



**Planning and Development Board Agenda
Regular Meeting
April 4, 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 p.m. the day of the meeting) 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**
 1. Approval of the March 7, 2022 Draft minutes
- 6. Ordinance on 1st reading/ Public Hearing**
 1. Ordinance 1860 - Lindley Road Rezoning
 2. Ordinance 1861 - Antioch Road Annexation
 3. Ordinance 1862 - Antioch Road Comprehensive Plan Amendment
 4. Ordinance 1863 - Antioch Road Rezoning
- 7. Ordinances**
- 8. Final Plats and PUDS**
- 9. Special Exceptions, Variances, Vacations and Appeals**
- 10. Action Items**
- 11. Comments from the Audience**
- 12. Adjournment**

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 F.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 option 2 within 48 hours of the scheduled meeting. 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.



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: April 4, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/11/2022
SUBJECT: 1. Approval of the March 7, 2022 minutes

BACKGROUND:

It is routine to approve the minutes of previous meetings. The Board receives the draft minutes in the agenda packet.

DISCUSSION:

Routine approval of minutes requested.

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

n/a

RECOMMENDED ACTION

Staff requests a motion to approve the minutes of March 7, 2022.

Attachments

1. 03072022 Planning Development Board Minutes

**PLANNING AND DEVELOPMENT BOARD
MINUTES - DRAFT
March 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, Malcolm Haynes, Michael Gilbert, and alternate Jim Sheffield. Also present were City Clerk Maryanne Schrader, City Attorney Jon Holloway, and staff members.

2 Pledge of Allegiance

Board member M. Werth led the Board in the Pledge of Allegiance.

3 Approve Agenda

Chair Roy asked for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to approve the agenda, as presented.

Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Mario Werth. All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5. February 7, 2022 PDB Minutes Draft

Motion by Board member Malcolm Haynes and seconded by Board member Mario Werth to approve the minutes of February 7, 2022.

Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Mario Werth. All ayes. Motion carried.

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 1856 - Lindberg Street Annexation

Senior Planner N. Schwendt mentioned the address is 200 Lindbergh Street south. It is a voluntary annexation of 1.89 acres, requested by the owner. The zoning is currently mixed use and the owner has requested the C-1, Commercial zoning.

Senior Planner N. Schwendt stated this is the first reading and public hearing for Ordinance 1856, regarding the Lindberg Street Annexation. He asked the City Clerk to read the ordinance by title, and City Clerk Maryanne Schrader read the title:

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.

City Attorney J. Holloway advised that is time for public comment.

Chair M. Roy asked for action.

Motion by Board member Ellis Conner and seconded by Board member Malcolm Haynes to approve sending Ordinance 1856 regarding the Lindberg Street Annexation to the City Council for first reading and public hearing.

Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Mario Werth. All ayes. Motion carried.

6. 2. Ordinance 1857 - Lindberg Street Comprehensive Plan Amendment

Senior Planner N. Schwendt went over the Comprehensive Plan for 200 Lindbergh Street stating this is the first reading and Public Hearing of Ordinance 1857, regarding the Lindberg Street Comprehensive Plan Amendment.

Senior Planner N. Schwendt stated this is the first reading and public hearing for Ordinance 1857, regarding the Lindberg Street Comprehensive Plan Amendment. He asked the City Clerk to read the ordinance by title, and City Clerk Maryanne Schrader read the title:

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.

Chair M. Roy asked comment and then action.

Motion by Board member Malcolm Haynes and seconded by Board member Ellis Conner to approve Ordinance 1857, regarding the Lindberg Street Comprehensive Plan Amendment and send to City Council for first reading and public hearing.

Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Mario Werth. All ayes. Motion carried.

6. 3. Ordinance 1858 - Lindberg Street Rezoning

City Attorney J. Holloway swore in Senior Planner N. Schwendt for the remaining items.

Senior Planner N. Schwendt said this is the rezoning component for the southwest corner, and the first reading and public hearing of Ordinance 1858, regarding Lindberg Street Rezoning. He added it is compatible with the surrounding zoning and asked for the staff report to be entered into the record:

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 North. 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.

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

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.

Chair M. Roy asked for public comment.

Motion by Board member Ellis Conner and seconded by Board member Malcolm Haynes to approve Ordinance 1858, regarding Lindberg Street Rezoning and send to City Council for first reading and public hearing.

Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Mario Werth. All ayes. Motion carried.

6. 4. Ordinance 1859 - Crosson Street

City Attorney J. Holloway reminded Mr. Schwendt he will remain under oath for the quasi-judicial hearings.

Senior Planner N. Schwendt went over the zoning recommendation for the 23.4 acres stating this is the first reading and public hearing for Ordinance 1859, Crosson Street. The zoning will require more buffers and setbacks and changes allowable uses, as well as open up the ability for the residential component and asked that the staff report be included for the record: 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.

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

Motion by Board member Mario Werth and seconded by Board member Malcolm Haynes to approve Ordinance 1859 regarding Crosson Street and send to the City Council for first reading and Public Hearing.

Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Mario Werth. All ayes. Motion carried.

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Comments from the Audience

12 Adjournment

Chair M. Roy adjourned the meeting at 6:13 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: April 4, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2022
SUBJECT: 1. Ordinance 1860 - Lindley Road Rezoning

BACKGROUND:

On March 4, 2022, staff received an application to amend the zoning designation for property located at Lindley Road.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Residential and Single-Family Low-Density Dwelling District (R-1), respectively.

The application requests the Single-Family Estate Dwelling District (R-1E) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1860 on April 11, 2022, for the first reading.

DISCUSSION:

As a requirement of the recent annexation of 172.45 acres, the property owner agreed to change the zoning of property already inside the city limits to be consistent with the property being annexed.

The property description is as follows:

Property Owner: Eagle View Investments LLC
9729 Hammocks Blvd E107
Miami, FL 33196
Parcel ID: 02-3N-24-0000-0003-001A
02-3N-24-0000-0003-001B
02-3N-24-0000-0003-0060
Site Size: 19.73 acres
Current FLU: Residential (R)
Current Zoning: Single-Family Low-Density Dwelling District (R-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	Residential (R)	Single-Family Estate Dwelling District (R-1E)	Vacant and Residential

East	Residential (R)	Single-Family Low-Density Dwelling District (R-1)	Residential
South	Residential (R)	Single-Family Estate Dwelling District (R-1E)	Vacant
West	Residential (R)	Single-Family Estate Dwelling District (R-1E)	Vacant and Resident

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 will be developed for residential 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 14, 2022. The property was posted on March 21, 2022. An advertisement ran in the Crestview News Bulletin on March 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 the zoning change request was initiated by the City.

The cost of advertising is approximately \$200.00.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1860.

Attachments

1. Exhibit Packet

ORDINANCE: 1860

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 19.73 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE SINGLE-FAMILY LOW-DENSITY DWELLING DISTRICT (R-1) ZONING DISTRICT TO THE SINGLE-FAMILY ESTATE DWELLING 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.

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 19.73 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 19.73 acres, more or less, being formerly zoned Single-Family Low-Density Dwelling District (R-1), is hereby rezoned to Single-Family Estate Dwelling District (R-1E) to wit:

PIN # 02-3N-24-0000-0003-001A, 02-3N-24-0000-0003-001B, 02-3N-24-0000-0003-0060

Parcel 02-3N-24-0000-0003-0060

A strip of land 66 feet wide in the SE 1/4 of Section 2, Township 3 North, Range 24 West, Okaloosa County, Florida, being 33 feet on either side of a centerline described as follows:

Commence at the NE corner of said SE 1/4; thence run South 300.00 feet; thence run South 89 degrees 37' 09" West 493.82 feet; thence run South 00 degrees 05' 39" West 1028.78 feet to the POINT OF BEGINNING; thence continue South 00 degrees 05'39" West 766.18 feet to the Point of Terminus.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:

A strip of land 66 feet wide in the SE 1/4 of Section 2, Township 3 North, Range 24 West, Okaloosa County, Florida, being 33 feet on either side of a centerline described as follows: Commence at the NE corner of said SE 1/4; thence run South 300.00 feet to the Point of Beginning; thence run South 89 degrees 37' 09" West 493.82 feet; thence run South 00 degrees 05' 39" West 1794.96.

ALSO a strip of land 66 feet wide in the SW 1/4 of Section 1, Township 3 North, Range 24 West, Okaloosa County, Florida, being 33 feet either side of a centerline described as follows: Commence at the NW, corner of said SW 1/4; thence run South 300.00 feet to the Point of Beginning; thence run North 89 degrees 37' 09" East 470 feet, more or less to an existing road.

Parcel 02-3N-24-0000-0003-001A

Begin at the Southeast corner of Section 2, Township 3 North, Range 24 West, Okaloosa County, Florida; thence proceed North 00 degrees 31 minutes 11 seconds East, a distance of 569.71 feet to

the Point of Beginning; thence proceed North 89 degrees 55 minutes 39 seconds West, a distance of 791.08 feet; thence proceed North 00 degrees 31 minutes 29 seconds East, a distance of 545.18 feet; thence proceed South 89 degrees 55 minutes 39 seconds East, a distance of 790.98 feet; thence proceed South 00 degrees 30 minutes 50 seconds West, a distance of 545.18 feet to the Point of Beginning of the parcel herein described.

Parcel 02-3N-24-0000-0003-001B

Parcel B-1

Commencing at the Southeast corner of Section 2, Township 3 North, Range 24 West, Okaloosa County, Fl., thence North 0 degrees 30 minutes 50 seconds East along the East line of said Section 2 for 1114.28 feet to the Point of Beginning; thence North 89 degrees 55 minutes 39 seconds West for 460.30 feet to the East margin of a right of way 66 feet wide; thence North 0 degrees 33 minutes 15 seconds East along said East margin for 271.58 feet; thence South 89 degrees 55 minutes 14 seconds East 260.40 feet; thence South 0 degrees 2 minutes 4 seconds West for 66.11 feet; thence South 89 degrees 27 minutes 3 seconds East 199.15 feet to the East line of Section 2; thence South 0 degrees 30 minutes 50 seconds West 203.78 feet to the Point of Beginning.

Parcel B-2

Commencing at the Southeast corner of Section 2, Township 3 North, Range 24 West, Okaloosa County, Fl., thence North 0 degrees 30 minutes 50 seconds East along the East line of said Section 2, for 1114.28 feet; thence North 89 degrees 55 minutes 39 seconds West for 460.30 feet to a point on the East margin of a right of way 66 feet in width; thence continue North 89 degrees 55 minutes 39 seconds West, 66.00 feet to a point on the West margin of said right of way being the Point of Beginning; thence continue North 89 degrees 55 minutes 39 seconds West for 264.67 feet; thence North 0 degrees 31 minutes 29 seconds East for 223.30 feet; thence South 89 degrees 55 minutes 14 seconds East for 264.82 feet; thence South 0 degrees 33 minutes 15 seconds West for 223.26 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. 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.

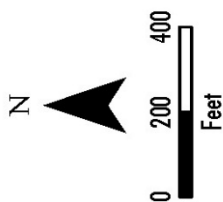
ATTEST:

MARYANNE SCHRADER
City Clerk

APPROVED BY ME THIS _____ **DAY OF** _____, 2022.

J. B. WHITTEN
Mayor

Adopted Zoning



Legend

- Subject Parcel
- City Limits

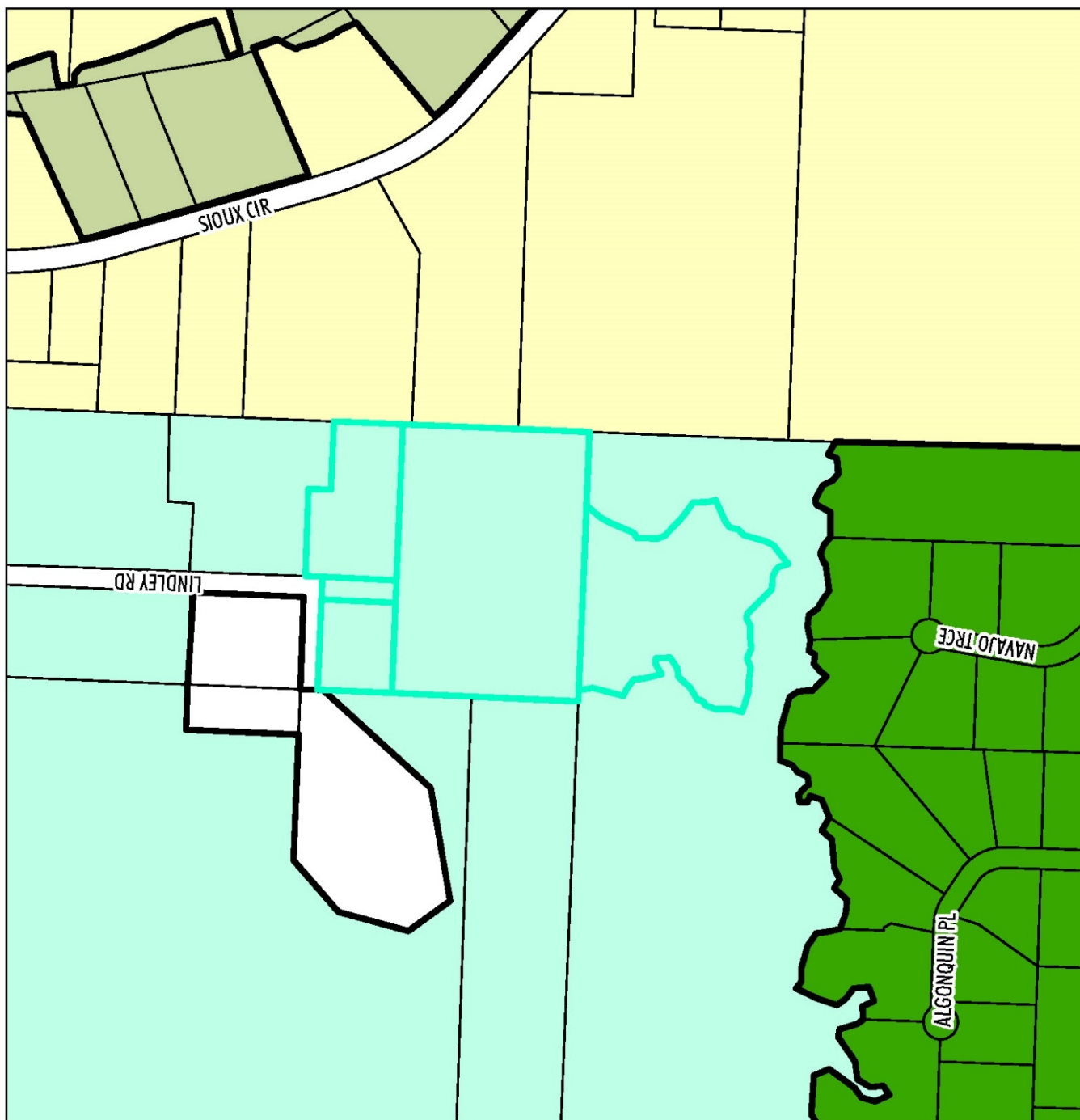
City Zoning

- Single Family Estate Dwelling District (R-1E)
- 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)
- Rural Residential (RR)

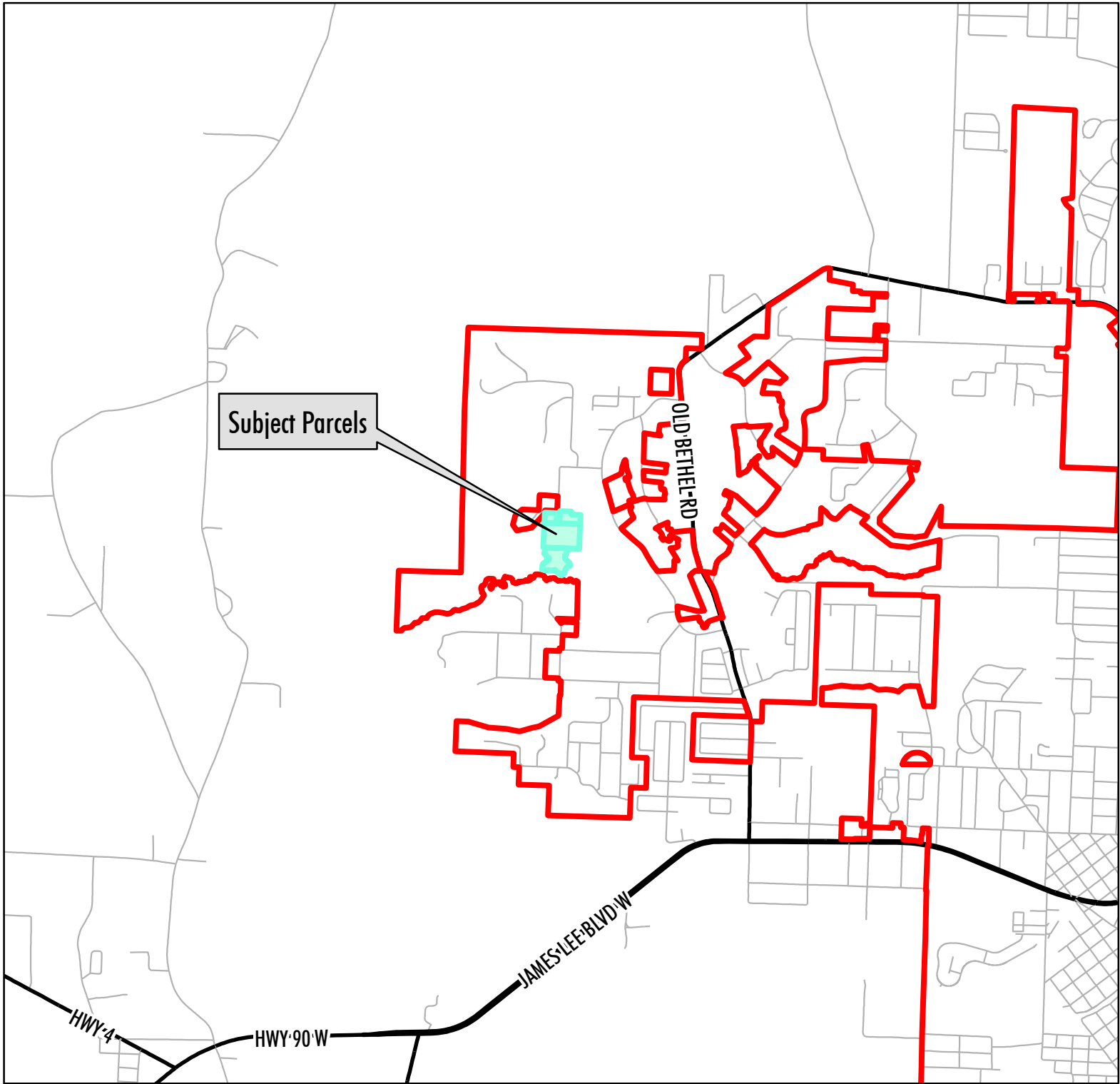
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



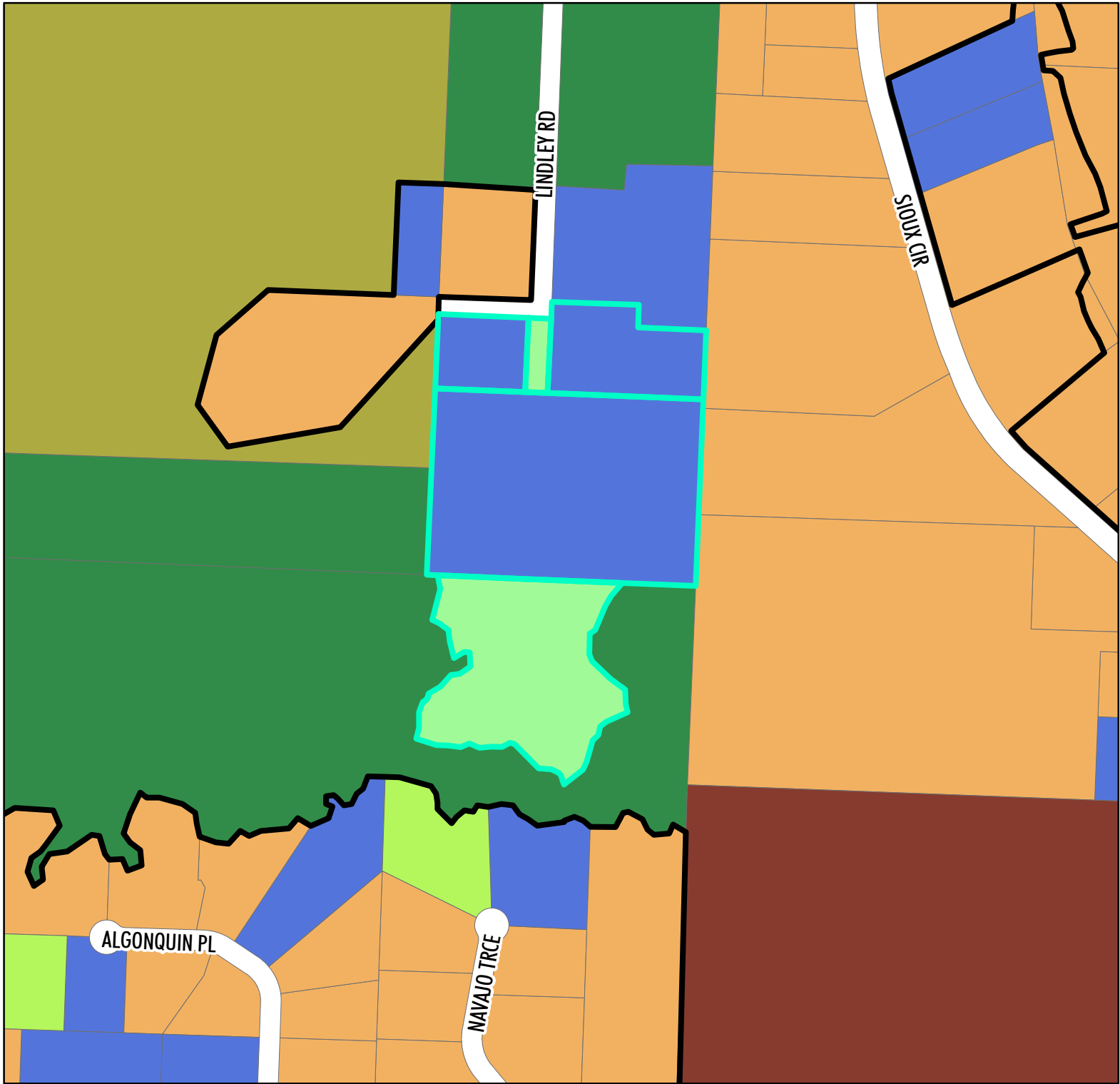
Vicinity Map



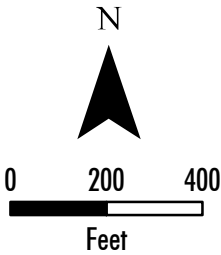
Subject Parcels



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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



Legend

- Subject Parcel
- City Limits
- Existing Use
 - County
 - Improved A
 - No AG Acre
 - Single Family
 - Timber
 - Timberland
 - Vacant

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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

Current Future Land Use

N



0 200 400
Feet

Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

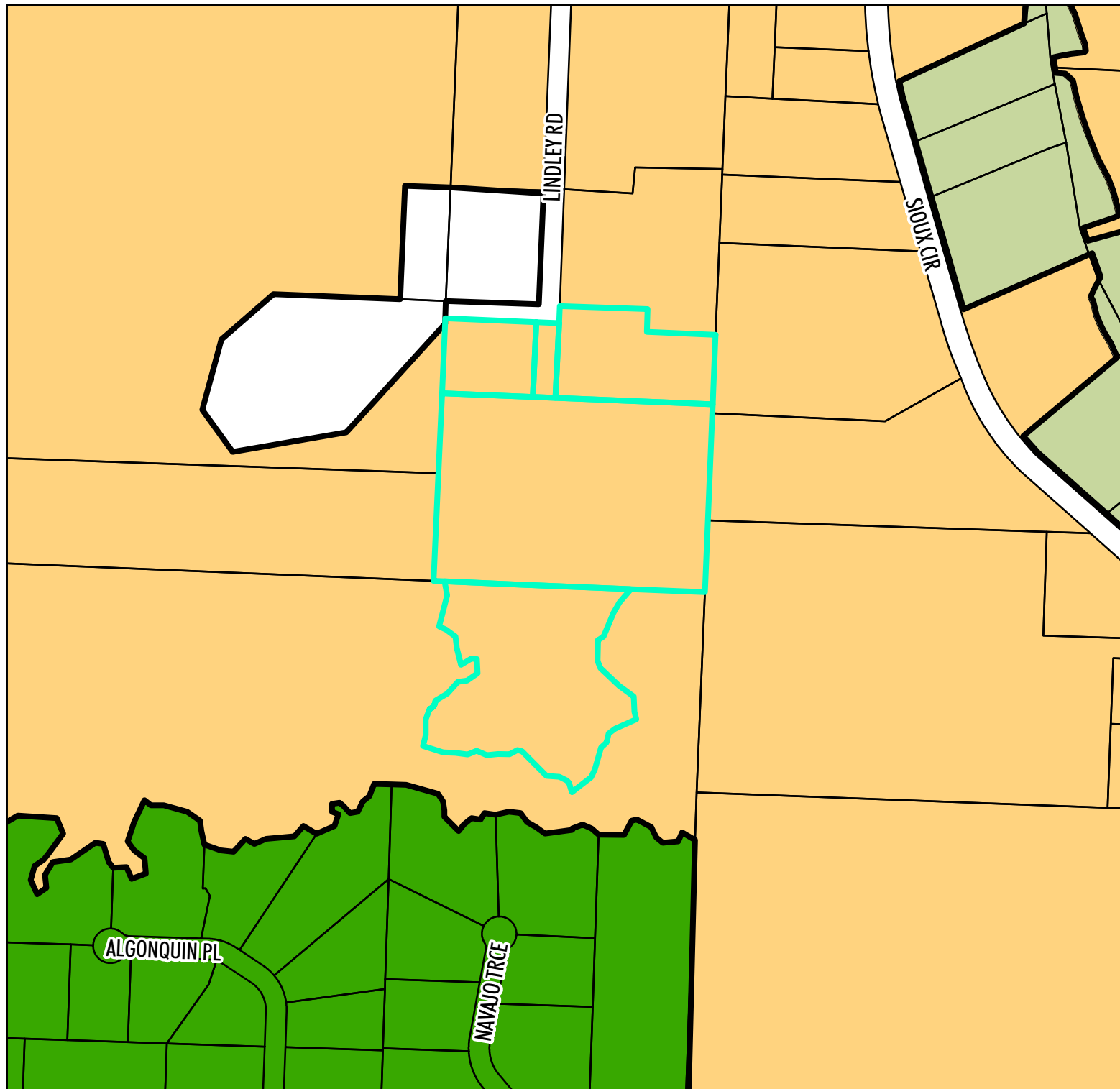
Public Lands (PL)

Residential (R)

County Future Land Use

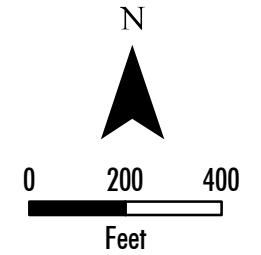
Agriculture (AG)

Rural Residential (RR)



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

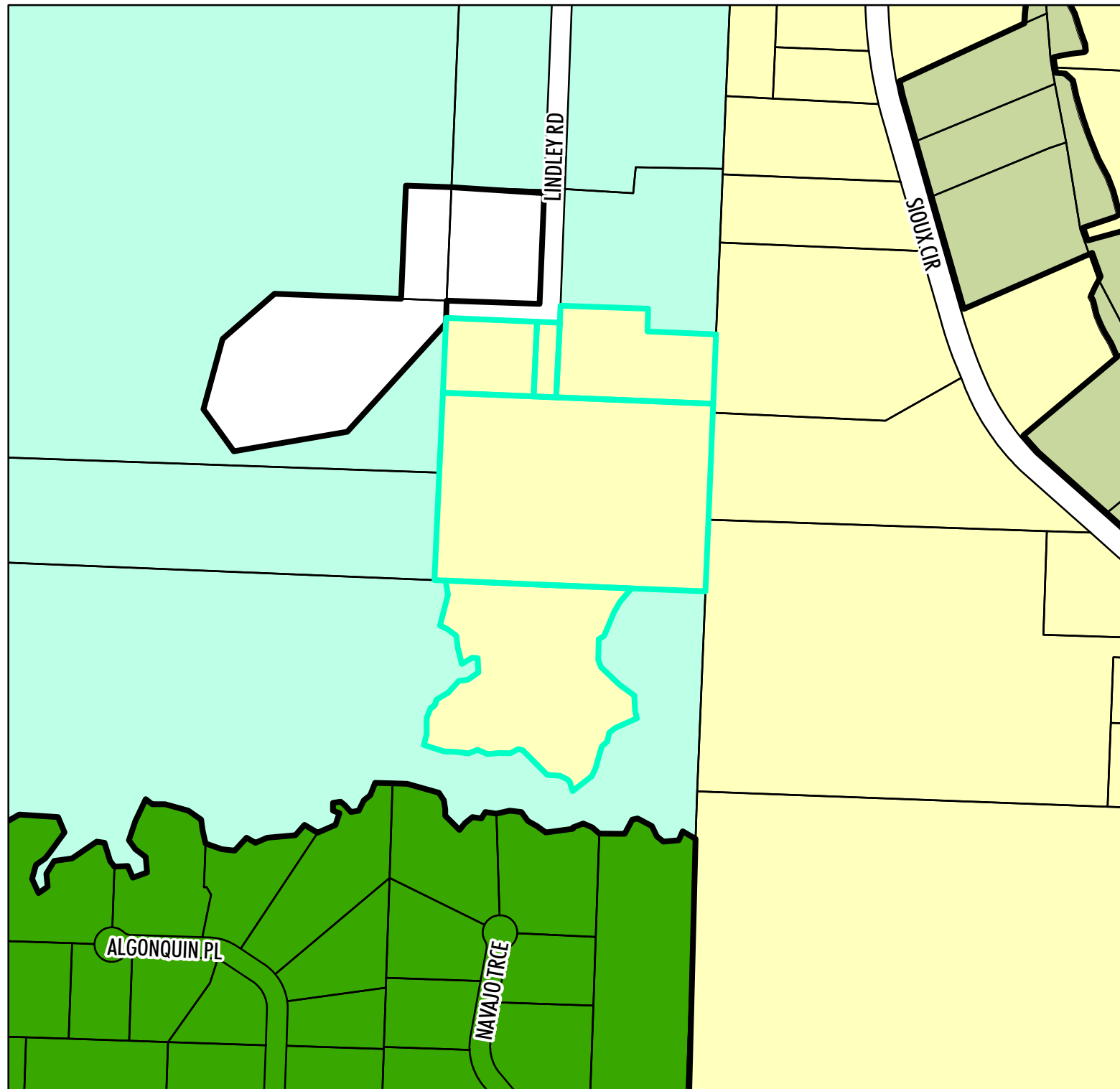
City Zoning

- Single-Family Estate District (R-1E)
- 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)

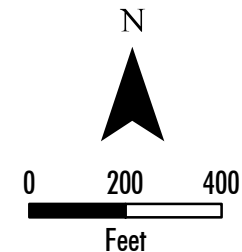
County Zoning

- Agricultural (AA)
- Rural Residential (RR)

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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 Estate Dwelling District (R-1E)

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)

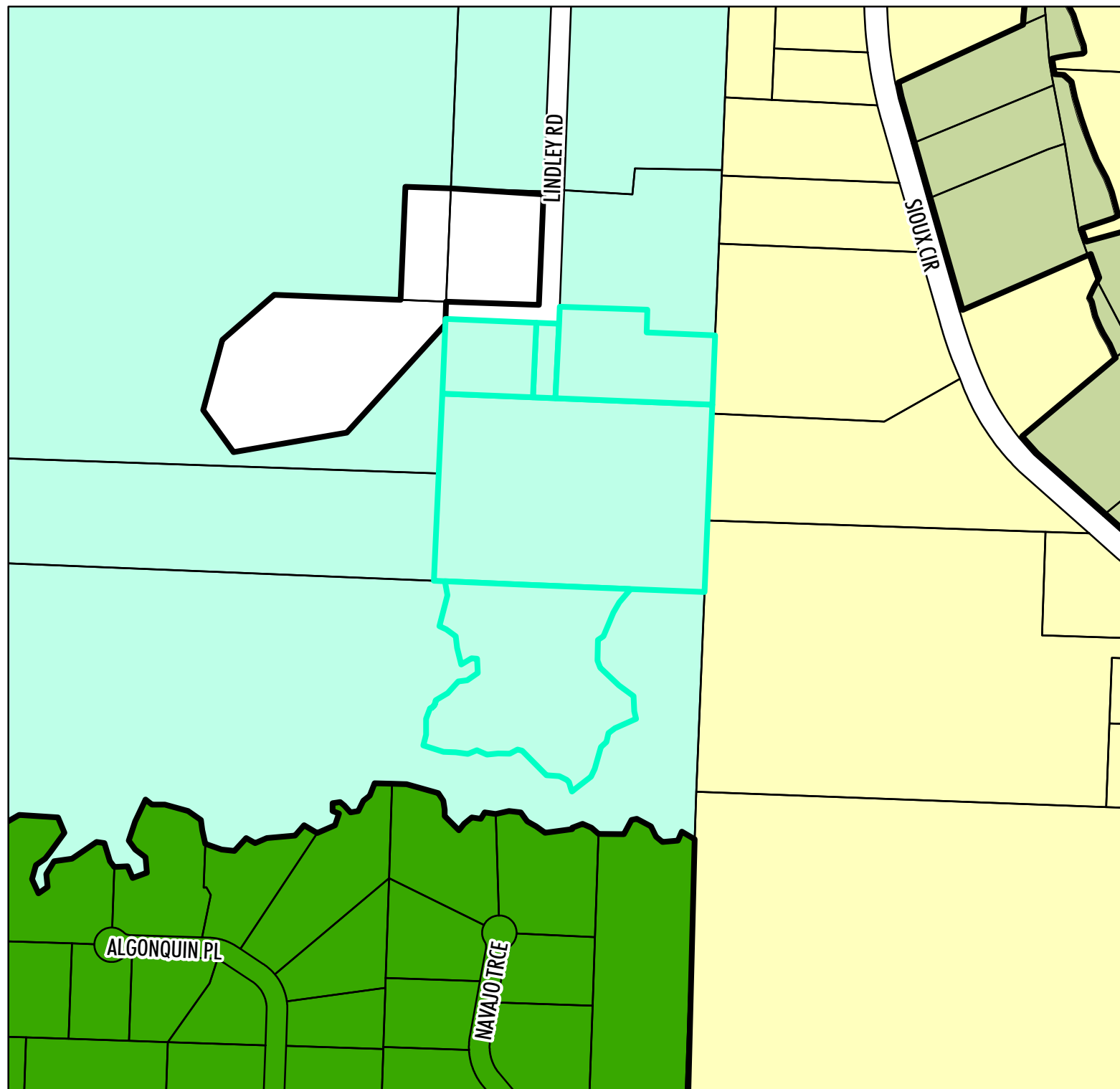
Public Lands (P)

Conservation (E)

County Zoning

Agricultural (AA)

Rural Residential (RR)



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: April 4, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2022
SUBJECT: 2. Ordinance 1861 - Antioch Road Annexation

BACKGROUND:

On March 7, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Antioch Road.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1861 on April 11, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: RSW Foundation LLC
308 W James Lee Blvd
Crestview, FL 32536
23-3N-24-0000-0012-0000
23-3N-24-0000-0015-0000
Parcel ID: 23-3N-24-0000-0014-0010
26-3N-24-0000-0002-0000
Site Size: 58.55 acres
Current FLU: Okaloosa County Agriculture and Low Density Residential
Current Zoning: Okaloosa County Agriculture and Residential-1
Current Land Use: Vacant and Residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Agriculture	Okaloosa County Agriculture	Vacant
East	Okaloosa County Agriculture & Public Lands (PL)	Okaloosa County Agriculture & Public Lands (PL)	Vacant & Golf Course
South	Okaloosa County Low Density Residential & Public Lands (PL)	Okaloosa County Residential-1 & Public Lands (PL)	Residential & Golf Course

West	Okaloosa County Agriculture and Low Density Residential	Okaloosa County Agriculture and Residential-1	Vacant & Residential
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The subject properties are currently vacant or developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential 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 four (4) lots 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 14, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on March 22, 2022. The property was posted on March 21, 2022. An advertisement ran in the Crestview News Bulletin on March 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 respectfully requests a recommendation to the City Council to adopt Ordinance 1861.

Attachments

1. Exhibit Packet

ORDINANCE: 1861

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 58.55 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTIONS 23 & 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 23-3N-24-0000-0012-0000, 23-3N-24-0000-0015-0000, 23-3N-24-0000-0014-0010, 26-3N-24-0000-0002-0000 (Deed recorded in Book 3595, page 1908, dated December 21, 2021)

PARCEL 1:

An undivided one-half interest, being all my interest, in and to the following described property, to wit:

That portion of the Southwest 1/4 of the Southwest 1/4, lying East of Highway #4 (Antioch Road), LESS AND EXCEPT THE South 60 feet thereof in Section 23, Township 3 North, Range 24 West, Okaloosa County, Florida.

PARCEL IDENTIFICATION NUMBER: 23-3N-24-0000-0014-0010

PARCEL 2:

Parcel 1:

The NW ¼ of NE ¼, Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida.

Parcel 2:

Begin at the NE corner of the NW ¼ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida for P.O.B.; thence run West 1110 feet; thence run South 525.0 feet; thence run East 420.0 feet; thence run 105.0 feet; thence run East 690 feet; thence run North 630.0 feet to the Point of Beginning, containing 15.5 acres, more or less.

Parcel 3:

Commencing at an existing iron pin marking the N.E. corner of N.W. 1/4, of N.W. 1/4, of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida, also being the point of beginning; thence S 85°34'21" W a distance of 183.01 feet to a set iron pin, on East right of way line of Antioch Road; thence S 75°55'28" E a distance of 192.20 feet to a set iron pin; thence N 85°34'21" E a distance of 420.83 feet to a set iron pin; thence N 3°43'39" W a distance of 1.00 feet to a set iron pin; thence S 85°34'21" W a distance of 210.00 feet to a set iron pin; thence N 3°43'39" W a distance of 59.00 feet to a set iron pin; thence S 85°34'21" W a distance of 210.83 feet to a set iron pin; thence N 3°43'39" W a distance of 1.00 feet to the Point of Beginning.

Parcel 4:

Commencing at the SE corner of SW ¼ of SW ¼ Section 23, Township 3 North, Range 24 West, Okaloosa County, Florida, also being the Point of Beginning; thence South 85 degrees 34 minutes 21 seconds West 183.41 feet; thence North 03 degrees 4 minutes 39 seconds West 60 feet; thence North 85 degrees 34 minutes 21 seconds East 182.0 feet; thence South 03 degrees 57 minutes 28 seconds East 60 feet to Point of Beginning, containing 0.25 acres more or less.

Parcel 5:

Commencing at a lightwood post marking the Southeast corner of the Northeast Quarter of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence North 00 degrees 03'13" East along the East line of said Section 26, a distance of 1838.04 feet to a 4-inch diameter concrete monument, which is 175 yards North of the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence North 89 degrees 53'56" West a distance of 1317.04 feet to a 4-inch diameter concrete monument; thence South 00 degrees 08'51" East along the West line of the Northeast Quarter of the Northeast Quarter of said Section, a distance of 525 feet to a 4-inch diameter concrete monument marking the Northeast corner of the Southwest Quarter of the Northeast Quarter; thence North 89 degrees 53'55" West a distance of 1315.19 feet to a 4-inch diameter concrete monument marking the Southeast corner of the Northeast Quarter of the Northwest Quarter; thence North 00 degrees 20'55" West a distance of 618.56 feet to the Point of Beginning; thence continue North 00 degrees 20'55" West a distance of 65.0 feet; thence North 89 degrees 53'31" West a distance of 569.0 feet; thence South 0 degrees 39' 28" East a distance of 65.0 feet; thence South 89 degrees 53'31" East a distance of 569.0 feet to the Point of Beginning.

Parcel 6:

An undivided one-half interest:

Beginning at the NW corner of NE ¼ of NW 1/4, Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida, thence South run 399 feet to point of beginning of the land herein conveyed, thence continue South 772 feet to the East ROW of Florida State Road #4, thence along the East ROW run in a Northerly direction 852 feet, thence run Easterly 185.5 feet to point of beginning herein conveyed.

Parcel 7:

A non-exclusive access easement over and across:

Begin at Northwest corner of NE ¼ of NW ¼, Sec 26, TWP. 3 N, Range 24 West, in Okaloosa County, Florida, thence run South 484 feet for Point of Beginning of the easement hereby granted and conveyed, thence run East 210 feet, thence run South 30 feet, thence run West 210 feet, thence run North 30 feet back to the point of beginning, situate in NE ¼ of NW ¼, Section 26, Twp. 3 North, Range 24 West in Okaloosa County, Florida, consisting of a strip of land 210 feet East and West and 30 feet North and South.

Less and Except the Following 7 Parcels:

Less Out Parcel A:

Begin at a point where the West boundary of the Northeast Quarter of the Northwest Quarter, Section 26, Township 3 North, Range 24 West, intersects with the South boundary of road to L.R. Green's; thence run South 300 feet; thence run West to the East boundary of the Florida State Road #4; thence along, on and with the East boundary of said road #4 run North to where the East boundary of road #4 intersects with the South boundary of road to L.R. Green's; thence 173 feet to point of beginning, in the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 24 West of Okaloosa County, Florida.

Less Out Parcel B:

Commencing at an iron pipe marking the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 3 N, Range 24 W, Okaloosa County, Florida; run S $89^{\circ}46'55''$ E along the N line of said Section 26 a distance of 210.0'; thence runs S $00^{\circ}05'05''$ W a distance of 60.0' to an iron rod and the Point of Beginning; thence continue S $00^{\circ}05'05''$ W a distance of 452.21' to a concrete monument; thence run S $89^{\circ}46'55''$ E a distance of 210.0' to an iron rod; thence run N $00^{\circ}05'05''$ E a distance of 452.21' to an iron rod; thence run N $89^{\circ}46'55''$ W a distance of 210.0' to the P.O.B.

Less Out Parcel C:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence South $85^{\circ}34'21''$ West 233.42 feet to a point on the center line of State Road 4. Said point being designated as Station 95 + 68.10, thence South $3^{\circ}04'39''$ East along said center line a distance of 207.46 feet to the beginning of a curve to the left having a radius of 1910.08 feet, thence along said curve a distance of 293.49 feet through a central angle of $8^{\circ}48'17''$ to a point on the curve, thence North $84^{\circ}32'42''$ East 861.10 feet, thence South $5^{\circ}27'18''$ East 25.00 feet to the Point of Beginning, thence continue South $5^{\circ}27'18''$ East 105.00 feet, thence North $84^{\circ}32'42''$ East 157.18 feet, thence North $5^{\circ}27'18''$ West 105 feet, thence South $84^{\circ}32'42''$ West 157.18 feet to the Point of Beginning. Contains 0.38 acres, more or less.

Less Out Parcel D:

The North 12.3 feet of the following described parcel:

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence South $03^{\circ}54'17''$ East along the West line thereof a distance of 512.97 feet to the Point of Beginning; thence North $85^{\circ}34'21''$ East parallel with the North line of said Section 26 a distance of 420.0 feet; thence South $03^{\circ}54'17''$ East parallel with the said West line a distance of 300.00 feet; thence South $85^{\circ}34'21''$ West a distance of 150.00 feet; thence South $03^{\circ}54'17''$ East a distance of 280.00 feet; thence South $85^{\circ}34'21''$ West a distance of 272.24 feet to the East right of way line State Road S-4 (100.00' R/W); thence North $21^{\circ}35'39''$ West along East right of way line a distance of 306.20 feet a point of curvature; thence along the arc of a curve a distance of 296.01 feet. Said curve having a radius of 1860.08 feet, a delta angle of $09^{\circ}07'05''$, a Chord 295.44 feet, and a chord bearing North $17^{\circ}43'11''$ West, thence leaving said East right of way line North $85^{\circ}34'21''$ East a distance of 165.84 feet to the Point of Beginning.

Less Out Parcel E:

Beginning at a lightwood post marking the Southeast corner of the Northeast Quarter of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence North 00 degrees 03'13" East along the East line of said Section 26 a distance of 1838.04 feet to a 4-inch diameter concrete

monument, which is 175 yards North of the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence North 89 degrees 53'56" West a distance of 1317.04 feet to a 4-inch diameter concrete monument; thence South 00 degrees 08'51" East along the West line of the Northeast Quarter of the Northeast Quarter of the said Section, a distance of 525 feet to a 4-inch diameter concrete monument marking the Northeast corner of the Southwest Quarter of the Northeast Quarter and the Point of Beginning; thence North 89 degrees 53'55" West a distance of 200 feet; thence run in a Northeasterly direction a distance of 301.04 feet to a point that is North 0 degrees 08'51" West and 225 feet from the Point of Beginning; thence South 0 degrees 08'51" East a distance of 225 feet to the Point of Beginning.

Less Out of Parcel F:

Commencing at an existing iron pin marking the N.E. corner of N.W. $\frac{1}{4}$, of N.W. $\frac{1}{4}$ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence N 85°34'21" E a distance of 420.83 feet to a set iron pin; thence S 3°43'39" E a distance of 61.00 feet to a set iron pin and the point of beginning; thence continue S 3°43'39" E a distance of 241.43 feet to an existing concrete monument; thence S 4°53'59" E a distance of 171.54 feet to a set iron pin; thence N 84°15'22" E a distance of 84.53 feet to a set iron pin; thence N 3°43'39" W a distance of 411.03 feet to a set iron pin; thence S 85°34'21" W a distance of 88.00 feet to the point of beginning.

Less out Parcel G:

Commencing at the Northwest corner of Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence South 03 degrees 54 minutes 17 seconds East along the West line thereof a distance of 512.97 feet to the Point of Beginning; thence North 85 degrees 34 minutes 21 seconds East parallel with the North line of said Section 26 a distance of 420.0 feet; thence South 03 degrees 54 minutes 17 seconds East parallel with the said West line a distance of 300.00 feet; thence South 85 degrees 34 minutes 21 seconds West a distance of 150.00 feet; thence South 03 degrees 54 minutes 17 seconds East a distance of 280.00 feet; thence South 85 degrees 34 minutes 21 seconds West a distance of 272.24 feet to the East right of way line of State Road S-4 (100.00 R/W); thence North 21 degrees 35 minutes 39 seconds West along said East right of way a distance of 306.20 feet to a point of curvature; thence along the arc of a curve a distance of 296.01 feet. Said curve having a radius of 1860.08 feet, a delta angle of 09 degrees 07 minutes 05 seconds, a chord of 295.44 feet, and a chord bearing North 17 degrees 43 minutes 11 seconds West; thence leaving said East right of way line North 85 degrees 34 minutes 21 seconds East a distance of 165.84 feet to the Point of Beginning.

TOGETHER with the Easements recorded in O.R. Book 2557, page 656 and O.R. Book 2557, page 660, of the public records of Okaloosa County, Florida.

PARCEL IDENTIFICATION NUMBER: 26-3N-24-0000-0002-0000

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, with a zoning designation 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.

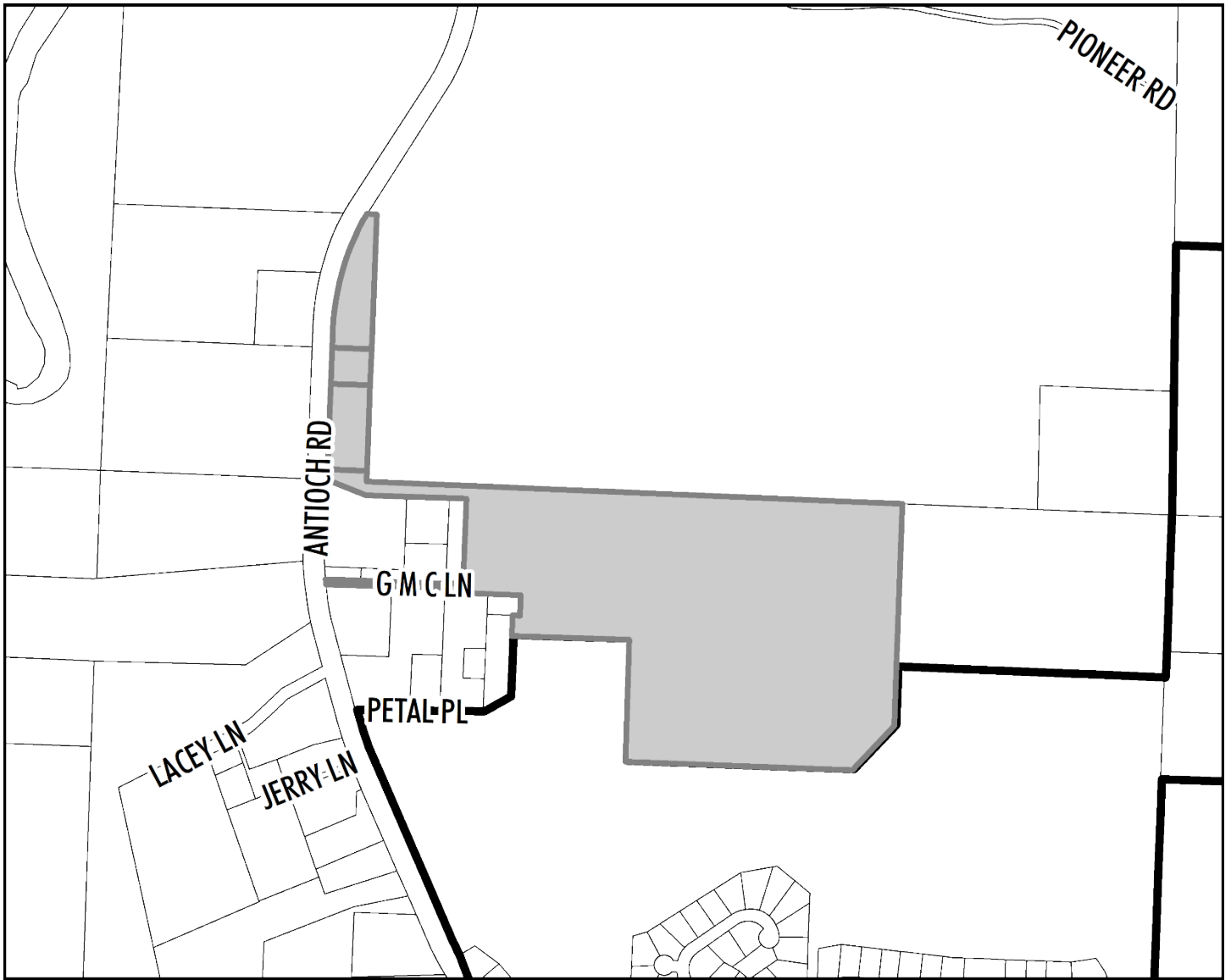
PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2022.

ATTEST:

MARYANNE SCHRADER
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2022.

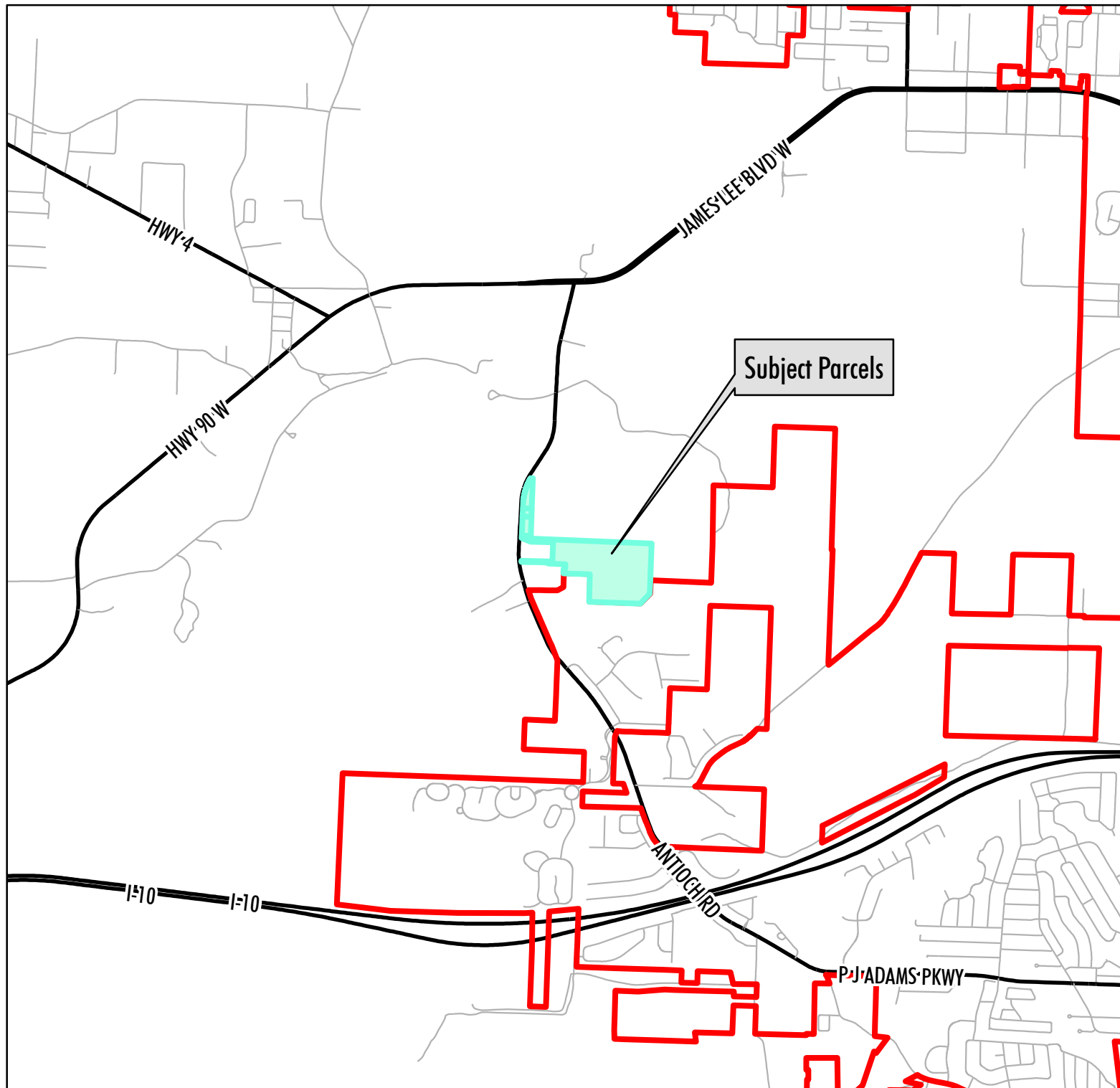
J. B. WHITTEN
Mayor



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

N



0 300 600
Feet

Legend

Subject Parcel

City Limits

Existing Use

County

Golf Course

Improved A

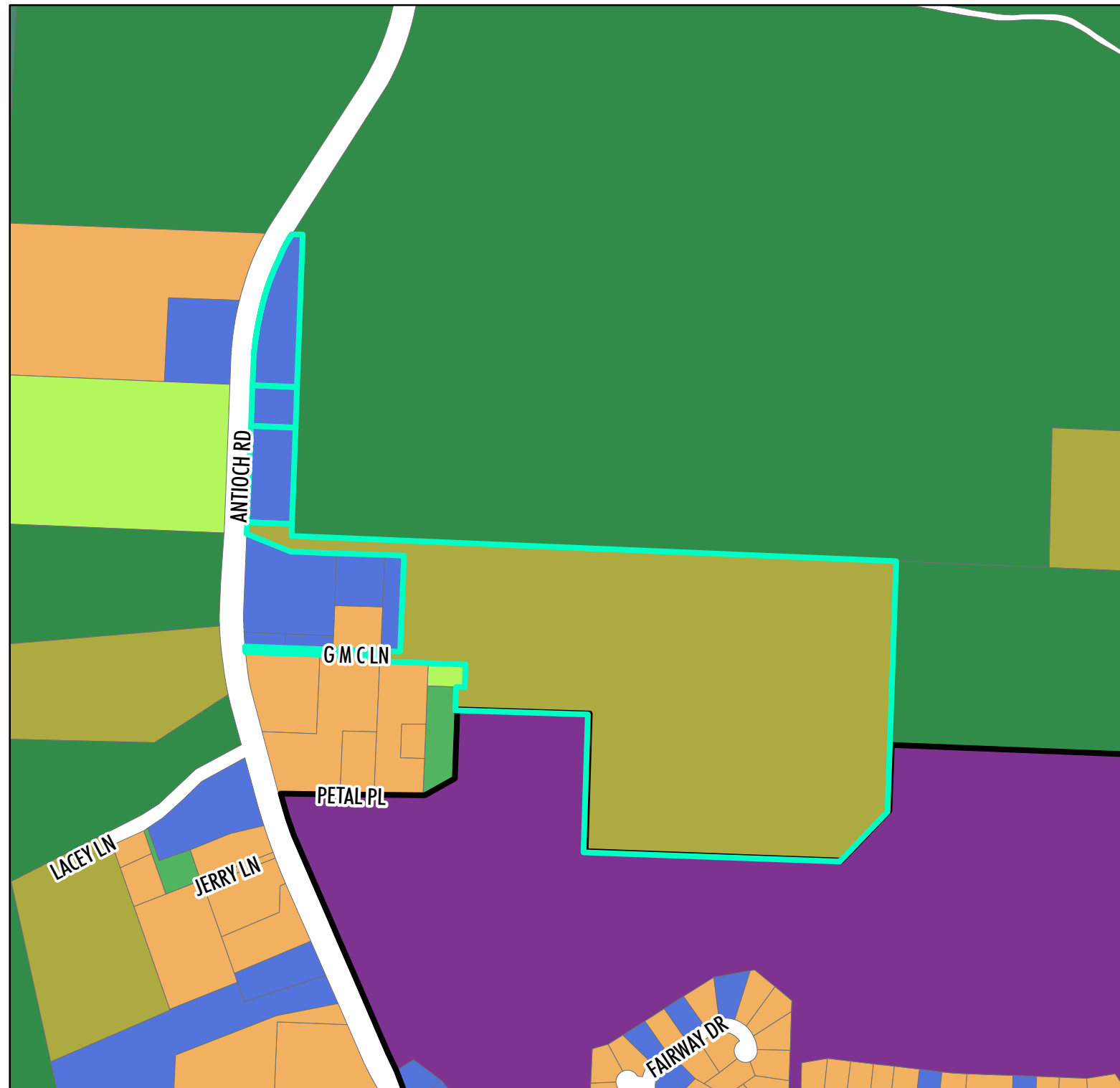
Mobile Home

Single Family

Timberland

Vacant

Water Management



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



0 300 600
Feet

Legend

Subject Parcel

City Limits

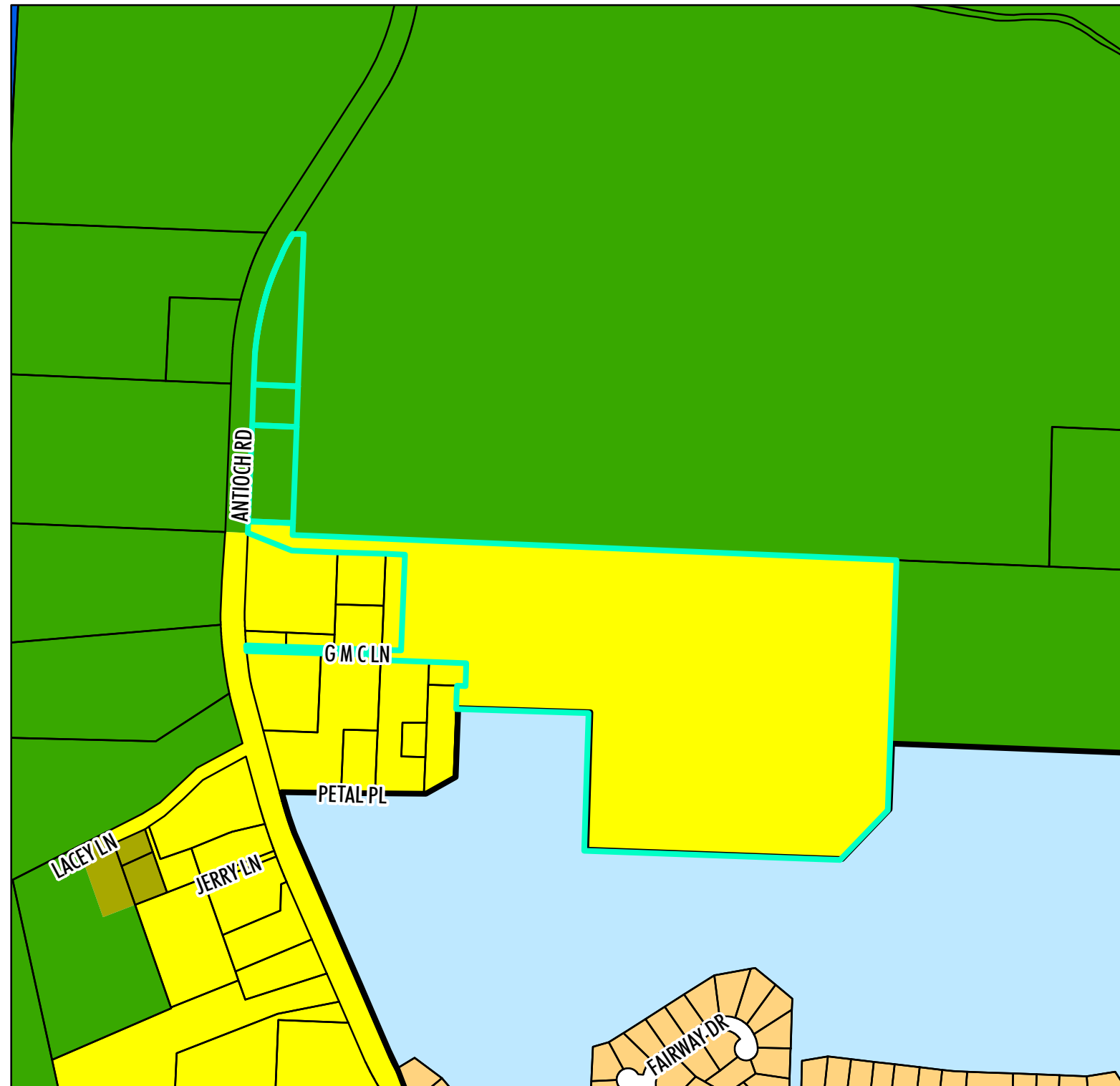
City Future Land Use

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

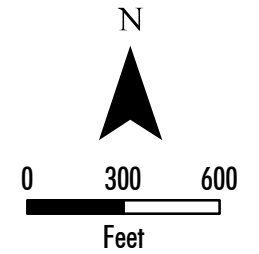
County Future Land Use

- Agriculture (AG)
- Conservation (CON)
- 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



Current Zoning



Legend

Subject Parcel

City Limits

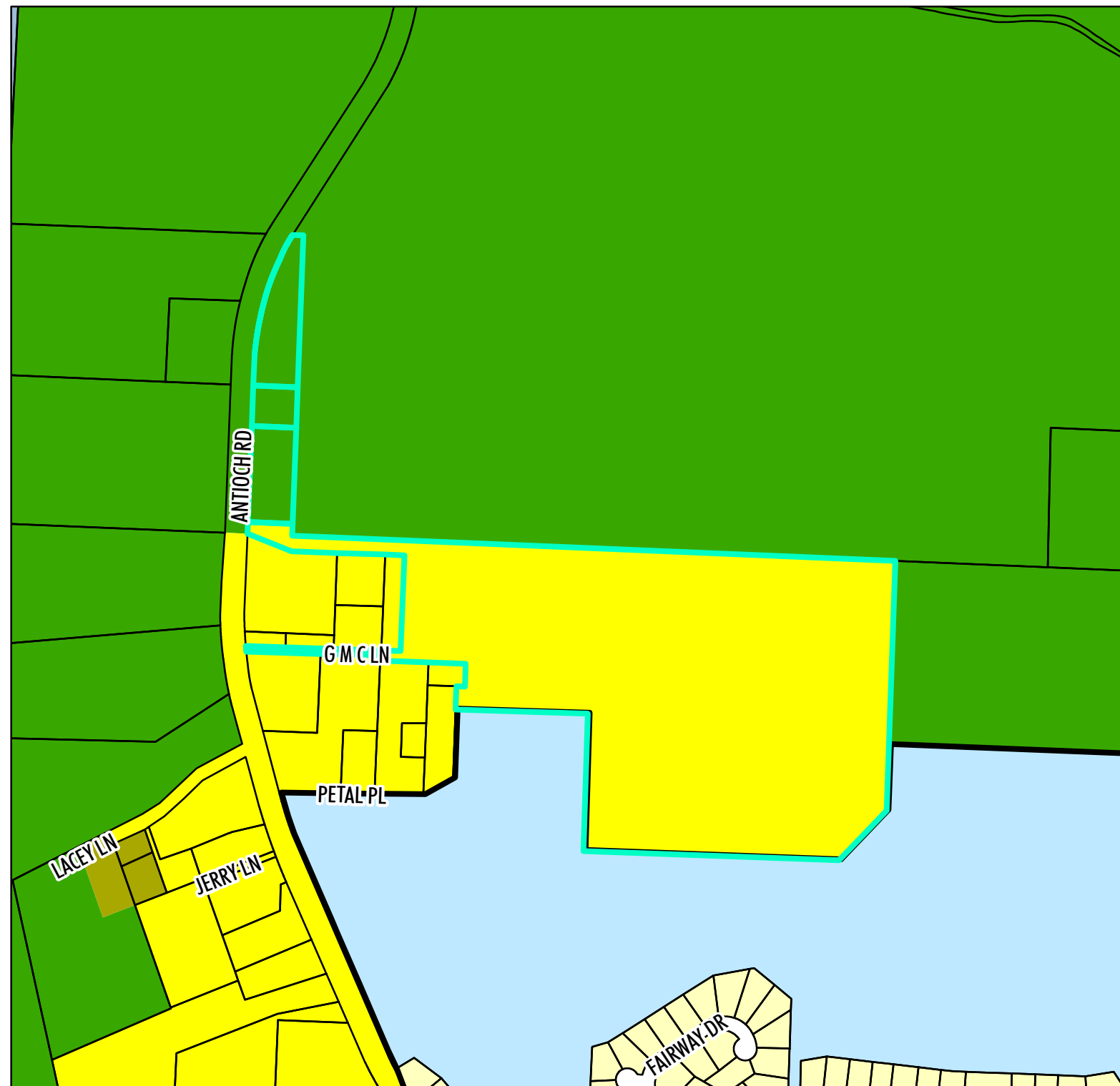
City Zoning

- Single Family Estate Dwelling District (R-1E)
- 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)
- Mixed Use (MU)
- Institutional (INST)

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



0 300 600
Feet

Legend

Subject Parcel

City Limits

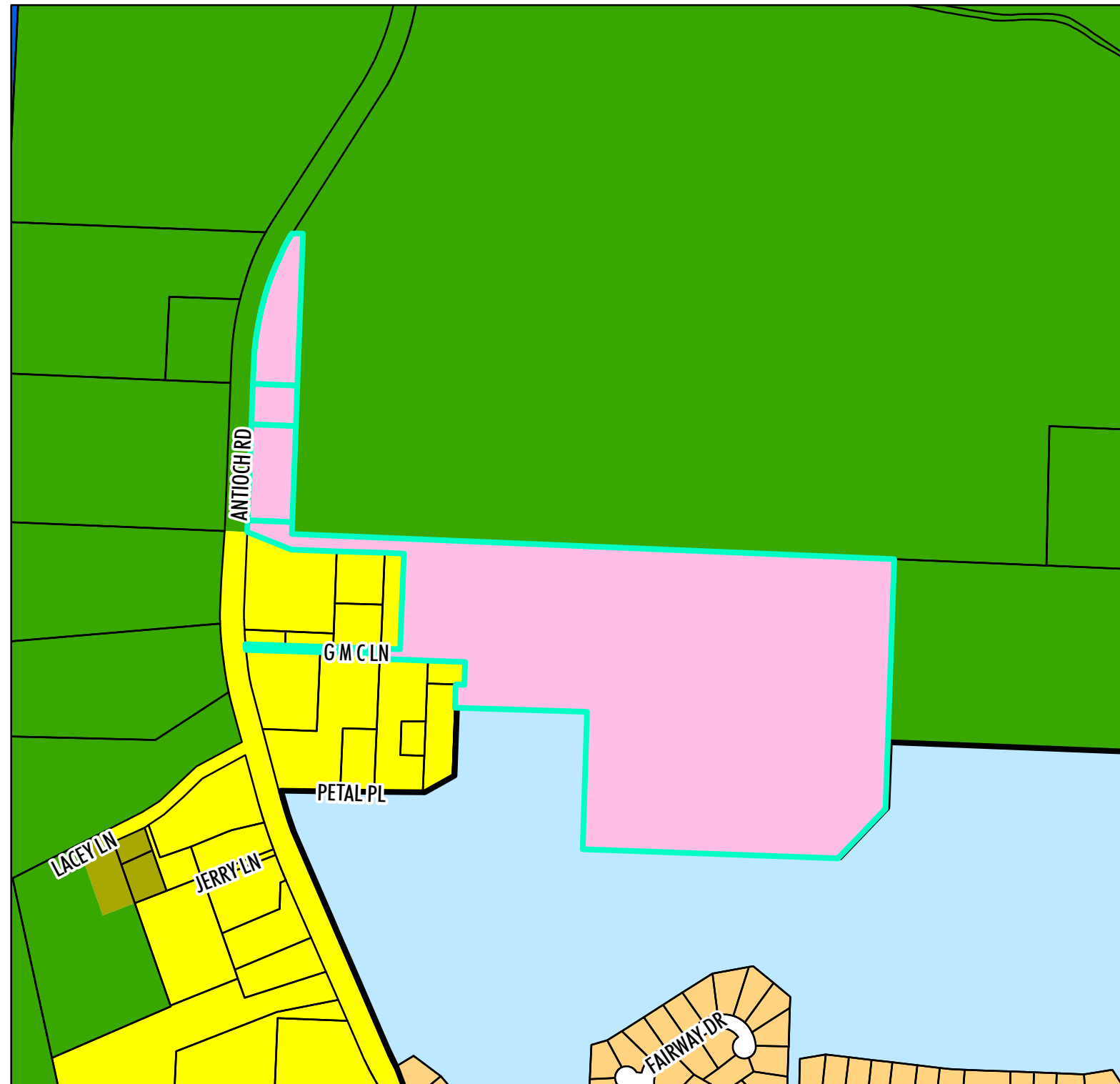
City Future Land Use

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

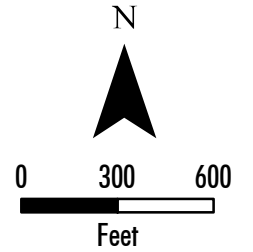
County Future Land Use

- Agriculture (AG)
- Conservation (CON)
- 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 Zoning



Legend

Subject Parcel

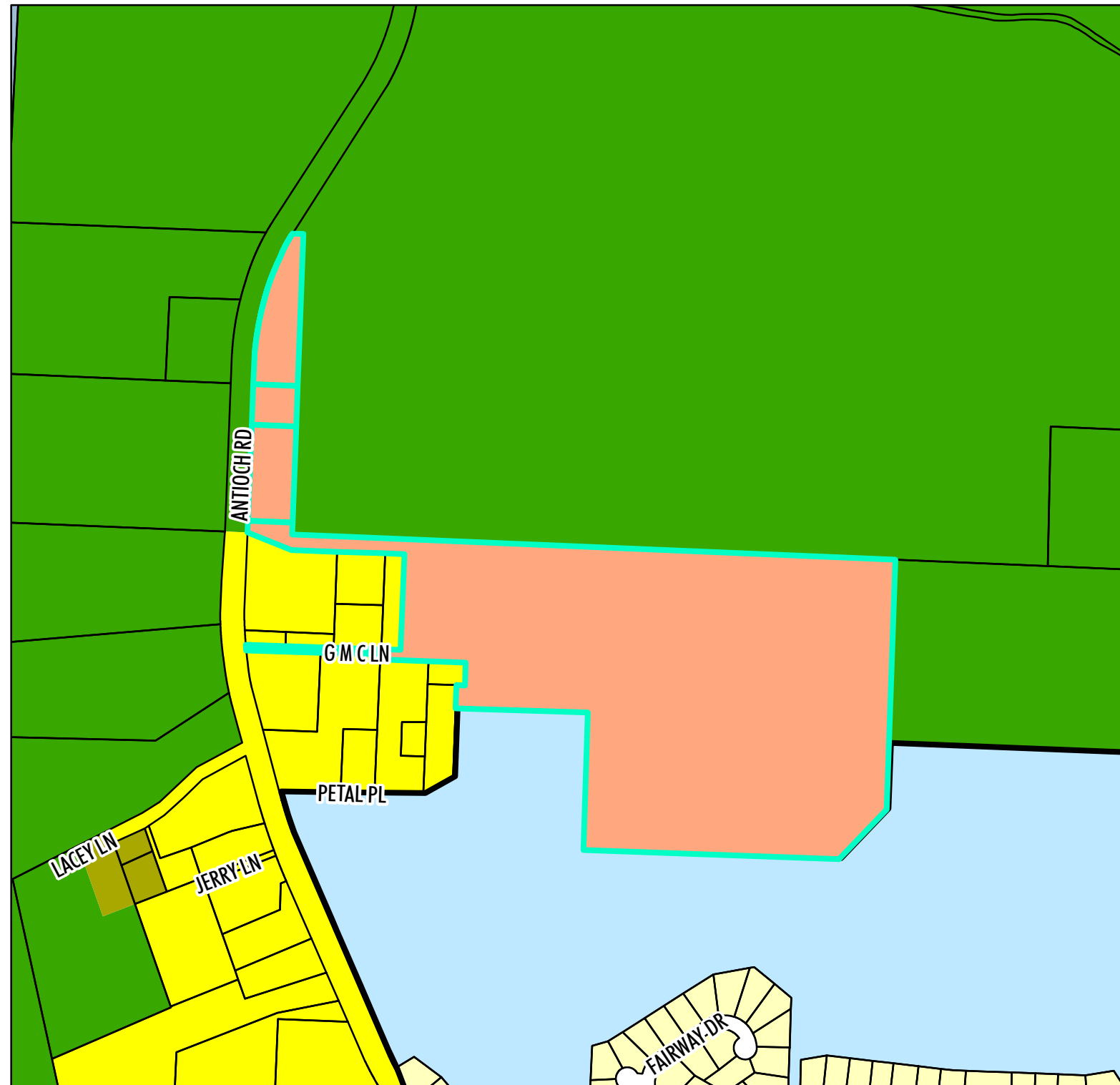
City Limits

City Zoning

- Single Family Estate Dwelling District (R-1E)
- 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)
- Mixed Use (MU)
- Institutional (INST)



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: April 4, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2022
SUBJECT: 3. Ordinance 1862 - Antioch Road Comprehensive Plan Amendment

BACKGROUND:

On March 7, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Antioch Road.

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

The application requests the Mixed-Use future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1862 on April 11, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: RSW Foundation LLC
308 W James Lee Blvd
Crestview, FL 32536
Parcel ID: 23-3N-24-0000-0012-0000
23-3N-24-0000-0015-0000
23-3N-24-0000-0014-0010
26-3N-24-0000-0002-0000
Site Size: 58.55 acres
Current FLU: Okaloosa County Agriculture and Low Density Residential
Current Zoning: Okaloosa County Agriculture and Residential-1
Current Land Use: Vacant and Residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Agriculture	Okaloosa County Agriculture	Vacant
East	Okaloosa County Agriculture & Public Lands (PL)	Okaloosa County Agriculture & Public Lands (PL)	Vacant & Golf Course

South	Okaloosa County Low Density Residential & Public Lands (PL)	Okaloosa County Residential-1 & Public Lands (PL)	Residential & Golf Course
West	Okaloosa County Agriculture and Low Density Residential	Okaloosa County Agriculture and Residential-1	Vacant & Residential

The subject properties are currently vacant or developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential 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 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 14, 2022. The property was posted on March 21, 2022. An advertisement ran in the Crestview News Bulletin on March 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 respectfully requests a recommendation to the City Council to adopt Ordinance 1862.

Attachments

1. Exhibit Packet

ORDINANCE: 1862

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 AND LOW DENSITY RESIDENTIAL TO MIXED USE (MU) ON APPROXIMATELY 58.55 ACRES, MORE OR LESS, IN SECTIONS 23 AND 26, TOWNSHIP 3 NORTH, RANGE 24 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 and Low Density Residential to Mixed-Use (MU) on a parcel of land containing 58.55 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 58.55 acres of land, more or less, from Okaloosa County Agriculture and Low Density Residential to Mixed-Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 58.55 acres, more or less, is known as Parcels 23-3N-24-0000-0012-0000, 23-3N-24-0000-0015-0000, 23-3N-24-0000-0014-0010, and 26-3N-24-0000-0002-0000, and commonly described as:

PARCEL 1:

An undivided one-half interest, being all my interest, in and to the following described property, to wit:

That portion of the Southwest 1/4 of the Southwest 1/4, lying East of Highway #4 (Antioch Road), LESS AND EXCEPT THE South 60 feet thereof in Section 23, Township 3 North, Range 24 West, Okaloosa County, Florida.

PARCEL IDENTIFICATION NUMBER: 23-3N-24-0000-0014-0010

PARCEL 2:

Parcel 1:

The NW ¼ of NE ¼, Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida.

Parcel 2:

Begin at the NE corner of the NW ¼ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida for P.O.B.; thence run West 1110 feet; thence run South 525.0 feet; thence run East 420.0 feet; thence run 105.0 feet; thence run East 690 feet; thence run North 630.0 feet to the Point of Beginning, containing 15.5 acres, more or less.

Parcel 3:

Commencing at an existing iron pin marking the N.E. corner of N.W. 1/4, of N.W. 1/4, of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida, also being the point of beginning; thence S 85°34'21" W a distance of 183.01 feet to a set iron pin, on East right of way line of Antioch Road; thence S 75°55'28" E a distance of 192.20 feet to a set iron pin; thence N 85°34'21" E a distance of 420.83 feet to a set iron pin; thence N 3°43'39" W a distance of 1.00 feet to a set iron pin; thence S 85°34'21" W a distance of 210.00 feet to a set iron pin; thence N 3°43'39" W a distance of 59.00 feet to a set iron pin; thence S 85°34'21" W a distance of 210.83 feet to a set iron pin; thence N 3°43'39" W a distance of 1.00 feet to the Point of Beginning.

Parcel 4:

Commencing at the SE corner of SW ¼ of SW ¼ Section 23, Township 3 North, Range 24 West, Okaloosa County, Florida, also being the Point of Beginning; thence South 85 degrees 34 minutes 21 seconds West 183.41 feet; thence North 03 degrees 4 minutes 39 seconds West 60 feet; thence North 85 degrees 34 minutes 21 seconds East 182.0 feet; thence South 03 degrees 57 minutes 28 seconds East 60 feet to Point of Beginning, containing 0.25 acres more or less.

Parcel 5:

Commencing at a lightwood post marking the Southeast corner of the Northeast Quarter of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence North 00 degrees 03'13" East along the East line of said Section 26, a distance of 1838.04 feet to a 4-inch diameter concrete monument, which is 175 yards North of the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence North 89 degrees 53'56" West a distance of 1317.04 feet to a 4-inch diameter concrete monument; thence South 00 degrees 08'51" East along the West line of the Northeast Quarter of the Northeast Quarter of said Section, a distance of 525 feet to a 4-inch diameter concrete monument marking the Northeast corner of the Southwest Quarter of the Northeast Quarter; thence North 89 degrees 53'55" West a distance of 1315.19 feet to a 4-inch diameter concrete monument marking the Southeast corner of the Northeast Quarter of the Northwest Quarter; thence North 00 degrees 20'55" West a distance of 618.56 feet to the Point of Beginning; thence continue North 00 degrees 20'55" West a distance of 65.0 feet; thence North 89 degrees 53'31" West a distance of 569.0 feet; thence South 0 degrees 39' 28" East a distance of 65.0 feet; thence South 89 degrees 53'31" East a distance of 569.0 feet to the Point of Beginning.

Parcel 6:

An undivided one-half interest:

Beginning at the NW corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida, thence South run 399 feet to point of beginning of the land herein conveyed, thence continue South 772 feet to the East ROW of Florida State Road #4, thence along the East ROW run in a Northerly direction 852 feet, thence run Easterly 185.5 feet to point of beginning herein conveyed.

Parcel 7:

A non-exclusive access easement over and across:

Begin at Northwest corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec 26, TWP. 3 N, Range 24 West, in Okaloosa County, Florida, thence run South 484 feet for Point of Beginning of the easement hereby granted and conveyed, thence run East 210 feet, thence run South 30 feet, thence run West 210 feet, thence run North 30 feet back to the point of beginning, situate in NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Twp. 3 North, Range 24 West in Okaloosa County, Florida, consisting of a strip of land 210 feet East and West and 30 feet North and South.

Less and Except the Following 7 Parcels:

Less Out Parcel A:

Begin at a point where the West boundary of the Northeast Quarter of the Northwest Quarter, Section 26, Township 3 North, Range 24 West, intersects with the South boundary of road to L.R. Green's; thence run South 300 feet; thence run West to the East boundary of the Florida State Road #4; thence along, on and with the East boundary of said road #4 run North to where the East boundary of road #4 intersects with the South boundary of road to L.R. Green's; thence 173 feet to point of beginning, in the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 24 West of Okaloosa County, Florida.

Less Out Parcel B:

Commencing at an iron pipe marking the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 3 N, Range 24 W, Okaloosa County, Florida; run S $89^{\circ}46'55''$ E along the N line of said Section 26 a distance of 210.0'; thence runs S $00^{\circ}05'05''$ W a distance of 60.0' to an iron rod and the Point of Beginning; thence continue S $00^{\circ}05'05''$ W a distance of 452.21' to a concrete monument; thence run S $89^{\circ}46'55''$ E a distance of 210.0' to an iron rod; thence run N $00^{\circ}05'05''$ E a distance of 452.21' to an iron rod; thence run N $89^{\circ}46'55''$ W a distance of 210.0' to the P.O.B.

Less Out Parcel C:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence South $85^{\circ}34'21''$ West 233.42 feet to a point on the center line of State Road 4. Said point being designated as Station 95 + 68.10, thence South $3^{\circ}04'39''$ East along said center line a distance of 207.46 feet to the beginning of a curve to the left having a radius of 1910.08 feet, thence along said curve a distance of 293.49 feet through a central angle of $8^{\circ}48'17''$ to a point on the curve, thence North $84^{\circ}32'42''$ East 861.10 feet, thence South $5^{\circ}27'18''$ East 25.00 feet to the Point of Beginning, thence continue South $5^{\circ}27'18''$ East 105.00 feet, thence North $84^{\circ}32'42''$ East 157.18 feet, thence North $5^{\circ}27'18''$ West 105 feet, thence South $84^{\circ}32'42''$ West 157.18 feet to the Point of Beginning. Contains 0.38 acres, more or less.

Less Out Parcel D:

The North 12.3 feet of the following described parcel:

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence South $03^{\circ}54'17''$ East along the West line thereof a distance of 512.97 feet to the Point of Beginning; thence North $85^{\circ}34'21''$ East parallel with the North line of said Section 26 a distance of 420.0 feet; thence South $03^{\circ}54'17''$ East parallel with the said West line a distance of 300.00 feet; thence South $85^{\circ}34'21''$ West a distance of 150.00 feet; thence South $03^{\circ}54'17''$ East a distance of 280.00 feet; thence South $85^{\circ}34'21''$ West a distance of 272.24 feet to the East right of way line State Road S-4 (100.00' R/W); thence North $21^{\circ}35'39''$ West along East right of way line a distance of 306.20 feet a point of curvature; thence along the arc of a curve a distance of 296.01 feet. Said curve having a radius of 1860.08 feet, a delta angle of $09^{\circ}07'05''$, a Chord 295.44 feet, and a chord bearing North $17^{\circ}43'11''$ West, thence leaving said East right of way line North $85^{\circ}34'21''$ East a distance of 165.84 feet to the Point of Beginning.

Less Out Parcel E:

Beginning at a lightwood post marking the Southeast corner of the Northeast Quarter of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence North 00 degrees $03'13''$ East along the East line of said Section 26 a distance of 1838.04 feet to a 4-inch diameter concrete monument, which is 175 yards North of the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence North 89 degrees $53'56''$ West a distance of 1317.04 feet to a 4-inch diameter concrete monument; thence South 00 degrees $08'51''$ East along the West line of the Northeast Quarter of the Northeast Quarter of the said Section, a distance of 525 feet to a 4-inch diameter concrete monument marking the Northeast corner of the Southwest Quarter of the Northeast Quarter and the Point of Beginning; thence North 89 degrees $53'55''$ West a distance of 200 feet; thence run in a Northeasterly direction a distance of 301.04 feet to a point that is North 0 degrees $08'51''$ West and 225 feet from the Point of Beginning; thence South 0 degrees $08'51''$ East a distance of 225 feet to the Point of Beginning.

Less Out of Parcel F:

Commencing at an existing iron pin marking the N.E. corner of N.W. $\frac{1}{4}$, of N.W. $\frac{1}{4}$ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence N $85^{\circ}34'21''$ E a distance of 420.83 feet to a set iron pin; thence S $3^{\circ}43'39''$ E a distance of 61.00 feet to a set iron pin and the point of beginning; thence continue S $3^{\circ}43'39''$ E a distance of 241.43 feet to an existing concrete monument; thence S $4^{\circ}53'59''$ E a distance of 171.54 feet to a set iron pin; thence N $84^{\circ}15'22''$ E a distance of 84.53 feet to a set iron pin; thence N $3^{\circ}43'39''$ W a distance of 411.03 feet to a set iron pin; thence S $85^{\circ}34'21''$ W a distance of 88.00 feet to the point of beginning.

Less out Parcel G:

Commencing at the Northwest corner of Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence South 03 degrees 54 minutes 17 seconds East along the West line thereof a distance of 512.97 feet to the Point of Beginning; thence North 85 degrees 34 minutes 21 seconds East parallel with the North line of said Section 26 a distance of 420.0 feet; thence South 03 degrees 54 minutes 17 seconds East parallel with the said West line a distance of 300.00 feet; thence South 85 degrees 34 minutes 21 seconds West a distance of 150.00 feet; thence South 03 degrees 54 minutes 17 seconds East a distance of 280.00 feet; thence South 85 degrees 34 minutes 21 seconds West a distance of 272.24 feet to the East right of way line of State Road S-4 (100.00 R/W); thence North 21 degrees 35 minutes 39 seconds West along said East right of way a distance of 306.20 feet to a point of curvature; thence along the arc of a curve a distance of 296.01 feet. Said curve having a radius of 1860.08 feet, a delta angle of 09 degrees 07 minutes 05 seconds, a chord of 295.44 feet, and a chord bearing North 17 degrees 43

minutes 11 seconds West; thence leaving said East right of way line North 85 degrees 34 minutes 21 seconds East a distance of 165.84 feet to the Point of Beginning.

TOGETHER with the Easements recorded in O.R. Book 2557, page 656 and O.R. Book 2557, page 660, of the public records of Okaloosa County, Florida.

PARCEL IDENTIFICATION NUMBER: 26-3N-24-0000-0002-0000

The Mixed-Use (MU) Future Land Use Category is hereby imposed on Parcels 23-3N-24-0000-0012-0000, 23-3N-24-0000-0015-0000, 23-3N-24-0000-0014-0010, and 26-3N-24-0000-0002-0000. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcels 23-3N-24-0000-0012-0000, 23-3N-24-0000-0015-0000, 23-3N-24-0000-0014-0010, and 26-3N-24-0000-0002-0000 thereon.

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

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

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

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

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

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2022.

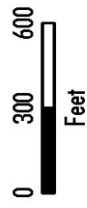
ATTEST:

MARYANNE SCHRADER
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2022.

J. B. WHITTEN
Mayor

Adopted 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)

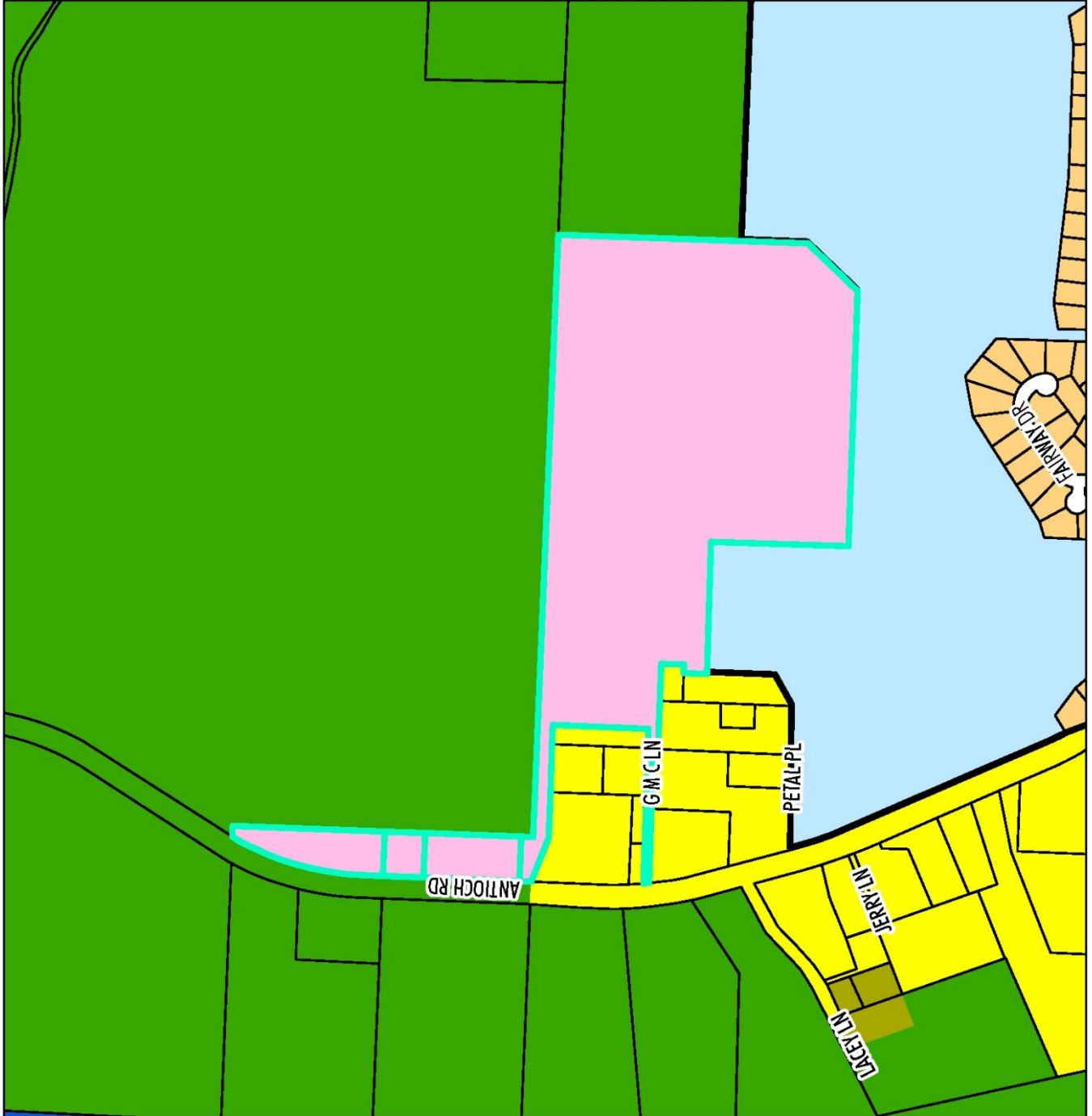
County Future Land Use

Agriculture (AG)

Conservation (CON)

Low Density Residential (LDR)

Mixed Use (MU)

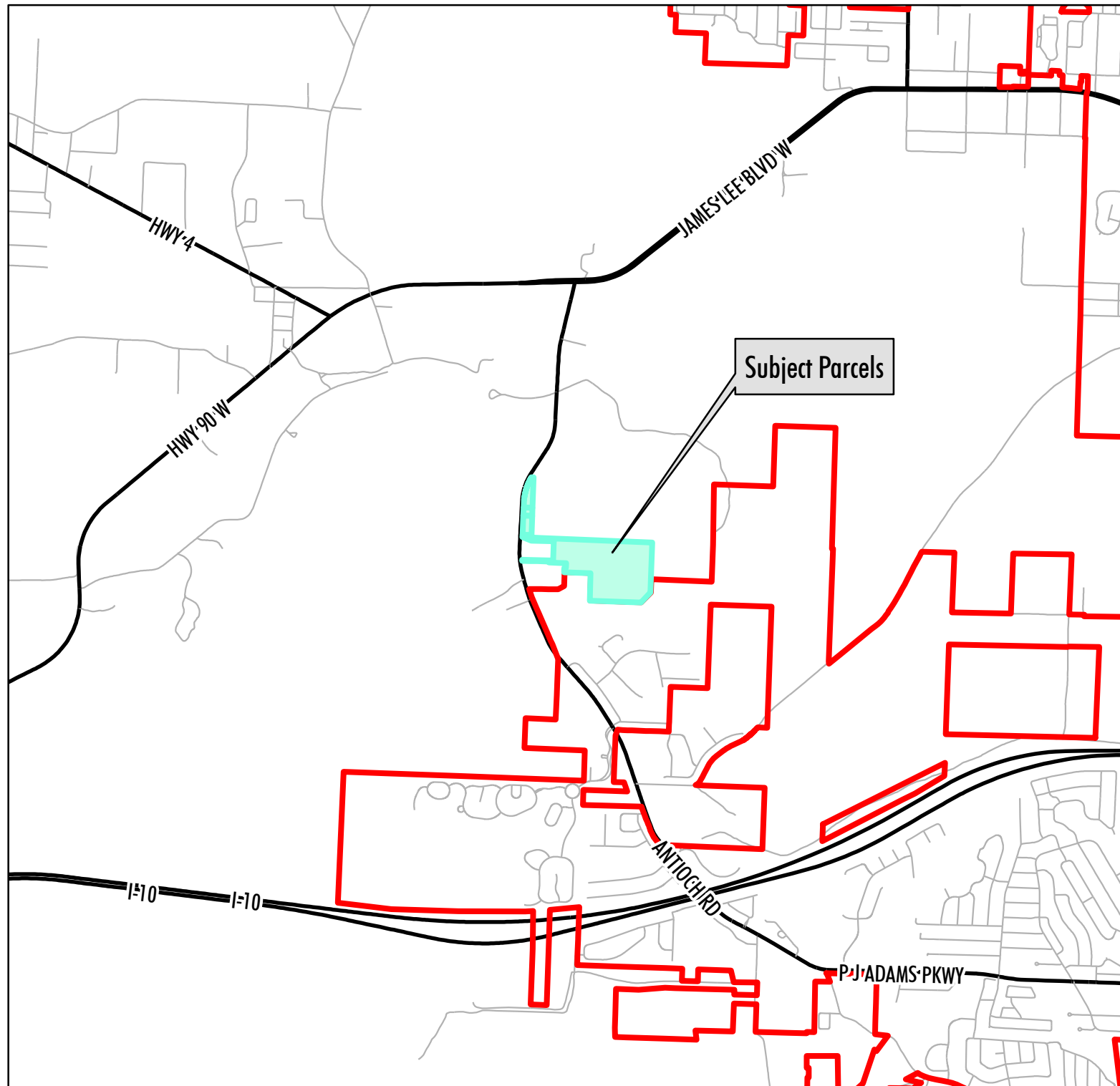


PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Vicinity Map



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



0 300 600
Feet

Legend

Subject Parcel

City Limits

Existing Use

County

Golf Course

Improved A

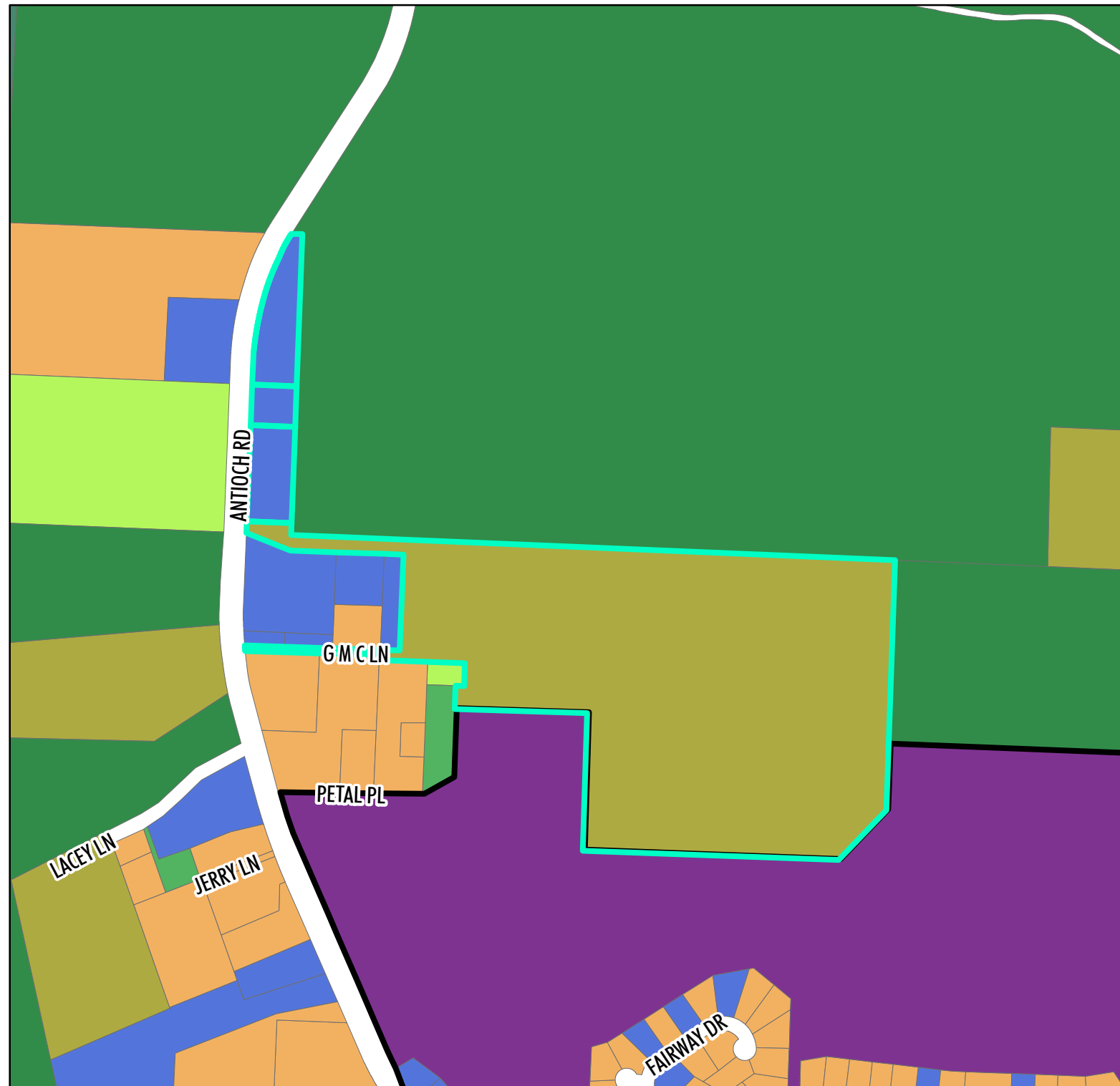
Mobile Home

Single Family

Timberland

Vacant

Water Management



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



0 300 600
Feet

Legend

Subject Parcel

City Limits

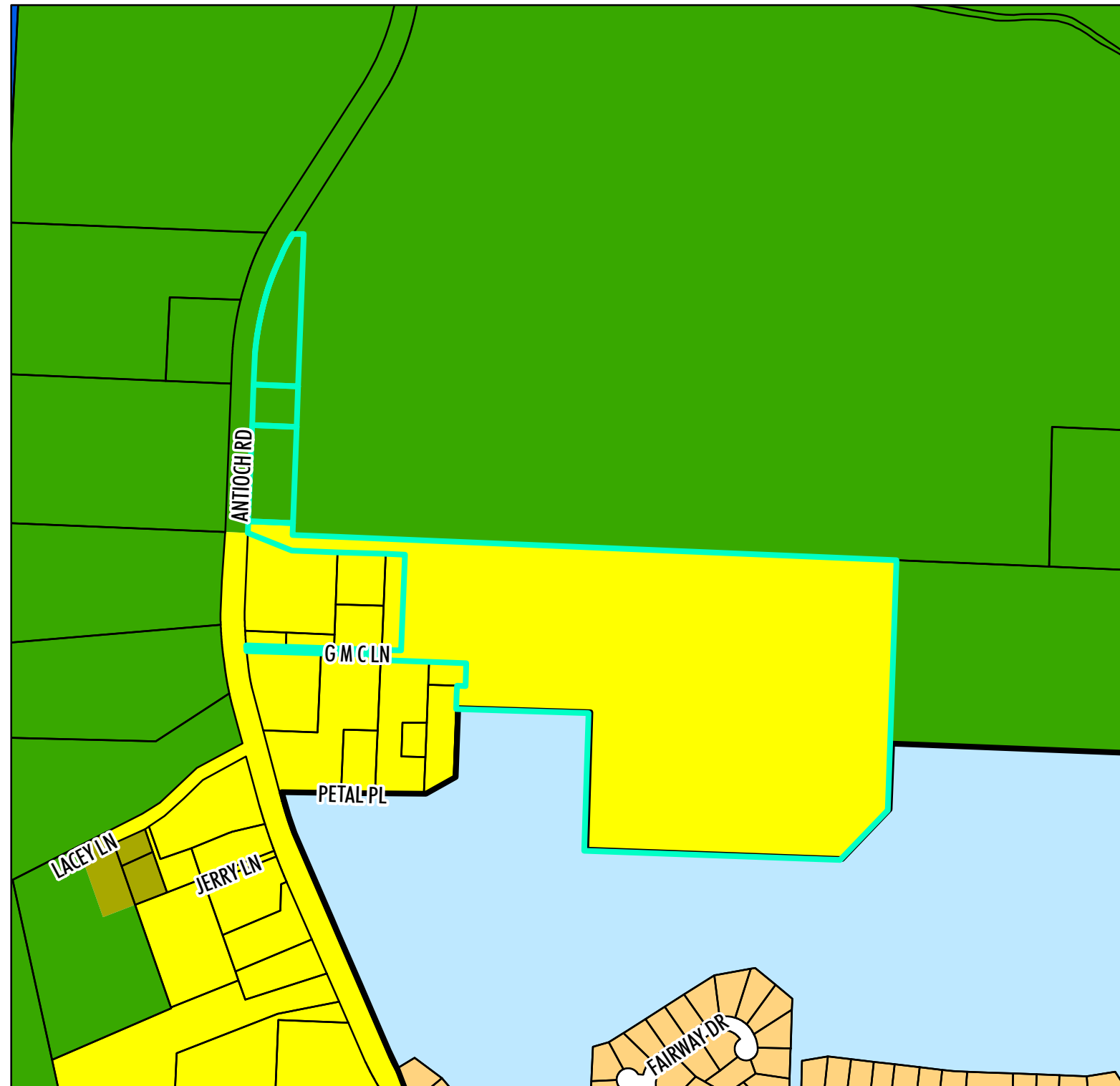
City Future Land Use

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

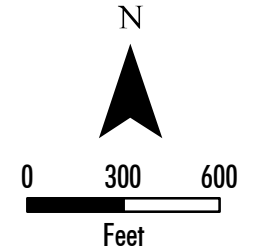
County Future Land Use

- Agriculture (AG)
- Conservation (CON)
- Low Density Residential (LDR)
- Mixed Use (MU)

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



Current Zoning



Legend

Subject Parcel

City Limits

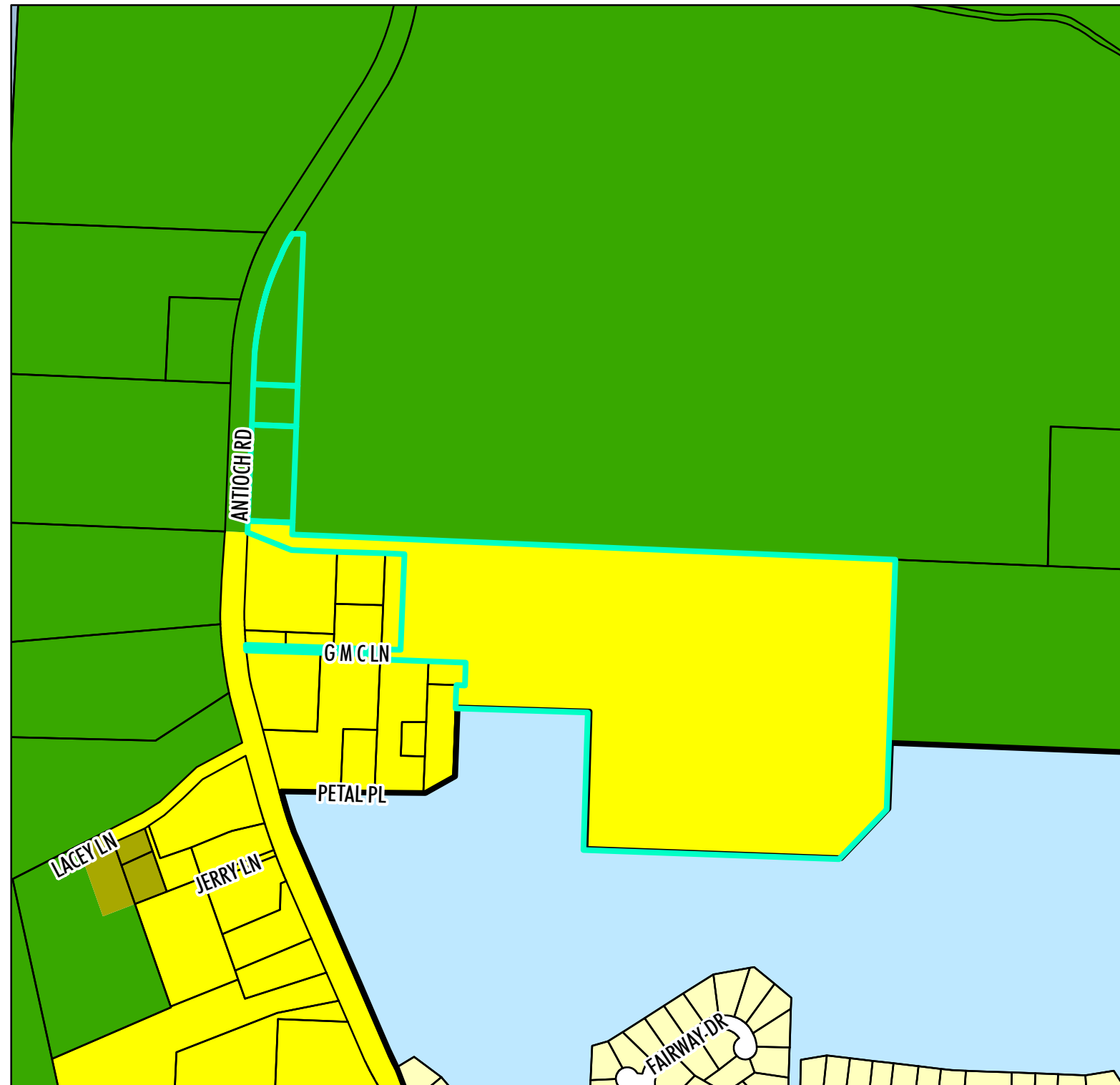
City Zoning

- Single Family Estate Dwelling District (R-1E)
- 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)
- Mixed Use (MU)
- Institutional (INST)

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



0 300 600
Feet

Legend

Subject Parcel

City Limits

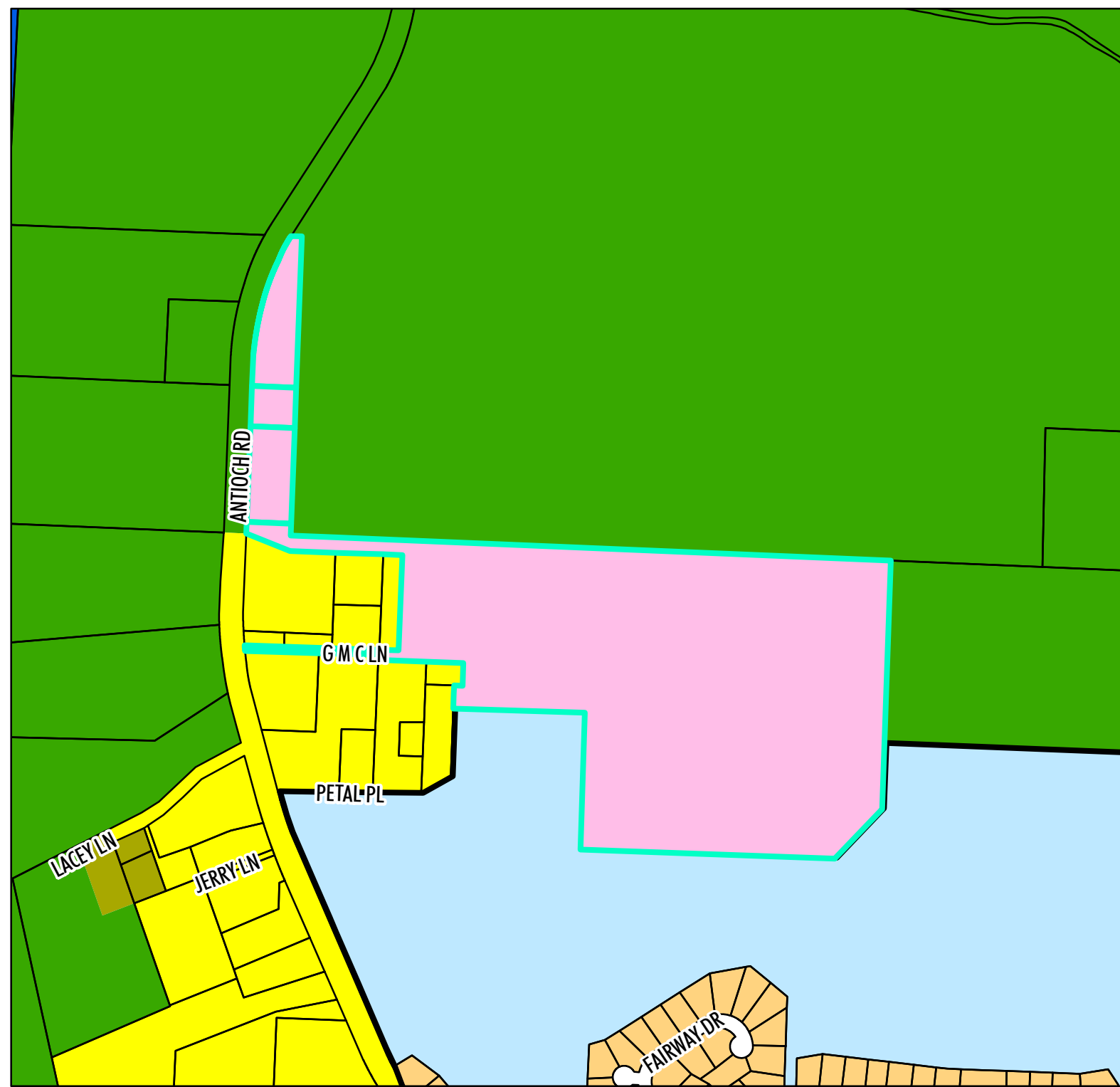
City Future Land Use

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

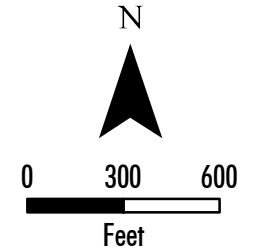
County Future Land Use

- Agriculture (AG)
- Conservation (CON)
- 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 Zoning



Legend

Subject Parcel

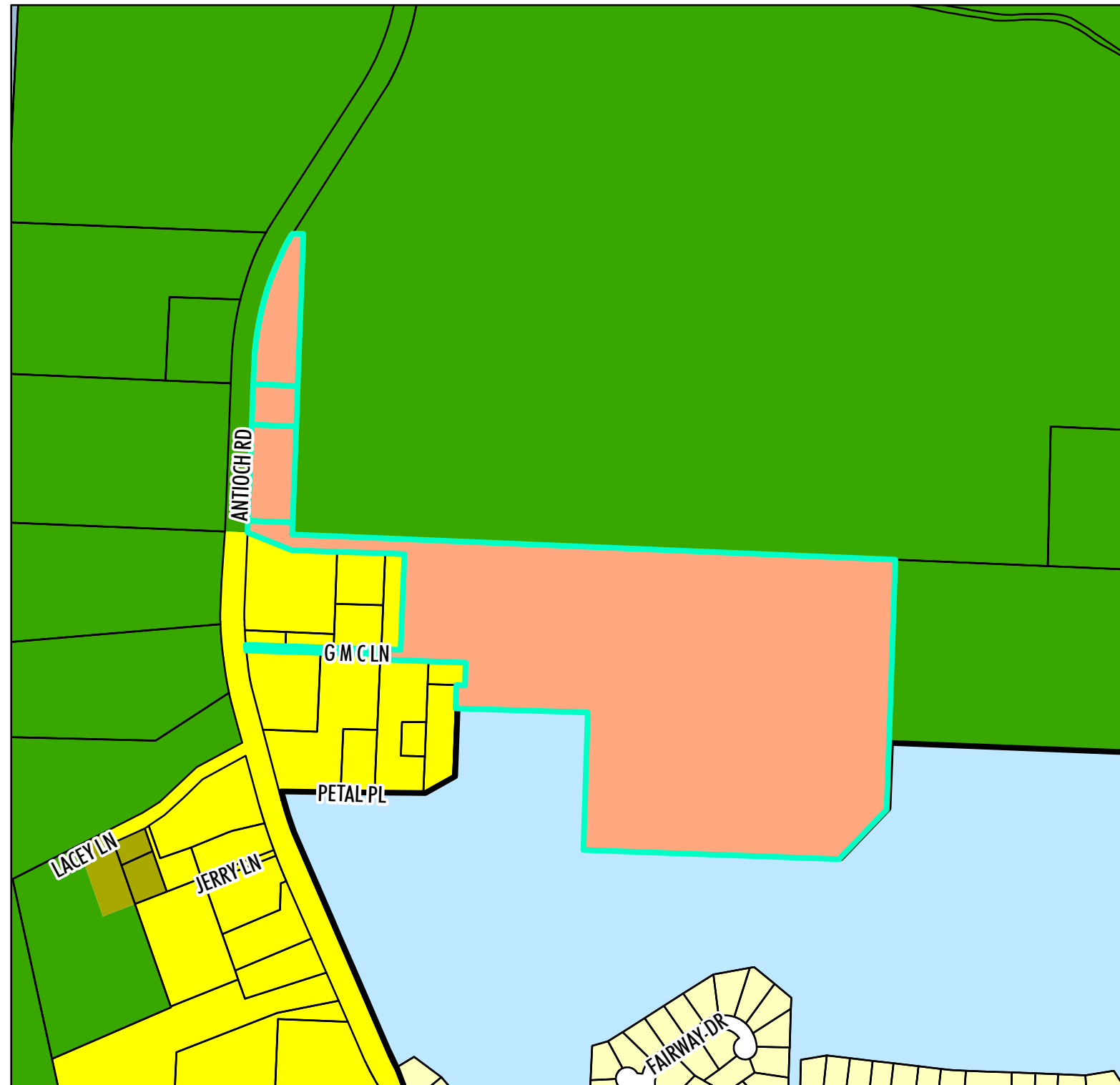
City Limits

City Zoning

- Single Family Estate Dwelling District (R-1E)
- 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)
- Mixed Use (MU)
- Institutional (INST)



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: April 4, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE:
SUBJECT: 4. Ordinance 1863 - Antioch Road Rezoning

BACKGROUND:

On March 7, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Antioch Road.

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

The application requests the Single and Multi-Family Density Dwelling District (R-3) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1863 on April 11, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: RSW Foundation LLC
308 W James Lee Blvd
Crestview, FL 32536
23-3N-24-0000-0012-0000
23-3N-24-0000-0015-0000
Parcel ID: 23-3N-24-0000-0014-0010
26-3N-24-0000-0002-0000
Site Size: 58.55 acres
Current FLU: Okaloosa County Agriculture and Low Density Residential
Current Zoning: Okaloosa County Agriculture and Residential-1
Current Land Use: Vacant and Residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Agriculture	Okaloosa County Agriculture	Vacant
East	Okaloosa County Agriculture & Public Lands (PL)	Okaloosa County Agriculture & Public Lands (PL)	Vacant & Golf Course

South	Okaloosa County Low Density Residential & Public Lands (PL)	Okaloosa County Residential-1 & Public Lands (PL)	Residential & Golf Course
West	Okaloosa County Agriculture and Low Density Residential	Okaloosa County Agriculture and Residential-1	Vacant & Residential

The subject properties are currently vacant or developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential 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 14, 2022. The property was posted on March 21, 2022. An advertisement ran in the Crestview News Bulletin on March 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 respectfully requests a recommendation to the City Council to adopt Ordinance 1863.

Attachments

1. Exhibit Packet

ORDINANCE: 1863

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 58.55 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTIONS 23 AND 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY AGRICULTURE AND RESIDENTIAL-1 ZONING DISTRICT TO THE SINGLE AND MULTI-FAMILY DENSITY DWELLING DISTRICT (R-3) 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 58.55 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 58.55 acres, more or less, being formerly zoned Okaloosa County Agriculture and Residential-1 with the Mixed-Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1862#, is hereby rezoned to Single and Multi-Family Density Dwelling District (R-3) to wit:

PIN # 23-3N-24-0000-0012-0000, 23-3N-24-0000-0015-0000, 23-3N-24-0000-0014-0010, 26-3N-24-0000-0002-0000

PARCEL 1:

An undivided one-half interest, being all my interest, in and to the following described property, to wit:

That portion of the Southwest 1/4 of the Southwest 1/4, lying East of Highway #4 (Antioch Road), LESS AND EXCEPT THE South 60 feet thereof in Section 23, Township 3 North, Range 24 West, Okaloosa County, Florida.

PARCEL IDENTIFICATION NUMBER: 23-3N-24-0000-0014-0010

PARCEL 2:

Parcel 1:

The NW ¼ of NE ¼, Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida.

Parcel 2:

Begin at the NE corner of the NW ¼ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida for P.O.B.; thence run West 1110 feet; thence run South 525.0 feet; thence run East 420.0 feet; thence run 105.0 feet; thence run East 690 feet; thence run North 630.0 feet to the Point of Beginning, containing 15.5 acres, more or less.

Parcel 3:

Commencing at an existing iron pin marking the N.E. corner of N.W. 1/4, of N.W. 1/4, of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida, also being the point of beginning; thence S 85°34'21" W a distance of 183.01 feet to a set iron pin, on East right of way line of Antioch Road; thence S 75°55'28" E a distance of 192.20 feet to a set iron pin; thence N 85°34'21" E a distance of 420.83 feet to a set iron pin; thence N 3°43'39" W a distance of 1.00 feet to a set iron pin; thence S 85°34'21" W a distance of 210.00 feet to a set iron pin; thence N 3°43'39" W a distance of 59.00 feet to a set iron pin; thence S 85°34'21" W a distance of 210.83 feet to a set iron pin; thence N 3°43'39" W a distance of 1.00 feet to the Point of Beginning.

Parcel 4:

Commencing at the SE corner of SW ¼ of SW ¼ Section 23, Township 3 North, Range 24 West, Okaloosa County, Florida, also being the Point of Beginning; thence South 85 degrees 34 minutes 21 seconds West 183.41 feet; thence North 03 degrees 4 minutes 39 seconds West 60 feet; thence North 85 degrees 34 minutes 21 seconds East 182.0 feet; thence South 03 degrees 57 minutes 28 seconds East 60 feet to Point of Beginning, containing 0.25 acres more or less.

Parcel 5:

Commencing at a lightwood post marking the Southeast corner of the Northeast Quarter of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence North 00 degrees 03'13" East along the East line of said Section 26, a distance of 1838.04 feet to a 4-inch diameter concrete monument, which is 175 yards North of the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence North 89 degrees 53'56" West a distance of 1317.04 feet to a 4-inch diameter concrete monument; thence South 00 degrees 08'51" East along the West line of the Northeast Quarter of the Northeast Quarter of said Section, a distance of 525 feet to a 4-inch diameter concrete monument marking the Northeast corner of the Southwest Quarter of the Northeast Quarter; thence North 89 degrees 53'55" West a distance of 1315.19 feet to a 4-inch diameter concrete monument marking the Southeast corner of the Northeast Quarter of the Northwest Quarter; thence North 00 degrees 20'55" West a distance of 618.56 feet to the Point of Beginning; thence continue North 00 degrees 20'55" West a distance of 65.0 feet; thence North 89 degrees 53'31" West a distance of 569.0 feet; thence South 0 degrees 39' 28" East a distance of 65.0 feet; thence South 89 degrees 53'31" East a distance of 569.0 feet to the Point of Beginning.

Parcel 6:

An undivided one-half interest:

Beginning at the NW corner of NE ¼ of NW 1/4, Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida, thence South run 399 feet to point of beginning of the land herein conveyed, thence continue South 772 feet to the East ROW of Florida State Road #4, thence along the East ROW run in a Northerly direction 852 feet, thence run Easterly 185.5 feet to point of beginning herein conveyed.

Parcel 7:

A non-exclusive access easement over and across:

Begin at Northwest corner of NE ¼ of NW ¼, Sec 26, TWP. 3 N, Range 24 West, in Okaloosa County, Florida, thence run South 484 feet for Point of Beginning of the easement hereby granted and conveyed, thence run East 210 feet, thence run South 30 feet, thence run West 210 feet, thence run North 30 feet back to the point of beginning, situate in NE ¼ of NW ¼, Section 26, Twp. 3 North, Range 24 West in Okaloosa County, Florida, consisting of a strip of land 210 feet East and West and 30 feet North and South.

Less and Except the Following 7 Parcels:

Less Out Parcel A:

Begin at a point where the West boundary of the Northeast Quarter of the Northwest Quarter, Section 26, Township 3 North, Range 24 West, intersects with the South boundary of road to L.R. Green's; thence run South 300 feet; thence run West to the East boundary of the Florida State Road #4; thence along, on and with the East boundary of said road #4 run North to where the East boundary of road #4 intersects with the South boundary of road to L.R. Green's; thence 173 feet to point of beginning, in the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 24 West of Okaloosa County, Florida.

Less Out Parcel B:

Commencing at an iron pipe marking the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 3 N, Range 24 W, Okaloosa County, Florida; run S $89^{\circ}46'55''$ E along the N line of said Section 26 a distance of 210.0'; thence runs S $00^{\circ}05'05''$ W a distance of 60.0' to an iron rod and the Point of Beginning; thence continue S $00^{\circ}05'05''$ W a distance of 452.21' to a concrete monument; thence run S $89^{\circ}46'55''$ E a distance of 210.0' to an iron rod; thence run N $00^{\circ}05'05''$ E a distance of 452.21' to an iron rod; thence run N $89^{\circ}46'55''$ W a distance of 210.0' to the P.O.B.

Less Out Parcel C:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence South $85^{\circ}34'21''$ West 233.42 feet to a point on the center line of State Road 4. Said point being designated as Station 95 + 68.10, thence South $3^{\circ}04'39''$ East along said center line a distance of 207.46 feet to the beginning of a curve to the left having a radius of 1910.08 feet, thence along said curve a distance of 293.49 feet through a central angle of $8^{\circ}48'17''$ to a point on the curve, thence North $84^{\circ}32'42''$ East 861.10 feet, thence South $5^{\circ}27'18''$ East 25.00 feet to the Point of Beginning, thence continue South $5^{\circ}27'18''$ East 105.00 feet, thence North $84^{\circ}32'42''$ East 157.18 feet, thence North $5^{\circ}27'18''$ West 105 feet, thence South $84^{\circ}32'42''$ West 157.18 feet to the Point of Beginning. Contains 0.38 acres, more or less.

Less Out Parcel D:

The North 12.3 feet of the following described parcel:

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence South $03^{\circ}54'17''$ East along the West line thereof a distance of 512.97 feet to the Point of Beginning; thence North $85^{\circ}34'21''$ East parallel with the North line of said Section 26 a distance of 420.0 feet; thence South $03^{\circ}54'17''$ East parallel with the said West line a distance of 300.00 feet; thence South $85^{\circ}34'21''$ West a distance of 150.00 feet; thence South $03^{\circ}54'17''$ East a distance of 280.00 feet; thence South $85^{\circ}34'21''$ West a distance of 272.24 feet to the East right of way line State Road S-4 (100.00' R/W); thence North $21^{\circ}35'39''$ West along East right of way line a distance of 306.20 feet a point of curvature; thence along the arc of a curve a distance of 296.01 feet. Said curve having a radius of 1860.08 feet, a delta angle of $09^{\circ}07'05''$, a Chord 295.44 feet, and a chord bearing North $17^{\circ}43'11''$ West, thence leaving said East right of way line North $85^{\circ}34'21''$ East a distance of 165.84 feet to the Point of Beginning.

Less Out Parcel E:

Beginning at a lightwood post marking the Southeast corner of the Northeast Quarter of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence North 00 degrees $03'13''$ East along the East line of said Section 26 a distance of 1838.04 feet to a 4-inch diameter concrete

monument, which is 175 yards North of the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section; thence North 89 degrees 53'56" West a distance of 1317.04 feet to a 4-inch diameter concrete monument; thence South 00 degrees 08'51" East along the West line of the Northeast Quarter of the Northeast Quarter of the said Section, a distance of 525 feet to a 4-inch diameter concrete monument marking the Northeast corner of the Southwest Quarter of the Northeast Quarter and the Point of Beginning; thence North 89 degrees 53'55" West a distance of 200 feet; thence run in a Northeasterly direction a distance of 301.04 feet to a point that is North 0 degrees 08'51" West and 225 feet from the Point of Beginning; thence South 0 degrees 08'51" East a distance of 225 feet to the Point of Beginning.

Less Out of Parcel F:

Commencing at an existing iron pin marking the N.E. corner of N.W. ¼, of N.W. ¼ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence N 85°34'21" E a distance of 420.83 feet to a set iron pin; thence S 3°43'39" E a distance of 61.00 feet to a set iron pin and the point of beginning; thence continue S 3°43'39" E a distance of 241.43 feet to an existing concrete monument; thence S 4°53'59" E a distance of 171.54 feet to a set iron pin; thence N 84°15'22" E a distance of 84.53 feet to a set iron pin; thence N 3°43'39" W a distance of 411.03 feet to a set iron pin; thence S 85°34'21" W a distance of 88.00 feet to the point of beginning.

Less out Parcel G:

Commencing at the Northwest corner of Northeast ¼ of the Northwest ¼ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence South 03 degrees 54 minutes 17 seconds East along the West line thereof a distance of 512.97 feet to the Point of Beginning; thence North 85 degrees 34 minutes 21 seconds East parallel with the North line of said Section 26 a distance of 420.0 feet; thence South 03 degrees 54 minutes 17 seconds East parallel with the said West line a distance of 300.00 feet; thence South 85 degrees 34 minutes 21 seconds West a distance of 150.00 feet; thence South 03 degrees 54 minutes 17 seconds East a distance of 280.00 feet; thence South 85 degrees 34 minutes 21 seconds West a distance of 272.24 feet to the East right of way line of State Road S-4 (100.00 R/W); thence North 21 degrees 35 minutes 39 seconds West along said East right of way a distance of 306.20 feet to a point of curvature; thence along the arc of a curve a distance of 296.01 feet. Said curve having a radius of 1860.08 feet, a delta angle of 09 degrees 07 minutes 05 seconds, a chord of 295.44 feet, and a chord bearing North 17 degrees 43 minutes 11 seconds West; thence leaving said East right of way line North 85 degrees 34 minutes 21 seconds East a distance of 165.84 feet to the Point of Beginning.

TOGETHER with the Easements recorded in O.R. Book 2557, page 656 and O.R. Book 2557, page 660, of the public records of Okaloosa County, Florida.

PARCEL IDENTIFICATION NUMBER: 26-3N-24-0000-0002-0000

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 # 1862 and becomes legally effective.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2022.

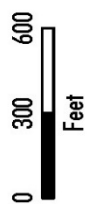
ATTEST:

MARYANNE SCHRADER
City Clerk

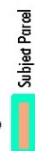
APPROVED BY ME THIS _____ DAY OF _____, 2022.

J. B. WHITTEN
Mayor

Adopted Zoning



Legend



City Zoning

Single Family Estate Dwelling District (R-1E)

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

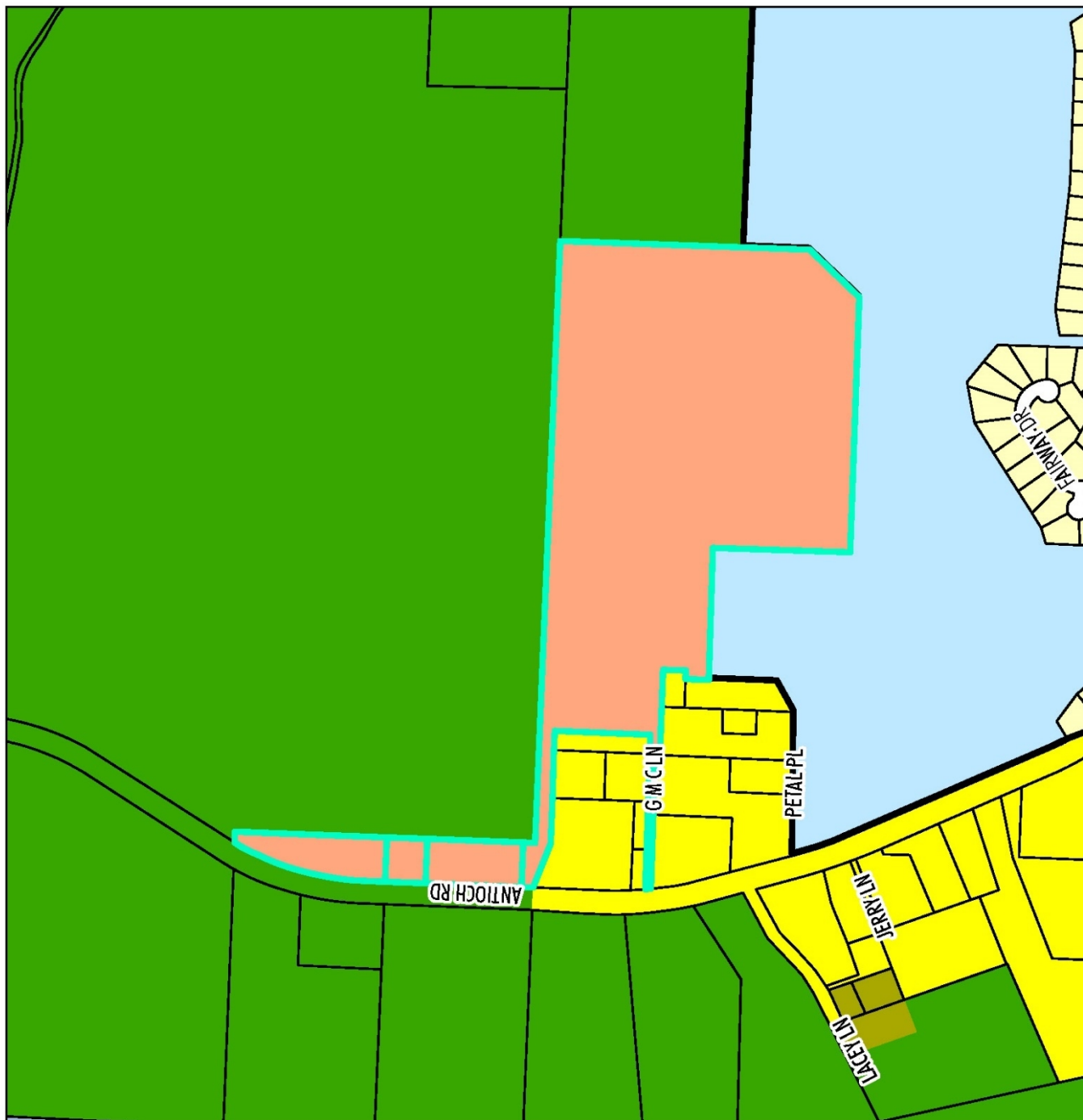
Agricultural (AA)

Residential - 1 (R-1)

Mixed Use (MU)

Institutional (INST)

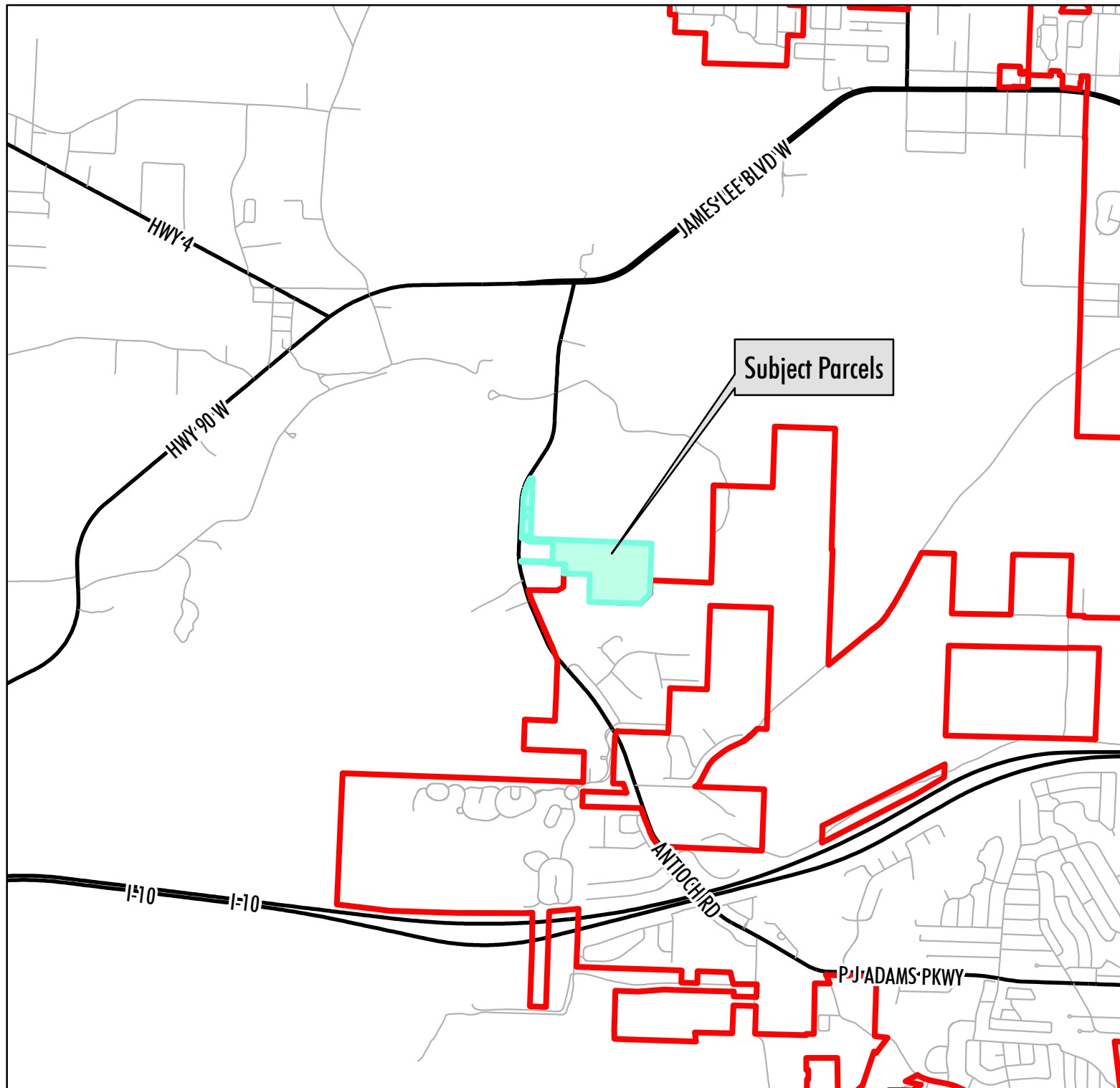
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Vicinity Map



Not to Scale



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

Existing Use

N



0 300 600
Feet

Legend

Subject Parcel

City Limits

Existing Use

County

Golf Course

Improved A

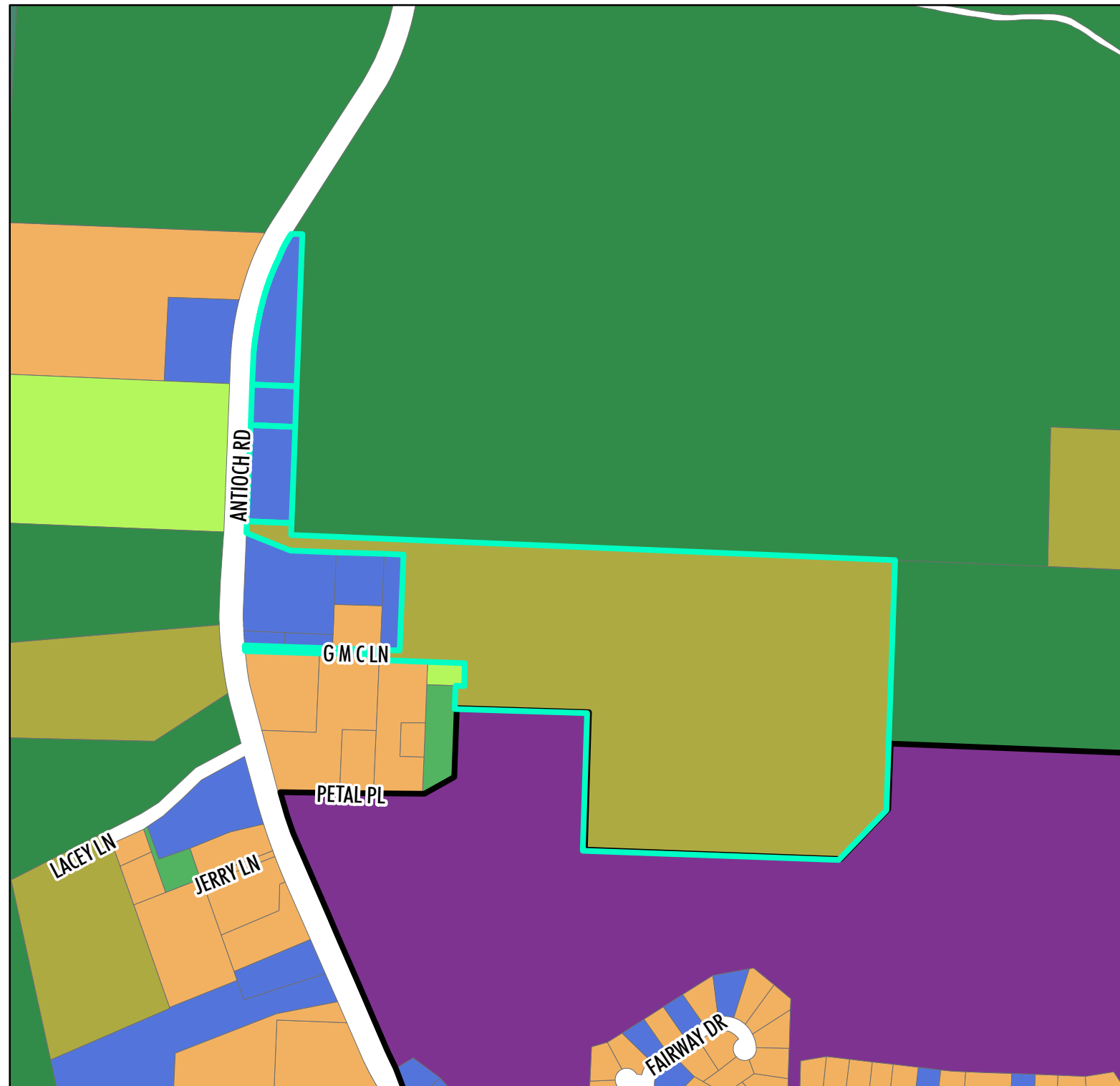
Mobile Home

Single Family

Timberland

Vacant

Water Management



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

Current Future Land Use

N



0 300 600
Feet

Legend

Subject Parcel

City Limits

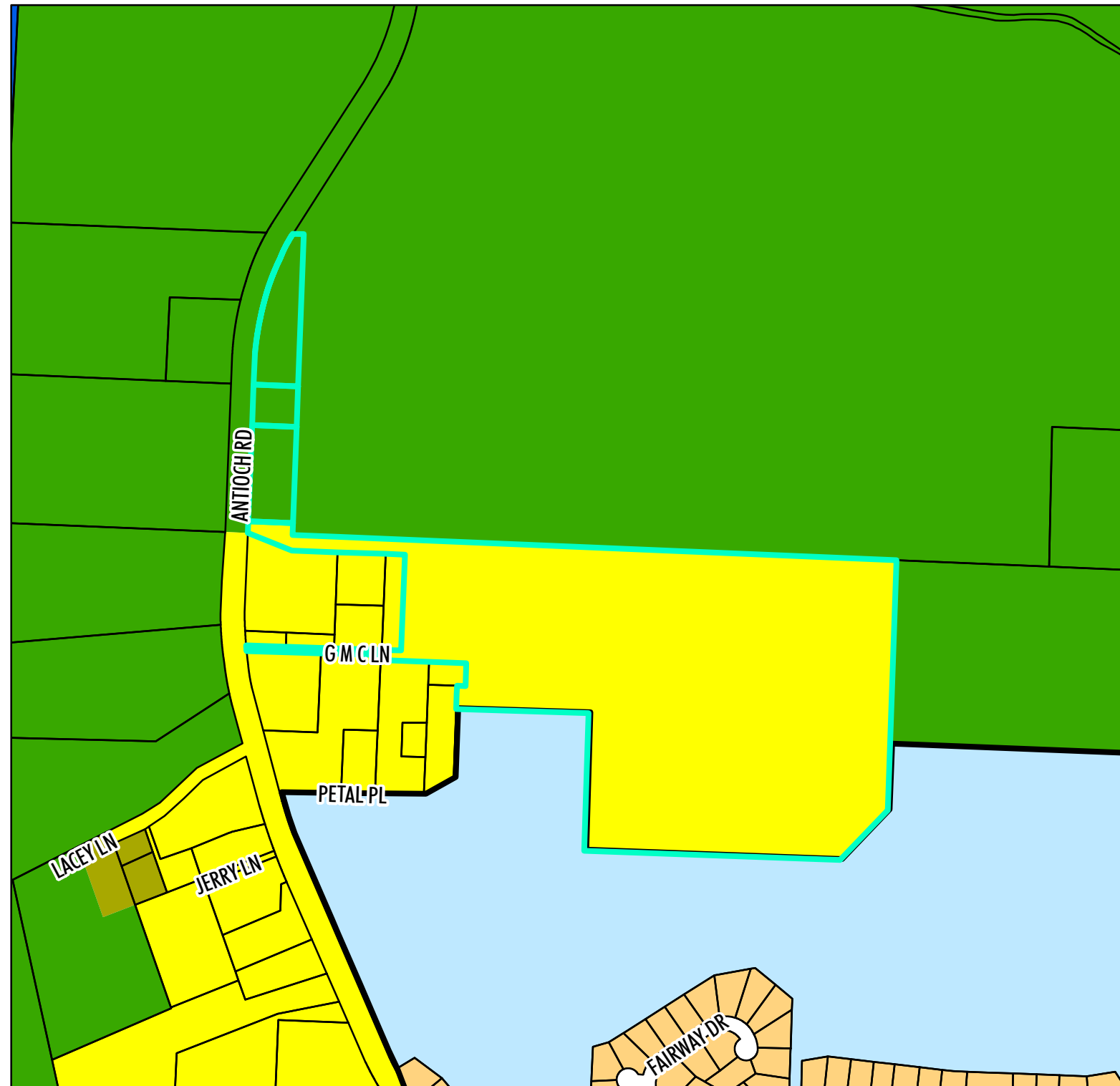
City Future Land Use

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

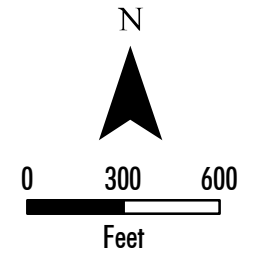
County Future Land Use

- Agriculture (AG)
- Conservation (CON)
- Low Density Residential (LDR)
- Mixed Use (MU)

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



Current Zoning



Legend

Subject Parcel

City Limits

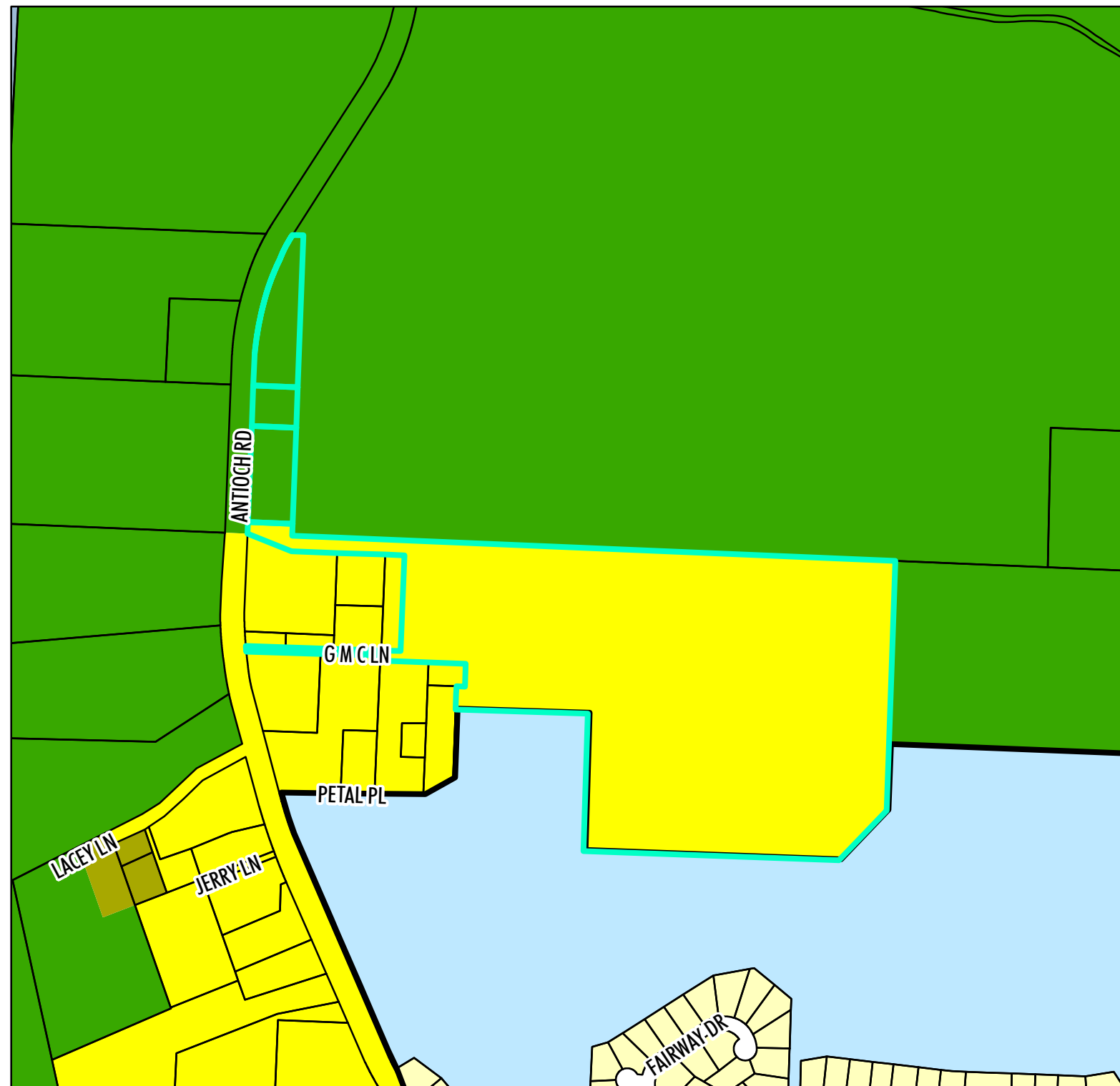
City Zoning

- Single Family Estate Dwelling District (R-1E)
- 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)
- Mixed Use (MU)
- Institutional (INST)

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U.S. SURVEY FEET



Proposed Future Land Use

N



0 300 600
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)

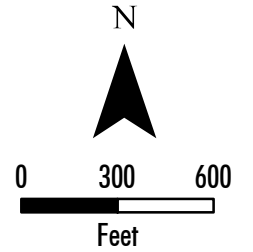
Conservation (CON)

Low Density Residential (LDR)

Mixed Use (MU)

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Proposed Zoning



Legend

Subject Parcel

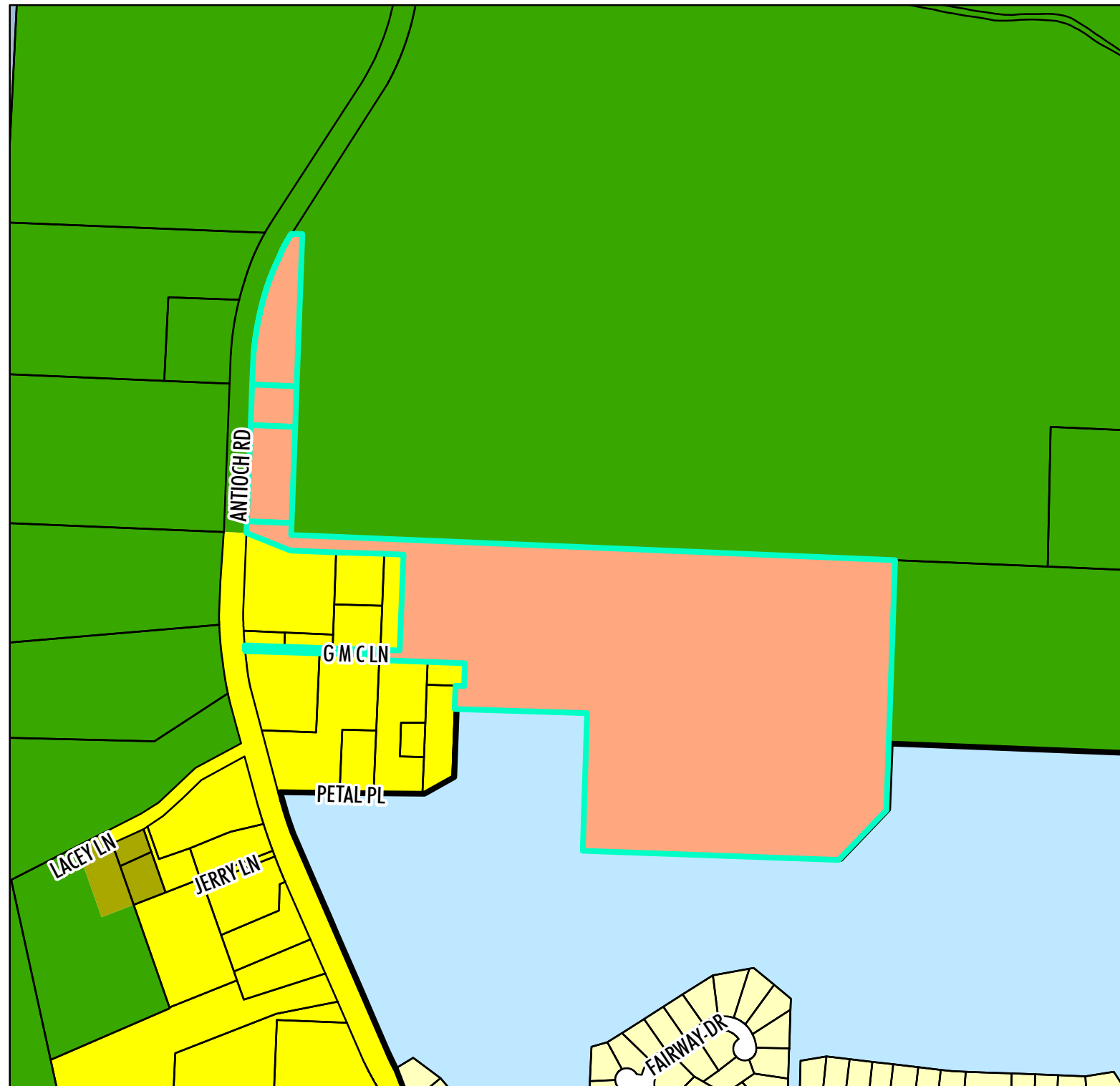
City Limits

City Zoning

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