



**CITY OF CRESTVIEW**  
**PLANNING**  
**AND**  
**DEVELOPMENT BOARD**



**PLANNING AND DEVELOPMENT BOARD**

**November 1, 2021**

**6:00 PM**

**Council Chambers**

**PLANNING AND DEVELOPMENT BOARD**

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

**1 Call to Order**

**2 Pledge of Allegiance**

**3 Approve Agenda**

**4 Public Opportunity to speak on Agenda items**

**5 Consent Agenda**

**6 Ordinance on 1st reading/ Public Hearing**

6. Ordinance 1848 - Ferdon Boulevard South Rezoning

**7 Ordinances**

**8 Final Plats and PUDS**

**9 Special Exceptions, Variances, Vacations and Appeals**

**10 Action Items**

10. Discussion of Manufactured Home Placement Provisions.

**11 Comments from the Audience**

## **12   Adjournment**

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



# Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: November 1, 2021

TYPE OF AGENDA ITEM: PDB 1st Reading

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TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 10/27/2021  
SUBJECT: Ordinance 1848 - Ferdon Boulevard South Rezoning

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**BACKGROUND:**

On September 21, 2021, staff received an application to amend the zoning designation for property located on Ferdon Boulevard South.

The subject property is currently located within the City of Crestview with a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively.

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

The request for rezoning will be presented to City Council via Ordinance 1848 on November 8, 2021, for the first reading.

**DISCUSSION:**

The property description is as follows:

Property Owner: Securcare Moveit Mcallen LLC  
Move It Fund I Crestview Land LLC  
32-3N-23-0000-0050-002A  
Parcel ID: 32-3N-23-0000-0050-0000  
05-2N-23-0000-0003-0000  
Site Size: 11.07 acres  
Current FLU: Commercial (C)  
Current Zoning: Commercial High-Intensity District (C-2)  
Current Land Use: Commercial & Vacant

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

| Direction | FLU             | Zoning                                               | Existing Use |
|-----------|-----------------|------------------------------------------------------|--------------|
| North     | Commercial (C)  | Commercial Low-Intensity District (C-1)              | Vacant       |
| East      | Commercial (C)  | Commercial High-Intensity District (C-2)             | Commercial   |
| South     | Residential (R) | Single-Family Medium-Density Dwelling District (R-2) | Residential  |

|      |                                                              |                                                    |        |
|------|--------------------------------------------------------------|----------------------------------------------------|--------|
| West | Conservation (E) and Okaloosa County Low Density Residential | Conservation (E) and Okaloosa County Residential-1 | Vacant |
|------|--------------------------------------------------------------|----------------------------------------------------|--------|

The subject property is currently developed for commercial use or is vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for commercial or multi-family 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 October 11, 2021. The property was posted on October 19, 2021. An advertisement ran in the Crestview News Bulletin on October 20, 2021.

## **GOALS & OBJECTIVES**

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

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

*Financial Sustainability* – Achieve long term financial sustainability.

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

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

*Community Character* – Promote desirable growth with a hometown atmosphere.

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

*Community Culture* – Develop a specific identity for Crestview.

## **FINANCIAL IMPACT**

The fees for the rezoning request were \$750.00. The cost of advertising was \$206.18.

## **RECOMMENDED ACTION**

Staff respectfully requests adoption of Ordinance 1848 and send to the City Council for first reading and public hearing on second reading.

## **Attachments**

1. Exhibit Packet

**ORDINANCE: 1848**

**AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 11.07 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST AND SECTION 5, TOWNSHIP 2 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2) ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (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 11.07 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 11.07 acres, more or less, being formerly zoned Commercial High-Intensity District (C-2) with the Commercial (C) Future Land Use Map designation, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

**PIN # 32-3N-23-0000-0050-002A**

A PARCEL OF LAND IN THE SW 1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA AND BEING A PORTION OF THAT PARCEL RECORDED IN OFFICIAL RECORD BOOK 1820 AT PAGE 930 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SW1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA AND RUN N88°51'20"W, ALONG THE SOUTH LINE OF SAID SECTION, 1546.42 FEET, MORE OR LESS TO THE POINT OF BEGINNING OF THAT PARCEL RECORDED IN OFFICIAL RECORD BOOK 1820 AT PAGE 930 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE N11°48'24"E, ALONG THE WESTERLY LINE OF SAID PARCEL, 168.19 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUE N11°48'24"E, ALONG SAID WESTERLY LINE FOR A DISTANCE OF 168.19 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S89°01'35"E ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 218.97 FEET, THENCE S01°06'25"E A DISTANCE OF 165.55 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID PARCEL; THENCE N88°57'06"W, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 250.36 FEET TO CLOSE ON THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.89 ACRES, MORE OR LESS.

**PIN # 32-3N-23-0000-0050-0000 & 05-2N-23-0000-0003-0000**

PARCEL A:

COMMENCING AT THE HALF SECTION CORNER ON THE NORTH LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, RUN WEST ALONG THE NORTH SECTION LINE, 617 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 85 AND THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 00 MINUTES 21 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 235.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 27 SECONDS WEST, 700 FEET; THENCE SOUTH 04 DEGREES 01 MINUTE 19 SECONDS WEST, 797.53 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 53 SECONDS WEST, 280.19 FEET; THENCE NORTH 04 DEGREES 02 MINUTES 21 SECONDS EAST, 1034.37 FEET TO SAID NORTH LINE OF SECTION 5; THENCE SOUTH 89 DEGREES 30 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE, 979.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS:

PARCEL 1:

COMMENCE AT THE HALF-SECTION CORNER ON THE NORTH LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, RUN WEST ALONG THE NORTH SECTION LINE, 617.0 FEET, MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 85; THENCE SOUTH 04 DEGREES 00 MINUTES 21 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 130 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 04 DEGREES 00 MINUTES 21 SECONDS WEST 305.0 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 27 SECONDS WEST, 700 FEET; THENCE NORTH 04 DEGREES 01 MINUTES 19 SECONDS EAST, 305.01 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 27 SECONDS EAST, 699.91 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED NORTH 89 DEGREES 36 MINUTES 04 SECONDS WEST, A DISTANCE OF 561.66 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY #85, (170.0 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 5, PROCEED SOUTH 04 DEGREES 00 MINUTES 21 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 130.0 FEET; THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY #85, PROCEED NORTH 89 DEGREES 41 MINUTES 27 SECONDS WEST, A DISTANCE OF 400.08 FEET; THENCE PROCEED NORTH 04 DEGREES 00 MINUTES 21 SECONDS EAST, A DISTANCE OF 130.62 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 5; THENCE PROCEED SOUTH 89 DEGREES 36 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 400.04 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE HALF SECTION CORNER ON THE NORTH LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, RUN WEST ALONG THE NORTH SECTION LINE, 617 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 85 AND THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 00 MINUTES 21 SECONDS EAST, 167.19 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, 961.70 FEET; THENCE SOUTH 10 DEGREES 11 MINUTES 17 SECONDS WEST, 167.41 FEET; THENCE SOUTH 89 DEGREES 30

MINUTES 36 SECONDS EAST, 979.70 FEET TO THE POINT OF BEGINNING, LYING IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS:

PARCEL 1:

COMMENCING AT THE HALF SECTION CORNER LINE OF THE NORTH LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, RUN WEST ALONG NORTH SECTION LINE, 617 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 85 AND THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 00 MINUTES 21 SECONDS EAST, 150.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE DEPARTING RIGHT OF WAY PROCEED NORTH 89 DEGREES 37 MINUTES 45 SECONDS WEST, 700.00 FEET; THENCE SOUTH 4 DEGREES 00 MINUTES 21 SECONDS WEST, 150.00 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS EAST, 700.00 FEET TO THE POINT OF BEGINNING, LYING IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

PARCEL 2:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, RUN NORTH 89°37'45" WEST ALONG THE NORTH SECTION LINE, 562.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 85; THENCE RUN NORTH 04°04'11" EAST ALONG SAID RIGHT OF WAY LINE, 150.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°01'11" EAST ALONG SAID RIGHT OF WAY, 17.19 FEET; THENCE RUN NORTH 89°37'45" WEST, 700.0 FEET; THENCE RUN SOUTH 03°59'09" WEST, 17.19 FEET; THENCE SOUTH 89°37'45" EAST, 700.0 FEET TO THE POINT OF BEGINNING, LYING IN SECTION 32, 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.** 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.**

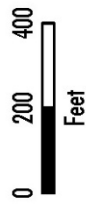
**ATTEST:**

\_\_\_\_\_  
**ELIZABETH M. ROY**  
City Clerk

**APPROVED BY ME THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_, 2021.

\_\_\_\_\_  
**J. B. WHITTEN**  
Mayor

# Adopted Zoning



## Legend



## 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)

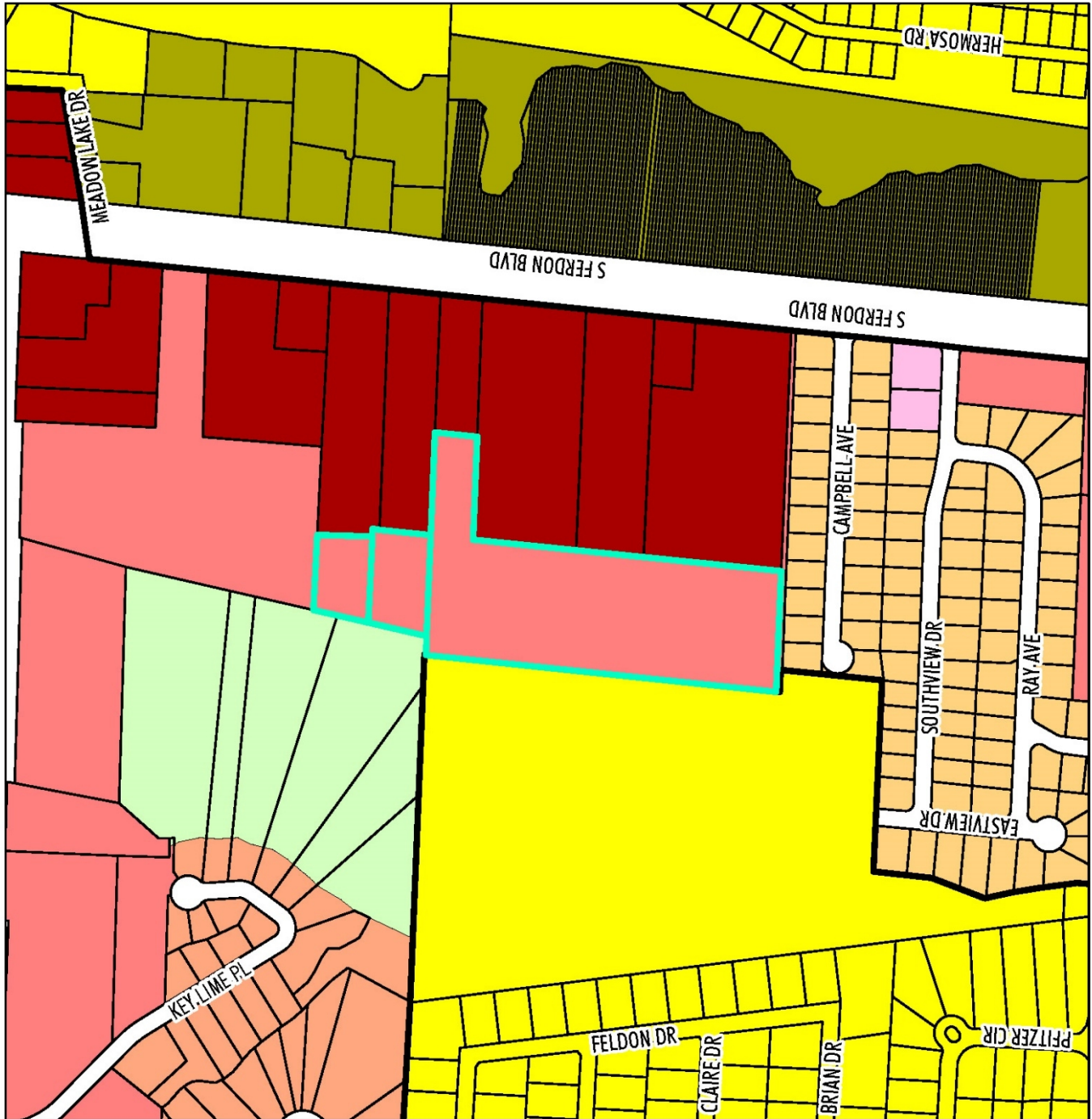
Conservation (E)

## County Zoning

Residential - 1 (R-1)

Mixed Use (MU)

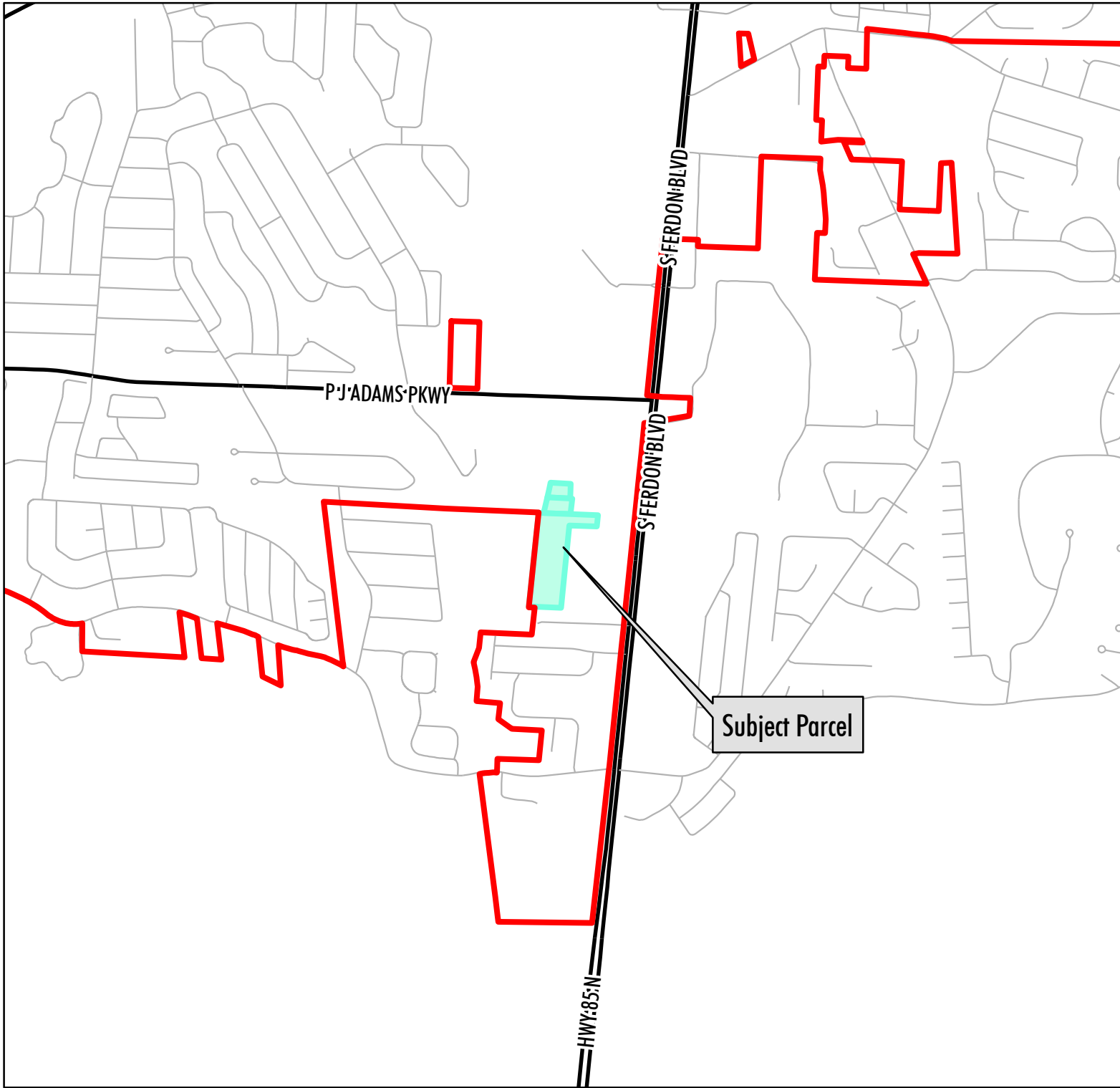
PREPARED BY CITY OF CRESTVIEW  
COMMUNITY DEVELOPMENT SERVICES  
PARCEL INFORMATION PROVIDED BY  
OKALOOSA COUNTY GIS DEPARTMENT  
NAD 1983 STATE PLANE, NORTH ZONE  
U.S. SURVEY FEET



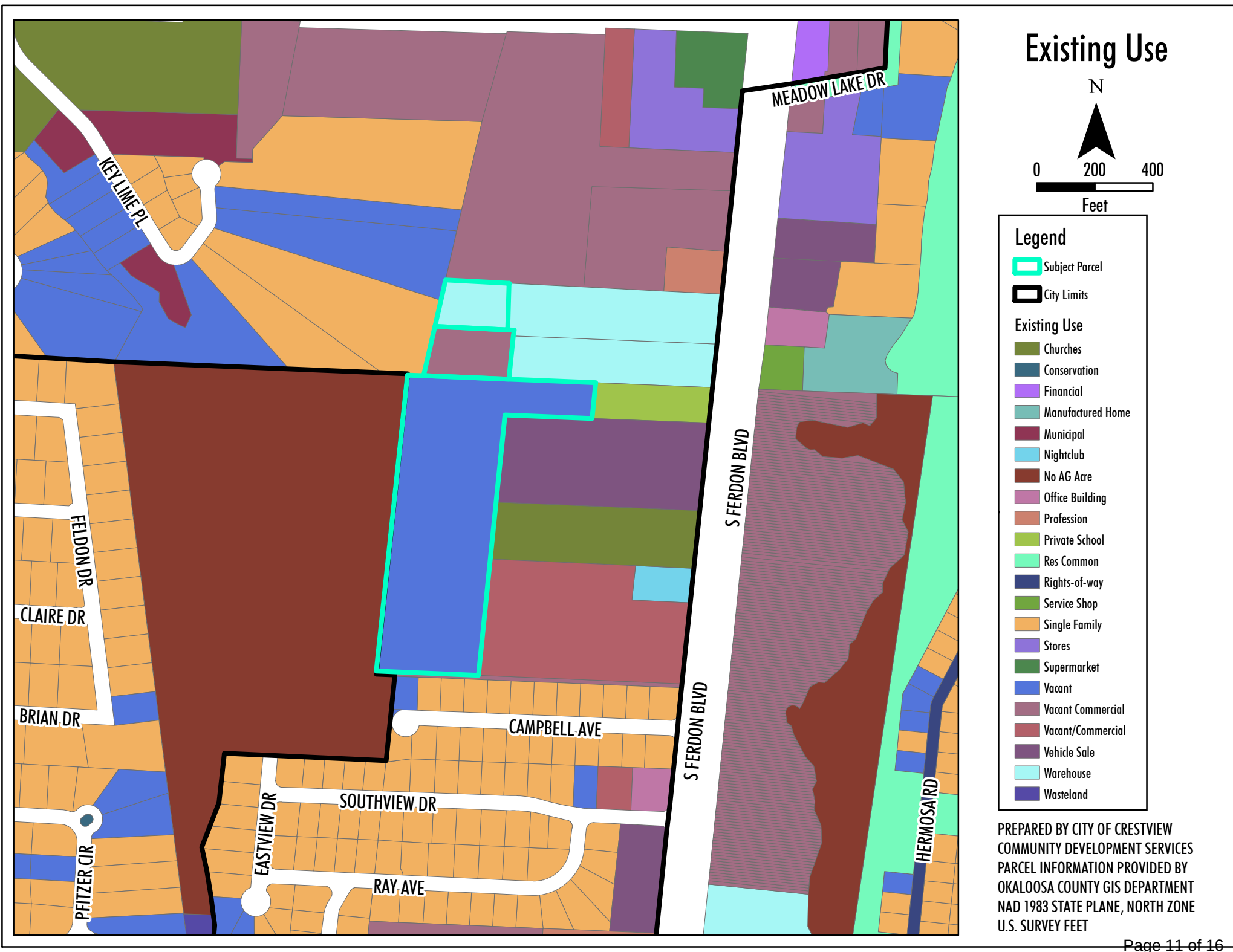
# Vicinity Map

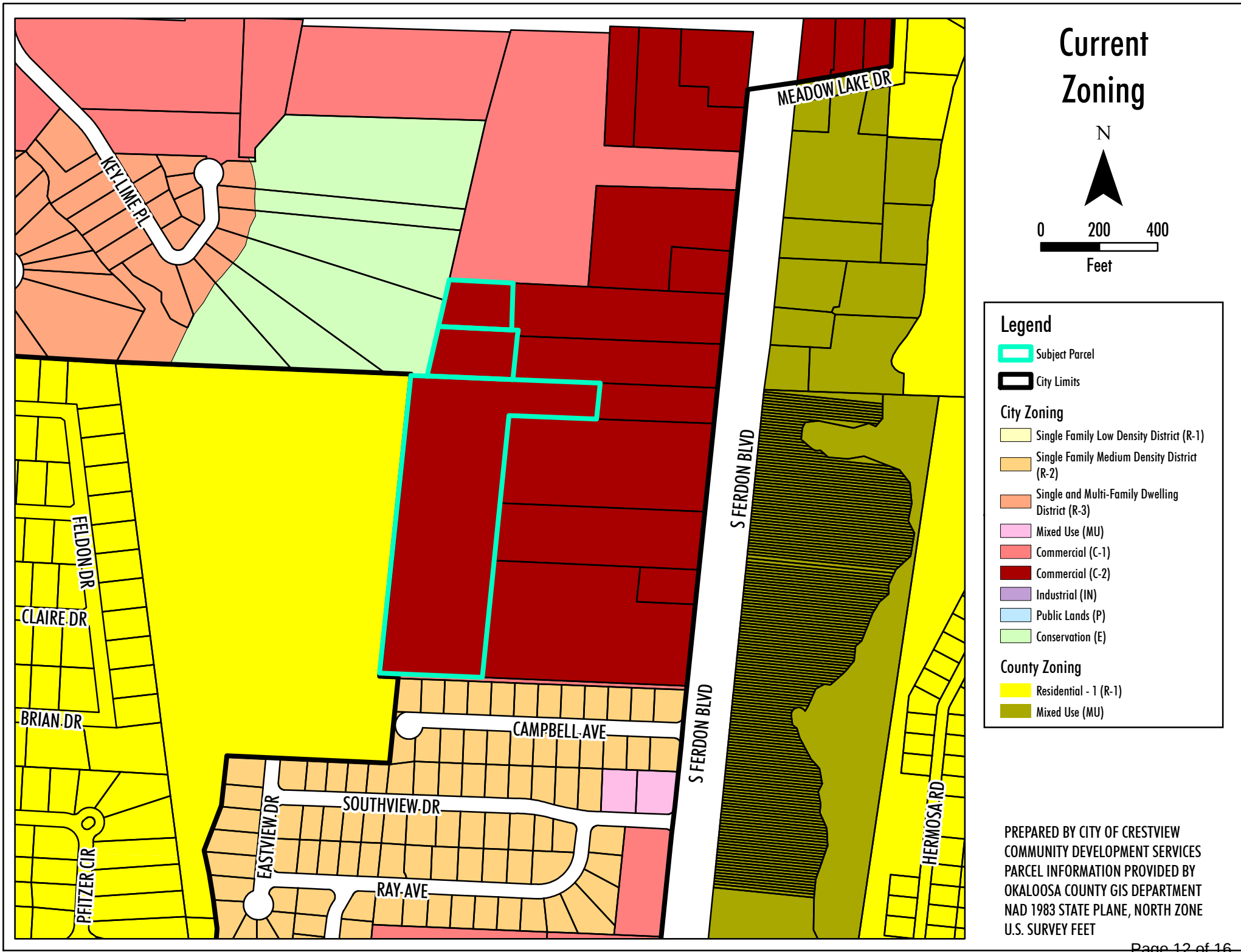


Not to Scale

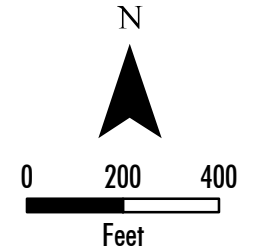


PREPARED BY CITY OF CRESTVIEW  
COMMUNITY DEVELOPMENT SERVICES  
PARCEL INFORMATION PROVIDED BY  
OKALOOSA COUNTY GIS DEPARTMENT  
NAD 1983 STATE PLANE, NORTH ZONE  
U.S. SURVEY FEET





# Proposed Zoning



## Legend

Subject Parcel

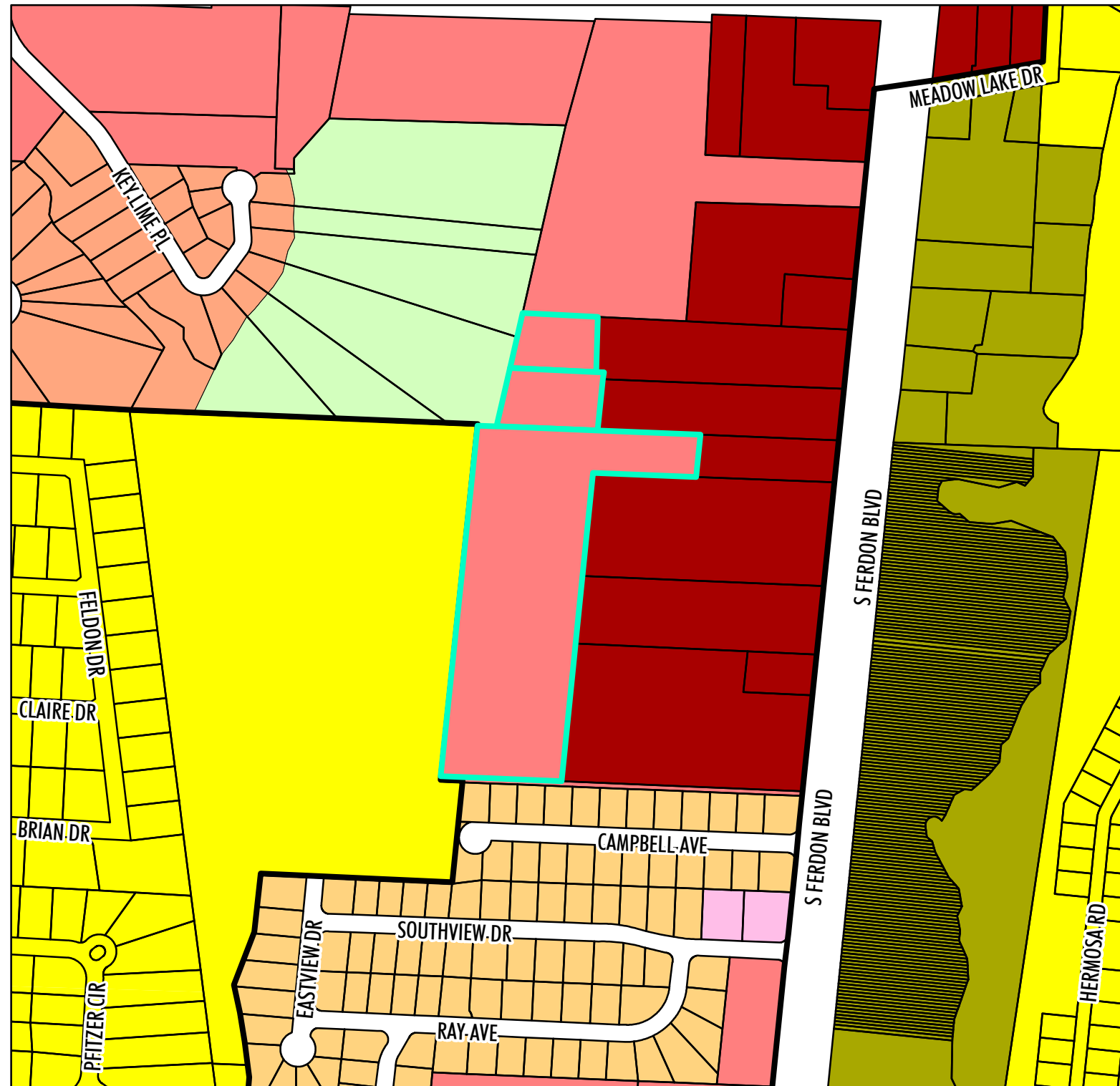
City Limits

### 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



# Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: November 1, 2021

TYPE OF AGENDA ITEM: Presentation

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TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 10/27/2021  
SUBJECT: Discussion of Manufactured Home Placement Provisions.

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**BACKGROUND:**

Currently, the Land Development Code requires that 'All single family dwellings shall be situated on the lot so that the front door of the home faces the front yard'. (Section 6.01.02(D)). This requirement extends to manufactured homes, which are considered single family dwellings.

Over the past few years, planning staff has received substantial pushback regarding this requirement, due to a number of reasons and factors, from a number of property owners, manufactured home companies, and realtors. Staff is proposing the item for discussion due to the determination that the regulation was originally intended to shape a certain type of development aesthetic in the City. The regulation does not directly and specifically increase or promote the health, safety or welfare of the citizens and the regulation does not directly lend itself to prudent planning practices.

**DISCUSSION:**

In this discussion, staff is specifically seeking direction on the consideration of revising the aforementioned code section to allow manufactured or mobile homes to be placed on a lot with the front door not facing the front yard, and if so, what recommendations the board has to amend the regulations.

Over the years, staff has received pushback from property owners, realtors, and manufactured home companies for a number of reasons. There are a number of deep, narrow lots that are much deeper than they are wide within the City. It is difficult or impossible for manufactured home companies to fit homes horizontally on these lots for the front doors to face the roads due to the length of the homes and our setback requirements. Additionally, it appears there are not many options for manufactured home floor plans where the front door is on the short end, which would allow the home to be placed with the narrow side facing the road, in compliance with the setback requirements.

Some of the people we have worked with on these cite manufactured housing as an opportunity for affordable housing as well.

Staff cannot determine any life-safety or public safety issues that would directly result from allowing the placement of manufactured homes with the front door not facing the road. From our understanding, the provision was put in place to help shape development regarding the aesthetics of neighborhoods in the City, especially in the older areas and downtown, where these narrow, deep lots are most prevalent.

Following the determination and direction resulting from the discussion tonight, staff will either table the item or draft an ordinance proposing to amend the code per the results and content of this discussion, bringing the

ordinance to the next Planning Board meeting for discussion, potential approval and recommendation to send to the City Council for approval and adoption.

Staff will gladly take any questions that you have pertaining to the discussion of this topic.

### **GOALS & OBJECTIVES**

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

**Quality of Life**- these 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**

These items have no financial impact on the City.

### **RECOMMENDED ACTION**

Staff respectfully requests discussion of the above items and recommendation regarding the amendment of the code requirements.

### **Attachments**

None

**ORDINANCE:**