CITY OF CRESTVIEW

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

April 26, 2021
6:00 PM
Council Chambers

REGULAR COUNCIL MEETING

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

1. **Call to Order**
2. **Invocation, Pledge of Allegiance**
   - 2.1. Pastor Edward Parker, First Church of God in Christ
3. **Open Policy Making and Legislative Session**
4. **Approve Agenda**
5. **Presentations and Reports**
   - 5.1. Proclamation - Law Enforcement Memorial Month
6. **Consent Agenda**
   - 6.1. General Retirement Board Appointment
7. **Public Hearings / Ordinances on Second Reading**
   - 7.1. Ordinance 1813 Chapter 38 Health and Sanitation
   - 7.2. Ordinance 1814 - Redstone Avenue Annexation
   - 7.3. Ordinance 1815 Redstone Avenue Comprehensive Plan Amendment
   - 7.4. Ordinance 1816 - Redstone Avenue Rezoning

7.5. Ordinance 1817 Antioch Road Annexation

7.6. Ordinance 1818 - Antioch Road Comprehensive Plan Amendment

7.7. Ordinance 1819 - Antioch Road Rezoning

7.8. Ordinance 1820 - PJ Adams Annexation

7.9. Ordinance 1821 - PJ Adams Comprehensive Plan Amendment

7.10. Ordinance 1822 - PJ Adams Rezoning

8. Ordinances on First Reading

8.1. Ordinance 1823 - Joey's Law

9. Resolutions

9.1. Resolution 2021-10 in support of Double Pole Legislation.

10. Action Items

10.1. Ridgeway Landing Phase 1

10.2. Selection of Engineering Consultants

10.3. Selection of two alternates for the Planning and Development Board.

10.4. Selection of Mayor Pro Tem

11. City Clerk Report

12. City Manager Report

13. Comments from the Mayor and Council

14. Comments from the Audience

15. Adjournment

Note: The Presentations section is for items that were submitted by a citizen or group of Citizens no later than the Wednesday 2 weeks prior to the meeting to the Clerk's office for approval. These items will be scheduled under the section titles Presentations and Reports. Supporting documents must be submitted at this time to be on the regular agenda. All Action Item are for staff and elected officials only and must be submitted for approval no later than the Wednesday 10 days prior to the meeting. Those not listed on the regular agenda who wish to address the council should fill out a yellow card. The Card must be submitted to the City Clerk. Speaking time should be three minutes or less, large groups may designate a spokesperson. All remarks should be addressed to the Council as a whole and not to individual members. All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers .If any person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City Council of the City of Crestview, Florida does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation 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 # 6.1.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM:
DATE: 4/22/2021
SUBJECT: General Retirement Board Appointment

BACKGROUND:

The General Employee Retirement Board for the City of Crestview meets on a quarterly/or as needed basis.

There are five member of the Board, three of which are appointed by the City Council.

DISCUSSION:

It is customary that one member the General Retirement Board is selected from the Finance Department. Up until recently, this position was held by the Finance Director. To better serve the City and the Board, the Director recently resigned from the Board creating a vacancy.

David Williams, Grants and Budget Analyst, has agreed to take that position.

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT

There is no financial impact to the City with this appointment.

RECOMMENDED ACTION

Staff respectfully requests the City Council appoint David Williams to the General Employee Retirement Board for a four year term beginning in June.

Attachments

None

CITY OF CRESTVIEW

Item # 8.1.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Barry Henderson, Development Services Director
DATE:	4/22/2021
SUBJECT:	Ordinance 1813 Chapter 38 Health and Sanitation Second Reading

BACKGROUND:

Chapter 38, Property Maintenance and Housing Standards was revised and adopted in late 2020. After using the revised ordinance for the last 6 months, several obstacles have been identified. To protect the health, safety, and welfare of the community, and to provide staff with an ordinance that will support enforcement activities, it is imperative to revise the ordinance. Adopting a new Property Maintenance and Housing Standards ordinance will assist staff with achieving a more favorable outcome where violations of the ordinance exist. The proposed amendment will eliminate enforcement obstacles, in the current ordinance.

DISCUSSION:

This chapter aims to protect the comfort, health, repose, safety, and general welfare of the citizens who reside in the city. It is hereby declared by the city council, that the creation of a nuisance shall constitute an irreparable public injury. To accomplish the foregoing purpose, it is deemed necessary to establish a mechanism of review and provide for remedies to abate violations of the ordinance

Defines Nuisance Conditions; Litter Control; Unauthorized Disposal.

Defines Enforcement; Penalties; Abatement; Nuisance Correction; Corrective Notice, Citations; Remedy for Noncompliance with Corrective Notice.

Defines duty of a property owner, or other persons in control of property within the City to maintain their lot, tract or parcel and the abutting right-of-way but not including that area which is paved as roadway consistent with the standards set out in this title.

Establishes a procedure for the City to abate nuisances where violations continue to exist, and to levy all costs, fees including administrative costs, by placing lien on the property.

Establishes the duties of the City Clerk for recording of liens placed on a property.

Establishes minimum standards for the maintenance, upkeep, and appearance of improved or unimproved premises; minimize impacts of construction; and to provide a just, equitable and practicable method.

GOALS & OBJECTIVES

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

FOUNDATIONAL

The proposed amendment will provide the necessary guidelines for a successful code compliance program.

Organizational Capacity, Effectiveness & Efficiency – To provide an effective and efficient method where violations continue to exist.

QUALITY OF LIFE

Community Character - To promote, protect, and improve the health, safety, and welfare of the citizens of Crestview, by adopting regulations that will ensure a successful code compliance program.

Safety – The implementation of the proposed ordinance will provide a method for an effective code compliance program that will, in time, improve the safety of the community.

Opportunity - This will support a vibrant community by ensuring code compliance and supporting neighborhood enhancement efforts.

Community Culture - To preserve the aesthetics of the city and to provide a safe, attractive community where property owners and tenants take pride in their property.

FINANCIAL IMPACT

There will be no impact on the budget.

RECOMMENDED ACTION

Staff respectfully requests adoption on second reading of Ordinance 1813, amendment of Chapter 38, Health and Sanitation.

Attachments

None

ORDINANCE: 1813

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, REPEALING AND REPLACING THE CURRENT CHAPTER 38 PROPERTY MAINTENANCE AND HOUSING STANDARD OF THE CITY OF CRESTVIEW CODE OF ORDINANCES; PROVIDING INTENT; PROVIDING FOR APPLICABILITY; PROVIDING DEFINITIONS; PROVIDING FOR AUTHORITY; HEREWITH; PROVIDING FOR COMPLIANCE WITH FLORIDA STATE STATUTE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVINERS ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; 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 166.021, Florida Statutes, and Section 2 of the City Charter.

SECTION 2 – REPEAL AND REPLACE. This Ordinance will repeal and replace all of Chapter 38 Property Maintenance and Housing Standards.

SECTION 3 – ENACTMENT. This revised Chapter 38, Property Maintenance and Housing Standards will be enacted upon the effective date of this Ordinance.

SECTION 4 – REPEAL. Chapter 38, Property Maintenance and Housing Standards.

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 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. This ordinance shall take effect immediately upon its adoption.

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

ATTEST:

_____

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

_____

JB Whitten
Mayor

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRESTVIEW, FLORIDA: PROPERTY MAINTENANCE AND HOUSING STANDARDS:

CHAPTER 38- PROPERTY MAINTENANCE AND HOUSING STANDARDS.

ARTICLE I – DEFINITIONS.

38.1 - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Cover: Any device, equipment, container, close-fitting tarpaulin, chain, rope, wire, or line used on vehicles to prevent any part of a vehicle load to shift, blow, leak, fall or escape in any manner from the vehicle.

Developed: Any lot, tract, or parcel which currently has a structure or structures upon said property or an approved parking lot which meets the requirements of this Code.

Enforcement agency: The City of Crestview Police Department, Code Enforcement Division, and designee.

Front yard: Any lot line that abuts a public right of way, pursuant to the City of Crestview Land Development Code.

Graffiti: Unauthorized writings, drawings, inscriptions, figures or marks of paint, ink, chalk, dye, or other similar substances on public or private buildings, structures, or places, regardless of the content or the nature of materials, not permitted under the City Code and ordinances.

Hazardous trees: A tree is considered hazardous if it has defects, is diseased or is dying, that may cause the tree to fall on the right-of-way, adjacent property resulting in property damage, personal injury, or death.

Litter: Refuse and rubbish, including, but not limited to, paper, bottles, cans, glass, crockery, scrap metals, plastic, rubber, yard trash, tar paper, lumber, masonry, concrete, drywall, packaging and crating materials, tree, and shrub trimmings, leaves and disposable packages and containers.

Nuisance: Nuisance shall mean an unlawful act, or omission of the performance of a duty, or the suffering or permitting any condition or thing to be or to exist, which act, omission, condition, or thing either:

(a) Injures or endangers the comfort, repose, health, or safety of others; or

(b) Offends decency; or

(c) Is offensive to the senses; or

(d) Unlawfully interferes with, obstructs, or tends to obstruct or renders dangerous for passage any public or private street, highway, sidewalk, stream, ditch, or drainage; or

(e) In any way renders other persons insecure in life or the use of property; or

(f) Essentially interferes with the comfortable enjoyment of life and property, or tends to depreciate the value of the property of others; or

(g) Is declared by ordinance to be a nuisance; or

(h) Is declared by state law to be a nuisance or public nuisance.

Preserve areas: Vegetative areas required to be preserved by law.

Property owner: The owner of any lot, tract, or parcel as listed in the current Okaloosa County tax records.

Public right-of-way: The paved and unpaved area of a highway, roadway, street or alley, or other such strip of land, reserved for public use, whether established by prescription, easement, dedication, gift, purchase, eminent domain, or any other legal means.

Rear Yard: Any lot line that is not a front or side lot line, pursuant to the City of Crestview Land Development Code.

Recreational vehicle: Any vehicle used for recreational purposes such as, over-sized vehicles, travel trailers, camping trailers, motorhomes, private motor coaches, any vehicle designed as temporary living quarters for recreational, camping, or travel use which either has its own mode of power or is mounted on or drawn by another vehicle, van conversions, park trailers, fifth-wheel trailers, and other similar type vehicles.

Salvaging: The controlled removal of valuable or useful material from solid waste for utilization.

Side Yard: Any lot line that intersects a front lot line, pursuant to the City of Crestview Land Development Code.

Special Magistrate: The Special Magistrate is a licensed attorney and a member of the Florida Bar. The Special Magistrate has the authority to subpoena witnesses and records, order rulings on violations, assess fines and order liens to be placed upon property.

Storage: The interim containment of litter in an approved manner, such as by use of roll-off containers, wire fencing, wood fencing or other controlled measures, after generation and prior to proper and final disposal.

Unauthorized accumulation: The accumulation of litter on residential or commercial properties in violation of any of the provisions of this division. This shall not include building materials used in constructing or repairing a building or stored for future construction or repairs.

Written corrective notice: A written statement issued to the violator of any of the provisions of this division, or an, identifying and specifying the violation, the date of issuance, the corrective measures to be taken and the date by which the correction is to be completed.

Weeds: Plants that by reason of abandonment, lack of care or lack of maintenance choke outgrowth, or other plant material in the area. Dead, dying, or unattended plant life, named or unnamed, which is abandoned or overgrown to a height more than 12 inches in height shall, for the purpose of this code, be defined as a weed unless it is pristine.

ARTICLE II – ENFORCEMENT; PENALTIES; ABATEMENT; NUISANCE CORRECTION.

Unless stated otherwise, violations of this chapter are punishable as provided for in Article II. Imposition of the penalty provided in this section shall not prohibit a court from imposing civil penalties for violations of any of the provisions of this chapter, including, but not limited to, picking up litter or performing other labor commensurate with the offense committed.

38.2 - Enforcement Authority.

The City of Crestview Police Department, and the Code Enforcement Division shall enforce this chapter. Police officers are hereby authorized to issue citations, court summonses, to make arrests, and to issue written corrective notices, to persons violating this chapter. Code Enforcement Officers are hereby authorized to issue written corrective notices and citations, in accordance with this chapter.

38.3 - Right of Entry by City.

The City Manager or designee shall have the right to enter upon real property, and shall be immune from prosecution, civil or criminal, for trespassing upon such real property, in the discharge of the duties in removing, terminating, or abating a public nuisance as described in this Code.

38.4 - Illegal Litter Prosecution.

Violation of any of the provisions of this chapter shall be initiated by the enforcement agency who witnesses such offense or has sufficient probable cause to believe that such offense has been committed, or who discovers

an article of litter bearing the name or address of a person on the property of another, or on any public property. It shall be presumed that any article of litter discovered, is the property of such person whose name or address appears thereon, and that such person placed, or caused to be placed such article of litter on the property of another or public property. This presumption is based on the tenet that all generators of such litter are responsible for such litter until such time as it has been properly disposed of.

38.5 - Corrective Notice, Citations, to Abate Nuisances.

Whenever the Code Enforcement Division, the Building Official, or any other authorized designee becomes aware of, or finds that any nuisance condition exists, it shall be their duty to immediately give written notice to the owner of the property. The notice shall be mailed by certified mail, by personal service, or by posting such notice on the property, directing such person to remove, terminate and abate such public nuisance within the time specified in the notice, with the time for compliance beginning on the date of the mailing, personal delivery, or posting as the case may be. The written notice shall include a sufficient description to identify the property upon which the public nuisance exists, a description of the public nuisance to be terminated, and a statement notifying the owner that if the property remains in violation after the specified time frame, a Citation may be issued, a Notice to Appear may be issued, a Public Hearing before the Special Magistrate may be held, or the City will cause the nuisance to be abated and all costs, fees including administrative costs, and the City shall cause a lien to be placed on the property for all such costs. If the certified mailing is not signed for by the property owner, or if the property is unoccupied, or vacant, then posting of the notice upon the property shall constitute sufficient notice to the owner, and no additional notice shall be required for any action pursuant to this chapter. Citations shall be issued pursuant to Chapter 24 of the City of Crestview's Code of Ordinances. All citations, notices, and court summons issued, shall be maintained by the issuing authority for public inspection during normal office hours.

38.6 - Remedy for Noncompliance with Corrective Notice.

If a person served with a corrective notice fails to comply with the notice within the period stipulated, the council may cause the property to be cleaned up and the nuisance abated. The cost for such cleanup shall be billed and mailed via certified mail to the last known address of such owner. If such bill is not paid within thirty (30) days from the mailing date, the City shall cause a lien to be placed on the property for the amount expended on the nuisance abatement, including administrative costs, which amount shall accrue interest at the applicable prejudgment interest rate until the lien is satisfied. The lien shall contain the authority for the lien imposition; the legal description of the subject real property; the name of each title holder of record as of the date the lien is prepared, according to the records of the County Property Appraiser; and the amount of the lien itemized as to charges and costs.

38.7 - City Clerk Duties.

The City Manager shall furnish a copy of the lien to the City Clerk who shall, upon receipt of such document:

1. Cause a copy of the lien to be entered in a book, which shall be prepared and kept for that purpose by the City Clerk. The book shall show the title holder of record, the amount of such cost, the date of completion of the work and a legal description of the property upon which the lien is placed. A certified copy of the lien shall be recorded in the official records of the County; and The original of the lien shall be kept on file as a public record in the office of the City Clerk.

2. Upon entry of the copy of the lien into the lien book, cause a copy of the lien to be sent by certified mail, return receipt requested, to each title holder of record according to the records of the county property appraiser on the date the notice was mailed.

38.8 - Finality and Priority of Lien.

The lien shall be effective and final against the real property upon which the work has been done from the time of entry of the copy of the lien into the lien book. Liens in the lien book shall take priority as of the time of the entry therein. With respect to liens recoded in the Official Records of Okaloosa County, lien priority shall be based on the time of recording unless otherwise required by applicable statutes.

38.9 - Payment and Enforcement of Lien.

Each of the liens provided for in this action may be paid within ninety (90) days after the publication of the notice of assessment and lien without interest. Thereafter, the lien, including administrative costs and the cost of the publication of the notice of assessment and lien, together with interest at the applicable statutory rate for judgment as established in Section 55.03, Florida Statutes, and the costs of collection, shall be a lien against the property and shall be collected and enforceable in the same manner as is provided by law for the enforcement of other taxes levied upon the property.

38.10 - Rates and Charges.

The City Manager or designee shall cause to be prepared a current schedule of rates, charges and costs that may be assessed by the City using its own equipment and personnel for abatement of public nuisances, as provided in this chapter, and shall file such schedule with the City Clerk.

38.11 - Judicial Proceedings for Nuisance Abatement.

Whenever, in the judgment of the City Manager or designee, it is necessary for the City to obtain the assistance of the courts to remove, terminate or abate a public nuisance, and in all cases in which the person in possession of the property involved has refused the City Manager or designee entry upon such property, the City Manager or designee shall request that the Council commence and maintain all necessary actions in a court of competent jurisdiction to assist the City in carrying out its responsibilities under this chapter. Such actions may encompass any or all the following proceedings:

1. An application for an injunction or restraining order, whether temporary or permanent, to prevent a person from maintaining or continuing to maintain any of the conditions declared in this chapter to be public nuisances, or to compel a person to remove, terminate or abate a public nuisance as provided in this chapter or to compel the performance of any act specifically required of a person to remove, terminate, or abate a public nuisance; or
2. To empower the City Manager or designee to enter upon any property whereon a public nuisance exists or is maintained for the purpose of removing, terminating, or abating such nuisance and to prevent the person in possession of such property from interfering with the City Manager or designee while exercising this power in accordance with the court's order.

38.12 - Judicial Proceedings as Last Resort.

The judicial remedies authorized to be sought by this section are in addition to the power of the City Manager to terminate public nuisances granted in this chapter. The Manager or designee shall, as much as possible, terminate public nuisances without recourse to the courts.

38.13 - Contractor as City's Agent.

Whenever the City Manager has contracted with a private contractor to terminate a public nuisance, as provided in this chapter, the remedies authorized in this chapter to be sought for the City Manager or designee and the City may be sought by the City Manager or designee on behalf of the private contractor, to the extent that they are necessary to enable the private contractor to terminate the public nuisance.

Sec. 38-14 – 38-15 Reserved.

ARTICLE III - DECLARATION OF GENERAL NUISANCE.

38.16 - Purpose.

The purpose of this Article is to establish minimum standards for the maintenance, upkeep, and appearance of improved or unimproved premises; to minimize impacts of construction; and to provide a just, equitable and practicable method to preclude:

(a) Residential and commercial buildings, structures, and premises from causing and/ or endangering the life, limb, health, property, safety, or welfare of the public or their s; or
(a) Diminished property values; or
(b) Detracting from the appropriate appearance of the residential area, by way of example:
    (1) Failure to remove abandoned property, litter, or debris: or
    (2) Failure to cut and/ or remove the accumulation of weeds, grass, or uncultivated vegetation.

38.17 - Property Nuisances Prohibited.

No person shall cause, permit, allow or suffer any of the conditions described in this section to occur or exist upon any lot, tract or parcel of land, improved or unimproved, or in any building thereon, in the City, to an extent and in a manner that such lot, tract or parcel of land or building is or may reasonably become infested with or inhabited by rodents, vermin, reptiles or wild animals, or may furnish a breeding place for mosquitoes, vermin or reptiles, or may threaten or endanger the public health, safety or welfare or where the condition of the unmaintained property will negatively impact the peaceful use or value of surrounding properties. Such conditions are hereby declared to be public nuisances and may be abated as such.

38.18 - Nuisance Conditions.

A public nuisance includes, but is not limited to, the following actions or omissions:

(a) Failure to maintain property in accordance with the standards set forth in this section or Code in general.
(b) Accumulation or open storage of trash, debris, garbage, bottles, paper, cans, rags, dead plants, or trees, dead or decayed animal matter, fruit, vegetables, offal, tools, equipment, lawn and garden products, buckets, containers, appliances, household furniture, bricks, concrete, scrap lumber or any other refuse of any nature.

(c) Any condition that provides harborage for rats, mice, snakes, other vermin, or pests except on pristine lots and in preserve areas.
(d) Any building or structure which does not meet the requirements of the Code and is in such a dilapidated condition that it is unfit for human habitation or kept in such a structurally unsafe or unsanitary condition that is a menace to the health of people residing in the vicinity thereof or presents a fire hazard to the vicinity in which it is located.
(e) All unnecessary or unauthorized noises and annoying vibrations, including animal noises, generators, and activities not germane to the zoning district.
(f) All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.
(g) Hazardous trees that potentially may fall on adjacent properties or rights of way shall be removed.
(h) Any condition constituting a fire hazard.
(i) Any worn-out, scrapped, partially dismantled, non-operative, unusable, or discarded materials or objects, such as motor vehicles or parts thereof, building materials, machinery, boats, or part thereof, trailers, or other such items.
(j) The storage of any vehicle or boat, or parts thereof, without a valid current license plate or other registration certificate, showing said vehicle or part thereof to be titled in the name of the owner or occupier of the property upon which said vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that said property is worn-out, scrapped, non-operative, unusable, or discarded, as provided in this chapter.
(k) Grass, weeds, and uncultivated vegetation: All grasses or weeds, and uncultivated vegetation, shall not exceed twelve (12) inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

38.19 - Duty of Property Owner.

It shall be the duty of the owners, or other persons in control of property within the City to maintain their lot, tract or parcel and the abutting right-of-way but not including that area which is paved as roadway consistent with the standards set out in this title.

38.20 - Duties for Developed, Undeveloped Property.

The owner, or person in charge or control of the property, developed or undeveloped, within the City shall cut down and remove all weeds, grass, and undergrowth on said property when said weeds, grass, or undergrowth exceeds twelve (12) inches in height. Said vegetative material growing in the abutting right of way shall not exceed twelve (12) inches in height for both developed and undeveloped properties.

38-21 General standards.

(a) All vacant lots shall be free from potential fire hazards, to include but not be limited to dead trees, loose branches, and palm fronds.
(b) All vacant lots, including the area between the edge of pavement in the street and the lot line, shall be kept free from dry vegetation, accumulation of weeds, grass, and uncultivated vegetation:

(1) Which present a visual blight upon neighborhoods; or

(2) Which may harbor insect or rodent infestations; or

(3) Which may likely become a fire hazard; or

(4) Which result in a condition which may threaten the health and safety or the economic welfare of abutting or adjacent property owners.

(5) All grasses or weeds, and uncultivated vegetation, shall not exceed twelve (12) inches in height on vacant lots including the area between the edge of the pavement in the street and the lot line.

(c) Motor vehicles are prohibited from parking on or driving across any portion of a vacant lot, except for:
(1) Areas designated and approved by the Community Development Services Director: and

(2)Where the owner of the vacant lot has given written permission to the vehicle owner or operator

38.22 - Preserve Areas.

In preserve areas all maintenance requirements shall be determined by the department of environmental protection, except that the entire property shall be kept free of trash, debris, and litter.

38.23 - Landscape Materials.

Landscape materials shall be maintained reasonably free of weeds and foreign matter and shall always be kept in reasonably healthy conditions. Landscaping shall be kept in accordance with the approved DO and upon CO. All dead material shall be removed. Hazardous trees that potentially may fall on adjacent properties or rights of way shall be removed.

Sec. 38-24 – 38-29 Reserved.

ARTICLE V - GRAFFITI NUISANCE.

38.30 - It shall be prohibited for any person to write, paint, inscribe, scratch, scrawl, spray, place or draw graffiti of any type on any public or private building, structure or any other real or personal property.

(a) It shall be prohibited for any person owning property, acting as manager or for the owner of the property, or in possession or control of the property to fail to remove or effectively obscure any graffiti upon any public or private building, structure or any other real or personal property.
(b) This section shall not be construed to prohibit temporary, easily removable chalk or other water-soluble markings on public or private sidewalks, streets or other paved surfaces which are used in connection with:
(1) Traditional children's activities such as drawing, creating bases or a playing field for games such as stickball, kickball or handball, hopscotch, and similar activities, and any lawful business or public purpose or activity.
(2) Any lawful business or public purpose or activity.

ARTICLE VI - CONSTRUCTION SITE MAINTANENCE.

38.31 - Development activity, grading or excavating of land, must receive prior approval before construction activity can proceed.

38.32 - All construction and demolition contractors, and owners shall provide onsite control measures for the storage of loose debris, paper, tar paper, packaging and crating materials and other litter to prevent wind-driven scattering of such materials if the materials are otherwise not properly disposed of daily. All litter tarpaper, packaging and crating materials and similar materials shall be removed within thirty (30) days after the completion of the construction or demolition. In the event of a failure to control construction debris resulting in litter, the Enforcement Authority may provide a written citation to the permit holder, property owner or both.

38.33 - Erosion and Sediment Control, Landscape Maintenance, Shrubbery, Plants, and Ground Cover: All premises shall be maintained in a condition to prevent erosion of soil by:

(1) Landscaping with grass, trees, shrubs, other planted ground cover, silt fencing: or

(2) Such other suitable means as shall be approved by the Building Official.

(3) Where landscape plans have been specifically incorporated and approved in a Development Plan, the landscape areas shall be maintained in a manner equal to the original landscaping approval.

(4) Failure to maintain erosion and sediment control may result in a written citation to the permit holder, the property owner, or both.

38.34 - Draining; Re-grading; Fill Required.

Any lot, tract, or parcel, including swimming pools thereon, which shall be unwholesome or unsanitary, have stagnant water standing thereon, or be in such other condition as to be susceptible to producing disease shall be drained, re-graded or filled by the owner in a manner approved by the city.

38.35 - Clay Pits; Storm water ponds; Caves; Depressions.

The owner, lessor, or occupant of any real property in the City wherein there exists any clay pit, storm water ponds, cave, or other depression, so located and of such depth that a child might conceivably be drowned therein when such depression is filled with rainwater or other liquid, shall enclose the depression with a fence of a height of six feet or more, with a vertical mesh spacing not to exceed two inches. The enclosure shall be of such construction as not to be penetrable without the aid of tools or another mechanical device. The existence of any such depression not so protected is hereby declared to be a dangerous and attractive nuisance.

Sec. 38.36 – 38.40 Reserved.

ARTICLE VII – LITTER CONTROL.

38-41 - Areas to be Free of Trash & Debris.

The property, and right-of-way shall be kept free of trash, debris, and litter. Sidewalks shall be kept free of trash, debris, or litter. Bushes, trees, and other vegetative matter shall not obstruct the public sidewalk or obstruct motorist’s vision. Irrigation systems shall not overspray the public sidewalk.

38-42 - Storage of Litter.

(a) All commercial businesses shall store litter in containers to eliminate wind-driven debris. The number and size of receptacles for each commercial business shall be that number required to maintain a clean, neat, and sanitary premises. Spillage and overflow of litter around containers is a violation.
(b) Commercial businesses shall provide and maintain litter containers adequate to contain litter generated from such business at its loading and unloading zones.
(c) Commercial businesses open to the public shall provide and maintain containers adequate to contain litter generated from such business.
(d) Every person in possession or in control of any place, public or private, where litter is accumulated or generated shall provide and maintain adequate and suitable containers capable of holding such litter until proper final disposal is accomplished.
(e) Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance, and is prohibited. Failure to remove the accumulation by the property owner, tenant, manager, or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

38.43 - Unauthorized Disposal.

No private property owner, tenant, or occupant shall grant permission to any person to dispose of litter on the property in any manner other than in permitted disposal sites.

38.44 - Disposal of Litter Required.

Whomever generates litter in the city shall manage, store, handle, transport and dispose of it in accordance with the provisions of this Code.

No person shall throw, discard, place, drop, or deposit litter in any manner or amount in or upon any public property, private property, highway, street, right-of-way, or body of water within the limits of the City, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

38.45 - Materials, Objects Blown from Vehicles.

An owner, or driver of a vehicle, from which any materials or objects have fallen, blown, leaked, sifted, or otherwise escaped, shall immediately cause the materials or objects on public property or private property to be cleaned up and shall pay any costs.

38.46 - Litter at Commercial, Public Establishments.

The owners and operators of commercial establishments shall store their litter in a controlled manner to eliminate wind-driven debris and litter in and about their establishments, to include but not be limited to the following requirements:

(a) The number and size of containers necessary for each commercial establishment shall be required to control all waste generated on the premises.

(b) Spillage and overflow around containers shall immediately be cleaned up by the generator thereof as it occurs.
(c) All commercial establishments shall provide adequate receptacles in the loading and unloading areas to store loose debris, paper, cardboard, packaging materials and similar materials.
(d) Every person owning or operating a public establishment, or public place, shall have adequate receptacles available to contain litter generated.
(e) Every person in possession, in charge of, or in control of any place, public or private, where litter is accumulated or generated, shall always maintain litter in adequate and suitable receptacles and/or containers capable of holding such materials until proper final disposal is accomplished.
(f) No person shall keep an accumulation of litter on any property, vacant or occupied, on any premises, public street, alley, public or private.

38.47 - Responsibility for Surrounding Areas.

Each operator owner, or operator of any business, industry, or institution, private or public, profit or nonprofit, shall keep the adjacent and surrounding areas clean of wind-driven litter generated from such business, industry, or institution. These areas include public property, roads, rights-of-way, grounds, parking lots, loading, and unloading areas and vacant lots owned or leased by such business, industry, or institution.

38-48 - Property exteriors.

(a) Property exteriors shall be free of trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment, and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe, and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.
(b) No owner, operator, or tenant shall maintain premises, private or open to the public, upon which litter is permitted, caused, allowed or existing in any manner as to be a sanitary nuisance.

Sec. 38.49 – 38.54 Reserved.

ARTICLE VIII – VEHICLE STORAGE.

38-55 - Outside storage of recreational vehicles.

(a) Recreational vehicles shall not be lived in, slept in, or otherwise used as a residence or for residential or commercial purposes to include storage, except as provided in section 38-56 Temporary Use of Recreational Vehicles.
(b) Recreational vehicles shall not be connected to any water or sanitary sewer line, or utility apparatus, except as provided in section 38-56 Temporary Use of Recreational Vehicles.
(c) One Recreational vehicle may be stored on a parcel in a single-family dwelling district zoning, provided such recreational vehicle shall:

(1) Any electrical service connection to a recreational vehicle shall be done in a lawful, safe, and secure manner in accordance with the manufacturer's specifications and applicable Florida Building Code.

38-56 - Temporary use of recreational vehicles.

(1) The parcel must be located within the single-family dwelling district zoning.

(2) Prior to the occupancy of a recreational vehicle, a temporary use permit, which allows the recreational vehicle to be temporarily used in a residential capacity, must be obtained from the City of Crestview Building and Inspection Department.

(3) The temporary use permit is valid for 180 consecutive days, however, if the continuation of the construction elements is necessary for the structure to return to acceptable condition and there is a valid, open building permit for the construction activities, the temporary use of the vehicle may be continued via new permit or an extension of permit for an extension period of 90 days.

(4) The recreational vehicle shall be fully licensed and ready for highway use.

(5) Any electrical service connection to a recreational vehicle shall be done in a lawful, safe, and secure manner in accordance with the manufacturer's specifications and applicable Florida Building Code.

(6) Any potable water connection to a recreational vehicle must be completed under the regulations and inspection of the public services department and must have the required backflow protection device installed prior to use.

(7) Recreational vehicles must be pumped out by a Florida licensed and bonded wastewater hauler or taken to a fully licensed wastewater receiving station. Under no circumstance, shall connection be made to any sanitary sewer service or any disposal of wastewater be disposed of in a manner inconsistent with this Code of Ordinances and Florida law.

(8) The provisions of this section are not intended to, nor shall they be interpreted as in any way preempting the requirements of any private agreement and/or covenant.

38-57 - Recreational Vehicle Placement.

Recreational Vehicles may be placed in the side and rear yards. Recreational Vehicles are prohibited from being placed in the front yard.

Sec. 38.58 – 38.63 Reserved.

ARTICLE VIIII - PROPERTY MAINTENANCE.

38.64 - General provisions.

All premises shall be maintained in compliance with the standards in this section.

(a) Maintenance: Equipment, systems, devices, and safeguards required by this chapter or a prior code under which the structure or premises was constructed, altered, or repaired shall be maintained in good working order. The requirements of this chapter are not intended to provide the basis for removal or abrogation of fire protection or safety systems and devices in existing structures. Except as otherwise specified herein, the owner shall be responsible for the maintenance of buildings, structures, and premises.

(b) Existing remedies: The provisions in this chapter shall not be construed to abolish or impair other remedies of any local, State or Federal jurisdiction or its officers or agencies relating to the removal or demolition of any structure.

(c) Requirements not covered by this chapter: The Building Official shall determine requirements necessary for the strength, stability or proper operation and general conditions acceptable for an existing fixture, structure or equipment not specifically covered by this chapter.

(d) Deviation from chapter: Where practical difficulties are prohibitive in carrying out the provisions of this chapter, the Building Official has the authority to grant modifications for individual cases. The modification must comply with the intent and purpose of this chapter and shall not lessen health, life, and fire safety requirements. The basis for granting modifications shall be recorded and entered in the department files.

(e) Compliance: It shall be the duty of every owner and operator of improved or unimproved property within the City to comply with the requirements set forth in this chapter. No permit or certificate of occupancy shall be issued unless there is compliance with all applicable sections of this chapter. No premises or building, or combination, shall be used in a manner inconsistent with or in conflict with the requirements of this chapter.

(f) Conflict with other codes: The provisions of this chapter shall apply to all buildings, structures or premises in existence or built within the City limits or annexed therein. Where the provisions of this chapter impose a standard different than that set forth in any other ordinance of the City or under the laws of the State, the most restrictive standard shall prevail.

(g) Building Permits: Prior to commencing work to correct a violation as described in section 38.47 below, a building permit, or approval from the Building Official is required. Failure to obtain a building permit is punishable by Florida Statute 553.

38.65 - Standards for Improved Property.

(a) Foundation: The building foundation system shall be adequately maintained and capable of supporting the load for which it was designed.

(b) Wood supports shall be sound and free from insect infestation and rot.

(c) Metal supports and connections shall be free from rust and the equivalent of new supports.

(d) Skirting shall be maintained free from broken or missing sections, pieces, or cross members. Skirting shall be securely attached and sized from the ground to the lower outside perimeter of the structure.

(e) Exterior walls: Exterior walls of buildings shall be:

(1) Maintained free from holes, breaks, and loose or rotting materials: and

(2) Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.

(f) Windows:

(1) Every window shall be maintained in sound working condition and good repair to be substantially weather-tight and rodent-proof.

(2) Openings originally designed as windows shall be maintained as windows unless approved by the Building Official for enclosure. The enclosure of a window shall be by either bricking the opening, blocking the opening with concrete blocks, and stuccoing the exterior or boarding the opening. When boarding is used, it shall be of trim fit, sealed to prevent water intrusion, and painted or stained to conform to the other exterior portions of the building. The boarding shall

not remain for a period of more than 90 days from the date of the initial violation. When an act of God, such as a hurricane or tornado, the City Manager may extend the time as needed.

(g) Shutters: All shutters shall be maintained in good repair and securely attached to a structure. Peeling paint or preservatives is prohibited.

(h) Exterior doors: Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.

(i) Exterior doorframes and storefronts: Exterior doorframes and storefronts shall be maintained in good condition. All moldings shall be securely attached to the structure and maintained in good condition without splitting or deterioration.

(j) Exterior surface treatment: All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences, and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay- resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.

(k) Structural supports: Every structural element of a dwelling shall be maintained in a structurally sound condition and shall not show evidence of deterioration that would make it incapable of carrying normal loads.

(l) Porches and balconies: All exterior porches, balconies, stairs, and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to withstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs, and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.

(m) Stairs: All stairs shall be maintained safe and free from tripping hazards. Treads shall be sound, without broken or chipped edges. Wooden stairs shall be free from decay or substantial wear that could cause a tripping hazard or have an unsightly appearance. Handrails and guardrails shall be maintained to withstand loads prescribed by the Florida Building Code.

(n) Roofs: Roofs shall be maintained in a structurally sound and safe manner. Roofs shall be repaired using like materials to existing materials.

(o) Gutters and downspouts: Gutters and downspouts shall be maintained in good repair, and securely installed. Water run-off shall be contained on the property and shall not run-off onto adjacent properties.

(p) Chimneys, flues, and vent attachments: Chimneys, flues, and vent attachments shall be maintained in a structurally sound manner, free from defects to capably perform the functions for which they were designed.

(q) Overhang extensions: All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored to remain in sound condition. All exposed surfaces of metal or wood shall be protected from the elements, decay, or rust. For properties located in the Downtown Overlay District, any commercial awning in disrepair must be repaired to original condition. Awnings in this district may not be removed but must be repaired. In the event the original material cannot be located, the property owner must obtain a permit and replace with a similar product.

(r) Insect screens: All windows and other outside openings required for ventilation of food preparation areas, food service areas, or any areas where products utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of not less than

sixteen (16) mesh per twenty-five (25) mm. Every swinging door shall have a self-closing device in good working condition.

(s) Accessory structures: Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

(t) Swimming pools: No person owning, operating, or having possession of any property within the city shall allow the accumulation of stagnant water. All swimming pools, spas, architectural pools, ponds, or bodies of water shall be properly maintained so as not to create a safety hazard or harbor insect infestation. Water shall not be allowed to stagnate or to become polluted. Pools and spas shall be kept in working order, and the water quality shall be such that it does not create a breeding ground for mosquitoes or other insects. Roofs or other structures, or improvements designed for the retention of water are exempt from this section but shall be subject to the design capabilities of a said roof, structure, or improvement or other governing codes.

(u) Rodent harborage: All structures and exterior premises shall be kept free from rodent harborage and infestation. Where rodents are found, the owner shall promptly exterminate rodents through a process which will not be injurious to human health.

(v) Exterior lighting: All outdoor lighting shall comply with the following:

(1) Non-vehicular light sources that shine into the eyes of drivers of vehicles or pedestrians which could impair safe traverse are prohibited.

(2) All lighting shall be shielded and aimed at the owner's premises, or sidewalk and street abutting the premises.

(w) Fences and walls: Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

Floors, interior walls, and ceilings: All floors, interior walls and ceilings of every structure shall be maintained in a structurally sound manner and in a condition consistent with its use

38.66 - Accessory structures.

Garages, storage buildings and all other accessory structures shall be maintained in good repair and sound structural condition. Structures attached or unattached, to the principal structure, which are found by the Building Official to be structurally deficient, shall be repaired or demolished within the timeframe set by the Building Official. Maintenance of accessory structures shall comply with the following:

(a) The exterior of the building and premises to include but not limited to parking areas and landscaped areas shall be maintained in a sound, clean and neat condition.

(b) Signs shall be maintained in good condition. Where the sign structure remains, the sign faces are to be replaced with blank panels (permit required). The design and color are subject to approval by the Building Official.

(c) All advertising structures, awnings and accompanying supporting members shall be maintained in good repair and shall not constitute a nuisance or safety hazard. Advertising structures or awnings not properly maintained in accordance with this subsection shall be removed. Awnings or marquees made of cloth, plastic or a similar material shall not show evidence of tearing, ripping or holes. Upon removal of an advertising structure, such as a sign, all supporting members shall be removed. Awnings must be repaired or replaced to original condition. Where supporting members have been left from sign removal prior to adoption of the ordinance from which this chapter is derived, such supporting members shall be removed

within three (3) months of the effective date of such ordinance. Nothing in this subsection shall be construed to authorize any encroachments on streets, sidewalks, or other parts of the public right-of-way.

(d) Where parking areas are to be barricaded to prohibit vehicular travel, it shall be accomplished by installation of parking bumpers pinned to the pavement.

38.67 - Responsibilities of owner and operator.

It shall be the duty and responsibility of the operator and the owner to ensure compliance with the following:

(a) All parts of the premises under the control of the owner or operator shall be maintained in a safe and sanitary condition consistent with the business use.

(b) The owner or operator shall not perform any acts:

(1) Which render other parts of the premises unsafe or unsanitary:

(2) Which obstruct any adjacent owner or operator from performing any duty required or maintaining the premises in a safe and sanitary condition.

(c) Every owner or operator shall eliminate infestation of rodents or insects in and on the premises subject to the owner's or operator's control.

(d) Every owner or operator shall maintain all plumbing fixtures in a safe and sanitary condition.

(e) Upon learning of a defect or inoperable status of any facility, utility or equipment required under this chapter, which is the owner's responsibility, the operator shall provide written notice to the owner.

38.68 - General maintenance.

(a) Nuisances and hazards: Premises shall be maintained free of nuisances and any hazards to the safety of the customers or persons utilizing the premises or to pedestrians passing by.

(b) Walls exposed because of demolition: Where a wall of a building is exposed because of demolition, the owner of the building shall have the wall with its doors, windows, vents, or other similar openings closed with material of the type composing the wall. No protrusions or loose material shall be in the wall. The exposed wall shall be painted, stucco or bricked, and weatherproofed, if necessary, based on construction material, to prevent deterioration of the wall.

(c) Storage of flammable or combustible materials: There shall be no storage or accumulation of flammable or combustible liquids or other materials on the premises and only in such quantities prescribed by the regulations.

(d) Abandoned curb cuts: Where curb cuts are abandoned due to new construction or change of access by the owner, the curb cut shall be closed and replaced in accordance with the requirements of the Land Development Code, curb, and gutter design to match original.

(e) Sidewalks or curbs damaged by delivery vehicles: Damage to public sidewalks or curb and gutter located in the public right-of-way shall be repaired or replaced by the owner at no expense to the City when such damage is caused by vehicles making deliveries to the commercial premises.

38.69 - Applicability of standards to vacant buildings; securing vacant buildings.

The provisions of this chapter that apply to the exterior premises include vacant structures. Vacant structures are not required to comply with the interior requirements of this chapter. All vacant structures shall be secured to prevent the entry of unauthorized persons or the formation of nuisance conditions. Securing a vacant structure may include boarding of the building, for a limited time not to exceed 90 days, as determined by the Building Official. If required by the Building Official, windows and doors shall be boarded by the owner and the boarding

shall be maintained to keep the building secured. The design and color of boarding is subject to approval by the Building Official and shall be designed so that the building does not appear to be abandoned.

38.70 - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any premises in the City:

(a) Structures that are:

(1) Partially destroyed; or

(2) Left in a state of disrepair; or

(3) Left in a state of partial construction beyond the valid timeframe of the permit.

(b) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.

(c) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.

(d) Garbage and trash containers stored in a manner visible from the street.

(e) Prior to issuance of a demolition permit for a building where commercial activity is a permitted use, performance bond or equivalent security shall be filed with the City, or a letter of credit may be submitted to the City Manager for approval, in the amount defined below.

(1) Total demolition: The amount to demolish the building, and remove all debris from the site, and disposal cost for the debris and grading the lot in compliance with the Land Development Code; or

(2) Partial demolition: The amount to demolish the building, and remove all debris from the site, and disposal cost for the debris, grading the lot and the cost of additional construction or reconstruction so the exterior of any partially demolished building or building abutting an adjacent building that results in repair or reconstruction complies with this chapter and the Florida Building Code, as amended.

(f) Where buildings in any zoning district are destroyed by fire, disaster or other acts of God, the requirements of this section and the Land Development Code shall apply.

CITY OF CRESTVIEW

Item # 7.2.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planning Administrator
DATE:	4/15/2021
SUBJECT:	Ordinance 1814 - Redstone Avenue Annexation

BACKGROUND:

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

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

The Planning and Development Board recommended approval of the request on April 5, 2021 and the first reading was on April 12, 2021.

DISCUSSION:

The property description is as follows:

Property Owner:	Hussain Talib
Parcel ID:	21-3N-23-0000-0017-0140
Site Size:	6.86 acres
Current FLU:	Okaloosa County Low-Density Residential
Current Zoning:	Okaloosa County Residential-1
Current Land Use:	Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial (C-1)	Vacant
East	Mixed Use (MU), County Low-Density Residential & Residential (R)	Mixed Use (MU), County Residential-1, Single-Family Medium-Density (R-2) & Single- and Multi-Family Dwelling (R-3)	Vacant/Municipal
South	Commercial (C)	Commercial (C-1)	Vacant
West	Commercial (C) & County Low-Density Residential	Commercial (C-1) & County Residential-1	Vacant

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

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 15, 2021. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

The cost of advertising is $656.88.

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

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1814 on second reading.

Attachments

1. Exhibit Packet - Redstone

ORDINANCE: 1814

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 6.86 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 21-3N-23-0000-0017-0140 (Deed recorded in Book 1086, page 230, dated March 1, 1980)

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

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

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

Comprehensive Plan.

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

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

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

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

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

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

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

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

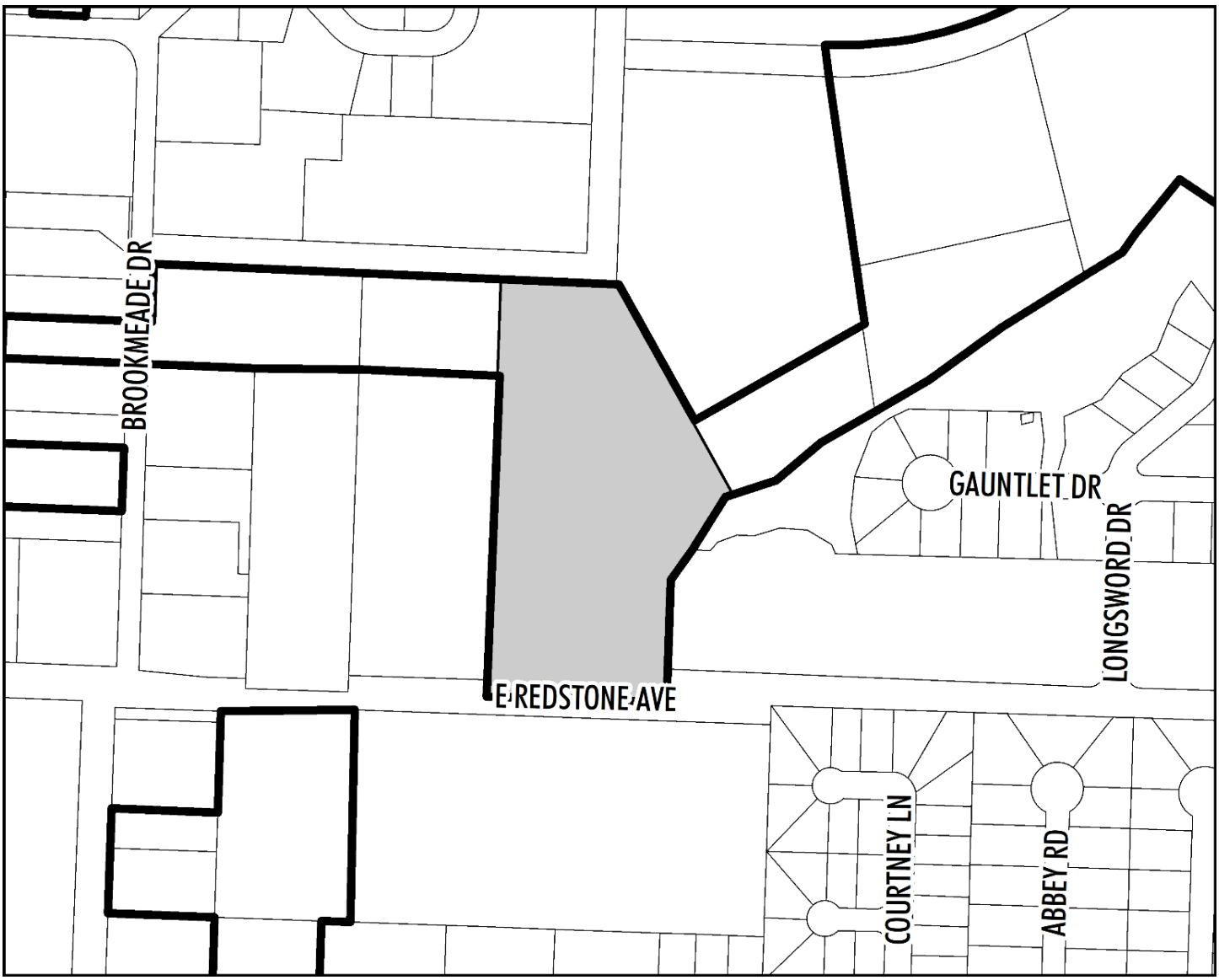
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

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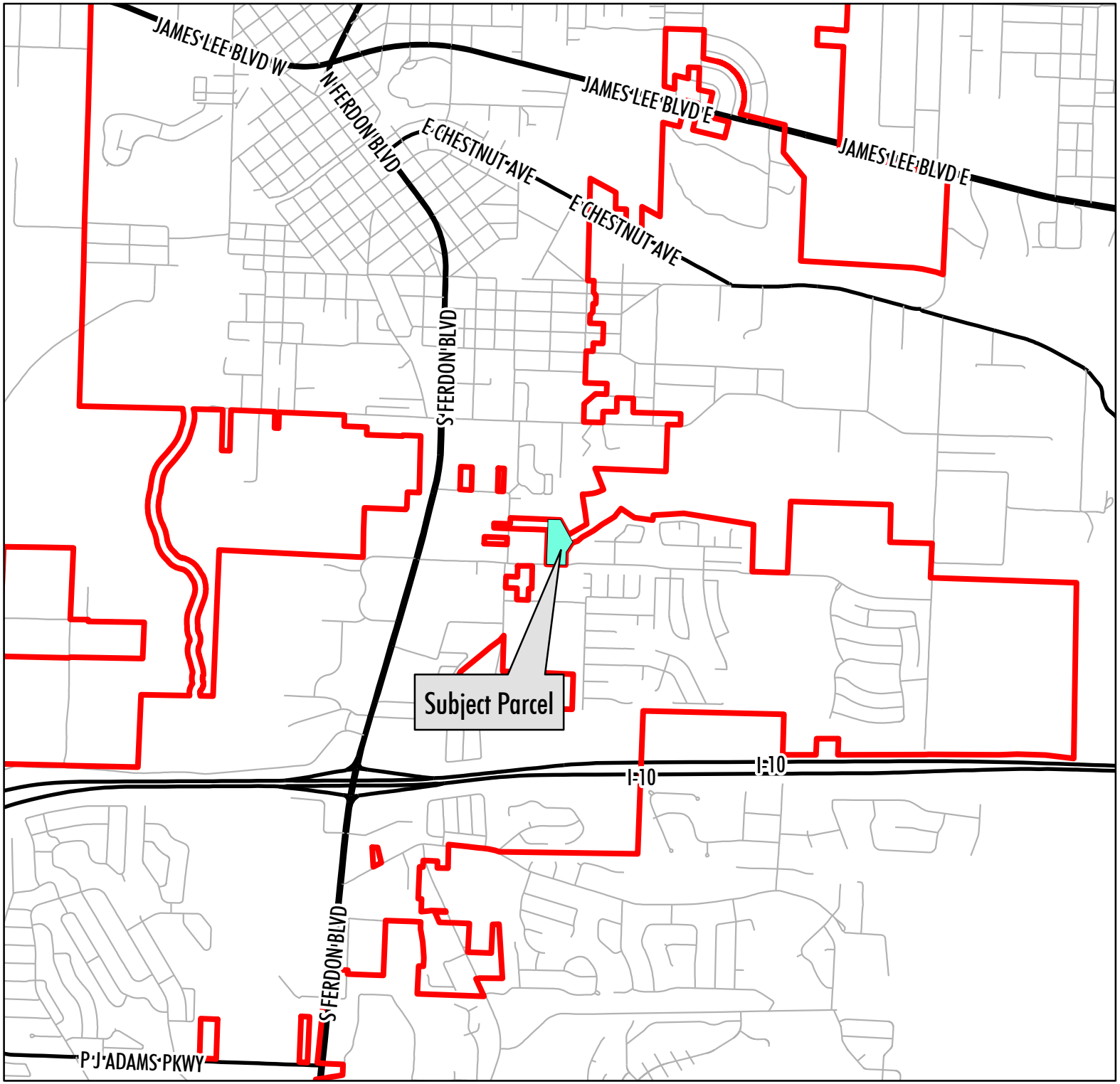
GAUNTLET DR
LONGSWORD DR
E REDSTONE AVE
COURTNEY LN
ABBEY RD

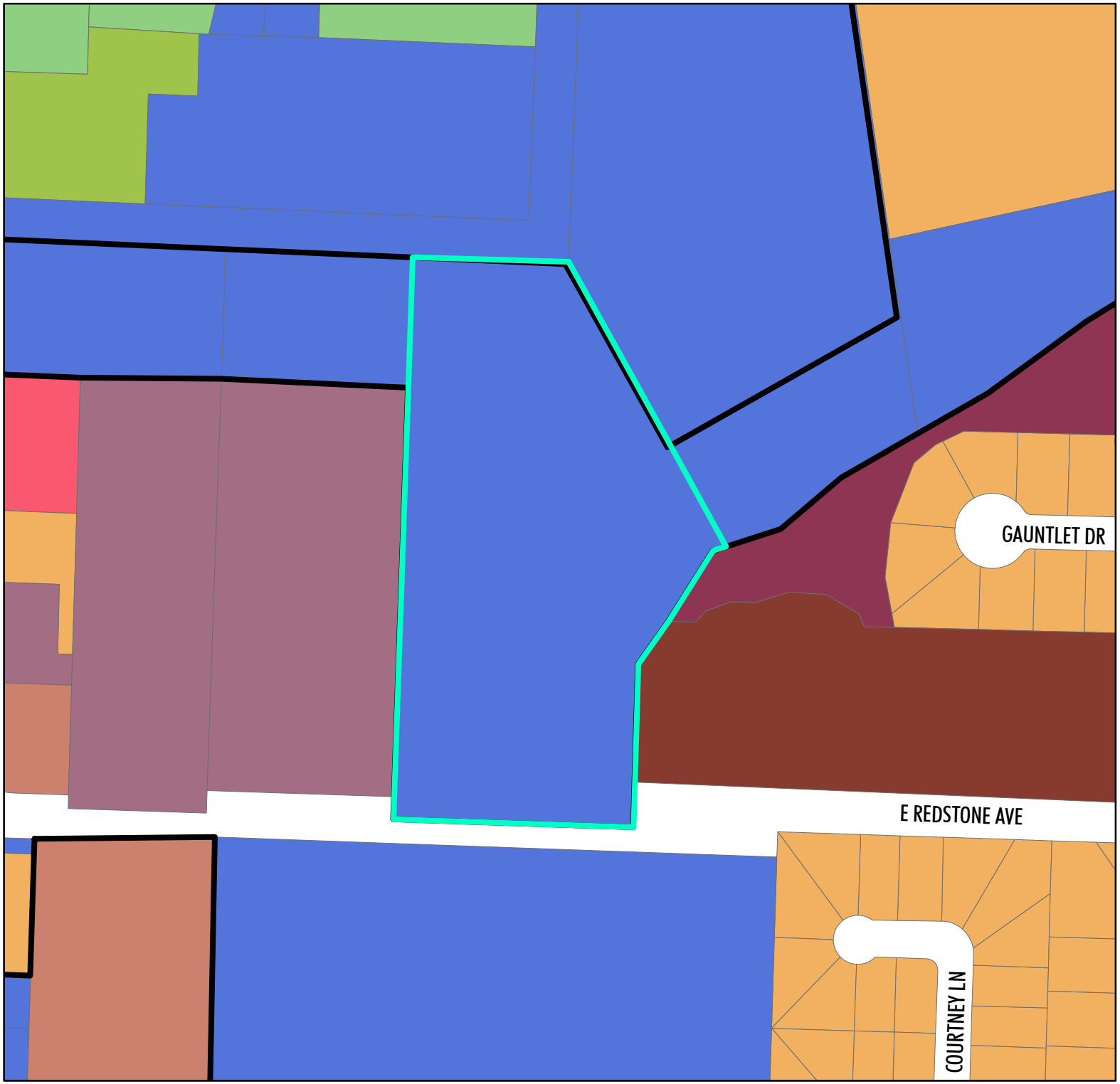
Vicinity Map



N

Not to Scale

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



Existing Use

N

0 100 200

Feet

Legend

Subject Parcel

City Limits

Existing Use

Multi-Family

Municipal

No AG Acre

Profession

Private School

Single Family

Trailer Park

Vacant

Vacant Commercial

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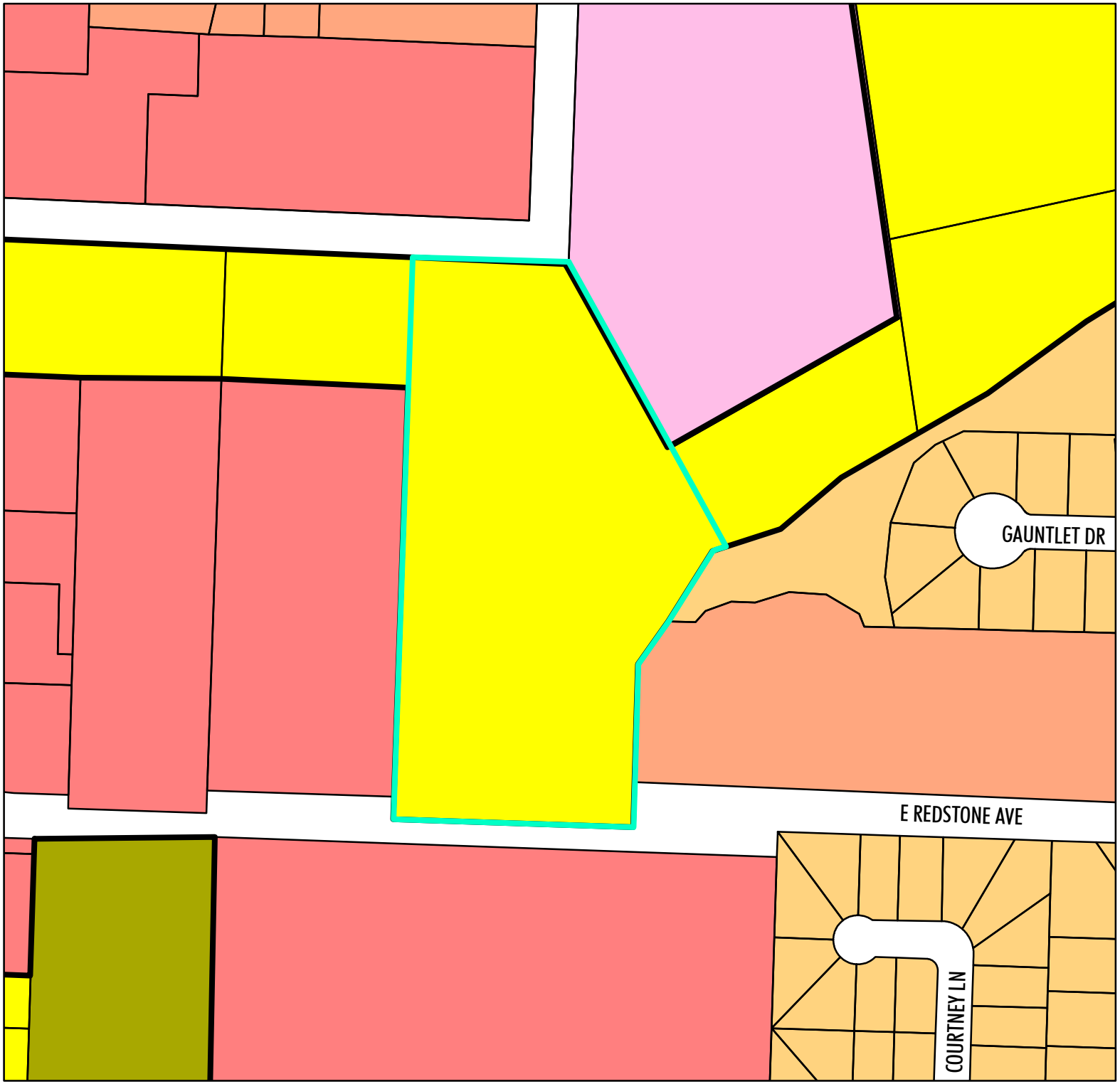
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

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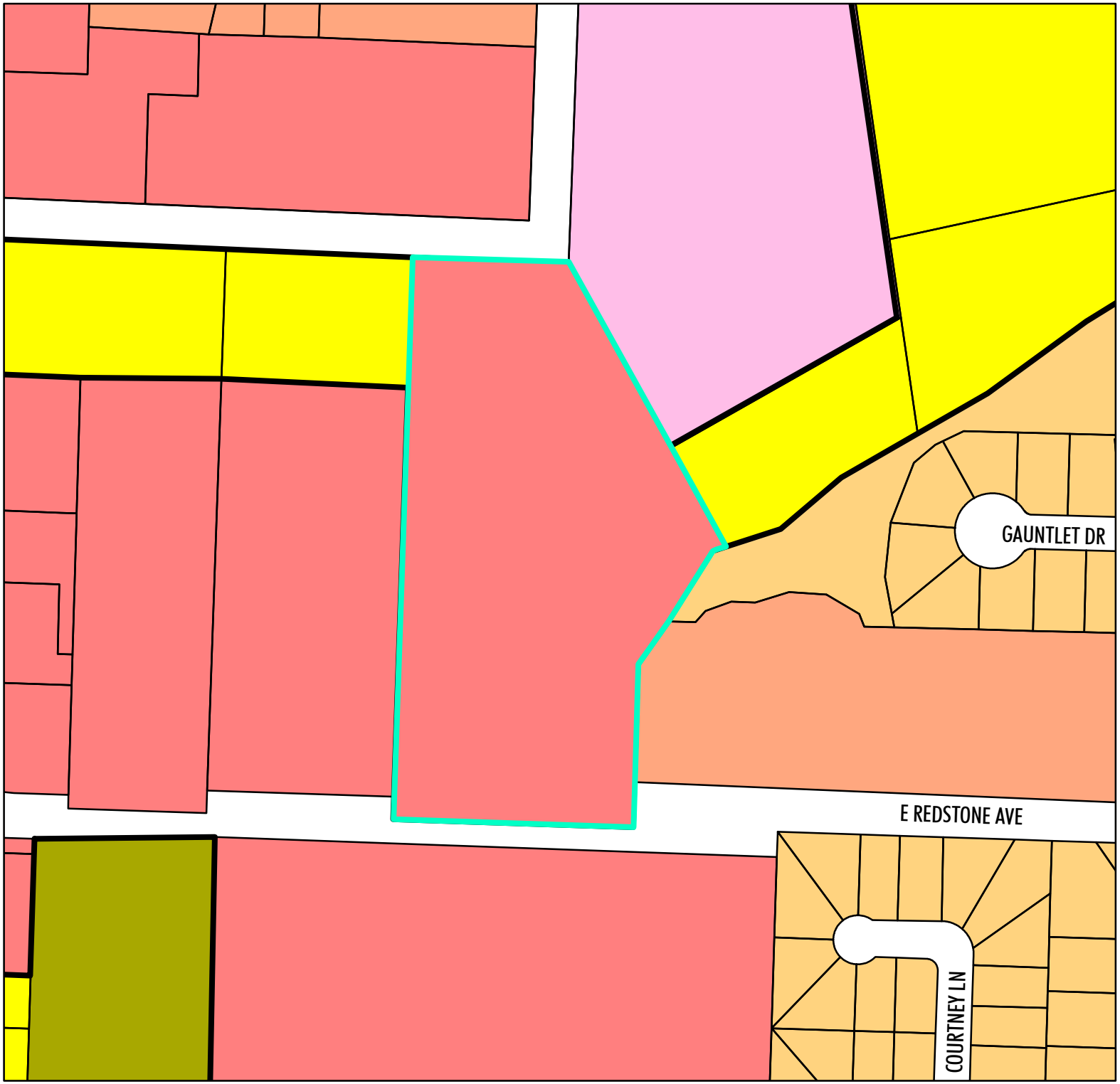
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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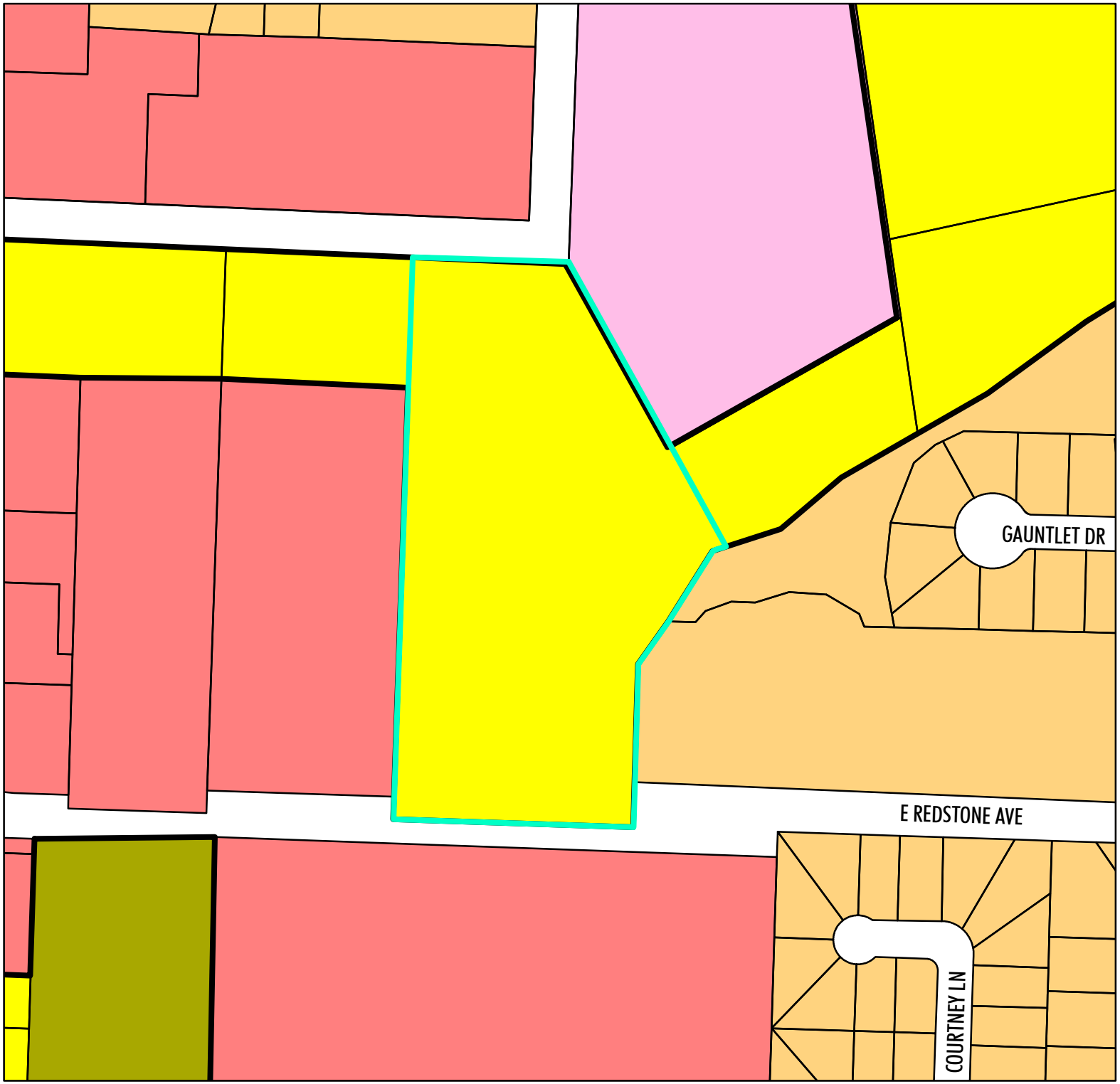

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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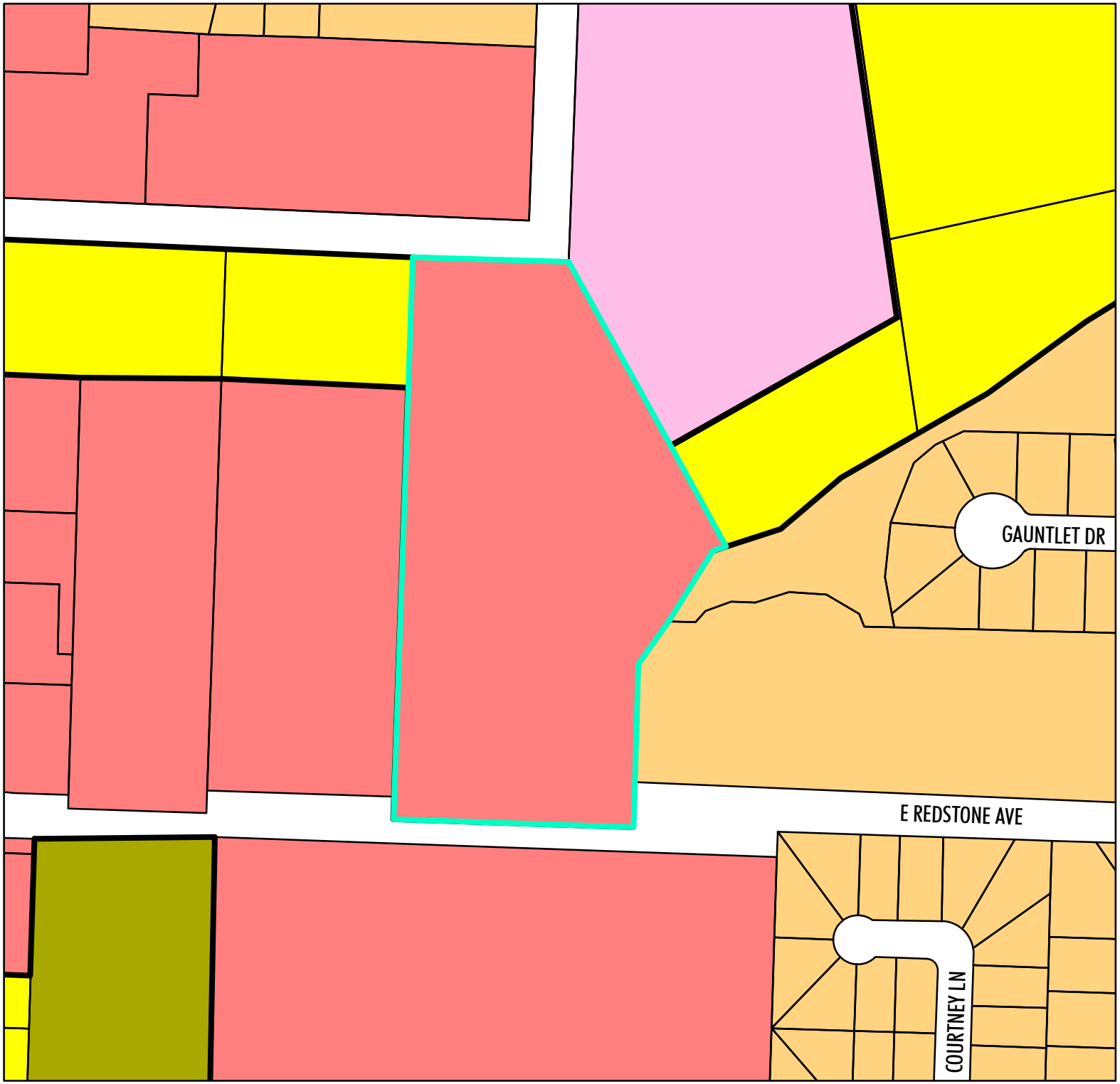
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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

CITY OF CRESTVIEW

Item # 7.3.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planning Administrator
DATE:	4/15/2021
SUBJECT:	Ordinance 1815 Redstone Avenue Comprehensive Plan Amendment

BACKGROUND:

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

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

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

The Planning and Development Board recommended approval of the request on April 5, 2021 and the first reading was on April 12, 2021.

DISCUSSION:

The property description is as follows:

Property Owner:	Hussain Talib
Parcel ID:	21-3N-23-0000-0017-0140
Site Size:	6.86 acres
Current FLU:	Okaloosa County Low-Density Residential
Current Zoning:	Okaloosa County Residential-1
Current Land Use:	Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial (C-1)	Vacant
East	Mixed Use (MU), County Low-Density Residential & Residential (R)	Mixed Use (MU), County Residential-1, Single-Family Medium-Density (R-2) & Single- and Multi-Family Dwelling (R-3)	Vacant/Municipal
South	Commercial (C)	Commercial (C-1)	Vacant
West	Commercial (C) & County Low-Density Residential	Commercial (C-1) & County Residential-1	Vacant

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1815 on second reading.

Attachments

1. Exhibit Packet - Redstone

ORDINANCE: 1815

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY LOW-DENSITY RESIDENTIAL TO COMMERCIAL (C) ON APPROXIMATELY 6.86 ACRES, MORE OR LESS, IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

D. This amendment involves changing the future land use designation from Okaloosa County Low-Density Residential to Commercial (C) on a parcel of land containing 6.86 acres, more or less, lying within the corporate limits of the City; and

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

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 6.86 acres of land, more or less, from Okaloosa County Low-Density Residential to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 6.86 acres, more or less, is known as Parcel 21-3N-23-0000-0017-0140 and commonly described as:

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

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

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 21-3N-23-0000-0017-0140. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 21-3N-23-0000-0017-0140 thereon.

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

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

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

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

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

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

ATTEST:

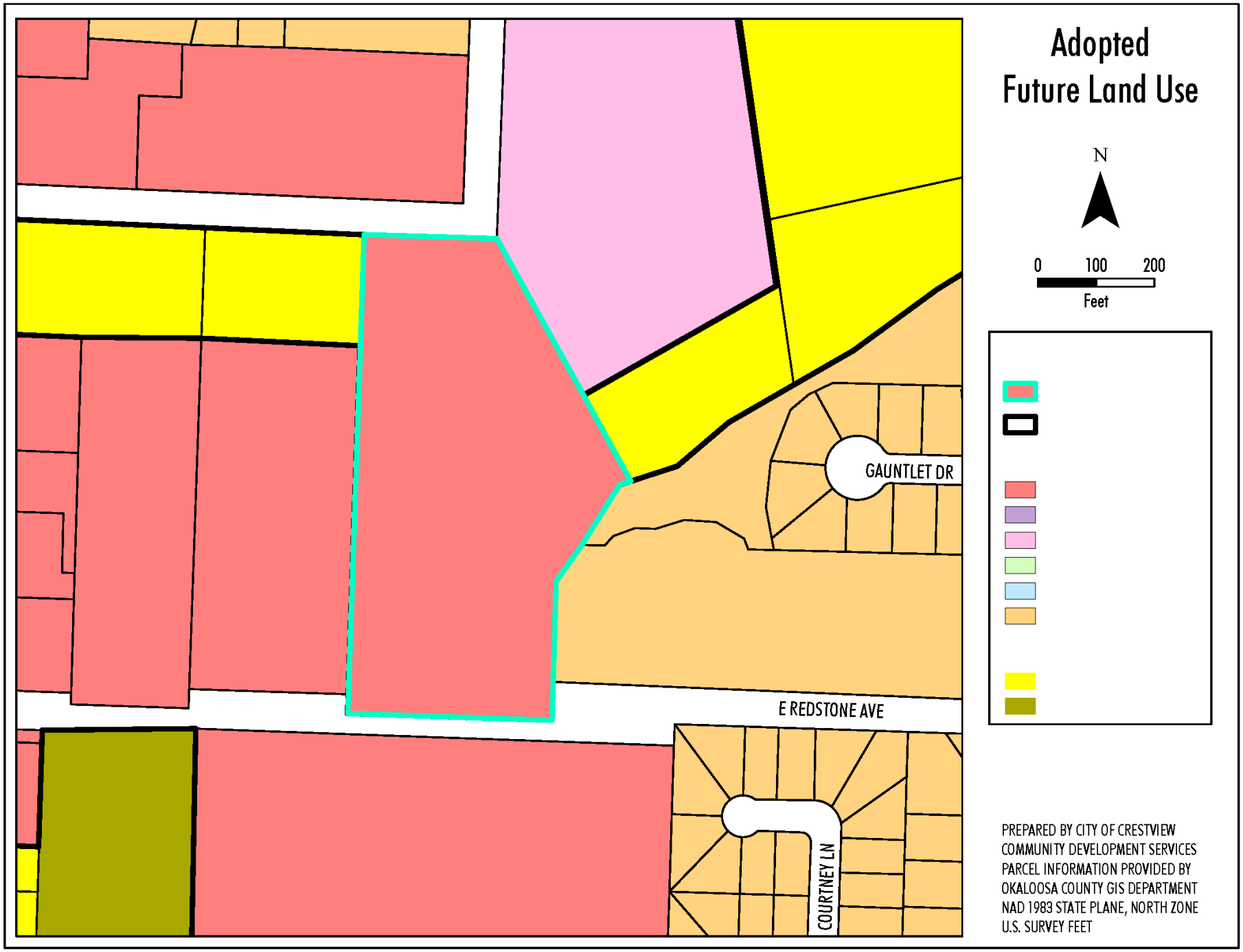
_____

ELIZABETH M. ROY

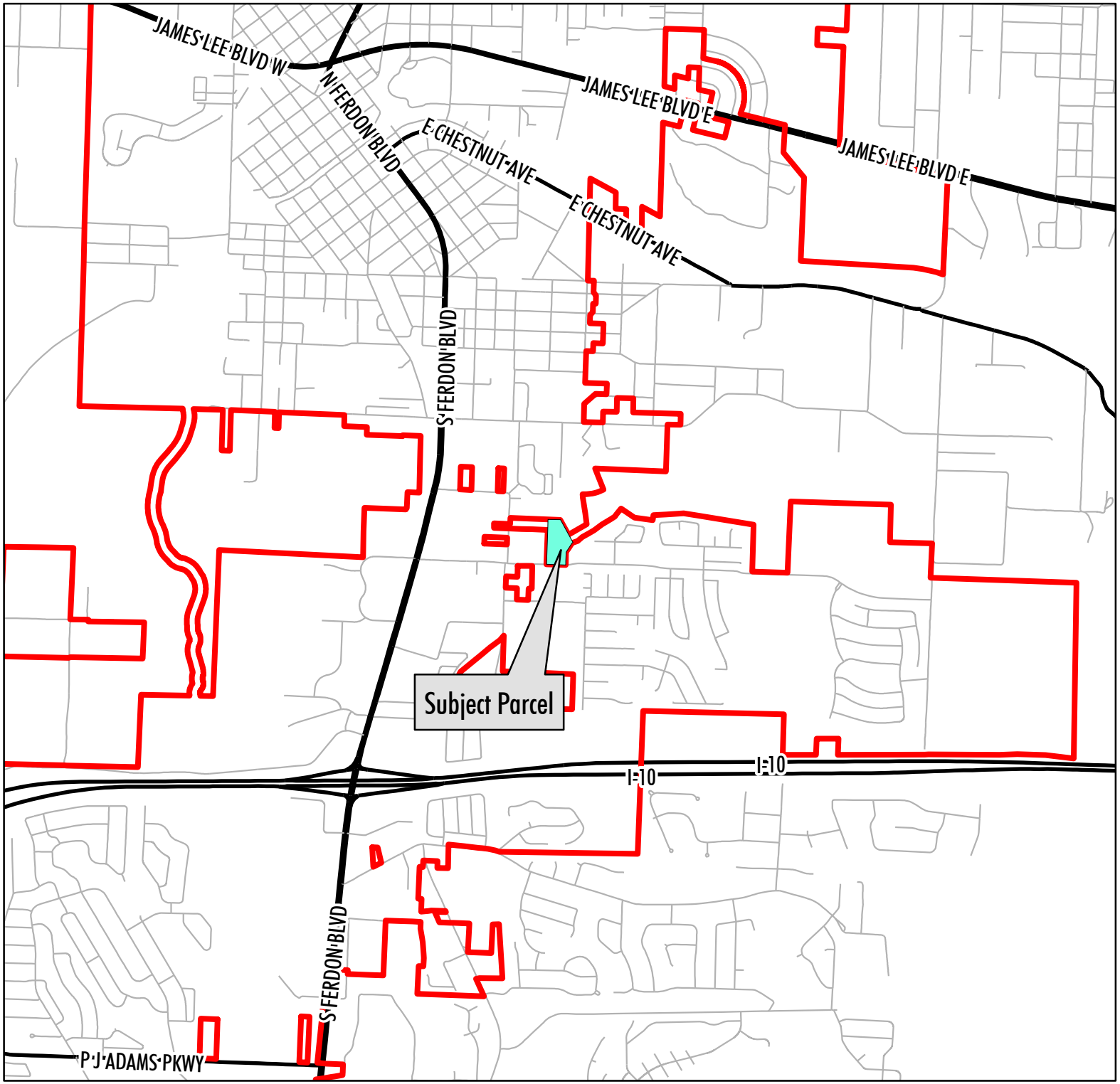
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor


Adopted
Future Land Use
N
0
100
200
Feet
GAUNTLET DR
E REDSTONE AVE
COURTNEY LN
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Vicinity Map



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Not to Scale

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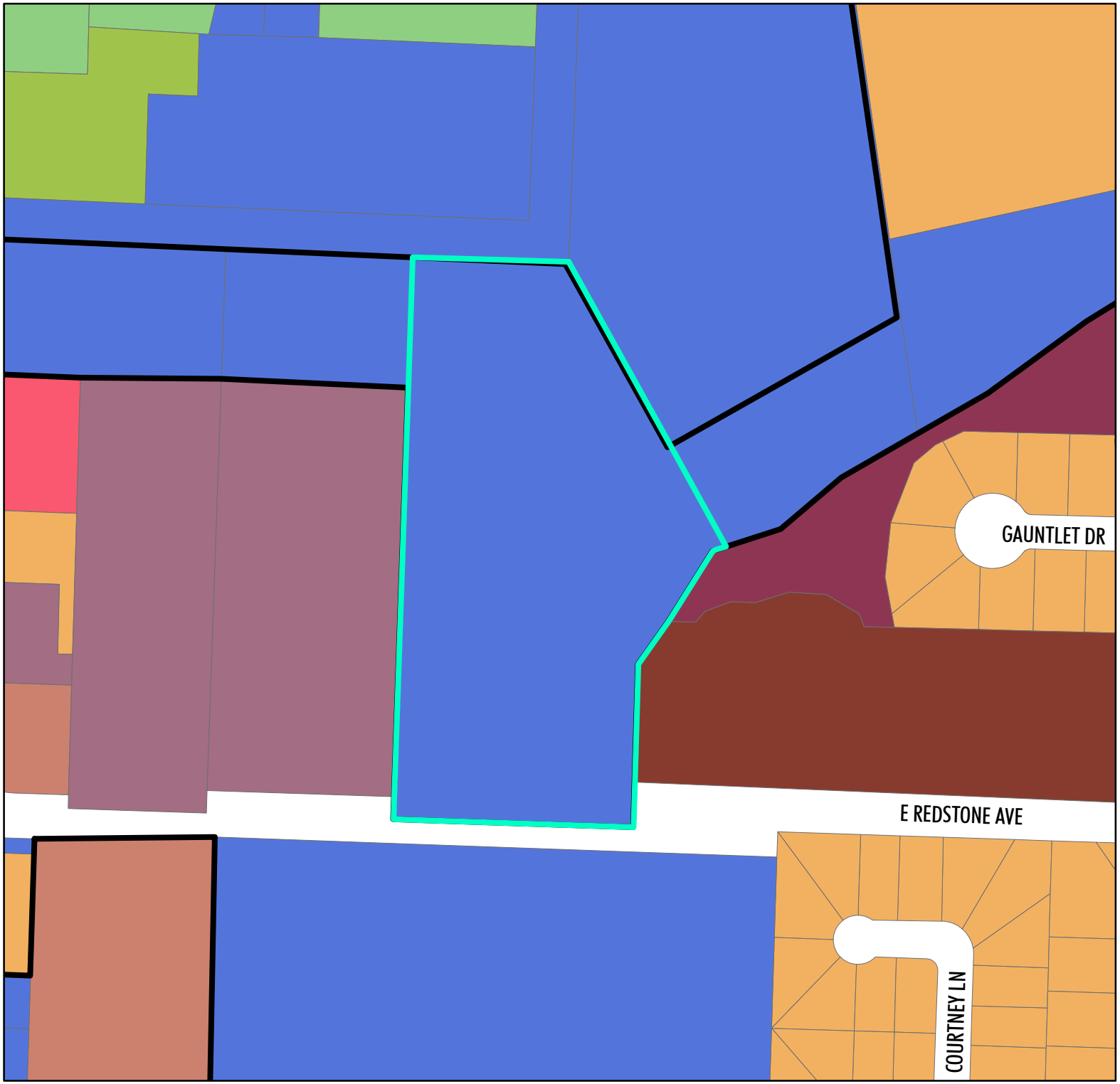
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

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

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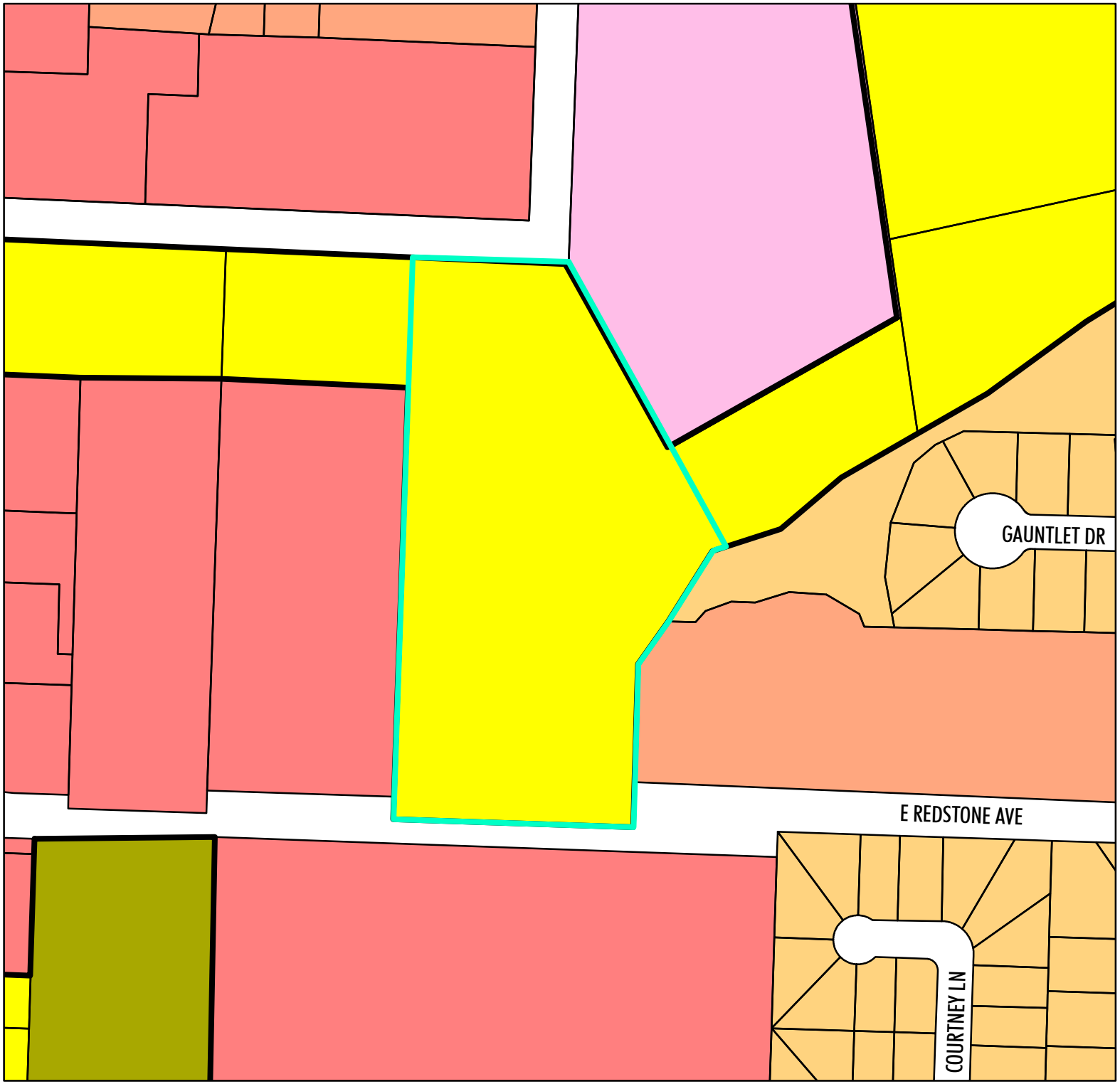

Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

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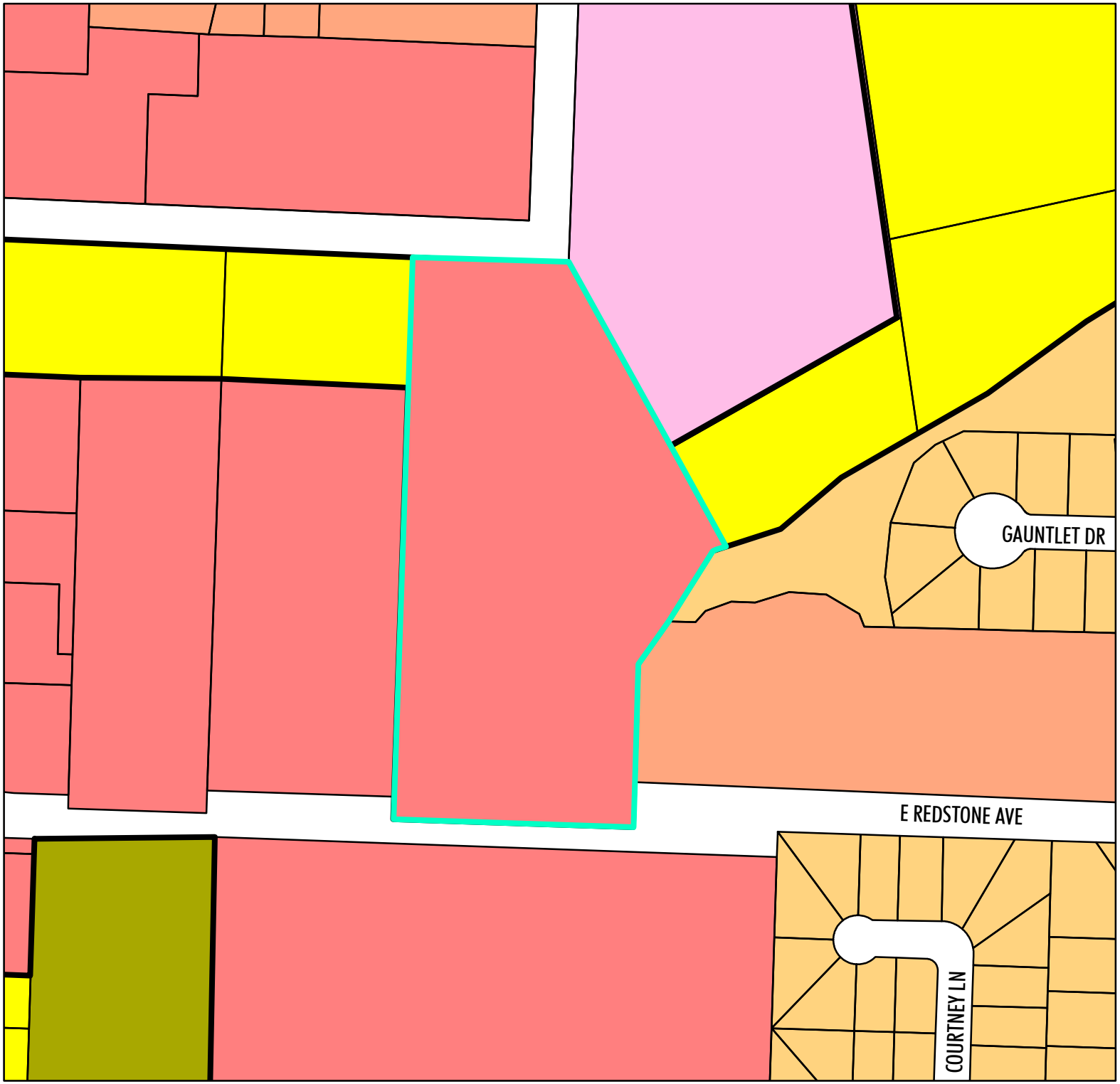
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

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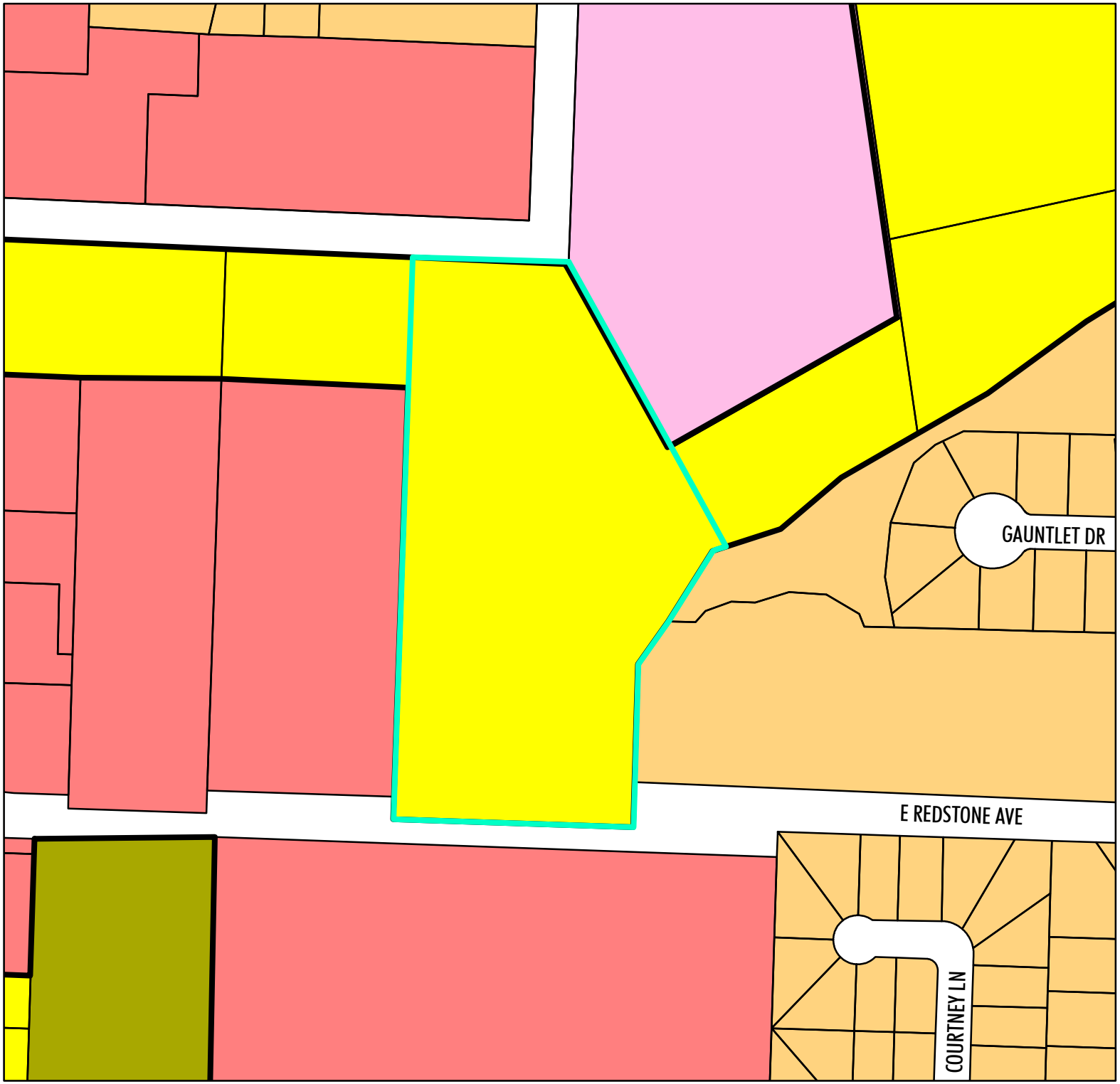

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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COMMUNITY DEVELOPMENT SERVICES
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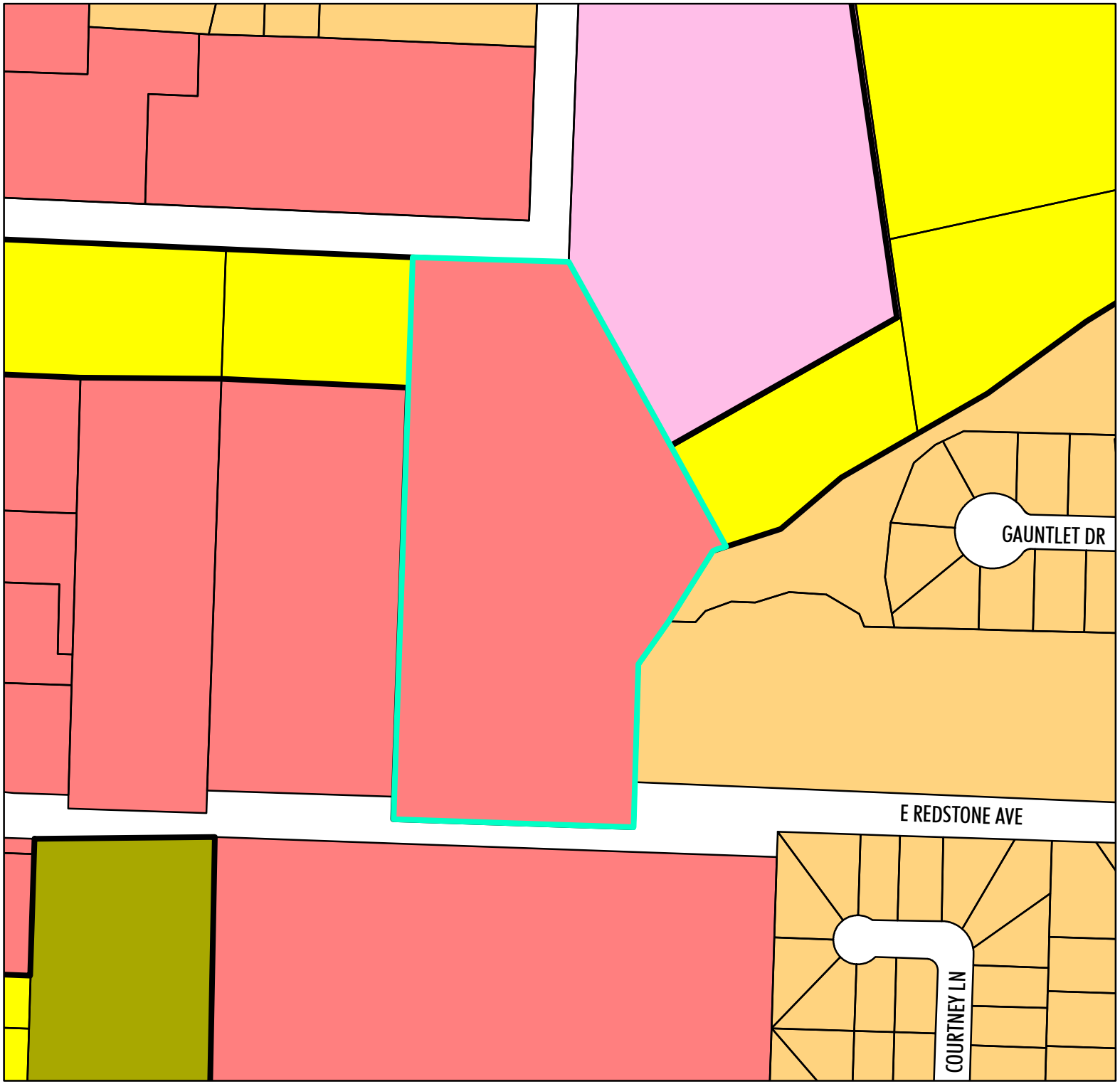

Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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COMMUNITY DEVELOPMENT SERVICES
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

CITY OF CRESTVIEW

Item # 7.4.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planning Administrator
DATE:	4/15/2021
SUBJECT:	Ordinance 1816 - Redstone Avenue Rezoning

BACKGROUND:

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

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

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

The Planning and Development Board recommended approval of the request on April 5, 2021 and the first reading was on April 12, 2021.

DISCUSSION:

The property description is as follows:

Property Owner:	Hussain Talib
Parcel ID:	21-3N-23-0000-0017-0140
Site Size:	6.86 acres
Current FLU:	Okaloosa County Low-Density Residential
Current Zoning:	Okaloosa County Residential-1
Current Land Use:	Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial (C-1)	Vacant
East	Mixed Use (MU), County Low-Density Residential & Residential (R)	Mixed Use (MU), County Residential-1, Single-Family Medium-Density (R-2) & Single- and Multi-Family Dwelling (R-3)	Vacant/Municipal
South	Commercial (C)	Commercial (C-1)	Vacant
West	Commercial (C) & County Low-Density Residential	Commercial (C-1) & County Residential-1	Vacant

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1816 on second reading.

Attachments

1. Exhibit Packet - Redstone

ORDINANCE: 1816

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 6.86 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE COMMERCIAL (C-1) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 6.86 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 6.86 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1815, is hereby rezoned to Commercial (C-1) to wit:

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

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

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

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

SECTION 5 – SCRIVENER'S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager's designee, without public

hearing, by filing a corrected or re-codified copy with the City Clerk.

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1815 and becomes legally effective.

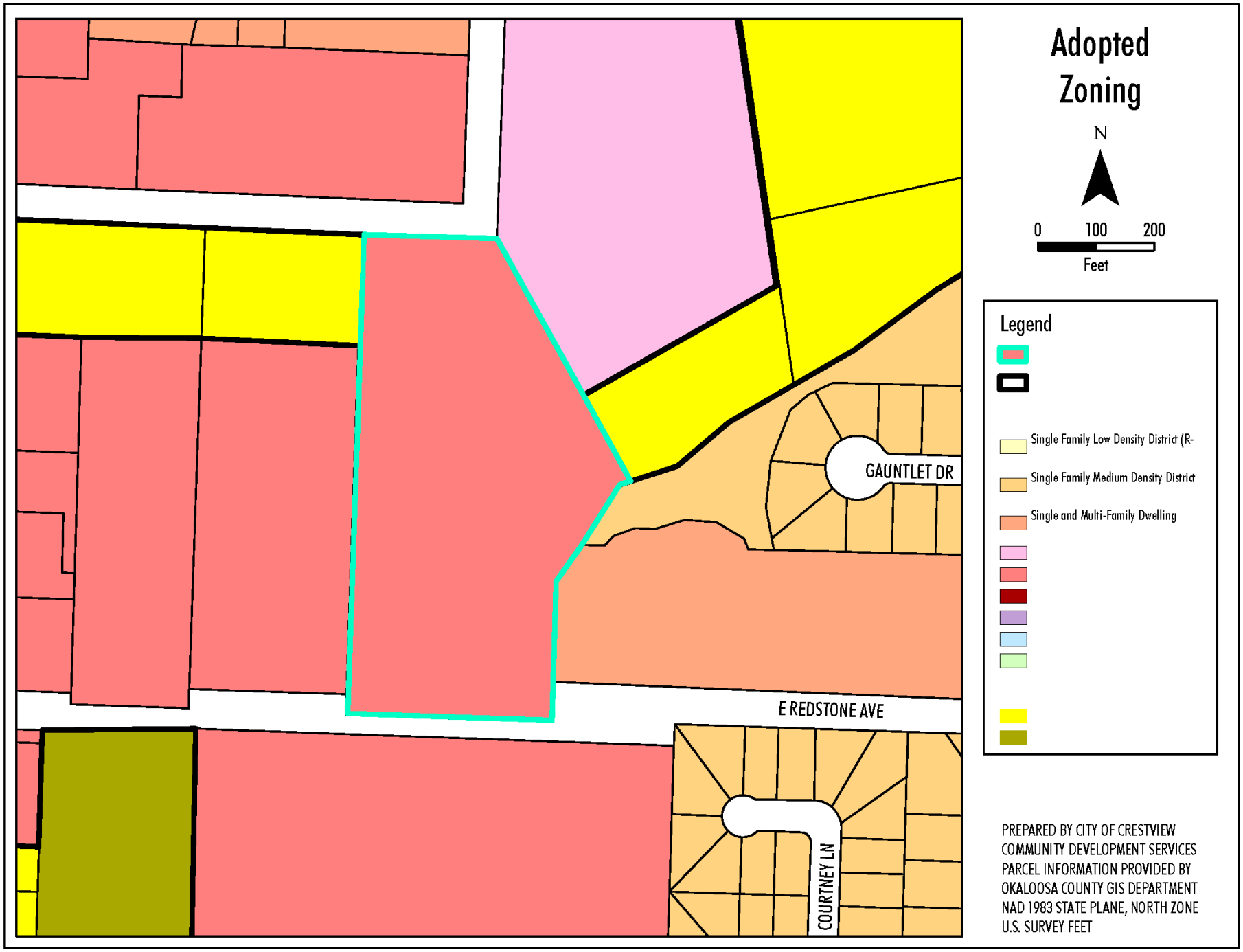
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021

ATTEST:

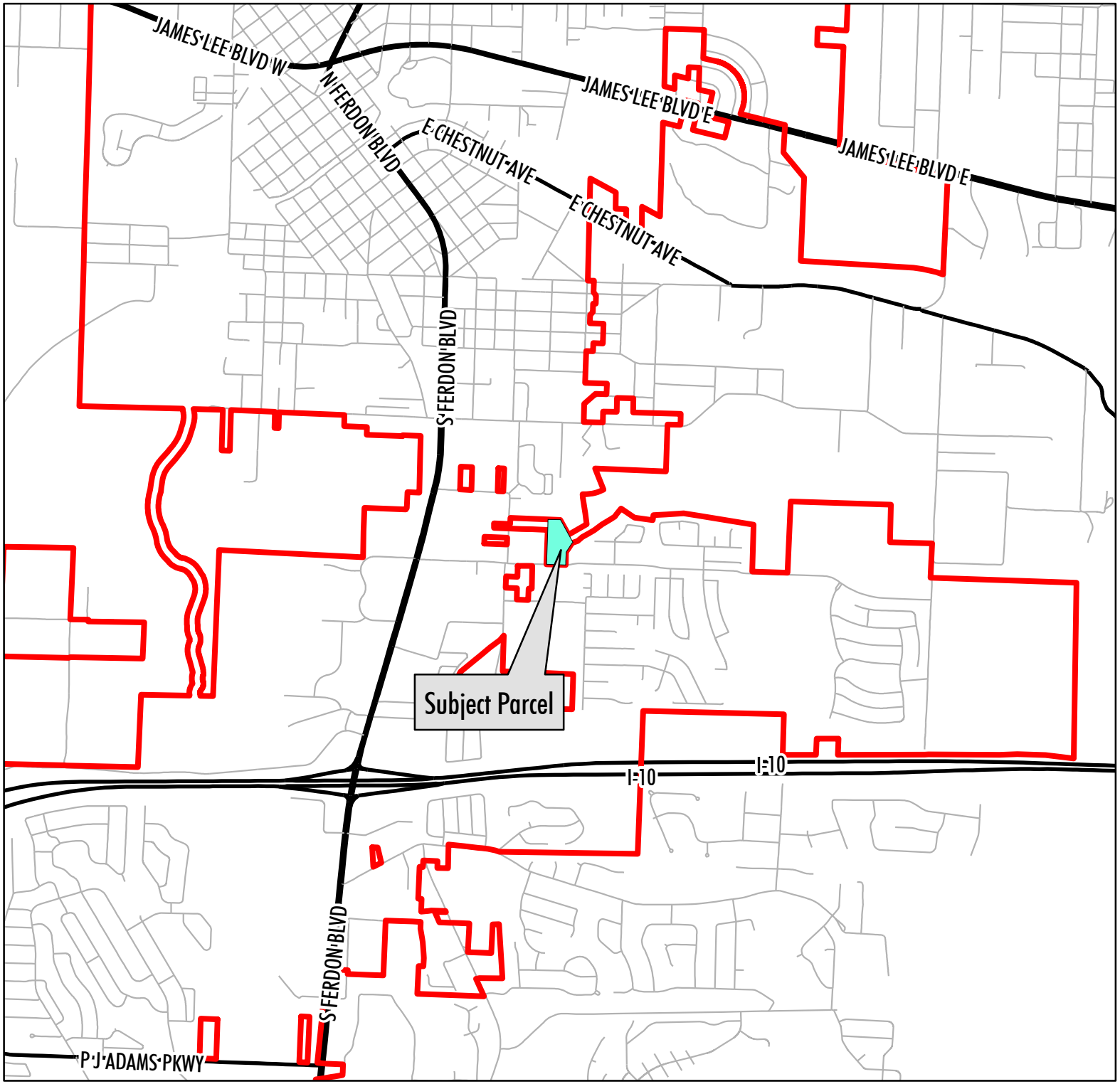
_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2021.

_____
JB Whitten
Mayor


Adopted Zoning
N
0 100 200
Feet
Legend
Single Family Low Density District (R-
Single Family Medium Density District
Single and Multi-Family Dwelling
GAUNTLET DR
E REDSTONE AVE
COURTNEY LN
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Vicinity Map



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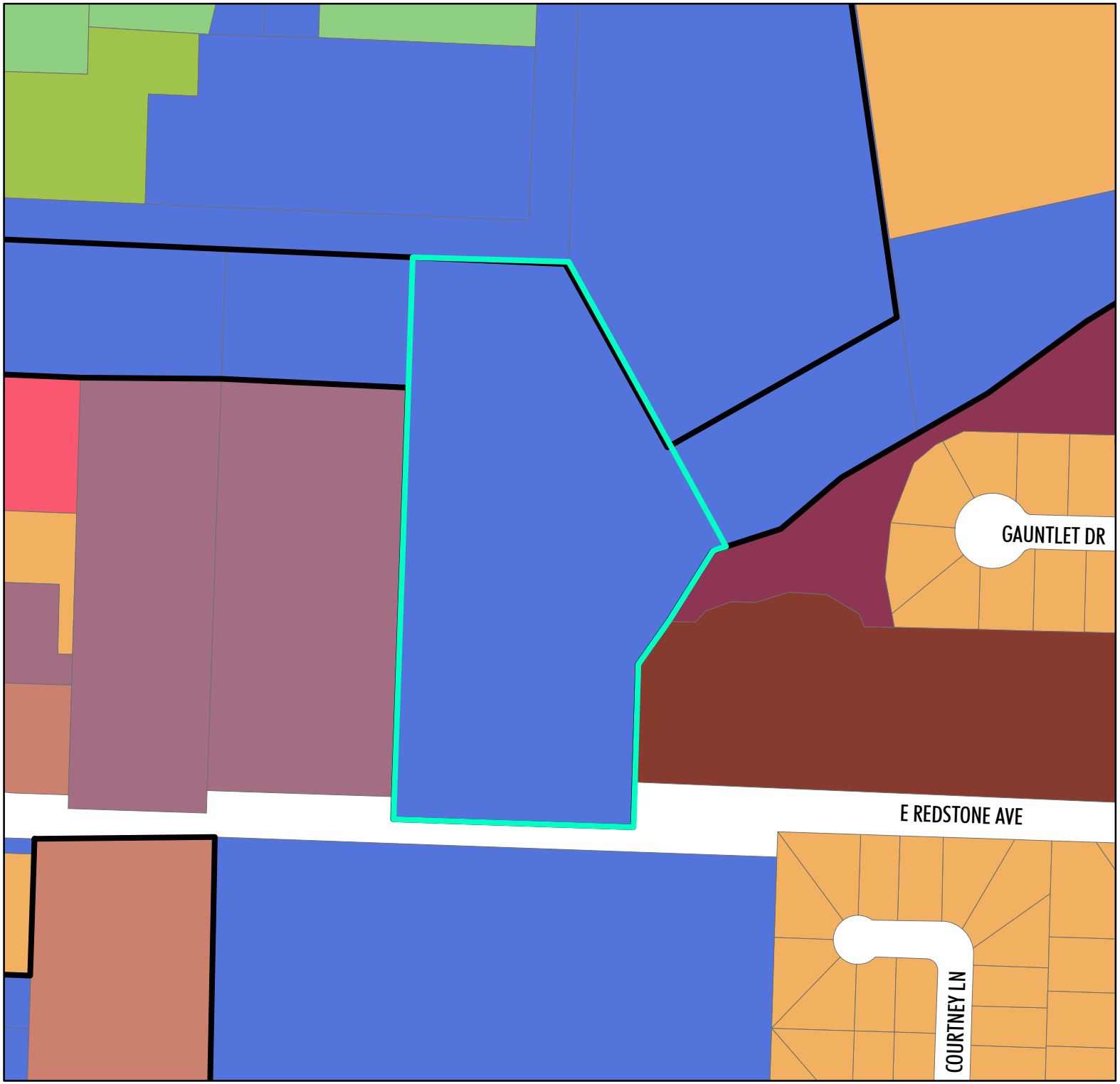
Not to Scale

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



Existing Use

N

0 100 200

Feet

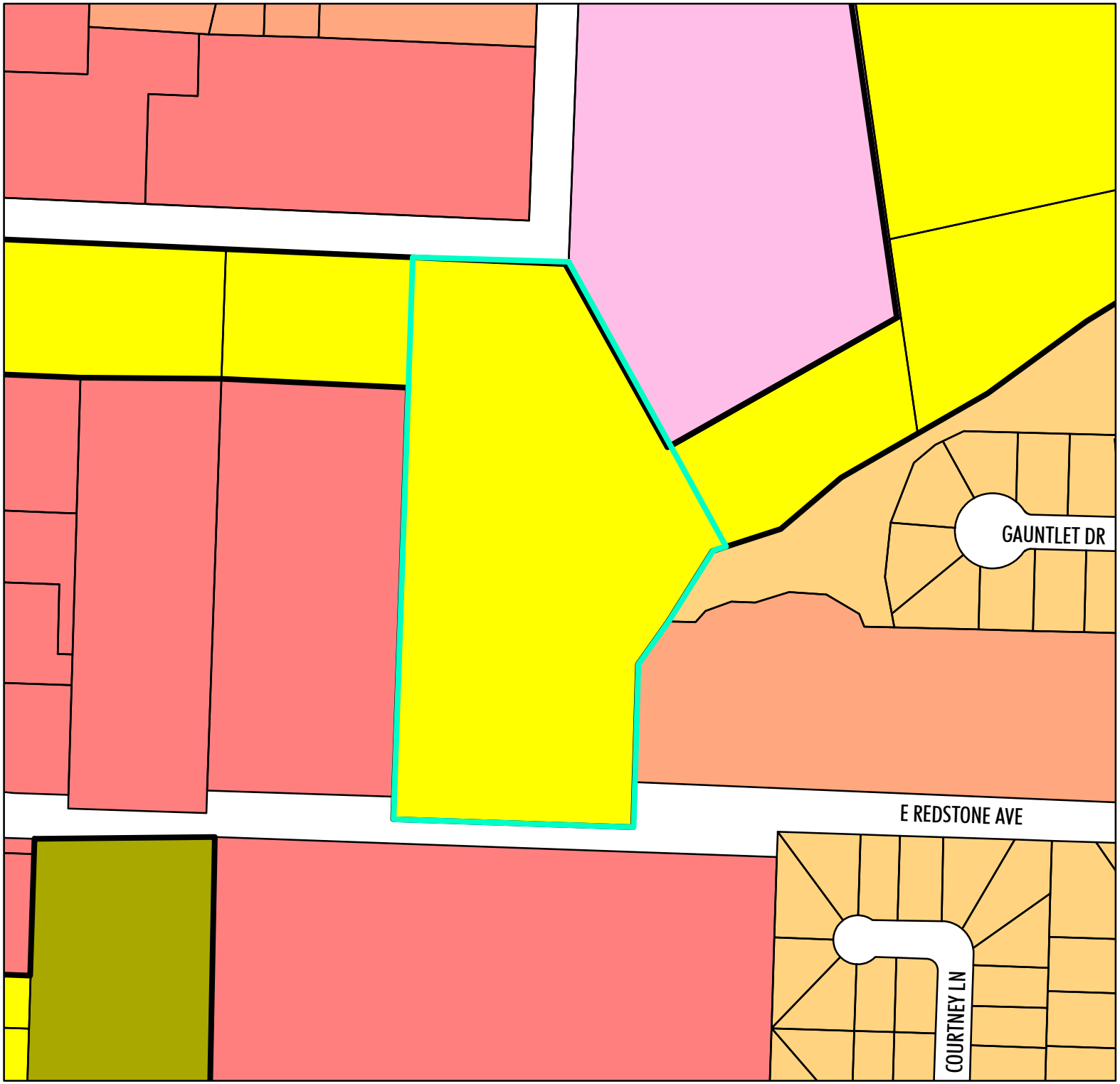
Legend

- Subject Parcel
- City Limits

Existing Use

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

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



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

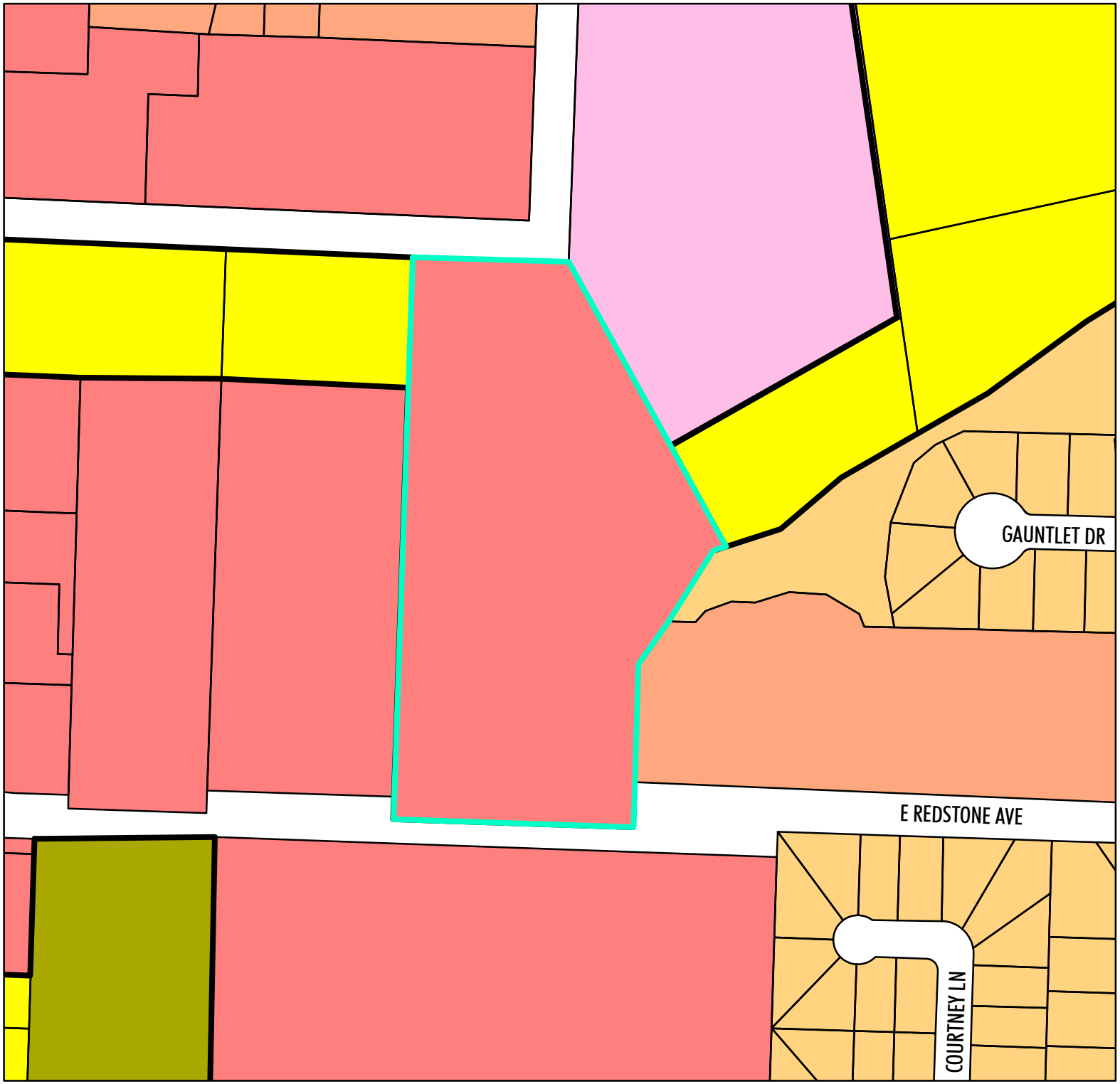
City Zoning

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

County Zoning

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

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



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

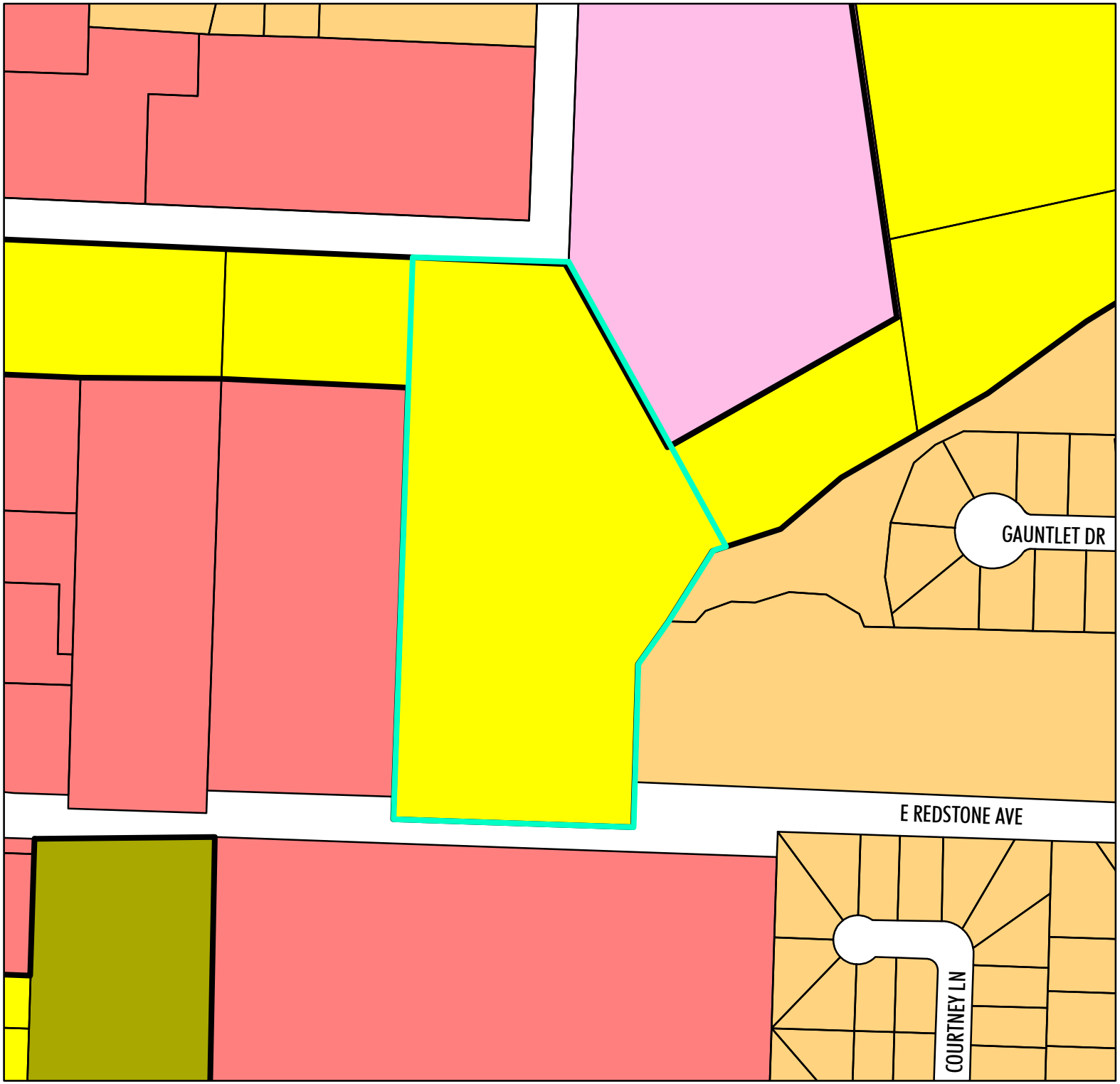
City Zoning

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

County Zoning

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

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



Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

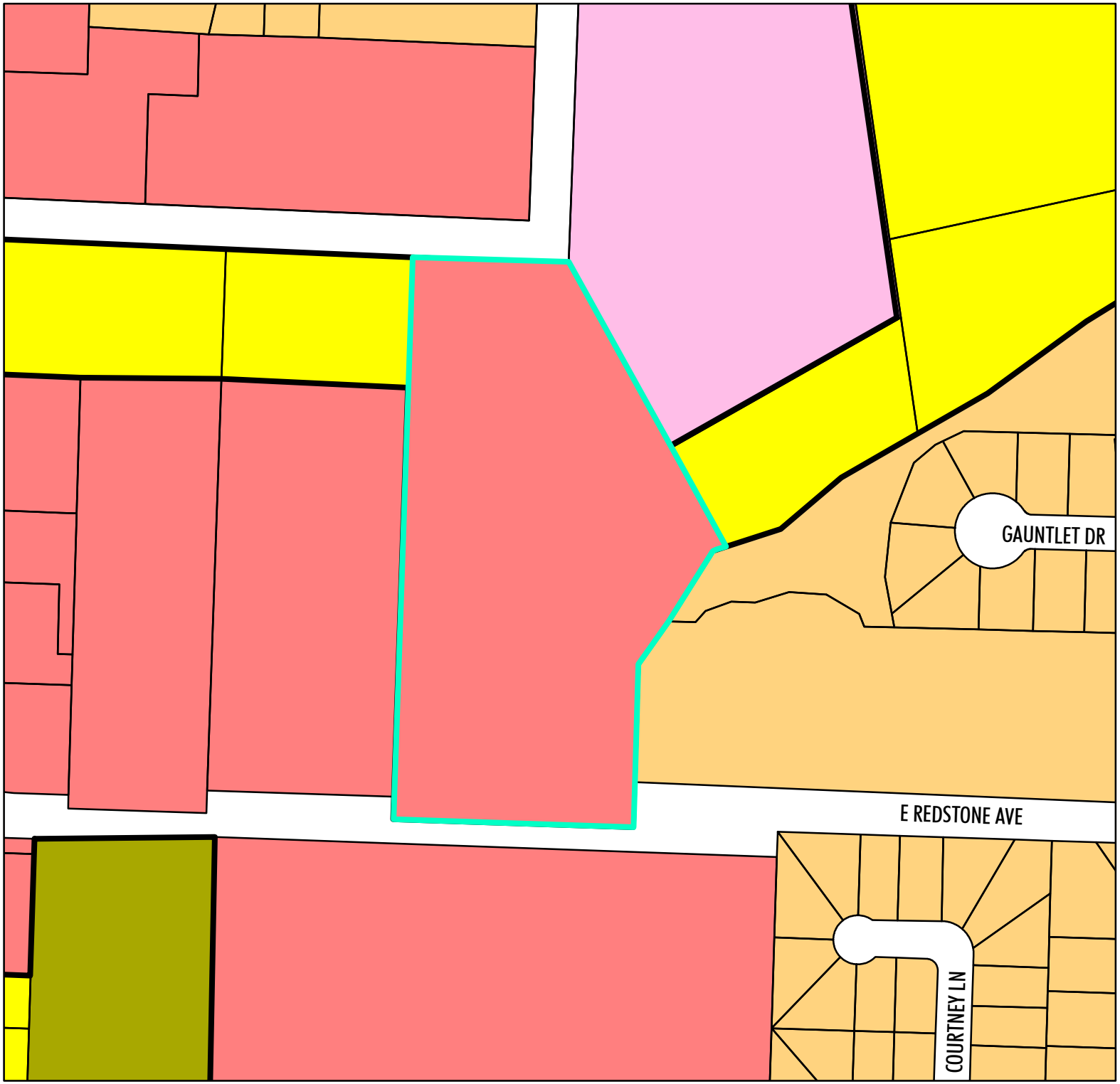
City Future Land Use

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

County Future Land Use

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

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



Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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

CITY OF CRESTVIEW

Item # 7.5.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planning Administrator
DATE:	4/15/2021
SUBJECT:	Ordinance 1817 Antioch Road Annexation

BACKGROUND:

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

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

The Planning and Development Board recommended approval of the request on April 5, 2021 and the first reading was on April 12, 2021.

DISCUSSION:

The property description is as follows:

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

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single Family Medium Density (R-2)	Residential
East	County Agriculture	County Agriculture	Residential
South	County Agriculture	County Agriculture	Vacant
West	County Agriculture	County Agriculture	Residential

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

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

finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 15, 2021. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

The cost of advertising was $656.88.

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

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1817 on second reading.

Attachments

1. Exhibit Packet - Antioch

ORDINANCE: 1817

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.00 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 32 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 06-2N-23-0000-0008-0050 (Deed recorded in Book 3415, page 340, dated August 19, 2019)

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

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

SECTION 4 – LAND USE AND ZONING. Pursuant to general law, the property hereby annexed was subject

to Okaloosa County land development, land use plan, and zoning or subdivision regulations, which shall remain in full force and effect until rezoning and land use changes are finalized by the City in compliance with the Comprehensive Plan.

SECTION 5 – COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land use category for the parcel as Residential (R) with Single-Family Medium- Density (R-2) to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

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

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

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

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

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

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

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

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

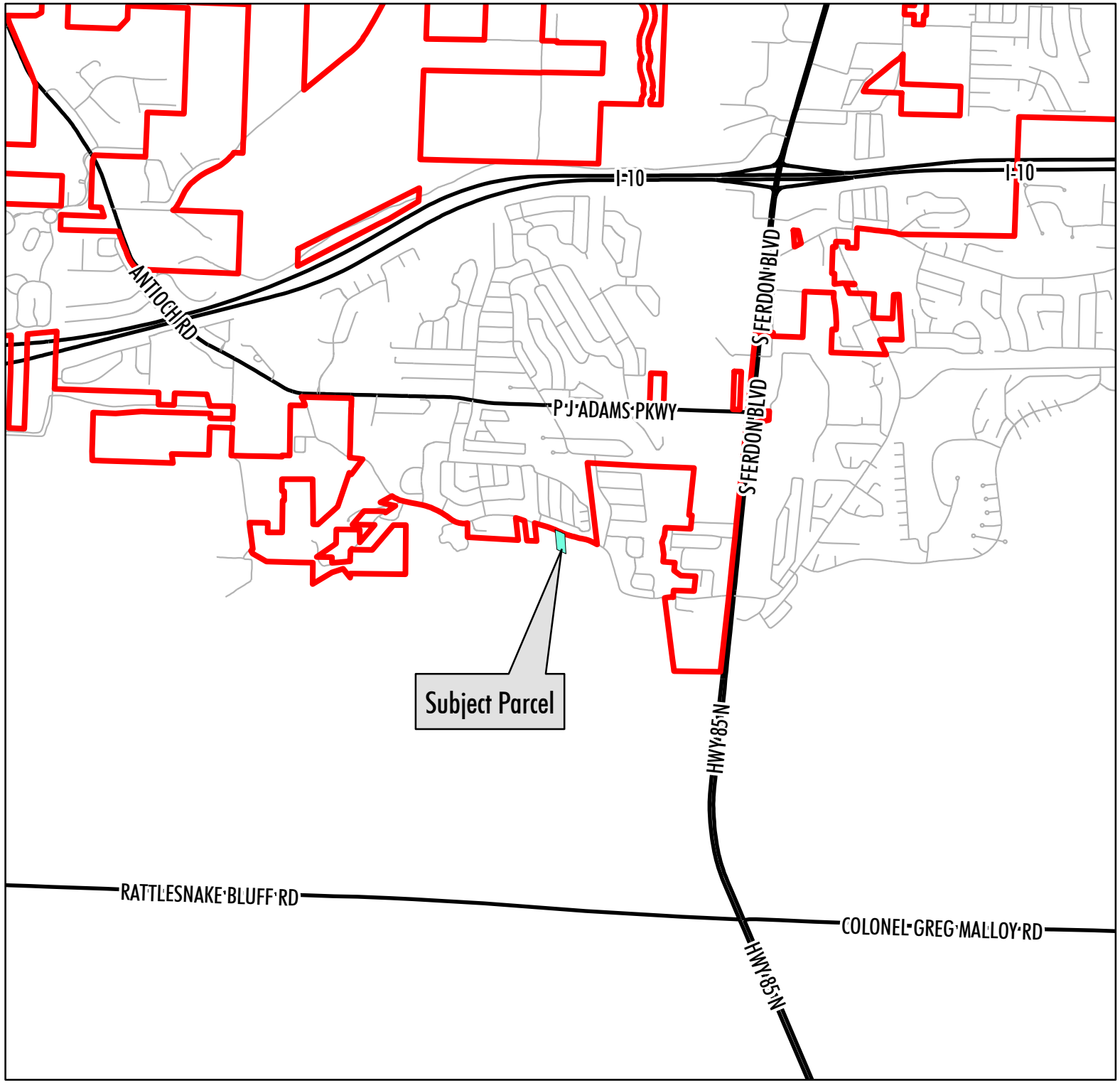
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor

Vicinity Map



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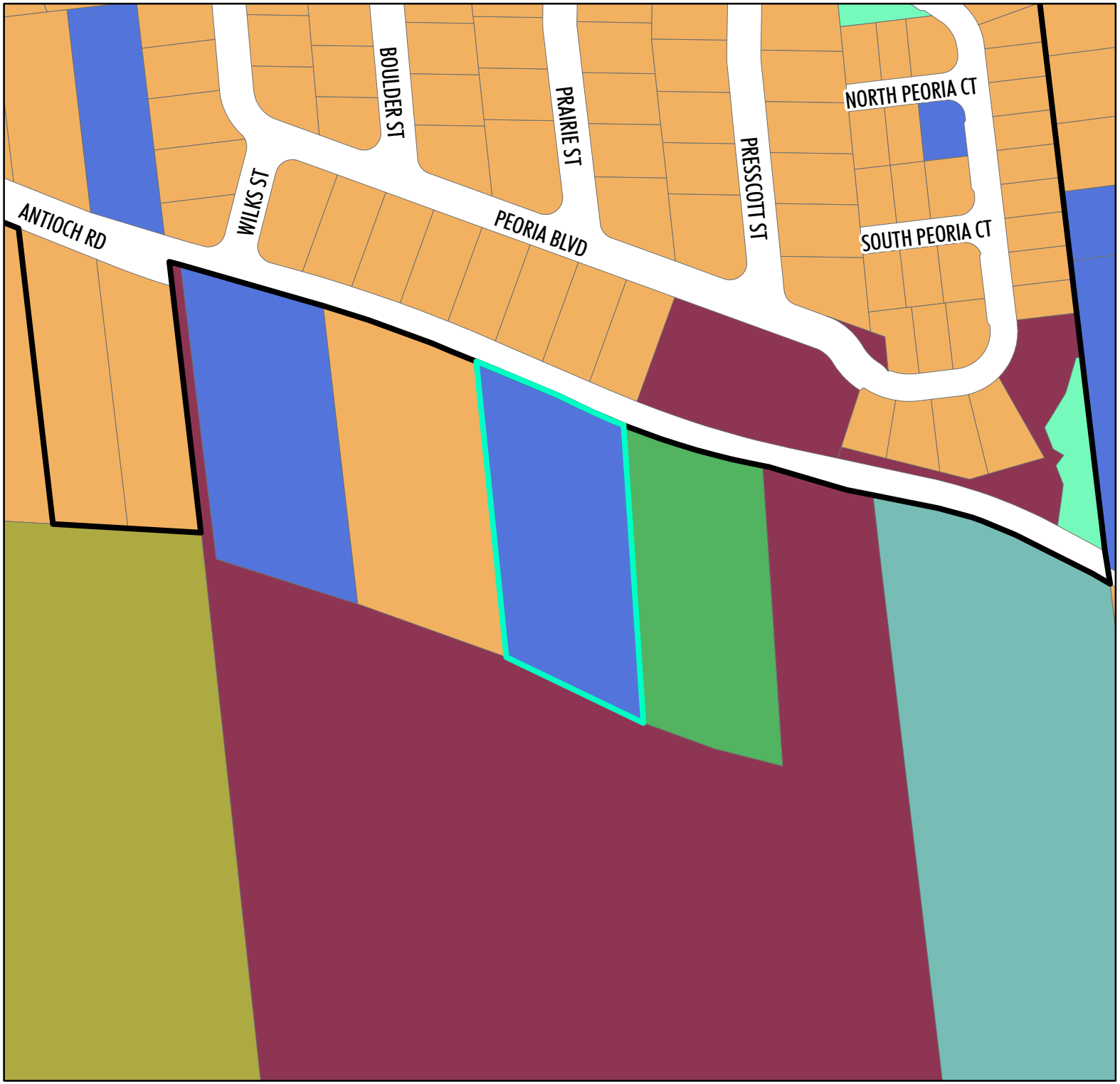
Not to Scale

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



Existing Use

N

0 100 200

Feet

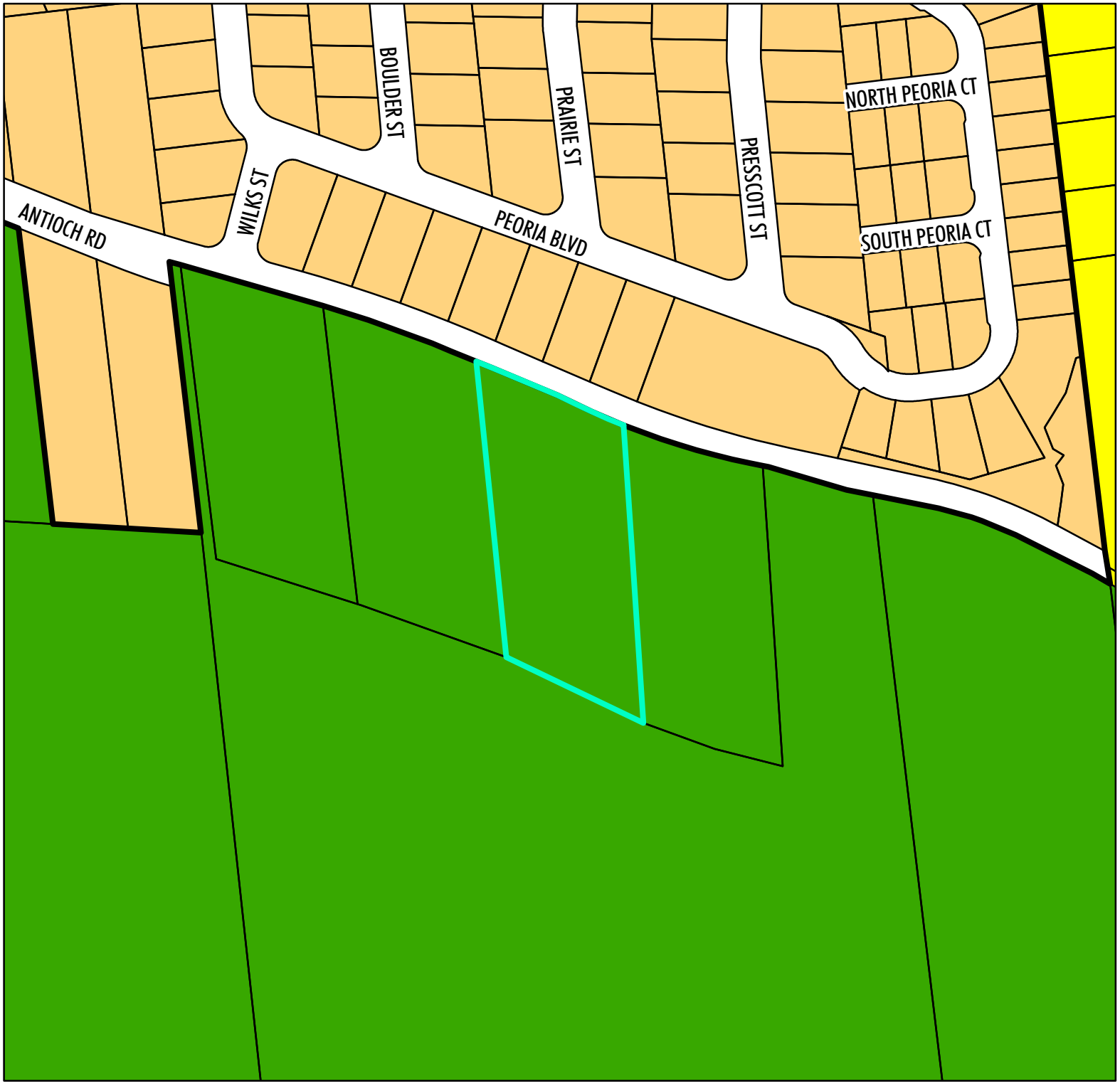
Legend

- Subject Parcel
- City Limits

Existing Use

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

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



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

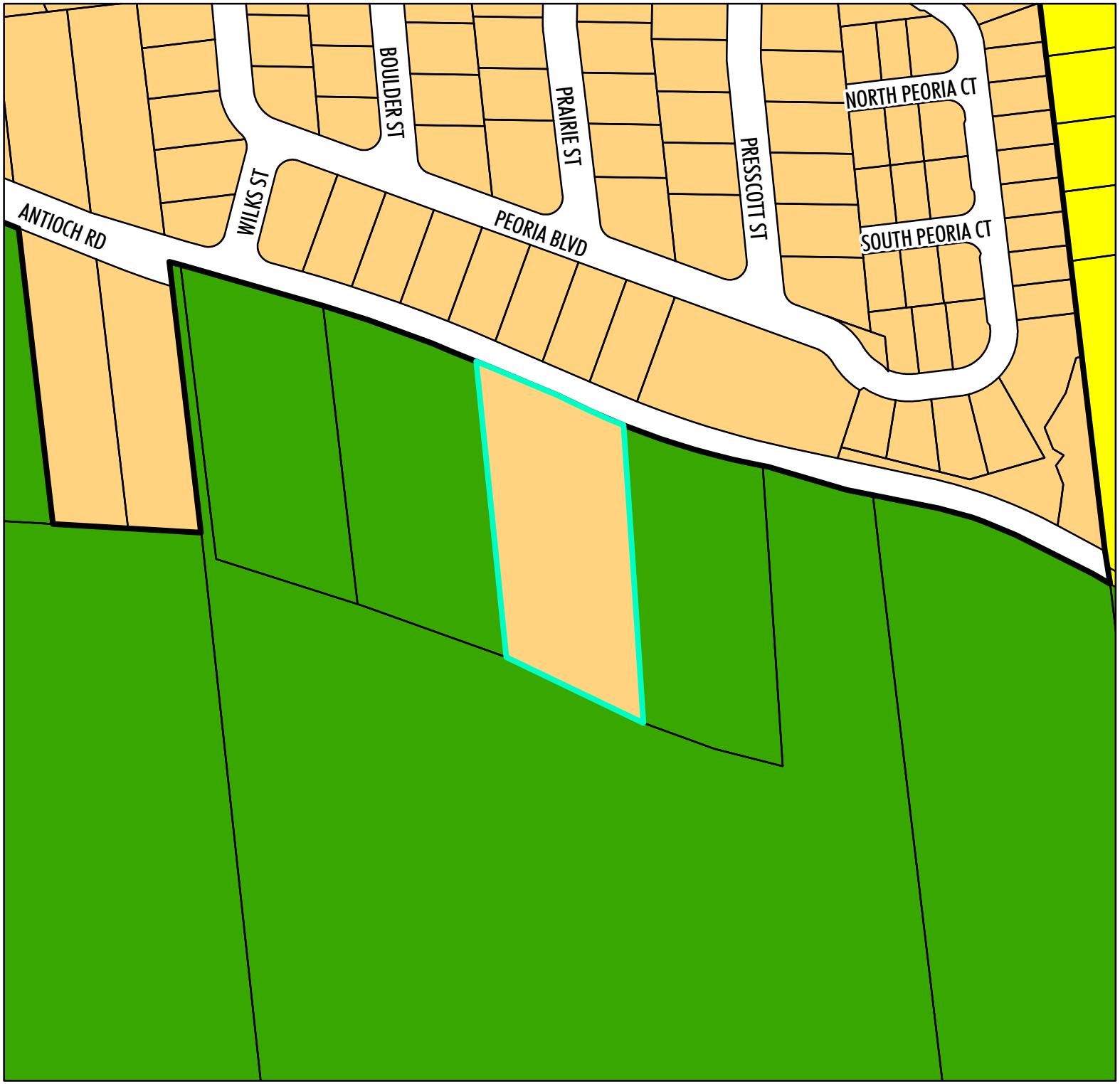
City Zoning

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

County Zoning

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

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



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

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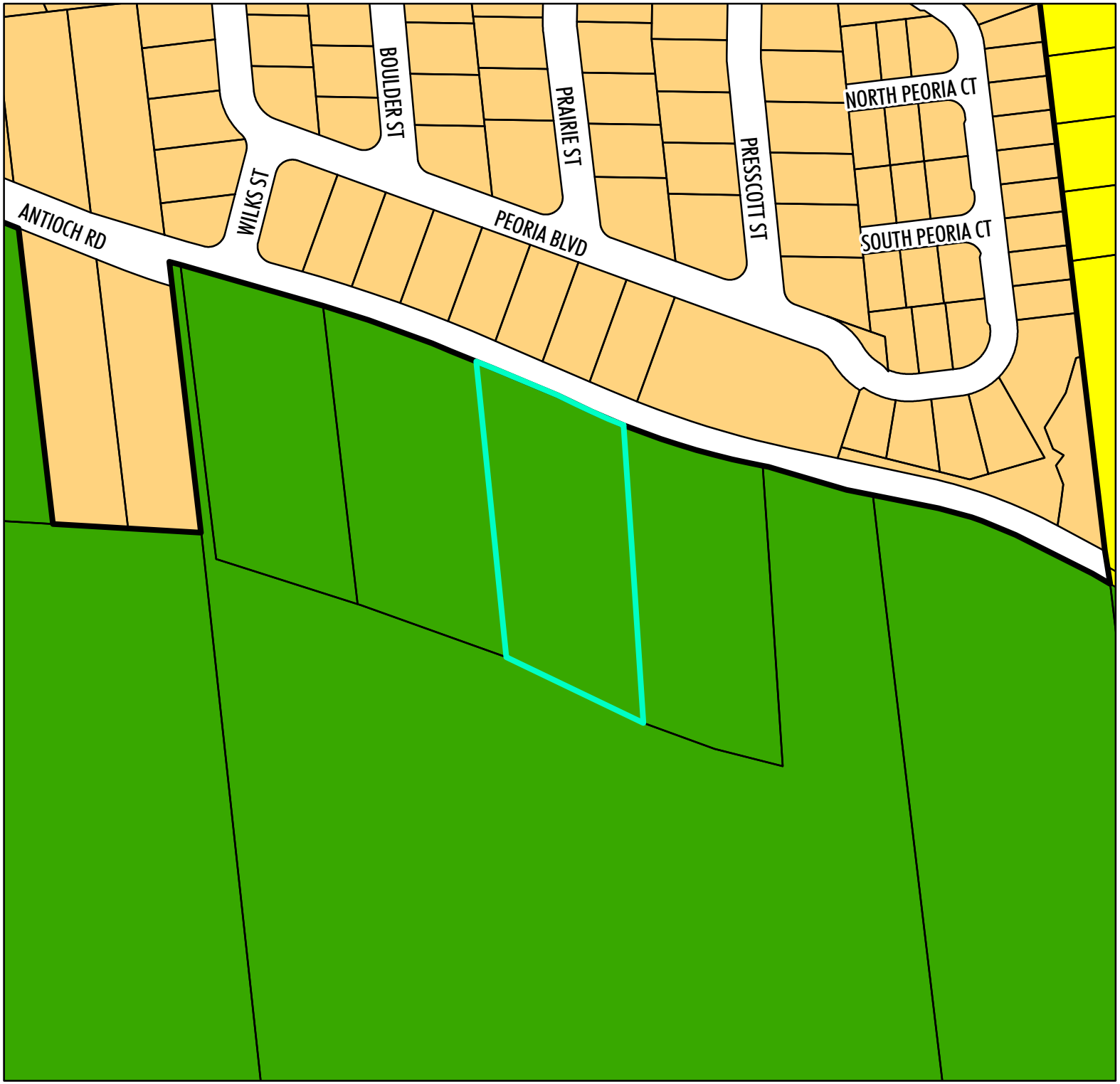

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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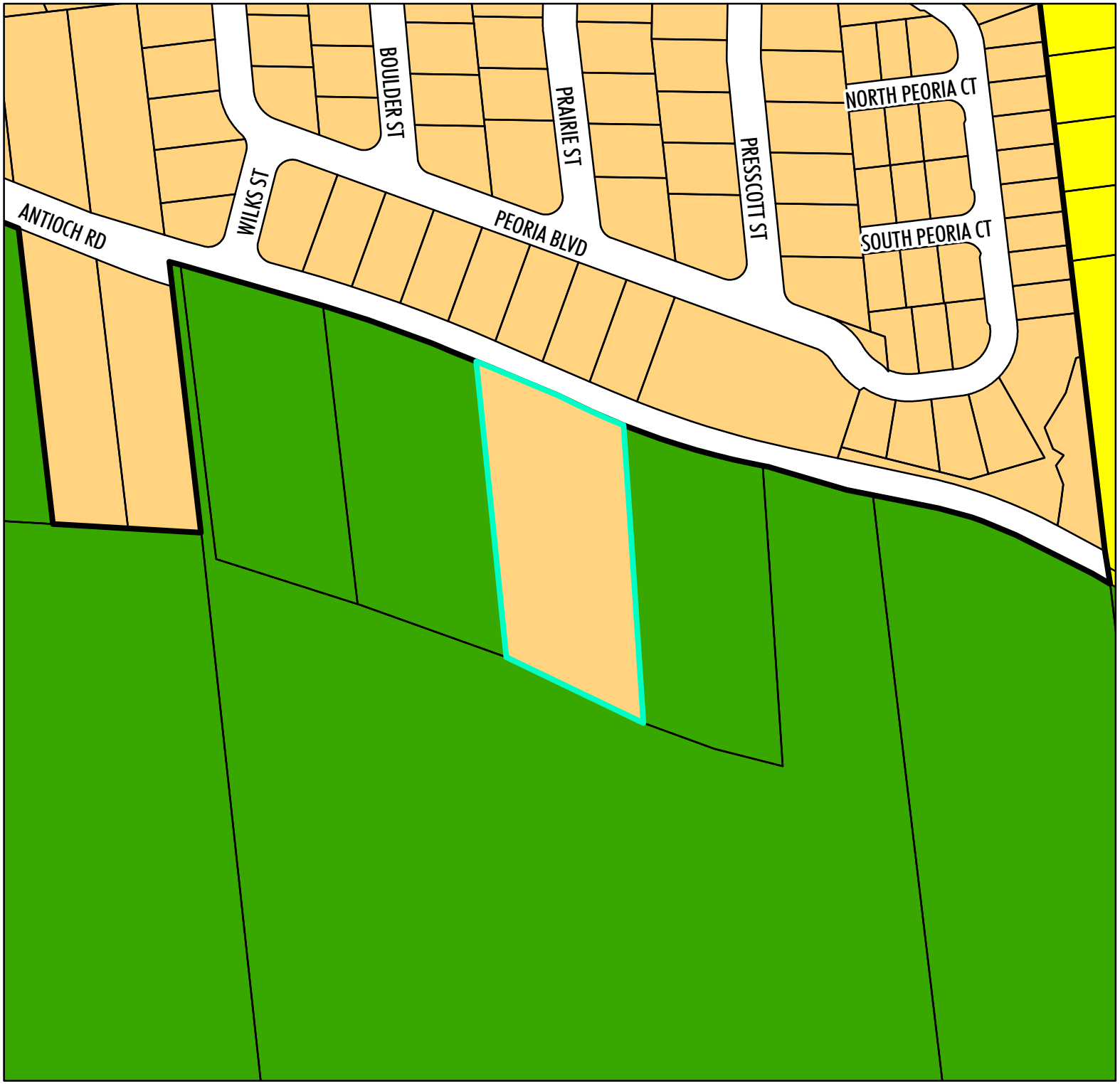
U.S. SURVEY FEET



Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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

CITY OF CRESTVIEW

Item # 7.6.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planning Administrator
DATE:	4/15/2021
SUBJECT:	Ordinance 1818 - Antioch Road Comprehensive Plan Amendment

BACKGROUND:

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

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

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

The Planning and Development Board recommended approval of the request on April 5, 2021 and the first reading was on April 12, 2021.

DISCUSSION:

The property description is as follows:

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

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single Family Medium Density (R-2)	Residential
East	County Agriculture	County Agriculture	Residential
South	County Agriculture	County Agriculture	Vacant
West	County Agriculture	County Agriculture	Residential

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1818 on second reading.

Attachments

1. Exhibit Packet - Antioch

ORDINANCE: 1818

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY AGRICULTURE TO RESIDENTIAL (R) ON APPROXIMATELY 2.00 ACRES, MORE OR LESS, IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

D. This amendment involves changing the future land use designation from Okaloosa County Agriculture to Residential (R) on a parcel of land containing 2.00 acres, more or less, lying within the corporate limits of the City; and

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

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 2.00 acres of land, more or less, from Okaloosa County Agriculture to Residential (R). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.00 acres, more or less, is known as Parcel 06-2N-23-0000-0008-0050 and commonly described as:

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

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

The Residential (R) Future Land Use Category is hereby imposed on Parcel 06-2N-23-0000-0008-0050. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 06-2N-23-0000-0008-0050 thereon.

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

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

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

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

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

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

ATTEST:

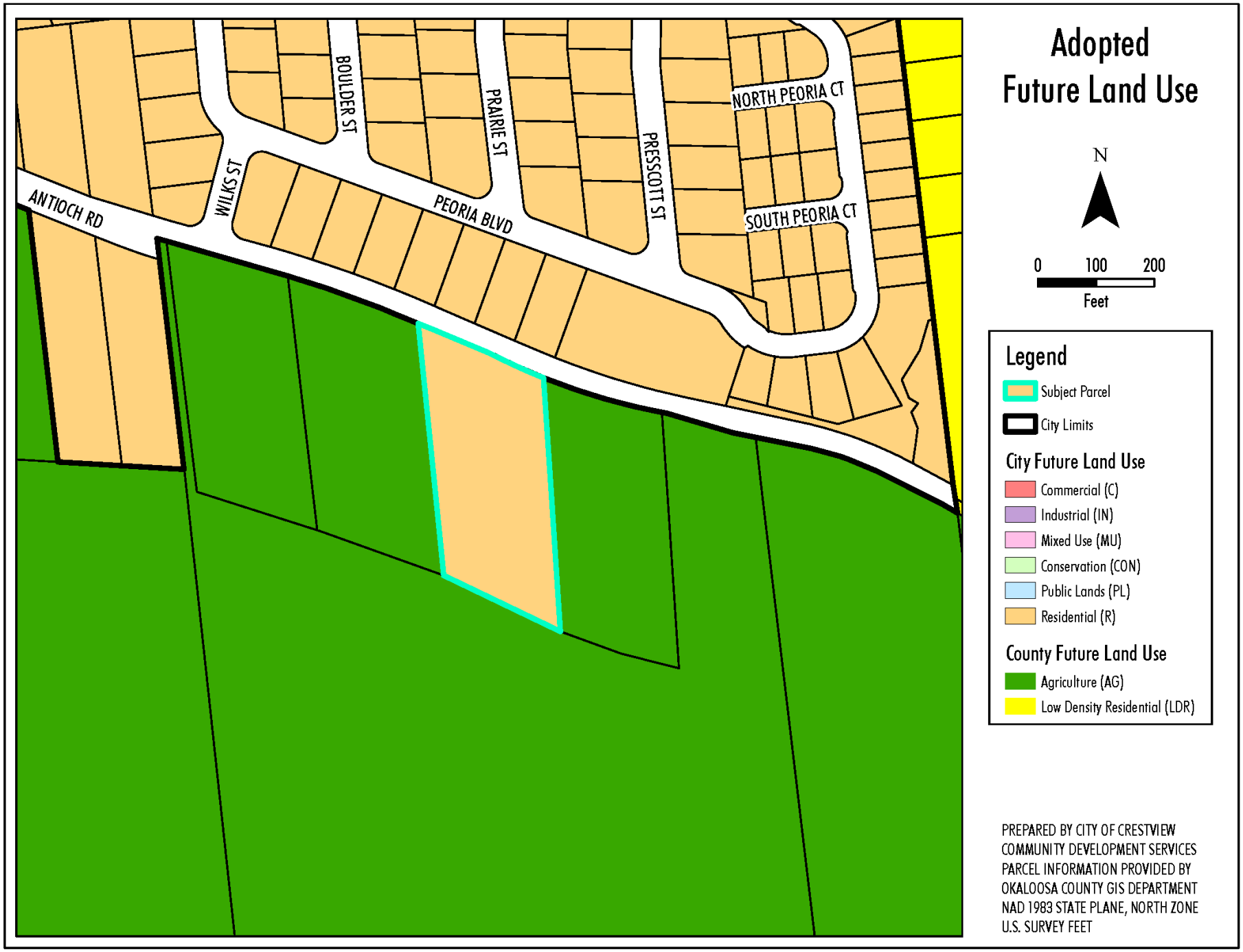
_____

ELIZABETH M. ROY

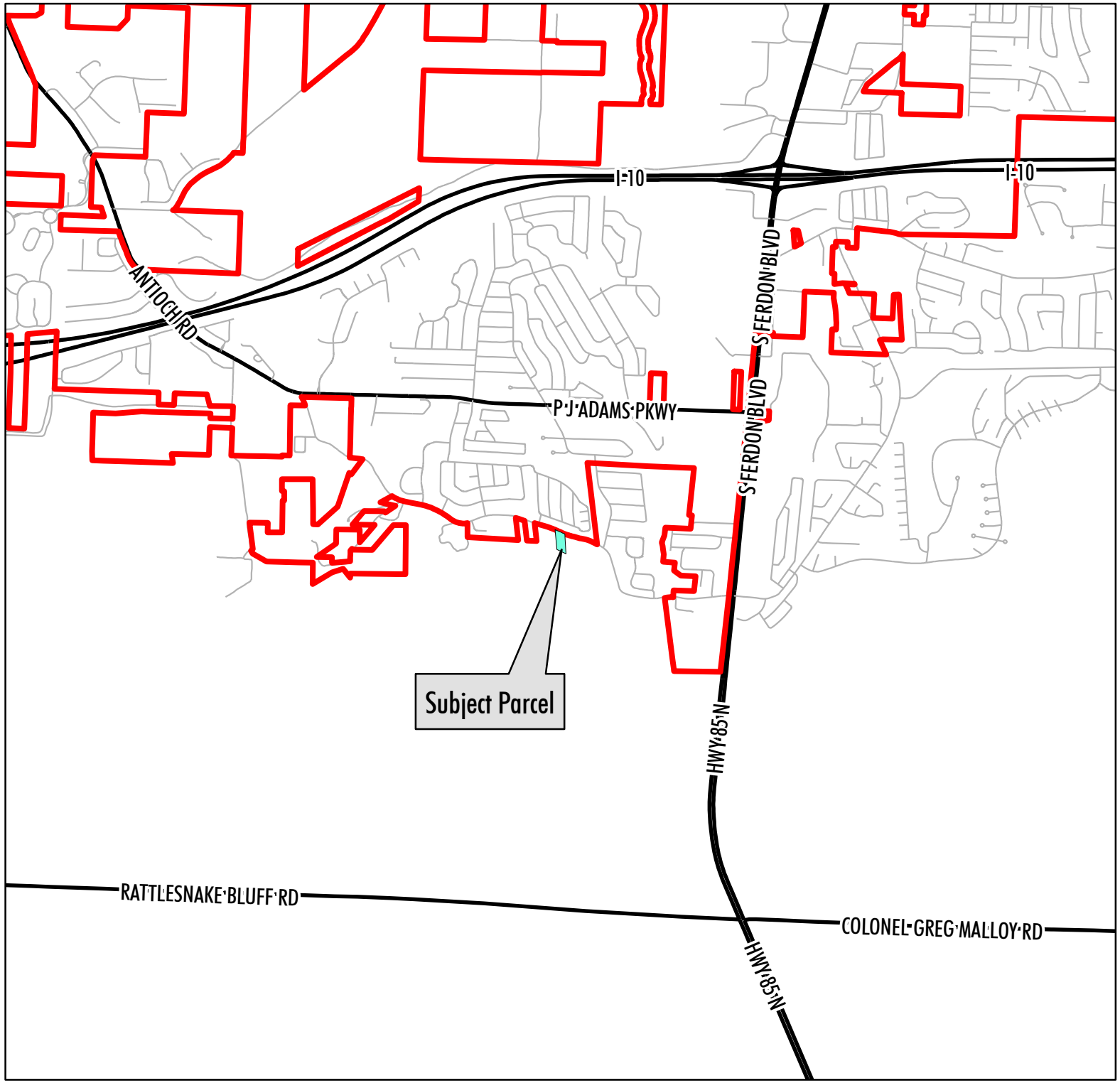
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor


ANTIOCH RD
WILKS ST
BOULDER ST
PEORIA BLVD
PRAIRIE ST
PRESSCOTT ST
NORTH PEORIA CT
SOUTH PEORIA CT
Adopted
Future Land Use
N
0
100
200
Feet
Legend
Subject Parcel
City Limits
City Future Land Use
Commercial (C)
Industrial (IN)
Mixed Use (MU)
Conservation (CON)
Public Lands (PL)
Residential (R)
County Future Land Use
Agriculture (AG)
Low Density Residential (LDR)
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Vicinity Map



N

Not to Scale

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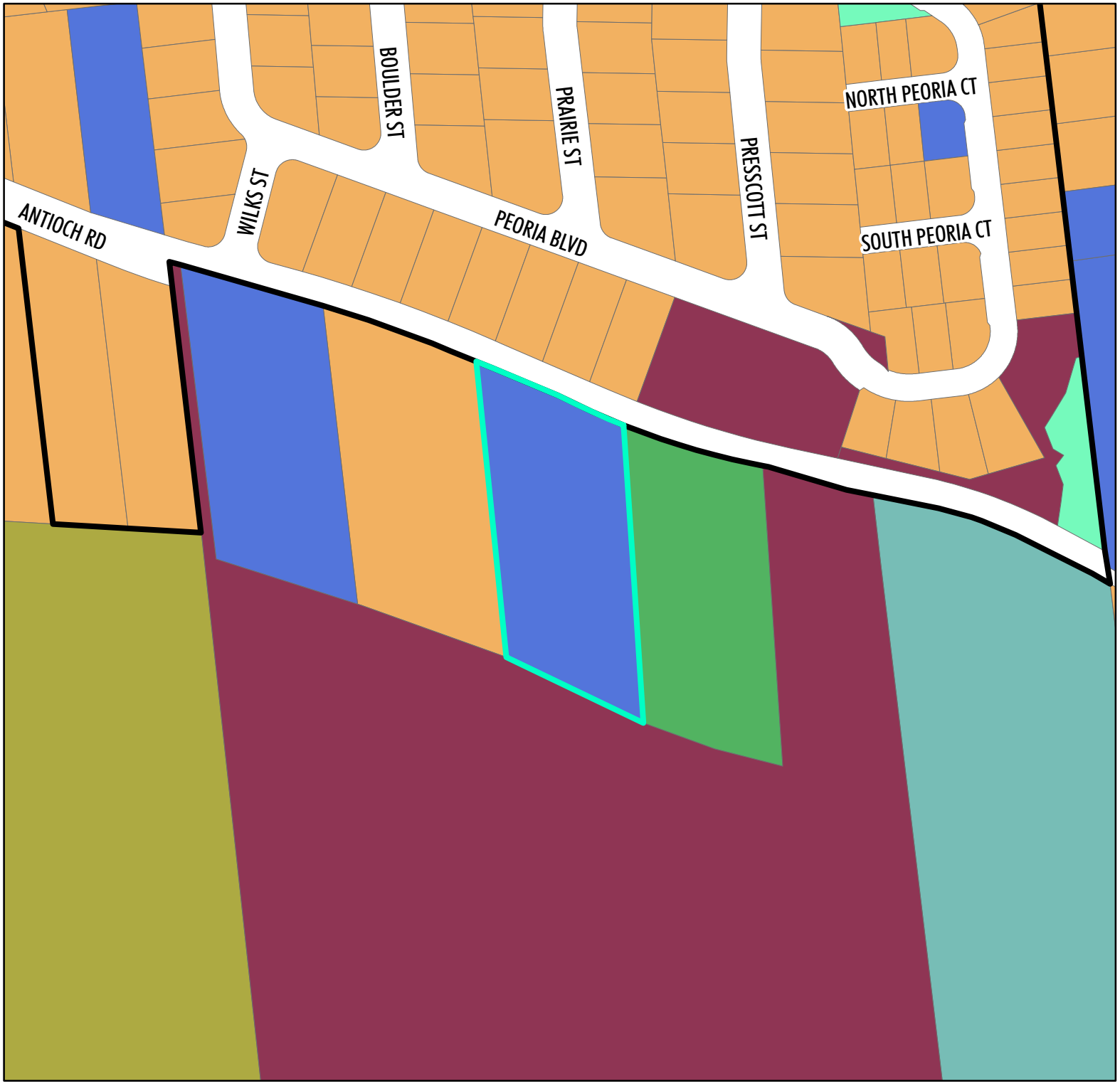
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

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

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
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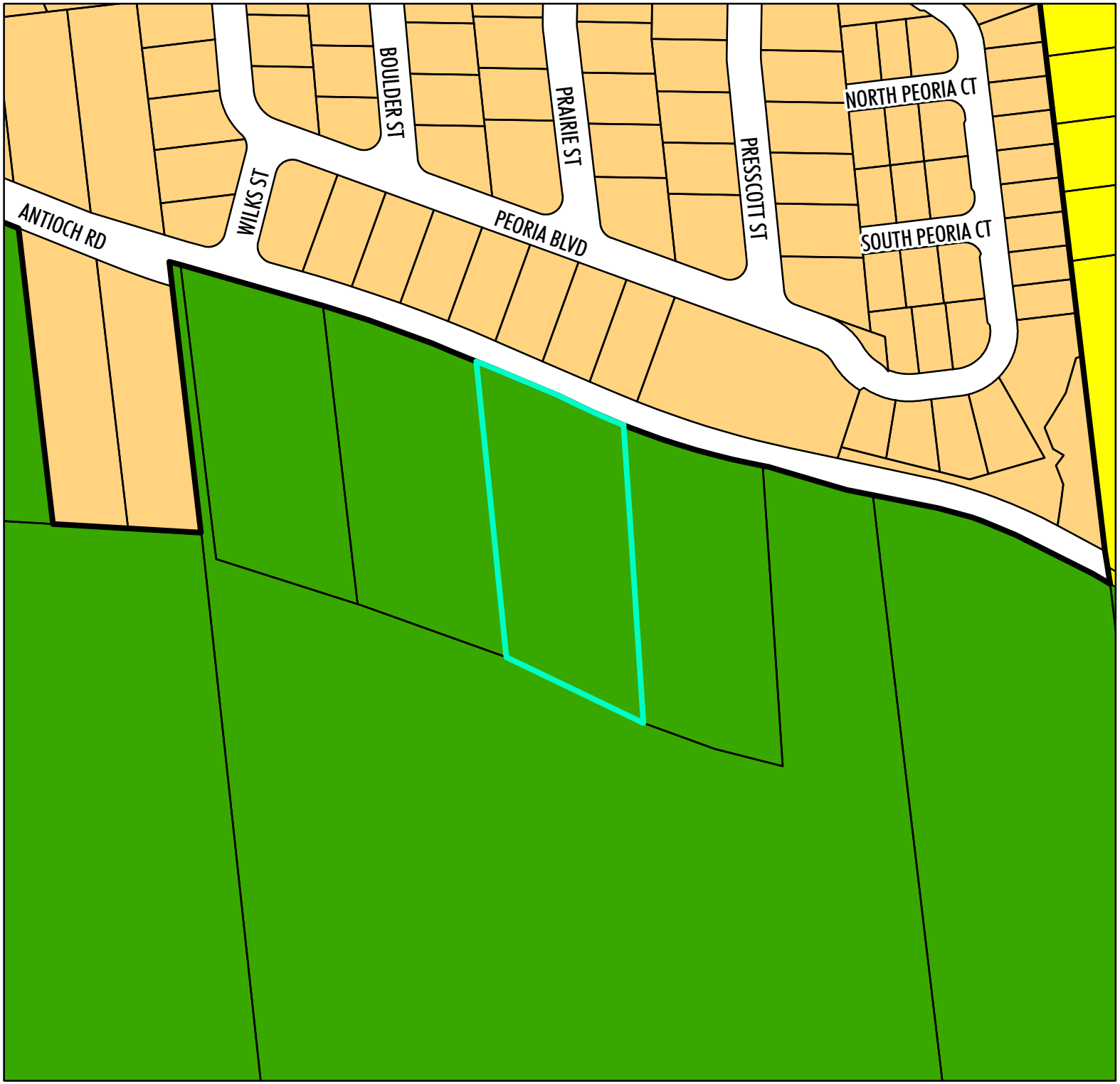
U.S. SURVEY FEET



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
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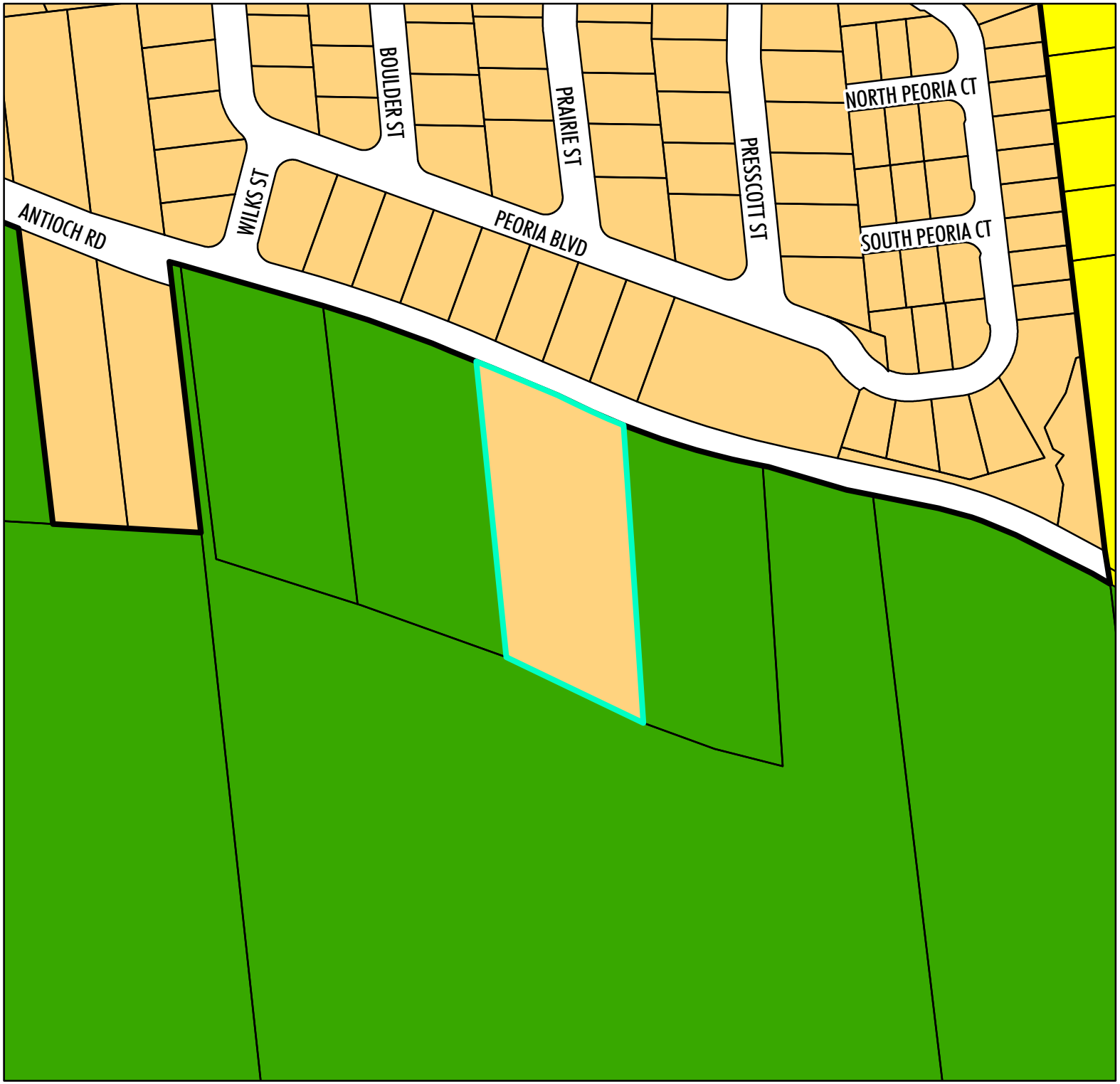

Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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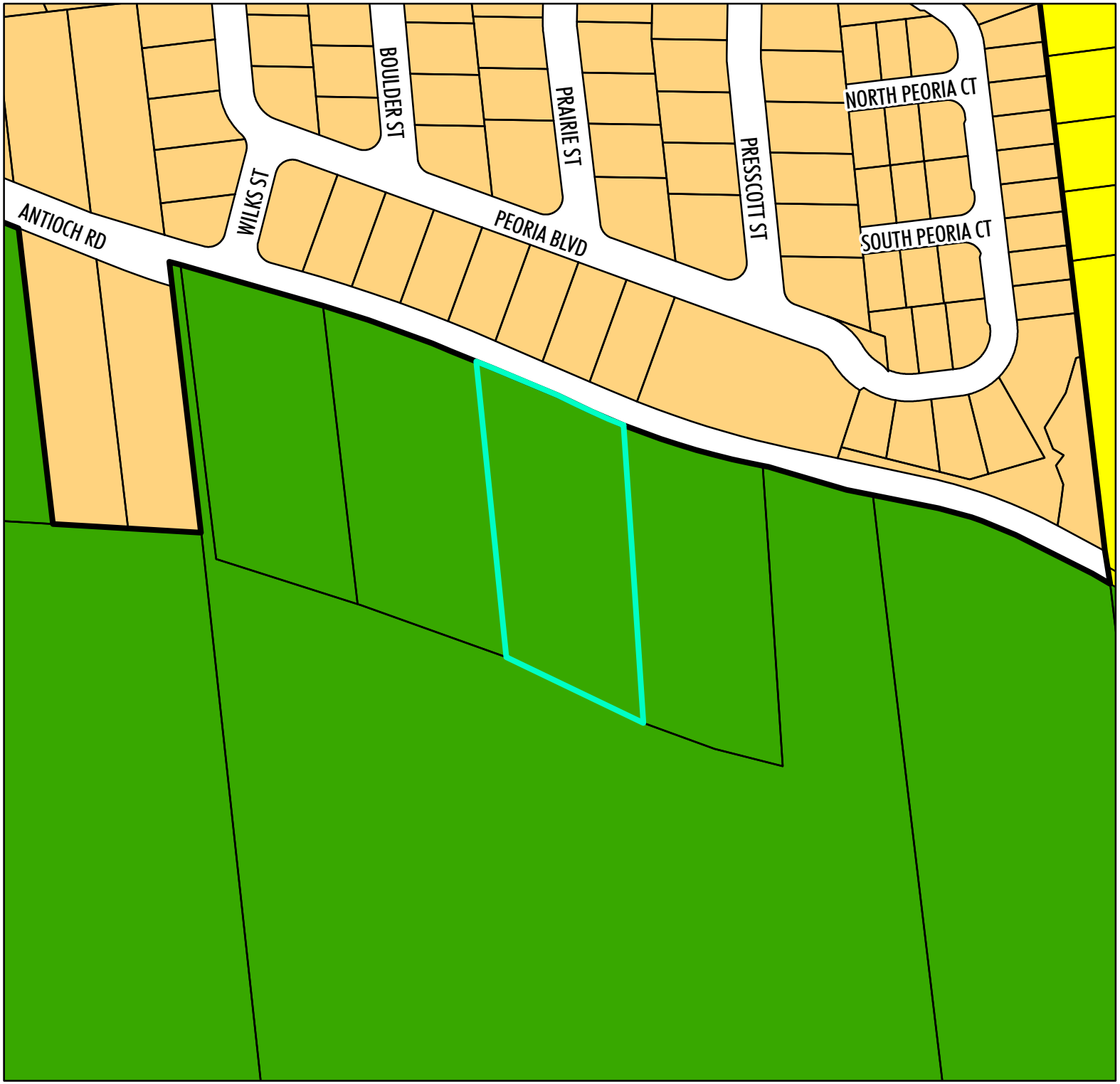

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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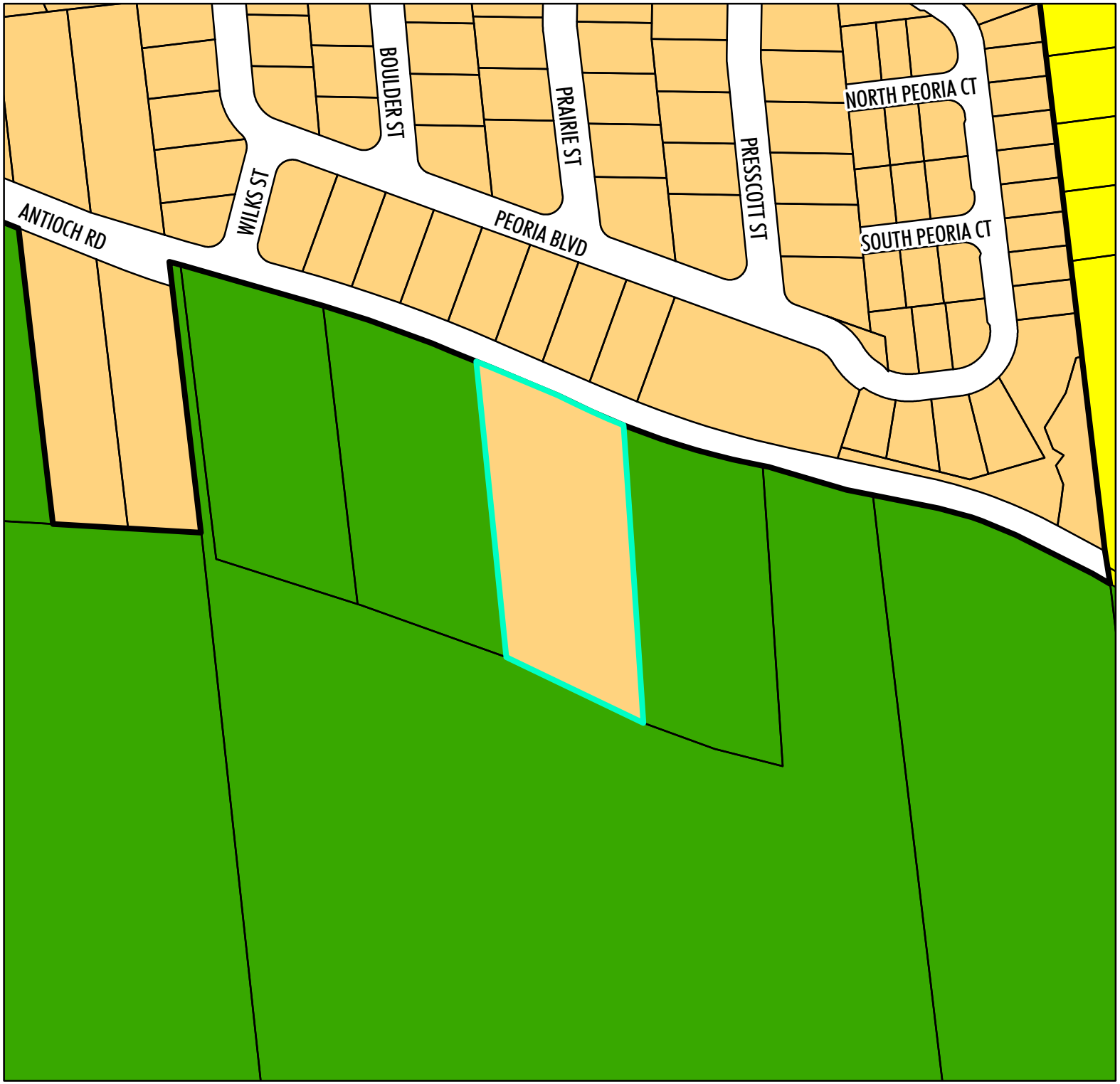


Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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

CITY OF CRESTVIEW

Item # 7.7.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planning Administrator
DATE:	4/15/2021
SUBJECT:	Ordinance 1819 - Antioch Road Rezoning

BACKGROUND:

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

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

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

The Planning and Development Board recommended approval of the request on April 5, 2021 and the first reading was on April 12, 2021.

DISCUSSION:

The property description is as follows:

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

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single Family Medium Density (R-2)	Residential
East	County Agriculture	County Agriculture	Residential
South	County Agriculture	County Agriculture	Vacant
West	County Agriculture	County Agriculture	Residential

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1819 on second reading.

Attachments

1. Exhibit Packet - Antioch

ORDINANCE: 1819

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.00 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY AGRICULTURE ZONING DISTRICT TO THE SINGLE-FAMILY MEDIUM-DENSITY (R-2) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 2.00 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.00 acres, more or less, being formerly zoned Okaloosa County Agriculture with the Residential (R) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1818, is hereby rezoned to Single-Family Medium-Density (R-2) to wit:

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

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

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

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

unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1818 and becomes legally effective.

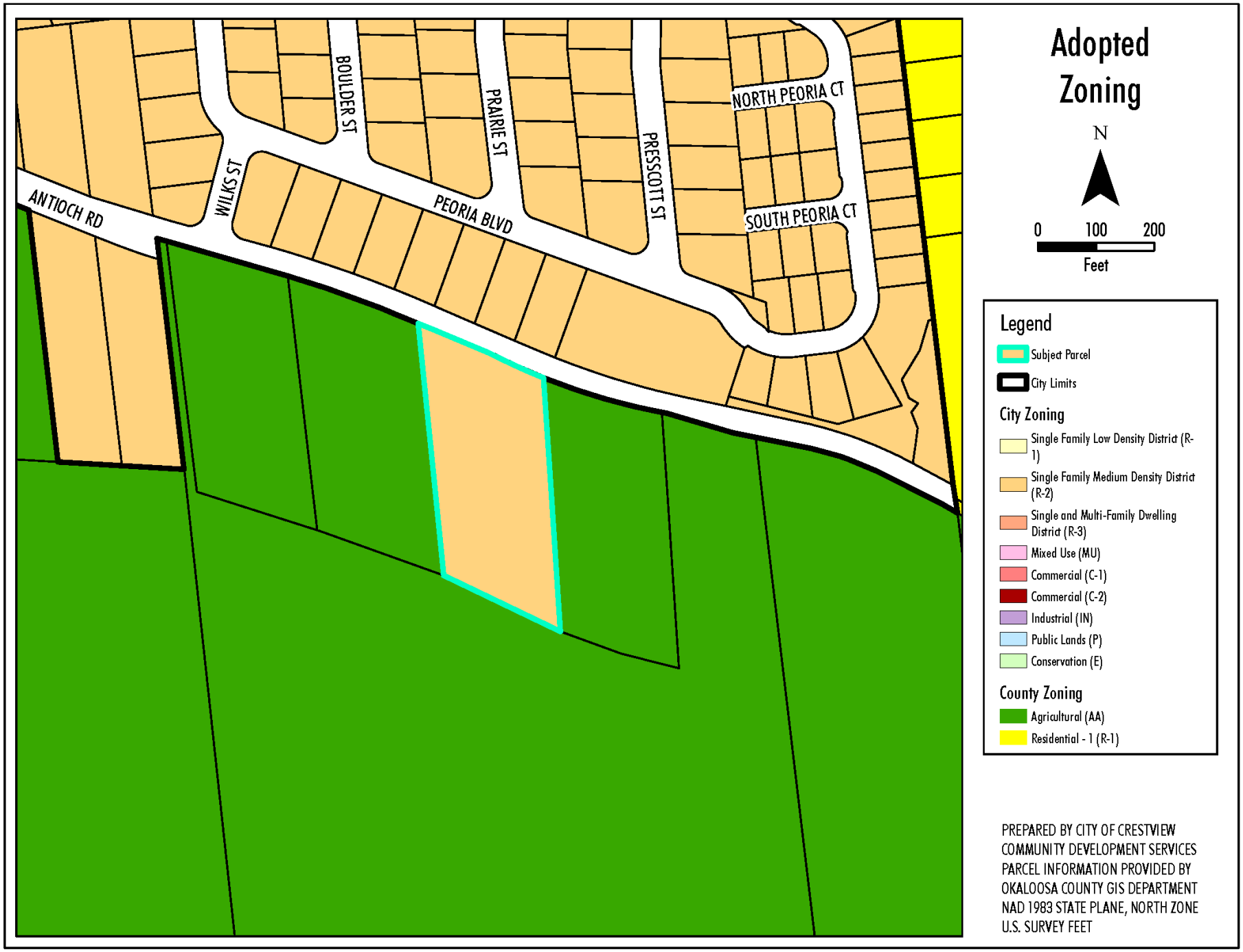
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor


ANTIOCH RD
WILKS ST
BOULDER ST
PRAIRIE ST
PEORIA BLVD
PRESSCOTT ST
NORTH PEORIA CT
SOUTH PEORIA CT
Adopted Zoning
N
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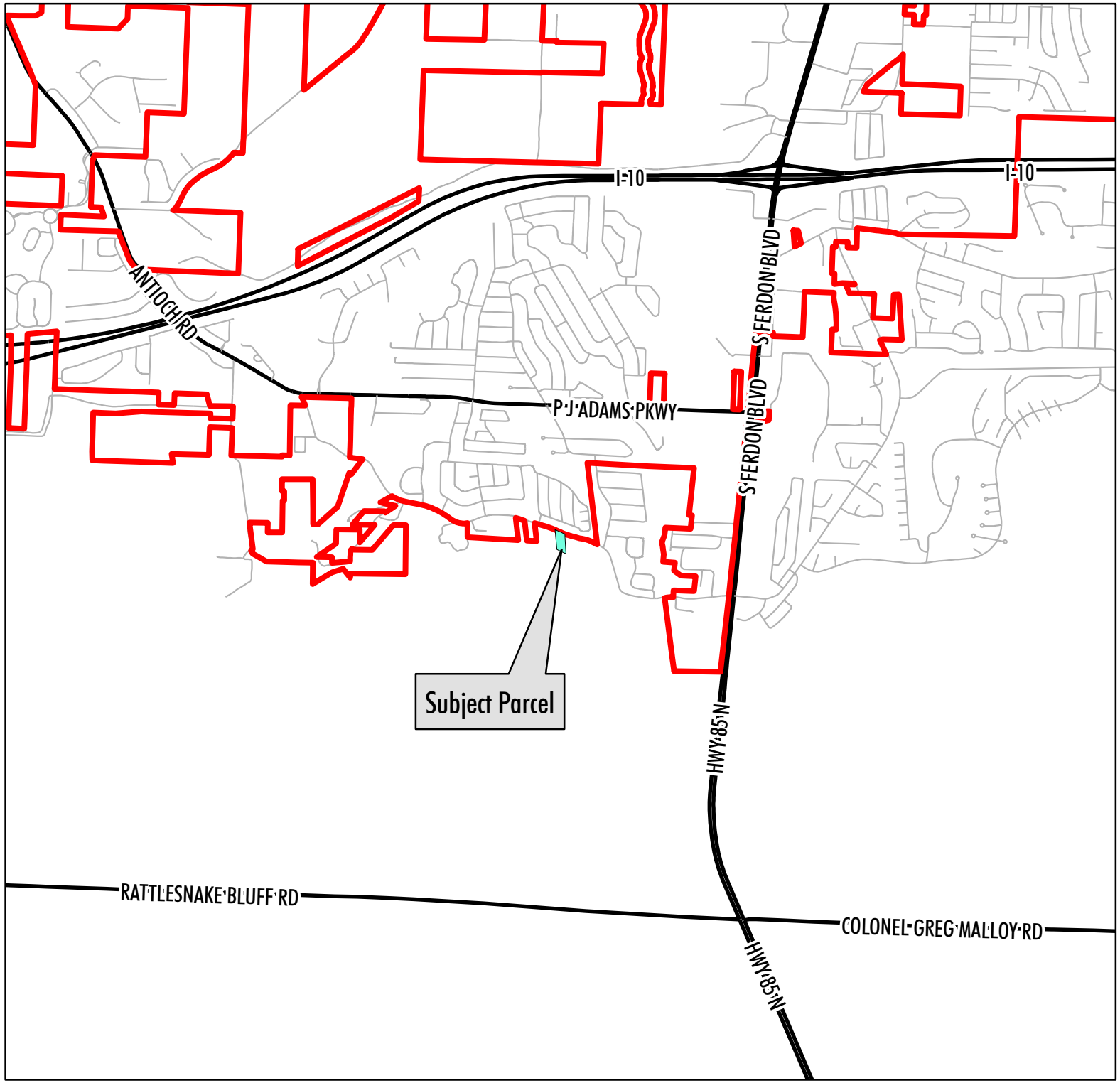
Feet
Legend
Subject Parcel
City Limits
City Zoning
Single Family Low Density District (R-1)
Single Family Medium Density District (R-2)
Single and Multi-Family Dwelling District (R-3)
Mixed Use (MU)
Commercial (C-1)
Commercial (C-2)
Industrial (IN)
Public Lands (P)
Conservation (E)
County Zoning
Agricultural (AA)
Residential - 1 (R-1)
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Vicinity Map



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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
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NAD 1983 STATE PLANE, NORTH ZONE
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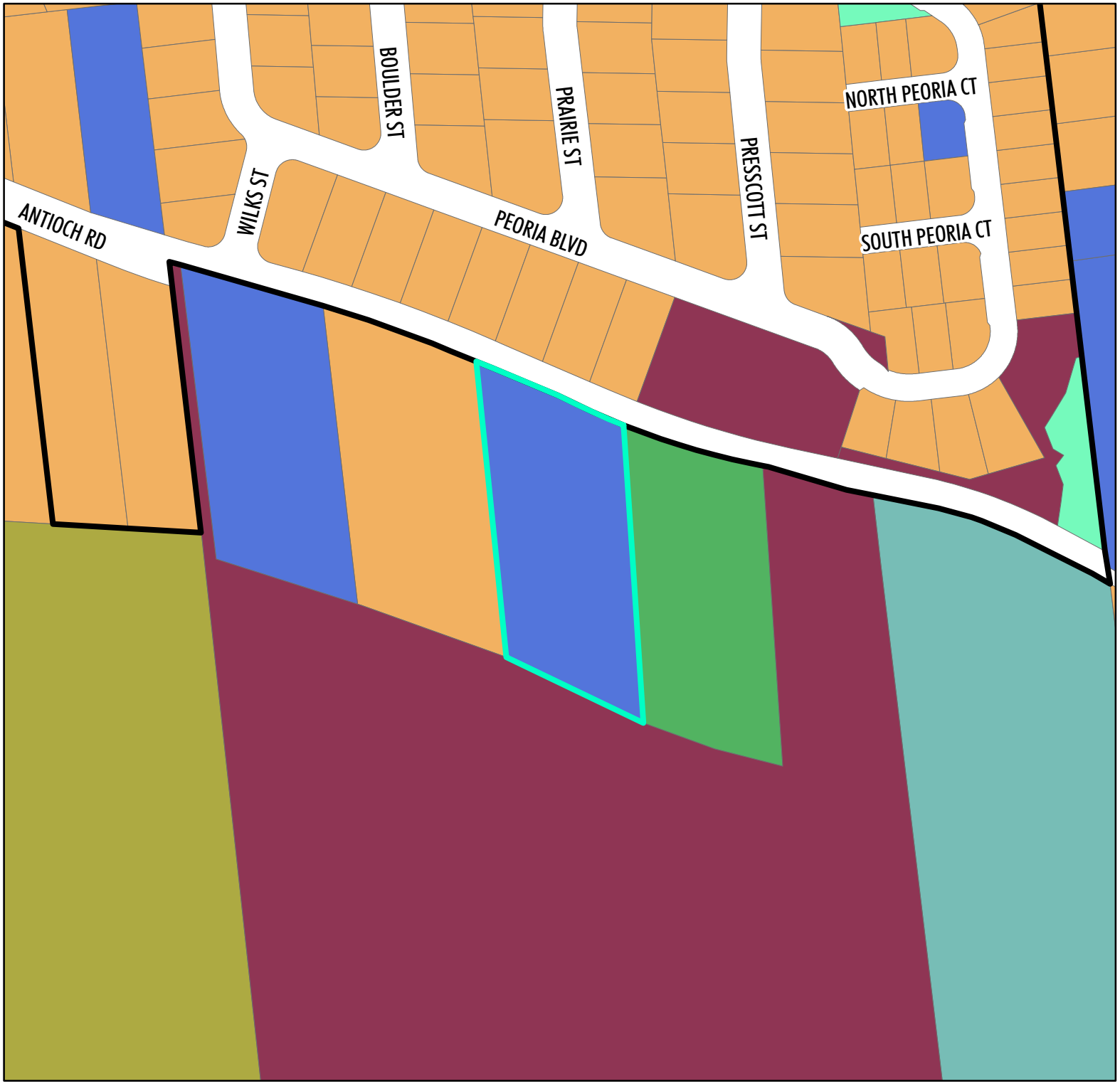

Existing Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

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

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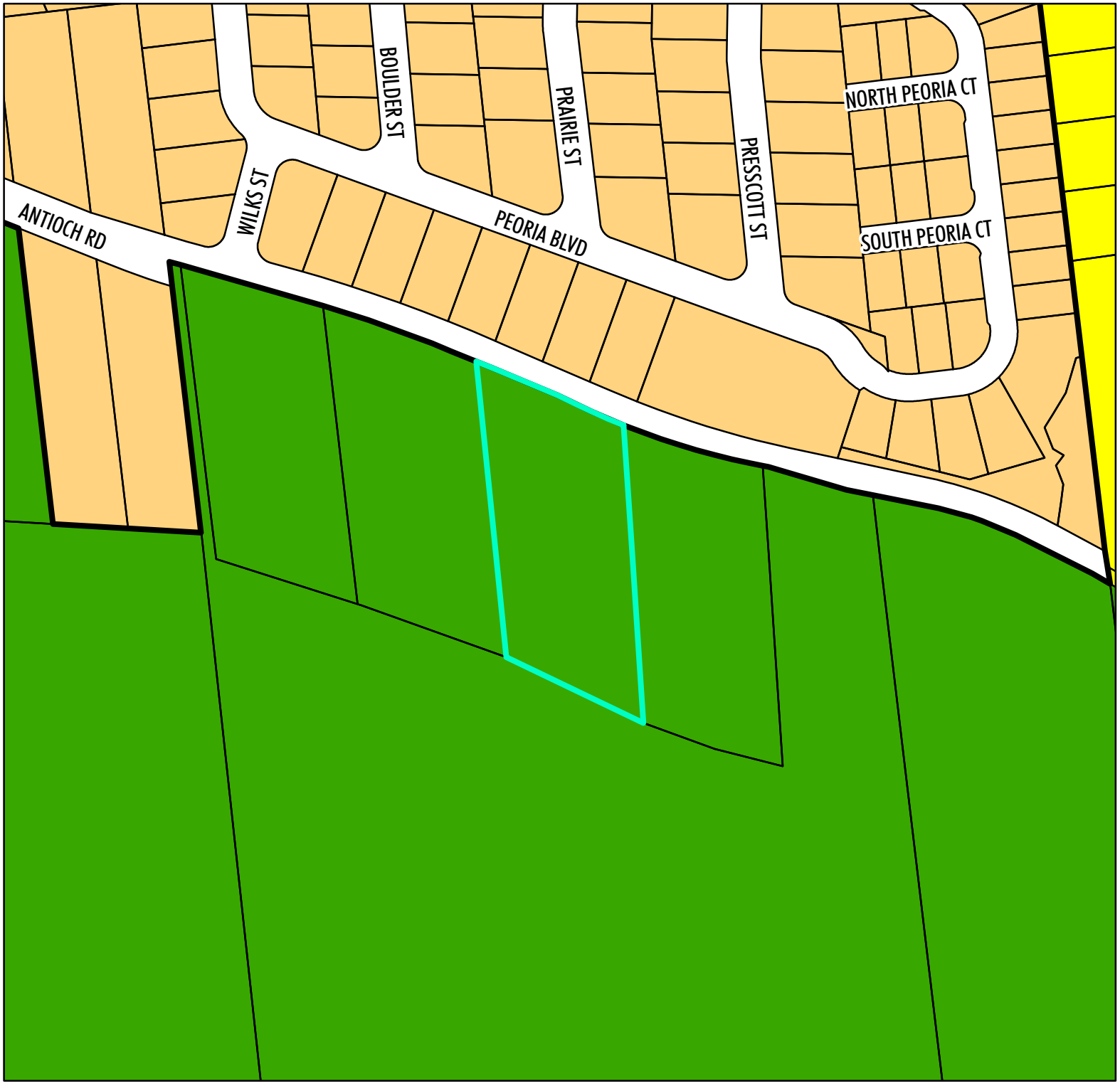

Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

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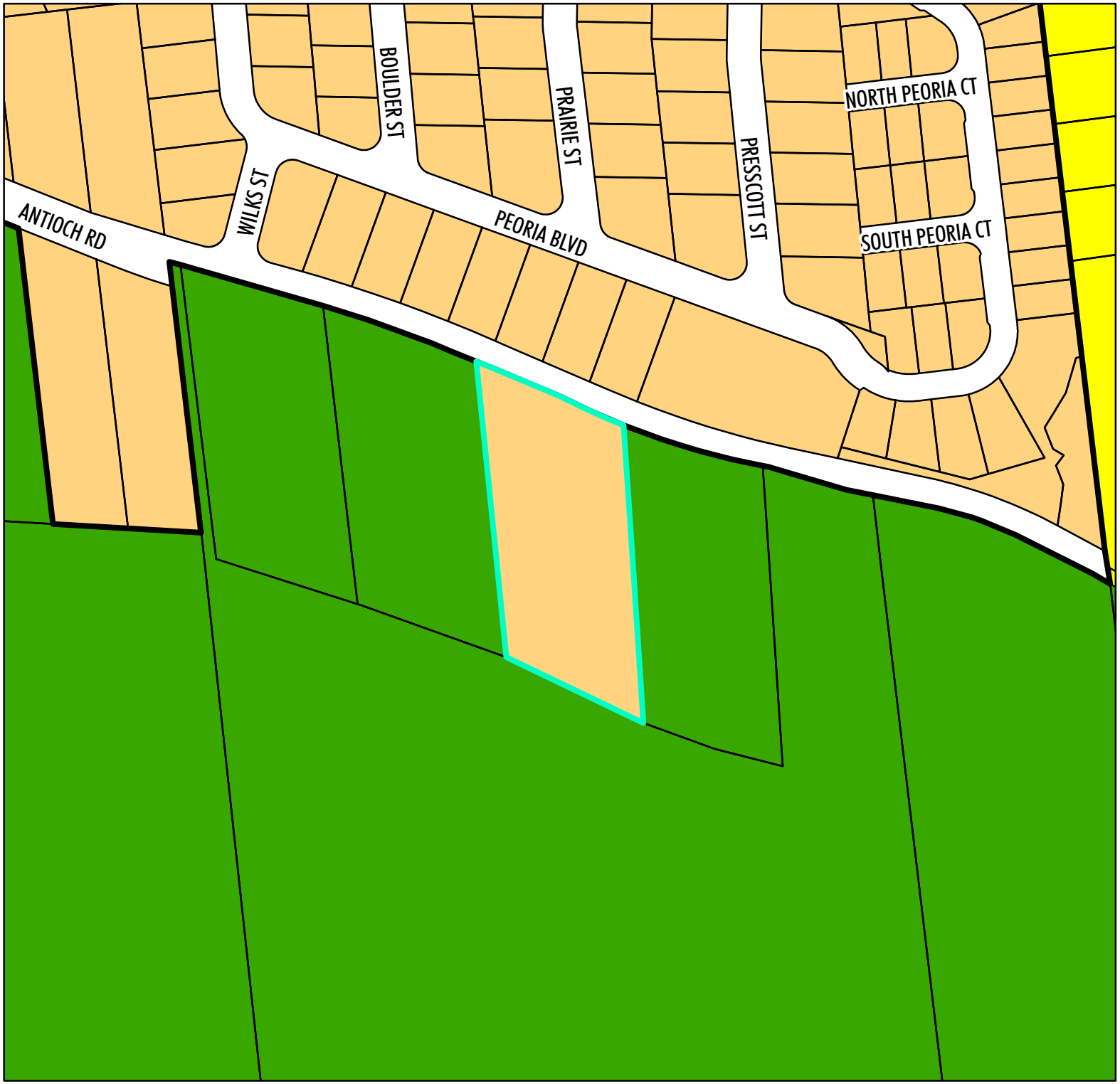

Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

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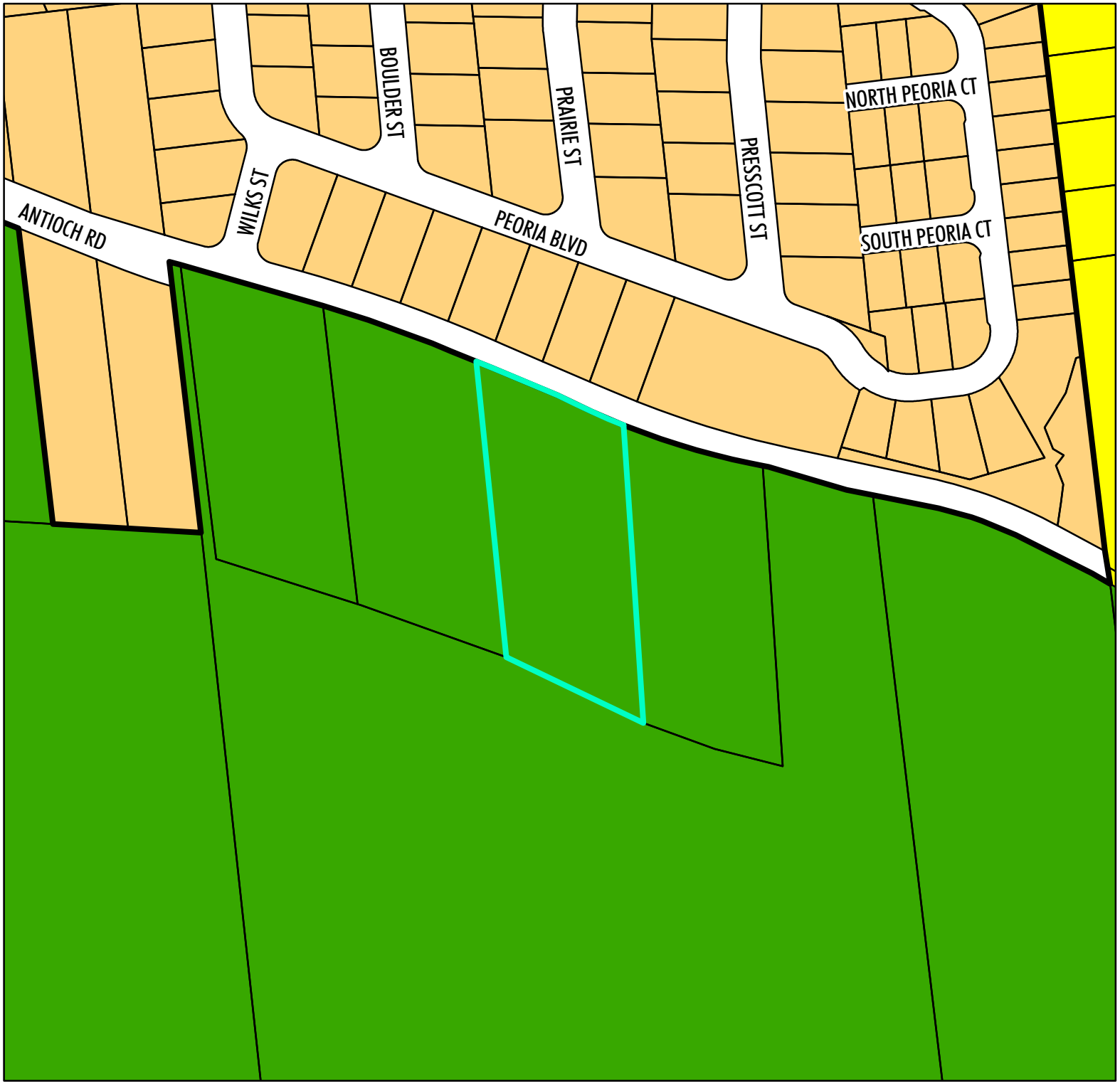

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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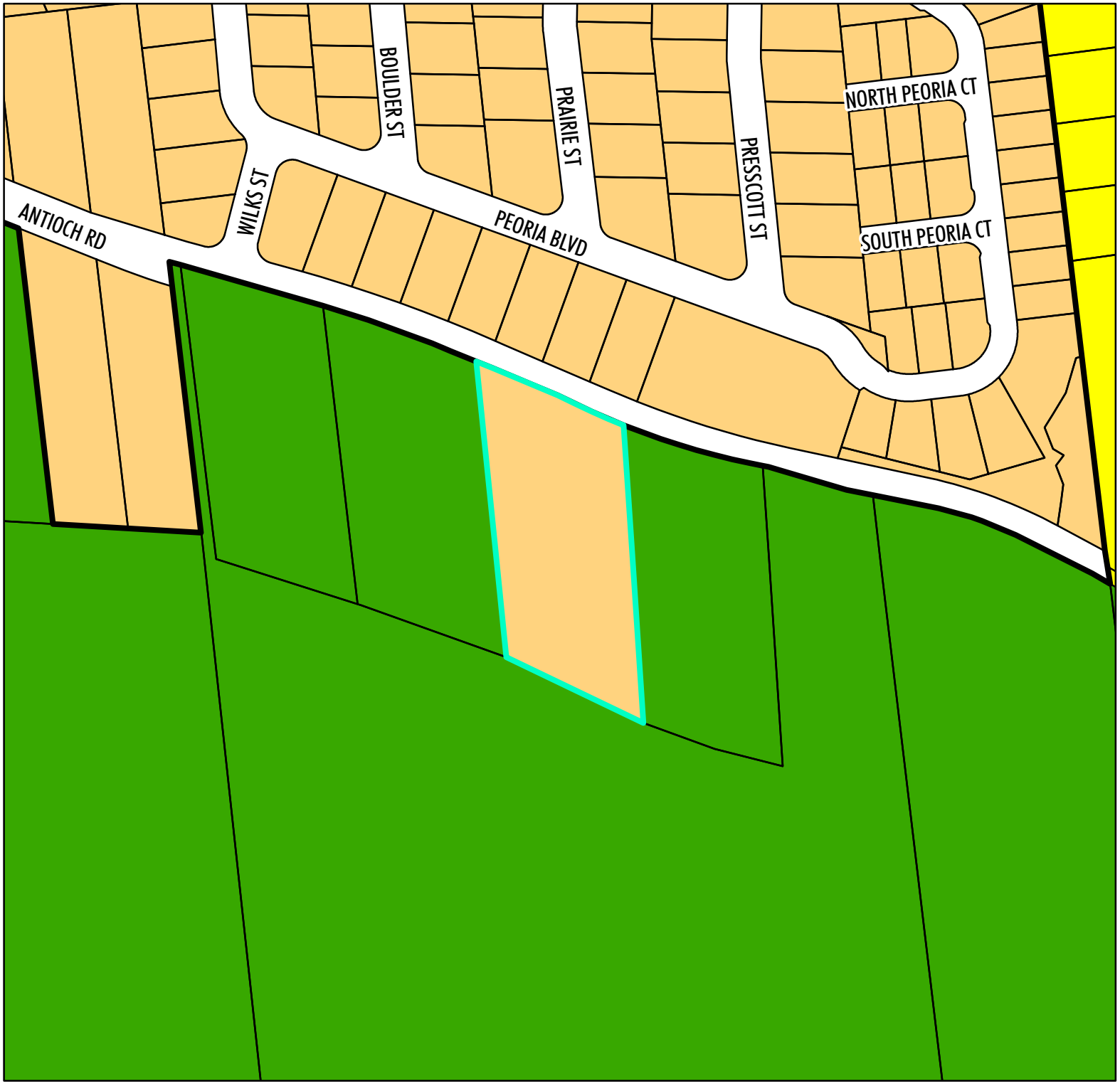


Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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

CITY OF CRESTVIEW

Item # 7.8.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planning Administrator
DATE:	4/15/2021
SUBJECT:	Ordinance 1820 - PJ Adams Annexation

BACKGROUND:

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

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

The Planning and Development Board recommended approval of the request on April 5, 2021 and the first reading was on April 12, 2021.

DISCUSSION:

The property description is as follows:

Property Owner:	Goff Richard L & Susan Trusts
Parcel ID:	32-3N-23-0000-0057-002B
Site Size:	2.93 acres
Current FLU:	Okaloosa County Mixed Use
Current Zoning:	Okaloosa County Mixed Use
Current Land Use:	Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial (C-2)	Commercial
East	Commercial (C)	Commercial (C-2)	Commercial
South	Commercial (C)	Commercial (C-2)	Commercial
West	Commercial (C)	Commercial (C-1)	Vacant

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

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

- The property is contiguous to the city limits;

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 15, 2021. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

The cost of advertising was $656.88.

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

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1820 on second reading.

Attachments

1. Exhibit Packet - PJ Adams

ORDINANCE: 1820

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.93 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

SECTION 5 – COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land

use category for the parcel as Commercial (C) with Commercial (C-2) to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

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

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

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

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

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

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

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

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

ATTEST:

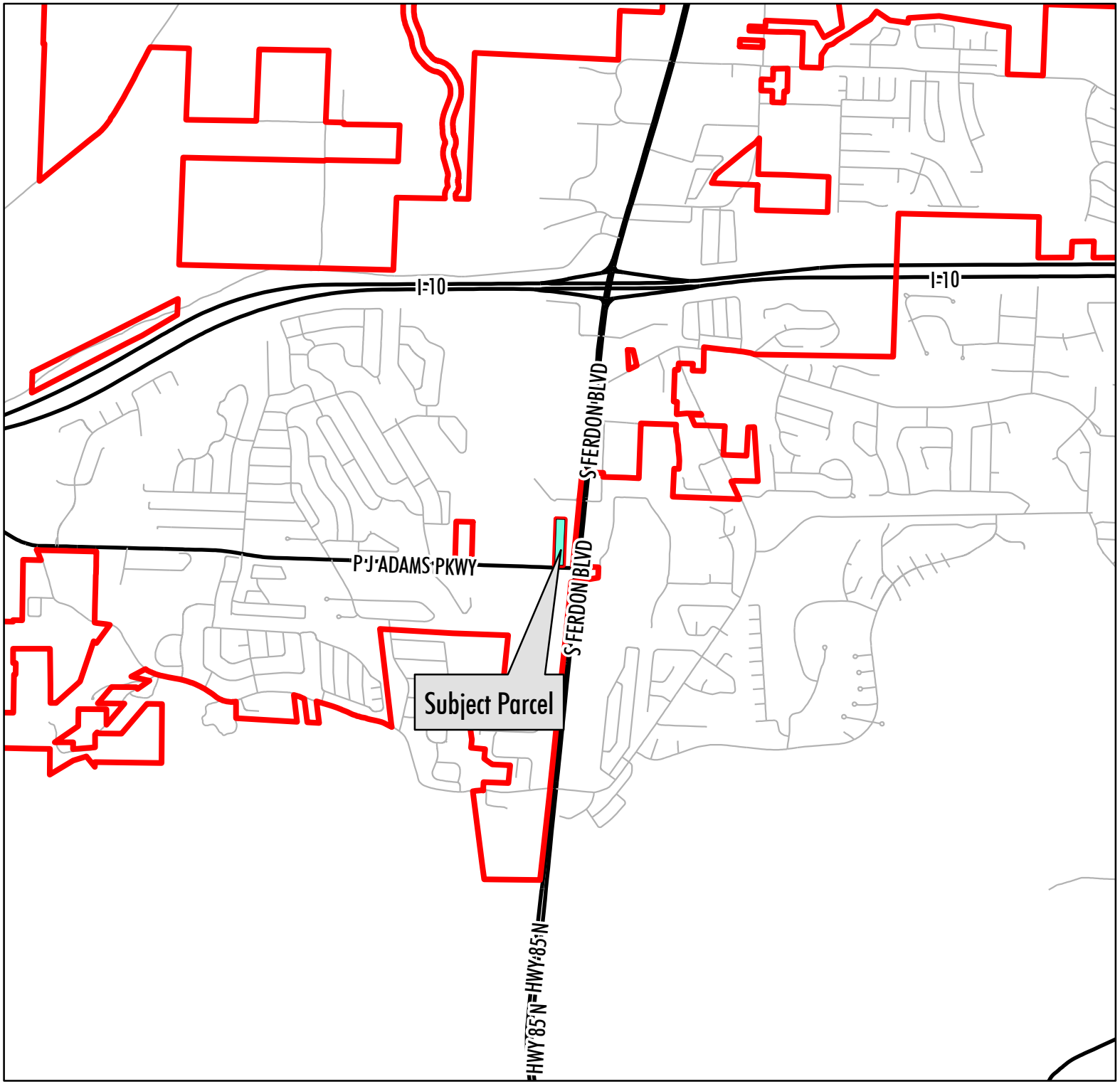
_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor

S FERDON BLVD
MEADOW LAKE DR
P J ADAMS PKWY

Vicinity Map



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Not to Scale

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

Existing Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

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

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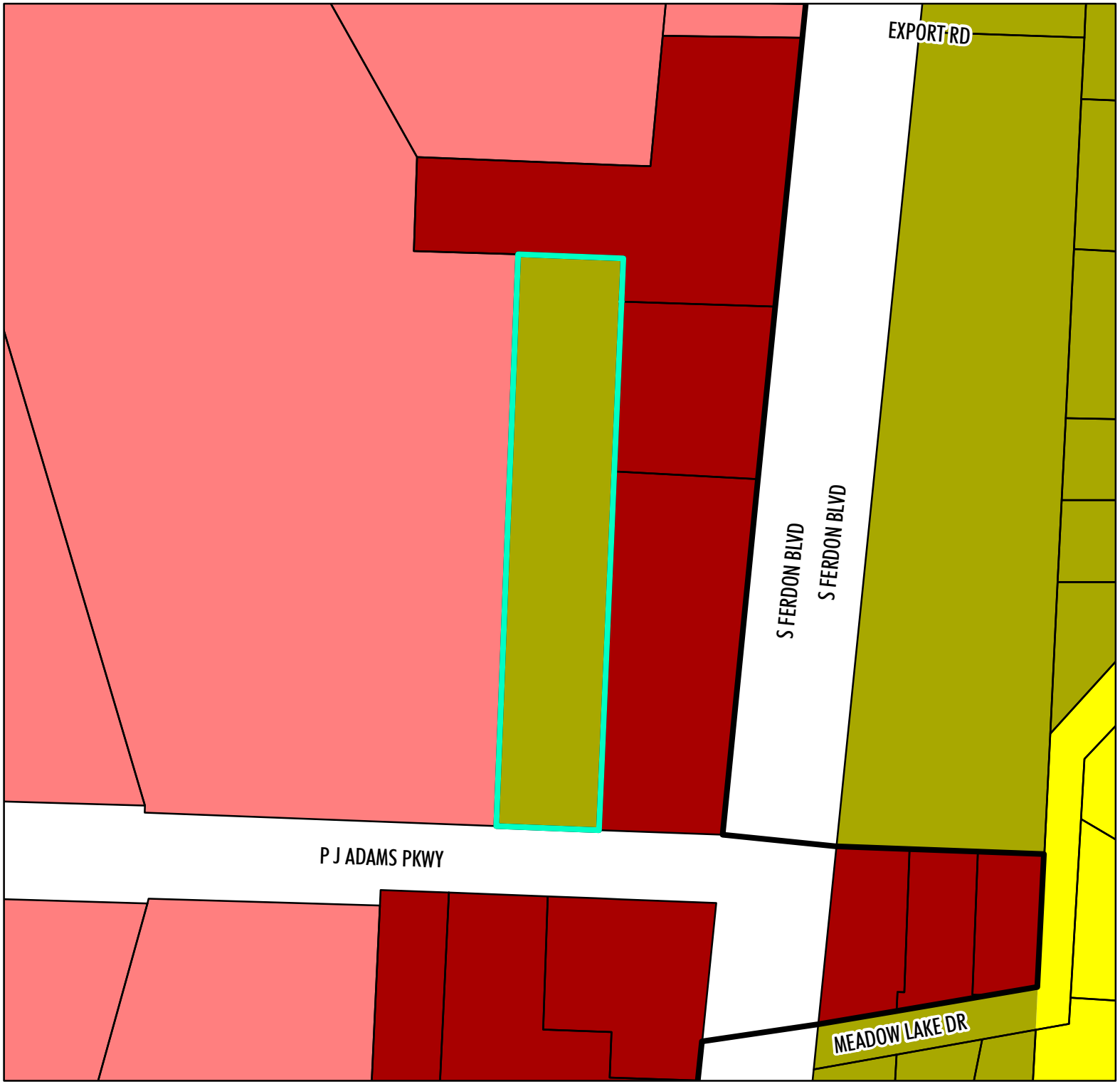
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

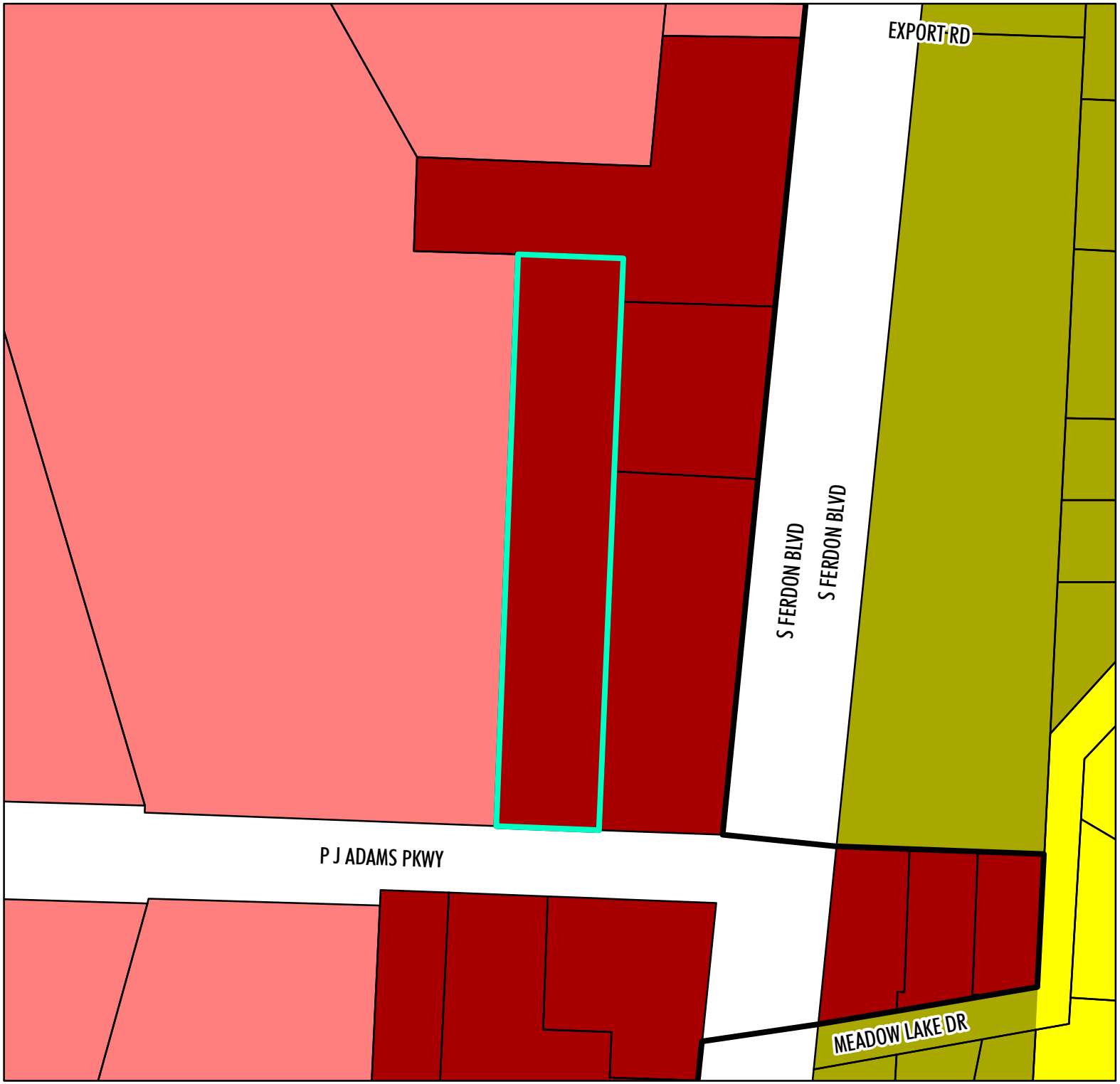
City Zoning

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

County Zoning

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

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



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

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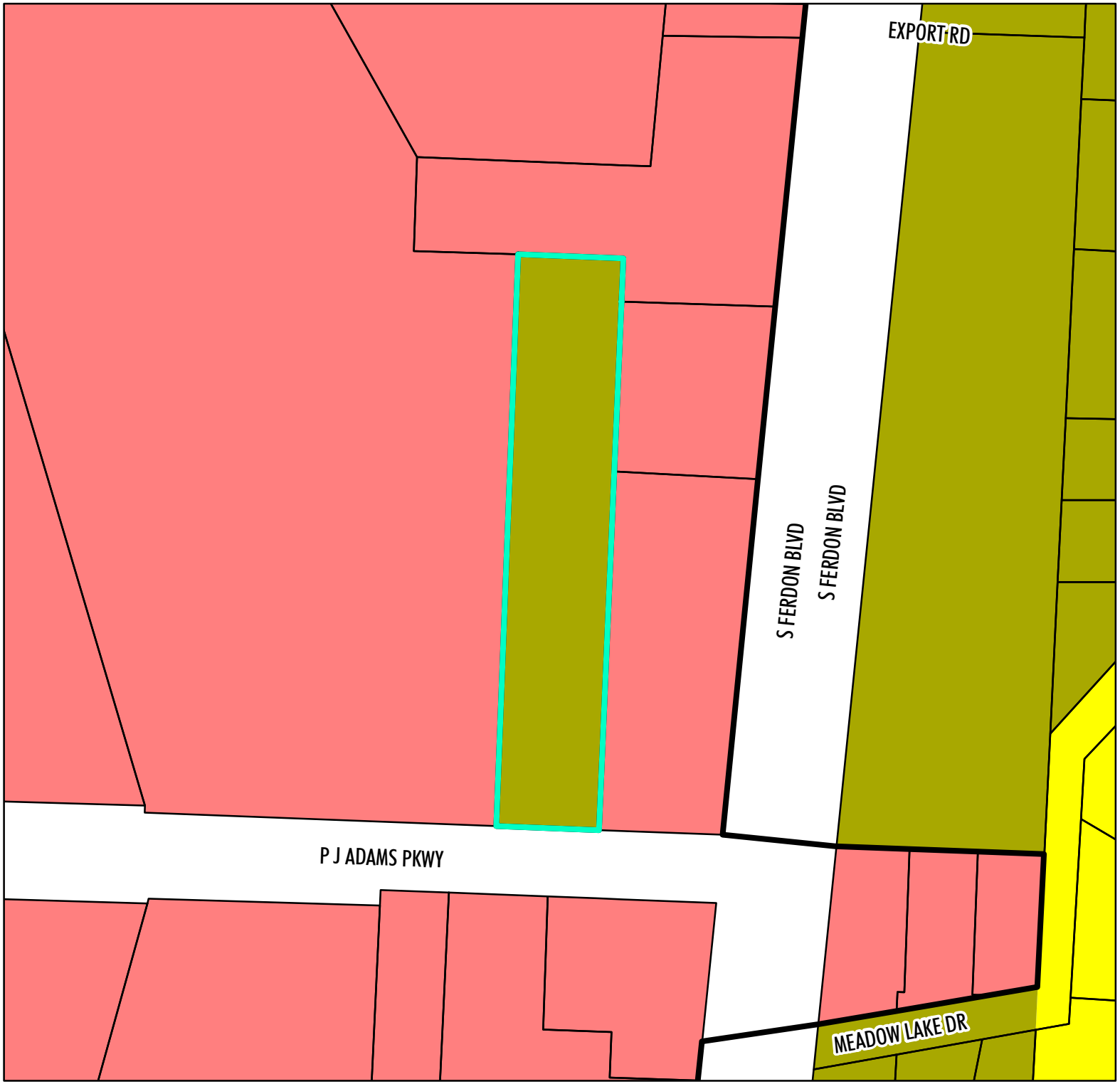

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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COMMUNITY DEVELOPMENT SERVICES
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NAD 1983 STATE PLANE, NORTH ZONE
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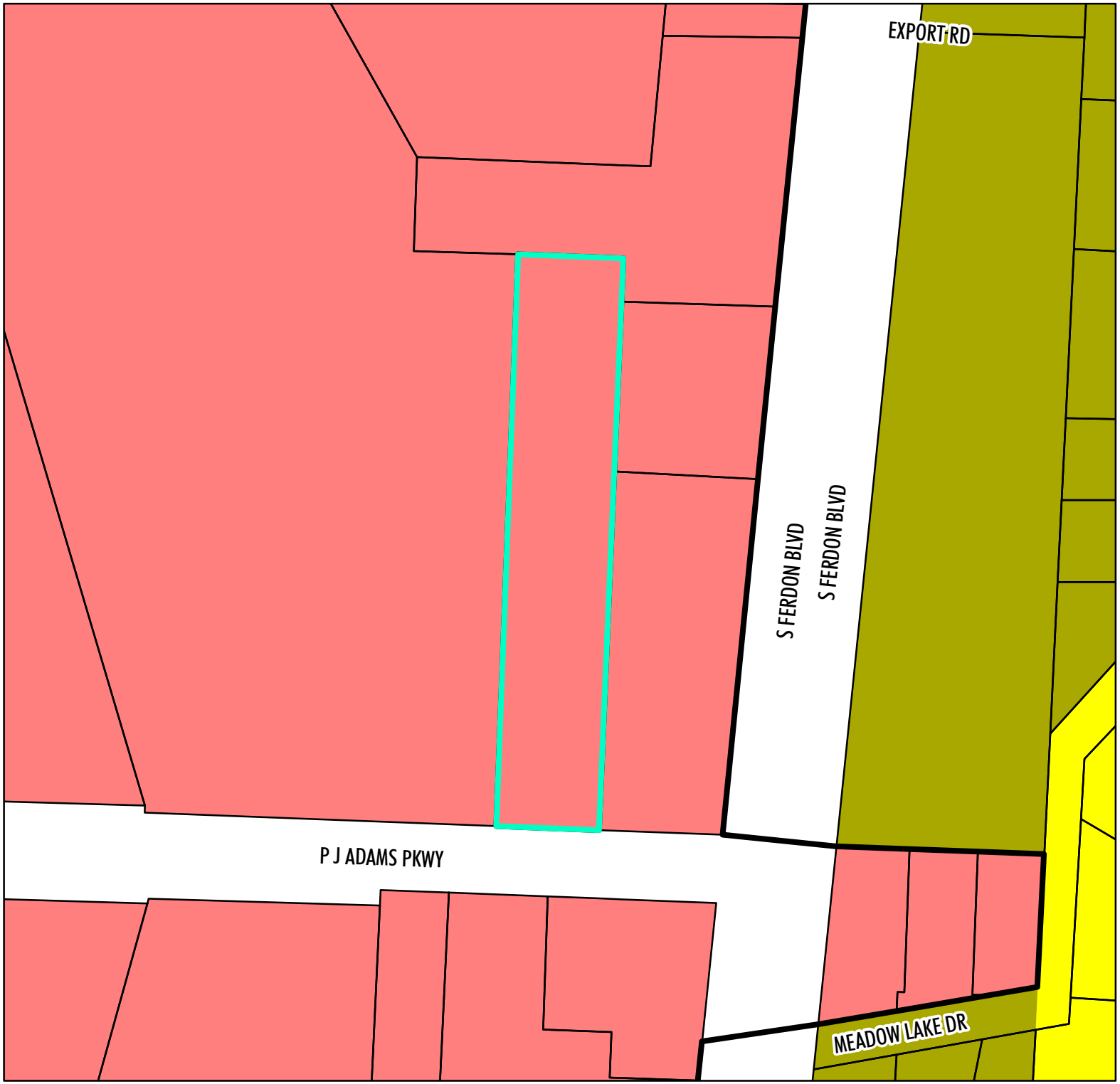

Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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

CITY OF CRESTVIEW

Item # 7.9.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planning Administrator
DATE:	4/15/2021
SUBJECT:	Ordinance 1821 - PJ Adams Comprehensive Plan Amendment

BACKGROUND:

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

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

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

The Planning and Development Board recommended approval of the request on April 5, 2021 and the first reading was on April 12, 2021.

DISCUSSION:

The property description is as follows:

Property Owner:	Goff Richard L & Susan Trusts
Parcel ID:	32-3N-23-0000-0057-002B
Site Size:	2.93 acres
Current FLU:	Okaloosa County Mixed Use
Current Zoning:	Okaloosa County Mixed Use
Current Land Use:	Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial (C-2)	Commercial
East	Commercial (C)	Commercial (C-2)	Commercial
South	Commercial (C)	Commercial (C-2)	Commercial
West	Commercial (C)	Commercial (C-1)	Vacant

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1821 on second reading.

Attachments

1. Exhibit Packet - PJ Adams

ORDINANCE: 1821

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY MIXED-USE TO COMMERCIAL (C) ON APPROXIMATELY 2.93 ACRES, MORE OR LESS, IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

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

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

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 32-3N-23-0000-0057-002B. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 32-3N-23-0000-0057-002B thereon.

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

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

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

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

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

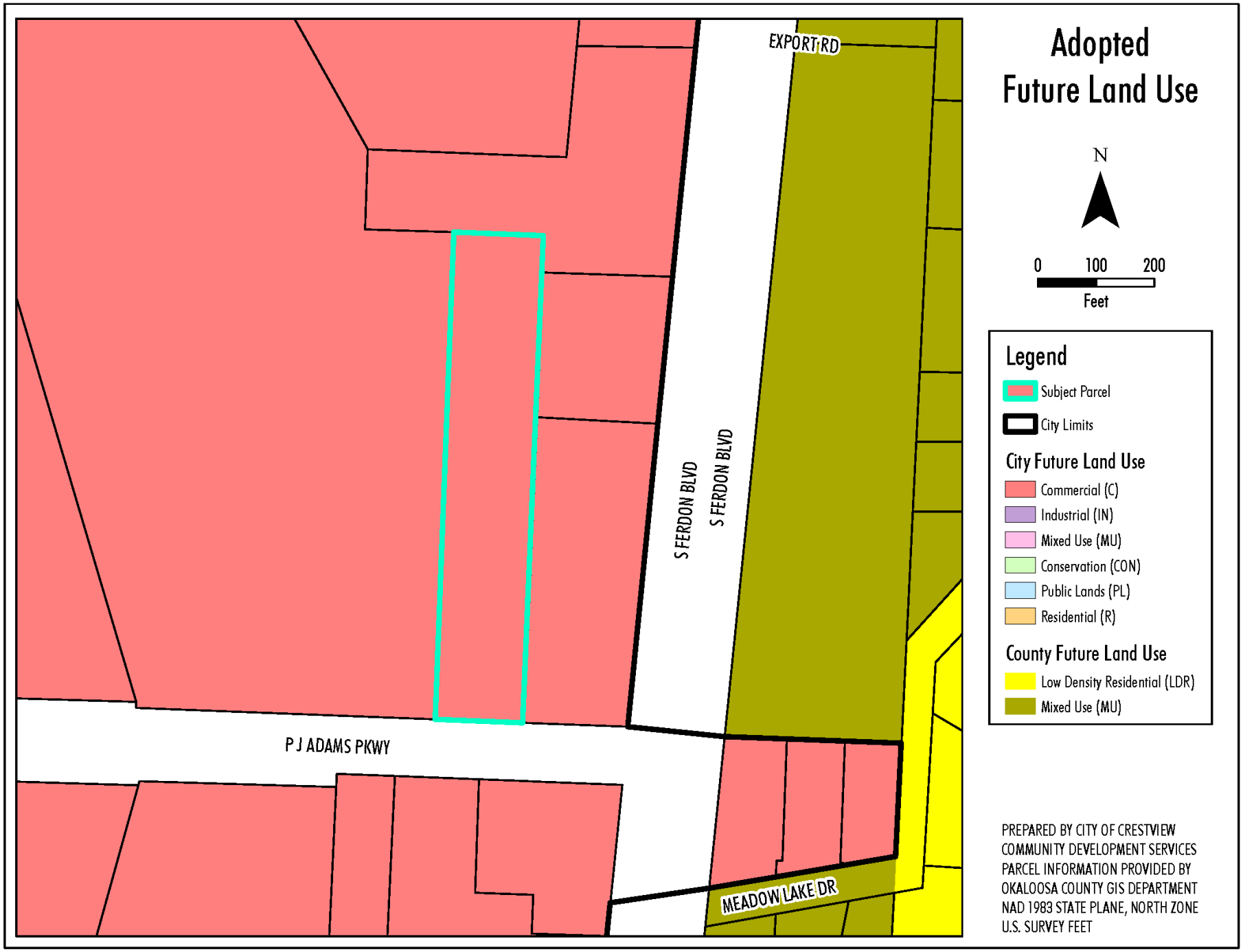
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

J. B. WHITTEN
Mayor


EXPORT RD
S FERDON BLVD
S FERDON BLVD
P J ADAMS PKWY
MEADOW LAKE DR
Adopted
Future Land Use
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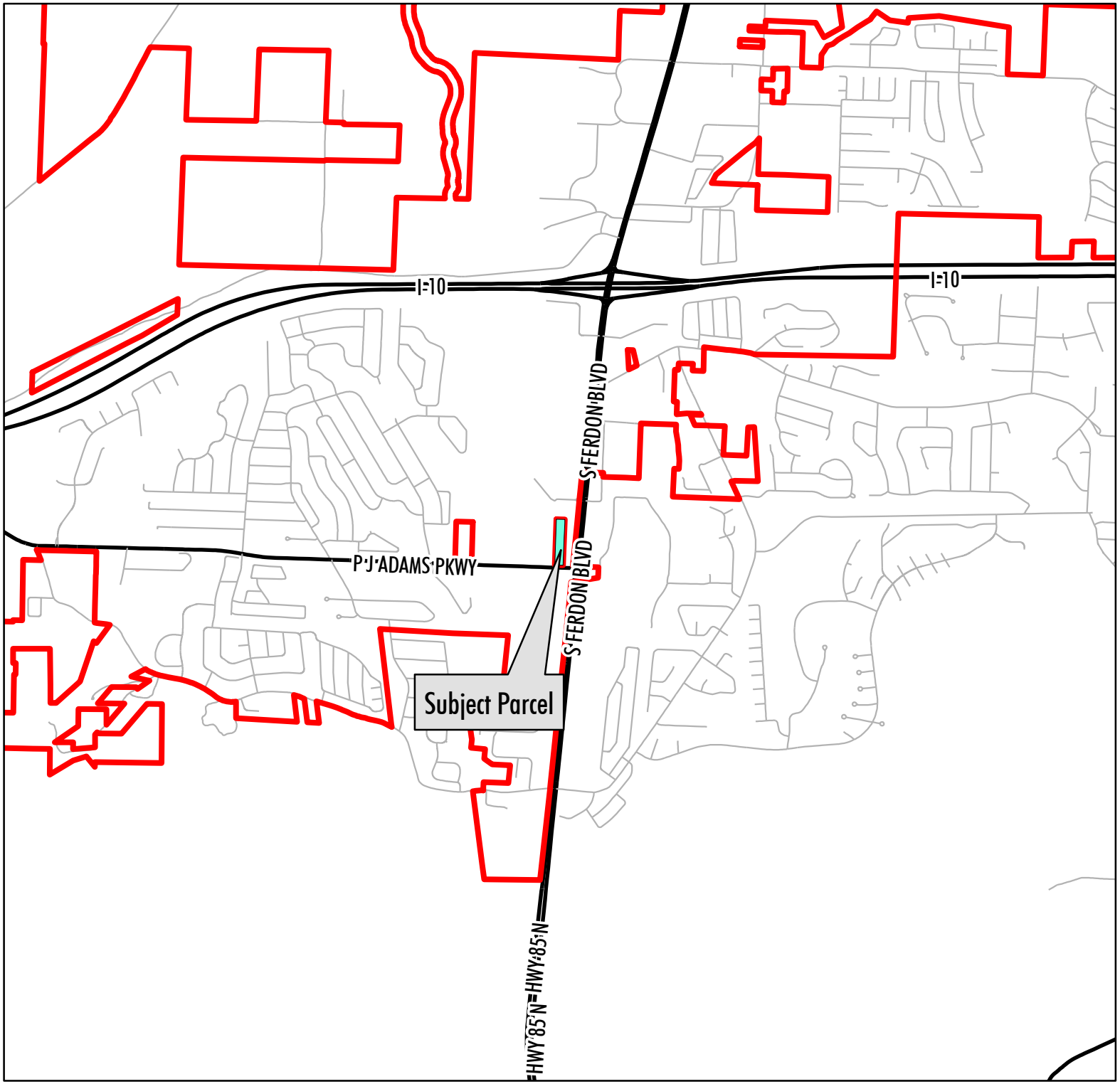
Legend
Subject Parcel
City Limits
City Future Land Use
Commercial (C)
Industrial (IN)
Mixed Use (MU)
Conservation (CON)
Public Lands (PL)
Residential (R)
County Future Land Use
Low Density Residential (LDR)
Mixed Use (MU)
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Vicinity Map



N

Not to Scale

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

Existing Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

Existing Use

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

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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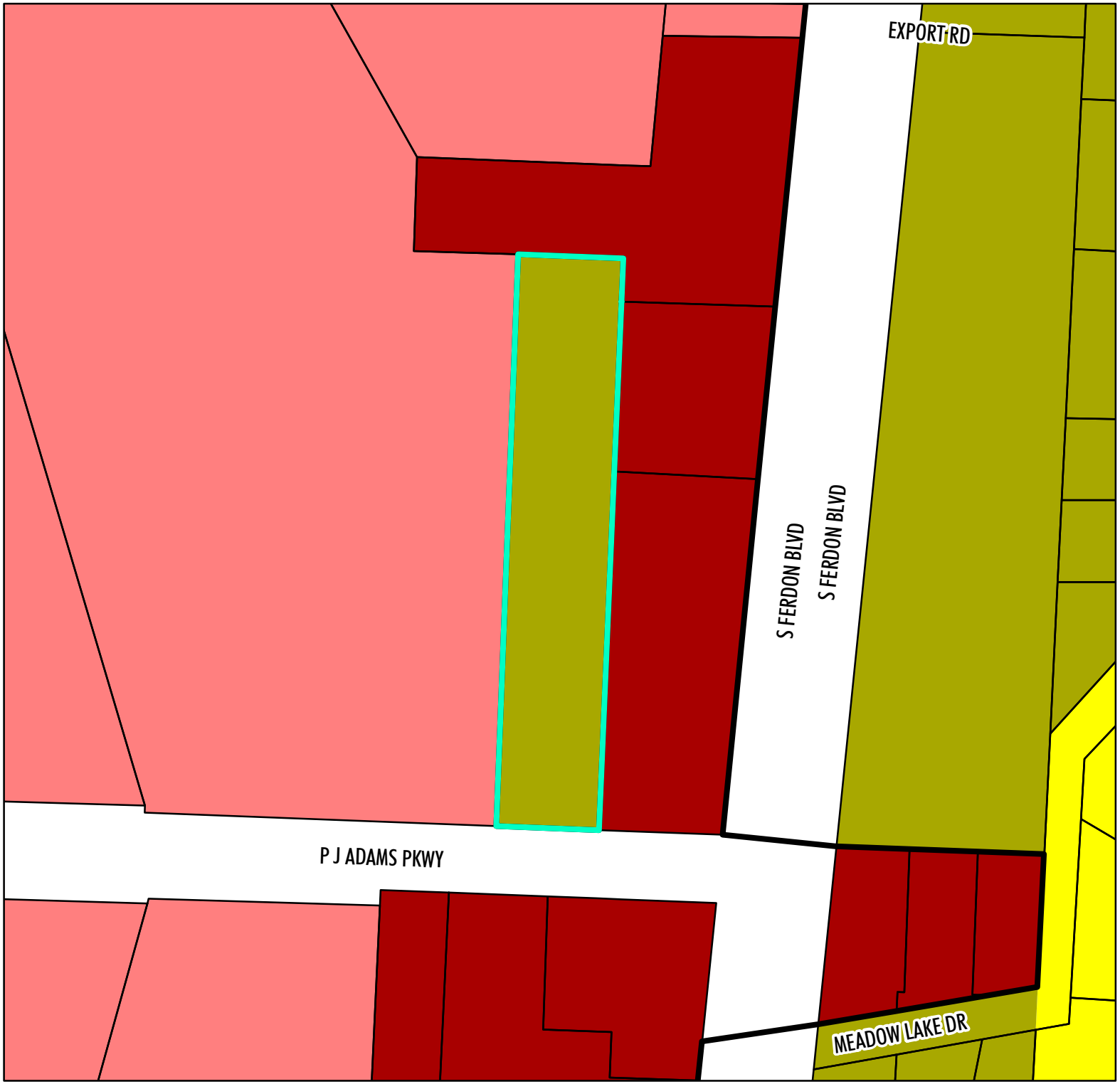
U.S. SURVEY FEET



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

PREPARED BY CITY OF CRESTVIEW
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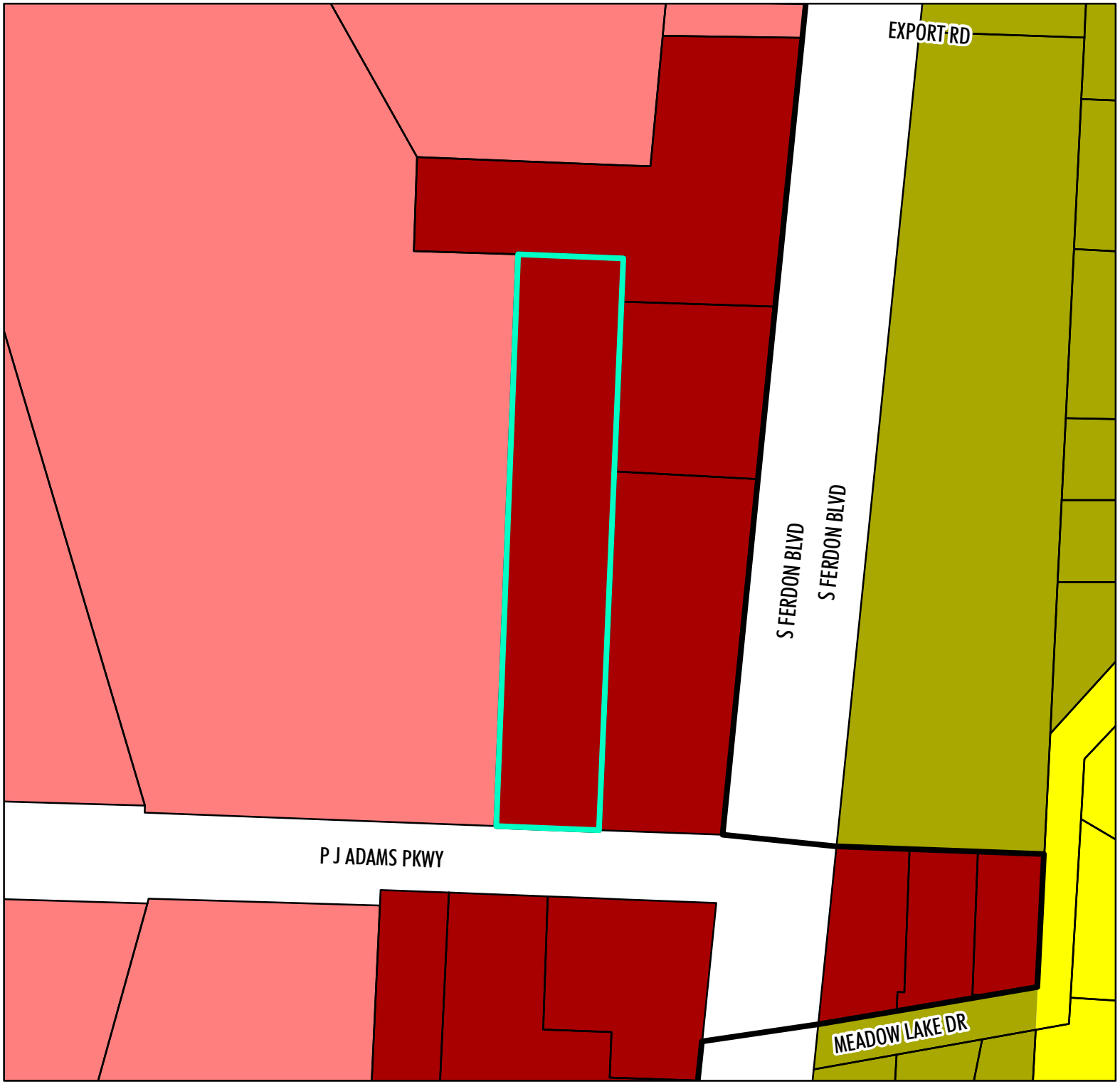
U.S. SURVEY FEET



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Zoning

- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
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- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)

County Zoning

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

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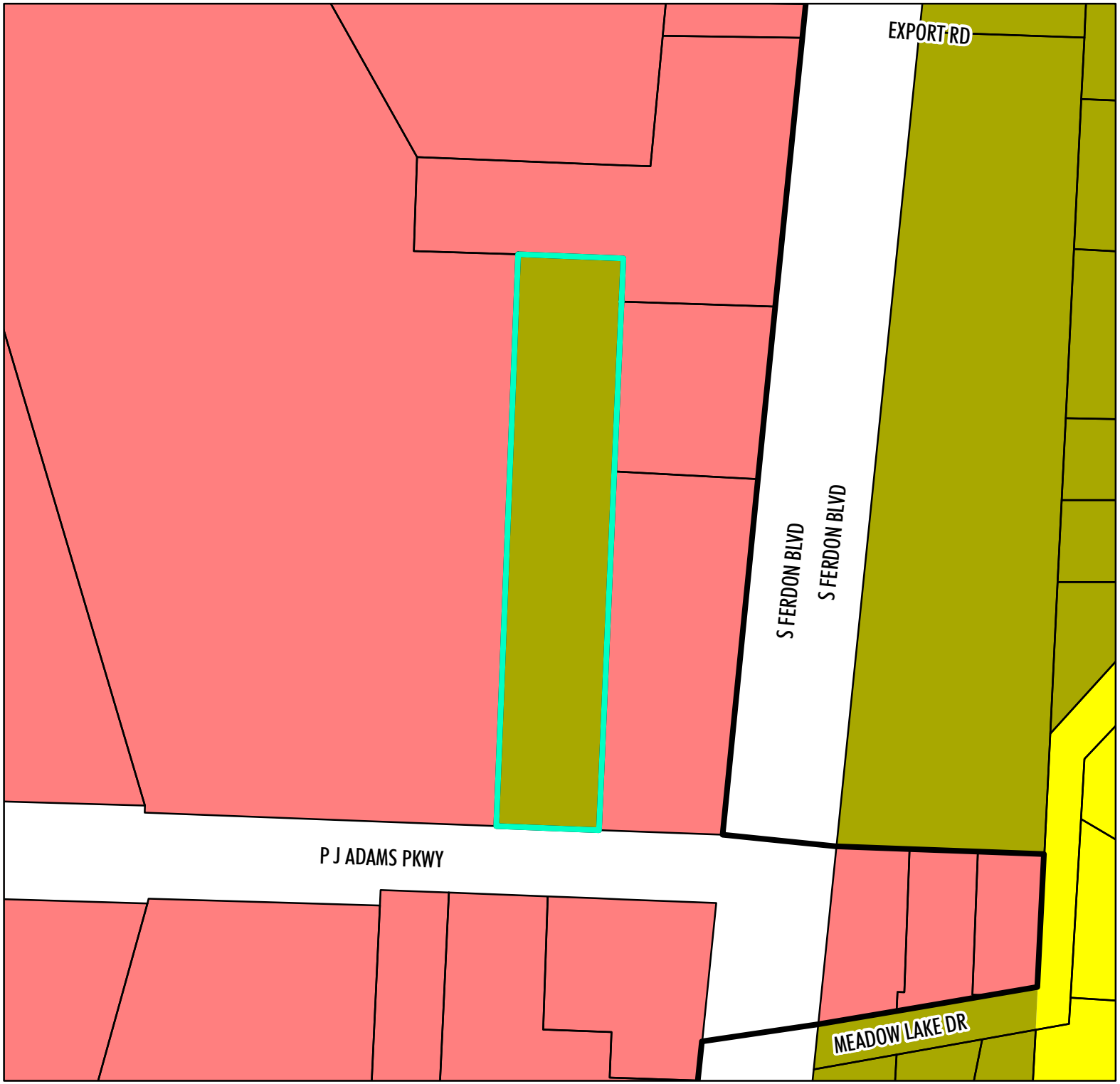

Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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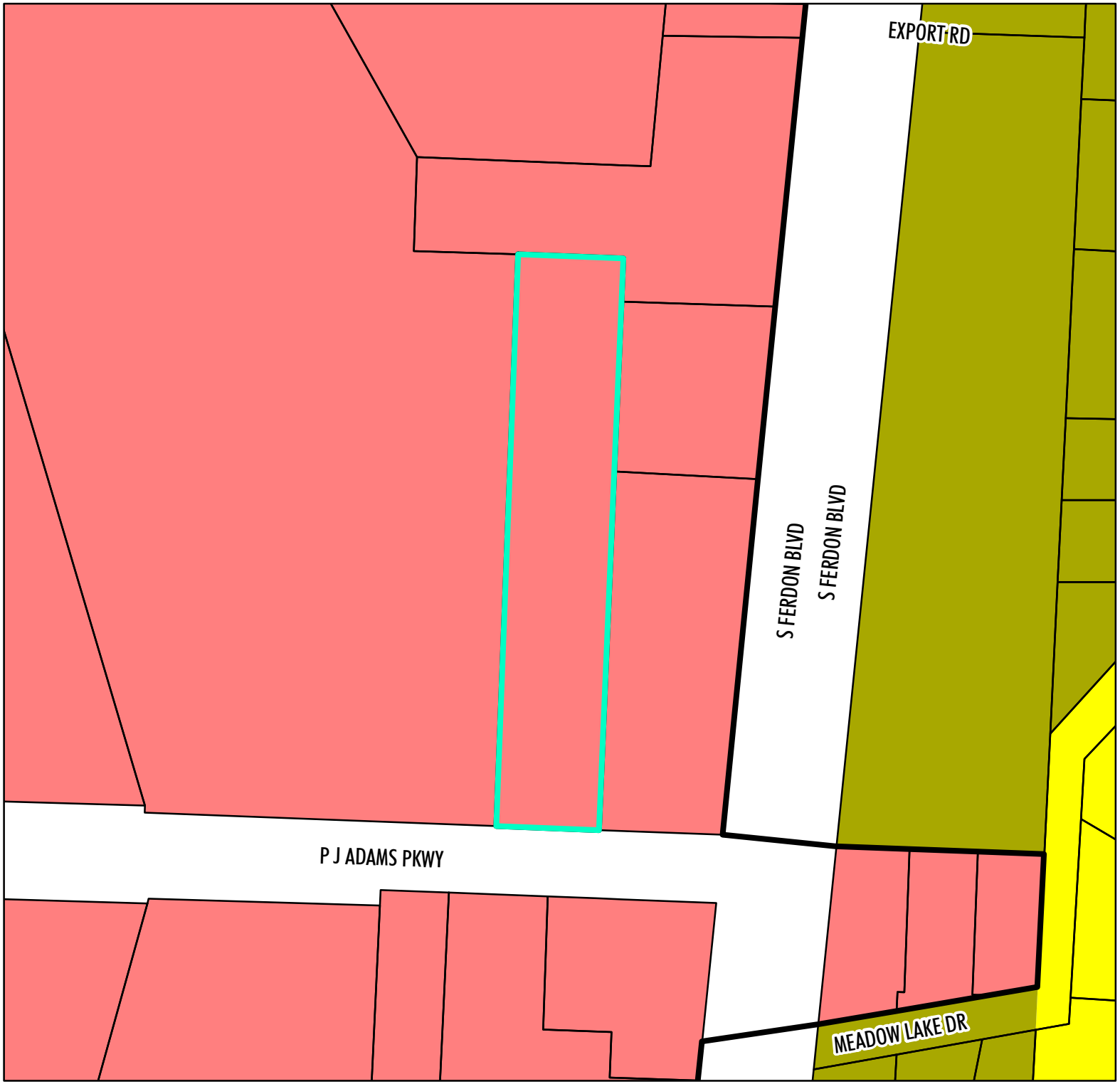

Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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

CITY OF CRESTVIEW

Item # 7.10.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 2nd Reading

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planning Administrator
DATE:	4/15/2021
SUBJECT:	Ordinance 1822 - PJ Adams Rezoning

BACKGROUND:

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

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

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

The Planning and Development Board recommended approval of the request on April 5, 2021 and the first reading was on April 12, 2021.

DISCUSSION:

The property description is as follows:

Property Owner:	Goff Richard L & Susan Trusts
Parcel ID:	32-3N-23-0000-0057-002B
Site Size:	2.93 acres
Current FLU:	Okaloosa County Mixed Use
Current Zoning:	Okaloosa County Mixed Use
Current Land Use:	Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial (C-2)	Commercial
East	Commercial (C)	Commercial (C-2)	Commercial
South	Commercial (C)	Commercial (C-2)	Commercial
West	Commercial (C)	Commercial (C-1)	Vacant

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 15, 2021. The property was posted on March 22, 2021. An advertisement ran in the Crestview News Bulletin on March 24, 2021.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1822 on second reading.

Attachments

1. Exhibit Packet - PJ Adams

ORDINANCE: 1822

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.93 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED-USE ZONING DISTRICT TO THE COMMERCIAL (C-2) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 2.93 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.93 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1821, is hereby rezoned to Commercial (C-2) to wit:

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

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

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

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

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

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

health, safety, or welfare.

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

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

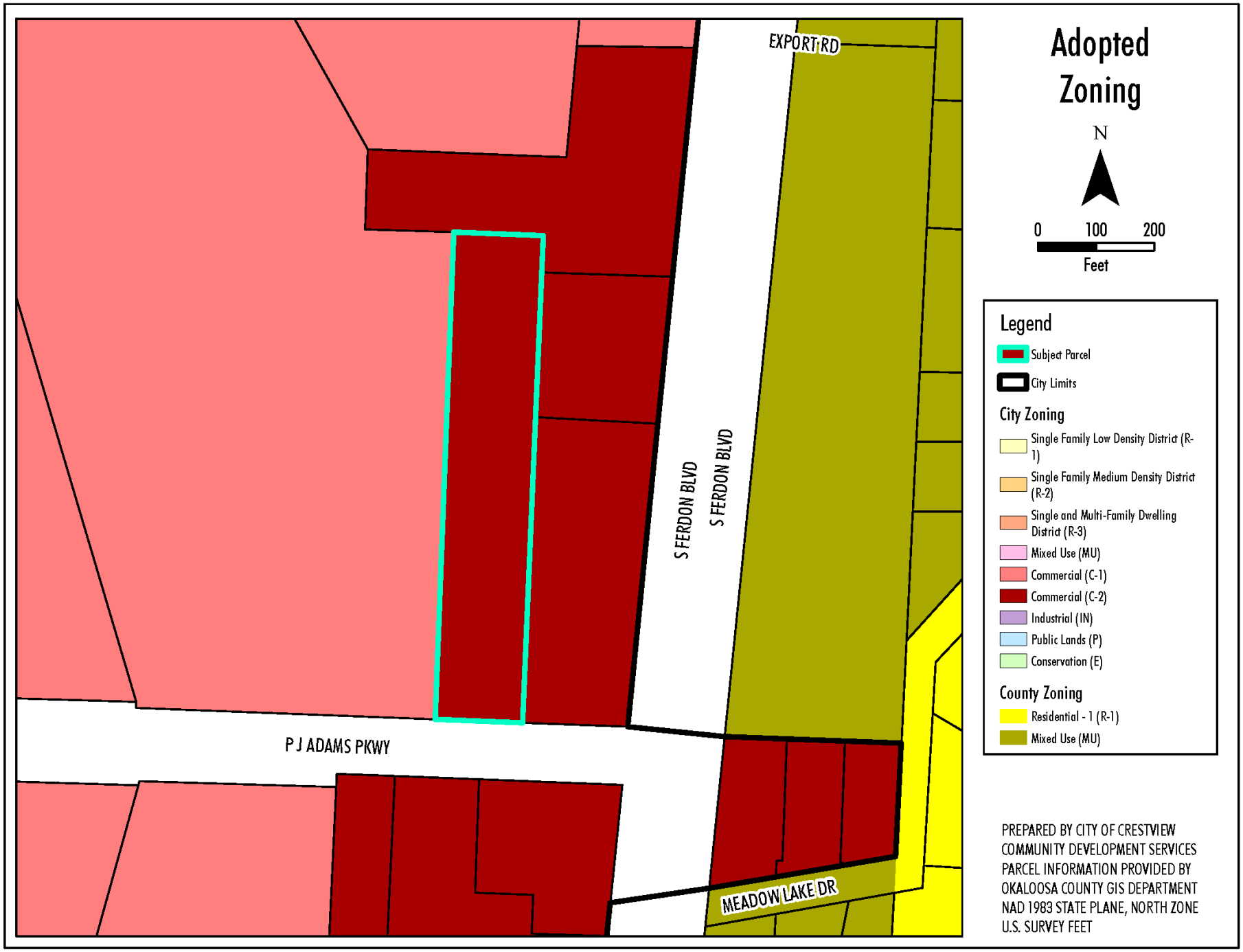
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2021.

ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2021.

_____
J. B. WHITTEN
Mayor


EXPORT RD
S FERDON BLVD
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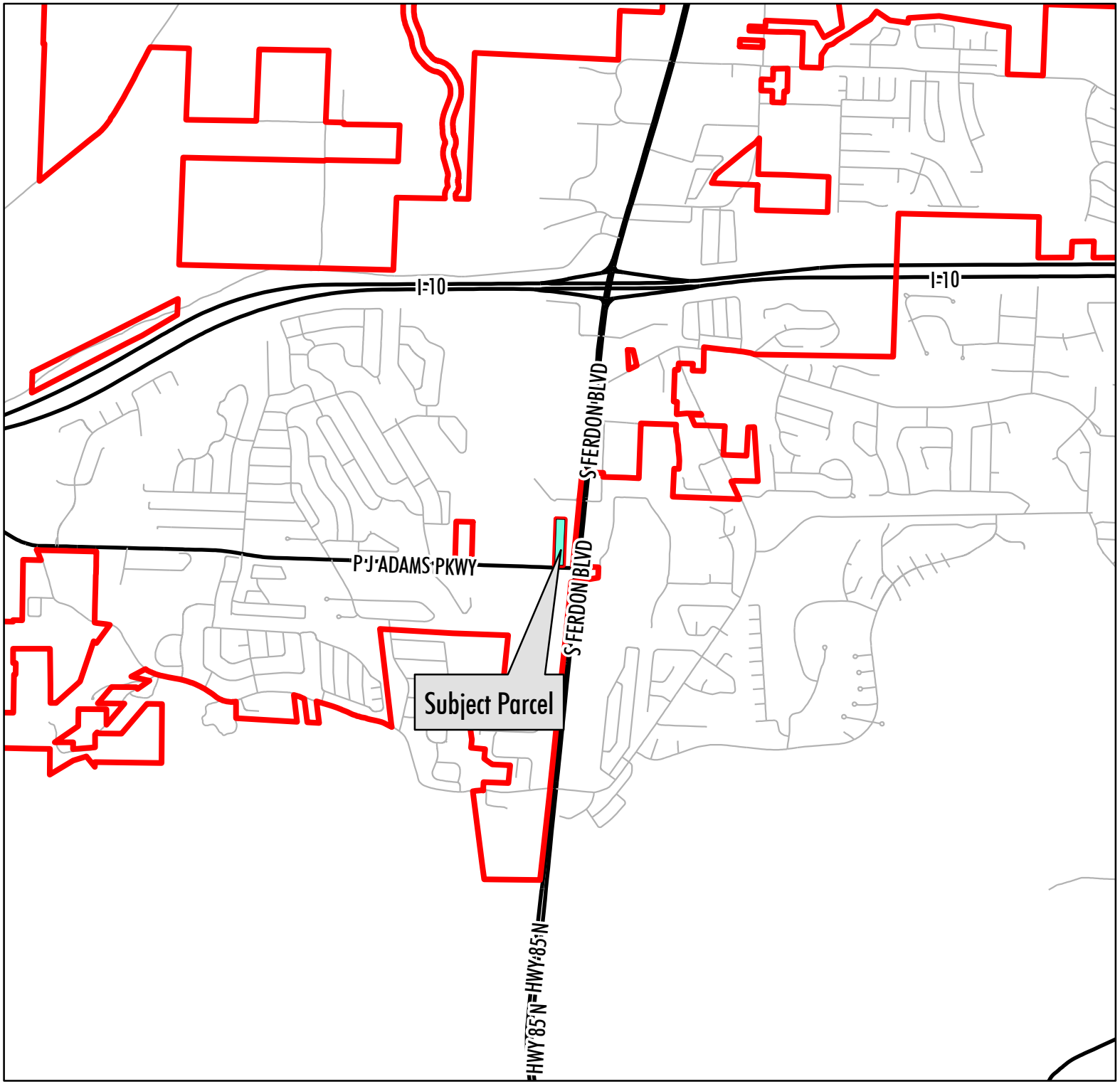
MEADOW LAKE DR
Adopted Zoning
N
0 100 200
Feet
Legend
Subject Parcel
City Limits
City Zoning
Single Family Low Density District (R-1)
Single Family Medium Density District (R-2)
Single and Multi-Family Dwelling District (R-3)
Mixed Use (MU)
Commercial (C-1)
Commercial (C-2)
Industrial (IN)
Public Lands (P)
Conservation (E)
County Zoning
Residential - 1 (R-1)
Mixed Use (MU)
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Vicinity Map



N

Not to Scale

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

Existing Use

N

0 100 200

Feet

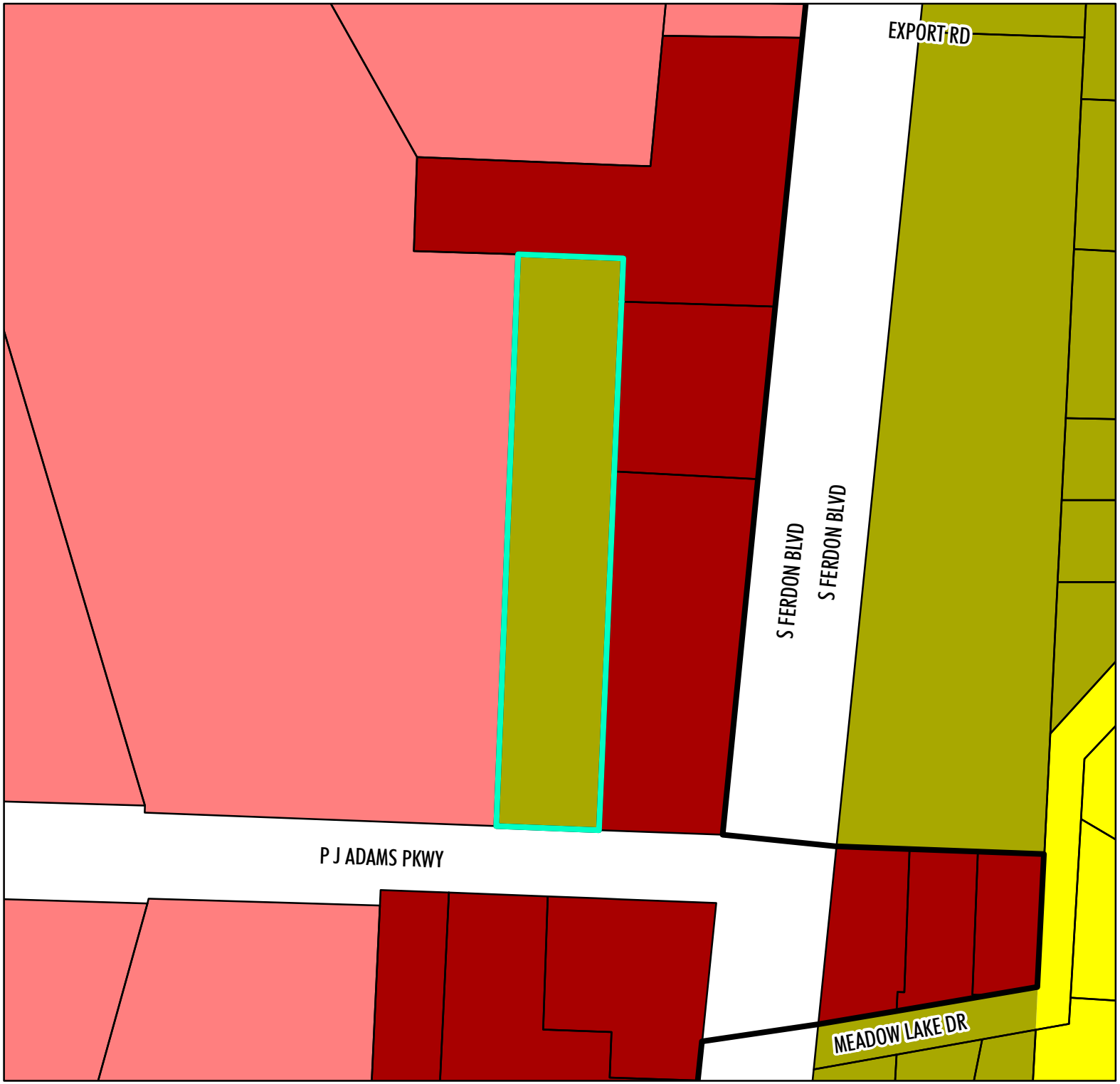
Legend

- Subject Parcel
- City Limits

Existing Use

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

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



Current Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

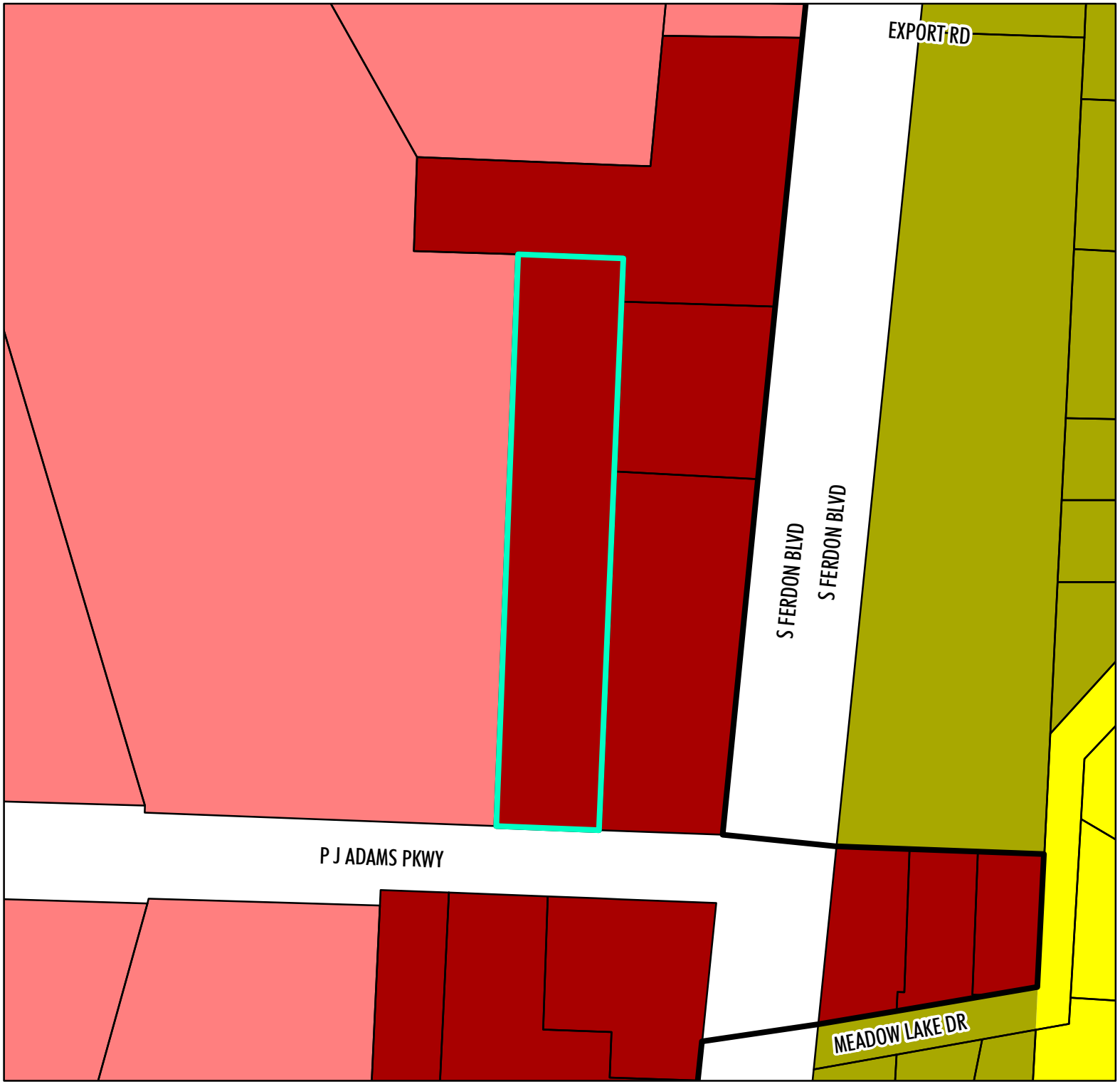
City Zoning

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

County Zoning

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

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



Proposed Zoning

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

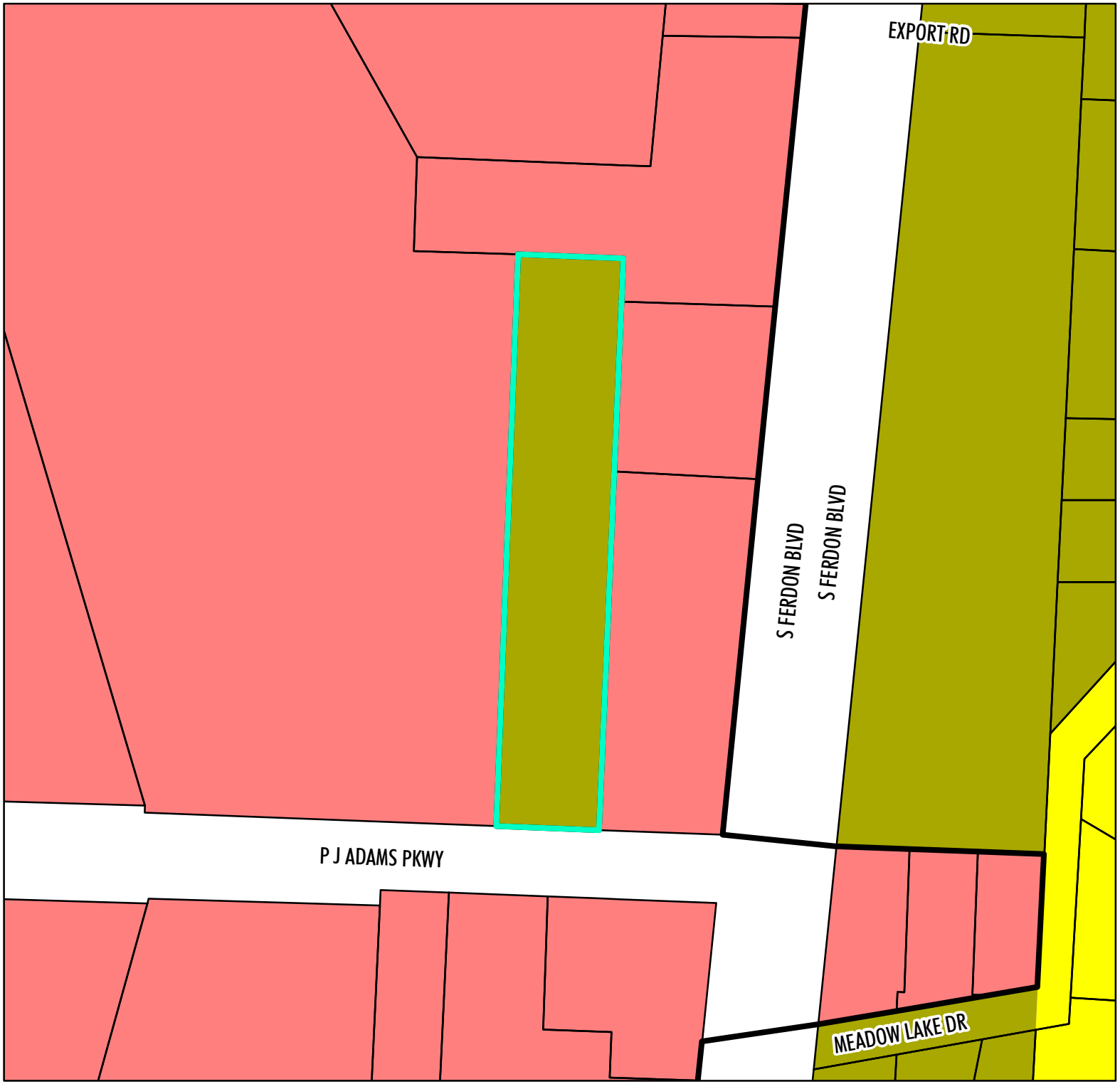
City Zoning

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

County Zoning

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

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



Current Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

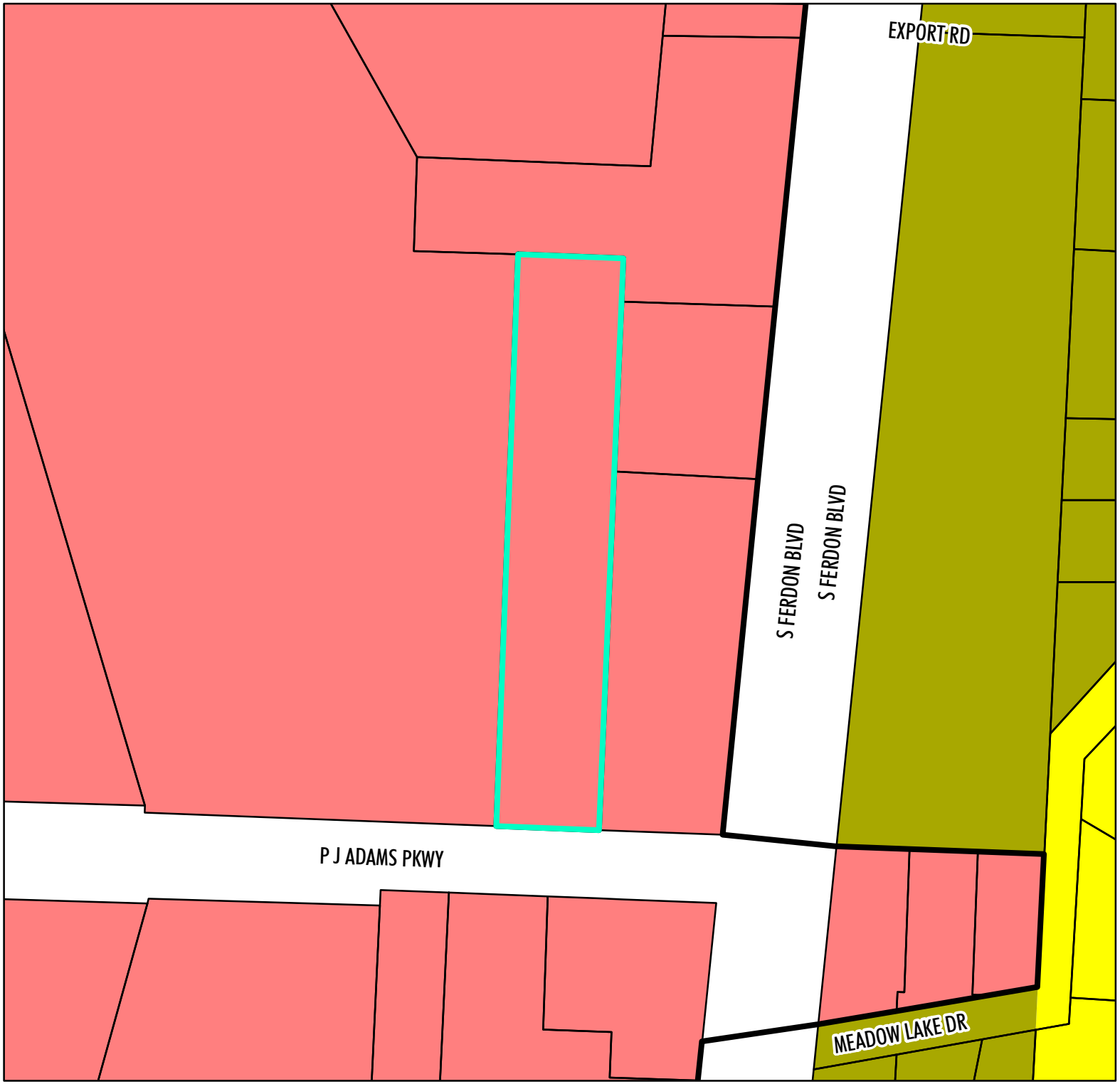
City Future Land Use

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

County Future Land Use

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

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



Proposed Future Land Use

N

0 100 200

Feet

Legend

- Subject Parcel
- City Limits

City Future Land Use

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

County Future Land Use

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

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

CITY OF CRESTVIEW

Item # 8.1.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: 1st reading no PDB

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	
DATE:	4/22/2021
SUBJECT:	Ordinance 1823 - Joey's Law

BACKGROUND:

During the last year city staff has been working to update city ordinances in an effort to remove blight and unsafe structures. After completing several ordinances related to this effort it was discovered an item of concern missing in chapter 54 offenses and miscellaneous provisions. This ordinance has been created to provide for regulations and enforcement for publicly urinating and defecating.

DISCUSSION:

This item provides for help to protect the public health, safety, and welfare, the declared purpose of this section is toprohibit public urination or defecation within the City of Crestview.

Provides for the definition of “Appropriate sanitary facility" means a urinal, toilet, commode, or other facility that accommodates or is designed for the sanitary disposal of human bodily fluids or waste and that is enclosed from public view.

Provides for the definition of "Public place" is any place where the conduct may reasonably be expected to be viewed or could be viewed by others; including but not limited to any walkway, street, boulevard, highway, thoroughfare, sidewalk, path, bridge, pier, overpass, alley or alleyway, plaza, park, yard, driveway, transportation facility, recreational area, right of way (either opened or unopened), parking lot, public or private building, vacant or undeveloped lot, or the stairwells, alcoves, doorways, and entrance ways to such places.

Prohibits public urination or defecation of any person who urinates or defecates in, on or about any of the following places, other than in an appropriate sanitary facility, is guilty of a class one misdemeanor:

(A) Any public place;

(B) Any place open to the public or exposed to public view;

(C) Any private property into or upon which the public is admitted by easement or license;

(D) Any private property upon which the public is not admitted by easement or license without the consent of the owner, owner’s agent, or the person in lawful possession thereof.

Establishes a violation of this section is a class one misdemeanor and shall be punished by a mandatory minimum fine of two hundred fifty dollars ($250.00).
In addition to the penalties proscribed in section 54.09.04.01 above, the court may require that aperson convicted of this section pay restitution for any clean-up costs incurred by the City.

GOALS & OBJECTIVES

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

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

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

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

This should have no financial impact on the current City budget.

RECOMMENDED ACTION

Staff respectfully requests approval on first reading and move to second.

Attachments

1. Chapter 54.9 Joey's Law

ORDINANCE: 1823

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR COMPLIANCE WITH STATE OF FLORIDA STATUTE; PROVIDING FOR THE AMENDMENT OF CHAPTER 54 – OFFENSES AND MISCELLANEOUS PROVISIONS FOR THE ENACTMENT OF JOEY'S LAW; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is authorized and empowered to adopt and enforce ordinances, not inconsistent with state law, that are necessary to protect the health, welfare, and safety of its citizens and inhabitants

WHEREAS, the City Council ("Council") of the City serves as the elected governing body; directly responsible for the promotion and protection of the public health welfare, and safety of its citizens and inhabitants;

WHEREAS, city staff have reviewed how municipalities of similar size and population address the issue of public urination and defecation and have researched those city's ordinances, defenses, and penalties in the process of crafting this ordinance;

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

CHAPTER 54 – OFFENSES AND MISCELLANEOUS PROVISIONS is hereby amended with the addition of section 54-9 as attached to this ordinance. (Attachment 1)

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

SECTION 2. 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 3. SCIVENER'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 4. 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 5. REPEALER. All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

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

ATTEST:

_____

ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF_____, 2021.

_____

JB Whitten
Mayor

54.09.00 Public Urination or Defecation Prohibited

A. Purpose

In order to help protect the public health, safety, and welfare, the declared purpose of this section is to prohibit public urination or defecation within the City of Crestview.

B. Definitions

“Appropriate sanitary facility" means a urinal, toilet, commode, or other facility that accommodates or is designed for the sanitary disposal of human bodily fluids or waste and that is enclosed from public view.

"Public place" is any place where the conduct may reasonably be expected to be viewed or could be viewed by others; including but not limited to any walkway, street, boulevard, highway, thoroughfare, sidewalk, path, bridge, pier, overpass, alley or alleyway, plaza, park, yard, driveway, transportation facility, recreational area, right of way (either opened or unopened), parking lot, public or private building, vacant or undeveloped lot, or the stairwells, alcoves, doorways, and entrance ways to such places.

54.09.01 Public urination or defecation prohibited

A. Any person who urinates or defecates in, on or about any of the following places, other than in an appropriate sanitary facility, is guilty of a class one misdemeanor:

1. Any public place;
2. Any place open to the public or exposed to public view;
3. Any private property into or upon which the public is admitted by easement or license.

B. It shall be unlawful for any person to urinate or defecate in a place exposed to public view, except by proper use of an appropriate sanitary facility provided for this purpose.

C. It shall be unlawful for any person to dump, unload, or otherwise dispose of any urine or feces, in or on any place described in 54.09.03.01 and 54.09.03.02.

54.09.02 Enforcement and Penalty

A. A violation of this section is a class one misdemeanor and shall be punished by a mandatory minimum fine of two hundred fifty dollars ($250.00).

B. In addition to the penalties proscribed in section 54.09.04.01 above, the court may require that a person convicted of this section pay restitution for any clean-up costs incurred by the City.

CITY OF CRESTVIEW Item # 9.1.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: Resolution

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	
DATE:	4/22/2021
SUBJECT:	Resolution 2021-10 in support of Double Pole Legislation.

BACKGROUND:

For nearly 15 years, Florida Power & Light Company (FPL) has been enhancing the energy grid to make it stronger and more storm-resilient.

Gulf Power is now a part of Florida Power & Light.

DISCUSSION:

Florida Power and Light has invested more than $5 billion, that has resulted in speedy restoration after a tropical storm or hurricane and enhanced overall reliability.

Part of those investments include:

Replacing power poles with stronger ones that are able to withstand hurricane-force winds or adding poles in between existing ones, which strengthens or hardens the power line.

Inspecting all of more than 1.2 million power poles on an ongoing eight-year cycle (approximately 150,000 poles inspected annually) and replacing those that don't meet FPL standards of strength.

Utility poles are owned and maintained by a variety of companies, including FPL and AT&T.

While the use of poles is shared by many companies, only one company owns and maintains each utility pole in Florida.

Electric utilities like FPL are mandated by the Florida Public Service Commission (FPSC) under state law to ensure the strength and resiliency of the poles it owns and maintains; however, telephone providers like AT&T are not subject to FPSC oversight.

While FPL continues to make the energy grid stronger, customers may see old poles next to the new ones because many of the poles hold
wires and other equipment for other utilities, including telephone, telecommunications and cable TV services. Before FPL can remove the
old poles, they must wait for the other utilities to transfer their equipment to the new pole. This causes double

pole situations, which, while unsightly, often do not affect the reliable service provided to FPL customers.

There is currently legislation in the Florida House and Senate to provide legislation to eliminate this double pole situation.

Highlights of Senate Bill 1944 and House Bill 1567 are:

Requires FPSC, rather than the Federal Communications Commission (FCC), to regulate and enforce rates, charges, terms and conditions for pole attachments, and to resolve pole attachment disputes.

Provides a statutory mechanism for the prompt and sequential removal of pole attachments, which would speed the removal of double poles from rights of way and easements.

(more information on these highlights are included on the attachment)

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.
Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

There is no financial impact to the City of Crestview with the passing of this Resolution.

RECOMMENDED ACTION

Staff respectfully requests that the City Council approve Resolution 2021-10 and instruct staff to forward same to the Florida House, Florida Senate, and the Governor of the State.

Attachments

1. FPL_FACT SHEET_Double Poles

RESOLUTION: 2021-10

A RESOLUTION OF THE CITY OF CRESTVIEW, FLORIDA, SUPPORTING FLORIDA SENATE BILL 1944 AND FLORIDA HOUSE BILL 1567, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Crestview has recognized that there is a need for the strengthening of Utility Poles in the Crestview area; and

WHEREAS, the City of Crestview opposes the use of double poles by Utility companies,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Crestview of Okaloosa County, Florida that:

The City Council of the City of Crestview urges Florida Senator and Representatives to pass Senate Bill 1944 and House Bill 1567.

PASSED AND ADOPTED IN REGULAR SESSION THIS _____ OF _____, 2021

CITY OF CRESTVIEW, FLORIDA

_____

JB Whitten, Mayor

Attest:

_____

Elizabeth M. Roy, City Clerk

Background on SB 1944/HB 1567

For nearly 15 years, Florida Power & Light Company (FPL) has been enhancing the energy grid to make it stronger and more storm-resilient. Our more than $5 billion of investments have benefitted customers by speeding restoration after a tropical storm or hurricane and enhancing overall reliability.

Part of those investments include:

- Replacing power poles with stronger ones that are able to withstand hurricane-force winds or adding poles in between existing ones, which strengthens or hardens the power line.
- Inspecting all of our more than 1.2 million power poles on an ongoing eight-year cycle (approximately 150,000 poles inspected annually) and replacing those that don't meet our standards for strength.

It's important to note the following:

- Utility poles are owned and maintained by a variety of companies, including FPL and AT&T.
- While the use of poles is shared by many companies, only one company owns and maintains each utility pole in Florida.
- Electric utilities like FPL are mandated by the Florida Public Service Commission (FPSC) under state law to ensure the strength and resiliency of the poles it owns and maintains; however, telephone providers, like AT&T, are not subject to FPSC oversight.

While FPL continues to make the energy grid stronger, customers may see old poles next to the new ones because many of our poles hold wires and other equipment for other utilities, including telephone, telecommunications and cable TV services. Before FPL can remove the old poles, we must wait for the other utilities to transfer their equipment to the new pole. This causes double pole situations, which, while unsightly, often do not affect the reliable service provided to FPL customers.

This photo shows an FPL concrete pole, an example of the company's efforts to make the energy grid stronger and more storm-resilient, flanked by two older wooden poles. FPL cannot remove the wooden poles until other utilities transfer their equipment to the cement pole.

While we have been working with other utilities regarding this issue, AT&T has failed to work with FPL on our program to strengthen the energy grid. AT&T has been extremely slow in transferring its equipment to FPL's new hardened poles, resulting in unsightly double poles for extended periods of time. Despite being provided detailed information on the location of these double poles, AT&T has allowed thousands to remain in backyards and along streets for months and even years.

Highlights of SB 1944/HB 1567

» Requires FPSC, rather than the Federal Communications Commission (FCC), to regulate and enforce rates, charges, terms and conditions for pole attachments, and to resolve pole attachment disputes.
  – FPSC can streamline dispute process, which will provide for an accessible, lower cost and more even-handed process.
  – Requires the FPSC to regulate the safety, vegetation management, emergency response, and storm restoration requirements of poles owned by providers of communications services, and requires the FPSC to impose fines on such providers for non-compliance.
  – Florida would join 22 other states that have recently created this provision.

» Provides a statutory mechanism for the prompt and sequential removal of pole attachments, which would speed the removal of double poles from rights of way and easements.
  – Requires removal of pole attachments within a specified timeframe after written notice from the pole owner.
  – Provides that if the pole attachments are not removed in a timely manner, the pole owner may remove or transfer the equipment at the attaching entity's expense.
  – In lieu of removal or transfer by the pole owner, the pole owner may elect to transfer title to the poles or sell the poles to the attaching utility that continues to use the pole. All pole ownership liability and obligation would automatically transfer to the new owner, and the former owner would be relieved of all such liability and obligation.
  – Requires the FPSC to impose monetary fines against repeat violators of the statute. All assessed fines would be placed in a fund for the purpose of expanding broadband service to unserved and under-served areas of the state.

Example of failed AT&T poles

During 2019's Hurricane Dorian, an AT&T pole failed, causing a power outage for 16 FPL customers in Miami-Dade County for approximately nine hours. FPL's database indicates that this pole was owned by AT&T and installed around 1957. FPL replaced this AT&T pole to restore power to its customers.

CITY OF CRESTVIEW

Item # 10.1.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Nicholas Schwendt, Gis
DATE:	4/22/2021
SUBJECT:	Ridgeway Landing Phase 1

BACKGROUND:

On February 5, 2019, staff received the application for the Ridgeway Landing subdivision.

Construction plans and preliminary plat were previously reviewed and approved by the City Council on January 13, 2020, pursuant to staff approval as well as LPA approval and recommendation.

DISCUSSION:

Garden Street Communities Southeast, LLC, the developer, is nearing the completion of the infrastructure construction for the first phase of a 146 lot, single family subdivision development on the 31.89± acre parcel located at the intersection of Old Bethel Road and Jones Road, (PIN # 05-3N-23-0000-0001-0000). Matt Zinke, P.E. is the Authorized Agent and Engineer for the project.

Final Plat for this review is regarding Phase 1 of the subdivision, encompassing 17.60 acres shown on the original preliminary plat, and containing 70 lots.

Currently, staff is awaiting minor technical revisions on this plat, which will not have any significant effect on any of the scope or impact of the project.

Upon council approval, this Plat will require a signature from the Mayor.

GOALS & OBJECTIVES

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

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

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

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

FINANCIAL IMPACT

This item has no direct effect on the current City Budget.

RECOMMENDED ACTION

Staff respectfully requests approval of the final plat.

Attachments

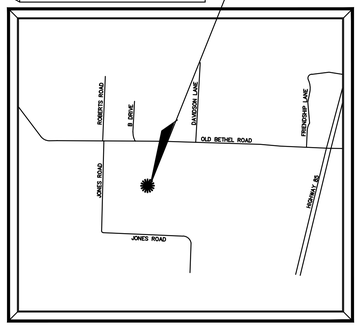
1. 21.3.15 Ridgeway Landing Phase 1 Plat

PLAT BOOK _____, PAGE _____

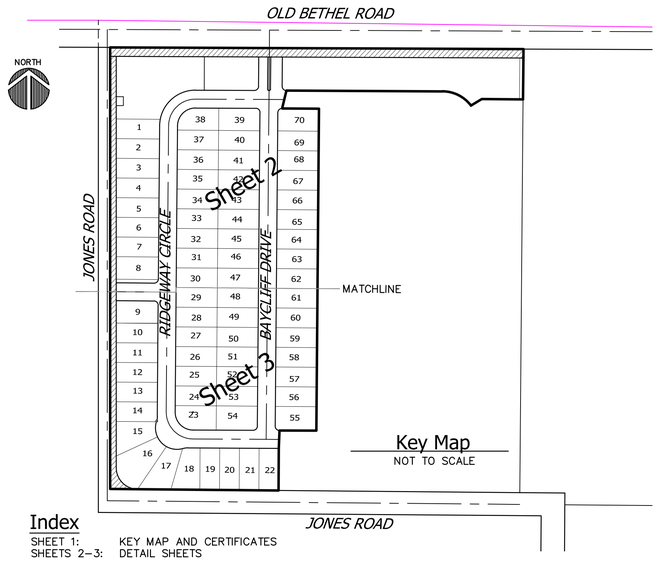
Ridgeway Landing

A RESIDENTIAL SUBDIVISION IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PROJECT LOCATION



Vicinity Map
NOT TO SCALE



Key Map
NOT TO SCALE

Index

SHEET 1: KEY MAP AND CERTIFICATES
SHEETS 2–3: DETAIL SHEETS

Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT GARDEN STREET COMMUNITIES SOUTHEAST, LLC, FKA ESPLANADE COMMUNITIES OF FLORIDA, LLC AS OWNER OF THE LANDS HEREON PLATTED AS "RIDGEWAY LANDING", DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF CRESTVIEW IN FEE SIMPLE, ALL PUBLIC RIGHTS–OF–WAY AND THE LIFT STATION PARCEL AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO RIDGEWAY LANDING OWNERS ASSOCIATION, INC., ALL COMMON AREAS AS SHOWN HEREON. GARDEN STREET COMMUNITIES SOUTHEAST, LLC DOES ALSO HEREBY DEDICATE AND CONVEY TO OKALOOSA COUNTY IN FEE SIMPLE, THE RIGHT–OF–WAY DONATION PARCELS AS SHOWN HEREON. FURTHERMORE, GARDEN STREET COMMUNITIES SOUTHEAST, LLC DOES HEREBY GRANT A NON–EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES INCLUDING CENTURY LINK, COX COMMUNICATIONS, GULF POWER COMPANY, OKALOOSA COUNTY WATER AND SEWER, AND OKALOOSA GAS DISTRICT OVER SAID PUBLIC RIGHTS–OF–WAY AS SHOWN HEREON. GARDEN STREET COMMUNITIES SOUTHEAST, LLC HEREBY REQUESTS THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

GARDEN STREET COMMUNITIES SOUTHEAST, LLC, FKA ESPLANADE COMMUNITIES OF FLORIDA, LLC

_____
WILLIAM BRYAN ADAMS
MANAGER

_____
WITNESS (SIGNATURE)

_____
WITNESS (SIGNATURE)

Acknowledgment to Dedication:

STATE OF FLORIDA, COUNTY OF SANTA ROSA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2021 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED WILLIAM BRYAN ADAMS, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS MANAGER OF GARDEN STREET COMMUNITIES SOUTHEAST, LLC, FKA ESPLANADE COMMUNITIES OF FLORIDA, LLC ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

_____
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

General Notes:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF 4TH STREET, SAID LINE BEARING N 63°00'46" E, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE (0903), NORTH AMERICAN DATUM OF 1983.
2. CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
5. THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY VOELKER SURVEYING (JOB #10990, DATED 11 MARCH, 2020) AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 5J–17 (FORMERLY CHAPTER 61G17–6) OF THE FLORIDA STATUTES CHAPTER 472.027.
6. ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS, CONCRETE MONUMENTS OR PERMANENT CONTROL POINTS (NAIL & DISC.) MARKED CORPORATION NUMBER 3501.
7. LINES EXTENDING FROM CURVED LINES ARE NON–RADIAL UNLESS OTHERWISE SHOWN.
8. L1 DENOTES LINE NUMBER 1 AND CORRESPONDING LINE DATUM AS SHOWN IN THE LINE TABLE.
9. C1 DENOTES CURVE NUMBER 1, CORRESPONDING CURVE DATUM AS SHOWN IN THE CURVE TABLE AND DISTANCES. SHOWN ALONG CURVED LINES ARE ARC LENGTHS.

Legal Description:

A PARCEL OF LAND LYING IN THE NORTH HALF OF NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, LYING SOUTHEAST OF THE INTERSECTION OF OLD BETHEL ROAD WITH JONES ROAD (PUBLIC RIGHT–OF–WAY VARIES PER OFFICIAL RECORDS BOOK 766, PAGE 237), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NAIL AND DISK (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF SAID SECTION 5; THENCE S 01°53'52" W ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 54.08 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT–OF–WAY LINE OF THE AFORESAID OLD BETHEL ROAD (100 FOOT RIGHT–OF–WAY); THENCE N 88°07'01" W ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 1434.22 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT–OF–WAY LINE, PROCEED S 02°07'39" W, A DISTANCE OF 140.63 FEET; THENCE N 87°52'50" W, A DISTANCE OF 115.29 FEET; THENCE S 60°22'52" W, A DISTANCE OF 35.66 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°42'21", AN ARC DISTANCE OF 91.99 FEET, (CHORD BEARING = N 61°42'40" W, CHORD = 88.78 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 88°03'50" W, A DISTANCE OF 436.14 FEET; THENCE S 15°08'47" W, A DISTANCE OF 51.36 FEET; THENCE S 88°03'50" E, A DISTANCE OF 103.04 FEET; THENCE S 02°07'10" W, A DISTANCE OF 900.03 FEET; THENCE N 88°02'49" W, A DISTANCE OF 102.97 FEET; THENCE S 03°53'42" W, A DISTANCE OF 50.03 FEET; THENCE S 01°57'14" W, A DISTANCE OF 117.69 FEET TO A POINT ON THE NORTHERLY RIGHT–OF–WAY LINE OF THE AFORESAID JONES ROAD (66 FOOT WIDE RIGHT–OF–WAY); THENCE N 87°50'33" W ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 470.59 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT–OF–WAY LINE OF SAID JONES ROAD (33 FOOT RIGHT–OF–WAY); THENCE N 01°38'24" E ALONG SAID EASTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1234.32 FEET TO ITS INTERSECTION WITH THE AFORESAID SOUTH RIGHT–OF–WAY LINE OF OLD BETHEL ROAD; THENCE S 88°07'01" E ALONG SAID SOUTH RIGHT–OF–WAY LINE, A DISTANCE OF 1155.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 17.60 ACRES, MORE OR LESS.

Title Opinion:

IT IS THE OPINION OF THE THE UNDERSIGNED ATTORNEY AT LAW, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND.

_____
JOHN W. MONROE, JR
BAR NUMBER 0256706

Approval of City Council

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA AND APPROVED BY THEM ON THE __ DAY OF_____,2021.

_____
MAYOR

_____
ATTEST BY: CITY CLERK

City Clerk Verification

THE UNDERSIGNED HEREBY ATTESTS THAT THIS PLAT WAS GRANTED FINAL APPROVAL BY THE CITY COUNCIL IN SESSION ASSEMBLED ON THE DATE MENTIONED ABOVE AS A MATTER OF PUBLIC RECORD. FURTHER, THAT THIS INSTRUMENT WAS DULY AUTHENTICATED BY THE PRESENTING OFFICER OF THE CITY COUNCIL.

_____
CITY CLERK

City Engineer's Certificate

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED, BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET OR OTHER LINES SHOWN ON THIS PLAT.

_____ _____
APPROVED: DATE
CITY ENGINEER, CITY OF CRESTVIEW

Community Development Services Manager

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE GENERAL ENGINEERING STANDARDS AND MEETS PLAT SPECIFICATIONS SET FORTH BY THE CITY OF CRESTVIEW CODE OF ORDINANCES.

_____
COMMUNITY DEVELOPMENT SERVICES MANAGER

Local Planning Agency

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE LOCAL PLANNING AGENCY OF THE CITY OF CRESTVIEW, FLORIDA, AND WAS APPROVED BY THEM ON THE _____ DAY OF _____, 2021.

_____
LPA CHAIRMAN OR LPA VICE CHAIRMAN

County Surveyor:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE OKALOOSA COUNTY SURVEYOR AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE STATUTES AND WAS APPROVED BY HIM/HER ON THE _____ DAY OF _____, 2021.

_____
CLAYTON M. JOHNSON, PROFESSIONAL SURVEYOR AND MAPPER #7178
OKALOOSA COUNTY SURVEYOR

Certification by Tax Collector:

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF BY KNOWLEDGE AS OF THE _____ DAY OF _____, 2021.

_____
BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

Clerk's Certificate of Recording:

I, _____, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2021

IN PLAT BOOK _____ PAGE _____.

_____
JD PEACOCK II
CLERK OF THE CIRCUIT COURT

Surveyor's Certificate:

STATE OF FLORIDA, COUNTY OF OKALOOSA

I, ALLEN E. TUCKER, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT P.R.M.'S HAVE BEEN SET AS SHOWN AND THAT P.C.P.'S WILL BE SET AS SHOWN AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

_____
ALLEN E. TUCKER, PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 4584
GUSTIN, COTHERN & TUCKER, INC. L.B. NO. 3501
121 HART STREET, NICEVILLE, FLORIDA 32578
PHONE: (850) 678–5141 FAX: (850) 729–2460

Prepared: March 2021

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200128.02D
PREPARED BY:
Gustin, Cothern & Tucker, Inc.
Land Surveying
121 Hart Street Niceville, FL 32578 (850) 678–5141

Ridgeway Landing
Sheet 1 of 3

8/29/2019 JFOWLER O:\Survey-Proj\2020\200128 RIDGEWAY LANDING\DWG\plat\200128.02b Ridgeway Landing Phase 1 Plat.dwg

PLAT BOOK _____, PAGE _____

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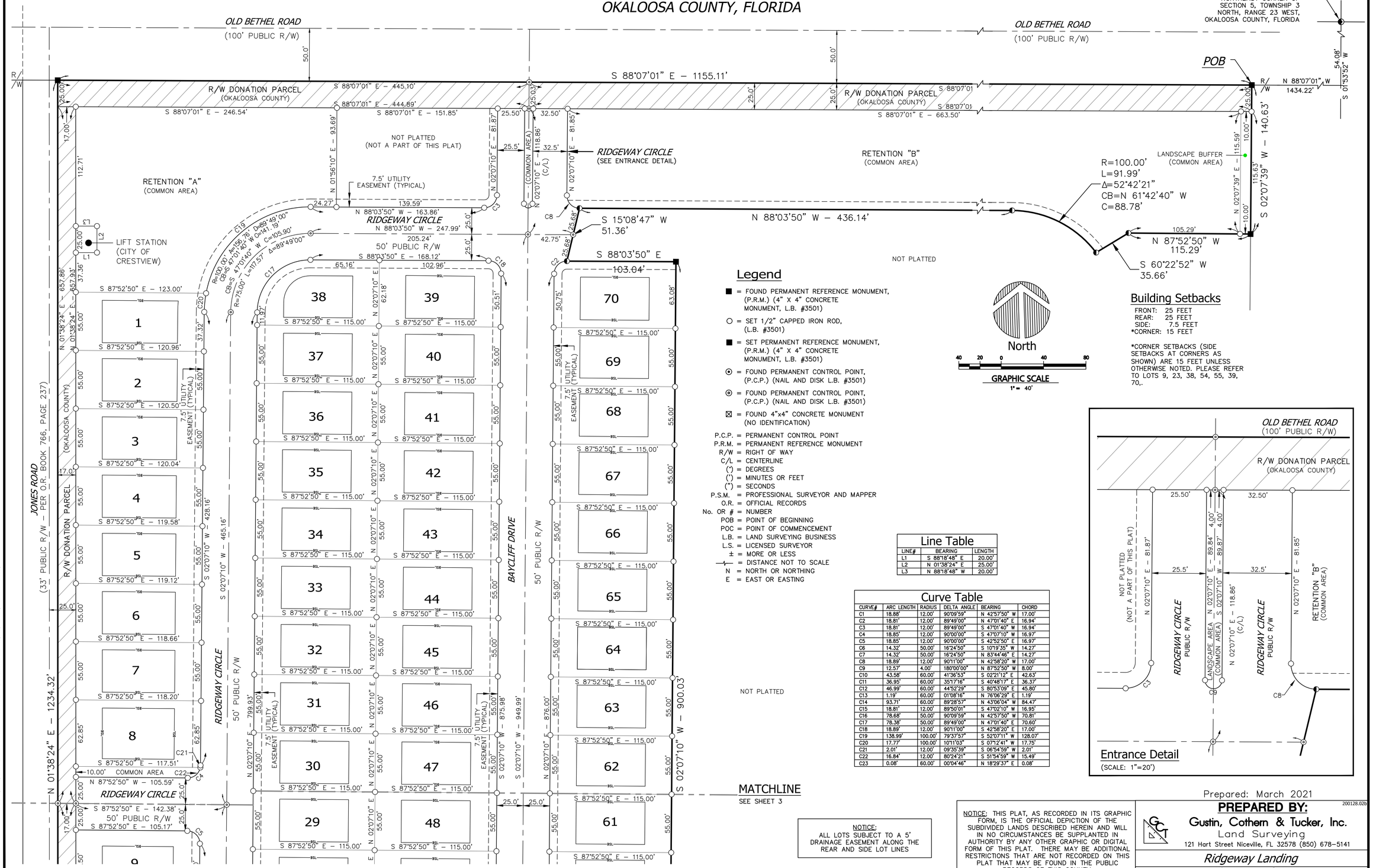

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North

GRAPHIC SCALE
40 20 0 40 80
1" = 40'

Building Setbacks

FRONT: 25 FEET
REAR: 25 FEET
SIDE: 7.5 FEET
*CORNER: 15 FEET

*CORNER SETBACKS (SIDE SETBACKS AT CORNERS AS SHOWN) ARE 15 FEET UNLESS OTHERWISE NOTED. PLEASE REFER TO LOTS 9, 23, 38, 54, 55, 39, 70,.

Line Table

LINE#	BEARING	LENGTH
L1	S 88°18'48" E	20.00'
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Curve Table

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Entrance Detail
(SCALE: 1"=20')

NOTICE:
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Prepared: March 2021

PREPARED BY: 200128.02b
Gustin, Cothern & Tucker, Inc.
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Ridgeway Landing

Sheet 2 of 3

8/29/2019 JFOWLER O:\Survey-Proj\2020\200128 RIDGEWAY LANDING\DWG\plat\200128.02b Ridgeway Landing Phase 1 Plat.dwg

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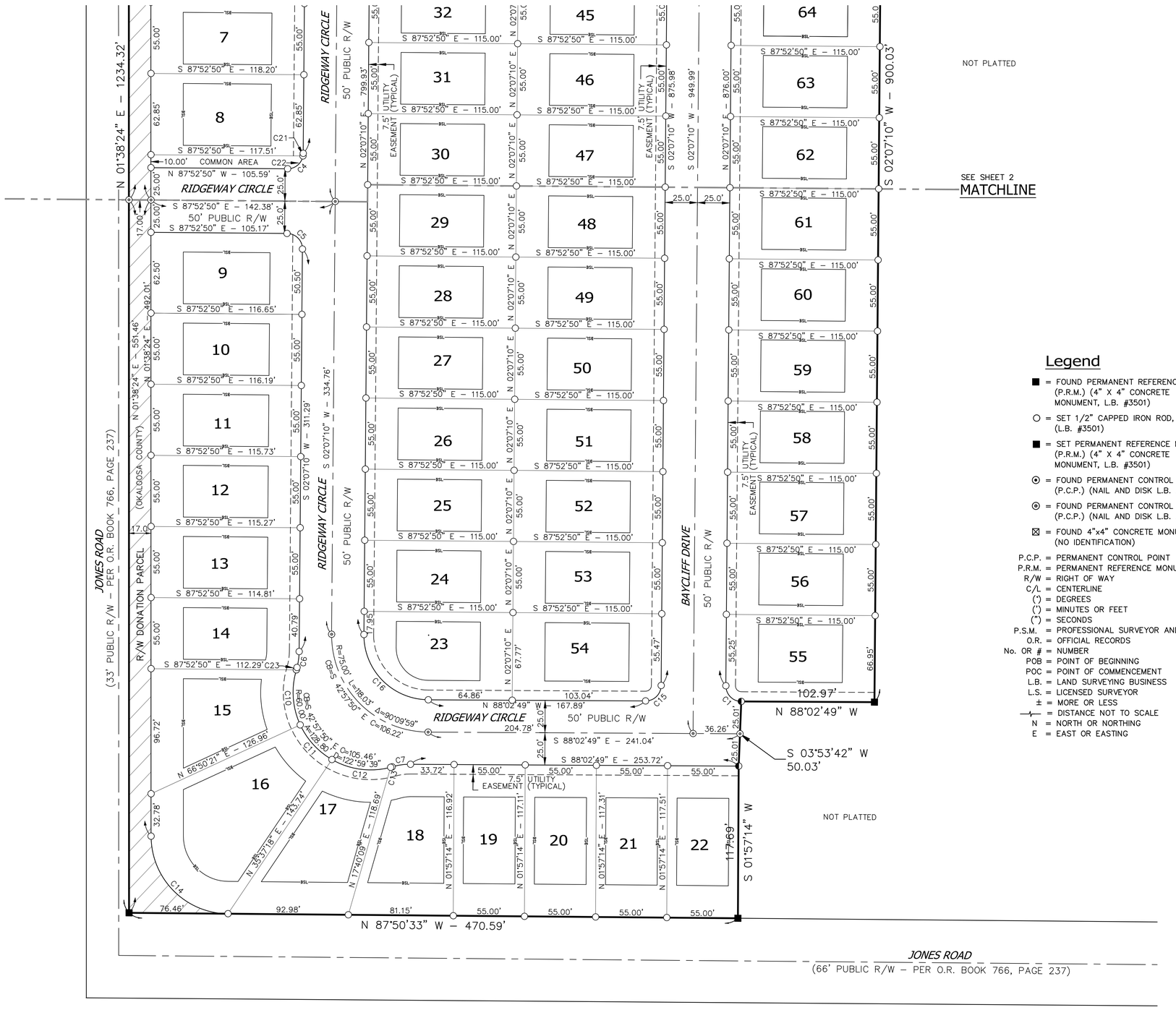

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Prepared: March 2021

200128.02b

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8/29/2019 JFOWLER O:\Survey-Proj\2020\200128 RIDGEWAY LANDING\DWG\plat\200128-02b Ridgeway Landing Phase 1 Plat.dwg

CITY OF CRESTVIEW

Item # 10.2.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Tim Bolduc, City Manager
DATE:	4/22/2021
SUBJECT:	Selection of Engineering Consultants

BACKGROUND:

The City of Crestview has engineering consultants on call for upcoming projects in the City.

The current consulting agreements expired in February.

DISCUSSION:

The City published an advertisement for Continuing Contract Professional Engineering Services on February 22, 2021. The information was in the Northwest Florida Daily News, Vendor Registry, and on the cities website.

The Bids were opened on March 25, 2021 at approximately 2:00 PM.

There were 17 firms that submitted bids.

The RFP Committee was provided copies of the bids and scoring sheets.

Due to the large number of responding firms, the original RFP committee meeting date was moved to April 8, 2021, and that information was posted on the Bids page of the City of Crestview website.

The committee met and discussed the qualifications of the bidders. The RFP intended to pick up to five (5) firms with local preference placed on a small local firm. After receiving the proposals it was decided to select up to five (5) engineering firms and not less than (1) one Architect.

The attached spreadsheet provides the scoring by the committee.

After reviewing the scoring and the recomendation of the committee, staff is recomending that the selection of the following firms;

Engineering Firms
Panhandle Engineering (PECS)
SEAS
Jacobs Engineering
Matrix Design Group
Ardurra Group

Architectural Firms
DAG Architects
Sam Marshall Architects

GOALS & OBJECTIVES

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

Financial Sustainability- Achieve long term financial sustainability

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There is no financial impact from the selection of firms.

RECOMMENDED ACTION

Staff respectfully requests the City Council approve the recommendation from the RFP committee.

Attachments

1. Firms
2. Ranking sheet

FIRM	Main Office	Satellite Office	Services	Subconsultants
Alday Howell Engineering	Marianna, FL	Crestview, FL	Traffic & Transportation, Stormwater, Planning	
Anderson Engineering	Springfield, MO	Destin, FL	Structural, Stormwater, Surveying	
Ardurra Group	Fort Walton Beach, FL		Water & Sewer, Stormwater, Environmental	Geotechnical
Barge Design Solutions	Nashville, TN	Miramar Beach, FL	Water & Sewer, Stormwater, Traffic, Environmental, Architectual, Structural, Surveying, Planning	
CDG Engineers	Andalusia, AL		Water & Sewer, Stormwater, Transportation, Environmental, Surveying, Geotechnical	
DAG Architects	Destin, FL		Architectual & Building Design	
Geosyntec Consultants	Boca Raton, FL	Pensacola, FL	Water & Sewer, Stormwater, Geotechnical	Traffic, Structural, Environmental, Surveying, Planning
Jacobs Engineering	Pensacola, FL		Water & Sewer, Stormwater, Traffic, Environmental, Architectual, Structural, Surveying, Planning, Geotech	
Madrid CPWG	Bartow, FL	Chipley, FL	Traffic, Water & Sewer, Stormwater, Geotechnical, Surveying	Structural, Architectual, Environmental, Planning
Matrix Design Group	Colorado Springs, CO	Niceville, FL	Planning & Urban Design, Traffic, Stormwater, Structural	Geotechnical, Environmental
NOVA	Pensacola, FL		Geotechnical, Environmental	
PECS	Marianna, FL		Traffic & Transportation, Stormwater, Planning	
Poly Inc.	Dothan, AL	Shalimar, FL	Water & Sewer, Stormwater, Environmental, Architechual	Traffic, Structural, Geotechnical, Surveying, Planning
Sam Marshall Architects	Pensacola, FL		Architectual & Building Design, Planning & Urban Design	
SEAS	Baker, FL		Surveying, Stormwater, General Civil	Geotechnical, Environmental, Structural, Architectual
Smith Seckman Reid	Nashville, TN	Crestview, FL	Structural, Traffic, Water & Sewer, Stormwater, Architechual	Surveying, Geotechnical, Environmental
TJKM Transportation	Pleasanton, CA	Tampa, FL	Traffic & Transportation, Planning	

Consulting Services RFP 21-03-25a

Reviewer: Date: 4/7/2021

Each category for review should receive a score between 1-5 based on the reviewer assesment of the provided proposal. The scores will be weighted based on the percentages. The company with the highest score will be the recommended vendor.

Company Name	Qualifications	Qualifications Weighted Score	Responsiveness	Responsiveness weighted Score	Experience	Experience Weighted	Recommendations	Recommendations Weighted	Local Preference* 1, 3, or 5	Local Preference weighted	Women/Minority Owned** 1 or 5	Women/Minority Owned weighted	Total Weighted score	Post Audit
Alday Howell Engineering	3.65	18.25	3.60	10.80	3.60	21.60	3.40	13.60	5.00	5.00	1.00	1.00	70.25	**14**
Anderson Engineering	4.15	20.75	3.60	10.80	3.55	21.30	3.20	12.80	3.00	3.00	1.00	1.00	69.65	**15**
Ardurra Group	4.20	21.00	3.80	11.40	4.25	25.50	4.15	16.60	3.00	3.00	1.00	1.00	78.50	**5**
Barge Design Solutions	3.95	19.75	3.35	10.05	4.20	25.20	3.60	14.40	1.00	1.00	5.00	5.00	75.40	**7**
CDG Engineers	4.10	20.50	3.40	10.20	3.95	23.70	3.55	14.20	0.00	0.00	1.00	1.00	69.60	**16**
DAG Architects	3.45	17.25	3.60	10.80	4.10	24.60	3.95	15.80	3.00	3.00	1.00	1.00	72.45	**12**
Geosyntec Consultants	4.20	21.00	3.60	10.80	4.00	24.00	3.70	14.80	1.00	1.00	1.00	1.00	72.60	**11**
Jacobs Engineering	4.40	22.00	4.20	12.60	4.50	27.00	4.05	16.20	1.00	1.00	1.00	1.00	79.80	**3**
Madrid CPWG	4.25	21.25	3.25	9.75	4.25	25.50	3.55	14.20	0.00	0.00	1.00	1.00	71.70	**13**
Matrix Design Group	4.15	20.75	4.00	12.00	4.45	26.70	3.80	15.20	3.00	3.00	1.00	1.00	78.65	**4**
NOVA	4.40	22.00	4.00	12.00	4.20	25.20	3.70	14.80	1.00	1.00	1.00	1.00	76.00	**6**
PECS	4.25	21.25	4.20	12.60	4.40	26.40	4.20	16.80	0.00	0.00	5.00	5.00	82.05	**1**
Poly Inc.	4.00	20.00	4.00	12.00	4.15	24.90	3.35	13.40	3.00	3.00	1.00	1.00	74.30	**10**
Sam Marshall Architects	3.95	19.75	3.80	11.40	4.35	26.10	3.95	15.80	1.00	1.00	1.00	1.00	75.05	**8**
SEAS	4.20	21.00	4.20	12.60	4.40	26.40	4.50	18.00	3.00	3.00	1.00	1.00	82.00	**2**
Smith Seckman Reid	4.15	20.75	3.60	10.80	3.80	22.80	3.55	14.20	5.00	5.00	1.00	1.00	74.55	**9**
TJKM Transportation	3.90	19.50	3.20	9.60	3.70	22.20	2.85	11.40	0.00	0.00	1.00	1.00	63.70	**17**

* Local Preference (1) Santa Rosa, Walton or Escambia County (3) Okaloosa County (5) City of Crestview ** Women/Minority Owned (1) no (5) yes

CITY OF CRESTVIEW Item # 10.3.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	
DATE:	4/22/2021
SUBJECT:	Selection of two alternates for the Planning and Development Board.

BACKGROUND:

The Planning and Development Board consists of five voting members and two alternates.

The City Council appoints all members of the Planning and Development Board.

DISCUSSION:

There are currently two alternate positions open on the Planning and Development Board.

These positions are requested to attend all meetings, and are furnished with the agenda packet.

In the event of the absence of one member, one of the alternates will serve as a voting member of the Board for that meeting.

In the event of the loss of a voting member, the alternates have the first opportunity to take the place of that member.

There are currently two alternate positions open.

An advertisement for the positions was advertised on the cities social media accounts and applications were accepted until 5:00 PM on Friday, April 16th.

The City received three applications as a result of this posting, and there was an application received earlier from another citizen.

The applications and criteria for the position are attached.

All four applicants were notified by email that the meeting to choose the alternates would be held this evening, and their presence was requested in the event council had any questions.

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

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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

FINANCIAL IMPACT

There is no financial impact to the city from the appointment of these two board members.

RECOMMENDED ACTION

Staff respectfully requests that the council choose two alternate members of the Planning and Development Board from the applicants presented this evening.

Attachments

1. Planning Board

Planning and Development Board Applicant

Duties and Responsibilities

The Planning and Development Board/Local Planning Agency (hereinafter Board or PDB) shall have the authority and responsibility to review land use in the City and evaluate planning and regulatory methods and systems for resolving physical, economic, social, environmental and fiscal issues.

The Board shall receive and hear appeals in cases involving the City of Crestview Land Development Code (hereafter known as the LDC)

The Board shall receive and hear applications for special exceptions/uses and variances to the terms of this LDC, and grant relief where authorized under this LDC. The Board shall also hear, determine and decide appeals, reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the LDC.

The Board shall be responsible for review and approval of the City of Crestview Comprehensive Plan.

The Board shall have any other powers or duties delegated by the City Council.

Criteria

- Must be a Resident of the City of Crestview
- Must be able to attend PDB meetings on the First Monday of each Month at a time to be determined by the City Council (all meetings will be after 5:00 PM)
- Must have a good working knowledge of computers and be able to use same before and during the meetings.
- Must be willing to gain/maintain working knowledge of the Current Land Development Code and abide by same.
- Preferred applicants will have knowledge of property zoning, commercial applications and land uses.

Applicant Information

First Name	Rosa
Last Name	Mays
Address	343 Powell Dr
City	Crestview
State	FL
Zip Code	32536
Phone Number	8506129679
Fax Number	*Field not completed.*
Email Address	rosamays321@gmail.com
Please give a Short narrative as to why you feel you would be a good Candidate for the New Planning and Development Board:	I believe this position would improve a lot of educational opportunities for myself. It would also control alot of guiding principles of others as they view me. Routes are critical to city planning and lifestyle changes of people on those routes and influences of business. It's space age at times then in others a traditional barrage of conflicts easily resolved.
I am interested in: (type of membership)	Either
Electronic Signature Agreement	I agree.
Electronic Signature	Mays
Date	3/3/2021

Applicant Information

First Name	Robert
Last Name	Dittmann
Address	216 Country Club Dr.
City	Crestview
State	Fl
Zip Code	32536
Phone Number	6786344029
Fax Number	*Field not completed.*
Email Address	robby.dittmann@gmail.com
Please give a Short narrative as to why you feel you would be a good Candidate for the New Planning and Development Board:	I am a resident of Foxwood Estates, and I believe it is important for this newly annexed area of the city to be represented in city government. I am a disabled citizen and can offer unique insights into accessibility issues. I have worked on the Strategic and Master Plan committees at several colleges, so I am familiar with the basic of concepts and conflicts involved in long term planning. I have lived a variety of areas (from metro-Atlanta to rural WV) and have seen the effects of both proper city planning and poor city planning.
I am interested in: (type of membership)	Alternate Member
Electronic Signature Agreement	I agree.
Electronic Signature	Robert M. Dittmann
Date	4/2/2021

Applicant Information

First Name	Matt
Last Name	Gates
Address	711 Riva Ridge Dr
City	Crestview
State	FL
Zip Code	32539
Phone Number	8508035540
Fax Number	*Field not completed.*
Email Address	m_gates@ymail.com
Please give a Short narrative as to why you feel you would be a good Candidate for the New Planning and Development Board:	I have recent knowledge related to problem points, future plans, and good ties to the public as well as city personnel. I communicate & articulate effectively and have also previously sat on the former LPA board, appointed by Bill Cox at the time which gives me an edge having participated on both sides of these meetings.
I am interested in: (type of membership)	Either
Electronic Signature Agreement	I agree.
Electronic Signature	Matthew Louis Gates

Applicant Information

First Name	Bryan
Last Name	Follmar
Address	524 Tom Sawyer Lane
City	Crestview
State	FL
Zip Code	32536
Phone Number	850-902-1313
Fax Number	*Field not completed.*
Email Address	bne.follmar@gmail.com
Please give a Short narrative as to why you feel you would be a good Candidate for the New Planning and Development Board:	I am a retired United States Air Force service member with more than 20 years of progressive experience in IT Project Management, Human Resource Management and Network Operations. I am currently an IT Project Manager for Jacobs and work with the USAF on Eglin AFB. I also have technical, supervisory and management level experience in IT Operations and Planning, Portfolio Management, AF & DoD Strategic Planning and Implementation. I also feel I am an active citizen of Crestview with an understanding of where we are today, how we got here and where to want to go from here.
I am interested in: (type of membership)	Either
Electronic Signature Agreement	I agree.
Electronic Signature	Bryan D. Follmar
Date	*Field not completed.*

CITY OF CRESTVIEW

Item # 10.4.

Staff Report

CITY COUNCIL MEETING DATE: April 26, 2021
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Elizabeth Roy, City Clerk
DATE:	4/22/2021
SUBJECT:	Selection of Mayor Pro Tem

BACKGROUND:

The City Charter calls for the election of a Mayor Pro Tem at the first meeting in April.

DISCUSSION:

Council members should nominate and approve a Mayor Pro Tem.

GOALS & OBJECTIVES

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

No Financial Impact

RECOMMENDED ACTION

Staff respectfully requests that the Council elect a Mayor Pro Tem for the next year.

Attachments

None