



CITY OF CRESTVIEW
PLANNING
AND
DEVELOPMENT BOARD



Planning and Development Board Agenda
May 2, 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

- 5. 1. Approval of the draft minutes of April 4, 2022.

6 Ordinance on 1st reading/ Public Hearing

- 6. 1. Ordinance 1866 - Hwy 85 & Garden St Annexation
- 6. 2. Ordinance 1867 - Hwy 85 & Garden St. Comprehensive Plan Amendment
- 6. 3. Ordinance 1868 - Hwy 85 & Garden St Rezoning
- 6. 4. Ordinance 1869 - W James Lee Comprehensive Plan Amendment
- 6. 5. Ordinance 1870 - W James Lee Rezoning
- 6. 6. Ordinance 1871 - Antioch Road Annexation
- 6. 7. Ordinance 1872 - Antioch Road Comprehensive Plan Amendment
- 6. 8. Ordinance 1873 - Antioch Road Rezoning

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

- 10. 1. Affordable Housing RFP Nomination

10. 2. Conceptual Plat - Lantern Ridge Subdivision - Unit Three

11 Comments from the Audience

12 Adjournment

Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Schrader, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option 2 within 48 hours of the scheduled meeting.



Staff Report

CITY COUNCIL MEETING DATE: May 2, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Maryanne Schrader, City Clerk
DATE: 4/6/2022
SUBJECT: 1. Approval of the draft minutes of April 4, 2022.

BACKGROUND:

Routine approval of the minutes.

DISCUSSION:

The Board had an opportunity to review the minutes prior to the meeting.

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 April 4, 2022.

Attachments

1. 04042022 Planning and Development Board Minutes

PLANNING AND DEVELOPMENT BOARD
Regular Meeting Minutes - DRAFT
April 4, 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 alternates Brian Follmar and Jim Sheffield. Also present were City Clerk Maryanne Schrader, City Attorney Jon Holloway, and staff members.

2 Pledge of Allegiance

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

3 Approve Agenda

Chair M. Roy asked for action.

Motion by Board Member Ellis Conner and seconded by Board Member Malcolm Haynes to approve the agenda, as presented.

Roll Call: Ellis Conner, Mario Werth, Bryan Follmar, Michael Roy, and Malcolm Haynes.
All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

No one came forward.

5 Consent Agenda

5. 1. Approval of the March 7, 2022 minutes

Chair M. Roy asked for action.

Motion by Board Member Mario Werth and seconded by Board Member Ellis Conner to approve the minutes of March 7, 2022.

Roll Call: Michael Roy, Ellis Conner, Mario Werth, and Malcolm Hayes, Bryan Follmar.
All Ayes. Motion carried.

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1860 - Lindley Road Rezoning

Senior Planner Nicholas Schwendt stated this is the first reading and public hearing of Ordinance 1860.

City Attorney J. Holloway swore in Mr. Schwendt.

Senior Planner Nicholas Schwendt provided the zoning information to the Planning Board mentioning that courtesy notices were mailed to the neighborhood. He added the fees were waived, as the City initiated the zoning change request. He asked that the staff report be entered into the record: On March 4, 2022, staff received an application to amend the zoning designation for property located at Lindley Road. The 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). 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 First reading.

Senior Planner Nicholas Schwendt asked the City Clerk to read the ordinance for the record.

City Clerk Maryanne Schrader read the Ordinance by Title: 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.

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

Mr. Connor asked about the annexation, and Senior Planner N. Schwendt responded that the property was not annexed with the surrounding property in the 1980's.

City Attorney J. Holloway explained that its appropriate to disclose any ex-parte communications. He summarized the procedures involved in a quasi-judicial Hearing adding decisions should be based on competent and substantial evidence.

Jonathan Doug Wheeler came forward and spoke on the safety of the neighborhood providing a map depicting the road layout and the cost involved in the development.

Board member M. Werth asked if the development order will take into consideration the traffic concerns brought up, and Senior Planner N. Schwendt replied that we will have a traffic study when we receive the plans adding the conceptual plat will come before the Board when it is received.

City Attorney J. Holloway said this zoning will bring the intensity down, and Senior Planner N. Schwendt said the lot sizes could go down one-third of an acre. He said this will allow flexibility for the developer in relation to the wetlands.

Chair M. Roy called for action.

Motion by Board member Mario Werth and seconded by Board member Bryan Follmar to recommend to the City Council to adopt Ordinance 1860.

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

6. 2. Ordinance 1861 - Antioch Road Annexation

Senior Planner N. Schwendt presented the Ordinance information to the Planning Board and stated the next three ordinances involve about 58.55 acres on Antioch Road. He said currently the property is a mix between residential and commercial noting the notices were sent to those around 300-foot of the property. He mentioned the postings and advertisements. He said fees were waived for this application, as it was received during the moratorium on annexation fees. He asked that the staff report be entered into the record: 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 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 for First reading and Public Hearing on April 11, 2022.

Senior Planner N. Schwendt asked the City Clerk to read the ordinance into the record.

City Clerk Maryanne Schrader read Ordinance 1861 by Title: 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.

Motion by Board Member Ellis Conner and seconded by Board Member Malcolm Haynes to recommend to the City Council to adopt Ordinance 1861.

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

6. 3. Ordinance 1862 - Antioch Road Comprehensive Plan Amendment

Senior Planner N. Schwendt presented Ordinance 1862 stating this is the first reading of Ordinance 1862 to the Planning Board and went over the mixed use and want to apply R-3, which is exclusively residential. He asked that the staff report be entered into the record: 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.

Senior Planner N. Schwendt asked the City Clerk to read the ordinance into the record.

City Clerk Maryanne Schrader read the Ordinance by 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 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.

Chair M. Roy asked for comment from the Board.

Board Member E. Connor asked about the zoning, and Senior Planner N. Schwendt replied

it will allow for residential use, however, the zoning would need to be rezoned to allow for retail use.

Chair Roy asked for action.

Motion by Board Member Malcolm Haynes and seconded by Board Member Mario Werth to recommend to the City Council to adopt Ordinance 1862.

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

6. **4. Ordinance 1863 - Antioch Road Rezoning**

Senior Planner N. Schwendt presented the Ordinance information to the Planning Board stating this is the first reading of Ordinance 1863. He mentioned this is a rezoning request and asked that the staff report be entered into the record: 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 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 First reading.

Senior Planner N. Schwendt asked the City Clerk to read the ordinance into the record.

City Clerk Maryanne Schrader read the Ordinance by Title: 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.

Chair M. Roy called for action.

Motion by Board Member Ellis Conner and seconded by Board Member Malcolm Haynes to recommend to the City Council to adopt Ordinance 1863.

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

7 Ordinances – Nothing brought forward.

8 Final Plats and PUDS – Nothing brought forward.

9 Special Exceptions, Variances, Vacations and Appeals – Nothing brought forward.

10 Action Items – Nothing brought forward.

11 Comments from the Audience

Chair M. Roy asked if there were any comments from the public, and no one came forward.

12 Adjournment

Chair Roy adjourned the meeting at 6:28 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: May 2, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 1. Ordinance 1866 - Hwy 85 & Garden St Annexation

BACKGROUND:

On March 25, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1132 & 1134 Highway 85 North and on Garden Street.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1866 on May 9, 2022 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Lambert Alisha & Josey Wesley
PO Box 1411
Crestview, FL 32536
04-3N-23-1840-0004-0120
Parcel ID: 04-3N-23-1840-0004-0100
04-3N-23-1840-0004-0020
Site Size: 1.75 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

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

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 can be developed for commercial use.

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

- The property is contiguous to the city limits;
- The property is comprised of three (3) 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 April 11, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on April 11, 2022. The property was posted on April 18, 2022. An advertisement ran in the Crestview News Bulletin on April 21 and April 28, 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 was \$544.50.

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 1866.

Attachments

1. Exhibit Packet

ORDINANCE: 1866

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 1.75 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 04-3N-23-1840-0004-0120 (Deed recorded in Book 3369, pages 1891, dated September 19, 2018)

LOTS 12 & 13, BLOCK 4, LESS AND EXCEPT THE NORTH 3 FEET OF LOT 12, BLOCK 4, OAKDALE MINIATURE FARMS, ACCORDING TO THE PLATT HEREOF AS RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PIN # 04-3N-23-1840-0004-0100 (Deed recorded in Book 3369, pages 1892, dated September 19, 2018)

LOTS 10 & 11, BLOCK 4, AND THE NORTH 3 FEET OF LOT 12, BLOCK 4, OAKDALE MINIATURE FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PIN # 04-3N-23-1840-0004-0020 (Deed recorded in Book 3369, pages 1893, dated September 19, 2018)

LOT 2, BLOCK 4, OAKDALE MINIATURE FARMS ADDITION TO THE TOWN OF CRESTVIEW, ACCORDING TO THE PLAT OF SAID SUBDIVISION DRAWN BY T.W. COLEMAN, AND RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

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

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

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

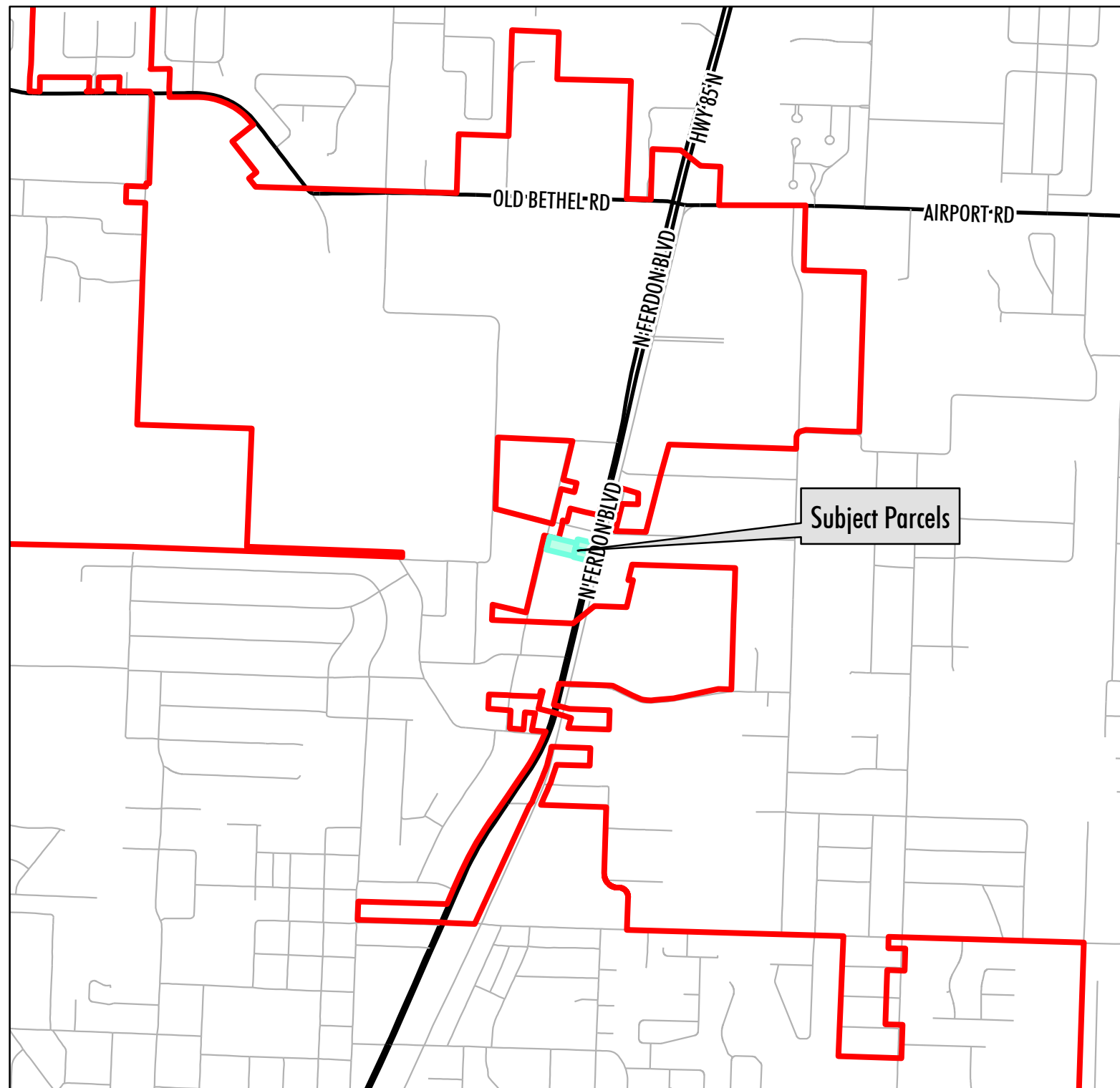
Approved by me this ____ day of _____, 2022.



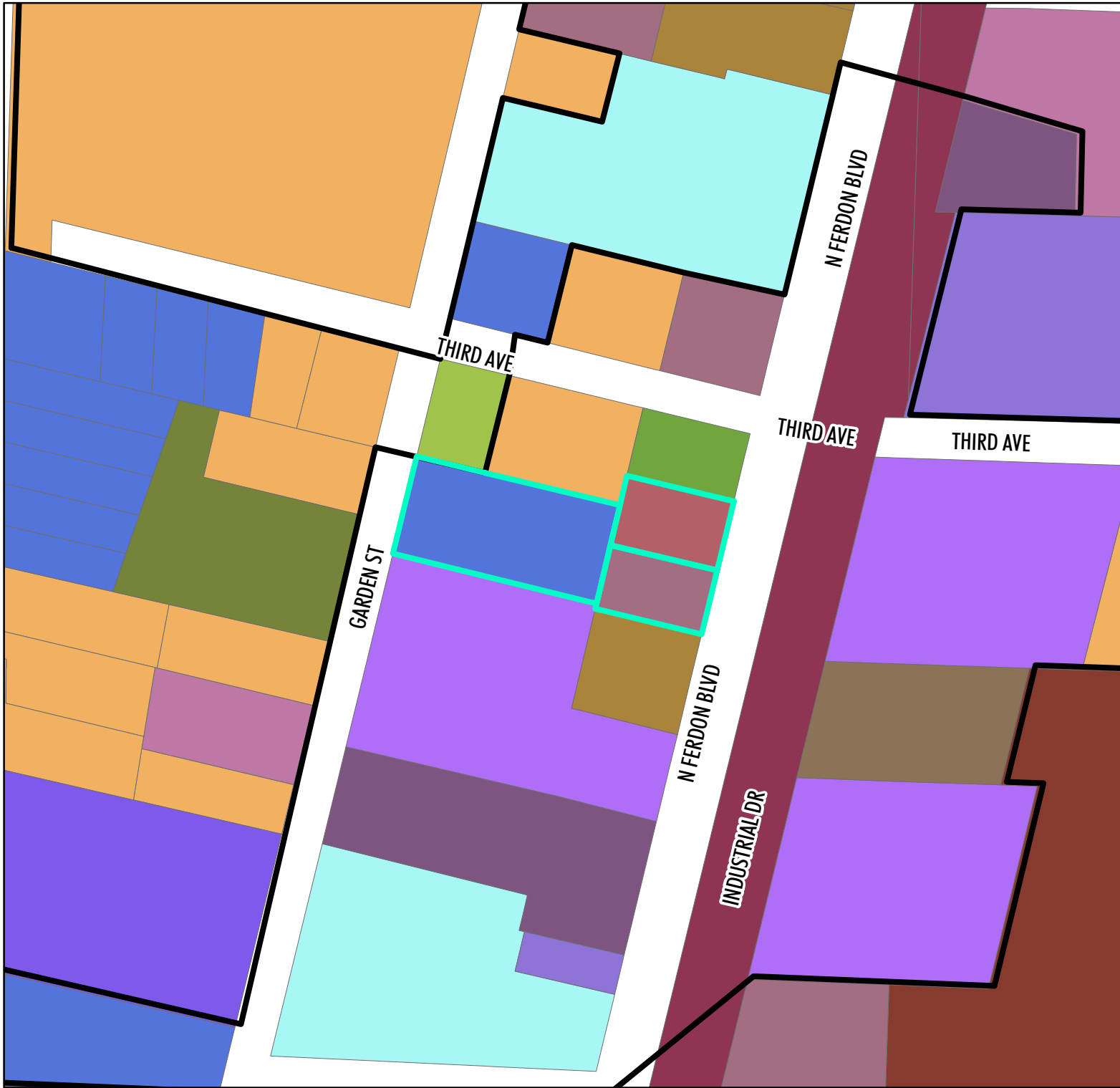
Vicinity Map



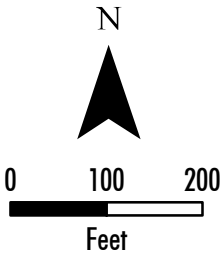
Not to Scale



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



Existing Use



Legend

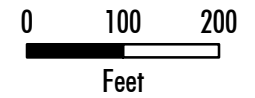
- Subject Parcel
- City Limits

Existing Use

- Churches
- Clubs/Lodges
- Financial
- Gym/Fitness
- Municipal
- No AG Acre
- Office Building
- Private School
- Restaurant
- Service Shop
- Single Family
- Stores
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

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

Current Future Land Use



Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

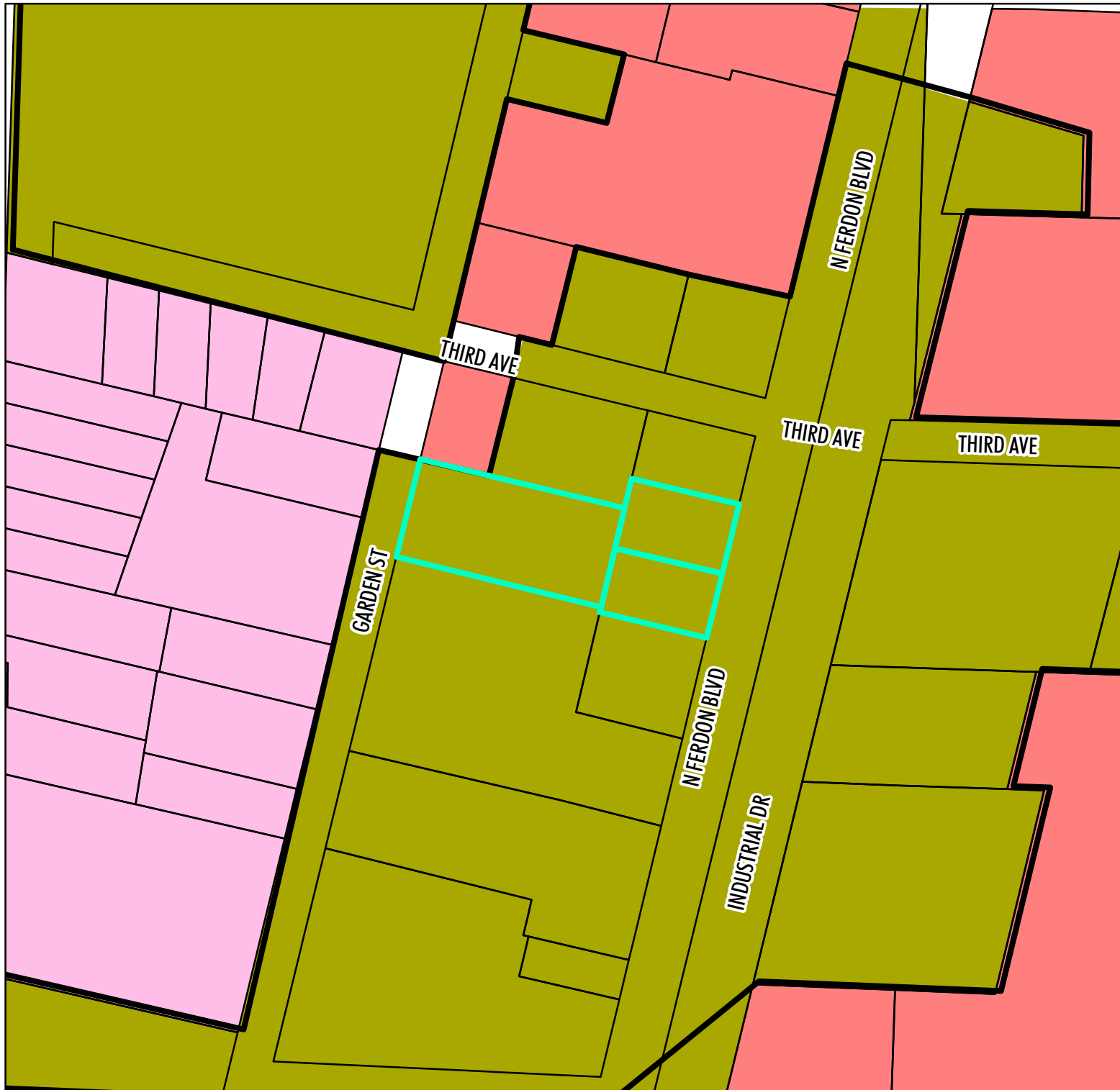
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

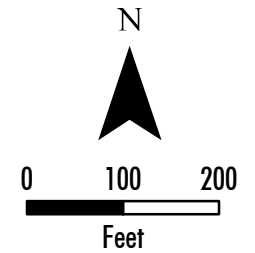
County Future Land Use

 Mixed Use (MU)



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

Current Zoning



Legend

Subject Parcel

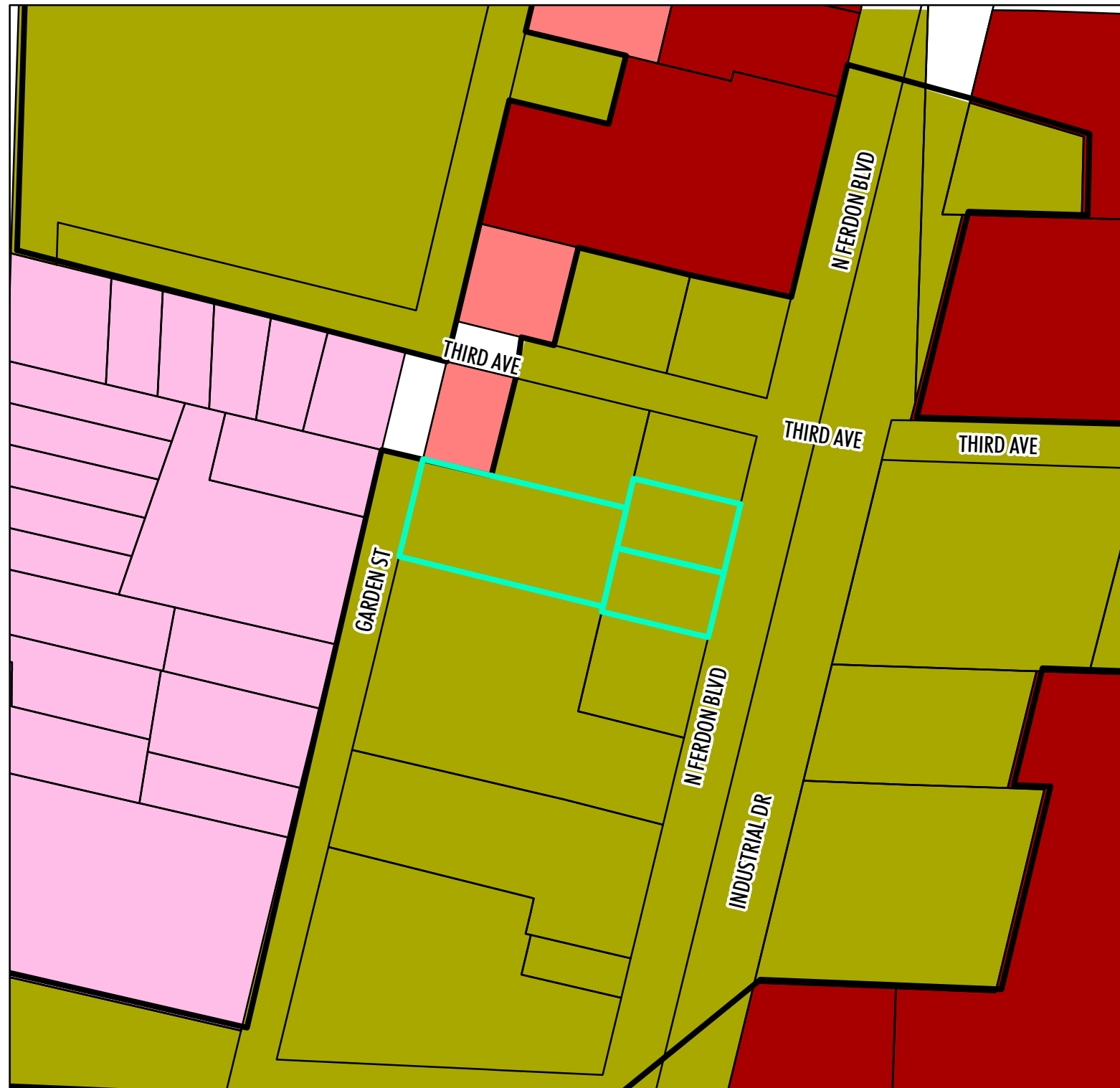
City Limits

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

- Mixed Use (MU)



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

Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

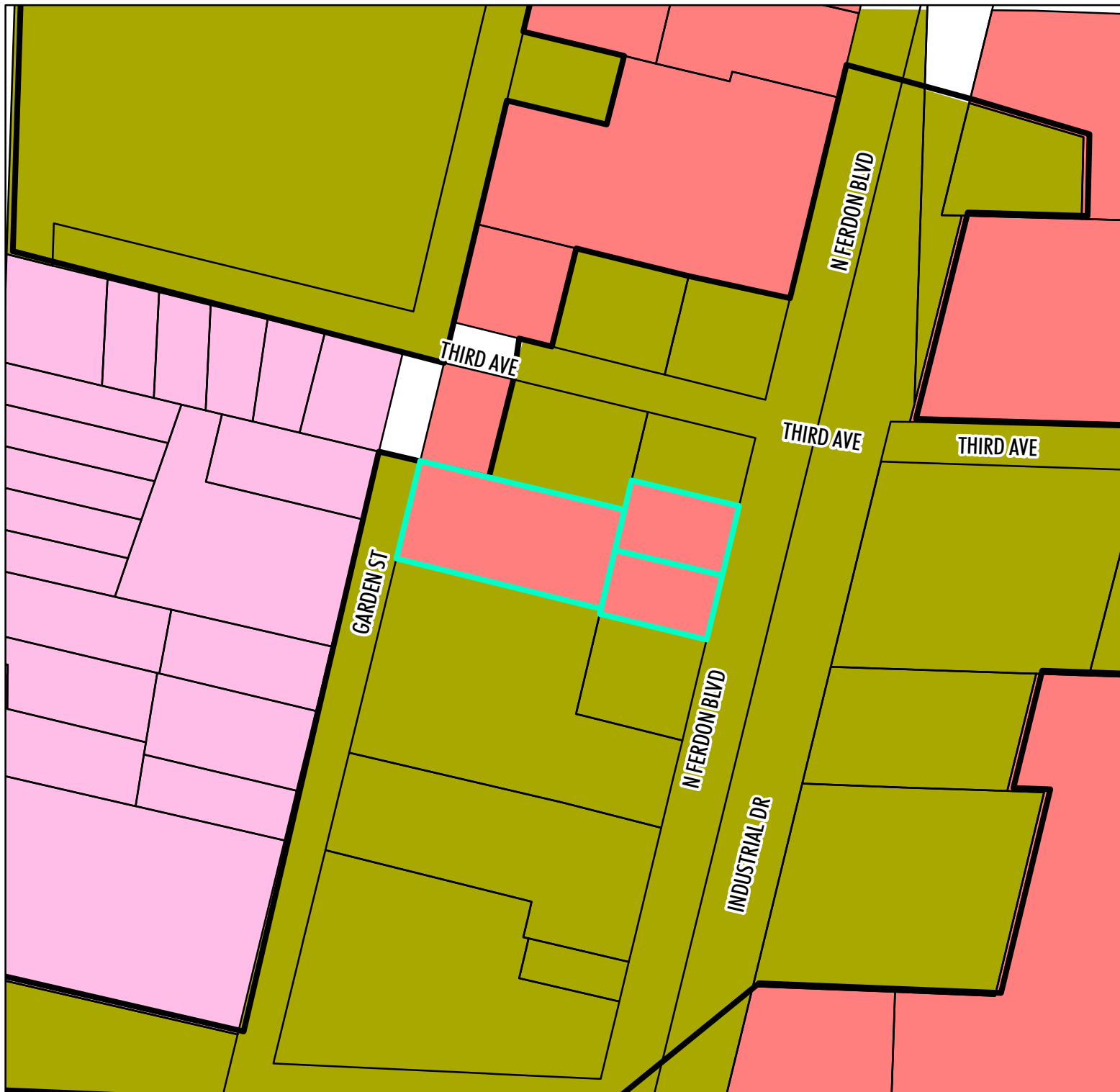
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

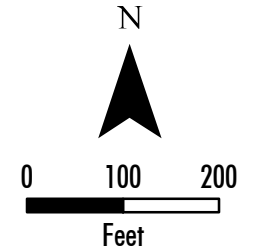
County Future Land Use

 Mixed Use (MU)



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

Proposed Zoning



Legend

Subject Parcel

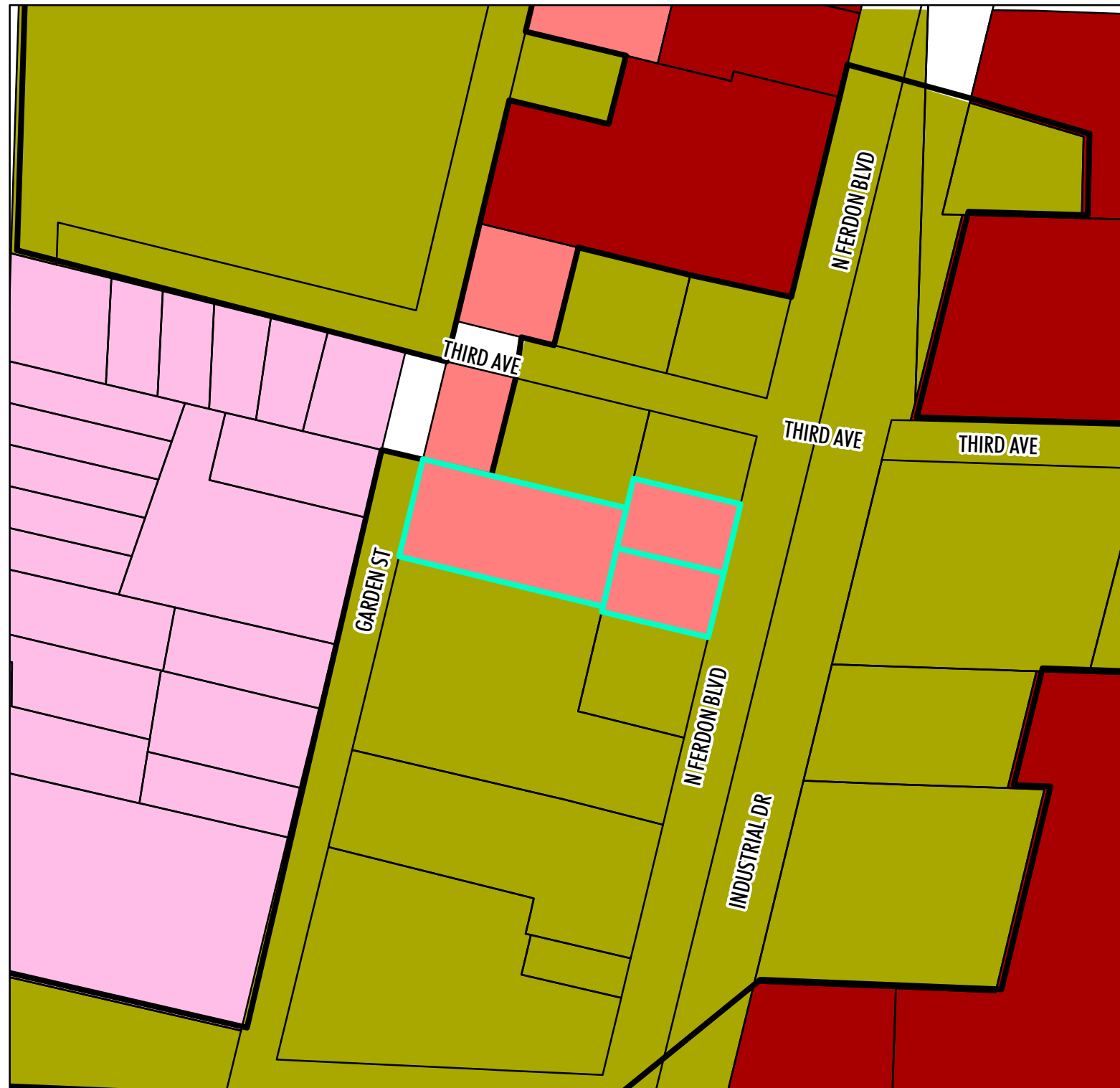
City Limits

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

- 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

Adopted Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

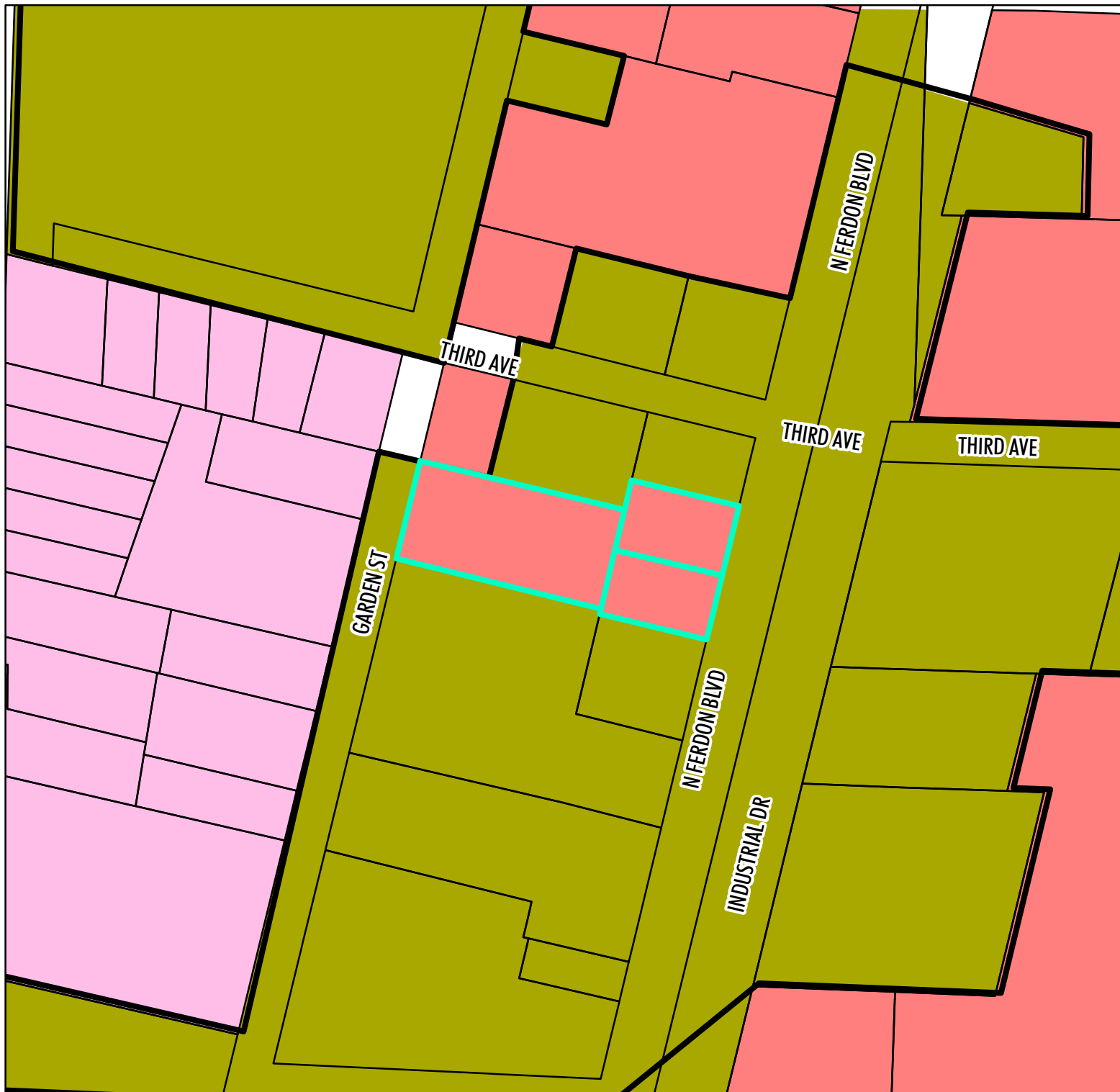
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Mixed Use (MU)



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

Adopted Zoning



0 100 200
Feet

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

-  Mixed Use (MU)

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 2, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 2. Ordinance 1867 - Hwy 85 & Garden St. Comprehensive Plan Amendment

BACKGROUND:

On March 25, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1132 & 1134 Highway 85 North and on Garden Street.

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1867 on May 9, 2022 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Lambert Alisha & Josey Wesley
PO Box 1411
Crestview, FL 32536
04-3N-23-1840-0004-0120
Parcel ID: 04-3N-23-1840-0004-0100
04-3N-23-1840-0004-0020
Site Size: 1.75 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

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

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 can be developed for commercial use.

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

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment 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 April 11, 2022. The property was posted on April 18, 2022. An advertisement ran in the Crestview News Bulletin on April 21 and April 28, 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 1867.

Attachments

1. Exhibit Packet

ORDINANCE: 1867

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 1.75 ACRES, MORE OR LESS, IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use to Commercial (C) on a parcel of land containing 1.75 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 1.75 acres of land, more or less, from Okaloosa County Mixed Use to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 1.75 acres, more or less, is known as Parcels 04-3N-23-1840-0004-0120, 04-3N-23-1840-0004-0100, and 04-3N-23-1840-0004-0020 and commonly described as:

Parcel # 04-3N-23-1840-0004-0120

LOTS 12 & 13, BLOCK 4, LESS AND EXCEPT THE NORTH 3 FEET OF LOT 12, BLOCK 4, OAKDALE MINIATURE FARMS, ACCORDING TO THE PLATT HEREOF AS RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

Parcel # 04-3N-23-1840-0004-0100

LOTS 10 & 11, BLOCK 4, AND THE NORTH 3 FEET OF LOT 12, BLOCK 4, OAKDALE MINIATURE FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

Parcel # 04-3N-23-1840-0004-0020

LOT 2, BLOCK 4, OAKDALE MINIATURE FARMS ADDITION TO THE TOWN OF CRESTVIEW, ACCORDING TO THE PLAT OF SAID SUBDIVISION DRAWN BY T.W. COLEMAN, AND RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

The Commercial (C) Future Land Use Category is hereby imposed on Parcels 04-3N-23-1840-0004-0120, 04-3N-23-1840-0004-0100, and 04-3N-23-1840-0004-0020. 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 04-3N-23-1840-0004-0120, 04-3N-23-1840-0004-0100, and 04-3N-23-1840-0004-0020 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)

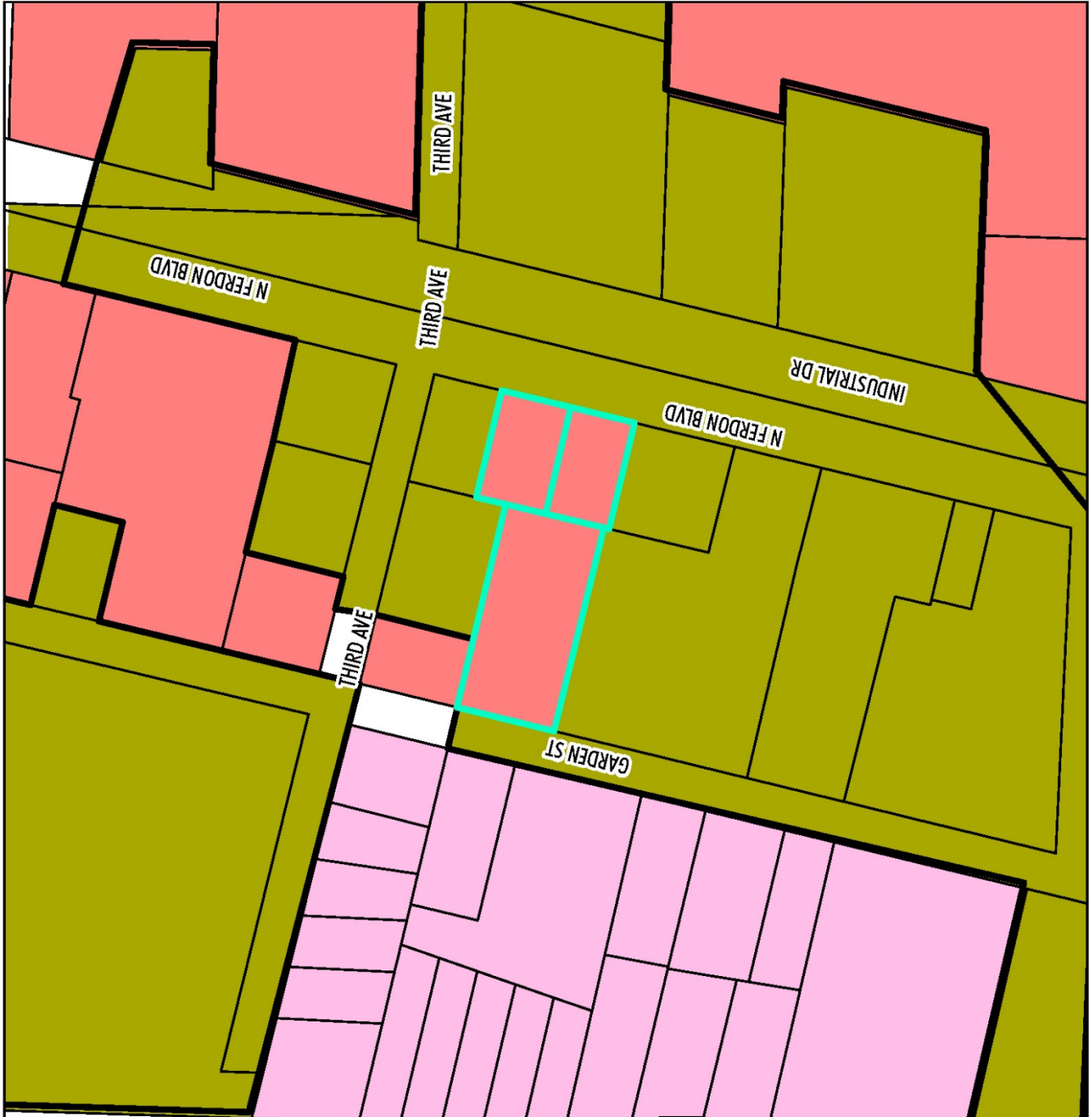
Public Lands (PL)

Residential (R)

County Future Land Use

Mixed Use (MU)

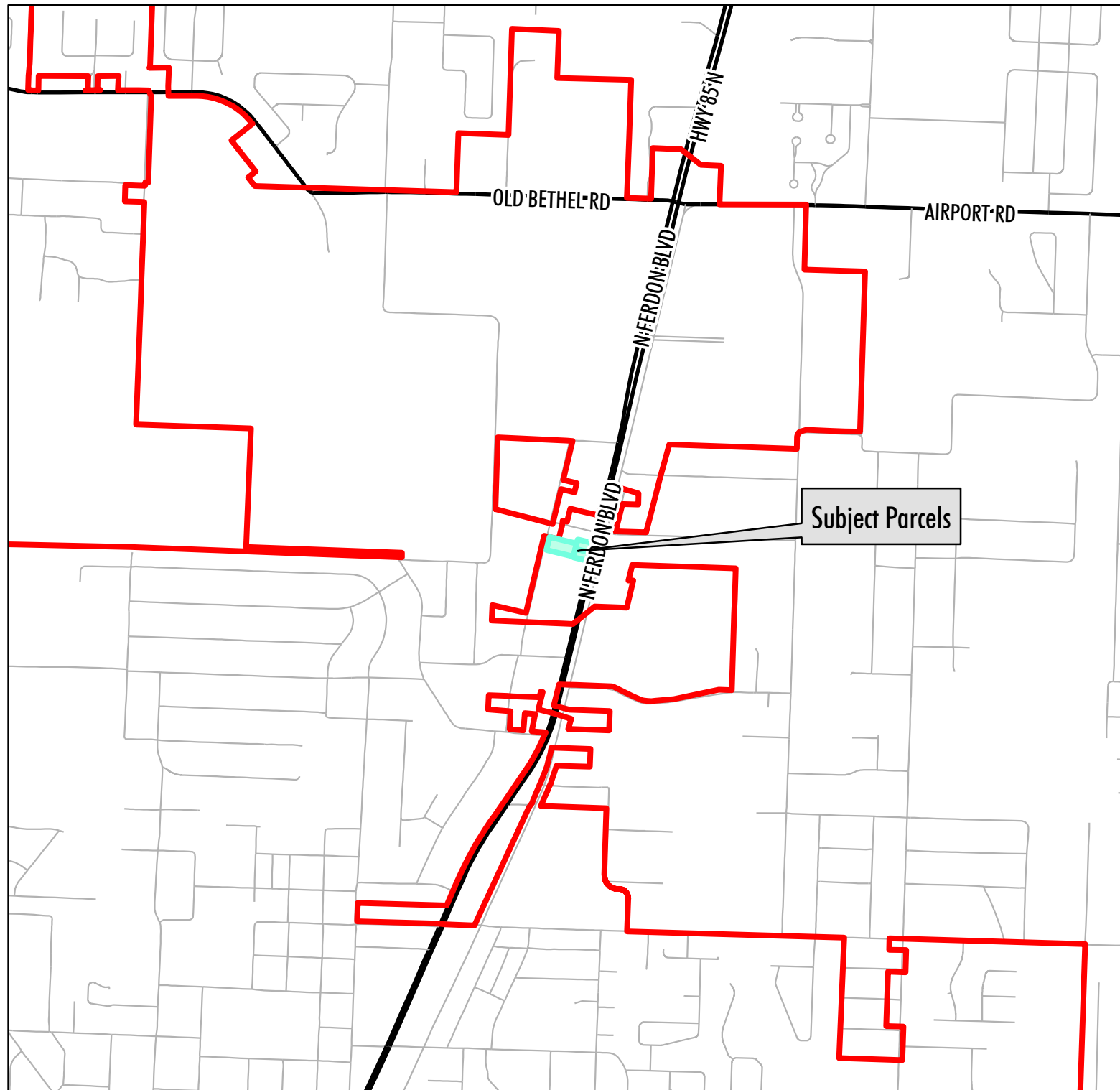
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



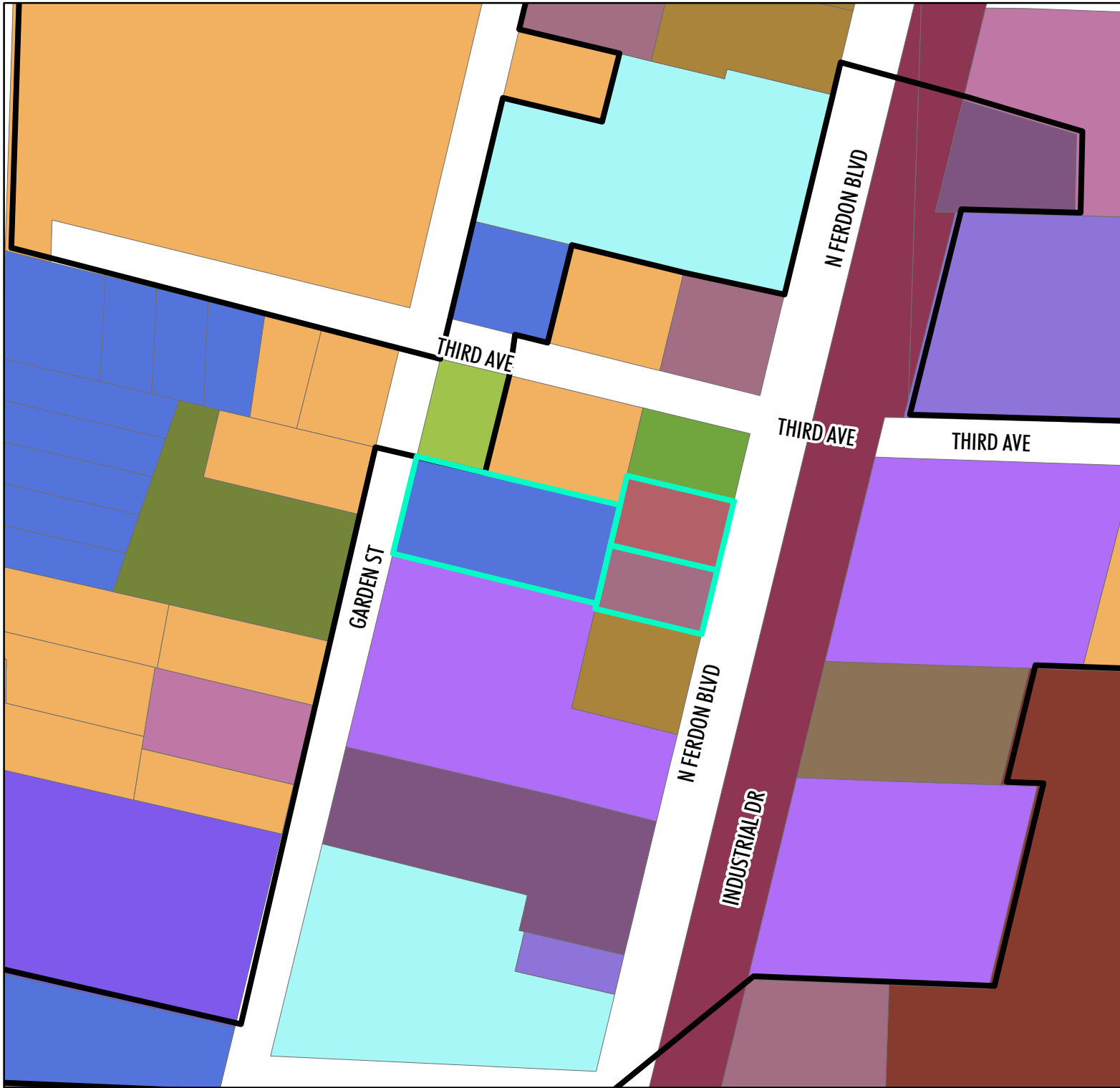
Vicinity Map



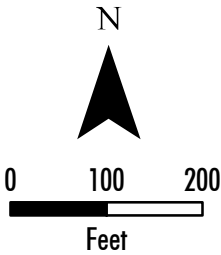
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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use



Legend

- Subject Parcel
- City Limits

Existing Use

- Churches
- Clubs/Lodges
- Financial
- Gym/Fitness
- Municipal
- No AG Acre
- Office Building
- Private School
- Restaurant
- Service Shop
- Single Family
- Stores
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

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

Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

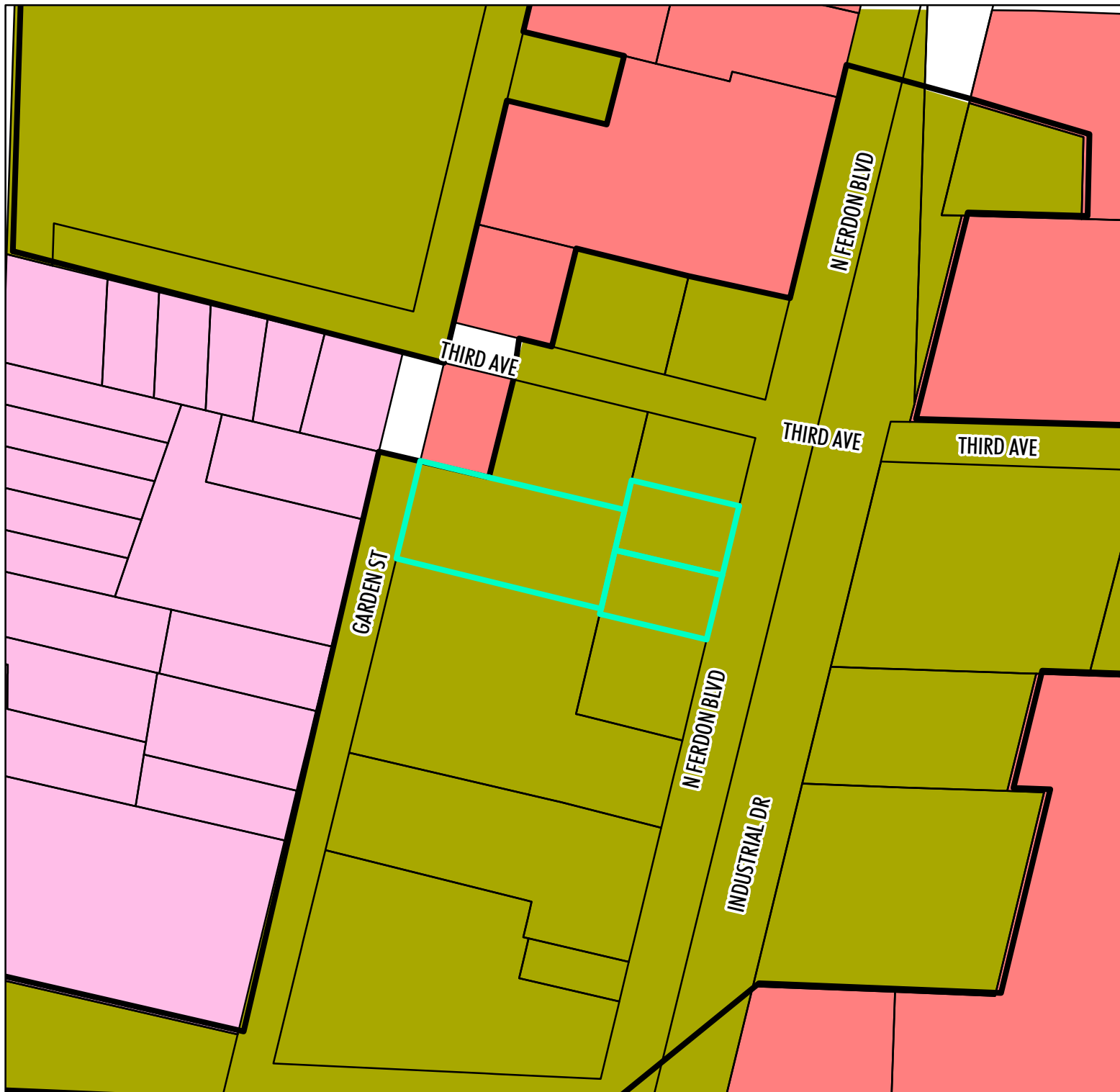
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

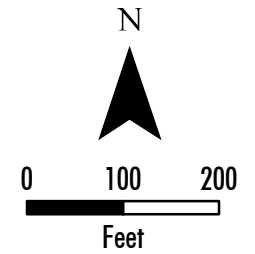
County Future Land Use

 Mixed Use (MU)



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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

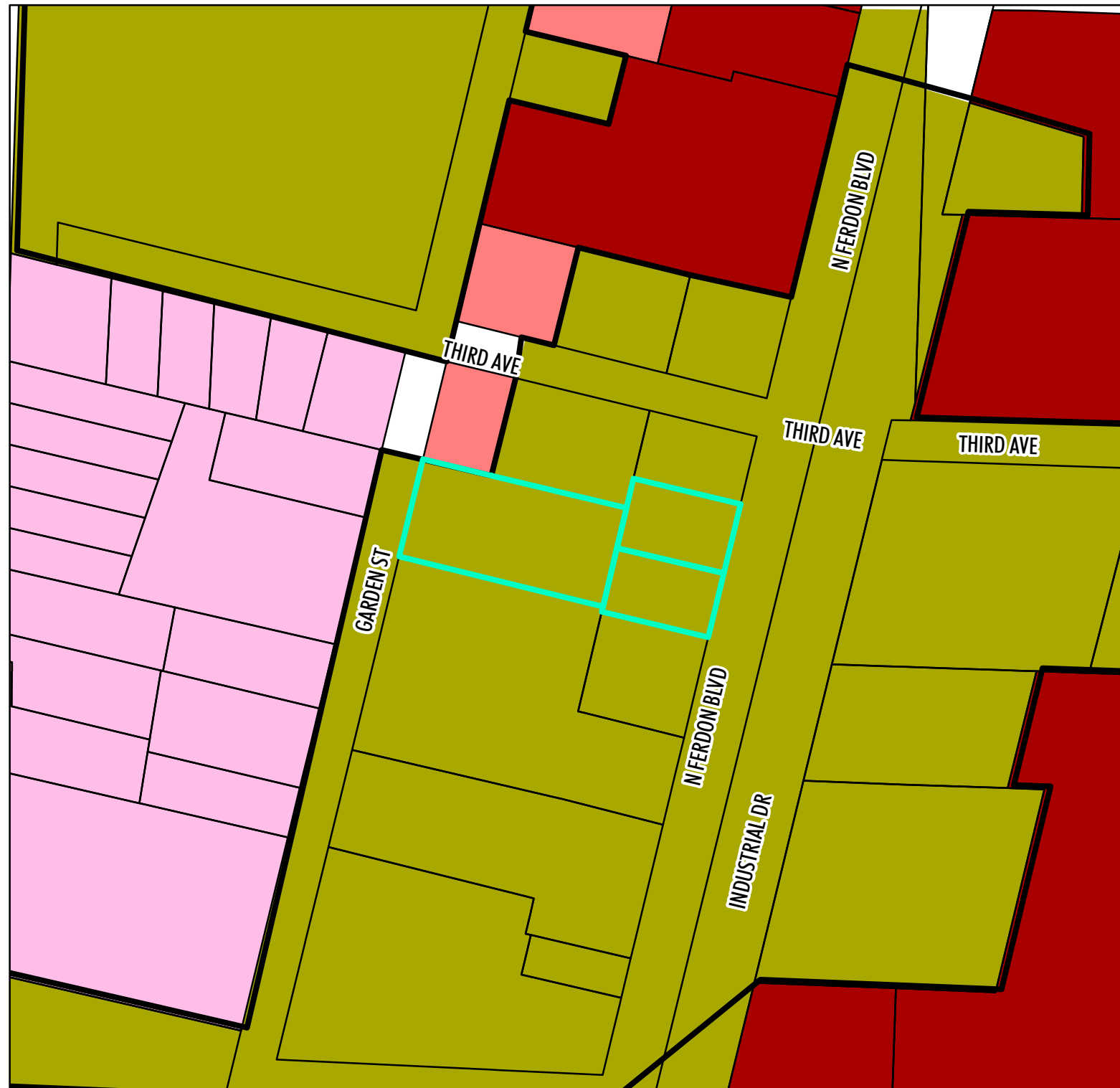
City Limits

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

- Mixed Use (MU)



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U.S. SURVEY FEET

Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

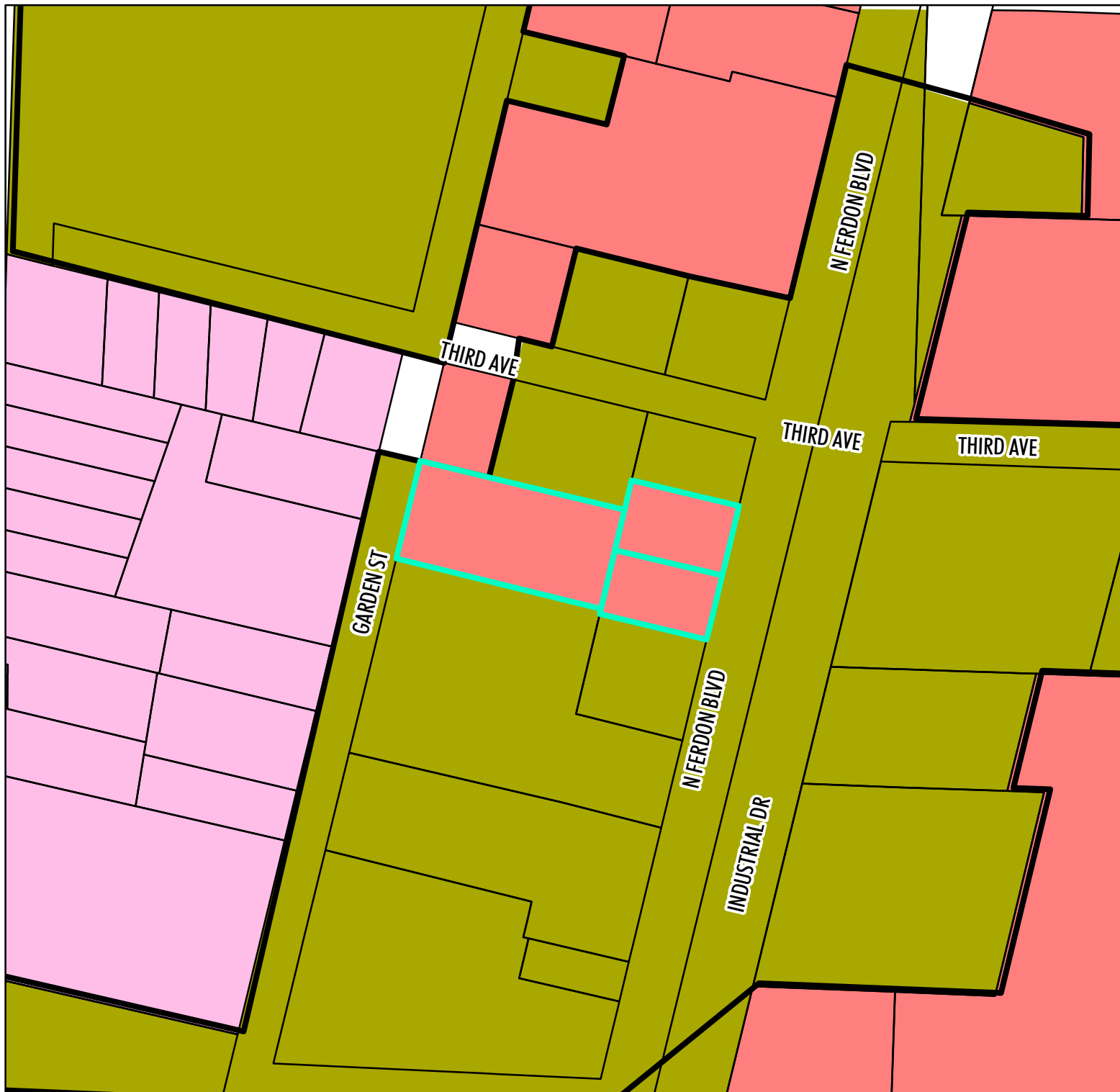
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

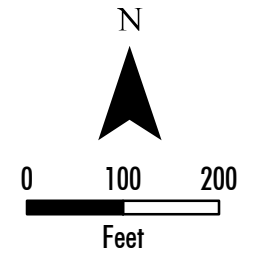
County Future Land Use

 Mixed Use (MU)



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

Proposed Zoning



Legend

Subject Parcel

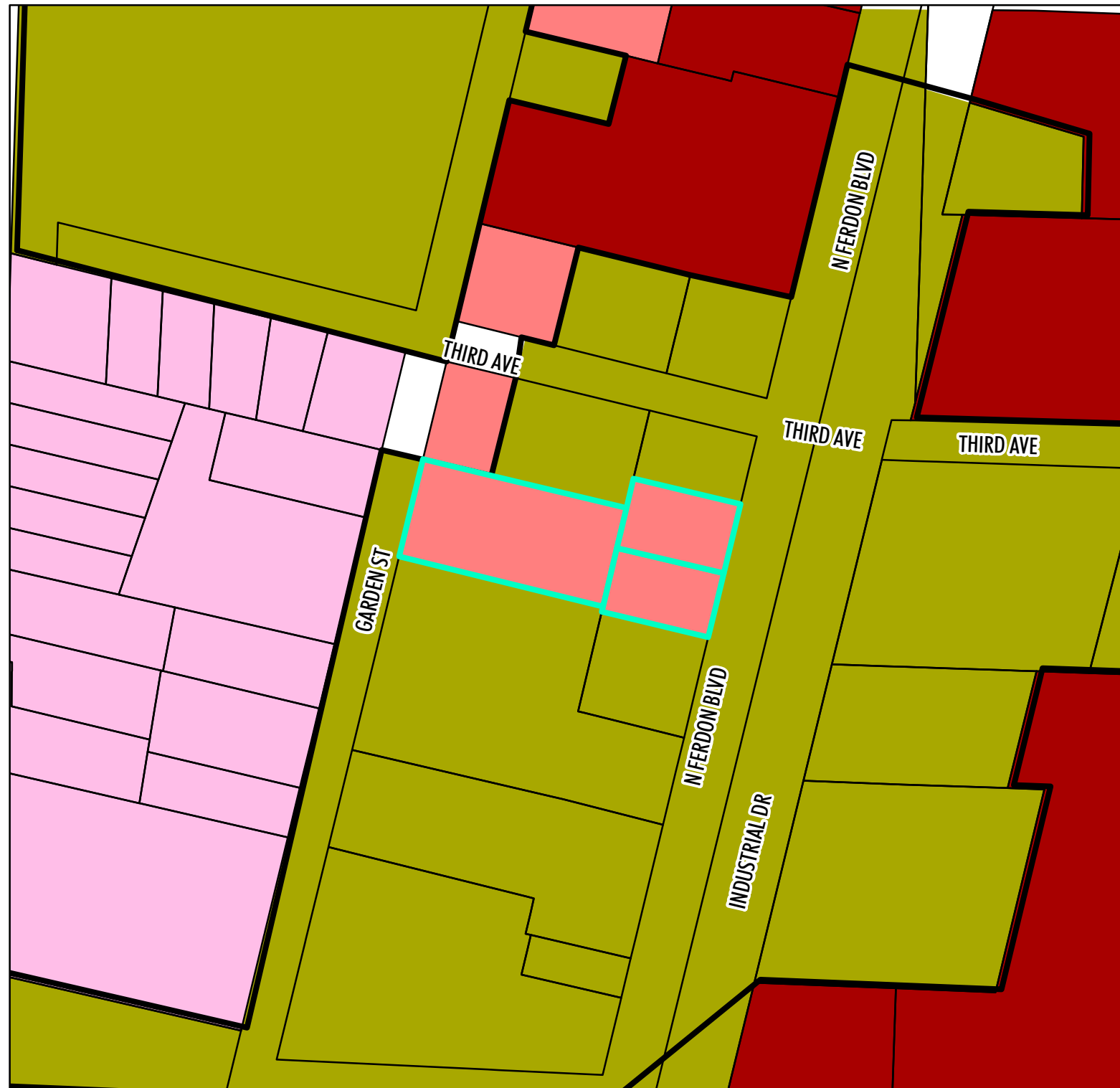
City Limits

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

- Mixed Use (MU)



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U.S. SURVEY FEET

Adopted Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

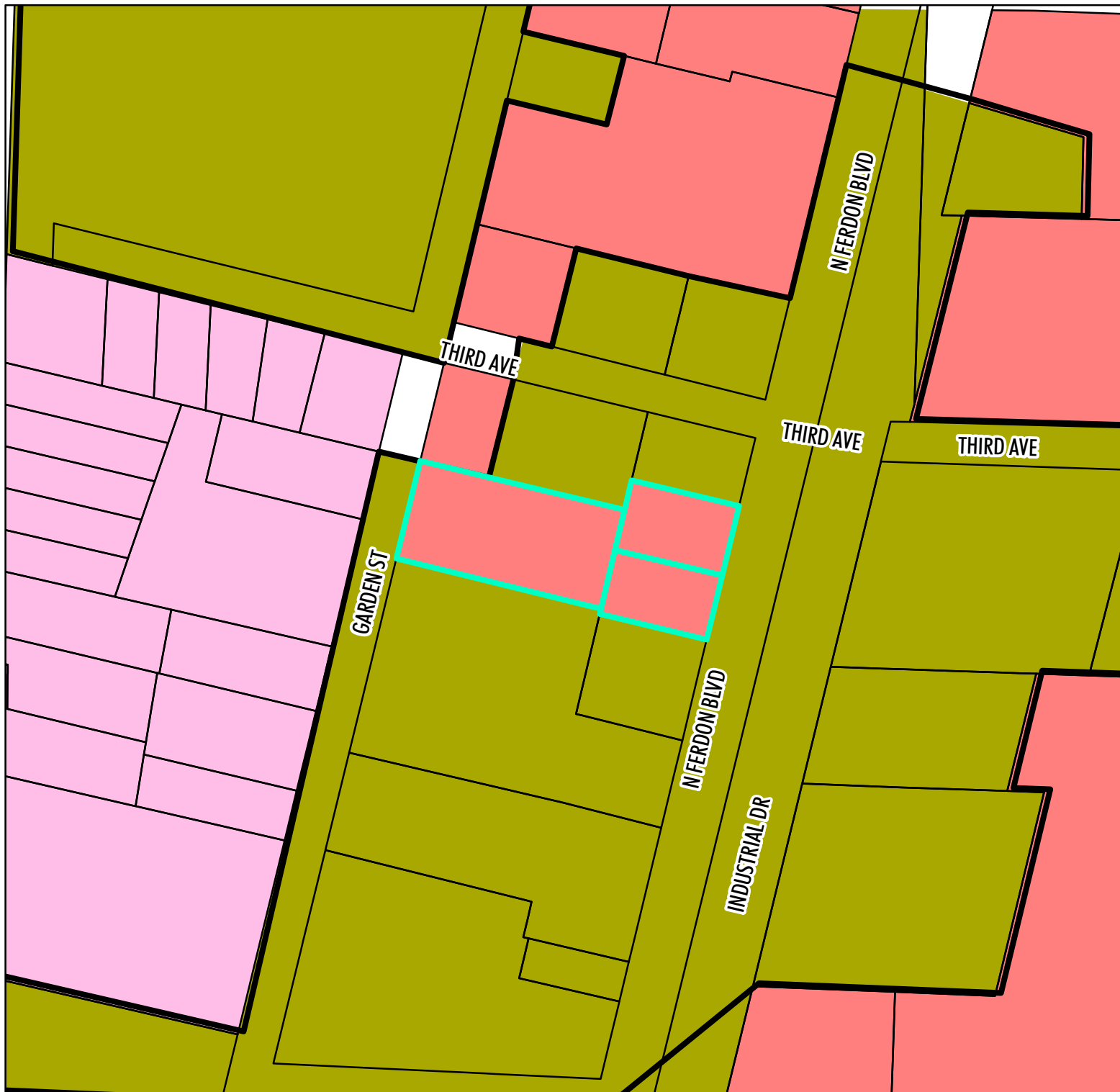
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Mixed Use (MU)



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U.S. SURVEY FEET

Adopted Zoning



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

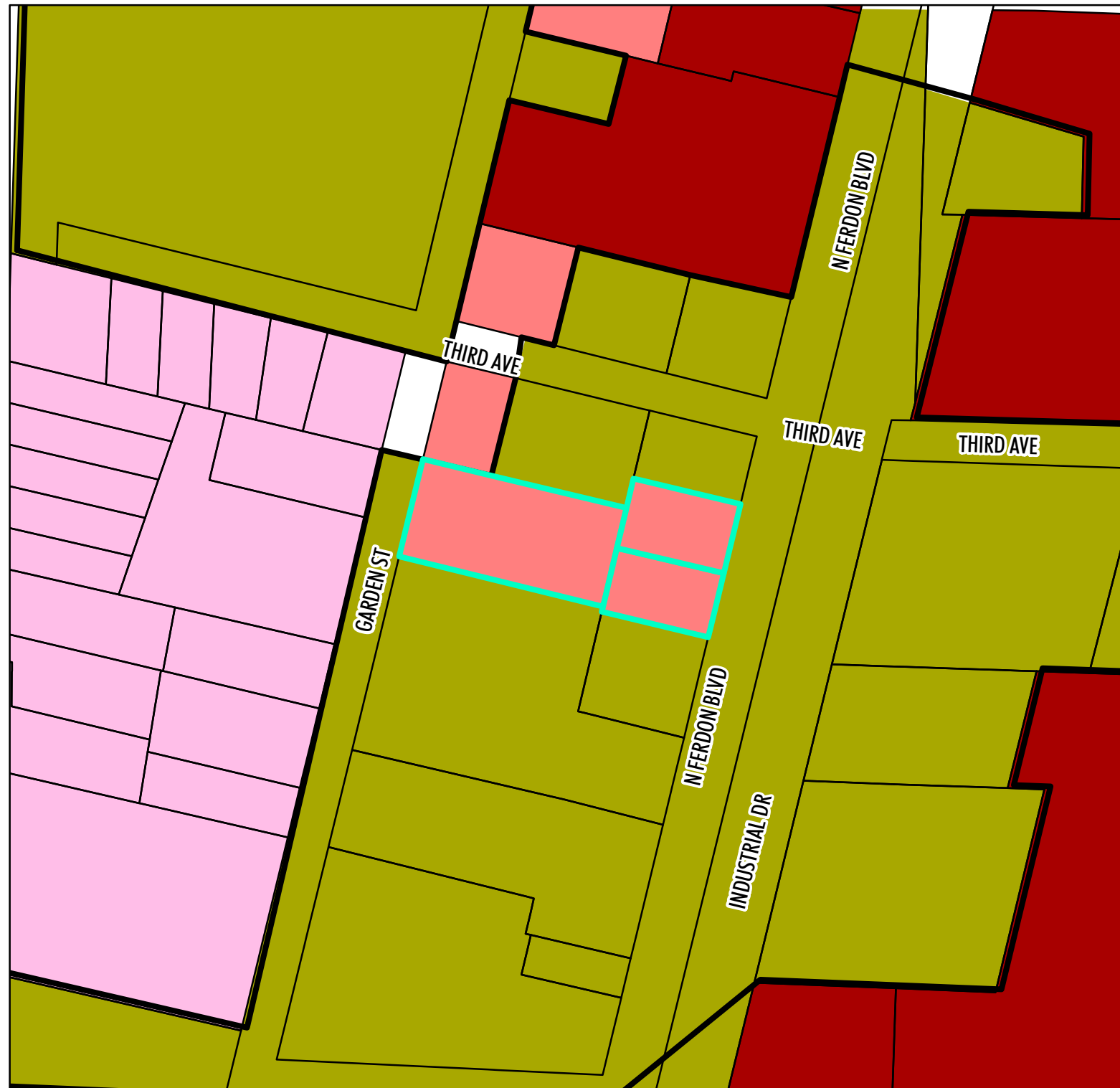
City Zoning

-  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)
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-  Commercial (C-2)
-  Industrial (IN)
-  Public Lands (P)
-  Conservation (E)

County Zoning

-  Mixed Use (MU)

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U.S. SURVEY FEET





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 2, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 3. Ordinance 1868 - Hwy 85 & Garden St Rezoning

BACKGROUND:

On March 25, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1132 & 1134 Highway 85 North and on Garden Street.

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

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

The request for rezoning will be presented to City Council via Ordinance 1868 on May 9, 2022 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Lambert Alisha & Josey Wesley
PO Box 1411
Crestview, FL 32536
04-3N-23-1840-0004-0120
Parcel ID: 04-3N-23-1840-0004-0100
04-3N-23-1840-0004-0020
Site Size: 1.75 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

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

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 can be developed for commercial use.

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on April 11, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on April 11, 2022. The property was posted on April 18, 2022. An advertisement ran in the Crestview News Bulletin on April 21 and April 28, 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 1868.

Attachments

1. Exhibit Packet

ORDINANCE: 1868

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.75 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 1.75 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 1.75 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1867, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

PIN # 04-3N-23-1840-0004-0120

LOTS 12 & 13, BLOCK 4, LESS AND EXCEPT THE NORTH 3 FEET OF LOT 12, BLOCK 4, OAKDALE MINIATURE FARMS, ACCORDING TO THE PLATT HEREOF AS RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PIN # 04-3N-23-1840-0004-0100

LOTS 10 & 11, BLOCK 4, AND THE NORTH 3 FEET OF LOT 12, BLOCK 4, OAKDALE MINIATURE FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PIN # 04-3N-23-1840-0004-0020

LOT 2, BLOCK 4, OAKDALE MINIATURE FARMS ADDITION TO THE TOWN OF CRESTVIEW, ACCORDING TO THE PLAT OF SAID SUBDIVISION DRAWN BY T.W. COLEMAN, AND RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1867 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the ____ day of _____, 2022.

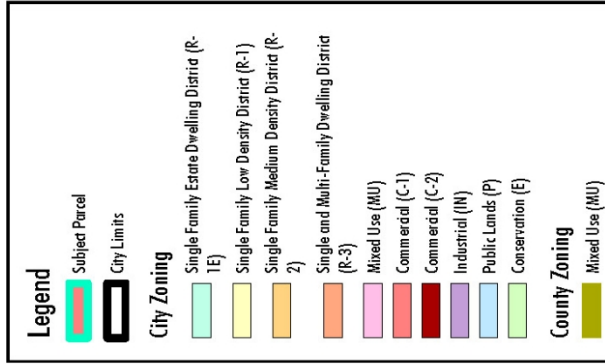
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this ____ day of _____, 2022.

J. B. Whitten
Mayor

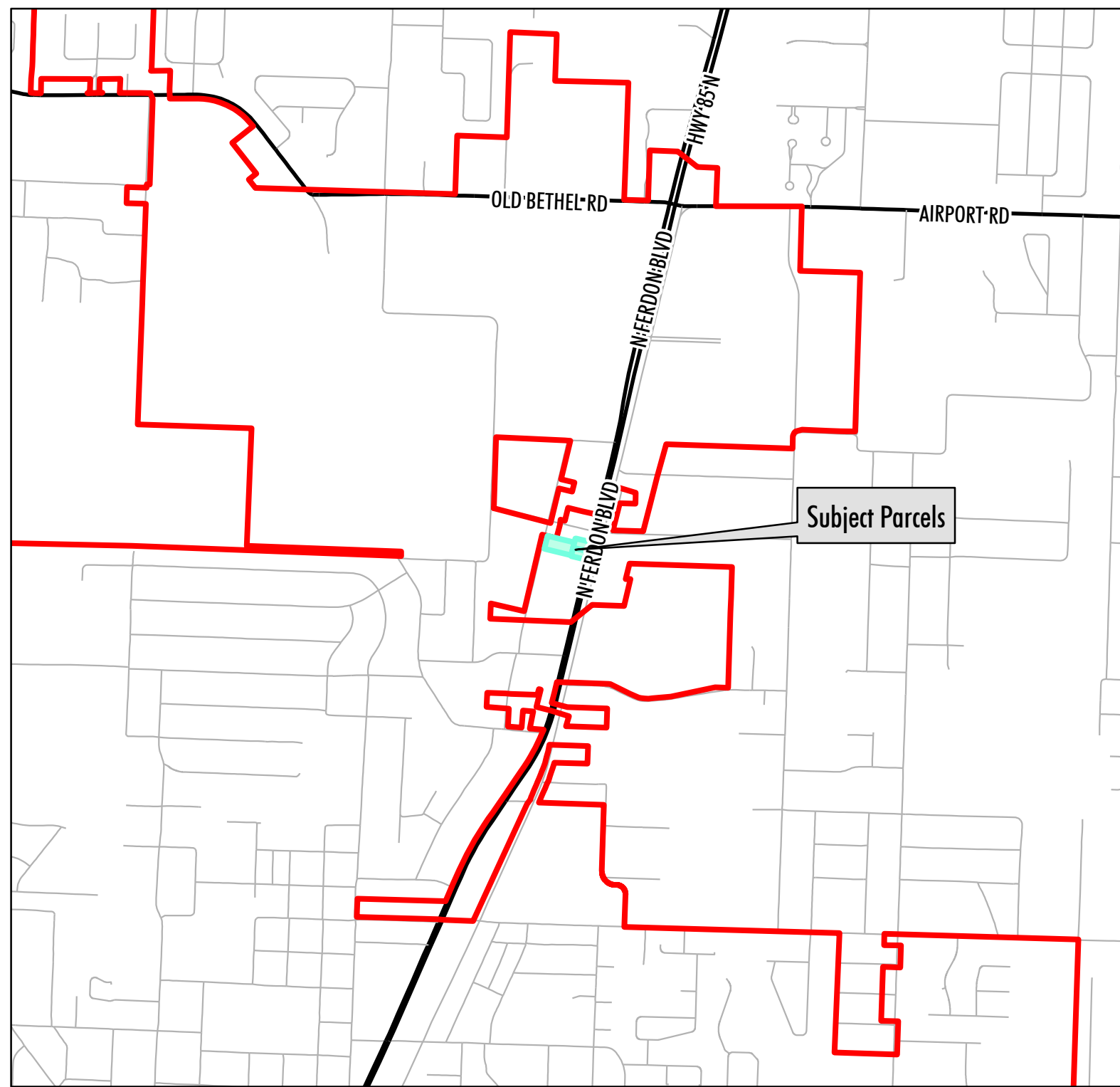
Adopted Zoning



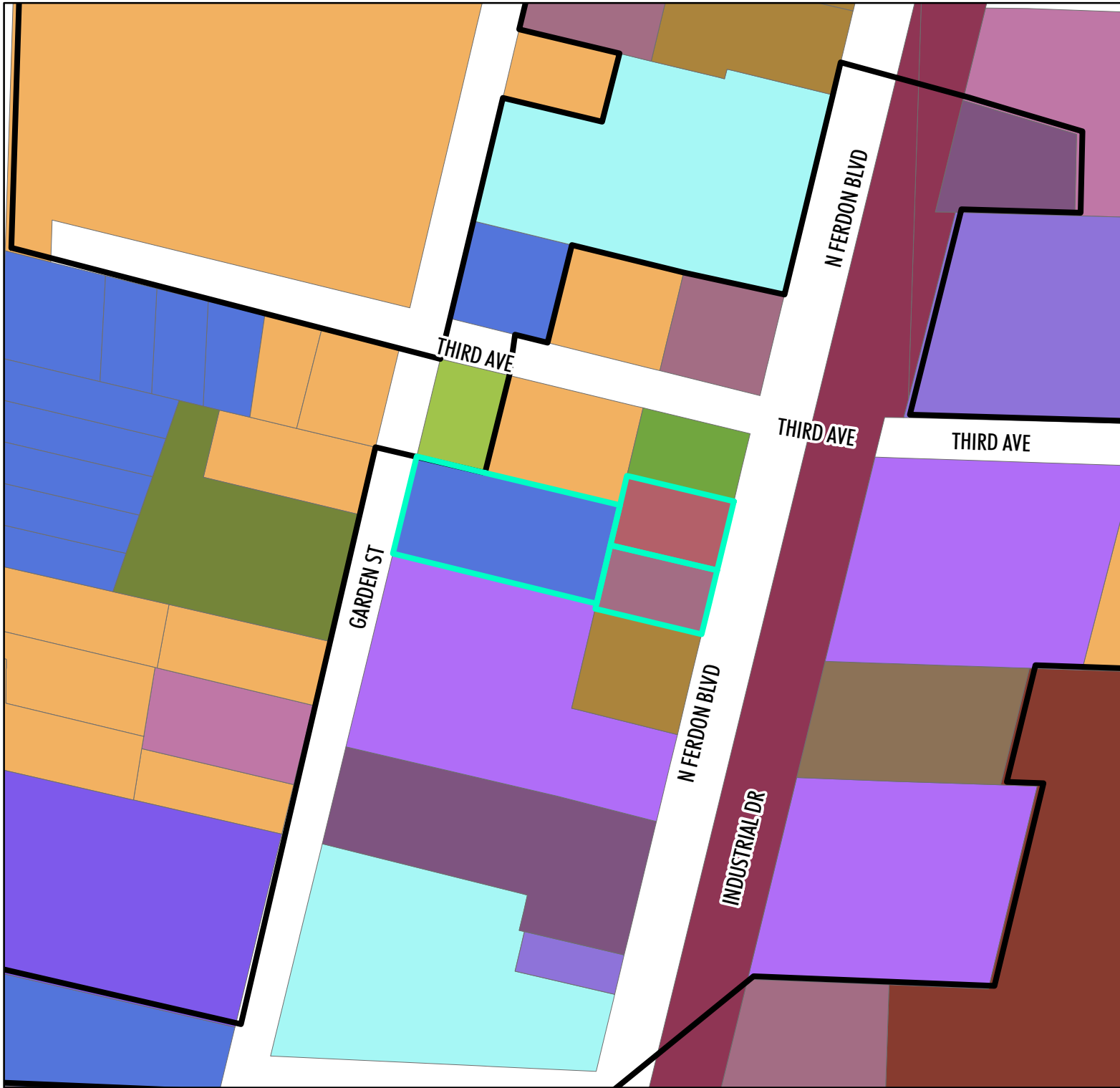
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



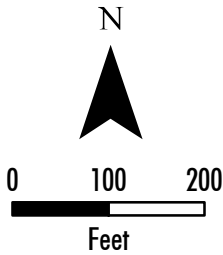
Vicinity Map



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



Existing Use



Legend

- Subject Parcel
- City Limits

Existing Use

- Churches
- Clubs/Lodges
- Financial
- Gym/Fitness
- Municipal
- No AG Acre
- Office Building
- Private School
- Restaurant
- Service Shop
- Single Family
- Stores
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

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

Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

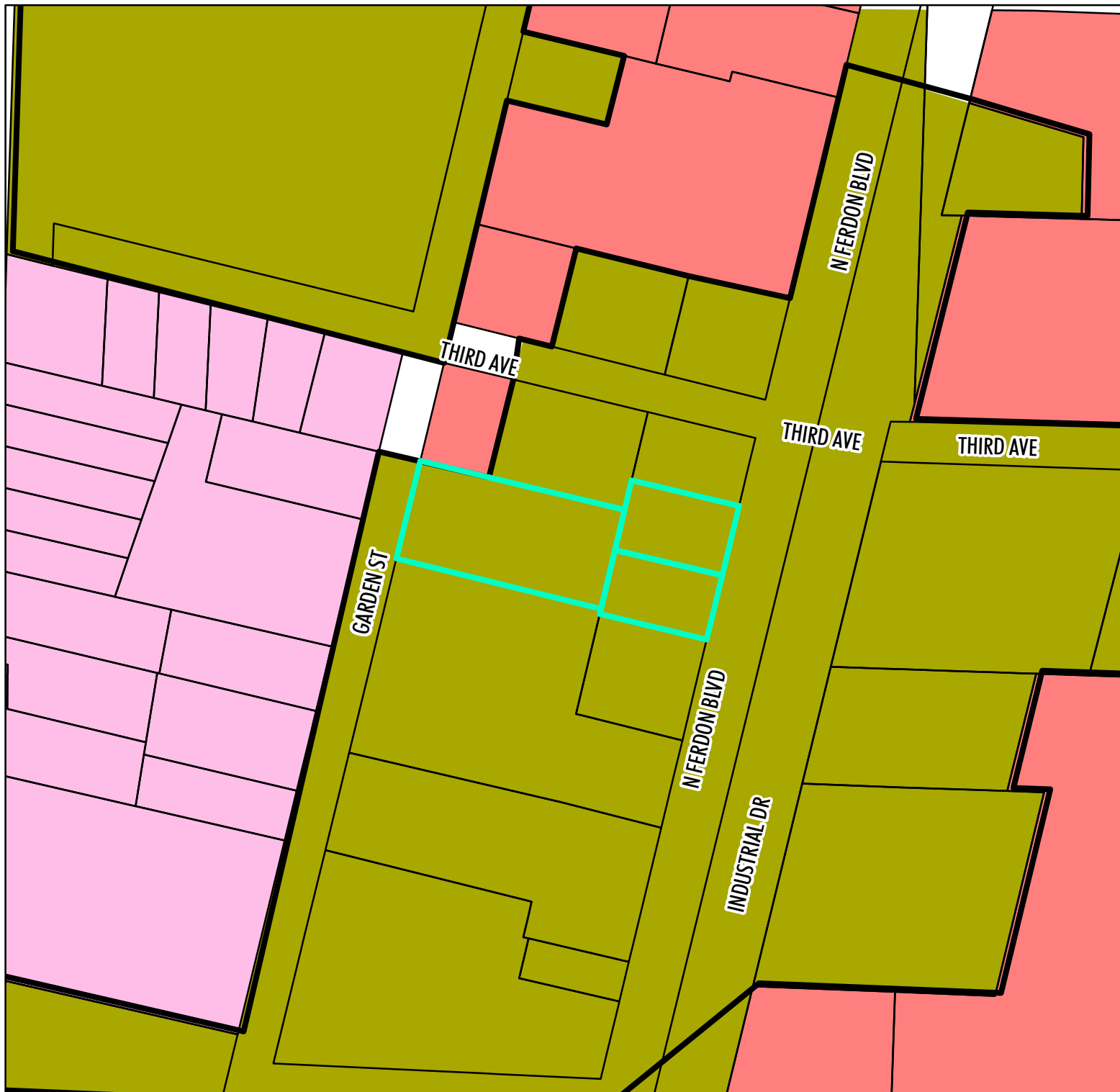
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

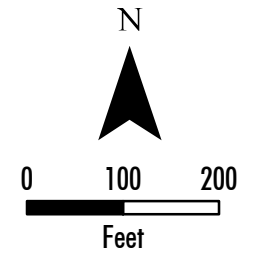
County Future Land Use

 Mixed Use (MU)



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

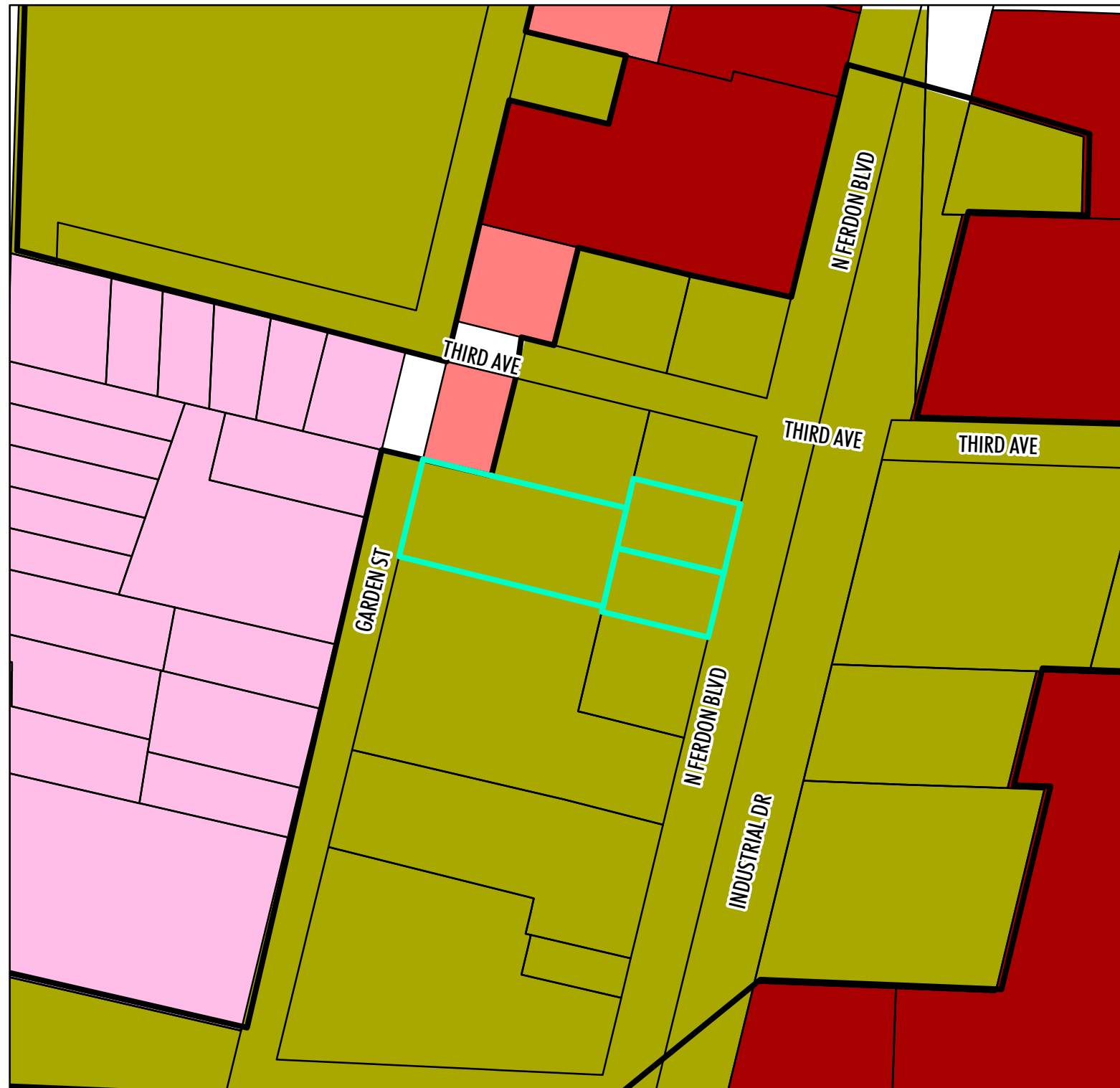
City Limits

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

- Mixed Use (MU)



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

Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

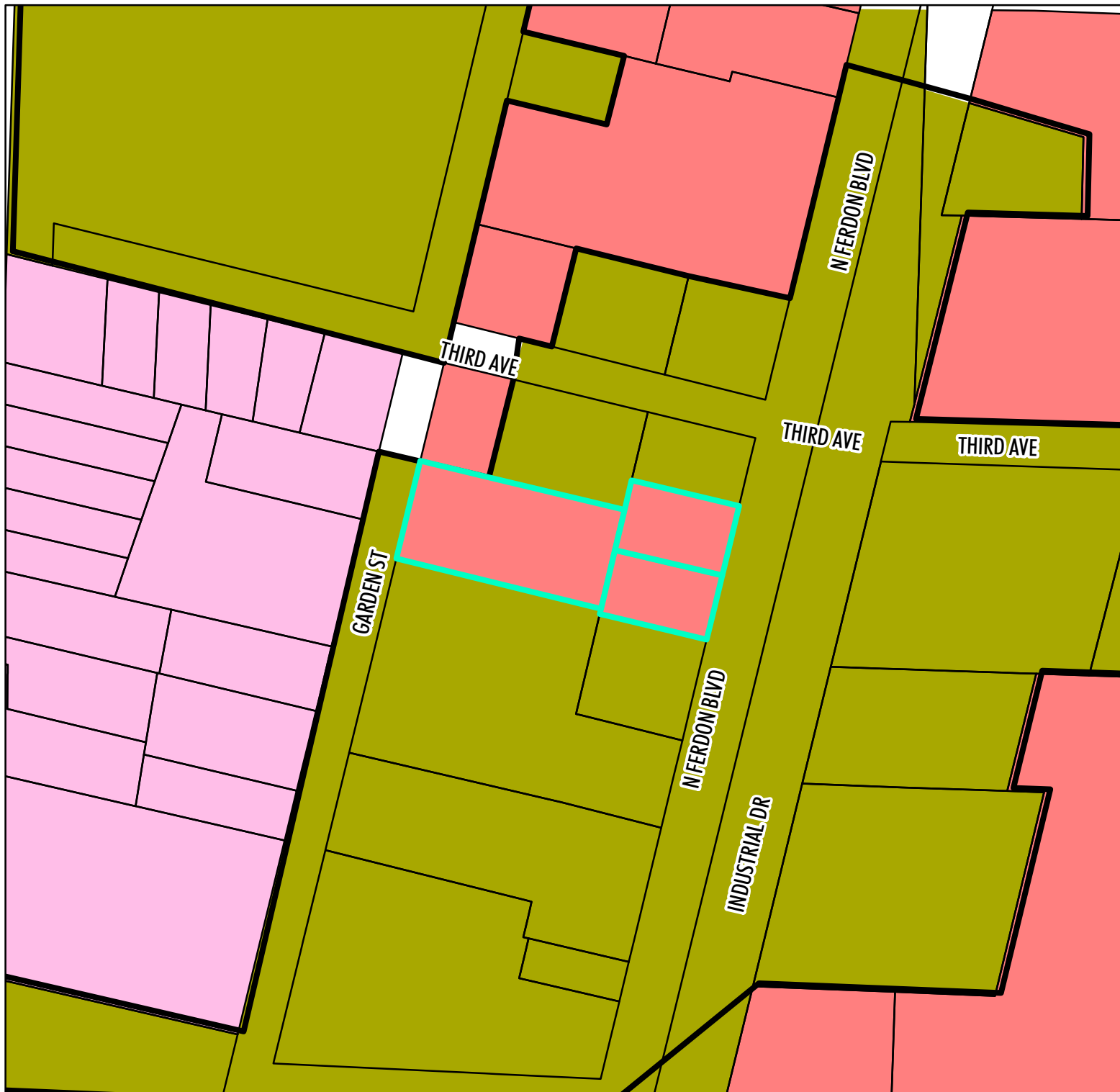
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

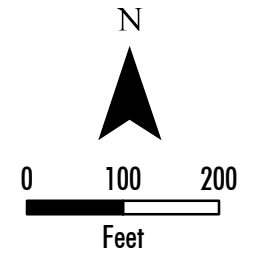
County Future Land Use

 Mixed Use (MU)



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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

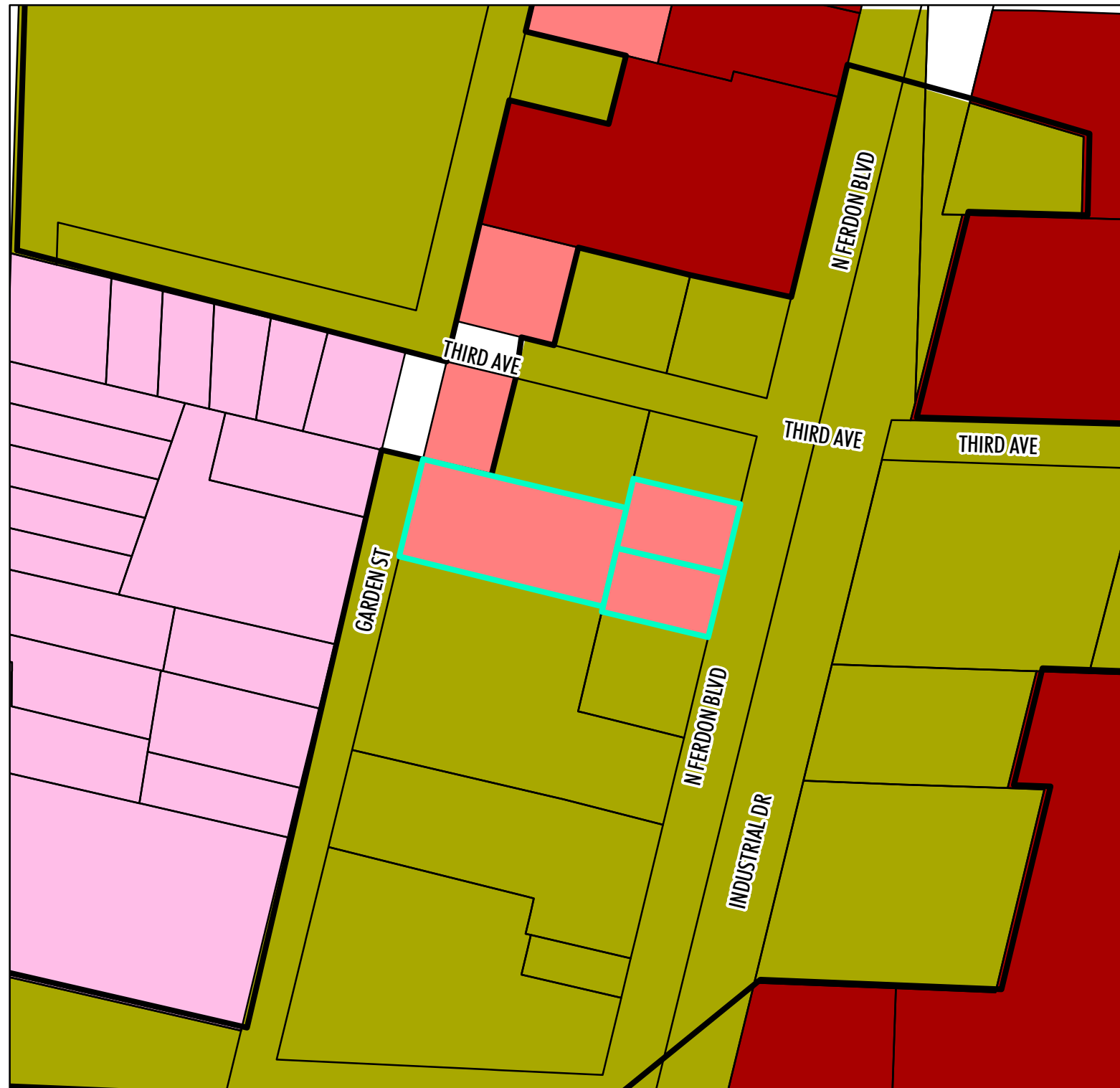
 City Limits

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

-  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

Adopted Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

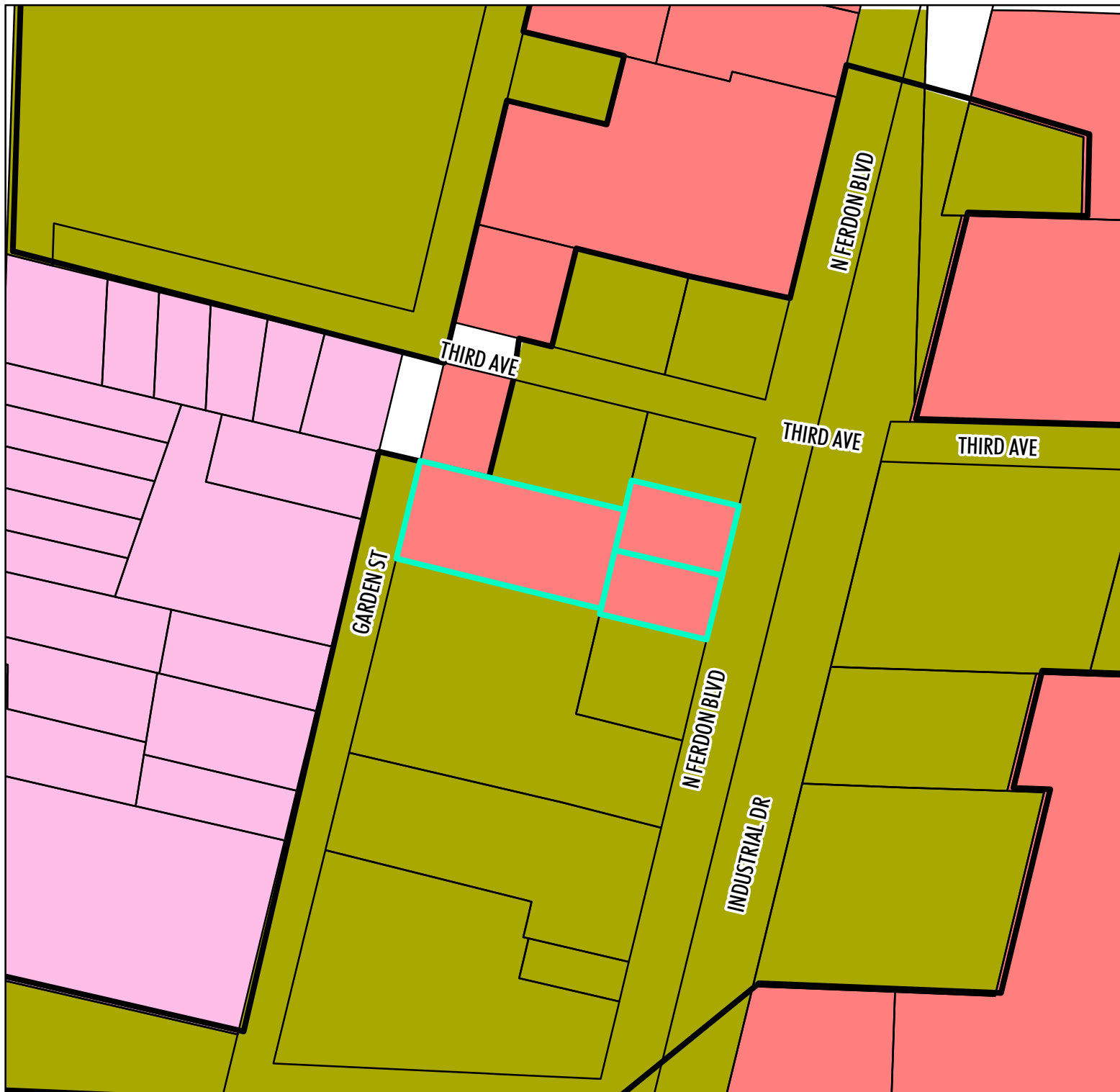
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Mixed Use (MU)



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

Adopted Zoning



0 100 200
Feet

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

-  Mixed Use (MU)

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 2, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 4. Ordinance 1869 - W James Lee Comprehensive Plan Amendment

BACKGROUND:

On April 4, 2022, staff received an application to amend the comprehensive plan and zoning designations for property located on Carr Drive.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Mixed Use (MU).

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1869 on May 9, 2022 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: 308 Wjl LLC
308 W James Lee Blvd
Crestview, FL 32536
Parcel ID: A portion of 18-3N-23-0320-0002-0050
Site Size: 0.12 acre
Current FLU: Mixed Use (MU)
Current Zoning: Mixed Use (MU)
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Mixed-Use (MU)	Mixed Use (MU)	Residential
East	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
South	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
West	Mixed Use (MU)	Mixed Use (MU)	Vacant

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

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

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment involves less than 50 acres.
- The proposed amendment does not involve a text change to goals, policies, and objectives of the comprehensive plan. It only proposes a land use change to the future land use map for a site-specific small-scale development.
- The subject property is not located within an area of critical state concern.

Courtesy notices were mailed to property owners within 300 feet of the subject property on April 11, 2022. The property was posted on April 18, 2022. An advertisement ran in the Crestview News Bulletin on April 21, 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 total \$2,500.00. The cost of advertising was \$240.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1869.

Attachments

1. Exhibit Packet

ORDINANCE: 1869

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 MIXED USE (MU) TO COMMERCIAL (C) ON APPROXIMATELY 0.12 ACRES, MORE OR LESS, IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Mixed Use (MU) to Commercial (C) on a parcel of land containing 0.12 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 0.12 acres of land, more or less, from Mixed Use (MU) to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 0.12 acres, more or less, is a portion of Parcel 18-3N-23-0320-0002-0050 and commonly described as:

COMMENCE AT THE NORTHWEST CORNER OF LOT 5, BLOCK 2, CAMPBELL'S ADDITION TO CRESTVIEW FLORIDA (PLAT BOOK 1, PAGE 161), SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF CARR DRIVE (56 FOOT RIGHT OF WAY) AND BEING MARKED BY A 1/2" CAPPED IRON ROD L.B. #4028; THENCE ALONG SAID RIGHT OF WAY LINE RUN S 02°03'05" W, A DISTANCE OF 68.21 FEET TO A 1/2" CAPPED IRON ROD L.B. #3501 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S 87°54'04" E, A DISTANCE OF 141.61 FEET TO THE EAST LINE OF THE AFOREMENTIONED LOT 5 AND A 1/2" CAPPED IRON ROD L.B. #3501; THENCE ALONG SAID EAST LINE RUN S 00°42'57" W, A DISTANCE OF 63.16

FEET TO A 1/2" CAPPED IRON ROD (NO IDENTIFICATION); THENCE RUN N 68°42'04" W, A DISTANCE OF 151.55 FEET RETURNING TO THE EASTERLY RIGHT OF WAY LINE OF CARR DRIVE (56 FOOT RIGHT OF WAY) AND A 1/2" CAPPED IRON ROD (NO IDENTIFICATION); THENCE ALONG SAID RIGHT OF WAY LINE RUN N 02°03'05" E, A DISTANCE OF 13.31 FEET TO A 1/2" CAPPED IRON ROD L.B. #3501 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS ±0.12 ACRES (±5,423 SQUARE FEET), MORE OR LESS.

The Commercial (C) Future Land Use Category is hereby imposed on a portion of Parcel 18-3N-23-0320-0002-0050. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows the portion of Parcel 18-3N-23-0320-0002-0050 thereon.

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the ____ day of _____, 2022.

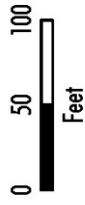
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this ____ day of _____, 2022.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend



Subject

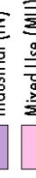


City Limits

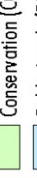
City Future Land



Commercial (C)



Industrial (IN)



Mixed Use (MU)



Conservation (CON)

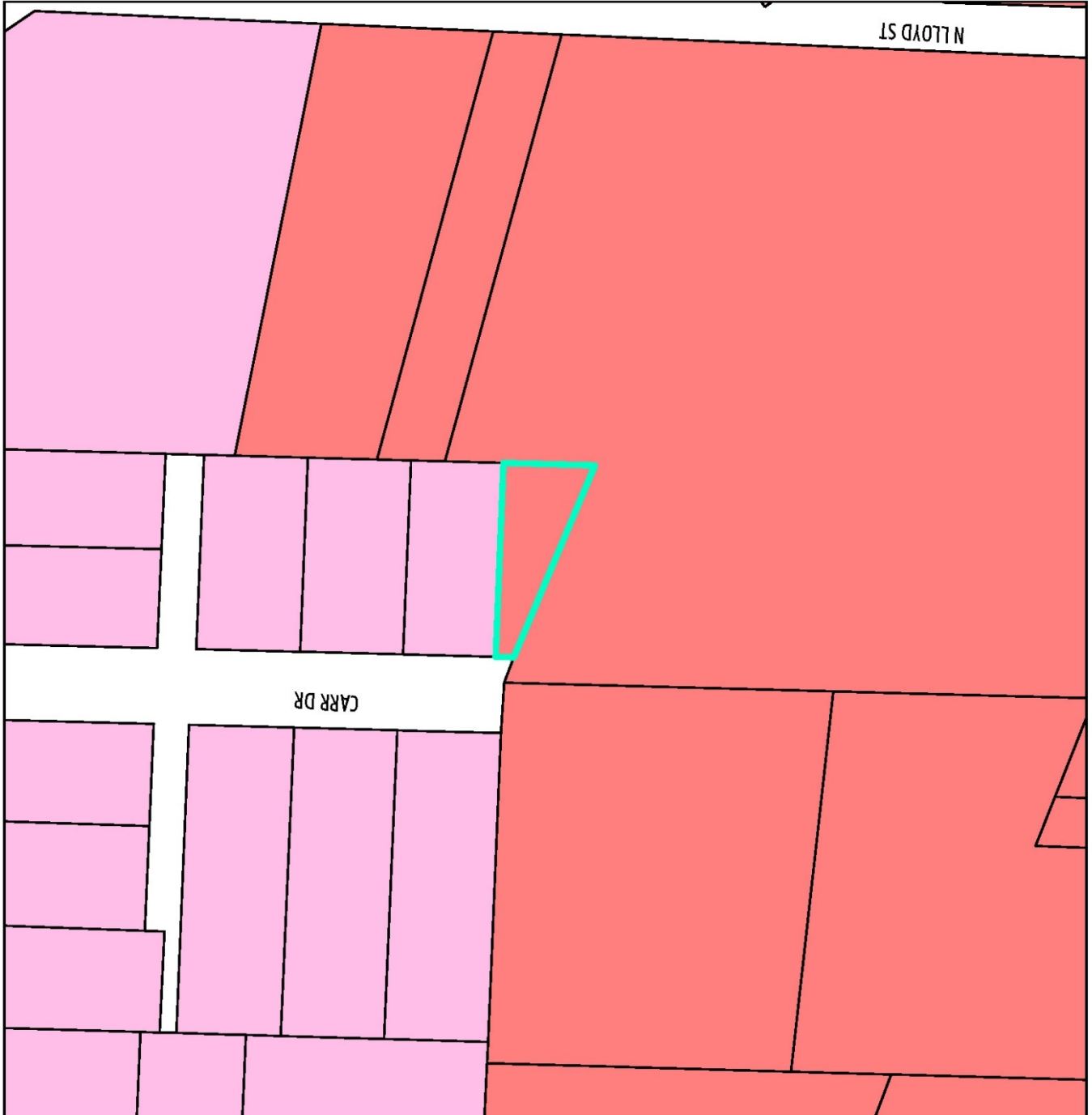


Public Lands (PL)



Residential (R)

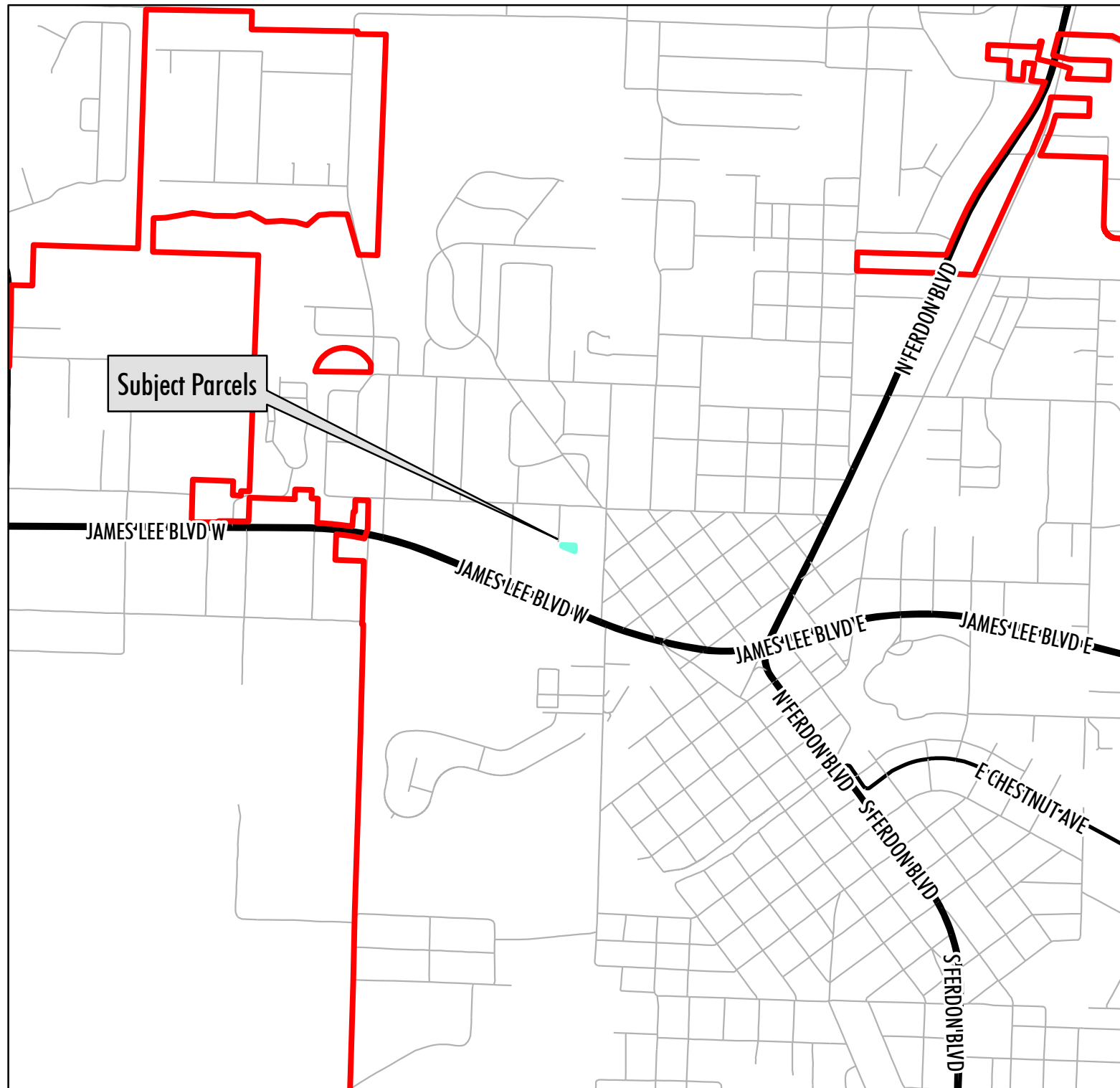
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



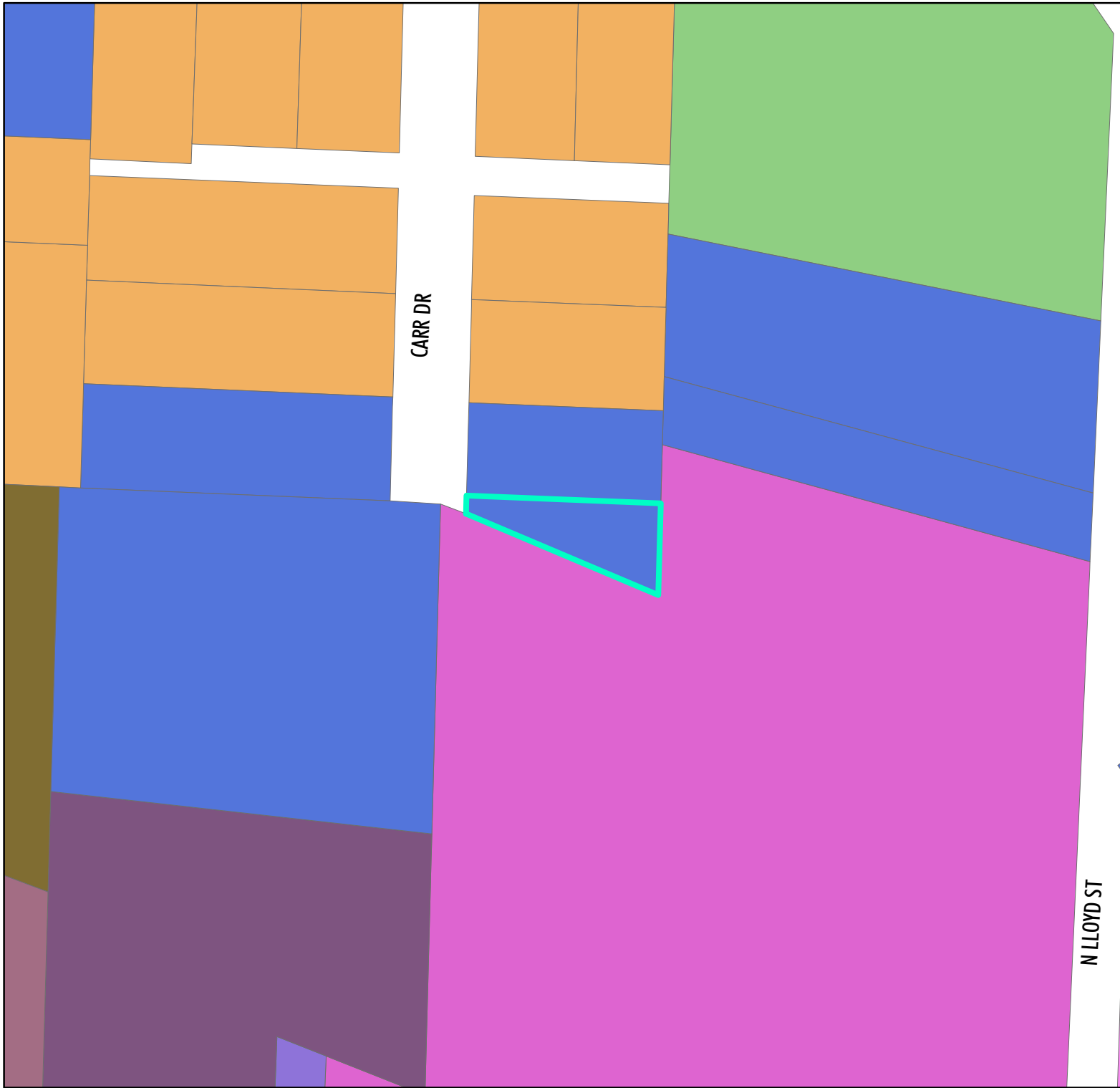
Vicinity Map



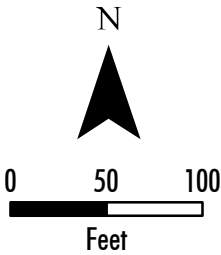
Not to Scale



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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

- Bowling/Rec
- Car Wash
- Community
- Multi-Family
- Single Family
- Stores
- Vacant
- Vacant Commercial
- Vehicle Sale

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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



0 50 100
Feet

 Subject

 City Limits

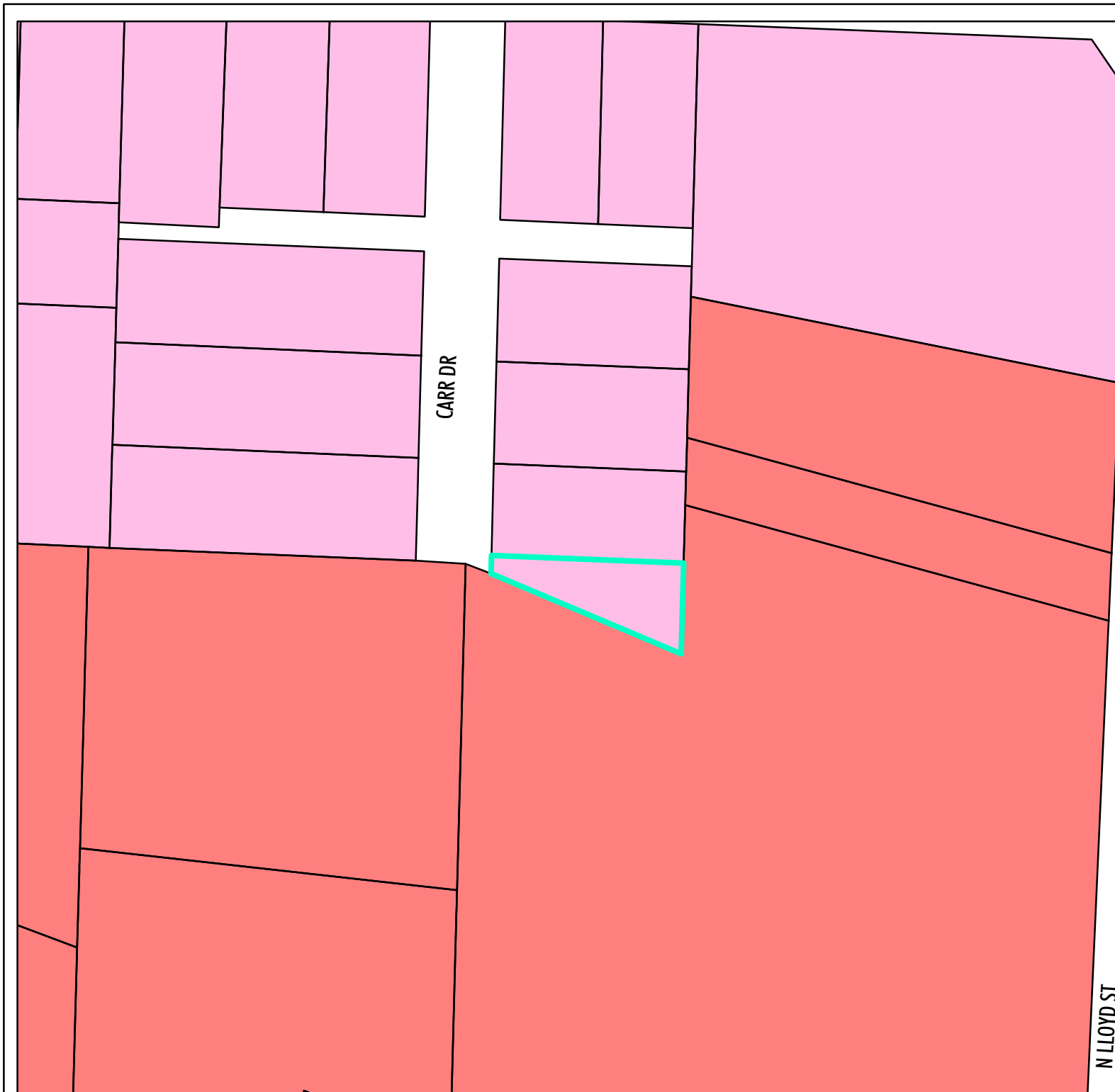
City Future Land

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

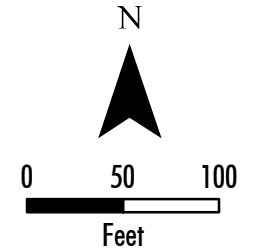
County Future Land

-  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)

CARR DR

N LLOYD ST

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



0 50 100
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

 Residential (R)

CARR DR

N LLOYD ST

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: May 2, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 5. Ordinance 1870 - W James Lee Rezoning

BACKGROUND:

On April 4, 2022, staff received an application to amend the comprehensive plan and zoning designations for property located on Carr Drive.

The subject property is currently located within the city limits of Crestview with zoning designations of Mixed Use (MU) and Commercial Low-Intensity District (C-1).

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

The request for rezoning will be presented to City Council via Ordinance 1870 on May 9, 2022 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: 308 Wjl LLC
308 W James Lee Blvd
Crestview, FL 32536
Parcel ID: 18-3N-23-0000-0017-0000 & a portion of 18-3N-23-0320-0002-0050
Site Size: 1.59 acre
Current FLU: Mixed Use (MU) & Commercial (C)
Current Zoning: Mixed Use (MU) & Commercial Low-Intensity District (C-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	Mixed-Use (MU)	Mixed Use (MU)	Residential
East	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
South	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
West	Mixed Use (MU)	Mixed Use (MU)	Vacant

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on April 11, 2022. The property was posted on April 18, 2022. An advertisement ran in the Crestview News Bulletin on April 21, 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 rezoning total \$750.00. There is no additional cost of advertising as the rezoning request was included in the advertisement with the comprehensive plan amendment.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1870.

Attachments

1. Exhibit Packet

ORDINANCE: 1870

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.59 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) AND MIXED USE (MU) ZONING DISTRICT TO THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 1.59 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 1.59 acres, more or less, being formerly zoned Commercial Low-Intensity District (C-1) and Mixed Use (MU) with the Commercial High-Intensity District (C-2) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1869, is hereby rezoned to Commercial High-Intensity District (C-2) to wit:

PIN # 18-3N-23-0000-0017-0000

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HIGHWAY 90 WEST AND THE EAST LINE OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE RUN NORTH 69 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 640.00 FEET TO A 1/2 INCH CAPPED IRON ROD (NO IDENTIFICATION); THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE RUN NORTH 69 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH A DISTANCE OF 273.14 FEET TO A 1/2 INCH CAPPED IRON ROD L.B. #3501 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 84 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 294.85 FEET TO A 1/2 INCH CAPPED IRON ROD L.B. #3501; THENCE RUN NORTH 03 DEGREES 36 MINUTES 51 SECONDS EAST, A DISTANCE OF 242.88 FEET TO A 1/2 INCH CAPPED IRON ROD L.B. #3501 AND THE SOUTH LINE OF CAMPBELL'S ADDITION TO CRESTVIEW, FLORIDA (PLAT BOOK 1, PAGE 161); THENCE ALONG SAID SOUTH LINE RUN NORTH 87 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 263.46 FEET TO A 1 INCH IRON PIPE (NO IDENTIFICATION); THENCE CONTINUE ALONG SAID SOUTH LINE RUN NORTH 86 DEGREES 28 MINUTES 43 SECONDS WEST, A DISTANCE OF 28.75 FEET TO A NAIL AND DISK L.B. #5024; THENCE DEPARTING SAID SUBDIVISION LINE RUN SOUTH 04 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 226.00 FEET TO A 1/2 INCH CAPPED IRON ROD L.B. #3501 AND THE POINT OF BEGINNING.

PIN # A portion of 18-3N-23-0320-0002-0050

COMMENCE AT THE NORTHWEST CORNER OF LOT 5, BLOCK 2, CAMPBELL'S ADDITION TO CRESTVIEW FLORIDA (PLAT BOOK 1, PAGE 161), SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF CARR DRIVE (56 FOOT RIGHT OF WAY) AND BEING MARKED BY A 1/2" CAPPED IRON ROD L.B. #4028; THENCE ALONG SAID RIGHT OF WAY LINE RUN S 02°03'05" W, A DISTANCE OF 68.21 FEET TO A 1/2" CAPPED IRON ROD L.B. #3501 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S 87°54'04" E, A DISTANCE OF 141.61 FEET TO THE EAST LINE OF THE AFOREMENTIONED LOT 5 AND A 1/2" CAPPED IRON ROD L.B. #3501; THENCE ALONG SAID EAST LINE RUN S 00°42'57" W, A DISTANCE OF 63.16 FEET TO A 1/2" CAPPED IRON ROD (NO IDENTIFICATION); THENCE RUN N 68°42'04" W, A DISTANCE OF 151.55 FEET RETURNING TO THE EASTERLY RIGHT OF WAY LINE OF CARR DRIVE (56 FOOT RIGHT OF WAY) AND A 1/2" CAPPED IRON ROD (NO IDENTIFICATION); THENCE ALONG SAID RIGHT OF WAY LINE RUN N 02°03'05" E, A DISTANCE OF 13.31 FEET TO A 1/2" CAPPED IRON ROD L.B. #3501 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS ±0.12 ACRES (±5,423 SQUARE FEET), MORE OR LESS.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1869 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.

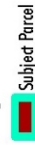
J. B. Whitten
Mayor

Adopted Zoning



0 75 150
Feet

Legend



City

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)

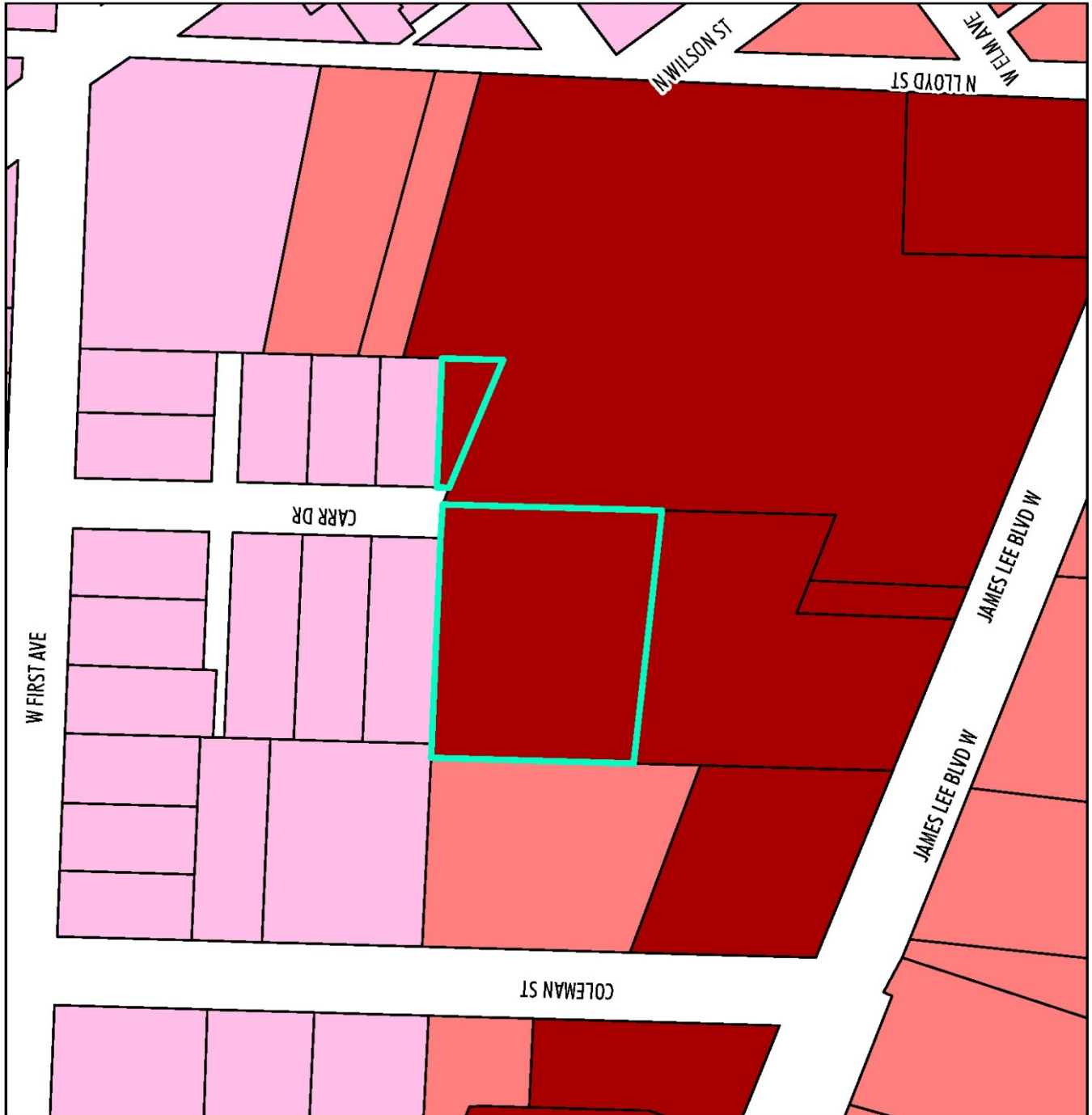
Commercial (C-2)

Industrial (IN)

Public Lands (P)

Conservation (E)

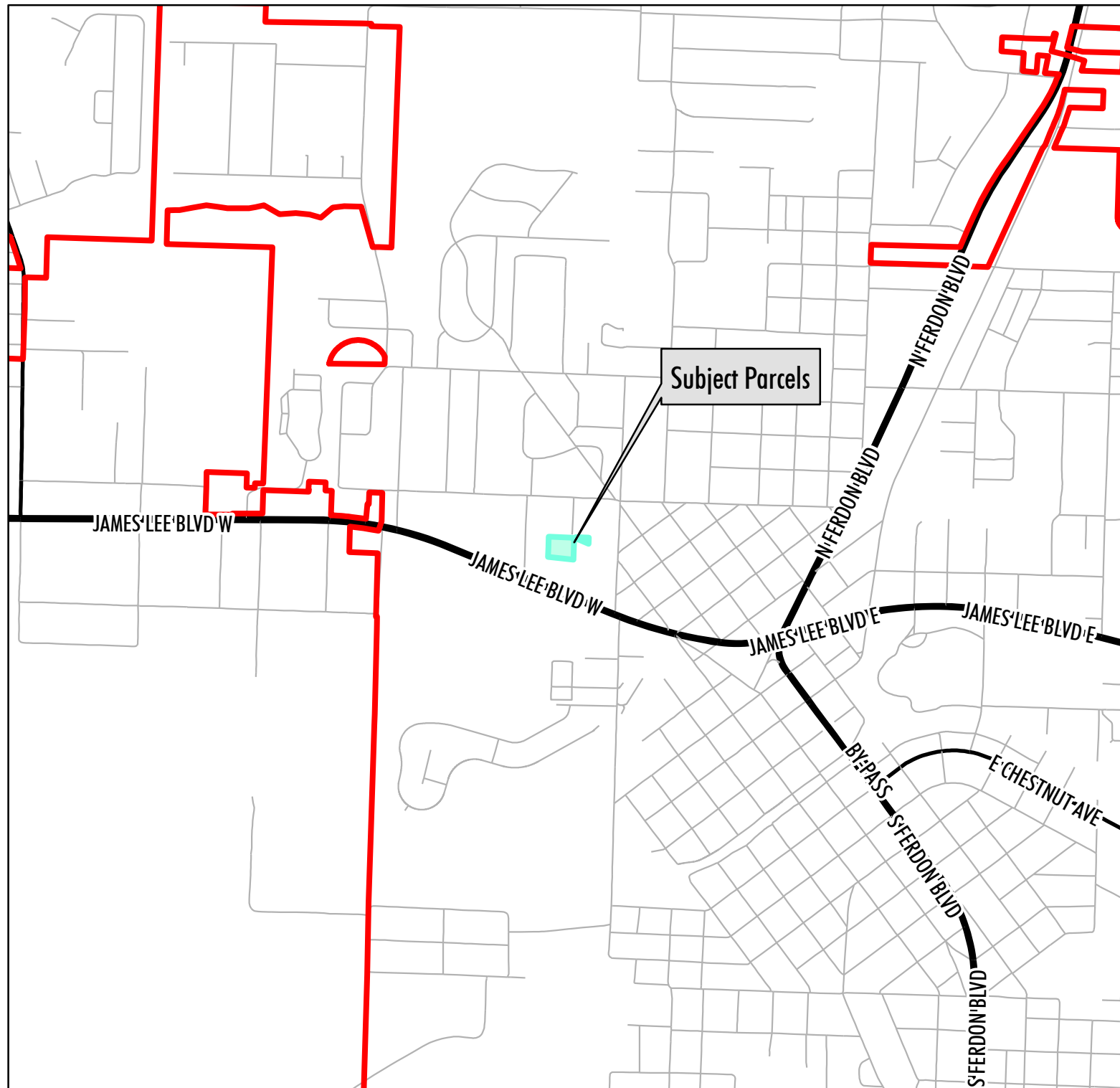
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



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

W FIRST AVE

CARR DR

COLEMAN ST

JAMES LEE BLVD W

JAMES LEE BLVD W

N WILSON ST

N LLOYD ST

W ELM AVE

Existing Use

N

0 75 150
Feet

Legend

 Subject Parcel

 City Limits

Existing Use

-  Bowling/Rec
-  Car Wash
-  Churches
-  Community
-  Hotels and
-  Multi-Family
-  No AG Acre
-  Office Building
-  Profession
-  Restaurant
-  Service Shop
-  Single Family
-  Stores
-  Vacant
-  Vacant Commercial
-  Vacant/Commercial
-  Vehicle Sale

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



0 75 150
Feet

Legend

 Subject

 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)

COLEMAN ST

W FIRST AVE

CARR DR

N WILSON ST

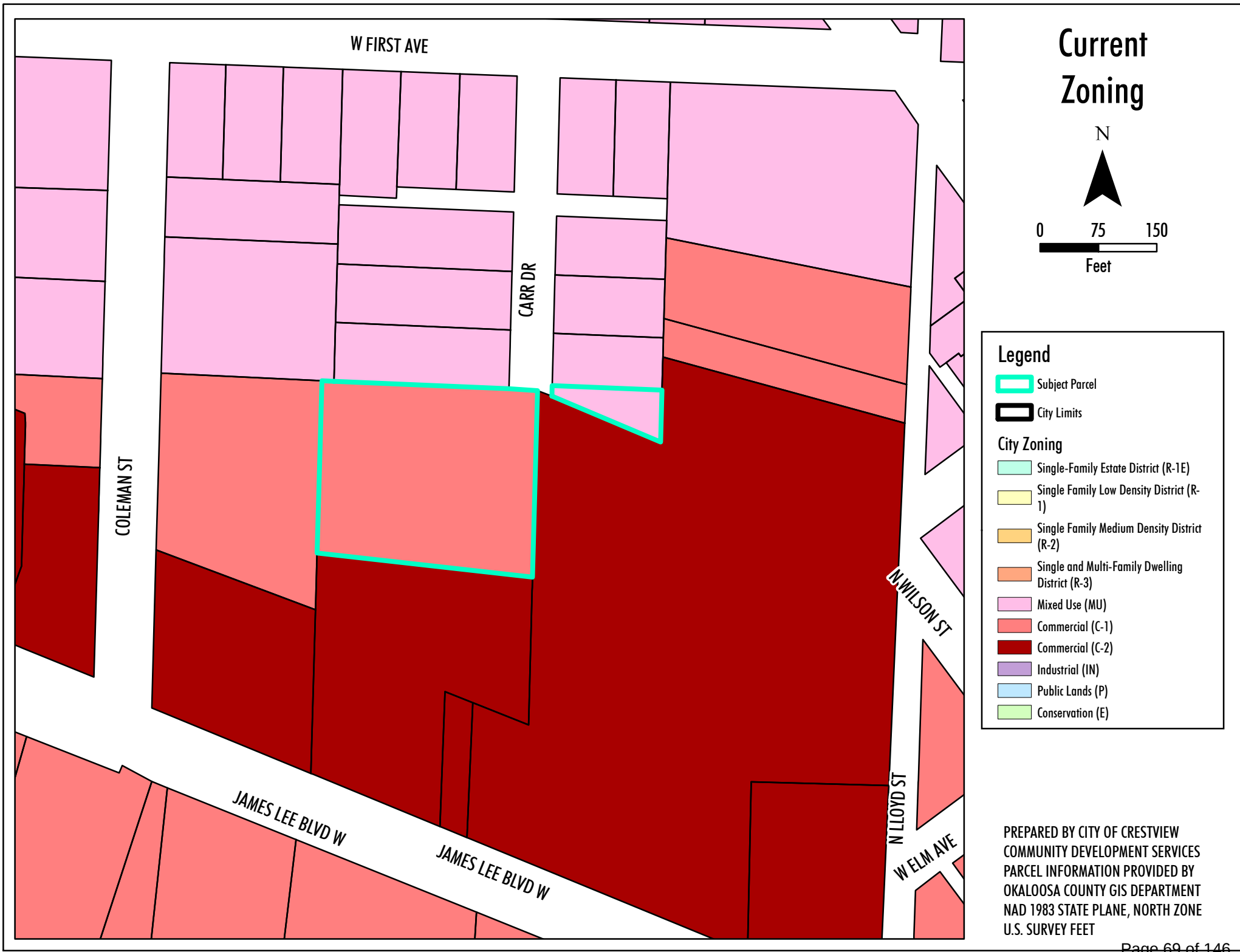
N LLOYD ST

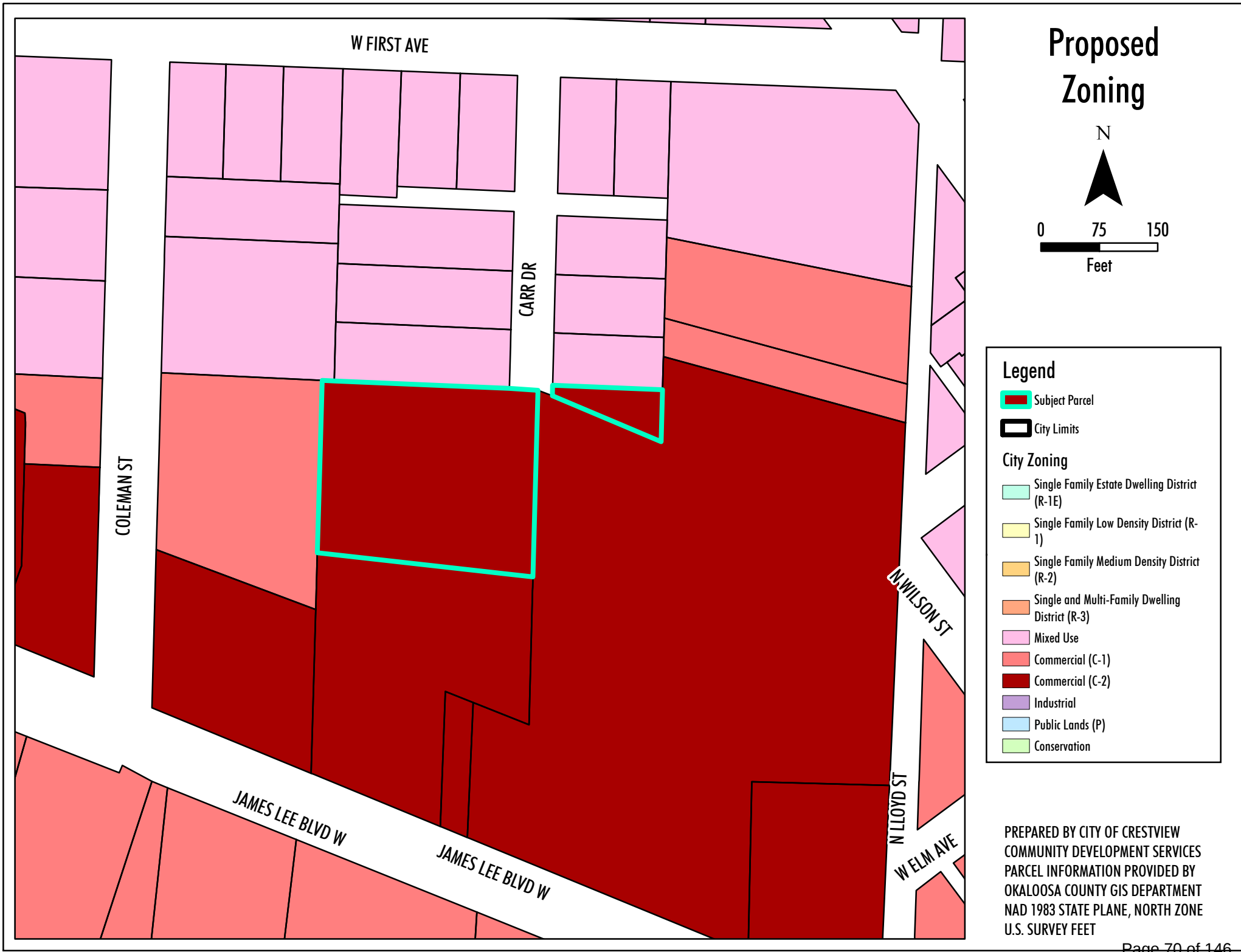
W ELM AVE

JAMES LEE BLVD W

JAMES LEE BLVD W

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: May 2, 2022
TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 6. Ordinance 1871 - Antioch Road Annexation

BACKGROUND:

On April 12, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4928 Antioch Road.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1871 on May 9, 2022 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Pearson Richard C & Edna M
4928 Antioch Rd
Crestview, FL 32536
Parcel ID: 26-3N-24-0000-0015-0010
26-3N-24-0000-0015-001A
Site Size: 12.48 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential

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

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

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

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

- The property is contiguous to the city limits;
- The property is comprised of two (2) lot in unincorporated Okaloosa County, and is therefore considered compact;
- The annexation of the property would not create an enclave
- The subject property is not included in the boundary of another municipality; and,
- The subject property meets the definition of urban purposes.

Courtesy notices were mailed to property owners within 300 feet of the subject property on April 13, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on April 14, 2022. The property was posted on April 18, 2022. An advertisement ran in the Crestview News Bulletin on April 21 and 28, 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 was \$544.50.

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 1871.

Attachments

1. Exhibit Packet

ORDINANCE: 1871

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 12.48 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 26-3N-24-0000-0015-0010 (Deed recorded in Book 2619, page 3993, dated May 18, 2005)

26-3N-24-0000-0015-0010

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12' 59" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43' 51", AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21' 58" EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20' 04" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 432.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20' 04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 78 DEGREES 42' 36" WEST, A DISTANCE OF 272.95 FEET; THENCE PROCEED SOUTH 67 DEGREES 45' 14" WEST, A DISTANCE OF 471.08 FEET; THENCE PROCEED SOUTH 01 DEGREES 32' 08" WEST, A DISTANCE OF 357.42 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27' 52" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.04 FEET; THENCE, DEPARTING SAID SOUTH LINE PROCEED NORTH 12

DEGREES 11' 48" WEST, A DISTANCE OF 260.80 FEET; THENCE PROCEED NORTH 63 DEGREES 54' 08" EAST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 20 DEGREES 26' 30" WEST, A DISTANCE OF 26.15 FEET; THENCE PROCEED NORTH 67 DEGREES 43' 11" EAST, A DISTANCE OF 38.80 FEET; THENCE PROCEED SOUTH 20 DEGREES 26' 30" EAST, A DISTANCE OF 104.55 FEET; THENCE PROCEED NORTH 71 DEGREES 24' 20" EAST, A DISTANCE OF 371.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 6.45 ACRES, MORE OR LESS.

COMMENCE AT THE RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; AS GIVEN IN DEED RECORDED IN OFFICIAL RECORD BOOK 1659, PAGE 869, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 118.78 FEET TO A POINT LYING IN THE RIGHT OF WAY LINE OF ANTIOCH ROAD; SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 23 MINUTES 29 SECONDS, AN ARC DISTANCE OF 121.66 FEET, (CORD BEARING AND DISTANCE = SOUTH 23 DEGREES 02 MINUTES 109 SECONDS, A DISTANCE OF 121.65 FEET), TO A 6 INCH SQUARE CONCRETE RIGHT OF WAY MONUMENT MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED ALONG SAID RIGHT OF WAY LINE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, A DISTANCE OF 259.89 FEET; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 360.37 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 25.45 FEET; THENCE PROCEED SOUTH 67 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 338.80 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 26.15 FEET; THENCE PROCEED SOUTH 63 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 12 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 63.72 FEET; THENCE PROCEED NORTH 67 DEGREES 46 MINUTES 09 SECONDS EAST A DISTANCE OF 533.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 0.55 ACRES, MORE OR LESS.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD. SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 51 SECONDS. AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE SOUTH 23 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 259.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 163.67 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 71 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF

371.04 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE PROCEED NORTH 66 DEGREES 09 MINUTES 53 SECONDS EAST, A DISTANCE OF 360.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 1.23 ACRES, MORE OR LESS.

COMMENCE AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AS GIVEN IN DEED RECORDED. THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 312.08 FEET TO AN EXISTING IRON ROD; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 226.01 FEET TO AN EXISTING IRON ROD; THENCE PROCEED SOUTH 54 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 54 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 216.09 FEET; THENCE PROCEED NORTH 88 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 38.37 FEET; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 202.31 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 199.37 FEET TO AN EXISTING 2 INCH SQUARE CONCRETE MONUMENT; THENCE PROCEED NORTH 64 DEGREES 40 MINUTES 34 SECONDS EAST, A DISTANCE OF 44.57 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND CONTAINING .51 ACRES MORE OR LESS.

COMMENCE AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AS GIVEN IN DEED RECORDED IN OFFICIAL RECORD BOOK 1659, PAGE 869, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 312.08 FEET TO AN EXISTING IRON ROD; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 226.01 FEET TO AN EXISTING IRON ROD AND TOE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 40.70 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 6.95 FEET TO AN EXISTING 2 INCH SQUARE CONCRETE MONUMENT; THENCE PROCEED NORTH 64 DEGREES 40 MINUTES 34 SECONDS EAST A DISTANCE OF 44.57 FEET; THENCE PROCEED NORTH 54 DEGREES 33 MINUTES 36 SECONDS WEST, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 0.006 ACRES, MORE OR LESS.

PIN # 26-3N-24-0000-0015-001A (Deed recorded in Book 2480, page 4741, dated September 3, 2003)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12'59" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43'51" AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21'58" EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY

OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20'04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 523.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20'04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED NORTH 88 DEGREES 27'52" WEST, A DISTANCE OF 305.58 FEET; TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE PROCEED SOUTH 01 DEGREES 12'59" WEST ALONG SAID EAST LINE A DISTANCE OF 518.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27'52" WEST ALONG SAID SOUTH LINE A DISTANCE OF 438.15 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 01 DEGREES 32'08" EAST A DISTANCE OF 357.42 FEET; THENCE PROCEED NORTH 67 DEGREES 45'14" EAST A DISTANCE OF 471.08 FEET; THENCE PROCEED NORTH 78 DEGREES 42'36" EAST A DISTANCE OF 272.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

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.

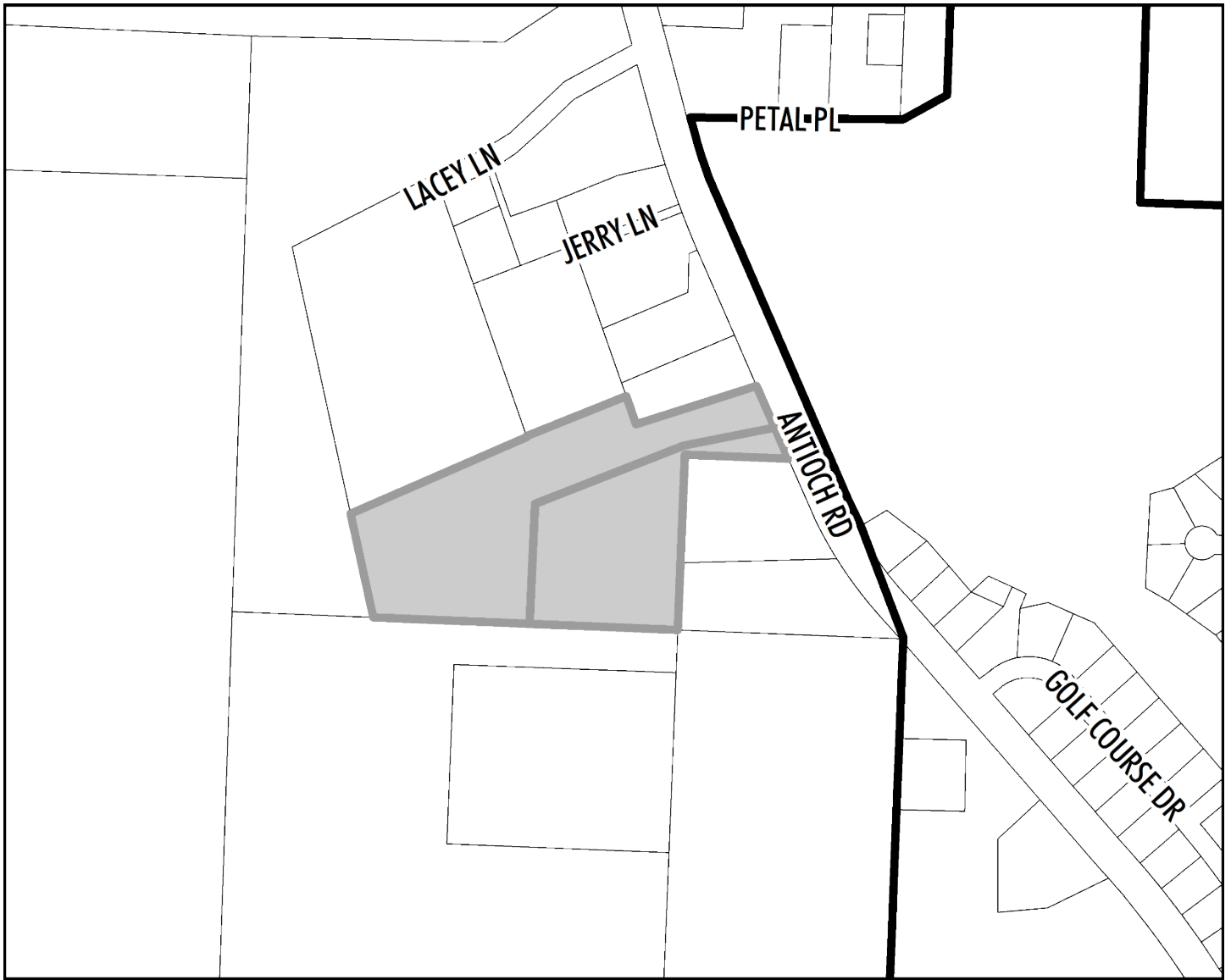
Passed and adopted on second reading by the City Council of Crestview, Florida on the _____ day of _____, 2022.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this _____ day of _____, 2022.

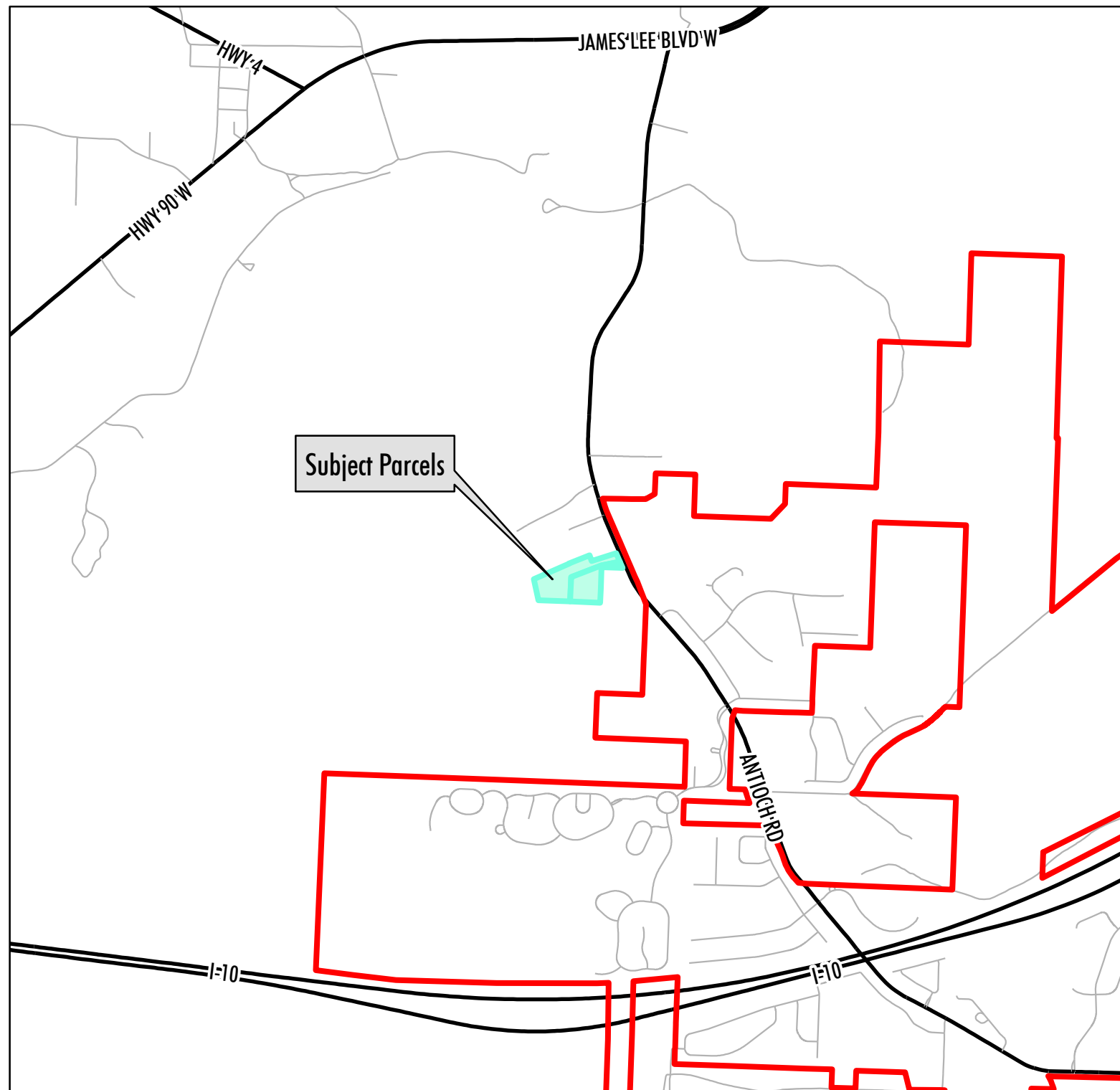
J. B. Whitten
Mayor



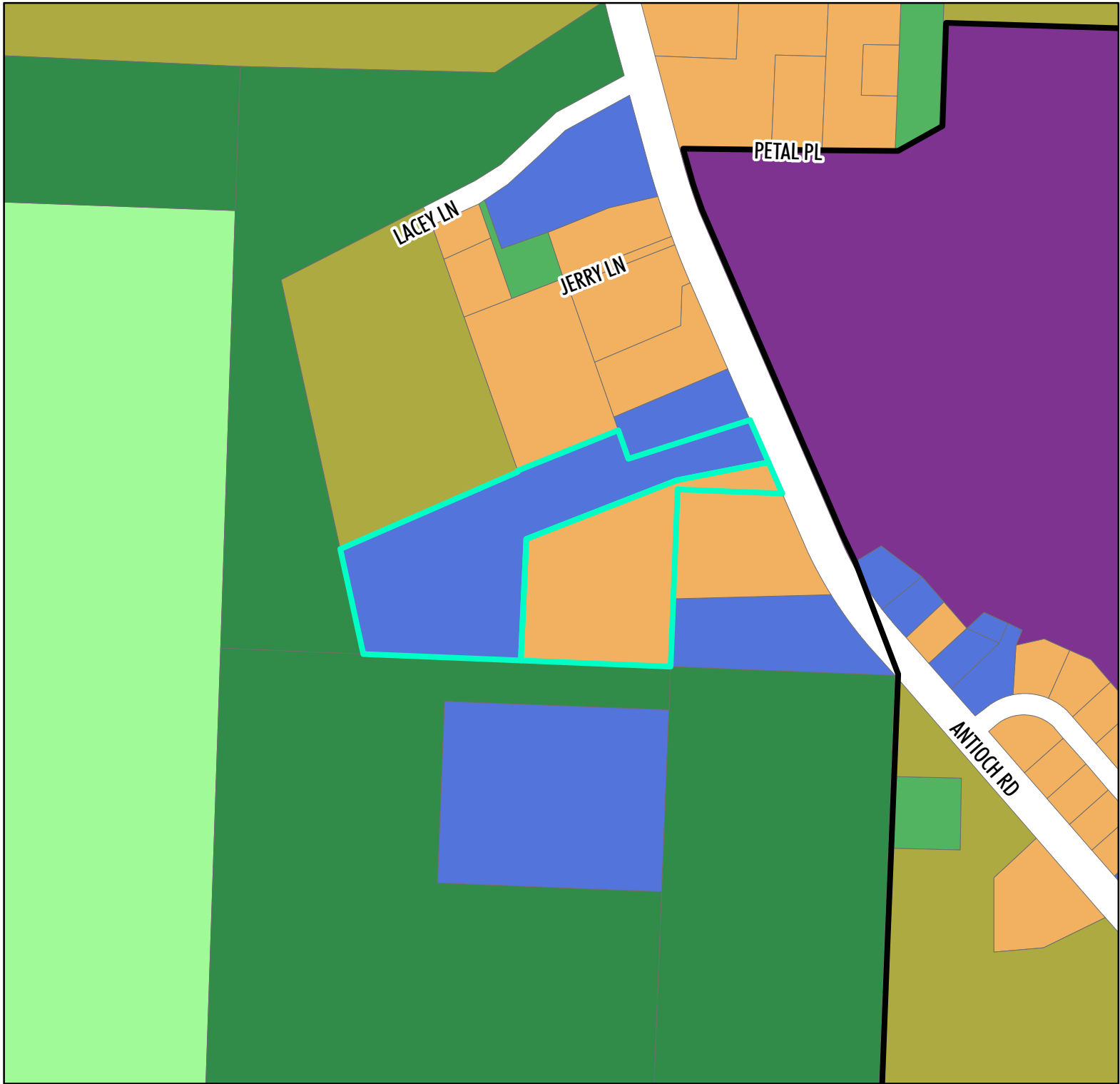
Vicinity Map



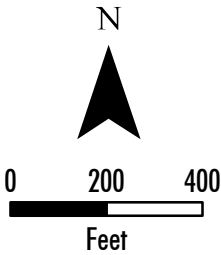
Not to Scale



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



Legend

Subject Parcel

City Limits

Existing Use

- Golf Course
- Improved A
- Mobile Home
- Single Family
- Timber
- Timberland
- Vacant

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

Current Future Land Use



0 200 400
Feet

Legend

Subject Parcel

City Limits

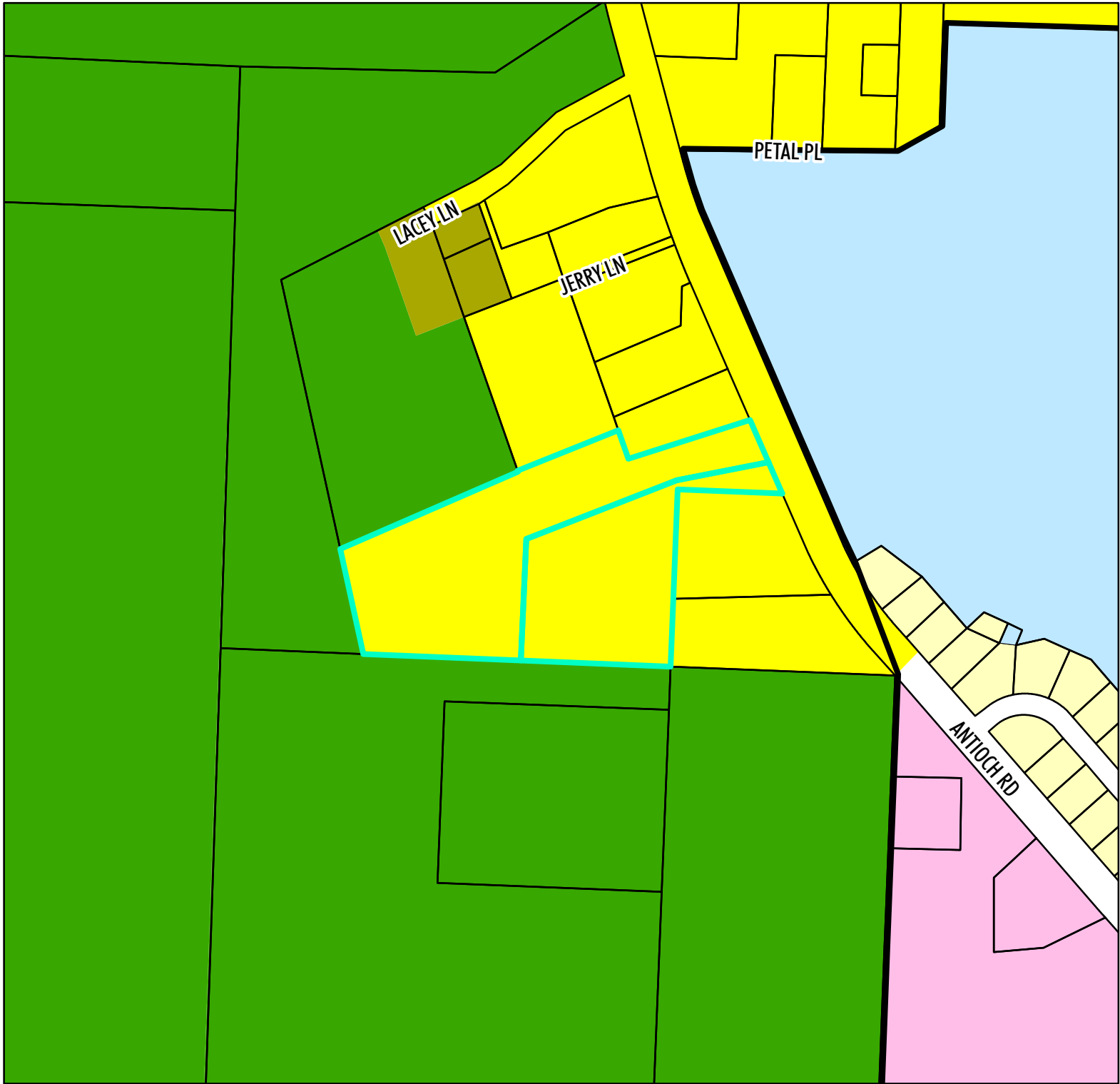
City Future Land Use

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

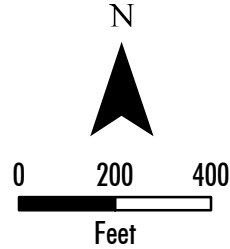
County Future Land Use

- Agriculture (AG)
- 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)

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

Proposed Future Land Use



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)

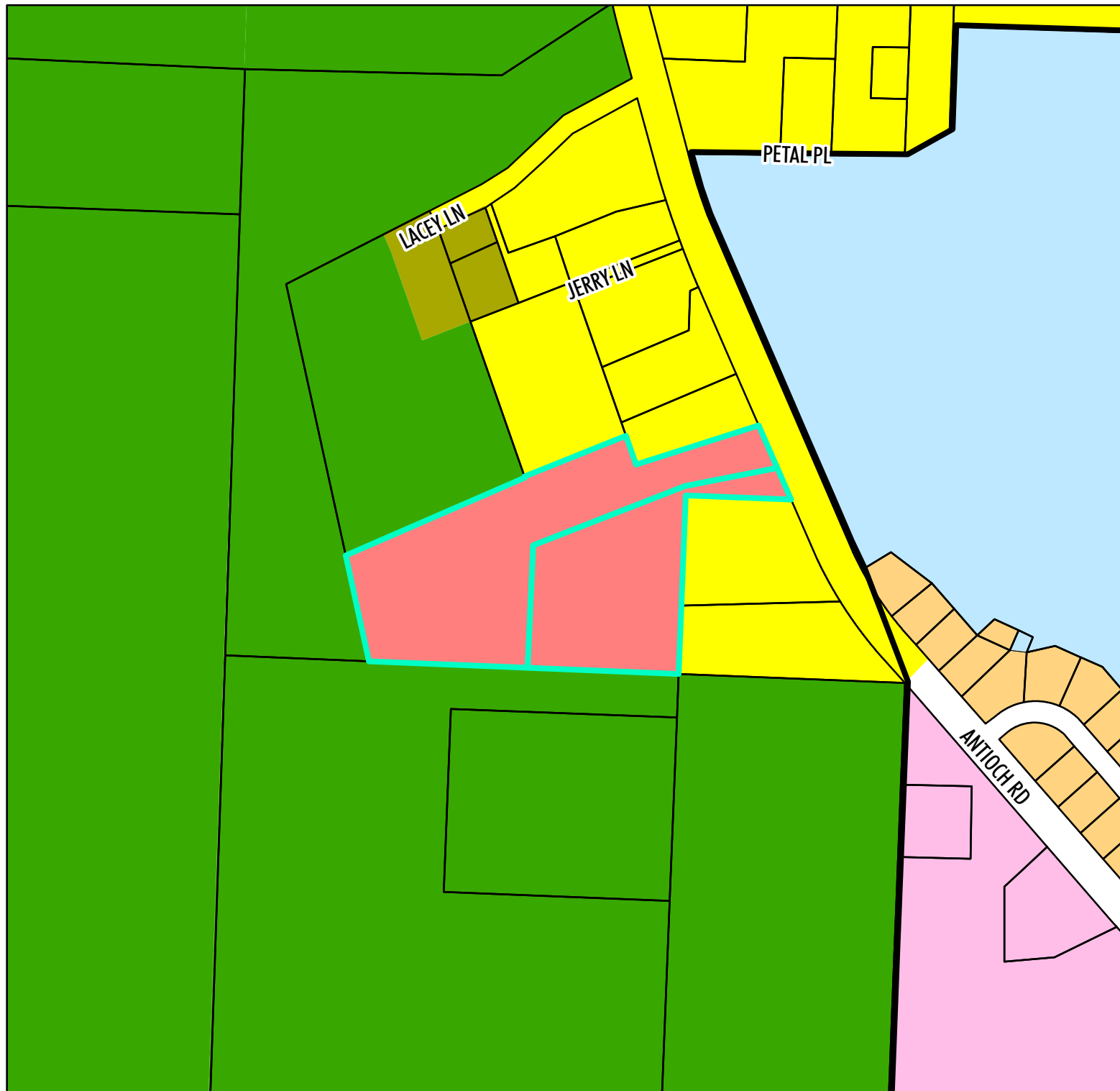
County Future Land Use

Agriculture (AG)

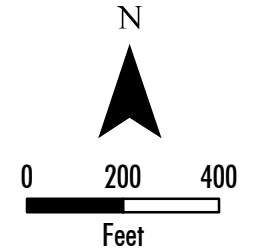
Low Density Residential (LDR)

Mixed Use (MU)

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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)

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 2, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 7. Ordinance 1872 - Antioch Road Comprehensive Plan Amendment

BACKGROUND:

On April 12, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4928 Antioch Road.

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1872 on May 9, 2022 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Pearson Richard C & Edna M
4928 Antioch Rd
Crestview, FL 32536
Parcel ID: 26-3N-24-0000-0015-0010
26-3N-24-0000-0015-001A
Site Size: 12.48 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential

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

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

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

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

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment 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.

In staff's review of this application, we took into consideration that this property is located on Antioch Road, which is classified as a collector road. Nearing the interstate and along PJ Adams Parkway on the other side of the interstate, the general zoning and FLU utilized directly along this collector road is Commercial or Mixed-Use. It is logical to continue this zoning scheme as property along Antioch Road annexes into the City.

We took into consideration the character of the existing use across the street, which is currently a Golf Course, Driving Range and Restaurant. The Commercial (C) future land use and Commercial (C-1) zoning allows uses of a comparable intensity to that adjacent use.

Staff also considered the existence of other properties, both in the City and in the County, that are within 500 feet to the north and 1000 feet south of this property, respectively, that are zoned mixed-use, allowing for similar low intensity commercial uses. Section 4.03.00 of the Land Development Code prescribes restrictions on the allowed uses for a site due to impacts and compatibility issues.

In reviewing this site specifically, it is notable that greater than 50% of this property is marked as wetlands, according to the National Wetlands Inventory, and a number of the properties surrounding it are heavily wooded in proximity to the property. These site conditions create a situation where, not only do our zoning buffer requirements provide visual and audible screening for adjacent properties, but there are additional vegetative areas that will as well. This, coupled with the aforementioned Section 4.03.00 of the Land Development Code sufficiently ensures that there will be minimal impact to the surrounding properties.

Courtesy notices were mailed to property owners within 300 feet of the subject property on April 13, 2022. The property was posted on April 18, 2022. An advertisement ran in the Crestview News Bulletin on April 21 and 28, 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 1872.

Attachments

1. Exhibit Packet

ORDINANCE: 1872

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 OKLAOOSA COUNTY LOW DENSITY RESIDENTIAL TO COMMERCIAL (C) ON APPROXIMATELY 12.48 ACRES, MORE OR LESS, IN SECTION 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 Low Density Residential to Commercial (C) on a parcel of land containing 12.48 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 12.48 acres of land, more or less, from Okaloosa County Low Density Residential to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 12.48 acres, more or less, is known as Parcels 26-3N-24-0000-0015-0010 and 26-3N-24-0000-0015-001A and commonly described as:

26-3N-24-0000-0015-0010

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12' 59" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE

NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43' 51", AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21' 58" EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20' 04" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 432.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20' 04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 78 DEGREES 42' 36" WEST, A DISTANCE OF 272.95 FEET; THENCE PROCEED SOUTH 67 DEGREES 45' 14" WEST, A DISTANCE OF 471.08 FEET; THENCE PROCEED SOUTH 01 DEGREES 32' 08" WEST, A DISTANCE OF 357.42 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27' 52" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.04 FEET; THENCE, DEPARTING SAID SOUTH LINE PROCEED NORTH 12 DEGREES 11' 48" WEST, A DISTANCE OF 260.80 FEET; THENCE PROCEED NORTH 63 DEGREES 54' 08" EAST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 20 DEGREES 26' 30" WEST, A DISTANCE OF 26.15 FEET; THENCE PROCEED NORTH 67 DEGREES 43' 11" EAST, A DISTANCE OF 38.80 FEET; THENCE PROCEED SOUTH 20 DEGREES 26' 30" EAST, A DISTANCE OF 104.55 FEET; THENCE PROCEED NORTH 71 DEGREES 24' 20" EAST, A DISTANCE OF 371.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 6.45 ACRES, MORE OR LESS.

COMMENCE AT THE RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; AS GIVEN IN DEED RECORDED IN OFFICIAL RECORD BOOK 1659, PAGE 869, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 118.78 FEET TO A POINT LYING IN THE RIGHT OF WAY LINE OF ANTIOCH ROAD; SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 23 MINUTES 29 SECONDS, AN ARC DISTANCE OF 121.66 FEET, (CORD BEARING AND DISTANCE = SOUTH 23 DEGREES 02 MINUTES 109 SECONDS, A DISTANCE OF 121.65 FEET), TO A 6 INCH SQUARE CONCRETE RIGHT OF WAY MONUMENT MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED ALONG SAID RIGHT OF WAY LINE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, A DISTANCE OF 259.89 FEET; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 360.37 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 25.45 FEET; THENCE PROCEED SOUTH 67 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 338.80 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 26.15 FEET; THENCE PROCEED SOUTH 63 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 12 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 63.72 FEET; THENCE PROCEED NORTH 67 DEGREES 46 MINUTES 09 SECONDS EAST A DISTANCE OF 533.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 0.55 ACRES, MORE OR LESS.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST

OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD. SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 51 SECONDS. AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE SOUTH 23 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 259.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 163.67 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 71 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 371.04 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE PROCEED NORTH 66 DEGREES 09 MINUTES 53 SECONDS EAST, A DISTANCE OF 360.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 1.23 ACRES, MORE OR LESS.

COMMENCE AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AS GIVEN IN DEED RECORDED. THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 312.08 FEET TO AN EXISTING IRON ROD; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 226.01 FEET TO AN EXISTING IRON ROD; THENCE PROCEED SOUTH 54 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 54 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 216.09 FEET; THENCE PROCEED NORTH 88 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 38.37 FEET; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 202.31 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 199.37 FEET TO AN EXISTING 2 INCH SQUARE CONCRETE MONUMENT; THENCE PROCEED NORTH 64 DEGREES 40 MINUTES 34 SECONDS EAST, A DISTANCE OF 44.57 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND CONTAINING .51 ACRES MORE OR LESS.

COMMENCE AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AS GIVEN IN DEED RECORDED IN OFFICIAL RECORD BOOK 1659, PAGE 869, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 312.08 FEET TO AN EXISTING IRON ROD; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 226.01 FEET TO AN EXISTING IRON ROD AND TOE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 40.70 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 6.95 FEET TO AN EXISTING 2 INCH SQUARE CONCRETE MONUMENT; THENCE PROCEED NORTH 64 DEGREES 40 MINUTES 34 SECONDS EAST A DISTANCE OF 44.57 FEET; THENCE PROCEED NORTH 54 DEGREES 33 MINUTES 36 SECONDS WEST, A DISTANCE OF 6.73 FEET TO THE

POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 0.006 ACRES, MORE OR LESS.

26-3N-24-0000-0015-001A

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12'59" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43'51" AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21'58" EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20'04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 523.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20'04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED NORTH 88 DEGREES 27'52" WEST, A DISTANCE OF 305.58 FEET; TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE PROCEED SOUTH 01 DEGREES 12'59" WEST ALONG SAID EAST LINE A DISTANCE OF 518.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27'52" WEST ALONG SAID SOUTH LINE A DISTANCE OF 438.15 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 01 DEGREES 32'08" EAST A DISTANCE OF 357.42 FEET; THENCE PROCEED NORTH 67 DEGREES 45'14" EAST A DISTANCE OF 471.08 FEET; THENCE PROCEED NORTH 78 DEGREES 42'36" EAST A DISTANCE OF 272.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

The Commercial (C) Future Land Use Category is hereby imposed on Parcels 26-3N-24-0000-0015-0010 and 26-3N-24-0000-0015-001A. 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 26-3N-24-0000-0015-0010 and 26-3N-24-0000-0015-001A 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)

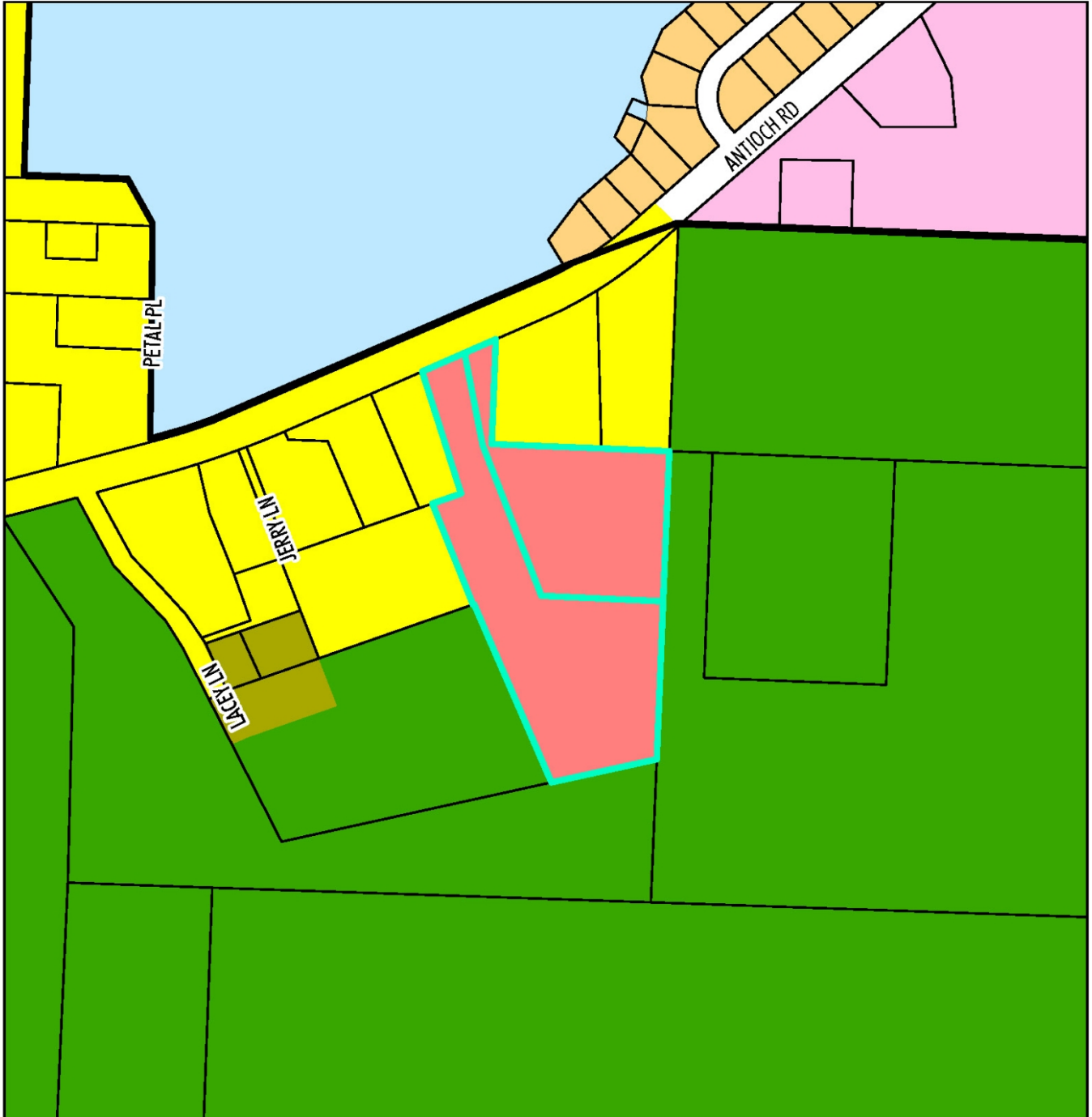
County Future Land Use

Agriculture (AG)

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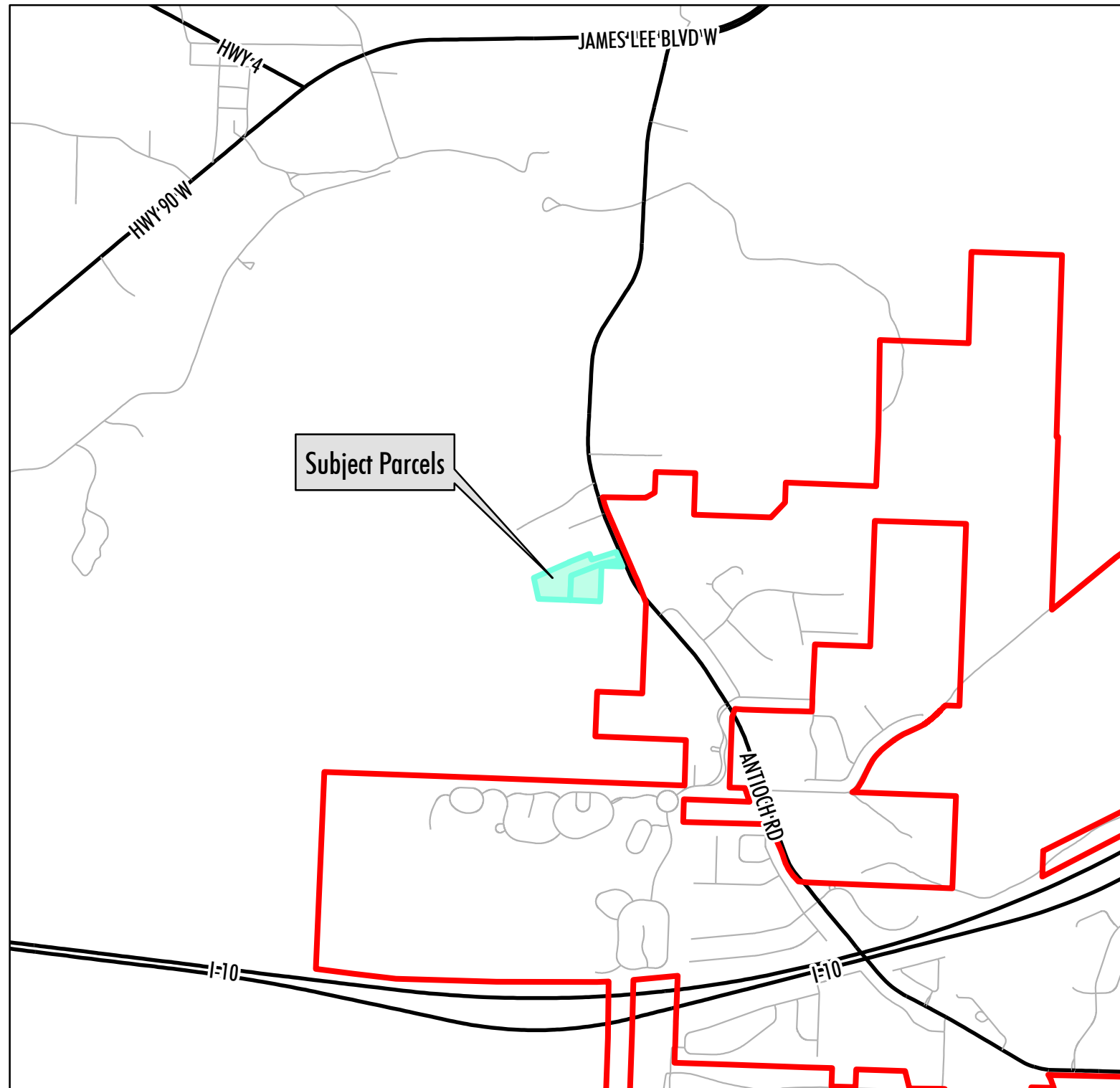
PREPARED BY CITY OF CRESTVIEW
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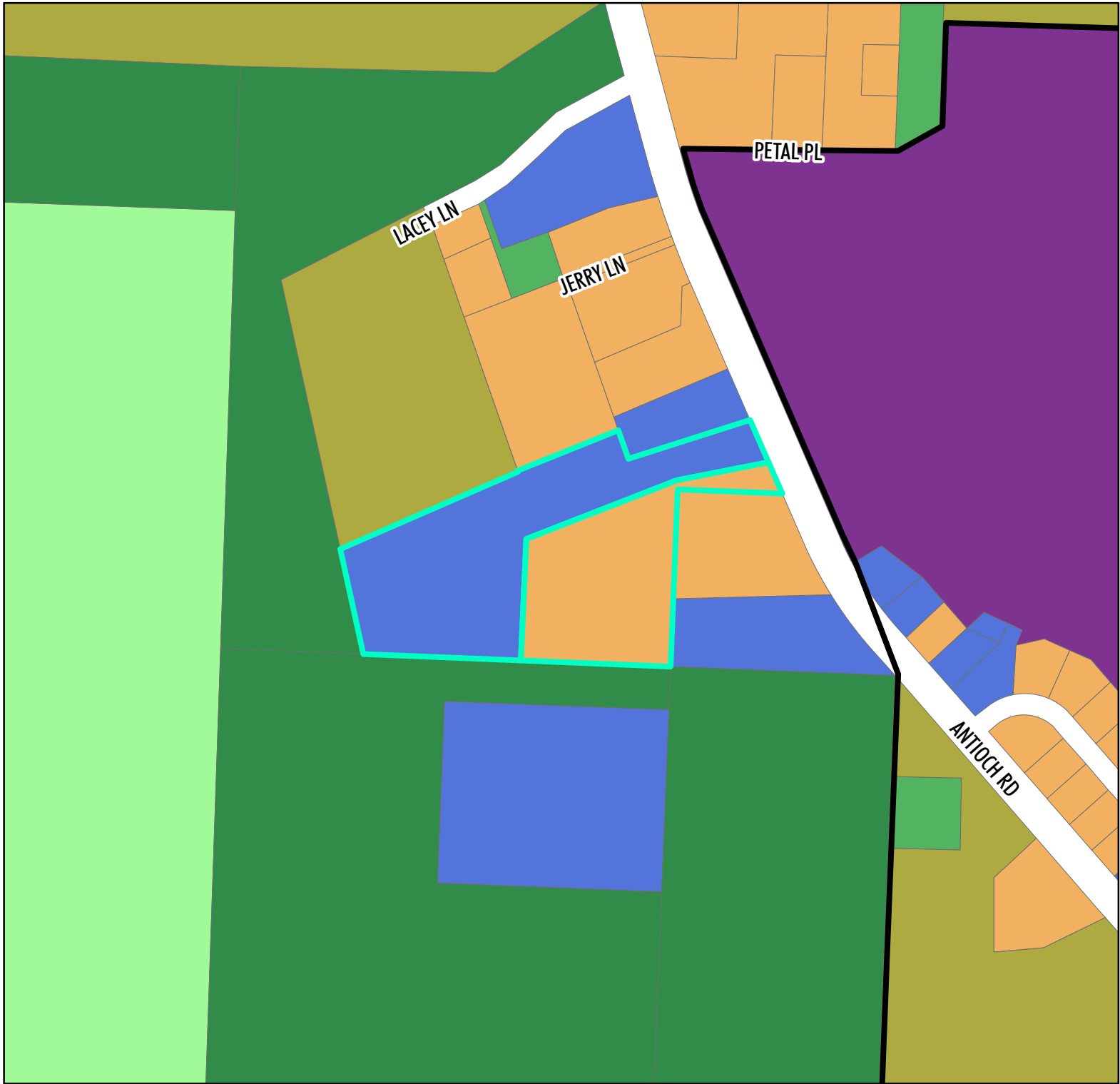
Vicinity Map



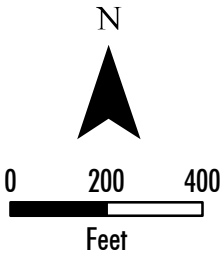
Not to Scale



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U.S. SURVEY FEET



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use**
 - Golf Course
 - Improved A
 - Mobile Home
 - Single Family
 - Timber
 - Timberland
 - Vacant

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Current Future Land Use

N



0 200 400
Feet

Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

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Mixed Use (MU)

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Residential (R)

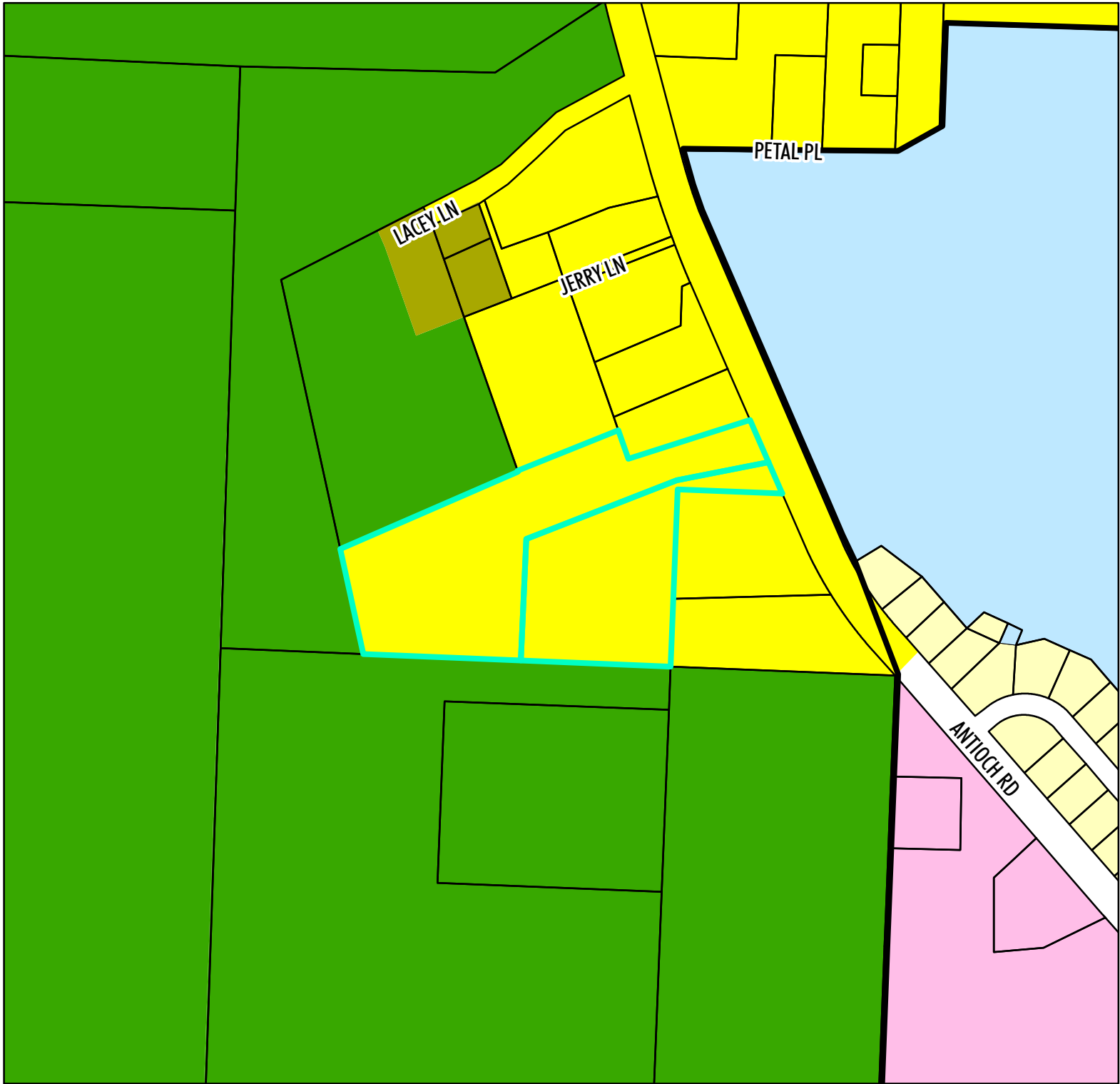
County Future Land Use

Agriculture (AG)

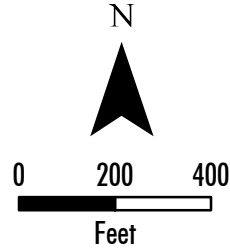
Low Density Residential (LDR)

Mixed Use (MU)

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Current Zoning



Legend

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

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

Proposed Future Land Use



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)

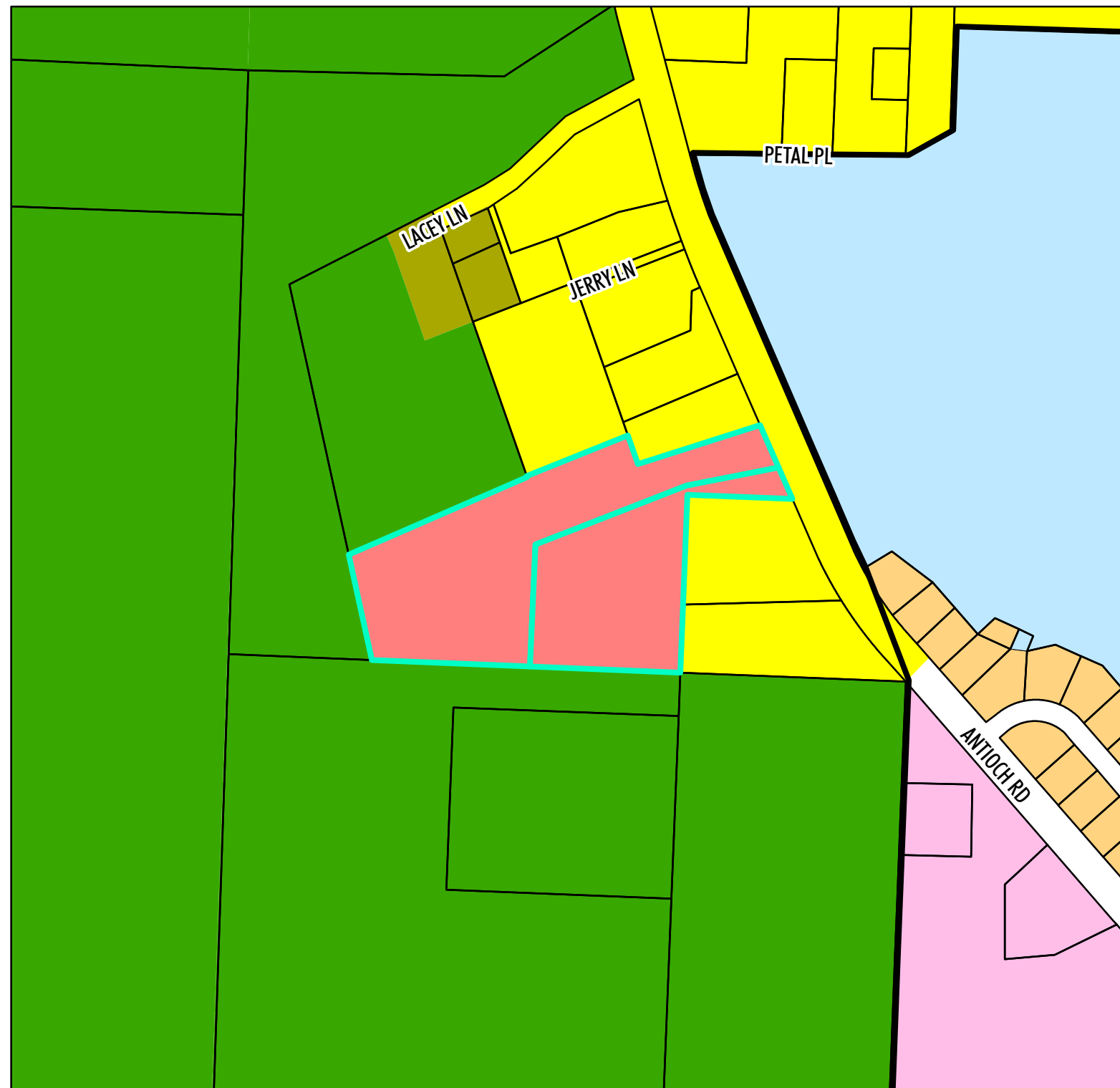
County Future Land Use

 Agriculture (AG)

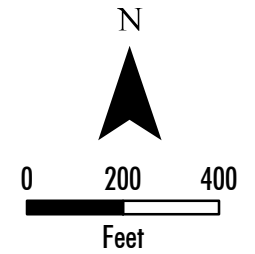
 Low Density Residential (LDR)

 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)

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 2, 2022

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 8. Ordinance 1873 - Antioch Road Rezoning

BACKGROUND:

On April 12, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4928 Antioch Road.

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

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

The request for rezoning will be presented to City Council via Ordinance 1873 on May 9, 2022 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Pearson Richard C & Edna M
4928 Antioch Rd
Crestview, FL 32536
Parcel ID: 26-3N-24-0000-0015-0010
26-3N-24-0000-0015-001A
Site Size: 12.48 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential

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

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

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

Staff reviewed the request for rezoning and finds the following:

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

In staff's review of this application, we took into consideration that this property is located on Antioch Road, which is classified as a collector road. Nearing the interstate and along PJ Adams Parkway on the other side of the interstate, the general zoning utilized directly along this collector road is Commercial or Mixed-Use. It is logical to continue this zoning scheme as property along Antioch Road annexes into the City.

We took into consideration the character of the existing use across the street, which is currently a Golf Course, Driving Range and Restaurant. The Commercial (C) future land use and Commercial (C-1) zoning allows uses of a comparable intensity to that adjacent use.

Staff also considered the existence of other properties, both in the City and in the County, that are within 500 feet to the north and 1000 feet south of this property, respectively, that are zoned mixed-use, allowing for similar low intensity commercial uses. Section 4.03.00 of the Land Development Code prescribes restrictions on the allowed uses for a site due to impacts and compatibility issues.

In reviewing this site specifically, it is notable that greater than 50% of this property is marked as wetlands, according to the National Wetlands Inventory, and a number of the properties surrounding it are heavily wooded in proximity to the property. These site conditions create a situation where, not only do our zoning buffer requirements provide a visual and audible screening for adjacent properties, but there are additional vegetative areas that will as well. This, coupled with the aforementioned Section 4.03.00 of the Land Development Code sufficiently ensures that there will be minimal impact to the surrounding properties.

Courtesy notices were mailed to property owners within 300 feet of the subject property on April 13, 2022. The property was posted on April 18, 2022. An advertisement ran in the Crestview News Bulletin on April 21 and 28, 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 1873.

Attachments

1. Exhibit Packet

ORDINANCE: 1873

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 12.48 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 12.48 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 12.48 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1872, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

PIN # 26-3N-24-0000-0015-0010

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12' 59" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43' 51", AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21' 58" EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20' 04" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 432.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20' 04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 78 DEGREES 42' 36" WEST, A DISTANCE OF 272.95 FEET; THENCE PROCEED SOUTH 67 DEGREES 45' 14" WEST, A DISTANCE OF 471.08 FEET; THENCE PROCEED SOUTH 01 DEGREES 32' 08" WEST, A DISTANCE OF 357.42 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27' 52" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.04 FEET; THENCE, DEPARTING SAID SOUTH LINE PROCEED NORTH 12 DEGREES 11' 48" WEST, A DISTANCE OF 260.80 FEET; THENCE PROCEED NORTH 63 DEGREES 54' 08" EAST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 20 DEGREES 26' 30" WEST, A DISTANCE OF 26.15 FEET; THENCE PROCEED NORTH 67

DEGREES 43' 11" EAST, A DISTANCE OF 38.80 FEET; THENCE PROCEED SOUTH 20 DEGREES 26' 30" EAST, A DISTANCE OF 104.55 FEET; THENCE PROCEED NORTH 71 DEGREES 24' 20" EAST, A DISTANCE OF 371.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 6.45 ACRES, MORE OR LESS.

COMMENCE AT THE RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; AS GIVEN IN DEED RECORDED IN OFFICIAL RECORD BOOK 1659, PAGE 869, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 118.78 FEET TO A POINT LYING IN THE RIGHT OF WAY LINE OF ANTIOCH ROAD; SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 23 MINUTES 29 SECONDS, AN ARC DISTANCE OF 121.66 FEET, (CORD BEARING AND DISTANCE = SOUTH 23 DEGREES 02 MINUTES 109 SECONDS, A DISTANCE OF 121.65 FEET), TO A 6 INCH SQUARE CONCRETE RIGHT OF WAY MONUMENT MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED ALONG SAID RIGHT OF WAY LINE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, A DISTANCE OF 259.89 FEET; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 360.37 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 25.45 FEET; THENCE PROCEED SOUTH 67 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 338.80 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 26.15 FEET; THENCE PROCEED SOUTH 63 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 12 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 63.72 FEET; THENCE PROCEED NORTH 67 DEGREES 46 MINUTES 09 SECONDS EAST A DISTANCE OF 533.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 0.55 ACRES, MORE OR LESS.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD. SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 51 SECONDS. AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE SOUTH 23 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 259.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 163.67 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 71 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 371.04 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE PROCEED NORTH 66 DEGREES 09 MINUTES 53

SECONDS EAST, A DISTANCE OF 360.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 1.23 ACRES, MORE OR LESS.

COMMENCE AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AS GIVEN IN DEED RECORDED. THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 312.08 FEET TO AN EXISTING IRON ROD; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 226.01 FEET TO AN EXISTING IRON ROD; THENCE PROCEED SOUTH 54 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 54 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 216.09 FEET; THENCE PROCEED NORTH 88 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 38.37 FEET; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 202.31 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 199.37 FEET TO AN EXISTING 2 INCH SQUARE CONCRETE MONUMENT; THENCE PROCEED NORTH 64 DEGREES 40 MINUTES 34 SECONDS EAST, A DISTANCE OF 44.57 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND CONTAINING .51 ACRES MORE OR LESS.

COMMENCE AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AS GIVEN IN DEED RECORDED IN OFFICIAL RECORD BOOK 1659, PAGE 869, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 312.08 FEET TO AN EXISTING IRON ROD; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 226.01 FEET TO AN EXISTING IRON ROD AND TOE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 40.70 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 6.95 FEET TO AN EXISTING 2 INCH SQUARE CONCRETE MONUMENT; THENCE PROCEED NORTH 64 DEGREES 40 MINUTES 34 SECONDS EAST A DISTANCE OF 44.57 FEET; THENCE PROCEED NORTH 54 DEGREES 33 MINUTES 36 SECONDS WEST, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 0.006 ACRES, MORE OR LESS.

PIN # 26-3N-24-0000-0015-001A

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12'59" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43'51" AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21'58" EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20'04" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 523.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20'04" EAST, ALONG SAID RIGHT OF WAY

LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED NORTH 88 DEGREES 27'52" WEST, A DISTANCE OF 305.58 FEET; TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE PROCEED SOUTH 01 DEGREES 12'59" WEST ALONG SAID EAST LINE A DISTANCE OF 518.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27'52" WEST ALONG SAID SOUTH LINE A DISTANCE OF 438.15 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 01 DEGREES 32'08" EAST A DISTANCE OF 357.42 FEET; THENCE PROCEED NORTH 67 DEGREES 45'14" EAST A DISTANCE OF 471.08 FEET; THENCE PROCEED NORTH 78 DEGREES 42'36" EAST A DISTANCE OF 272.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

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 # 1872 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the ____ day of _____, 2022.

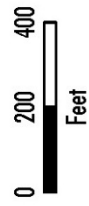
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this ____ day of _____, 2022.

J. B. Whitten
Mayor

Adopted Zoning



Legend

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 (I/M)

Public Lands (P)

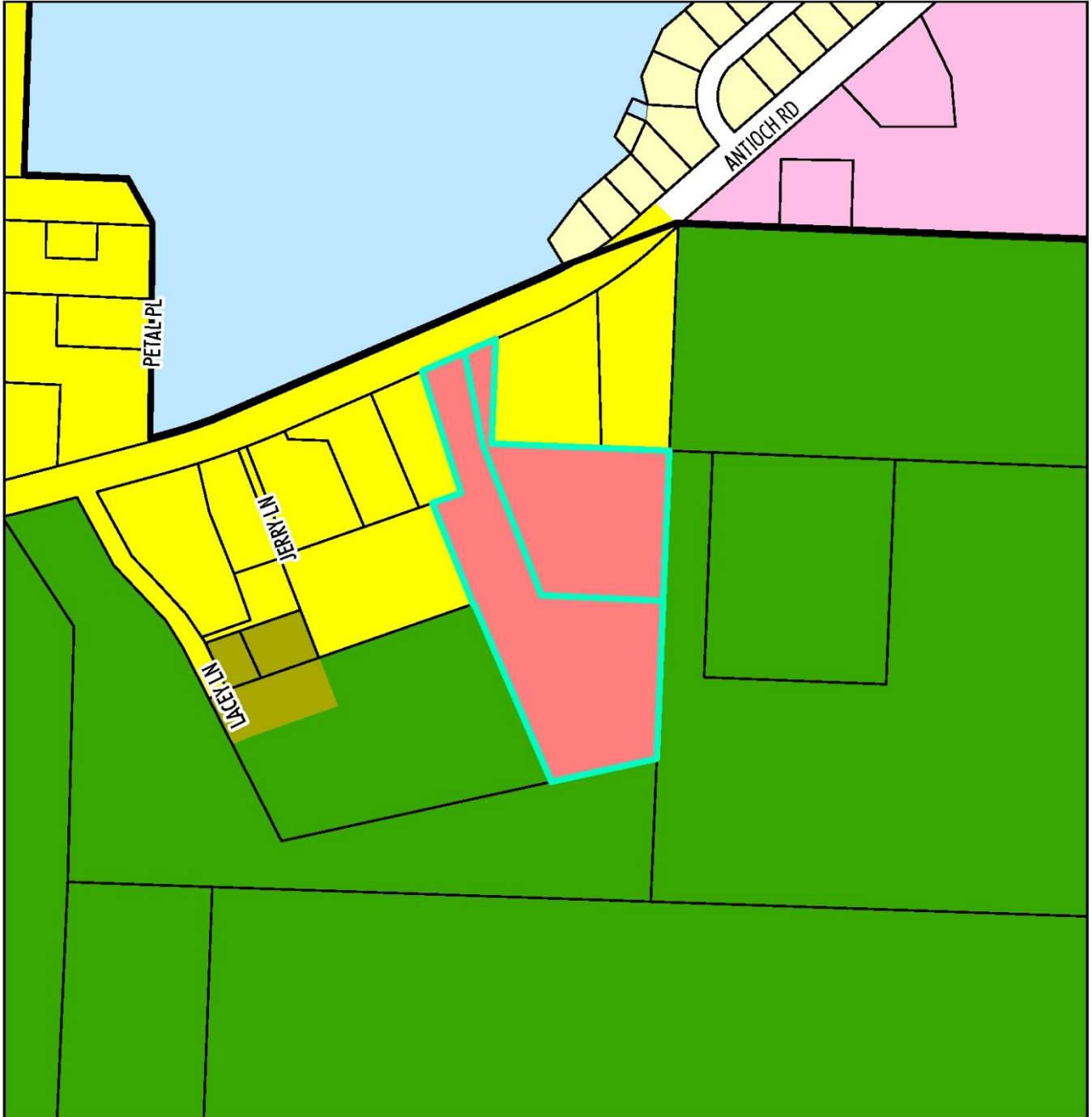
Conservation (E)

County Zoning

Agricultural (AA)

Residential - 1 (R-1)

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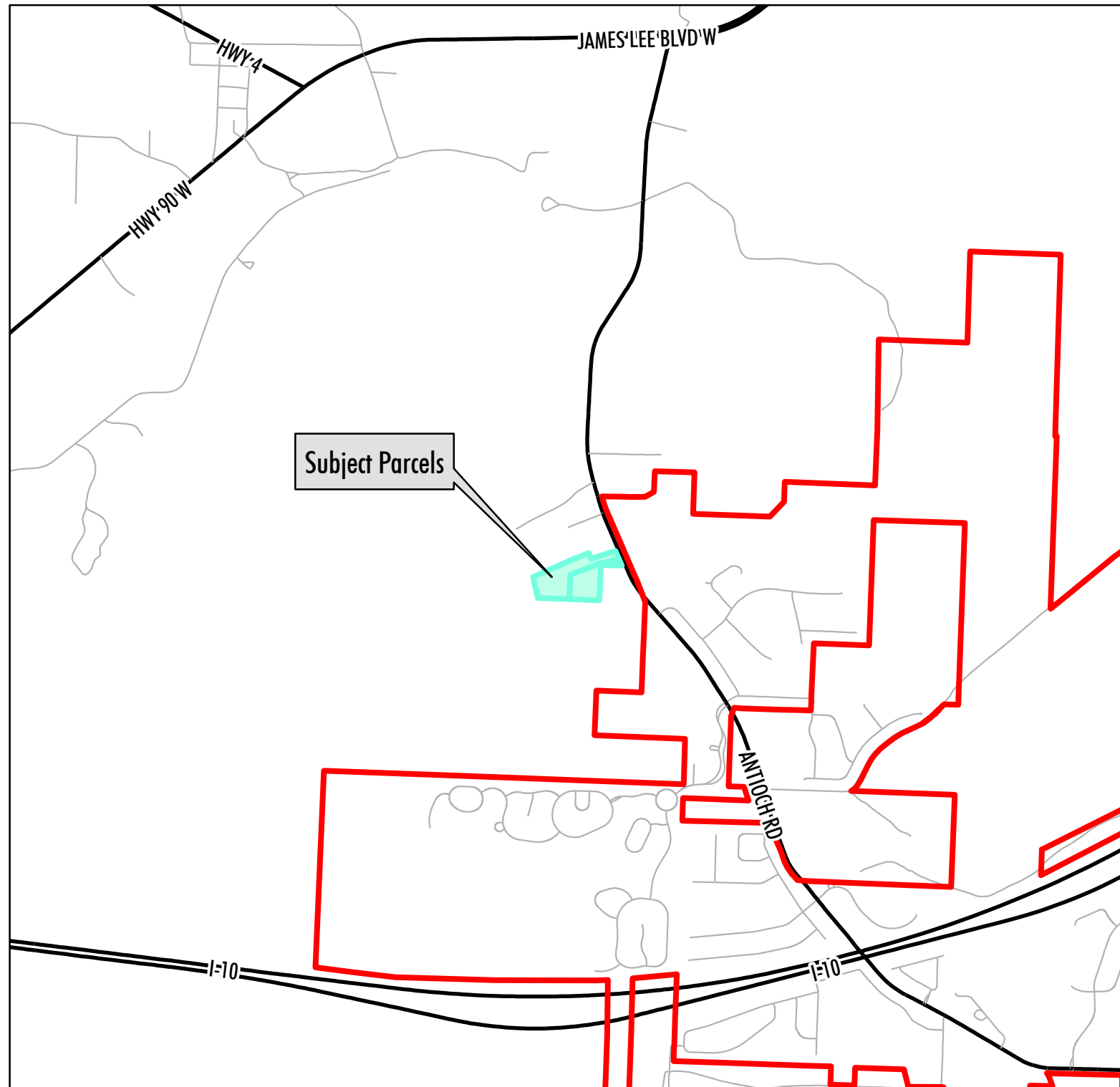


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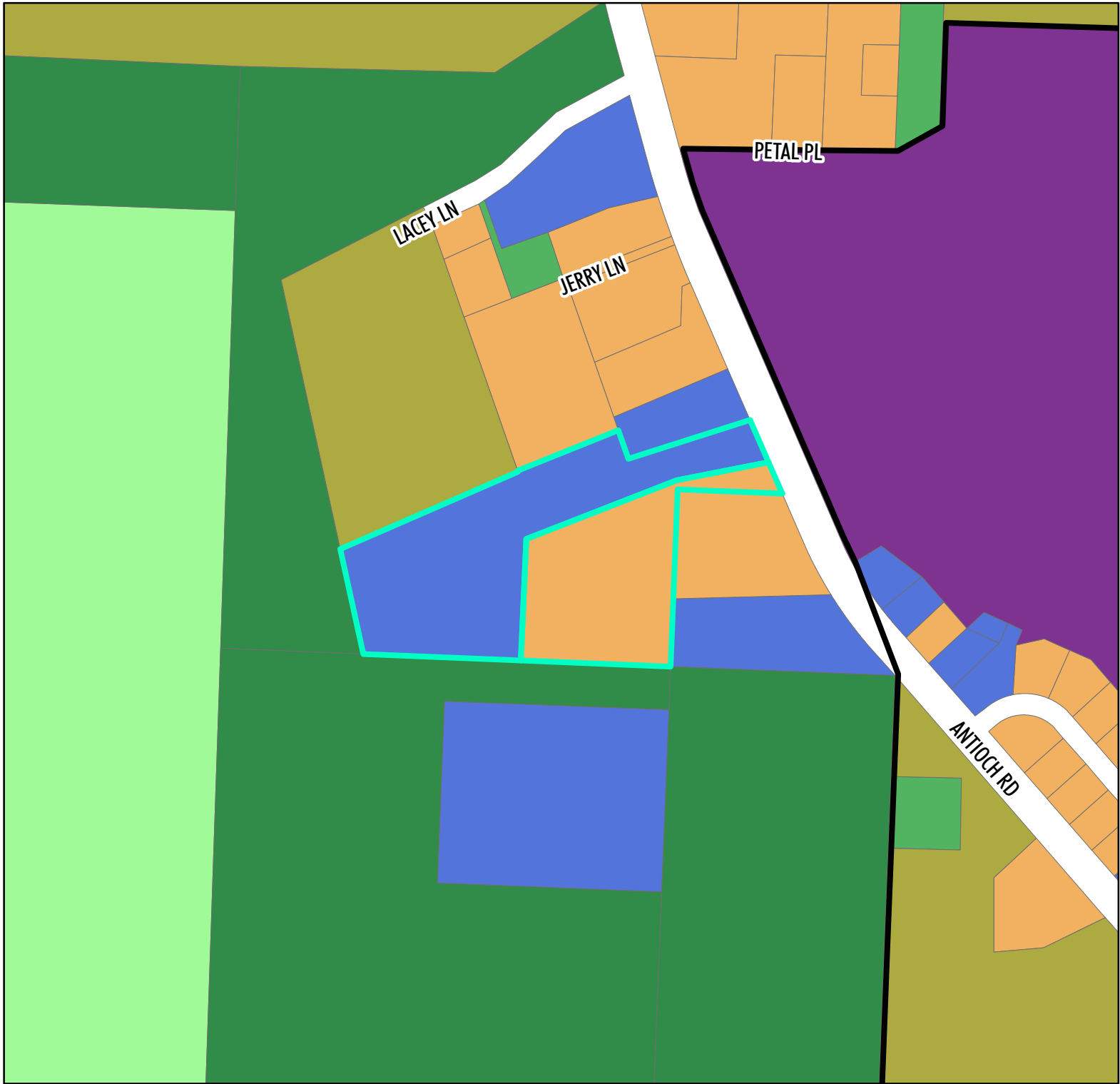
Vicinity Map



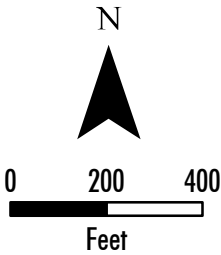
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Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use**
 - Golf Course
 - Improved A
 - Mobile Home
 - Single Family
 - Timber
 - Timberland
 - Vacant

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Current Future Land Use

N



0 200 400
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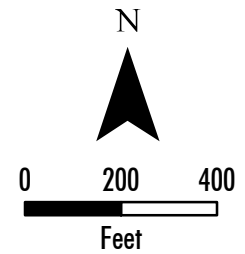
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County Future Land Use

- Agriculture (AG)
- Low Density Residential (LDR)
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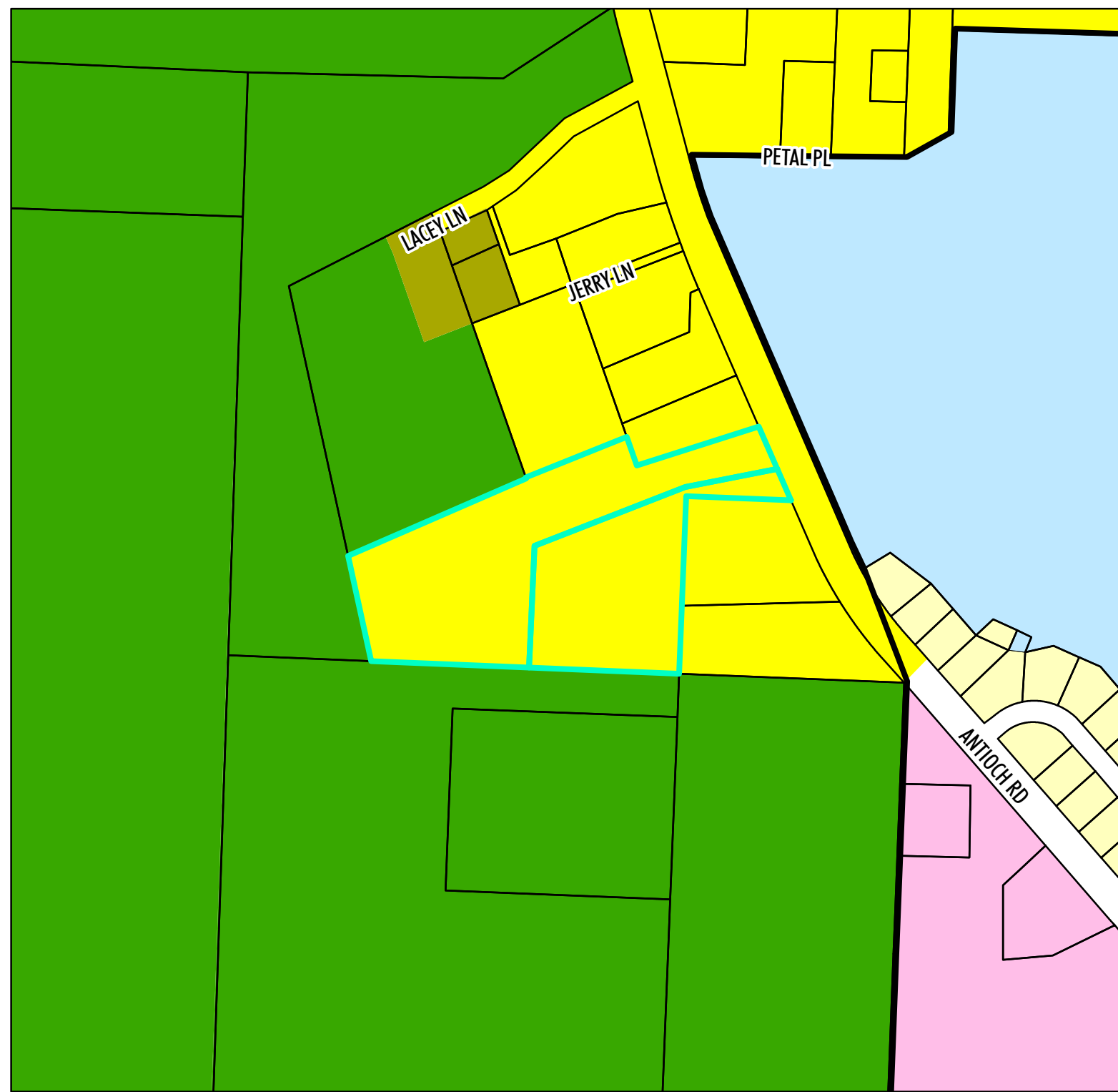
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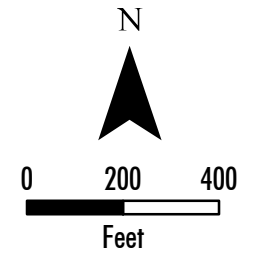
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U.S. SURVEY FEET



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: May 2, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 1. Affordable Housing RFP Nomination

BACKGROUND:

Since early 2020 the City of Crestview has taken an aggressive approach toward the removal of blight and unsafe structures within the City. Utilizing Code Compliance and the Building Division, the City is actively pursuing the goal of raising the minimum housing standard within the City, especially for low- and moderate-income (LMI) citizens of the City.

An element of this pursuit is the creation of new affordable housing opportunities within the City's areas of need. The City owns approximately 1.1 acres of property on West Field Avenue and West Bowers Avenue. It is the desire of the City for this area to be developed as an affordable housing development, in pursuit of the above goals.

DISCUSSION:

To contribute to the aforementioned goals, the City has put out a Request for Proposal (RFP) for Affordable Housing Development Concepts. The idea behind this RFP is not to review and approve specific plans for development on this property, but to be provided an overall conceptual plan that may include any of the following, as applicable:

- Preliminary/Conceptual Design
- Design characteristics (number of units, planned amenities, etc.)
- Target Demographic and/or Marketing Information
- Property Management Plan/Methods
- Ability to coordinate civil and architectural design of the site, and secure any required permits

The proposals will be scored by the following criteria:

- Project Concept and Design (25%)
- Qualifications and Experience (25%)
- Financial Feasibility (20%)
- Recommendations (20%)
- Location of Primary Office (5%)
- Women/Minority Owned (5%)

A pre-bid Question and Answer meeting was conducted for prospective applicants on March 30th. The Bid

Opening will be June 1st, at 2:00 p.m., the Bid Selection Committee will meet to rank the proposals on June 8th at 2:00 p.m., and the top selections will present their proposals to the City Council for selection at the June 13th Council Meeting.

The Bid Committee is to be comprised of one member of the City Council, two city staff members, one citizen of Crestview, and one member of the Planning and Development Board.

We brought this item before you today for the purposes of the board nominating a representative to be on the Bid Committee. I will present your nomination to the City Council at the next meeting for appointment to the Bid Selection Committee.

GOALS & OBJECTIVES

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

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

Community Character- Promote desirable growth with a hometown atmosphere

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

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There is no inherent financial impact imposed by selection of a proposal via this RFP. Upon selection, the City Council will direct staff to write a contract outlining the relationship between the City and the selected, which is when financial impacts will be measured and considered.

RECOMMENDED ACTION

Staff respectfully requests that the board nominate a member to sit on the Bid Selection Committee for this Request for Proposals.

Attachments

1. RFP - Affordable Housing Development Concepts

CITY OF CRESTVIEW, FLORIDA

REQUEST FOR PROPOSAL (RFP) NO. 22-05-04

PROPOSAL FOR AFFORDABLE HOUSING DEVELOPMENT CONCEPTS



City of Crestview, Florida
March 24, 2022 (**Amended 3/31/22**)

Maryanne Schrader, City Clerk
Phone (850) 682-1560
Facsimile (850) 682-8077
PO Box 1209/198 Wilson Street N
Crestview, Florida 32536

Changes noted in red with strikethroughs

NOTICE TO PROPOSERS

The City of Crestview, Florida (City), is accepting sealed competitive submittals to provide Proposals for Affordable Housing Development Concepts. It is the intent of the City to select a developer to partner with for the purpose of developing an affordable housing development. Upon receipt of responses to this proposal, the City will select one developer. The work to be performed may include, but is not limited to, design, construction, management, and operations of an affordable housing development, to include all required development and permitting processes for the City as well as all other applicable local, state, and federal agencies.

Proposals must be received by the City Clerk's Office at the City of Crestview, 198 Wilson St. N/PO Box 1209, Crestview, Florida 32536, in a sealed envelope clearly marked **“RFP No. 22-05-04, “PROPOSAL FOR AFFORDABLE HOUSING DEVELOPMENT CONCEPTS,” along with the name, return address, and telephone number of the organization submitting the proposal**, no later than 2:00 p.m. Central Time, on Wednesday, ~~May 4, 2022~~, **June 1, 2022** at which time they will be opened and identified aloud. There will be a mandatory Pre-Bid meeting on Wednesday, March 30, 2022, at 2:00 p.m. (CST) in the City Council Chambers at City Hall, 198 Wilson St. N., Crestview FL, 32536, this meeting will be used to answer any questions.

Maryanne Schrader, City Clerk
Phone (850) 682-1560
PO Box 1209/198 Wilson Street N
Crestview, Florida 32536

CITY OF CRESTVIEW, FLORIDA

REQUEST FOR PROPOSALS (RFP) NO. 22-05-04 PROPOSAL FOR AFFORDABLE HOUSING DEVELOPMENT CONCEPTS

I. PURPOSE – The purpose of RFP No. 22-05-04 is to secure sealed proposals for “PROPOSAL FOR AFFORDABLE HOUSING DEVELOPMENT CONCEPTS.”

II. SCOPE OF WORK

Background

Since early 2020 the City of Crestview has taken an aggressive approach toward the removal of blight and unsafe structures within the City. Utilizing Code Compliance and the Building Division, the City is actively pursuing the goal of raising the minimum housing standard within the City, especially for low- and moderate-income (LMI) citizens of the City.

An element of this pursuit is the creation of new affordable housing opportunities within the City’s areas of need. The City owns approximately 1.1 acres of property on West Field Avenue and West Bowers Avenue:



It is the desire of the City for this area to be developed as an affordable housing development, in pursuit of the above goals.

Requirements

The proposal is to include the following information.

- Information regarding the ownership, officers of, and organizational hierarchy of the applying organization and any parent organizations
- Qualifications and experience of the organization in regard to projects of a similar size, scope, or nature
- A list of previous clients or examples of previous projects that were completed successfully
- The organization shall demonstrate the ability to:
 - Coordinate civil and architectural plans for the site
 - Select contractor and oversee construction
 - Ensure compliance with all applicable City, County, State, or Federal codes and laws required for development
 - Coordinate the process for a Development Order and Building Permits through the City
 - Coordinate any additional required permits from county or state regulatory agencies
 - Develop and ensure compliance with a development schedule listing important milestones and dates
- Willingness to submit to a financial review
- A narrative outlining the overall concept for a development on the aforementioned property. Such narrative may include:
 - Potential number of and type of dwelling units
 - Target demographic of residents
 - Examples of property management methods employable for the provided type of development
 - Conceptual site plans or architectural plans

III. TERMS AND CONDITIONS

These negotiations will conform to local and state law.

IV. SUBMITTAL FORMAT

The Submitted proposals **SHALL** be submitted in the format described below.

1. Letter of interest

- a. An individual authorized to legally bind the organization shall sign the transmittal letter. The letter shall include the organization's mailing address, electronic mail address, fax number, and telephone number. Any request for confidential treatment of information shall be included in the transmittal letter in addition to the specific

statutory basis supporting the request and an explanation why disclosure of the information is not in the best interest of the public. The transmittal letter shall also contain the name, address, and telephone number of the individual authorized to respond to the City about the confidential nature of the information.

- b. Specific Professional services to be offered - delineate each service the organization offers.

2. Table of Contents

3. Joint Ventures, Background Information & Business Credentials

- a. Name, address, telephone number, fax number, and e-mail address of the organization including all d/b/a's or assumed names or other operating names
 - b. Identify and specify the location(s) and telephone numbers of the major offices and other facilities that relate to the organization's performance under the terms of this RFP.
 - c. Local office address and phone number (if any)
 - d. Employment personnel profile
 - e. Joint venture information/previous experience. Organizations submitting proposals as a joint venture shall submit to the City, as part of proposals, a copy of any joint venture agreement.
 - f. Registration – disclose the State of Florida licensing/registration qualifications of the organization's personnel and business office. Provide copies of same.
4. The organization shall prepare an **executive summary** and overview of the services it is offering, including all of the following information.
- a. Statements demonstrating that the organization understands and agrees with the terms and conditions of the RFP
 - b. Statements through which the organization certifies that the contents of the proposal are true and accurate
 - c. An overview of the organization's plans for providing the necessary services to the City
 - d. An explanation as to why the organization should be awarded this engagement

5. **Areas of Expertise** – Provide a list of the organization’s area(s) of expertise. Include a listing of projects verifying the same. Organizations **will not** have to have expertise in all areas to be considered. The organization must provide the following information regarding its experience.
- a. Number of years in business
 - b. Number of years’ experience with providing the types of services sought by the RFP to include the number of professionals specializing in project planning, design, and implementation
 - c. Describe the level of technical experience in providing the types of services sought by the RFP.
 - d. Describe any significant changes in organization, focus, or leadership for the past 10 years and whether any changes are anticipated in the near future.
 - e. Describe any investigative, disciplinary, or enforcement actions pending against the organization and information on any such investigations resulting in the enforcement or disciplinary action against the organization since January 2005.
6. **Specific Accomplishments** – Provide a listing of completed projects with a description of the work performed by the organization that is representative of the type of work proposed under this Request for Proposal/Qualifications. The list should include only projects that had significant input from individuals who will be assigned to work on City projects.
7. **Organization’s projects** – (List as many projects as necessary to adequately describe the organization’s experience.) Include the name and telephone number of the Owner’s Representative or Contact. Be especially careful to provide current names, current contact information, including email of owner’s representatives to be contacted by the City.
8. **Project Management Organization** – Provide information for all key personnel who will be involved in providing the services contemplated by this RFP. Include only those who will be assigned to this account and indicate the day-to-day contact person or persons. The following information must be included.
- a. Full name
 - b. Education, licenses, registrations

- c. Years of experience and employment history particularly as it relates to the scope of services specified herein
 - d. Expected role in the City's transactions
9. **References** – List three (3) references representative of related past experience to include, as a minimum, a contact person, company name, phone number, and a brief description of the project.
10. **Additional Information & Comments** – The contents under this heading are to be left to the discretion of the organization. The material must be pertinent to the proposal but not be otherwise requested in the Request for Proposal/Qualifications.
11. **Conflict of Interest Disclosure Form** – The award hereunder is subject to the provisions of Chapter 112, Florida Statutes. All respondents must disclose with their proposal the name of any officer, director, or agent who is also a public officer or an employee of the City of Crestview, or any of its agencies (Attachment #3).

Furthermore, all respondents must disclose the name of any City officer or employee who owns, directly or indirectly, an interest of five percent (5%) or more in the organization or any of its branches.

Furthermore, the official, prior to or at the time of submission of the proposal, must file a statement with the City Clerk of the City of Crestview, if he is an officer or employee of the City, disclosing his or spouse's or child's interest and the nature of the intended business.

NOTE: FOR THE PROPOSER'S CONVENIENCE, THIS CERTIFICATION FORM IS ENCLOSED AND IS MADE A PART OF THE PROPOSAL PACKAGE.

12. **Public Entity Crime Form** – Each Bid shall contain a completed Public Entity Crime Form (Attachment #1) pursuant to Florida Statutes, Section 287.132-133, providing that no public entity shall accept any Bid from or award any contract to or transact any business in excess of the threshold amount for Category Two (\$25,000) for a period of thirty-six months from the date placed on the convicted vendor list.

NOTE: FOR THE PROPOSER'S CONVENIENCE, THIS CERTIFICATION FORM IS ENCLOSED AND IS MADE A PART OF THE PROPOSAL PACKAGE.

13. **Drug-Free Workplace Certification** – Preference shall be given to organizations with drug-free workplace programs included as Attachment #2. Whenever two or more

proposals that are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from an organization that certifies that it has implemented a drug-free workplace program shall be given preference in the award process.

NOTE: FOR THE PROPOSER'S CONVENIENCE, THIS CERTIFICATION FORM IS ENCLOSED AND IS MADE A PART OF THE PROPOSAL PACKAGE.

- 14. Liability & Indemnification Form** – To the fullest extent permitted by law, CONSULTANT shall indemnify and hold harmless the CITY, its officers, and employees from liabilities, damages, losses, and costs including but not limited to reasonable attorney fees, to the extent caused by negligence, recklessness, or intentional wrongful conduct of CONSULTANT and other persons employed or utilized by CONSULTANT in the performance of this Agreement included as Attachment #4.

NOTE: FOR THE PROPOSER'S CONVENIENCE, THIS CERTIFICATION FORM IS ENCLOSED AND IS MADE A PART OF THE PROPOSAL PACKAGE.

- 15. Insurance Requirements** – During the performance of services under this agreement, CONSULTANT shall maintain Commercial General Liability, Business Automobile Liability (including hired and non-owned coverage), Professional Liability and Workers' Compensation insurance. Such coverage shall adequately protect the interest of the CITY with regard to all exposures including design defects and subsequent costs and lost revenue to loss associated with this agreement. Commercial General Liability for public liability during the lifetime of a contract shall have minimum limits of \$1,000,000 per claim, \$1,000,000 per occurrence for personal injury, bodily injury, and property damage liability. Coverage shall include premises and/or operations, independent contractors, products and/or complete operations, Contractual Liability and Broad Form property damage endorsements. CONSULTANT shall furnish the CITY certificates of insurance which shall include a provision that such insurance shall not be cancelled, or coverage reduced without at least 30 days written notice to the CITY.

All coverage shall be with carriers admitted doing business in the State of Florida. All insurance policies shall be issued from a company or companies with a Best Ratings of no less than A. The Commercial General Liability and Business Automobile policies shall name City of Crestview, Florida as an Additional Insured. Further, the Workers' Compensation policy shall contain a waiver of subrogation in favor of the CITY. City of Crestview, Florida shall be listed as the Certificate Holder on all certificates. Specific endorsements will be requested depending upon the type and scope of work to be performed.

CITY reserves the right to modify its insurance requirements with 60 days' notice to the CONSULTANT.

16. **Acceptance of Terms and Conditions** – The organization shall specifically agree that the proposal is predicated upon the acceptance of all terms and conditions stated in the RFP. If the organization objects to any term or condition, the organization must specifically refer to the RFP page, and section. Objections or responses that materially alter the RFP may be deemed non-responsive and disqualify the organization.
 17. **Certification of Independence and No Conflict of Interest** – The organization shall sign and submit with the proposal the document included as Attachment #5 in which the organization shall certify that it developed the proposal independently. The organization shall also certify that no relationship exists or will exist during the contract period between the organization and the City that interferes with fair competition or is a conflict of interest. The City reserves the right to reject a proposal or cancel the award if, at their discretion, any relationship exists that could interfere with fair competition or conflict with the interests of the City.
- NOTE: FOR THE PROPOSER'S CONVENIENCE, THIS CERTIFICATION FORM IS ENCLOSED AND IS MADE A PART OF THE PROPOSAL PACKAGE.**
18. **Authorization to Release Information** – The organization shall sign and submit with the proposal the document included authorizing the release of information to the City.
 19. **Firm Proposal Terms** – The organization shall guarantee in writing the availability of the services offered and that all proposal terms will remain firm a minimum of 90 days following the deadline for submitting proposals.
 20. **Proposal Form** – The Proposal Form submitted should contain all the mandatory information required in this RFP. Any additional information submitted in support of the Bid shall follow the required information.
 21. **Public Access** – The selected organization will be required to have on file with the City a Public Access form for the maintaining of public records

NOTE: FOR THE PROPOSER'S CONVENIENCE, THIS FORM IS ENCLOSED AND IS MADE A PART OF THE PROPOSAL PACKAGE.

Sealed Submittal Packages. All Proposals to be considered must be in the possession of the City Clerk no later than 2:00 p.m. Central Time, on Wednesday May 4, 2022, at which time they shall be opened publicly and identified aloud in the City of Crestview, City Hall Council Chambers, 198 Wilson St. N, Crestview, Florida. Proposals may be mailed or delivered to the Office of the City Clerk at the address above. An original and one (1) digital copy of the proposal shall be submitted in a sealed envelope clearly

marked “**RFP No. 22-05-04, PROPOSAL FOR AFFORDABLE HOUSING DEVELOPMENT CONCEPTS,”** along with the name, return address, and telephone number of the proposer, and note the time and date of the opening. All copies, including the digital, must be in the sealed envelope. Emailed copies will not be accepted. Each proposer shall be responsible for their proposal being delivered on time. Proposals offered or received after the time set for the Proposal Opening shall be rejected and returned unopened to the proposer. The City of Crestview Selection Committee will then review all proposals and forward their recommendation to the City Council for award.

MAILING AND HAND-DELIVERY ADDRESS:

City of Crestview
ATTN: City Clerk
PO Box 1209
198 Wilson Street N
Crestview, Florida 32536

22. Notification. Questions or requests for proposal documents, regarding RFP No. 22-05-04 may be directed to the individuals below:

Maryanne Schrader
City Clerk, City of Crestview
PO Box 1209/198 Wilson St. N
Crestview, Florida 32536
Voice: (850) 682-1560
Fax: (850) 682-8077
Email: cityclerk@cityofcrestview.org

22. Responsive Proposals. Only those proposals fulfilling all requirements outlined in this RFP will be considered.

V. EVALUATION CRITERIA

The City intends to conduct a comprehensive, fair, and impartial evaluation of proposals received in response to this RFP. The City will use a Bid Selection Committee to review and evaluate the proposals for compliance with the RFP.

The Bid Selection Committee will evaluate and rank all proposals meeting the minimum submission requirements based on professional qualifications and experience. The following considerations will be used as a guide to rank organizations as having the best applicable professional qualifications and experience: The Bid Selection Committee will provide the rankings to the City Council accompanied with recommendations.

The evaluation will be based on the criteria below. Each submittal will be eligible for a total of 100 points weighted in accordance with the percentages provided. Each committee member will score each section 0 to 5 with 5 being the highest score. The provided score accounts for the assigned percentage of the total score. The scoring sheet to be used by the committee is provided herein.

25% – Project Concept and Design

- Concept targeted toward and suitable for low-income residents
- Concept supports the goal of raising the minimum housing standard in the City
- Preliminary concepts, design sketches, site layouts, and/or landscaping plans
- Concept enhances and complements the surrounding neighborhood

25% – Qualifications and Experience

- Background experience and expertise of the organization and individual team members
- Experience developing and managing affordable housing projects similar to the concept proposed

20% – Financial Feasibility

- Organization exhibits financial responsibility
- Proposed sources of project funding

20% – Recommendations

- Reputation
- Competence
- Organization's capability to meet schedules
- Ability to meet time and budget requirements

5% – Local – Primary Offices in:

- Santa Rosa/Walton/or Escambia Counties (1 pt.)
- Okaloosa County (3 pts.)
- City of Crestview (5 pts.)

5% – Women/Minority Owned Business

- Yes (5 pts.)
- No (0 pt.)

VI. SELECTION OF PROPOSALS

This section describes the evaluation & ranking process that will be used to determine which proposal provides the greatest benefits to the City. The evaluation & ranking process is designed to award the contract to the organization with the best combination of attributes to perform the required services.

- A. The Bid Selection Committee will consist of the following:
 - a. One (1) member of the City Council
 - b. Two (2) city staff members
 - c. One (1) member of the Planning and Development Board
 - d. One (1) citizen of the City of Crestview
- B. The Bid Selection Committee will evaluate all proposals received as follows:
 - a. Prepare an alphabetical listing of those proposers determined to be interested, responsive, and available
 - b. Evaluate the proposals meeting minimum submission criteria based upon the six criteria provided above. Each committee member will review the provided material and score each submittal independently. Committee members may not speak to each other or any organization which has submitted a proposal except at the committee meeting or during organization presentations.
- C. At the designated time, the committee members will independently submit their evaluation form to the City Clerk.
- D. The City Clerk will combine the scores for review by the committee at the scheduled meeting.
- E. During the committee meeting the members will discuss the scores and determine final rankings. At this time, the committee will determine if presentations are necessary and which organizations will be invited. It is advised that the committee discuss any questions they would like respondents to be prepared to answer.
- F. Proposers selected for the shortlist may be required to make a brief (30-45 minute) oral presentation to the City Council in open session(s) followed by questions from the committee. Proposers selected to make presentations will be notified in writing in

advance of the presentation date. At the conclusion of the presentations, the committee will rank each organization's presentation. Which will be added to the original score accounting for 50% of the total score.

- G. The City of Crestview intends to select one organization for the purposes of this contract.
- H. Upon approval of the agreement by the City Council, the parties shall execute a formal written agreement prior to commencement of the work associated with the contract.

VII. RIGHT TO WAIVE AND REJECT

- A. The City of Crestview, in its absolute discretion, may reject any proposal of a proposer that has failed, in the opinion of the Bid Selection Committee, to complete or perform a City contracted project in a timely fashion or has failed in any other way to perform a prior contract in a satisfactory manner, and has directed the City Clerk to emphasize this condition to potential proposers.
- B. The City reserves the right to award the proposal to proposer submitting a responsive proposal with a resulting negotiated agreement which is most advantageous and in the best interest of City of Crestview, and to reject any and all proposals or to waive any irregularity or technicality in proposals received. City of Crestview shall be the sole judge of the proposal and the resulting negotiated agreement that is in its best interest and its decision shall be final.
- C. The City Council reserves the right to waive any informalities or reject any and all proposals, in whole or part, to utilize any applicable state contracts in lieu of or in addition to this proposal and to accept the proposal that in its judgment will best serve the interest of the City.
- D. The City Council specifically reserves the right to reject any conditional proposal and will normally reject those which made it impossible to determine the true amount of the proposal. Each item must be proposed separately, and no attempt is to be made to tie any item or items to any other item or items.

VIII. DISQUALIFICATION OF PROPOSERS

Any of the following reasons may be considered as sufficient for the disqualification of a proposer and the rejection of his proposal or proposals.

- A. More than one proposal for the same work from an individual, organization or corporation under the same or different name

- B. Evidence that the proposer has a financial interest in the organization of another proposer for the same work
- C. Evidence of collusion among proposers. Participants in such collusion will receive no recognition as proposers for any future work of the City until such participant shall have been reinstated as a qualified proposer.
- D. Uncompleted work which in the judgment of the City might hinder or prevent the prompt completion of additional work if awarded
- E. Failure to pay or satisfactorily settle all bills due for labor and material on former contracts in force at the time of advertisement of proposals
- F. Default under previous contract
- G. The Bid Selection Committee, in its absolute discretion, may reject any proposal from a proposer that has failed, in the opinion of the Board, to complete or perform a City of Crestview contracted project in a timely fashion or has failed in any other way, to perform a prior contract in a satisfactory manner, and has directed the City of Clerk to emphasize this condition to potential proposers.
- H. The engagement of certain professional services, including those required by this Request for Proposals, is exempt from the provisions of the Administrative Procedure Act, Chapter 120, Florida Statutes, as amended, and therefore are not to be subject to the appeal process therein described at any time during the solicitation period.
- I. **Public Entity Crime Information** – A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposal on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for **CATEGORY TWO** for a period of 36 months from the date of being placed on the convicted vendor list.
- J. **Discrimination** – An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to a public entity, may not award or perform work as a contractor, supplier,

subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity.

ATTACHMENT #1

CITY OF CRESTVIEW, FLORIDA

**REQUEST FOR PROPOSAL (RFP) NO. 22-05-04
PROPOSAL FOR AFFORDABLE HOUSING CONCEPTS**

SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES, ON
PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal or Contract _____

2. This sworn statement is submitted by _____

_____ whose business address is _____

_____ and (if applicable) Federal Employer Identification Number

(FEIN) is _____ (if the entity has no FEIN, include the Social Security Number of the

individual signing this sworn statement: _____

3. My name is and my relationship to the entity named above is _____

4. I understand that a "public entity crime" as defined in Paragraph 287.133(a)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(a)(b), Florida Statutes, means finding of guilt or a conviction of a public entity crime with or without an adjudication of guilt, in any federal or state trial court of records relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one of shares constituting a controlling income among persons when not for fair interest in another person, or a pooling of equipment or income among persons when not for fair market value under a length agreement, shall be a prima facie case that one person controls another person. A person who was knowingly convicted of a public entity crime, in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of the state or of the United States with the legal power to enter into a binding contract for provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (please indicate which statement applies).

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989 (please attach a copy of the final order).

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in public interest to remove the person or affiliate from the convicted vendor list (please attach a copy of the final order).

_____ The person or affiliate has not been placed on the convicted vendor list (please describe any action taken by, or pending with, the Department of General Services).

(Signature)

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☐ physical appearance or ☐ online notarization, this _____ day of _____ 20____, by _____ who is personally known to me or has produced _____ as identification.

Notary Public

My Commission expires:

ATTACHMENT #2

CITY OF CRESTVIEW, FLORIDA

**REQUEST FOR PROPOSAL (RFP) NO. 22-05-04
PROPOSAL FOR AFFORDABLE HOUSING CONCEPTS**

DRUG-FREE WORKPLACE CERTIFICATION

The below signed bidder certifies that it has implemented a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling rehabilitation and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection 1.
4. In the statement specified in subsection 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation occurring in the workplace no later than five (5) working days after such conviction.
5. Impose a sanction on or require the satisfactory participation in drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this organization complies fully with the above drug-free workplace requirements.

COMPANY: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE NUMBER: _____

SIGNATURE: _____ DATE: _____

NAME (TYPED OR PRINTED): _____

TITLE: _____

ATTACHMENT #3

CITY OF CRESTVIEW, FLORIDA

**REQUEST FOR PROPOSAL (RFP) NO. 22-05-04
PROPOSAL FOR AFFORDABLE HOUSING CONCEPTS**

CONFLICT OF INTEREST DISCLOSURE FORM

Does any City employee acting as a purchasing agent, or City public officer acting in official or private capacity or his/her spouse, or child own more than 5% of the bidder/proposer's interest?

YES _____

NO _____

Does any City employee acting as a purchasing agent, or City public officer acting in official or private capacity hold any employment or contract with the bidder/proposer?

YES _____

NO _____

If either question number 1 or 2 above has been answered YES, does the bidder/proposer assert any exemptions related to prohibited employment & business relationships?

YES _____

NO _____

If YES, please describe:

ORGANIZATION NAME: _____

BY (PRINTED): _____

BY (SIGNATURE): _____

TITLE: _____

ADDRESS: _____

PHONE: _____

E-MAIL: _____

ATTACHMENT #4

CITY OF CRESTVIEW, FLORIDA

**REQUEST FOR PROPOSAL (RFP) NO. 22-05-04
PROPOSAL FOR AFFORDABLE HOUSING CONCEPTS**

LIABILITY & INDEMNIFICATION FORM

To the fullest extent permitted by law, CONSULTANT shall indemnify and hold harmless CITY, its officers and employees from liabilities, damages, losses, and costs including but not limited to reasonable attorney fees, to the extent caused by the negligence, recklessness, or intentional wrongful conduct of the CONSULTANT and other persons employed or utilized by the CONSULTANT in the performance of this Agreement.

Company Name

Authorized Signature

Physical Address

Name (printed)

Mailing Address

Title

Phone Number

Fax Number

Cellular Number

After-Hours Number(s)

Email address

Date

ATTACHMENT #5

CITY OF CRESTVIEW, FLORIDA

**REQUEST FOR PROPOSAL (RFP) NO. 22-05-04
PROPOSAL FOR AFFORDABLE HOUSING CONCEPTS**

CERTIFICATION OF INDEPENDENCE AND NO CONFLICT OF INTEREST

By submitting a proposal in response to the Request for Proposals for RFP No. 22-05-04-PROPOSAL FOR AFFORDABLE HOUSING CONCEPTS, the undersigned certifies the following:

1. The proposal has been developed independently, without consultation, communication or agreement with any employee or consultant to the City who has worked on the development of this RFP, or with any person serving as a member of the evaluation committee.
2. The proposal has been developed independently, without consultation, communication or agreement with any other organization or parties for the purpose of restricting competition.
3. Unless otherwise required by law, the information found in the proposal has not been knowingly disclosed and will not be knowingly disclosed prior to the award of the contract, directly or indirectly, to any other organization.
4. No attempt has been made or will be made by (Name of Organization) to induce any other organization to submit or not to submit a proposal for the purpose of restricting competition.
5. No relationship exists or will exist during the contract period between (Name of Organization) and the City that interferes with fair competition or is a conflict of interest.

Sincerely,

Name and Title

ATTACHMENT #6

CITY OF CRESTVIEW, FLORIDA

REQUEST FOR PROPOSAL (RFP) NO. 22-05-04 PROPOSAL FOR AFFORDABLE HOUSING CONCEPTS

PUBLIC ACCESS FORM

_____, as Proposer, shall comply with the requirements of Florida's Public Records law. In accordance with Section 119.0701, Florida Statutes, Contractor shall:

- a. Keep and maintain public records required by the public agency in order to perform the service
- b. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under Florida's Public Records Law or as otherwise provided by law
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this contract if Contractor does not transfer the records to the public agency, and
- d. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of Contractor or keep and maintain public records required by the public agency to perform the service. If Contractor transfers all public records to the public agency upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of this contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.
- e. If proposer has questions regarding the application of Chapter 119, Florida Statutes, to Contractor's duty to provide public records relating to this Agreement, Contractor shall contact the Custodian of Public Records at:

City Clerk, City of Crestview
198 Wilson Street N
P.O. Box 1209
Crestview, Florida 32536
(850) 682-1560 Extension 250
cityclerk@cityofcrestview.org

- f. In the event the public agency must initiate litigation against Contractor in order to enforce compliance with Chapter 119, Florida Statutes, or in the event of litigation filed against the public agency because Contractor failed to provide access to public records responsive to a public record request, the public agency shall be entitled to recover all costs, including but not limited to reasonable attorneys' fees, costs of suit, witness fees, and expert witness fees extended as part of said litigation and any subsequent appeals.

Signature



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: May 2, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 4/28/2022
SUBJECT: 2. Conceptual Plat - Lantern Ridge Subdivision - Unit Three

BACKGROUND:

On August 2nd, 2021, staff received the initial submittal for the Lantern Ridge Subdivision - Unit 3. Staff provided comments on the initial submittal, and the first resubmittal was received in response on March 11th, 2022. The conceptual plat for this subdivision was provided along with the first resubmittal.

DISCUSSION:

The conceptual plat shows 23 platted lots proposed on a 13.99 acre parcel fronting Valley Road. Upon review of the latest civil plans and the conceptual plat, staff has determined that all major technical comments have been addressed and that the general layout of this subdivision will remain largely unchanged following any additional technical comments that are made.

A traffic impact analysis has been received by Public Services, and upon their determination, a Memorandum of Understanding may be required for traffic improvements if deemed necessary.

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

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

Community Character- Promote desirable growth with a hometown atmosphere

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

This item will have no immediate impact on the City budget, with future impacts including maintenance costs for roadways and utilities, and future revenue includes impact fees, utility billing, and an increased tax base for the City.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to City Council to approve the conceptual plat for Lantern Ridge Subdivision - Unit 3.

Attachments

1. 12_Conceptual Plat

LANTERN RIDGE SUBDIVISION UNIT THREE

A RESIDENTIAL SUBDIVISION IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

County Commissioners Approval:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS _____ DAY OF _____, 2022.

CHAIRMAN _____	MEMBER _____
MEMBER _____	MEMBER _____
MEMBER _____	

Statement By Okaloosa County:

THE OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS HAS NOT ACCEPTED ANY ROADS, EASEMENTS, PARKS OR DRAINAGE STRUCTURES OR EASEMENTS SHOWN ON THIS PLAT OTHER THAN UTILITY EASEMENTS AND UTILITY STRUCTURES. THESE IMPROVEMENTS WILL NOT BE ACCEPTED BY THE BOARD UNLESS AND UNTIL THE PROVISIONS OF SECTION 6.01.053 (THE LAND DEVELOPMENT CODE) HAVE BEEN COMPLETED AND COMPLIED WITH.

County Engineer's Approval:

PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF OKALOOSA COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

EDWIN SANGUYO, P.E.
COUNTY ENGINEER

County Surveyor's Certificate:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE COUNTY SURVEYOR OF OKALOOSA COUNTY, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2022.

CLAYTON JOHNSON, PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 7178
COUNTY LAND SURVEYOR

Certification by Tax Collector:

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF BY KNOWLEDGE AS OF THE _____ DAY OF _____, 2022.

BEN ANDERSON, TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

County Clerk Certificate of Recording:

J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2022 IN PLAT BOOK _____ PAGE _____

J.D. PEACOCK II
CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA

Surveyor's Certificate:

STATE OF FLORIDA, COUNTY OF OKALOOSA

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

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

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Prepared: March 2022

PREPARED BY:

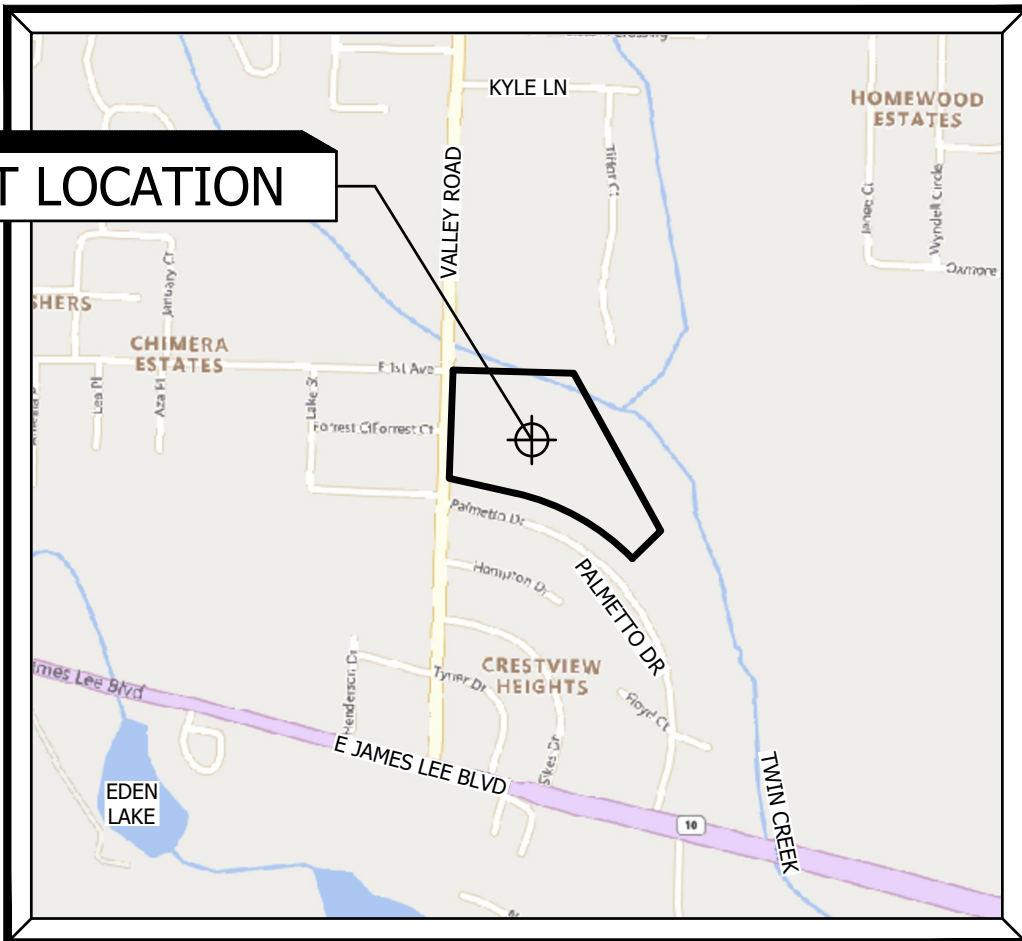


Gustin, Cothern & Tucker, Inc.
Land Surveying & Mapping
121 Hart Street Niceville, FL 32578 (850) 678-5141

LANTERN RIDGE SUBDIVISION UNIT THREE

SHEET 1 OF 3

PROJECT LOCATION



Vicinity Map

NOT TO SCALE

Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN B. ROGERS, KELLIE L. WILSDORF, AND HUEY L. GRANT, UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNERS OF THE LANDS HEREON PLATTED AS "LANTERN RIDGE SUBDIVISION UNIT THREE," DO HEREBY DEDICATE AND CONVEY IN FEE SIMPLE, ALL RIGHT-OF-WAYS, RETENTION AREAS AND COMMON AREAS AS SHOWN HEREON, TO THE PUBLIC. FURTHERMORE, JOHN B. ROGERS, KELLIE L. WILSDORF, AND HUEY L. GRANT, DO HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, INCLUDING, BUT NOT LIMITED TO CHOCTAWHATCHEE ELECTRIC COOPERATIVE, CENTURYLINK, COX COMMUNICATIONS, GULF POWER, OKALOOSA GAS DISTRICT, AND CRESTVIEW WATER, OVER THE RIGHTS-OF-WAY, COMMON AREAS, AND EASEMENTS AS SHOWN HEREON. JOHN B. ROGERS, KELLIE L. WILSDORF, AND HUEY L. GRANT, DO HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

WITNESS _____

JOHN B. ROGERS, OWNER

WITNESS _____

WITNESS _____

KELLIE L. WILSDORF, OWNER

WITNESS _____

WITNESS _____

HUEY L. GRANT, OWNER

WITNESS _____

Acknowledgment to Dedication:

STATE OF FLORIDA, COUNTY OF _____

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2022 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED JOHN B. ROGERS, OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS OWNER, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

NOTARY PUBLIC, STATE OF FLORIDA, COUNTY OF OKALOOSA

MY COMMISSION EXPIRES: _____

Acknowledgment to Dedication:

STATE OF FLORIDA, COUNTY OF _____

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2022 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED KELLIE L. WILSDORF, OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS OWNER, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HER FREE ACT AND DEED.

NOTARY PUBLIC, STATE OF FLORIDA, COUNTY OF OKALOOSA

MY COMMISSION EXPIRES: _____

Acknowledgment to Dedication:

STATE OF FLORIDA, COUNTY OF _____

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2022 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED HUEY L. GRANT, AS OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS OWNER, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

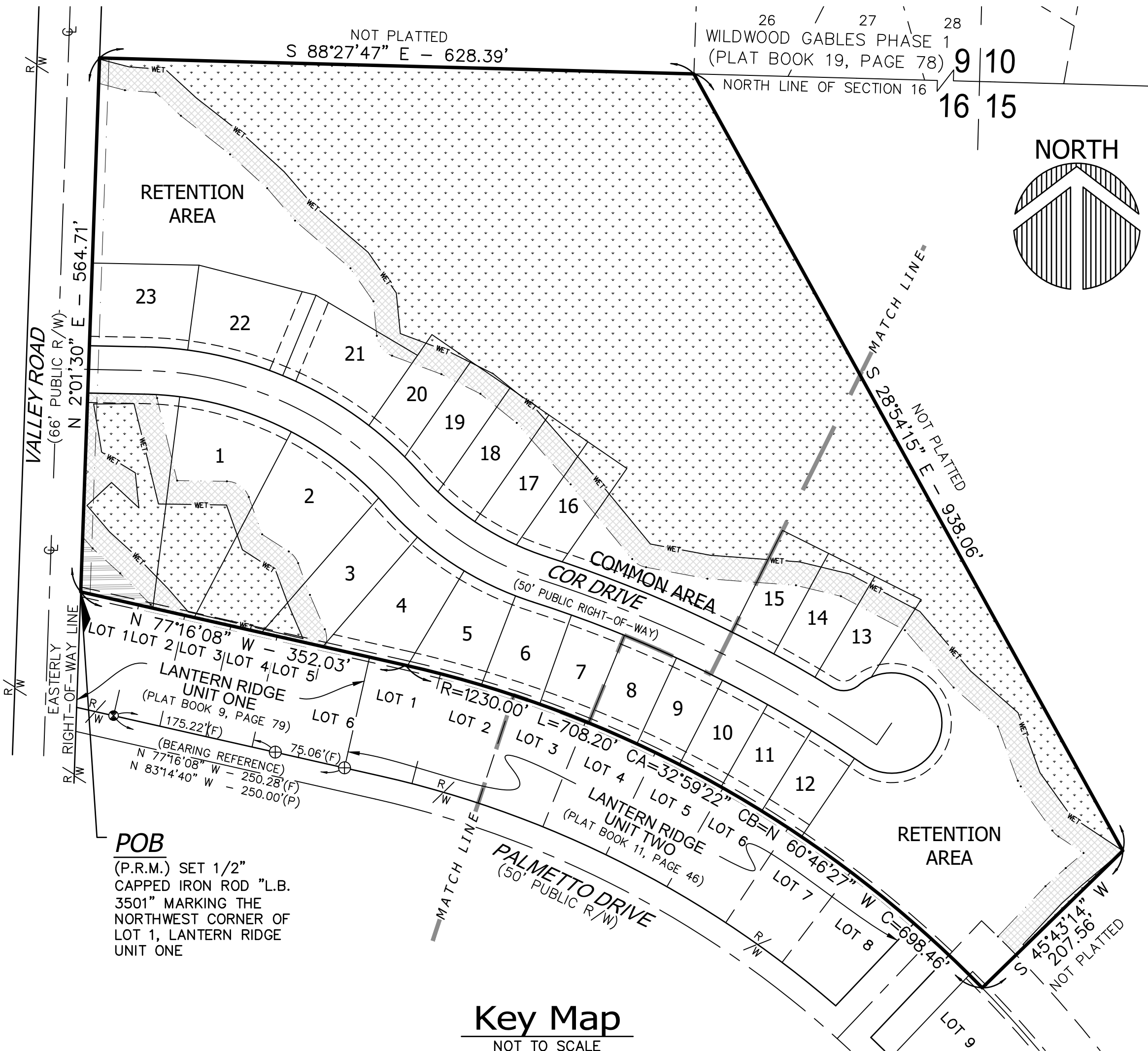
NOTARY PUBLIC, STATE OF FLORIDA, COUNTY OF OKALOOSA

MY COMMISSION EXPIRES: _____

Title Certification:

THE UNDERSIGNED LAND TITLE COMPANY, LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND.

JASON MOULTON, MOULTON LAND TITLE, INC.



Index:

SHEET 1 = SIGNATURE PAGE
SHEET 2 = MAP OF SUBDIVIDED LANDS
SHEET 3 = MAP OF SUBDIVIDED LANDS

Legal Description (As Written):

A PARCEL OF LAND, LYING IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA, BEING SITUATED EAST OF VALLEY ROAD, AND NORTH OF LANTERN RIDGE SUBDIVISION UNIT ONE (PLAT BOOK 9, PAGE 79) AND LANTERN RIDGE SUBDIVISION UNIT TWO (PLAT BOOK 11, PAGE 47); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1 OF SAID LANTERN RIDGE SUBDIVISION UNIT ONE, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID VALLEY ROAD (66 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTHWEST CORNER, PROCEED N 02°01'30" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 564.71 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S 88°27'47" E, A DISTANCE OF 628.39 FEET; THENCE S 28°54'15" E, A DISTANCE OF 938.06 FEET; THENCE S 45°43'14" W, A DISTANCE OF 207.56 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 9 OF THE AFORESAID LANTERN RIDGE SUBDIVISION UNIT TWO, SAID POINT LYING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1230.00 FEET; THENCE ALONG SAID CURVED NORTHERLY LINE OF LOTS 1-9 OF SAID UNIT TWO SUBDIVISION, THROUGH A CENTRAL ANGLE OF 32°59'22", AN ARC DISTANCE OF 708.20 FEET, (CHORD BEARING = N 60°46'27" W, CHORD = 698.46 FEET) TO A POINT ON THE NORTHERLY LINE OF LOT 1 OF THE AFORESAID LANTERN RIDGE SUBDIVISION UNIT TWO; THENCE CONTINUE N 77°16'08" W ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF LOTS 1-6 OF THE AFORESAID LANTERN RIDGE SUBDIVISION UNIT ONE, A DISTANCE OF 352.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 13.99 ACRES, MORE OR LESS.

Surveyor's Notes:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF PALMETTO DRIVE, SAID LINE BEARING N 77°16'08" W, AS DETERMINED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 BASED ON NATIONAL GEODETIC CONTROL NETWORKS AND CONTINUOUSLY OPERATING REFERENCE STATIONS.
- CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS OR PERMANENT CONTROL POINTS (NAIL & DISC.) MARKED CORPORATION NUMBER 3501.
- LINEs EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 6J-17 (FORMERLY CHAPTER 61G17-6) OF THE FLORIDA STATUTES CHAPTER 472.027.
- L1 DENOTES LINE NUMBER 1 AND CORRESPONDING LINE DATUM AS SHOWN IN THE LINE TABLE.
- C1 DENOTES CURVE NUMBER 1, CORRESPONDING CURVE DATUM AS SHOWN IN THE CURVE TABLE AND DISTANCES. SHOWN ALONG CURVED LINES ARE ARC LENGTHS.
- EASEMENT GRANTED TO THE CITY OF CRESTVIEW AS RECORDED IN O.R. BOOK 1333, PAGE 893, AFFECTS THIS PLAT, AND IS SHOWN HEREON. THIS CONVEYANCE IS FOR THE EXPRESS PURPOSE OF A RETENTION AREA (SOUTHEASTERLY RETENTION AREA).

LANTERN RIDGE SUBDIVISION UNIT THREE

A RESIDENTIAL SUBDIVISION IN SECTION 16, TOWNSHIP 3 NORTH, RANGE
23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	31.45'	25.00'	72°05'07"	N 85°27'36" E	29.42'
C2	124.28'	350.00'	20°20'43"	S 72°33'04" E	123.63'
C3	116.28'	350.00'	19°02'08"	S 52°51'39" E	115.75'
C4	11.46'	350.00'	01°52'31"	S 42°24'19" E	11.46'
C5	46.88'	350.00'	07°40'28"	S 45°18'18" E	46.85'
C6	61.00'	350.00'	09°59'07"	S 54°28'06" E	60.92'
C7	2.05'	1230.00'	00°05'43"	N 77°13'16" W	2.05'
C8	60.51'	350.00'	09°54'23"	S 64°04'51" E	60.44'
C9	80.79'	1230.00'	03°45'48"	N 75°17'30" W	80.78'
C10	19.56'	350.00'	03°12'09"	S 70°38'07" E	19.56'
C11	42.89'	1330.00'	01°50'52"	S 71°18'45" E	42.89'
C12	64.86'	1230.00'	03°01'17"	N 71°53'58" W	64.86'
C13	60.01'	1330.00'	02°35'06"	S 69°05'46" E	60.00'
C14	55.49'	1230.00'	02°35'06"	N 68°05'46" W	55.49'
C15	60.01'	1330.00'	02°35'06"	S 66°30'40" E	60.00'
C16	55.49'	1230.00'	02°35'06"	N 66°30'40" W	55.49'
C17	54.07'	1330.00'	02°19'45"	S 64°03'15" E	54.06'
C18	50.00'	1230.00'	02°19'45"	N 64°03'15" W	50.00'
C19	54.07'	1330.00'	02°19'45"	S 61°43'30" E	54.06'
C20	50.00'	1230.00'	02°19'45"	N 61°43'30" W	50.00'
C21	54.07'	1330.00'	02°19'45"	S 58°23'45" E	54.06'
C22	50.00'	1230.00'	02°19'45"	N 58°23'45" W	50.00'
C23	54.07'	1330.00'	02°19'45"	S 57°04'00" E	54.06'
C24	50.00'	1230.00'	02°19'45"	N 57°04'00" W	50.00'
C25	15.23'	53.00'	16°27'46"	S 57°38'55" W	15.18'
C26	20.20'	1380.00'	00°50'19"	N 58°55'00" W	20.20'
C27	50.00'	1380.00'	02°04'33"	N 60°22'28" W	50.00'
C28	50.00'	1380.00'	02°04'33"	N 62°27'00" W	50.00'
C29	16.34'	1380.00'	00°40'43"	N 71°53'50" W	16.34'
C30	35.35'	300.00'	06°45'08"	N 68°51'37" W	35.33'
C31	50.28'	300.00'	09°36'13"	N 60°40'56" W	50.23'
C32	50.19'	300.00'	09°35'08"	N 51°05'16" W	50.13'
C33	25.22'	300.00'	04°49'38"	N 43°52'52" W	25.27'
C34	25.79'	400.00'	03°41'38"	N 43°18'53" W	25.78'
C35	50.35'	400.00'	07°12'46"	N 48°46'05" W	50.32'
C36	105.52'	400.00'	15°06'54"	N 59°55'55" W	105.22'
C37	104.26'	400.00'	14°56'05"	N 74°57'25" W	103.97'
C38	44.88'	400.00'	06°25'44"	N 85°38'19" W	44.86'
C39	12.14'	350.00'	01°59'16"	S 87°51'33" E	12.14'
C40	25.30'	350.00'	04°08'30"	S 84°47'40" E	25.29'
C41	150.14'	1230.00'	06°59'38"	S 52°24'19" E	150.05'
C42	25.01'	1230.00'	01°09'55"	S 48°19'33" E	25.01'
C43	25.00'	1230.00'	01°09'53"	S 47°09'40" E	25.00'
C44	49.36'	1230.00'	02°17'58"	S 45°25'44" E	49.36'
C45	220.80'	53.00'	238°41'56"	S 05°13'46" W	92.39'
C46	184.37'	1380.00'	08°04'12"	N 67°31'22" W	184.21'
C47	27.85'	25.00'	63°49'45"	S 37°30'26" E	26.43'
C48	17.44'	25.00'	39°57'39"	S 59°26'55" E	17.08'
C49	6.79'	25.00'	15°33'49"	S 27°51'04" E	6.77'
C50	9.06'	25.00'	20°46'31"	S 46°01'14" E	9.02'
C51	5.10'	25.00'	11°41'18"	N 15°11'53" E	5.09'
C52	10.35'	25.00'	23°43'00"	N 02°30'16" W	10.27'
C53	3.93'	25.00'	09°00'44"	N 18°52'08" W	3.93'
C54	16.13'	25.00'	36°57'21"	N 38°49'22" W	15.85'
C55	30.36'	25.00'	69°34'20"	N 54°22'18" W	28.53'
C56	3.84'	25.00'	08°48'23"	N 18°05'17" W	3.84'

LINE TABLE					
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S 05°35'33" E	31.37'	L15	S 85°43'52" E	41.61'
L2	S 05°35'33" E	5.29'	L16	S 78°25'01" E	14.69'
L3	S 69°25'18" E	22.64'	L17	S 78°25'01" E	34.16'
L4	S 69°25'18" E	33.03'	L18	S 61°57'53" E	20.20'
L5	S 63°22'11" E	18.16'	L19	S 61°57'53" E	53.38'
L6	S 63°22'11" E	28.12'	L20	S 61°57'53" E	3.03'
L7	S 51°12'42" E	22.22'	L21	N 20°20'40" W	14.21'
L8	S 51°12'42" E	26.89'	L22	N 20°20'40" W	21.63'
L9	S 41°18'34" E	23.88'	L23	N 19°35'08" W	31.07'
L10	S 41°18'34" E	51.52'	L24	N 20°20'40" W	5.98'
L11	S 41°18'34" E	11.06'	L25	S 40°30'19" E	16.06'
L12	S 39°28'05" E	40.80'	L26	S 41°07'31" E	5.14'
L13	S 39°28'05" E	61.46'	L27	S 41°07'31" E	1.58'
L14	S 85°43'52" E	52.24'			

Legend

- = SET 1/2" CAPPED IRON ROD, (P.R.M.) (L.B. #3501)
- = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- ⊙ = SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
- ⊕ = (FIR) FOUND 5/8" CAPPED IRON ROD, NO IDENTIFICATION
- ⊗ = (FIR) FOUND 1/2" CAPPED IRON ROD, IDENTIFICATION NUMBER FURNISHED
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- U.N.B. = UNDISTURBED NATURAL BUFFER
- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- (°) = DEGREES
- (') = MINUTES OR FEET
- (") = SECONDS
- R = RADIUS
 L = ARC LENGTH | CA = CENTRAL ANGLE (DELTA) | CB = CHORD BEARING | C = CHORD | B.S.L. = BUILDING SETBACK LINE | P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER | O.R. = OFFICIAL RECORDS | No. OR # = NUMBER | POB = POINT OF BEGINNING | L.B. = LAND SURVEYING BUSINESS | L.S. = LICENSED SURVEYOR | ± = MORE OR LESS | N = NORTHING | E = EASTING |

(P.R.M.) SET 1/2" CAPPED IRON ROD "L.B. 3501" MARKING THE NORTHWEST CORNER OF LOT 1, LANTERN RIDGE UNIT ONE N:647352.6087 E:1324937.4281

POB

VALLEY ROAD (66' PUBLIC R/W)

EASTERLY RIGHT-OF-WAY LINE

LANTERN RIDGE UNIT ONE (PLAT BOOK 9, PAGE 79)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

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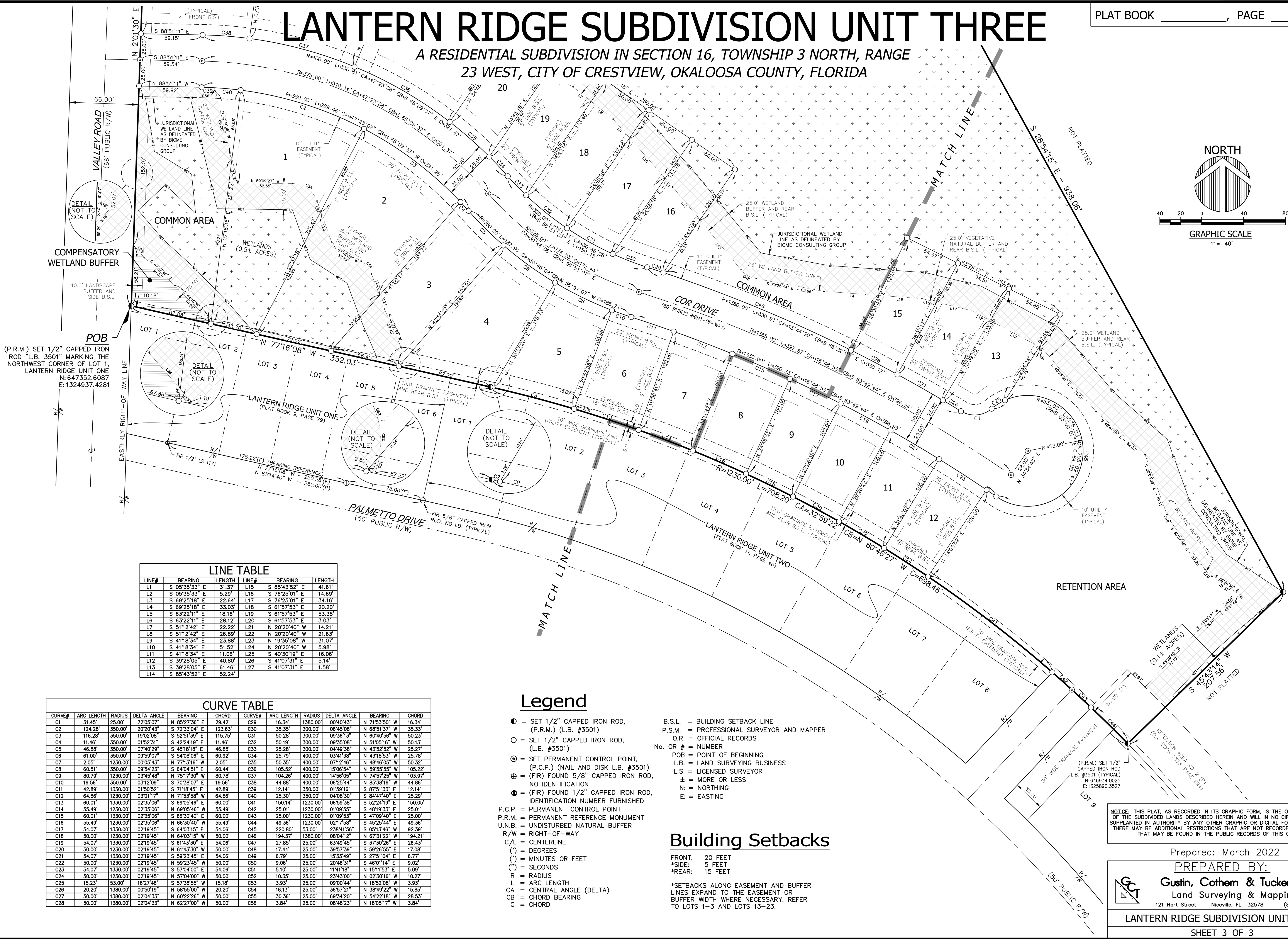
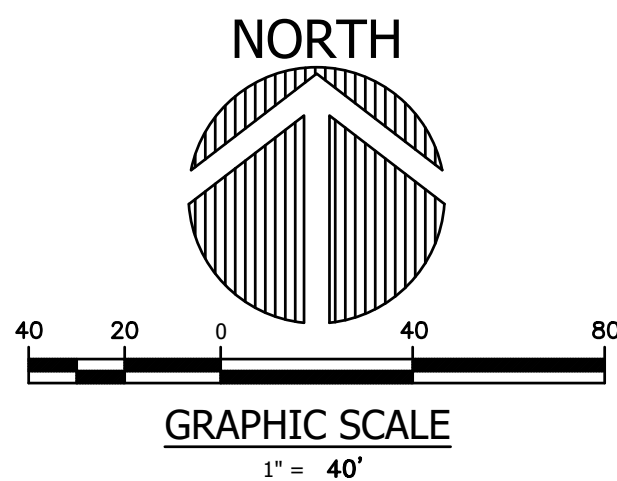
LOT 157

LOT 158

LOT 159

LANTERN RIDGE SUBDIVISION UNIT THREE

A RESIDENTIAL SUBDIVISION IN SECTION 16, TOWNSHIP 3 NORTH, RANGE
23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



LINE TABLE					
LINE#	BEARING	LENGTH	LINE#	BEARING	LENGTH
L1	S 05°35'33" E	31.37'	L15	S 85°43'52" E	41.61'
L2	S 05°35'33" E	5.29'	L16	S 76°25'01" E	14.89'
L3	S 69°25'18" E	22.64'	L17	S 76°25'01" E	34.16'
L4	S 69°25'18" E	33.03'	L18	S 61°57'53" E	20.20'
L5	S 63°22'11" E	18.16'	L19	S 61°57'53" E	53.38'
L6	S 63°22'11" E	28.12'	L20	S 61°57'53" E	3.03'
L7	S 61°12'42" E	22.22'	L21	N 20°20'40" W	14.21'
L8	S 51°12'42" E	26.89'	L22	N 20°20'40" W	21.63'
L9	S 41°18'34" E	23.88'	L23	N 19°35'08" W	31.07'
L10	S 41°18'34" E	51.52'	L24	N 20°20'40" W	5.98'
L11	S 41°18'34" E	11.06'	L25	S 40°30'19" E	16.06'
L12	S 39°28'05" E	40.80'	L26	S 41°07'31" E	5.14'
L13	S 39°28'05" E	61.46'	L27	S 41°07'31" E	1.58'
L14	S 85°43'52" E	52.24'			

CURVE TABLE											
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD	CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	31.45'	25.00'	72°05'07"	N 85°27'36" E	29.42'	C29	16.34'	1380.00'	0°04'43"	N 71°53'50" W	16.34'
C2	124.28'	350.00'	20°20'43"	S 72°33'04" E	123.63'	C30	35.35'	300.00'	06°45'08"	N 68°51'37" W	35.33'
C3	116.28'	350.00'	19°02'08"	S 52°51'39" E	115.75'	C31	50.28'	300.00'	09°36'13"	N 60°40'56" W	50.23'
C4	11.46'	350.00'	01°52'31"	S 42°24'19" E	11.46'	C32	50.19'	300.00'	09°35'08"	N 51°05'16" W	50.13'
C5	46.88'	350.00'	07°40'29"	S 45°18'18" E	46.85'	C33	25.28'	300.00'	04°49'38"	N 43°52'52" W	25.27'
C6	61.00'	350.00'	09°59'07"	S 54°08'06" E	60.92'	C34	25.79'	400.00'	03°41'38"	N 43°18'53" W	25.78'
C7	2.05'	1230.00'	00°05'43"	N 77°31'15" W	2.05'	C35	50.35'	400.00'	07°12'46"	N 48°46'05" W	50.32'
C8	60.51'	350.00'	09°54'21"	S 64°04'40" E	60.44'	C36	105.52'	400.00'	15°08'54"	N 59°55'55" W	105.22'
C9	80.79'	1230.00'	03°45'48"	N 75°17'30" W	80.78'	C37	104.26'	400.00'	14°56'05"	N 74°57'25" W	103.97'
C10	19.56'	350.00'	03°12'09"	S 70°38'07" E	19.56'	C38	44.88'	400.00'	06°25'44"	N 85°38'19" W	44.86'
C11	42.89'	1330.00'	01°50'52"	S 71°18'45" E	42.89'	C39	12.14'	350.00'	01°59'16"	S 87°51'33" E	12.14'
C12	64.86'	1230.00'	03°01'17"	N 71°53'58" W	64.86'	C40	25.30'	350.00'	04°08'30"	S 84°47'40" E	25.29'
C13	60.01'	1330.00'	02°35'06"	S 69°05'46" E	60.00'	C41	150.14'	1230.00'	06°59'38"	S 52°24'19" E	150.05'
C14	55.49'	1230.00'	02°35'06"	N 69°05'46" W	55.49'	C42	25.01'	1230.00'	01°09'55"	S 48°19'33" E	25.01'
C15	60.01'	1330.00'	02°35'06"	S 69°04'40" E	60.00'	C43	25.00'	1230.00'	01°09'55"	S 47°09'40" E	25.00'
C16	55.49'	1230.00'	02°35'06"	N 66°30'40" W	55.49'	C44	49.36'	1230.00'	02°17'58"	S 45°25'44" E	49.36'
C17	54.07'	1330.00'	02°19'45"	S 64°03'15" E	54.06'	C45	220.80'	53.00'	238°41'56"	S 05°13'46" W	92.39'
C18	50.00'	1230.00'	02°19'45"	N 64°03'15" W	50.00'	C46	194.37'	1380.00'	08°04'12"	N 67°31'22" W	194.21'
C19	54.07'	1330.00'	02°19'45"	S 61°43'30" E	54.06'	C47	27.85'	25.00'	63°49'45"	S 37°30'26" E	26.43'
C20	50.00'	1230.00'	02°19'45"	N 61°43'30" W	50.00'	C48	17.44'	25.00'	39°57'39"	S 59°26'55" E	17.08'
C21	54.07'	1330.00'	02°19'45"	S 59°23'45" E	54.06'	C49	6.79'	25.00'	15°33'49"	S 27°51'04" E	6.77'
C22	50.00'	1230.00'	02°19'45"	N 59°23'45" W	50.00'	C50	9.06'	25.00'	20°46'31"	S 46°01'14" E	9.02'
C23	54.07'	1330.00'	02°19'45"	S 57°04'00" E	54.06'	C51	5.10'	25.00'	11°41'18"	N 15°11'53" E	5.09'
C24	50.00'	1230.00'	02°19'45"	N 57°04'00" W	50.00'	C52	10.35'	25.00'	23°43'00"	N 02°30'16" W	10.27'
C25	15.23'	53.00'	16°27'46"	S 73°38'55" W	15.18'	C53	3.93'	25.00'	09°00'44"	N 18°52'08" W	3.93'
C26	20.20'	1380.00'	00°50'19"	N 58°55'00" W	20.20'	C54	16.13'	25.00'	36°57'21"	N 38°49'22" W	15.85'
C27	50.00'	1380.00'	02°04'33"	N 60°22'26" W	50.00'	C55	30.36'	25.00'	69°34'20"	N 54°22'18" W	28.53'
C28	50.00'	1380.00'	02°04'33"	N 62°27'00" W	50.00'	C56	3.84'	25.00'	08°48'23"	N 18°05'17" W	3.84'

Legend

- = SET 1/2" CAPPED IRON ROD, (P.R.M.) (L.B. #3501)
- = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- ⊙ = SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
- ⊕ = (FIR) FOUND 5/8" CAPPED IRON ROD, NO IDENTIFICATION
- ⊗ = (FIR) FOUND 1/2" CAPPED IRON ROD, IDENTIFICATION NUMBER FURNISHED

P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
U.N.B. = UNDISTURBED NATURAL BUFFER

R/W = RIGHT-OF-WAY

C/L = CENTERLINE

(°) = DEGREES

(') = MINUTES OR FEET

(") = SECONDS

R = RADIUS

L = ARC LENGTH

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C = CHORD

B.S.L. = BUILDING SETBACK LINE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS
No. OR # = NUMBER
POB = POINT OF BEGINNING
L.B. = LAND SURVEYING BUSINESS
L.S. = LICENSED SURVEYOR
± = MORE OR LESS
N = NORTHING
E = EASTING

Building Setbacks

FRONT: 20 FEET
*SIDE: 5 FEET
*REAR: 15 FEET

*SETBACKS ALONG EASEMENT AND BUFFER LINES EXPAND TO THE EASEMENT OR BUFFER WIDTH WHERE NECESSARY. REFER TO LOTS 1-3 AND LOTS 13-23.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Prepared: March 2022

PREPARED BY:

Gustin, Cothorn & Tucker, Inc.
Land Surveying & Mapping
121 Hart Street Niceville, FL 32578 (850) 678-5141

LANTERN RIDGE SUBDIVISION UNIT THREE

SHEET 3 OF 3