



CITY OF CRESTVIEW
PLANNING
AND
DEVELOPMENT BOARD



Planning Development Board
Regular Meeting
June 6, 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 noon 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 minutes - 5/2/2022 Planning and Development Minutes Draft
- 6 Ordinance on 1st reading/ Public Hearing**
 1. Ordinance 1875 - John King Road Annexation
 2. Ordinance 1876 - John King Road Comprehensive Plan Amendment
 3. Ordinance 1877 - John King Road Rezoning
 4. Ordinance 1878 - Williams Avenue East Annexation
 5. Ordinance 1879 - Williams Avenue East Comprehensive Plan Amendment
 6. Ordinance 1880 - Williams Avenue East Rezoning
 7. Ordinance 1881 - Robinson Avenue East Vacation
- 7 Ordinances**
- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
- 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 option2 within 48 hours of the scheduled meeting.



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: June 6, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/9/2022
SUBJECT: 1. Approval of minutes - 5/2/2022 Planning and Development Minutes Draft

BACKGROUND:

Routine approval of minutes from a prior meeting.

DISCUSSION:

The Planning Development Board received the draft 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 draft minutes of May 2, 2022.

Attachments

1. 05022022 Planning and Development Board Minutes - Draft

PLANNING AND DEVELOPMENT BOARD

Minutes - Draft

May 2, 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: Michael Roy, Chair, Mario Werth, Vice Chair, and Ellis Conner, Michael Gilbert, and alternate Brian Follmar. Also present were City Attorney Jon Holloway, City Clerk Maryanne Schrader, and staff members. Member Malcolm Haynes and alternate Jim Sheffield were excused.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Board member Mario Werth.

3 Approve Agenda

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

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

4 Public Opportunity to speak on Agenda items

Chair M. Roy went over the rules of procedure.

5 Consent Agenda

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

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to approve the minutes of April 4, 2022, as presented.

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

6 Ordinance on 1st reading/ Public Hearing

1. Ordinance 1866 - Hwy 85 & Garden St Annexation

Senior Planner Nicholas Schwendt stated this is the first reading and public hearing for Ordinance 1866 - Highway 85 and Garden Street annexation. It is in unincorporated territory and is currently vacant. Notices and postings were processed per statute.

Senior Planner Nicholas Schwendt asked the City Clerk to read the ordinance. City Clerk Maryanne Schrader read the Ordinance by Title: 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.

Chair M. Roy asked for comment from the Board and then the public. Hearing none, he called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend that the City Council adopt Ordinance 1866.

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

2. Ordinance 1867 - Hwy 85 & Garden St. Comprehensive Plan Amendment

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1867, Highway 85 and Garden Street Comprehensive Plan Amendment.

Senior Planner N. Schwendt stated the purpose is to assign a Future Land Use designation adding the applicant has requested a commercial designation.

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

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 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.

Chair Roy requested any comment from the Board and the public. Hearing none, he called for action.

Motion by Board member Bryan Follmar and seconded by Board member Ellis Conner to recommend the City Council adopt Ordinance 1867.

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

3. Ordinance 1868 - Hwy 85 & Garden St Rezoning

Senior Planner N. Schwendt stated this is the Public hearing and first reading of Ordinance 1868, Highway 85 and Garden Street Rezoning.

City Attorney Jon Holloway swore in all participants for the quasi-judicial segments of the meeting. He asked for any Board members to divulge whether there were any

ex parte communications.

Chair Roy stated he drove by the property.

Senior Planner Nicholas Schwendt asked the City Clerk to enter the staff report into the record: 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.

City Clerk Maryanne Schrader read the Ordinance by title: 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.

Chair Roy asked for comment from the Board and the public. Hearing none, he called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend moving Ordinance 1868 forward to the City Council for consideration.

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

4. Ordinance 1869 - W James Lee Comprehensive Plan Amendment

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1869 - W. James Lee Comprehensive Plan amendment. An application requesting change in the commercial use was received on April 4, 2022. The property is surrounded by a mixed-use designation to the north and C-2 to the south. The applicant wants to bring the lot lines in for consistency for future development.

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

Chair Roy asked if there was comment from the Board, and Board member Ellis Conner asked if Carr Drive would be affected. In response, Senior Planner Nicholas Schwendt replied it will not directly impact the property.

Discussion ensued regarding the property line in conjunction to Carr Drive.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to recommend the City Council adopt Ordinance 1869.

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

5. Ordinance 1870 - W James Lee Rezoning

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1870 - W. James Lee Rezoning. He asked that the staff report be included in the record: 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. The subject property is vacant and official mailings were sent and property was posted.

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

Chair Roy asked for comment from the Board.

Board member M. Werth voiced concern there is no direct access from Highway 90, so Carr Drive would need to be used, however, Senior Planner N. Schwendt replied that Tractor Supply owns both properties.

Board Member M Gilbert stated he has driven by the property.

Chair Roy asked for comment from the public and in hearing none, called for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to recommend the City Council adopt Ordinance 1870.

Roll Call: Ellis Conner, Michael Gilbert, Mario Werth, Bryan Follmar. Motion carried.

6. Ordinance 1871 - Antioch Road Annexation

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1871 - Antioch Road annexation. The property is in unincorporated Okaloosa County. He went over the location stating the property is comprised of two lots. He mentioned courtesy notices were mailed to property owners, a letter was sent via certified mail to the Okaloosa Board of County Commissioners, postings and advertisement were processed in accordance with statute.

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

Chair Roy asked for Board comment and public. Hearing none, he called for action.

Motion by Board member Ellis Conner and seconded by Board member Michael Gilbert to recommend the City Council adopt Ordinance 1871.

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

7. Ordinance 1872 - Antioch Road Comprehensive Plan Amendment

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1872 - Antioch Road Comprehensive Plan Amendment. He mentioned that staff considered the existing and allowable uses when they reviewed the existing uses. He added Antioch Road is a collector and is suitable for commercial use. He added a large portion to the south is wetlands, adding there are also substantial wooded areas. He stated our Land Development Code allows for buffers for higher intensity development and asked that the staff report be entered into the record: 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.

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

Chair M. Roy asked for comment from the Board.

Board Member E. Connor asked about the traffic impact, and Senior Planner N. Schwendt said they are aware of the higher traffic count. Public Services will do an analysis to see if there will be a need for mitigation. City Attorney J. Holloway added a development order will allow for the traffic study.

Board Member M. Werth noted there is only one access point for the two lots, and Senior Planner N. Schwendt replied we would require that the lots would need to be combined.

In response to Board Member M. Gilbert, on whether the road was going to go to 4-lane, Senior Planner N. Schwendt replied that the County does have it on their plan. City Attorney J. Holloway added the road will continue to remain a collector road.

Chair M. Roy asked for comment from the public.

Chris Linnan came forward and stated he does not want the property to be developed.

Erika Linnan voiced concern about the noise level and mentioned the wetland concerns, as the problem has affected her property. In response to a question from Board member M. Gilbert, she replied that her property is closer to Highway 90.

In response, Senior Planner N. Schwendt advised we have provisions in our code regarding wetlands stating the city requires a 25-foot buffer.

In response to Board member M. Gilbert on whether the property along the strip of the property is residential and whether it has a hard line, City Attorney J. Holloway responded that the compatibility is there, and as the area grows there is transitional zoning.

Senior Planner N. Schwendt said there is attractive land about 1,000 feet from the strip of property which allows for a lower intensity commercial. The property is zoned Okaloosa County mixed use, which will allow for commercial use.

However, Board member M. Gilbert stated the property may be sold.

Jason Miller, representing the applicant, stated his client intends to bring a Family Fun Center to the 12.5-acre property. The residential building will be gutted and turned into an arcade.

Motion by Board member Mario Werth and seconded by Board member Bryan Follmar to recommend the City Council adopt Ordinance 1872.

Roll Call: Michael Roy, Mario Werth, Bryan Follmar – Ayes; and Ellis Conner and Michael Gilbert - Nay. Ayes: 3, Nays: 2. Motion carried.

8. Ordinance 1873 - Antioch Road Rezoning

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1873 - Antioch Road Rezoning. He asked that the staff report be entered into the record: 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.

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

Chair Roy asked for comment from the Board.

In response to Board member B. Follmar on whether the agreement would come back to the Board, Senior Planner N. Schwendt said it would come before the Board at the discretion of the Director, as the director determines whether the development agreement should come to the Planning Board.

Chair M. Roy called for public comment.

Erika Linnan was sworn in by City Attorney Jon Holloway for the quasi-judicial segments of the meeting as he explained this part of the testimony is to provide facts. Ms. Linnan asked for clarification on whether the agreement will come back to the

Board, but City Attorney J. Holloway responded that this is an input session that is dictated by Statute with set rules and requirements.

City Attorney J. Holloway explained that the motion could be approved to add - at the director's discretion, the agreement could be brought back before the Board, in response to Board member M. Werth.

Motion by Board member Mario Werth and seconded by Board member Bryan Follmar to recommend the City Council adopt Ordinance 1873 with the stipulation that when a development order comes in, the agreement will come back to the Board for consideration.

Roll Call: Michael Roy, Mario Werth, Bryan Follmar - Ayes: 3; Ellis Conner, Michael Gilbert – Nays: 2. Motion carried.

7 Ordinances – No additional

8 Final Plats and PUDS – Nothing brought forward.

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

1. Affordable Housing RFP Nomination

Senior Planner N. Schwendt explained the city has a goal to elevate the housing situation. He explained the city owns 1.1 acres between west Field and west Bowers Avenue and desires to develop the property for affordable housing. The plan is for the committee to review submittals looking at the concept, design, and qualifications of the management. The Bid opening is set for June 1, and the committee consisting of one member of Council, two city staff, a citizen and a Planning Board member, will meet June 8th to review any submittals.

Chair Roy asked for a nomination.

Board member Michael Gilbert volunteered to sit on the Bid Selection Committee and there was a consensus of the Board to nominate Mr. Gilbert.

2. Conceptual Plat - Lantern Ridge Subdivision - Unit Three

Senior Planner N. Schwendt stated the conceptual plat shows 23 platted lots proposed on an approximately a 14-acre parcel. 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 unchanged following any additional technical comments that are made. He added that a traffic impact analysis has been received by Public Services, and upon their determination, a Memorandum of Understanding may be drafted that would require traffic

improvements, if deemed necessary.

Chair asked for comment from the Board.

Board member M. Werth said he lives in unit 2 of the area and asked whether he needed to abstain, but City replied said he could not abstain because he does not receive financial benefit.

Motion by Board member Bryan Follmar and seconded by Board member Ellis Conner to approve to send the conceptual plat for Lantern Ridge Subdivision to Council for consideration.

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

11 Comments from the Audience

12 Adjournment

Chair M. Roy adjourned the meeting at 7:08 p.m.

Approved on _____ day of _____ 2022.

Michael Roy, Chair

Attest:

Maryanne Schrader, City Clerk
Proper notice having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 6, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2022
SUBJECT: 1. Ordinance 1875 - John King Road Annexation

BACKGROUND:

On April 27, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on John King Road.

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 1875 on June 13, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Grandeur Hospitality Investments LLC
2652 Brodie Lane
Crestview, FL 32536
Parcel ID: 32-3N-23-0000-0016-0000
Site Size: 0.94 acre
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

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

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 16, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on May 19, 2022. The property was posted on May 24, 2022. An advertisement ran in the Crestview News Bulletin on May 26 and June 2, 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 1875.

Attachments

1. Exhibit Packet

ORDINANCE: 1875

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.94 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 32-3N-23-0000-0016-0000 (Deed recorded in Book 3618, page 4054, dated April 27, 2022)

Begin at the Northwest corner of Northwest Quarter of Northeast Quarter of Section 32, Township 3 North, Range 23 West, thence North 87° 40' East 376.72 feet along Section line for Point of Beginning, thence North 87° 40' East 106.72 feet along section line, thence South 17° 04' East 302.64 feet to the Northwest right of way of dedicated road; thence South 57° 40' 05" West 165.6 feet along said road, thence Northwesterly to the Point of Beginning.

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

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

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

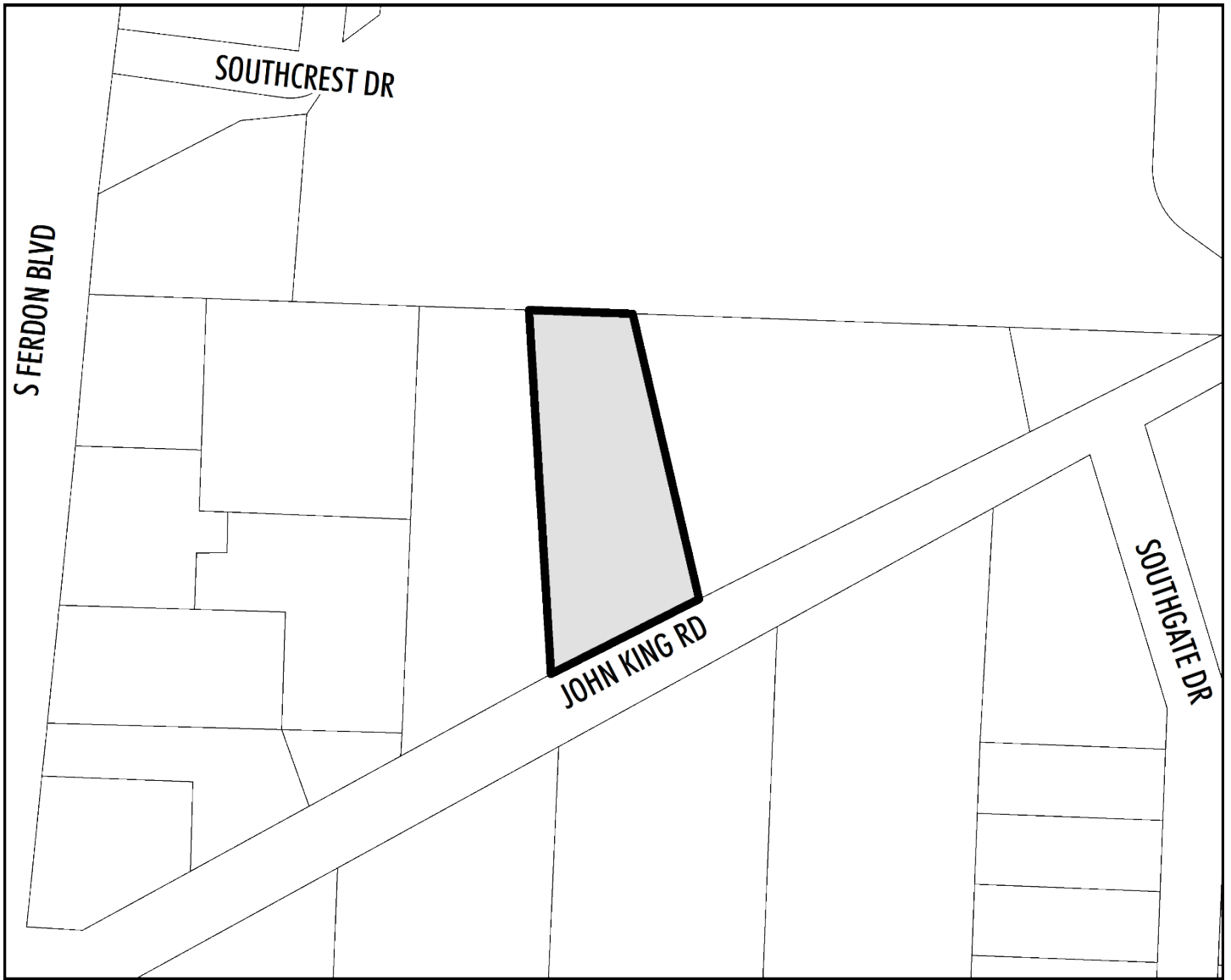
Passed and adopted on second reading by the City Council of Crestview, Florida on the 27th day of June, 2022.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 27th day of June, 2022.

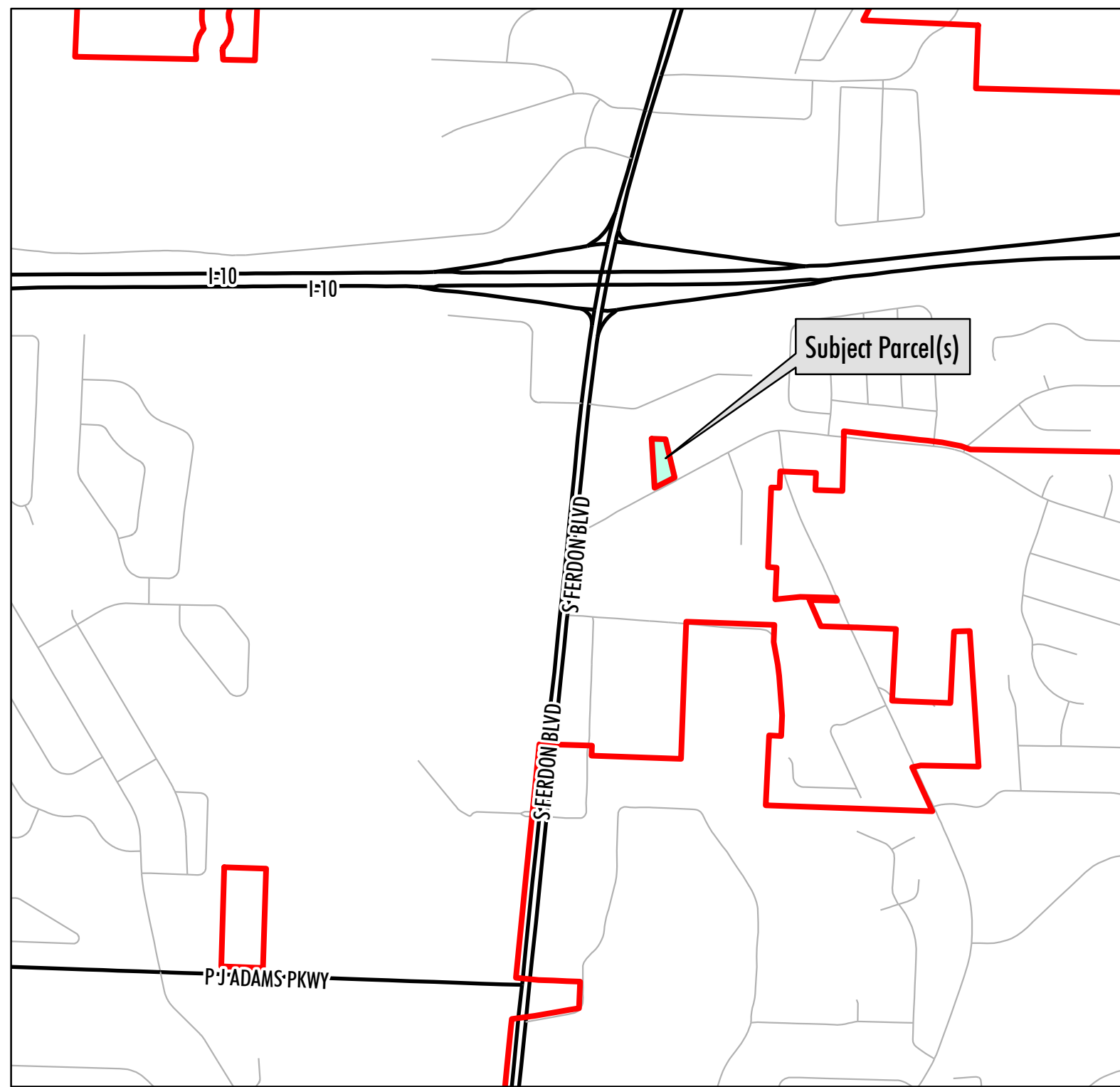
J. B. Whitten
Mayor



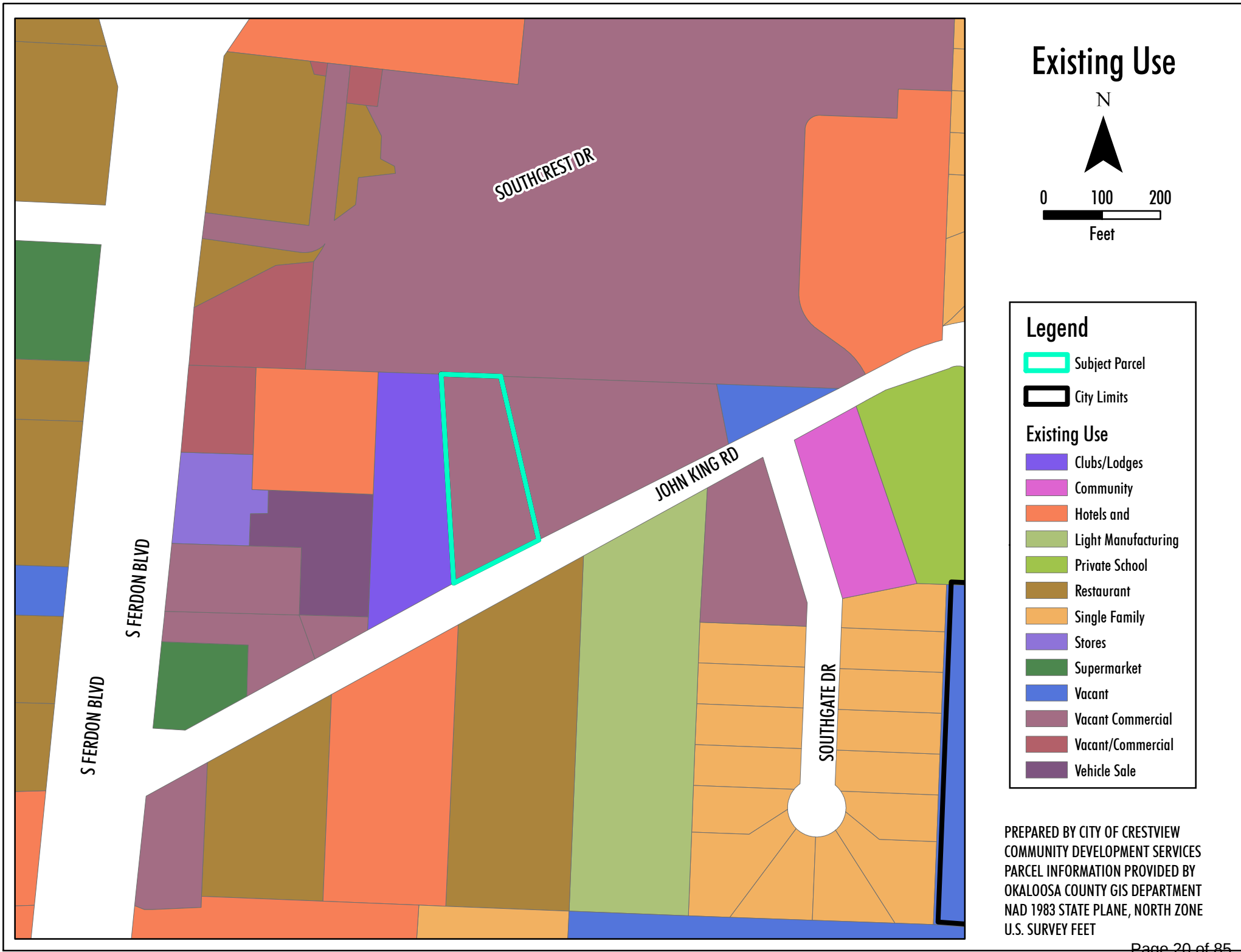
Vicinity Map



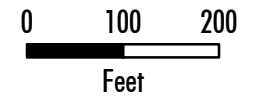
Not to Scale



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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



Current Future Land Use



Legend

 Subject Parcel

 City Limits

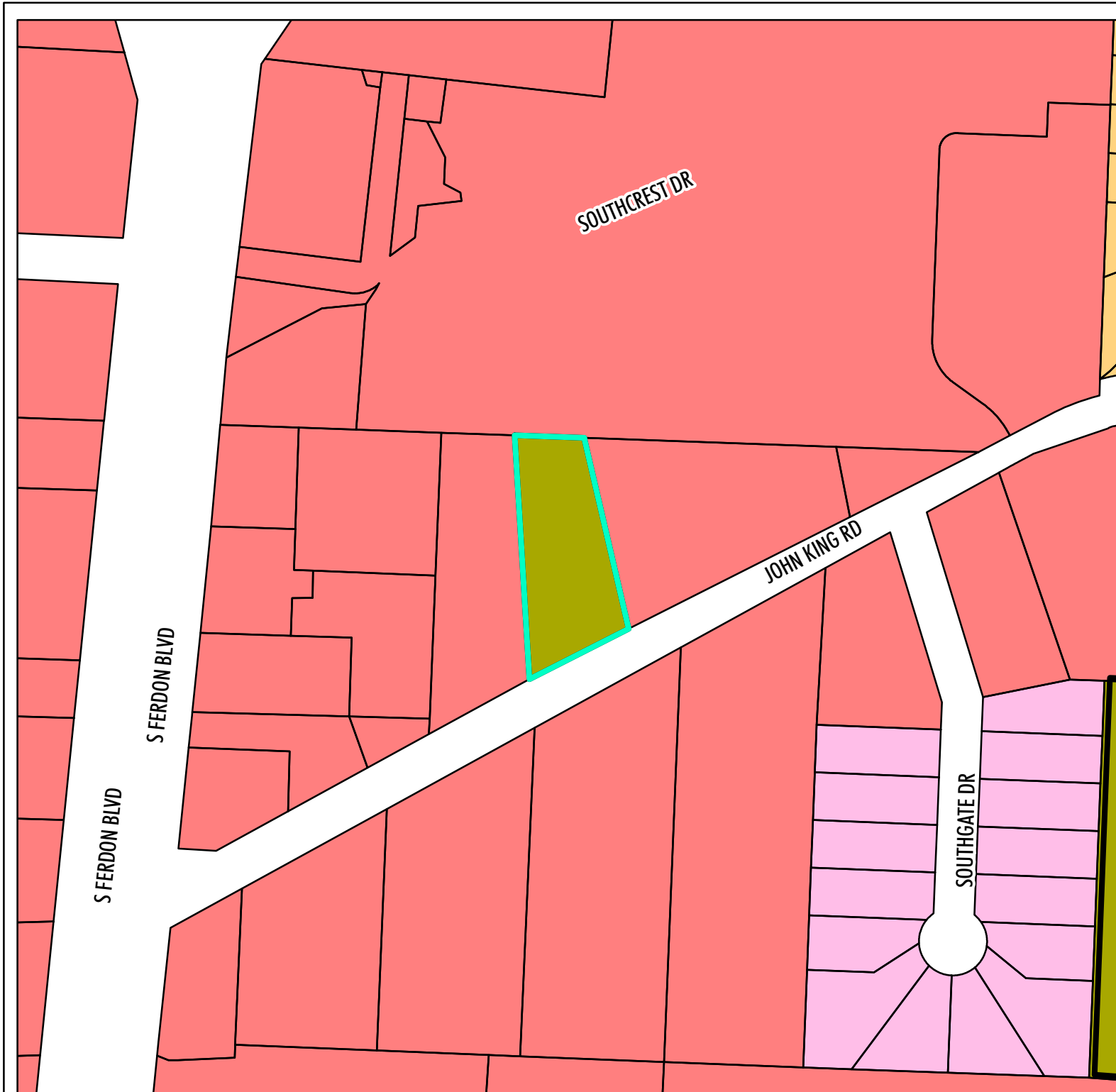
City Future Land Use

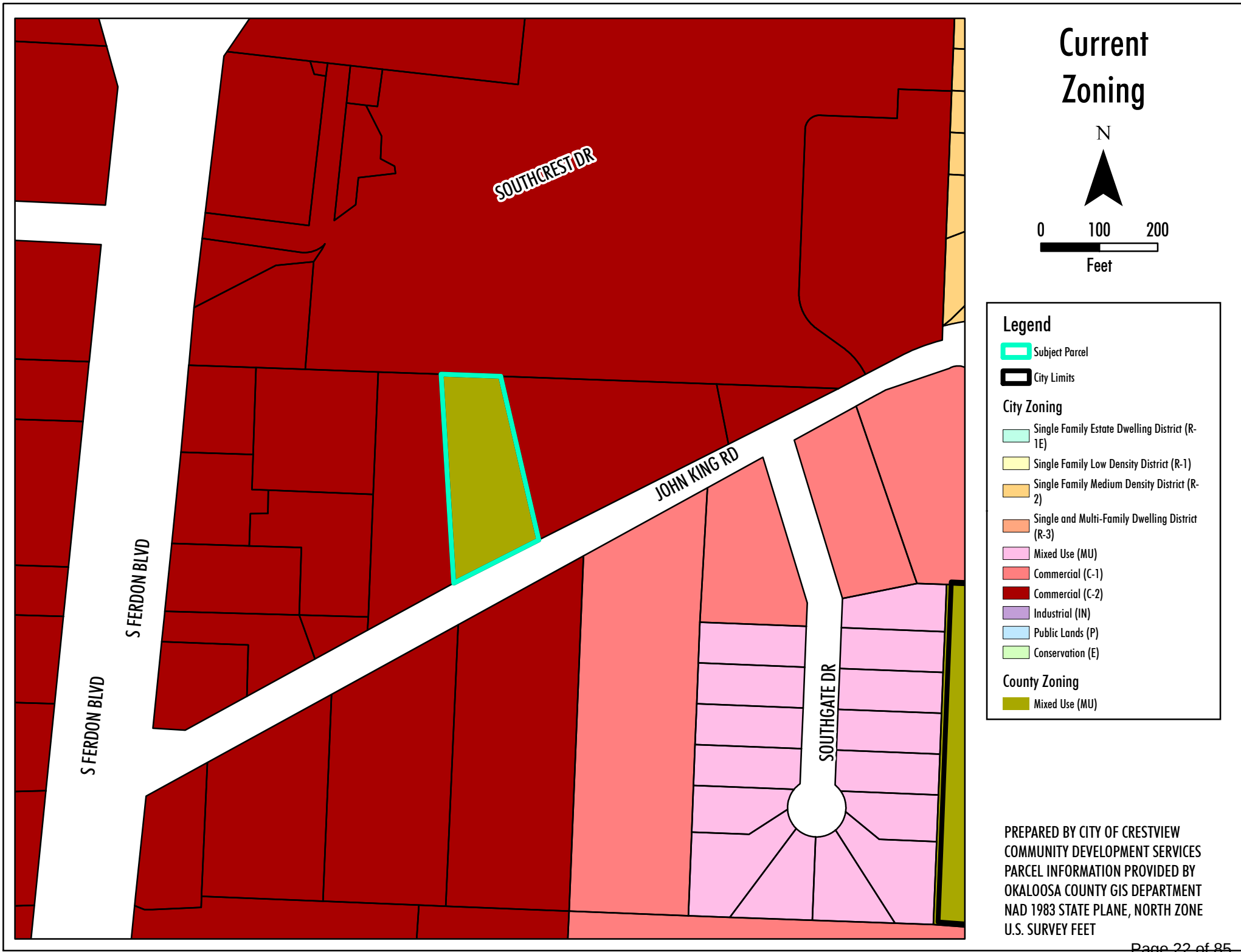
-  Commercial (C)
-  Industrial (IN)
-  Mixed Use (MU)
-  Conservation (CON)
-  Public Lands (PL)
-  Residential (R)

County Future Land Use

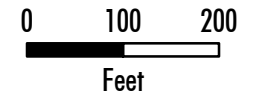
-  Mixed Use (MU)

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U.S. SURVEY FEET





Proposed Future Land Use



Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

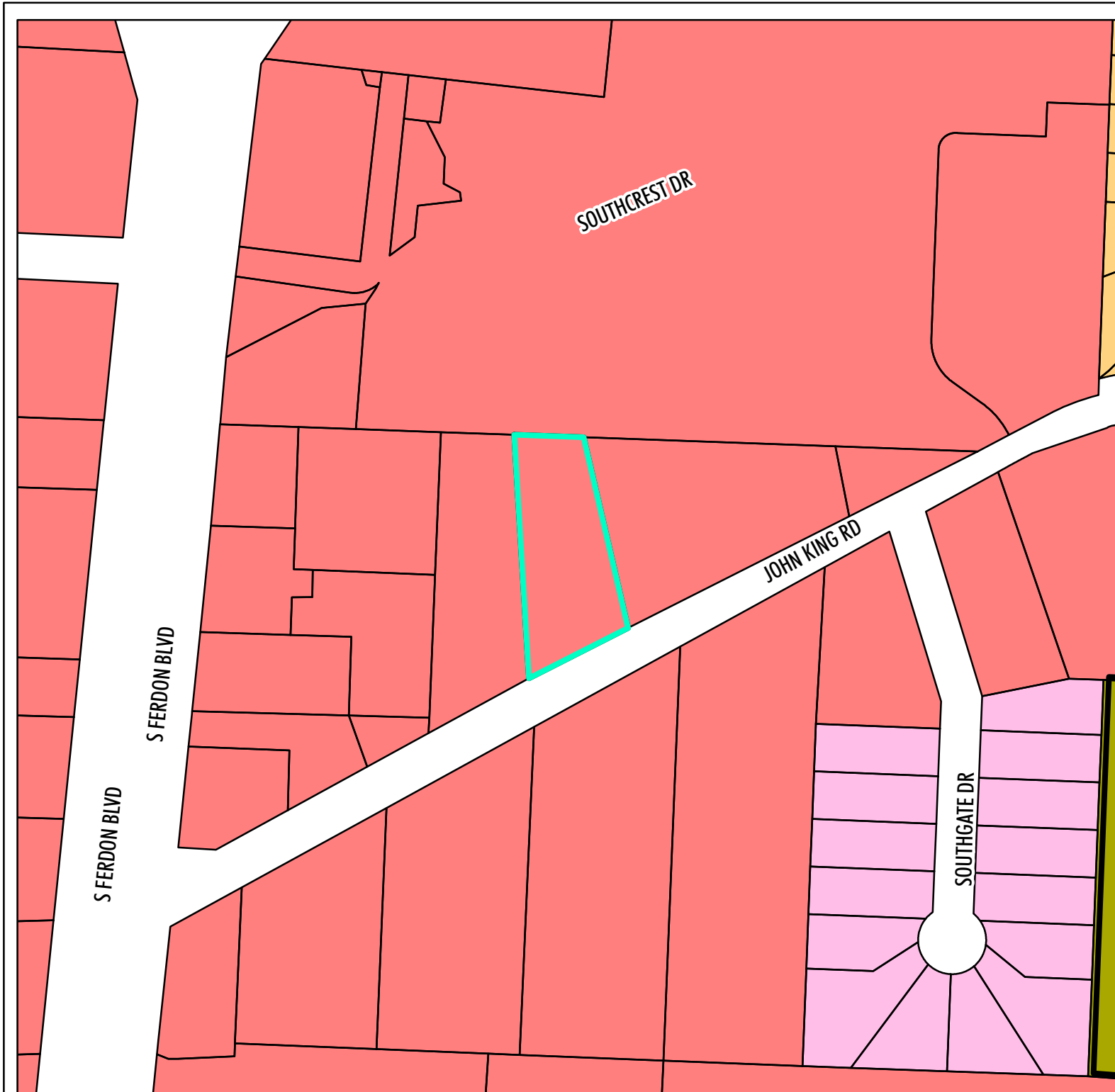
 Public Lands (PL)

 Residential (R)

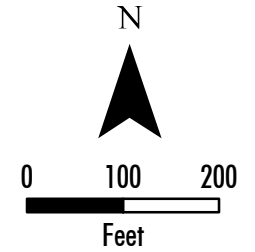
County Future Land Use

 Mixed Use (MU)

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 6, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2022
SUBJECT: 2. Ordinance 1876 - John King Road Comprehensive Plan Amendment

BACKGROUND:

On April 27, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on John King Road.

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 1876 on June 13, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Grandeur Hospitality Investments LLC
2652 Brodie Lane
Crestview, FL 32536
Parcel ID: 32-3N-23-0000-0016-0000
Site Size: 0.94 acre
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

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

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could 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 May 16, 2022. The property was posted on May 24, 2022. An advertisement ran in the Crestview News Bulletin on May 26 and June 2, 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 1876.

Attachments

1. Exhibit Packet

ORDINANCE: 1876

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 0.94 ACRES, MORE OR LESS, IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use to Commercial (C) on a parcel of land containing 0.94 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 0.94 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 0.94 acres, more or less, is known as Parcel 32-3N-23-0000-0016-0000 and commonly described as:

Begin at the Northwest corner of Northwest Quarter of Northeast Quarter of Section 32, Township 3 North, Range 23 West, thence North 87° 40' East 376.72 feet along Section line for Point of Beginning, thence North 87° 40' East 106.72 feet along section line, thence South 17° 04' East 302.64 feet to the Northwest right of way of dedicated road; thence South 57° 40' 05" West 165.6 feet along said road, thence Northwesterly to the Point of Beginning.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 32-3N-23-0000-0016-0000. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 32-3N-23-0000-0016-0000 thereon.

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 27th day of June, 2022.

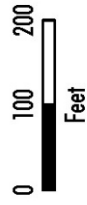
ATTEST:

Maryanne Schrader
City Clerk

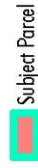
Approved by me this 27th day of June, 2022.

J. B. Whitten
Mayor

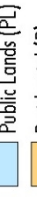
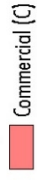
Adopted Future Land Use



Legend



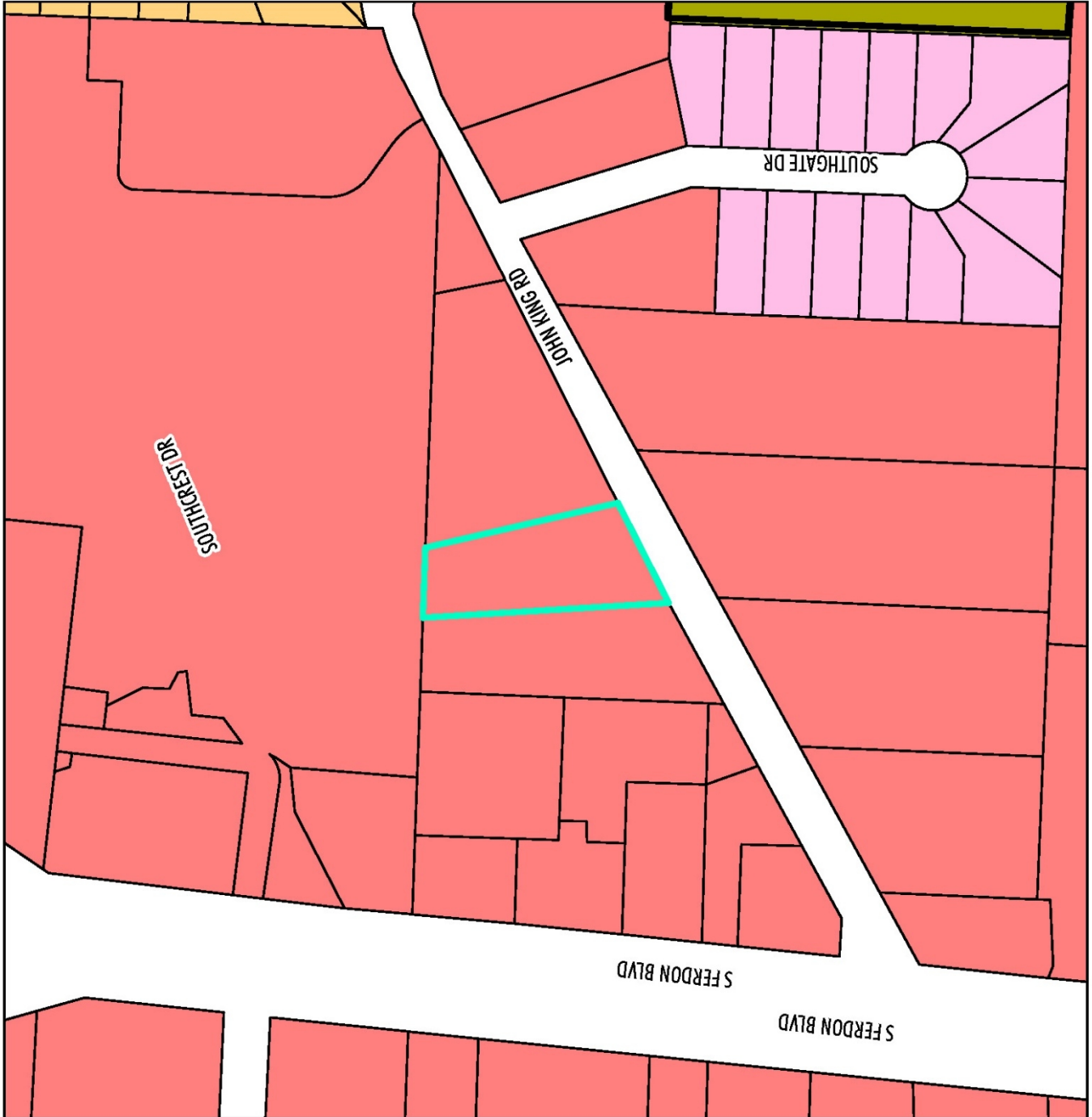
City Future Land Use



County Future Land Use



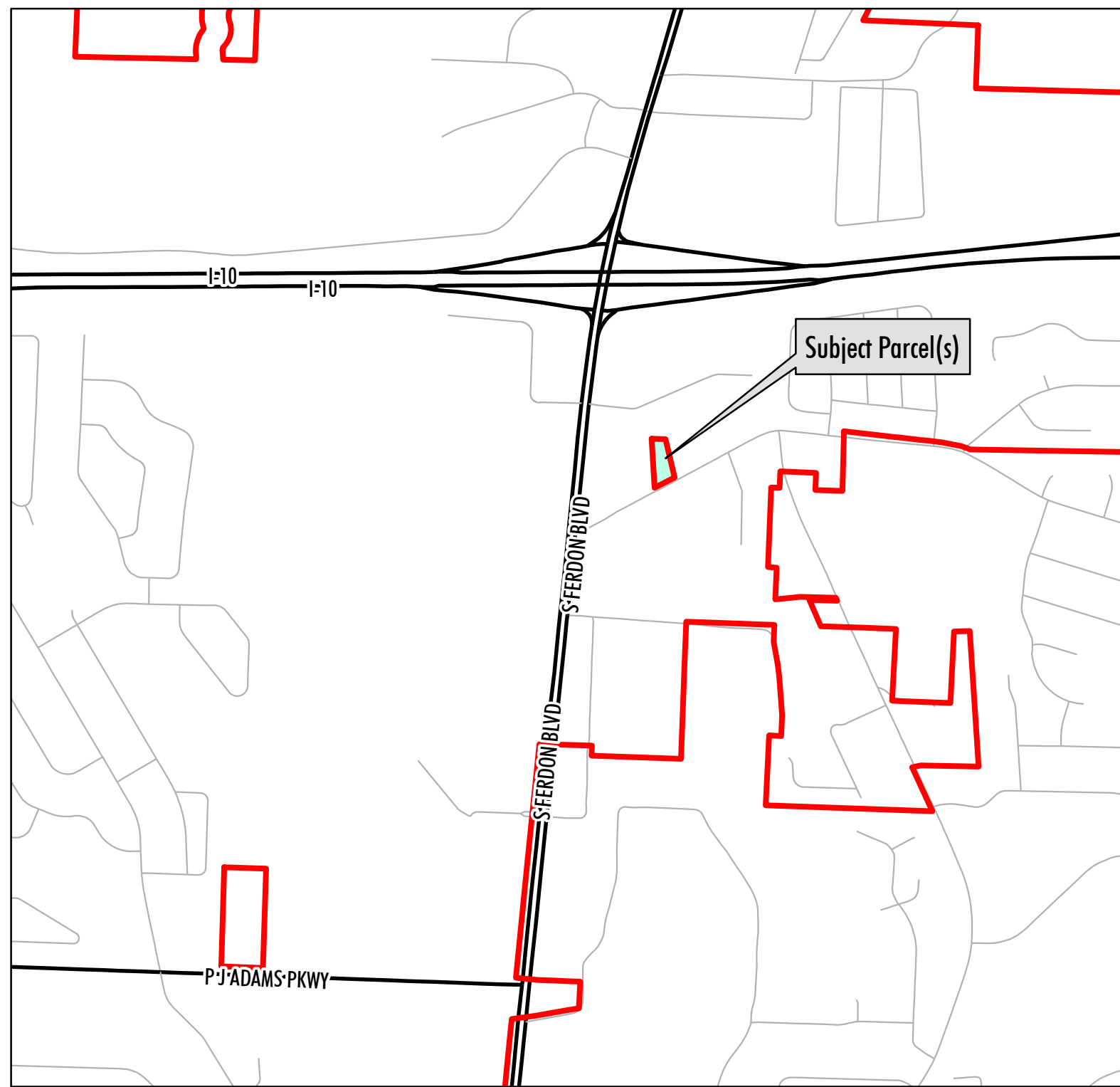
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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
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U.S. SURVEY FEET



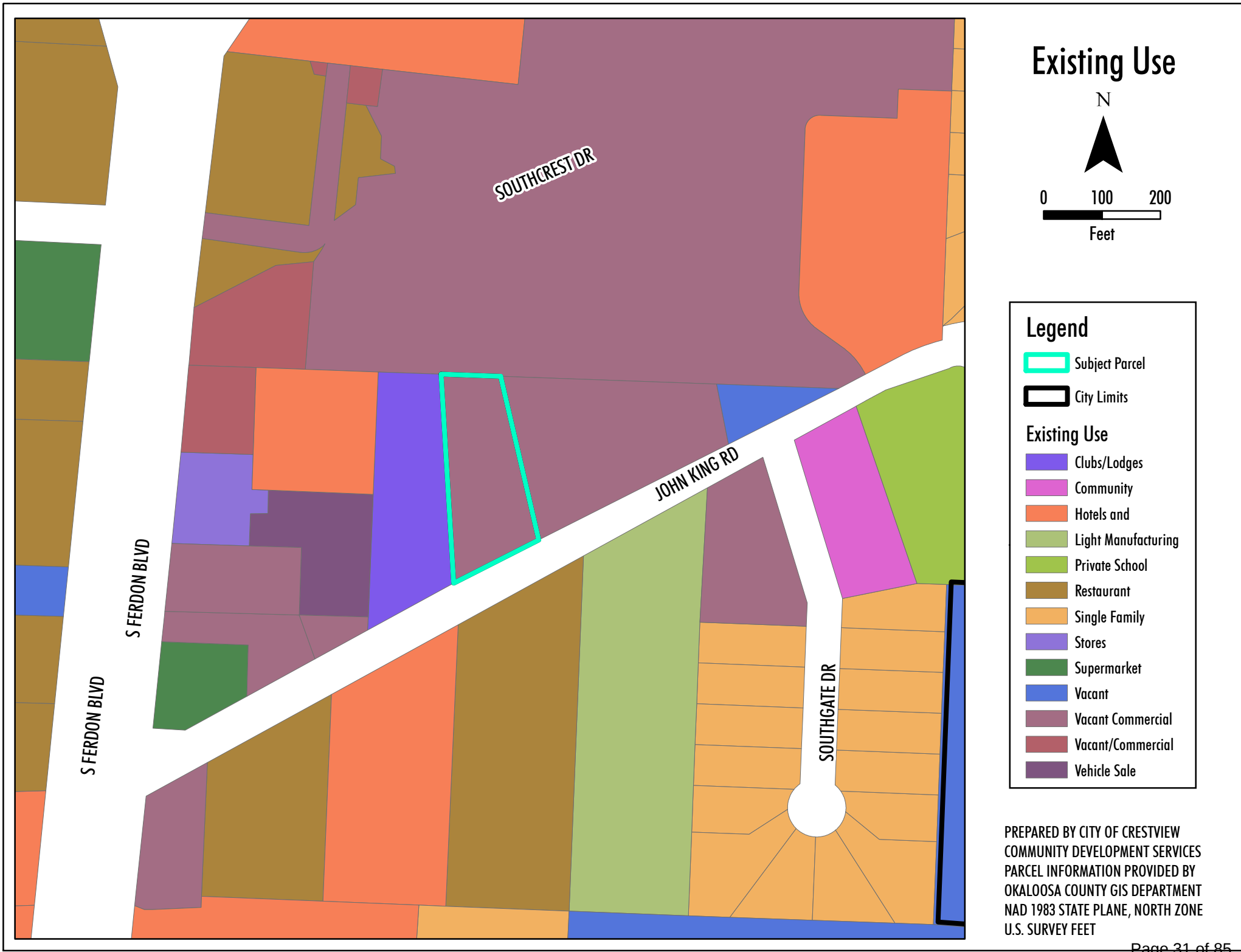
Vicinity Map



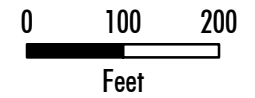
Not to Scale



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



Current Future Land Use



Legend

 Subject Parcel

 City Limits

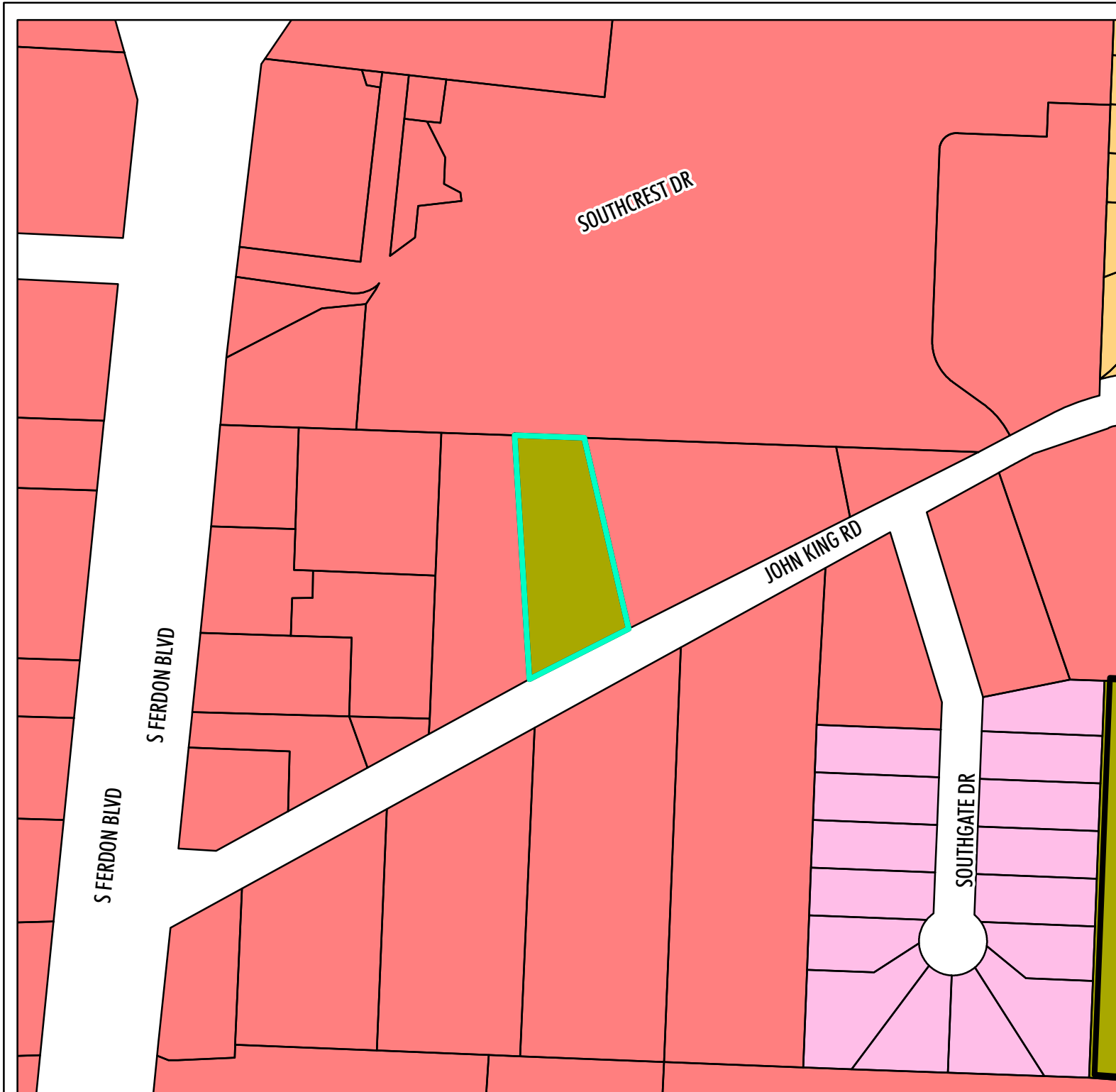
City Future Land Use

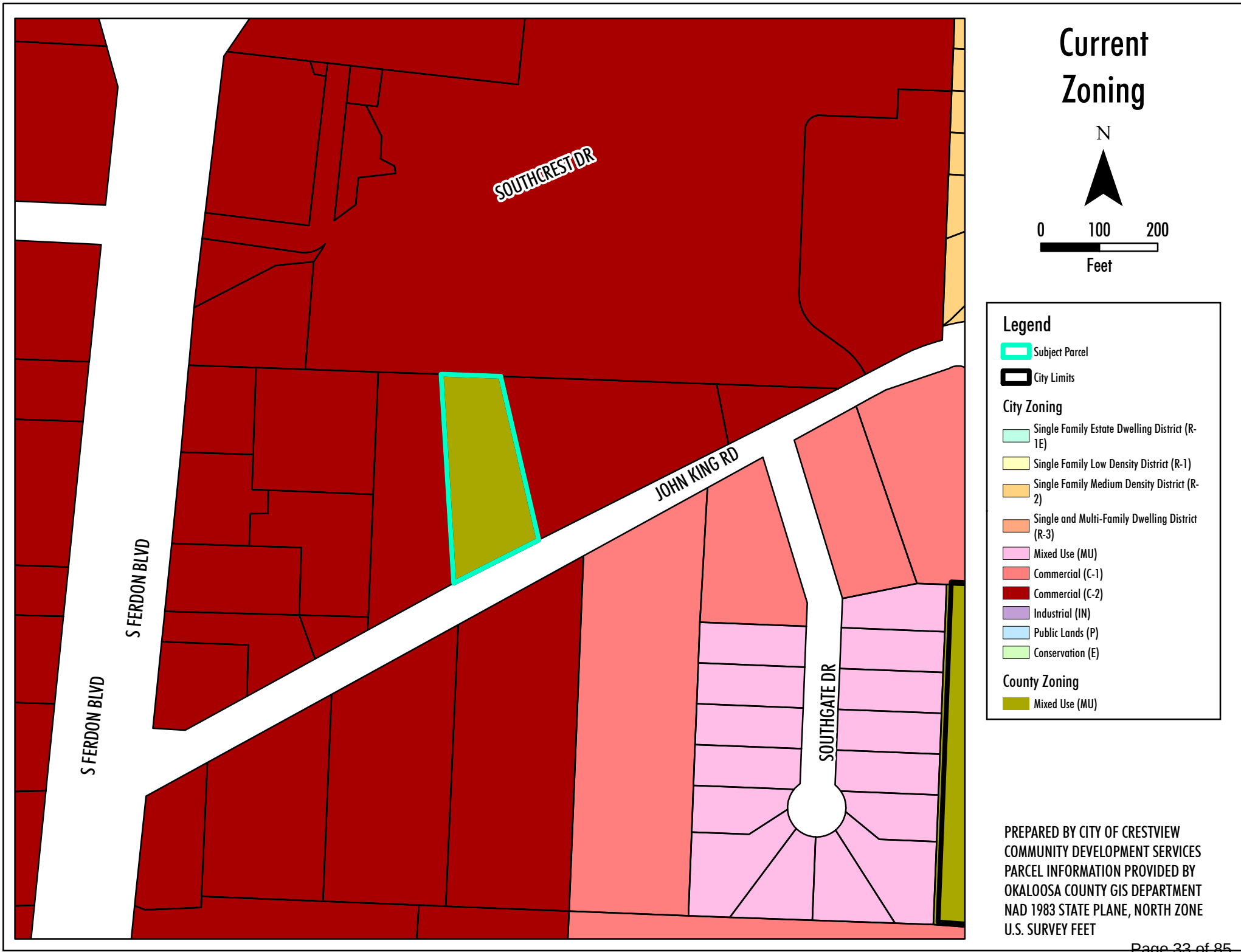
-  Commercial (C)
-  Industrial (IN)
-  Mixed Use (MU)
-  Conservation (CON)
-  Public Lands (PL)
-  Residential (R)

County Future Land Use

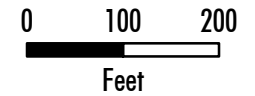
-  Mixed Use (MU)

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





Proposed Future Land Use



Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

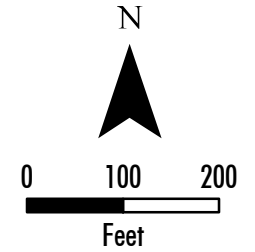
 Residential (R)

County Future Land Use

 Mixed Use (MU)

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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)

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U.S. SURVEY FEET



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 6, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2022
SUBJECT: 3. Ordinance 1877 - John King Road Rezoning

BACKGROUND:

On April 27, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on John King Road.

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 High-Intensity District (C-2) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1877 on June 13, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Grandeur Hospitality Investments LLC
2652 Brodie Lane
Crestview, FL 32536
Parcel ID: 32-3N-23-0000-0016-0000
Site Size: 0.94 acre
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

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

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could 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 May 16, 2022. The property was posted on May 24, 2022. An advertisement ran in the Crestview News Bulletin on May 26 and June 2, 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 1877.

Attachments

1. Exhibit Packet

ORDINANCE: 1877

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.94 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE COMMERCIAL 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 0.94 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.94 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 1876, is hereby rezoned to Commercial High-Intensity District (C-2) to wit:

PIN # 32-3N-23-0000-0016-0000

Begin at the Northwest corner of Northwest Quarter of Northeast Quarter of Section 32, Township 3 North, Range 23 West, thence North 87° 40' East 376.72 feet along Section line for Point of Beginning, thence North 87° 40' East 106.72 feet along section line, thence South 17° 04' East 302.64 feet to the Northwest right of way of dedicated road; thence South 57° 40' 05" West 165.6 feet along said road, thence Northwesterly to the Point of Beginning.

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

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

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

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

SECTION 7 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and

resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1876 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 27th day of June, 2022.

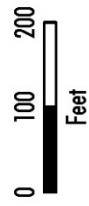
ATTEST:

Maryanne Schrader
City Clerk

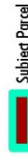
Approved by me this 27th day of June, 2022.

J. B. Whitten
Mayor

Adopted Zoning



Legend



City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

Single and Multi-Family Dwelling District (R-3)

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IW)

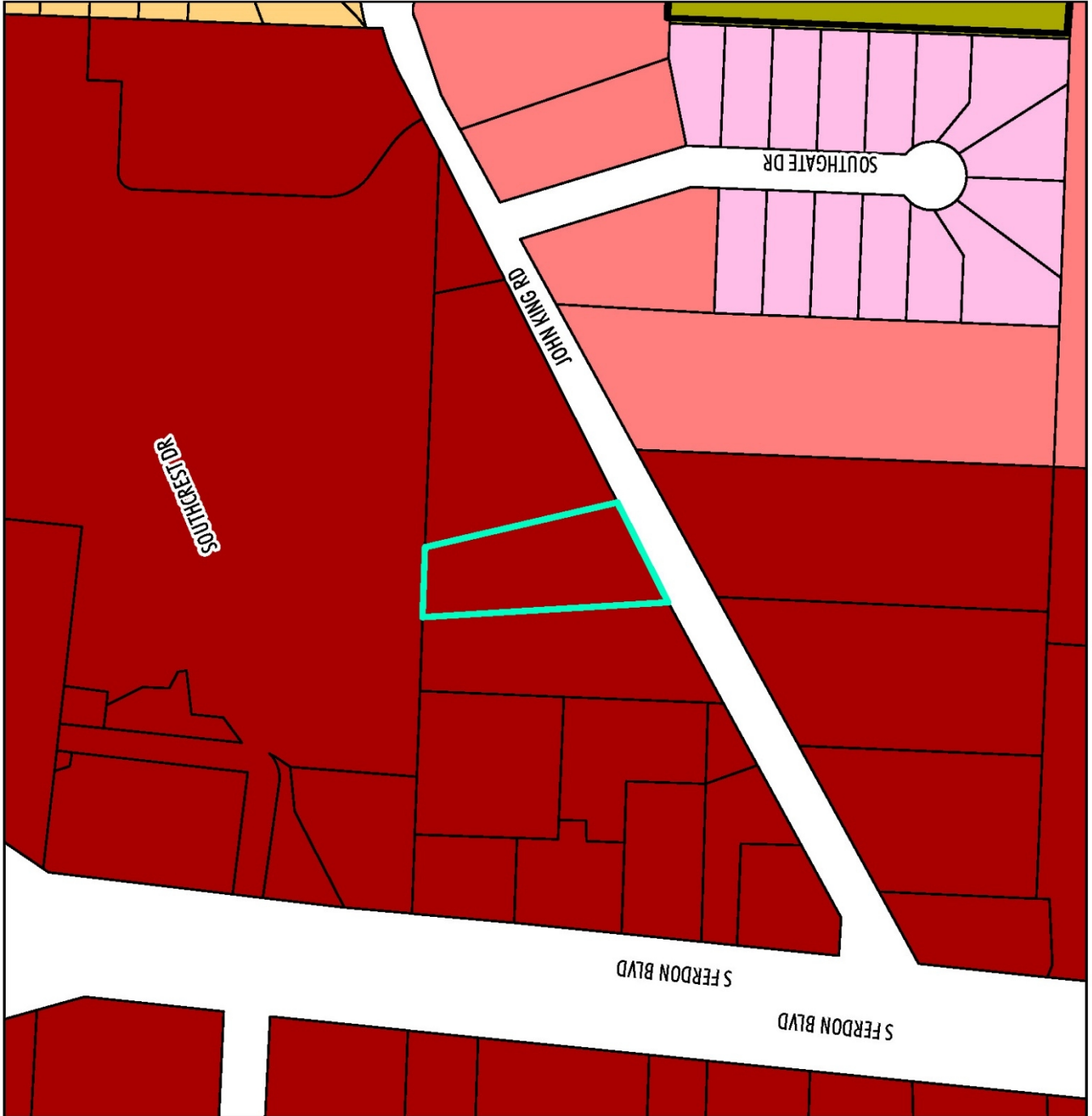
Public Lands (P)

Conservation (E)

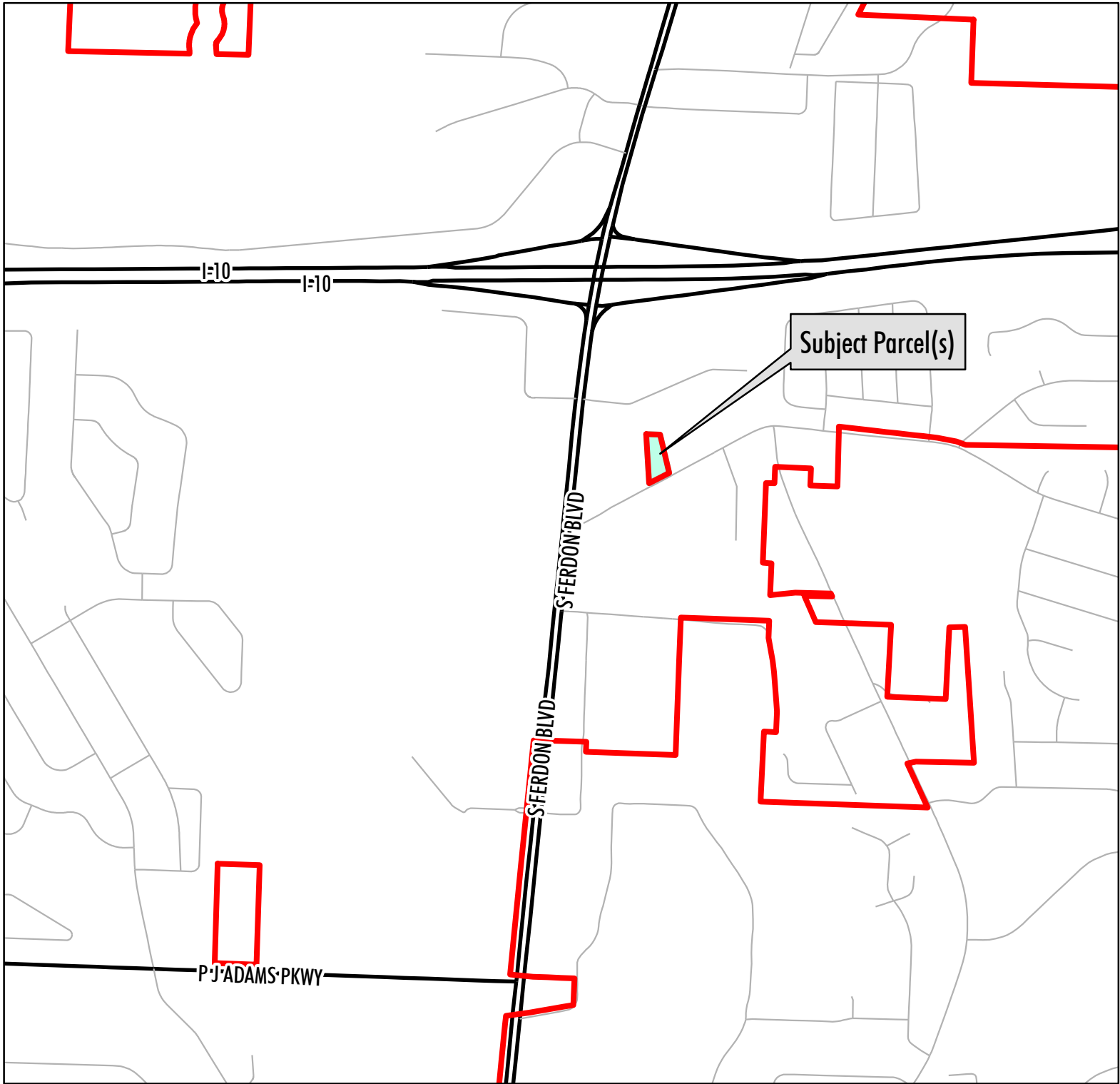
County Zoning

Mixed Use (MU)

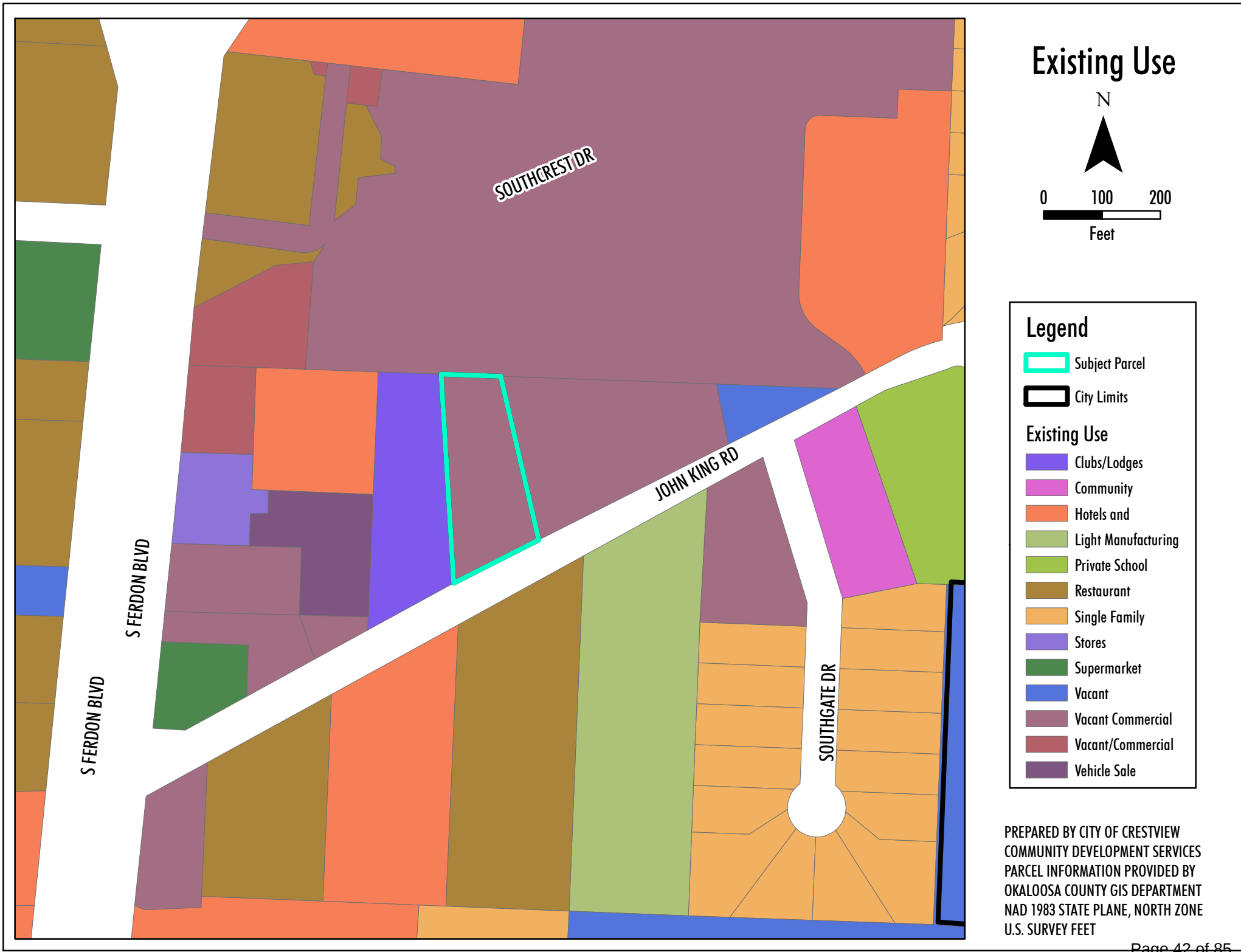
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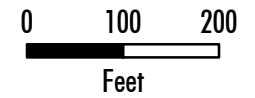
Vicinity Map



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U.S. SURVEY FEET



Current Future Land Use



Legend

 Subject Parcel

 City Limits

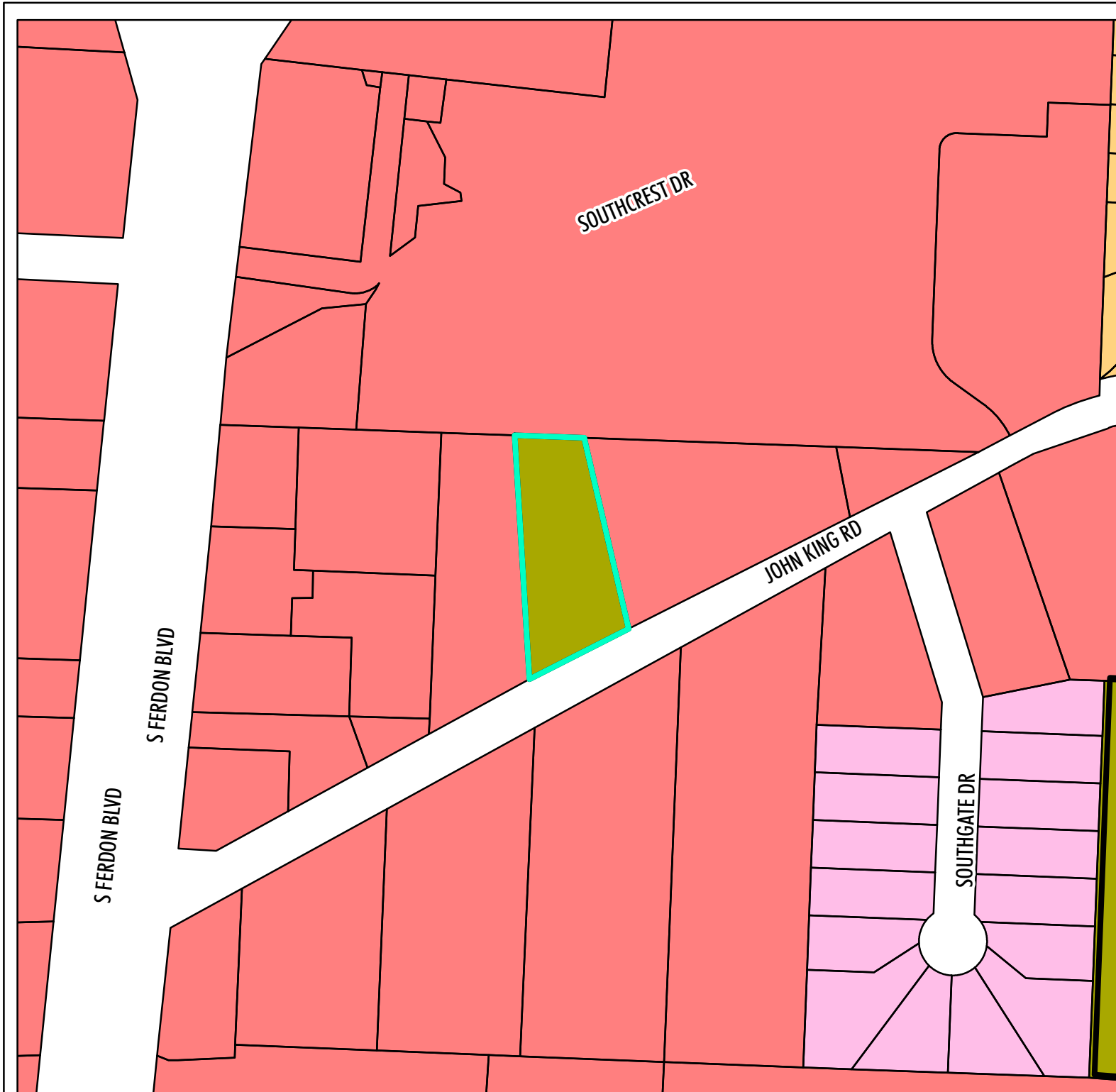
City Future Land Use

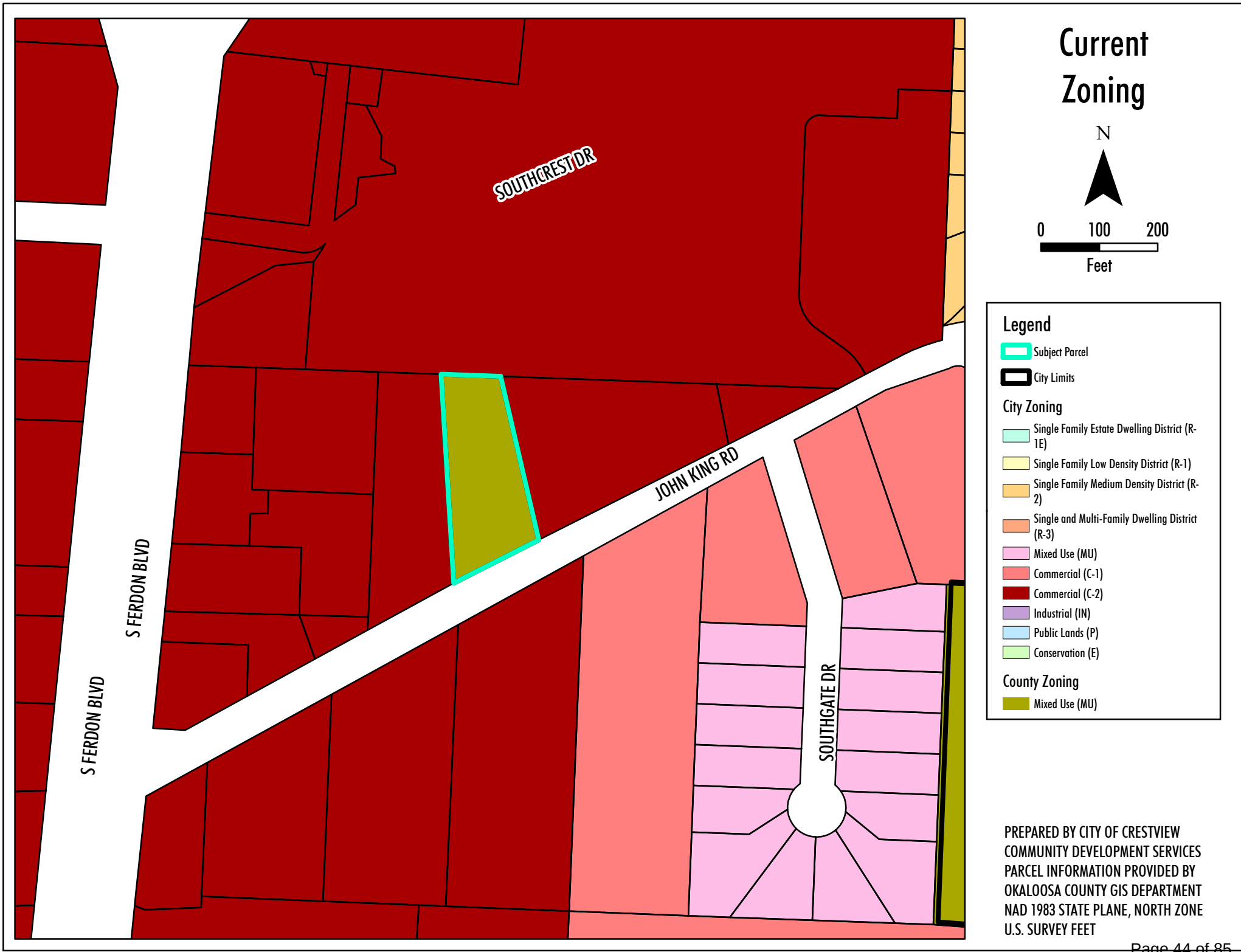
-  Commercial (C)
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-  Mixed Use (MU)
-  Conservation (CON)
-  Public Lands (PL)
-  Residential (R)

County Future Land Use

-  Mixed Use (MU)

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





Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

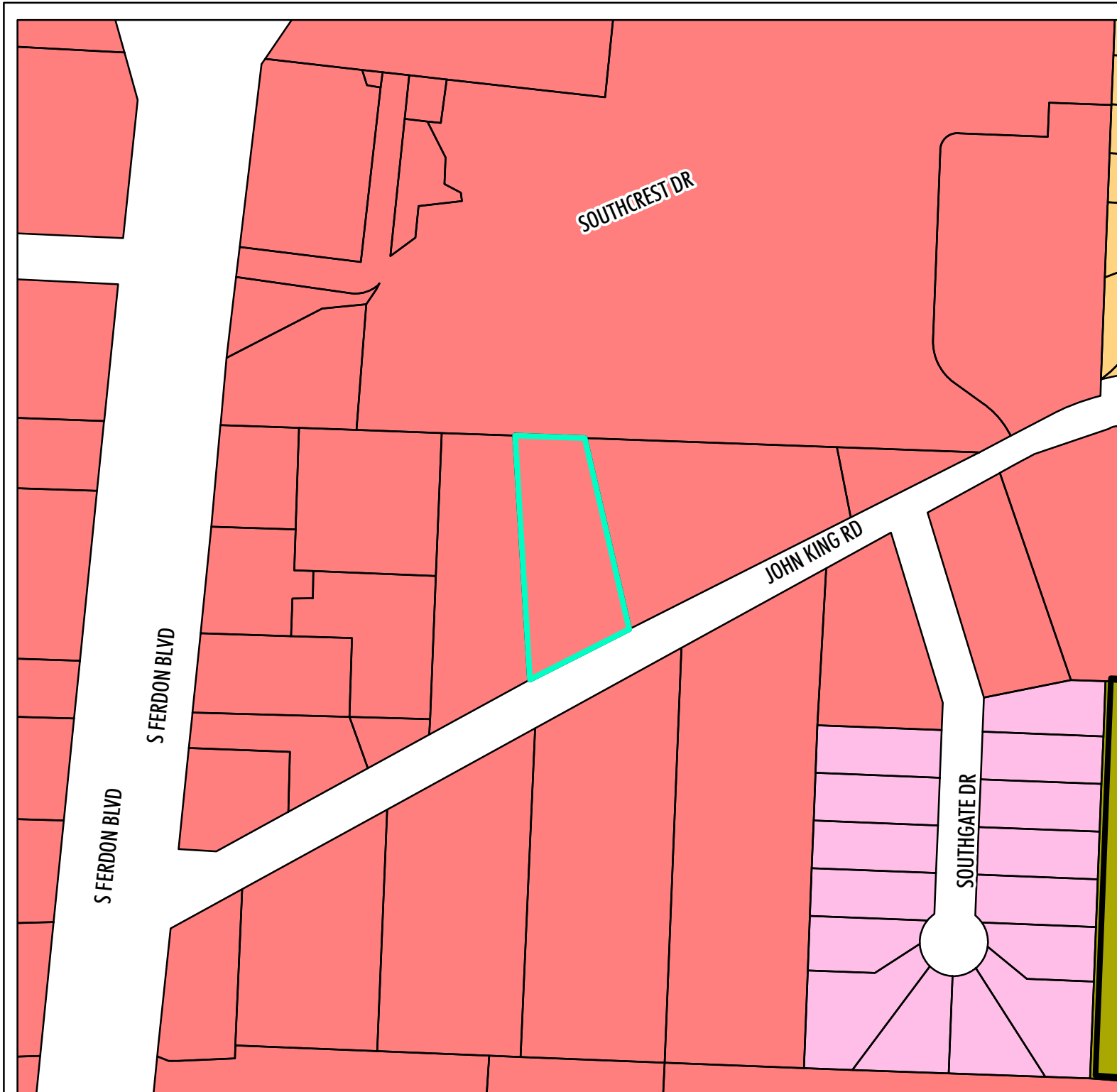
 Public Lands (PL)

 Residential (R)

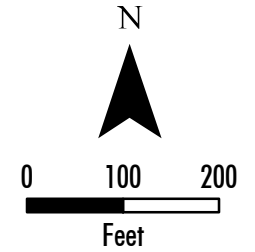
County Future Land Use

 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



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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 6, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2022
SUBJECT: 4. Ordinance 1878 - Williams Avenue East Annexation

BACKGROUND:

On May 17, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 760 Williams Avenue East.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1878 on June 13, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Dekay Investments LLC
201 SE Eglin Pkwy
Ft Walton Beach, FL 32547
Parcel ID: 21-3N-23-1670-0015-0320
Site Size: 0.69 acre
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	Residential (R) and Okaloosa County Low Density Residential	Single and Multi-Family Density Dwelling District (R-3) and Okaloosa County Residential-1	Residential
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
West	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 17, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on May 19, 2022. The property was posted on May 24, 2022. An advertisement ran in the Crestview News Bulletin on May 26 and June 2, 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 1878.

Attachments

1. Exhibit Packet

ORDINANCE: 1878

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.69 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 21-3N-23-1670-0015-0320 (Deed recorded in Book 3620, page 300, dated April 29, 2022)

Lot 32, 33, 34, 35, 36, 37, 38 and 39, Block 15, Morris Addition to Crestview, Florida, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 133, 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.

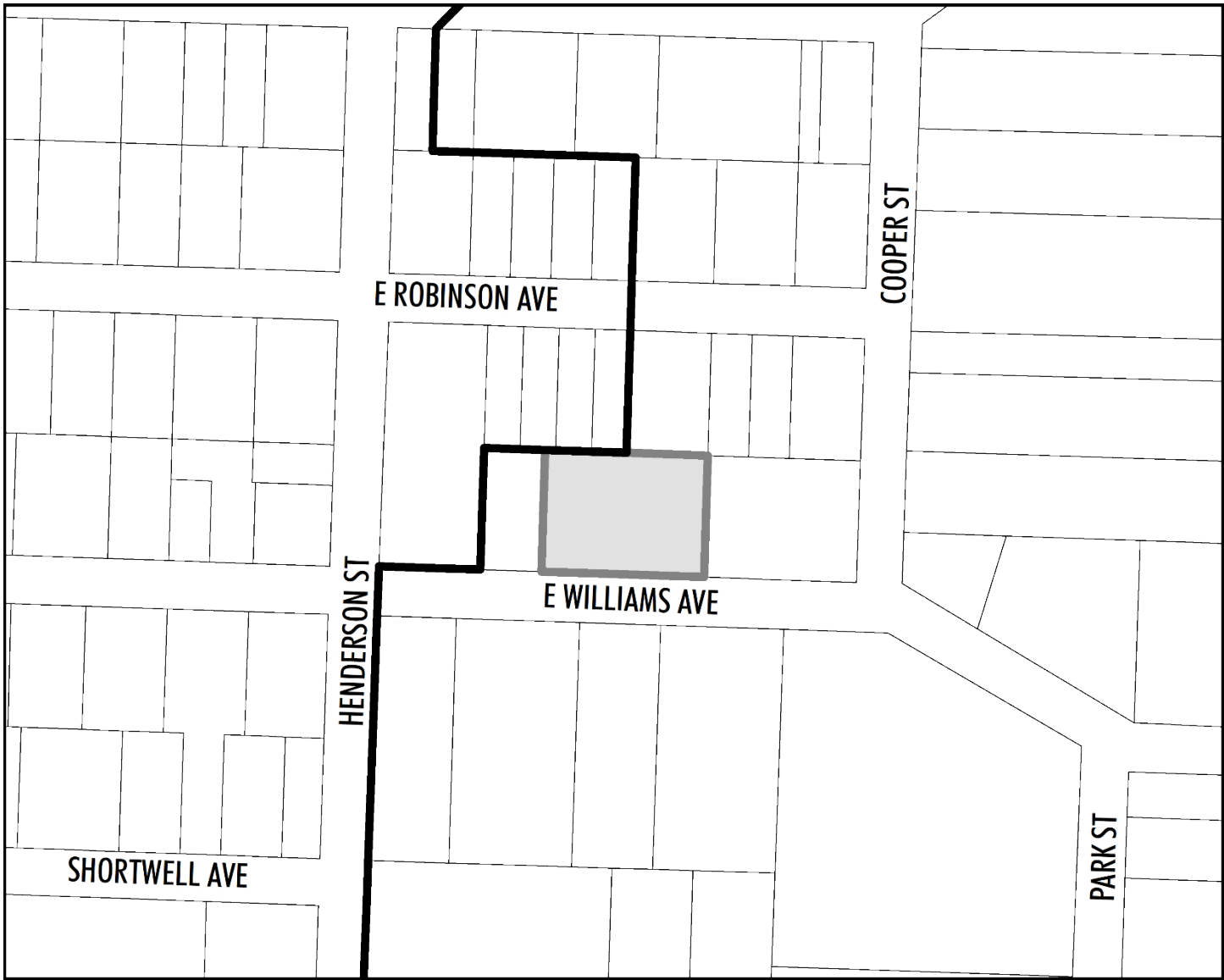
Passed and adopted on second reading by the City Council of Crestview, Florida on the 27th day of June, 2022.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 27th day of June, 2022.

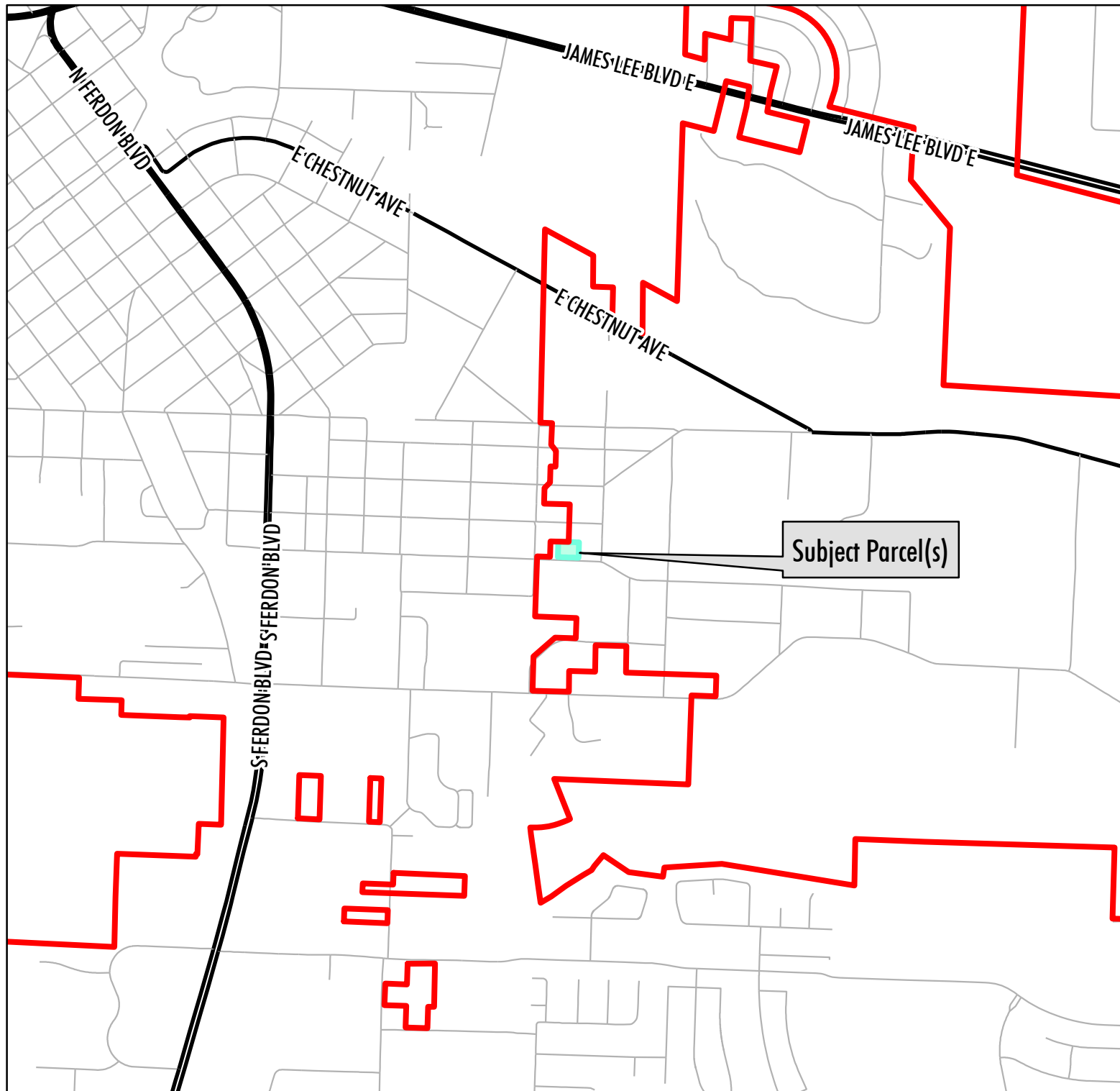
J. B. Whitten
Mayor



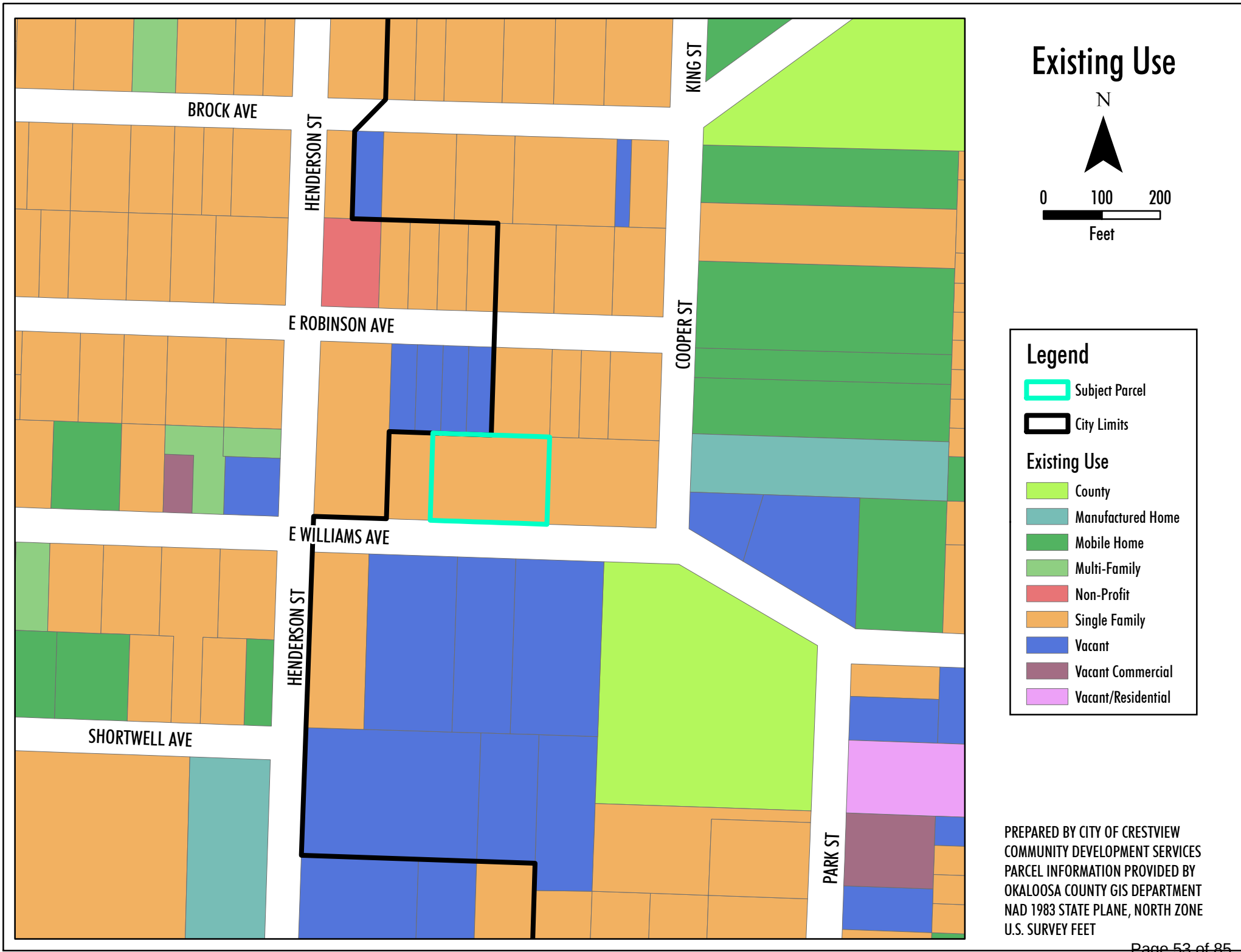
Vicinity Map



Not to Scale



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



Existing Use

N



0 100 200
Feet

Legend

Subject Parcel

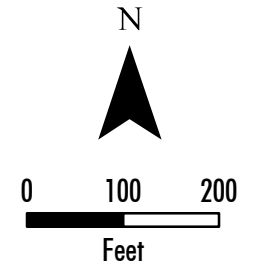
City Limits

Existing Use

- County
- Manufactured Home
- Mobile Home
- Multi-Family
- Non-Profit
- Single Family
- Vacant
- Vacant Commercial
- Vacant/Residential

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

Current Future Land Use



Legend

Subject Parcel

City Limits

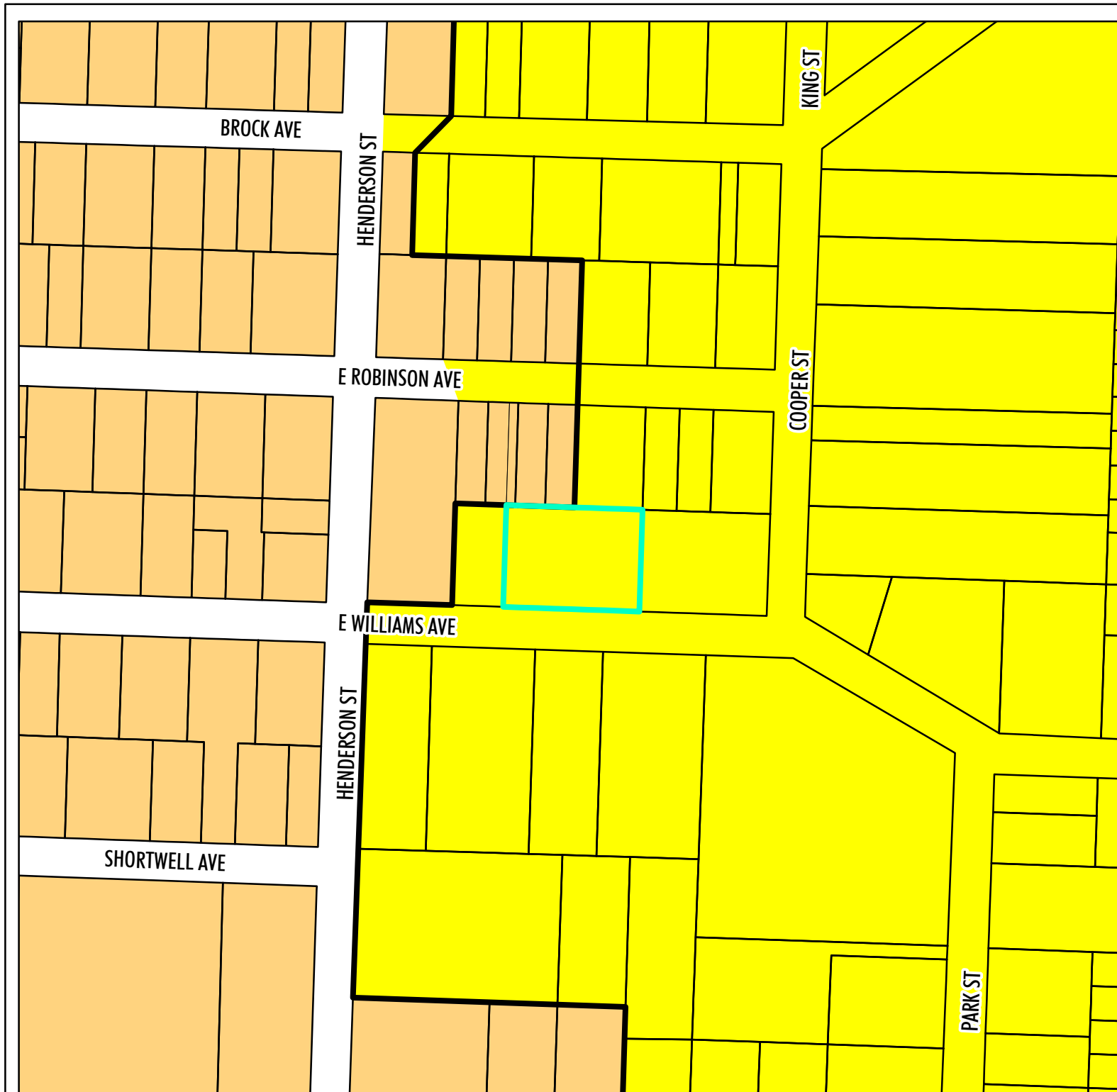
City Future Land Use

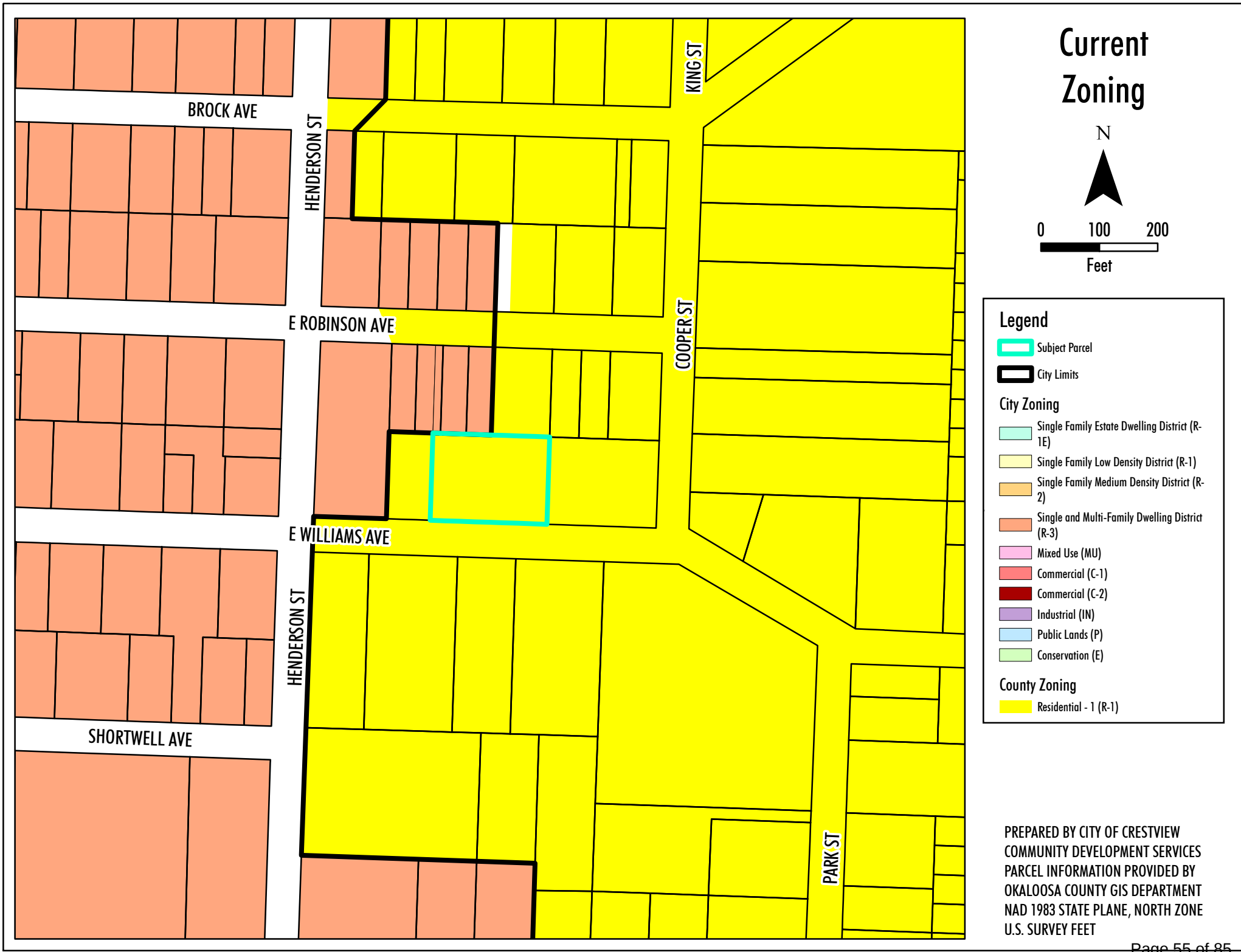
- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

- Low Density Residential (LDR)

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





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)

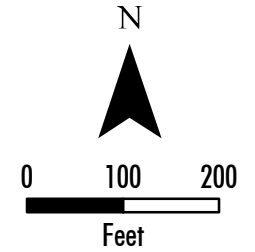
 Residential (R)

County Future Land Use

 Low Density Residential (LDR)

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

Proposed Zoning



Legend

Subject Parcel

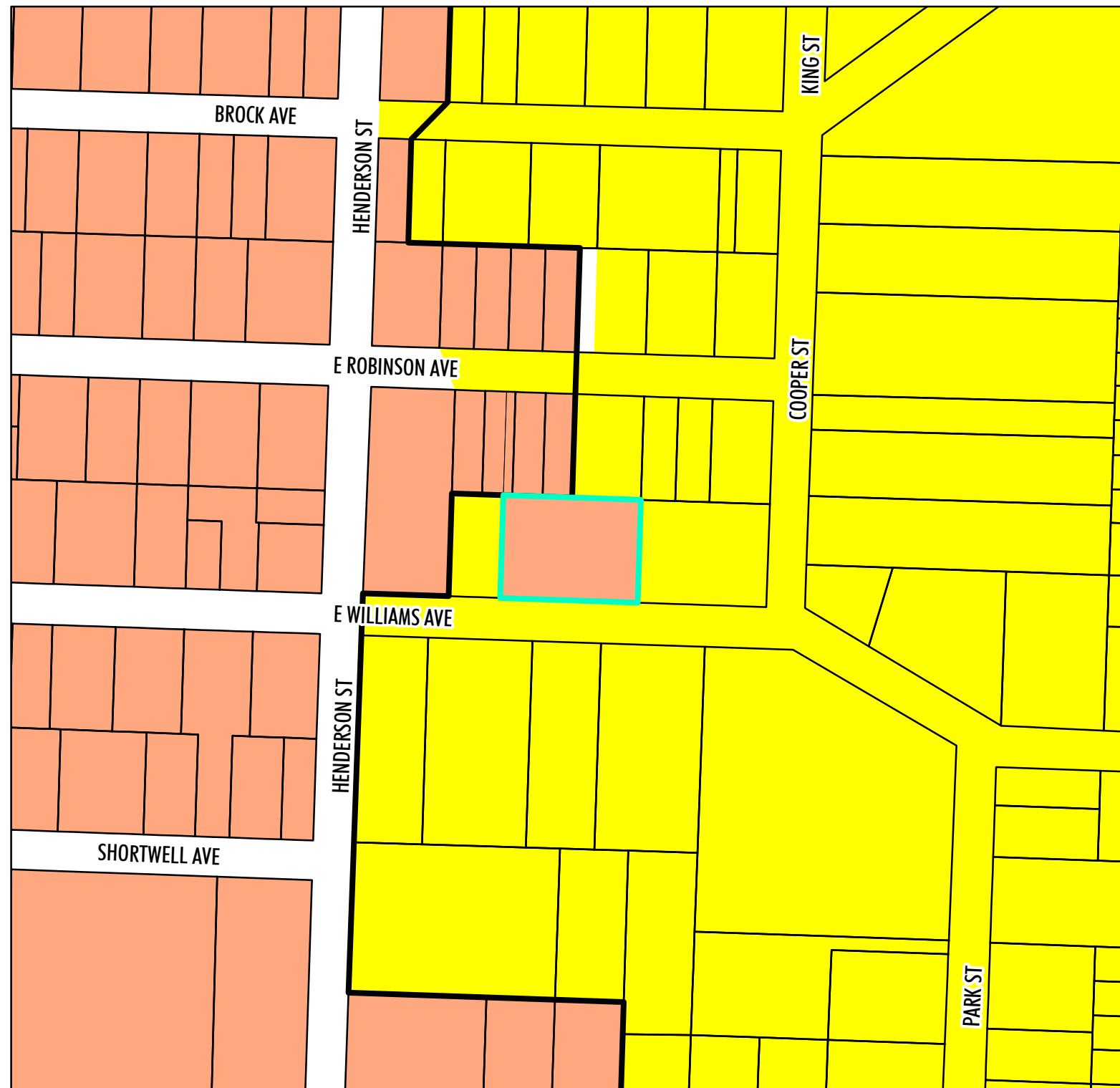
City Limits

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

- Residential - 1 (R-1)



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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 6, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2022
SUBJECT: 5. Ordinance 1879 - Williams Avenue East Comprehensive Plan Amendment

BACKGROUND:

On May 17, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 760 Williams Avenue East.

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1879 on June 13, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Dekay Investments LLC
201 SE Eglin Pkwy
Ft Walton Beach, FL 32547
Parcel ID: 21-3N-23-1670-0015-0320
Site Size: 0.69 acre
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	Residential (R) and Okaloosa County Low Density Residential	Single and Multi-Family Density Dwelling District (R-3) and Okaloosa County Residential-1	Residential
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant

West	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
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The subject property is currently developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use will continue as a residence.

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

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment 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 May 17, 2022. The property was posted on May 24, 2022. An advertisement ran in the Crestview News Bulletin on May 26 and June 2, 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 1879.

Attachments

1. Exhibit Packet

ORDINANCE: 1879

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY LOW DENSITY RESIDENTIAL TO RESIDENTIAL (R) ON APPROXIMATELY 0.69 ACRES, MORE OR LESS, IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Low Density Residential to Residential (R) on a parcel of land containing 0.69 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 0.69 acres of land, more or less, from Okaloosa County Low Density Residential to Residential (R). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 0.69 acres, more or less, is known as Parcel 21-3N-23-1670-0015-0320 and commonly described as:

Lot 32, 33, 34, 35, 36, 37, 38 and 39, Block 15, Morris Addition to Crestview, Florida, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 133, of the Public Records of Okaloosa County, Florida.

The Residential (R) Future Land Use Category is hereby imposed on Parcel 21-3N-23-1670-0015-0320. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 21-3N-23-1670-0015-0320 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 27th day of June, 2022.

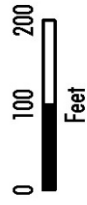
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 27th day of June, 2022.

J. B. Whitten
Mayor

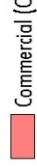
Adopted Future Land Use



Legend



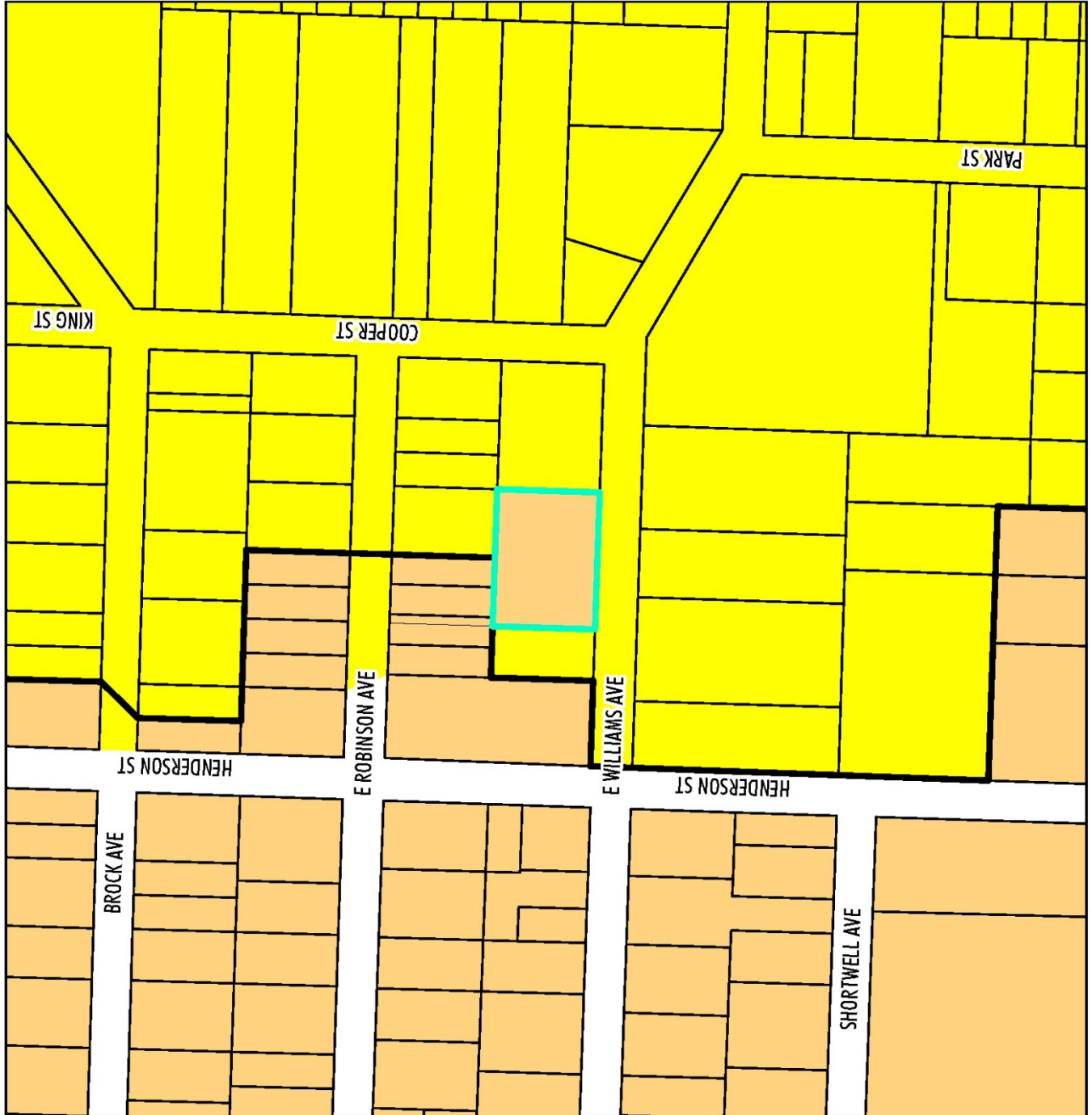
City Future Land Use



County Future Land Use



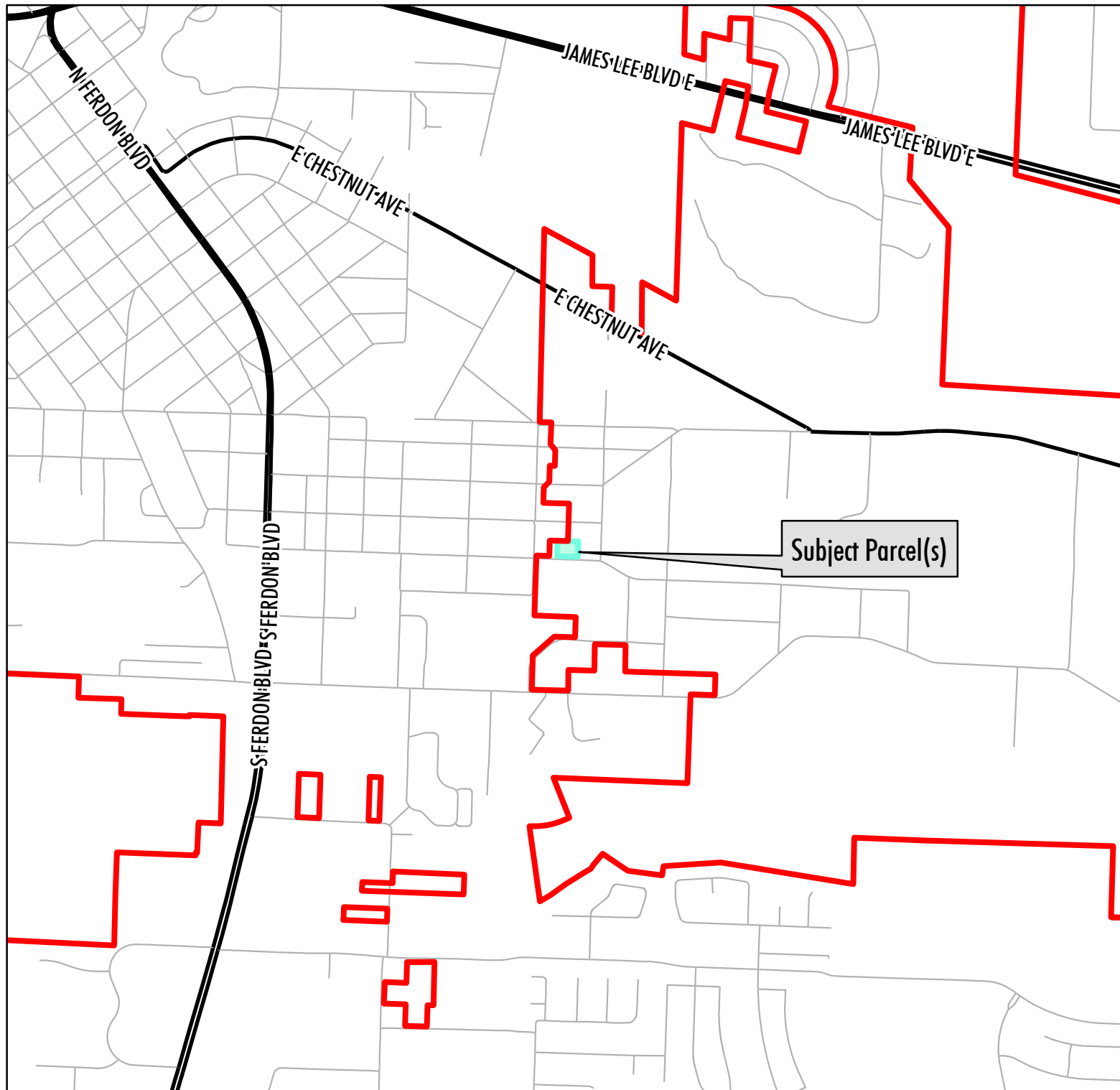
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



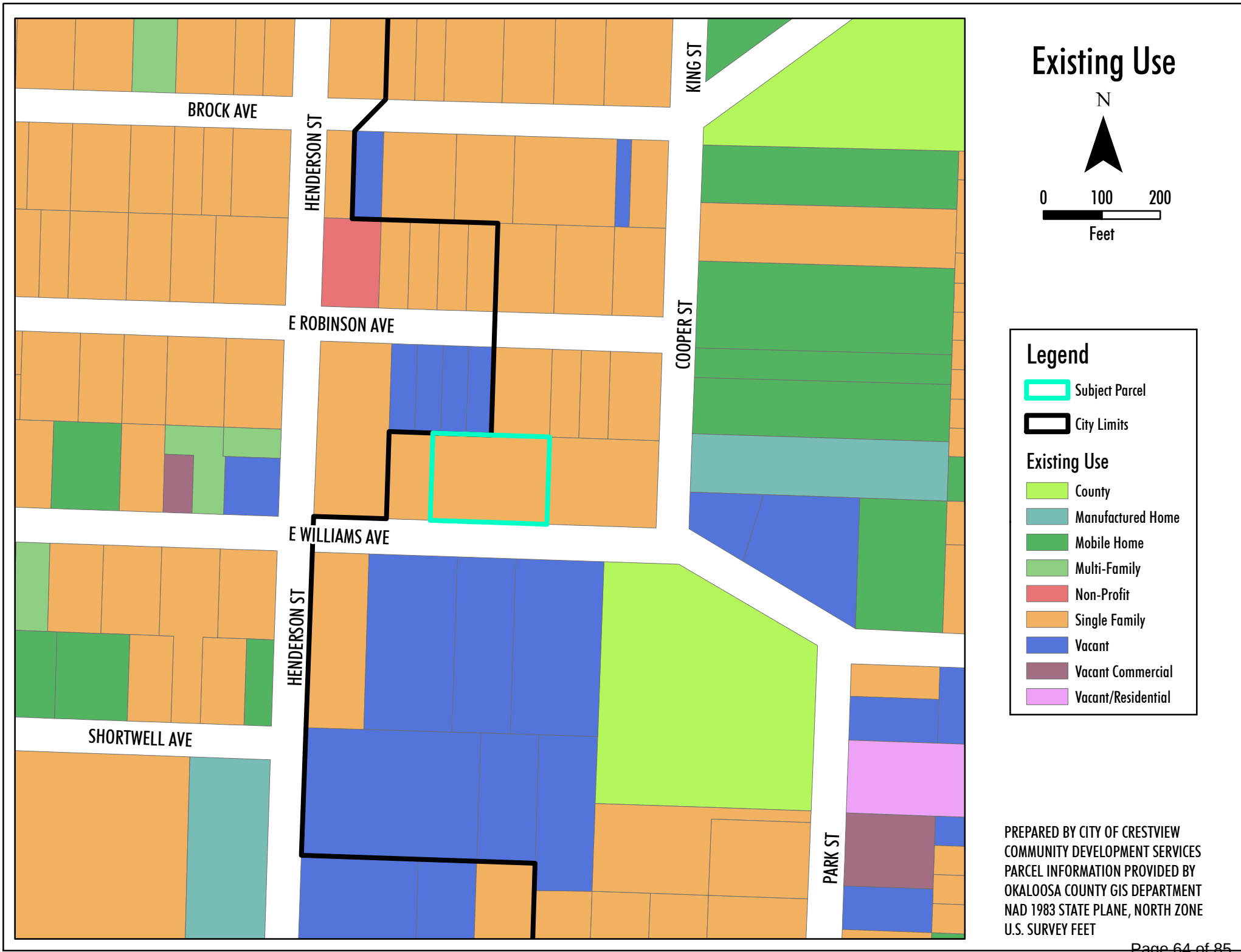
Vicinity Map



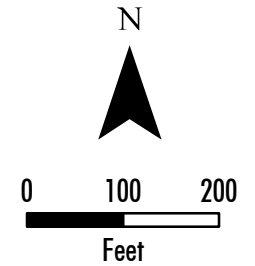
Not to Scale



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



Current Future Land Use



Legend

Subject Parcel

City Limits

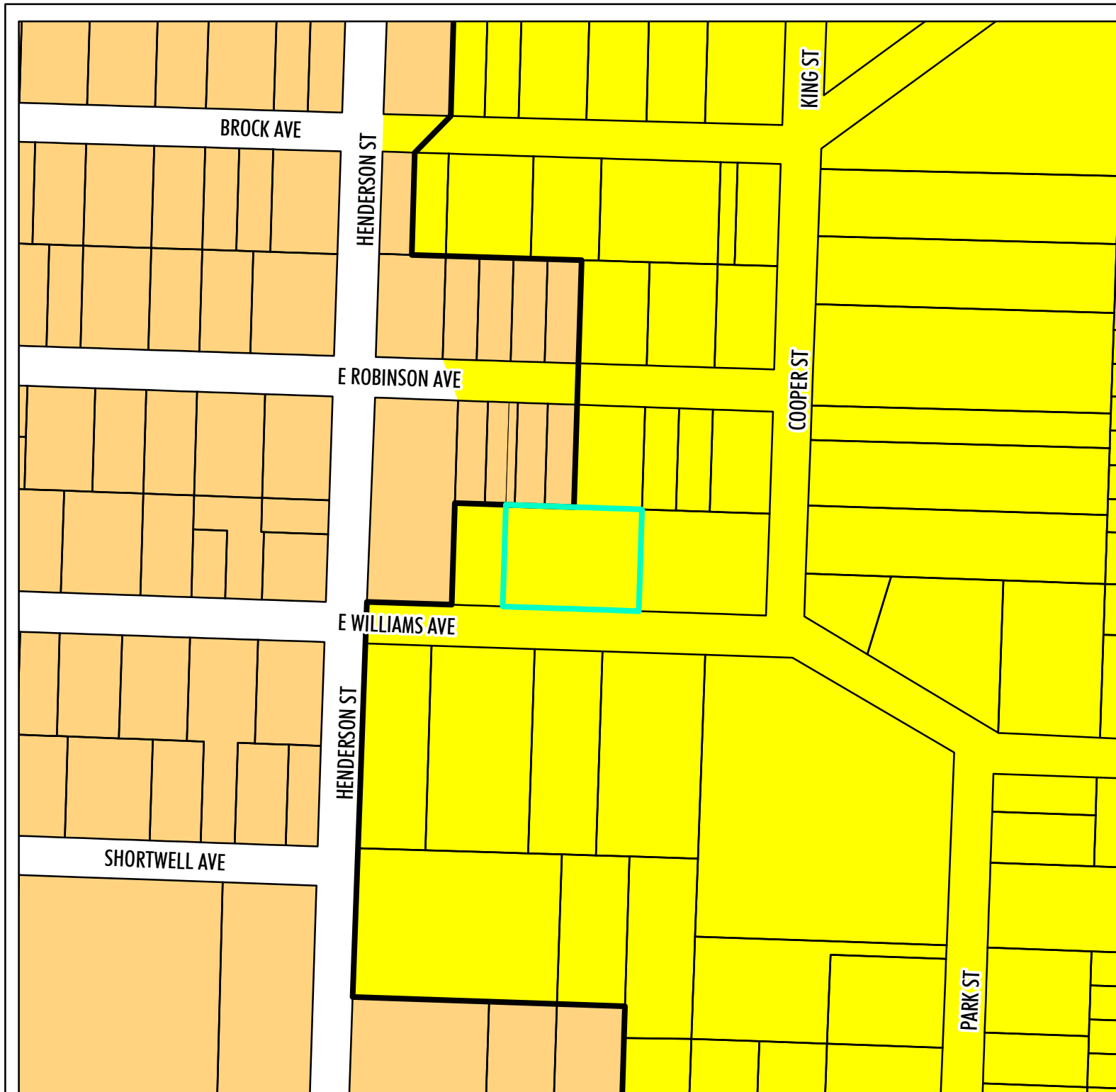
City Future Land Use

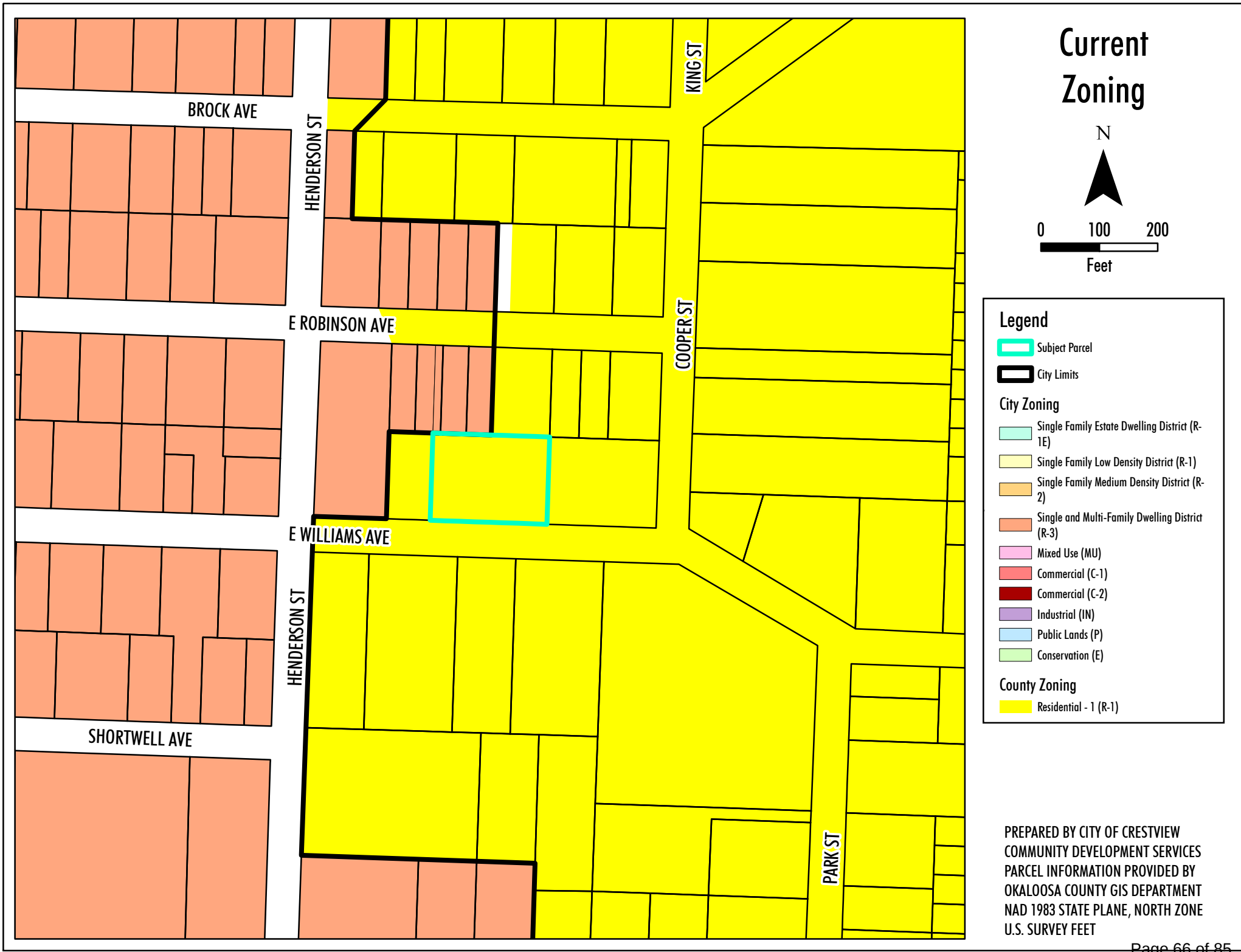
- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

- Low Density Residential (LDR)

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





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)

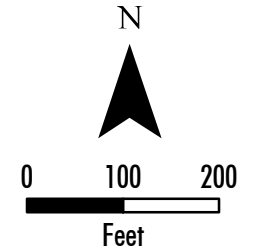
 Residential (R)

County Future Land Use

 Low Density Residential (LDR)

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

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

- Residential - 1 (R-1)

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 6, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2022
SUBJECT: 6. Ordinance 1880 - Williams Avenue East Rezoning

BACKGROUND:

On May 17, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 760 Williams Avenue East.

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

The application requests the 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 1880 on June 13, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Dekay Investments LLC
201 SE Eglin Pkwy
Ft Walton Beach, FL 32547
Parcel ID: 21-3N-23-1670-0015-0320
Site Size: 0.69 acre
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	Residential (R) and Okaloosa County Low Density Residential	Single and Multi-Family Density Dwelling District (R-3) and Okaloosa County Residential-1	Residential
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant

West	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
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The subject property is currently developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use will continue as a residence.

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 17, 2022. The property was posted on May 24, 2022. An advertisement ran in the Crestview News Bulletin on May 26 and June 2, 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 1880.

Attachments

1. Exhibit Packet

ORDINANCE: 1880

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.69 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE SINGLE AND MULTI-FAMILY DENSITY DWELLING DISTRICT (R-3) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 0.69 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.69 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Residential (R) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1879, is hereby rezoned to Single And Multi-Family Density Dwelling District (R-3) to wit:

PIN # 21-3N-23-1670-0015-0320

Lot 32, 33, 34, 35, 36, 37, 38 and 39, Block 15, Morris Addition to Crestview, Florida, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 133, 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 # 1879 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 27th day of June, 2022.

ATTEST:

Maryanne Schrader
City Clerk

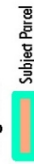
Approved by me this 27th day of June, 2022.

J. B. Whitten
Mayor

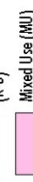
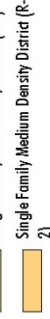
Adopted Zoning



Legend



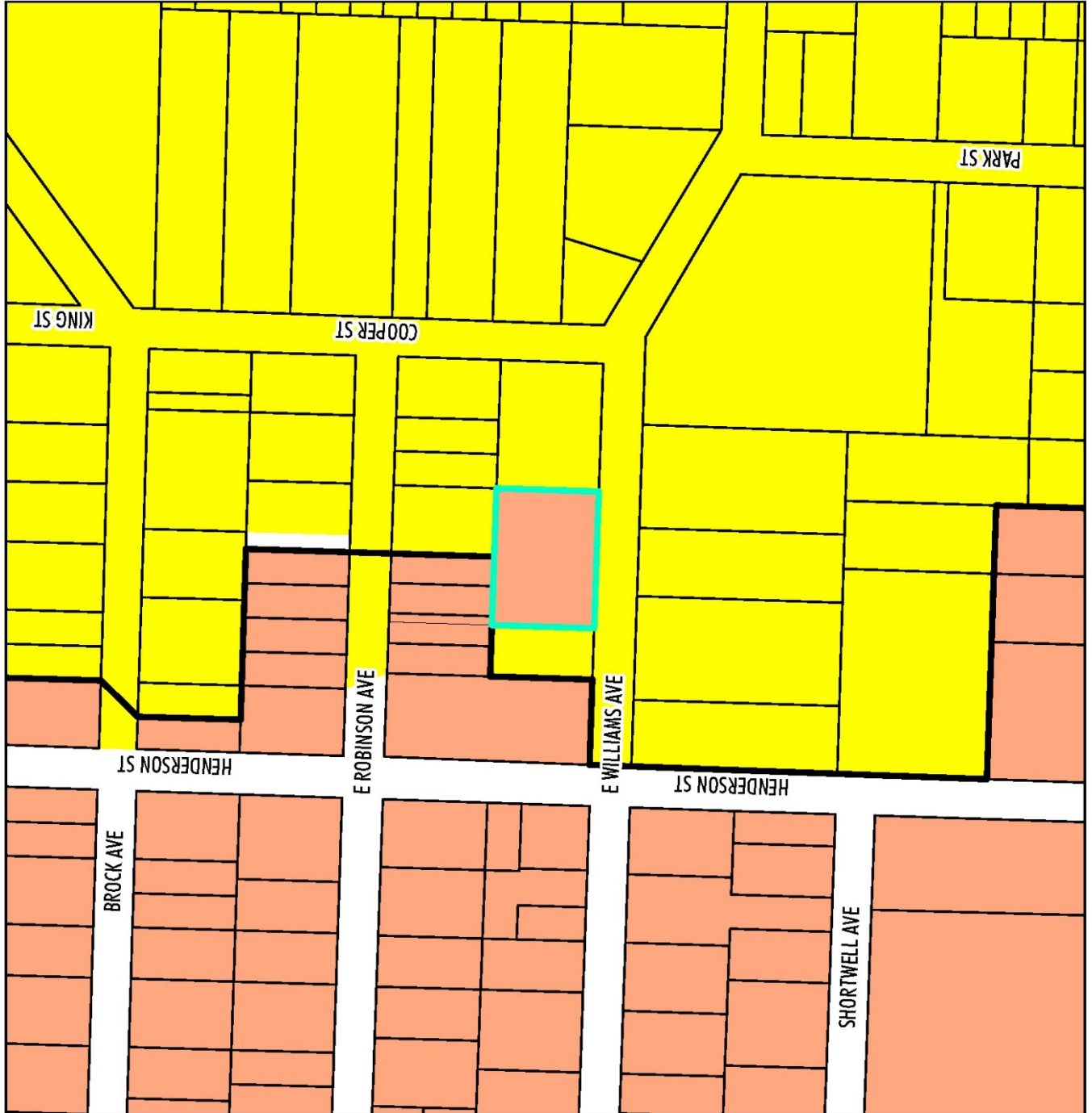
City Zoning



County Zoning



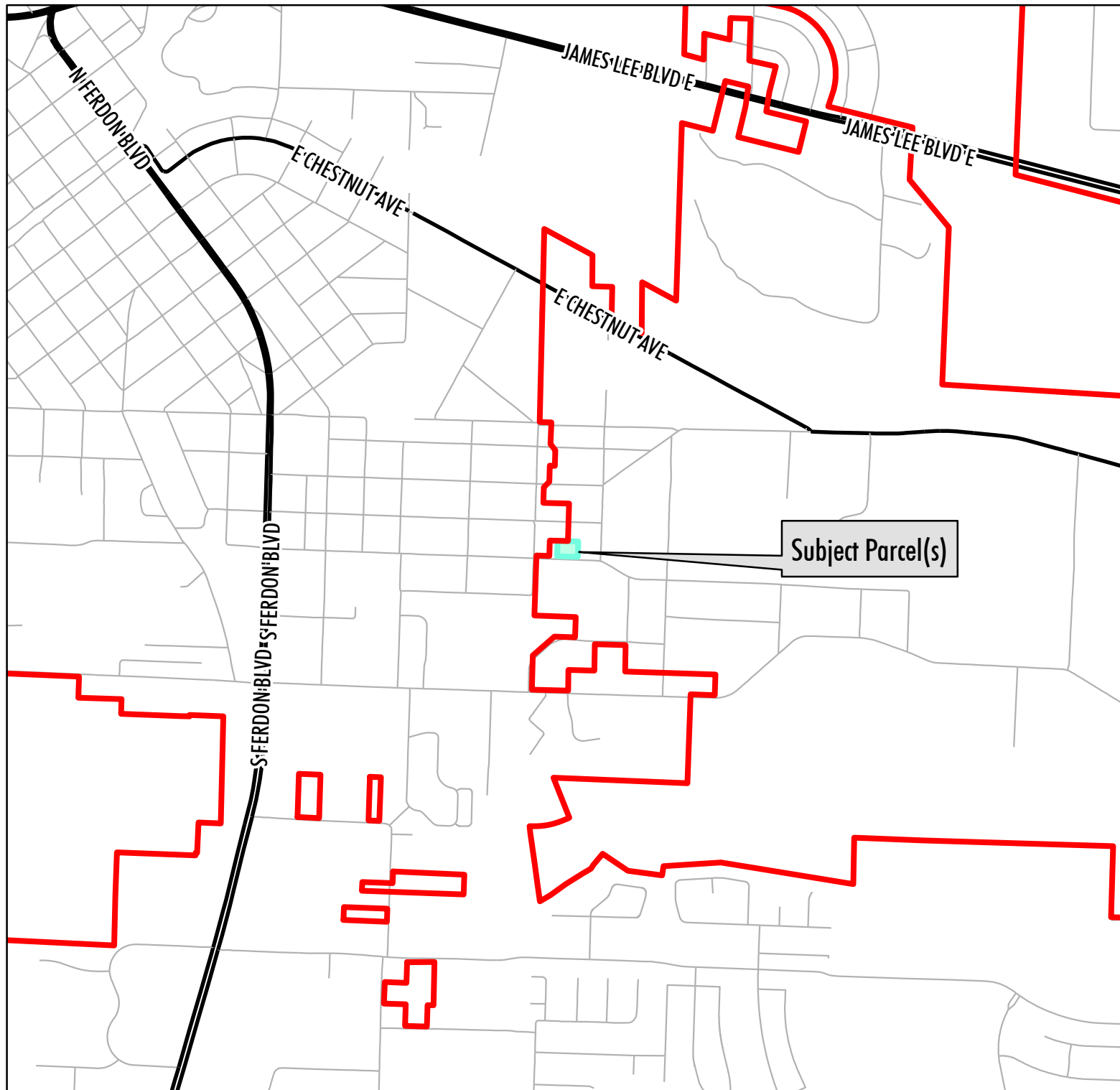
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



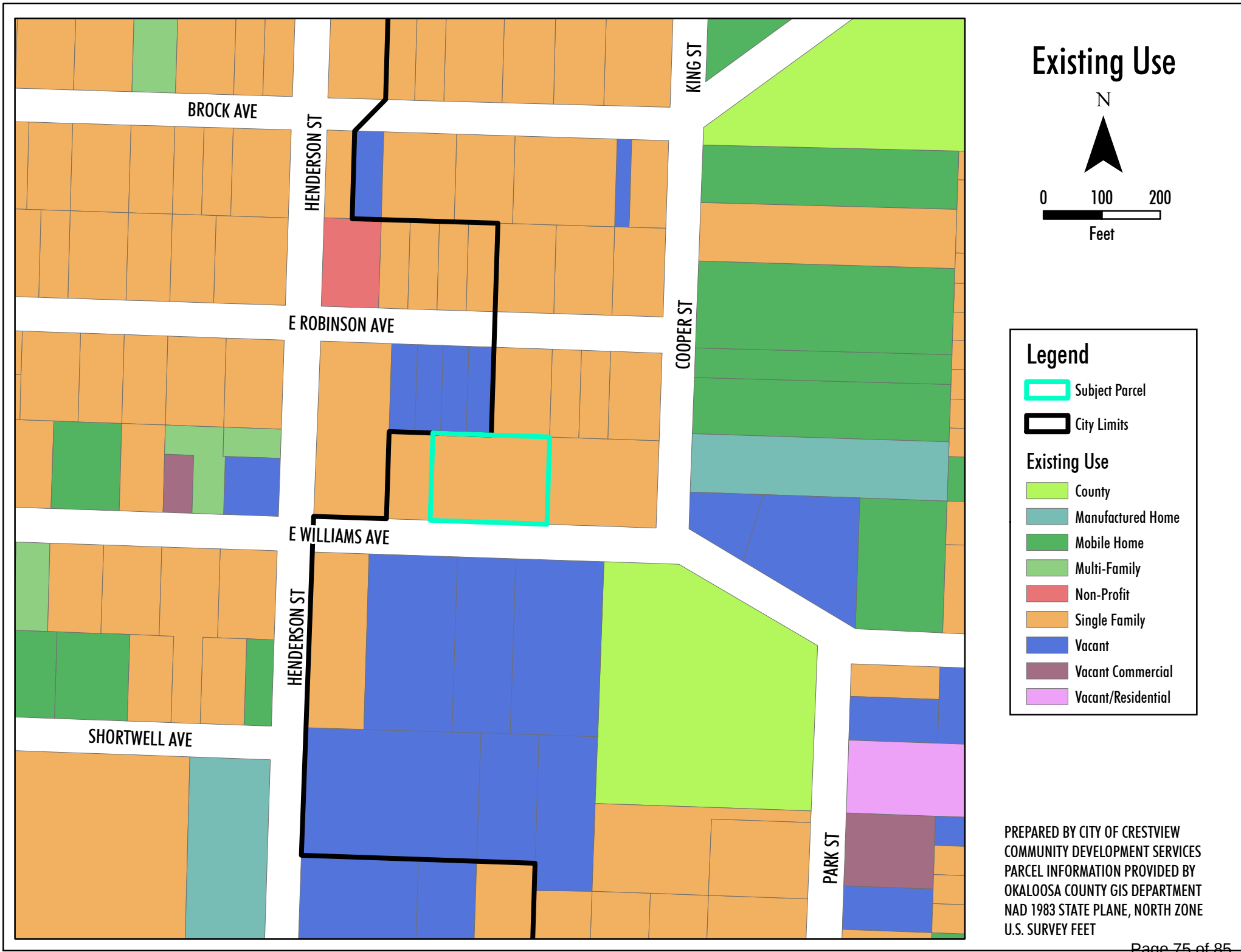
Vicinity Map



Not to Scale



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



Existing Use

N



0 100 200
Feet

Legend

Subject Parcel

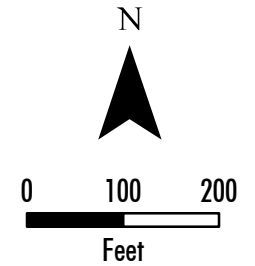
City Limits

Existing Use

- County
- Manufactured Home
- Mobile Home
- Multi-Family
- Non-Profit
- Single Family
- Vacant
- Vacant Commercial
- Vacant/Residential

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

Current Future Land Use



Legend

Subject Parcel

City Limits

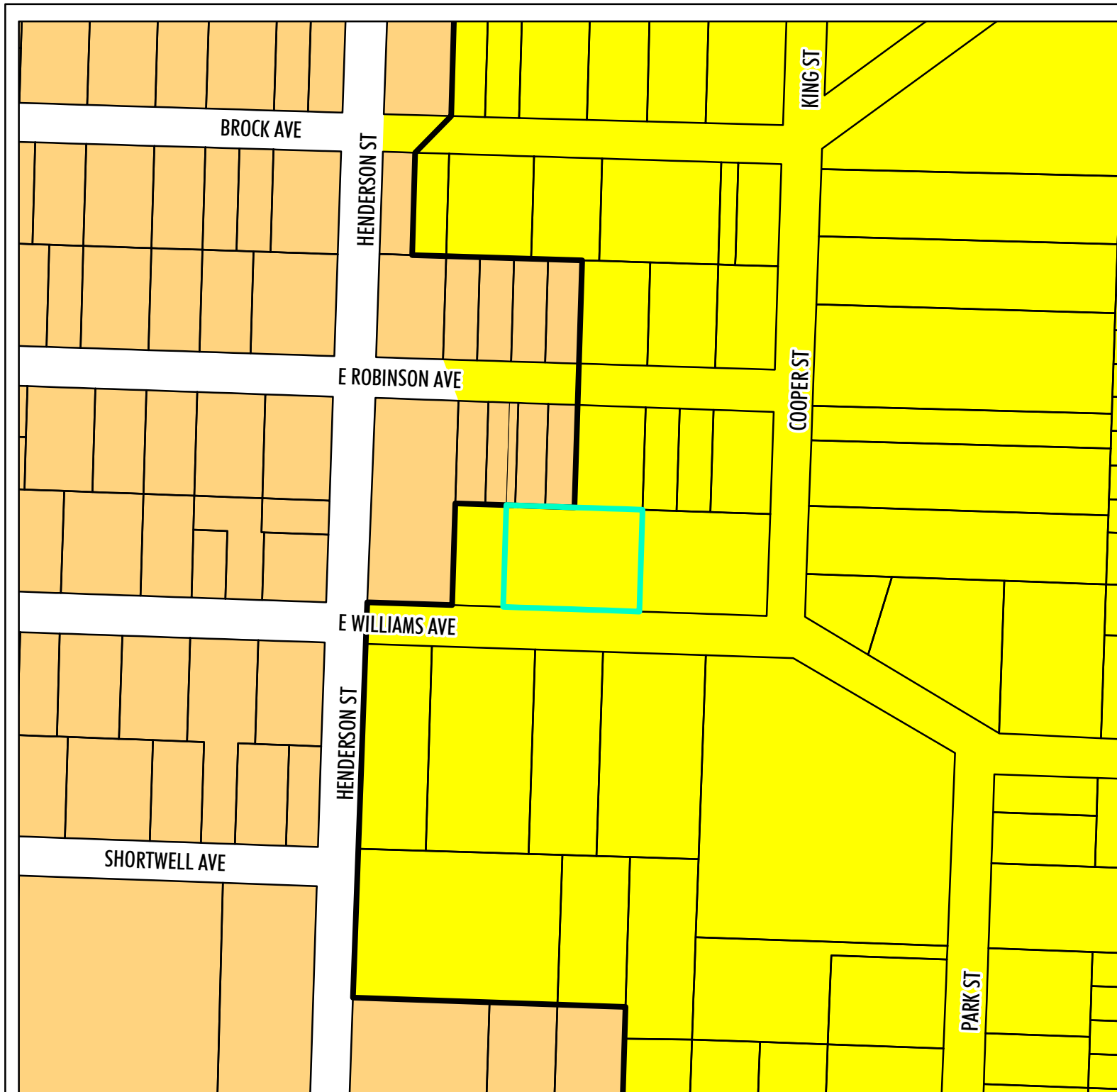
City Future Land Use

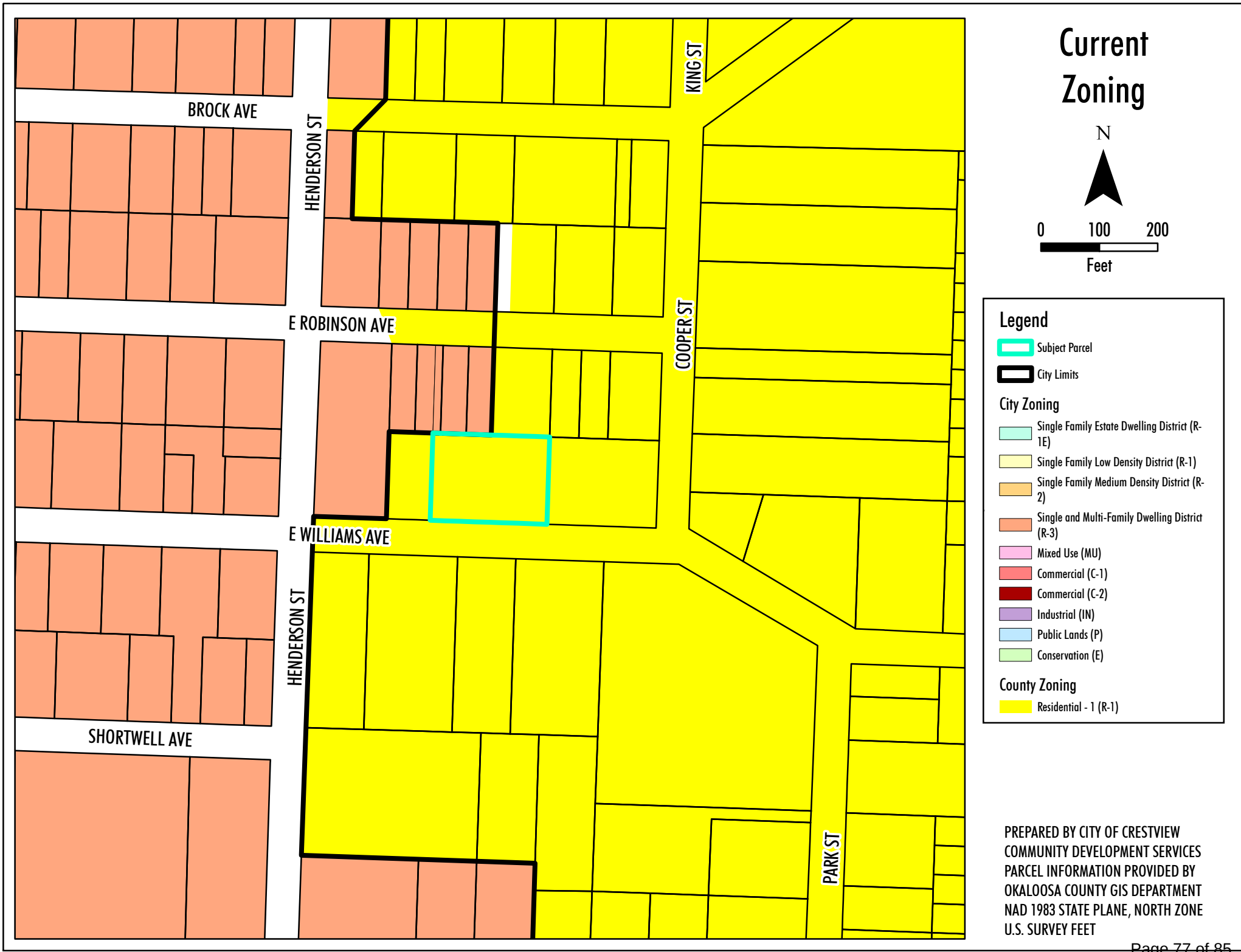
- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

- Low Density Residential (LDR)

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





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)

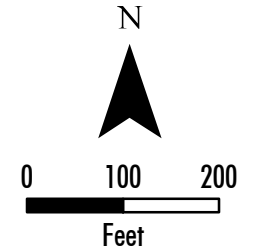
 Residential (R)

County Future Land Use

 Low Density Residential (LDR)

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

Proposed Zoning



Legend

Subject Parcel

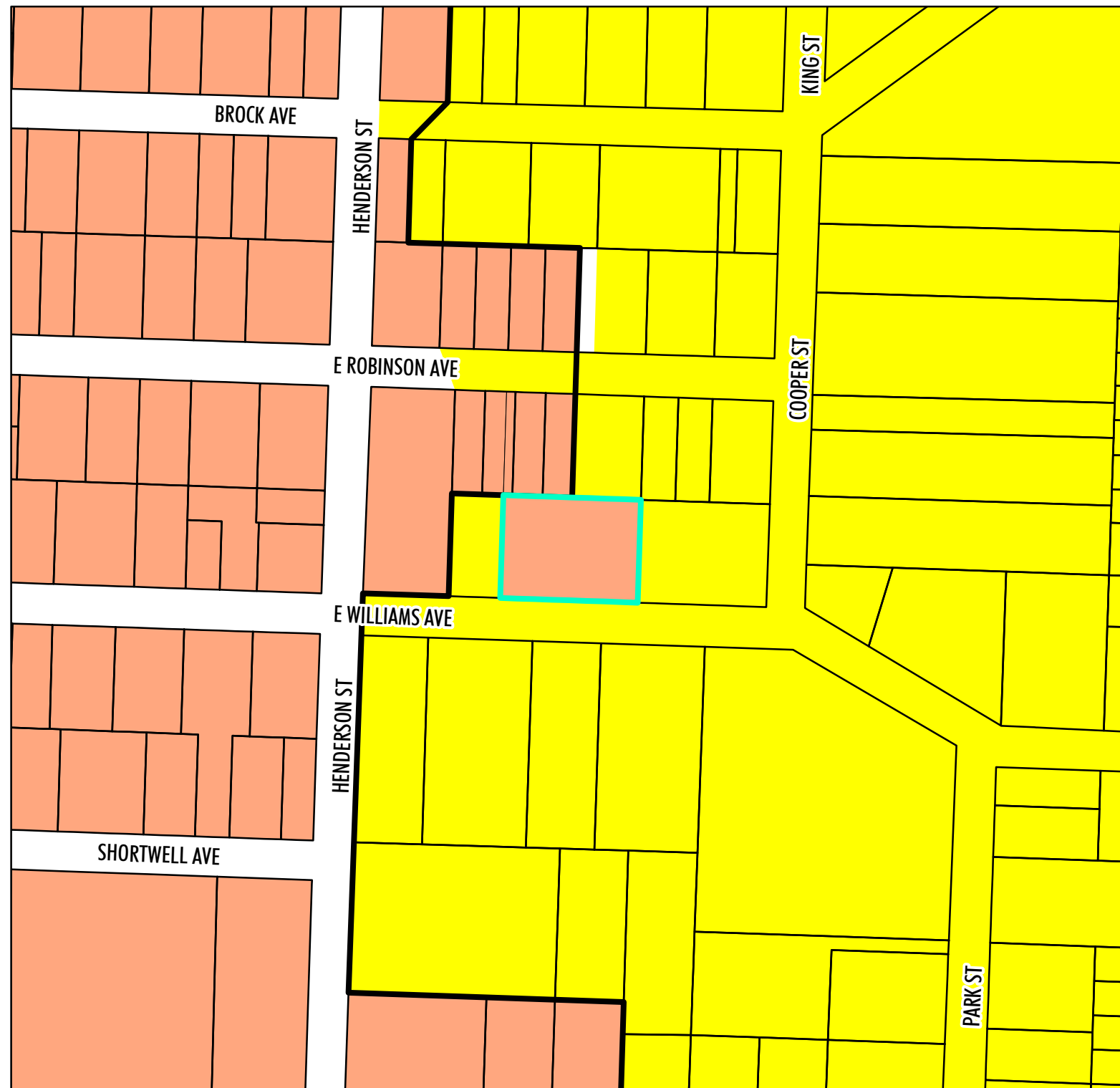
City Limits

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

- Residential - 1 (R-1)



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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 6, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 6/1/2022
SUBJECT: 7. Ordinance 1881 - Robinson Avenue East Vacation

BACKGROUND:

On May 19, 2022, staff received an application requesting the vacation of an alley lying between lots 1 through 3, and 7 through 9, Block 12, of Edney's Third Addition.

DISCUSSION:

The City has determined that the alley serves no use to the public.

The alley is surrounded by one property owner. If approved, the alley would be granted to the parcels adjacent to it. The City will reserve a non-exclusive perpetual utility easement over the alley to access utilities in it.

An advertisement ran in the Crestview News Bulletin on May 26, 2022. The property was posted on May 24, 2022.

GOALS & OBJECTIVES

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

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

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 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.

FINANCIAL IMPACT

The application fee to vacate the alley was \$600.00 and the cost of advertising was \$202.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1881.

Attachments

1. Newspaper

ORDINANCE: 1881

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, VACATING AND ABANDONING THE ALLEYWAY LYING BETWEEN LOTS 1 THROUGH 3 AND 7 THROUGH 9 OF BLOCK 12, EDNEY'S THIRD ADDITION, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 126 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; PROVIDING FOR UPDATE OF THE CRESTVIEW BASE, ZONING AND LAND USE MAPS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR FILING OF THIS ORDINANCE WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property located adjacent to the platted alleyway lying between lots 1 through 3, and 7 through 9, Block 12, of Edney's Third Addition, has petitioned the City to vacate and abandon said alleyway, and

WHEREAS, the City has determined that the public has no need for the alleyway being vacated; and

WHEREAS, the City has utilities on, over or under the alleyway sought to be vacated; and

WHEREAS, the City must reserve a non-exclusive perpetual utility easement over the alleyway that is being vacated;

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

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

SECTION 2 – VACATION OF ALLEYWAY AND RESERVATION OF UTILITY EASEMENT.

The City of Crestview hereby closes, vacates and abandons:

The alleyway lying between lots 1 through 3, and 7 through 9, Block 12, of Edney's Third Addition, as per the plat recorded in Book 1, Page 126, Public Records of Okaloosa County, Florida.

as a public alleyway and hereby reserves and retains a non-exclusive perpetual utility easement on, over, under and across the alley being vacated.

SECTION 3 – FILING. After enactment, the City Clerk is hereby directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County, Florida.

SECTION 4 – MAP UPDATE. The base, zoning, and land use maps are hereby amended to reflect the above changes concurrent with the passage of this ordinance, applying the Commercial (C) Future Land Use designation and Commercial Low Intensity (C-1) zoning designation to the vacated area.

SECTION 5 – REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6 – SEVERABILITY. If any section, subsection, sentence clause, phrase or portion of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency, or other body with

appropriate Jurisdiction, the remaining section, subsection, sentences, clauses, or phrases and the application thereof shall not be affected thereby.

SECTION 7 – EFFECTIVE DATE. This ordinance shall become effective upon its adoption.

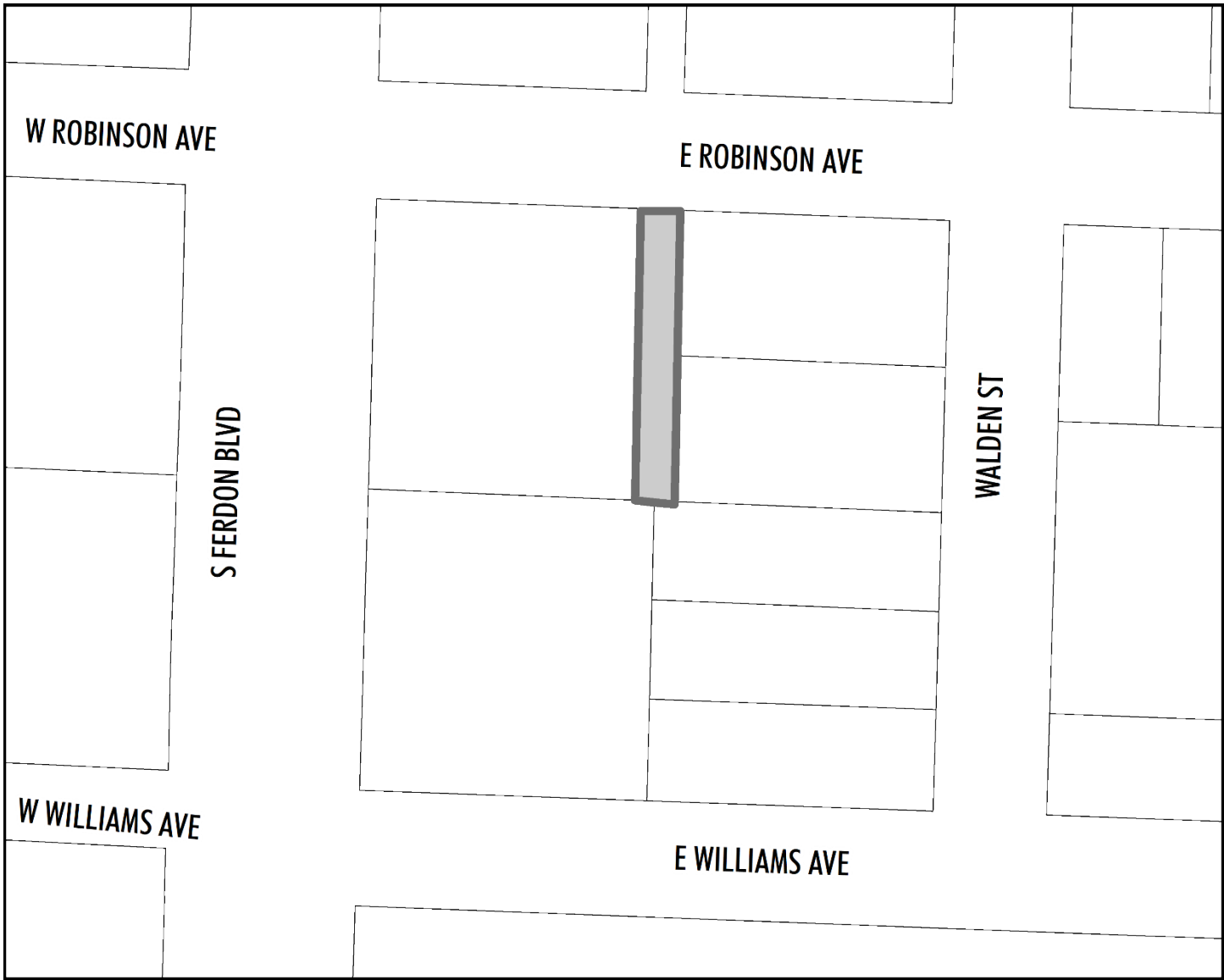
Passed and adopted on second reading by the City Council of Crestview, Florida on the 27th day of June, 2022.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 27th day of June, 2022.

J. B. Whitten
Mayor



W ROBINSON AVE

E ROBINSON AVE

S FERDON BLVD

WALDEN ST

W WILLIAMS AVE

E WILLIAMS AVE

