CITY OF CRESTVIEW

OFFICE OF THE CITY CLERK
P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536
Phone # (850) 1560 Fax # (850) 682-8077

April 13, 2020
6:00 PM
Council Chambers

REGULAR COUNCIL MEETING

Pursuant to Executive Order No. 20-69, issued by the Office of Governor Ron Desantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes. Procedures for the public comment will be provided via the website and social media before the scheduled meeting date. . The members of the City Council or LPA appearing remotely for this meeting will be announced at the beginning of the meeting.

1. **Call to Order**
2. **Invocation, Pledge of Allegiance**
3. **Open Policy Making and Legislative Session**
4. **Approve Agenda**
5. **Presentations and Reports**
6. **Consent Agenda**
7. **Resolutions**
8. **Public Hearings / Ordinances on Second Reading**
   - 8.1. Firefighter Cancer Presumption Ordinance
9. **Ordinances on First Reading**
   - 9.1. Ordinance 1754 - Foxwood Annexation
   - 9.2. Ordinance 1750 - Highway 85 @ Old Bethel Annexation
   - 9.3. Ordinance 1751 - Highway 85 @ Old Bethel Comp Plan Amendment
   - 9.4. Ordinance 1752 - Highway 85 @ Old Bethel Rezoning
10. **Action Items**

10.1. Rapid Identification Finger Printing Grant

10.2. Carlton Street Townhomes Contruction Plans

11. City Clerk Report

12. City Manager Report

13. Comments from the Mayor and Council

14. Comments from the Audience

15. Adjournment

Note: The Reports section is for items that were submitted by a citizen or group of Citizens no later than the Wednesday 2 weeks prior to the meeting to the Clerk's office for approval. These items will be scheduled under the section titles Presentations and Reports. Supporting documents must be submitted at this time to be on the regular agenda. All Action Item are for staff and elected officials only and must be submitted for approval no later than the Wednesday 10 days prior to the meeting. Those not listed on the regular agenda who wish to address the council should fill out a yellow card. The Card must be submitted to the City Clerk. Speaking time should be three minutes or less, large groups may designate a spokesperson. All remarks should be addressed to the Council as a whole and not to individual members. All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers.If any person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City Council of the City of Crestview, Florida does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation 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.

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

CITY OF CRESTVIEW Item # 8.1.

Staff Report

CITY COUNCIL MEETING DATE: April 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Kathy Austin, Executive Assistant
DATE:	4/6/2020
SUBJECT:	Firefighter Cancer Presumption Ordinance

BACKGROUND:

From time to time the Retirement Board, at the request of the Retirement Board Attorney requests the City Council to pass an ordinance to make necessary changes to the retirement plan.

DISCUSSION:

After years of persistence and study, the Florida Legislature adopted the long-anticipated cancer presumption bill ("SB 426") by a unanimous vote in the Florida House and Senate. By doing so Florida joins a list of over forty states that have enacted some form of cancer presumption for firefighters.

The new law creates Fla. Stat. §112.1816, a set of detailed statutory provisions that are discussed below. SB 426 provides certain benefits to firefighters who receive a cancer diagnosis when specific conditions are met. Florida's firefighter pension boards should be aware that this new law will affect the way disability applications are processed.

More information about the Statute is contained in the attachments.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;
Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

Safety- Ensure the continuous safety of citizens and visitors

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

Financial impacts to the City of Crestview Retirement plan are included in the Attached Actuarial Impact Statement.

Possible Financial impact to the City of Crestview are shown in the attached Updated Memo.

RECOMMENDED ACTION

Staff respectively requests that Council adopt Ordinance 1749 on first reading and send to second reading.

Attachments

1. FF - SB 426 - Cancer Presumption Updated memo
2. 2020.01.13 Actuarial Impact Statement Crestview PF (1)

ORDINANCE: 1749

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA; AMENDING THE CITY OF CRESTVIEW POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN, ADOPTED BY ORDINANCE NO. 1027, AS SUBSEQUENTLY AMENDED, TO IMPLEMENT THE CONCLUSIVE FIREFIGHTER CANCER PRESUMPTION ESTABLISHED BY SECTION 112.1816, FLA. STAT., AND REBUTTABLE DISEASE PRESUMPTIONS UNDER SECTIONS 112.18, 112.181, 175.231 AND 185.34, FLA. STAT., FOR PUBLIC SAFETY OFFICERS; CREATING SECTION 7.4 OF THE PENSION PLAN RELATING TO PRE-RETIREMENT DEATH BENEFITS; AMENDING SECTION 8.2 OF THE PENSION PLAN RELATING TO IN-LINE-OF DUTY DISABILITY BENEFITS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after years of study, the National Institute for Occupational Safety and Health (NIOSH) concluded that firefighters are at a higher risk of developing twenty-one enumerated types of cancer.

WHEREAS, the Florida Legislature, in recognition of this elevated cancer risk, has created a conclusive duty-related cancer presumption.

WHEREAS, Senate Bill 426 (SB 426) amends Chapter 112, Florida Statutes, by creating Section 112.1816, governing disability and death benefits for firefighters.

WHEREAS, SB 426 governs all firefighter pensions in Florida.

WHEREAS, Chapters 112, 175 and 185, Florida Statutes, establish rebuttable presumptions for firefighters and law enforcement officers in cases of heart disease, hypertension, tuberculosis, meningococcal meningitis, and hepatitis.

WHEREAS, the Board of Trustees of the City of Crestview Police Officers' and Firefighters' Retirement Plan has prepared this ordinance to implement the statutory presumptions in Chapters 112, 175, and 185, Fla. Stat, including SB 426, effective July 1, 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRESTVIEW, FLORIDA, THAT:

Section 1: Section 7.4 of the City of Crestview Police Officers' and Firefighters' Retirement Plan is hereby created to read as follows:

SECTION 7. PRE-RETIREMENT DEATH.

7.4 In-Line of Duty Presumptions.

A. Rebuttable presumptions: The provisions of Sections 112.18, 112.181, 175.231, and 185.34, Fla. Stat., are hereby codified within the Plan and are intended to be incorporated by reference. The Board of Trustees shall adopt uniform administrative rules for the conduct of hearings relating to these rebuttable presumptions and for the determination of any disqualifying events reflected in Chapters 112, 175, and 185, Fla. Stat.

B. Conclusive cancer presumption: The provisions of Section 112.1816, Fla. Stat., are hereby codified within the Plan and are intended to be incorporated by reference. The Board of Trustees shall adopt uniform administrative rules relating to this presumption and for the determination of any disqualifying events as reflected in Chapters 112, 175 and 185, Fla. Stat.

Section 2: Section 8.2 of the City of Crestview Police Officers' and Firefighters' Retirement Plan is hereby amended to read as follows:

SECTION 8. DISABILITY.

8.2. In-Line of Duty Presumptions.

A. Rebuttable Presumption: Any condition or impairment of health of a Police Officer or Firefighter caused by hypertension or heart disease shall be presumed to have been suffered in line of duty unless the contrary is shown by competent evidence, provided that such Police Officer or Firefighter shall have successfully passed a physical examination upon entering into such service, including cardiogram for Police Officer Members, which examination failed to reveal any evidence of such condition; and provided further, that such presumption shall not apply to benefits payable or granted in a policy of life insurance or disability insurance. The provisions of Sections 112.18, 112.181, 175.231, and 185.34, Fla. Stat., are hereby codified within the Plan and are intended to be incorporated by reference. The Board of Trustees shall adopt uniform administrative rules for the conduct of hearings relating to these rebuttable presumptions and for the determination of any disqualifying events reflected in Chapters 112, 175, and 185, Fla. Stat.

B. Conclusive cancer presumption: The provisions of Section 112.1816, Fla. Stat., are hereby codified within the Plan and are intended to be incorporated by reference. The Board of Trustees shall adopt uniform administrative rules for the conduct of hearings relating to this presumption and for the determination of any disqualifying events as reflected in the statute.

~~B. Additional Presumption. Effective January 1, 1996, the presumption provided for in Section 112.181, Florida Statutes, as amended from time to time, is incorporated herein by reference.~~

Section 3: It is the intention of the City Council, and it is hereby ordained that the provisions of this

Ordinance shall become and be made a part of the Code of Ordinances of the City of Crestview, that the sections of the Ordinance may be renumbered or relettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 4: If any clause, section, or other part or application of this Ordinance shall be held in any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and shall not affect the validity of the remaining portions or applications which shall remain in full force and effect.

Section 5: All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: This Ordinance shall become effective immediately upon adoption, unless otherwise provided.

PASSED on first reading by the City Council of the City of Crestview, Florida, this ____ day of _____, 2020.

PASSED AND ADOPTED on the second reading by the City Council of the City of Crestview, Florida, this ____ day of _____, 2020.

_____

JB Whitten MAYOR

Attest:

_____

Elizabeth Roy, City Clerk

Coding: Words in strikeout type are deletions from existing text.

Words in underline type are additions.

M E M O R A N D U M

TO: ALL FLORIDA FIREFIGHTER PENSION CLIENTS

FROM: KLAUSNER, KAUFMAN, JENSEN & LEVINSON

RE: FIREFIGHTER CANCER PRESUMPTION BILL (SB 426)

DATE: May 21, 2019

The fourth year is the charm. After years of persistence and study, the Florida Legislature adopted the long-anticipated cancer presumption bill ("SB 426") by a unanimous vote in the Florida House and Senate. By doing so Florida joins a list of over forty states that have enacted some form of cancer presumption for firefighters.

The new law creates Fla. Stat. §112.1816, a set of detailed statutory provisions that are discussed below. SB 426 provides certain benefits to firefighters who receive a cancer diagnosis when specific conditions are met. Florida's firefighter pension boards should be aware that this new law will affect the way disability applications are processed.

In order to qualify for the new benefits under §112.1816, firefighters must be employed full-time with a fire department or public safety department whose primary responsibility is to prevent and extinguish fires. A firefighter diagnosed with any one of the following types of cancers is conclusively presumed to have contracted the illness in-the-line-of-duty.

- Bladder cancer;
- Brain cancer;
- Breast cancer;
- Cervical cancer;
- Colon cancer;
- Esophageal cancer;
- Invasive skin cancer;
- Kidney cancer;
- Prostate cancer;
- Rectal cancer;
- Stomach cancer;
- Large intestinal cancer;
- Lung cancer;
- Malignant melanoma;
- Mesothelioma;
- Multiple myeloma;
- Non-Hodgkin's lymphoma;
- Oral cavity and pharynx cancer;
- Ovarian cancer;
- Testicular cancer;
- Thyroid cancer.

Upon receiving a cancer diagnosis, and as an alternative to pursing workers' compensation benefits, a firefighter would be entitled to these benefits when he or she has: (a) been employed by a municipal fire department for at least five continuous years, (b) has abstained from tobacco products for at least the five years preceding his or her diagnosis, and (c) has not been employed in any other position in the preceding five years which is proven to create a higher cancer risk. Despite the cancer job related illness, a cancer diagnosis would be covered under the firefighter's health insurance and he or she would be entitled to the following employer provided benefits:

- A timely reimbursement for all out-of-pocket deductibles, copayments, or coinsurance costs incurred due to the treatment of cancer and
- A one-time cash payout of $25,000.

Firefighters who terminate employment with their department, are not employed as a firefighter following that termination, and have met the criteria mentioned above upon termination, may elect to continue health insurance coverage in an employer-sponsored plan or a health insurance trust fund. Those who elect this option are entitled to coverage for ten years following his or her termination date.

For purposes of pension and retirement, a firefighter will be considered totally and permanently disabled in the line-of-duty if he or she is unable to perform the duties of a firefighter as a result of a cancer diagnosis or circumstances that arise out of the treatment thereof. For those firefighters not in an employer-sponsored retirement plan, a disability retirement benefit of at least 42% of the firefighter's annual salary must be provided until his or her death. If the firefighter dies before retirement, his or her beneficiary is entitled to receive death benefits totaling at least 42% of the firefighter's most recent annual salary for at least ten years.

SB 426 further provides that the cancer presumption extends to statutory death benefits for firefighters under §112.191(2)(a), Fla. Stat. As discussed in another memo, effective July 1, 2019, S.B. 7098 increases the statutory firefighter death benefit to $75,000 (which is separate and distinct from pension benefits).

Employers may purchase an insurance policy to cover some or all of these statutory benefits. The cost of such a policy must be borne solely by the employer and may not be funded by individual firefighters, by any group health insurance trust fund, or by any self-insured trust fund providing health insurance coverage funded partially or wholly by firefighters.

Many questions have been asked about the implementation of SB 426. As with any new law, time will be required to fully understand SB 426's application. Our office will consult with you on the best way to incorporate the new law within your plan provisions.

A copy of SB 426 (also known as Chapter 2019-21) is available upon request or can be downloaded using the following link: http://laws.flrules.org/2019/21

January 13, 2020

Ms. Kathy Austin
City of Crestview
Police and Fire Retirement Board
715 N. Ferdon Blvd
Crestview, FL 32536

Re: City of Crestview Police Officers' and Firefighters' Retirement Plan

Dear Kathy:

Enclosed is the following material, which has been prepared in support of the proposed changes to the Fund:

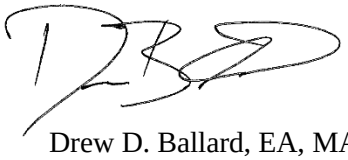
1. Three (3) copies of the required Actuarial Impact Statement, which outlines the costs associated with implementing the changes.

2. Draft of transmittal letters to the Bureau of Local Retirement Systems and the Bureau of Police Officers' and Firefighters' Retirement Trust Funds.

It will be necessary for the Chairman to sign each copy of the Actuarial Impact Statement as the Plan Administrator and forward the Impact Statement, along with a copy of the proposed Ordinance, to the two Bureaus prior to final reading.

If you have any questions concerning the enclosed material, please let us know.

Sincerely,



Drew D. Ballard, EA, MAAA

Enclosures

Mr. Steve Bardin
Police Officers' and Firefighters' Retirement Trust Funds
Department of Management Services, Division of Retirement
Post Office Box 3010
Tallahassee, FL 32315-3010

Re: Actuarial Impact Statement

Dear Mr. Bardin:

The City of Crestview is considering the implementation of amended retirement benefits for its Firefighters. The changes are described in the enclosed material.

Pursuant to the provisions of Chapter 175, we are enclosing the required Actuarial Impact Statement along with a copy of the proposed Ordinance for your review.

If you have any questions or if additional information is needed, please contact us.

Sincerely,

Mr. Keith Brinkman
Bureau of Local Retirement Systems
Division of Retirement
Post Office Box 9000
Tallahassee, FL 32315-9000

Re: Actuarial Impact Statement

Dear Mr. Brinkman:

The City of Crestview is considering the implementation of amended retirement benefits for its Firefighters. The changes are described in the enclosed material.

Pursuant to Section 22d-1.04 of the Agency Rules, we are enclosing the required Actuarial Impact Statement (AIS) and a copy of the proposed Ordinance for your review.

If you have any questions or if additional information is needed, please contact us.

Sincerely,

CITY OF CRESTVIEW
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
ACTUARIAL IMPACT STATEMENT

January 13, 2020
(Page 1)

Attached hereto is a comparison of the impact on the Minimum Required Contribution (per Chapter 112, Florida Statutes) and the Required City Contribution, resulting from the implementation of the following changes:

Chapter 2019-21, Laws of Florida was signed into effect granting certain disability benefits to firefighters participating in an employer-sponsored retirement plan. Effective July 1, 2019, "the retirement plan must consider the firefighter totally and permanently disabled in the line of duty if he or she meets the retirement plan's definition of totally and permanently disabled due to the diagnosis of cancer or circumstances that arise out of the treatment of cancer." For this purpose, “cancer” is as defined in Section 112.1816(1), Florida Statutes. To value for this change, we are increasing the percentage of disablements assumed to occur in line of duty from 75% to 90% for firefighters. Please note that the benefit changes provided in this impact statement only relate to the disability benefits for the Pension Fund and do not provide for other additional benefits that are provided for in Florida Statutes Section 112.1816.

The cost impact, determined as of October 1, 2018, applicable to the fiscal year ending September 30, 2020, is as follows:

	Proposed	Current
Minimum Required Contribution		
% of Projected Annual Payroll	22.9%	22.9%
Member Contributions (Est.)		
% of Projected Annual Payroll	6.4%	6.4%
City And State Required Contribution		
% of Projected Annual Payroll	16.5%	16.5%
State Contribution (Est.) [1]	$232,430	$232,430
% of Projected Annual Payroll	5.2%	5.2%
City Required Contribution [2]		
% of Projected Annual Payroll	11.3%	11.3%

[1] Reflects the mutual consent agreement between the City and the plan membership. Under this agreement, the City is entitled to retain the first $192,522.69 of the annual premium tax distributions. Additionally, the City will receive 25% of any amounts in excess of $192,522.69 each year with the remaining excess amounts being transferred to the Share Plan.

CITY OF CRESTVIEW
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN

ACTUARIAL IMPACT STATEMENT

December 10, 2019
(Page 2)

The changes presented herein are in compliance with Part VII, Chapter 112, Florida Statutes and Section 14, Article X of the State Constitution. The undersigned is familiar with the immediate and long-term aspects of pension valuations and meets the Qualification Standards of the American Academy of Actuaries necessary to render the opinions contained herein.

All assumptions and methods used are the same as described in the October 1, 2018 actuarial valuation report unless otherwise indicated. All of the sections of this report are considered an integral part of the actuarial opinions.

Drew D. Ballard, EA, MAAA
Enrolled Actuary #17-8193

STATEMENT OF PLAN ADMINISTRATOR

The prepared information presented herein reflects the estimated impact of the amendment.

_____
Chairman, Board of Trustees

COMPARATIVE SUMMARY OF PRINCIPAL VALUATION RESULTS

	New Benefits 10/1/2018	Old Benefits 10/1/2018
A. Participant Data		
Actives	87	87
Service Retirees	23	23
DROP Retirees	0	0
Beneficiaries	1	1
Disability Retirees	2	2
Terminated Vested	10	10
Total	123	123
Total Annual Payroll	$4,447,523	$4,447,523
Payroll Under Assumed Ret. Age	4,447,523	4,447,523
Annual Rate of Payments to:		
Service Retirees	678,617	678,617
DROP Retirees	0	0
Beneficiaries	13,562	13,562
Disability Retirees	34,692	34,692
Terminated Vested	17,076	17,076
B. Assets		
Actuarial Value (AVA) [1]	19,151,086	19,151,086
Market Value (MVA) [1]	19,873,107	19,873,107
C. Liabilities		
Present Value of Benefits		
Actives		
Retirement Benefits	16,416,100	16,416,100
Disability Benefits	477,377	473,894
Death Benefits	106,910	106,910
Vested Benefits	886,621	886,621
Refund of Contributions	278,799	278,799
Service Retirees	7,777,175	7,777,175
DROP Retirees [1]	0	0
Beneficiaries	58,098	58,098
Disability Retirees	302,323	302,323
Terminated Vested	253,197	253,197
Share Plan Balances [1]	742,478	742,478
Total	27,299,078	27,295,595

C. Liabilities - (Continued)	New Benefits 10/1/2018	Old Benefits 10/1/2018
Present Value of Future Salaries	34,846,358	34,846,358
Present Value of Future Member Contributions	2,230,167	2,230,167
Total Normal Cost	738,467	737,590
Present Value of Future Normal Costs (EAN)	5,937,801	5,930,931
Accrued Liability (Retirement)	11,379,902	11,379,902
Accrued Liability (Disability)	232,179	235,566
Accrued Liability (Death)	65,137	65,137
Accrued Liability (Vesting)	502,519	502,519
Accrued Liability (Refunds)	48,269	48,269
Accrued Liability (Inactives) [1]	8,390,793	8,390,793
Share Plan Balances [1]	742,478	742,478
Total Actuarial Accrued Liability (EAN AL)	21,361,277	21,364,664
Total Actuarial Accrued Liability (FIL)	21,513,190	21,516,577
Unfunded Actuarial Accrued Liability (UAAL)	2,362,104	2,365,491
Funded Ratio (AVA / EAN AL)	89.7%	89.6%
Funded Ratio (AVA / FIL AL)	89.0%	89.0%

D. Actuarial Present Value of Accrued Benefits	New Benefits 10/1/2018	Old Benefits 10/1/2018
Vested Accrued Benefits		
Inactives + Share Plan Balances [1]	9,133,271	9,133,271
Actives	5,374,637	5,368,155
Member Contributions	1,781,484	1,781,484
Total	16,289,392	16,282,910
Non-vested Accrued Benefits	438,101	438,807
Total Present Value Accrued Benefits (PVAB)	16,727,493	16,721,717
Funded Ratio (MVA / PVAB)	118.8%	118.8%
Increase (Decrease) in Present Value of Accrued Benefits Attributable to:		
Plan Amendments	5,776	
Assumption Changes	0	
Plan Experience	0	
Benefits Paid	0	
Interest	0	
Other	0	
Total	5,776	

	New Benefits	Old Benefits
Valuation Date	10/1/2018	10/1/2018
Applicable to Fiscal Year Ending	9/30/2020	9/30/2020
E. Pension Cost		
Normal Cost (with interest)		
% of Total Annual Payroll [2]	17.2	17.2
Administrative Expenses (with interest)		
% of Total Annual Payroll [2]	1.5	1.5
Payment Required to Amortize Unfunded Actuarial Accrued Liability over 20 years (as of 10/1/2018, with interest)		
% of Total Annual Payroll [2]	4.2	4.2
Minimum Required Contribution		
% of Total Annual Payroll [2]	22.9	22.9
Expected Member Contributions		
% of Total Annual Payroll [2]	6.4	6.4
Expected City and State Contribution		
% of Total Annual Payroll [2]	16.5	16.5

[1] The asset values and liabilities include accumulated DROP and Share Plan Balances as of 9/30/2018.

[2] Contributions developed as of 10/1/2018 are expressed as a percentage of total annual payroll at 10/1/2018 of $4,447,523.

ACTUARIAL ASSUMPTIONS AND METHODS

Mortality Rate

Healthy Active Lives:

Female: RP2000 Generational, 100% Combined Healthy White Collar, Scale BB
Male: RP2000 Generational, 10% Combined Healthy White Collar / 90% Combined Healthy Blue Collar, Scale BB

Healthy Inactive Lives:

Female: RP2000 Generational, 100% Annuitant White Collar, Scale BB
Male: RP2000 Generational, 10% Annuitant White Collar / 90% Annuitant Blue Collar, Scale BB

Disabled Lives:

Female: 60% RP2000 Disabled Female set forward two years / 40% Annuitant White Collar with no setback, no projection scale
Male: 60% RP2000 Disabled Male setback four years / 40% Annuitant White Collar with no setback, no projection scale

The above assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman's July 1, 2018 FRS valuation report for special risk employees. We feel this assumption sufficiently accommodates future mortality improvements.

Interest Rate

7.25% (prior year 7.50%) per year compounded annually, net of investment related expenses. This is supported by the target asset allocation of the trust and the expected long-term return by asset class.

Salary Increases

Age	Increase
<25	10.0%
25-39	6.5%
40+	5.5%

The assumed rates were approved in conjunction with an actuarial experience study dated August 2016.

Administrative Expenses

$66,003 annually, based on actual expenses incurred in the prior fiscal year.

Payroll Growth

2.37% (prior year 3.00%) for purposes of amortizing the Unfunded Actuarial Accrued Liability. This assumption cannot exceed the ten-year average payroll growth, in compliance with Part VII of Chapter 112, Florida Statutes.

Normal Retirement Age

Service = 10 to 24 Years: 50% at ages 55-56, 100% at ages 57 and above

Service = 25+ Years: 100% at all ages

These assumptions were approved in conjunction with an actuarial experience study dated August 2016.

Early Retirement

Commencing with the earliest Early Retirement Age (45), Members are assumed to retire with an immediate benefit at the rate of 7.5% per year. This assumption was approved in conjunction with an actuarial experience study dated August 2016.

Disability Rate

Age-based table. Sample rates below. It is also assumed that 75% of disablements are service related.

Age	Rate
20	0.07%
30	0.09
40	0.15
50	0.50

The assumed rates were approved in conjunction with an actuarial experience study dated August 2016.

Termination Rate

Service	Rate
0-2	20.0%
3	15.0
4	10.0
5	9.0
6	8.0
7	7.0
8	6.0
9	5.5
10	5.0
11	4.5
12	4.0
13+	3.5

The assumed rates were approved in conjunction with an actuarial experience study dated August 2016.

Funding Method

Frozen Entry Age Actuarial Cost Method.

Actuarial Asset Method	Each year, the prior Actuarial Value of Assets is brought forward utilizing the historical geometric 4-year average Market Value return. It is possible that over time this technique will produce an insignificant bias above or below Market Value.

SUMMARY OF CURRENT PLAN

Eligibility	Full-time employees who are classified as Police Officers or Firefighters participate as a condition of employment.
Credited Service	Total years and fractional parts of years of employment with the City as a Police Officer or Firefighter.
Salary	W-2 Compensation, excluding sick and vacation pay, but including tax-exempt, tax-deferred and tax-sheltered income.
Average Final Compensation	Average Salary for the 5 best years of the 10 years immediately preceding retirement or termination.
Member Contributions	6.4% of Salary.
City and State Contributions	Remaining amount required in order to pay current costs and amortize unfunded past service cost, if any, as provided in Part VII, Chapter 112, F.S. Minimum City contribution is 5.0% of Members' salaries.
Normal Retirement	
Date	Earlier of: 1) age 55 and 10 years of Credited Service, or 2) age 52 and 25 years of Credited Service.
Benefit	3.2% of Average Final Compensation times Credited Service
Form of Benefit	Ten Year Certain and Life Annuity (options available).
Early Retirement	
Eligibility	Age 45 and 10 Years of Credited Service.
Benefit	Accrued benefit, reduced 3% per year to age 50 and actuarially reduced from age 50 to age 45.
Vesting	
Schedule	100% after 10 years of Credited Service.
Benefit Amount	Member will receive the vested portion of his (her) accrued benefit payable at the otherwise Early (reduced) or Normal Retirement Date.

Disability	
Eligibility	
Service Incurred	Covered from Date of Employment.
Non-Service Incurred	10 years of Credited Service.
Exclusions	Disability resulting from use of drugs, illegal participation in riots, service in military, etc.
Benefit	Benefit accrued to date of disability but not less than 42% of Average Final Compensation (Service Incurred).
Duration	Payable for life (with 120 payments guaranteed) or until recovery (as determined by the Board). Optional forms of payment are available.
Death Benefits	
Pre-Retirement	Vested: Monthly accrued benefit payable to designated beneficiary for 10 years at otherwise Early (reduced) or Normal (unreduced) Retirement Date. Non-Vested: Refund of accumulated contributions with interest.
Post-Retirement	Benefits payable to beneficiary in accordance with option selected at retirement.
Supplemental Benefit	Effective January 26, 2015. Retirees who meet the normal retirement requirements are entitled to a monthly supplemental benefit equal to $85.00 payable as a 10-year certain &life annuity (or actuarially equivalent benefit).
Board of Trustees	Two Council appointees, one Member from each Department elected by the membership, and a fifth Member elected by other 4 and appointed by Council.

Deferred Retirement Option Plan	
Eligibility	Satisfaction of requirements for Normal Retirement.
Participation	Not more than 60 months.
Rate of Return	At election of Member (may change once during DROP period) either: 1) actual net rate of investment return (total return net of brokerage commissions, transaction costs, and management fees), or 2) 6.5%. Earnings are credited each fiscal quarter.
Form of Distribution	Cash lump sum (options available) payable at termination of employment.
Chapter 175/185 Share Accounts	Pursuant to Chapter 2015-39, a share plan was established as of September 30, 2016 based on a mutual consent agreement between the City and the membership.

CITY OF CRESTVIEW Item # 9.1.

Staff Report

CITY COUNCIL MEETING DATE: April 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Tim Bolduc, City Manager
DATE:	4/6/2020
SUBJECT:	Ordinance 1754 - Foxwood Annexation

BACKGROUND:

The City of Crestview has initiated the annexation for the development known as Foxwood Country Club and the surrounding neighborhood.

The annexation will consist of 202.29 acres, more or less overall and 145 single family residential lots.

City staff has held several public meetings to discuss this process. Additionally, notice letters were sent to all properties within the area.

Once approved, the annexation will have to be finalized through an election by the properties found within the annexation.

DISCUSSION:

The city is proposing this ordinance to begin the involuntary annexation process of the Foxwood Country Club neighborhood.

Adoption of this ordinance is the first step in the process that will eventually result in a vote by the neighborhood.

The city is currently under contract to purchase the property with the intent to eventually develop the property into a recreation complex with a nine hole municipal golf course, baseball and softball fields, walking trails, a pool, tennis courts and a privately run restaurant.

GOALS & OBJECTIVES

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

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.
Financial Sustainability- Achieve long term financial sustainability

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

Infrastructure- Satisfy current and future infrastructure needs

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

The annexation of the parcels into the City is expected to partially help offset the costs of the purchase of the property and subsequent need to provide and improve needed infrastructure, such as but not limited to, sanitary sewer.

RECOMMENDED ACTION

Staff respectfully requests Council to adopt Ordinance 1754 on first reading and move to the second reading.

Attachments

1. Foxwood Newspaper Exhibit

ORDINANCE: 1754

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 202.29 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

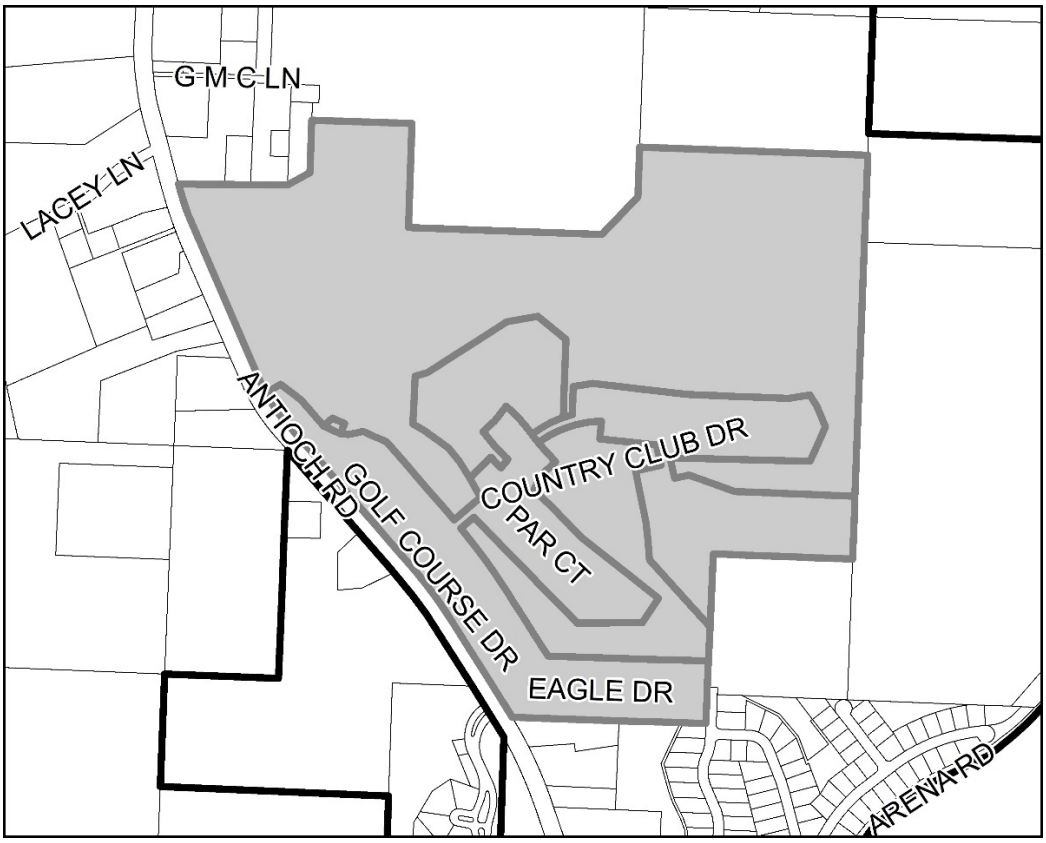
SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Chapter 171, Florida Statutes, and Section 2 of the City Charter.

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

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N 00°02'17" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1838.04'; THENCE, DEPARTING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 PROCEED N 89°52'18" W, A DISTANCE OF 1318.31' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE PROCEED S 00°04'08" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 300.00'; THENCE, DEPARTING THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26 PROCEED S 41°39'12" W, A DISTANCE OF 300.52' TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION

26; THENCE PROCEED ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, N 89°52'05" W, A DISTANCE OF 1117.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE PROCEED, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, N 00°10'33" W, A DISTANCE OF 618.56'; THENCE, DEPARTING THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, PROCEED N 89°43'08" W, A DISTANCE OF 568.73'; THENCE PROCEED S 00°29'06" E, A DISTANCE OF 339.80'; THENCE PROCEED S 55°52'32" W, A DISTANCE OF 142.57'; THENCE PROCEED N 89°43'08" W, A DISTANCE OF 626.19' TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE PROCEED ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26,S 00°11'07" E, A DISTANCE OF 68.28' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, (100.00 FOOT RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2814.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVED EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 07°03'11 SECONDS, AN ARC DISTANCE OF 346.51 FEET, (CHORD BEARING AND DISTANCE = S 22°09'25" E, 346.29'), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED S 25°41'00" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 768.32' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1223.57 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVED EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 17°33'15", AN ARC DISTANCE OF 374.87', (CHORD BEARING AND DISTANCE = S 34°33'13" E, 373.41'), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED ALONG SAID EASTERLY RIGHT OF WAY LINE, S 43°28'19" E, A DISTANCE OF 997.94' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2914.93'; THENCE PROCEED ALONG THE ARC OF SAID CURVED EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°56'00", AN ARC DISTANCE OF 454.48', (CHORD BEARING AND DISTANCE = S 39°00'19" E, 454.02') TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEEDALONG SAID EASTERLY RIGHT OF WAY LINE, S 34°32'19" E, A DISTANCE OF 555.09' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2718.49'; THENCE PROCEED ALONG THE ARC OF SAID CURVED EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2°09'16", AN ARC DISTANCE OF 102.22' (CHORD BEARING AND DISTANCE = S 33°29'52" E, 102.21') TO A POINT BEING AT THE INTERSECTION OF THE SAID EASTERLY RIGHT OF WAY LINE AND THE SOUTHERN LINE OF COUNTRY CLUB ESTATES OF CRESTVIEW UNIT 1, AS PLATTED IN PLAT BOOK 8, PAGES 100 AND 101, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED ALONG THE SAID SOUTHERN LINE OF THE SAID PLAT N 89°49'47" E, A DISTANCE OF 1114.36'; THENCE PROCEED ALONG THE EAST LINE OF THE SAID PLAT N 00°02'40" E, A DISTANCE OF 560.00' TO THE SOUTHERN POINT OF FOXWOOD ESTATES OF CRESTVIEW, UNIT II, AS PLATTED IN PLAT BOOK 9, PAGES 69 AND 70; THENCE PROCEED ALONG THE EAST LINE OF SAID FOXWOOD ESTATES, N 00°02'40" E, A DISTANCE OF 422.05' TO A POINT ON THE SOUTHERN LINE OF SAID FOXWOOD ESTATES; THENCE

PROCEED ALONG THE SAID SOUTHERN LINE S 89°57'34" E, A DISTANCE OF 811.52' TO A POINT ON THE EAST LINE OF SAID FOXWOOD ESTATES AND ALSO BEING ON THE EAST LINE OF SECTION 26; THENCE PROCEED ALONG THE SAID EAST LINE, N 00°00'13" E, A DISTANCE OF 500.00' TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 202.29 ACRES, MORE OR LESS.



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 Pending with Pending to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

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

possible date.

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

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

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

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

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

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

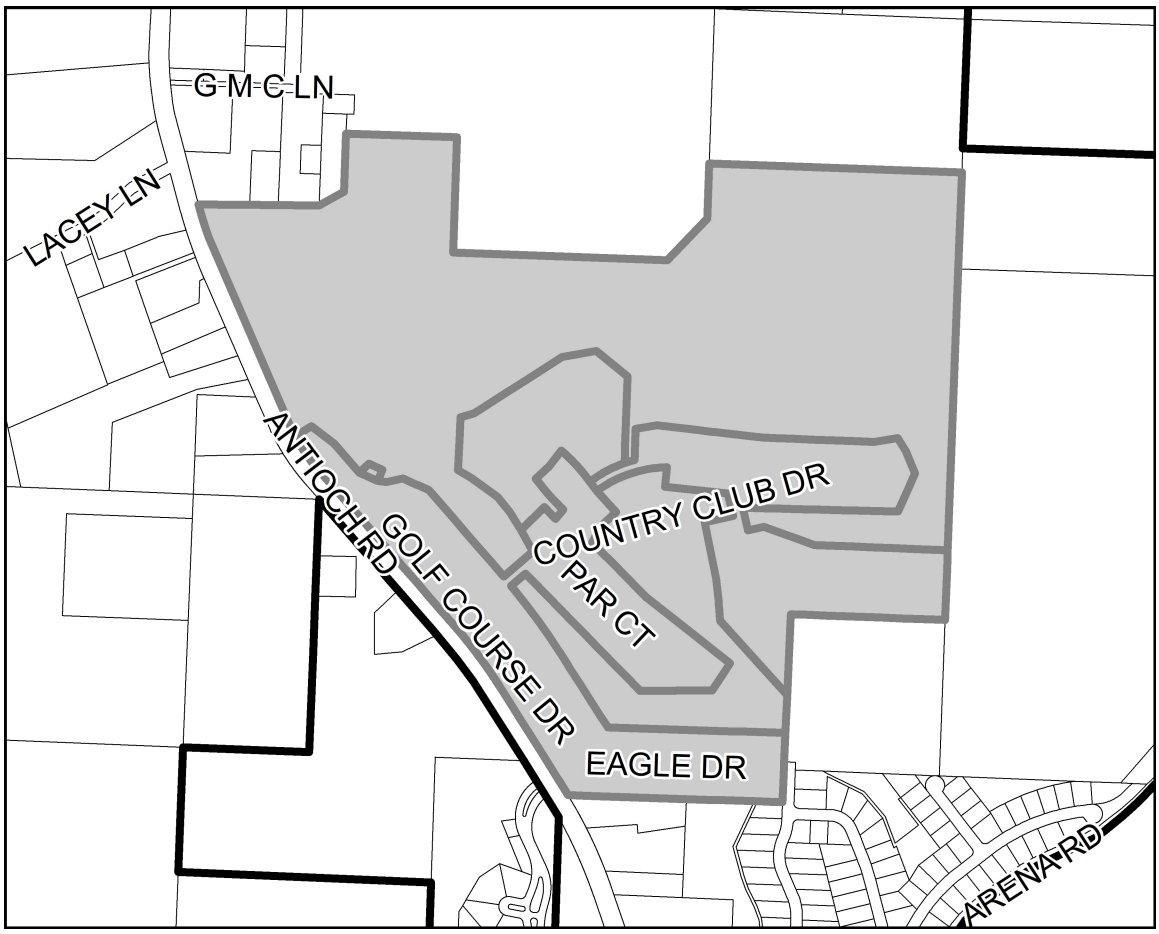
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2020.
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A


G M C LN
LACEY LN
ANTIOCH RD
GOLF COURSE DR
COUNTRY CLUB DR
PAR CT
EAGLE DR
ARENA RD

CITY OF CRESTVIEW

Item # 9.2.

Staff Report

LOCAL PLANNING AGENCY MEETING
DATE: April 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Local Panning Agency
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	4/6/2020
SUBJECT:	Ordinance 1750 - Highway 85 @ Old Bethel Annexation

BACKGROUND:

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

DISCUSSION:

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

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

GOALS & OBJECTIVES

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

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

Financial Sustainability- Achieve long term financial sustainability.

Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services.

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

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

FINANCIAL IMPACT

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

RECOMMENDED ACTION

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

Attachments

1. Planning Staff Report - Hwy 85 & Old Bethel

ORDINANCE: 1750

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

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

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

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

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

PARCEL #1

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

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

AND PARCEL #2

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

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

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

AND PARCEL #3

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

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

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

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

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

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

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

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

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

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

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

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

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

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

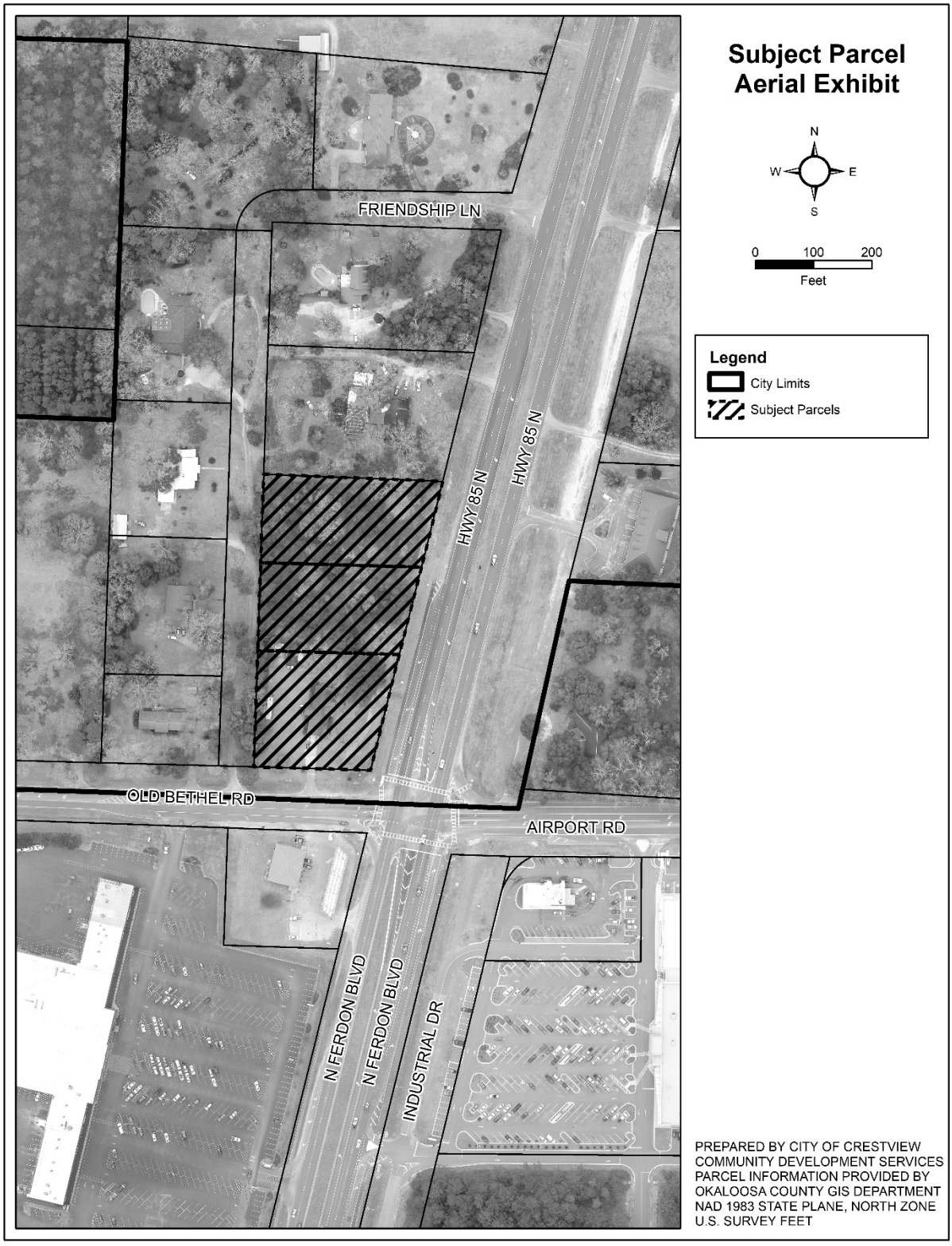
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2020.

ATTEST:

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

_____
J. B. WHITTEN
Mayor

EXHIBIT A


Subject Parcel
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City Limits
Subject Parcels
FRIENDSHIP LN
HWY 85 N
HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PLANNING AND ZONING STAFF REPORT

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

ORDINANCE NUMBERS:

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

SUBMITTED TO:

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

DATE: March 19, 2020

1. References Reviewed and Applied

A. Crestview Code of Ordinances, Current Edition
B. Crestview Comprehensive Plan, Current Edition
C. Florida Statutes, Current Edition

2. Project Summary

Property Owner(s)
Richardson Betty L Trust
c/o Janet A Newbold
17 Japonica Ln
Shalimar, FL 325790000

Applicant
Property Owners

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

Property Location: The subject property is generally located on the northwest corner of the intersection of Highway 85 N and Old Bethel Road and consists of +/- 2.93 acres. PIN #s:
33-4N-23-0000-0057-0040
33-4N-23-0000-0057-0050
33-4N-23-0000-0057-0000

Application Information:
The applicant has requested Annexation, Comprehensive Plan Amendment to Commercial (C), and Zoning designation of Commercial (C-1) to allow for commercial development.

Staff Recommendation:
Approval of the requested actions, subject to any conditions provided in the following report or suggested by the LPA.

Public Notice:
- Notice letters sent to property owners within 300' of the subject property on 2/25/20
- Property posting on 3/3/20
- Ad run on 3/14/20

3. Application / Project Analysis

Project Description

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

Project Context

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

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

Project Compatibility:

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

Regulatory and Statutory Compliance:

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

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

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

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

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

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

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

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

Adequate Public Facilities:

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

Environmental Impacts:

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

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

General Staff Comments:

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

4.	Findings

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

5.	Conditions of Approval

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

6.	Conclusion and Recommendation

A. The applicant has submitted the forms for Annexation, Comprehensive Plan Amendment, and Zoning Change of the property. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.

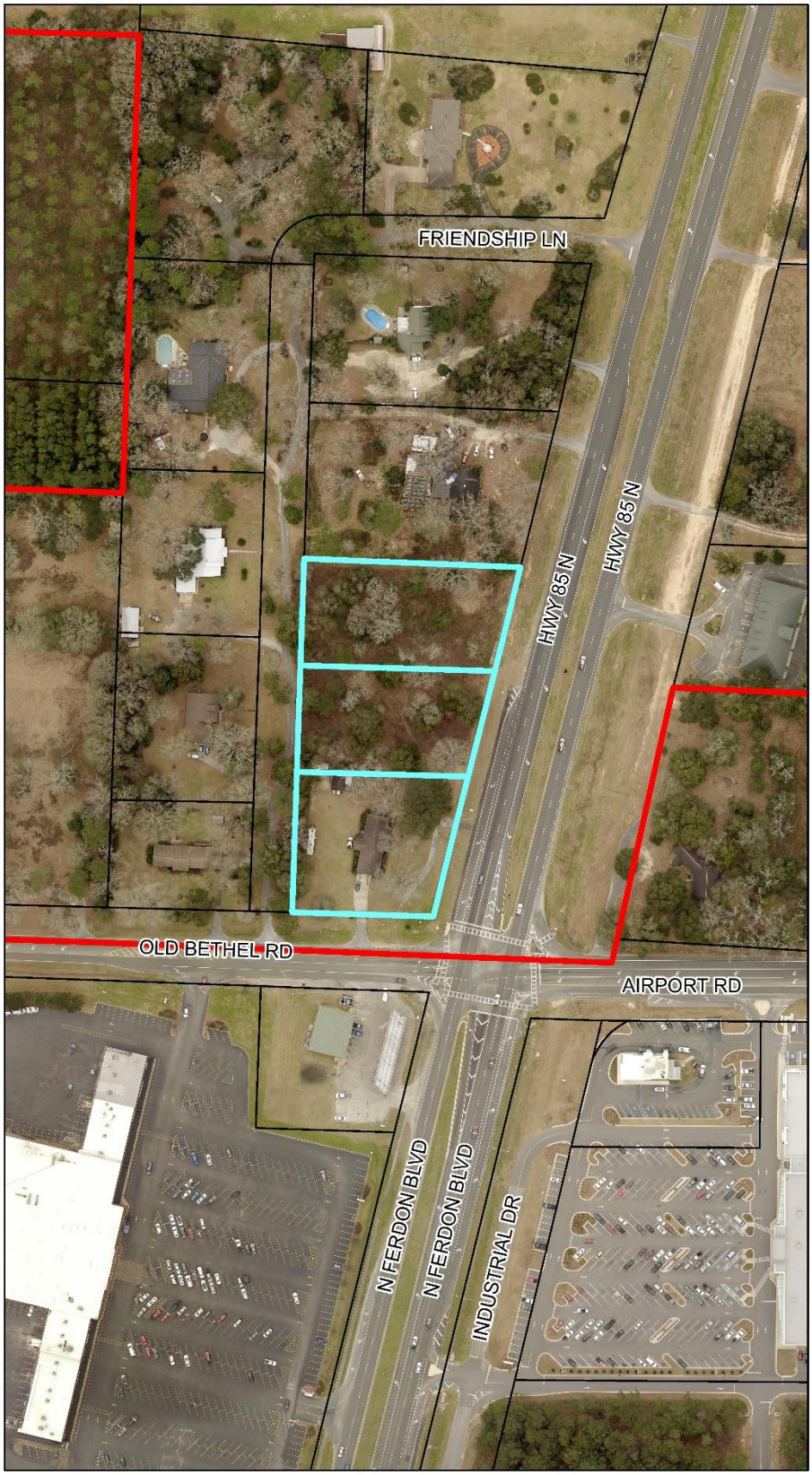
B. The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.

C. Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

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

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

Received Public Comments: None



Subject Parcel Aerial Exhibit

N
W E
S

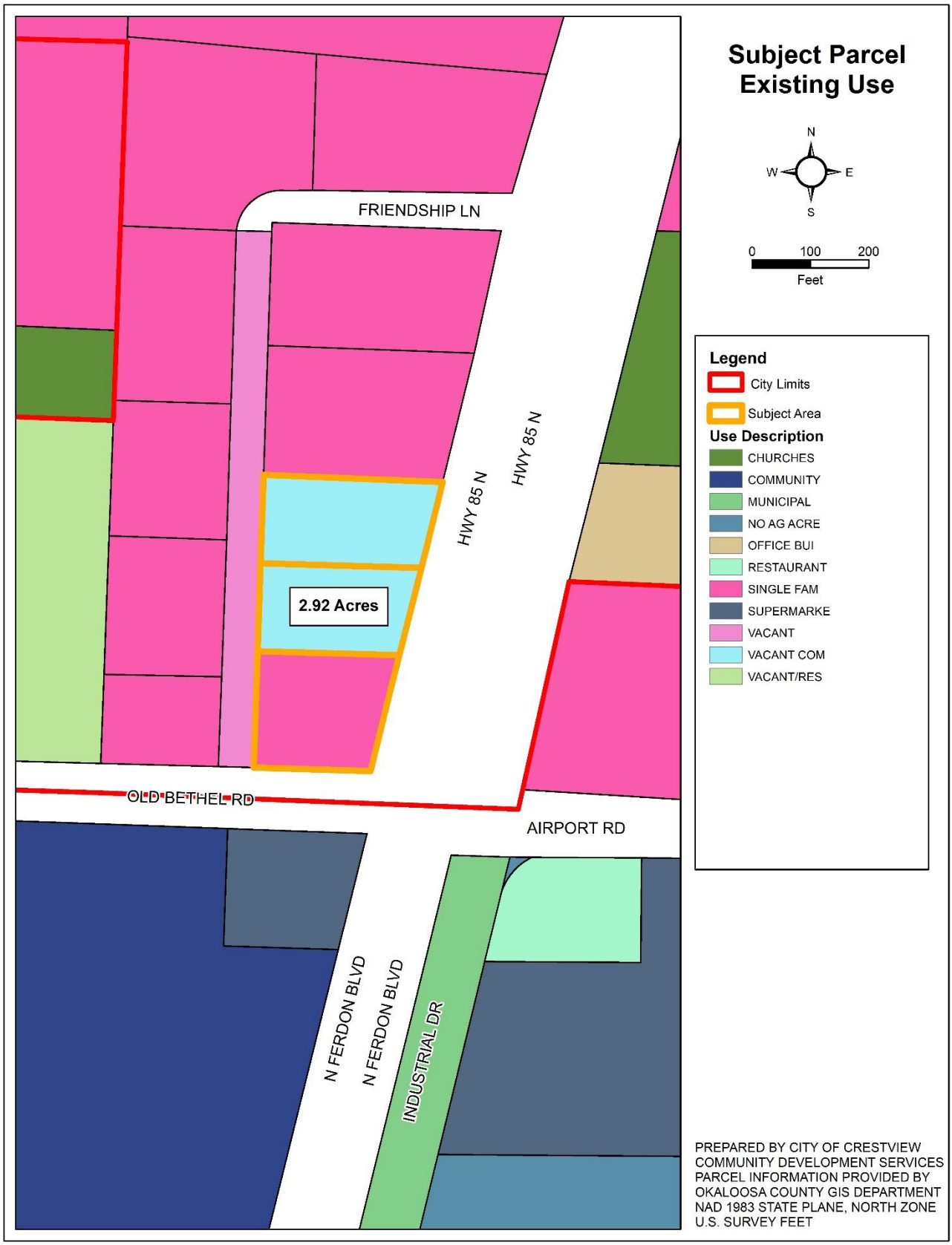
0 100 200
Feet

Legend

City Limits

Subject Area

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


Subject Parcel
Existing Use
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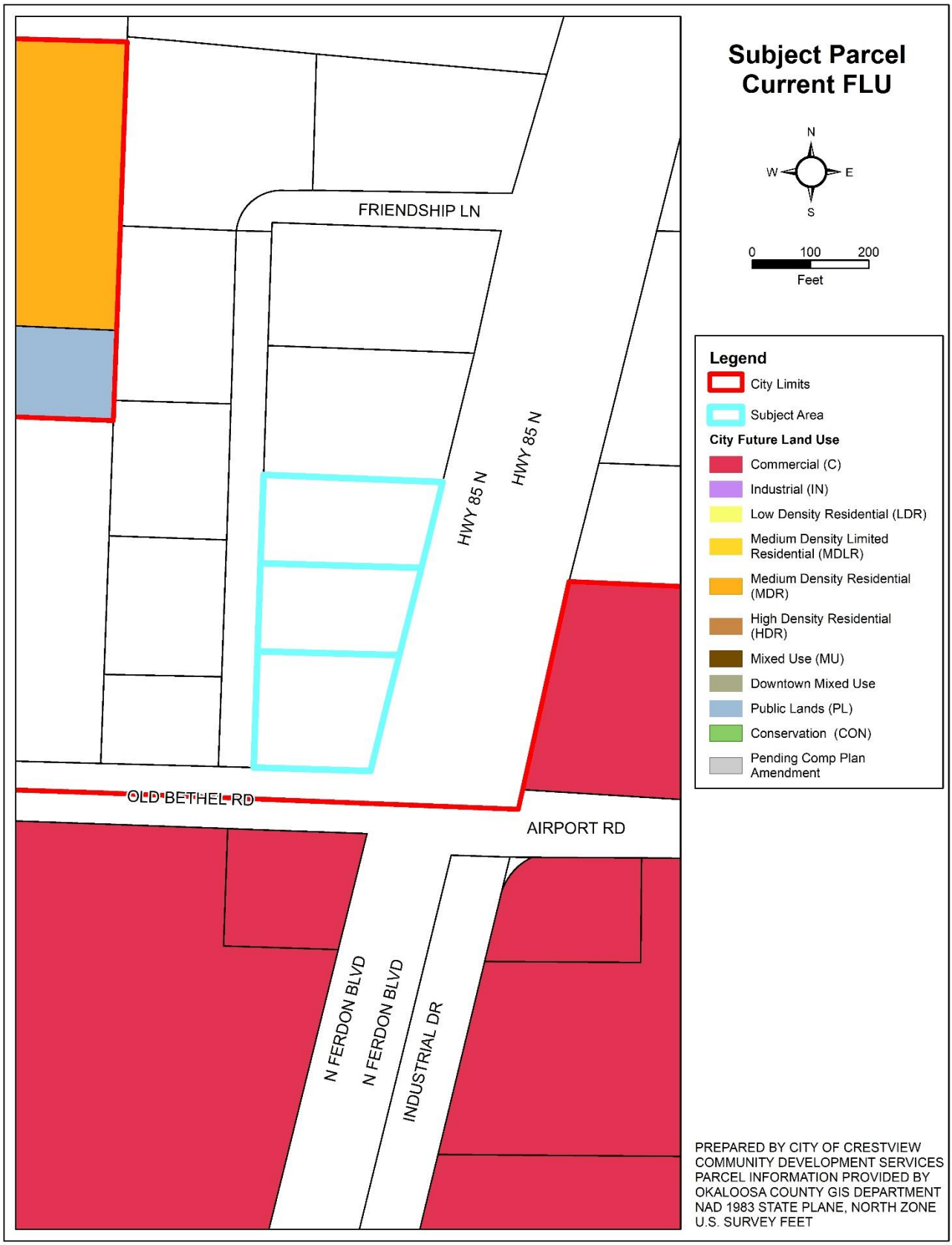
Feet
FRIENDSHIP LN
HWY 85 N
HWY 85 N
2.92 Acres
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
Legend
City Limits
Subject Area
Use Description
CHURCHES
COMMUNITY
MUNICIPAL
NO AG ACRE
OFFICE BUI
RESTAURANT
SINGLE FAM
SUPERMARKE
VACANT
VACANT COM
VACANT/RES
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET


Subject Parcel
Current FLU
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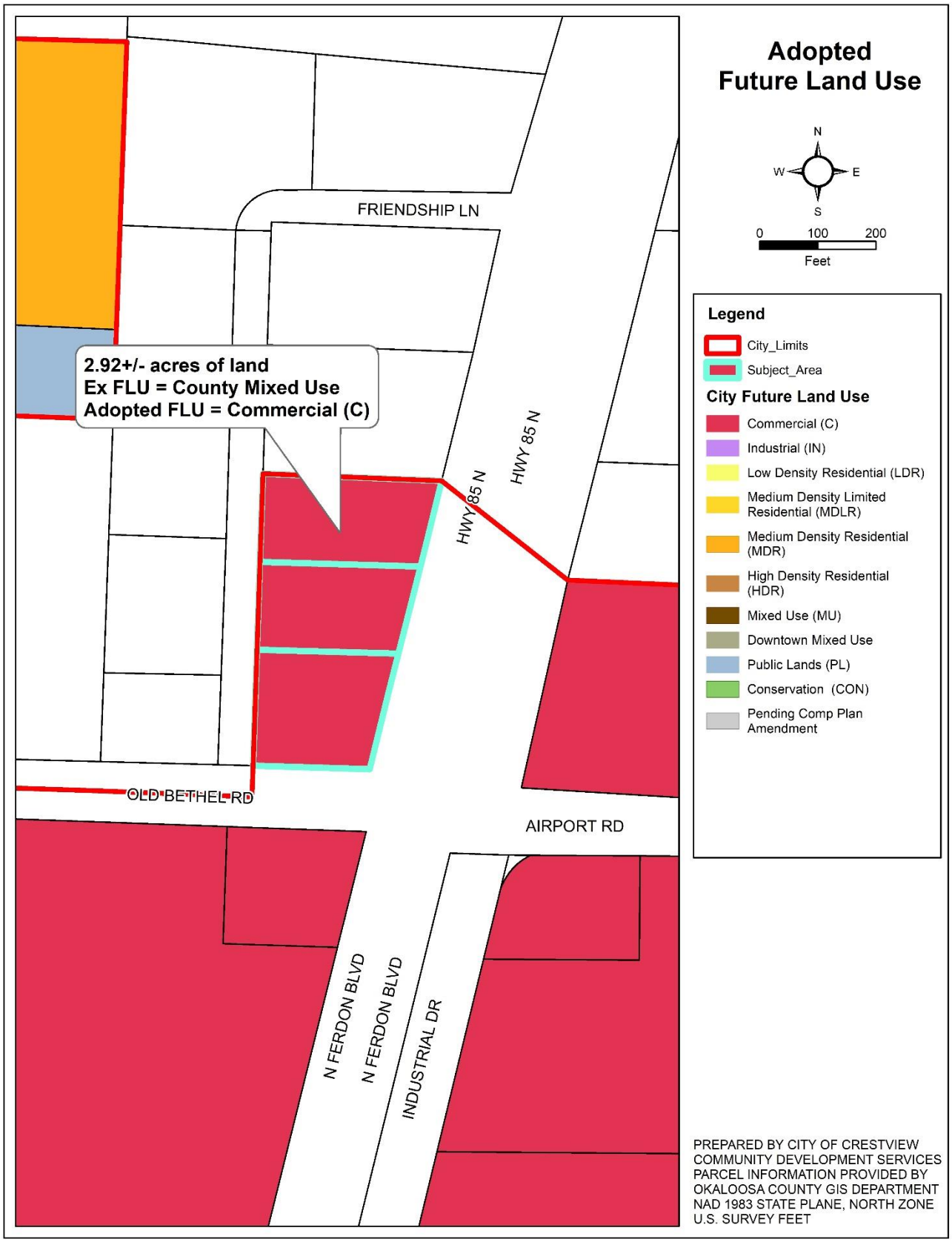
Feet
FRIENDSHIP LN
HWY 85 N
HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
Legend
City Limits
Subject Area
City Future Land Use
Commercial (C)
Industrial (IN)
Low Density Residential (LDR)
Medium Density Limited Residential (MDLR)
Medium Density Residential (MDR)
High Density Residential (HDR)
Mixed Use (MU)
Downtown Mixed Use
Public Lands (PL)
Conservation (CON)
Pending Comp Plan Amendment
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET


Adopted
Future Land Use
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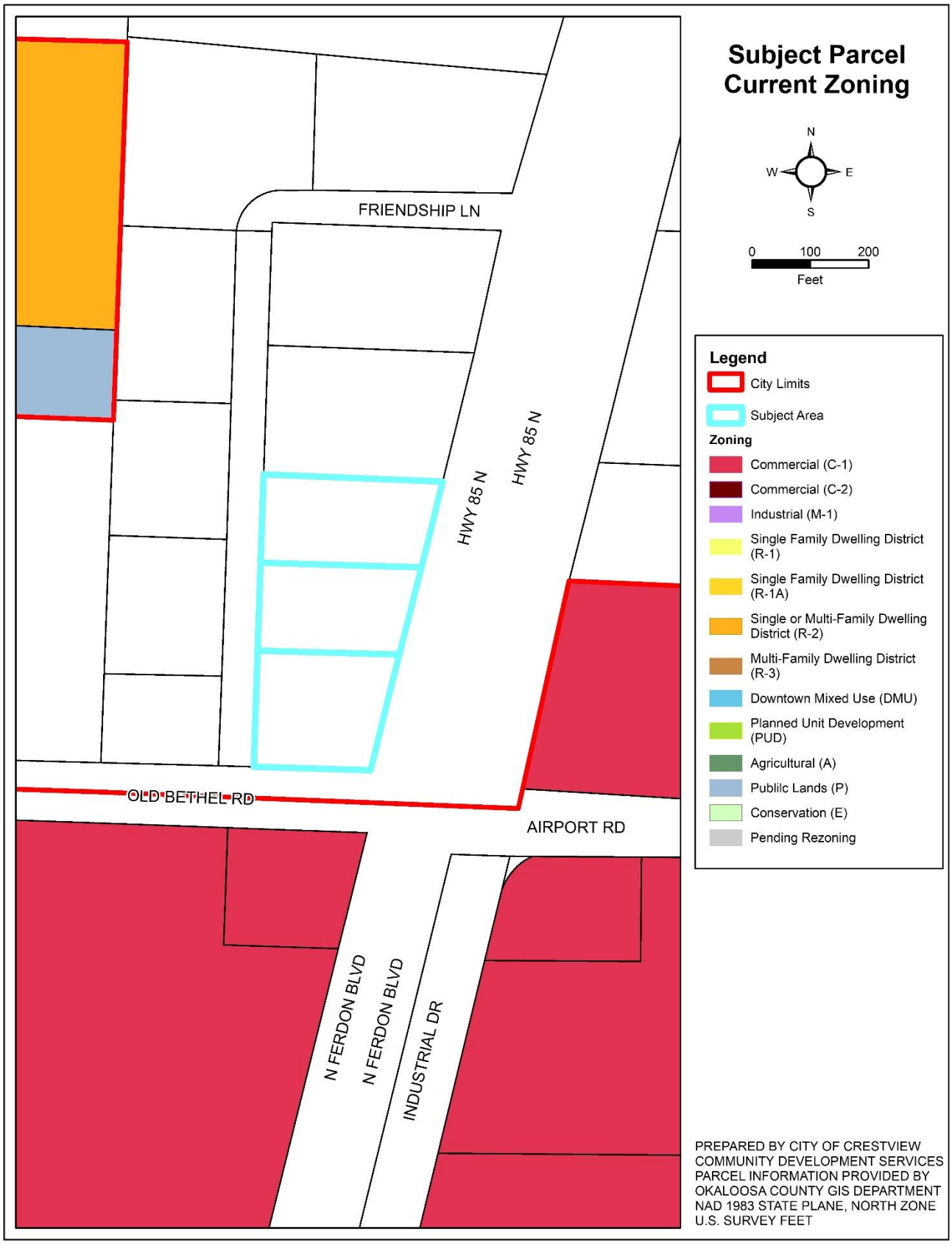
Feet
Legend
City_Limits
Subject_Area
City Future Land Use
Commercial (C)
Industrial (IN)
Low Density Residential (LDR)
Medium Density Limited Residential (MDLR)
Medium Density Residential (MDR)
High Density Residential (HDR)
Mixed Use (MU)
Downtown Mixed Use
Public Lands (PL)
Conservation (CON)
Pending Comp Plan Amendment
2.92+/- acres of land
Ex FLU = County Mixed Use
Adopted FLU = Commercial (C)
FRIENDSHIP LN
HWY 85 N
HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET


Subject Parcel
Current Zoning
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Feet
FRIENDSHIP LN
HWY 85 N
HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
Legend
City Limits
Subject Area
Zoning
Commercial (C-1)
Commercial (C-2)
Industrial (M-1)
Single Family Dwelling District (R-1)
Single Family Dwelling District (R-1A)
Single or Multi-Family Dwelling District (R-2)
Multi-Family Dwelling District (R-3)
Downtown Mixed Use (DMU)
Planned Unit Development (PUD)
Agricultural (A)
Publilc Lands (P)
Conservation (E)
Pending Rezoning
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
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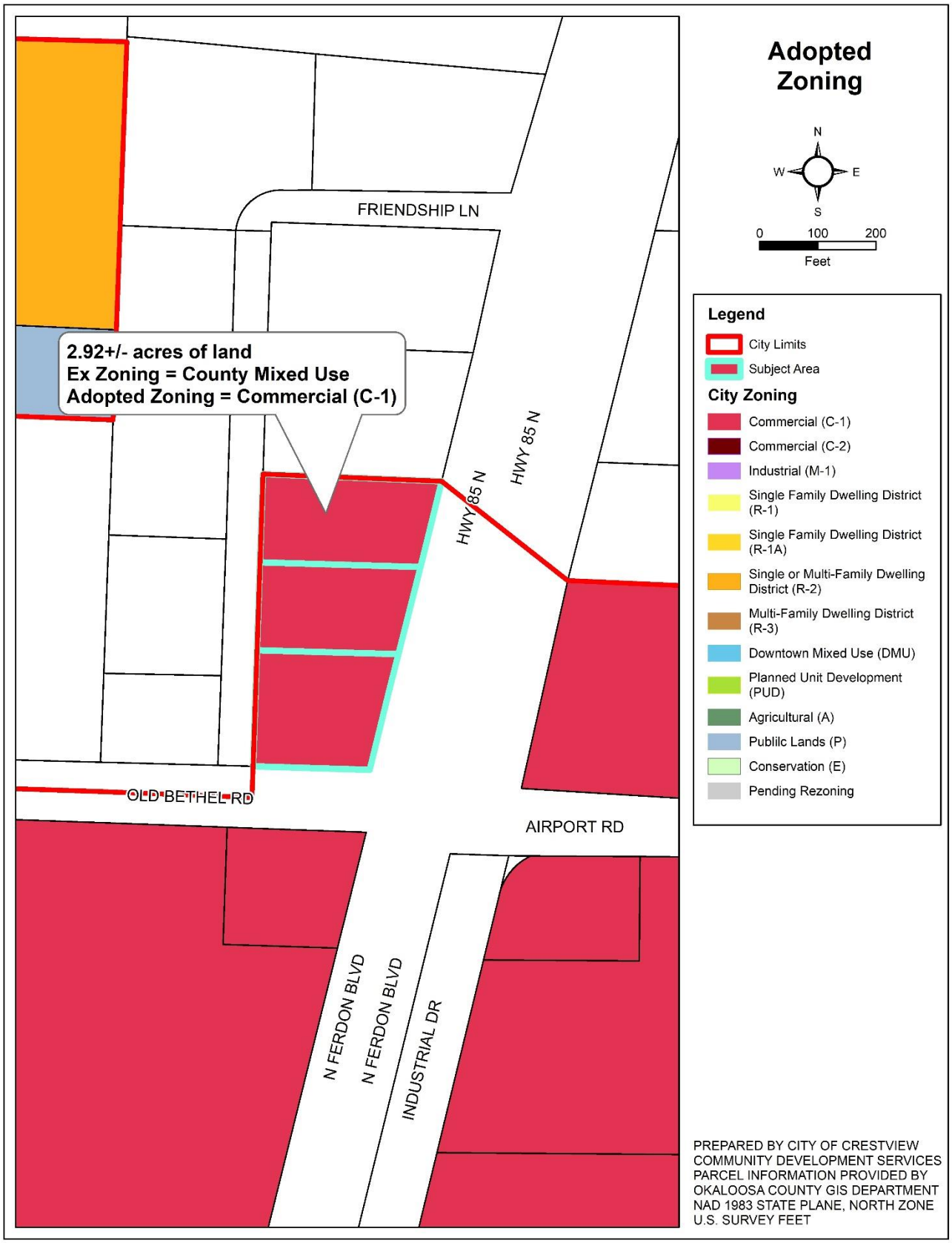
Adopted Zoning
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Feet
2.92+/- acres of land
Ex Zoning = County Mixed Use
Adopted Zoning = Commercial (C-1)
FRIENDSHIP LN
HWY 85 N
HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
Legend
City Limits
Subject Area
City Zoning
Commercial (C-1)
Commercial (C-2)
Industrial (M-1)
Single Family Dwelling District (R-1)
Single Family Dwelling District (R-1A)
Single or Multi-Family Dwelling District (R-2)
Multi-Family Dwelling District (R-3)
Downtown Mixed Use (DMU)
Planned Unit Development (PUD)
Agricultural (A)
Publilc Lands (P)
Conservation (E)
Pending Rezoning
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 # 9.3.

Staff Report

LOCAL PLANNING AGENCY MEETING
DATE: April 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Local Panning Agency
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	4/6/2020
SUBJECT:	Ordinance 1751 - Highway 85 @ Old Bethel Comp Plan Amendment

BACKGROUND:

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

DISCUSSION:

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

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

GOALS & OBJECTIVES

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

Foundational- these are the four areas of focus that make up the necessary foundation of a successful local government.
Financial Sustainability- Achieve long term financial sustainability.
Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services.
Quality of Life- these six areas focus on the overall experience when provided by the city.
Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

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

Attachments

None

ORDINANCE: 1751

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

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

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

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

A. This amendment will promote compact, orderly development and discourage urban sprawl; and

B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and

C. A public hearing has been conducted by the City Council after "due public notice"; and

D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use (MU) to Commercial (C) on a parcel of land containing 2.93 acres, more or less, lying within the corporate limits of the City; and

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

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

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

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

PARCEL #1

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

THENCE SOUTH ALONG THE WEST LINE OF FLORIDA STATE HIGHWAY NO. 85 TO A POINT THAT IS SOUTH 89° 02' EAST AND 275.46 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 89° 02' WEST 275.46 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

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

AND PARCEL #2

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

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

AND PARCEL #3

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

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

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

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

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

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

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

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

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

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

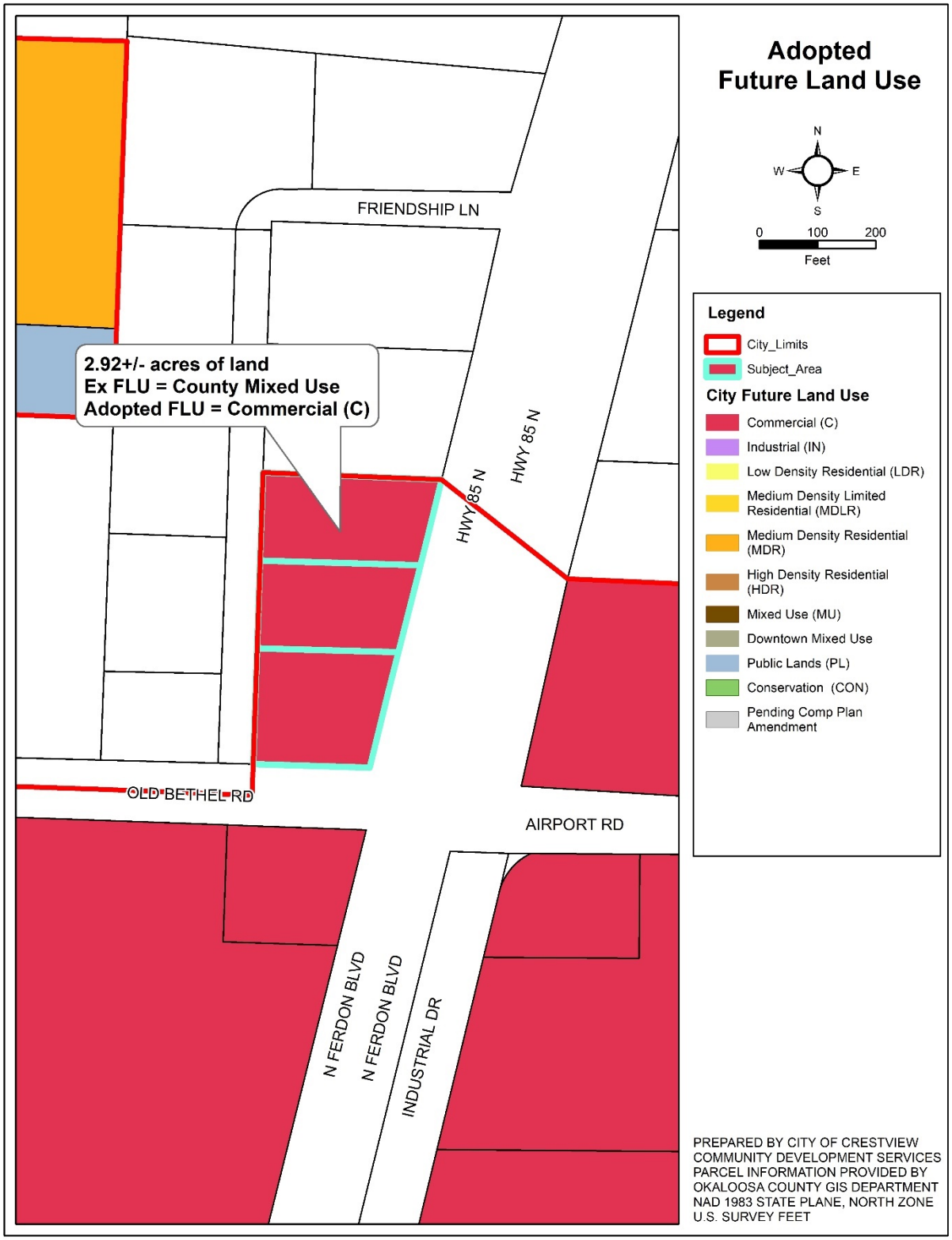
THE _____ DAY OF _____, 2020.

ATTEST:

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

_____
J. B. WHITTEN
Mayor

EXHIBIT A


Adopted
Future Land Use
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Feet
Legend
City_Limits
Subject_Area
City Future Land Use
Commercial (C)
Industrial (IN)
Low Density Residential (LDR)
Medium Density Limited Residential (MDLR)
Medium Density Residential (MDR)
High Density Residential (HDR)
Mixed Use (MU)
Downtown Mixed Use
Public Lands (PL)
Conservation (CON)
Pending Comp Plan Amendment
2.92+/- acres of land
Ex FLU = County Mixed Use
Adopted FLU = Commercial (C)
FRIENDSHIP LN
HWY 85 N
HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

CITY OF CRESTVIEW

Item # 9.4.

Staff Report

LOCAL PLANNING AGENCY MEETING
DATE: April 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Local Panning Agency
CC:	City Manager and City Attorney
FROM:	Community Development Services
DATE:	4/6/2020
SUBJECT:	Ordinance 1752 - Highway 85 @ Old Bethel Rezoning

BACKGROUND:

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

DISCUSSION:

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

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

GOALS & OBJECTIVES

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

Foundational- these are the four areas of focus that make up the necessary foundation of a successful local government.
Financial Sustainability- Achieve long term financial sustainability.
Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services.
Quality of Life- these six areas focus on the overall experience when provided by the city.
Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

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

Attachments

None

ORDINANCE: 1752

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

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

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

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

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

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

PARCEL #1

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

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

AND PARCEL #2

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

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

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

AND PARCEL #3

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

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

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

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date the Comprehensive Plan Amendment is adopted by Ordinance # 1751 and becomes legally effective.

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

ATTEST:

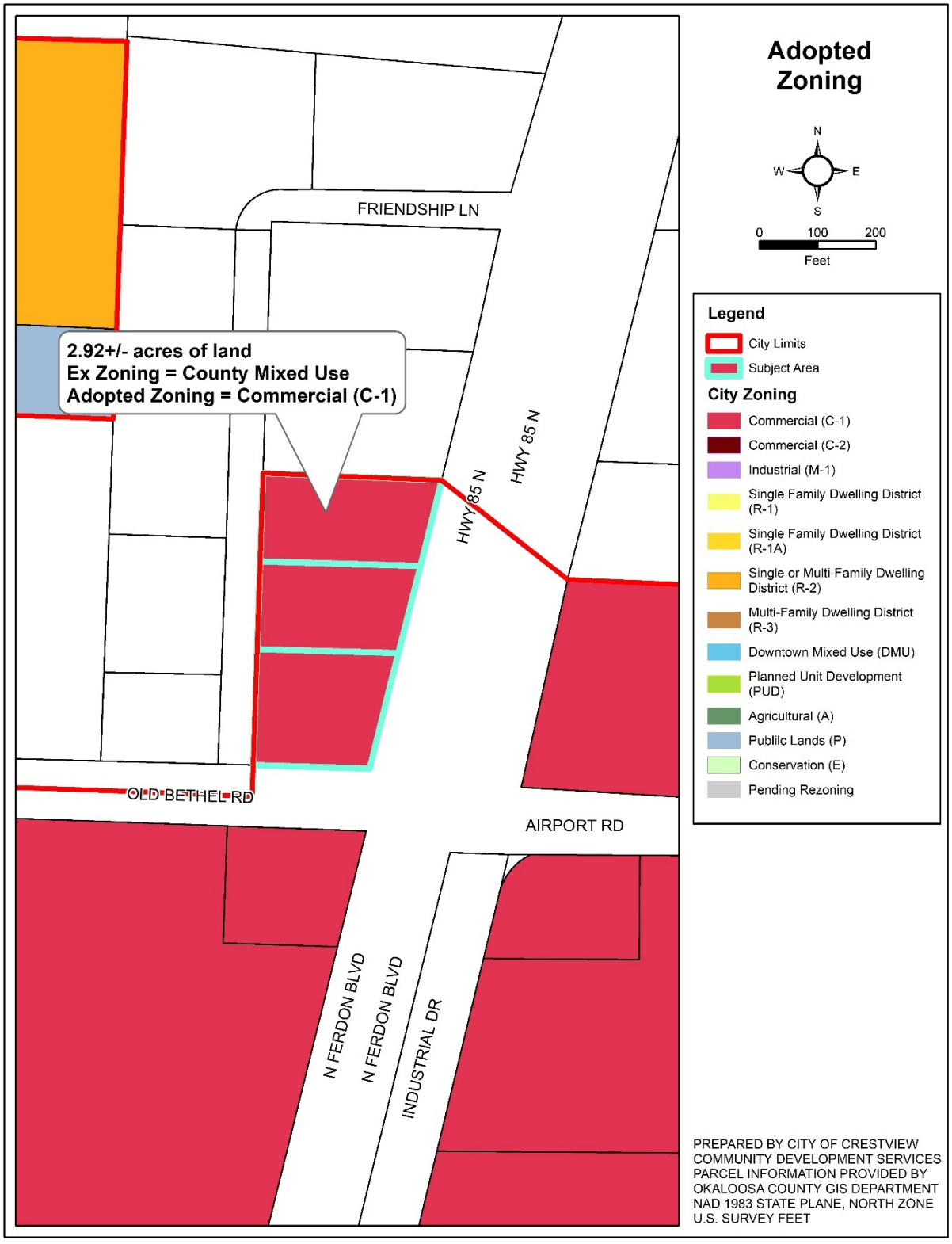
_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN

Mayor

EXHIBIT A



CITY OF CRESTVIEW Item # 10.1.

Staff Report

CITY COUNCIL MEETING DATE: April 13, 2020
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Andrew Schneider
DATE:	4/6/2020
SUBJECT:	Rapid Identification Finger Printing Grant

BACKGROUND:

The Police Department is requesting approval to seek monies from the FY2019 funded Edward Byrne Grant in the pursuit of purchasing a Rapid Identification Fingerprinting System.

DISCUSSION:

The Police Department needs a readily available service that allows officers responding to unknown subjects, or subjects who are concealing their identity, to identify those persons. The Rapid Identification Fingerprint Devices will allow an officer to obtain a fingerprint and the run that information against a national database of fingerprints. This will prevent subjects from providing false names and also allows for the possibility of identifying unknown deceased or injured/incapacitated persons as well.

If approved and the grant is obtained, the Edward Byrne Grant would fund four (4) Fingerprint Identification systems (one for each shift), in its entirety or a great the majority of the project implementation.

GOALS & OBJECTIVES

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

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.
Financial Sustainability- Achieve long term financial sustainability

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

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

FINANCIAL IMPACT

The financial impact will be for the benefit of the city as it will allow for the use of grant funds instead of city revenue. Prospectively, if the application for the grant is accepted, the city can receive $14,472.00 from the Edward Byrne Grant which will fund the project in its entirety.

RECOMMENDED ACTION

Staff respectively requests the approval to pursue the funding from the Edward Byrne Grant for the purchase of four (4) Rapid Identification Fingerprint Devices.

Attachments

1. Edward Byrne Memorial Justice Assistance Grant

Edward Byrne Memorial Justice Assistance Grant (JAG) Program

About Officer Byrne

Our family is very proud of the many great things that have been made possible by the grants given through the Edward Byrne Memorial Grant Program. Eddie was assassinated almost 20 years ago by a violent drug gang in New York City as he sat on patrol in a marked police car, guarding the home of a cooperating witness. This program, named to honor his sacrifice, has helped communities all over our nation become safer and better places to live and work. The Edward Byrne Memorial Grant Program will continue to help communities for years to come.
–Lawrence Byrne, Eddie's oldest brother

Edward R. Byrne was destined for a life in law enforcement, having a father who was an officer with the New York City Police Department. Born on February 21, 1966, Eddie-as he was known by family and friends-was an outgoing and friendly person who had a strong calling to public service and wanted to make his city, New York City, a safer place. In 1986, Eddie became a New York City Transit Police Officer, to help ensure the safety of New York City's subway commuters. In 1987, Officer Byrne joined the New York City Police Department's finest, assigned to the 103rd Precinct. Well-liked by his brothers and sisters in blue, Eddie was passionate about his job and loved the opportunities it offered him to interact with the people he had sworn to protect.

In the early morning hours of February 26, 1988, Officer Byrne was on detail protecting a witness who had agreed to testify in court against local drug dealers. Officer Byrne was in his patrol car outside the witness' home around 3:30 a.m. when two armed gunmen crept up to his car from both sides. One of the men knocked on the passenger-side window to distract Officer Byrne just as a second perpetrator ran up to the driver's side window and, without uttering a sound, opened fire. Officer Byrne was shot five times in the head. Both gunmen, along with two other perpetrators who served as lookouts, fled the scene. Officer Byrne was rushed to Mary Immaculate Hospital where he died of his wounds. He was only 22 years old.

The four assailants were captured six days after the murder and were eventually sentenced to 25 years to life. They were members of a gang who had been instructed by a jailed drug kingpin to kill a police officer.

NYPD lost one of its finest that day, and Eddie's family lost a loved and cherished son and brother. Leaving behind his parents and three brothers, Eddie's brothers have continued the family tradition of law enforcement and justice by dedicating their careers to the field.

In honor of Police Officer Byrne, a major U.S. Department of Justice initiative was titled the Edward Byrne Memorial Justice Assistance Grant Program. The Department's Bureau of Justice Assistance (BJA) administers this program, which allows states and local governments to support a broad range of activities to prevent and control crime and to improve the justice

system. It has been nearly 20 years since state and local law enforcement first began applying for the program named after this young fallen hero. BJA is honored to administer "Byrne" funding to communities nationwide in memory of Officer Byrne.

CITY OF CRESTVIEW

Item # 10.2.

Staff Report

CITY COUNCIL MEETING DATE: April 13, 2020
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Nicholas Schwendt, Gis
DATE:	4/6/2020
SUBJECT:	Carlton Street Townhomes Contruction Plans

BACKGROUND:

Link Grant Construction proposes to construct a 15-unit residential town-home development on the 1.35± acre site located at Carlton Street and Highway 90 (PIN 17-3N-23-2490-0160-0050 & 17-3N-23-2490-0160-0010). Nolan V. Baker, P.E. for Baker Engineering, LLC is the Authorized Agent and Project Engineer for the project.

DISCUSSION:

This project is consistent with the Zoning and Future Land Use designation on the subject parcel. In addition, the project has complied with all Technical Review Committee requirements.

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

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;
Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Infrastructure- Satisfy current and future infrastructure needs

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There is no expected negative impact to the City Budget.

RECOMMENDED ACTION

Staff respectfully requests the approval of the construction plans for Carlton Street Townhomes.

Attachments

1. Carlton St Townhomes Staff Report 4.1.20
2. Carlton Street Townhomes LPA

STAFF EVALUATION
Carlton Street Townhomes

I. Background:

a. Property Owner: Link Grant Contstruction. (OR Bk 3390 Pg 1458).
1. 1.35 acres of land, Parcel ID # 17-3N-23-2490-0160-0050 & 17-3N-23-2490-0160-0010
2. Land is currently zoned R-2 Single and Multi-family residential, with a Future Land Use designation MDR Medium Density Residential.

b. Baker Engineers, LLC is the authorized agents for this project.

c. The property will be accessed via Carlton Street (westward) along the length of the street frontage.

d. References reviewed and applied:
1. Crestview Code of Ordinances, current edition.
2. Crestview Comprehensive Plan, current edition.
3. Crestview Water & Sewer Manual, current edition.
4. Floodplain Data & Wetlands Maps, if any.

II. Findings:

a. General:

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

b. Concurrency:

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

c. Zoning:

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

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

d. Traffic Circulation:

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

e. Landscaping and Environmental:

1. Plans show required 10’ Front Perimeter Landscape Buffers on Carlton Street and Pine Avenue right-of-way. (Sec. 102-573).
    a. Total street frontage for Carlton Street, Pine Avenue, and Highway 90 is 678.87 LF, requiring 28 trees within the Front Perimeter Landscape buffer.
    b. Landscape plan shows 21 trees required in the landscape buffers, with 17 provided, and 11 additional site trees provided for a total of 28 trees on site.
    c. Due to extensive frontage taken by driveways and sidewalk on Carlton Street, additional trees on site will be allowed to help satisfy the Front Perimeter Landscape requirement.
2. Landscape Plan shows removal of 28 protected trees, and the required 28 replacement trees.
    a. Proposed replants include Live Oak, Laurel Oak, Water Oak and Crepe Myrtle.
3. Site plan notes that property is located in Zone “X” Flood Zone according to FEMA Flood Insurance Map No. 12091C0170H, dated December 6, 2002.

f. Infrastructure:

1. Project stormwater is treated onsite. Calculations and layout have been submitted and are under review by Public Works.
2. There is one large stormwater retention pond located at the east side of the project. Ponds with slope ratio of 4:1 or greater, to be fenced (Sec. 102-184(b)(2)(h)).
3. There are three stormwater inlets proposed on the west side of the project, that feed into the stormwater retention pond.
4. Utility plan shows connection to existing City of Crestview 8” water main at Pine Avenue and existing 6” water main on Highway 90 for water service.
5. Utility plan shows connection to existing City of Crestview sewer service on Pine Avenue via 8” PVC.
6. Utility detailed recommendations and information will be provided by the Public Works Department in separate documentation.

g. Reports/Permits:

1. Copies of all reports and permits shall be submitted to the City of Crestview Growth Management Department for disbursement to the other departments.
2. **Received:**
    a. Forms A, B, B Part 2, C-1, C-2 D & PS1
    b. Traffic Analysis
    c. Stormwater Report
    d. GeoTech report
    e. DEP Water and Sewer System Permits have been applied for
3. **Outstanding:**
    a. DEP-NPDES Permit for Construction
        - Plans note that contractor will pull permit prior to commencement.
    b. City of Crestview Tree removal permit for Protected Tree Removal
        - To be applied for at time of demolition, if permit is required.

III. Requirements:

a. Please submit digitally signed copies of the final "Ready for Construction" plans prior to the issuance of a Development Order.

b. All Planning and Zoning Comments have been addressed.

c. Public Services comments will be provided in separate documentation.
- No further comments from Public Services.

d. No further comments from Fire Department.

IV. Recommendation:

a. Review project for compliance with above cited references and other applicable codes.

b. Planning and Zoning Staff recommends approval of this project.

Proposed by Baker Engineers, LLC
Authorized Agents

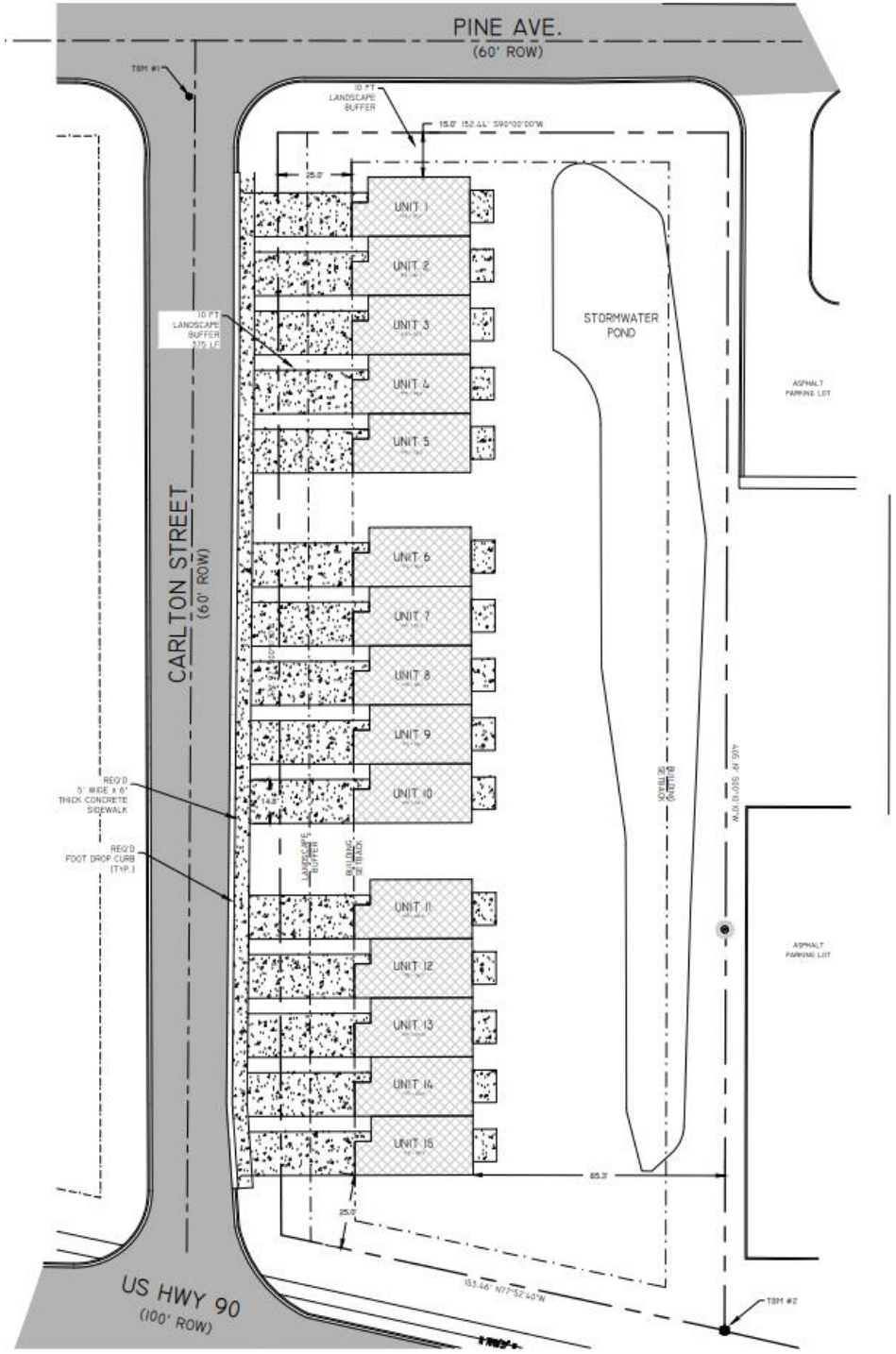
Carlton Street Townhomes

Proposed 15 unit townhome development

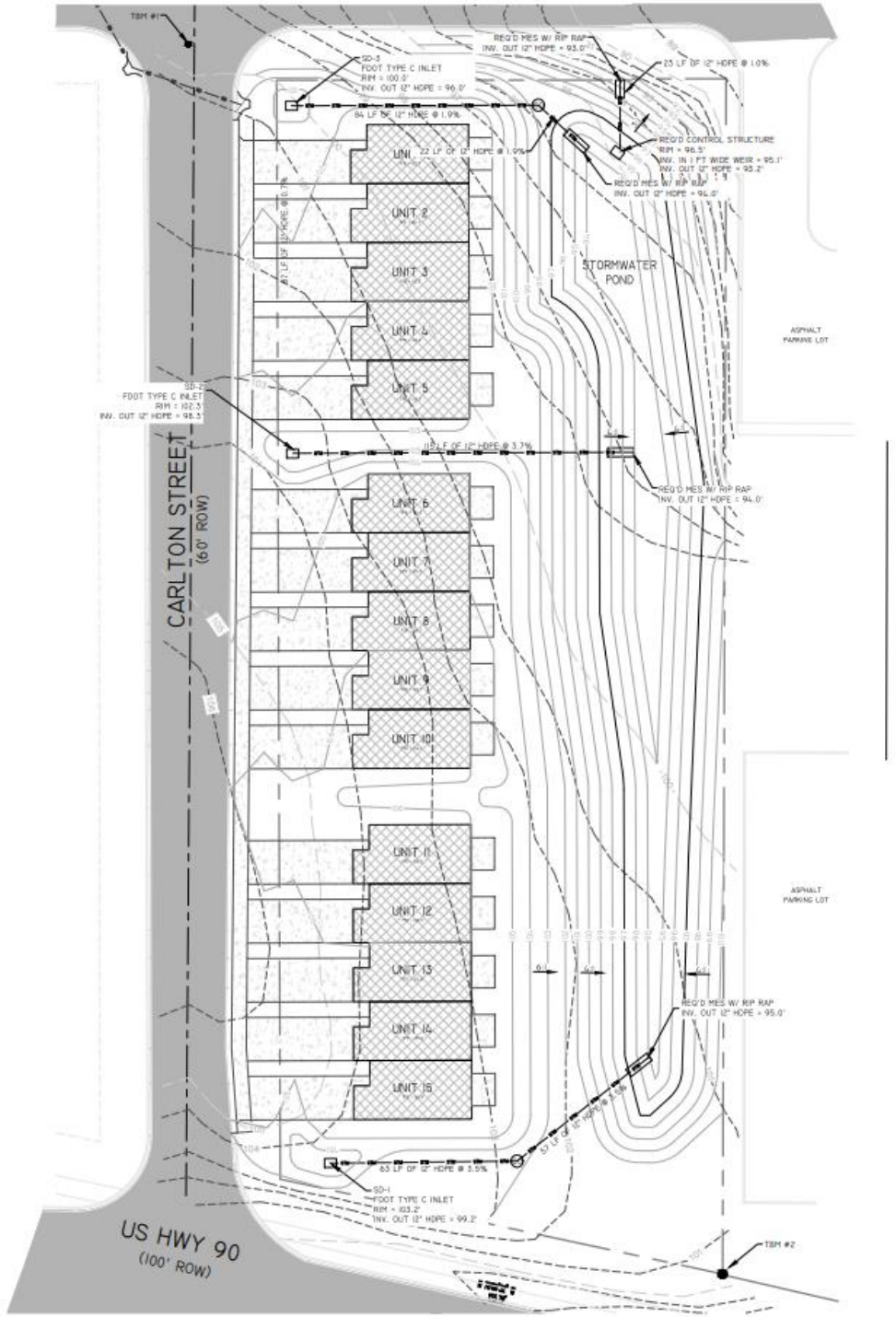
(PIN # - 17-3N-23-2490-0160-0050 & 17-3N-23-2490-0160-0010)

Vicinity Map

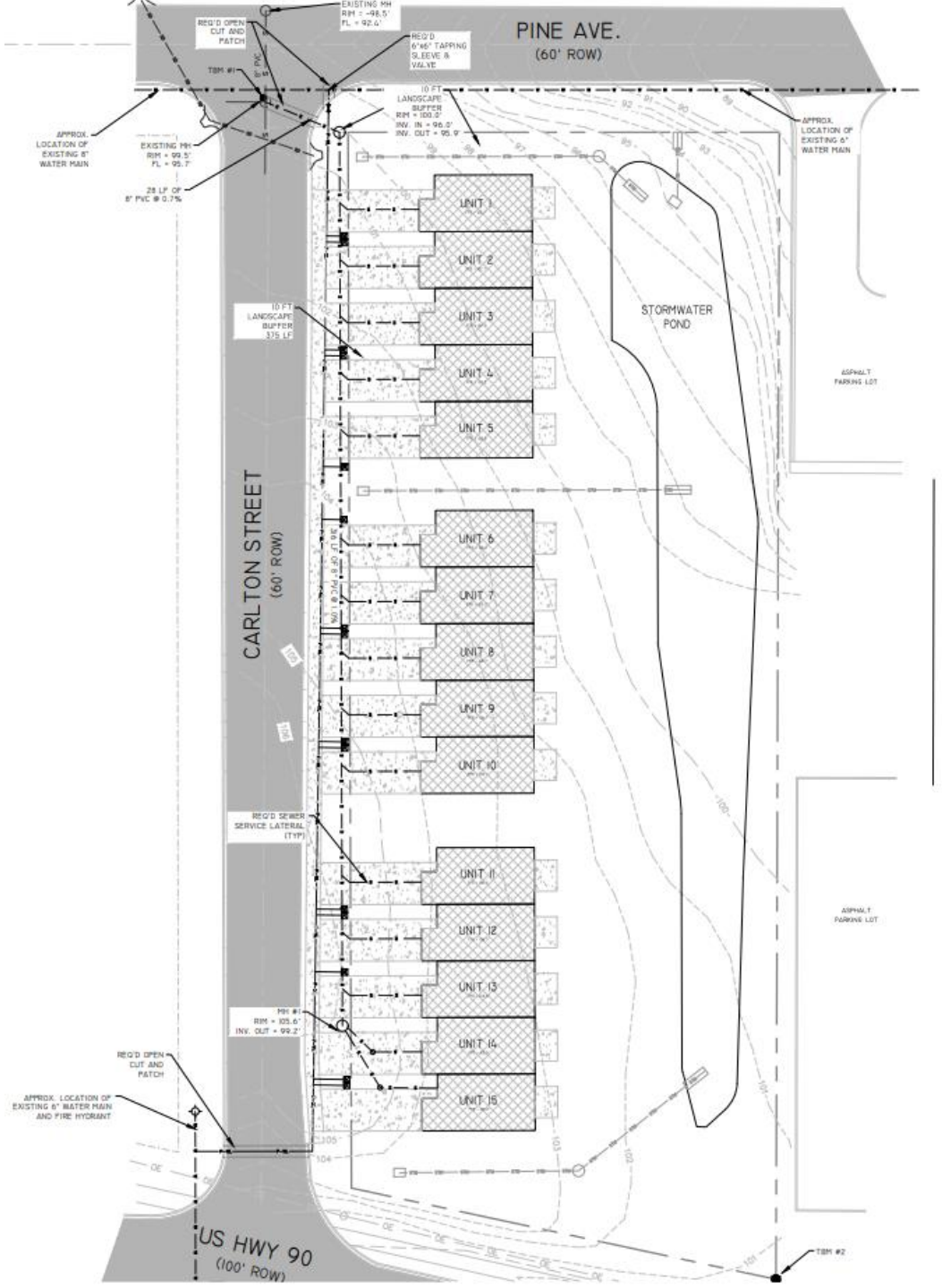
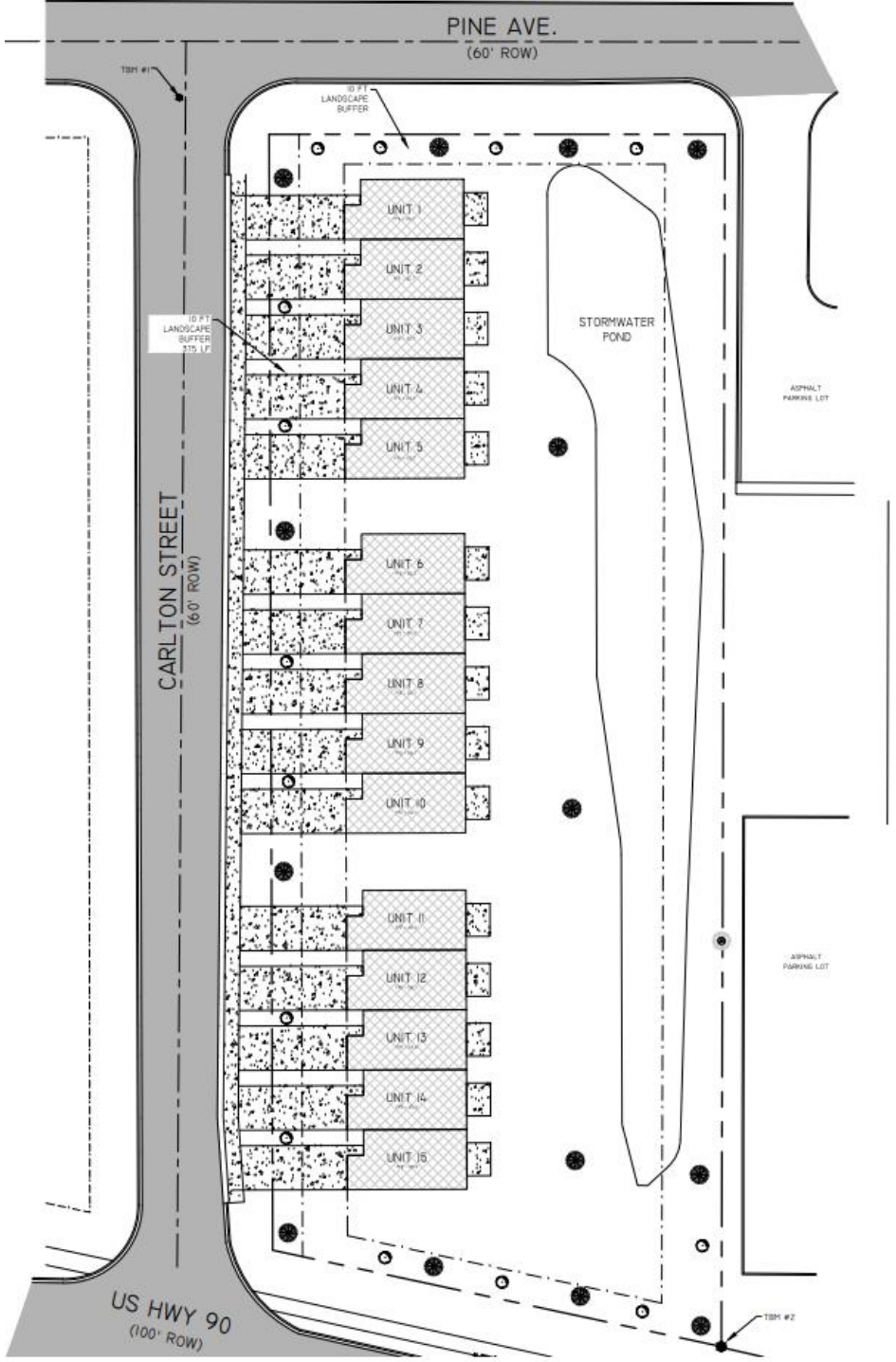
Site Plan


PINE AVE.
(60' ROW)
CARLTON STREET
(60' ROW)
US HWY 90
(100' ROW)
STORMWATER POND
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
ASPHALT PARKING LOT
ASPHALT PARKING LOT

Drainage Plan



Utility Plan



Landscape Plan