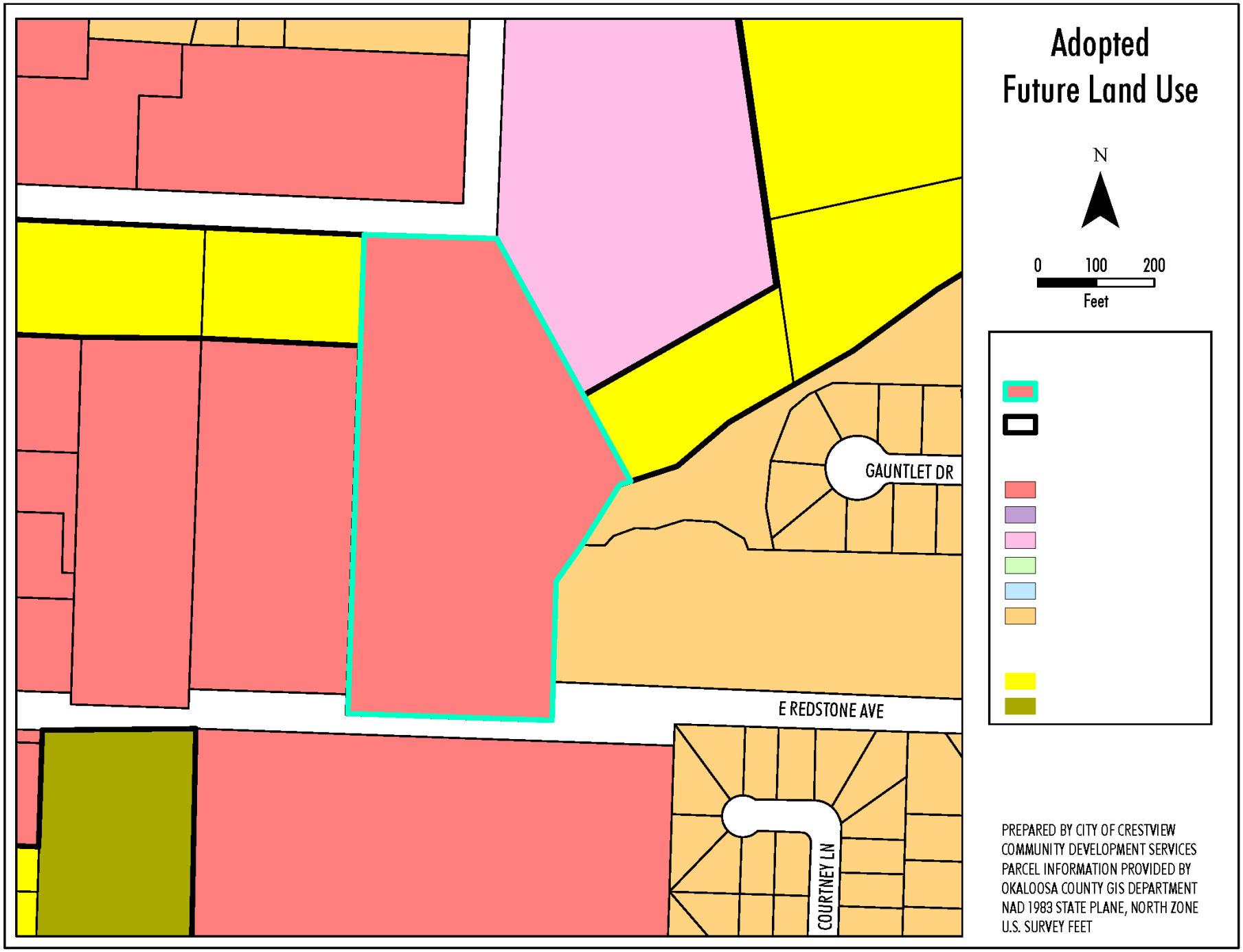
_____

ELIZABETH M. ROY

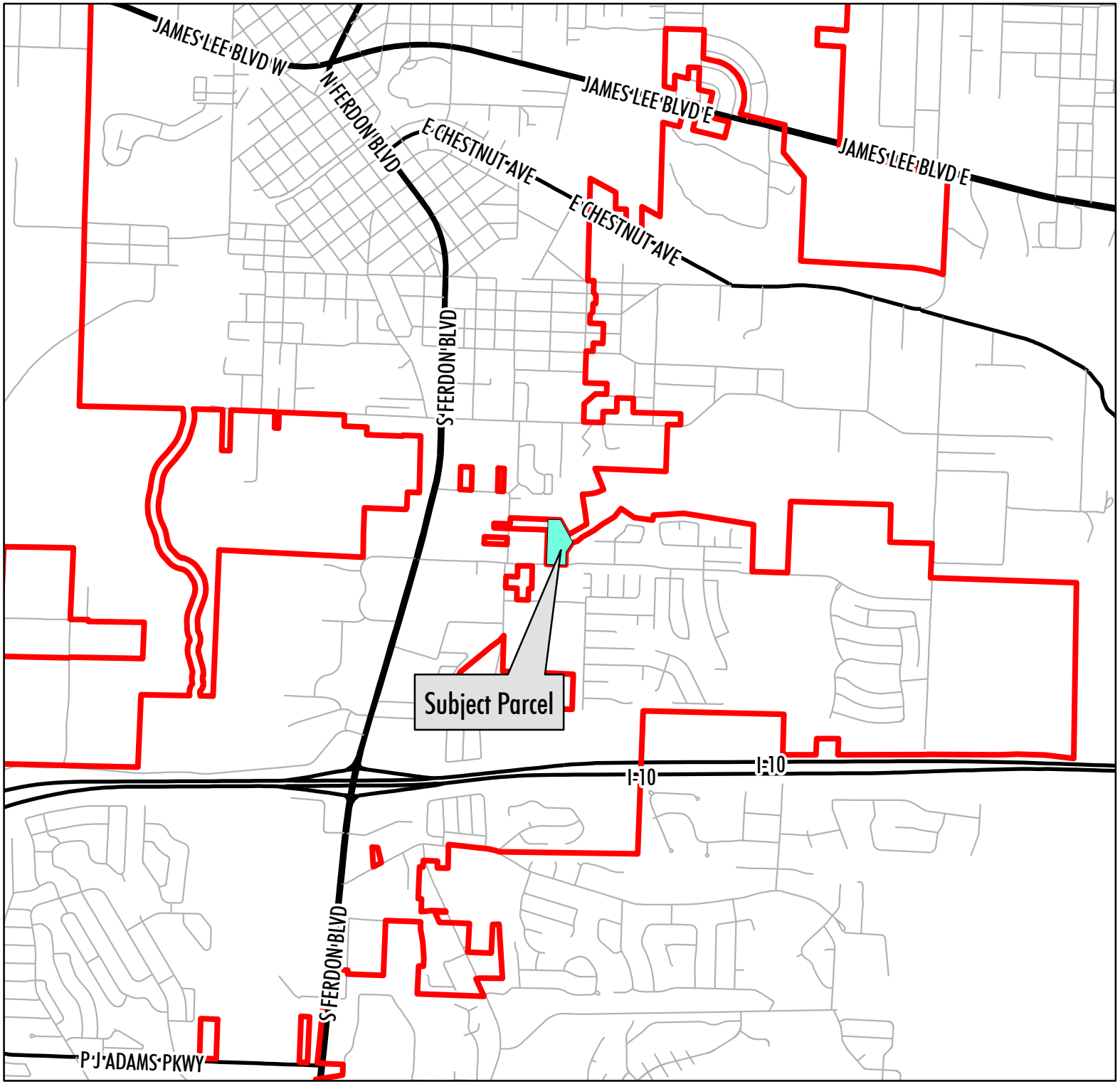
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor


Adopted
Future Land Use
N
0
100
200
Feet
GAUNTLET DR
E REDSTONE AVE
COURTNEY LN
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

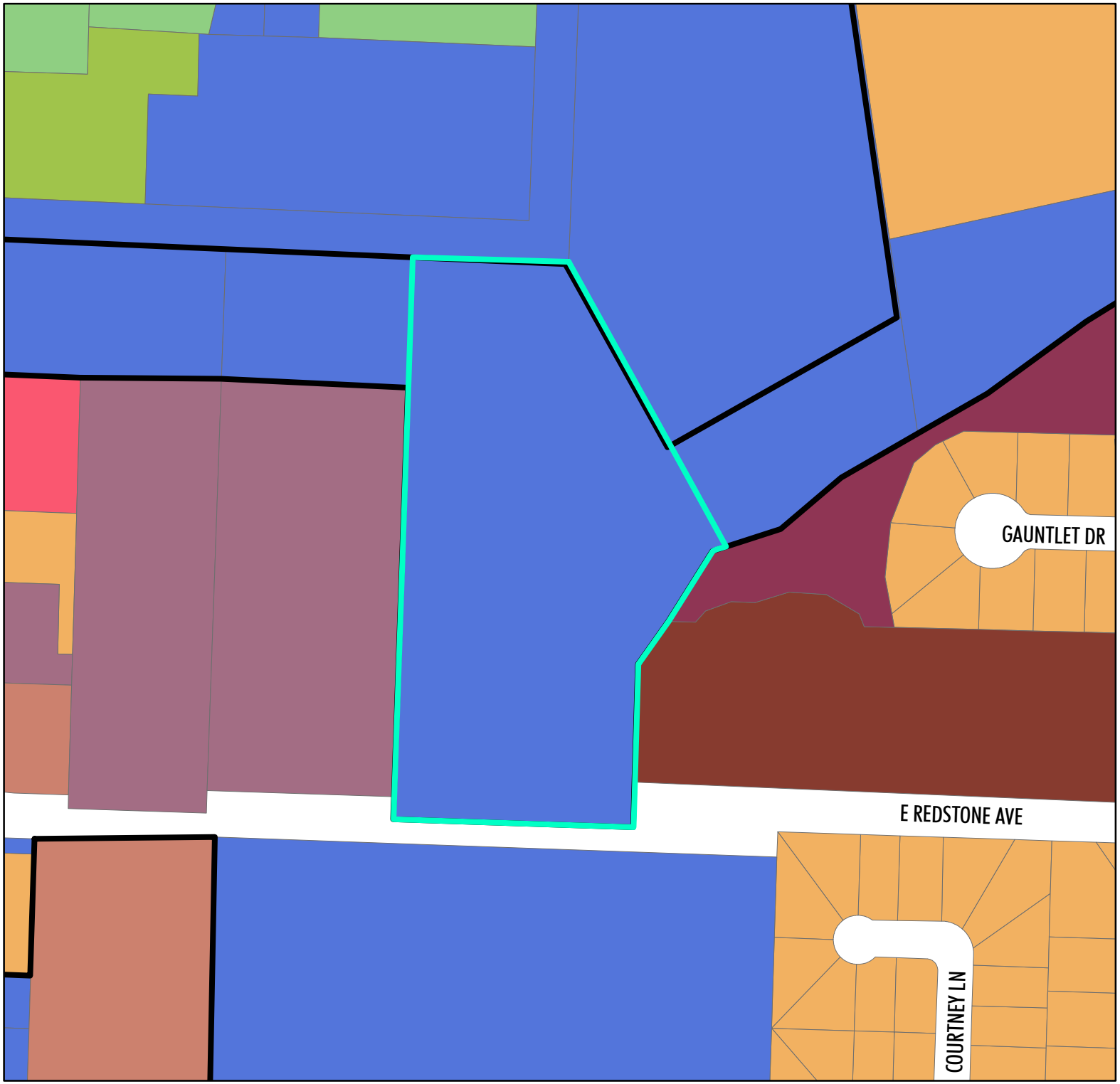
Vicinity Map



N

Not to Scale

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

N

0 100 200

Feet

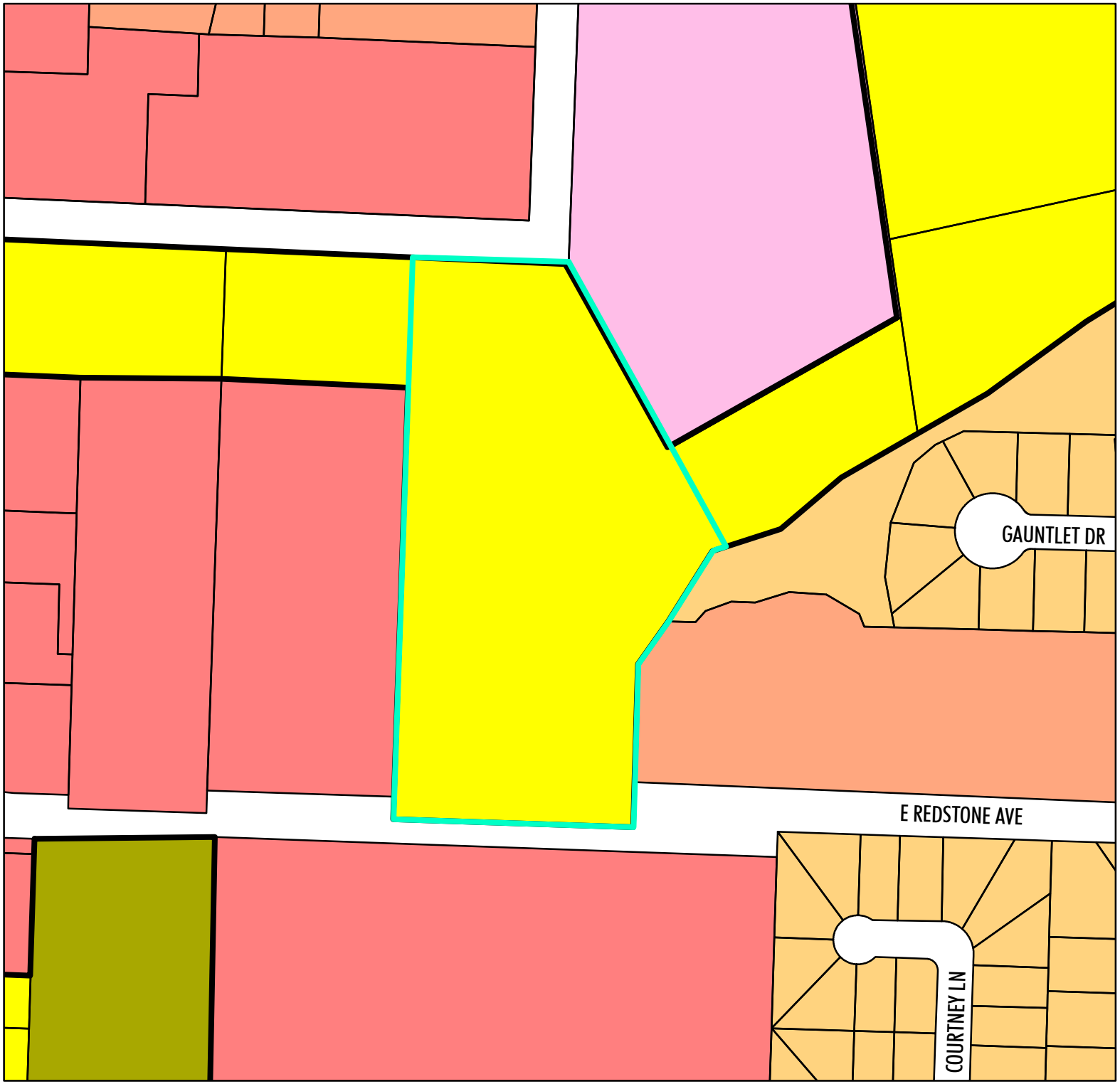
Legend

- Subject Parcel
- City Limits

Existing Use

- Multi-Family
- Municipal
- No AG Acre
- Profession
- Private School
- Single Family
- Trailer Park
- Vacant
- Vacant Commercial

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



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

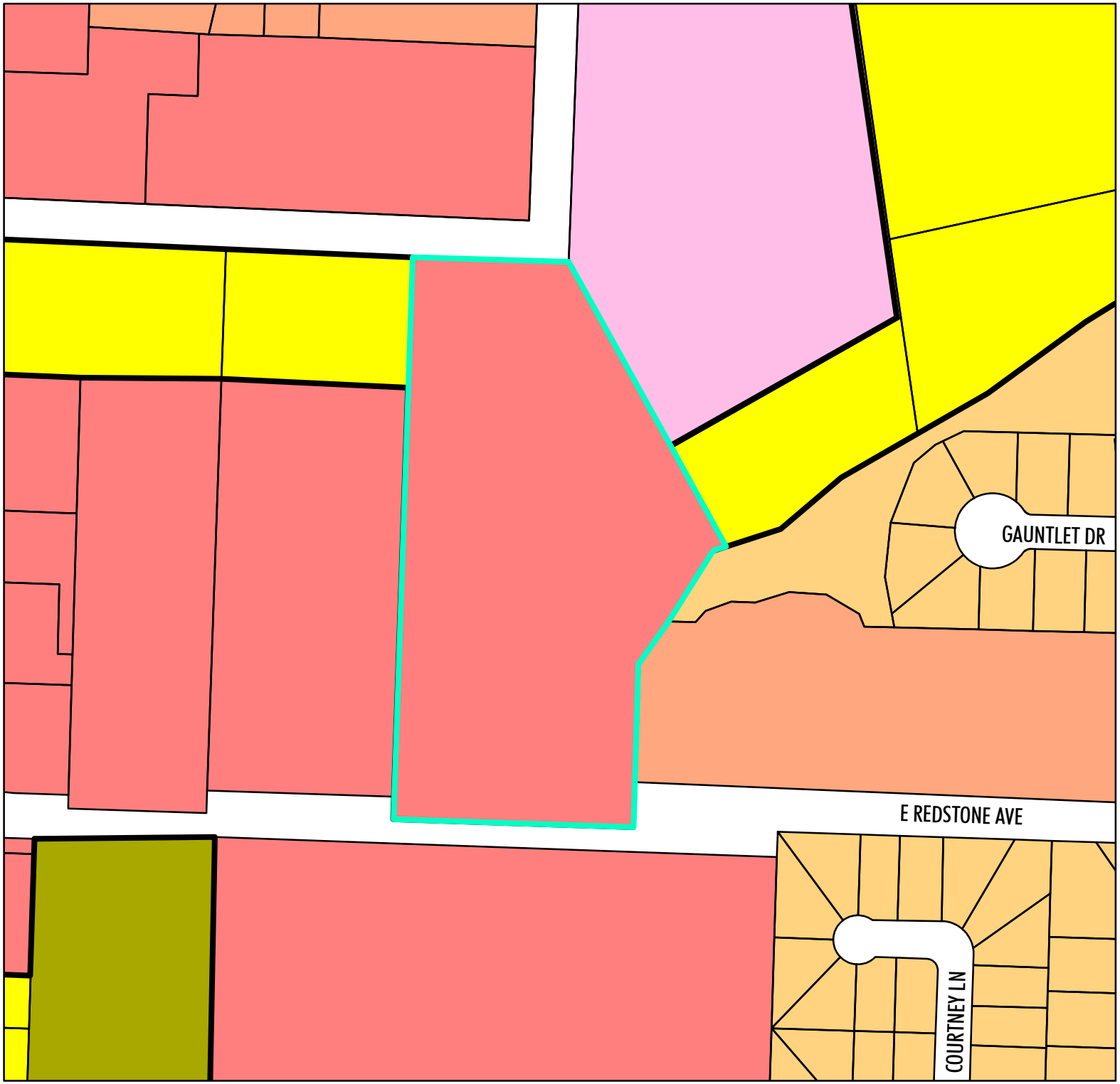
City Zoning

- 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)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

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 Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
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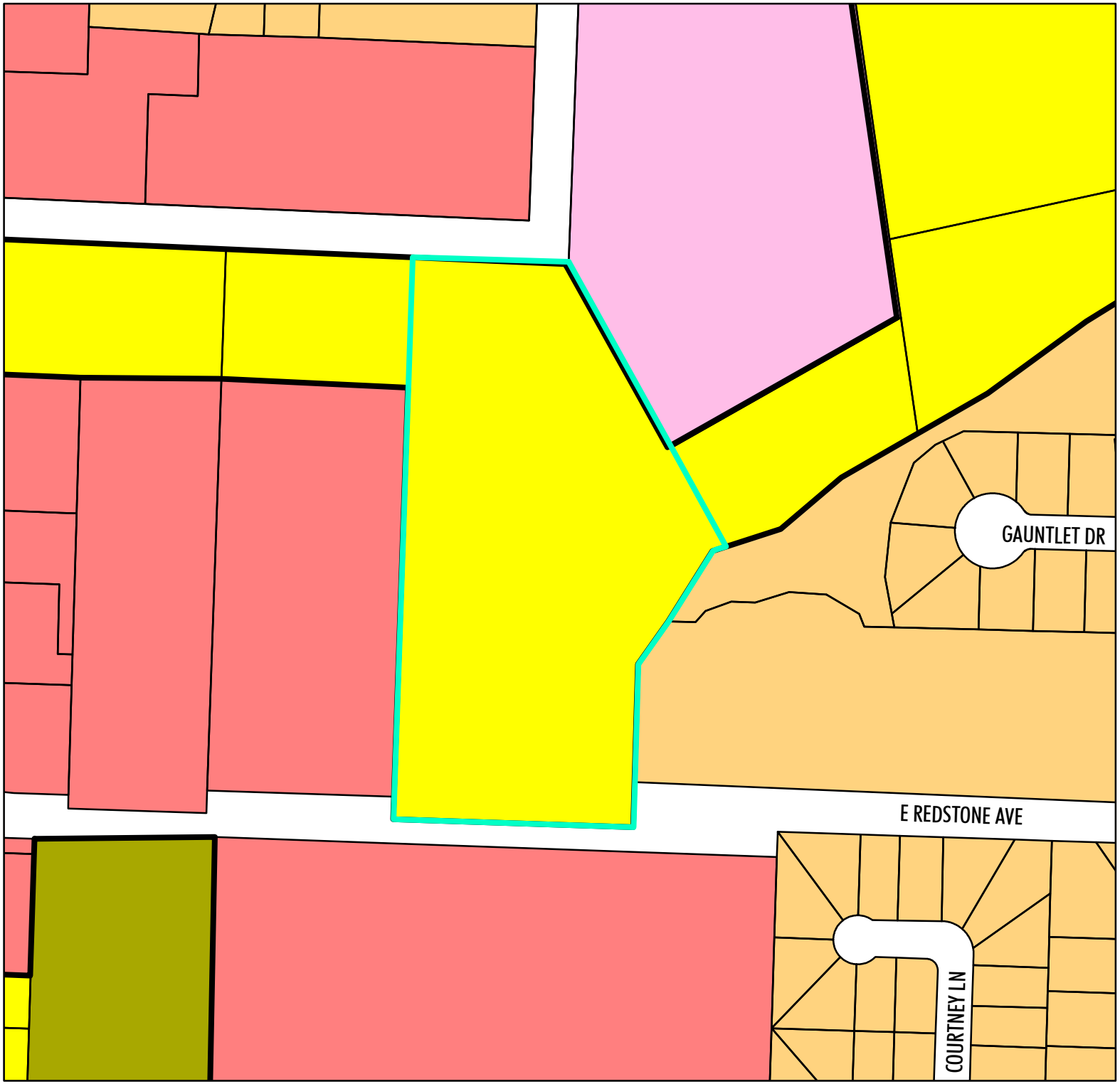


Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

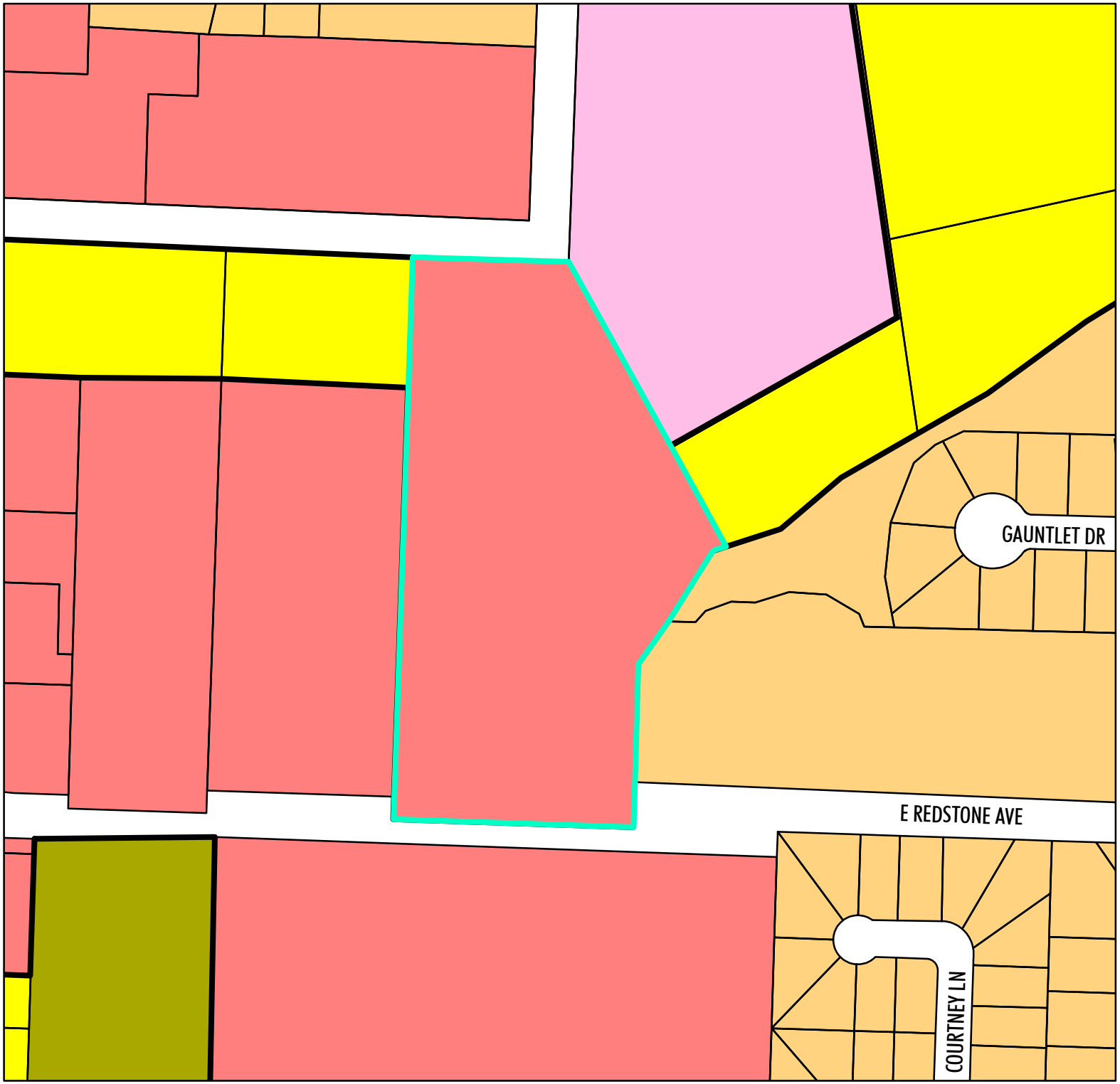
City Future Land Use

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

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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

CITY OF CRESTVIEW

Item # 6.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: April 5, 2021
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	3/30/2021
SUBJECT:	Ordinance 1816 - Redstone Avenue Rezoning

BACKGROUND:

On February 6, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Redstone Avenue East.

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

The request for rezoning will be presented to City Council via Ordinance 1816 on April 12, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Hussain Talib
Parcel ID:	21-3N-23-0000-0017-0140
Site Size:	6.86 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	Commercial (C)	Commercial (C-1)	Vacant
East	Mixed Use (MU), County Low-Density Residential & Residential (R)	Mixed Use (MU), County Residential-1, Single-Family Medium-Density (R-2) & Single- and Multi-Family Dwelling (R-3)	Vacant/Municipal
South	Commercial (C)	Commercial (C-1)	Vacant
West	Commercial (C) & County Low-Density Residential	Commercial (C-1) & County Residential-1	Vacant

The subject property is currently undeveloped, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property 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 March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 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 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 a recommendation to the City Council to adopt Ordinance 1816 on first and second reading.

Attachments

1. Exhibit Packet - Redstone

ORDINANCE: 1816

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 6.86 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-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 6.86 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 6.86 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1815, is hereby rezoned to Commercial (C-1) to wit:

PIN # 21-3N-23-0000-0017-0140

TRACT 24, SANDY LAKE ESTATES: Commence at the Southwest corner of Section 21, a Railroad spike in the pavement, thence with the South line of said Section, North 89° 42' 51" East 730.00 feet to an iron pin, the Point of Beginning of tract herein described, thence North 00° 13' 44" West 825.68 feet to an iron pin on the South right of way of a 60 foot road, thence with said right of way, North 89° 41' 48" East 232.86 feet to an iron pin, thence South 31° 21' 42" East 452.71 feet to a point on Lago Creek, thence South 30° 17' 41" West 230.00 feet to a point, thence South 00° 12' 19" East 240.00 feet to an iron pin on the South line of Section 21, thence with said South line, South 89° 42' 51" West 350.00 feet to an iron pin, the Point of Beginning, containing 6.90 acres, in Section 21, Township 3 North, Range 23 West, 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 # 1815 and becomes legally effective.

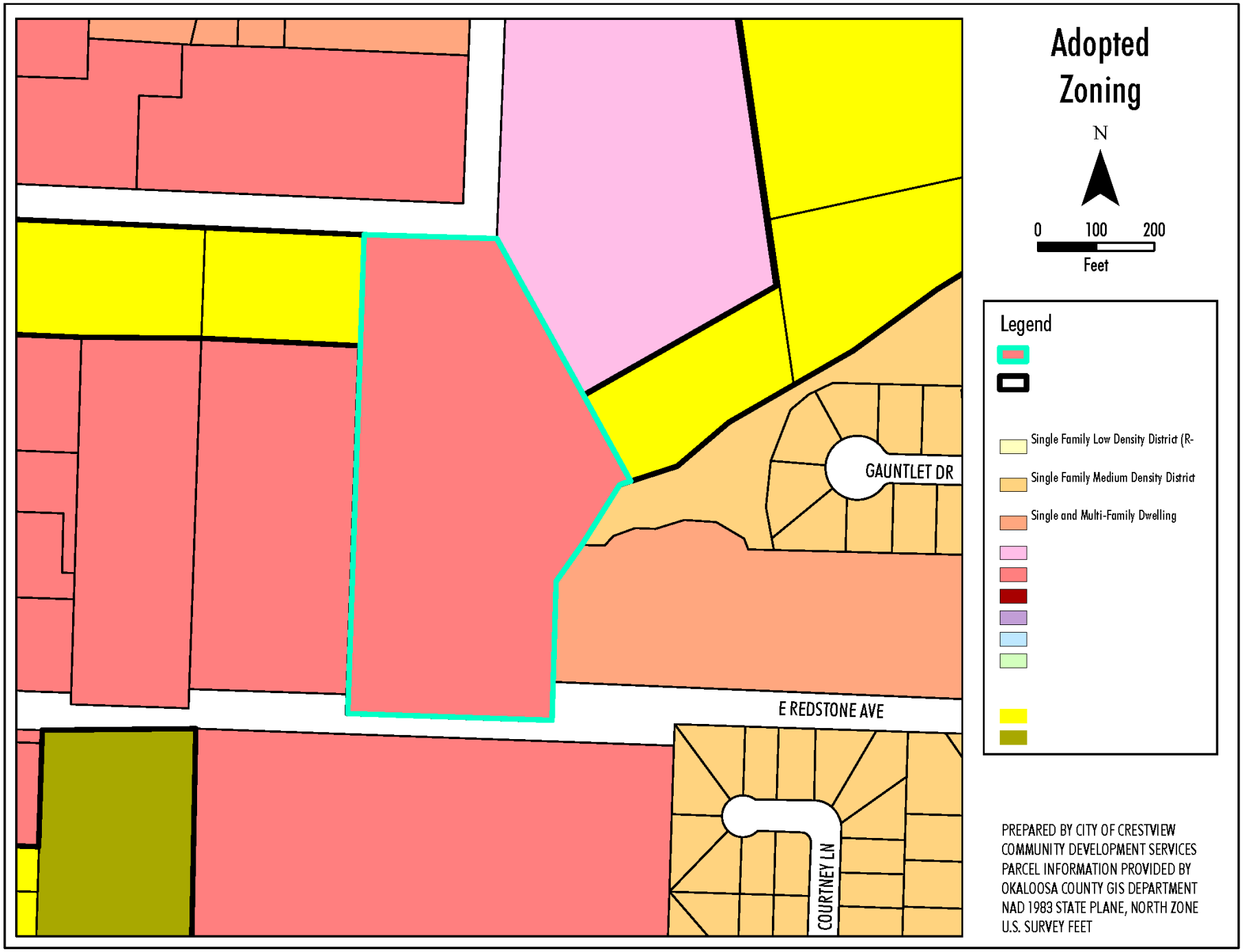
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021

ATTEST:

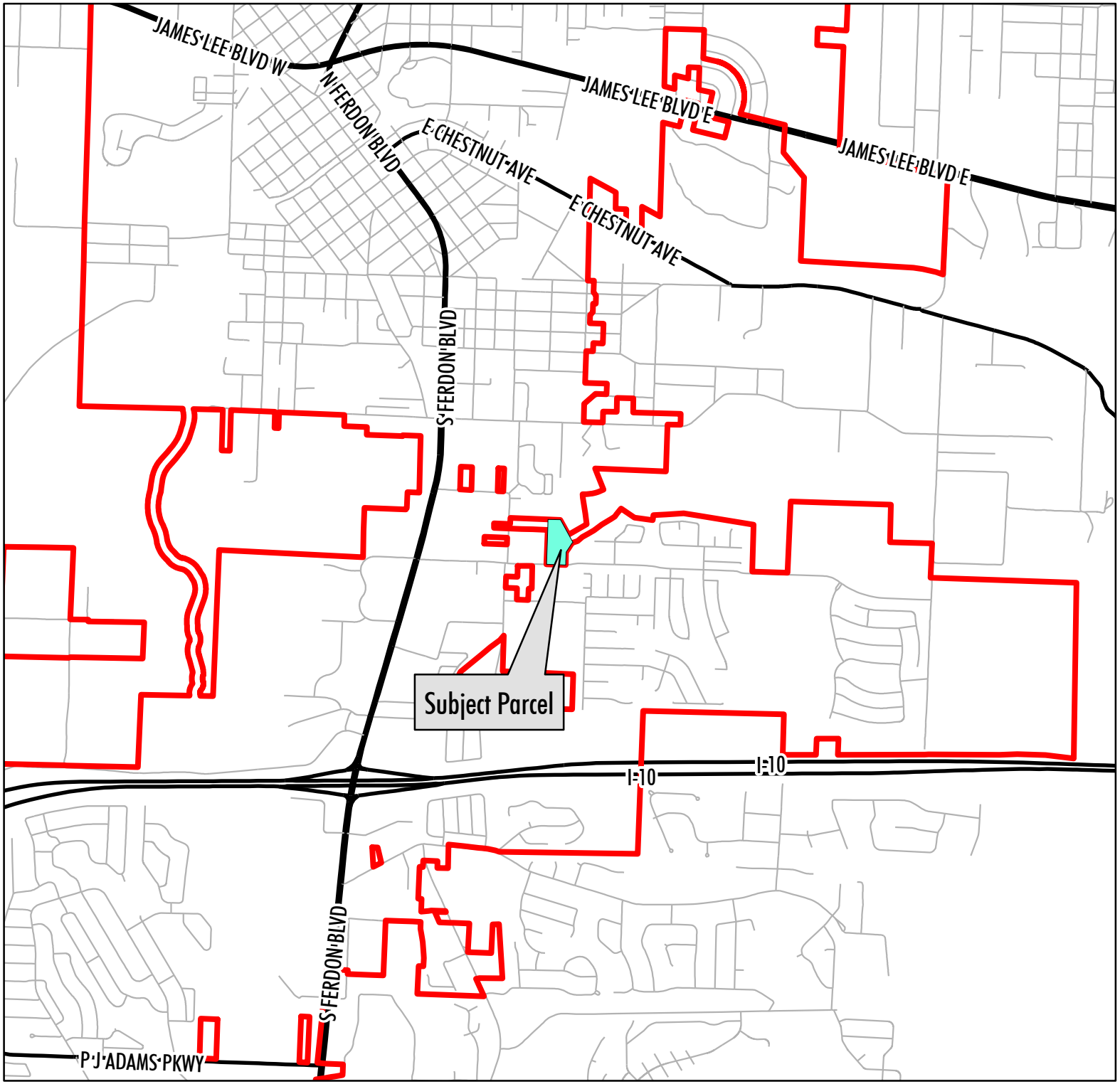
_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

_____
JB Whitten
Mayor


Adopted Zoning
N
0 100 200
Feet
Legend
Single Family Low Density District (R-
Single Family Medium Density District
Single and Multi-Family Dwelling
GAUNTLET DR
E REDSTONE AVE
COURTNEY LN
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

Vicinity Map



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Not to Scale

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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
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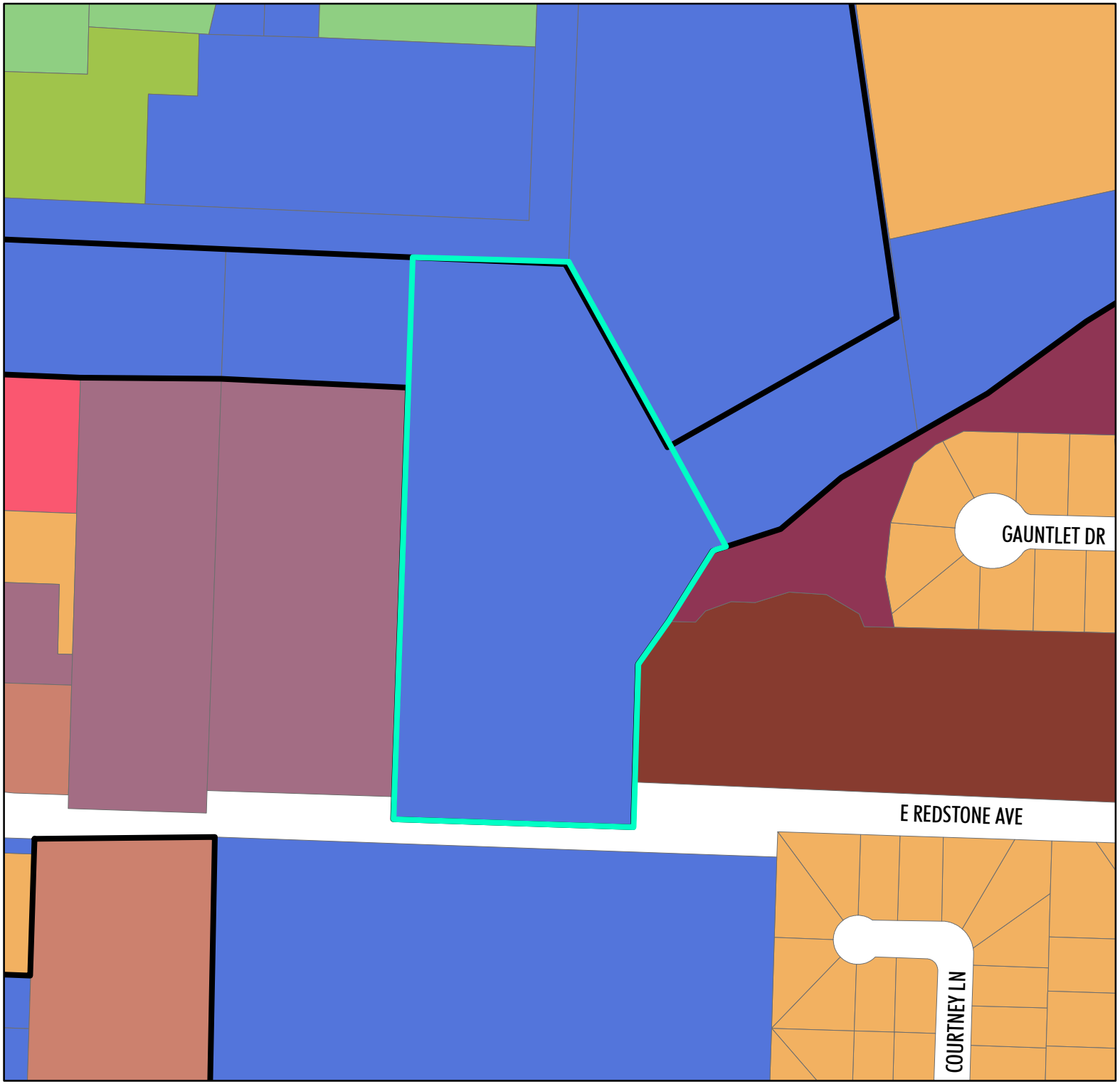

Existing Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

- Multi-Family
- Municipal
- No AG Acre
- Profession
- Private School
- Single Family
- Trailer Park
- Vacant
- Vacant Commercial

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
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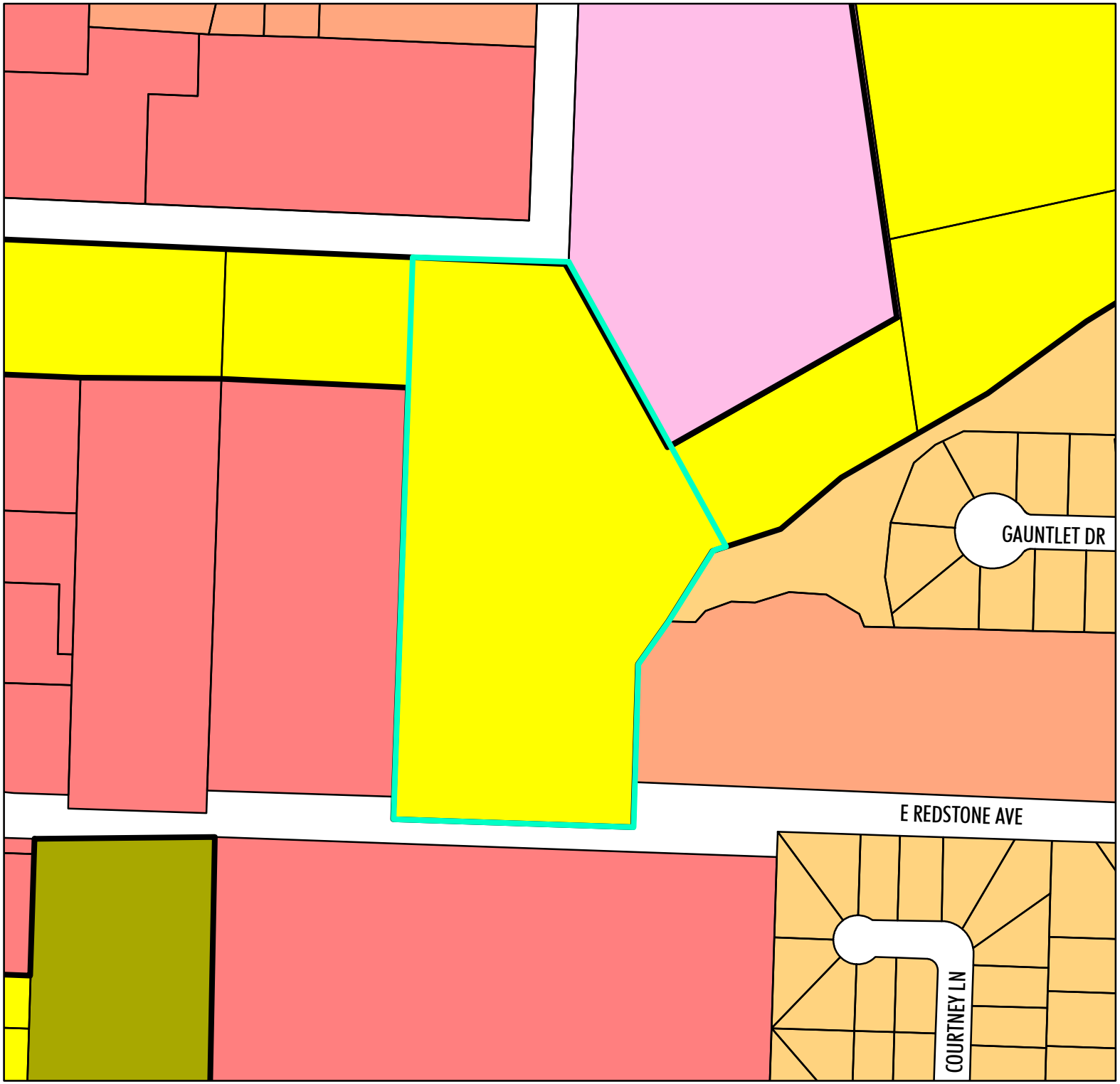

Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

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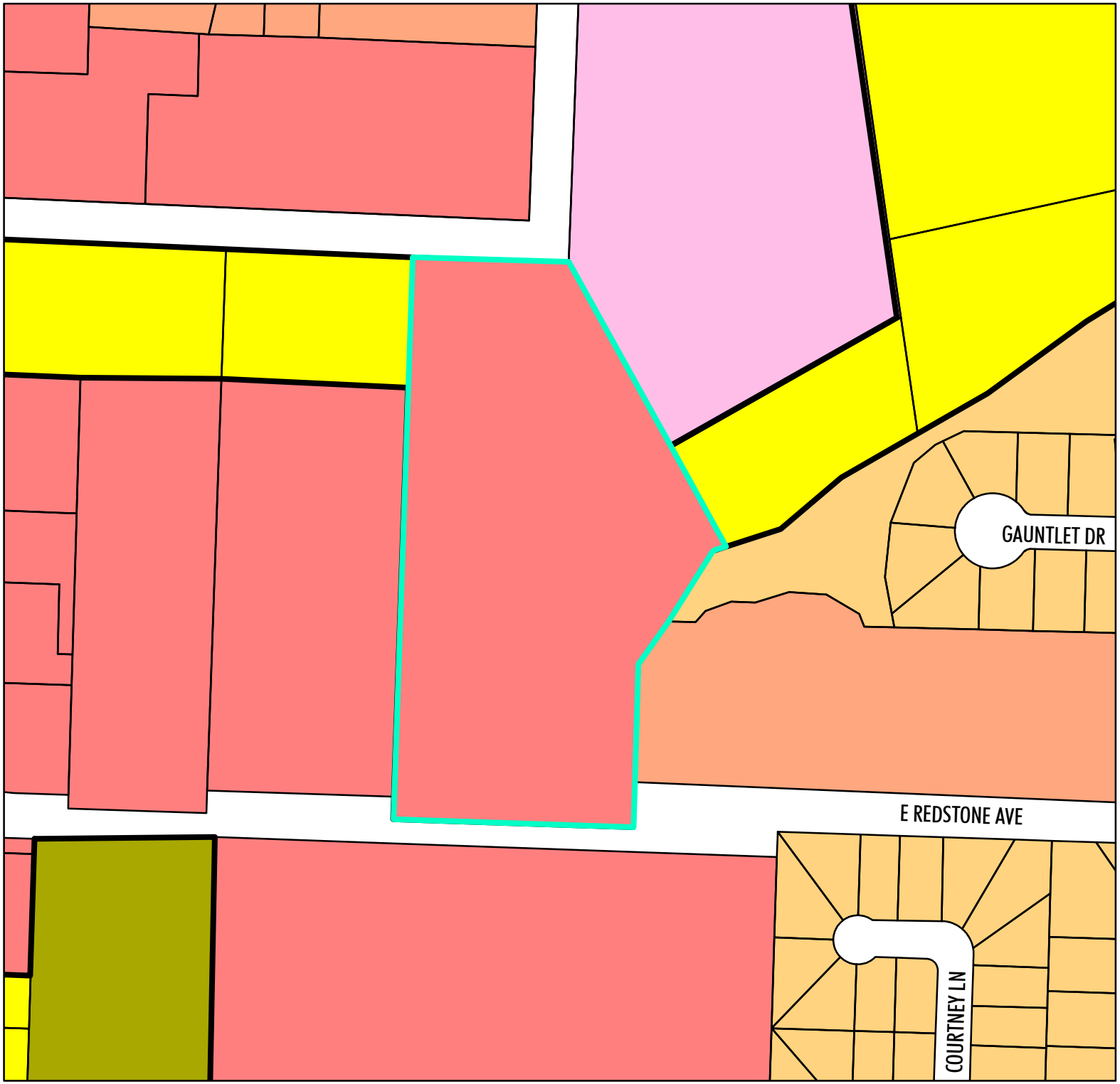
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

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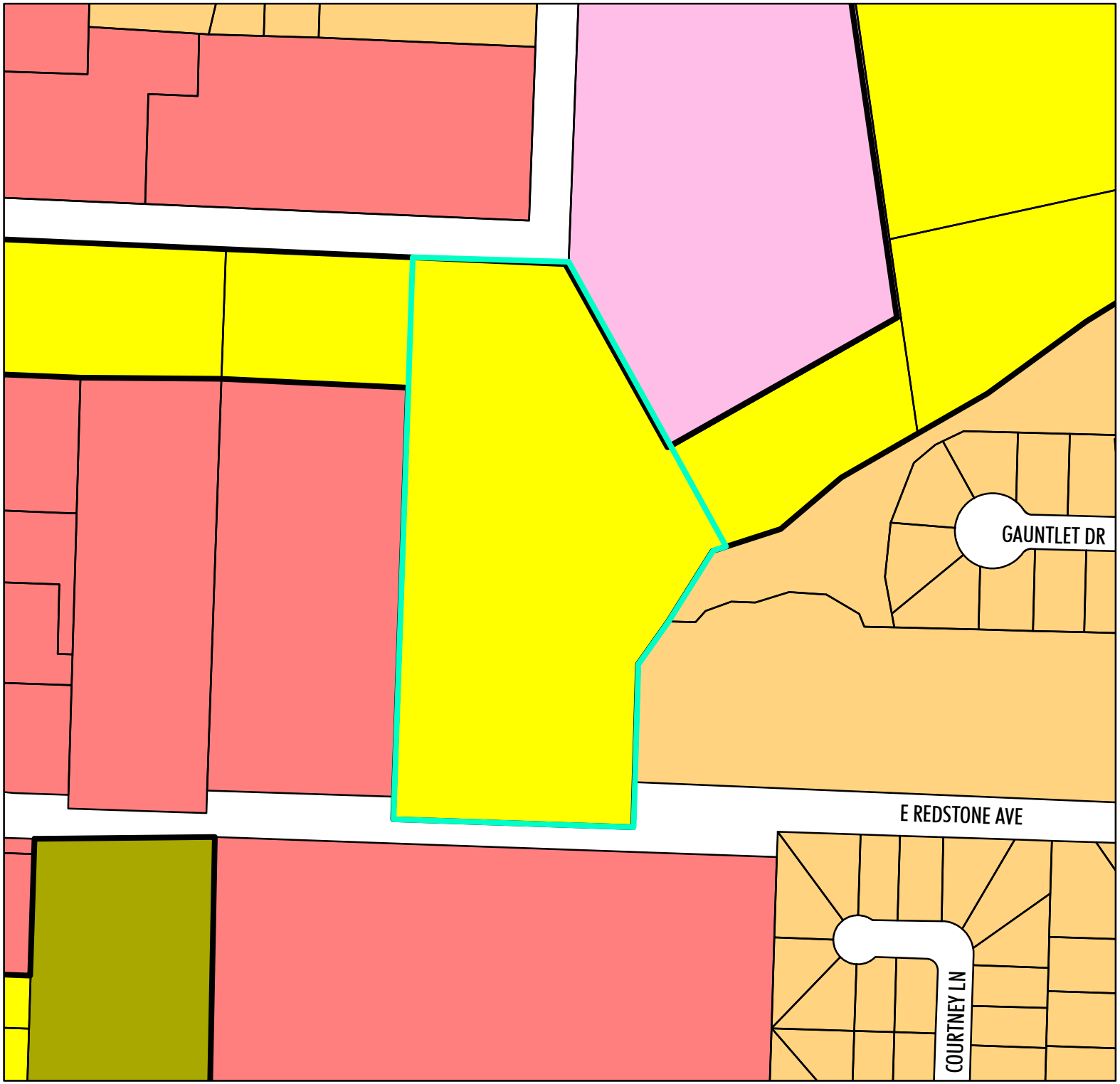

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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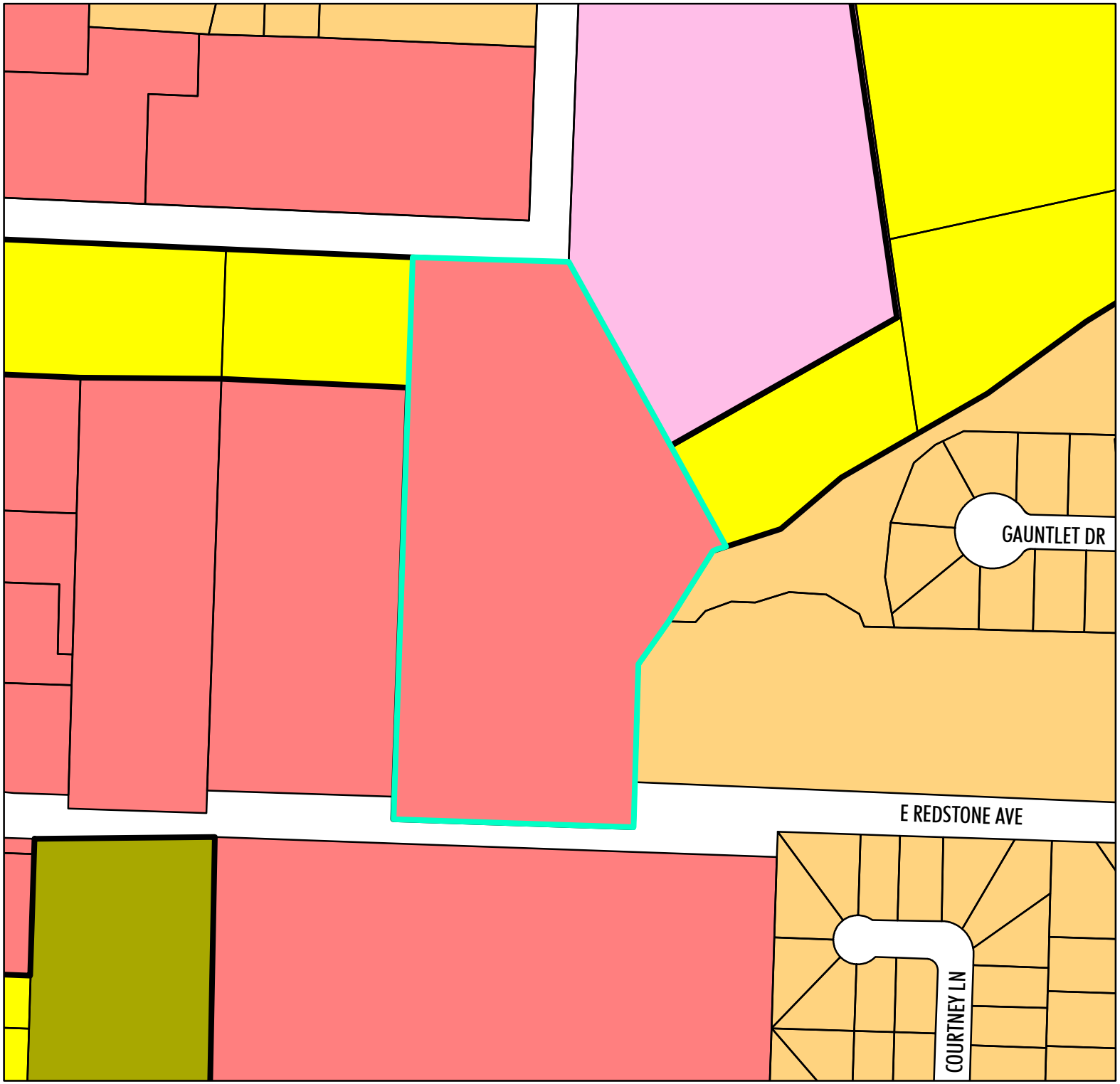

Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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COMMUNITY DEVELOPMENT SERVICES
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U.S. SURVEY FEET

CITY OF CRESTVIEW Item # 6.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: April 5, 2021
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	3/30/2021
SUBJECT:	Ordinance 1817 Antioch Road Annexation

BACKGROUND:

On February 19, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4390 Antioch Road.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1817 on April 12, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Black Gregory & Joanne
Parcel ID:	06-2N-23-0000-0008-0050
Site Size:	2.00 acres
Current FLU:	Okaloosa County Agriculture
Current Zoning:	Okaloosa County Agriculture
Current Land Use:	Residential

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single Family Medium Density (R-2)	Residential
East	County Agriculture	County Agriculture	Residential
South	County Agriculture	County Agriculture	Vacant
West	County Agriculture	County Agriculture	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 March 15, 2021. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 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 annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising was $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 1817 and send to the City Council for first reading and public hearing on second reading.

Attachments

1. Exhibit Packet - Antioch

ORDINANCE: 1817

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.00 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 32 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 # 06-2N-23-0000-0008-0050 (Deed recorded in Book 3415, page 340, dated August 19, 2019)

Commence at the Northwest corner of Government Lot No. 2, Section 6, Township 2 North, Range 23 West, Okaloosa County, Florida, thence South 7 degrees 45 minutes 00 seconds East, along Government Lot line 1401.68 feet to the centerline of Antioch Church Road, thence South 75 degrees 57 minutes 32 seconds East, along said centerline 305.31 feet; thence South 66 degrees 46 minutes 15 seconds East, along centerline, 170.88 feet; thence South 7 degrees 45 minutes 00 seconds East, 29.16 feet to the Point of Beginning on the South Right of Way line of said Antioch Church Road; thence continue South 7 degrees 45 minutes 00 seconds East, 435.00 feet: thence South 64 degrees 58 minutes 41 seconds East, 225.84 feet; thence North 5 degrees 25 minutes 36 seconds West, 435.00 feet to the South Right of Way line of Antioch Church Road; thence North 67 degrees 10 minutes 31 seconds West, along Right of Way line, 241.03 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 Residential (R) with Single-Family Medium- Density (R-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 _____, 2021.

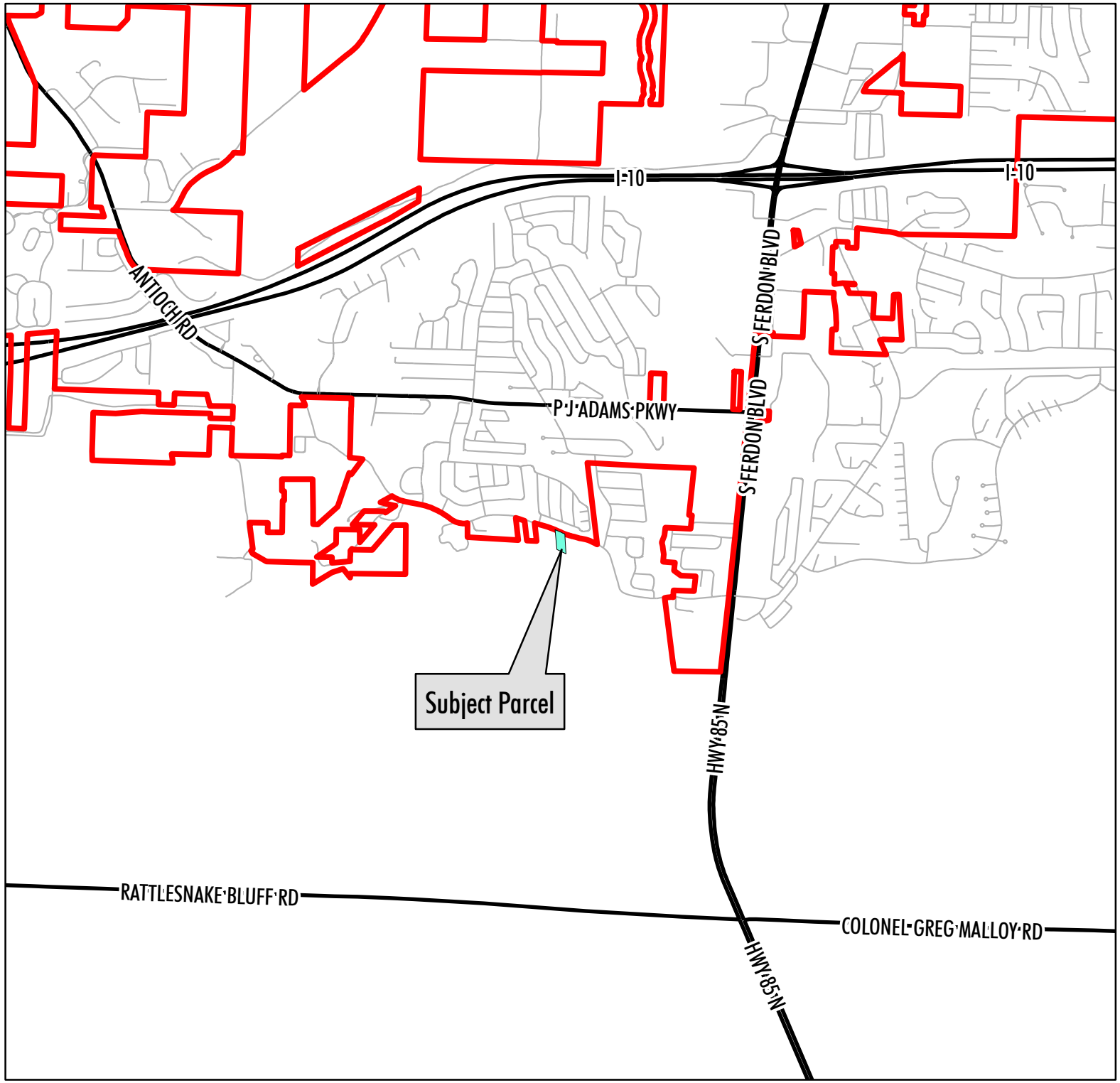
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor

Vicinity Map



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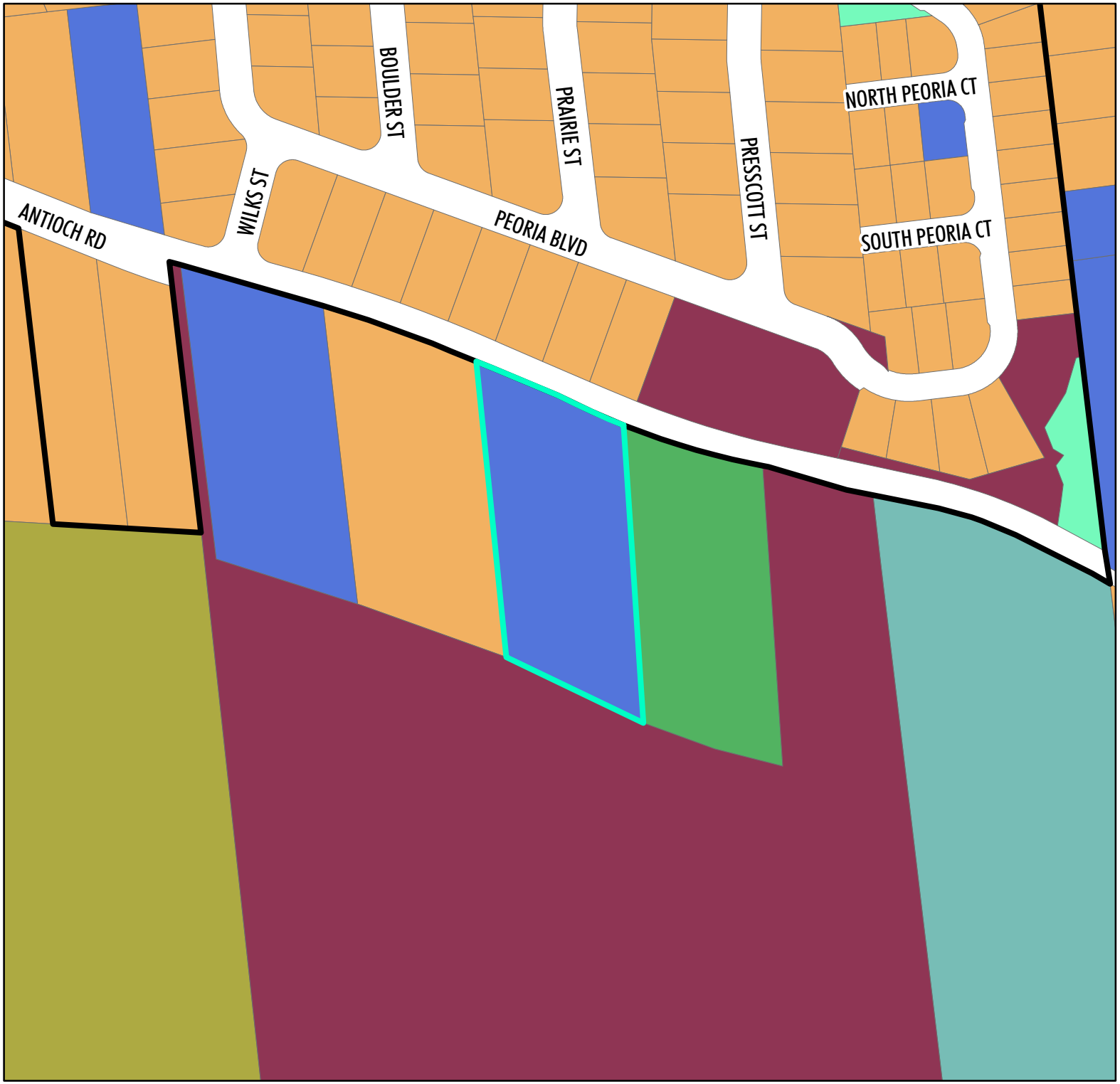
Not to Scale

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

N

0 100 200

Feet

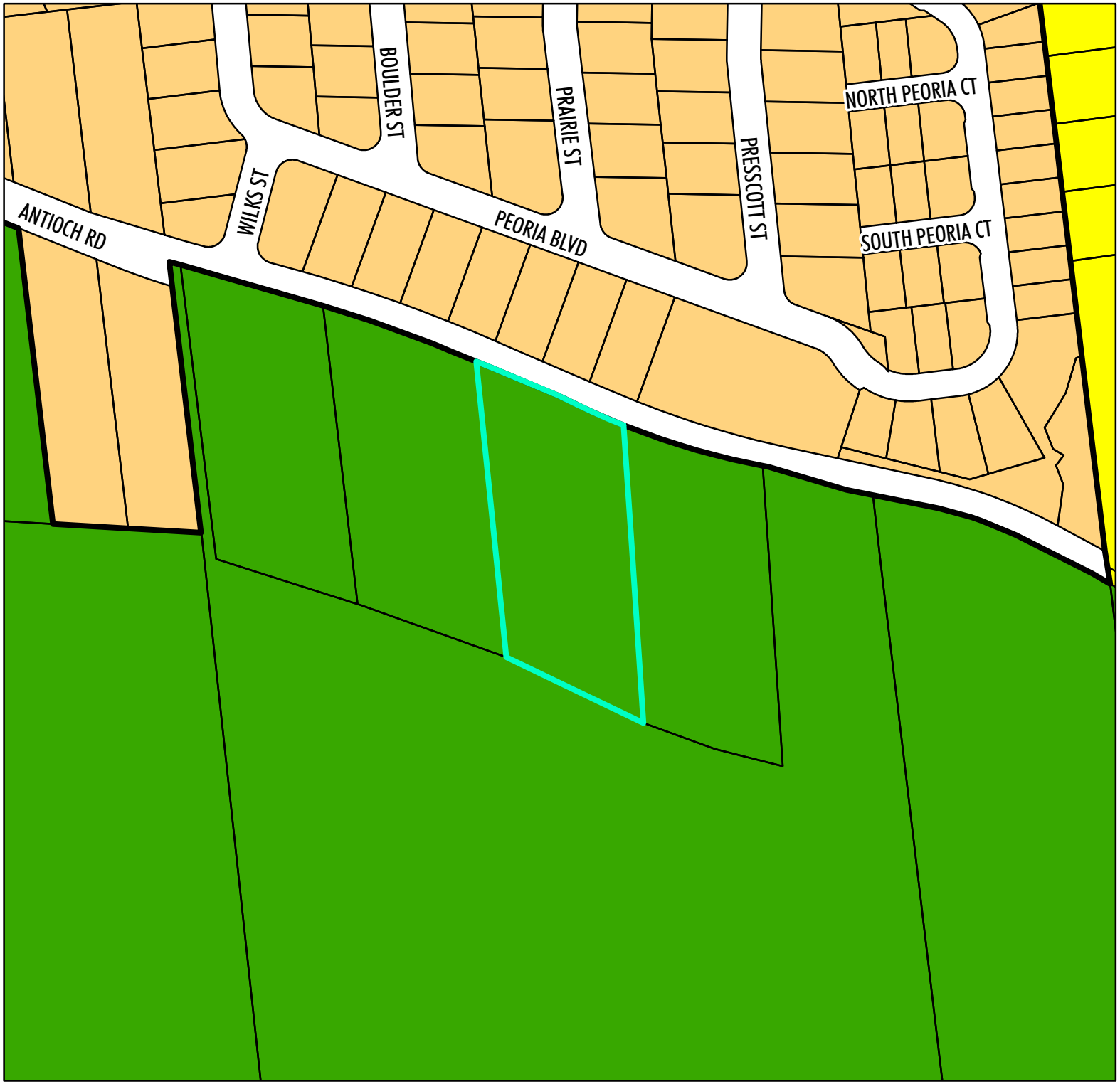
Legend

- Subject Parcel
- City Limits

Existing Use

- Improved A
- Manufactured Home
- Mobile Home
- Municipal
- Res Common
- Single Family
- Vacant

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



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

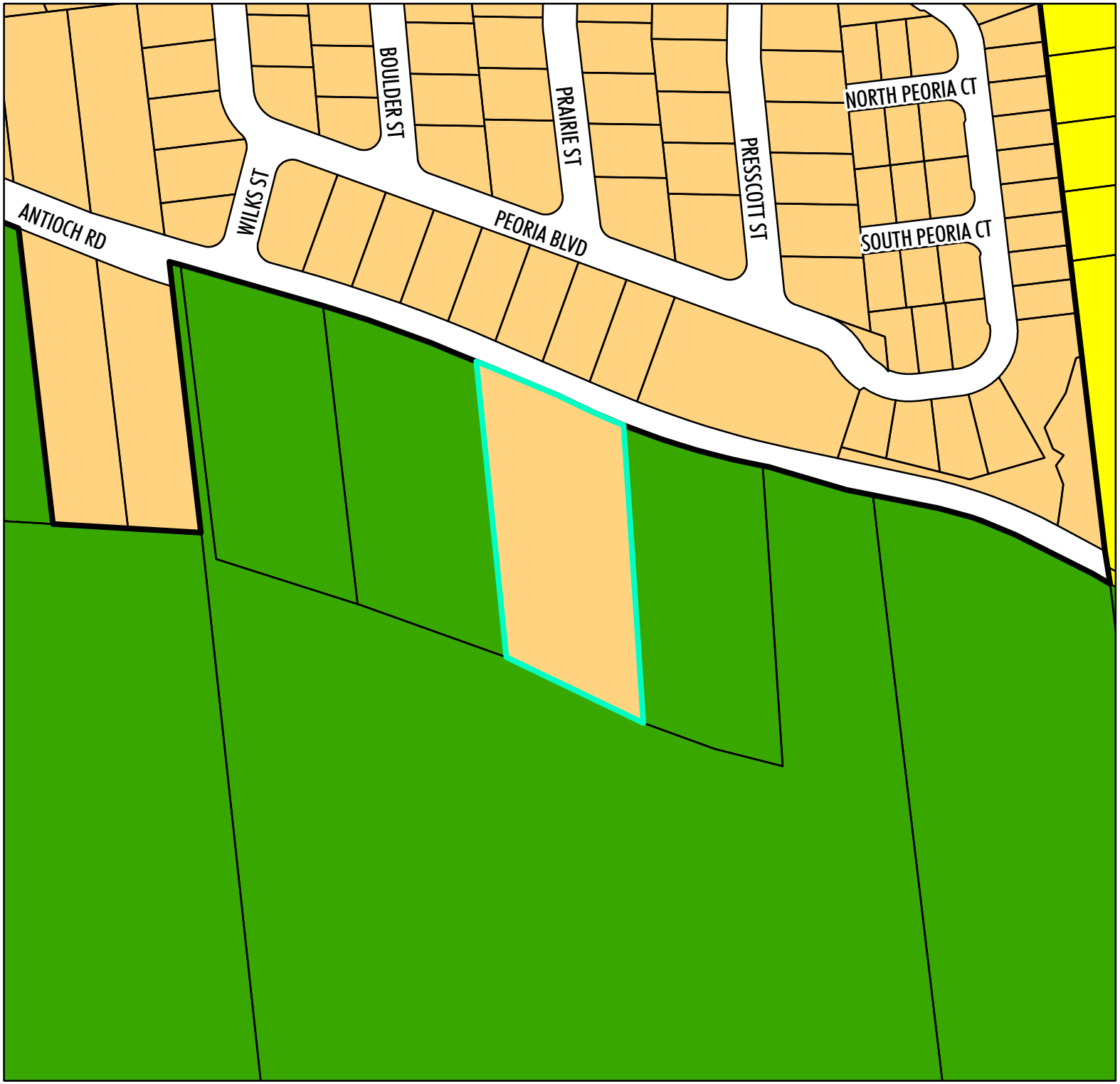
City Zoning

- 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)

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)

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 Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)

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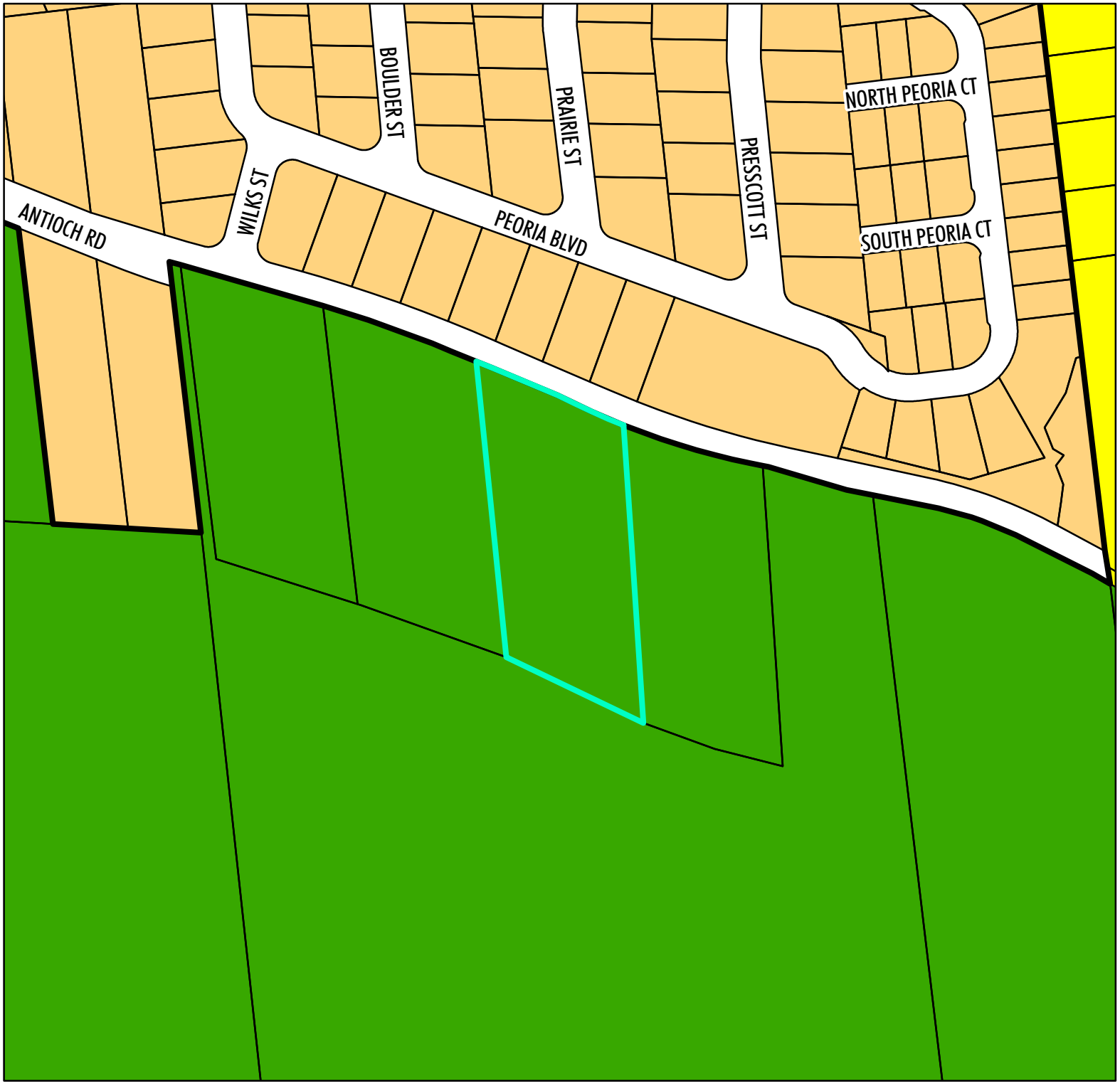

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Agriculture (AG)
- Low Density Residential (LDR)

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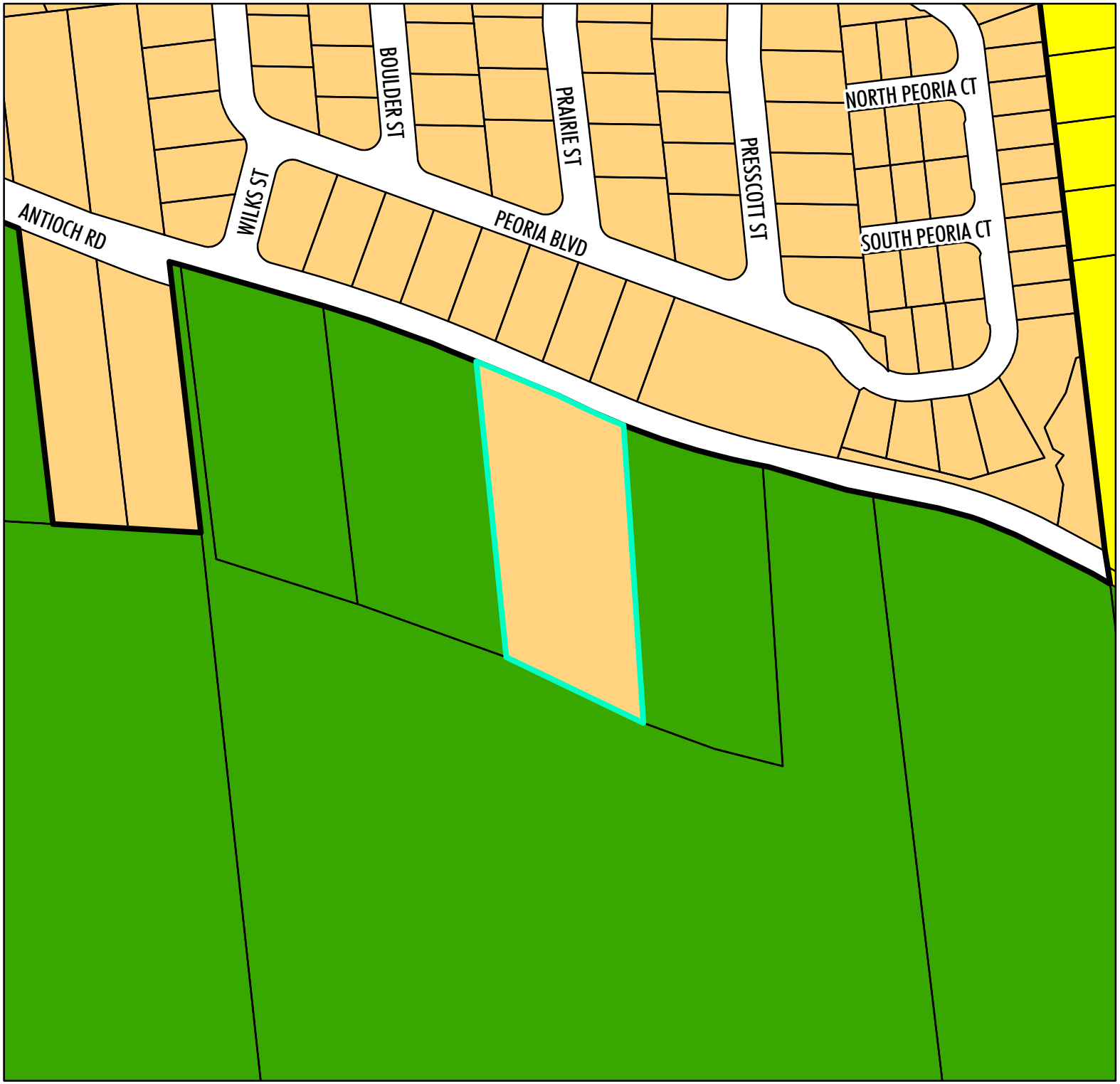


Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Agriculture (AG)
- Low Density Residential (LDR)

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

CITY OF CRESTVIEW

Item # 6.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: April 5, 2021
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	3/30/2021
SUBJECT:	Ordinance 1818 - Antioch Road Comprehensive Plan Amendment

BACKGROUND:

On February 19, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4390 Antioch Road.

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1818 on April 12, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Black Gregory & Joanne
Parcel ID:	06-2N-23-0000-0008-0050
Site Size:	2.00 acres
Current FLU:	Okaloosa County Agriculture
Current Zoning:	Okaloosa County Agriculture
Current Land Use:	Residential

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single Family Medium Density (R-2)	Residential
East	County Agriculture	County Agriculture	Residential
South	County Agriculture	County Agriculture	Vacant
West	County Agriculture	County Agriculture	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 March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 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 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 1818 and send to the City Council for first reading and public hearing on second reading.

Attachments

1. Exhibit Packet - Antioch

ORDINANCE: 1818

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 AGRICULTURE TO RESIDENTIAL (R) ON APPROXIMATELY 2.00 ACRES, MORE OR LESS, IN SECTION 6, TOWNSHIP 2 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 Agriculture to Residential (R) on a parcel of land containing 2.00 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 2.00 acres of land, more or less, from Okaloosa County Agriculture to Residential (R). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.00 acres, more or less, is known as Parcel 06-2N-23-0000-0008-0050 and commonly described as:

Commence at the Northwest corner of Government Lot No. 2, Section 6, Township 2 North,

Range 23 West, Okaloosa County, Florida, thence South 7 degrees 45 minutes 00 seconds East, along Government Lot line 1401.68 feet to the centerline of Antioch Church Road, thence South 75 degrees 57 minutes 32 seconds East, along said centerline 305.31 feet; thence South 66 degrees 46 minutes 15 seconds East, along centerline, 170.88 feet; thence South 7 degrees 45 minutes 00 seconds East, 29.16 feet to the Point of Beginning on the South Right of Way line of said Antioch Church Road; thence continue South 7 degrees 45 minutes 00 seconds East, 435.00 feet: thence South 64 degrees 58 minutes 41 seconds East, 225.84 feet; thence North 5 degrees 25 minutes 36 seconds West, 435.00 feet to the South Right of Way line of Antioch Church Road; thence North 67 degrees 10 minutes 31 seconds West, along Right of Way line, 241.03 feet to the Point of Beginning.

The Residential (R) Future Land Use Category is hereby imposed on Parcel 06-2N-23-0000-0008-0050. 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 06-2N-23-0000-0008-0050 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 _____, 2021.

ATTEST:

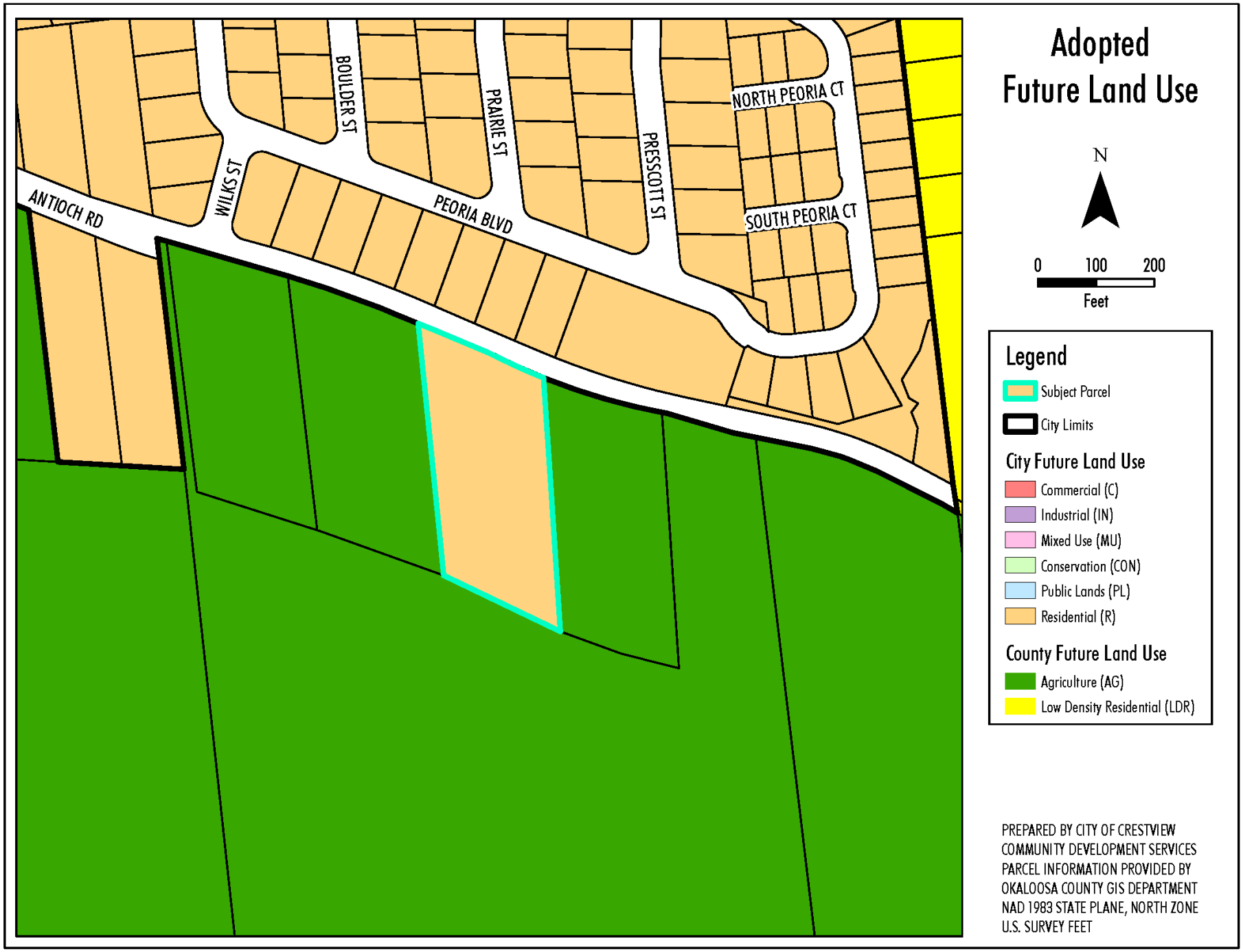
_____

ELIZABETH M. ROY

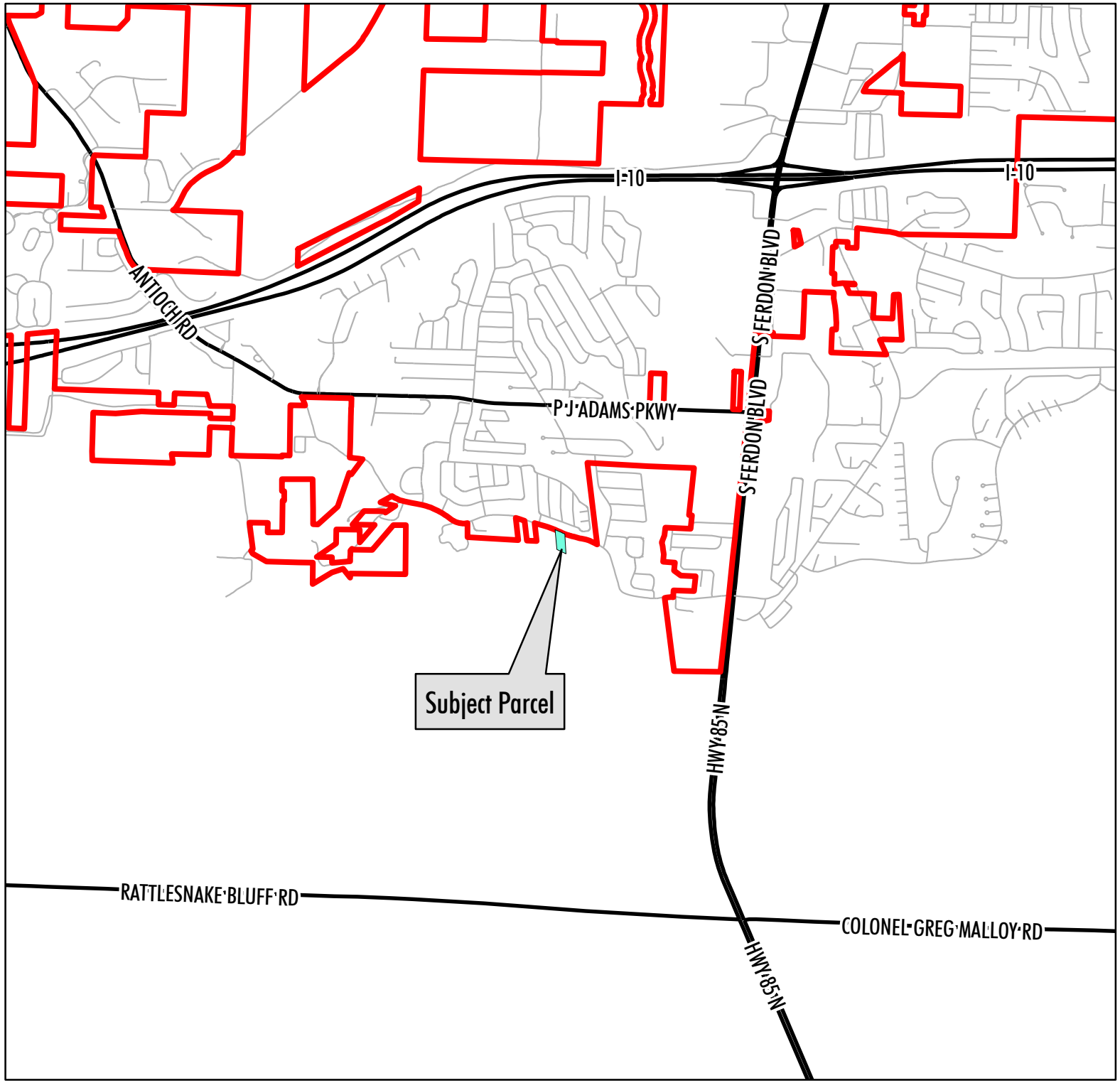
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor


ANTIOCH RD
WILKS ST
BOULDER ST
PRAIRIE ST
PEORIA BLVD
PRESSCOTT ST
NORTH PEORIA CT
SOUTH PEORIA CT
Adopted
Future Land Use
N
0
100
200
Feet
Legend
Subject Parcel
City Limits
City Future Land Use
Commercial (C)
Industrial (IN)
Mixed Use (MU)
Conservation (CON)
Public Lands (PL)
Residential (R)
County Future Land Use
Agriculture (AG)
Low Density Residential (LDR)
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

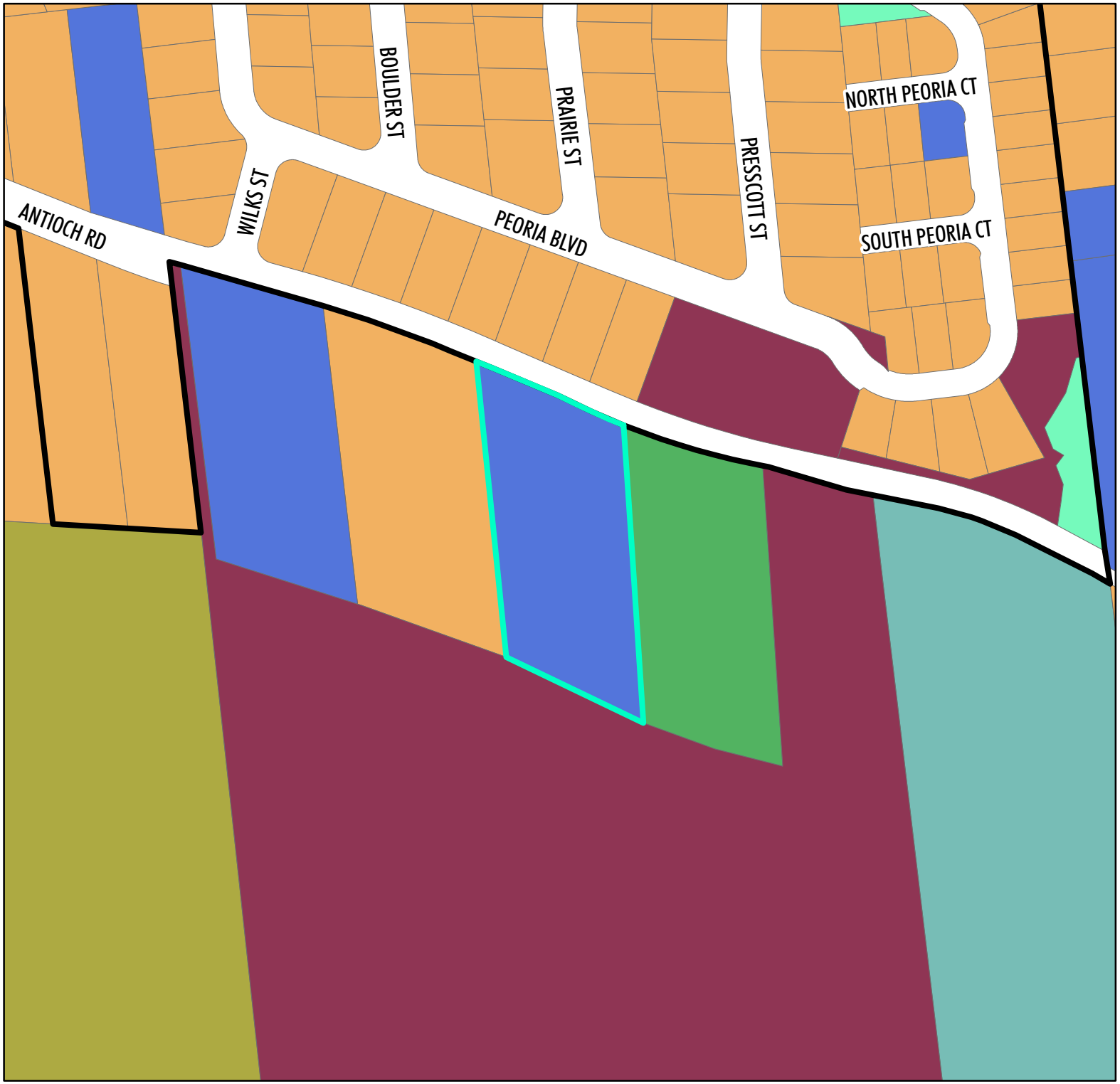
Vicinity Map



N

Not to Scale

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

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

- Improved A
- Manufactured Home
- Mobile Home
- Municipal
- Res Common
- Single Family
- Vacant

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
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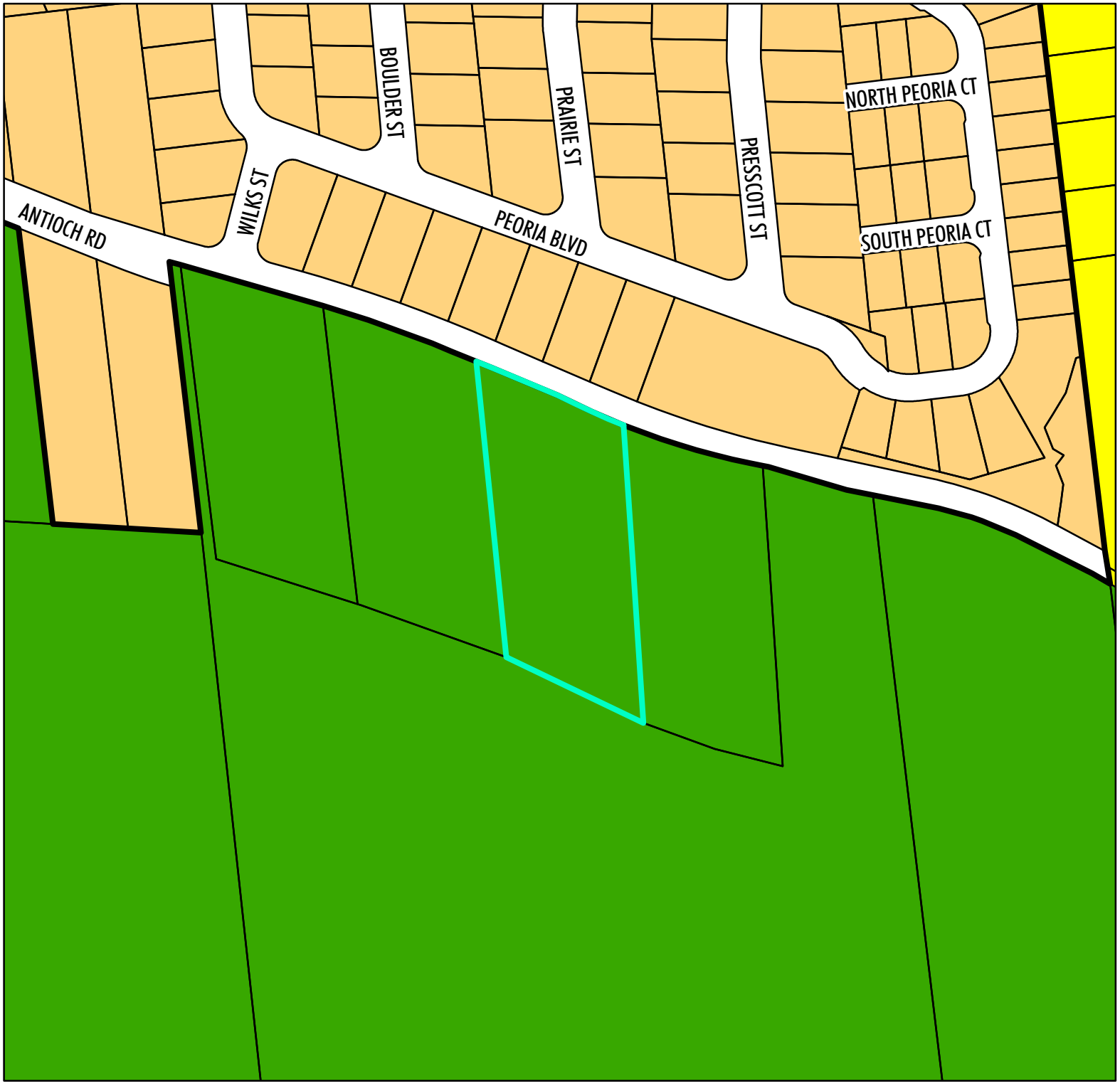

Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)

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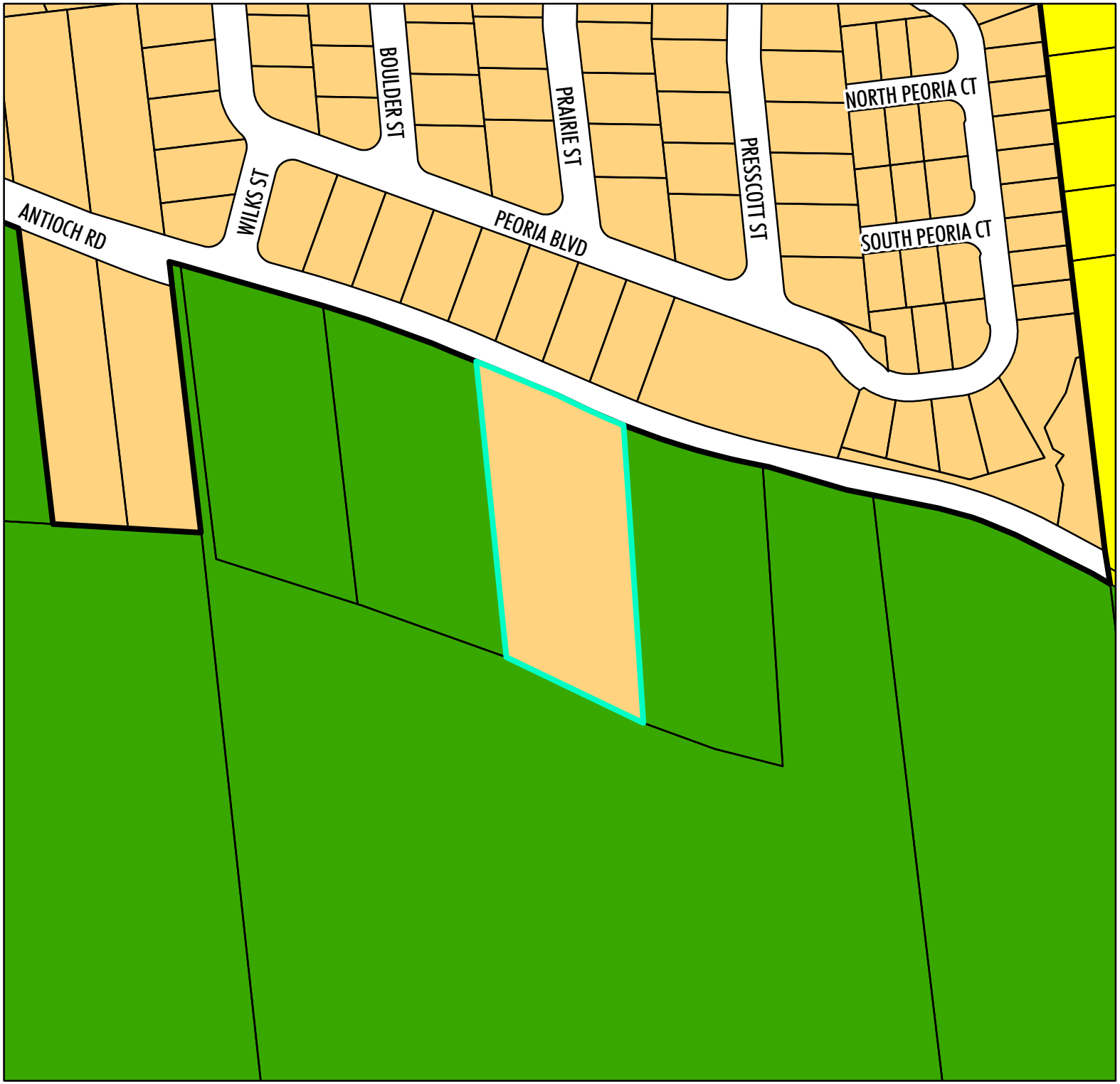
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)

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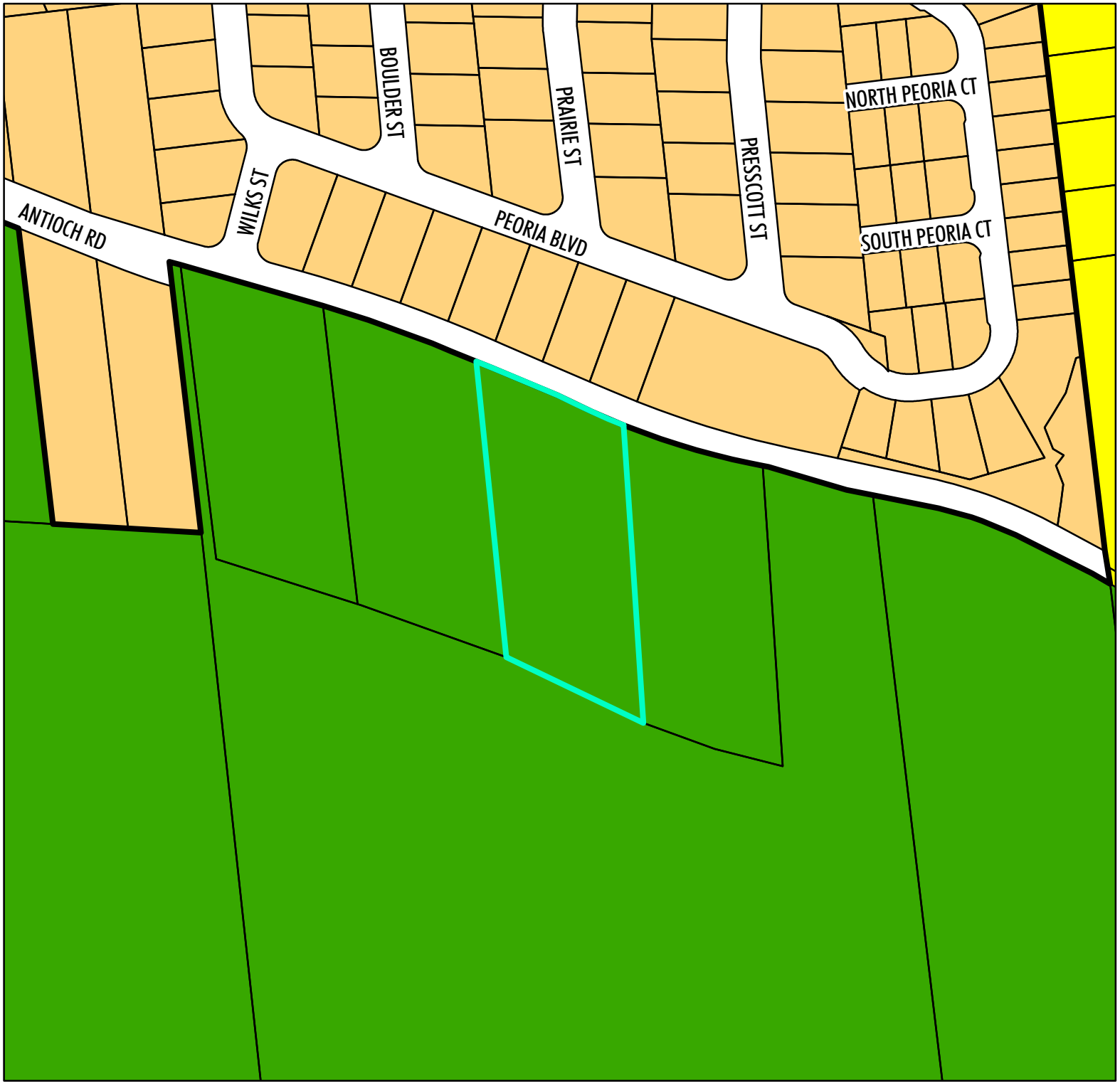
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Agriculture (AG)
- Low Density Residential (LDR)

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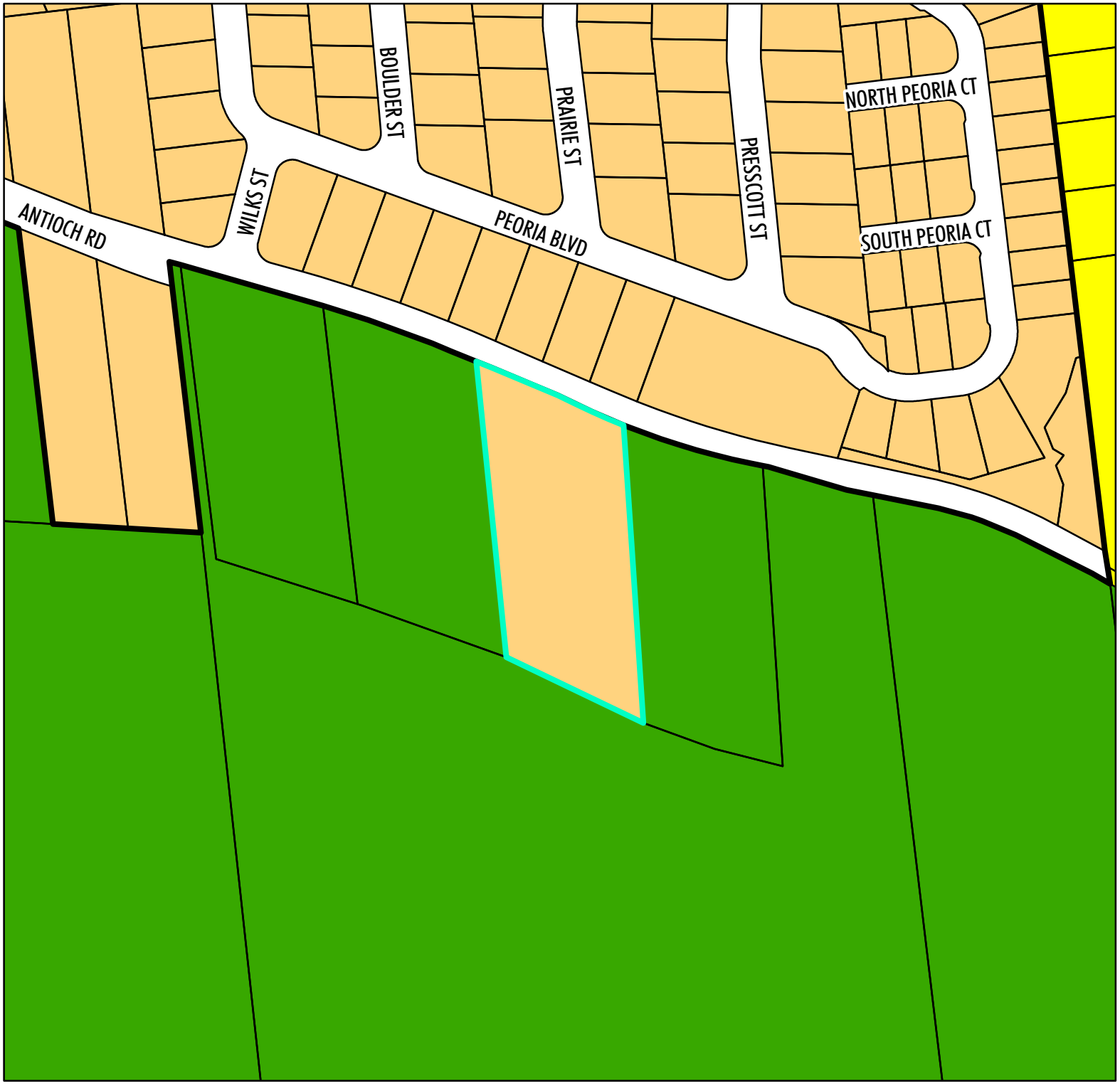


Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Agriculture (AG)
- Low Density Residential (LDR)

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

CITY OF CRESTVIEW

Item # 6.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: April 5, 2021
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	3/30/2021
SUBJECT:	Ordinance 1819 - Antioch Road Rezoning

BACKGROUND:

On February 19, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4390 Antioch Road.

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

The application requests the Single Family Medium Density (R-2) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1819 on April 12, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Black Gregory & Joanne
Parcel ID:	06-2N-23-0000-0008-0050
Site Size:	2.00 acres
Current FLU:	Okaloosa County Agriculture
Current Zoning:	Okaloosa County Agriculture
Current Land Use:	Residential

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single Family Medium Density (R-2)	Residential
East	County Agriculture	County Agriculture	Residential
South	County Agriculture	County Agriculture	Vacant
West	County Agriculture	County Agriculture	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 March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 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 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 1819 and send to the City Council for first reading and public hearing on second reading.

Attachments

1. Exhibit Packet - Antioch

ORDINANCE: 1819

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.00 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY AGRICULTURE ZONING DISTRICT TO THE SINGLE-FAMILY MEDIUM-DENSITY (R-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 2.00 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.00 acres, more or less, being formerly zoned Okaloosa County Agriculture with the Residential (R) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1818, is hereby rezoned to Single-Family Medium-Density (R-2) to wit:

PIN # 06-2N-23-0000-0008-0050

Commence at the Northwest corner of Government Lot No. 2, Section 6, Township 2 North, Range 23 West, Okaloosa County, Florida, thence South 7 degrees 45 minutes 00 seconds East, along Government Lot line 1401.68 feet to the centerline of Antioch Church Road, thence South 75 degrees 57 minutes 32 seconds East, along said centerline 305.31 feet; thence South 66 degrees 46 minutes 15 seconds East, along centerline, 170.88 feet; thence South 7 degrees 45 minutes 00 seconds East, 29.16 feet to the Point of Beginning on the South Right of Way line of said Antioch Church Road; thence continue South 7 degrees 45 minutes 00 seconds East, 435.00 feet: thence South 64 degrees 58 minutes 41 seconds East, 225.84 feet; thence North 5 degrees 25 minutes 36 seconds West, 435.00 feet to the South Right of Way line of Antioch Church Road; thence North 67 degrees 10 minutes 31 seconds West, along Right of Way line, 241.03 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 # 1818 and becomes legally effective.

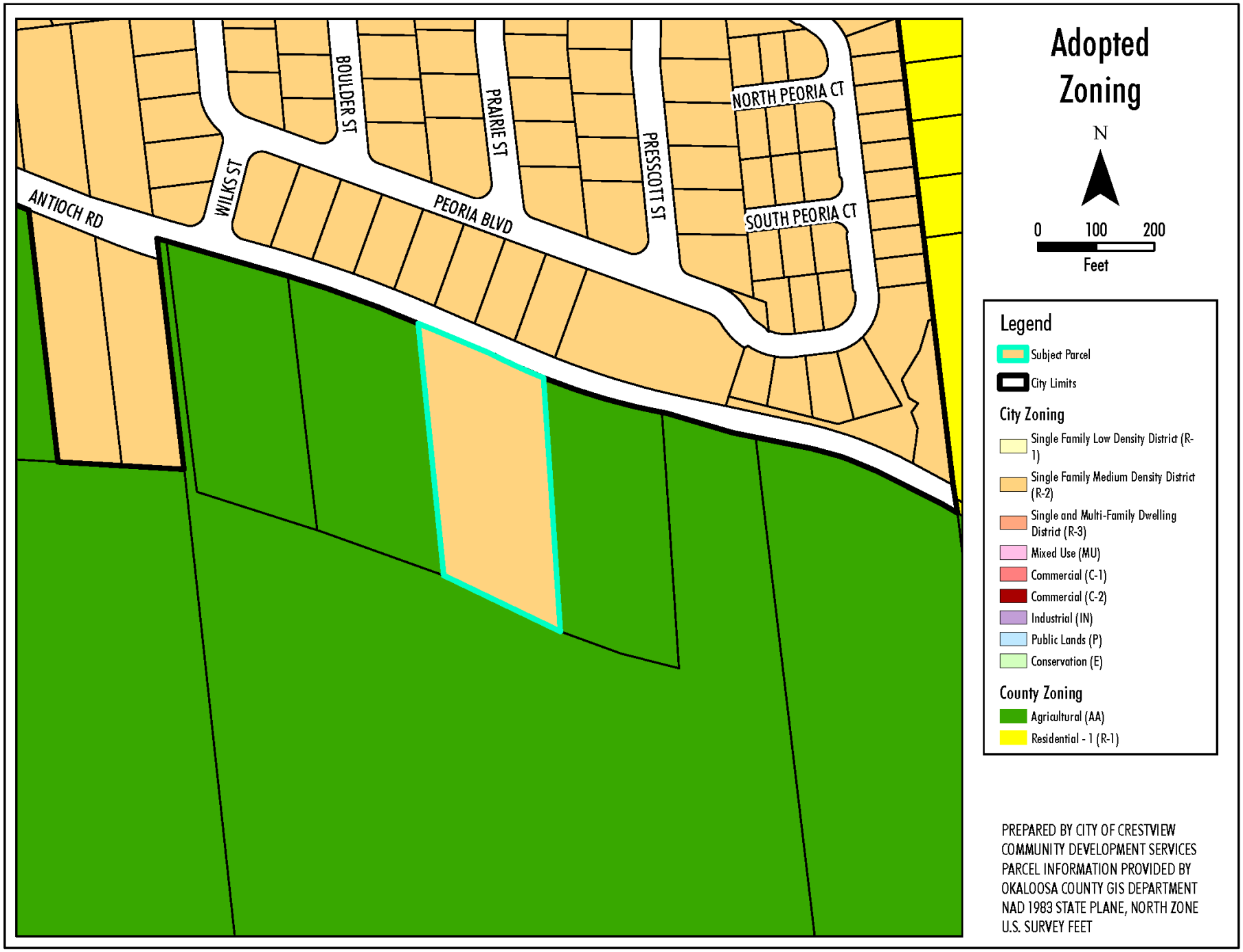
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

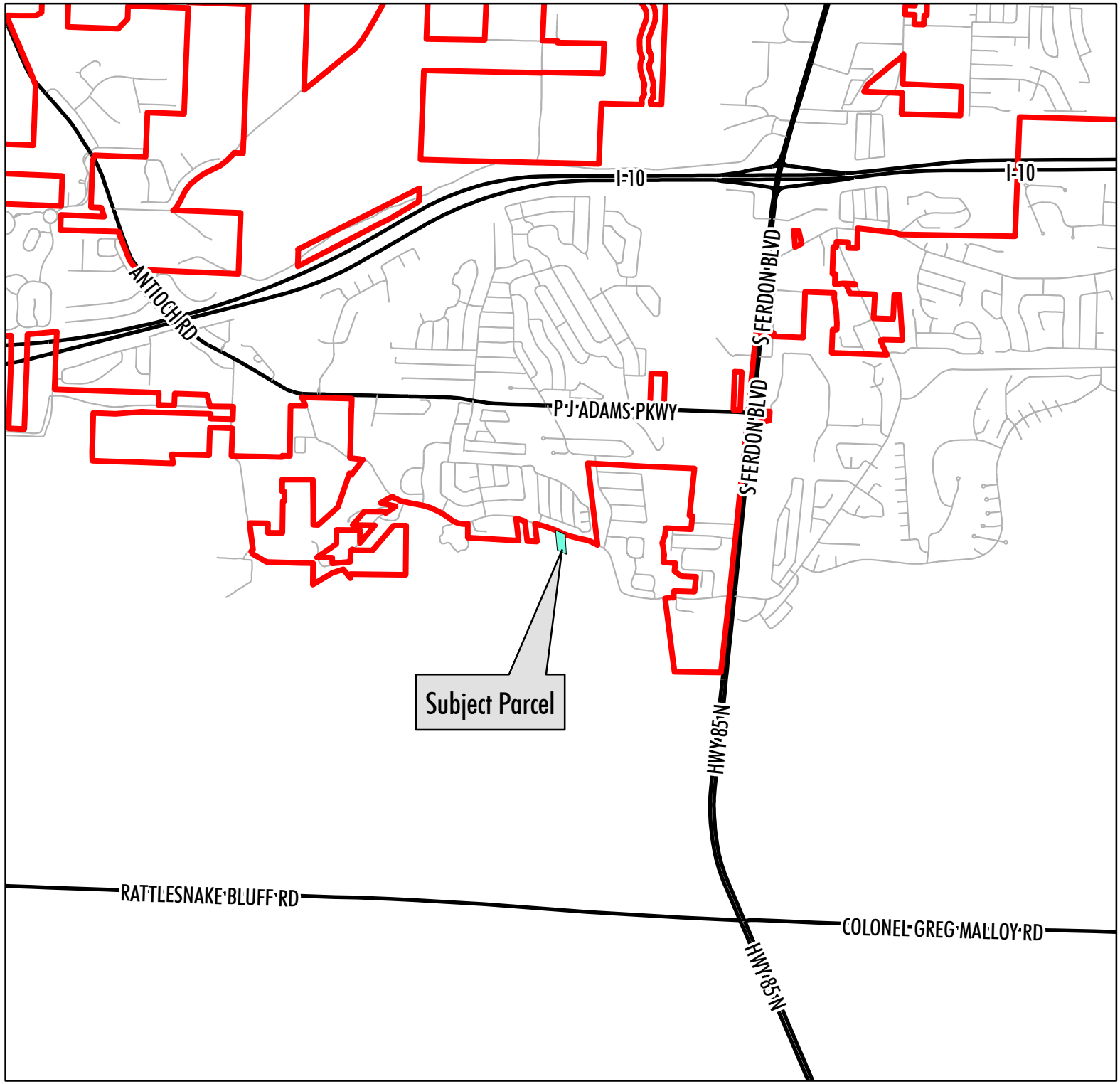
_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor


ANTIOCH RD
WILKS ST
BOULDER ST
PRAIRIE ST
PEORIA BLVD
PRESSCOTT ST
NORTH PEORIA CT
SOUTH PEORIA CT
Adopted Zoning
N
0 100 200
Feet
Legend
Subject Parcel
City Limits
City Zoning
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)
County Zoning
Agricultural (AA)
Residential - 1 (R-1)
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

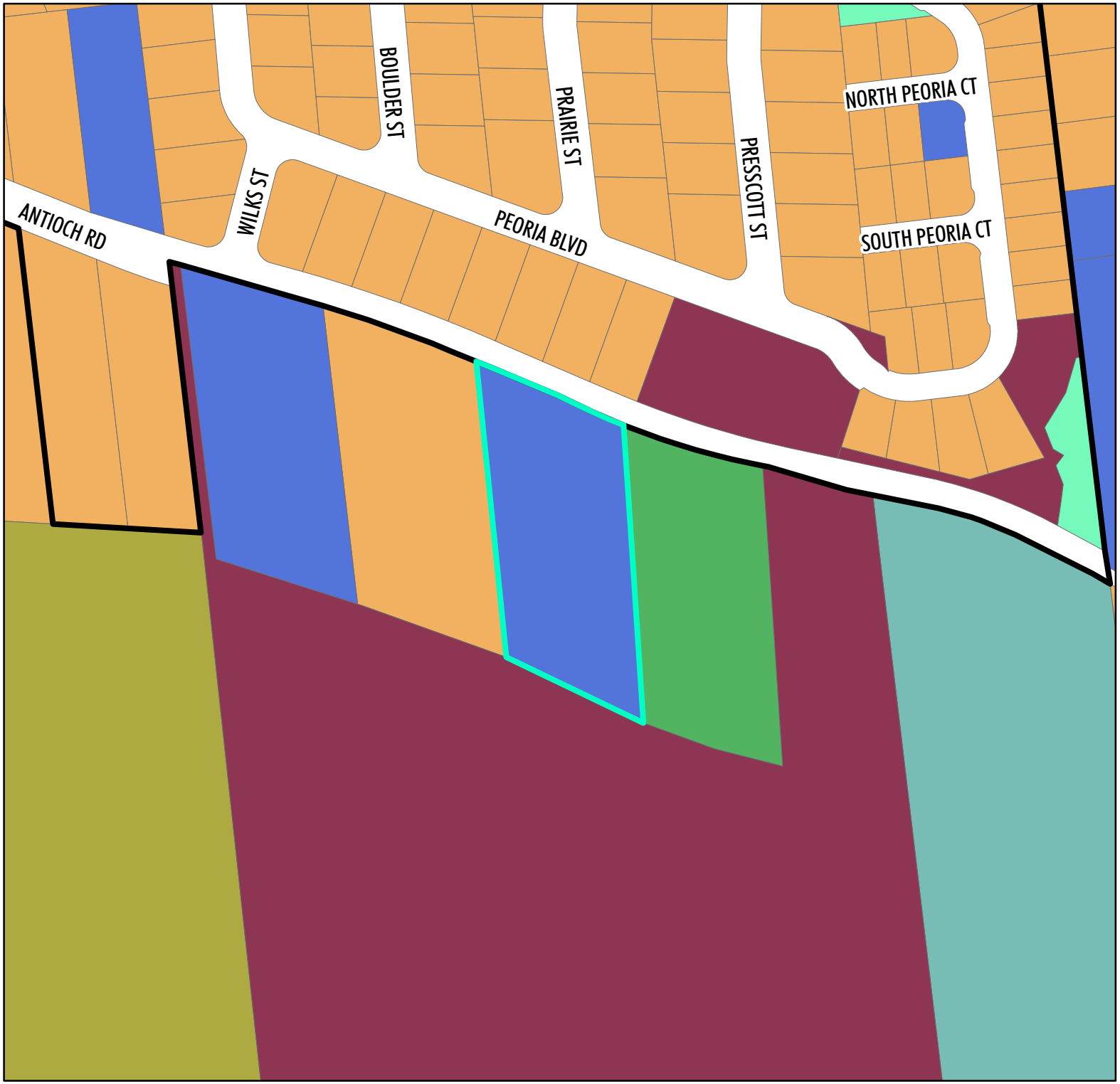
Vicinity Map



N

Not to Scale

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

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

- Improved A
- Manufactured Home
- Mobile Home
- Municipal
- Res Common
- Single Family
- Vacant

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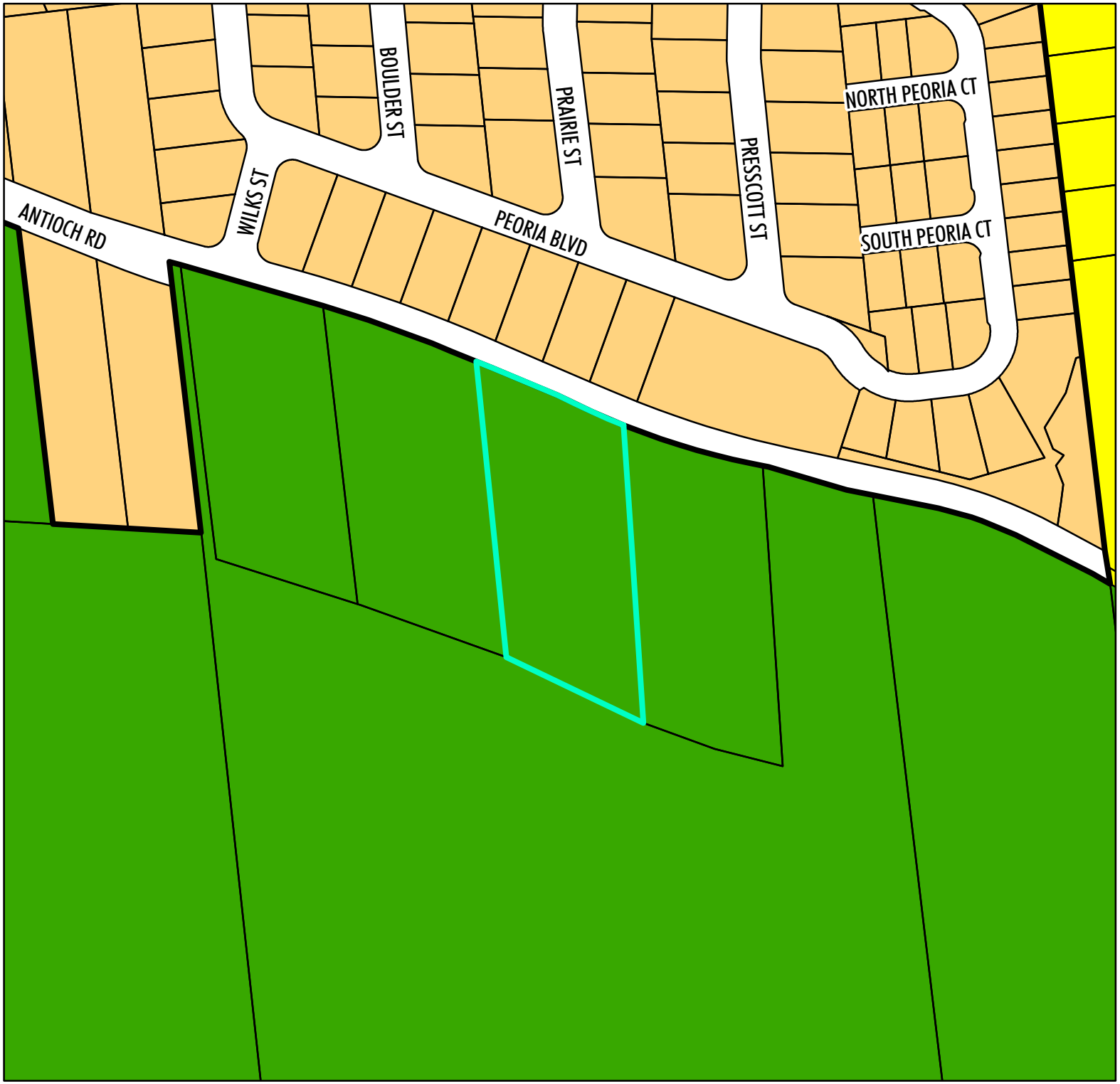
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

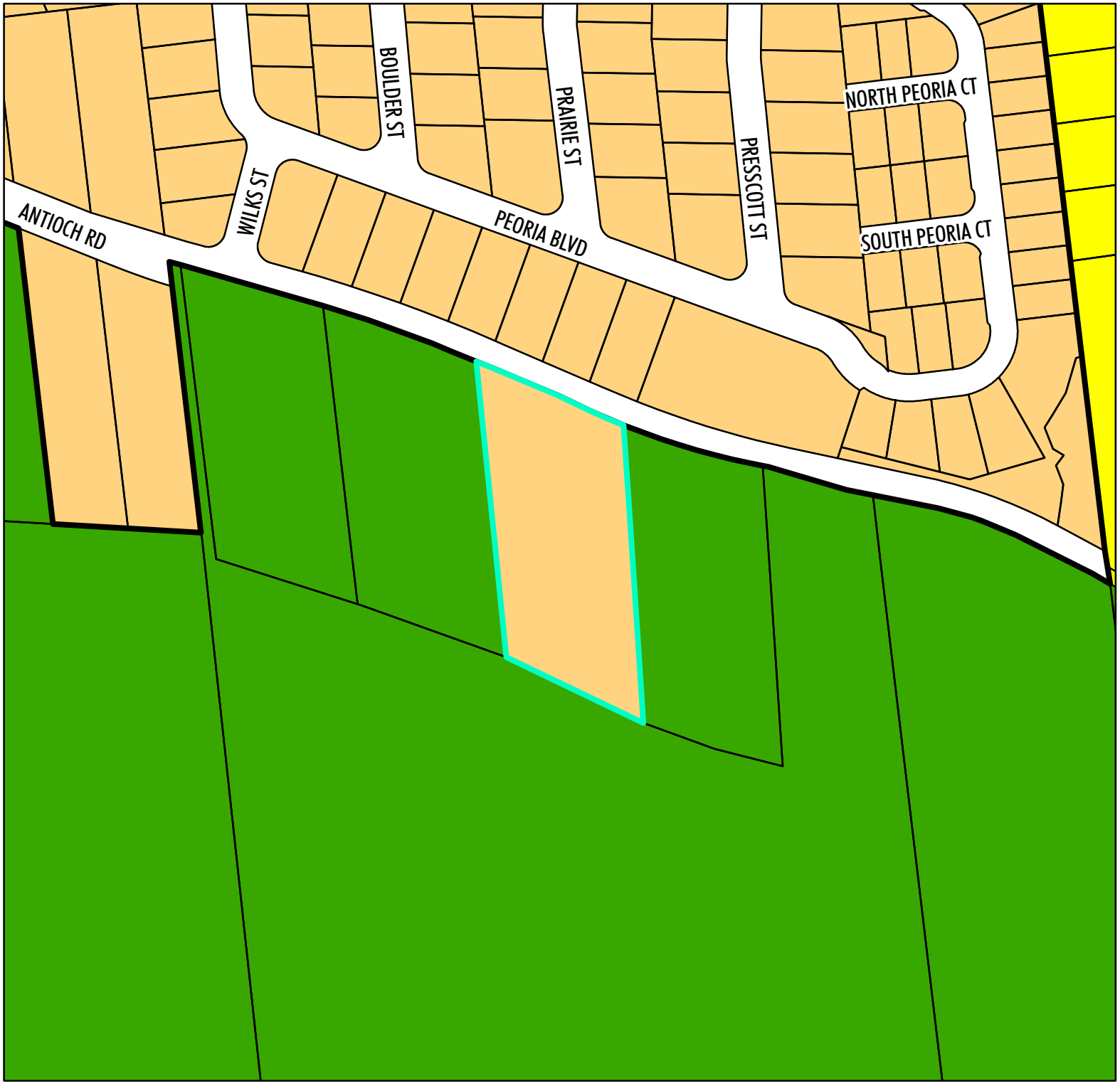
City Zoning

- 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)

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)

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 Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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OKALOOSA COUNTY GIS DEPARTMENT
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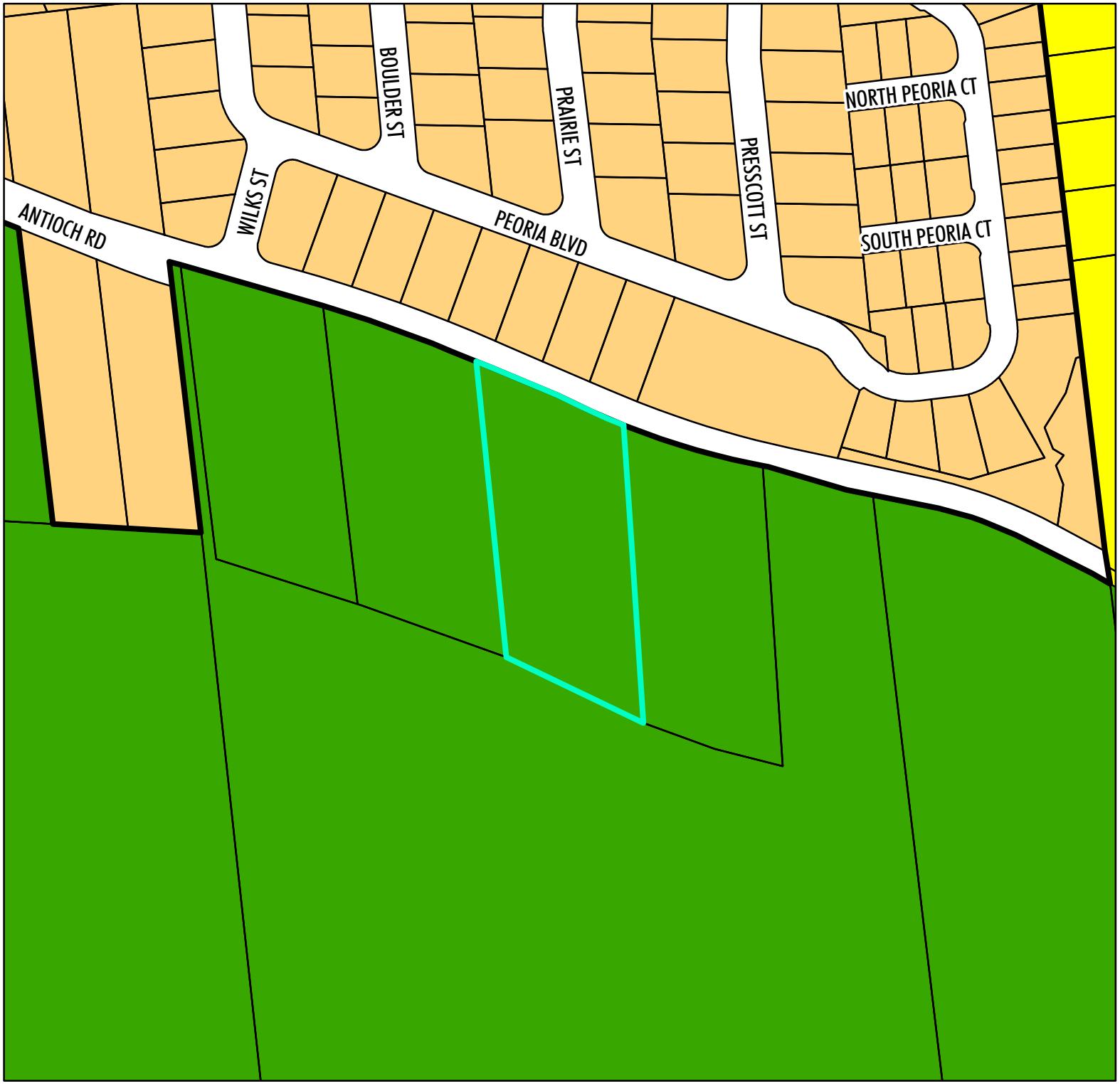
U.S. SURVEY FEET



Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

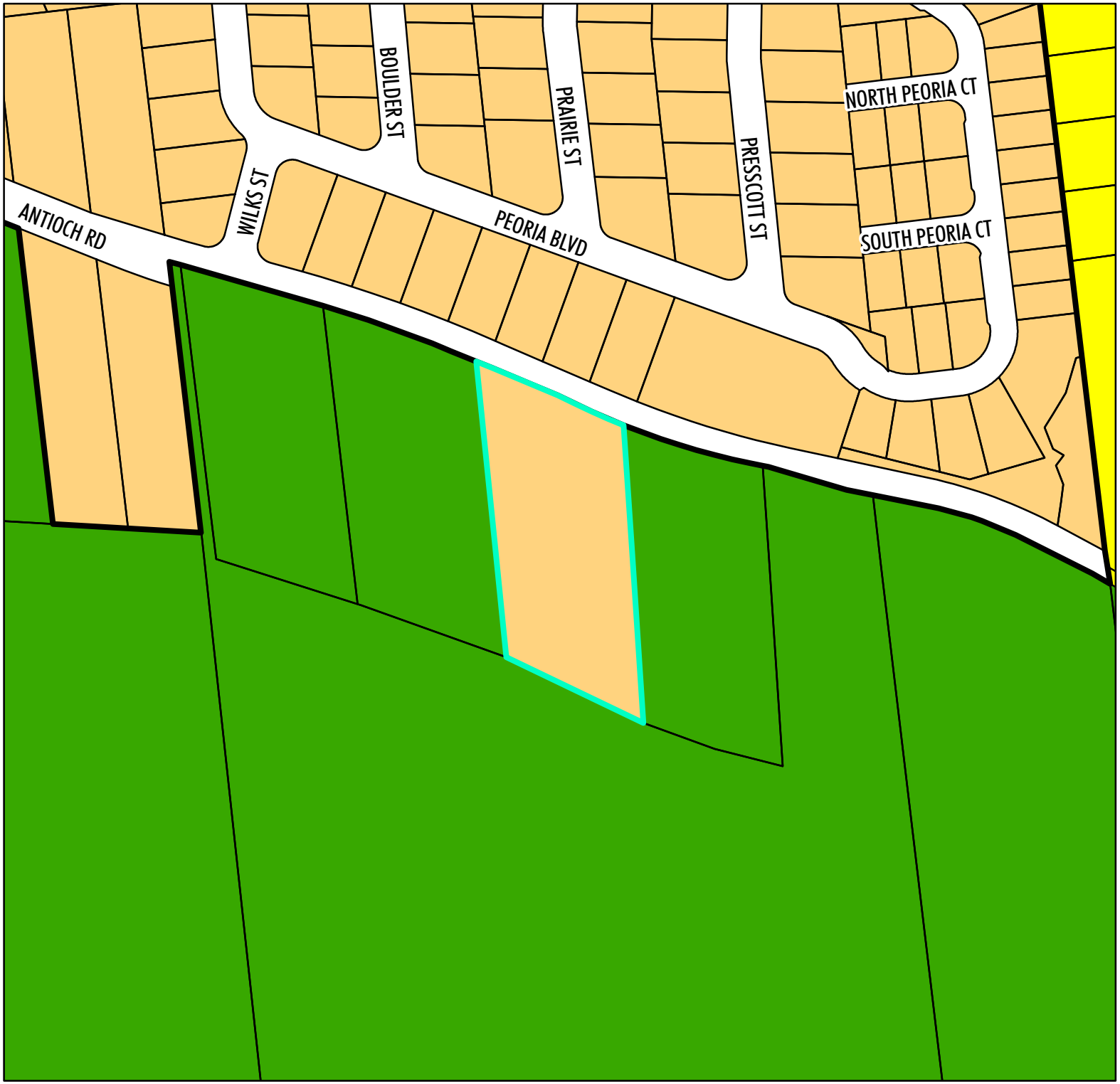
City Future Land Use

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

County Future Land Use

- Agriculture (AG)
- Low Density Residential (LDR)

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

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Agriculture (AG)
- Low Density Residential (LDR)

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

CITY OF CRESTVIEW

Item # 6.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: April 5, 2021
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	3/30/2021
SUBJECT:	Ordinance 1820 - PJ Adams Annexation

BACKGROUND:

On February 18, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on PJ Adams Parkway.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1820 on April 12, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Goff Richard L & Susan Trusts
Parcel ID:	32-3N-23-0000-0057-002B
Site Size:	2.93 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 (C)	Commercial (C-2)	Commercial
East	Commercial (C)	Commercial (C-2)	Commercial
South	Commercial (C)	Commercial (C-2)	Commercial
West	Commercial (C)	Commercial (C-1)	Vacant

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 March 15, 2021. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 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 annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising was $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 1820 and send to the City Council for first reading and public hearing on second reading.

Attachments

1. Exhibit Packet - PJ Adams

ORDINANCE: 1820

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.93 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, 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:

(Deed recorded in Book 2521, page 2013, dated March 18, 2004)

Beginning at the Southwest corner of the East half of the Northeast quarter of the Southwest quarter of Section 32, Township 3 North, Range 23 West, Okaloosa County, Florida, said point lying in the Northerly Right of Way line of P.J. Adams Parkway (100 feet R/W); thence proceed N90 degrees 00'00"W along said Northerly Right of Way line a distance of 150.00 feet; thence departing said Northerly Right of Way line go N00 degrees 18'20"W 838.77 feet; thence S90 degrees 00'00"E 150.00 feet; thence S00 degrees 18'20"E 838.77 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 (C) 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 _____, 2021.

ATTEST:

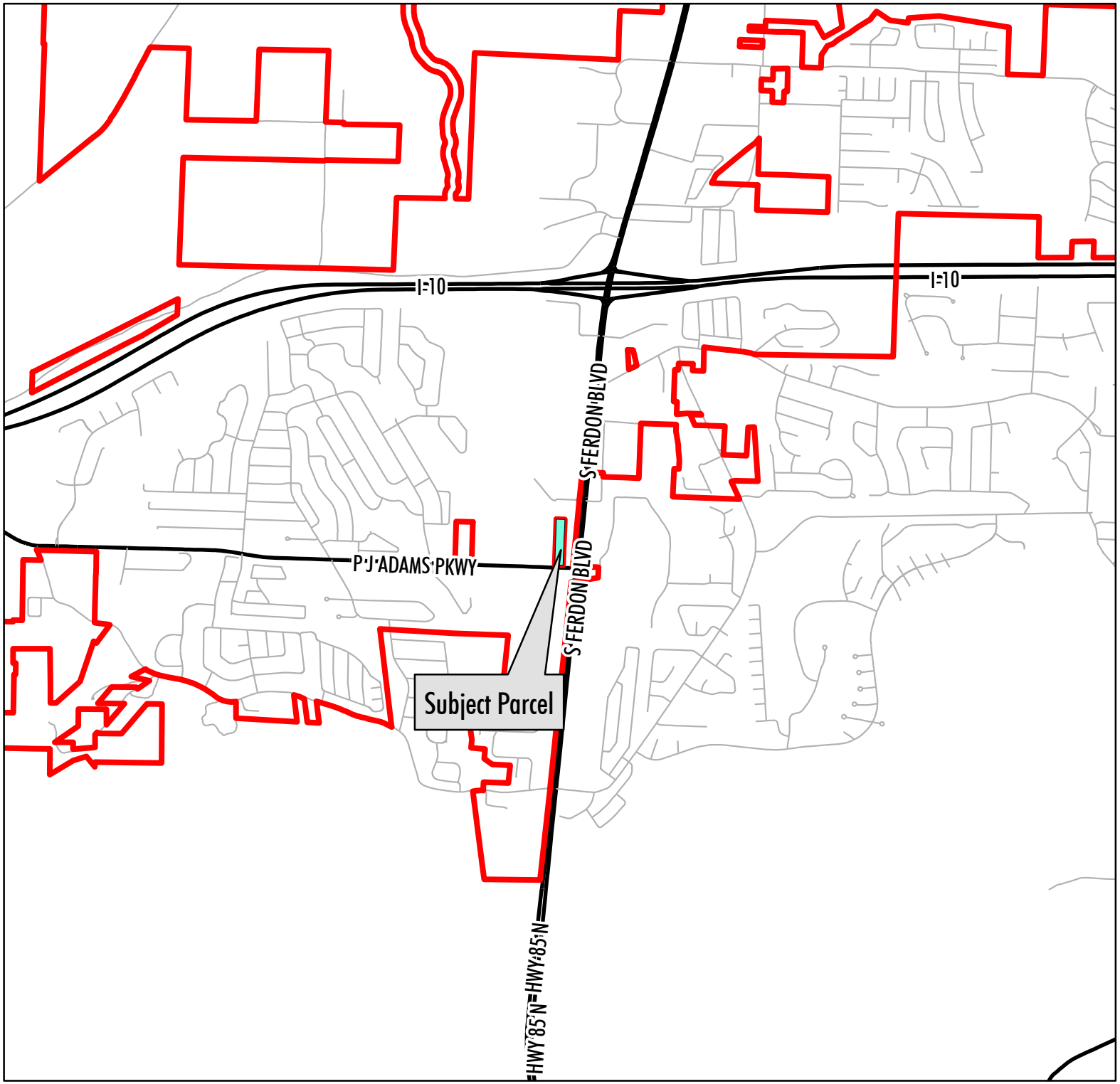
_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor

S FERDON BLVD
MEADOW LAKE DR
P J ADAMS PKWY

Vicinity Map



N

Not to Scale

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

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

- Financial
- Multi-Family
- No AG Acre
- Office Building
- Res Common
- Rights-of-way
- Single Family
- Stores
- Supermarket
- Vacant
- Vacant Commercial
- Vacant/Commercial

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
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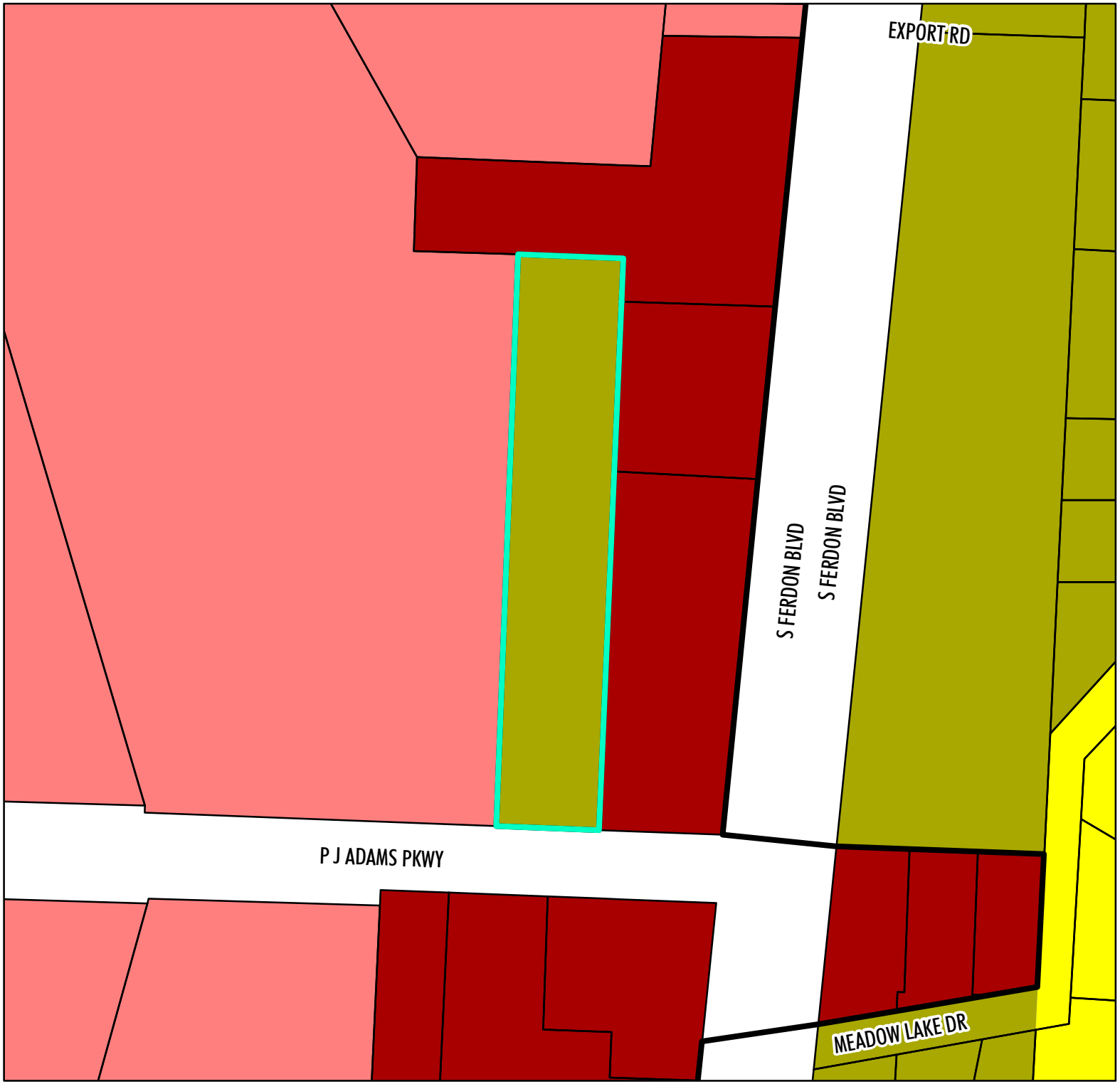

Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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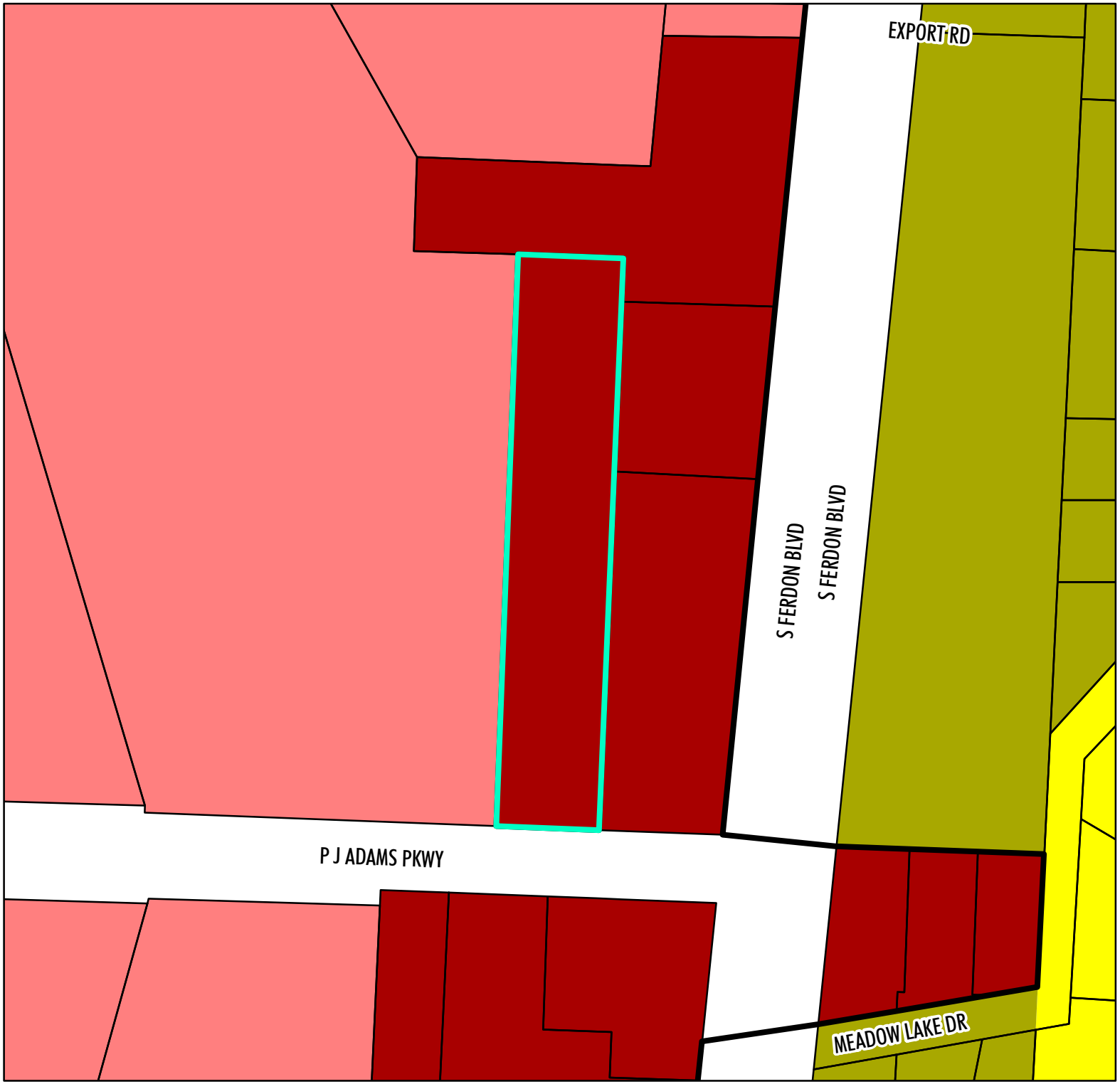

Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

PREPARED BY CITY OF CRESTVIEW
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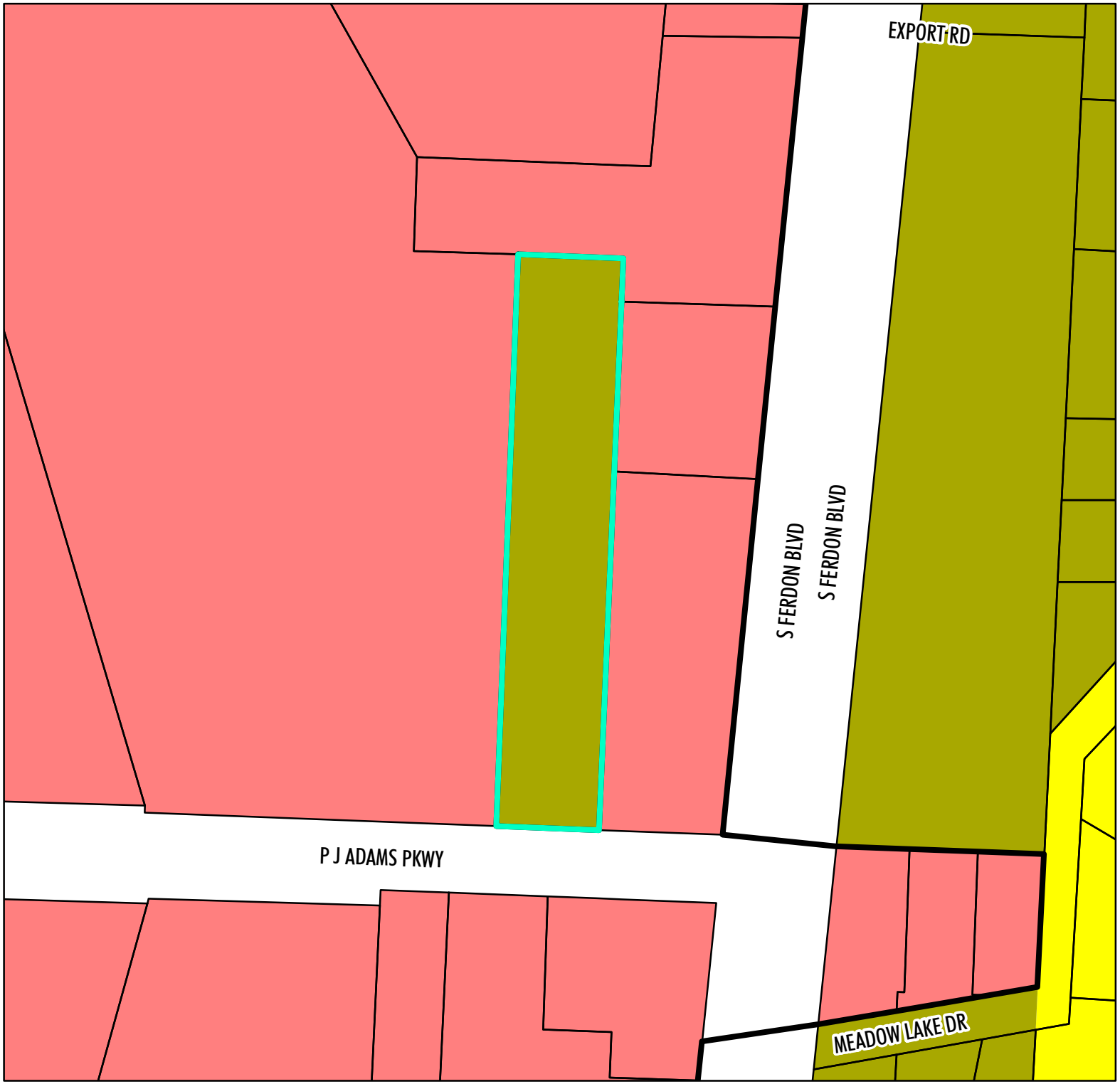

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
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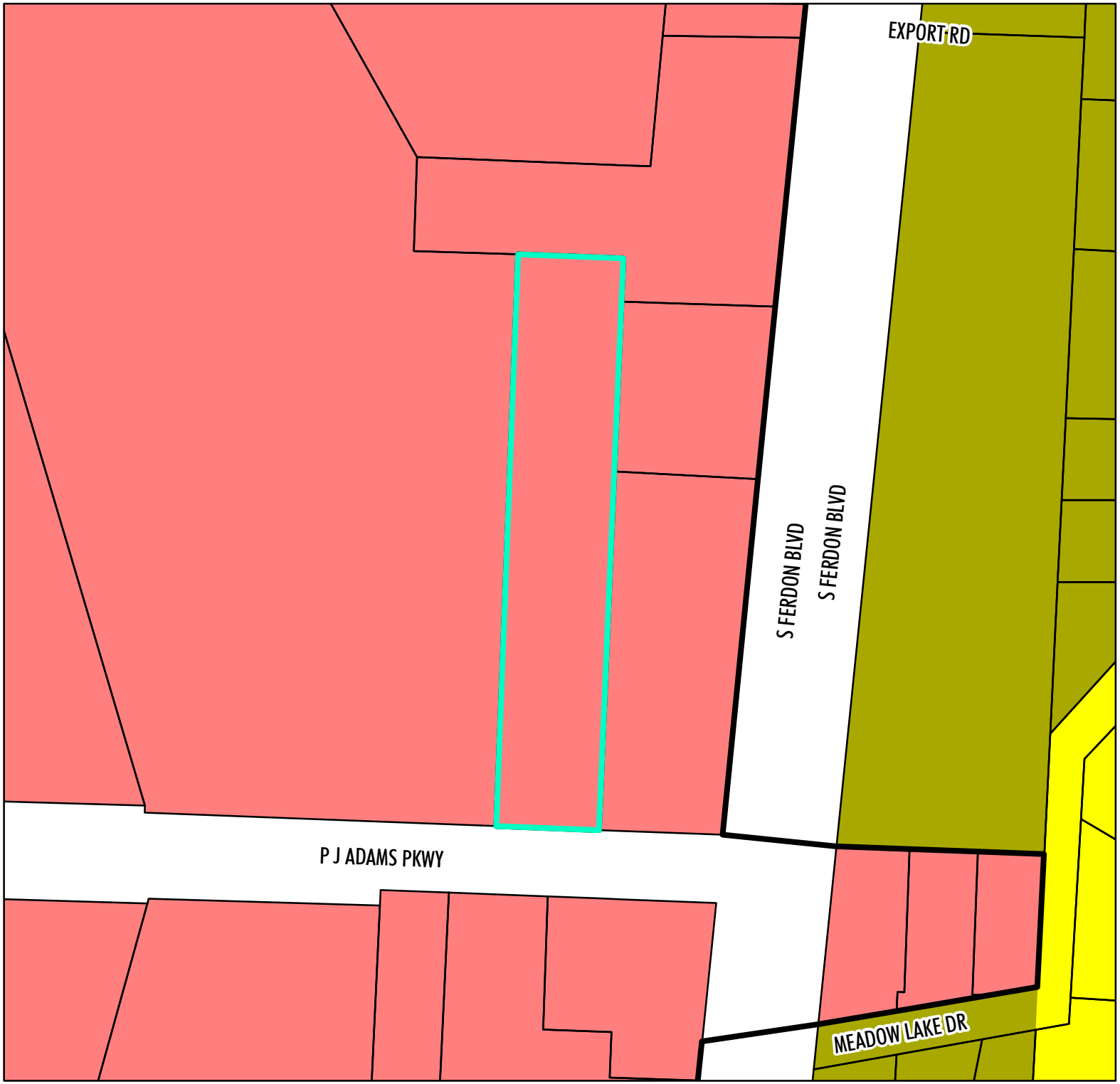

Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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

CITY OF CRESTVIEW Item # 6.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: April 5, 2021
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	3/30/2021
SUBJECT:	Ordinance 1821 - PJ Adams Comprehensive Plan Amendment

BACKGROUND:

On February 18, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on PJ Adams Parkway.

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1821 on April 12, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Goff Richard L & Susan Trusts
Parcel ID:	32-3N-23-0000-0057-002B
Site Size:	2.93 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 (C)	Commercial (C-2)	Commercial
East	Commercial (C)	Commercial (C-2)	Commercial
South	Commercial (C)	Commercial (C-2)	Commercial
West	Commercial (C)	Commercial (C-1)	Vacant

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 March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 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 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 1821 and send to the City Council for first reading and public hearing on second reading.

Attachments

1. Exhibit Packet - PJ Adams

ORDINANCE: 1821

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 2.93 ACRES, MORE OR LESS, IN SECTION 32, 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 (C) on a parcel of land containing 2.93 acres, more or less, lying within the corporate limits of the City; and

E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 2.93 acres of land, more or less, from Okaloosa County Mixed Use to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.93 acres, more or less, is known as Parcel 32-3N-23-0000-0057-002B and commonly described as:

Beginning at the Southwest corner of the East half of the Northeast quarter of the Southwest

quarter of Section 32, Township 3 North, Range 23 West, Okaloosa County, Florida, said point lying in the Northerly Right of Way line of P.J. Adams Parkway (100 feet R/W); thence proceed N90 degrees 00'00"W along said Northerly Right of Way line a distance of 150.00 feet; thence departing said Northerly Right of Way line go N00 degrees 18'20"W 838.77 feet; thence S90 degrees 00'00"E 150.00 feet; thence S00 degrees 18'20"E 838.77 feet to the Point of Beginning.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 32-3N-23-0000-0057-002B. 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 32-3N-23-0000-0057-002B 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.

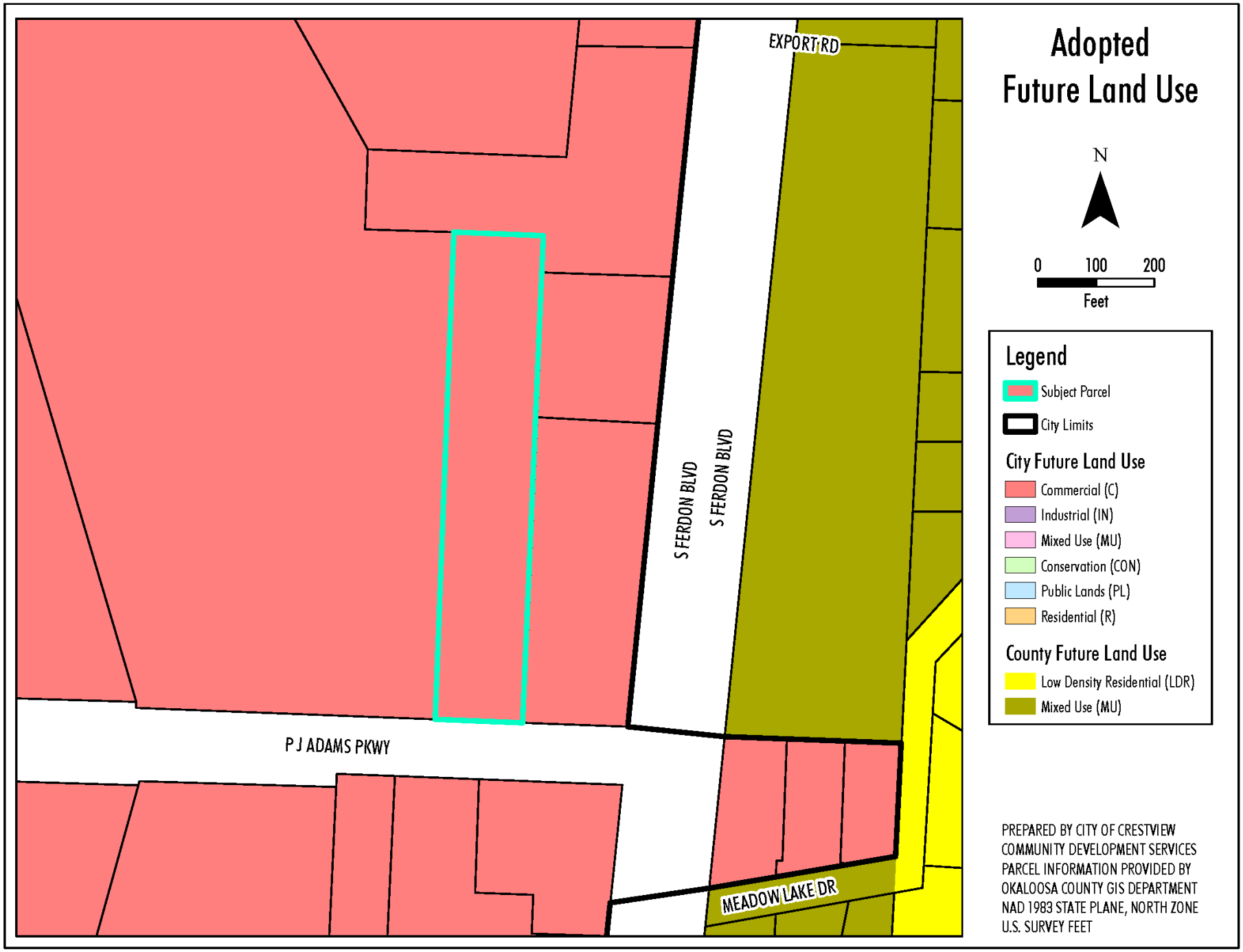
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

J. B. WHITTEN
Mayor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COMMUNITY DEVELOPMENT SERVICES
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OKALOOSA COUNTY GIS DEPARTMENT
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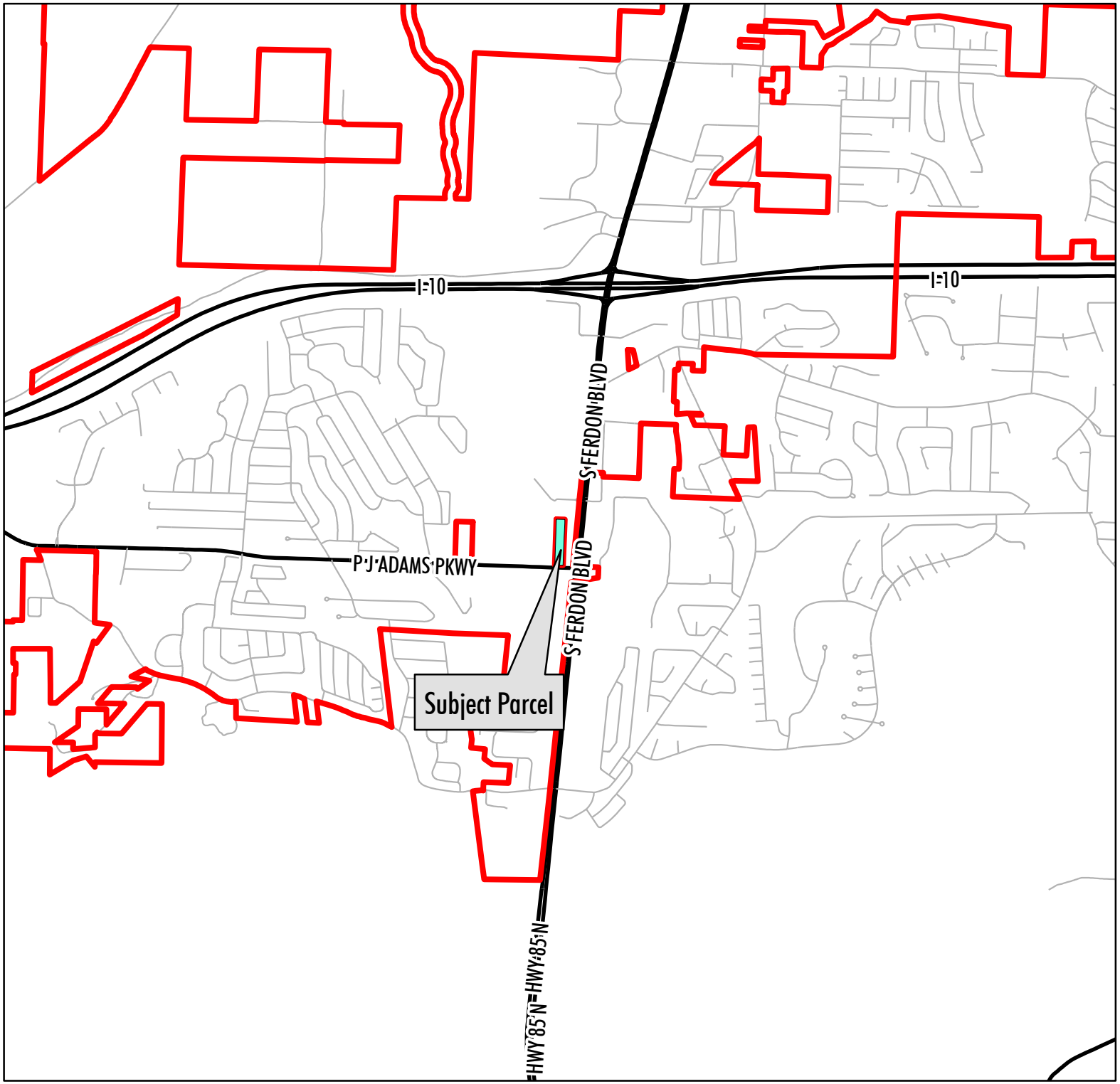
U.S. SURVEY FEET

Vicinity Map



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U.S. SURVEY FEET

Existing Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

- Financial
- Multi-Family
- No AG Acre
- Office Building
- Res Common
- Rights-of-way
- Single Family
- Stores
- Supermarket
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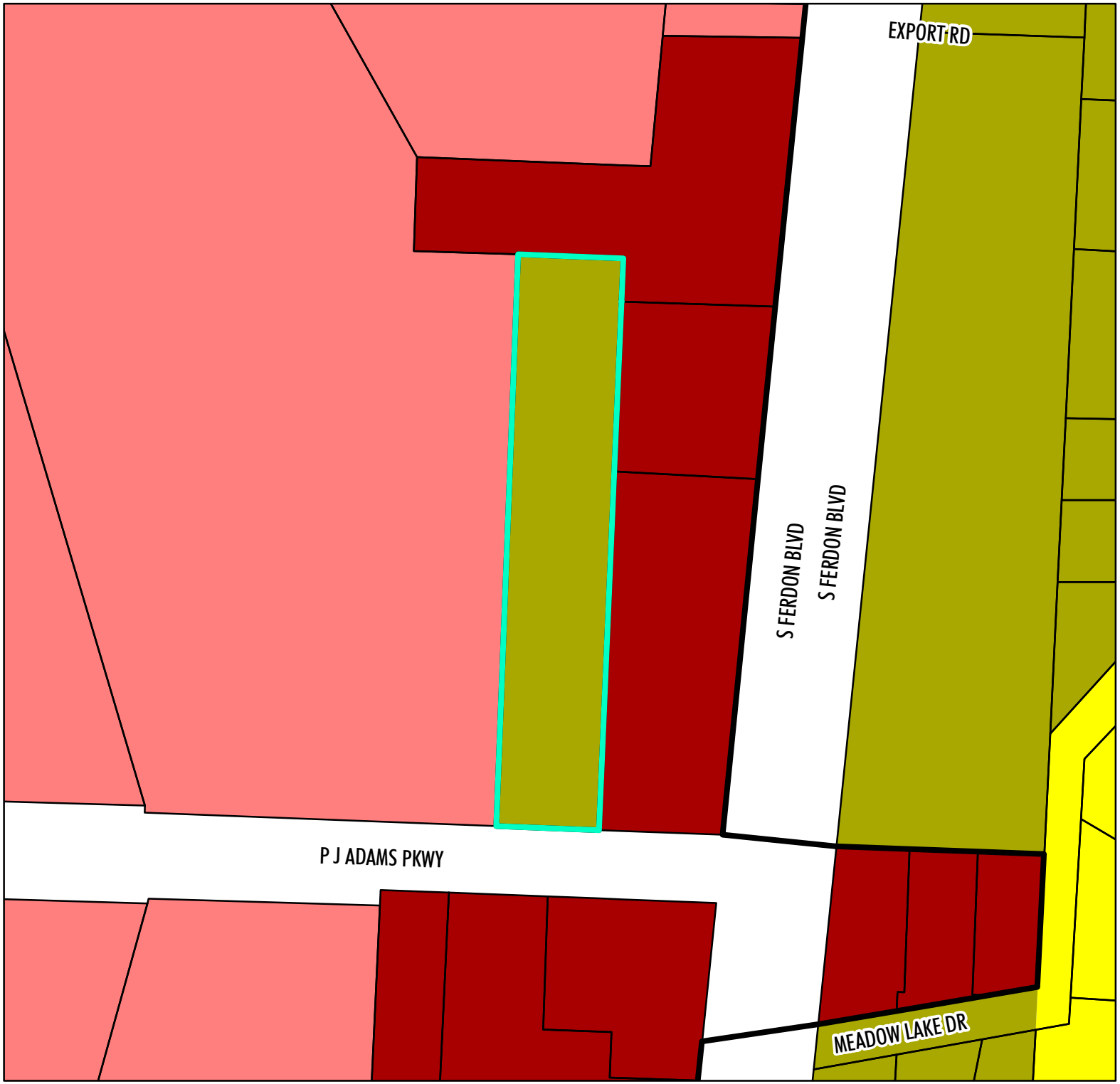

Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- 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)

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

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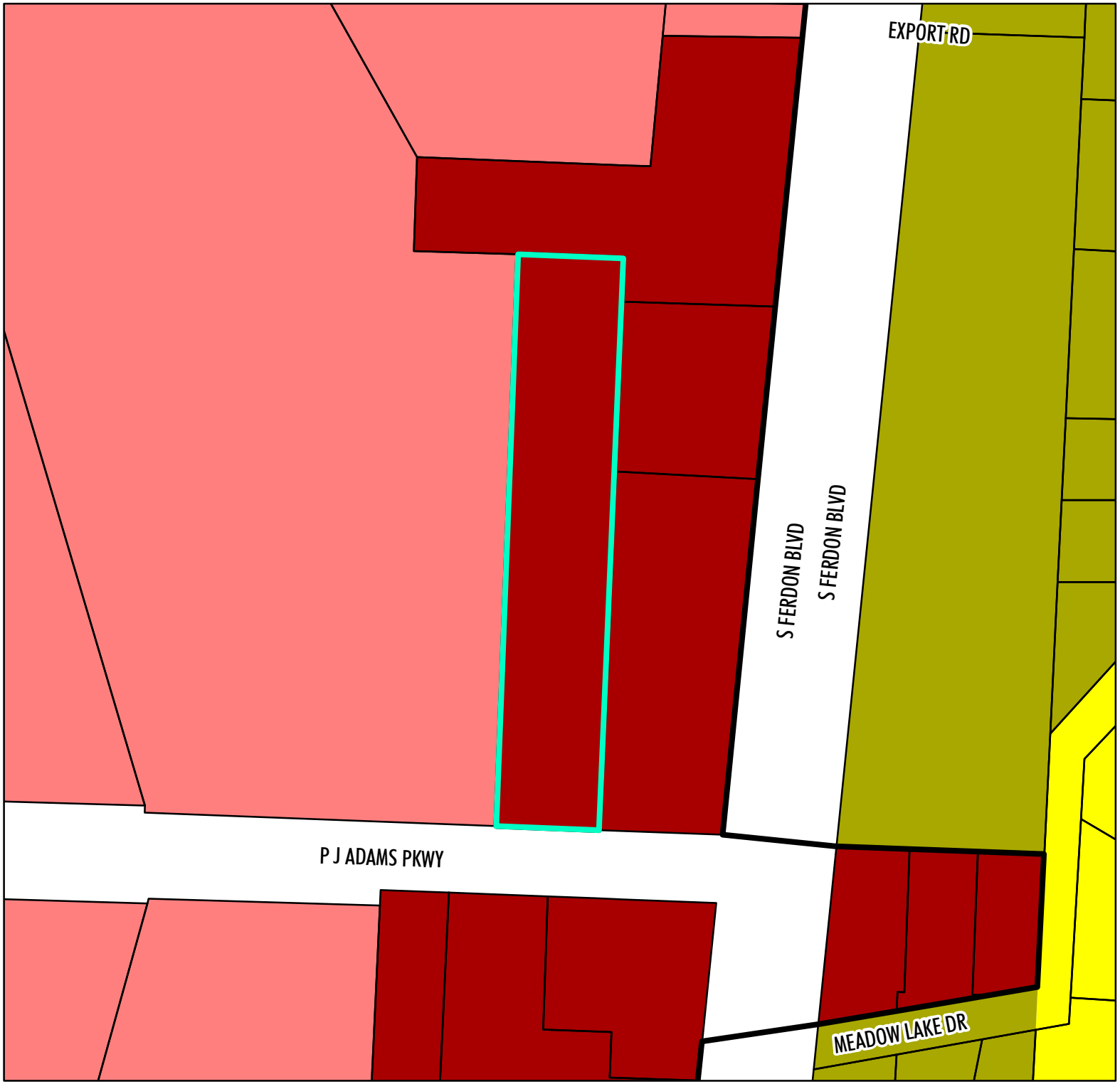

Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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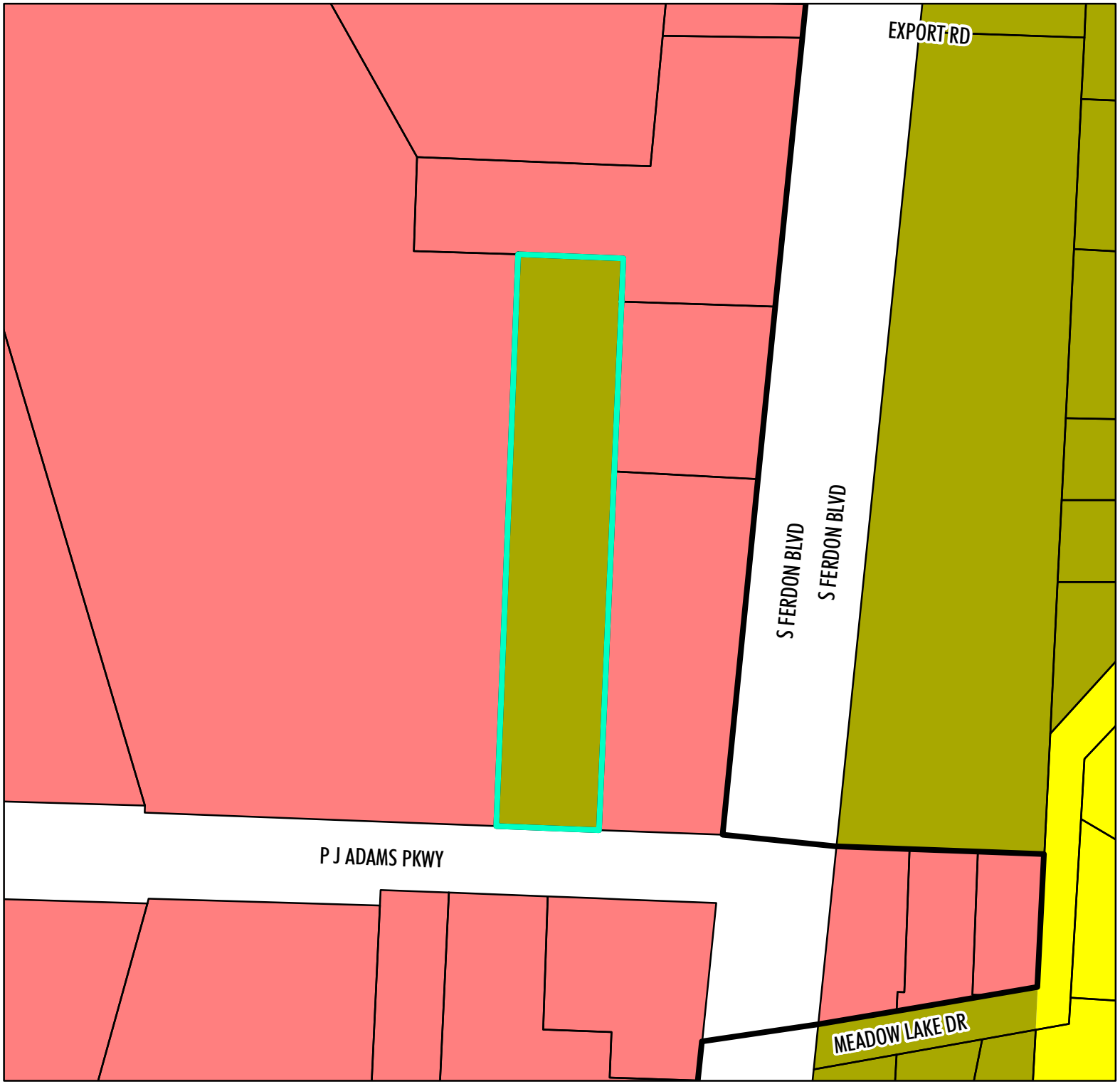

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
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County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)

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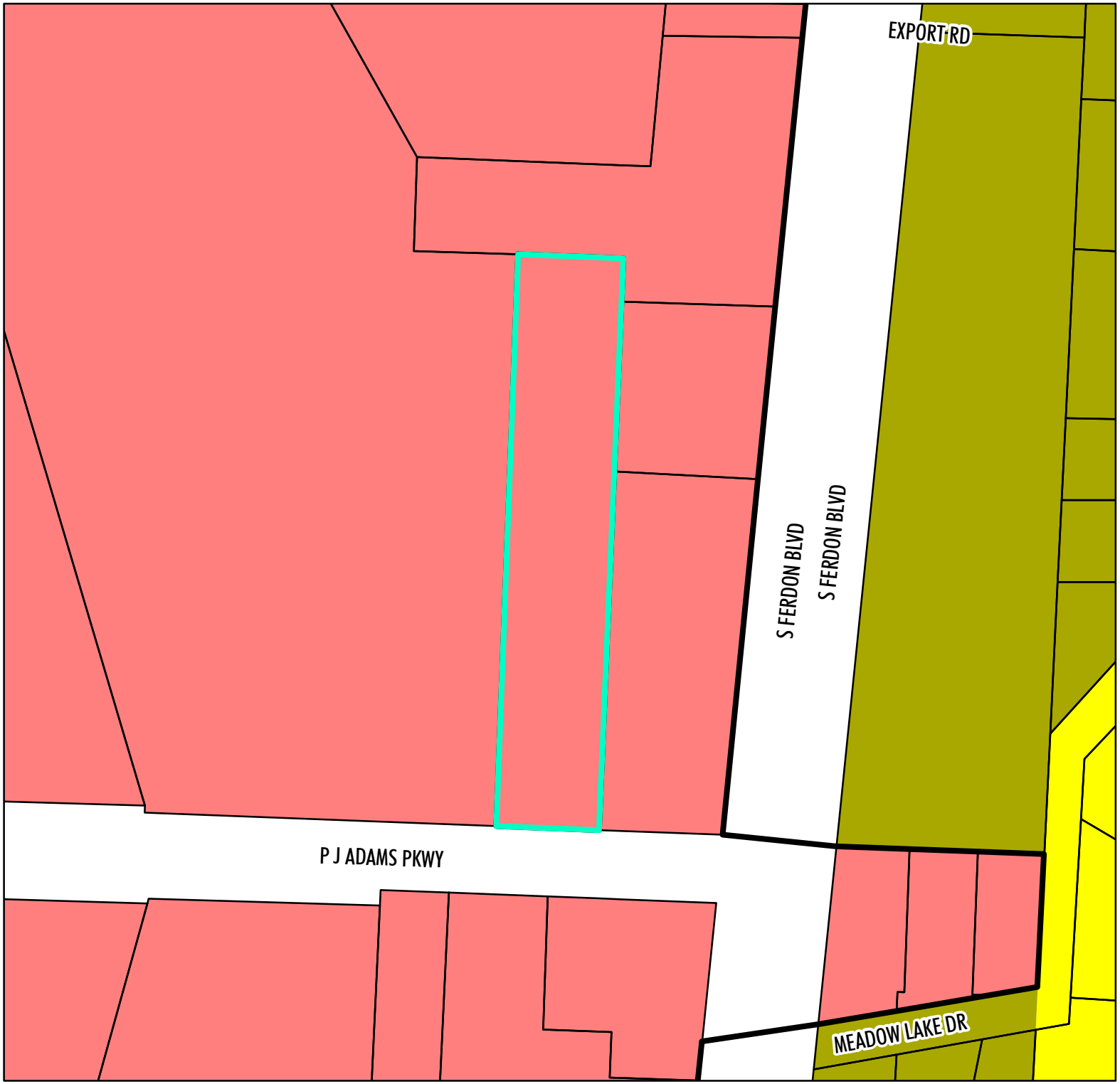

Proposed Future Land Use

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CITY OF CRESTVIEW

Item # 6.

Staff Report

PLANNING AND DEVELOPMENT BOARD
MEETING DATE: April 5, 2021
TYPE OF AGENDA ITEM: PDB 1st Reading

TO:	Planning and Development Board
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	3/30/2021
SUBJECT:	Ordinance 1822 - PJ Adams Rezoning

BACKGROUND:

On February 18, 2021 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on PJ Adams Parkway.

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

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

The request for rezoning will be presented to City Council via Ordinance 1822 on April 12, 2021 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner:	Goff Richard L & Susan Trusts
Parcel ID:	32-3N-23-0000-0057-002B
Site Size:	2.93 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 (C)	Commercial (C-2)	Commercial
East	Commercial (C)	Commercial (C-2)	Commercial
South	Commercial (C)	Commercial (C-2)	Commercial
West	Commercial (C)	Commercial (C-1)	Vacant

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 March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 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 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 1822 and send to the City Council for first reading and public hearing on second reading.

Attachments

1. Exhibit Packet - PJ Adams

ORDINANCE: 1822

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.93 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED-USE 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 2.93 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.93 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1821, is hereby rezoned to Commercial (C-2) to wit:

PIN # 32-3N-23-0000-0057-002B

Beginning at the Southwest corner of the East half of the Northeast quarter of the Southwest quarter of Section 32, Township 3 North, Range 23 West, Okaloosa County, Florida, said point lying in the Northerly Right of Way line of P.J. Adams Parkway (100 feet R/W); thence proceed N90 degrees 00'00"W along said Northerly Right of Way line a distance of 150.00 feet; thence departing said Northerly Right of Way line go N00 degrees 18'20"W 838.77 feet; thence S90 degrees 00'00"E 150.00 feet; thence S00 degrees 18'20"E 838.77 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.

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SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1821 and becomes legally effective.

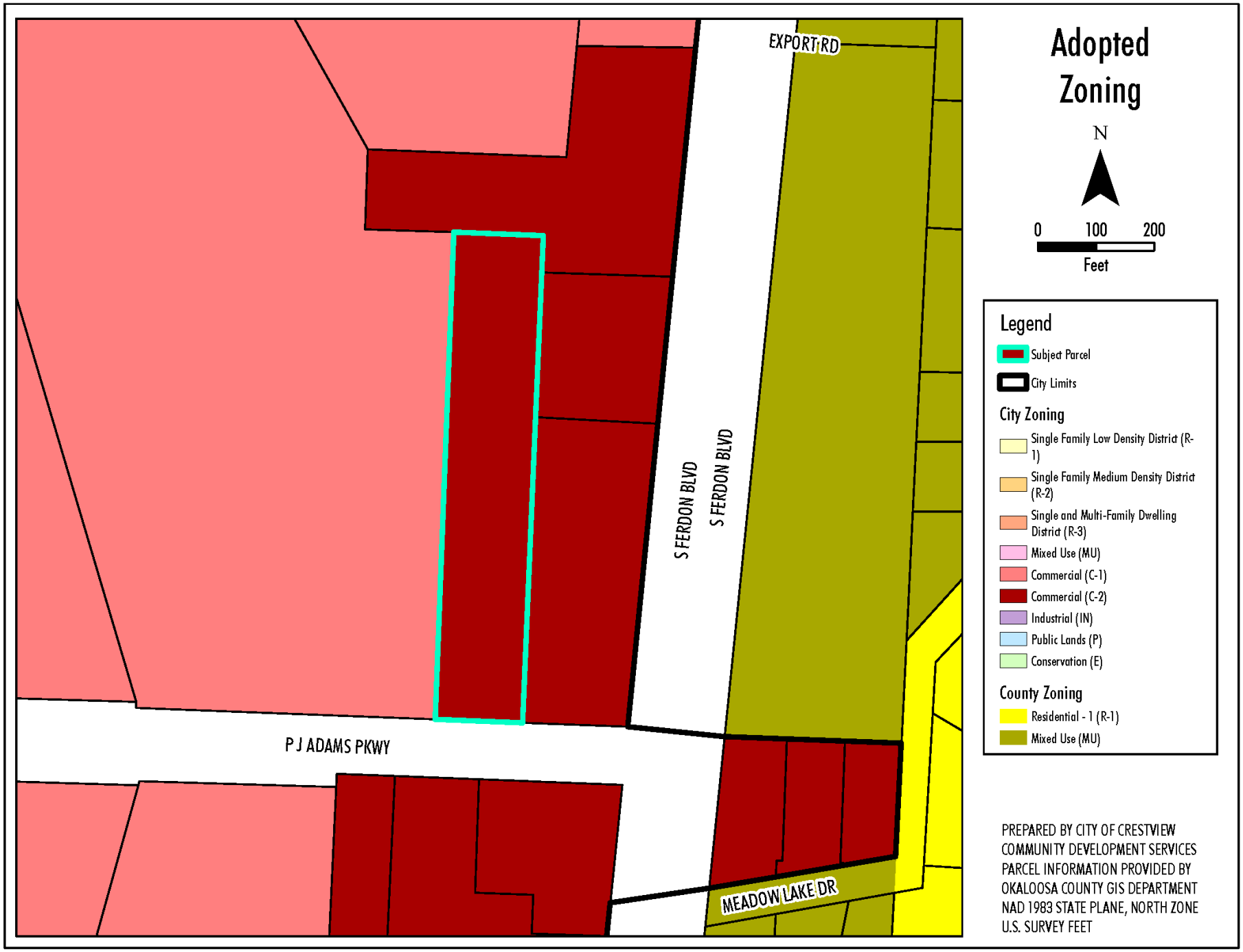
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor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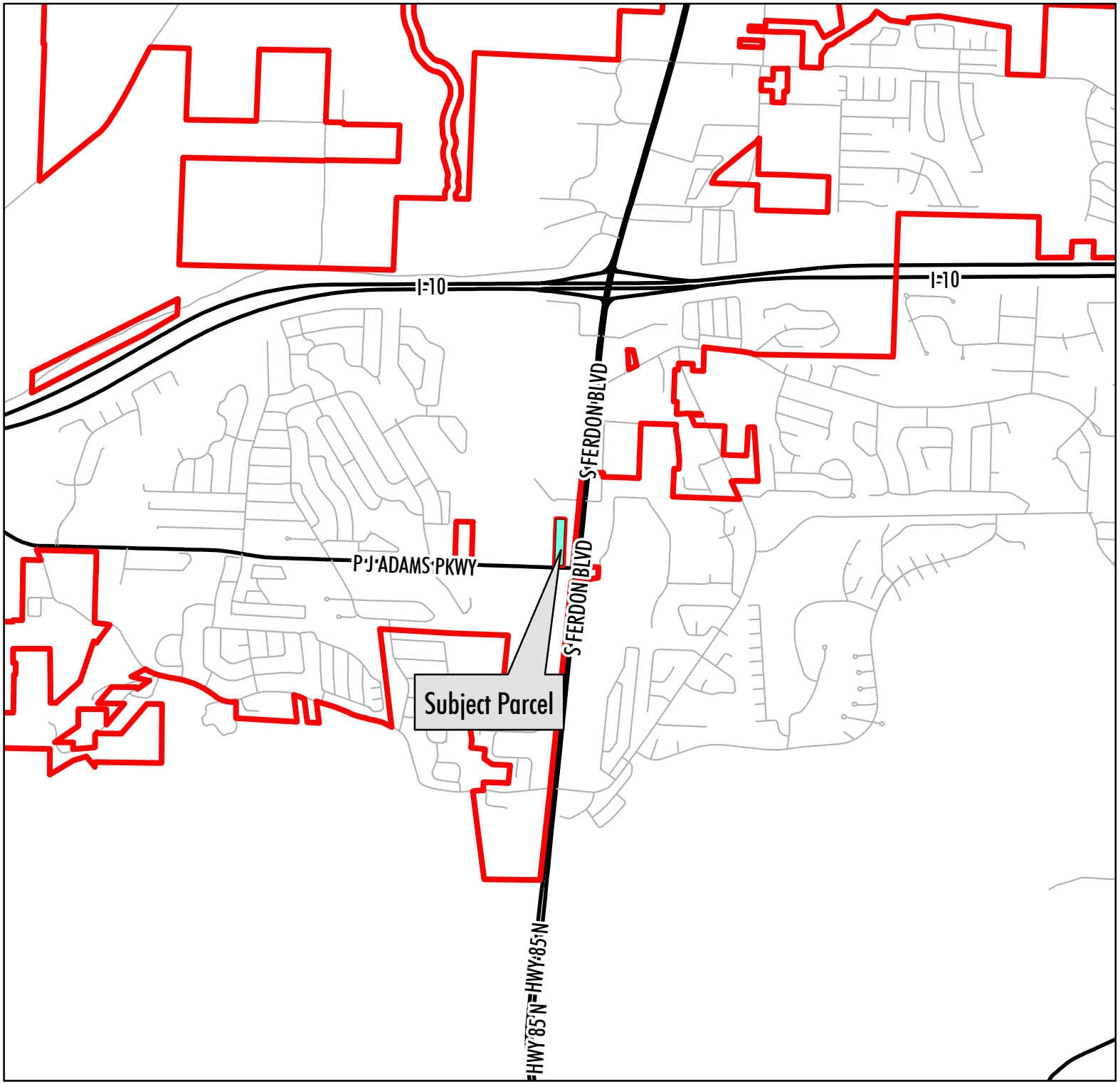

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Existing Use

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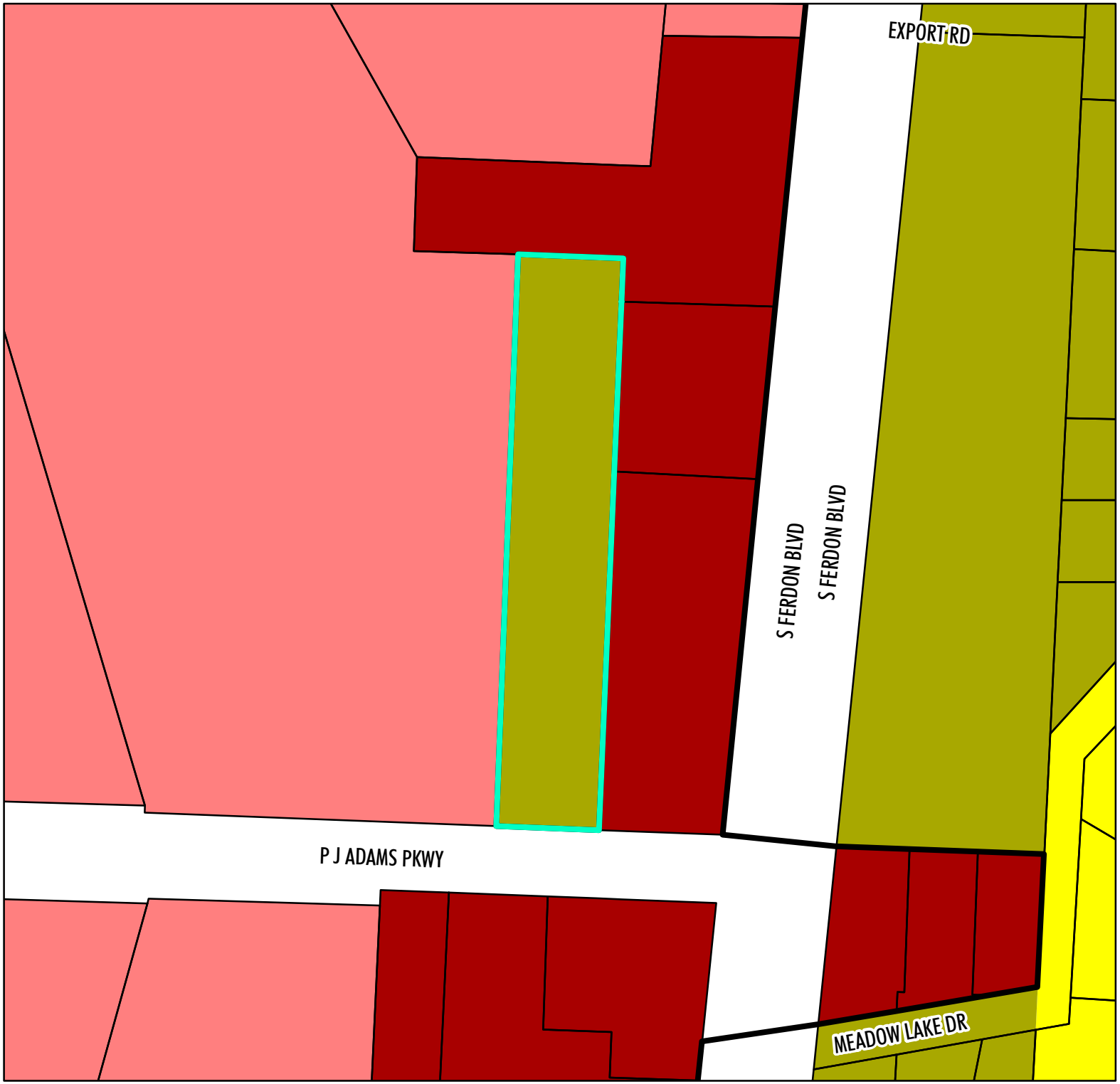

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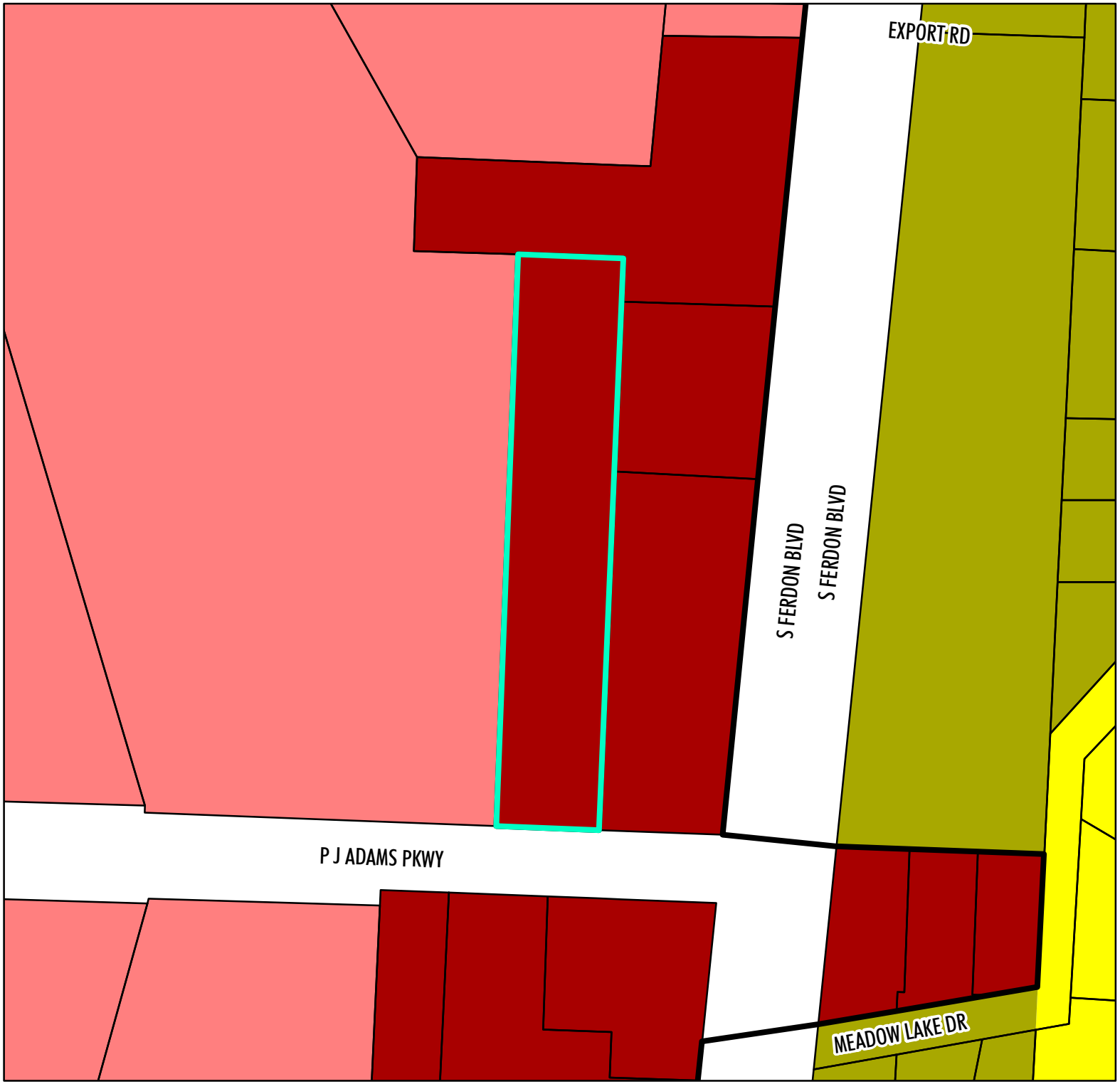

Proposed Zoning

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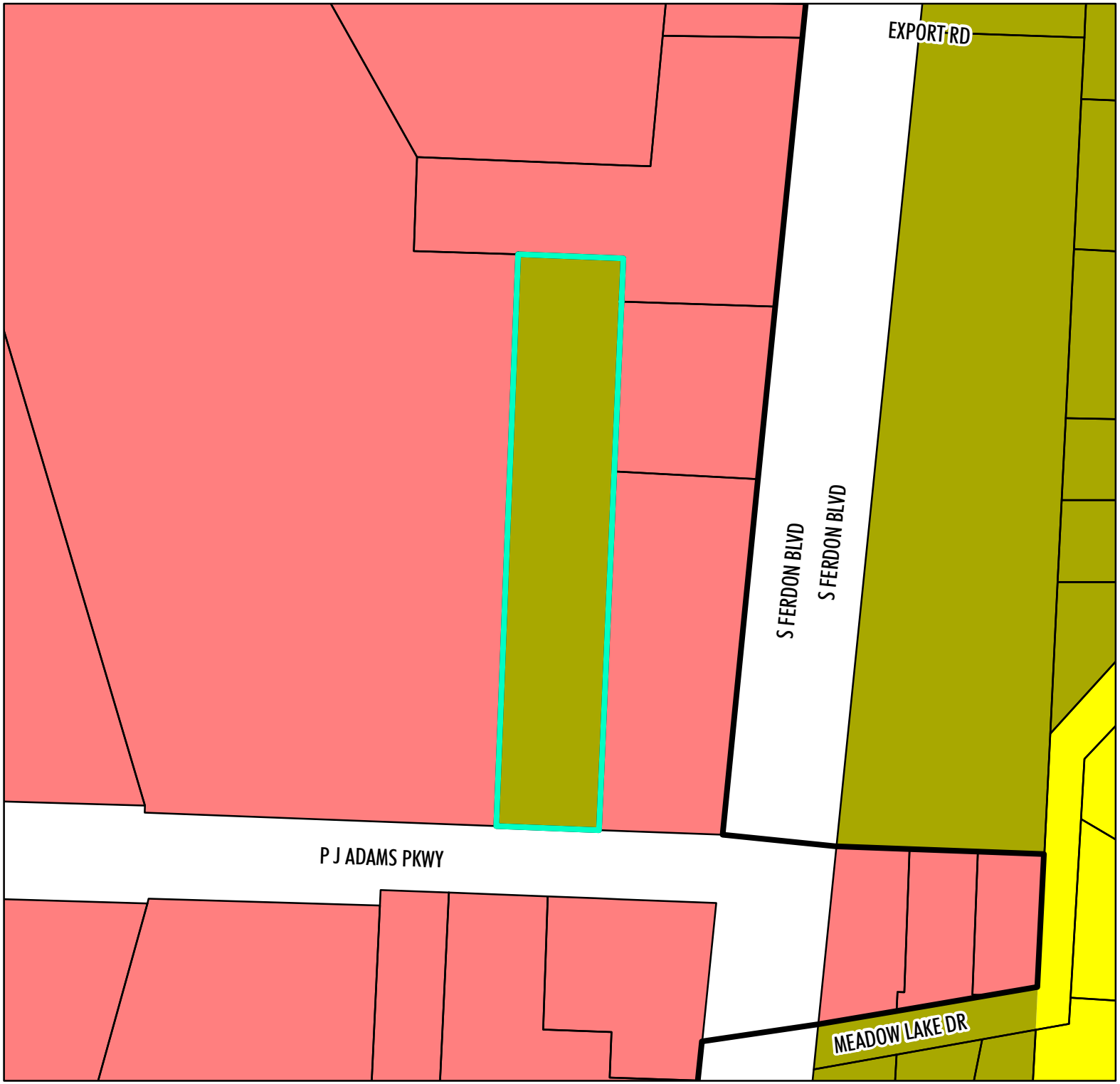

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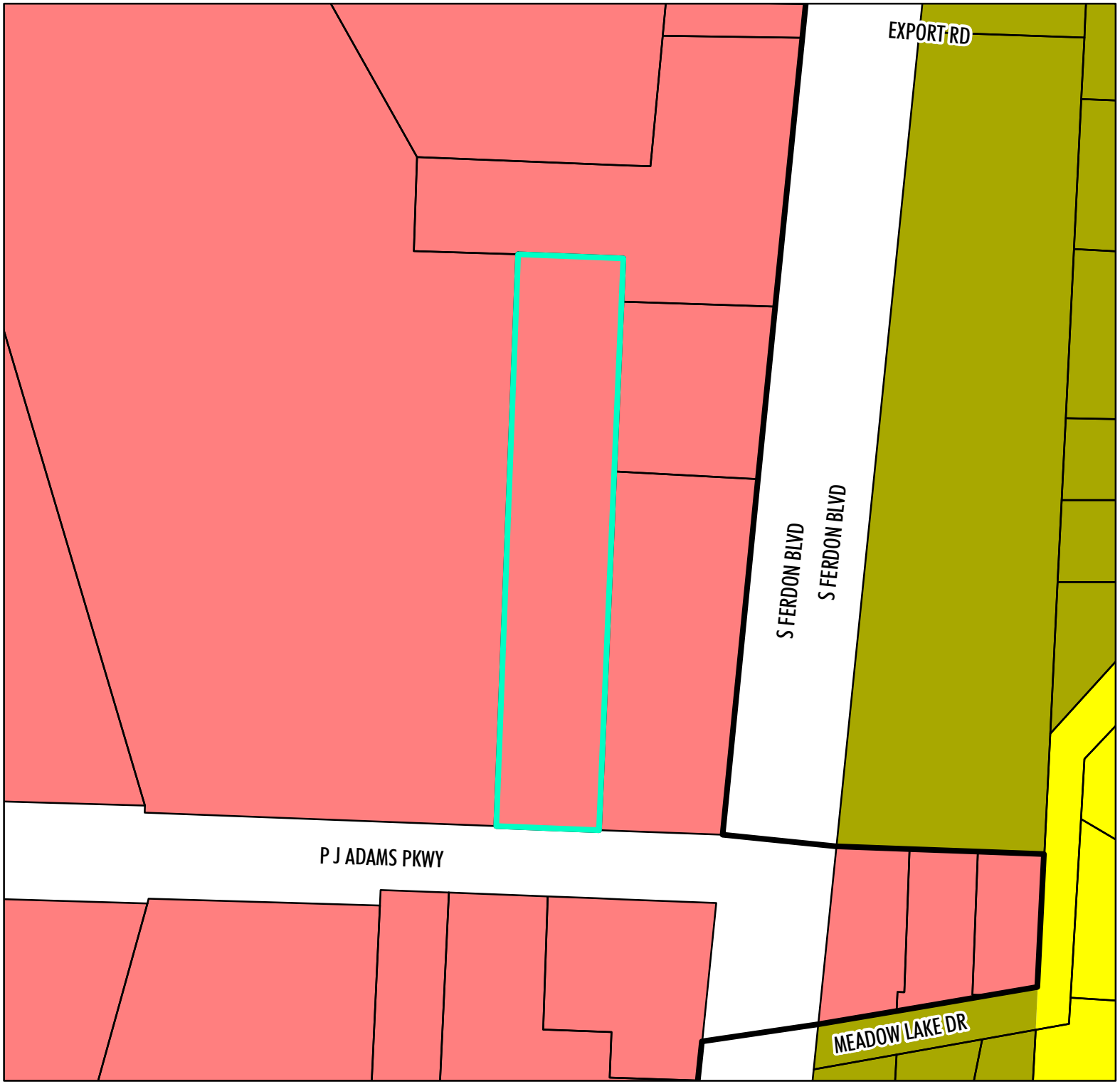

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