



**CITY OF CRESTVIEW
PLANNING
AND
DEVELOPMENT BOARD**



**Planning and Development Board Agenda
March 7, 2022
6:00 p.m.
Council Chambers**

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

- 1 Call to Order**
- 2 Pledge of Allegiance**
- 3 Approve Agenda**
- 4 Public Opportunity to speak on Agenda items**
- 5 Consent Agenda**
 5. 1. February 7, 2022 PDB Minutes Draft
- 6 Ordinance on 1st reading/ Public Hearing**
 6. 1. Ordinance 1856 - Lindberg Street Annexation
 6. 2. Ordinance 1857 - Lindberg Street Comprehensive Plan Amendment
 6. 3. Ordinance 1858 - Lindberg Street Rezoning
 6. 4. Ordinance 1859 - Crosson St
- 7 Ordinances**
- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
- 11 Comments from the Audience**
- 12 Adjournment**

Those items 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. Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission 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 requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Schrader, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option2 within 48 hours of the scheduled meeting.

PLANNING AND DEVELOPMENT BOARD
Minutes – DRAFT
February 7, 2022
6:00 p.m.
Council Chambers

1 Call to Order

Chair Mike Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present were: Mario Werth, Vice Chair; Ellis Conner, Michael Gilbert, and alternate Brian Follmar. Also present were City Clerk Maryanne Schrader, City Attorney Jon Holloway, and staff members.

2 Pledge of Allegiance

Chair M. Roy led the Board in the Pledge of Allegiance.

3 Approve Agenda

Motion by Bryan Follmar and seconded by Ellis Conner to approve the agenda, as presented. ROLL CALL: Ellis Conner, Michael Gilbert, Mario Werth, Bryan Follmar. Ayes: 4; Nays: 0. All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

January 3, 2022 PDB Minutes Draft

Motion by Ellis Conner and seconded by Michael Gilbert approve the minutes of January 3, 2022, as presented.

ROLL CALL: Ellis Conner, Michael Gilbert, Mario Werth, Bryan Follmar Ayes: 4; Nays: 0. All ayes. Motion carried.

6 Ordinance on 1st reading/ Public Hearing

6. 1 Ordinance to Amend Land Development Code for R-1E Zoning District

Senior Planner N. Schwendt stated this is the first reading and Public Hearing of Ordinance 1855 to amend the Land Development Code creating a R-1E Zoning District.

Senior Planner N. Schwendt stated that following the first two public meetings regarding this annexation, it became evident by public comment made at the meetings, that the proposed Future Land Use designation of Residential and a zoning designation of R-1 Single Family Low Density and accompanying maximum density (4 units per acre) may not be compatible for assignment in that area of the City, where homes typically sit at a maximum density of one unit per acre. After discussion, staff determined that it is necessary to create a new zoning district that serves to protect existing "estate-style" neighborhoods within the City limits, to be available for use in the future, within areas of a similar character and nature. The

proposed zoning district is to be called R-1E Single-Family Estate District, which provides for a maximum density of two units per acre, instead of four units, a minimum lot size of one third of an acre, and other zoning district regulations that mirror the current R-1 zone.

City Attorney Jon Holloway swore in Mr. N. Schwendt and asked that the staff report be part of the record.

City Manager T. Bolduc explained the process regarding the restrictions on the zoning and how staff realized the need for more stringent restrictions and amendment of the Code to allow for the larger lot. He added that staff has brought forth the Ordinance amendment for larger lots, in response to the residents' concern about the density.

Chair M. Roy asked for comment from the Planning Board and public.

Resident, Sean Riggs of 101 Old South Drive, came forward and asked about the style of homes.

Chair Roy responded that the plans have not been received.

City Manager T. Bolduc said this item addresses the change to the Land Development Code adding how the development is laid out is a later discussion. This amendment prevents the developer from going over two units per acre. When we receive the plans, it will go through the development review process.

Staff Report: On September 30, 2021, staff received an application to annex property in the north-western corner of the City, off of Lindley Road, as well as assign a future Land Use of Residential and a zoning designation of R-1 Single Family Low Density. Following the first two public meetings regarding this annexation, it became evident, by public comment made at the meetings, that the proposed zoning designation, and accompanying maximum density (4 units per acre) may not be suitably compatible for assignment in that area of the City, where homes typically sit at a maximum density of 1 unit per acre. Following public meetings, staff discussions, and a meeting with the developer of the property, staff has determined that it is necessary to create a new zoning district that serves to protect existing "estate-style" neighborhoods within the City limits, and is available for use in the future, within areas of a similar character and nature. The resulting zoning district is called R-1E Single-Family Estate District, which provides for a maximum density of 2 units per acre, a minimum lot size of one third of an acre, and other zoning district regulations that mirror the current R-1 zone (setbacks, 30' front, 25' rear, 10' side, 75' minimum lot width, 50% impervious surface maximum, etc). This new zone will provide for compatibility with the existing areas.

City Clerk Maryanne Schrader read the Ordinance by Title:

An Ordinance of the City of Crestview, Florida, providing for the amendment of portions of chapters 4, 6 and 7 of the land development code, for the creation of the single-family estate district (R-1E) zoning district, as described herein; providing for authority; 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

Motion by Mario Werth and seconded by Bryan Follmar to approve Ordinance 1855 on 1st reading, hold a Public Hearing and send to City Council for 1st reading.

ROLL CALL: Ellis Conner, Michael Gilbert, Mario Werth, Bryan Follmar Ayes: 4; Nays: 0.
All ayes. Motion carried.

6. 6.2 Ordinance 1842 - Lindley Road Rezoning

N. Schwendt presented Ordinance 1842 - Lindley Road Rezoning to the Planning Board.

City Attorney J. Holloway swore in N. Schwendt and asked the City Clerk to place the staff report into record.

Staff report: On September 30, 2021, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Lindley Road. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Agriculture. The application originally requested the Single-Family Low Density Dwelling District (R-1) zoning designation for the property. Following comments made from the public since the application was made, discussions from previous board meetings, numerous discussions amongst staff, and discussions with the developer, the application has been amended to request the Single-Family Estate District (R-1E). This zoning district is more compatible with the existing surrounding areas and will serve to keep development on this property more consistent with those surrounding neighborhoods and areas.

Senior Planner N. Schwendt asked the City Clerk to read the Ordinance by Title, and City Clerk Maryanne Schrader read:

An Ordinance of the City of Crestview, Florida, Providing for the Rezoning of 172.45 Acres, More or Less, of Real Property, Located in Section 2, Township 3 North, Range 24 West, from the Okaloosa County Agriculture Zoning District to the Single-Family Estate District (R-1E) 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.

Chair Roy asked for public comment.

Sean Riggs, resident, came forward and asked about the zoning.

City Manager, T. Bolduc, replied the lots are all being zoned into the new district. He explained that even the wetlands are being moved into the one zoning district.

City Attorney J. Holloway swore in the city manager, and Mr. Bolduc recapped the information.

Resident, Greg Magnusson, came forward asking for clarification on the density per acre, and City Manager T. Bolduc explained the method of determining the maximum number of units. He added there is potential of 1/3 acre lots. Mr. Magnusson asked about the 75 acres along with the wetlands, stating there is potential of 200 units.

Senior Planner N. Schwendt explained how the development is done now, stating a survey will be done that would include wetlands. When the development comes in, we do not know how the lots will be laid out since we do not have the plans yet.

Lance Noell, of 5547 Algonquin Place, stated he lives directly south adding the properties flood during heavy rain. He asked whether they factor in the septic, and City Manager T. Bolduc replied that it will be water and city sewer. He added there will be a plat and a public hearing for the adoption of the plat.

Motion by Mario Werth and seconded by Bryan Follmar to approve Ordinance 1842 on 1st reading, hold a Public Hearing and send to City Council for 1st reading.

ROLL CALL: Ellis Conner, Michael Gilbert, Mario Werth, Bryan Follmar Ayes: 4; Nays: 0. All ayes. Motion carried.

7 Ordinances – No 2nd Reading ordinances.

8 Final Plats and PUDS – Nothing brought forward.

9 Special Exceptions, Variances, Vacations and Appeals - Board of Adjustment

Board of Adjustment – Release Unity of Title

Chair M. Roy closed the Planning Board meeting and opened the meeting for the Board of Adjustments at 6:29 p.m.

Senior Planner N. Schwendt stated that on February 4th, 2016, the Crestview Board of Adjustment considered Application Number 16-02, providing for a special exception allowing a church accessory use-building in a residential area. On December 21, 2021, staff received a letter from the church on Adams. As a part of their approval, the Board ordered that a Unity of Title be filed, joining various properties owned by the church, for as long as the special exception use continued to exist.

Motion by Mario Werth and seconded by Ellis Conner to approve the Release of Unity of Title originally filed for this property by the Board of Adjustment.

ROLL CALL: Ellis Conner, Michael Gilbert, Mario Werth, Bryan Follmar Ayes: 4; Nays: 0. All ayes. Motion carried.

City Attorney J. Holloway replied to the question from E. Connor, stating in 2016, the property owner requested this restriction which was made part of a settlement agreement.

In response to E. Connor on the process, Senior Planner N. Schwendt explained this was a special exception for this property, as the church wanted to use the building as a meeting space.

City Attorney J. Holloway said this Unity Title is like a mortgage, as it allows for multiple pieces of property to be used for a single use, so with the release, it will return to its original use.

10 Action Items

11 Comments from the Audience

Chair M. Roy closed the Board of Adjustment and reopened the Planning Development Board at 6:36 p.m.

Resident Rex Snow came forward and thanked the Board members and Council on the prompt reply to the letter he sent. He added the postings are not appropriate stating the notices should have been placed on Sioux Circle. He added there is only one posted at Old South and Lindley. He stated there is a lot of misinformation among the residents adding the communication they have received was unclear. However, he received a good response from Councilmember Capps.

City Attorney J. Holloway said staff provides notice by statute, however, staff did more than what staff was required to do. He added the City Council will hear the 2nd reading on the annexation on Monday, February 14th.

Resident Rex Snow said the County still has the jurisdiction tonight. He requested that information be sent to each household.

12 Adjournment

Chair M. Roy adjourned the meeting at 6:41 p.m.

Minutes approved on _____ day of _____ 2022.

Michael Roy, Chair

Maryanne Schrader, City Clerk
Public notice of meeting having been properly noticed



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: March 7, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/3/2022
SUBJECT: 1. Ordinance 1856 - Lindberg Street Annexation

BACKGROUND:

On February 9, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 200 Lindberg Street N.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1856 on March 14, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Jtkl Investments LLC
316 NW Racetrack Rd
Ft Walton Beach, FL 32547
Parcel ID: 18-3N-23-1800-0000-010B
Site Size: 1.89 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial
East	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant
South	Okaloosa County Mixed Use	Okaloosa County Mixed Use and Commercial Low-Intensity District (C-1)	Residential
West	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential and Commercial

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on February 14, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on February 15, 2022. The property was posted on February 18, 2022. An advertisement ran in the Crestview News Bulletin on February 24, 2022.

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 approximately \$550.00.

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 requests approval of Ordinance 1856 to send to City Council for first reading.

Attachments

1. Exhibit Packet

ORDINANCE: 1856

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 1.89 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 18, 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 # 18-3N-23-1800-0000-010B (Deed recorded in Book 3580, page 3019, dated April 12, 2021)

Tract 10, Plat 1, Oakcrest Farms and Groves, according to the map or plat thereof, recorded in Plat Book 1, Page(s) 74, Public Records of Okaloosa County, Florida. Aka 200 Lindberg St., Crestview, FL 32536

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 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,

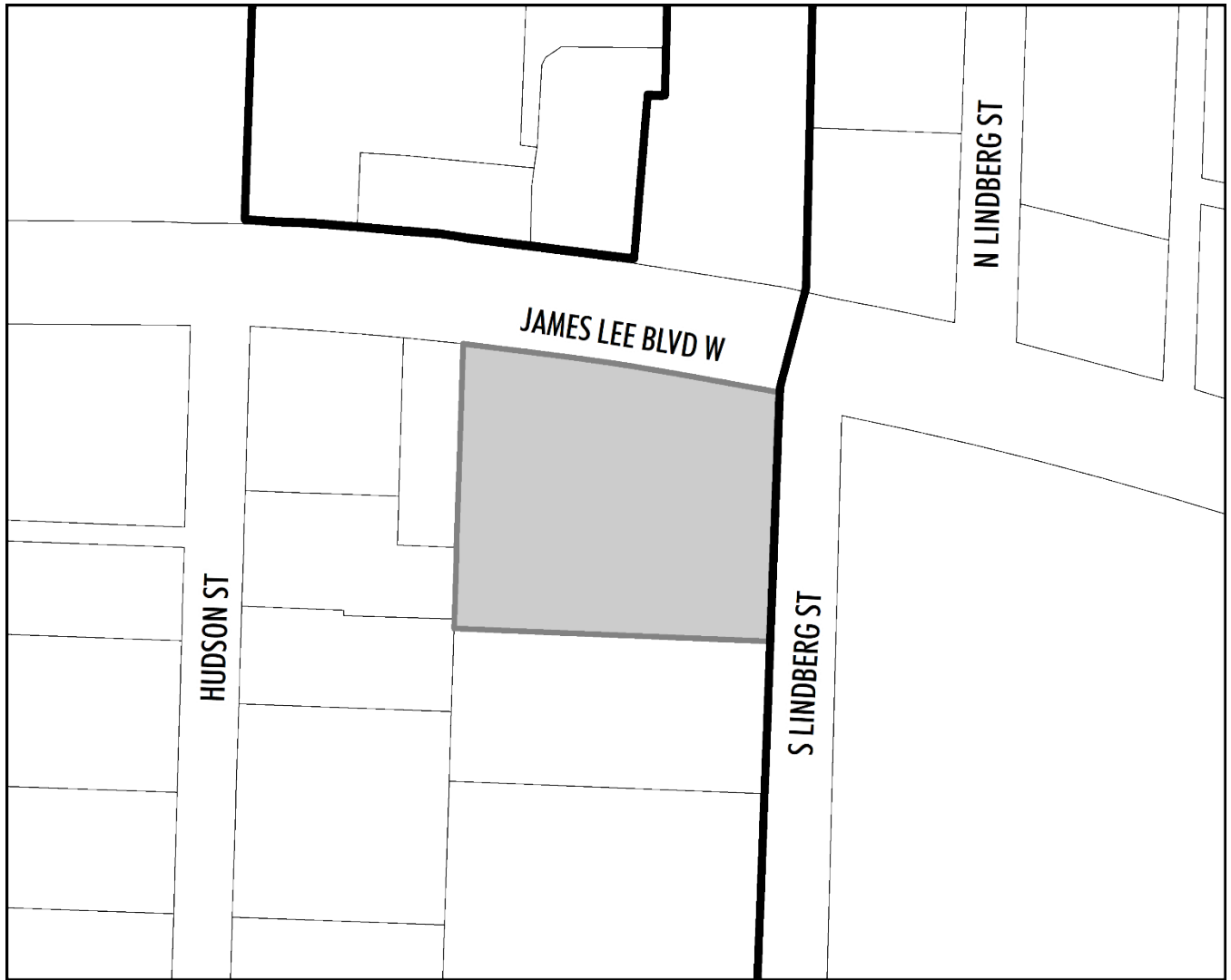
FLORIDA ON THE _____ DAY OF _____, 2022.

APPROVED BY ME THIS _____ DAY OF _____, 2022.

J. B. WHITTEN, Mayor

ATTEST:

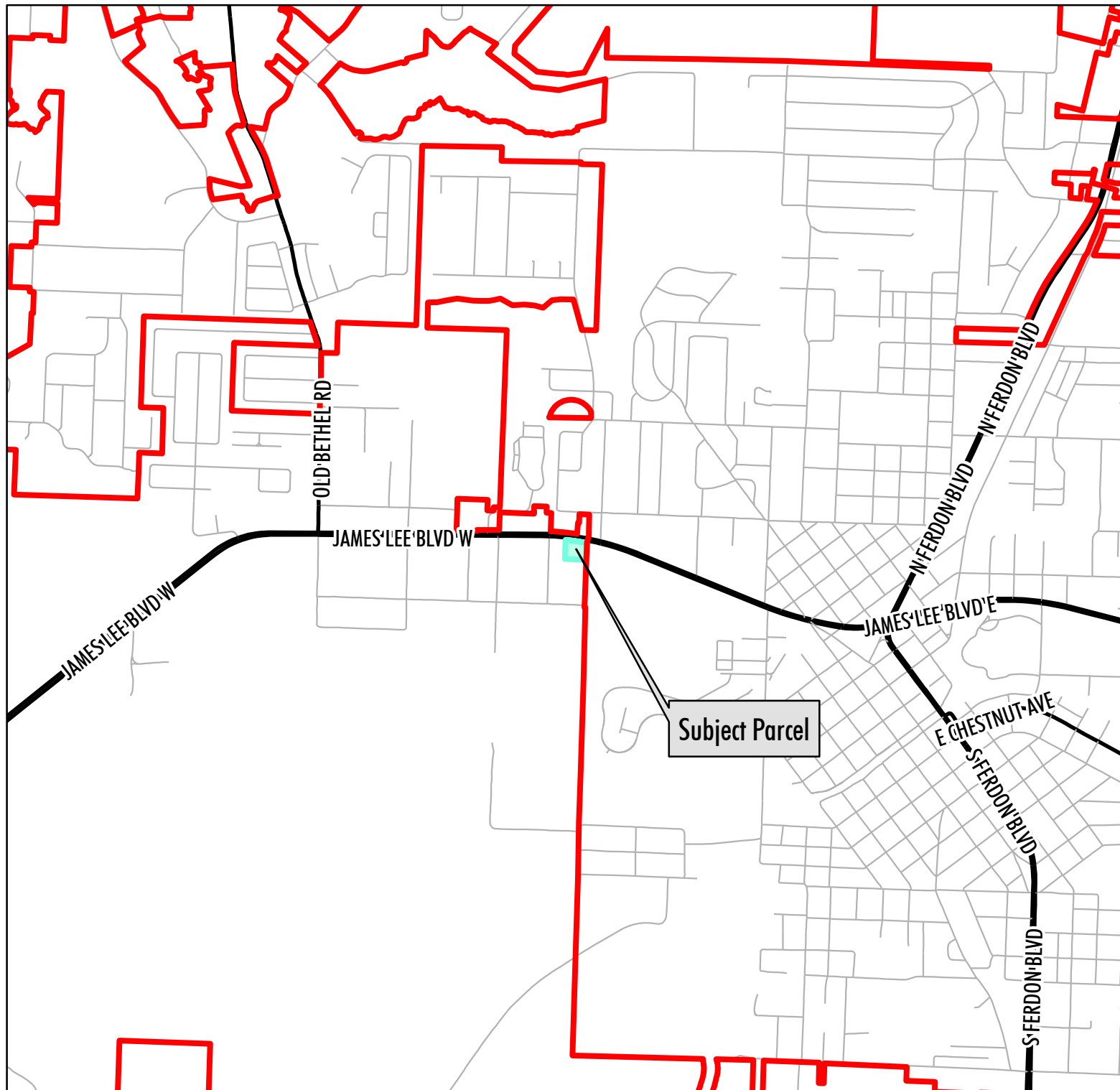
MARYANNE SCHRADER
City Clerk



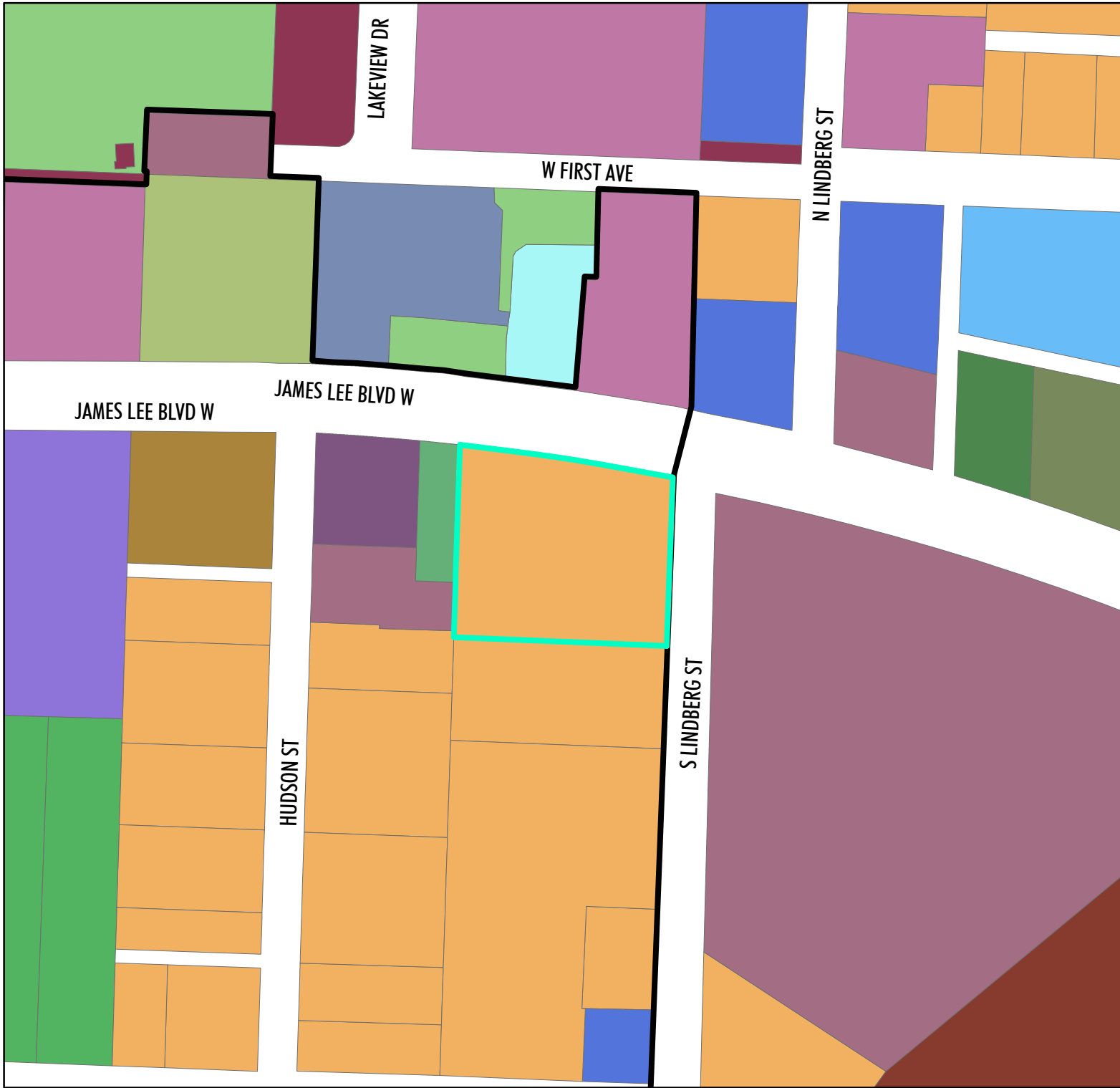
Vicinity Map



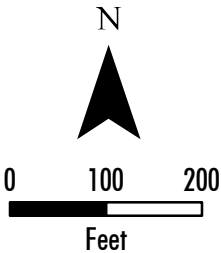
Not to Scale



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



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use
 - Florist
 - Hotels/Mtl
 - Light Manufacturing
 - Mobile Home
 - Mortuary
 - Multi-Family
 - Municipal
 - No AG Acre
 - Office Building
 - Restaurant
 - Single Family
 - Store/Office
 - Stores
 - Supermarket
 - Vacant
 - Vacant Commercial
 - Vehicle Sale
 - Warehouse

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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)

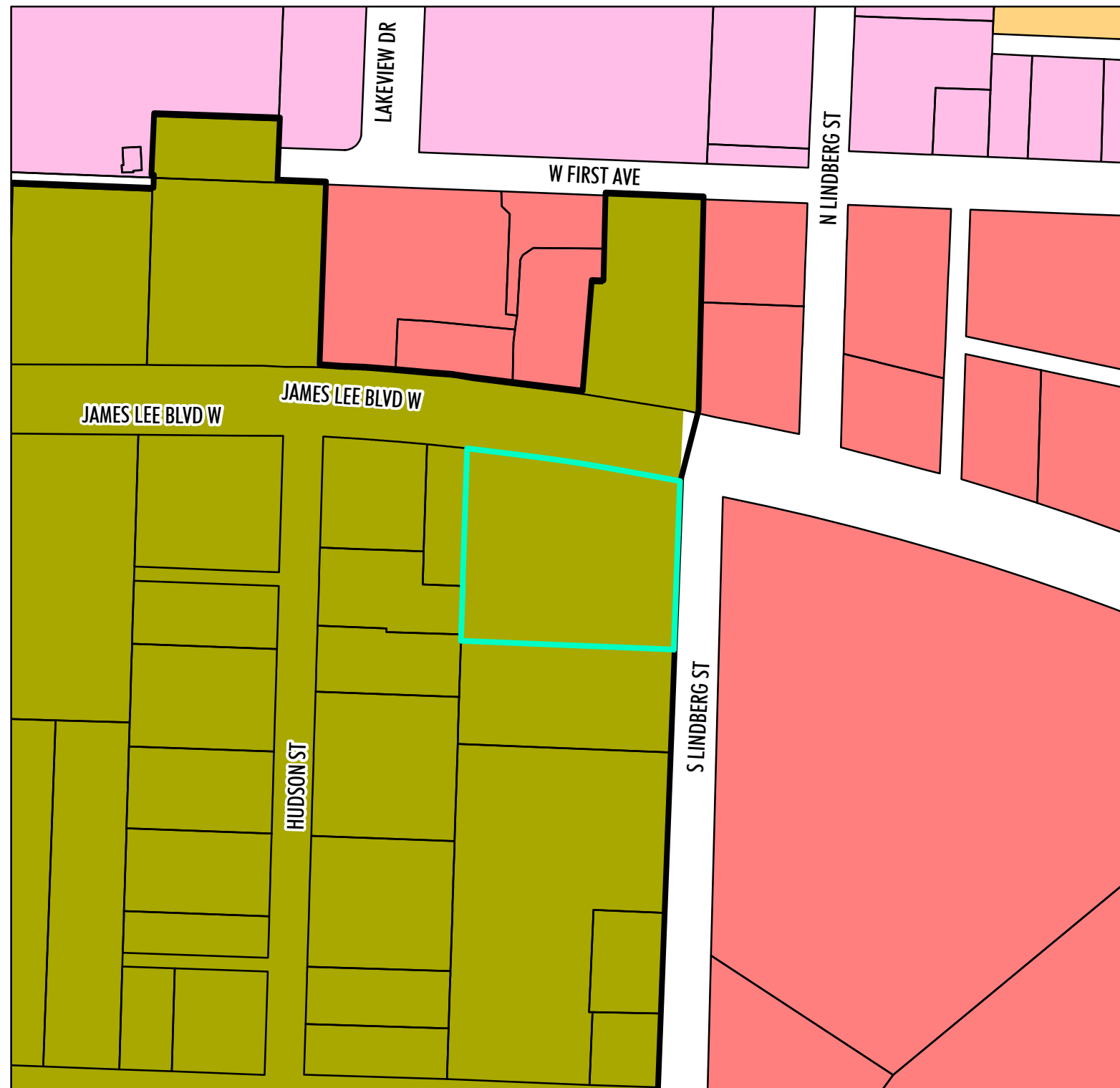
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Mixed Use (MU)



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

Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

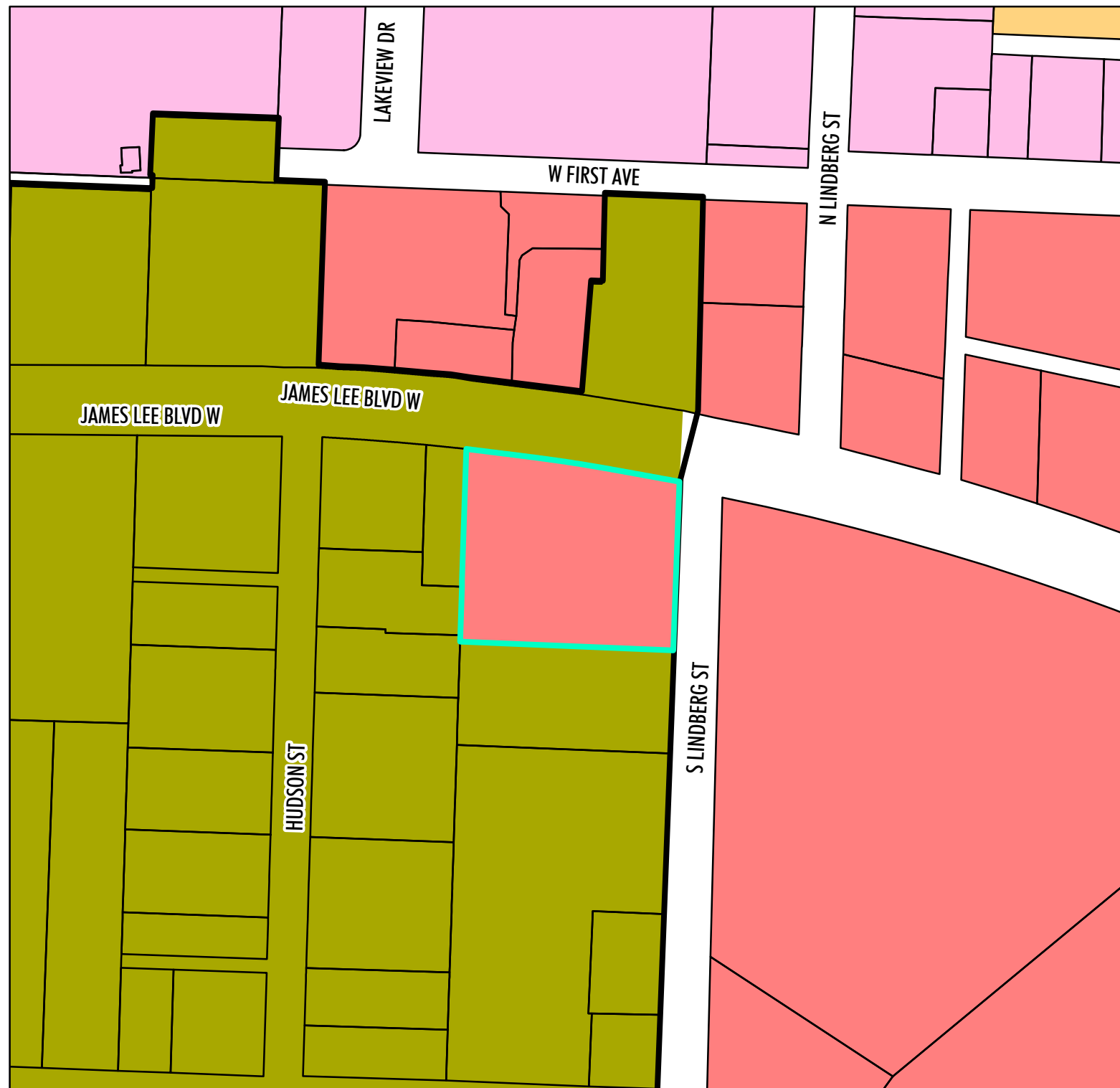
 Public Lands (PL)

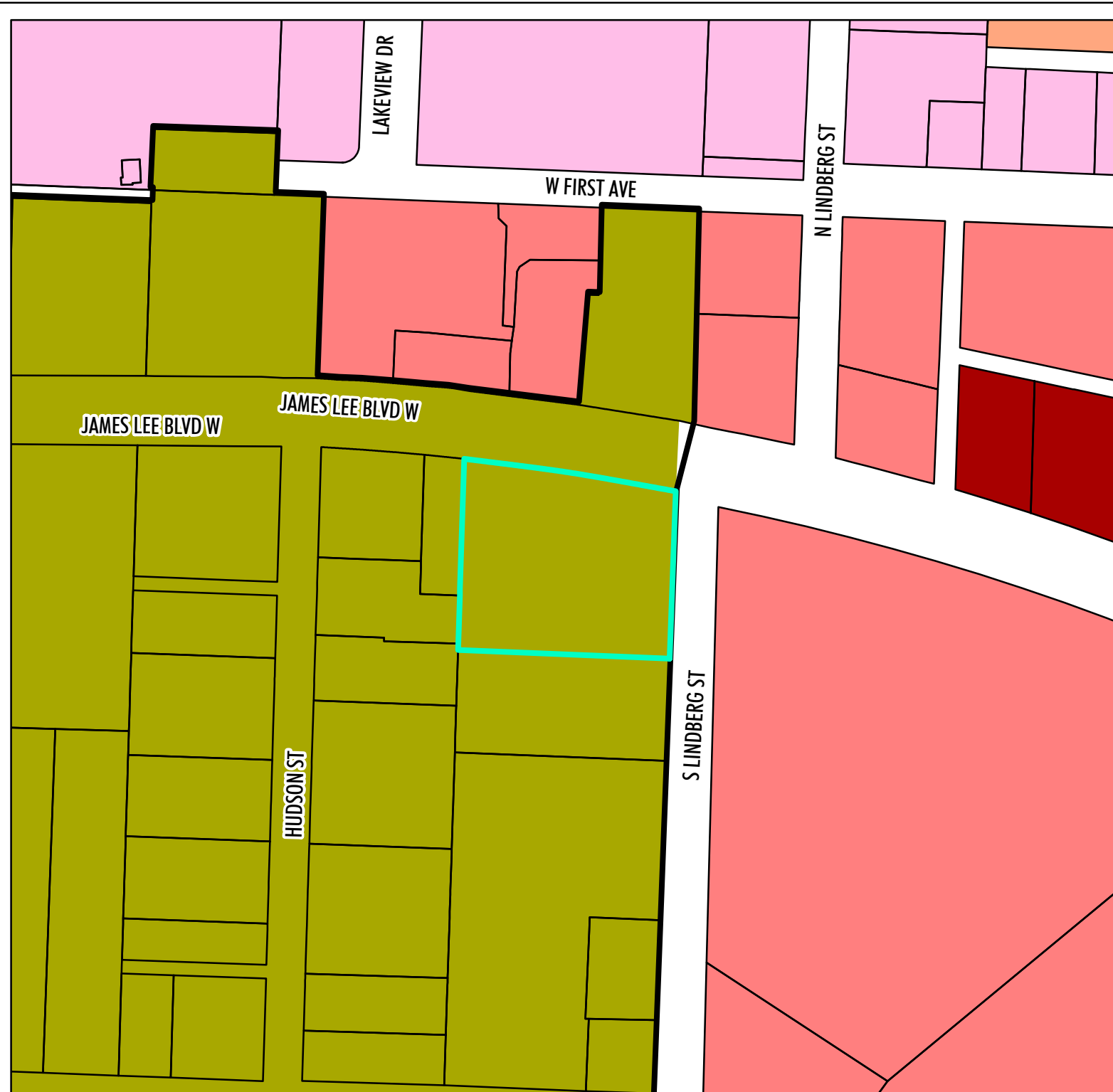
 Residential (R)

County Future Land Use

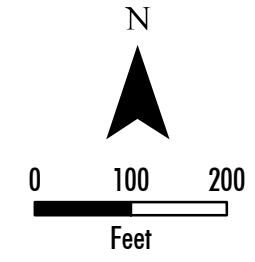
 Mixed Use (MU)

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





Current Zoning

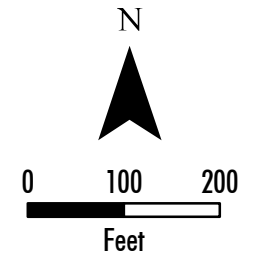


Legend

- Subject Parcel
- City Limits
- City**
 - 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**
 - Mixed Use (MU)

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

Proposed Zoning



Legend

Subject Parcel

City Limits

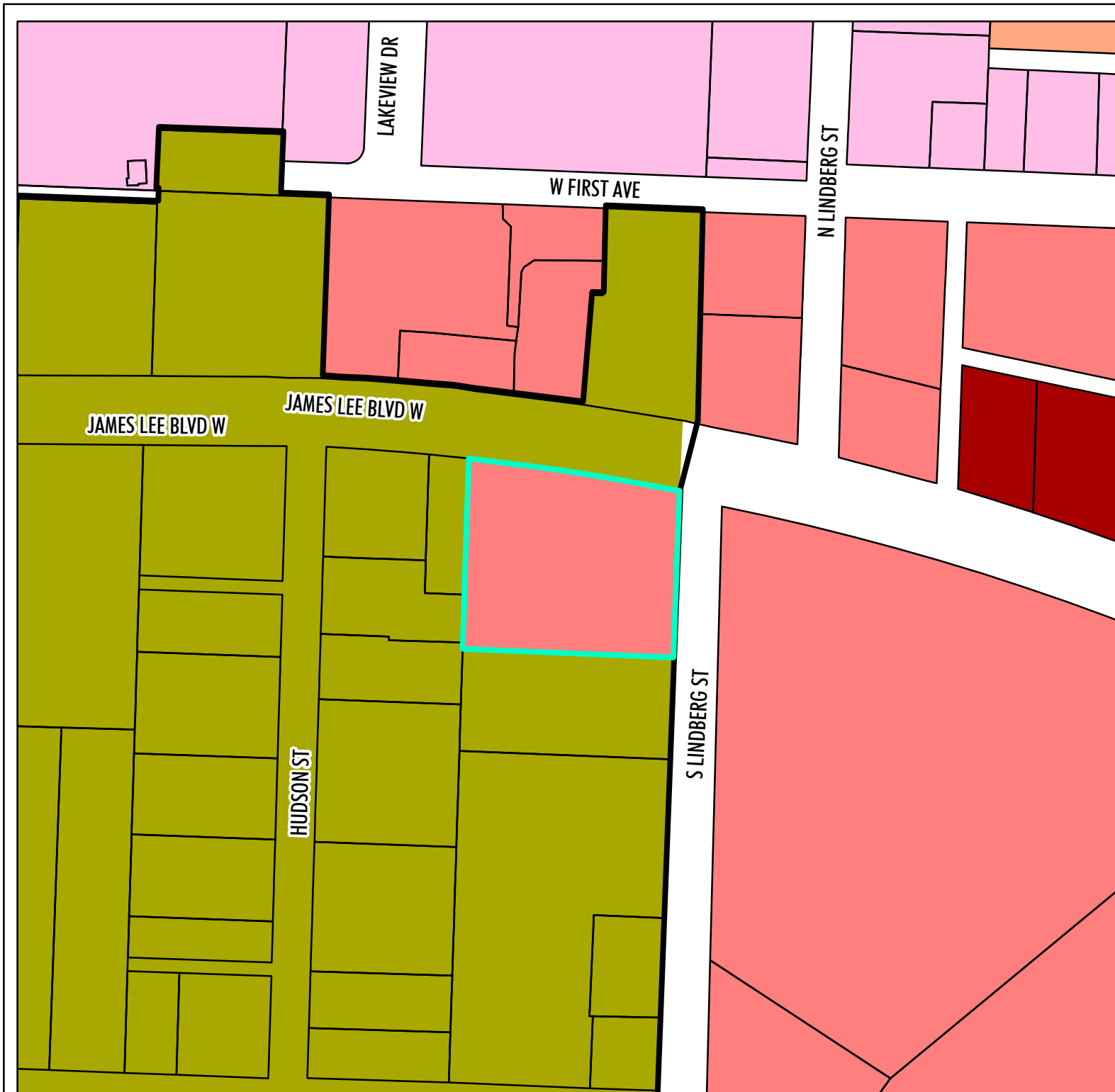
City Zoning

- 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

- Mixed Use (MU)

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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: March 7, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/3/2022
SUBJECT: 2. Ordinance 1857 - Lindberg Street Comprehensive Plan Amendment

BACKGROUND:

On February 9, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 200 Lindberg Street N.

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1857 on March 14, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Jtkl Investments LLC
316 NW Racetrack Rd
Ft Walton Beach, FL 32547
Parcel ID: 18-3N-23-1800-0000-010B
Site Size: 1.89 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial
East	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant
South	Okaloosa County Mixed Use	Okaloosa County Mixed Use and Commercial Low-Intensity District (C-1)	Residential
West	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential and Commercial

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on February 14, 2022. The property was posted on February 18, 2022. An advertisement ran in the Crestview News Bulletin on February 24, 2022.

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 requests approval of Ordinance 1857 and send to the City Council for first reading approval.

Attachments

1. Exhibit Packet

ORDINANCE: 1857

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 1.89 ACRES, MORE OR LESS, IN SECTION 18, 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 1.89 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 1.89 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 1.89 acres, more or less, is known as Parcel 18-3N-23-1800-0000-010B and commonly described as:

Tract 10, Plat 1, Oakcrest Farms and Groves, according to the map or plat thereof, recorded in Plat Book 1, Page(s) 74, Public Records of Okaloosa County, Florida. Aka 200 Lindberg St., Crestview, FL 32536

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 18-3N-23-1800-0000-010B. 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 18-3N-23-1800-0000-010B 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 _____, 2022.

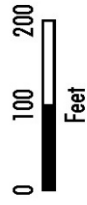
ATTEST:

MARYANNE SCHRADER
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2022.

J. B. WHITTEN
Mayor

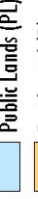
Adopted Future Land Use



Legend



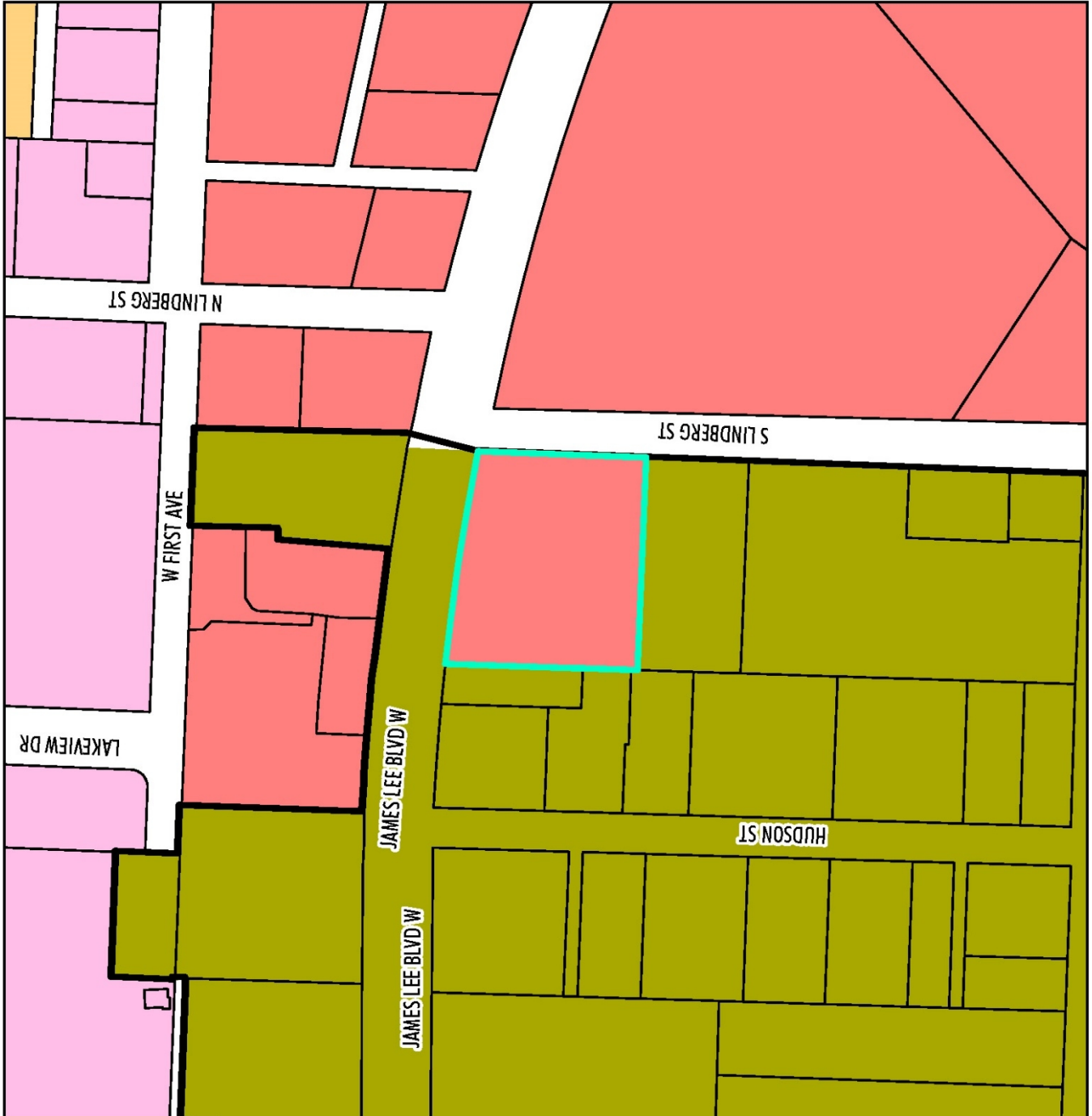
City Future Land Use



County Future Land Use



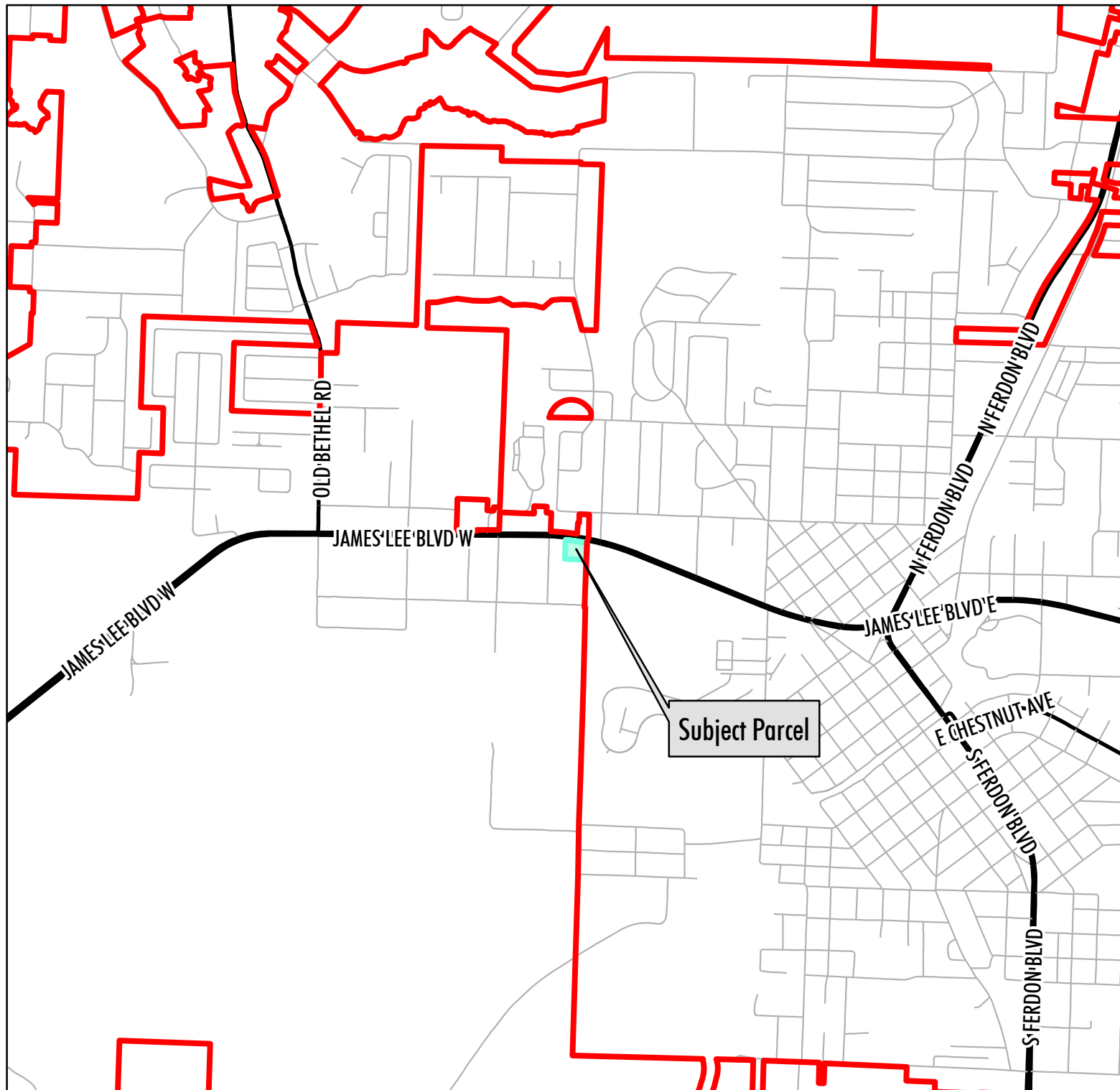
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



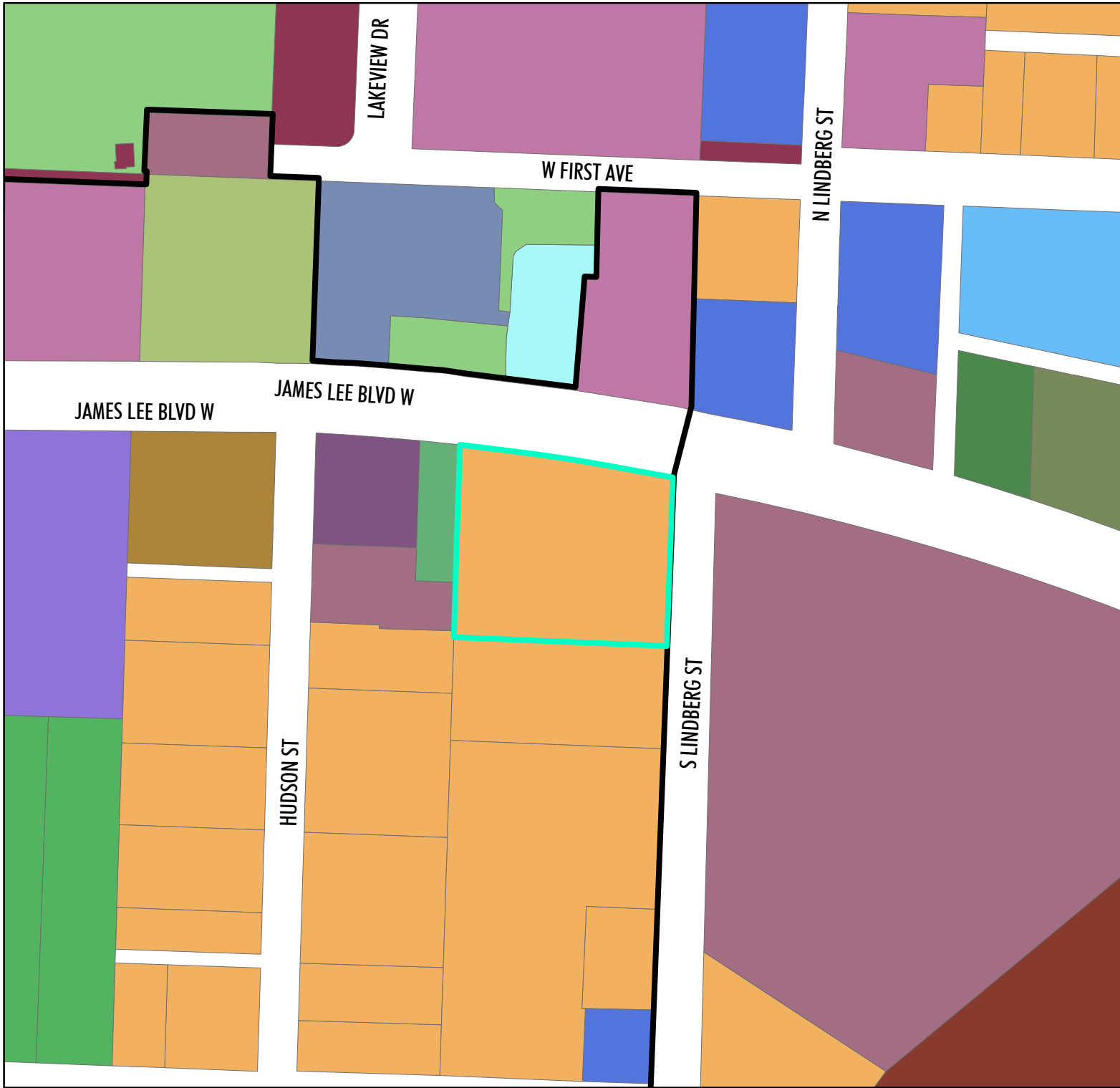
Vicinity Map



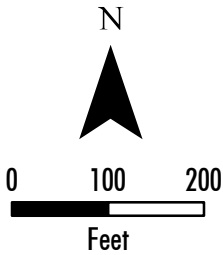
Not to Scale



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



Existing Use

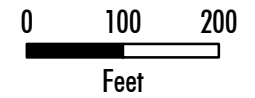


Legend

- Subject Parcel
- City Limits
- Existing Use**
 - Florist
 - Hotels/Mtl
 - Light Manufacturing
 - Mobile Home
 - Mortuary
 - Multi-Family
 - Municipal
 - No AG Acre
 - Office Building
 - Restaurant
 - Single Family
 - Store/Office
 - Stores
 - Supermarket
 - Vacant
 - Vacant Commercial
 - Vehicle Sale
 - Warehouse

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

Current Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

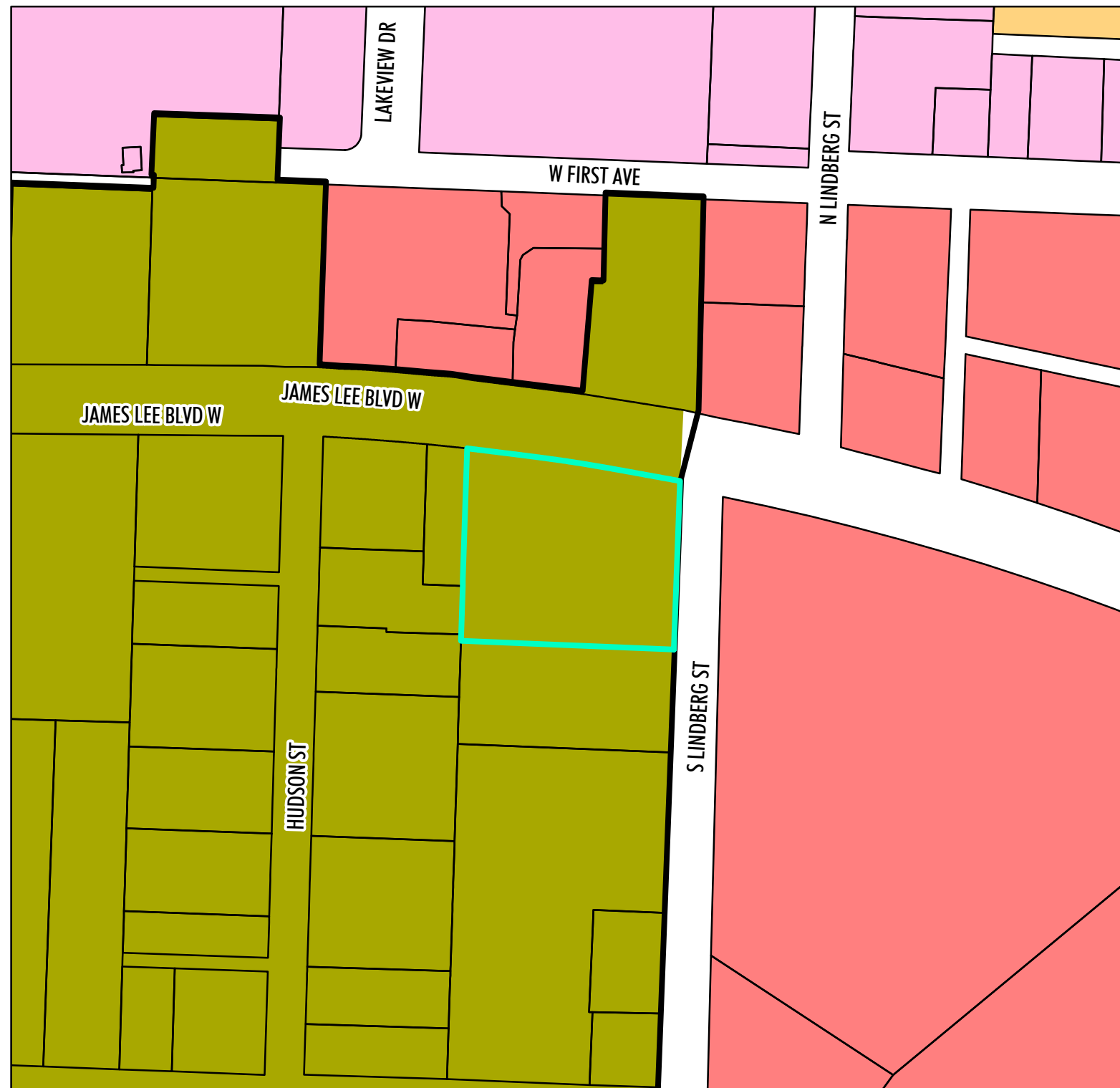
Conservation (CON)

Public Lands (PL)

Residential (R)

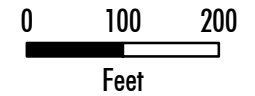
County Future Land Use

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



Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

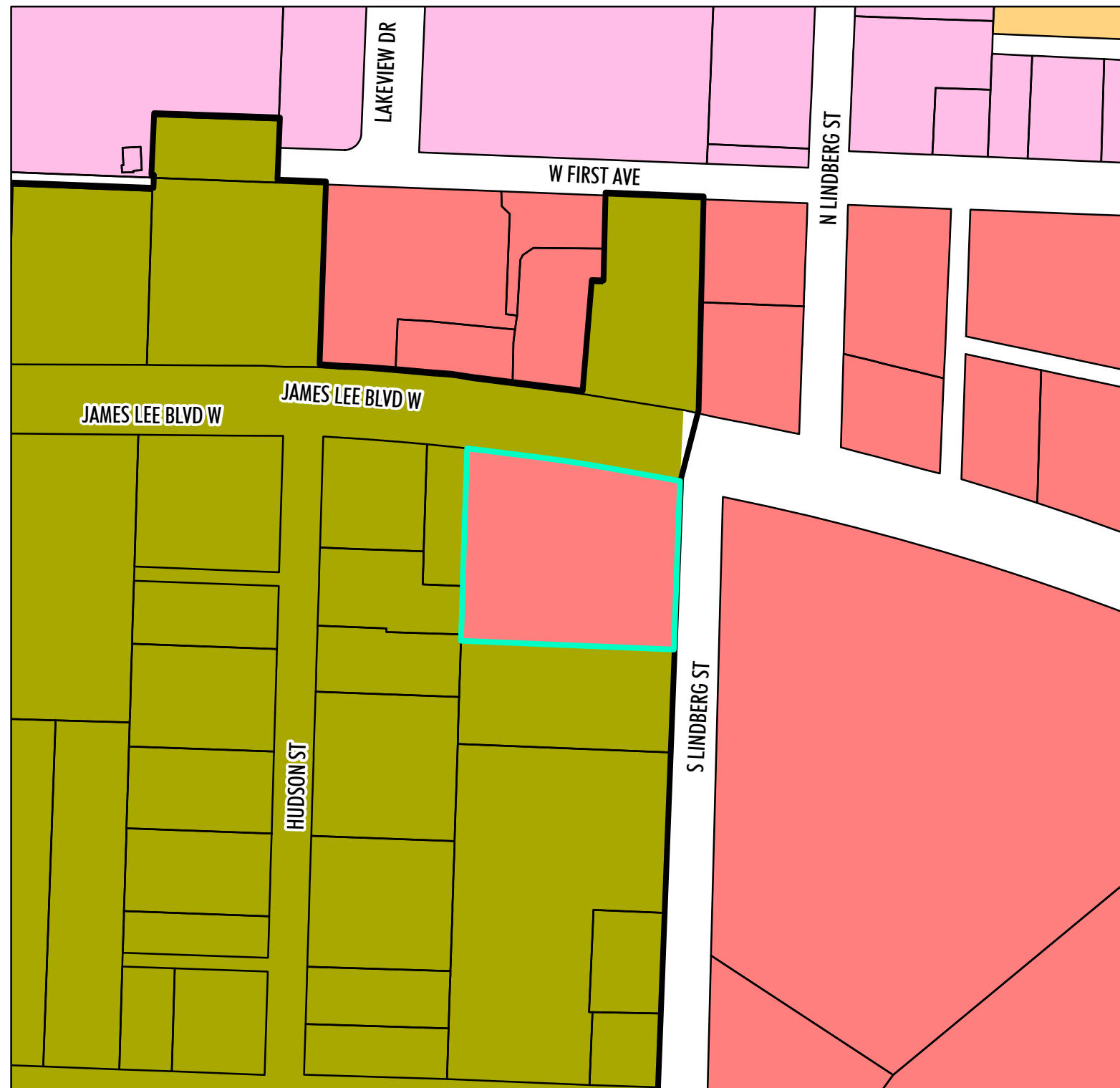
 Conservation (CON)

 Public Lands (PL)

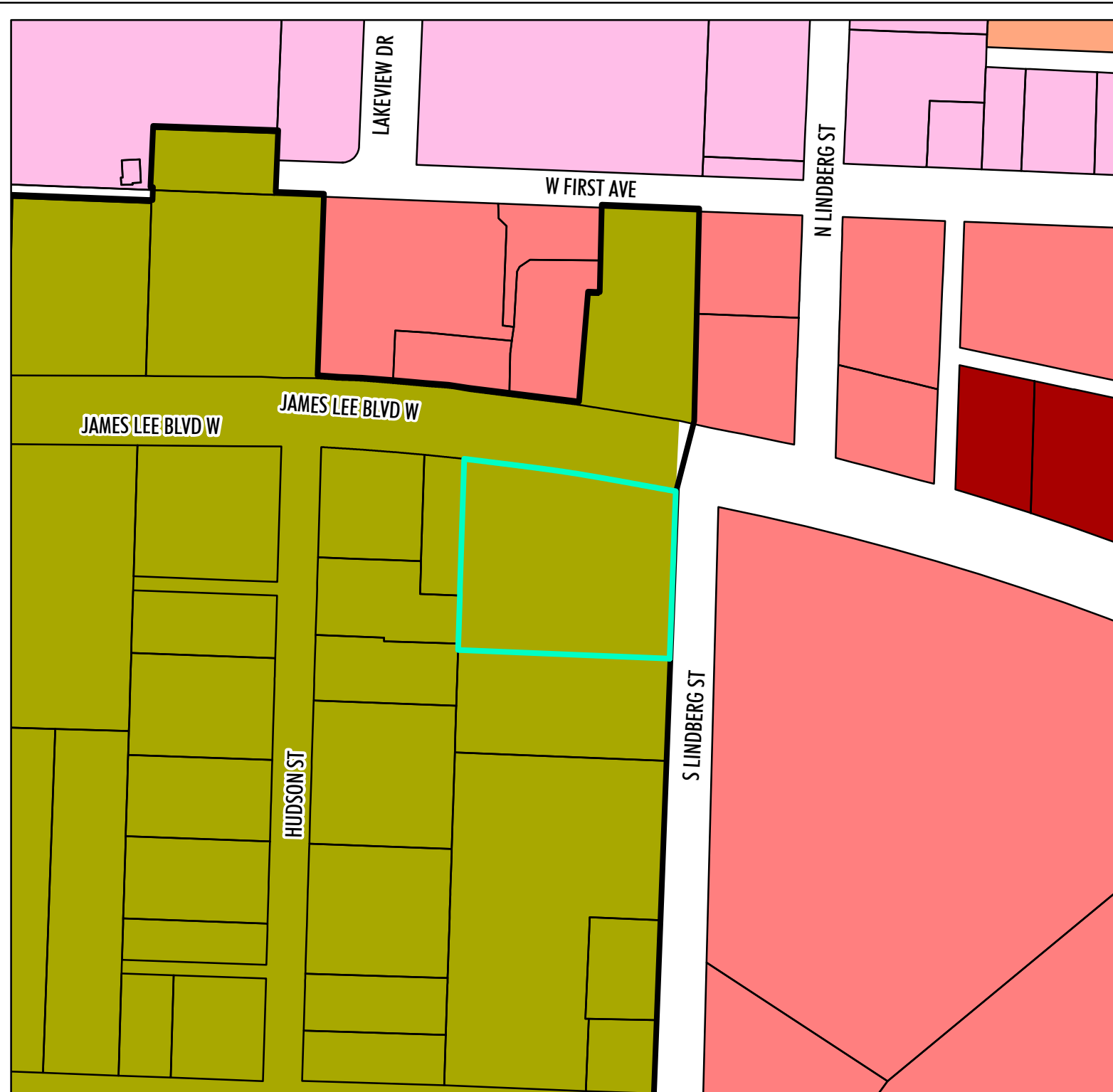
 Residential (R)

County Future Land Use

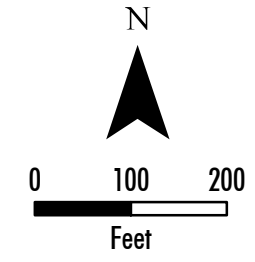
 Mixed Use (MU)



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 Zoning

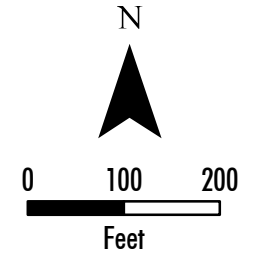


Legend

- Subject Parcel
- City Limits
- City**
 - 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**
 - 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



Legend

Subject Parcel

City Limits

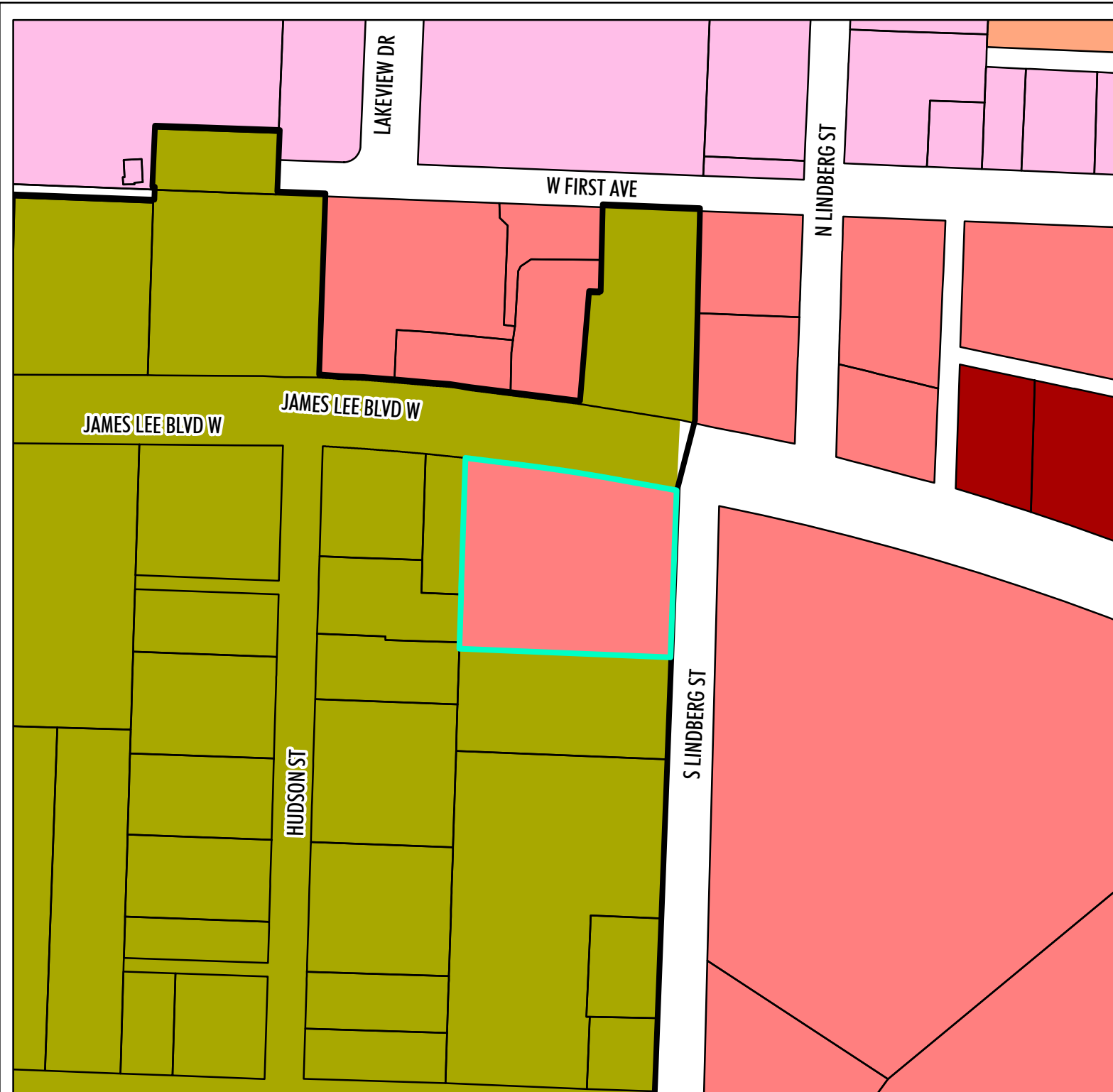
City Zoning

- 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

- 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: March 7, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/3/2022
SUBJECT: 3. Ordinance 1858 - Lindberg Street Rezoning

BACKGROUND:

On February 9, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 200 Lindberg Street N.

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

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 1858 on March 14, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Jtkl Investments LLC
316 NW Racetrack Rd
Ft Walton Beach, FL 32547
Parcel ID: 18-3N-23-1800-0000-010B
Site Size: 1.89 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Commercial
East	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant
South	Okaloosa County Mixed Use	Okaloosa County Mixed Use and Commercial Low-Intensity District (C-1)	Residential
West	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential and Commercial

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on February 14, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on February 15, 2022. The property was posted on February 18, 2022. An advertisement ran in the Crestview News Bulletin on February 24, 2022.

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 requests approval of Ordinance 1858 and send to the City Council for first reading .

Attachments

1. Exhibit Packet

ORDINANCE: 1858

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.89 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1); PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 1.89 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 1.89 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 1857, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

PIN # 18-3N-23-1800-0000-010B

Tract 10, Plat 1, Oakcrest Farms and Groves, according to the map or plat thereof, recorded in Plat Book 1, Page(s) 74, Public Records of Okaloosa County, Florida. Aka 200 Lindberg St., Crestview, FL 32536

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 # 1857 and becomes legally effective.

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

FLORIDA ON THE _____ DAY OF _____, 2022.

ATTEST:

MARYANNE SCHRADER
City Clerk

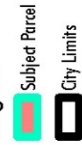
APPROVED BY ME THIS _____ DAY OF _____, 2022.

J. B. WHITTEN
Mayor

Adopted Zoning



Legend



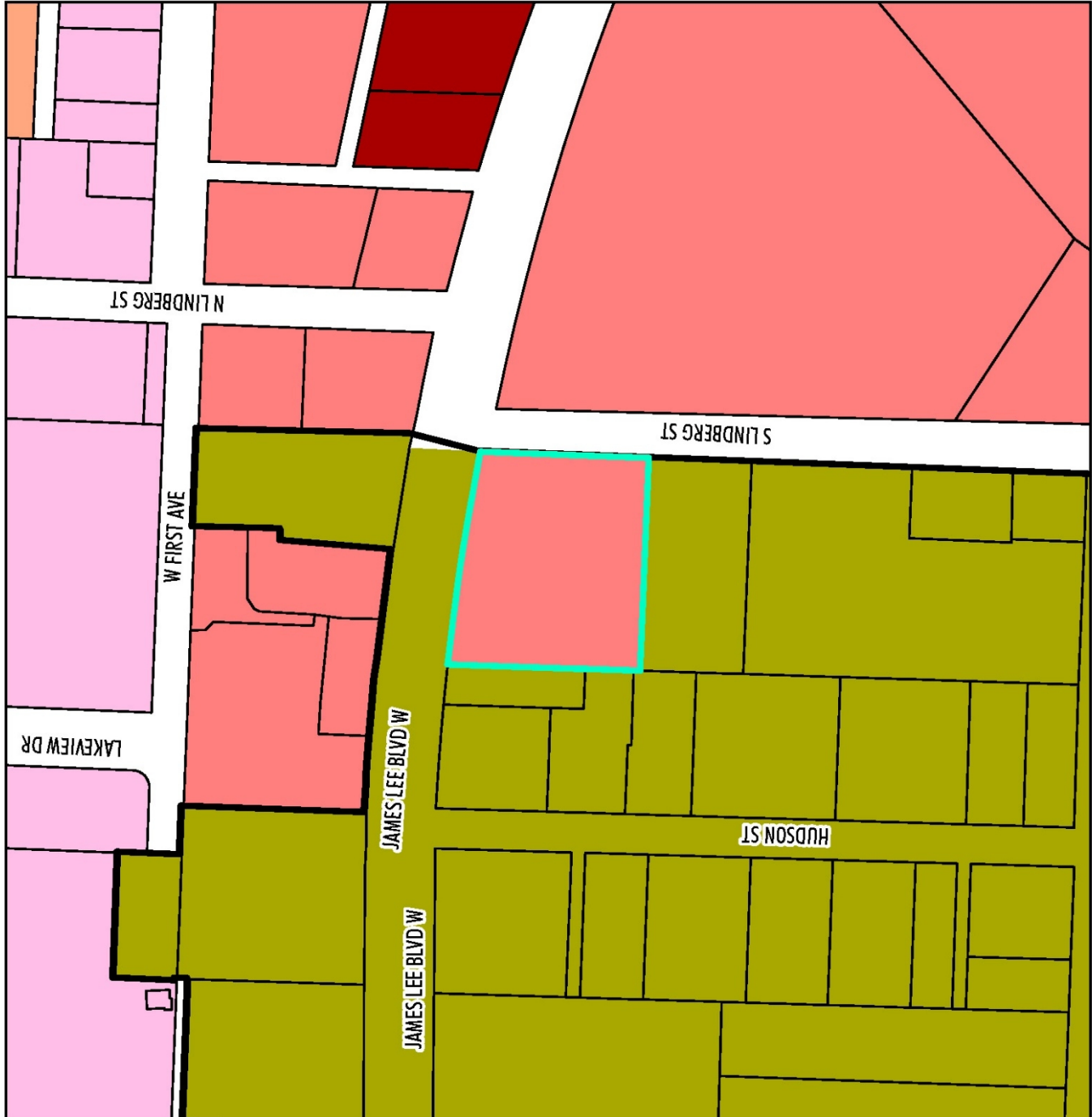
City Zoning

- 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)

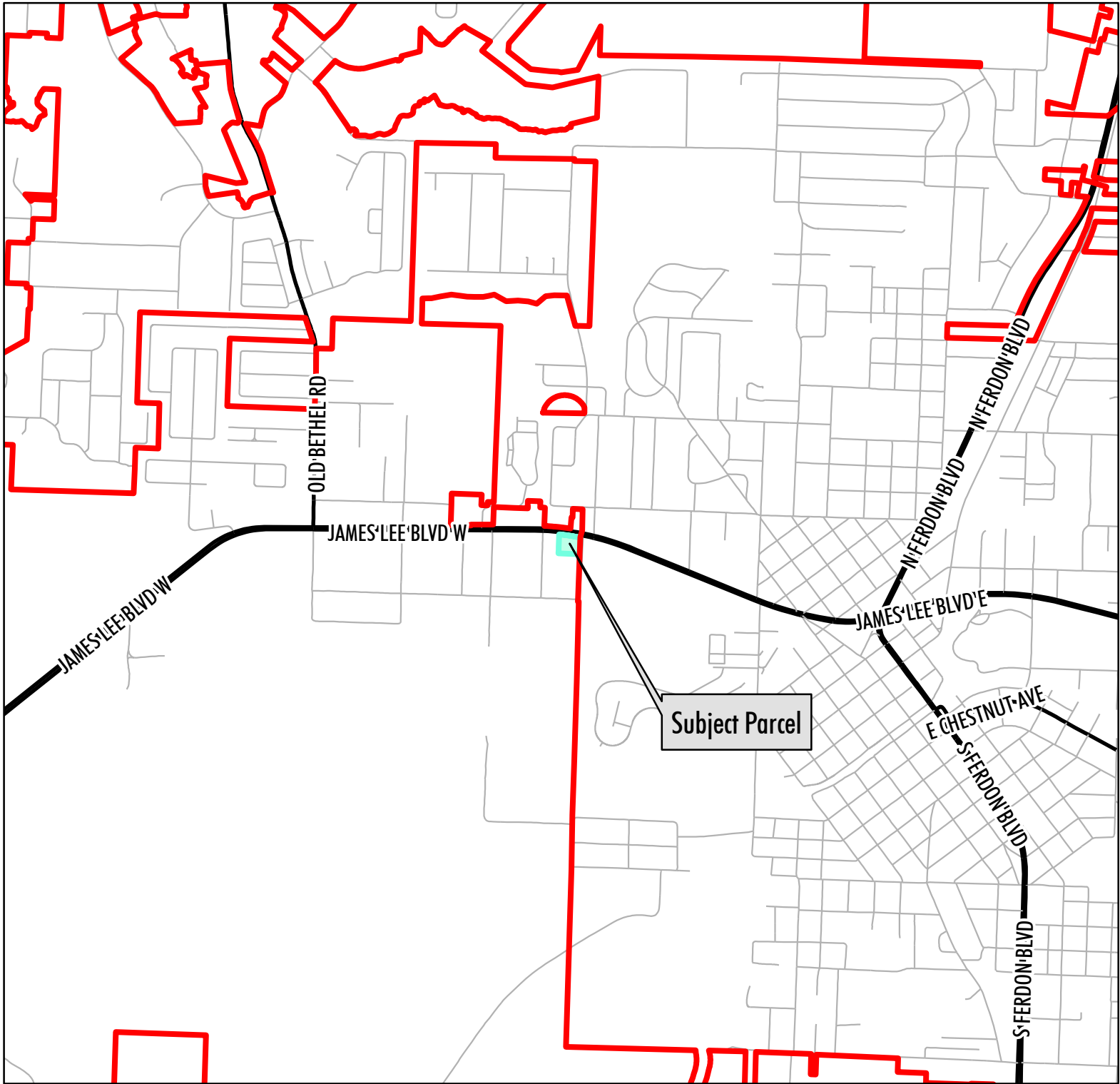
County Zoning

- Mixed Use (MU)

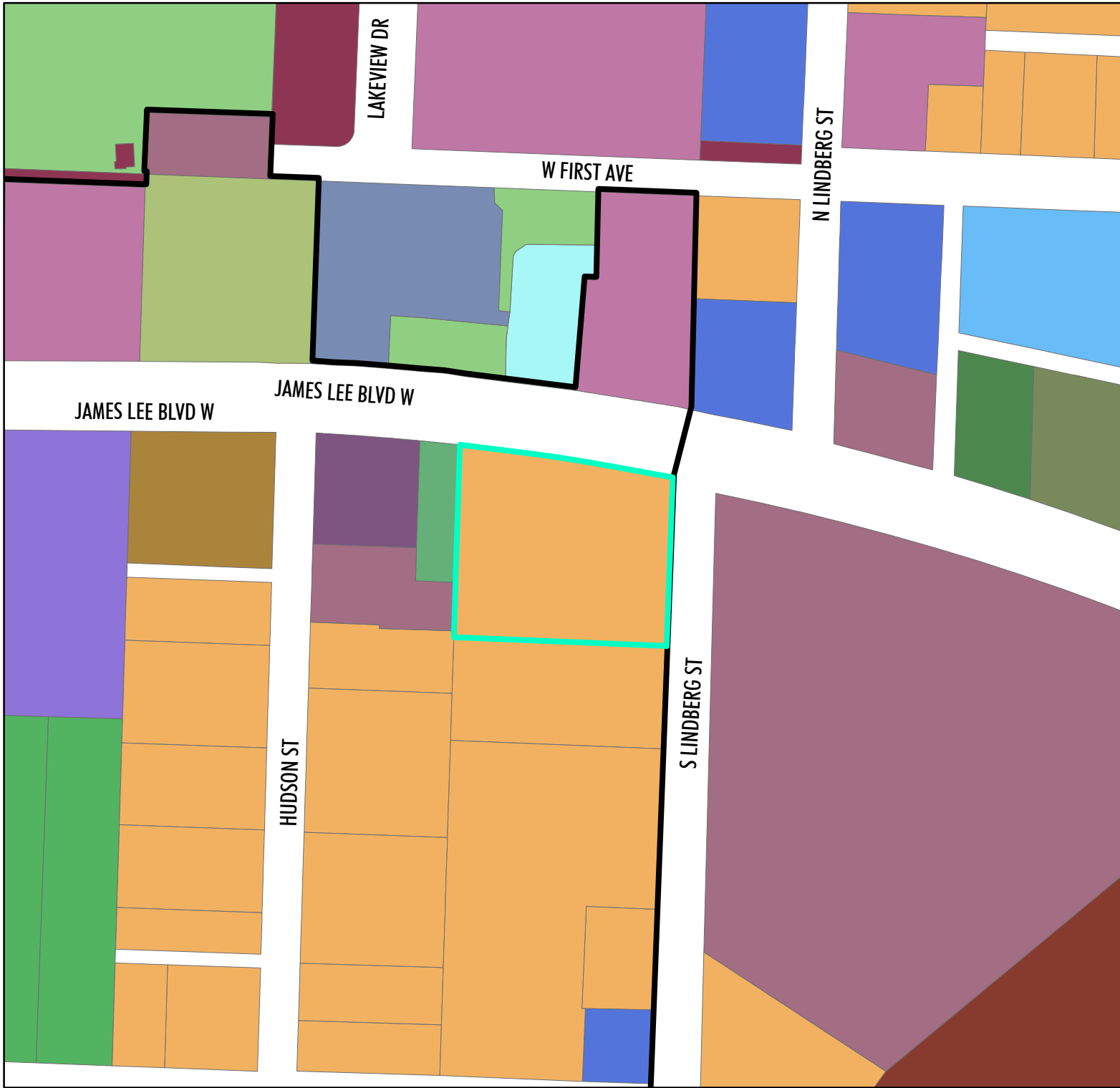
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



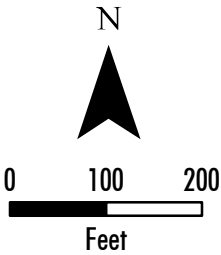
Vicinity Map



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

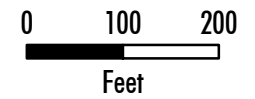


Legend

- Subject Parcel
- City Limits
- Existing Use**
 - Florist
 - Hotels/Mtl
 - Light Manufacturing
 - Mobile Home
 - Mortuary
 - Multi-Family
 - Municipal
 - No AG Acre
 - Office Building
 - Restaurant
 - Single Family
 - Store/Office
 - Stores
 - Supermarket
 - Vacant
 - Vacant Commercial
 - Vehicle Sale
 - Warehouse

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

Current Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

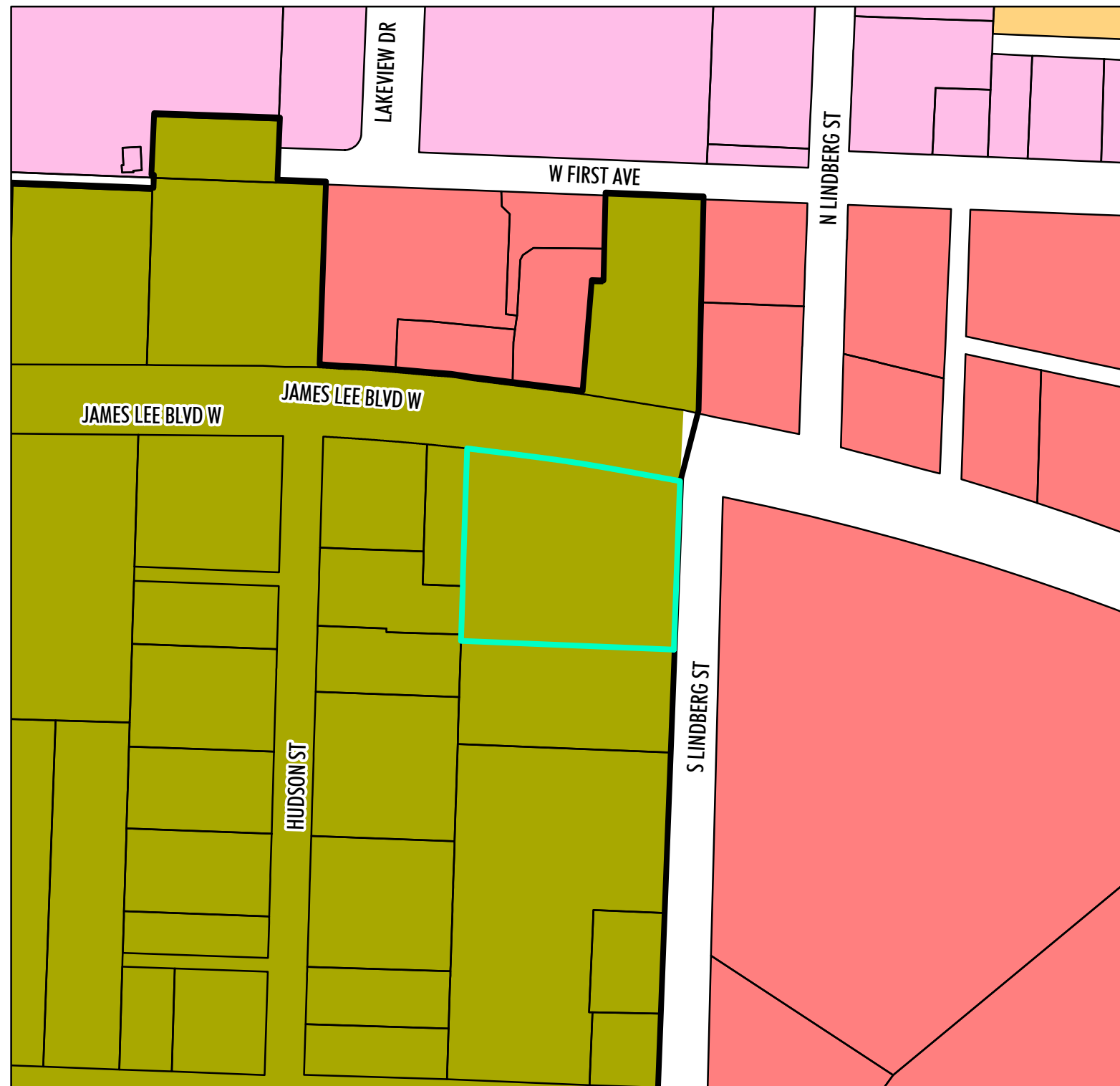
Conservation (CON)

Public Lands (PL)

Residential (R)

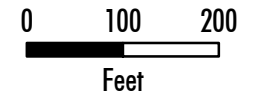
County Future Land Use

Mixed Use (MU)



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

Proposed Future Land Use



Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

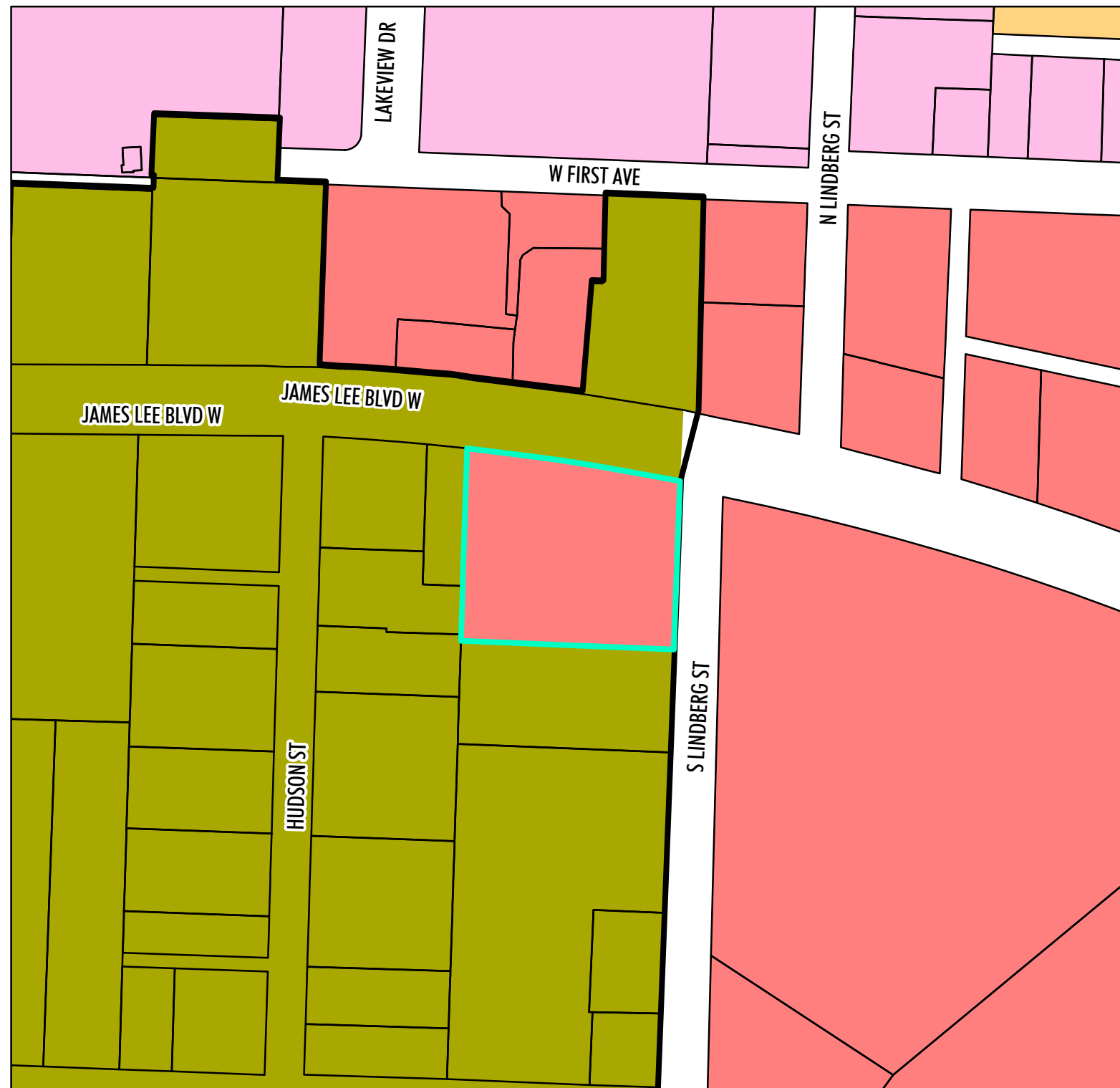
 Conservation (CON)

 Public Lands (PL)

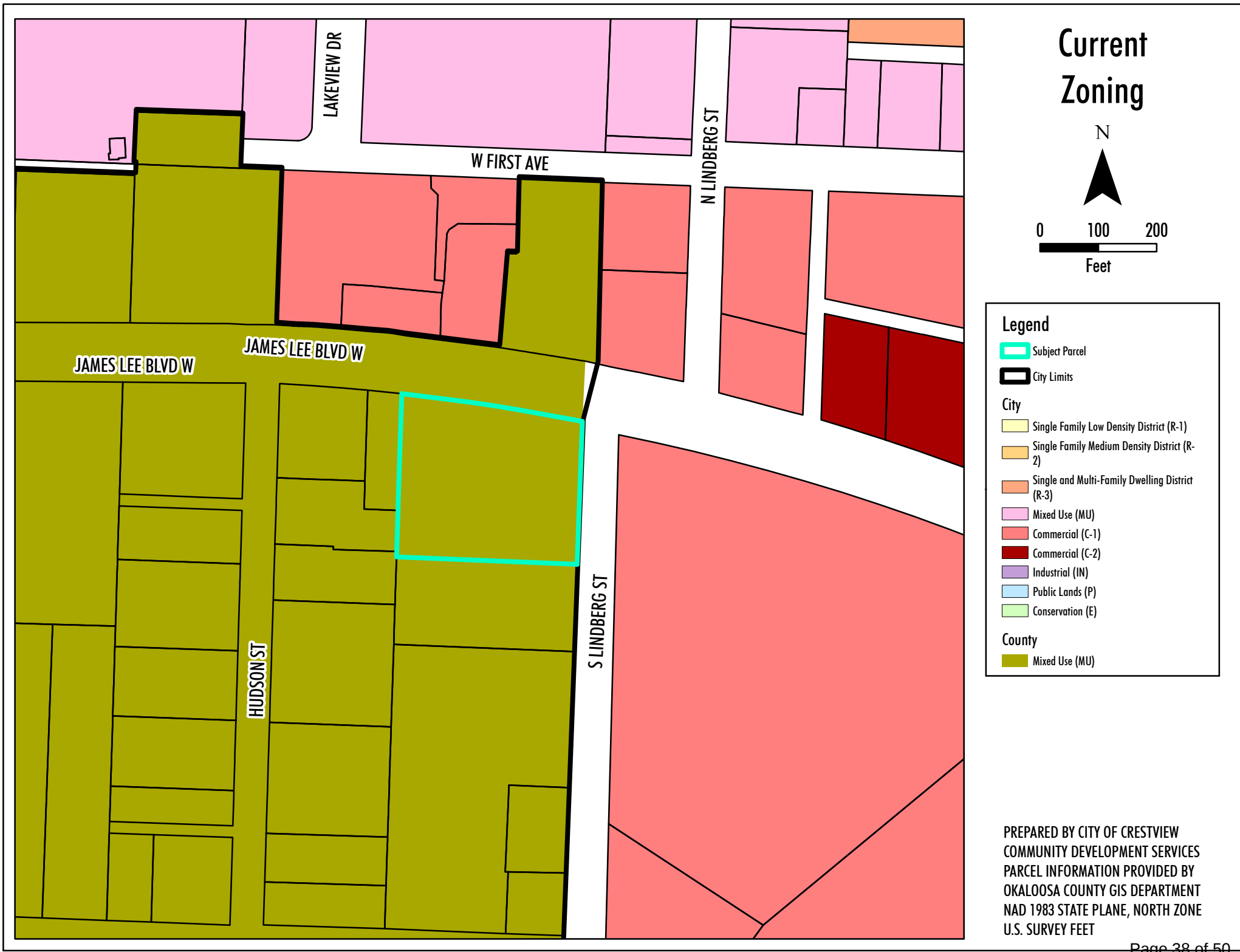
 Residential (R)

County Future Land Use

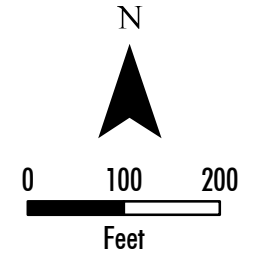
 Mixed Use (MU)



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



Legend

 Subject Parcel

 City Limits

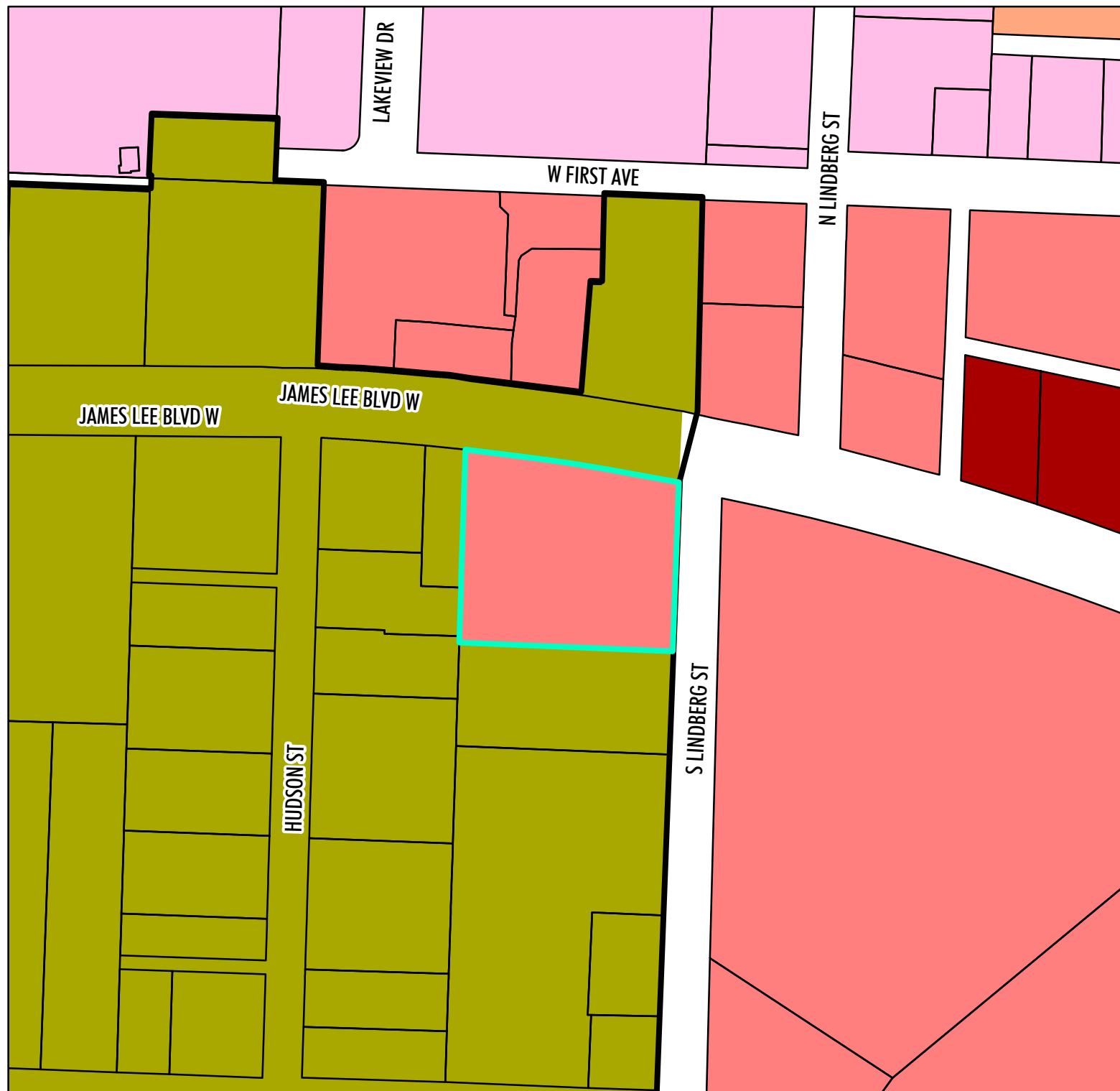
City Zoning

-  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

 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: March 7, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/3/2022
SUBJECT: 4. Ordinance 1859 - Crosson St

BACKGROUND:

On February 3, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located 1000 Crosson Street.

The subject property is currently located within the city limits 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 1859 on March 14, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Crestview Crossing Power
Center LLC
17 Eglin Pkwy SE
Ft Walton Beach, FL 32548
Parcel ID: A portion of 29-3N-23-0000-0025-0160
Site Size: 23.40 acres
Current FLU: Commercial (C)
Current Zoning: Commercial High-Intensity District (C-2)
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 High-Intensity District (C-2)	Vacant
East	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant and Commercial
South	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant and Commercial

West	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant
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The subject property is currently vacant, and a development application has not been submitted. Based on the requested zoning designations, the property will be developed for commercial use or mixed 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 February 14, 2022. The property was posted on February 18, 2022. An advertisement ran in the Crestview News Bulletin on February 24, 2022.

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 totaled \$750.00. The cost of advertising was approximately \$200.00.

RECOMMENDED ACTION

Staff requests approval of Ordinance 1859 and send to the City Council for first reading.

Attachments

1. Exhibit Packet

ORDINANCE: 1859

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 23.4 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2) TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1); PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 23.40 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 23.40 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 # A portion of 29-3N-23-0000-0025-0160

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, THENCE PROCEED SOUTH 02°12'41" WEST ALONG THE WEST LINE OF SAID SECTION 29 FOR A DISTANCE OF 669.10 FEET TO THE NORTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2968, PAGE 4315 OF THE PUBLIC RECORDS OF SAID OKALOOSA COUNTY; THENCE DEPARTING SAID WEST LINE, PROCEED NORTH 85°45'05" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL FOR A DISTANCE OF 385.97 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE PROCEED NORTH 00°48'57" EAST FOR A DISTANCE OF 105.09 FEET; THENCE PROCEED NORTH 24°21'16" WEST FOR A DISTANCE OF 38.52 FEET; THENCE PROCEED NORTH 01°08'57" WEST FOR A DISTANCE OF 54.19 FEET; THENCE PROCEED NORTH 08°02'33" EAST FOR A DISTANCE OF 117.92 FEET; THENCE PROCEED NORTH 18°56'17" EAST FOR A DISTANCE OF 123.06 FEET; THENCE PROCEED NORTH 09°03'23" WEST FOR A DISTANCE OF 55.77 FEET; THENCE PROCEED NORTH 83°53'31" WEST FOR A DISTANCE OF 80.22 FEET; THENCE PROCEED NORTH 31°23'14" WEST FOR A DISTANCE OF 73.03 FEET; THENCE PROCEED SOUTH 84°27'31" EAST FOR A DISTANCE OF 119.95 FEET; THENCE PROCEED NORTH 44°29'14" EAST FOR A DISTANCE OF 137.55 FEET; THENCE PROCEED NORTH 40°14'35" EAST FOR A DISTANCE OF 82.32 FEET; THENCE PROCEED SOUTH 88°59'09" EAST FOR A DISTANCE OF 26.73 FEET; THENCE PROCEED NORTH 73°03'05" EAST FOR A DISTANCE OF 147.48 FEET; THENCE PROCEED NORTH 28°32'39" EAST FOR A DISTANCE OF 99.73 FEET; THENCE PROCEED NORTH 60°13'08" EAST FOR A DISTANCE OF 93.21 FEET; THENCE PROCEED SOUTH 89°43'36" EAST FOR A DISTANCE OF 86.92 FEET; THENCE PROCEED SOUTH 48°23'56" EAST FOR A

DISTANCE OF 98.50 FEET; THENCE PROCEED SOUTH 63°10'46" EAST FOR A
 DISTANCE OF 89.93 FEET; THENCE PROCEED SOUTH 70°06'39" EAST FOR A
 DISTANCE OF 87.92 FEET; THENCE PROCEED NORTH 82°26'59" EAST FOR A
 DISTANCE OF 138.29 FEET; THENCE PROCEED NORTH 74°46'48" EAST FOR A
 DISTANCE OF 30.52 FEET; THENCE PROCEED NORTH 89°24'10" EAST FOR A
 DISTANCE OF 57.15 FEET; THENCE PROCEED NORTH 80°26'21" EAST FOR A
 DISTANCE OF 101.74 FEET; THENCE PROCEED NORTH 54°23'18" EAST FOR A
 DISTANCE OF 108.23 FEET; THENCE PROCEED NORTH 69°57'20" EAST FOR A
 DISTANCE OF 53.94 FEET; THENCE PROCEED NORTH 81°30'11" EAST FOR A
 DISTANCE OF 71.58 FEET; THENCE PROCEED SOUTH 17°05'48" EAST FOR A
 DISTANCE OF 48.38 FEET; THENCE PROCEED SOUTH 74°43'18" EAST FOR A
 DISTANCE OF 130.19 FEET TO THE WESTERLY RIGHT OF WAY (R/W) LINE OF PRICE-
 GREGORY WAY (80' PUBLIC R/W), SAID POINT BEING ON A CURVE CONCAVE TO
 THE EAST HAVING A RADIUS OF 310.00 FEET; THENCE PROCEED SOUTHWESTERLY
 ALONG THE ARC OF SAID CURVED R/W FOR AN ARC DISTANCE OF 44.31 FEET
 (CHORD BEARING SOUTH 06°36'19" WEST, CHORD = 44.27 FEET, DELTA = 8°11'22")
 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 02°16'07"
 WEST ALONG SAID WESTERLY R/W FOR A DISTANCE OF 88.48 FEET TO THE POINT
 OF A CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING
 A RADIUS OF 25.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF
 SAID CURVED R/W FOR AN ARC DISTANCE OF 39.21 FEET (CHORD BEARING =
 SOUTH 47°38'11" WEST, CHORD = 35.32 FEET, DELTA = 89°49'06") TO THE POINT OF
 TANGENCY OF SAID CURVE, SAID POINT BEING ON THE NORTHERLY R/W LINE OF
 CROSSON STREET (R/W VARIES); THENCE PROCEED NORTH 87°41'51" WEST ALONG
 SAID NORTHERLY R/W FOR A DISTANCE OF 289.73 FEET TO THE WESTERLY R/W OF
 SAID CROSSON STREET; THENCE DEPARTING SAID NORTHERLY R/W, PROCEED
 SOUTH 02°16'53" WEST ALONG SAID WESTERLY R/W FOR A DISTANCE OF 49.98 FEET
 TO THE SOUTHERLY R/W OF SAID CROSSON STREET; THENCE PROCEED SOUTH
 87°41'49" EAST ALONG SAID SOUTHERLY R/W FOR A DISTANCE OF 234.84 FEET;
 THENCE PROCEED SOUTH 02°27'36" WEST ALONG SAID SOUTHERLY R/W FOR A
 DISTANCE OF 181.97 FEET; THENCE PROCEED SOUTH 87°33'04" EAST ALONG SAID
 SOUTHERLY R/W FOR A DISTANCE OF 100.08 FEET; THENCE PROCEED NORTH
 02°26'58" EAST ALONG SAID SOUTHERLY R/W FOR A DISTANCE OF 99.99 FEET;
 THENCE PROCEED SOUTH 87°08'08" EAST ALONG SAID SOUTHERLY R/W FOR A
 DISTANCE OF 33.71 FEET; THENCE PROCEED NORTH 07°22'59" EAST ALONG SAID
 SOUTHERLY R/W FOR A DISTANCE OF 67.14 FEET; THENCE PROCEED SOUTH
 87°38'52" EAST ALONG SAID SOUTHERLY R/W FOR A DISTANCE OF 91.57 FEET TO
 THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH
 HAVING A RADIUS OF 690.00 FEET; THENCE PROCEED EASTERLY ALONG THE ARC
 OF SAID CURVED R/W FOR AN ARC DISTANCE OF 55.22 FEET (CHORD BEARING =
 SOUTH 85°16'15" EAST, CHORD = 55.21 FEET, DELTA = 04°35'08"); THENCE
 DEPARTING SAID SOUTHERLY R/W, PROCEED SOUTH 23°45'46" WEST FOR A
 DISTANCE OF 72.17 FEET; THENCE PROCEED SOUTH 10°45'20" WEST FOR A
 DISTANCE OF 55.01 FEET; THENCE PROCEED SOUTH 17°12'28" EAST FOR A
 DISTANCE OF 68.61 FEET; THENCE PROCEED SOUTH 08°29'14" EAST FOR A
 DISTANCE OF 51.59 FEET TO THE NORTHERLY R/W LINE OF MIRAGE AVENUE (R/W
 VARIES); THENCE PROCEED SOUTH 73°45'24" WEST ALONG SAID NORTHERLY R/W
 LINE FOR A DISTANCE OF 475.00 FEET TO THE POINT OF CURVATURE OF A
 CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 330.00
 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVED R/W
 FOR AN ARC DISTANCE OF 69.07 FEET (CHORD BEARING = SOUTH 67°45'34" WEST,
 CHORD = 68.94 FEET, DELTA = 11°59'29") TO THE POINT OF TANGENCY OF SAID

CURVE; THENCE PROCEED SOUTH 61°45'49" WEST ALONG SAID NORTHERLY R/W AND THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2434, PAGE 3587, OF THE PUBLIC RECORDS OF SAID COUNTY, FOR A DISTANCE OF 207.13 FEET; THENCE PROCEED SOUTH 85°45'05" WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF THE AFORESAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 2968, PAGE 4315 FOR A DISTANCE OF 959.07 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING A PORTION OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY AND CONTAINING 23.4 ACRES MORE OR LESS.

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 _____, 2022.**

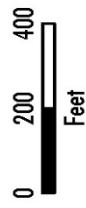
APPROVED BY ME THIS _____ DAY OF _____, 2022.

J. B. WHITTEN, Mayor

ATTEST:

MARYANNE SCHRADER
City Clerk

Adopted Zoning



Legend

- Subject Parcel
- City Limits

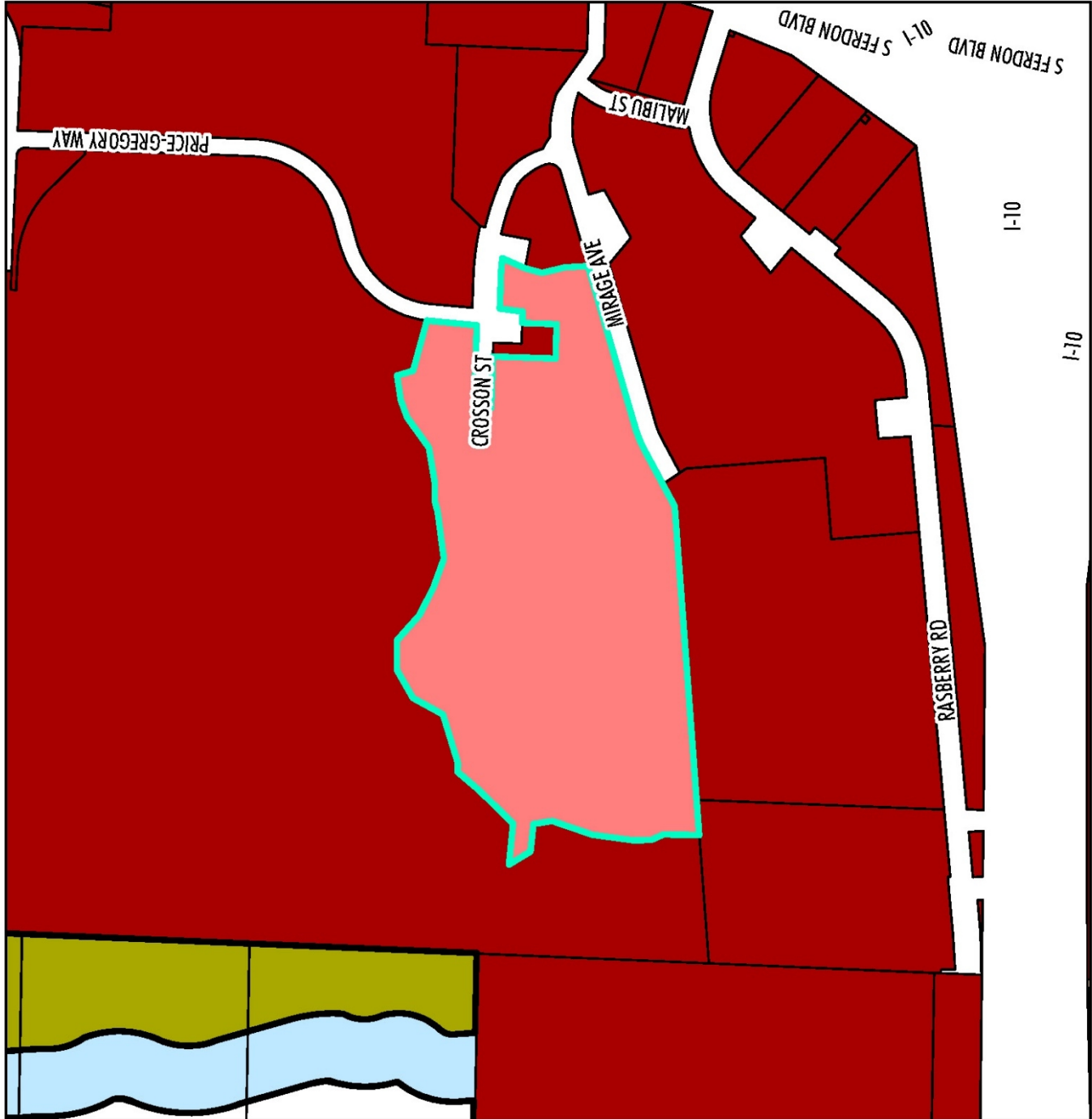
City Zoning

- 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

- Mixed Use (MU)

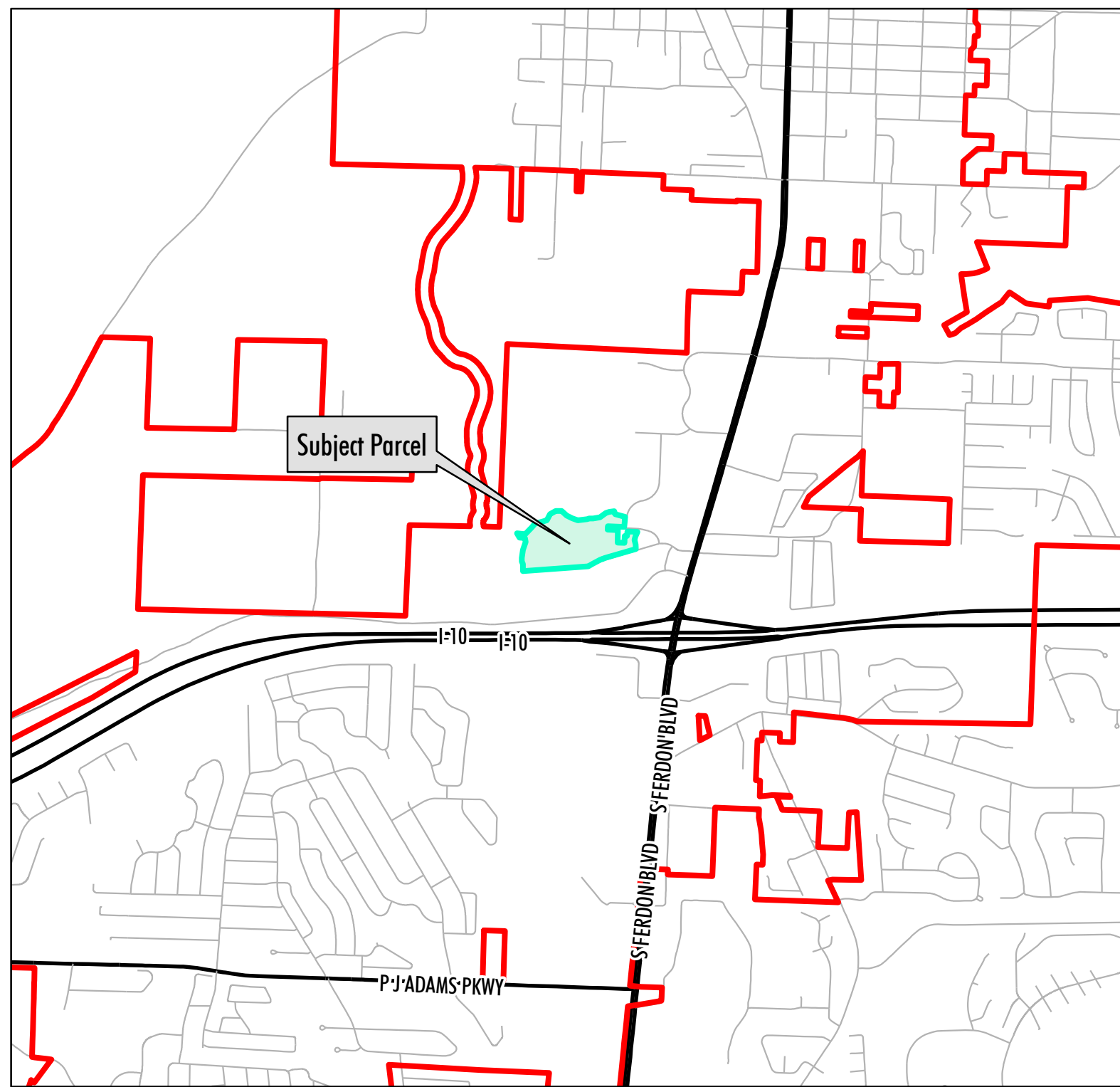
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Vicinity Map



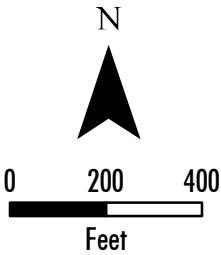
Not to Scale



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



Existing Use

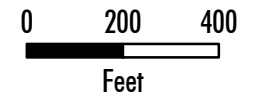


Legend

- Subject Parcel
- City Limits
- Existing Use**
 - Hotels and
 - Municipal
 - No AG Acre
 - Profession
 - Restaurant
 - Stores
 - Supermarket
 - Timberland
 - Vacant
 - Vacant Commercial
 - Vacant/Commercial
 - Wasteland

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Current Future Land Use



Legend

Subject Parcel

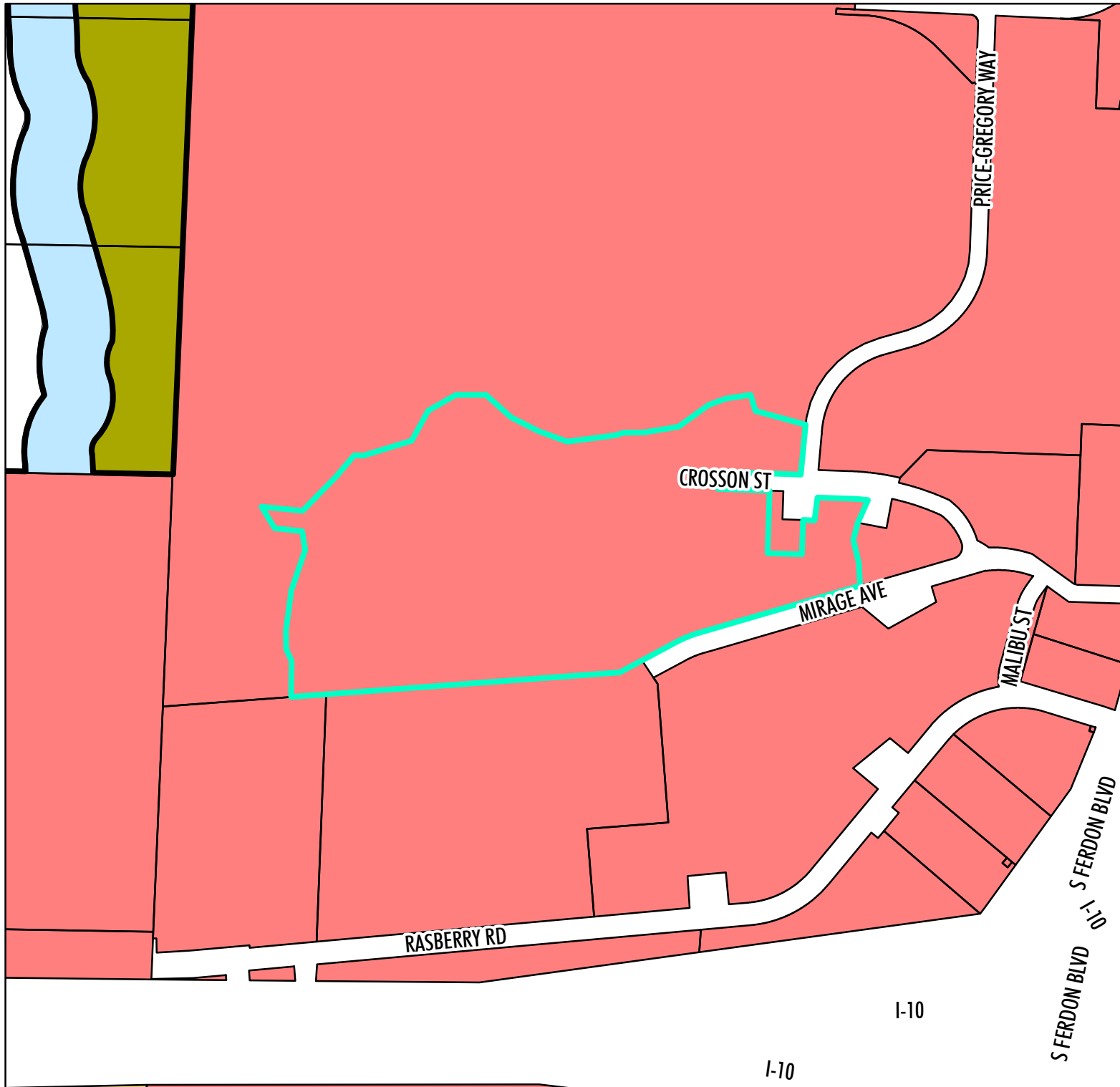
City Limits

City Future Land Use

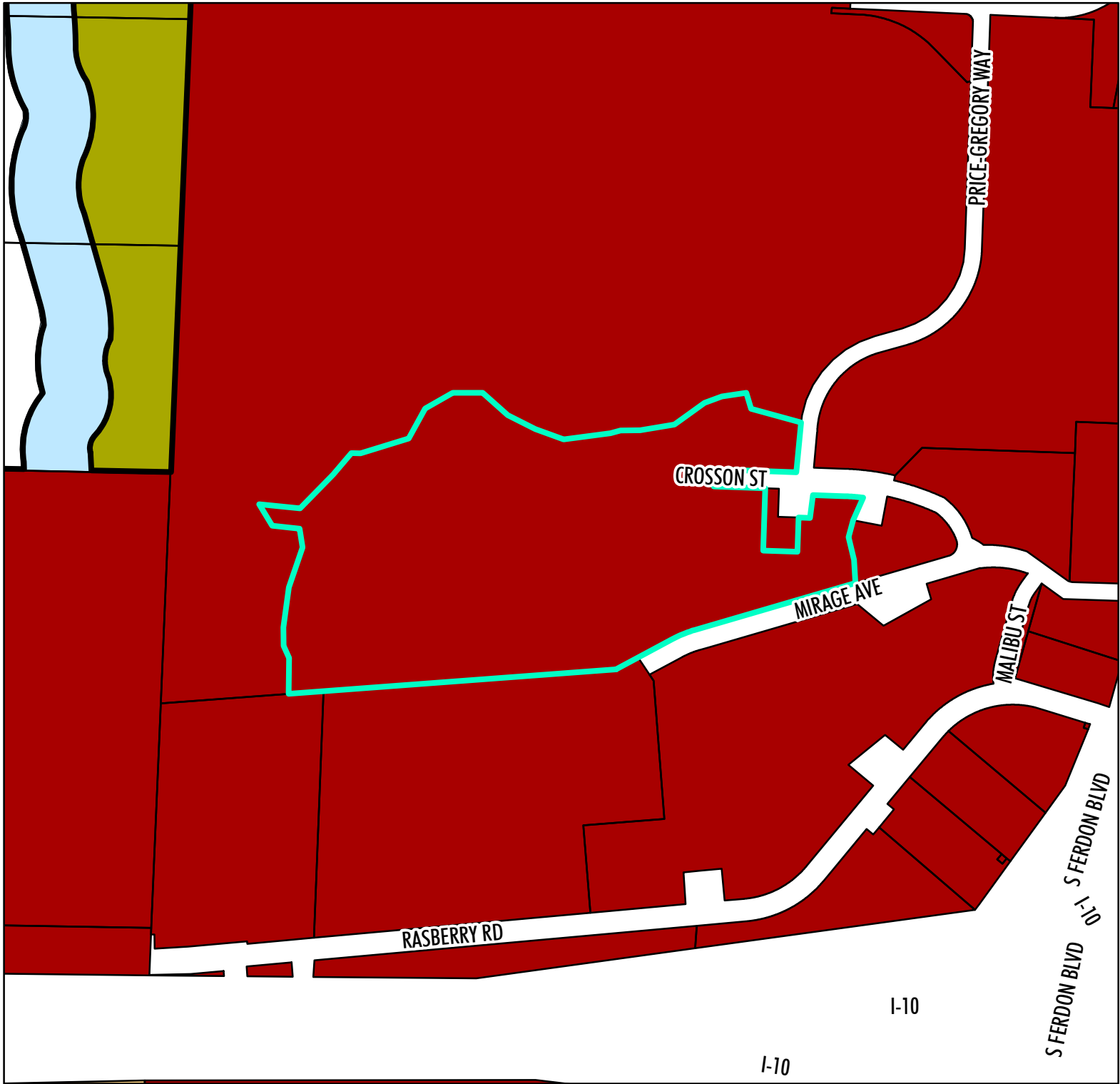
- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

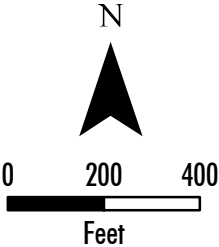
- Mixed Use (MU)



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Current Zoning



Legend

- Subject Parcel
- City Limits

City Zoning

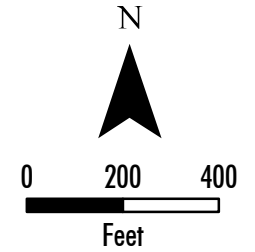
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)

County Zoning

- Mixed Use (MU)

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U.S. SURVEY FEET

Proposed Zoning



Legend

Subject Parcel

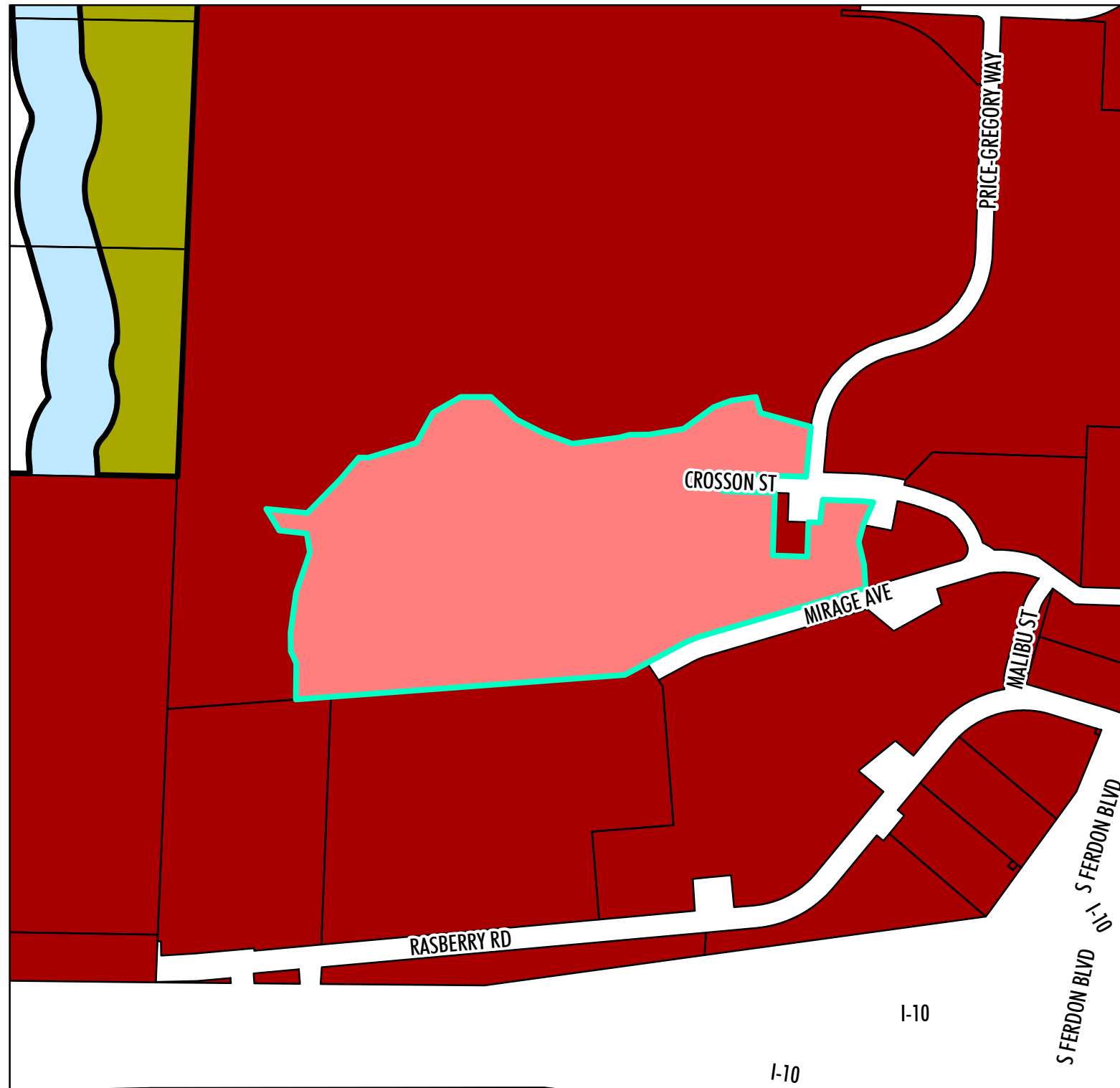
City Limits

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

- Mixed Use (MU)



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U.S. SURVEY FEET