



CITY OF CRESTVIEW

PLANNING AND DEVELOPMENT BOARD



Planning Development Board Regular Meeting Agenda October 3, 2022 6:00 p.m. Council Chambers

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

- 1 Call to Order**
- 2 Pledge of Allegiance**
- 3 Approve Agenda**
- 4 Public Opportunity to speak on Agenda Items**
- 5 Consent Agenda**
 5. 1. Approval of September 6, 2022 PDB minutes
- 6 Ordinance on 1st reading/ Public Hearing**
 6. 1. Ordinance 1897 - Airport Road Annexation
 6. 2. Ordinance 1898 - Airport Road Comprehensive Plan Amendment
 6. 3. Ordinance 1899 - Airport Road Rezoning
 6. 4. Ordinance 1900 - Antioch Road Annexation
 6. 5. Ordinance 1901 - Antioch Road Comprehensive Plan Amendment
 6. 6. Ordinance 1902 - Antioch Road Rezoning
 6. 7. Ordinance 1903 Friendship Lane Annexation
 6. 8. Ordinance 1904 - Friendship Lane Comprehensive Plan Amendment
 6. 9. Ordinance 1905 - Friendship Lane Rezoning
 6. 10. Ordinance 1906 - Henderson Street Annexation
 6. 11. Ordinance 1907 - Henderson Street Comprehensive Plan Amendment

6. 12. Ordinance 1908 - Henderson Street Rezoning

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11. 1. Director's Update

12 Comments from the Audience

13 Adjournment

Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Schrader, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option 2 within 48 hours of the scheduled meeting.



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 3, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/13/2022
SUBJECT: 1. Approval of September 6, 2022 PDB minutes

BACKGROUND:

Routine approval of minutes.

DISCUSSION:

The draft minutes were distributed with the agenda.

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

RECOMMENDED ACTION

Staff respectfully requests

Attachments

1. 09062022 PB Minutes Draft

ORDINANCE:

PLANNING AND DEVELOPMENT BOARD
Regular Meeting Minutes - Draft
September 6, 2022
6:00 p.m.
Council Chambers

1 Call to Order

Chair Mike Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present were: Mario Werth, Vice Chair; Ellis Conner; Michael Gilbert and alternate Brian Follmar. Also present were Executive Assistant Natasha Peacock, City Attorney Jonathan Holloway, and staff members. Board member Malcolm Haynes and alternate Jim Sheffield were excused.

2 Pledge of Allegiance

Chair M. Roy asked Mr. Gilbert to lead the Board in the Pledge of Allegiance to the flag of the United States of America.

3 Approve Agenda

Chair M. Roy called for action.

Motion by Board Member Mr. Conner and seconded by Mr. Werth to approve the Agenda as presented. Roll Call: Michael Roy, Ellis Conner, Michael Gilbert, Mario Werth, Brian Follmar. All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

Chair M. Roy asked if anyone had any comments. No one came forward.

5 Consent Agenda

5. 1. Approval of August 1, 2022 PDB Minutes

Chair M. Roy called for action to approve the Consent Agenda.

Motion by Mr. Conner to approve the Consent Agenda, and seconded by Mr. Gilbert to approve the Consent Agenda, as presented.

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

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 1894 - Richburg Lane Comprehensive Plan Amendment

This is the first reading and public hearing of Ordinance 1894 - Richburg Lane Comprehensive Plan amendment.

Interim Planning Administrator N. Schwendt presented the Ordinance 1894 information to the Planning Board and asked the Executive Assistant to read the ordinance.

Executive Assistant Natasha Peacock read the Ordinance 1894 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 Commercial (C) To Mixed Use (Mu) On Approximately 26.86 Acres, More Or Less, In Section 4, Township 3 North, Range 23 West, And In Section 9, Township 3 North, Range 23 West; Providing For Future Land Use Map Amendment; Providing For Severability;

Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal Of Conflicting Codes And Ordinances; And Providing For An Effective Date.

Chair M. Roy called for comment from the Board. Mr. Conner asked about assessing fees. Senior Planner N. Schwendt stated that the charge is for the Comprehensive Plan Amendment and the rezoning.

Chair M. Roy called for comment from the public. There was none.

Chair M. Roy called for action.

A **motion** made by Mr. Conner and seconded by Mr. Follmar to recommend the City Council approve Ordinance 1894.

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

All ayes. Motion carried.

6.2 Ordinance 1895 - Richburg Lane Rezoning

This is the first reading and public hearing of Ordinance 1895 - Richburg Lane Rezoning.

Interim Planning Administrator N. Schwendt presented the Ordinance 1895 information to the Planning Board and asked the Executive Assistant to read the ordinance.

Executive Assistant Natasha Peacock read the Ordinance 1895 by Title: An Ordinance of the City of Crestview, Florida, Providing for the Rezoning of 26.86 Acres, More Or Less, of Real Property, Located In Section 4, Township 3 North, Range 23 West, and In Section 9, Township 3 North, Range 23 West, From the Commercial High-Intensity District (C-2) Zoning District to the Mixed Use (MU) Zoning District; Providing for Authority; Providing for the Updating of the Crestview Zoning Map; Providing For Severability; Providing For Scrivener's Errors; Providing for Liberal Interpretation; Providing for Repeal of Conflicting Codes and Ordinances; and Providing for an Effective Date.

Chair M. Roy asked the Public for comment. There were none.

Chair M. Roy asked the Board for comment. There were none.

Chair M. Roy called for action.

A **motion** made by Mr. Follmar and seconded by Mr. Conner to recommend the City approve Ordinance 1895.

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

6.3 Ordinance 1896 - Taylor Farms Partial Plat Vacation

This is the first reading and public hearing of Ordinance 1896 - Taylor Farms Partial Plat Vacation.

Senior Planner N. Schwendt presented the Ordinance 1896 information to the Planning Board and asked the Executive Assistant to read the ordinance.

Executive Assistant Natasha Peacock read the Ordinance 1896 by Title: An Ordinance of the City of Crestview, Florida, Vacating and Abandoning a Portion of Taylor Farms Subdivision as Recorded in Plat Book 26, Page 94 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.

Chair M. Roy asked the Board for comment. There were no comments.

Chair M. Roy asked the public for comment. There were no comments.

Chair M. Roy called for action.

A **motion** made by Mr. Conner and seconded by Mr. Werth to recommend the City approve Ordinance 1896.

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

All ayes. Motion carried.

7 Ordinances

8 Final Plats and PUDS

8.1 Magnolia Creeks Phase 1 and 2

The Magnolia Creeks Phase 1 and 2 subdivision is an 82 lot subdivision on a 21.40 acre parcel located at the end of Okaloosa Lane.

The plat has been reviewed by City Staff and the County Surveyor for compliance with Florida Statutes Chapter 177, which regulates the platting of land.

Chair M. Roy asked the Public for comment. There were none.

Chair M. Roy asked the Board for comment. There were none.

Chair M. Roy called for action.

A motion made by Mr. Conner and seconded by Mr. Gilbert to approve the final plat for Magnolia Creeks Phase 1 and 2.

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

All ayes. Motion carried.

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11.1 Director's Update

Senior Planner N. Schwendt stated that in August the Community Development Services Department (CDS) received two development orders: one for Garden Street Self Storage and the other for Restylers Auto Park facility. The two plats were approved by Council. Two new development applications were also received. Mr. Schwendt noted that the Council approved amendment changes to the Land Development Code and that Staff has advertised for a proposal for sidewalk installations. Additionally, Staff is in works with Gregg Chapel AME regarding the

affordable housing development.

12 Comments from the Audience

There were none.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:18 p.m.

Minutes approved on _____ day of _____ 2022.

Chair Michael Roy

Minutes taken by,

Natasha Peacock, Executive Assistant to the City Clerk

On behalf of Maryanne Schrader, City Clerk
Proper notice having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 1. Ordinance 1897 - Airport Road Annexation

BACKGROUND:

On September 2, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2909 Airport Road.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1897 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: The Grand Reserve Columbus LLC
PO Box 3290
Phenix City, AL 36868
Parcel ID: 33-4N-23-0000-0038-0000
33-4N-23-0000-0038-0010
Site Size: 13.16 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential & Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential & Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential & Vacant
South	Okaloosa County Low Density Residential & Mixed Use (MU)	Okaloosa County Residential-1 & Mixed Use (MU)	Residential & 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 could continue as a residence or be developed for low-intensity commercial use.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on September 20, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1897.

Attachments

1. Exhibit Packet

ORDINANCE: 1897

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 13.16 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 33, TOWNSHIP 4 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 # 33-4N-23-0000-0038-0000 (Deed recorded in Book 3610, page 3700, dated March 9, 2022)

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A PK NAIL MARKING THE SW CORNER OF THE SE 1/4 OF SAID SECTION 33; THENCE S87°52'56"E A DISTANCE OF 15.44 FEET TO A POINT; THENCE N02°10'49"E A DISTANCE OF 33.00 FEET TO A 1/2" REBAR #4418 AND THE NORTH RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY S87°52'56"E A DISTANCE OF 300.26 FEET TO A 1/2" REBAR #4418 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY N02°06'21"E A DISTANCE OF 374.30 FEET TO A 5/8" REBAR #7237; THENCE N02°14'15"E A DISTANCE OF 84.40 FEET TO A 1/2" REBAR #4418; THENCE S88°51'04"E A DISTANCE OF 299.34 FEET TO A 1/2" PIPE; THENCE S88°01'01"E A DISTANCE OF 200.15 FEET TO A 1/2" REBAR; THENCE S88°14'44"E A DISTANCE OF 495.56 FEET TO A 1/2" REBAR IN CONCRETE AT THE BASE OF A FENCE; THENCE S02°05'46"W A DISTANCE OF 444.76 FEET TO A 5/8" REBAR AND THE NORTH RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY N88°15'04"W A DISTANCE OF 646.91 FEET TO A 4" CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY S01°44'56"W A DISTANCE OF 16.20 FEET TO A 1/2" REBAR #8113; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY N88°15'04"W A DISTANCE OF 348.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.289 ACRES, MORE OR LESS.

INCLUDING THE SUBSURFACE ESTATE AND ALL THE OIL, GAS, AND MINERALS ON, IN, AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND.

PIN # 33-4N-23-0000-0038-0010 (Deed recorded in Book 3610, page 3702, dated March 9, 2022)

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, RUN EAST ALONG THE SOUTH SECTION LINE, 15.44 FEET; THENCE NORTH 00 DEGREES 04'46" EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 04'46" EAST, ALONG THE EAST RIGHT OF LINE OF HOUSTON LANE, 374.19 FEET; THENCE NORTH 90 DEGREES 00'00" E, 300.00 FEET; THENCE SOUTH 00 DEGREES 04'46" WEST, 374.19 FEET TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE WEST ALONG SAID RIGHT OF WAY LINE, 300.00 FEET 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.

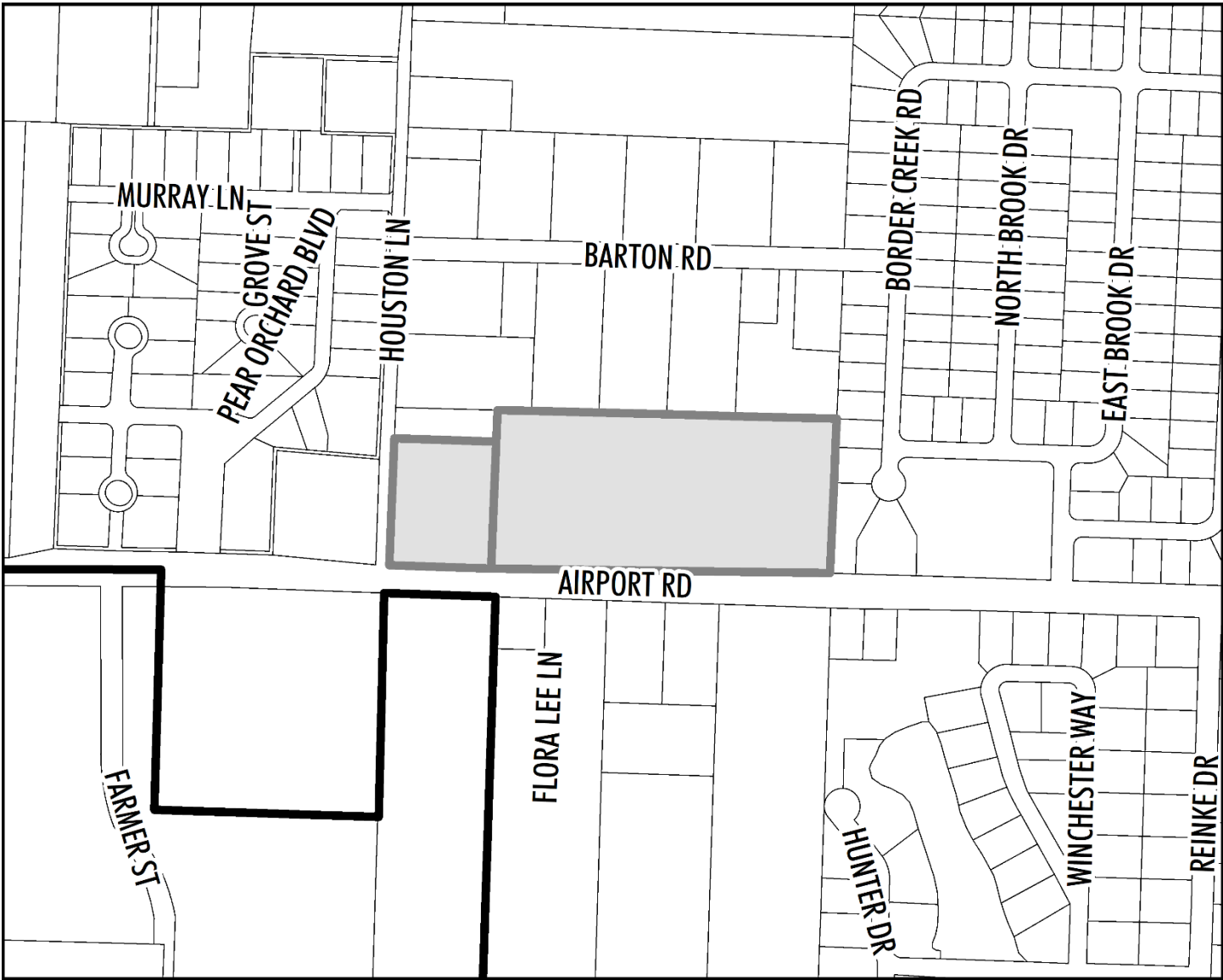
Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

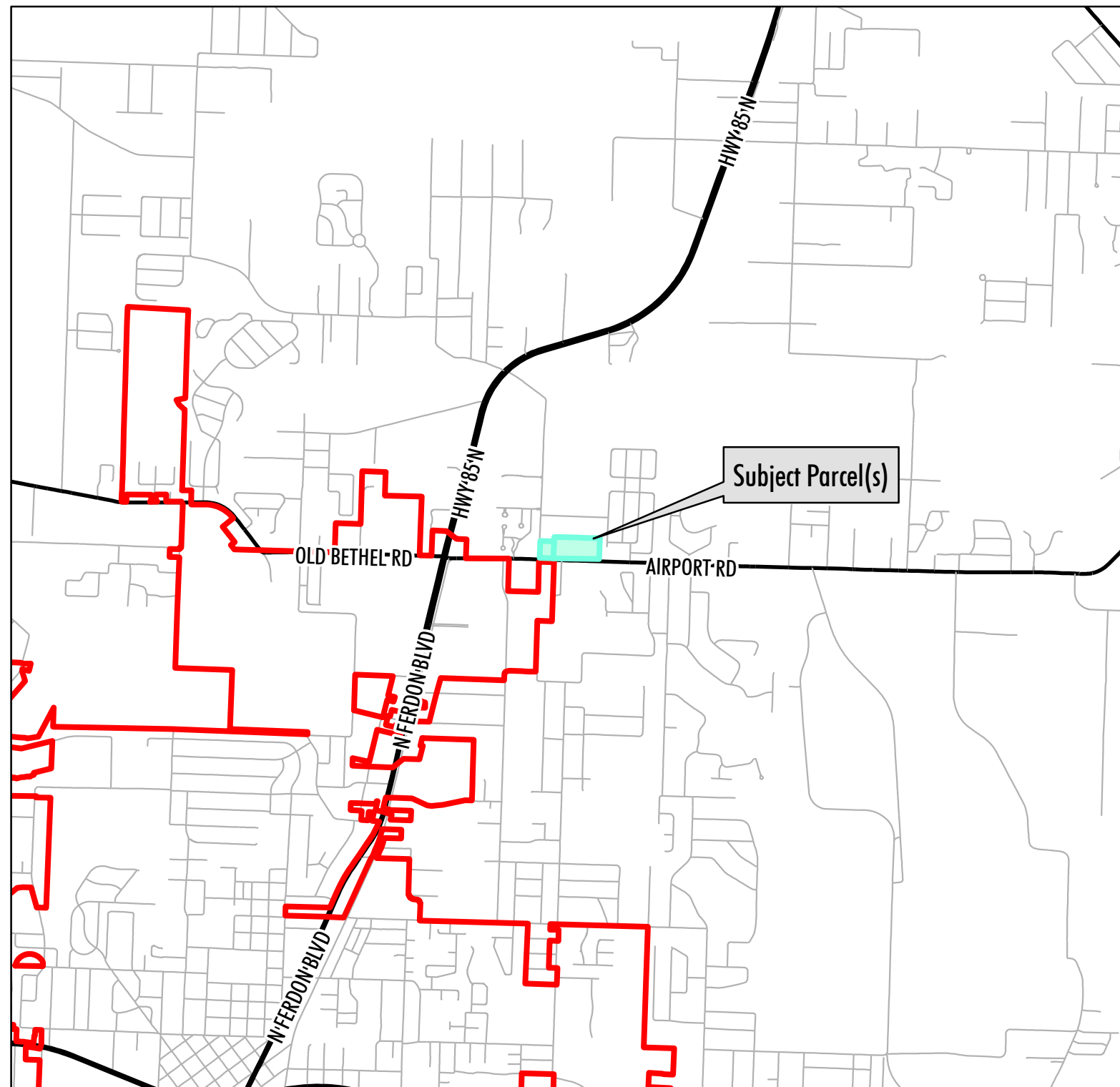
J. B. Whitten
Mayor



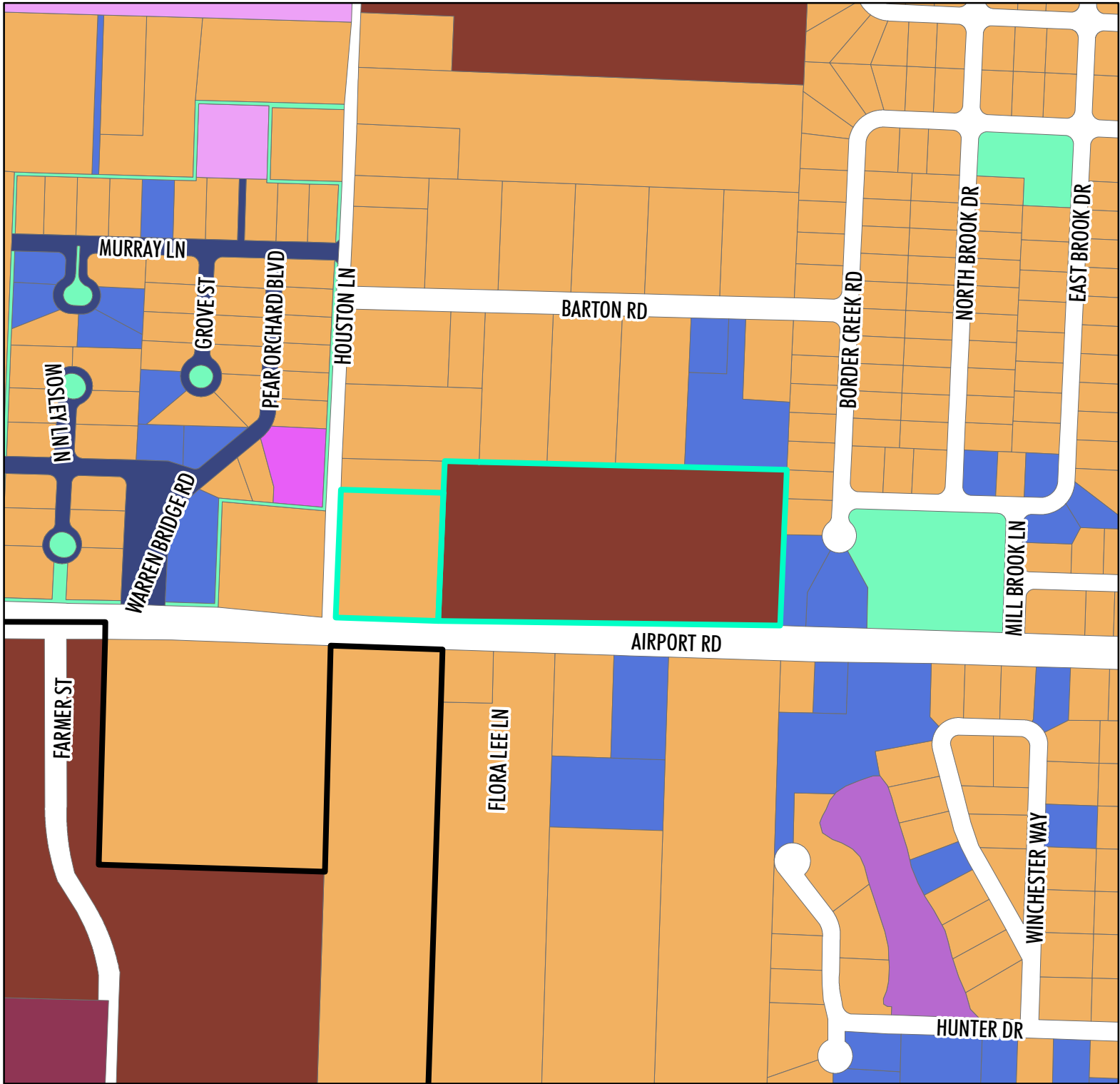
Vicinity Map



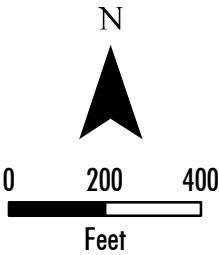
Not to Scale



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



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use
 - Holding Pond
 - Municipal
 - No AG Acre
 - Res Common
 - Rights-of-way
 - Rivers and
 - Single Family
 - Vacant
 - Vacant/Residential

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

Current Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

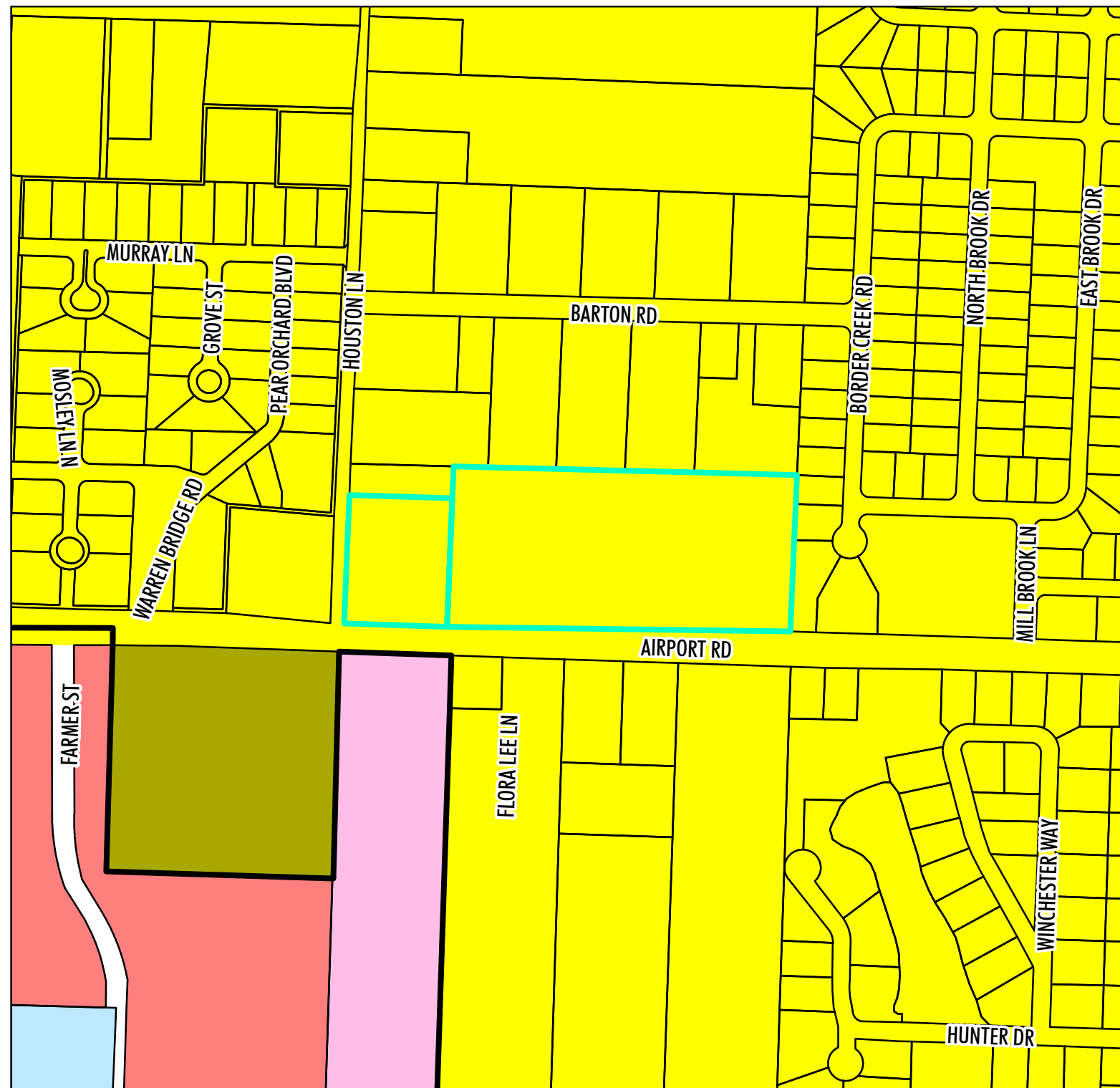
 City Limits

City Future Land Use

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

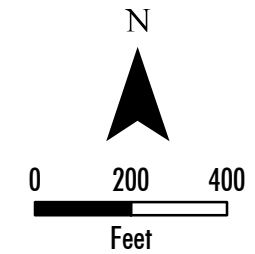
County Future Land Use

-  Low Density Residential (LDR)
-  Mixed Use (MU)



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

Current Zoning



Legend

Subject Parcel

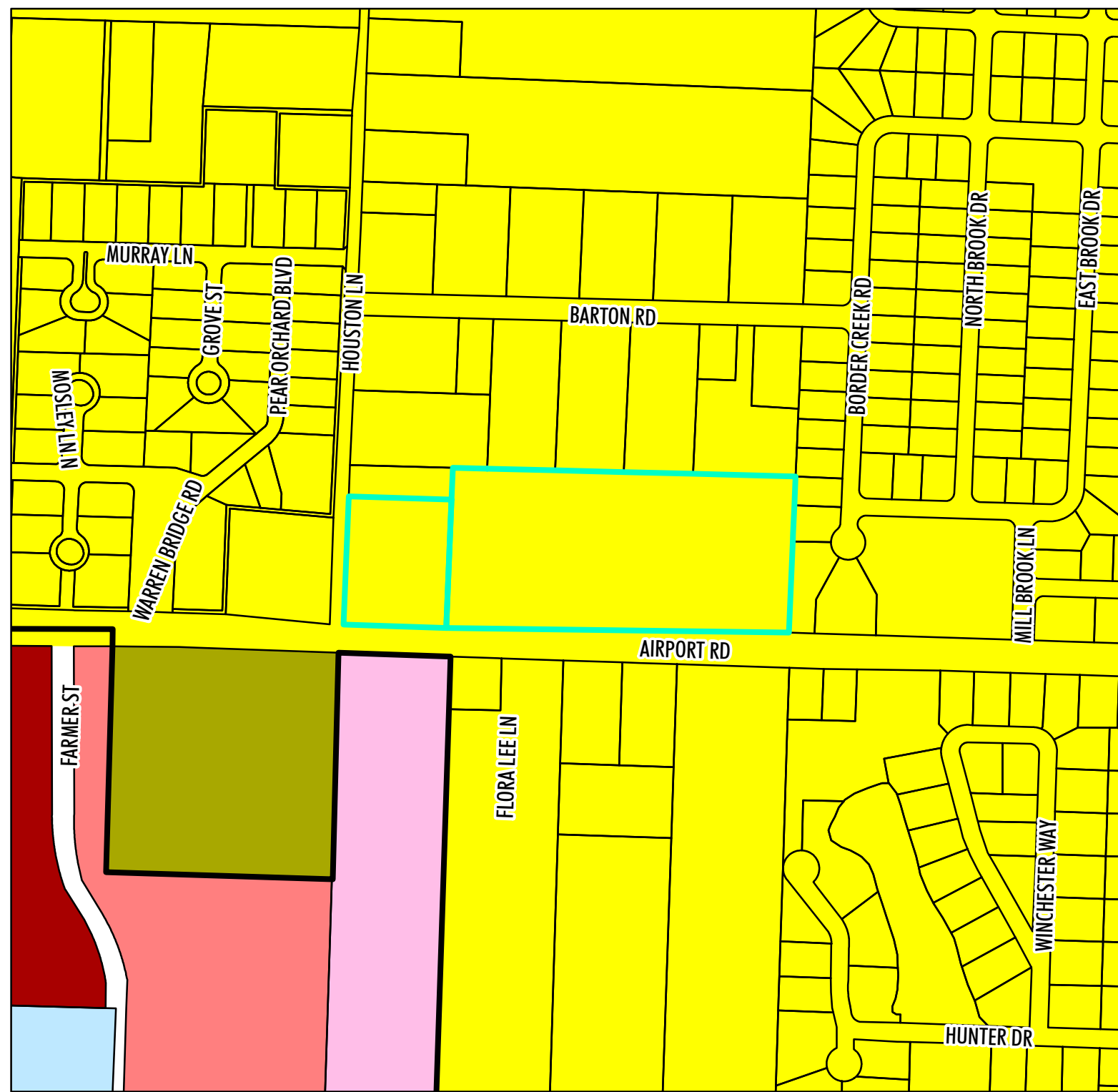
City Limits

City Zoning

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

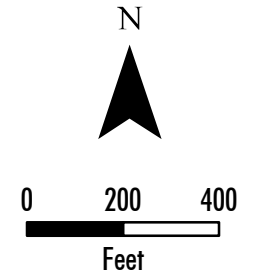
County Zoning

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



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

Proposed Future Land Use



Legend

 Subject Parcel

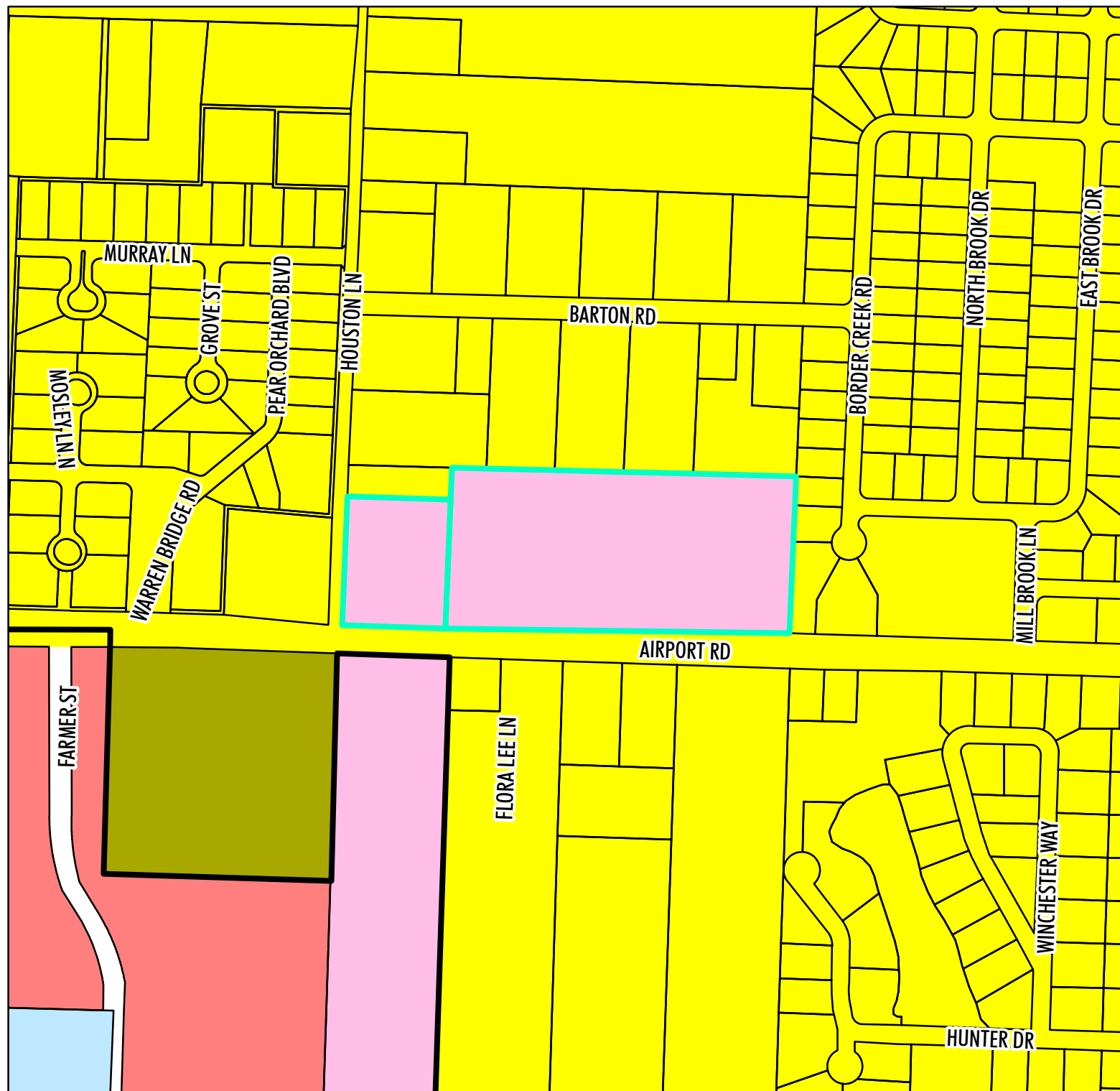
 City Limits

City Future Land Use

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

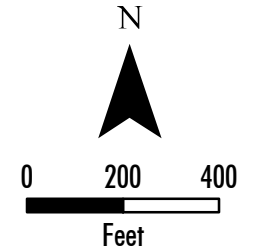
County Future Land Use

-  Low Density Residential (LDR)
-  Mixed Use (MU)



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

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)

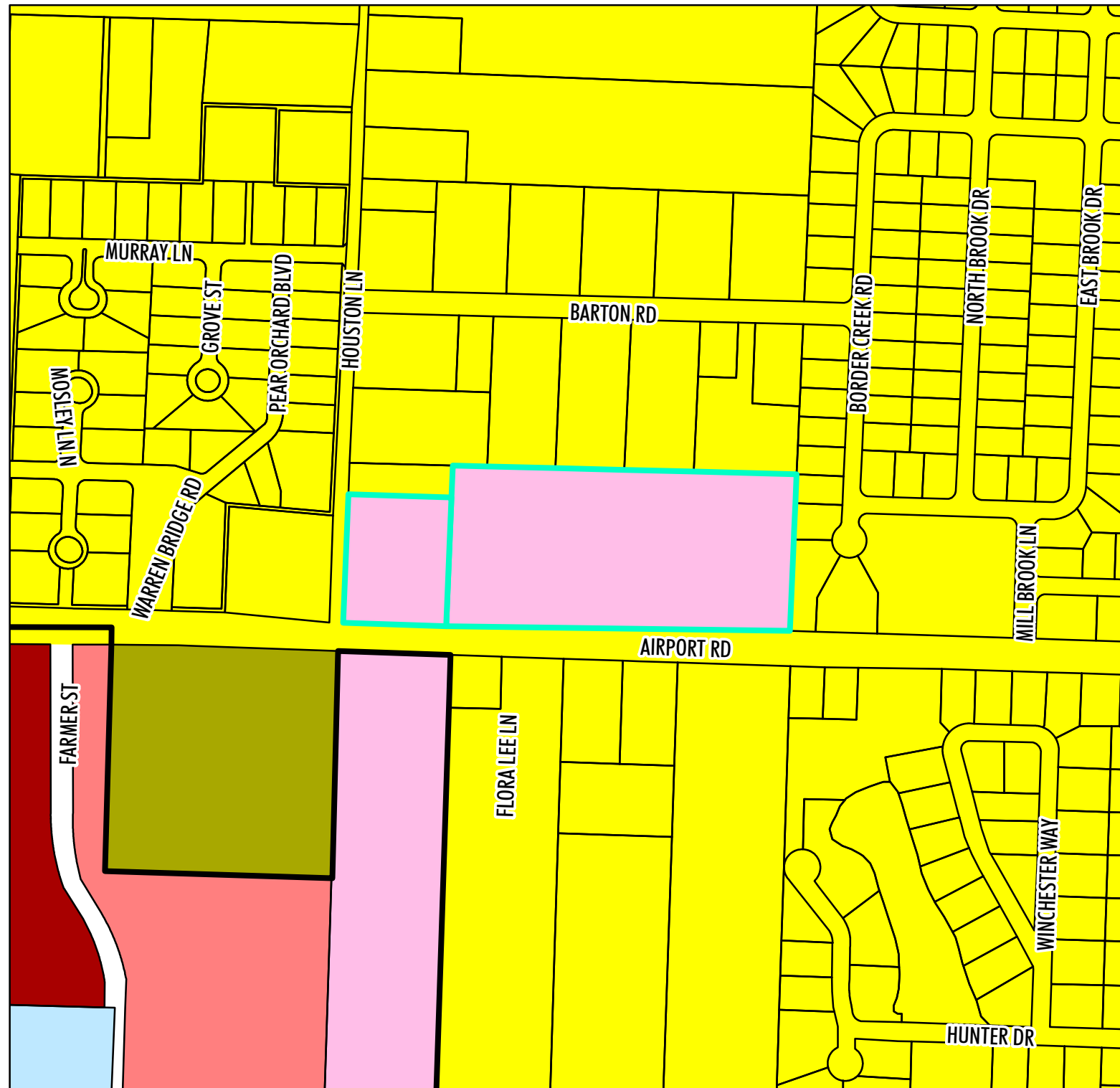
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

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: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 2. Ordinance 1898 - Airport Road Comprehensive Plan Amendment

BACKGROUND:

On September 2, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2909 Airport 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 Mixed Use (MU) future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1898 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: The Grand Reserve Columbus LLC
PO Box 3290
Phenix City, AL 36868
Parcel ID: 33-4N-23-0000-0038-0000
33-4N-23-0000-0038-0010
Site Size: 13.16 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential & Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential & Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential & Vacant
South	Okaloosa County Low Density Residential & Mixed Use (MU)	Okaloosa County Residential-1 & Mixed Use (MU)	Residential & 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 could continue as a residence or be developed for low-intensity 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 September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1898.

Attachments

1. Exhibit Packet

ORDINANCE: 1898

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 MIXED USE (MU) ON APPROXIMATELY 13.16 ACRES, MORE OR LESS, IN SECTION 33, TOWNSHIP 4 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 Mixed Use (MU) on two parcels of land containing 13.16 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 two parcels containing approximately 13.16 acres of land, more or less, from Okaloosa County Low Density Residential to Mixed Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 13.16 acres, more or less, are known as Parcels 33-4N-23-0000-0038-0000 and 33-4N-23-0000-0038-0010, and commonly described as:

PIN # 33-4N-23-0000-0038-0000

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A PK NAIL MARKING THE SW CORNER OF THE SE 1/4 OF SAID SECTION 33; THENCE S87°52'56"E A DISTANCE OF 15.44 FEET TO A POINT; THENCE

N02°10'49"E A DISTANCE OF 33.00 FEET TO A 1/2" REBAR #4418 AND THE NORTH RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY S87°52'56"E A DISTANCE OF 300.26 FEET TO A 1/2" REBAR #4418 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY N02°06'21"E A DISTANCE OF 374.30 FEET TO A 5/8" REBAR #7237; THENCE N02°14'15"E A DISTANCE OF 84.40 FEET TO A 1/2" REBAR #4418; THENCE S88°51'04"E A DISTANCE OF 299.34 FEET TO A 1/2" PIPE; THENCE S88°01'01"E A DISTANCE OF 200.15 FEET TO A 1/2" REBAR; THENCE S88°14'44"E A DISTANCE OF 495.56 FEET TO A 1/2" REBAR IN CONCRETE AT THE BASE OF A FENCE; THENCE S02°05'46"W A DISTANCE OF 444.76 FEET TO A 5/8" REBAR AND THE NORTH RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY N88°15'04"W A DISTANCE OF 646.91 FEET TO A 4" CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY S01°44'56"W A DISTANCE OF 16.20 FEET TO A 1/2" REBAR #8113; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY N88°15'04"W A DISTANCE OF 348.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.289 ACRES, MORE OR LESS.

INCLUDING THE SUBSURFACE ESTATE AND ALL THE OIL, GAS, AND MINERALS ON, IN, AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND.

PIN # 33-4N-23-0000-0038-0010

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, RUN EAST ALONG THE SOUTH SECTION LINE, 15.44 FEET; THENCE NORTH 00 DEGREES 04'46" EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 04'46" EAST, ALONG THE EAST RIGHT OF LINE OF HOUSTON LANE, 374.19 FEET; THENCE NORTH 90 DEGREES 00'00" E, 300.00 FEET; THENCE SOUTH 00 DEGREES 04'46" WEST, 374.19 FEET TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE WEST ALONG SAID RIGHT OF WAY LINE, 300.00 FEET TO THE POINT OF BEGINNING.

The Mixed Use (MU) Future Land Use Category is hereby imposed on Parcels 33-4N-23-0000-0038-0000 and 33-4N-23-0000-0038-0010. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcels 33-4N-23-0000-0038-0000 and 33-4N-23-0000-0038-0010 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 14th day of November, 2022.

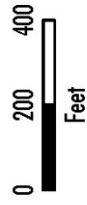
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

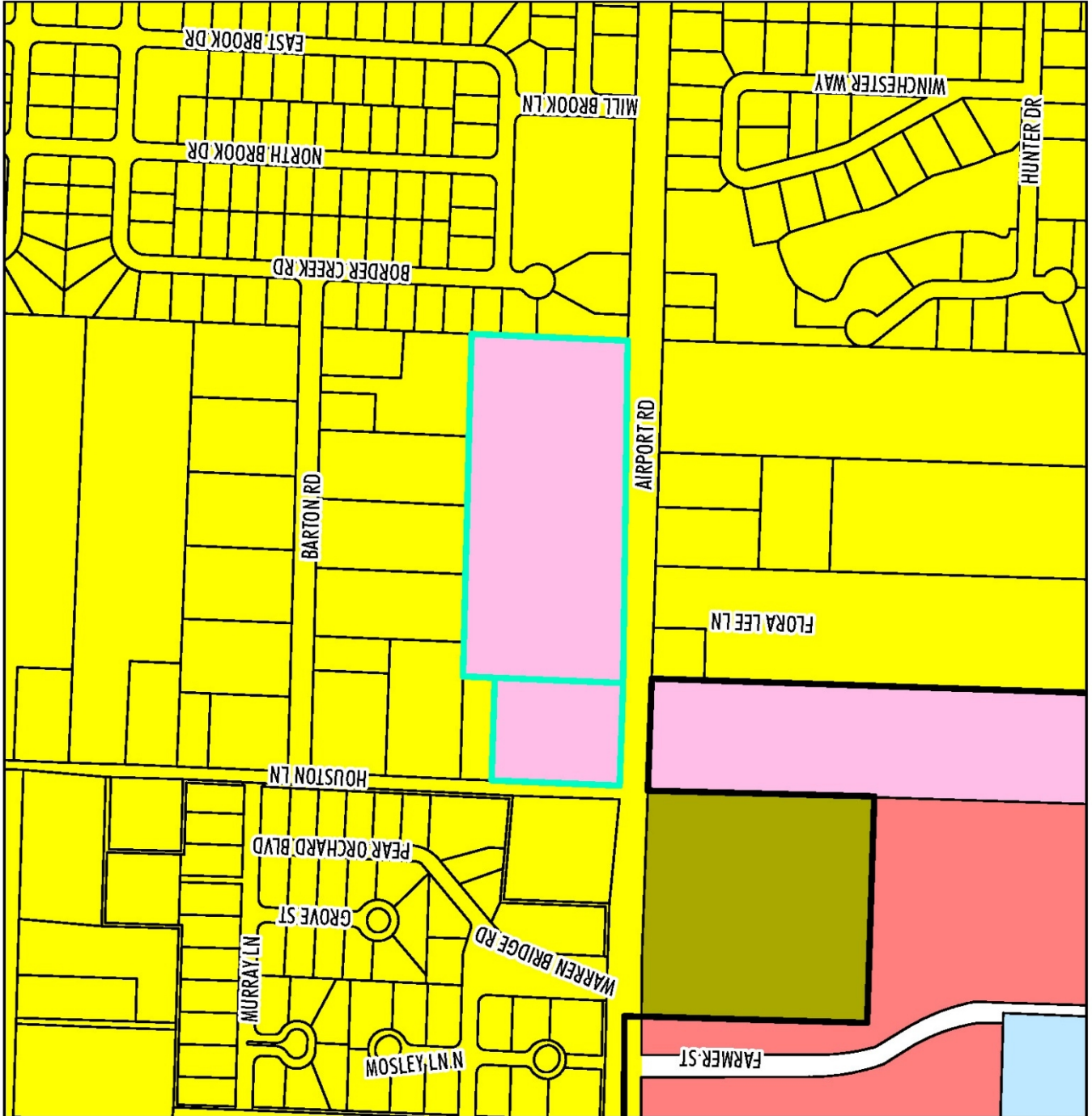
Residential (R)

County Future Land Use

Low Density Residential (LDR)

Mixed Use (MU)

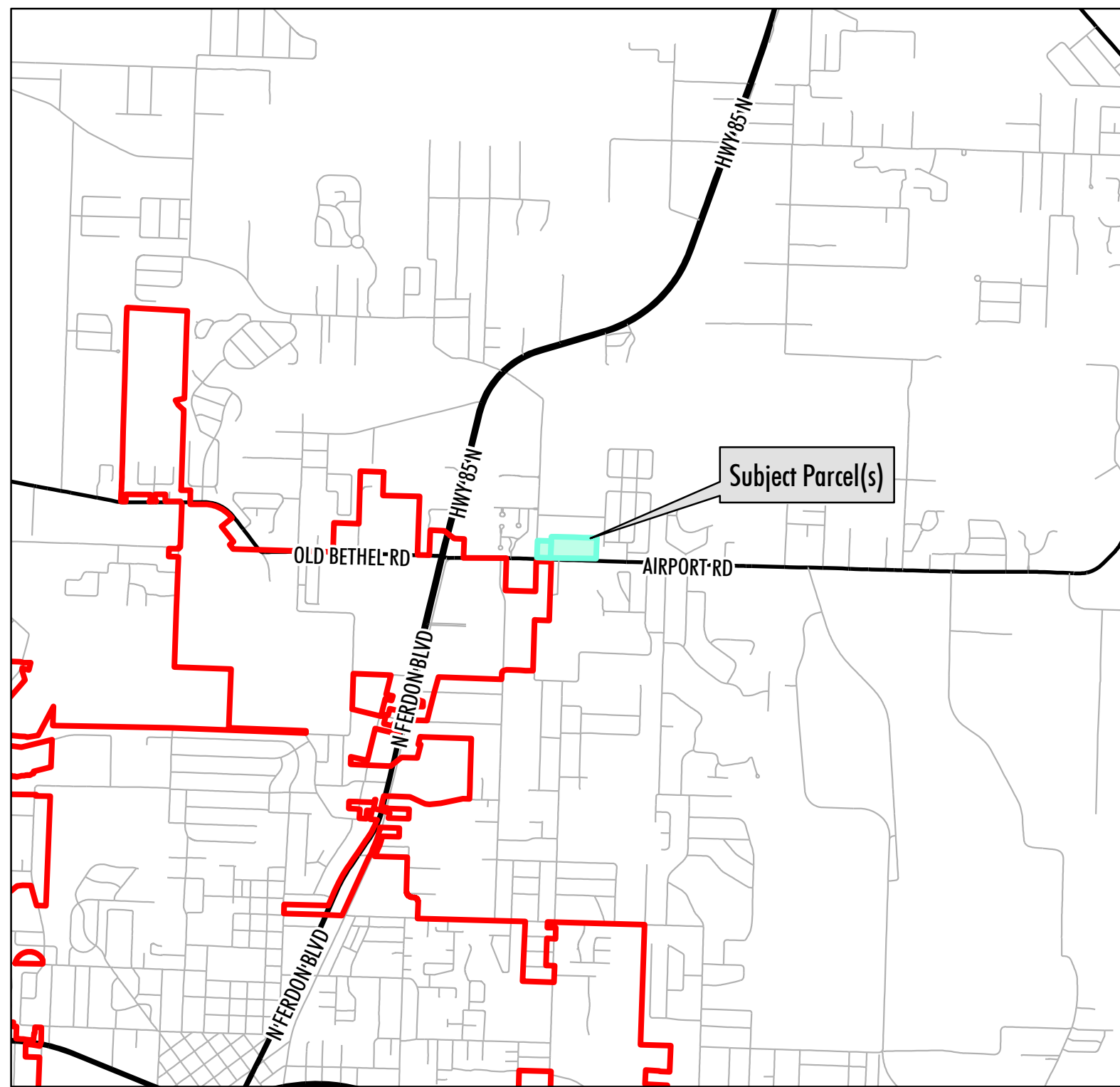
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



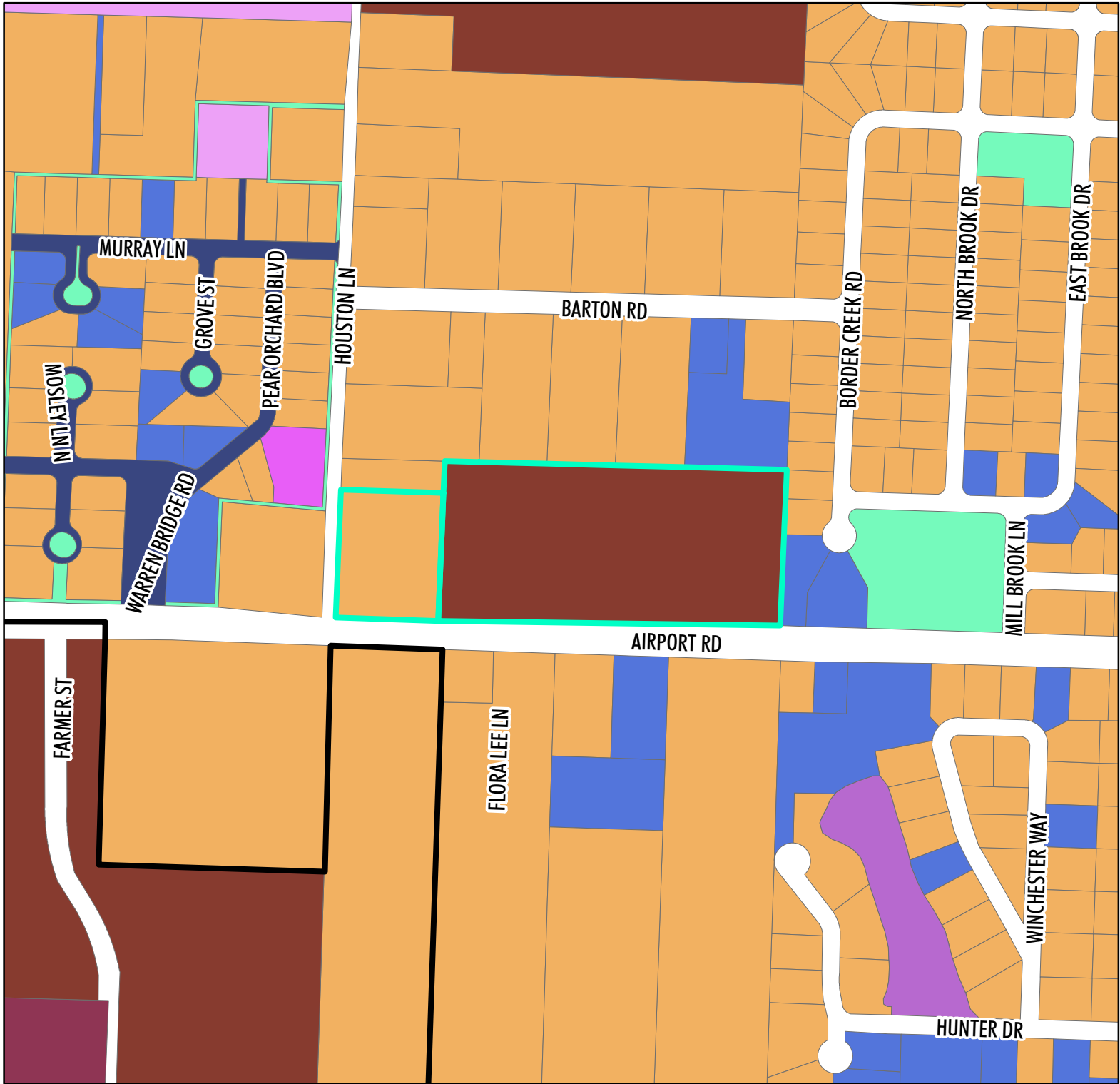
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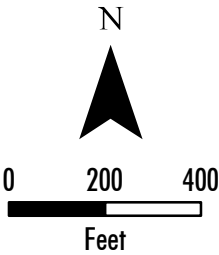
Not to Scale



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



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use
 - Holding Pond
 - Municipal
 - No AG Acre
 - Res Common
 - Rights-of-way
 - Rivers and
 - Single Family
 - Vacant
 - 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



0 200 400
Feet

Legend

 Subject Parcel

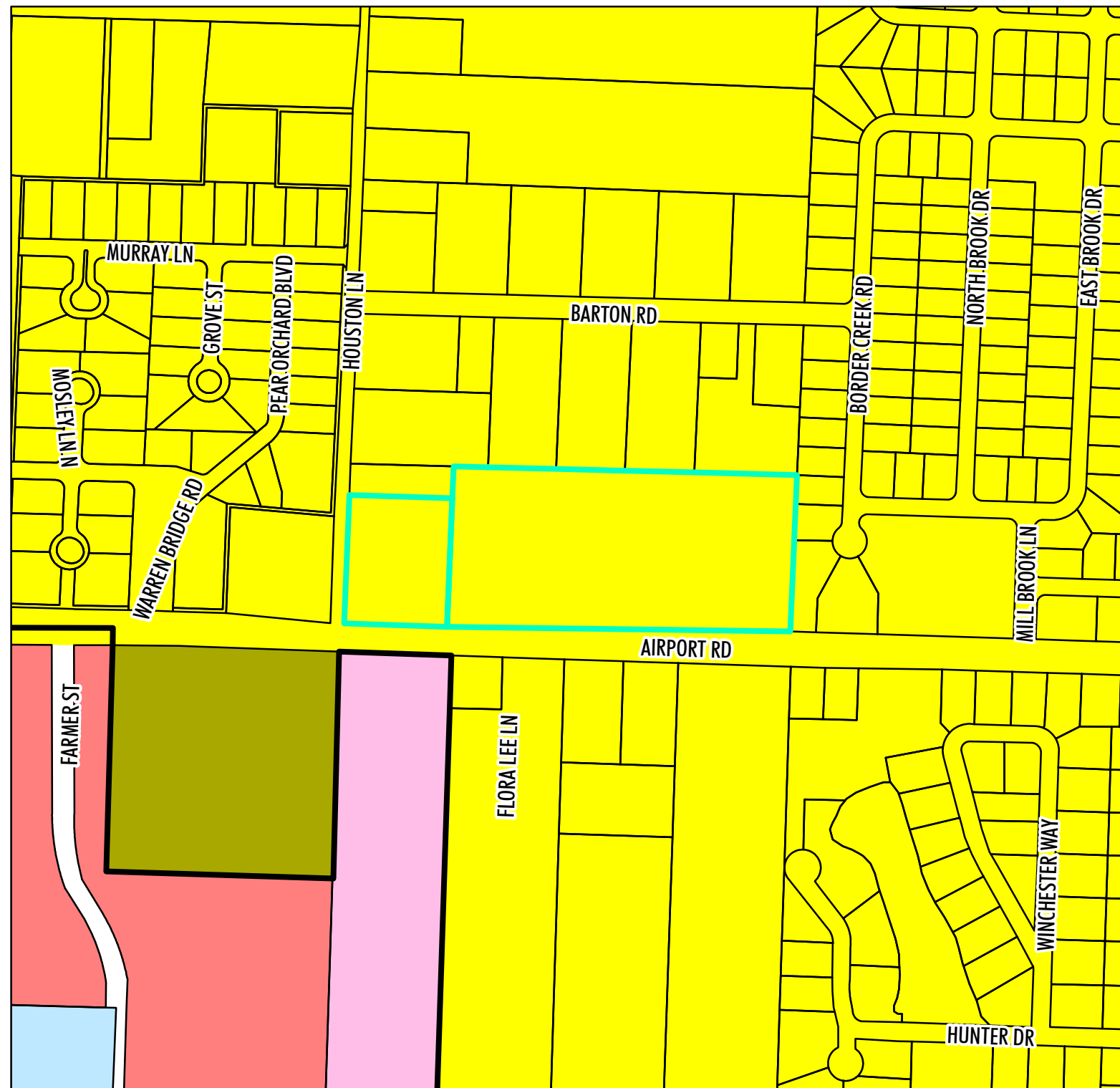
 City Limits

City Future Land Use

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

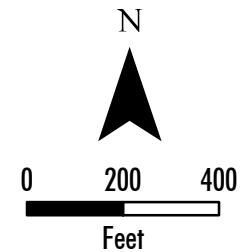
County Future Land Use

-  Low Density Residential (LDR)
-  Mixed Use (MU)



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

Current Zoning



Legend

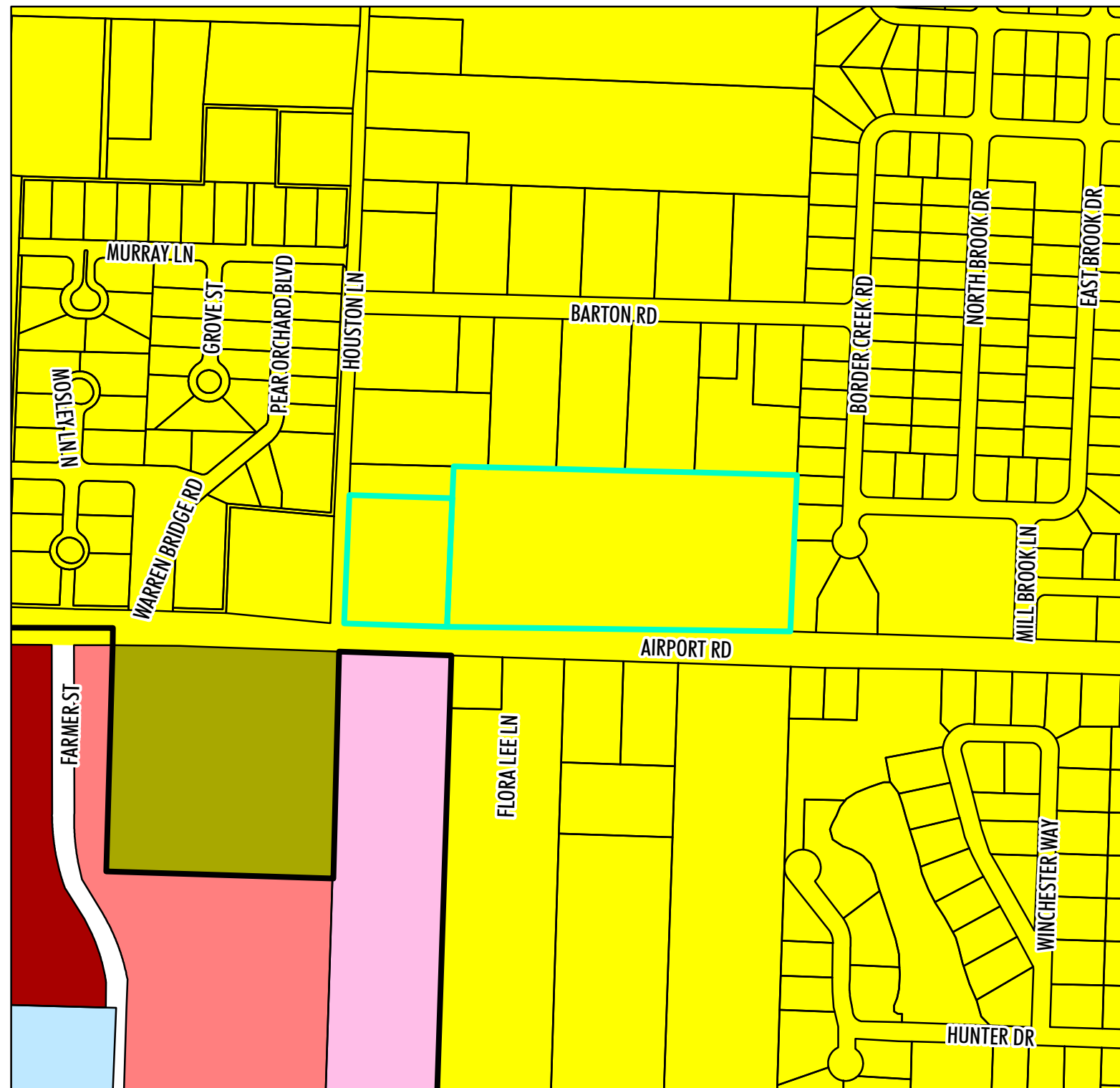
- Subject Parcel
- City Limits

City Zoning

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

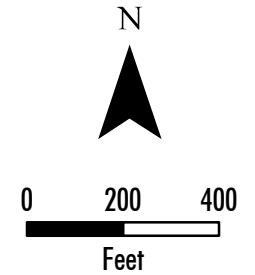
County Zoning

- Residential - 1 (R-1)
- Mixed 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

Proposed Future Land Use



Legend

Subject Parcel

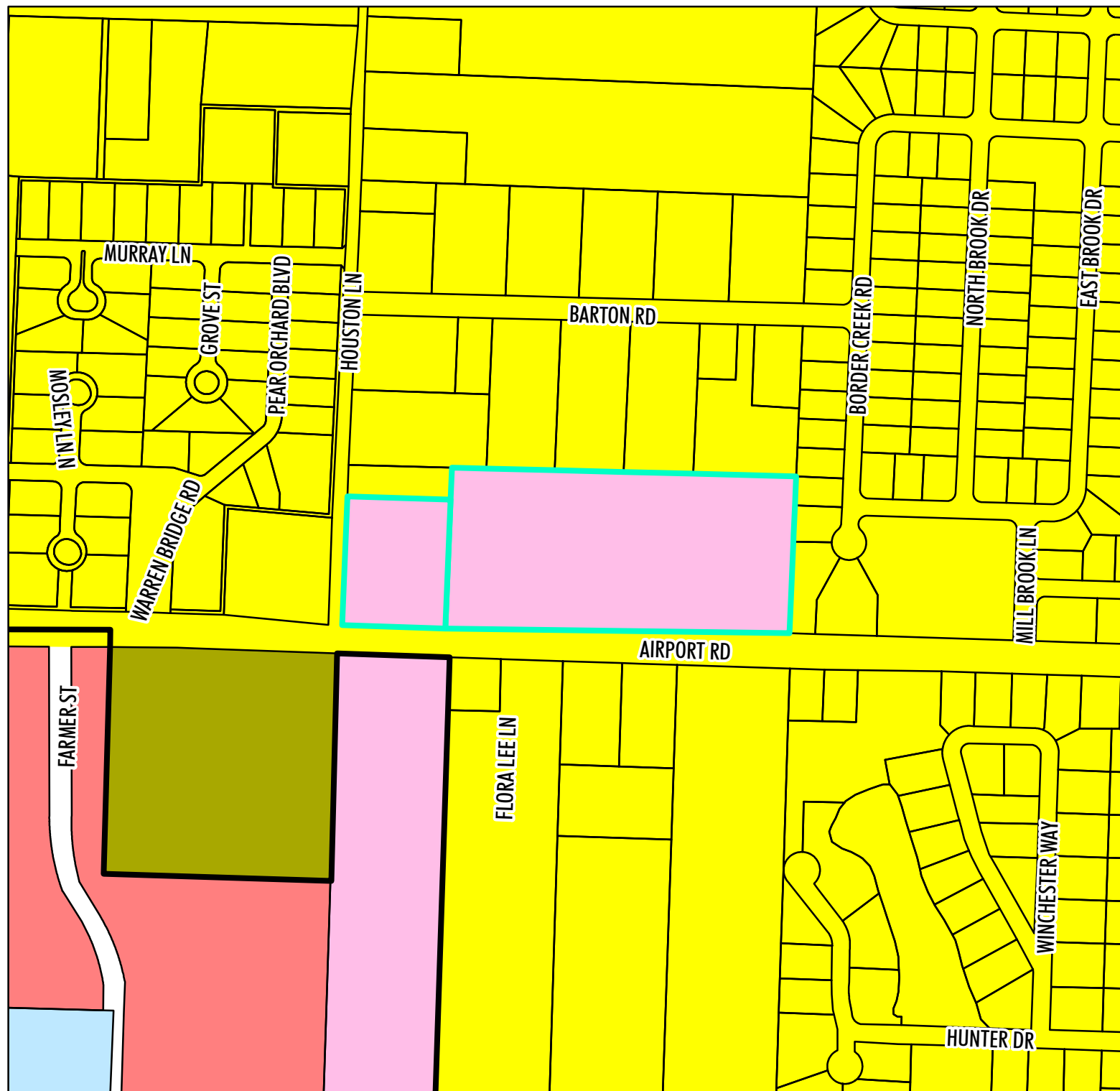
City Limits

City Future Land Use

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

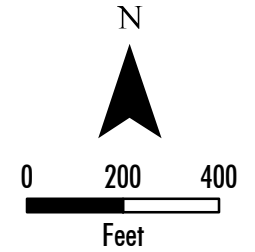
County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)



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

Proposed Zoning



Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

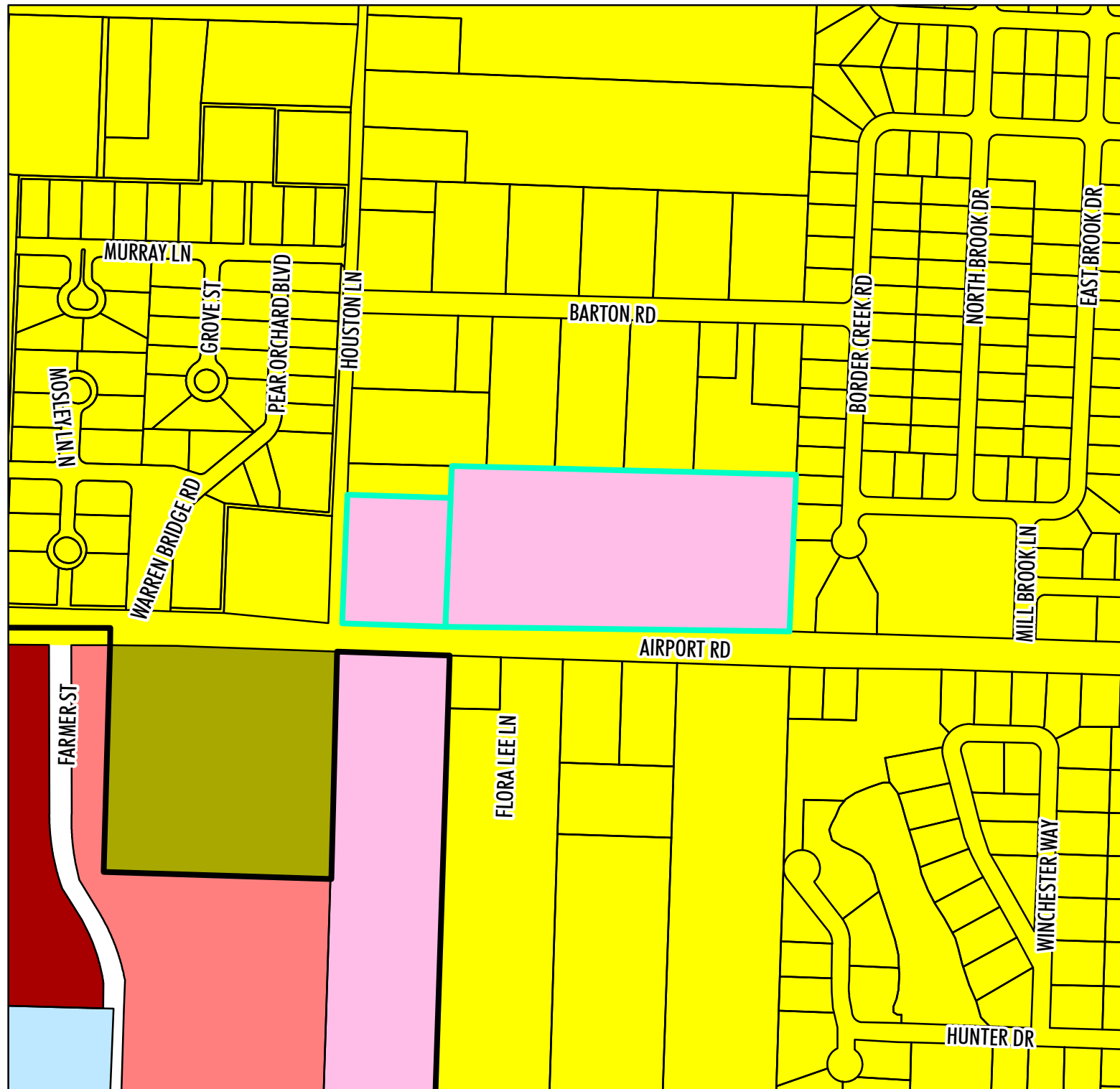
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

Mixed Use (MU)



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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 3. Ordinance 1899 - Airport Road Rezoning

BACKGROUND:

On September 2, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2909 Airport 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 Mixed Use (MU) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1899 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: The Grand Reserve Columbus LLC
PO Box 3290
Phenix City, AL 36868
Parcel ID: 33-4N-23-0000-0038-0000
33-4N-23-0000-0038-0010
Site Size: 13.16 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential & Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential & Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential & Vacant
South	Okaloosa County Low Density Residential & Mixed Use (MU)	Okaloosa County Residential-1 & Mixed Use (MU)	Residential & 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 could continue as a residence or be developed for low-intensity 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 September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1899.

Attachments

1. Exhibit Packet

ORDINANCE: 1899

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 13.16 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE MIXED USE (MU) 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 13.16 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 13.16 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Mixed Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1898, is hereby rezoned to Mixed Use (MU) to wit:

PIN # 33-4N-23-0000-0038-0000

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A PK NAIL MARKING THE SW CORNER OF THE SE 1/4 OF SAID SECTION 33; THENCE S87°52'56"E A DISTANCE OF 15.44 FEET TO A POINT; THENCE N02°10'49"E A DISTANCE OF 33.00 FEET TO A 1/2" REBAR #4418 AND THE NORTH RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY S87°52'56"E A DISTANCE OF 300.26 FEET TO A 1/2" REBAR #4418 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY N02°06'21"E A DISTANCE OF 374.30 FEET TO A 5/8" REBAR #7237; THENCE N02°14'15"E A DISTANCE OF 84.40 FEET TO A 1/2" REBAR #4418; THENCE S88°51'04"E A DISTANCE OF 299.34 FEET TO A 1/2" PIPE; THENCE S88°01'01"E A DISTANCE OF 200.15 FEET TO A 1/2" REBAR; THENCE S88°14'44"E A DISTANCE OF 495.56 FEET TO A 1/2" REBAR IN CONCRETE AT THE BASE OF A FENCE; THENCE S02°05'46"W A DISTANCE OF 444.76 FEET TO A 5/8" REBAR AND THE NORTH RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY N88°15'04"W A DISTANCE OF 646.91 FEET TO A 4" CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY S01°44'56"W A DISTANCE OF 16.20 FEET TO A 1/2" REBAR #8113; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY N88°15'04"W A DISTANCE OF 348.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.289 ACRES, MORE OR LESS.

INCLUDING THE SUBSURFACE ESTATE AND ALL THE OIL, GAS, AND MINERALS ON, IN, AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND.

PIN # 33-4N-23-0000-0038-0010

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, RUN EAST ALONG THE SOUTH SECTION LINE, 15.44 FEET; THENCE NORTH 00 DEGREES 04'46" EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 04'46" EAST, ALONG THE EAST RIGHT OF LINE OF HOUSTON LANE, 374.19 FEET; THENCE NORTH 90 DEGREES 00'00" E, 300.00 FEET; THENCE SOUTH 00 DEGREES 04'46" WEST, 374.19 FEET TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE WEST ALONG SAID RIGHT OF WAY LINE, 300.00 FEET TO THE POINT OF BEGINNING.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1898 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

ATTEST:

Maryanne Schrader
City Clerk

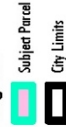
Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Zoning



Legend



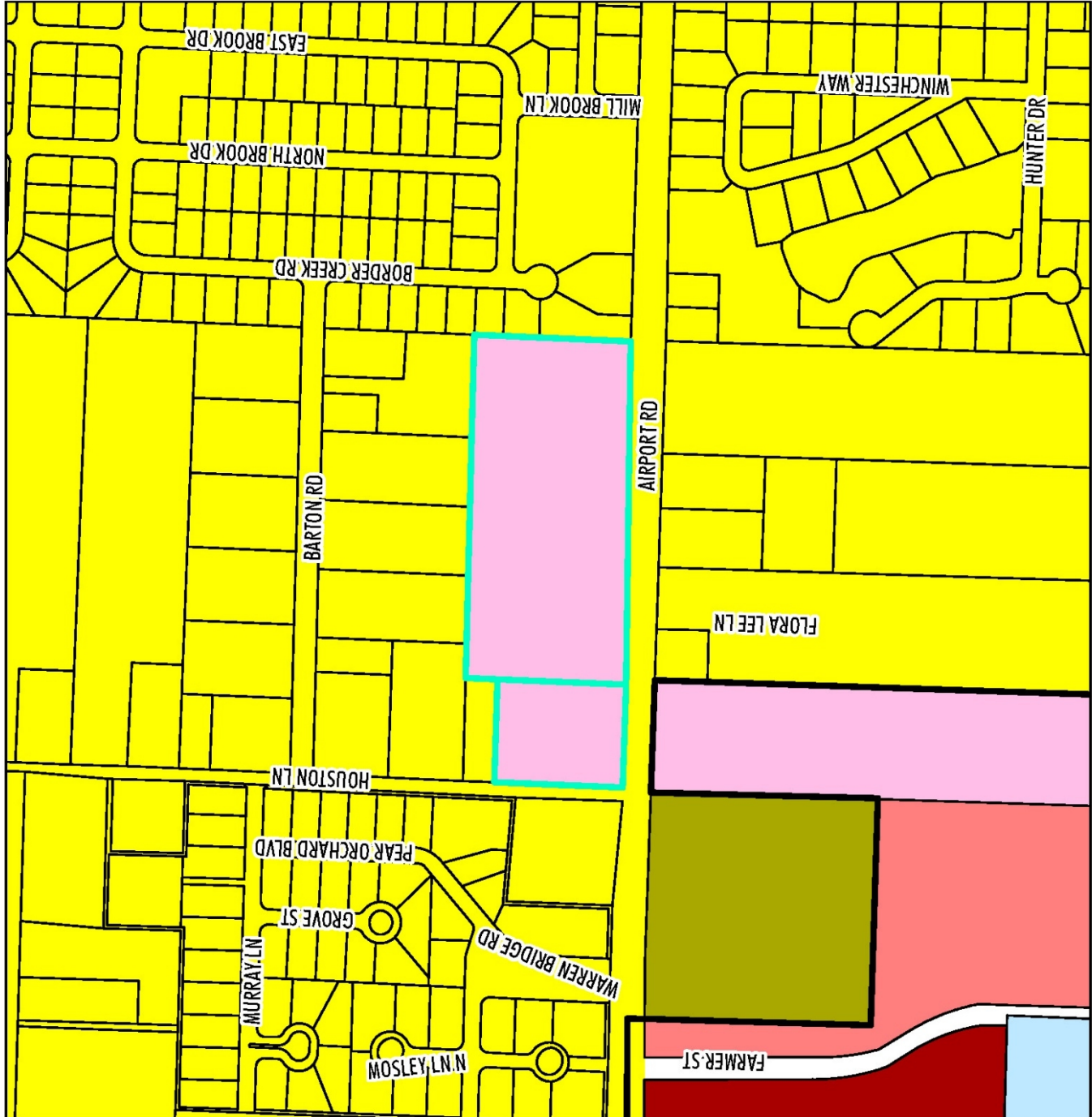
City Zoning

- 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 (I)
- Public Lands (P)
- Conservation (E)

County Zoning

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

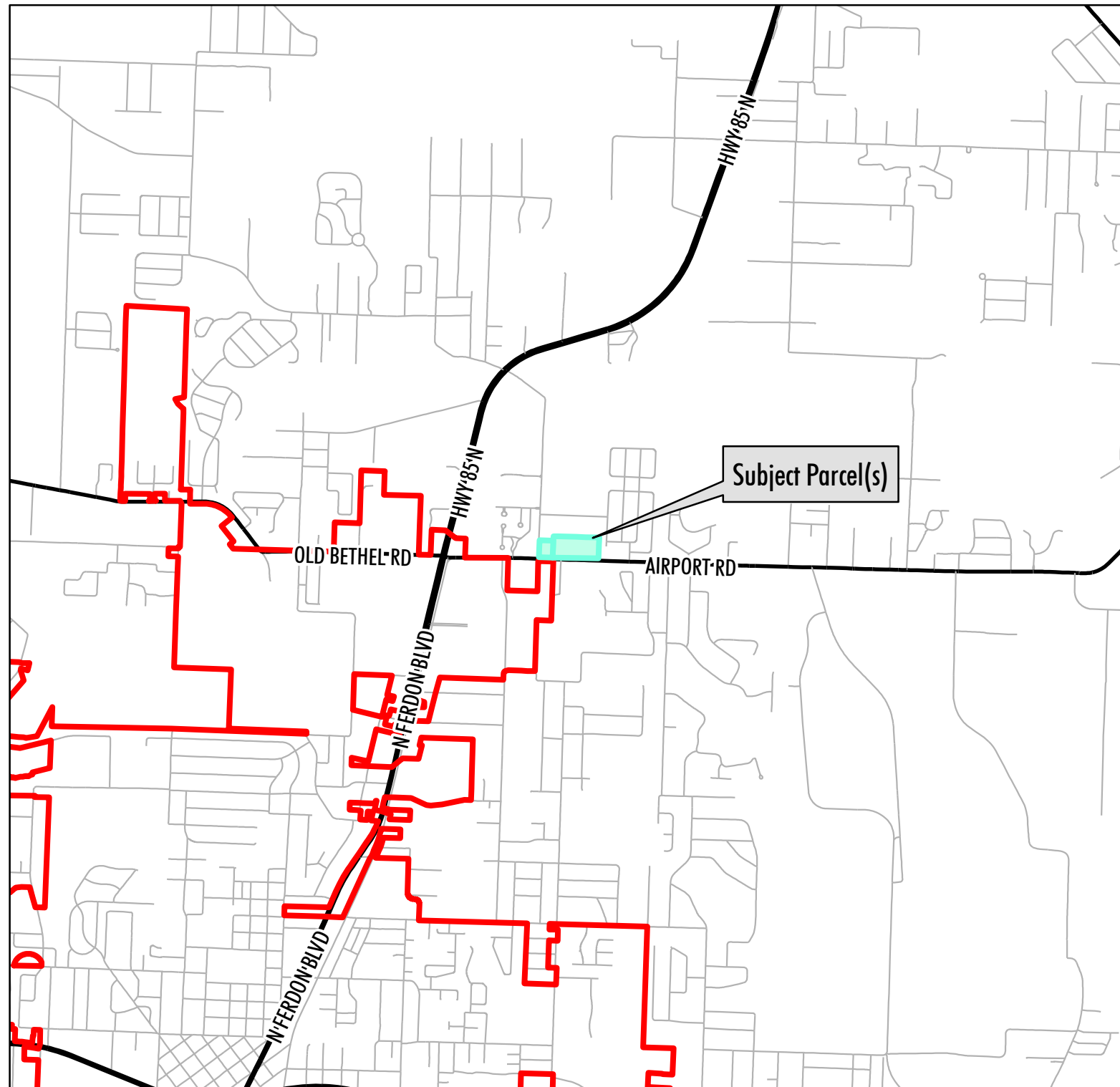
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



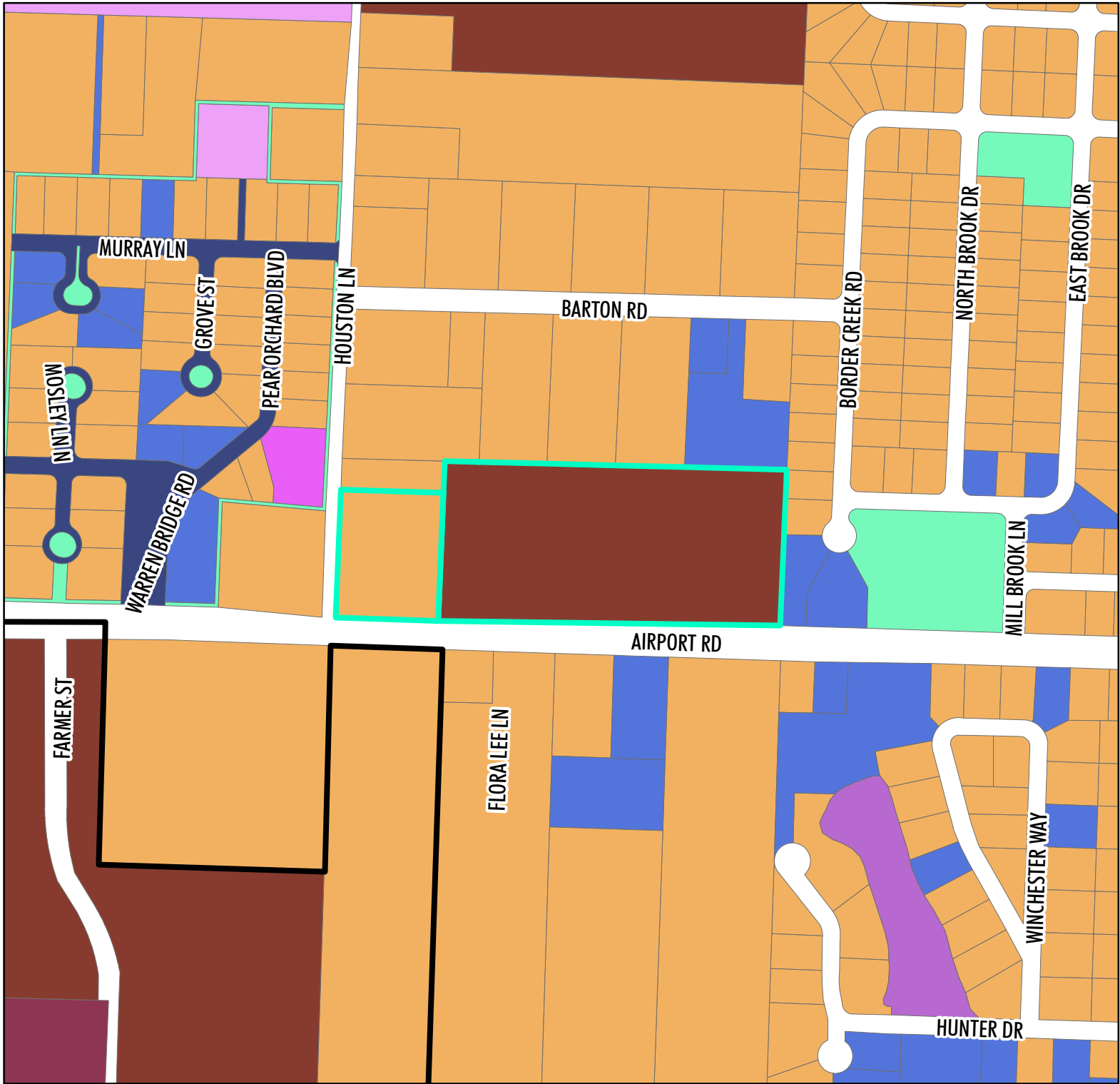
Vicinity Map



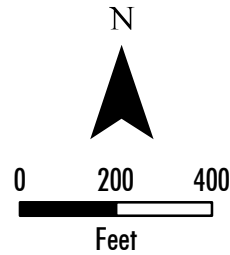
Not to Scale



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



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use**
 - Holding Pond
 - Municipal
 - No AG Acre
 - Res Common
 - Rights-of-way
 - Rivers and
 - Single Family
 - Vacant
 - Vacant/Residential

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

Current Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

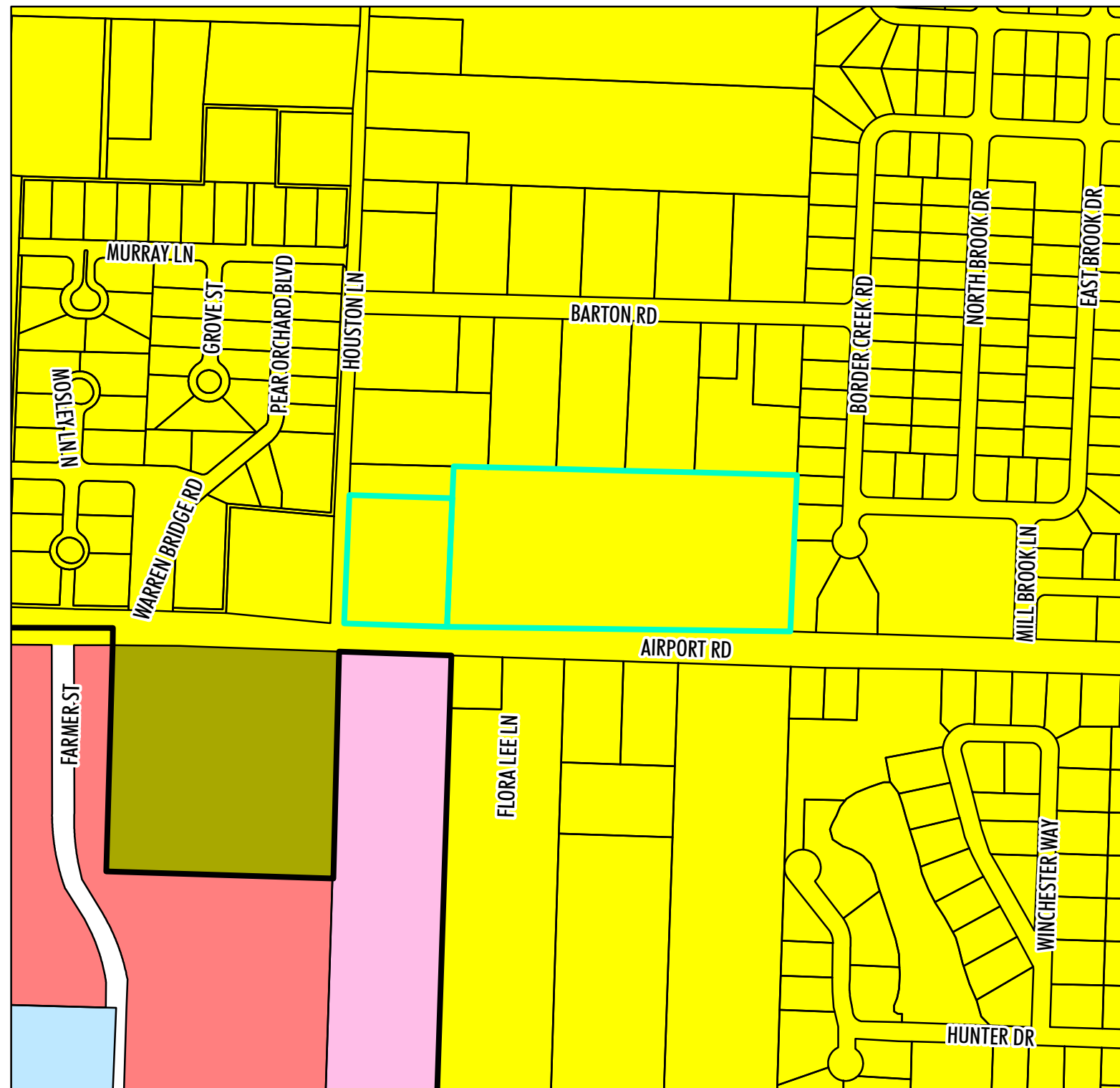
 City Limits

City Future Land Use

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

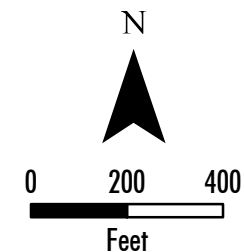
County Future Land Use

-  Low Density Residential (LDR)
-  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

Current Zoning



Legend

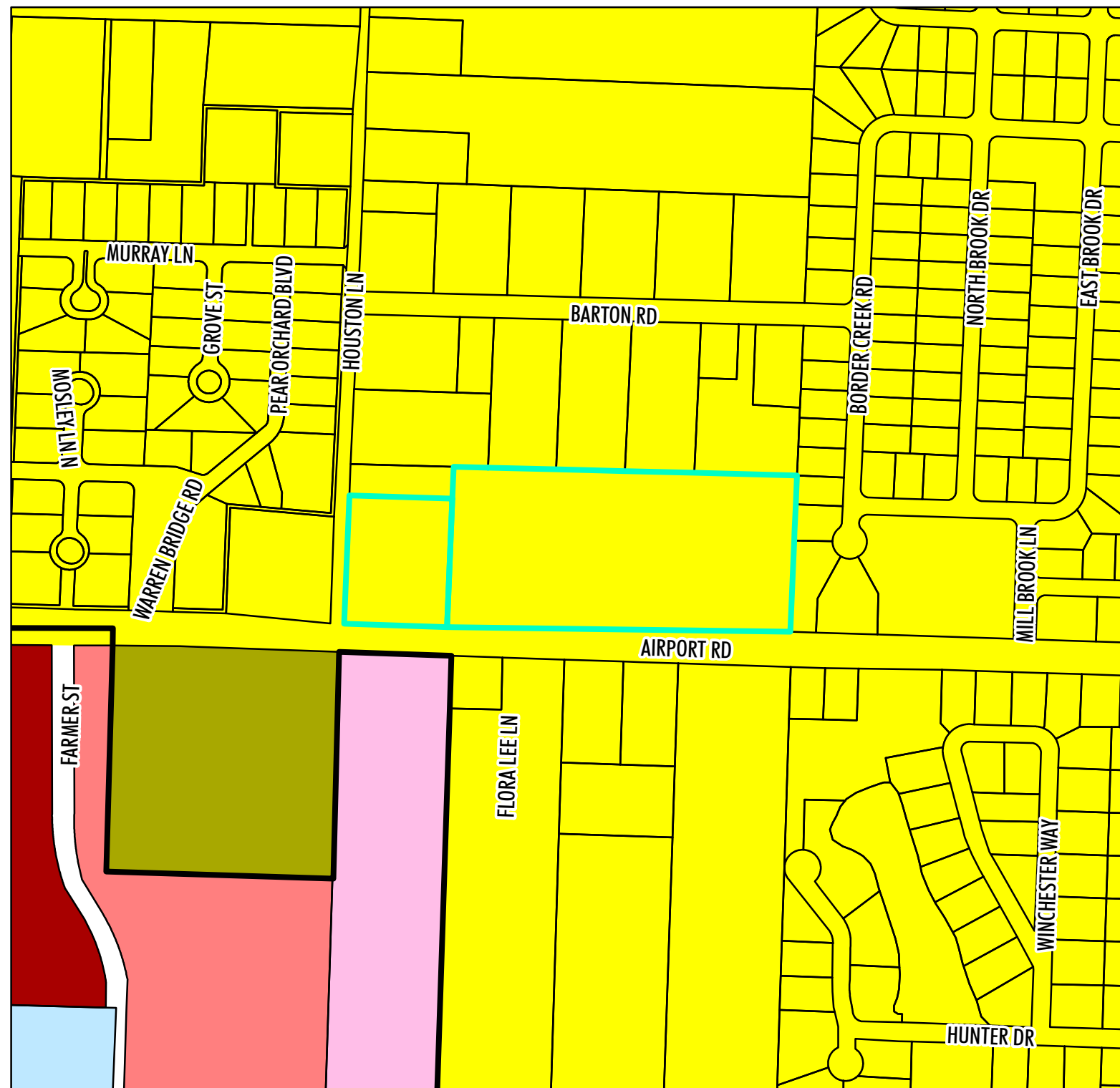
-  Subject Parcel
-  City Limits

City Zoning

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

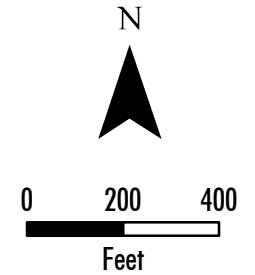
County Zoning

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



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

Proposed Future Land Use



Legend

Subject Parcel

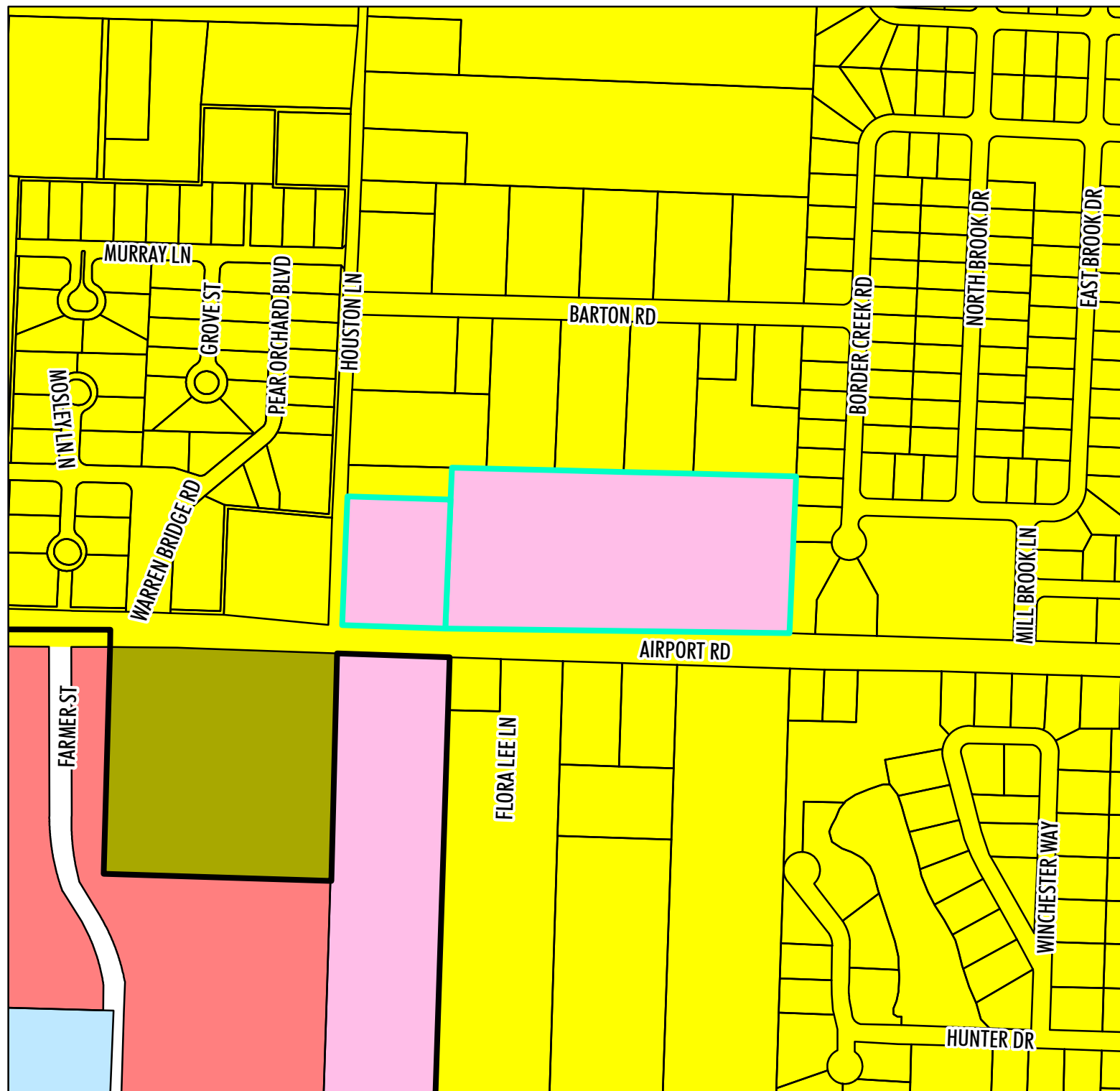
City Limits

City Future Land Use

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

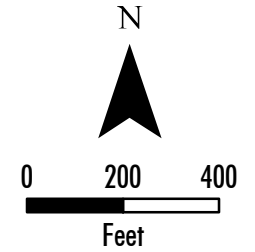
County Future Land Use

- Low Density Residential (LDR)
- 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)

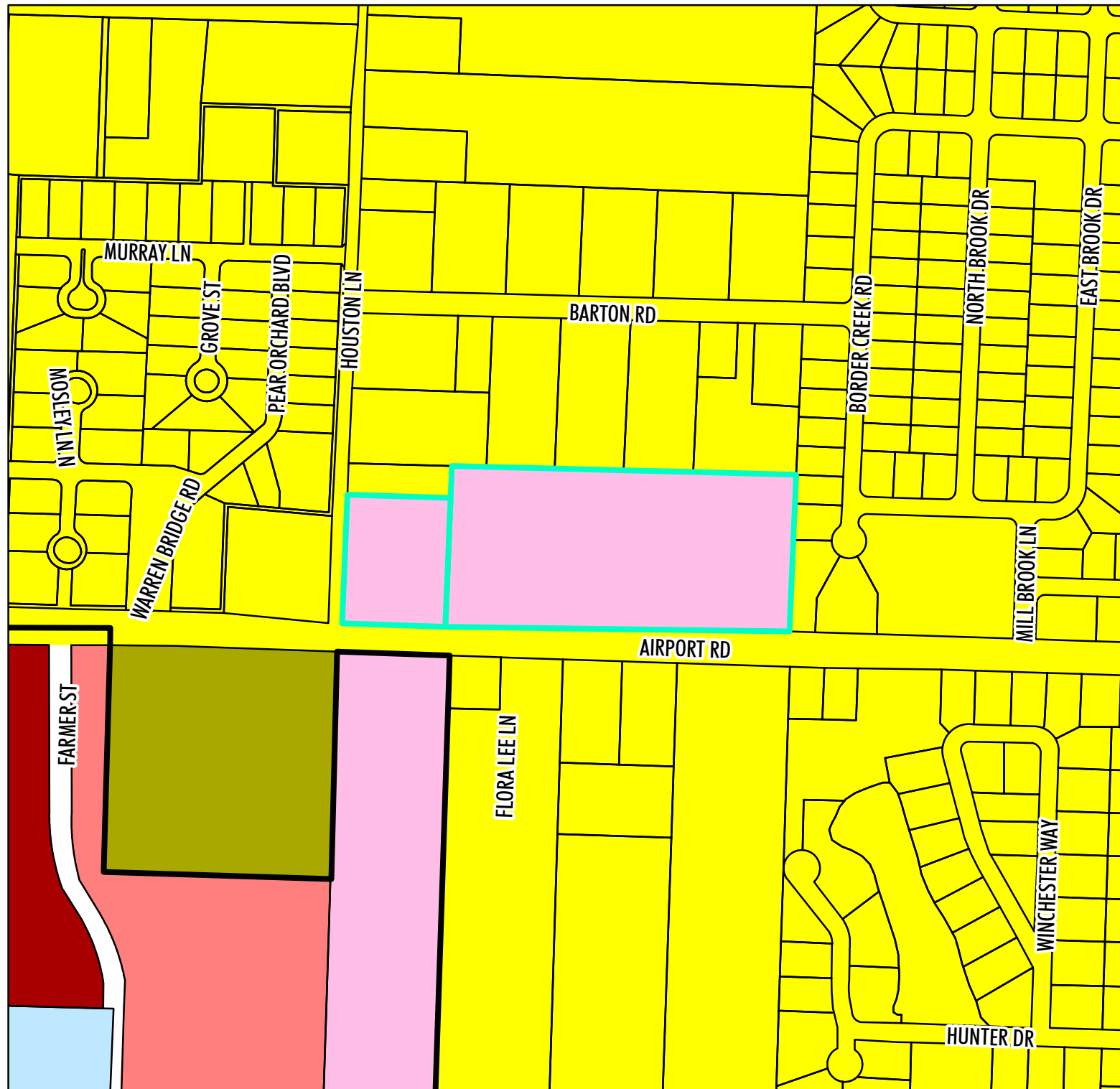
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 4. Ordinance 1900 - Antioch Road Annexation

BACKGROUND:

On August 21, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Antioch Road.

The subject property is currently located within unincorporated Okaloosa County with 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 1900 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Miller Jason
891 S Ferdon Blvd
Crestview, FL 32536
Parcel ID: 26-3N-24-0000-0015-001B
Site Size: 1.23 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
East	Public Lands (PL)	Public Lands (PL)	Commercial
South	Commercial (C)	Commercial Low-Intensity District (C-1)	Residential
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

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

Staff 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 September 9, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on September 20, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1900.

Attachments

1. Exhibit Packet

ORDINANCE: 1900

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 1.23 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 26-3N-24-0000-0015-001B (Deed recorded in Book 3630, page 3907, dated July 1, 2022)

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 24 West Okaloosa County, Florida; thence proceed South 01 degrees 12 minutes 59 seconds West along the East line of said Southwest Quarter of Northwest Quarter, a distance of 157.56 feet to the Southwesterly right of way line of Antioch Road. Said point lying in a curve concave Northeasterly and having a radius of 2914.93 feet thence proceed along the arc of said curve, through a central angle of 01 degrees 43 minutes 51 seconds. An arc distance of 88.05 feet (chord bearing and distance South 23 degrees 21 minutes 58 seconds East, a distance of 88.05 feet), to the Point of Tangency of said curve; thence proceed South 24 degrees 20 minutes 04 seconds East, along said right of way line a distance of 259.89 feet to the Point of Beginning; thence continue South 24 degrees 20 minutes 04 seconds East, along said right of way line, a distance of 163.67 feet; thence departing said right of way line, proceed South 71 degrees 24 minutes 20 seconds West, a distance of 371.04 feet; thence proceed North 20 degrees 26 minutes 30 seconds West, a distance of 130.00 feet; thence proceed North 66 degrees 09 minutes 53 seconds East, a distance of 360.37 feet to the Point of Beginning of the Parcel herein described.

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 14th day of November, 2022.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

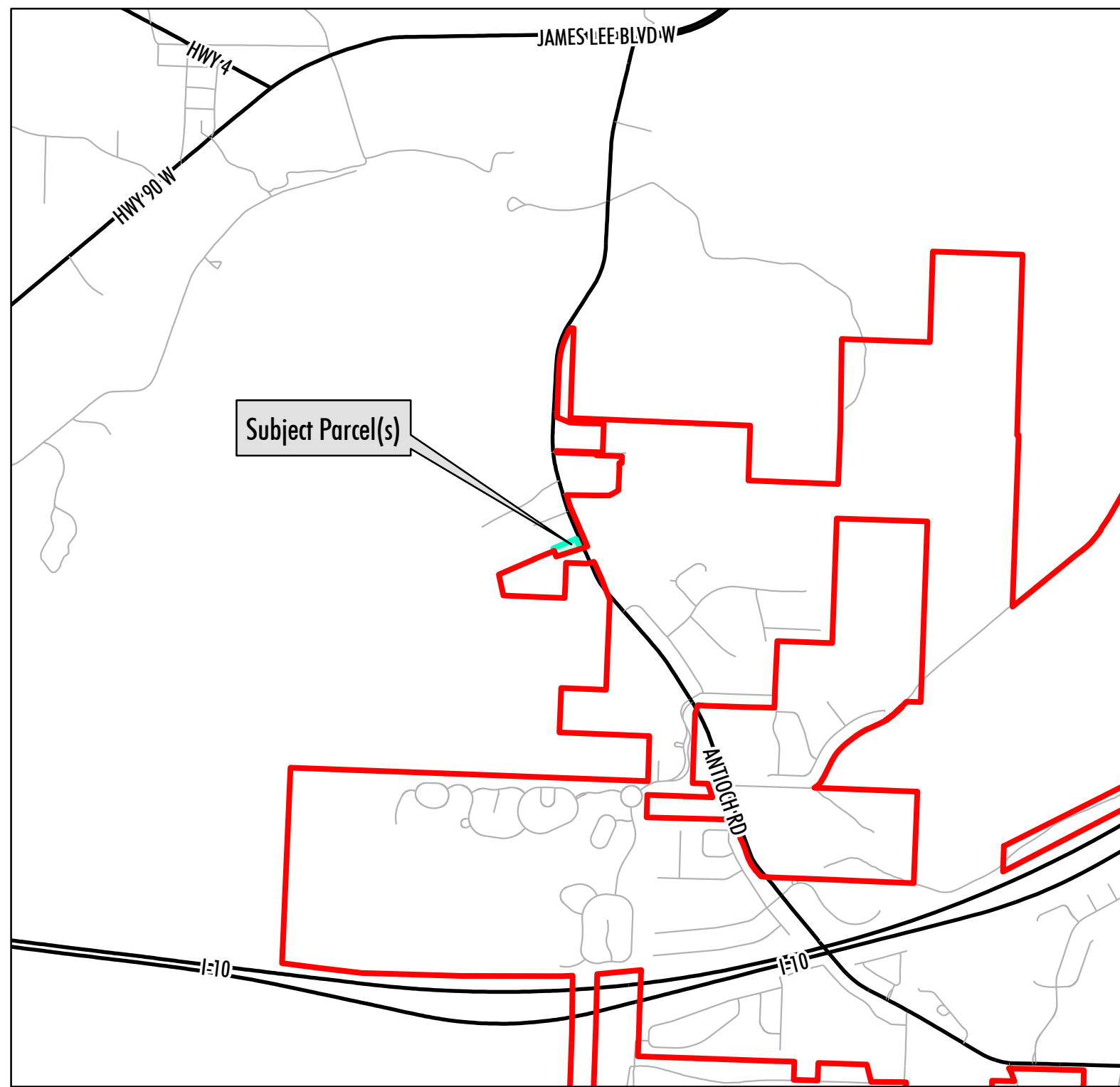
J. B. Whitten
Mayor



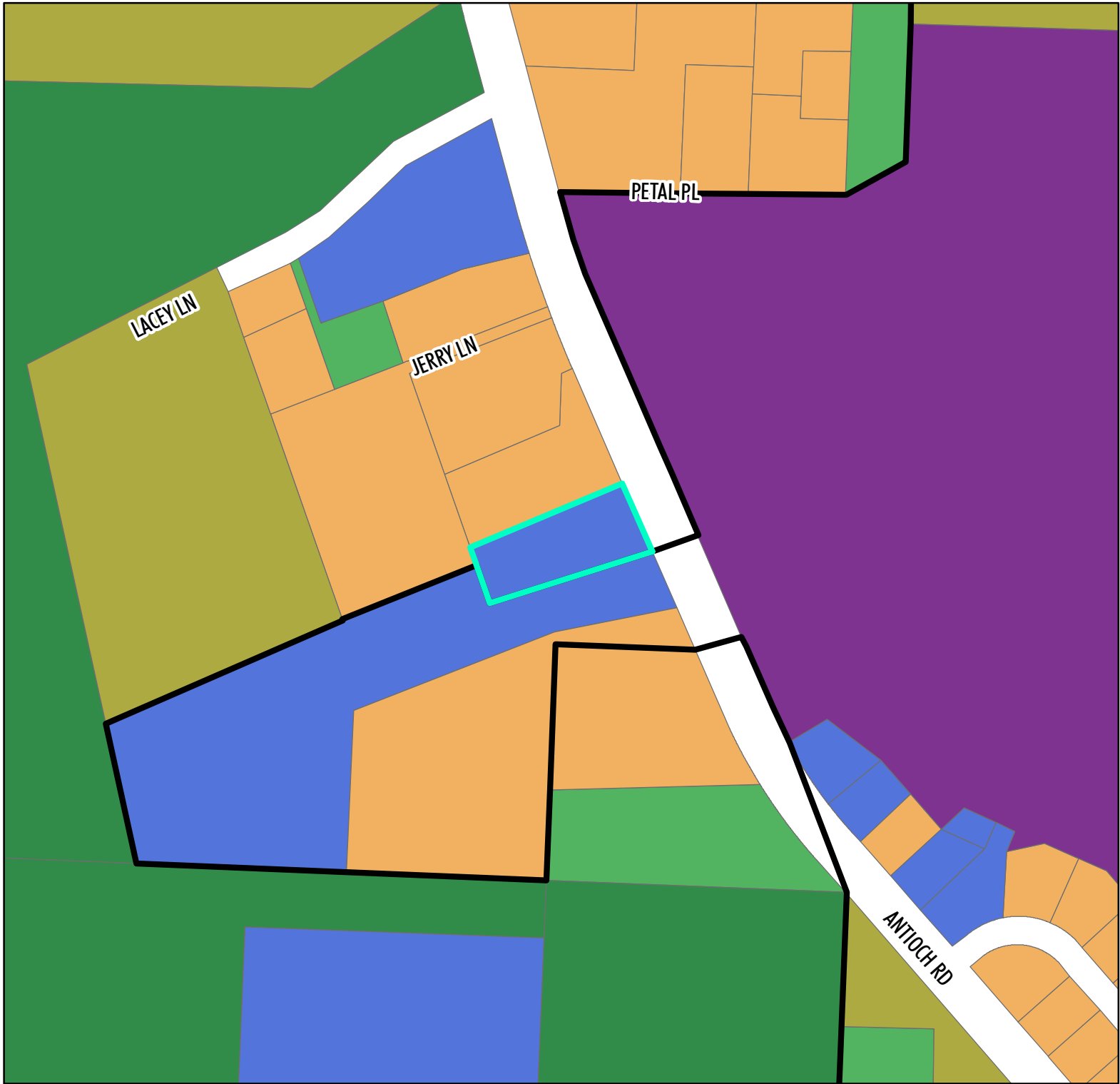
Vicinity Map



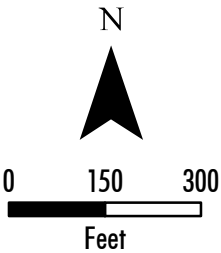
Not to Scale



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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



Existing Use



Legend

- Subject Parcel
- City Limits

Existing Use

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

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

Current Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

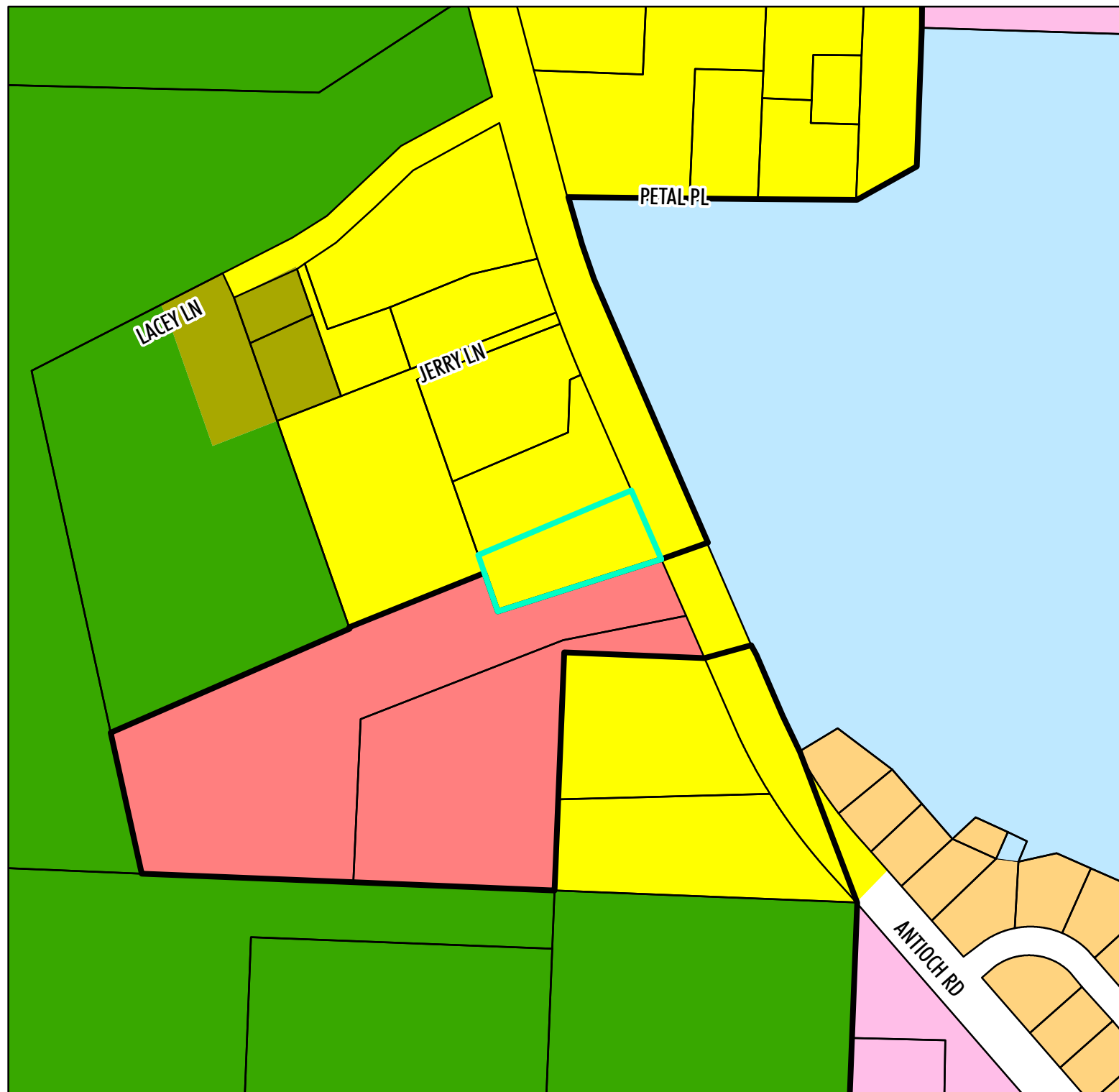
 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density Residential (LDR)

 Mixed Use (MU)



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

Current Zoning



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

 Public Lands (P)

 Conservation (E)

County Zoning

 Agricultural (AA)

 Residential - 1 (R-1)

 Mixed Use (MU)

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

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

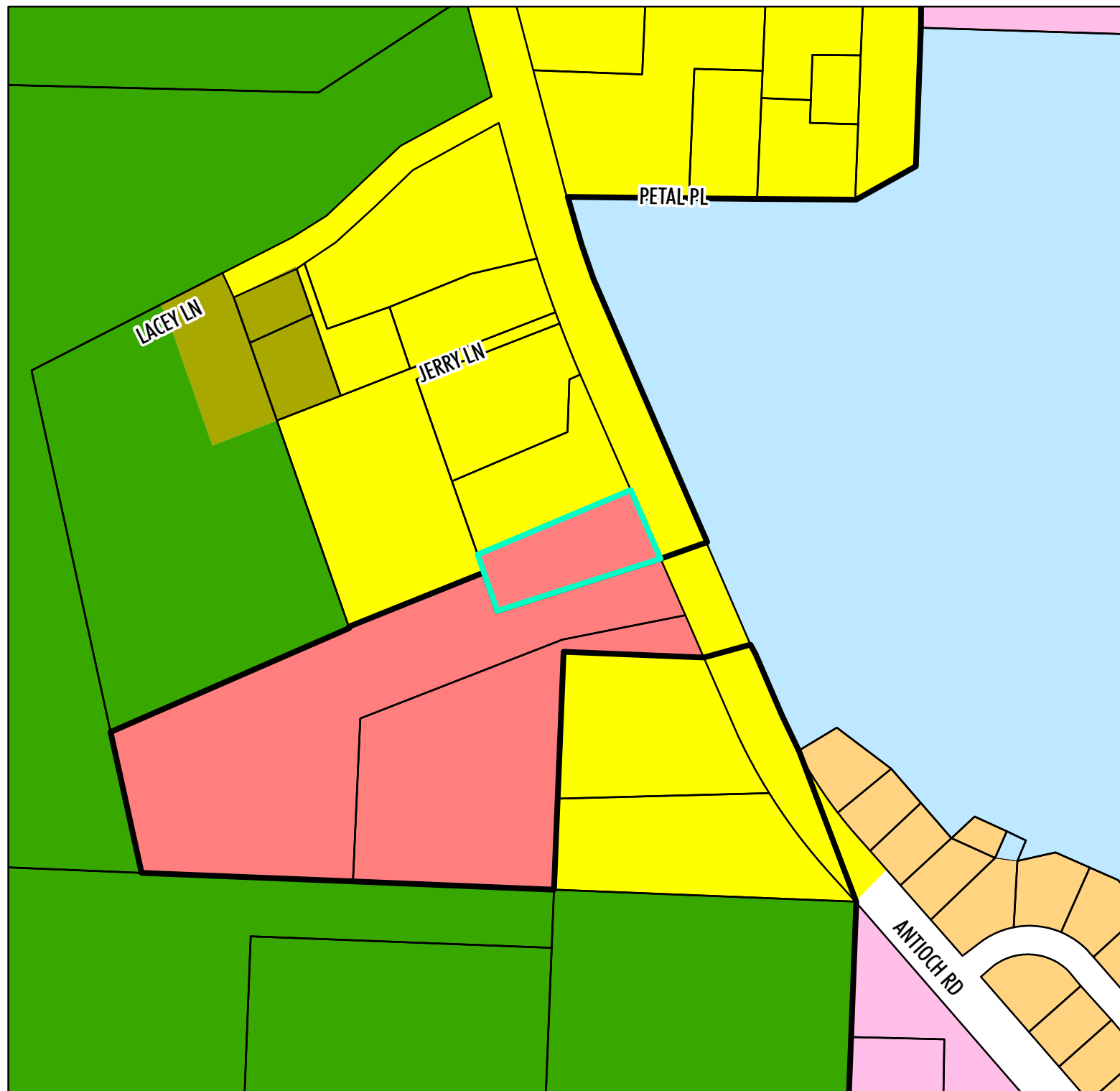
 Residential (R)

County Future Land

 Agriculture (AG)

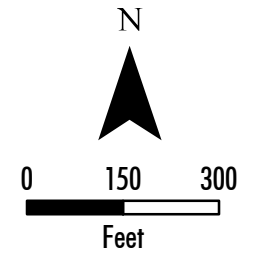
 Low Density Residential (LDR)

 Mixed Use (MU)



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

Proposed Zoning



Legend

 Subject Parcel

 City Limits

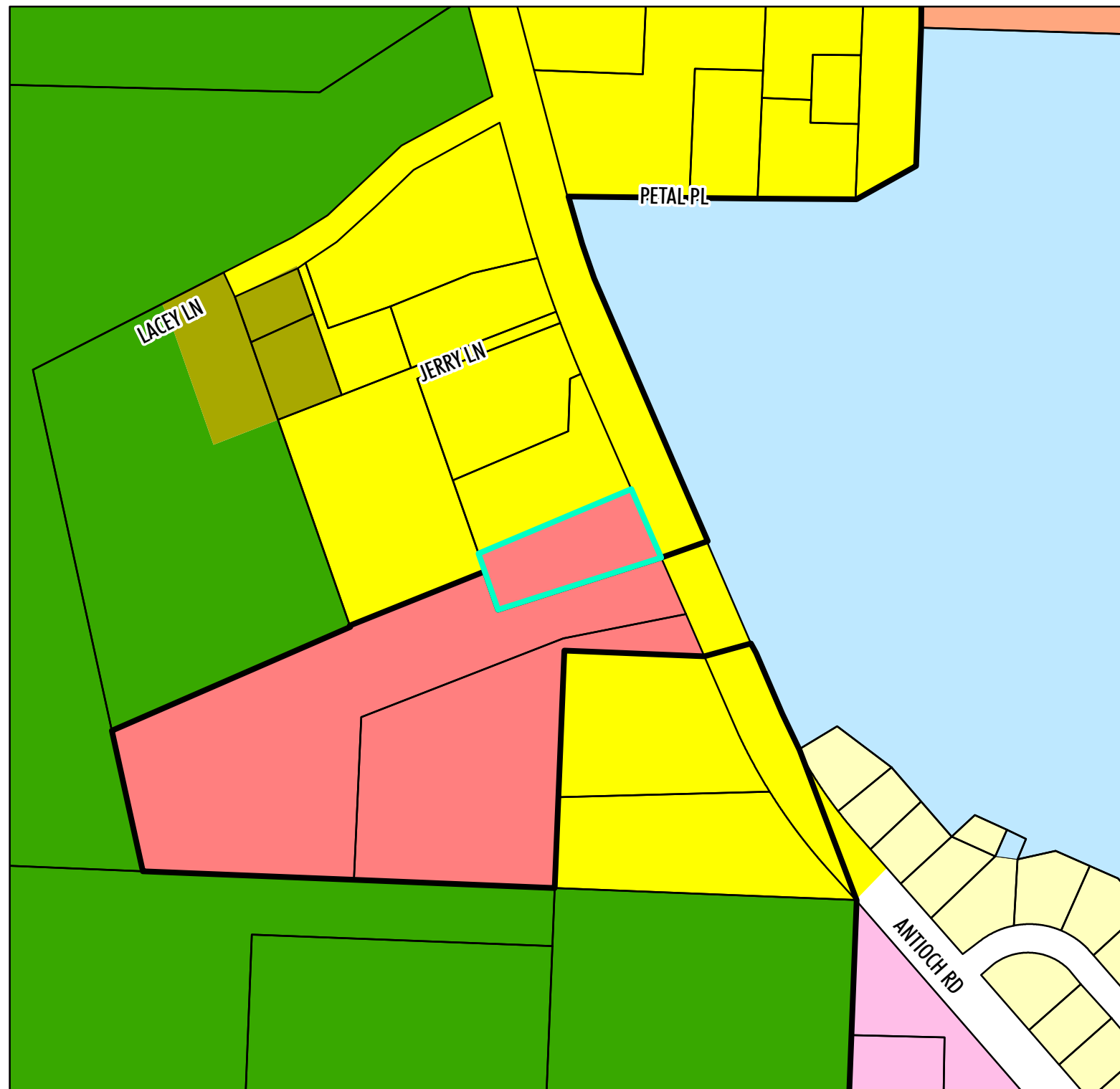
City Zoning

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

County Zoning

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

PREPARED BY CITY OF CRESTVIEW
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: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 5. Ordinance 1901 - Antioch Road Comprehensive Plan Amendment

BACKGROUND:

On August 21, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Antioch Road.

The subject property is currently located within unincorporated Okaloosa County with 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 1901 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Miller Jason
891 S Ferdon Blvd
Crestview, FL 32536
Parcel ID: 26-3N-24-0000-0015-001B
Site Size: 1.23 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
East	Public Lands (PL)	Public Lands (PL)	Commercial
South	Commercial (C)	Commercial Low-Intensity District (C-1)	Residential
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

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

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

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city's comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment 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 September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1901.

Attachments

1. Exhibit Packet

ORDINANCE: 1901

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 1.23 ACRES, MORE OR LESS, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Low Density Residential to Commercial (C) on a parcel of land containing 1.23 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 1.23 acres of land, more or less, from Okaloosa County Low Density Residential to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 1.23 acres, more or less, is known as Parcel 26-3N-24-0000-0015-001B and commonly described as:

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 24 West Okaloosa County, Florida; thence proceed South 01 degrees 12 minutes 59 seconds West along the East line of said Southwest Quarter of Northwest Quarter, a distance of 157.56 feet to the Southwesterly right of way line of Antioch Road. Said point lying in a curve concave Northeasterly and having a radius of 2914.93 feet thence proceed along the arc of said curve, through a central angle of 01 degrees 43 minutes 51 seconds. An arc distance of 88.05 feet (chord bearing and distance South 23 degrees 21 minutes 58 seconds East, a distance of

88.05 feet), to the Point of Tangency of said curve; thence proceed South 24 degrees 20 minutes 04 seconds East, along said right of way line a distance of 259.89 feet to the Point of Beginning; thence continue South 24 degrees 20 minutes 04 seconds East, along said right of way line, a distance of 163.67 feet; thence departing said right of way line, proceed South 71 degrees 24 minutes 20 seconds West, a distance of 371.04 feet; thence proceed North 20 degrees 26 minutes 30 seconds West, a distance of 130.00 feet; thence proceed North 66 degrees 09 minutes 53 seconds East, a distance of 360.37 feet to the Point of Beginning of the Parcel herein described.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 26-3N-24-0000-0015-001B. 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 26-3N-24-0000-0015-001B 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 14th day of November, 2022.

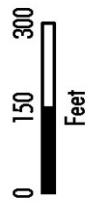
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Future Land Use



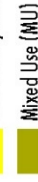
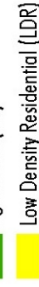
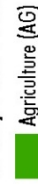
Legend



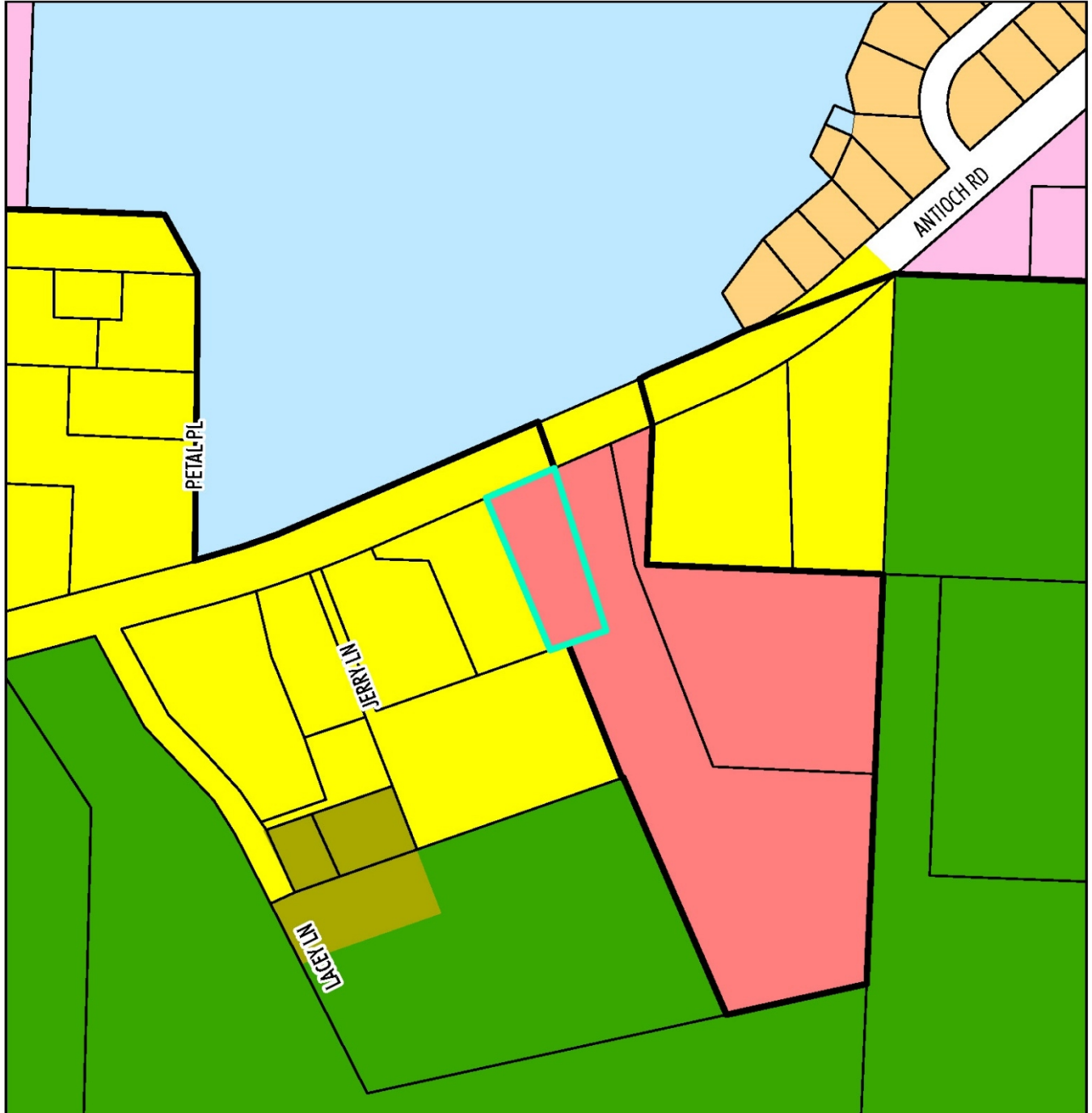
City Future Land



County Future Land



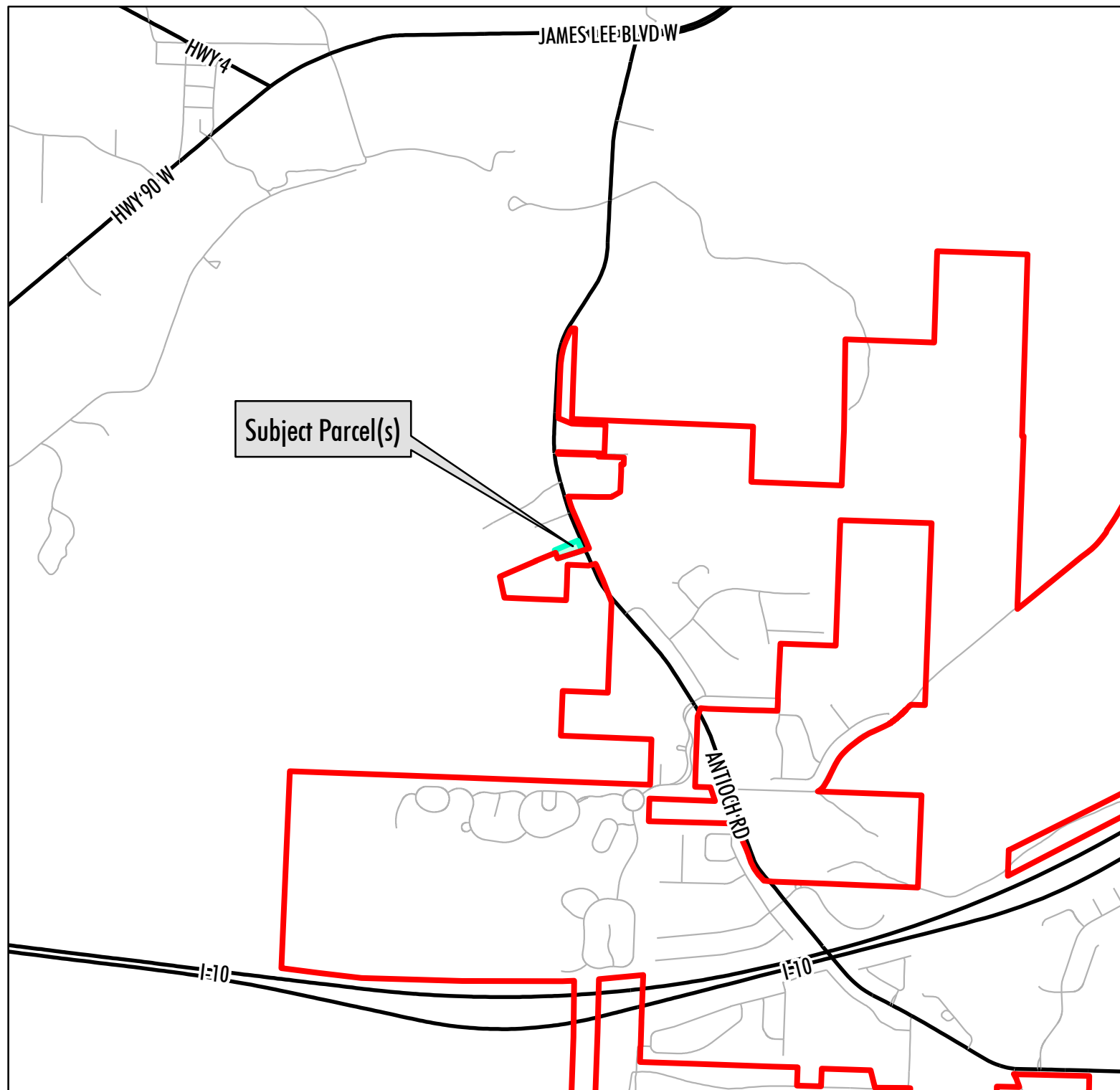
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



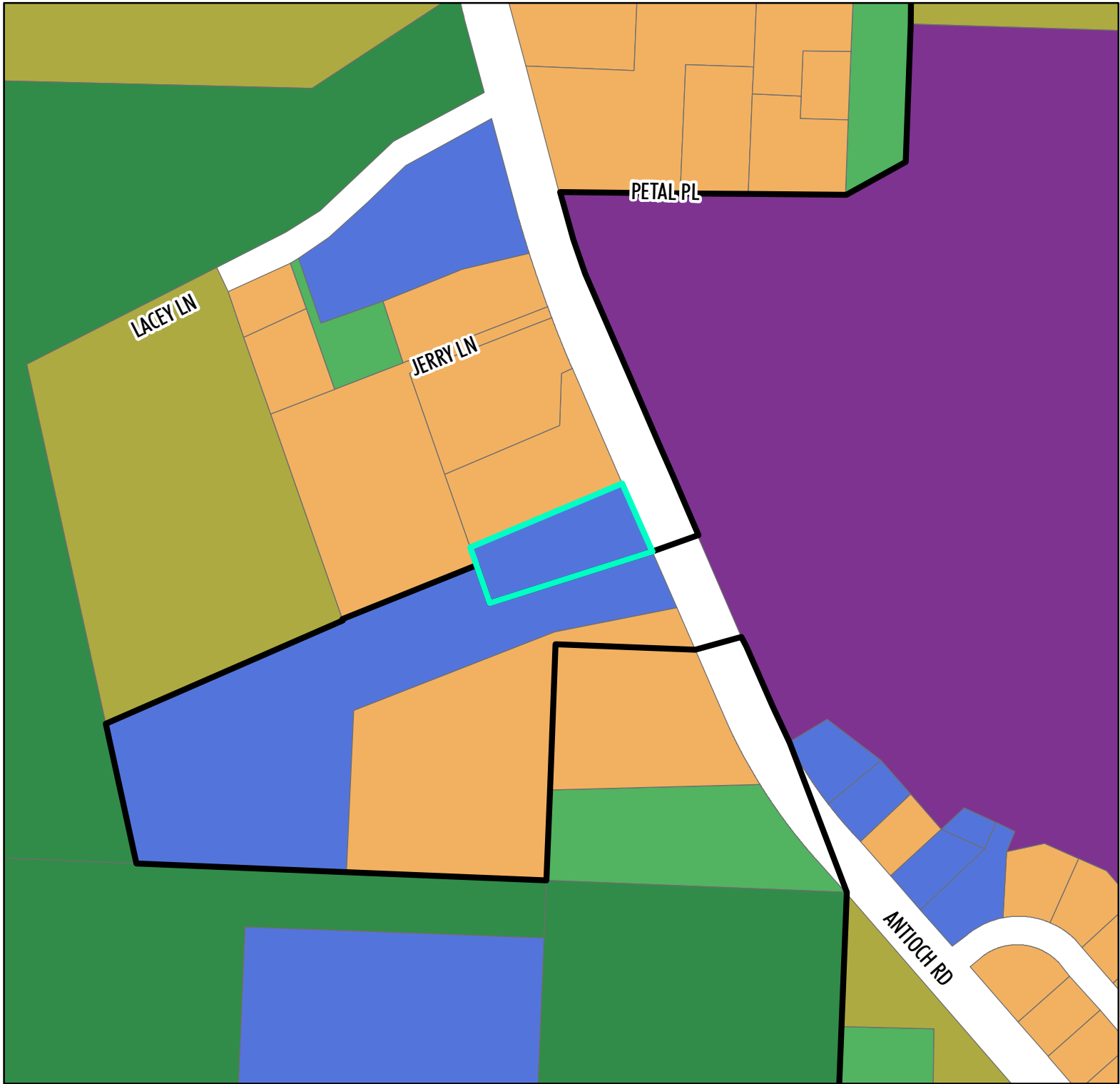
Vicinity Map



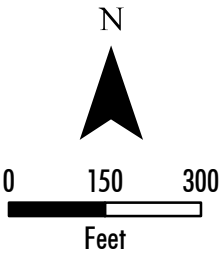
Not to Scale



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



Existing Use



Legend

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

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

Current Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

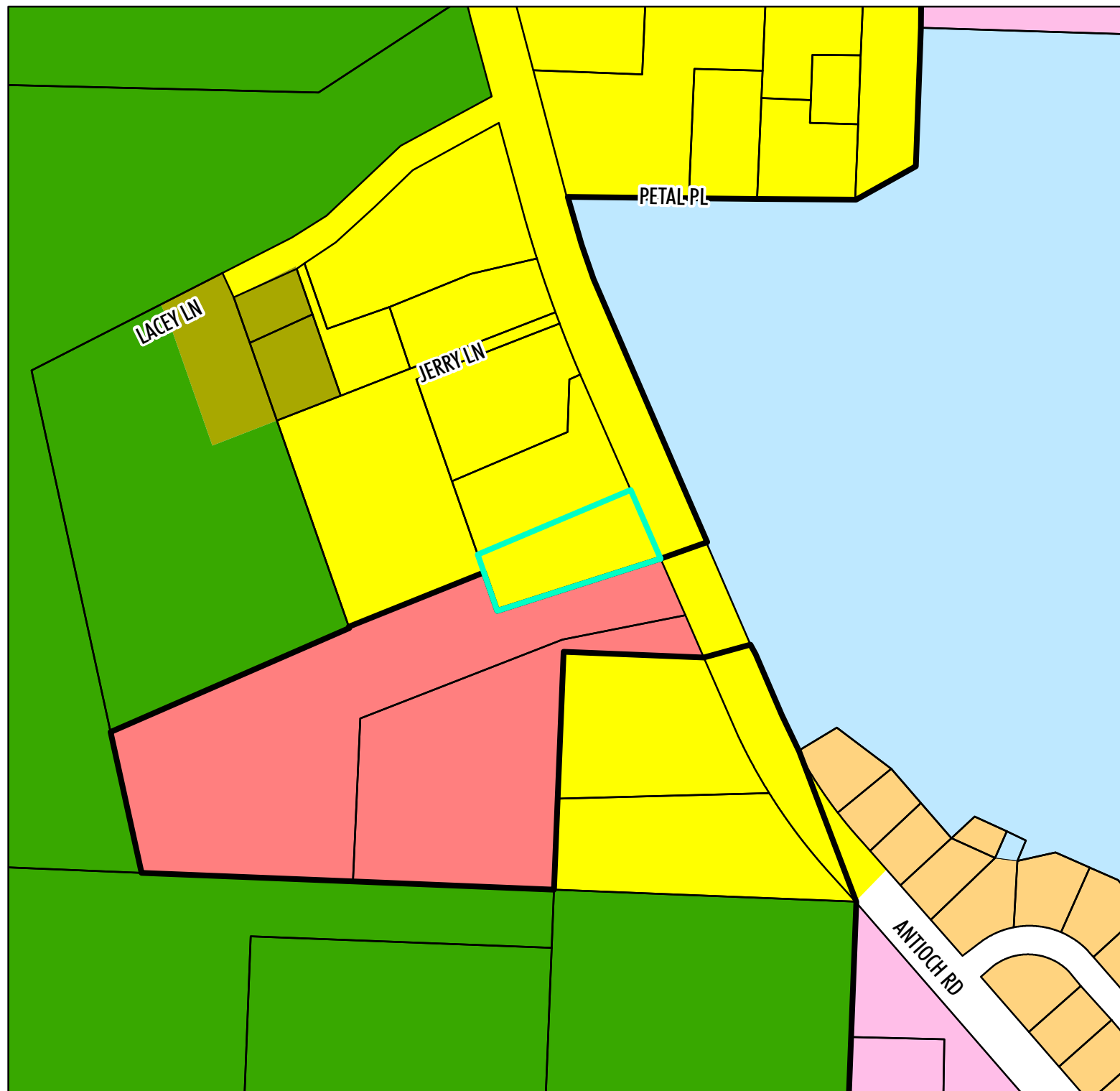
 Residential (R)

County Future Land Use

 Agriculture (AG)

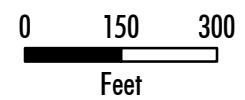
 Low Density Residential (LDR)

 Mixed Use (MU)



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

Current Zoning



Legend

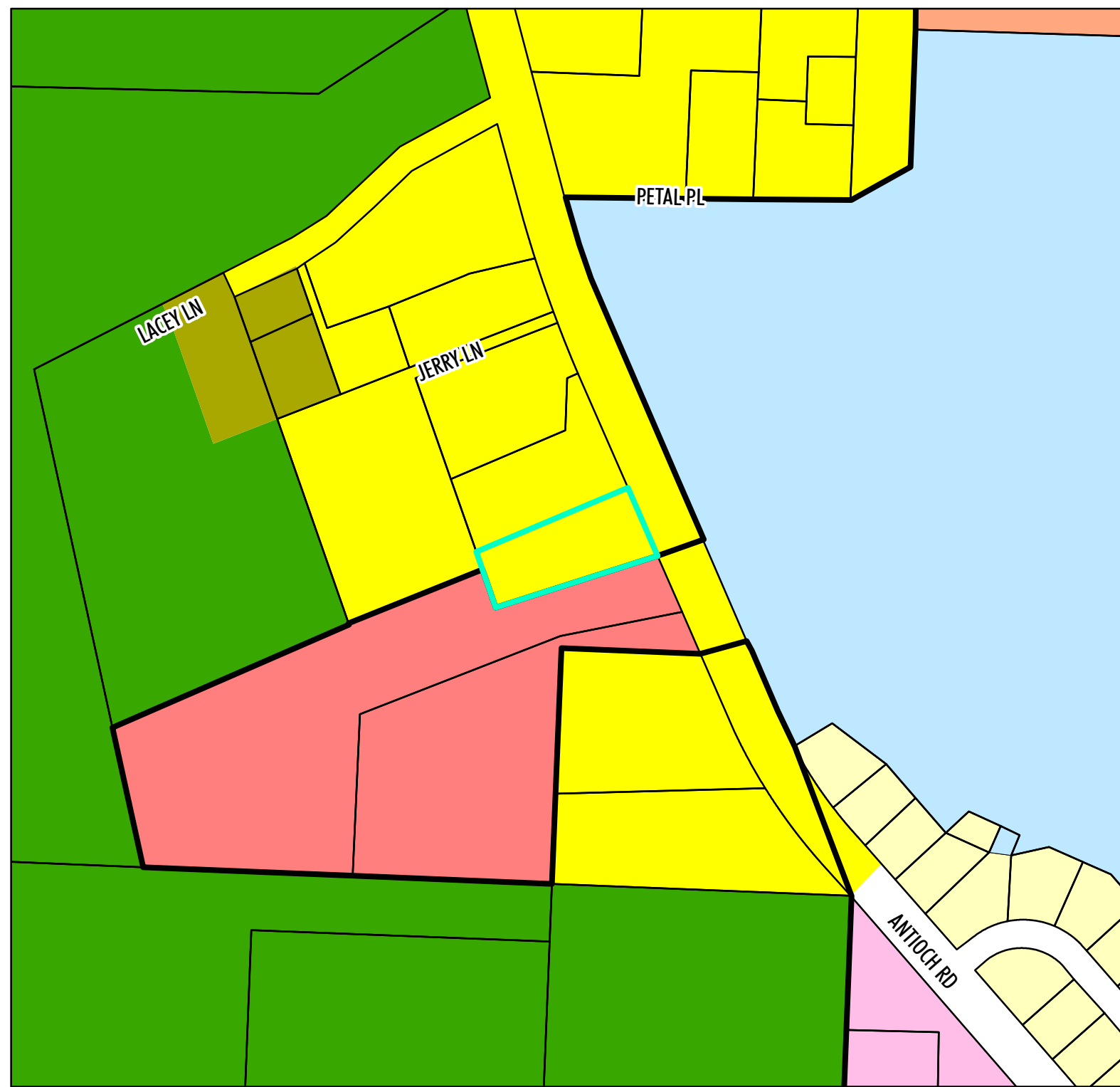
-  Subject Parcel
-  City Limits

City Zoning

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

County Zoning

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



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



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

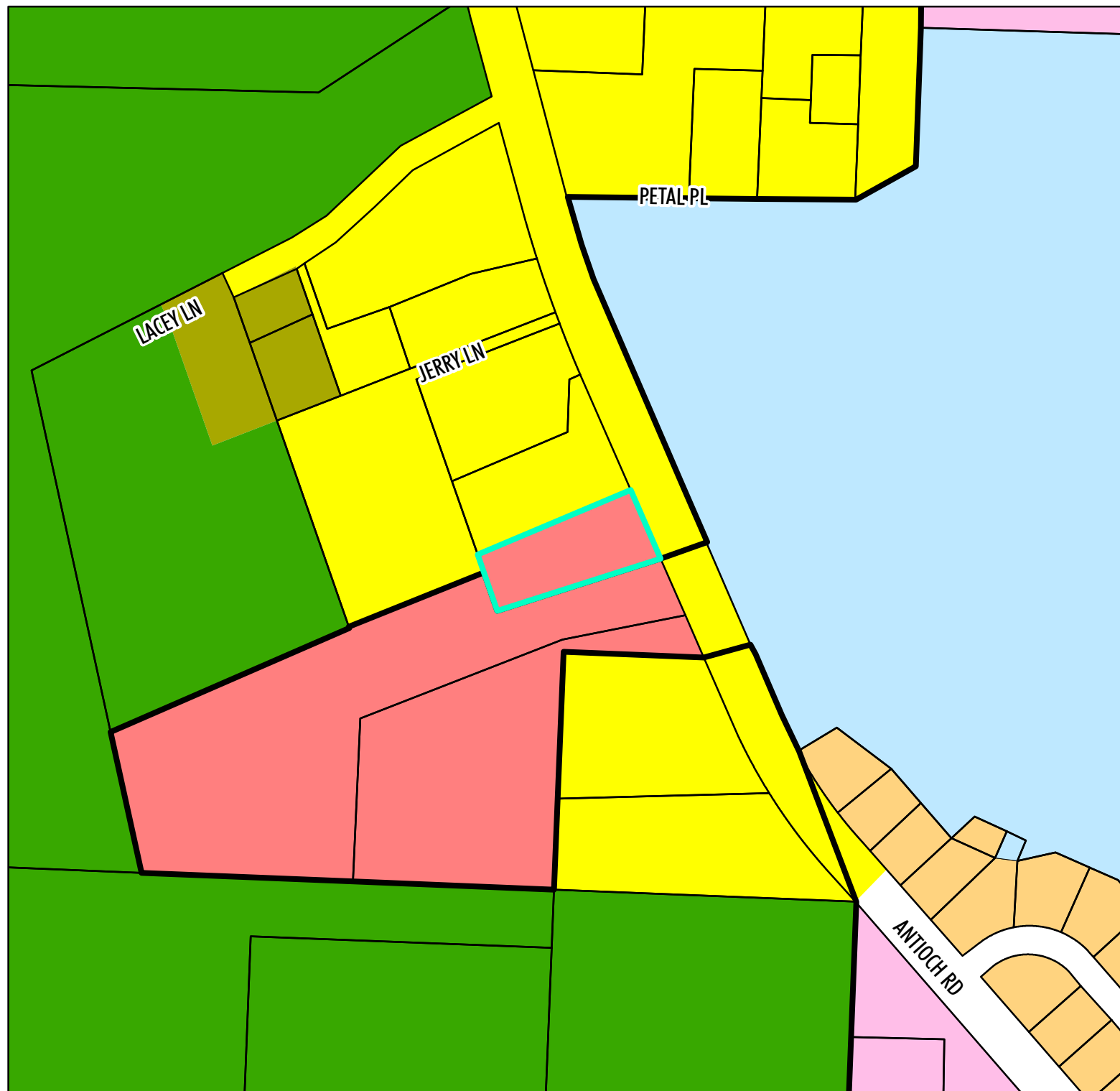
 Residential (R)

County Future Land

 Agriculture (AG)

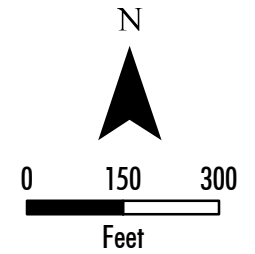
 Low Density Residential (LDR)

 Mixed Use (MU)



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

Proposed Zoning



Legend

 Subject Parcel

 City Limits

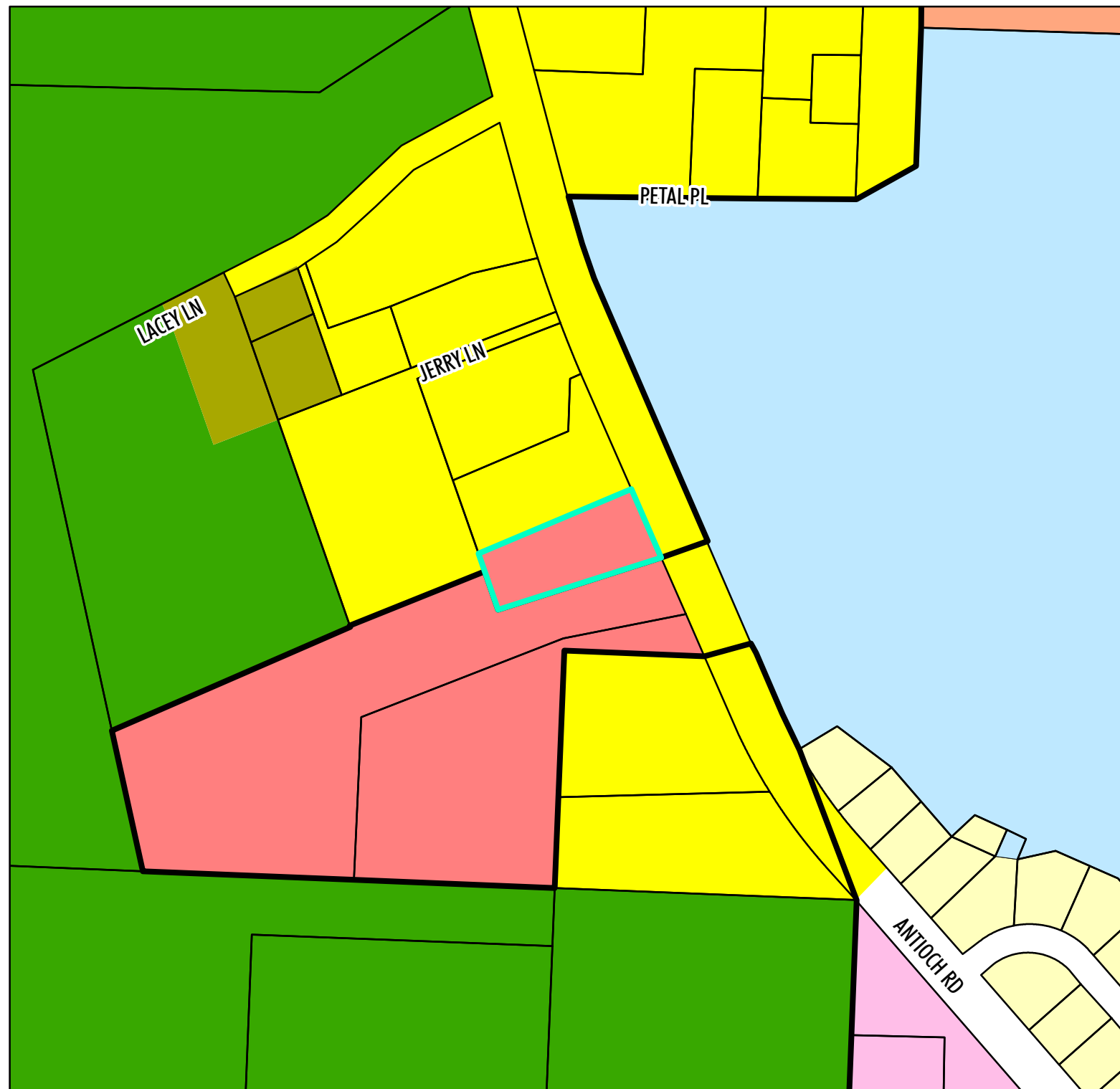
City Zoning

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

County Zoning

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

PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 6. Ordinance 1902 - Antioch Road Rezoning

BACKGROUND:

On August 21, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Antioch Road.

The subject property is currently located within unincorporated Okaloosa County with 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 1902 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Miller Jason
891 S Ferdon Blvd
Crestview, FL 32536
Parcel ID: 26-3N-24-0000-0015-001B
Site Size: 1.23 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
East	Public Lands (PL)	Public Lands (PL)	Commercial
South	Commercial (C)	Commercial Low-Intensity District (C-1)	Residential
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1902.

Attachments

1. Exhibit Packet

ORDINANCE: 1902

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.23 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 1.23 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 1.23 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1901, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

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

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 24 West Okaloosa County, Florida; thence proceed South 01 degrees 12 minutes 59 seconds West along the East line of said Southwest Quarter of Northwest Quarter, a distance of 157.56 feet to the Southwesterly right of way line of Antioch Road. Said point lying in a curve concave Northeasterly and having a radius of 2914.93 feet thence proceed along the arc of said curve, through a central angle of 01 degrees 43 minutes 51 seconds. An arc distance of 88.05 feet (chord bearing and distance South 23 degrees 21 minutes 58 seconds East, a distance of 88.05 feet), to the Point of Tangency of said curve; thence proceed South 24 degrees 20 minutes 04 seconds East, along said right of way line a distance of 259.89 feet to the Point of Beginning; thence continue South 24 degrees 20 minutes 04 seconds East, along said right of way line, a distance of 163.67 feet; thence departing said right of way line, proceed South 71 degrees 24 minutes 20 seconds West, a distance of 371.04 feet; thence proceed North 20 degrees 26 minutes 30 seconds West, a distance of 130.00 feet; thence proceed North 66 degrees 09 minutes 53 seconds East, a distance of 360.37 feet to the Point of Beginning of the Parcel herein described.

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 # 1901 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

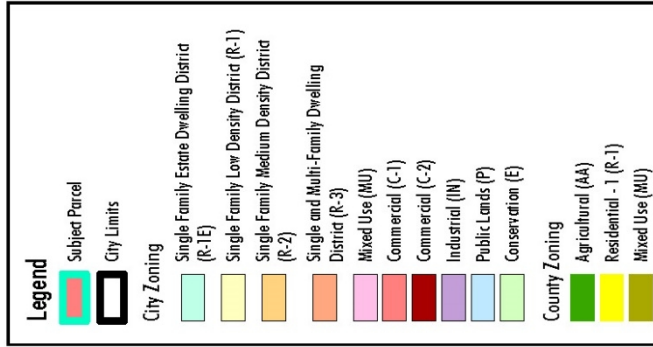
ATTEST:

Maryanne Schrader
City Clerk

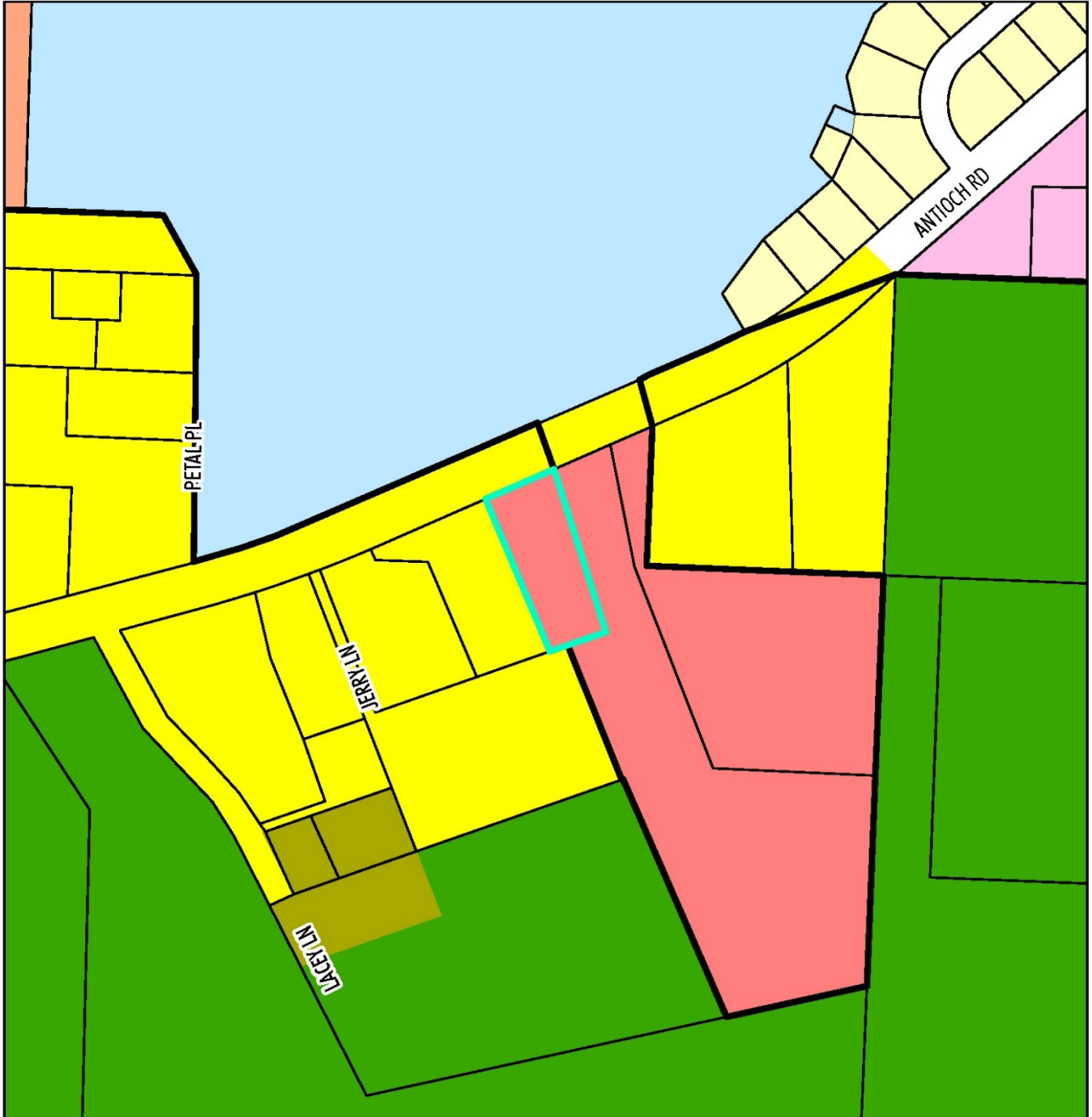
Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Zoning



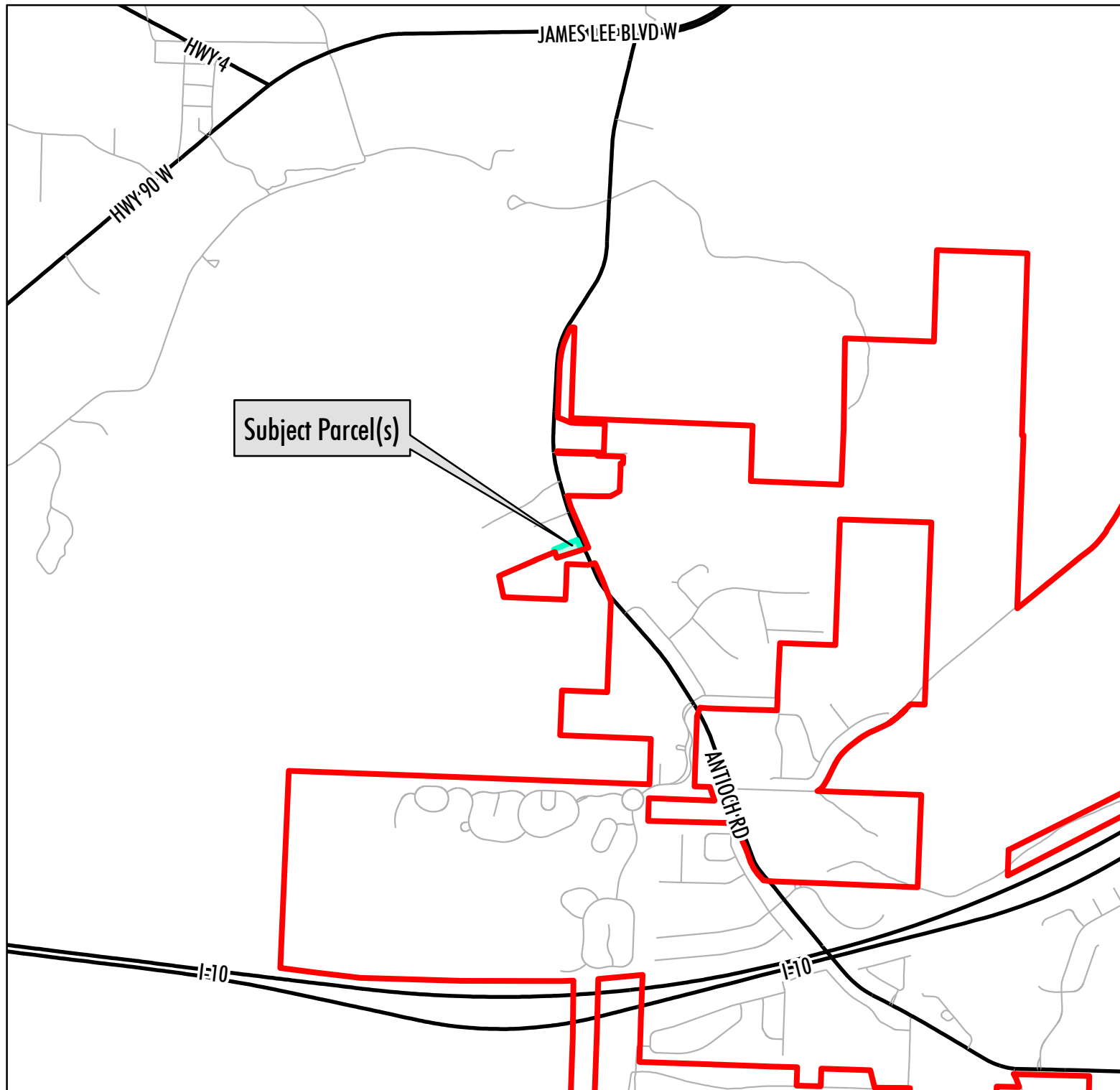
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



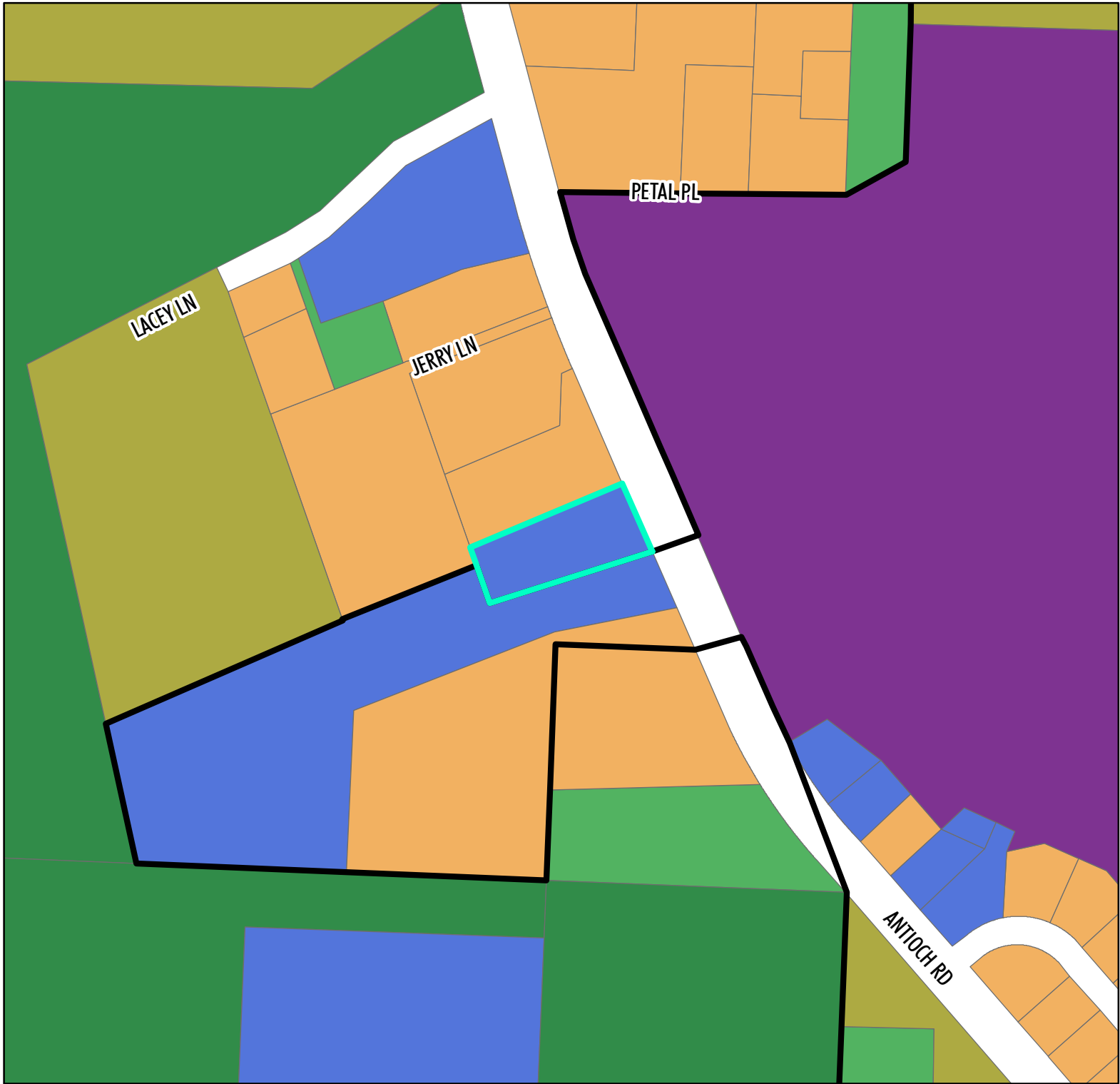
Vicinity Map



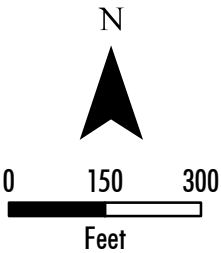
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use



Legend

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

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

Current Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

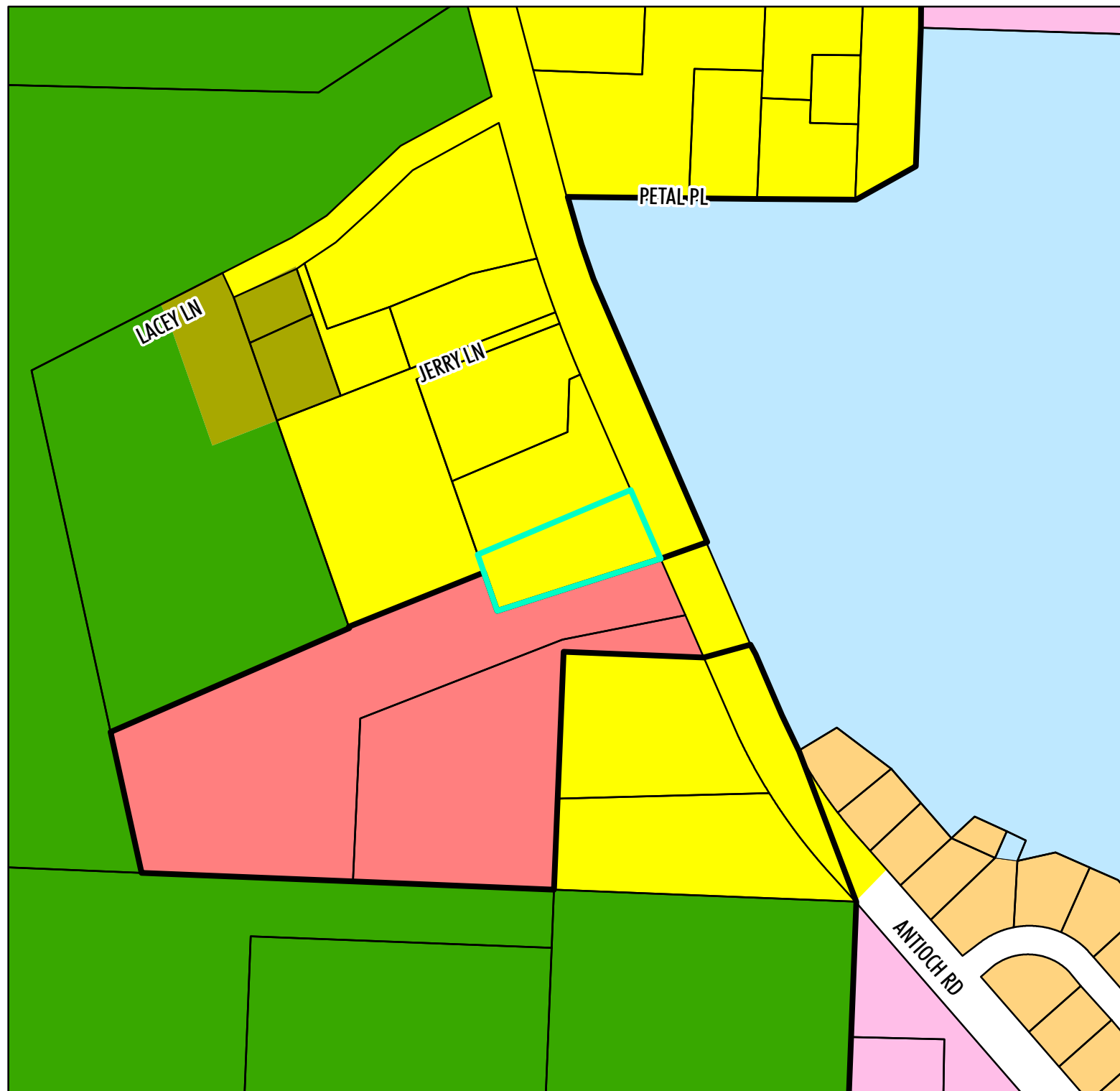
 Residential (R)

County Future Land Use

 Agriculture (AG)

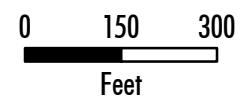
 Low Density Residential (LDR)

 Mixed Use (MU)



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Current Zoning



Legend

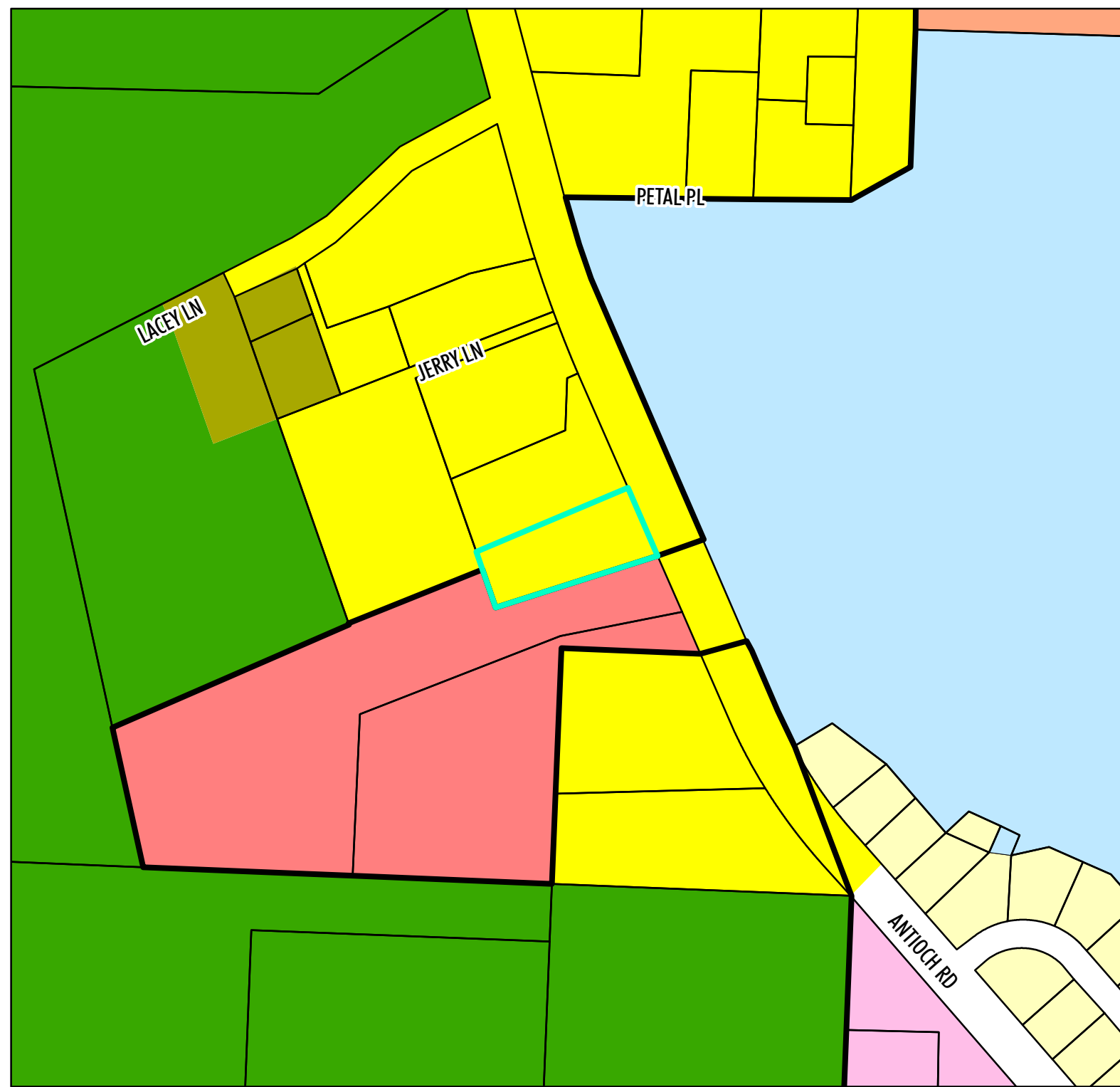
-  Subject Parcel
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City Zoning

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

County Zoning

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



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U.S. SURVEY FEET

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land

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 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

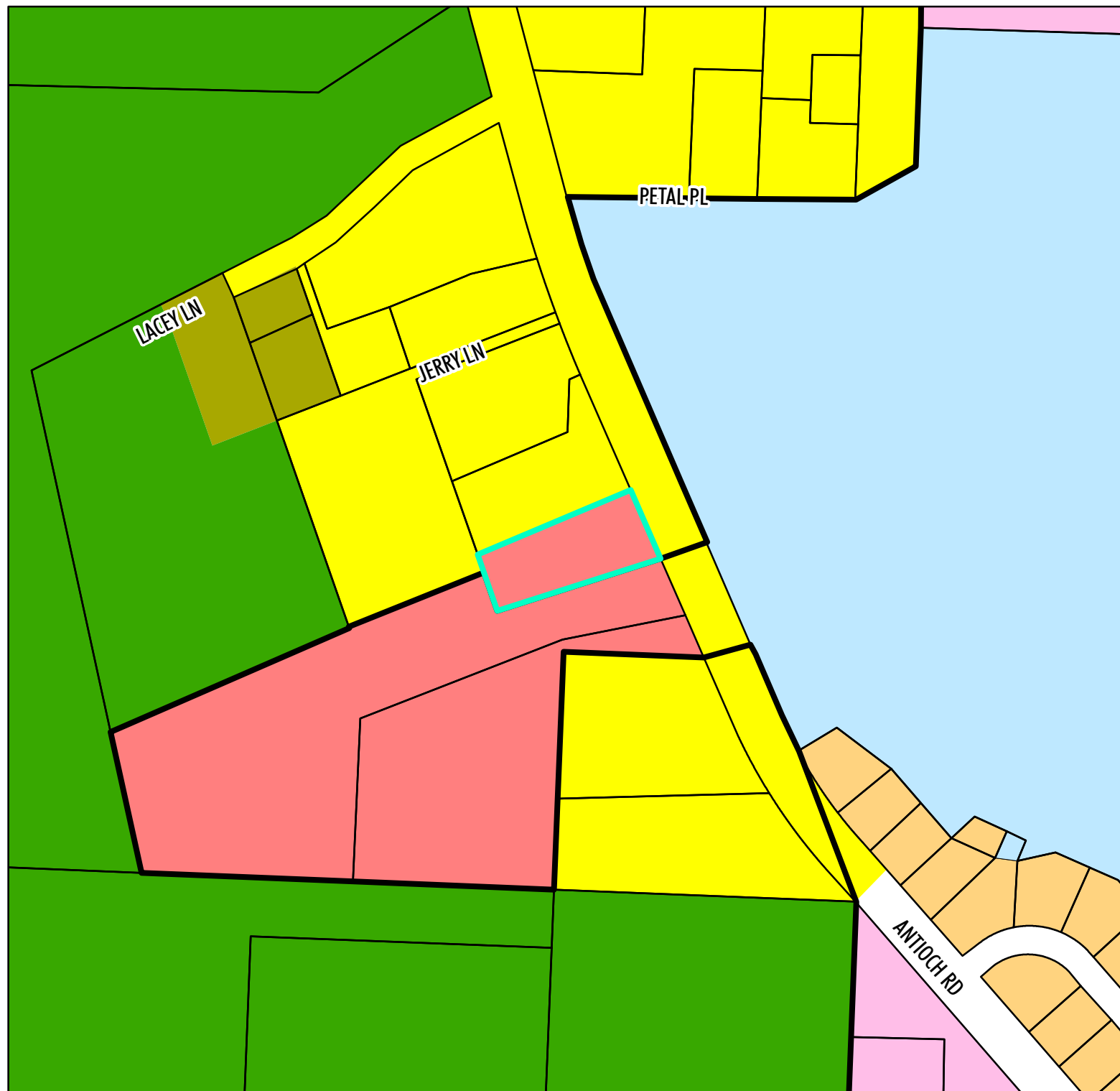
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County Future Land

 Agriculture (AG)

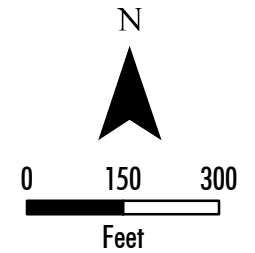
 Low Density Residential (LDR)

 Mixed Use (MU)



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

Proposed Zoning



Legend

 Subject Parcel

 City Limits

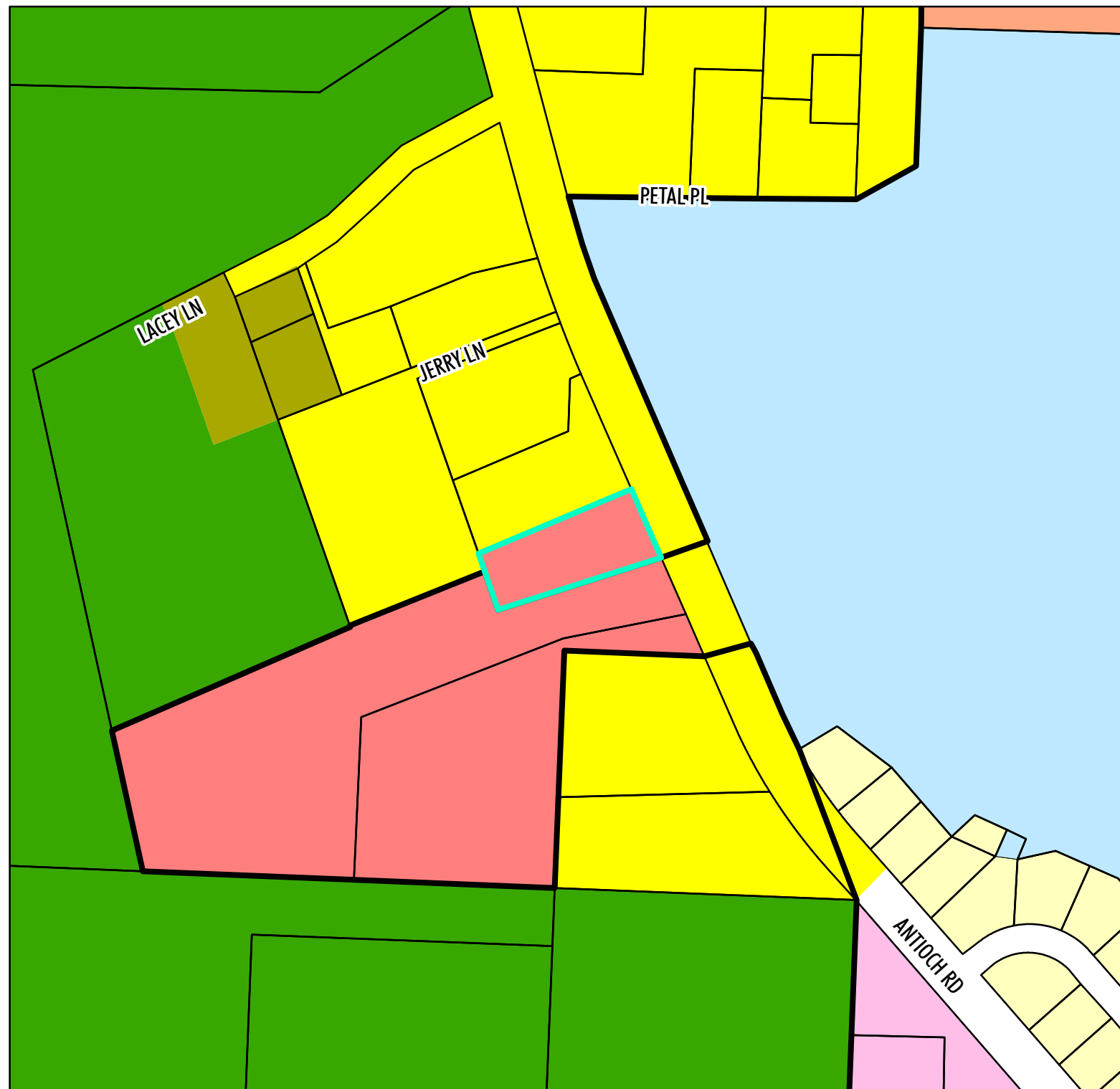
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County Zoning

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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 7. Ordinance 1903 Friendship Lane Annexation

BACKGROUND:

On August 24, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5851 Friendship Lane.

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 1903 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Wilson Bobby J & Katherine
5851 Friendship Lane
Crestview, FL 325369322
Parcel ID: 33-4N-23-0000-0059-0000
Site Size: 2.19 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
South	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
West	Mixed Use (MU)	Mixed Use (MU)	Being developed for multi-family 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 can be developed for commercial use.

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

- The property is contiguous to the city limits;
- The property is comprised of 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 September 9, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on September 20, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1903.

Attachments

1. Exhibit Packet

ORDINANCE: 1903

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.19 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 33, TOWNSHIP 4 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 # 33-4N-23-0000-0059-0000 (Deed recorded in Book 1107, page 1811, dated January 15, 1981)

Commencing at the Northwest corner of Southwest Quarter of Southwest Quarter of Section 33, Township 4 North, Range 23 West, and run South along Section line 320.0 feet to a concrete monument, thence East 205.0 feet to a concrete monument, thence North 0.52 feet to P.C. of a curve (with a radius of 85.0 feet) thence Northeasterly along the chord of said curve to the right a distance of 131.52 feet to P.T. of a curve, thence East 41.70 feet to a concrete monument, thence North 223.16 feet to a concrete monument, thence Northwesterly 328.15 feet to Point of Beginning, all lying in the Southwest Quarter of Southwest Quarter of Section 33, Township 4 North, Range 23 West, Okaloosa County, Florida, containing 2 .19 acres.

Subject to Restrictions and Easements of record.

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.

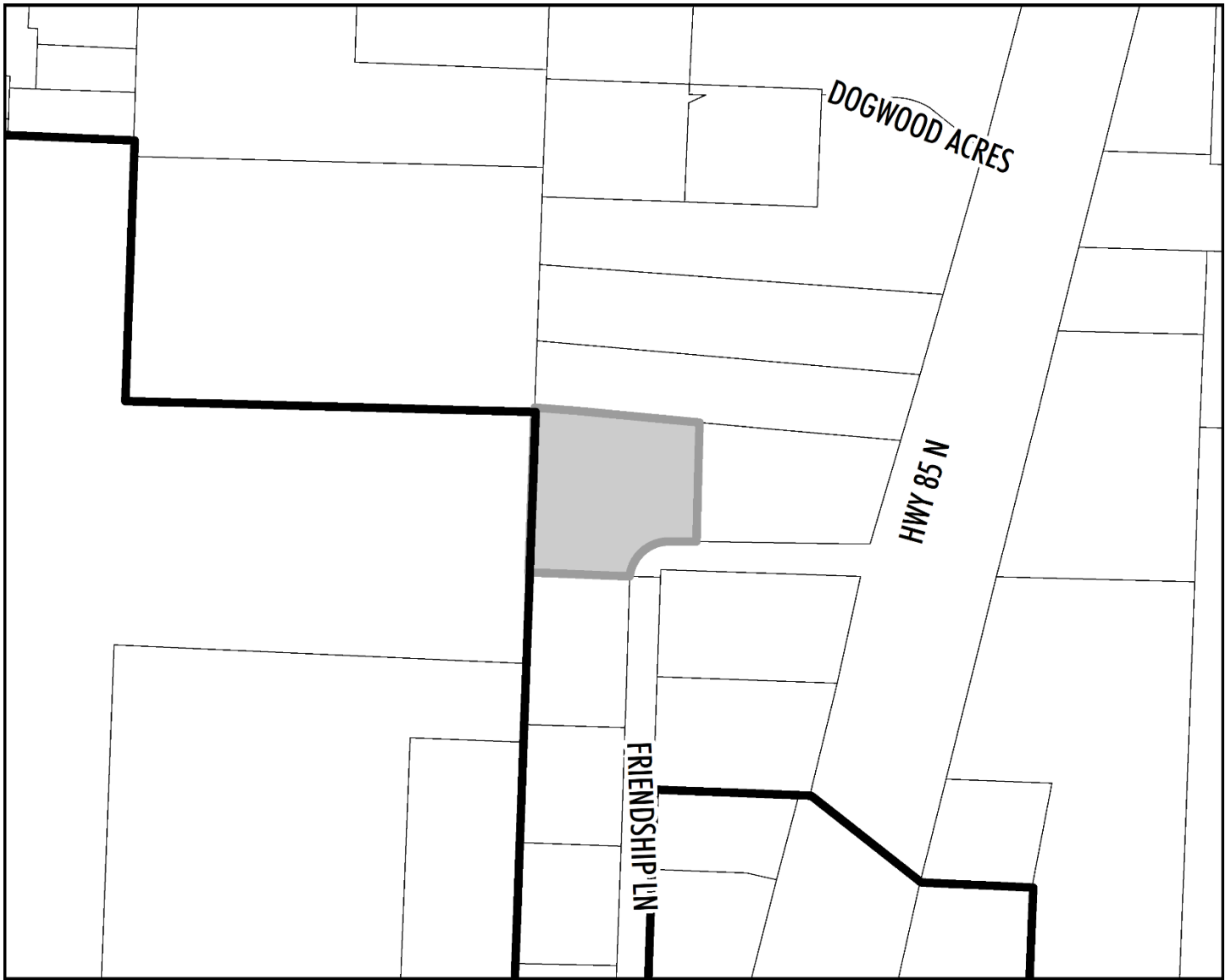
Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

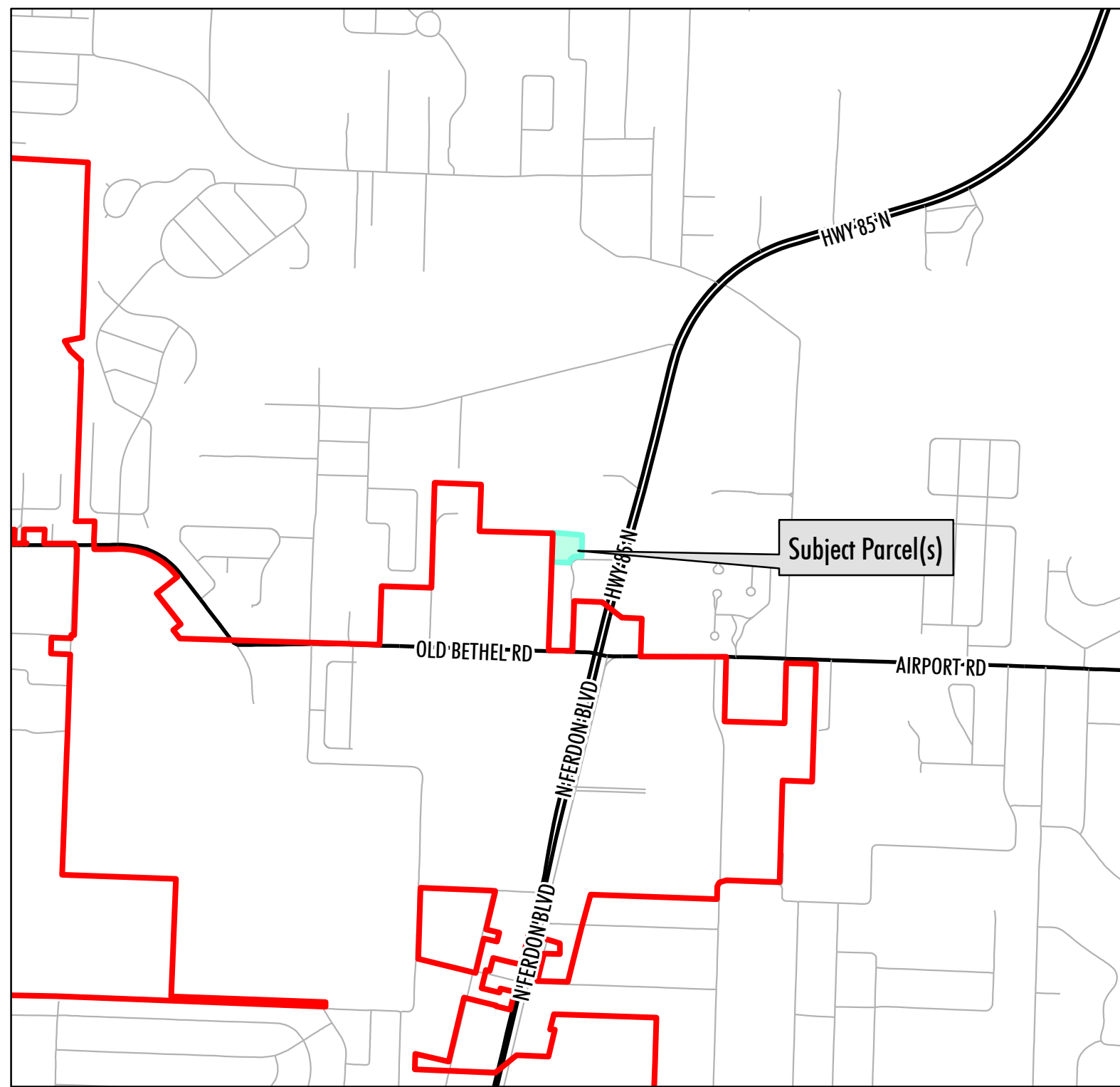
J. B. Whitten
Mayor



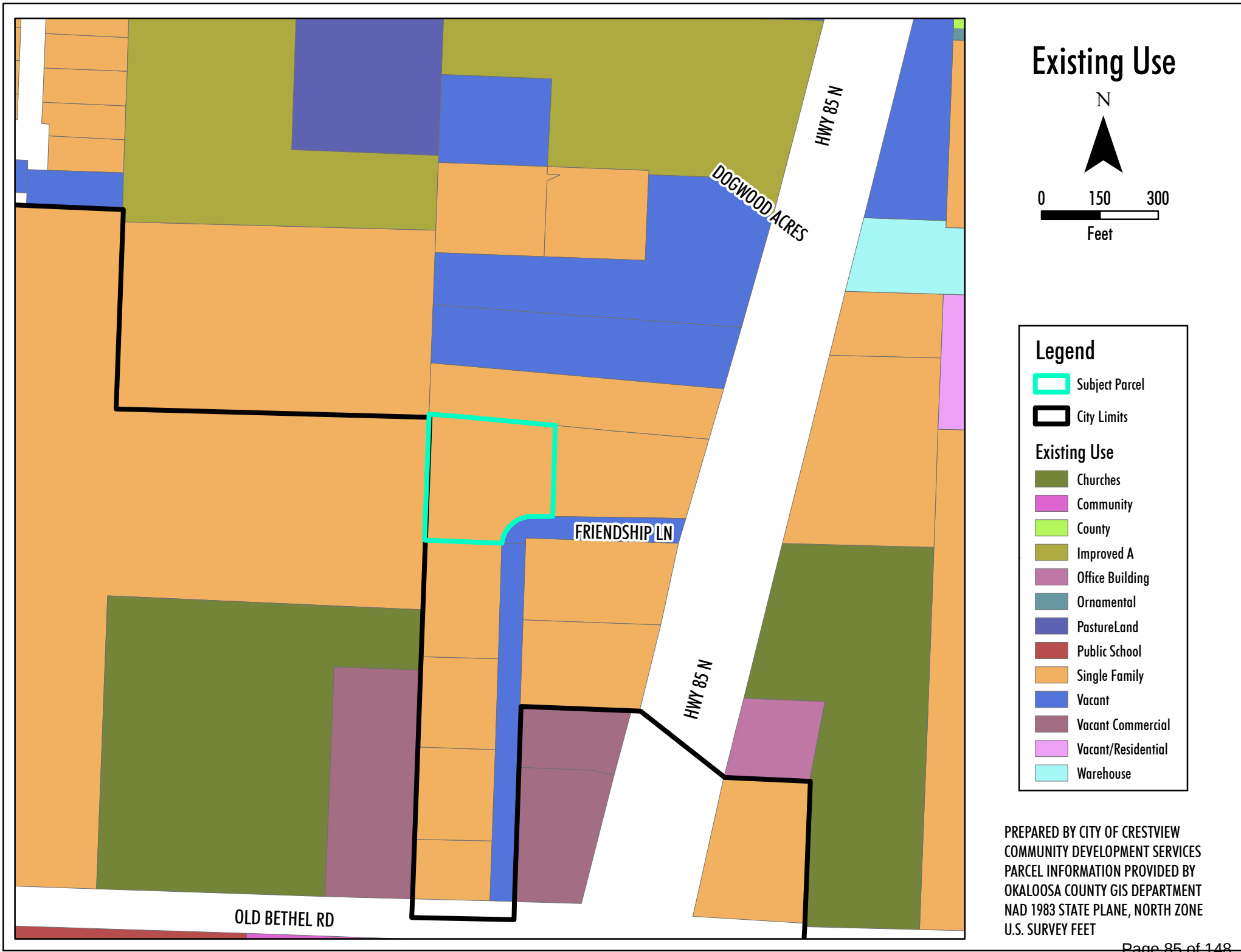
Vicinity Map



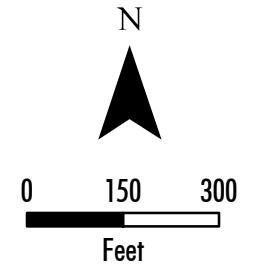
Not to Scale



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



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)

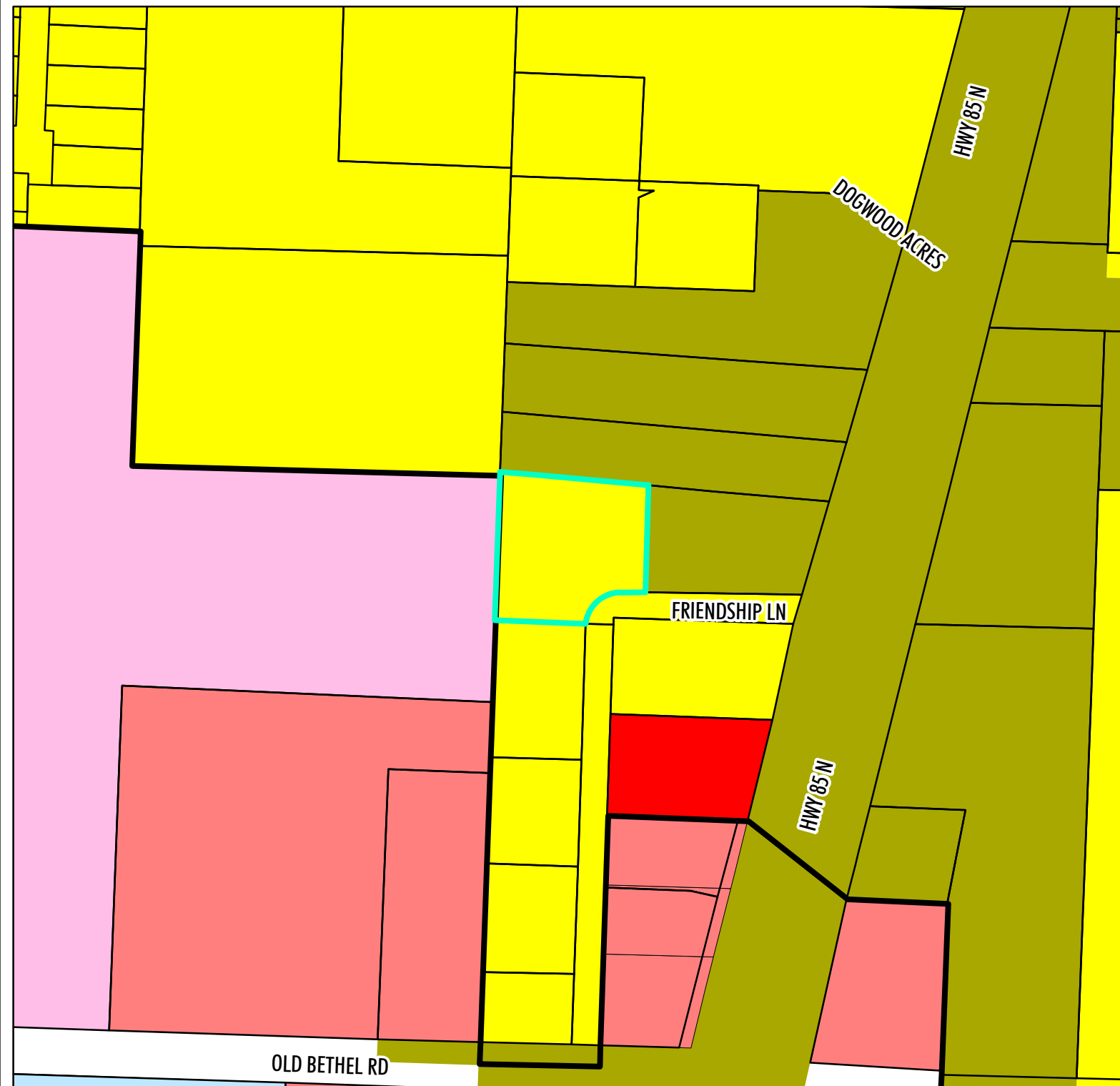
Residential (R)

County Future Land Use

Commercial (C)

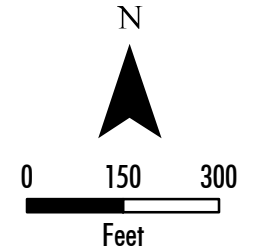
Low Density Residential (LDR)

Mixed Use (MU)



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

Current Zoning



Legend

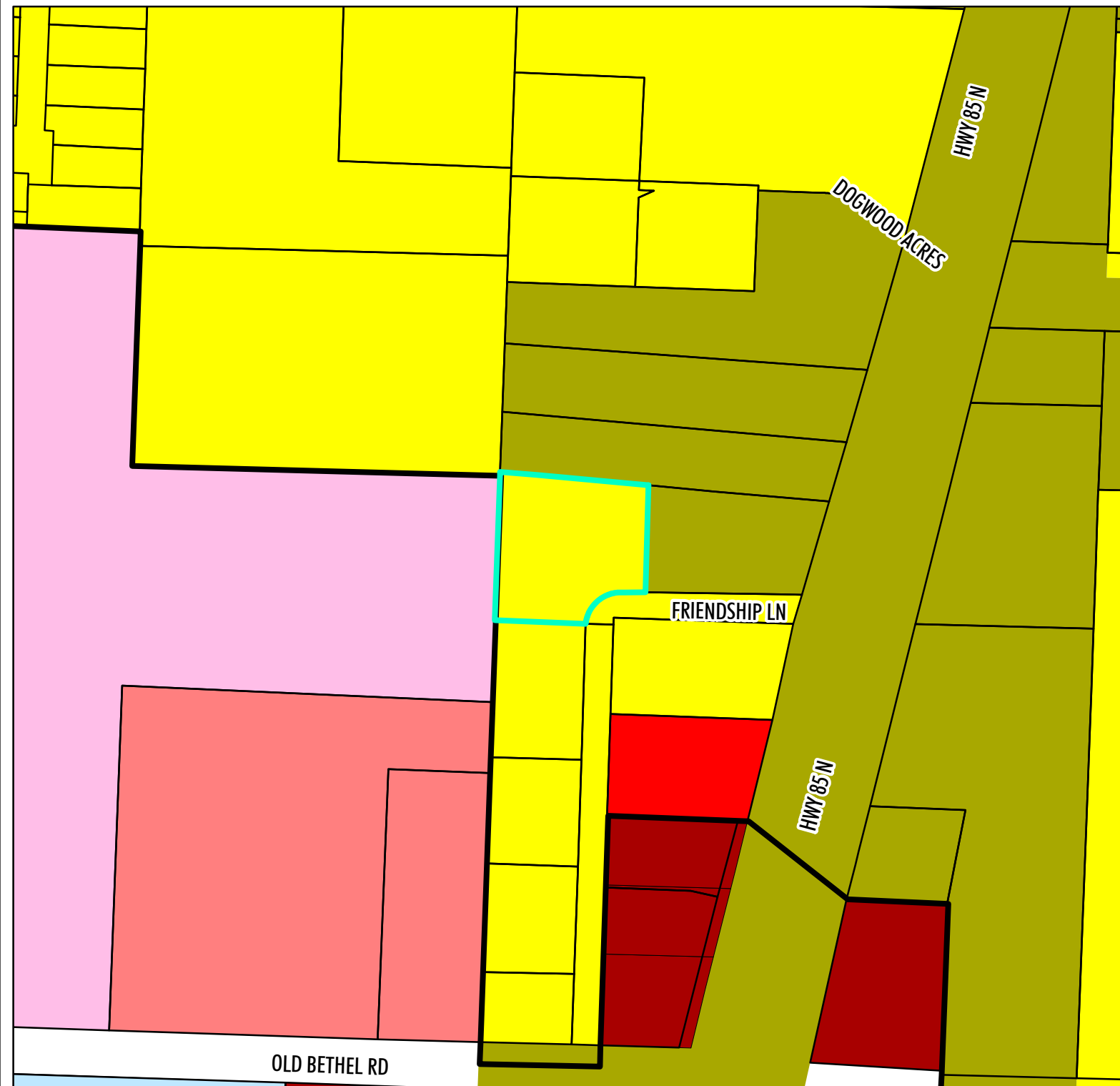
- Subject Parcel
- City Limits

City Zoning

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

County Zoning

- Residential - 1 (R-1)
- Mixed Use
- General Commercial (C-3)



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



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

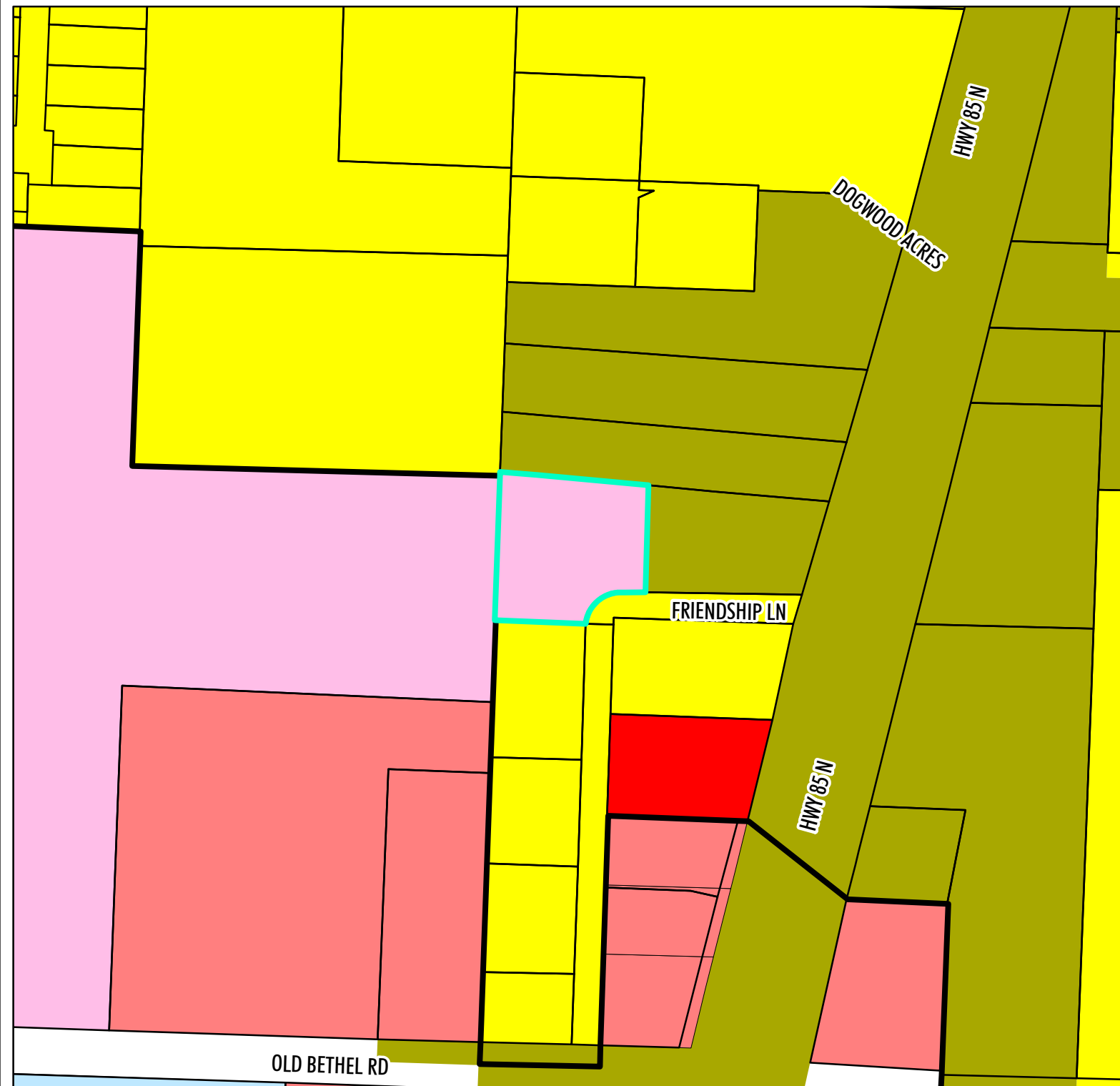
 Residential (R)

County Future Land

 Commercial (C)

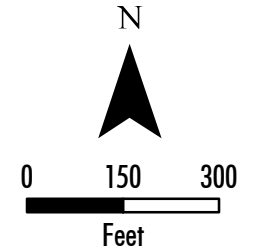
 Low Density Residential (LDR)

 Mixed Use (MU)



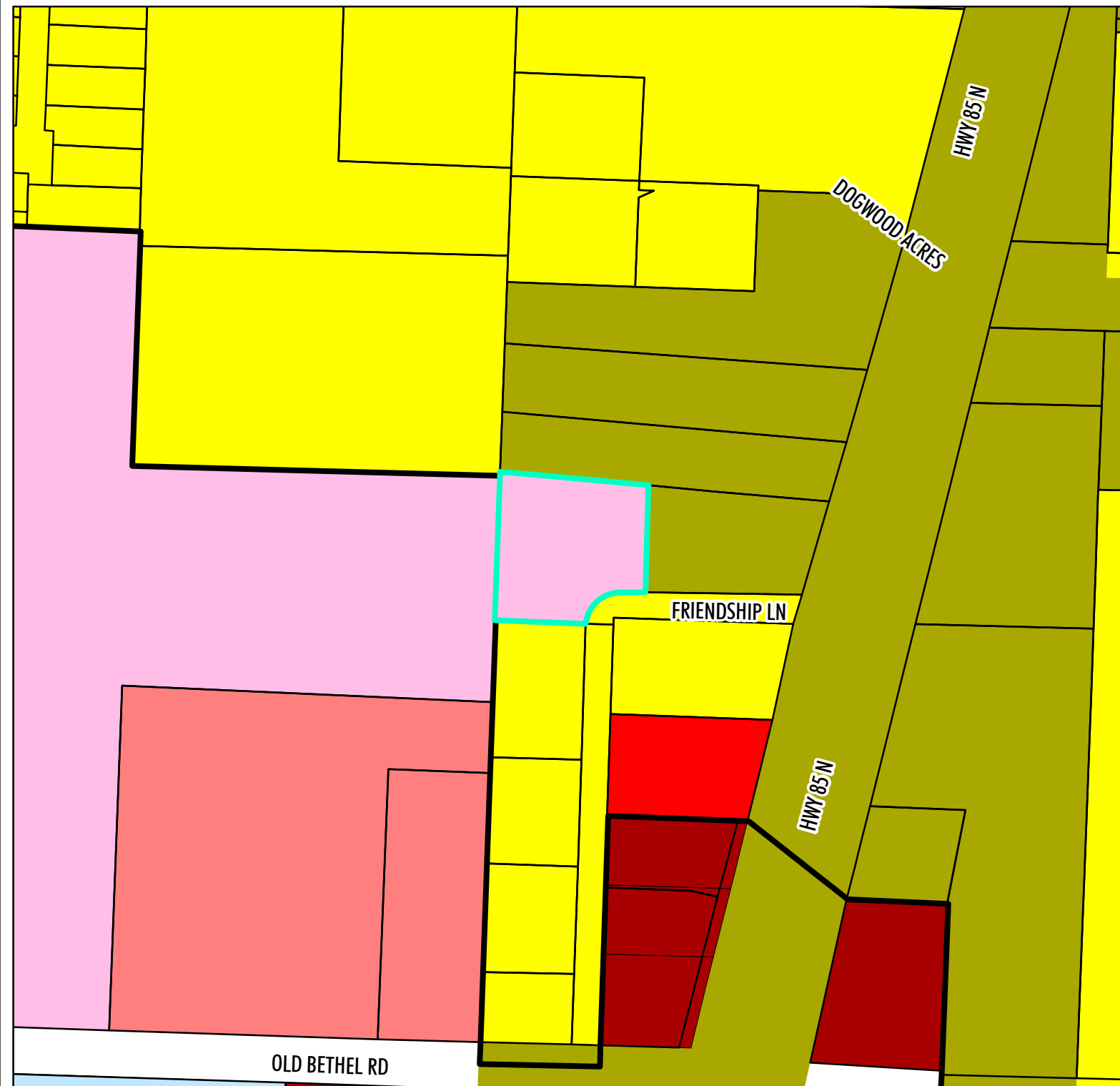
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Zoning



- 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)
 - Mixed Use (MU)
 - General Commercial (C-3)

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: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 8. Ordinance 1904 - Friendship Lane Comprehensive Plan Amendment

BACKGROUND:

On August 24, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5851 Friendship Lane.

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 1904 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Wilson Bobby J & Katherine
5851 Friendship Lane
Crestview, FL 325369322
Parcel ID: 33-4N-23-0000-0059-0000
Site Size: 2.19 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
South	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
West	Mixed Use (MU)	Mixed Use (MU)	Being developed for multi-family 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 can be developed for commercial use.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1904.

Attachments

1. Exhibit Packet

ORDINANCE: 1904

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 2.19 ACRES, MORE OR LESS, IN SECTION 33, TOWNSHIP 4 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 Commercial (C) on a parcel of land containing 2.19 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 2.19 acres of land, more or less, from Okaloosa County Low Density Residential to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.19 acres, more or less, is known as Parcel 33-4N-23-0000-0059-0000 and commonly described as:

Commencing at the Northwest corner of Southwest Quarter of Southwest Quarter of Section 33, Township 4 North, Range 23 West, and run South along Section line 320.0 feet to a concrete monument, thence East 205.0 feet to a concrete monument, thence North 0.52 feet to P.C. of a curve (with a radius of 85.0 feet) thence Northeasterly along the chord of said curve to the right a distance of 131.52 feet to P.T. of a curve, thence East 41.70 feet to a concrete monument, thence North 223.16 feet to a concrete monument, thence Northwesterly 328.15 feet to Point of

Beginning, all lying in the Southwest Quarter of Southwest Quarter of Section 33, Township 4 North, Range 23 West, Okaloosa County, Florida, containing 2 .19 acres.

Subject to Restrictions and Easements of record.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 33-4N-23-0000-0059-0000. 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 33-4N-23-0000-0059-0000 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 14th day of November, 2022.

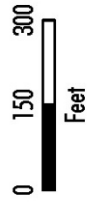
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

Residential (R)

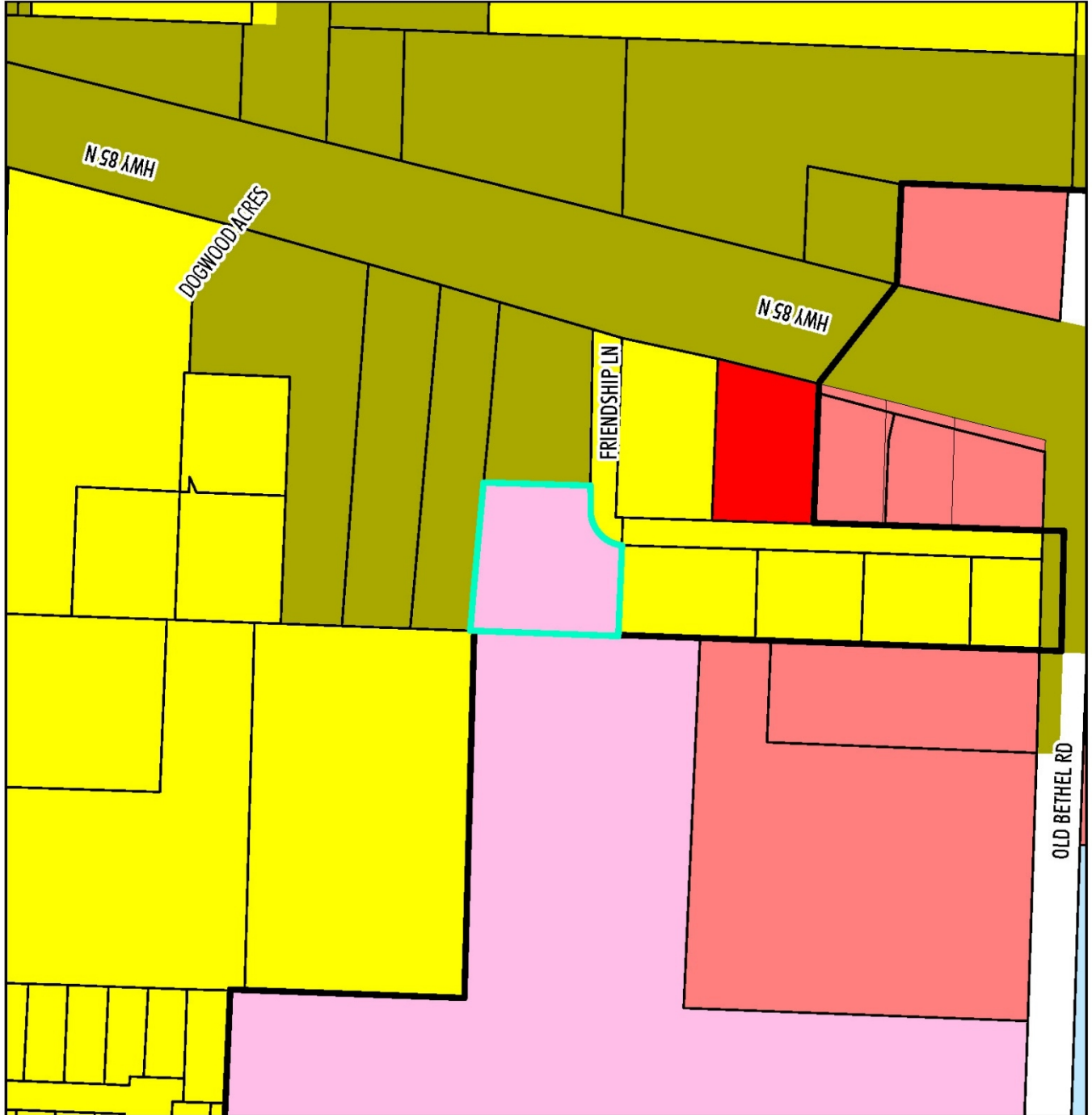
County Future Land Use

Commercial (C)

Low Density Residential (LDR)

Mixed Use (MU)

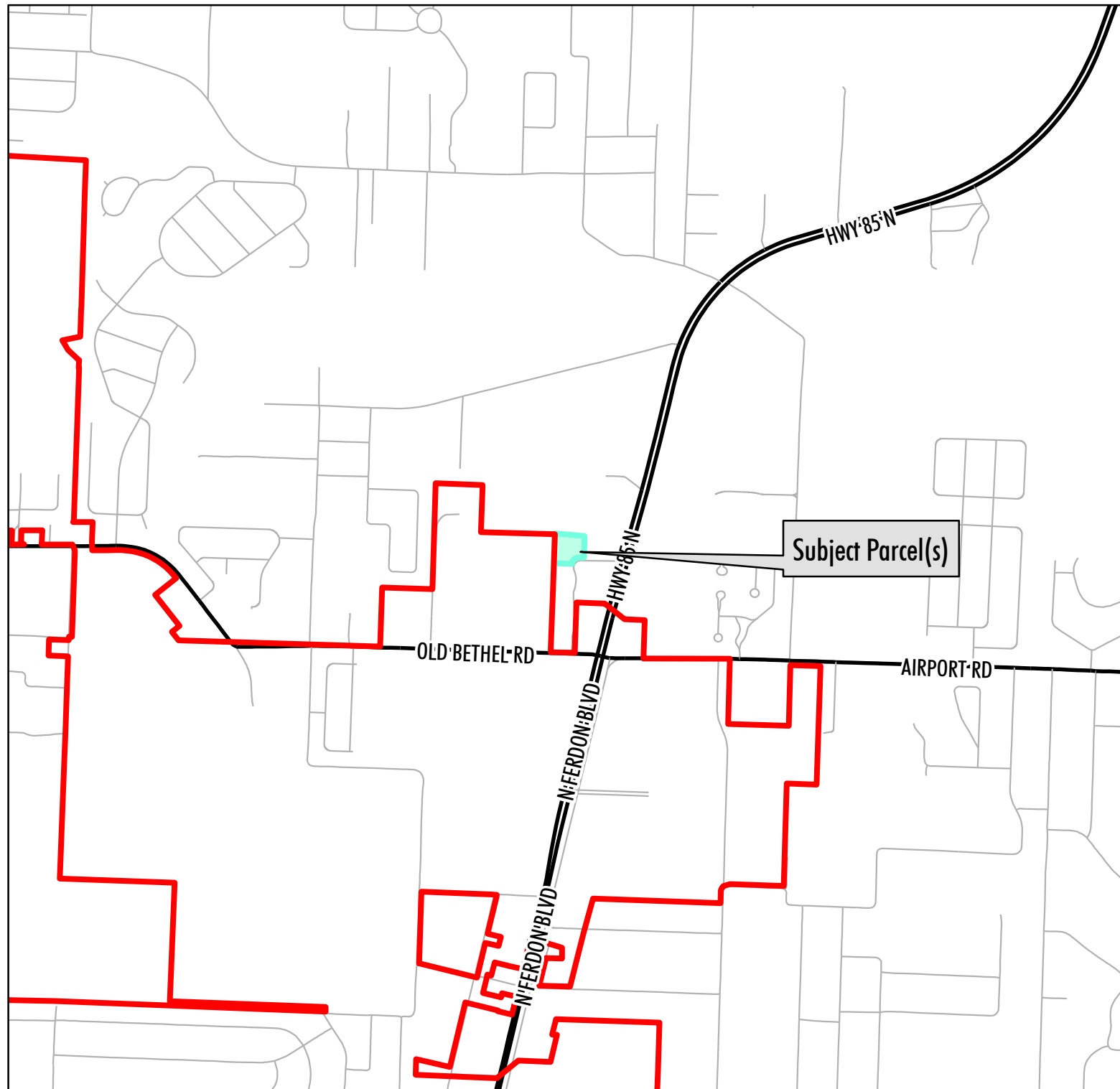
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



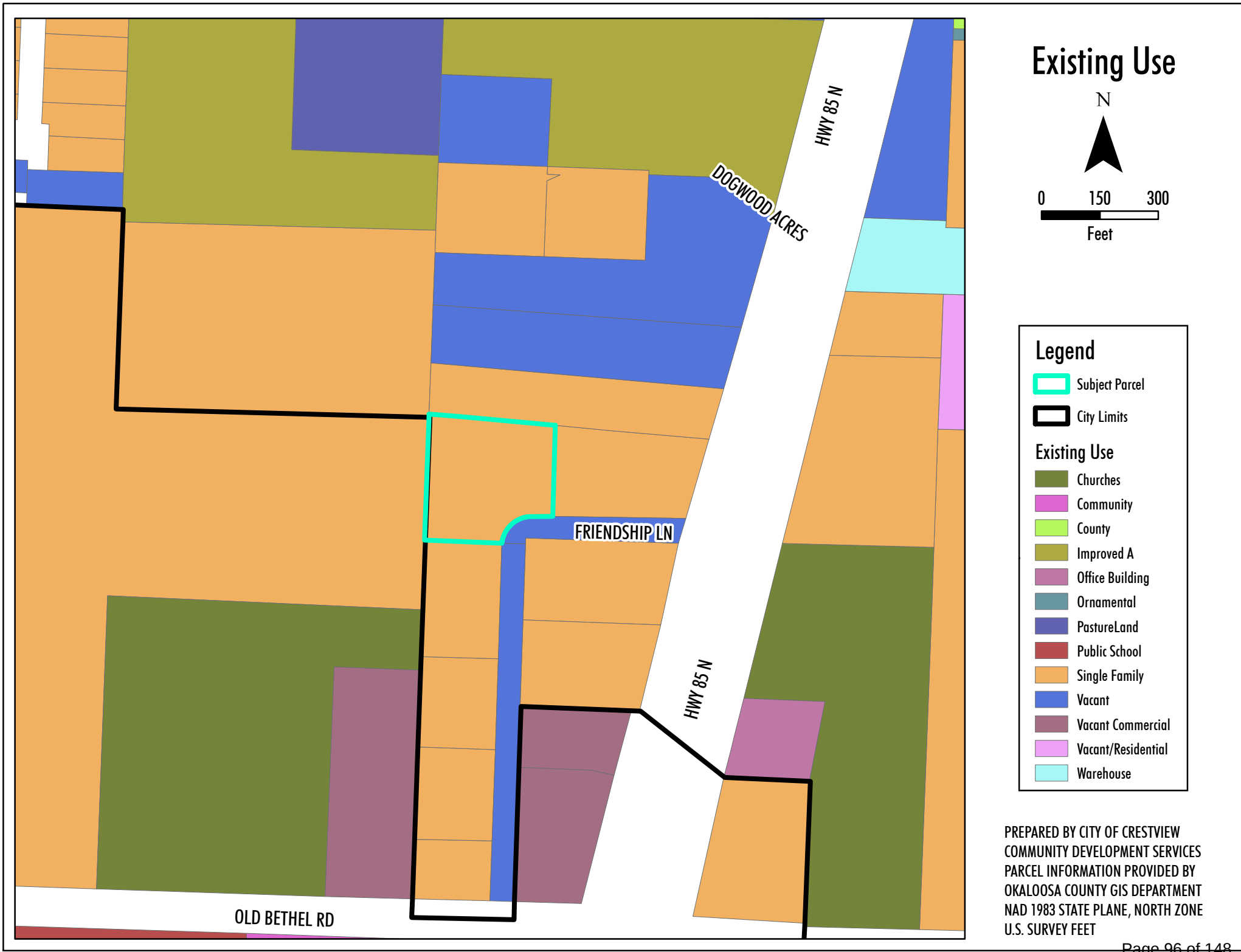
Vicinity Map



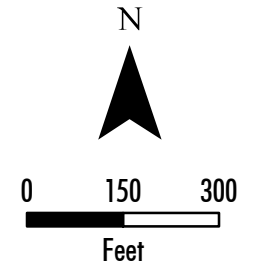
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COMMUNITY DEVELOPMENT SERVICES
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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



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)

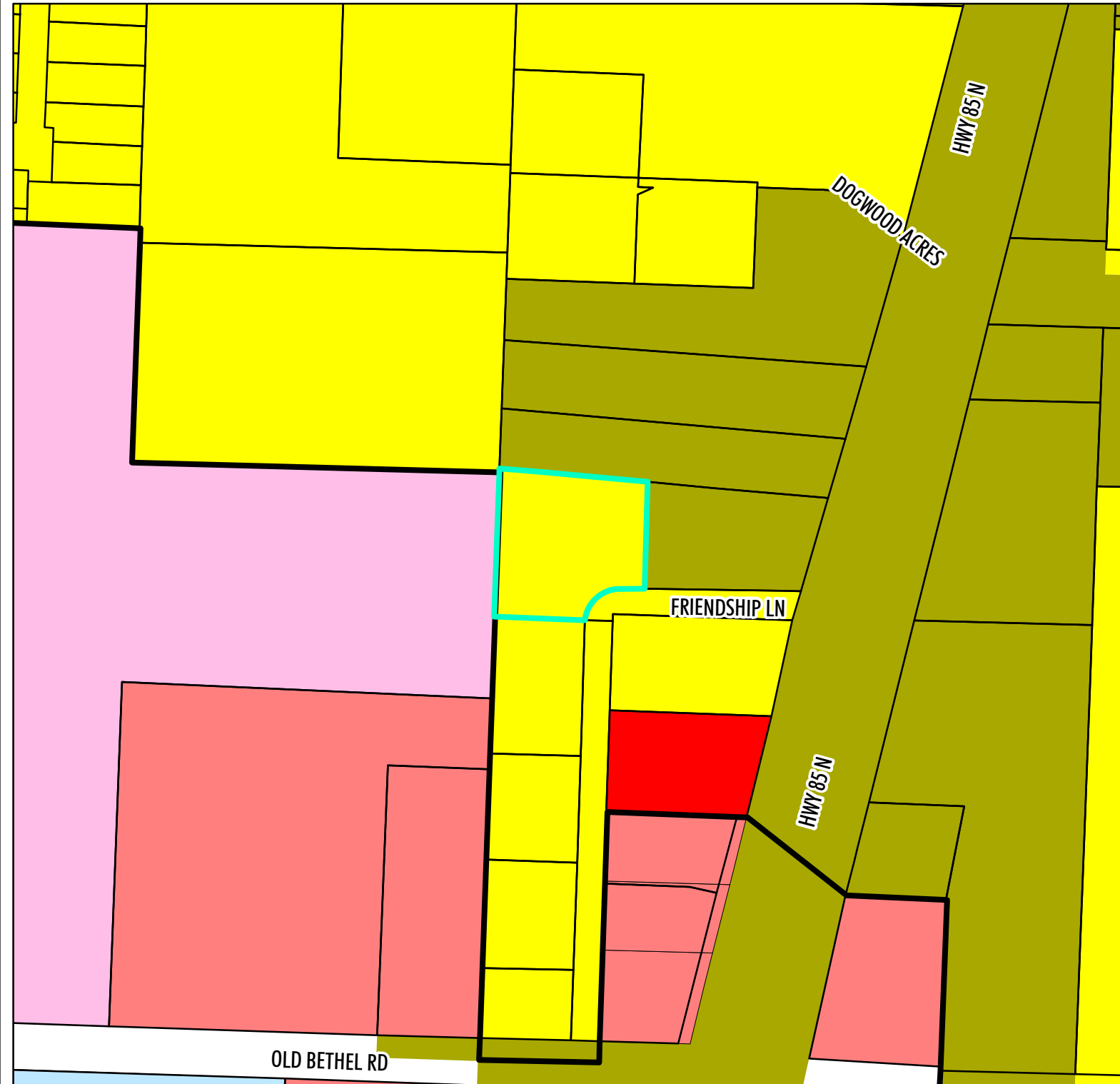
County Future Land Use

Commercial (C)

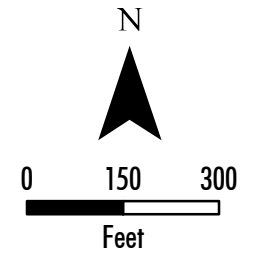
Low Density Residential (LDR)

Mixed Use (MU)

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



Current Zoning



Legend

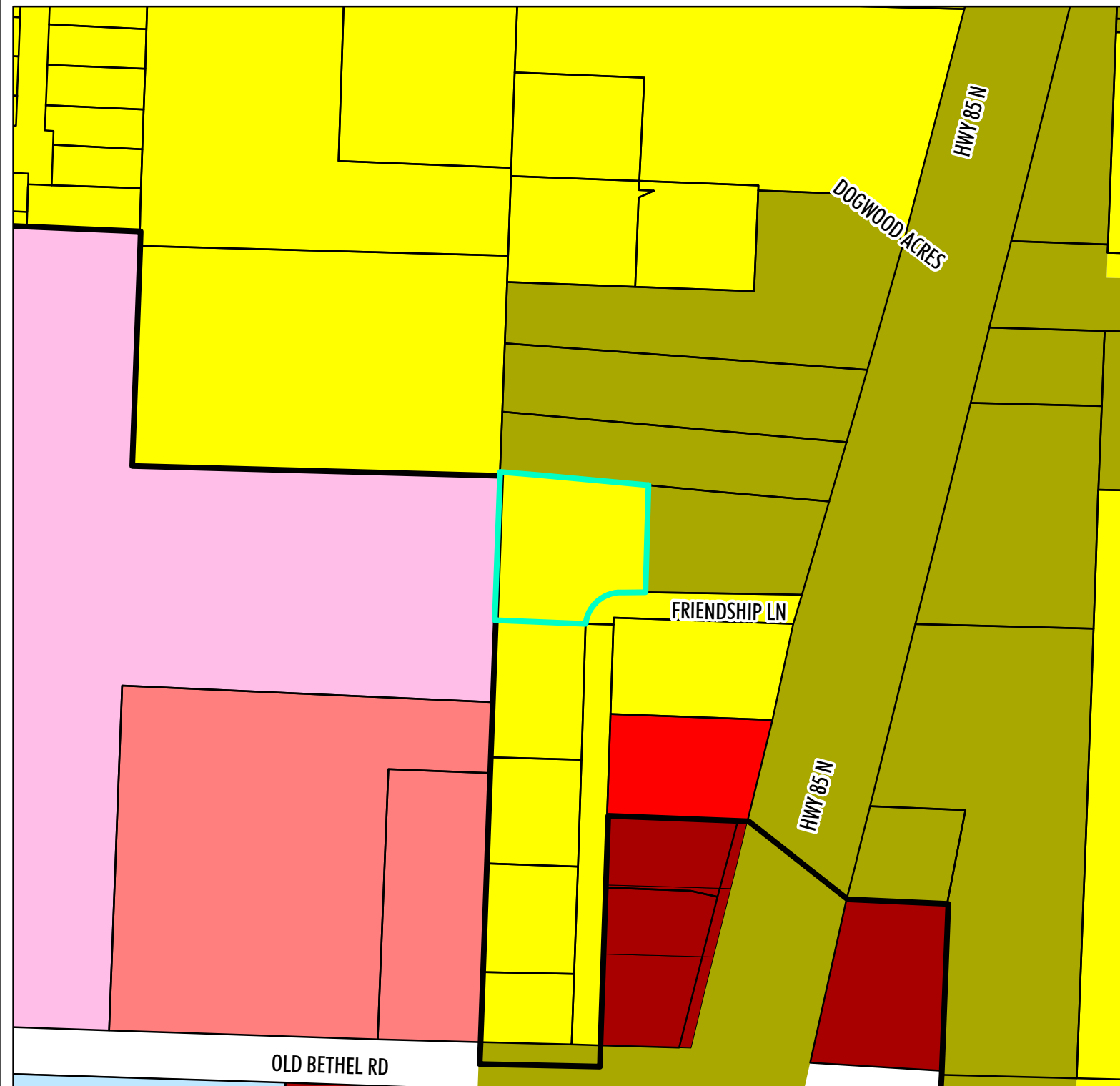
- Subject Parcel
- City Limits

City Zoning

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

County Zoning

- Residential - 1 (R-1)
- Mixed Use
- General Commercial (C-3)



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

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

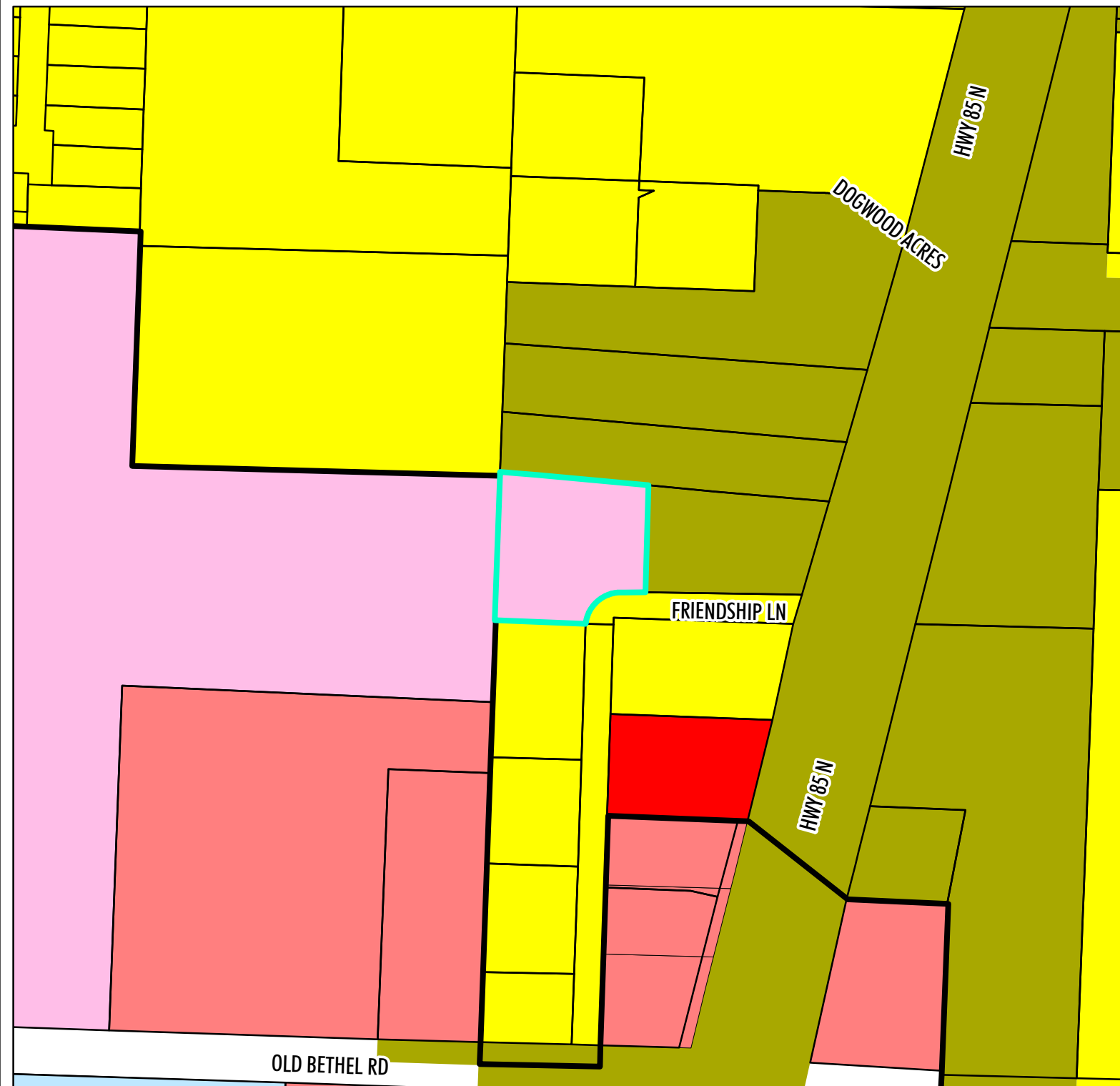
 Residential (R)

County Future Land

 Commercial (C)

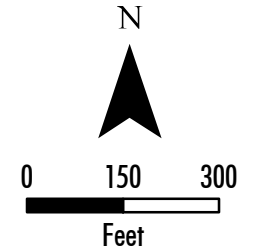
 Low Density Residential (LDR)

 Mixed Use (MU)

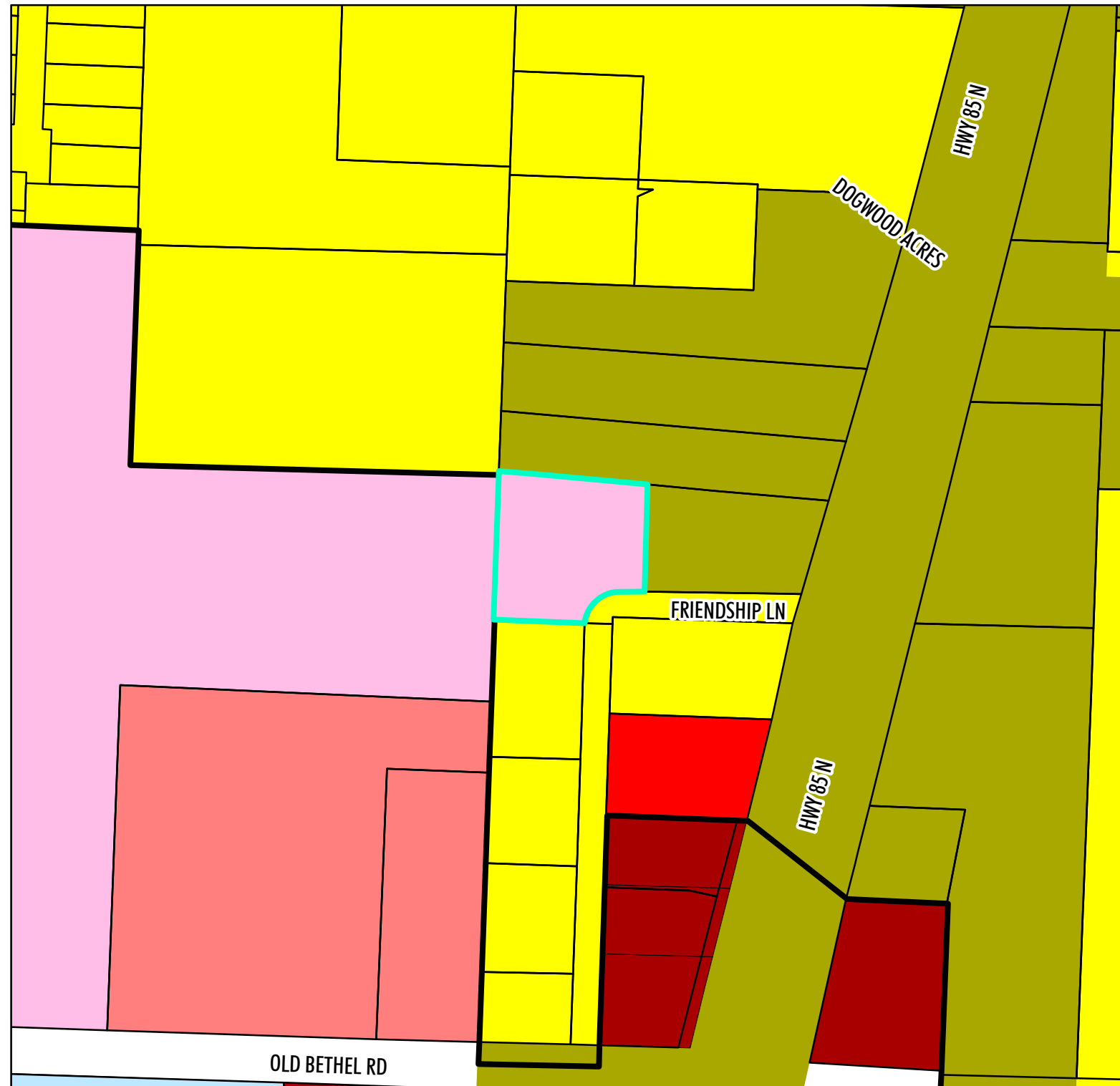


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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Zoning



- 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)
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- County Zoning**
 - Residential - 1 (R-1)
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 COMMUNITY DEVELOPMENT SERVICES
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 U.S. SURVEY FEET



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 9. Ordinance 1905 - Friendship Lane Rezoning

BACKGROUND:

On August 24, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5851 Friendship Lane.

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 1905 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Wilson Bobby J & Katherine
5851 Friendship Lane
Crestview, FL 325369322
Parcel ID: 33-4N-23-0000-0059-0000
Site Size: 2.19 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Residential
South	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
West	Mixed Use (MU)	Mixed Use (MU)	Being developed for multi-family 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 can be developed for commercial use.

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1905.

Attachments

1. Exhibit Packet

ORDINANCE: 1905

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.19 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 2.19 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.19 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1904, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

PIN # 33-4N-23-0000-0059-0000

Commencing at the Northwest corner of Southwest Quarter of Southwest Quarter of Section 33, Township 4 North, Range 23 West, and run South along Section line 320.0 feet to a concrete monument, thence East 205.0 feet to a concrete monument, thence North 0.52 feet to P.C. of a curve (with a radius of 85.0 feet) thence Northeasterly along the chord of said curve to the right a distance of 131.52 feet to P.T. of a curve, thence East 41.70 feet to a concrete monument, thence North 223.16 feet to a concrete monument, thence Northwesterly 328.15 feet to Point of Beginning, all lying in the Southwest Quarter of Southwest Quarter of Section 33, Township 4 North, Range 23 West, Okaloosa County, Florida, containing 2.19 acres.

Subject to Restrictions and Easements of record.

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 # 1904 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Zoning



Legend

Subjct Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (I)

Public Lands (P)

Conservation (E)

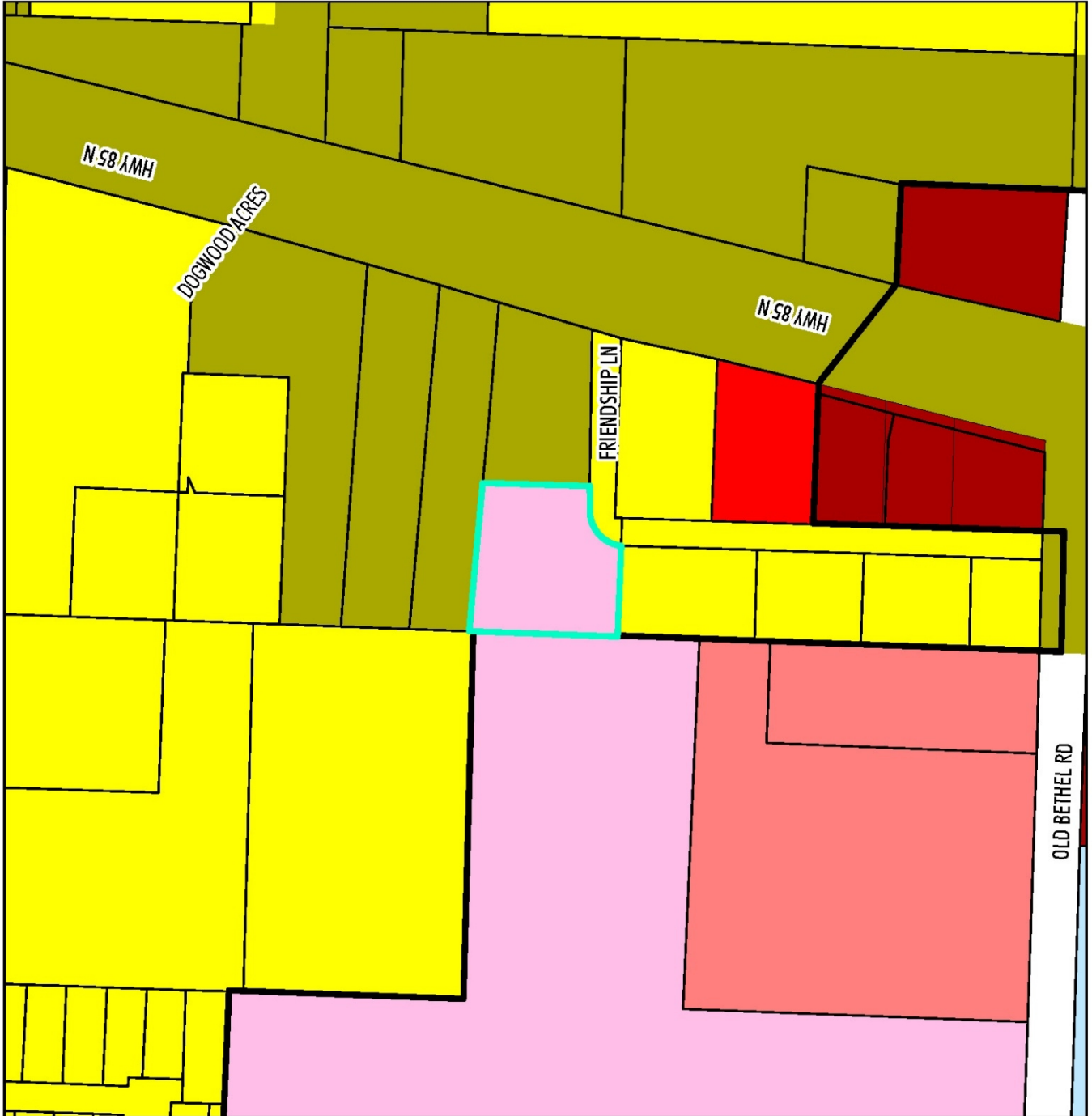
County Zoning

Residential - 1 (R-1)

Mixed Use (MU)

General Commercial (C-3)

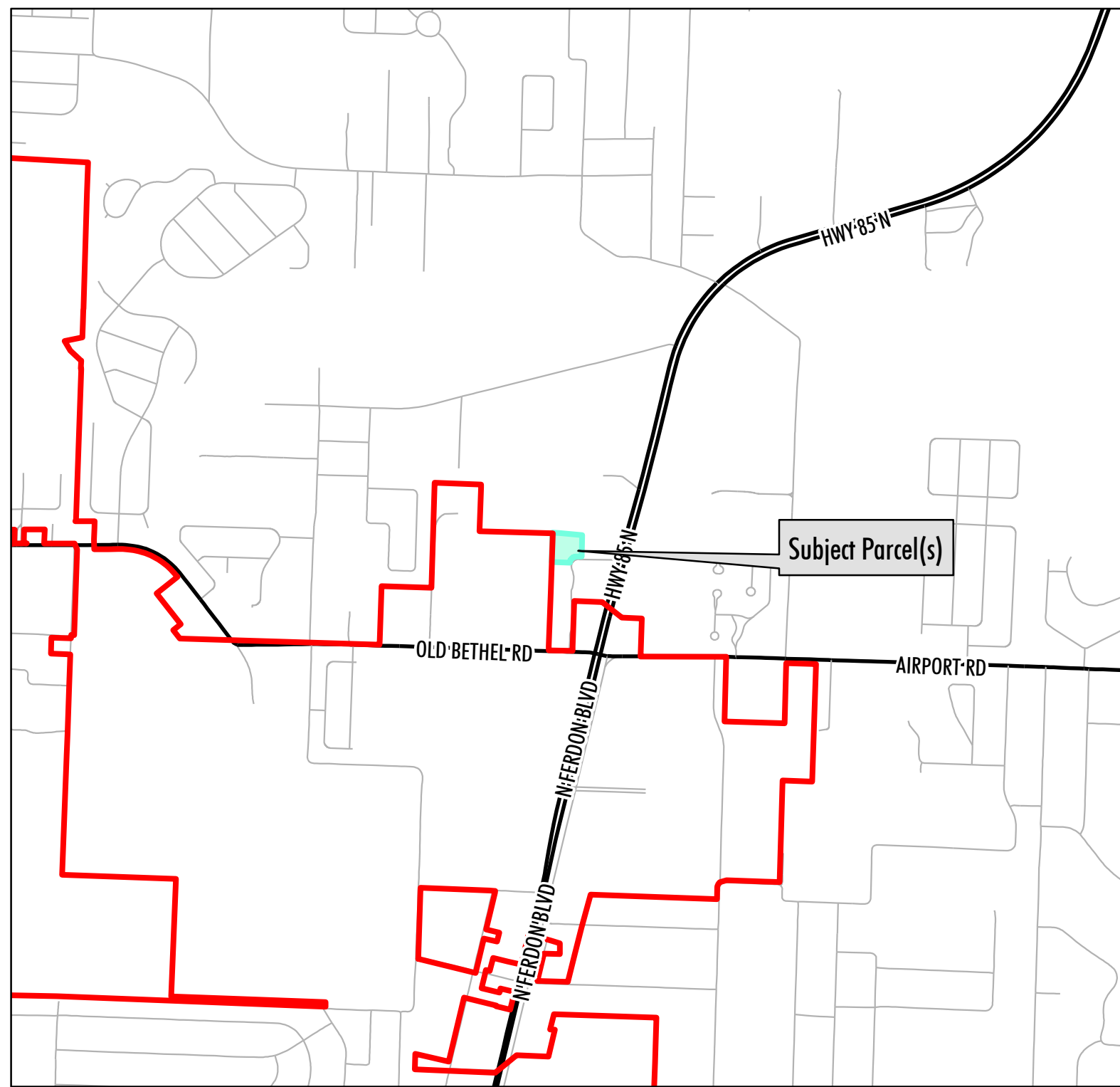
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



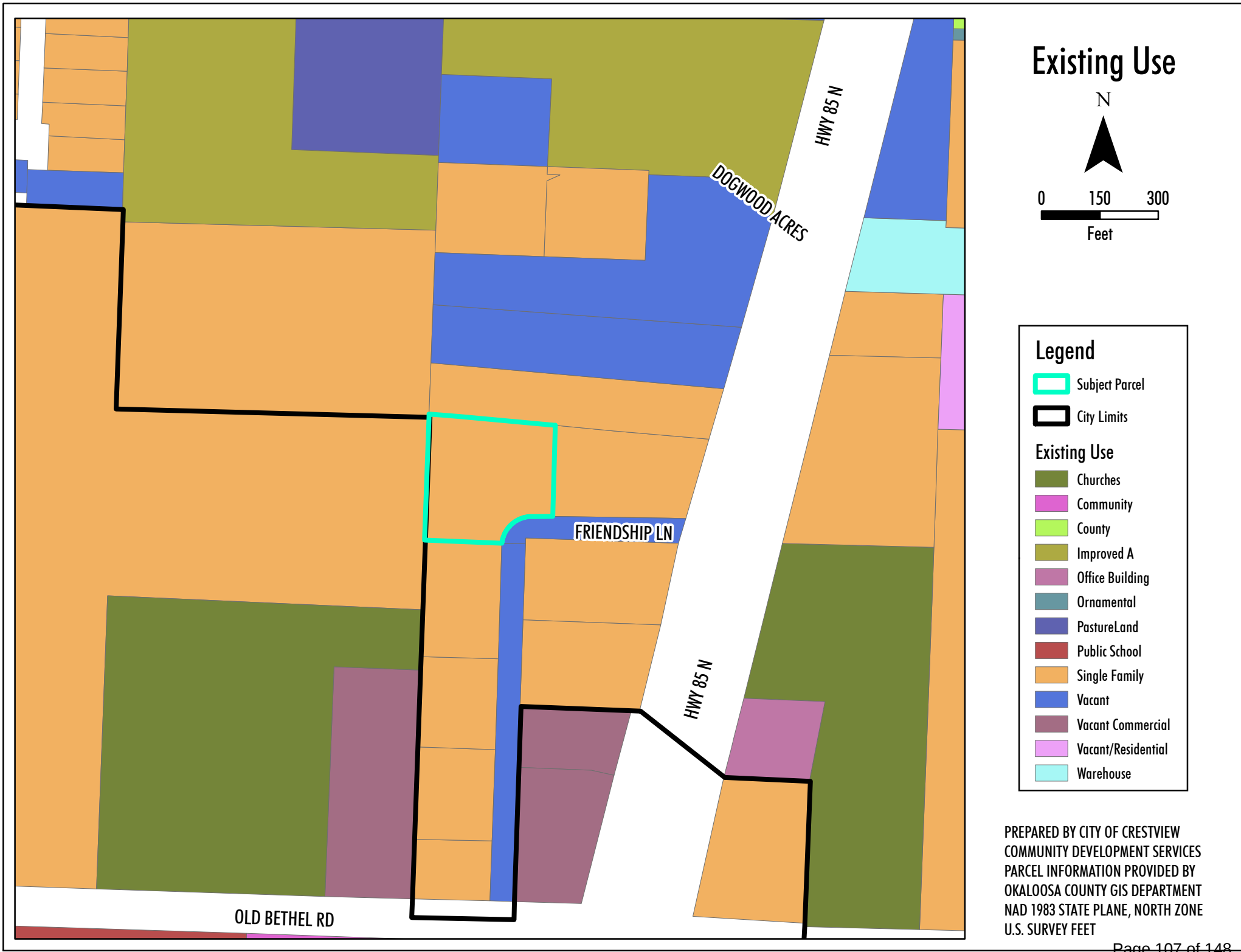
Vicinity Map



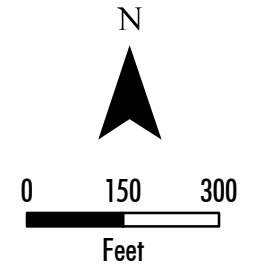
Not to Scale



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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

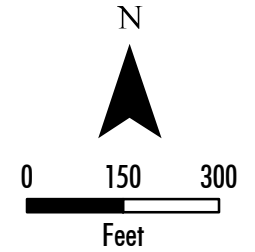
Commercial (C)

Low Density Residential (LDR)

Mixed Use (MU)

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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
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Current Zoning



Legend

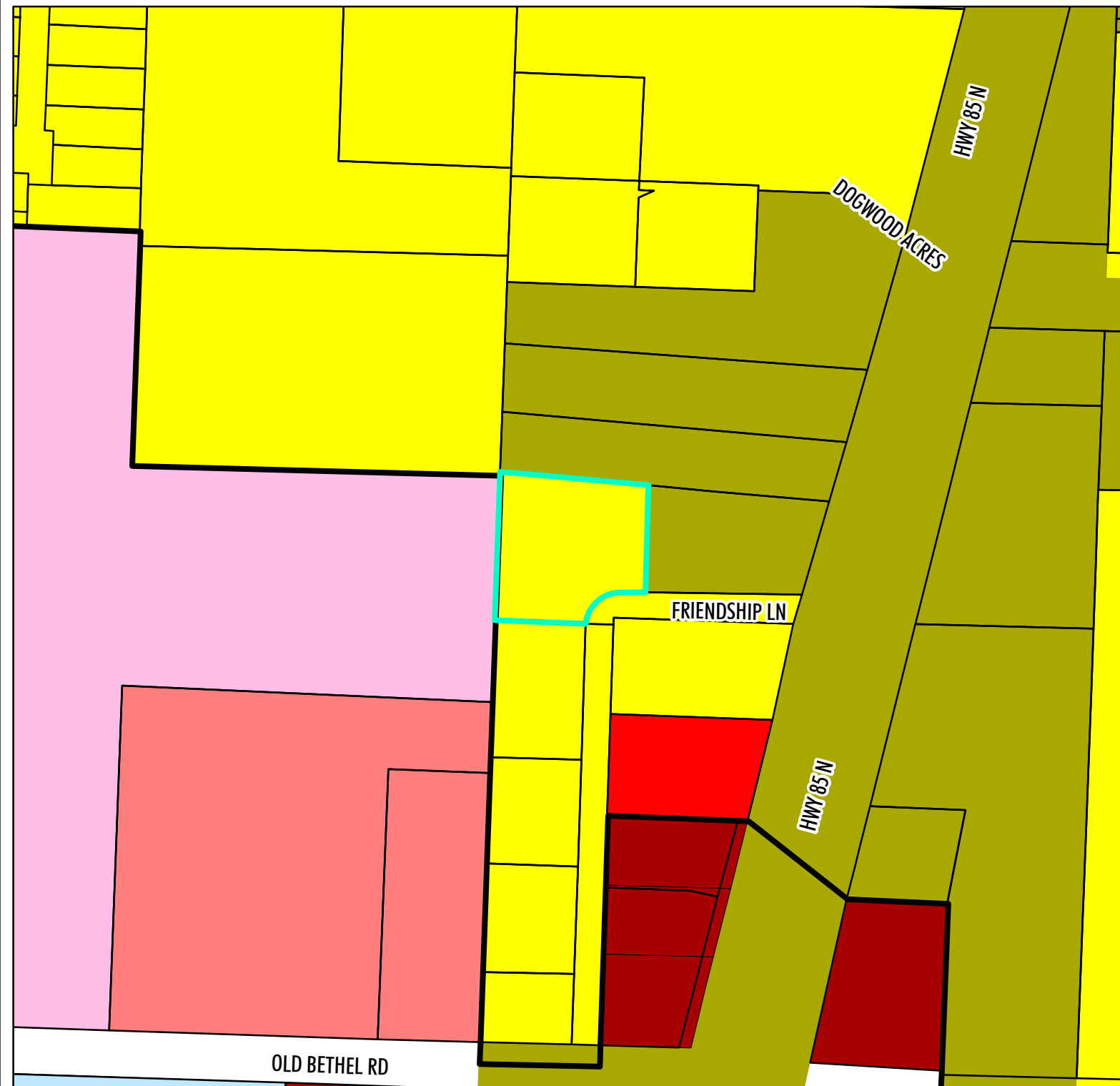
-  Subject Parcel
-  City Limits

City Zoning

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

County Zoning

-  Residential - 1 (R-1)
-  Mixed Use
-  General Commercial (C-3)



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Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

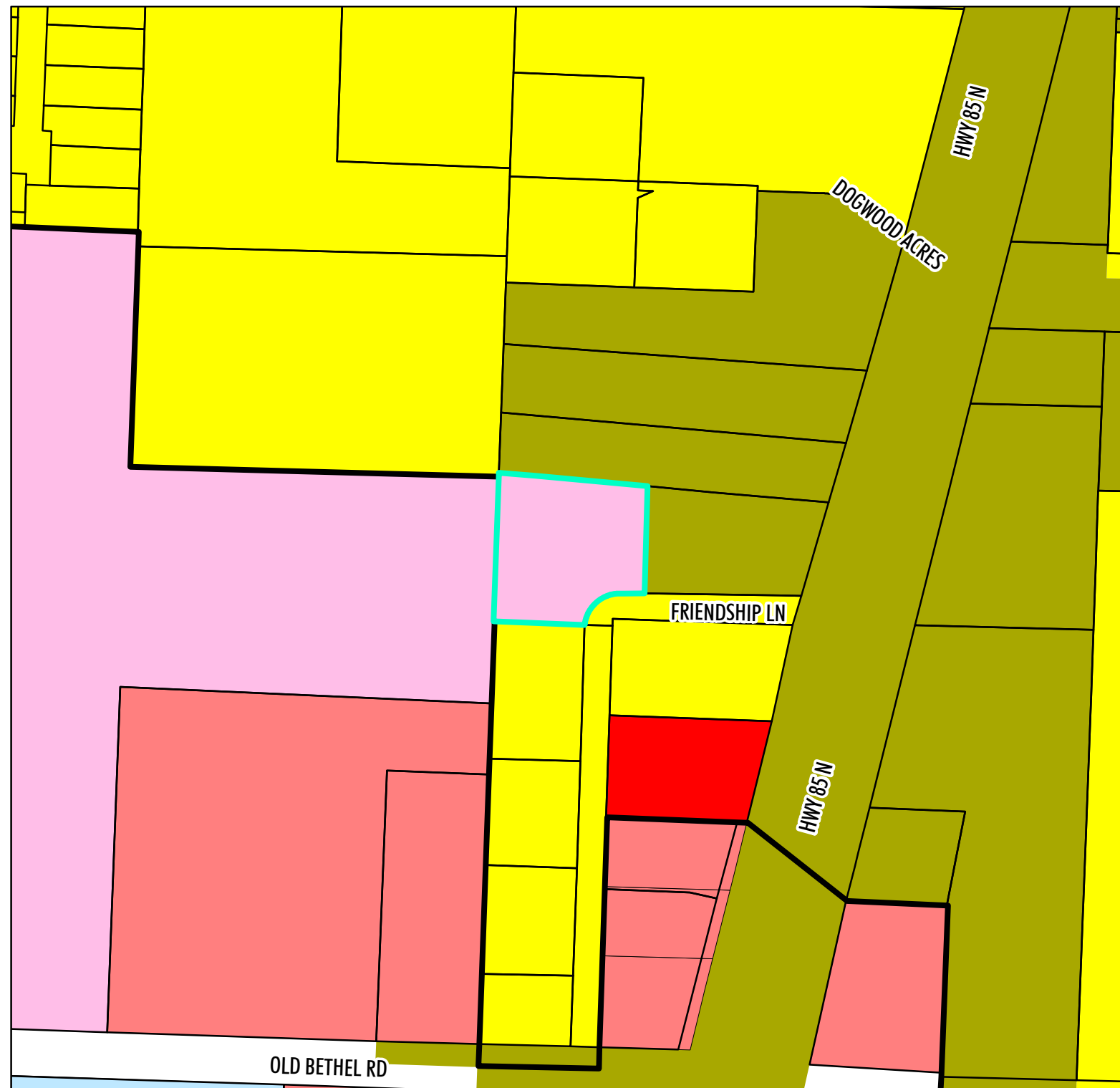
 Residential (R)

County Future Land

 Commercial (C)

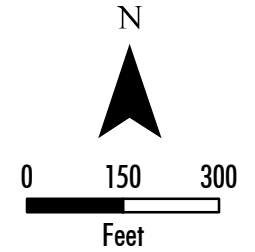
 Low Density Residential (LDR)

 Mixed Use (MU)



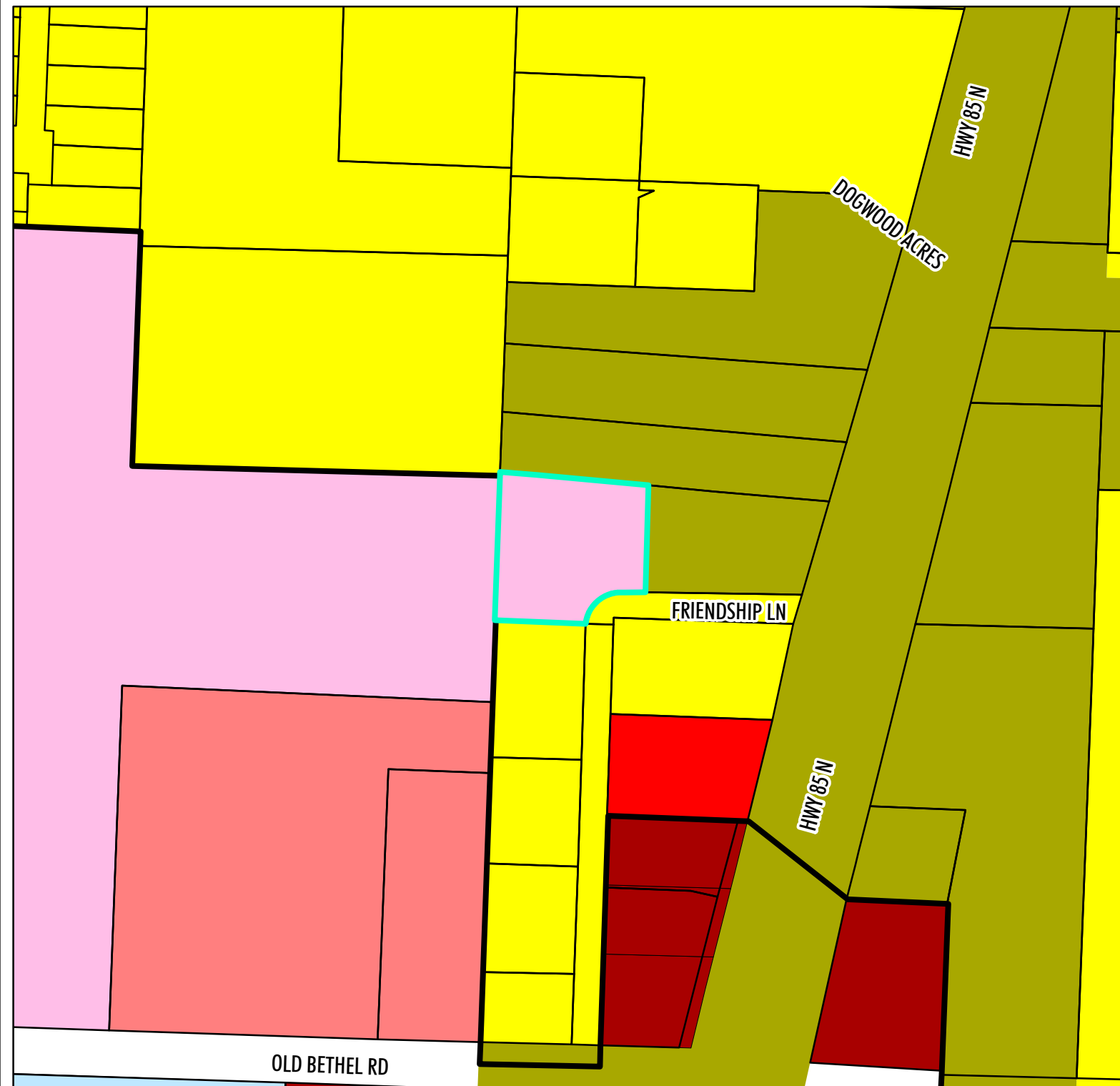
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Proposed Zoning



- 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)
 - Mixed Use (MU)
 - General Commercial (C-3)

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: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 10. Ordinance 1906 - Henderson Street Annexation

BACKGROUND:

On August 31, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 697 Henderson Street.

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 1906 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Tarpley Darryl E
322 Aplin Rd
Crestview, FL 325394950
Parcel ID: 21-3N-23-1670-0016-0080
Site Size: 1.52 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential & Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Vacant
West	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential

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

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

- The property is contiguous to the city limits;
- The property is comprised of 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 September 9, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on September 20, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1906.

Attachments

1. Exhibit Packet

ORDINANCE: 1906

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 1.52 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-23-1670-0016-0080 (Deed recorded in Book 1522, page 1665, dated September 1, 1989)

North 220 feet of Lots 6-8, both inclusive Block 16, Morris Addition to Crestview, according to plat thereof on file in Plat Book 1, Page 133, in the office of the Clerk of Circuit Court, 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.

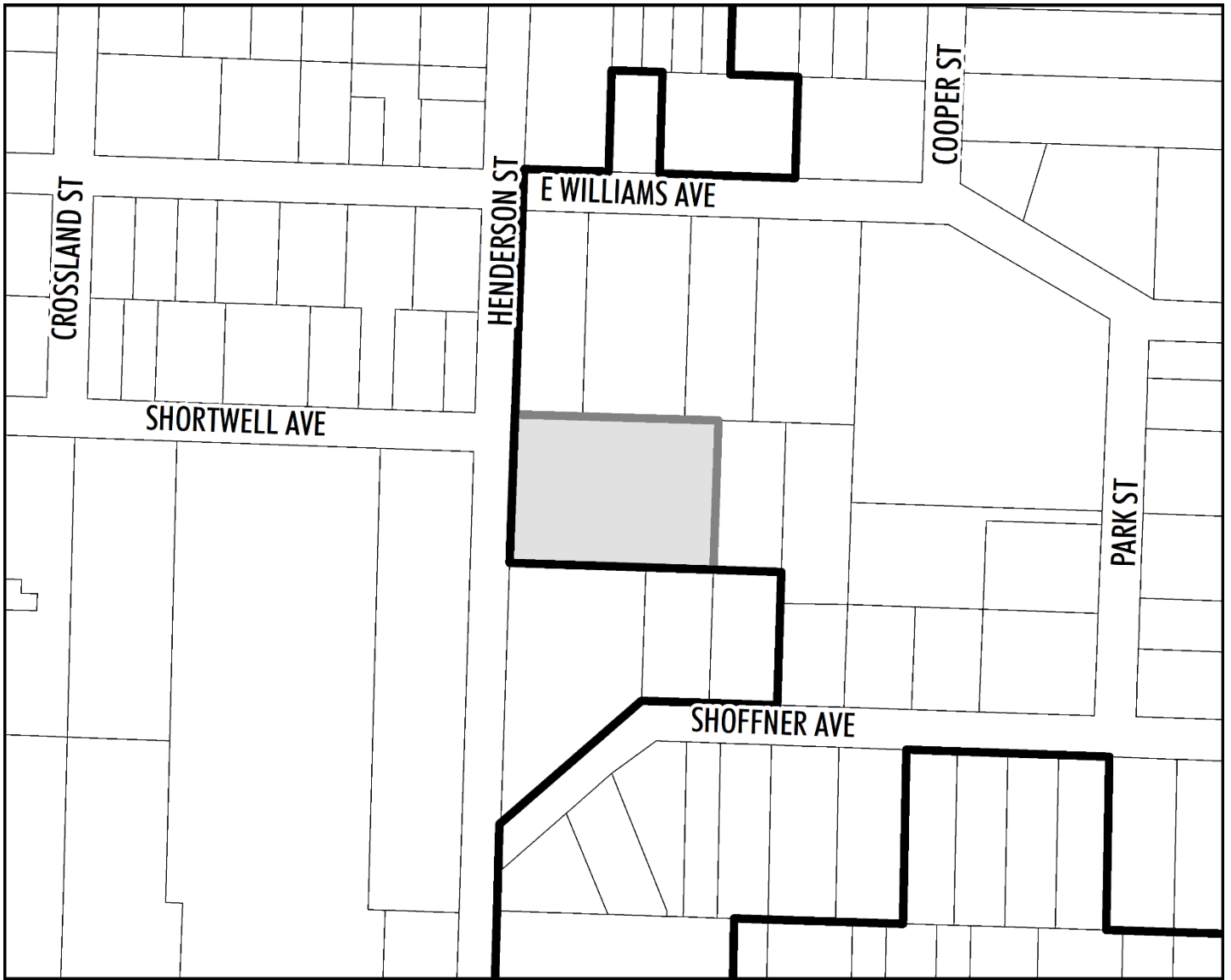
Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

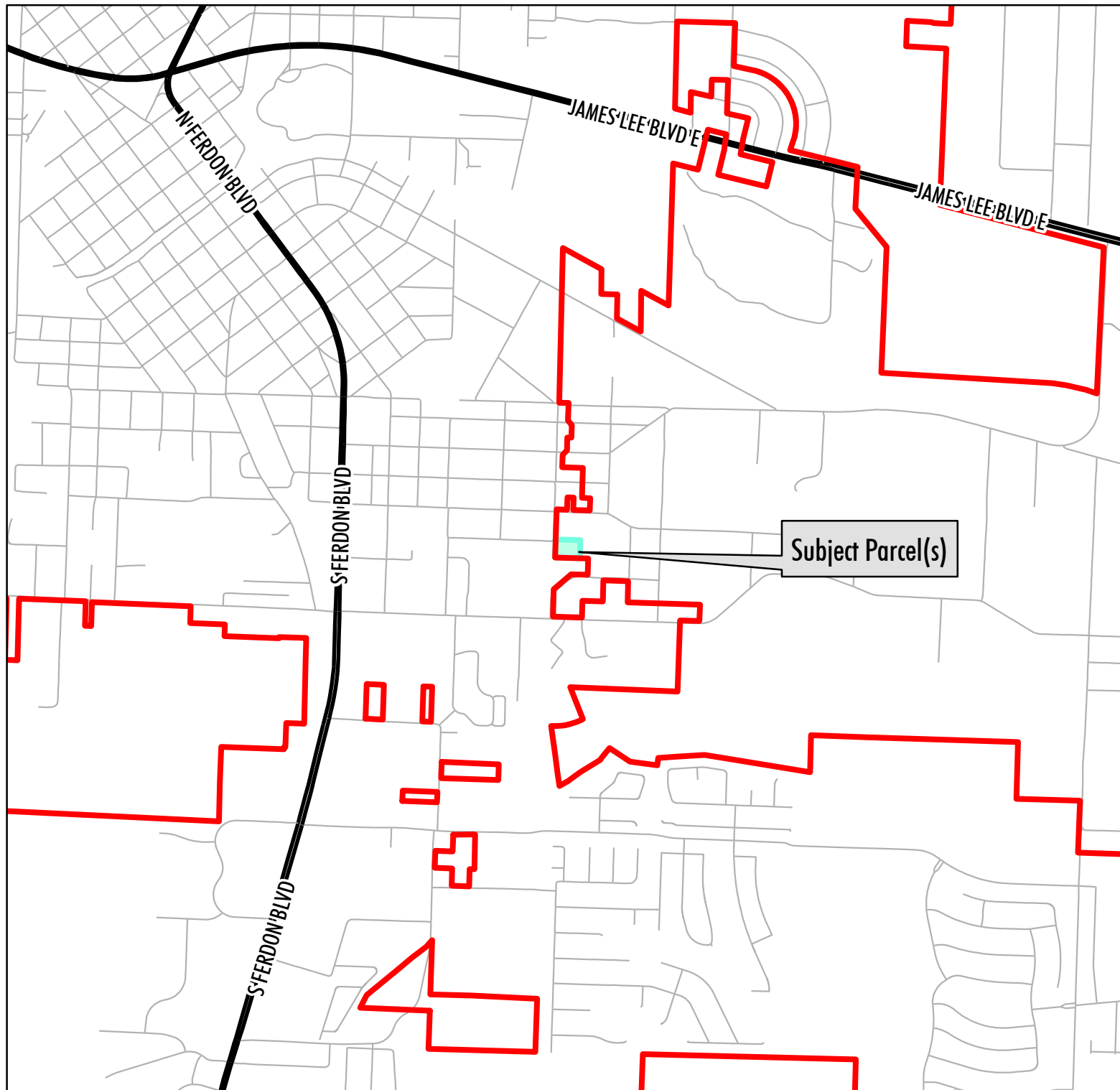
J. B. Whitten
Mayor



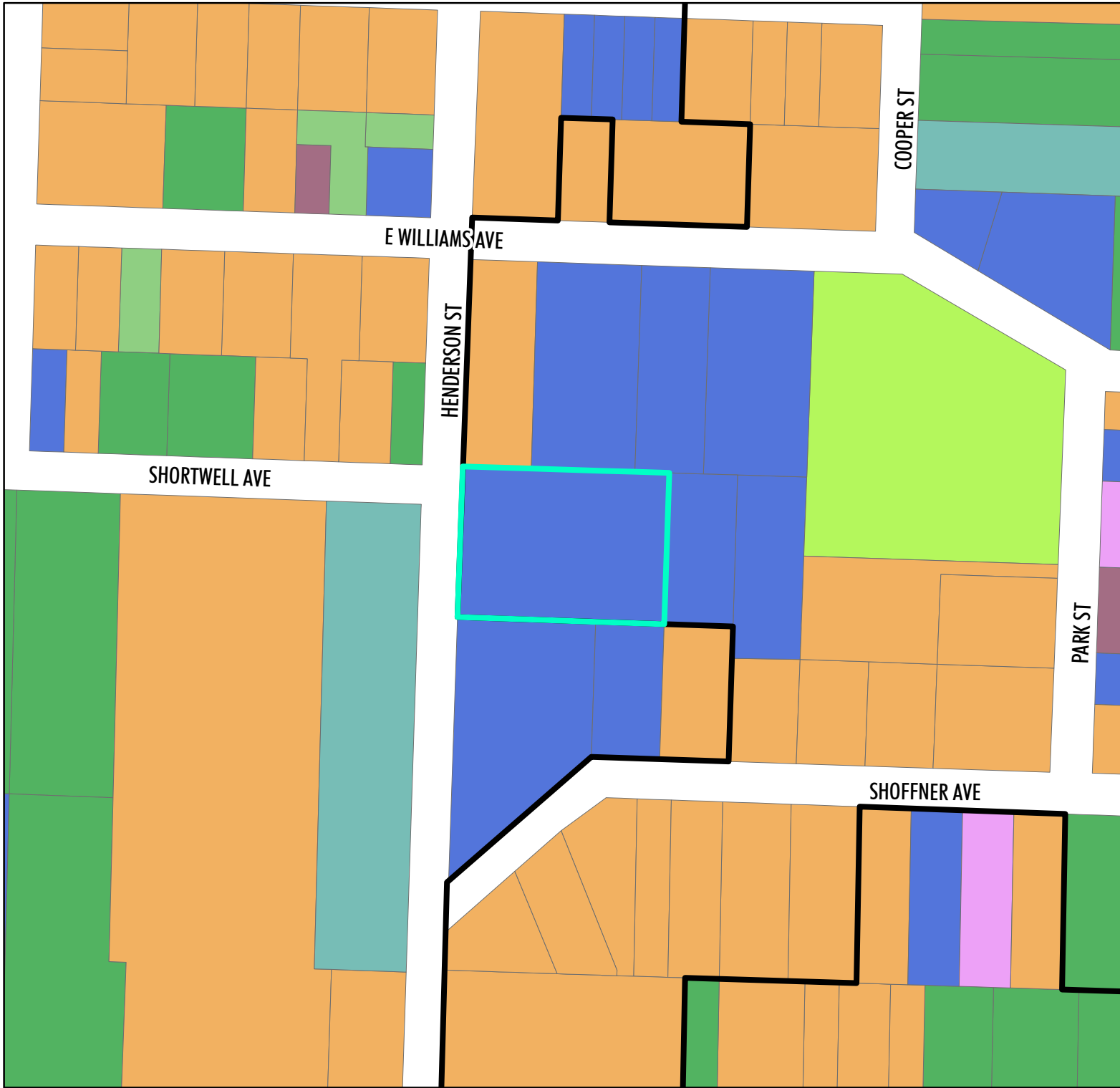
Vicinity Map



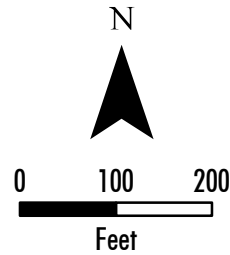
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use**
 - County
 - Manufactured Home
 - Mobile Home
 - Multi-Family
 - Single Family
 - Vacant
 - Vacant Commercial
 - Vacant/Residential

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

Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

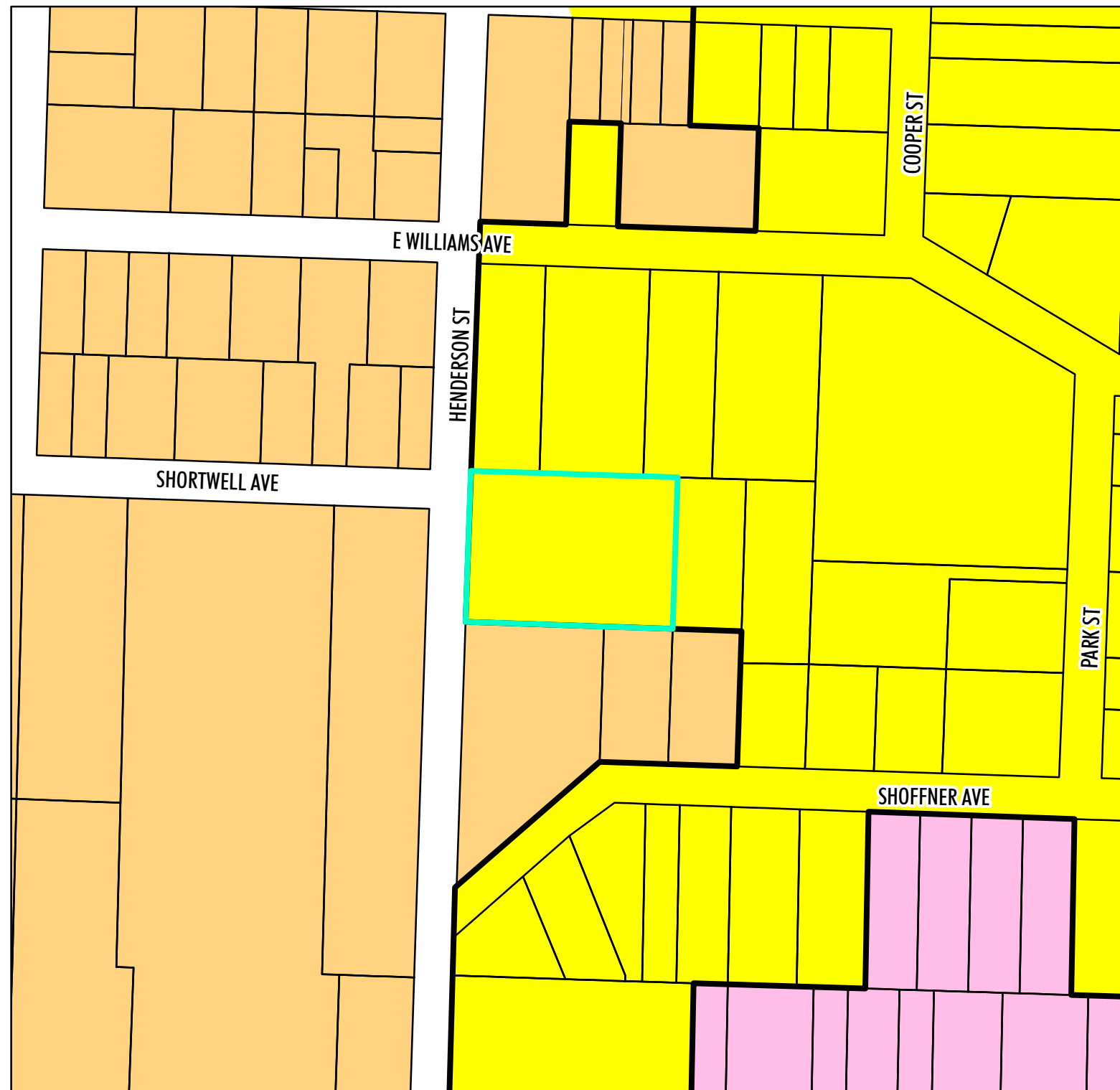
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

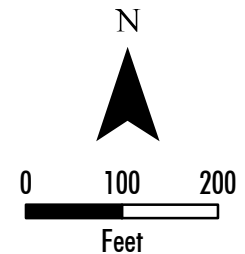
County Future Land Use

 Low Density Residential (LDR)



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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
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Current Zoning



Legend

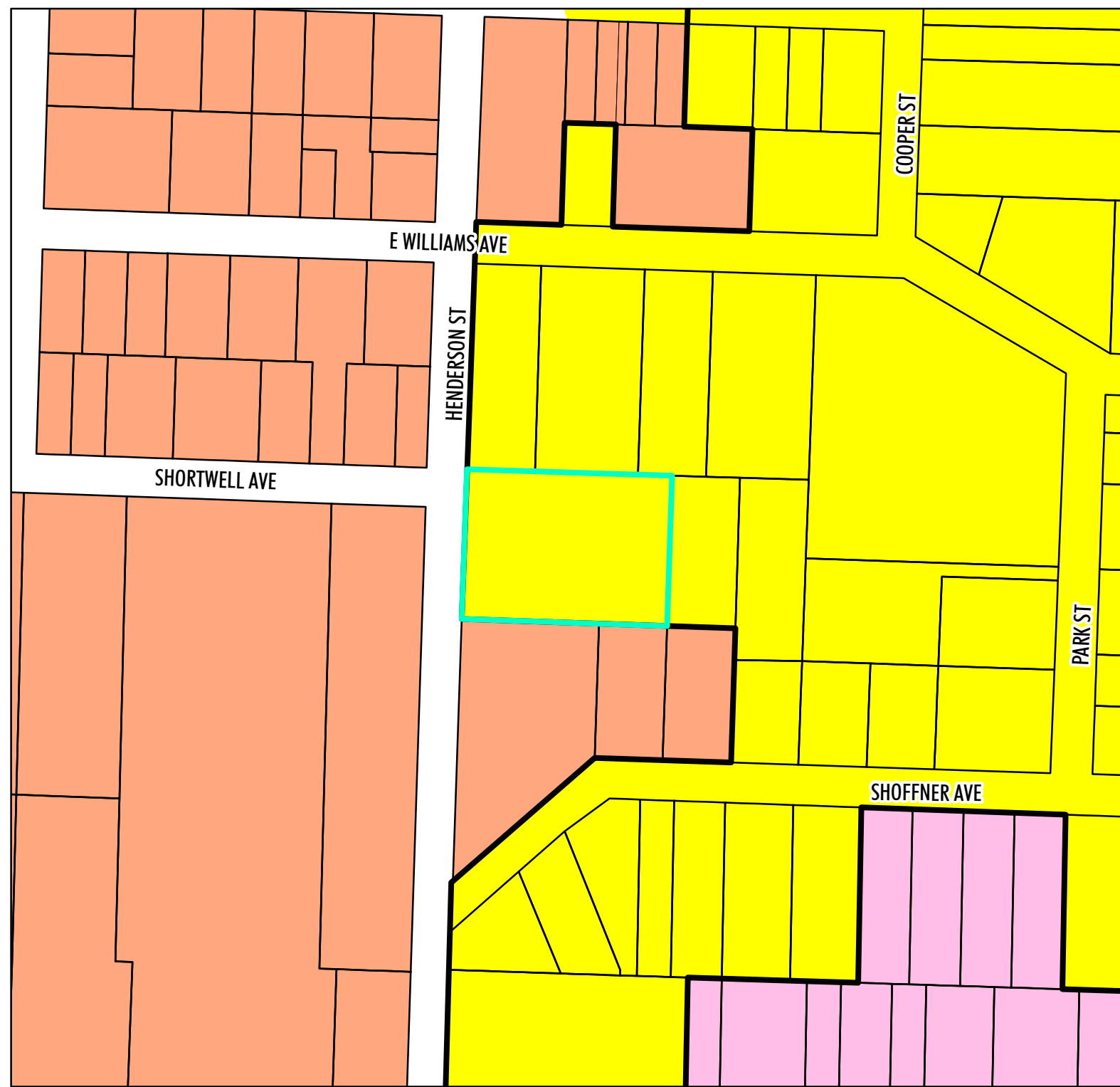
- Subject Parcel
- City Limits

City Zoning

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

County Zoning

- Residential - 1 (R-1)



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

Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

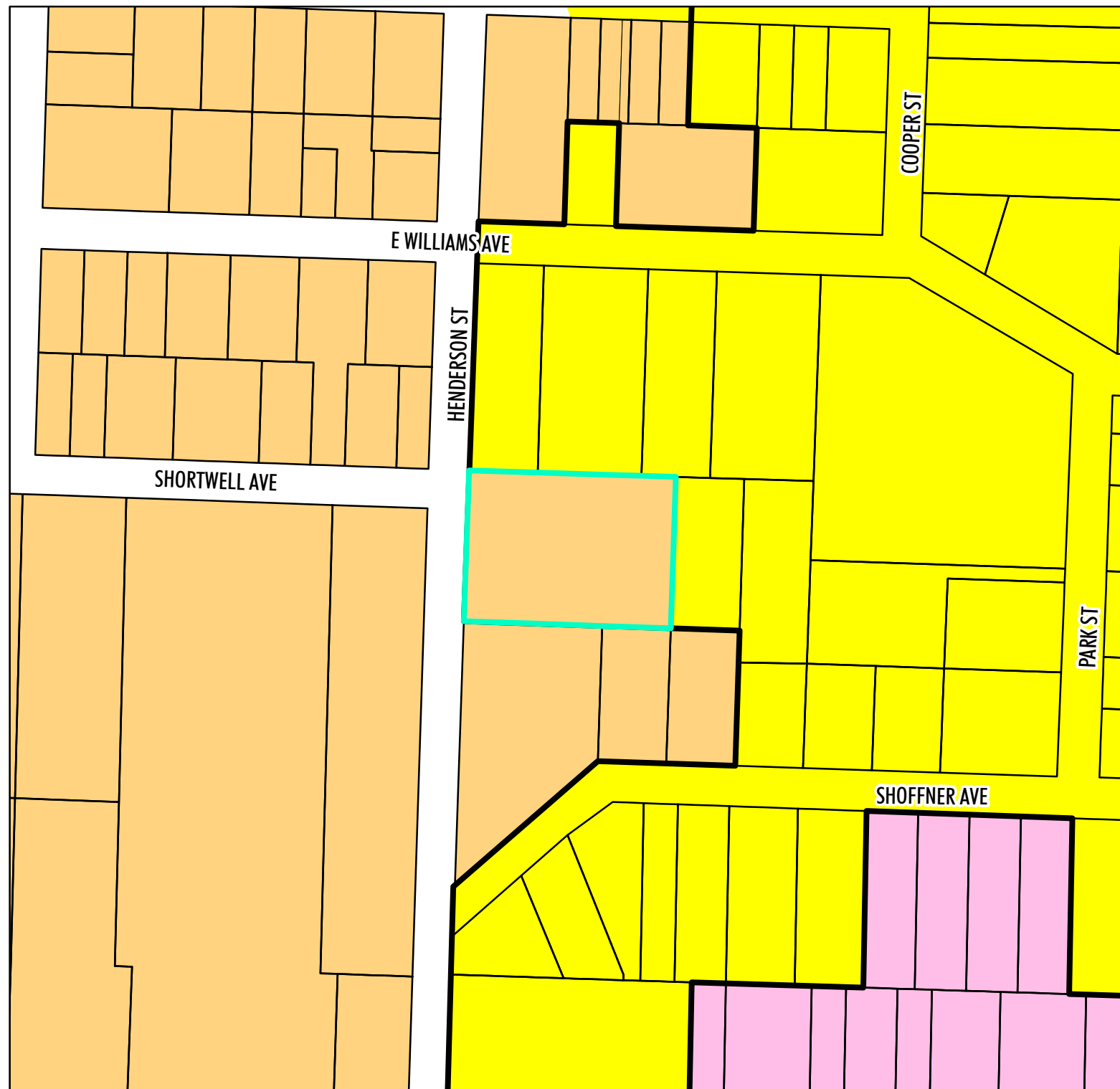
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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

Proposed Zoning



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

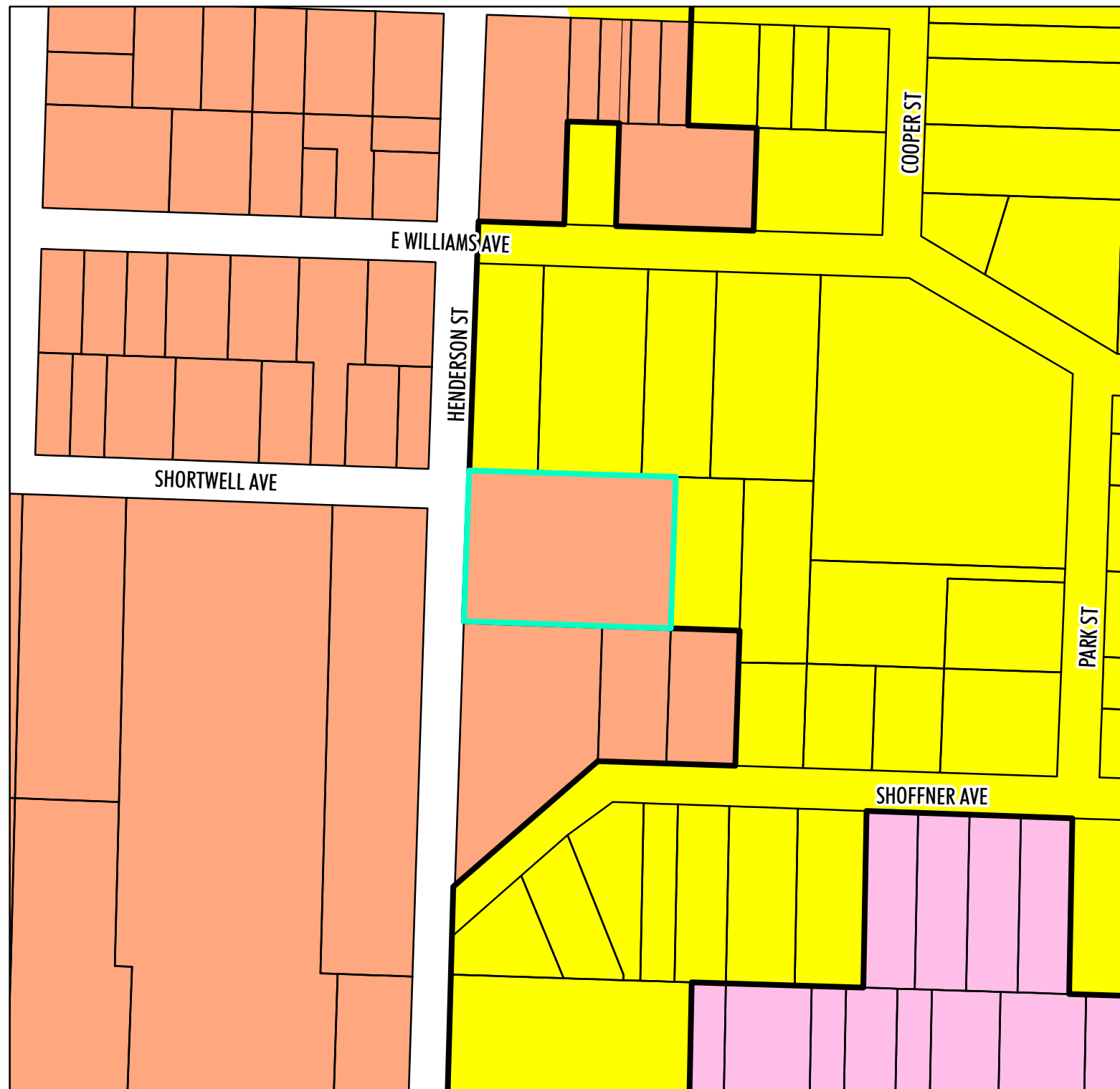
City Zoning

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

County Zoning

-  Residential - 1 (R-1)

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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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 11. Ordinance 1907 - Henderson Street Comprehensive Plan Amendment

BACKGROUND:

On August 31, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 697 Henderson Street.

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 1907 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Tarpley Darryl E
322 Aplin Rd
Crestview, FL 325394950
Parcel ID: 21-3N-23-1670-0016-0080
Site Size: 1.52 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential & Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Vacant
West	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1907.

Attachments

1. Exhibit Packet

ORDINANCE: 1907

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 1.52 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 1.52 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 1.52 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 1.52 acres, more or less, is known as Parcel 21-3N-23-1670-0016-0080 and commonly described as:

North 220 feet of Lots 6-8, both inclusive Block 16, Morris Addition to Crestview, according to plat thereof on file in Plat Book 1, Page 133, in the office of the Clerk of Circuit Court, Okaloosa County, Florida.

The Residential (R) Future Land Use Category is hereby imposed on Parcel 21-3N-23-1670-0016-0080. 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-23-1670-0016-0080 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 14th day of November, 2022.

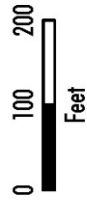
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

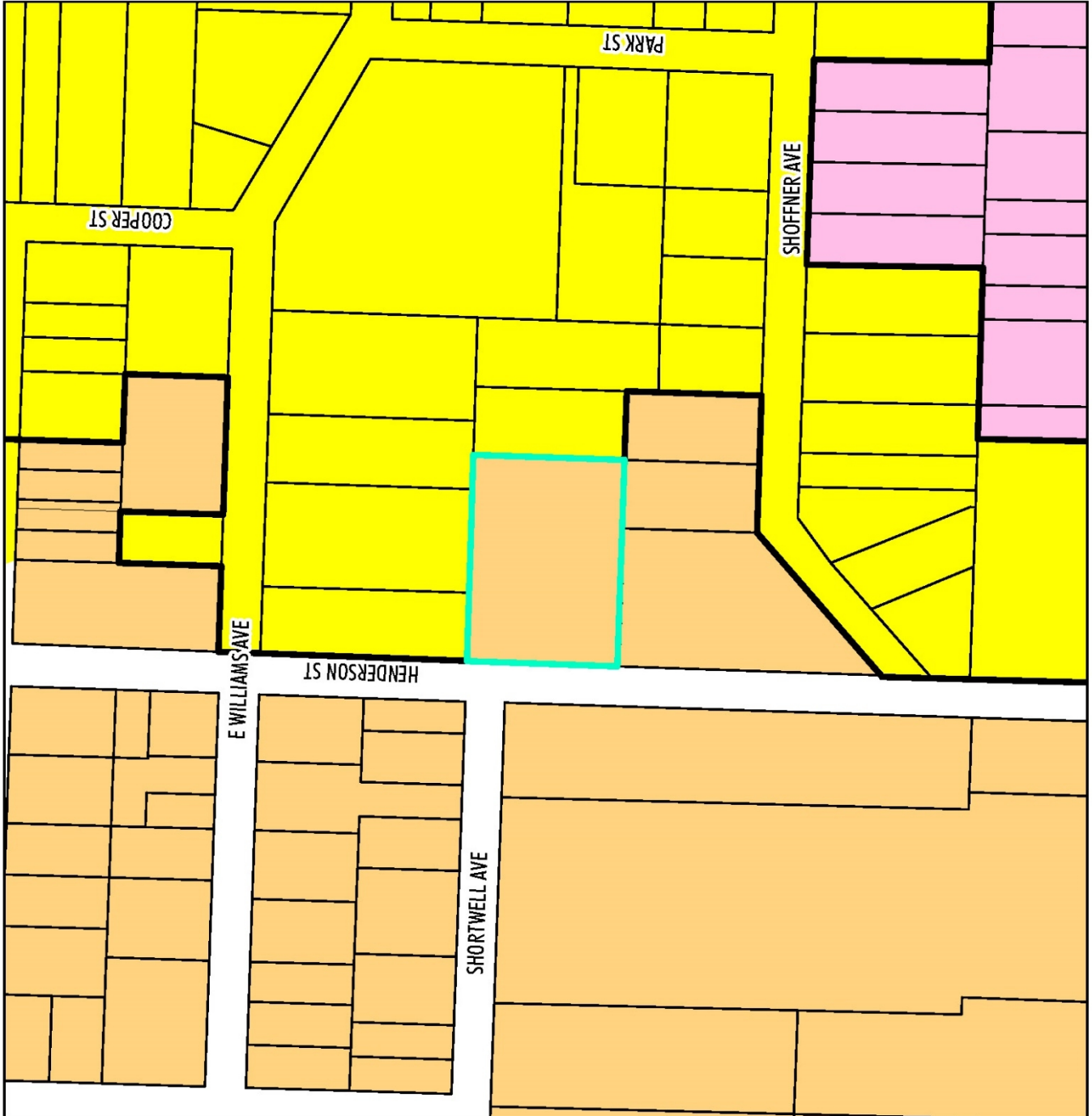
Public Lands (PL)

Residential (R)

County Future Land Use

Low Density Residential (LDR)

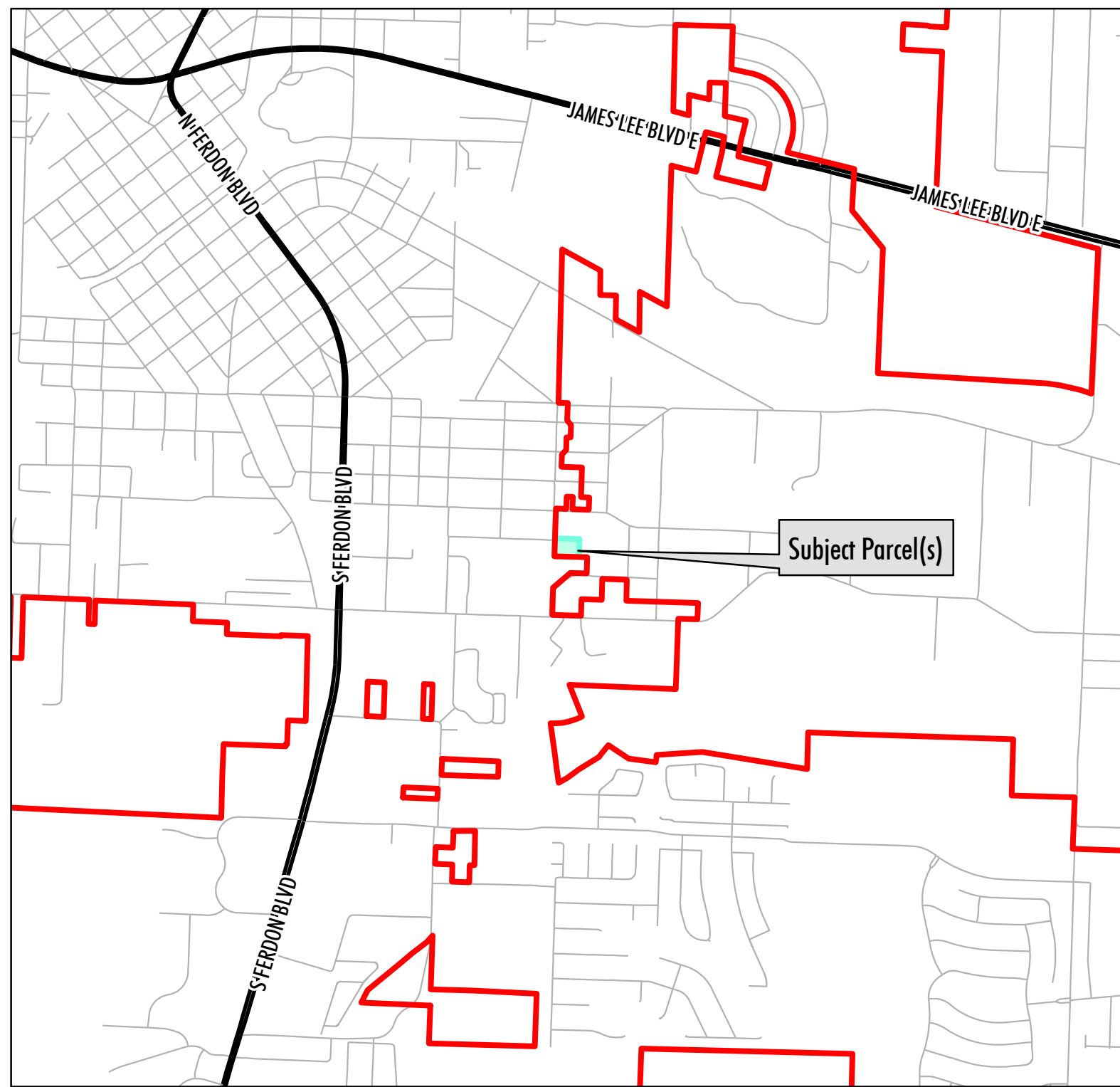
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



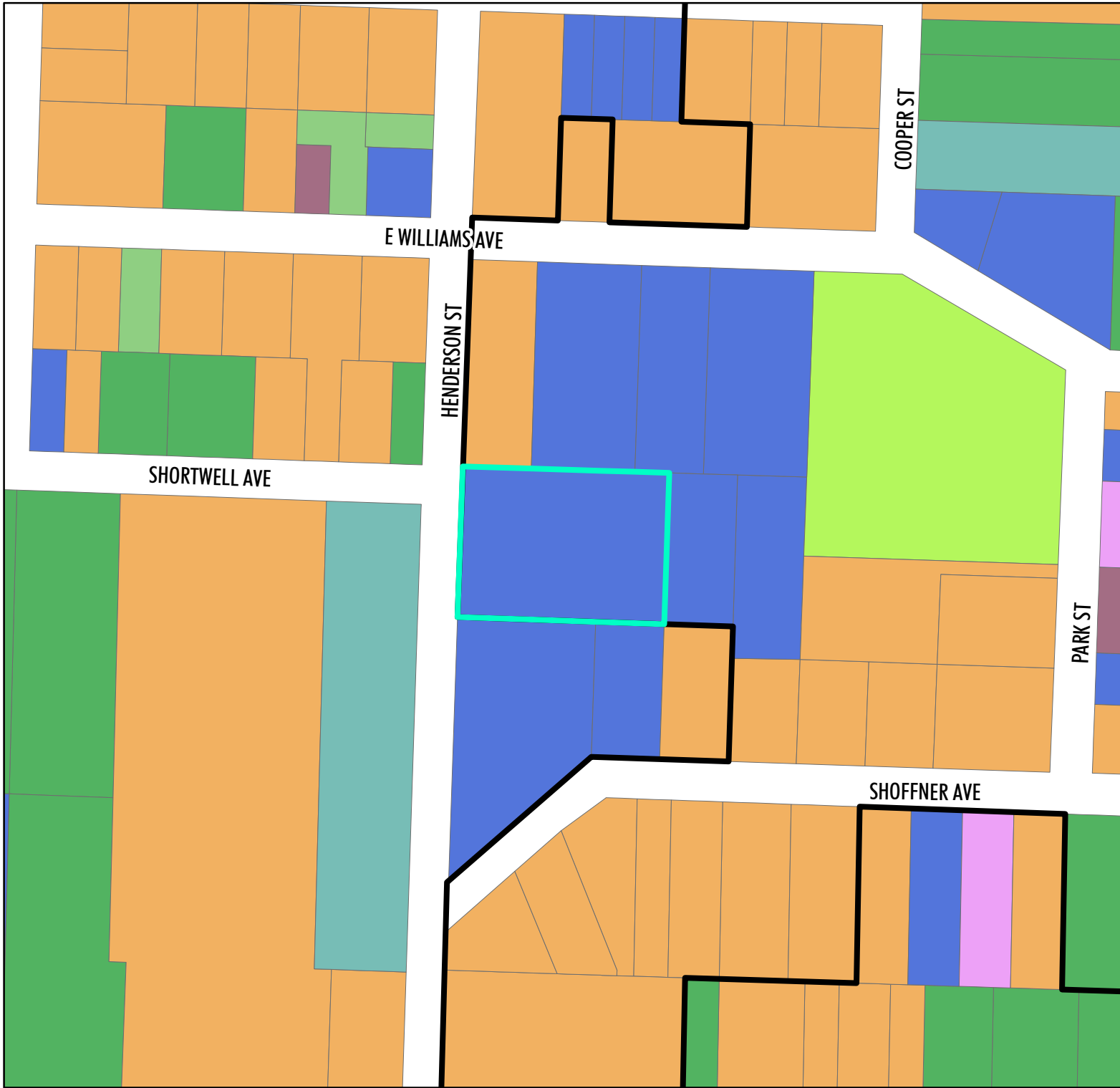
Vicinity Map



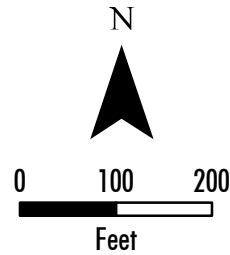
Not to Scale



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U.S. SURVEY FEET



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use**
 - County
 - Manufactured Home
 - Mobile Home
 - Multi-Family
 - Single Family
 - Vacant
 - Vacant Commercial
 - Vacant/Residential

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U.S. SURVEY FEET

Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

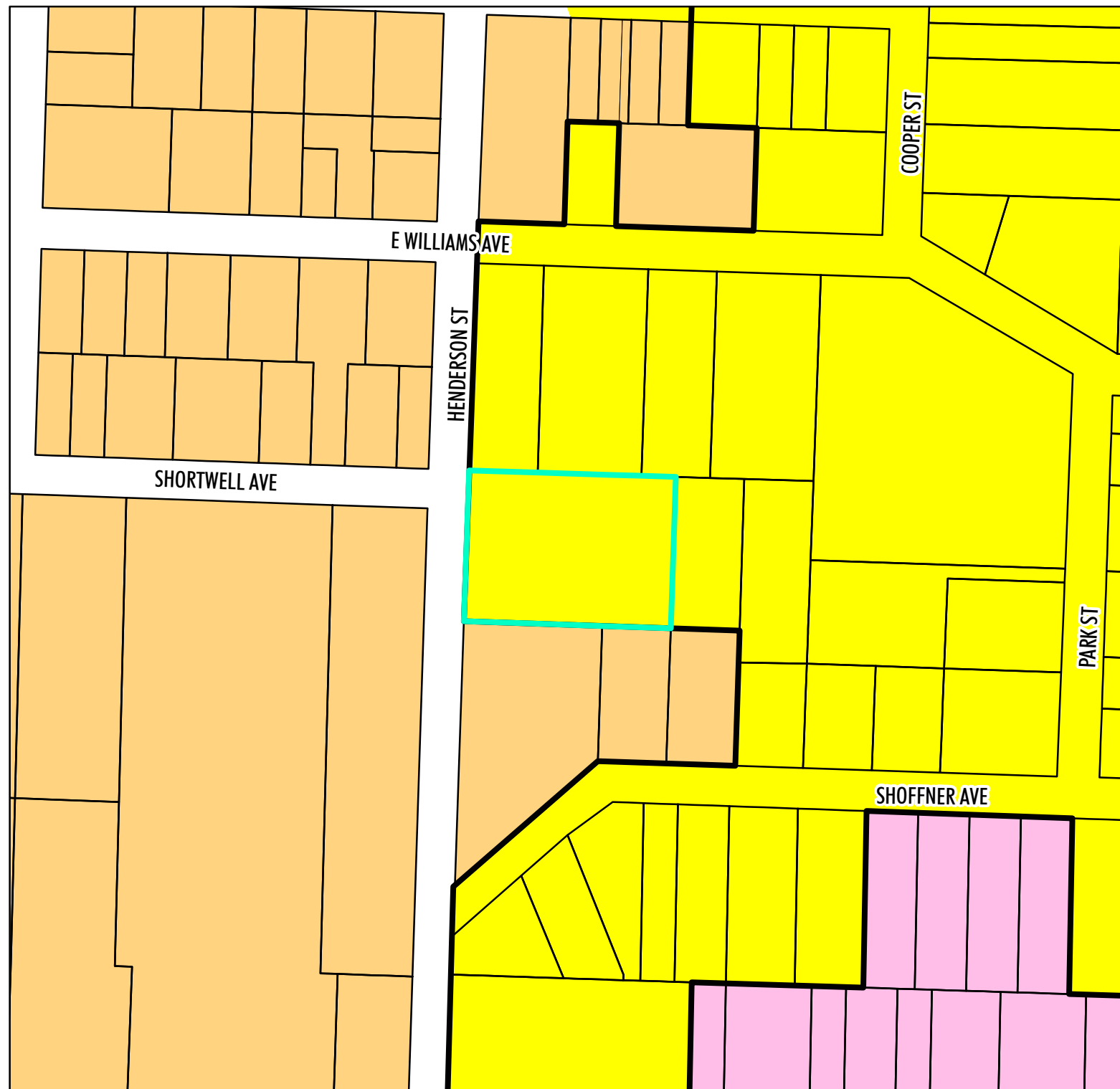
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

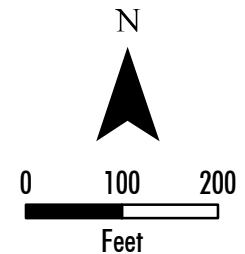
County Future Land Use

 Low Density Residential (LDR)



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Current Zoning



Legend

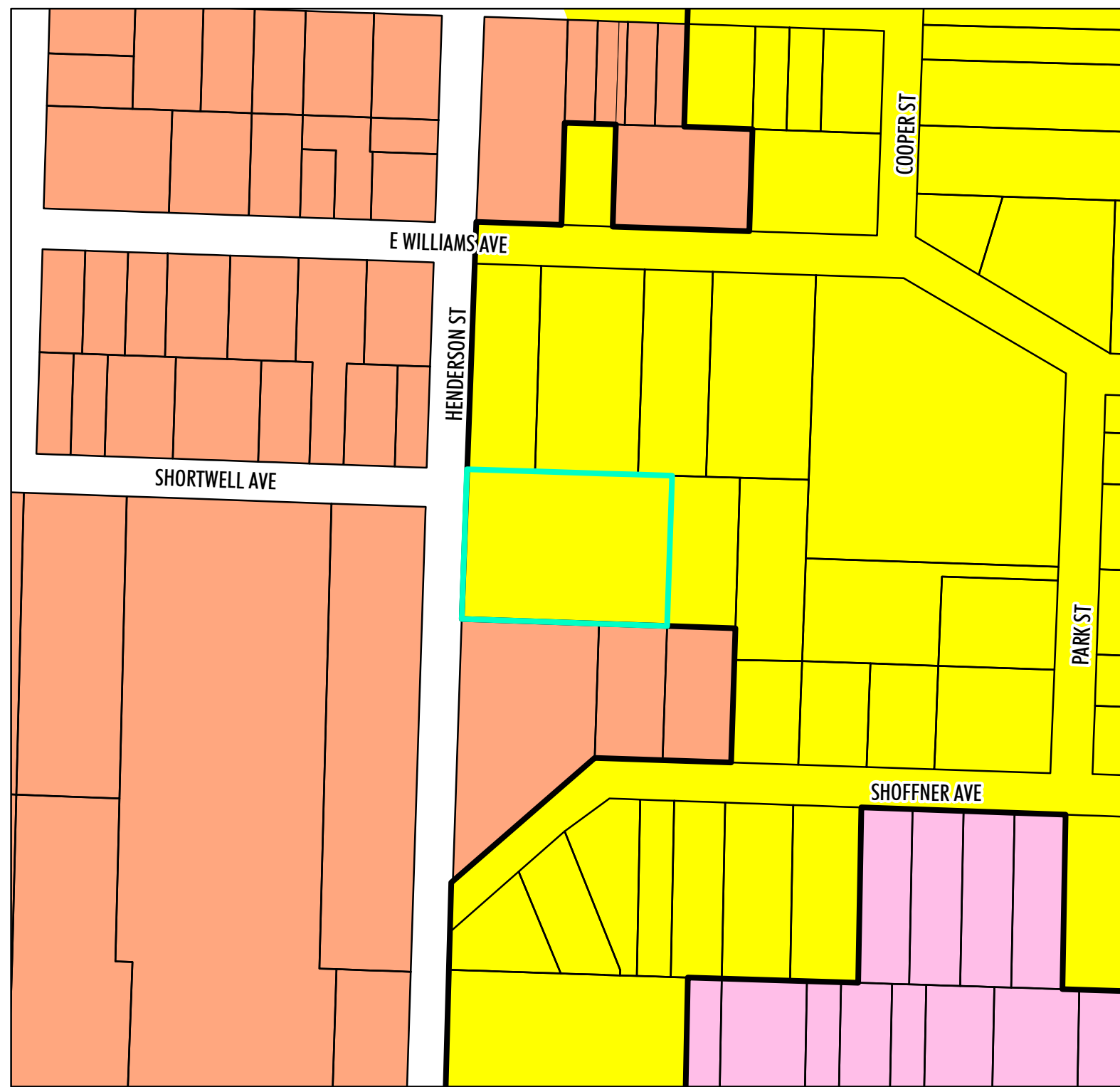
- Subject Parcel
- City Limits

City Zoning

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

County Zoning

- Residential - 1 (R-1)



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Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

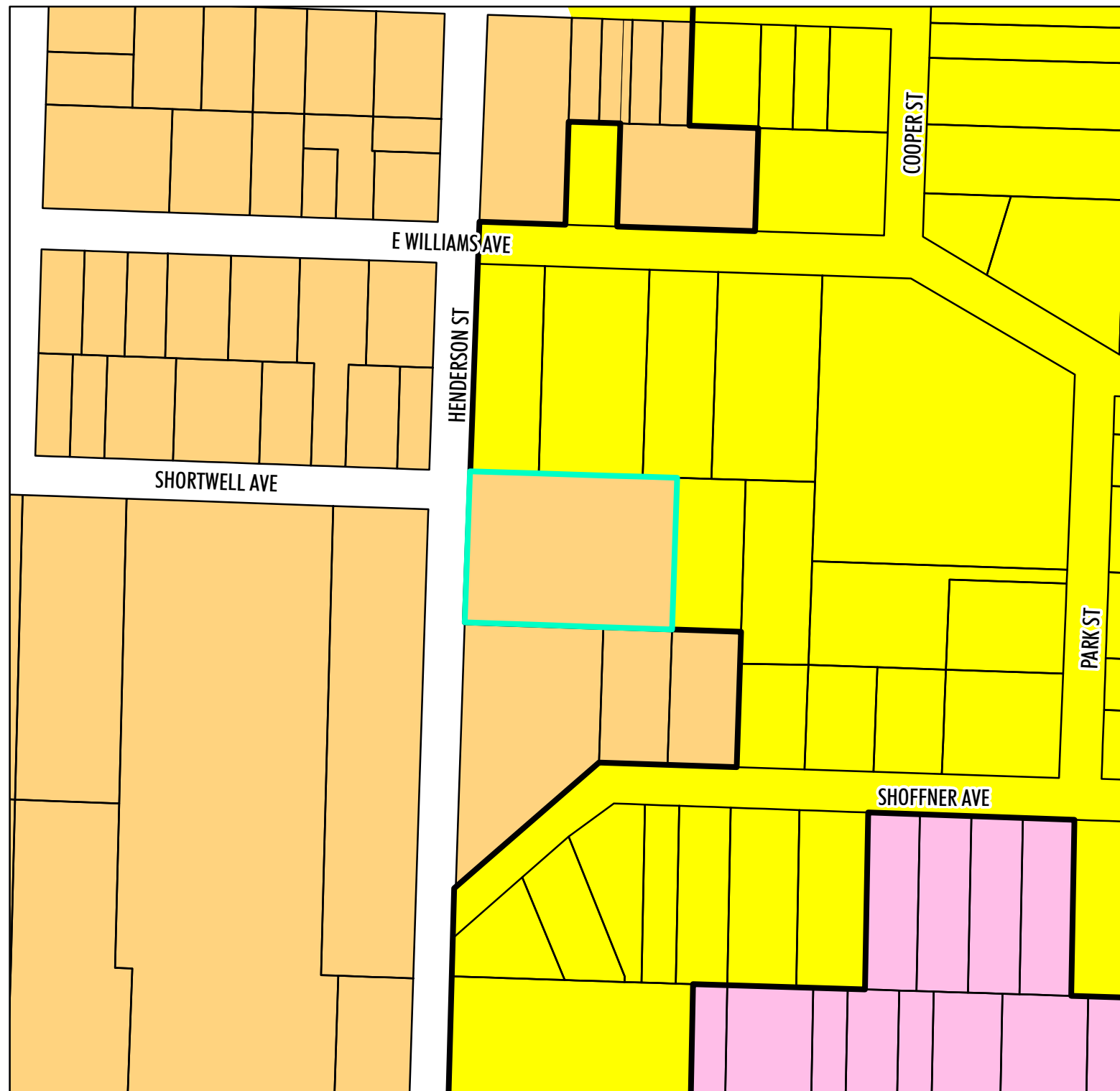
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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U.S. SURVEY FEET

Proposed Zoning



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

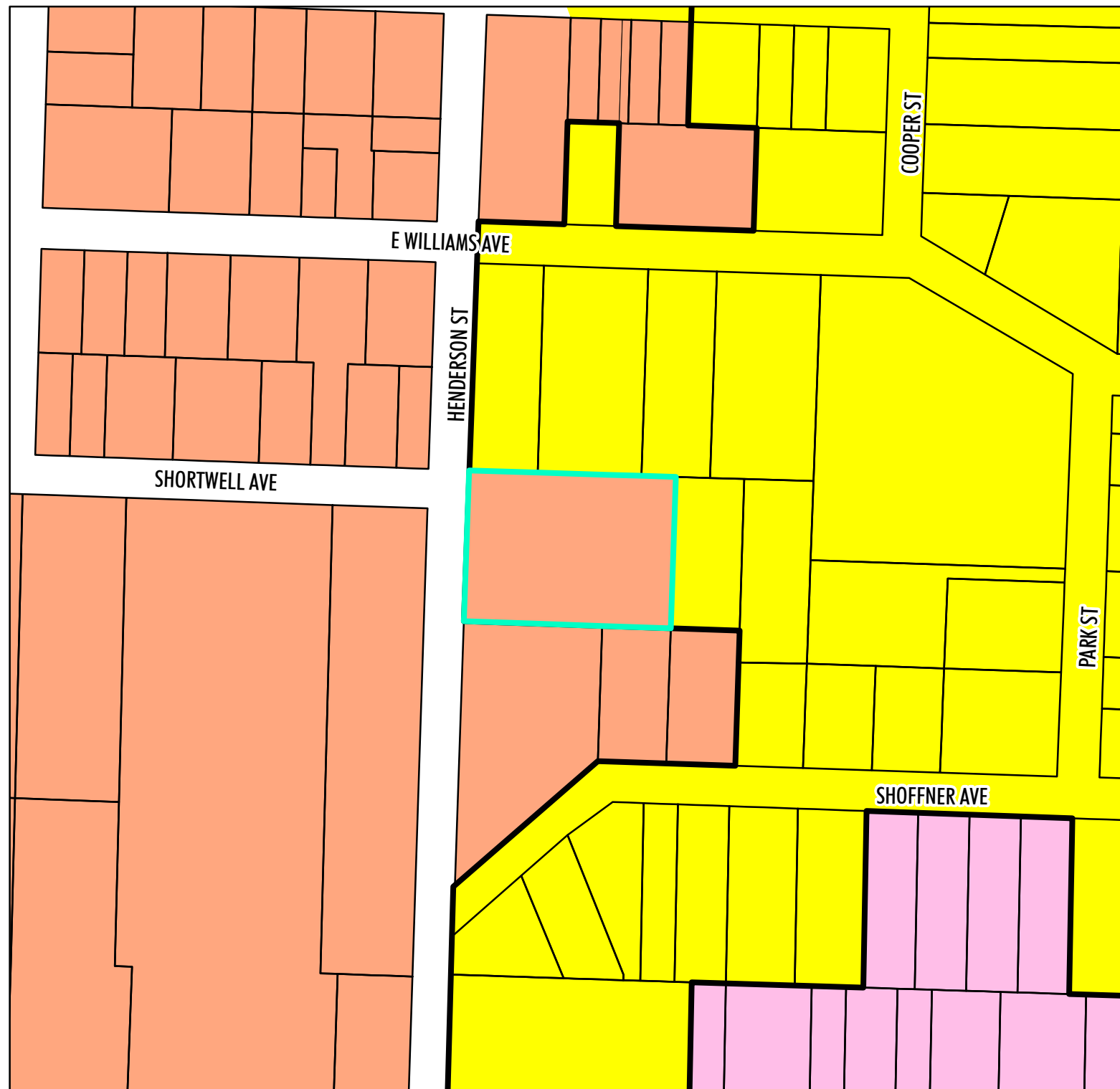
City Zoning

-  Single Family Estate Dwelling District (R-1E)
-  Single Family Low Density District (R-1)
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-  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)

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PARCEL INFORMATION PROVIDED BY
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U.S. SURVEY FEET





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 3, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/28/2022
SUBJECT: 12. Ordinance 1908 - Henderson Street Rezoning

BACKGROUND:

On August 31, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 697 Henderson Street.

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 1908 on October 10, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Tarpley Darryl E
322 Aplin Rd
Crestview, FL 325394950
Parcel ID: 21-3N-23-1670-0016-0080
Site Size: 1.52 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential & Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Vacant

West	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential
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The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for residential use.

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 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 1908.

Attachments

1. Exhibit Packet

ORDINANCE: 1908

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.52 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 1.52 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 1.52 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 1907, is hereby rezoned to Single and Multi-Family Density Dwelling District (R-3) to wit:

PIN # 21-3N-23-1670-0016-0080

North 220 feet of Lots 6-8, both inclusive Block 16, Morris Addition to Crestview, according to plat thereof on file in Plat Book 1, Page 133, in the office of the Clerk of Circuit Court, 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 # 1907 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

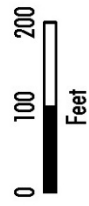
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Zoning



Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

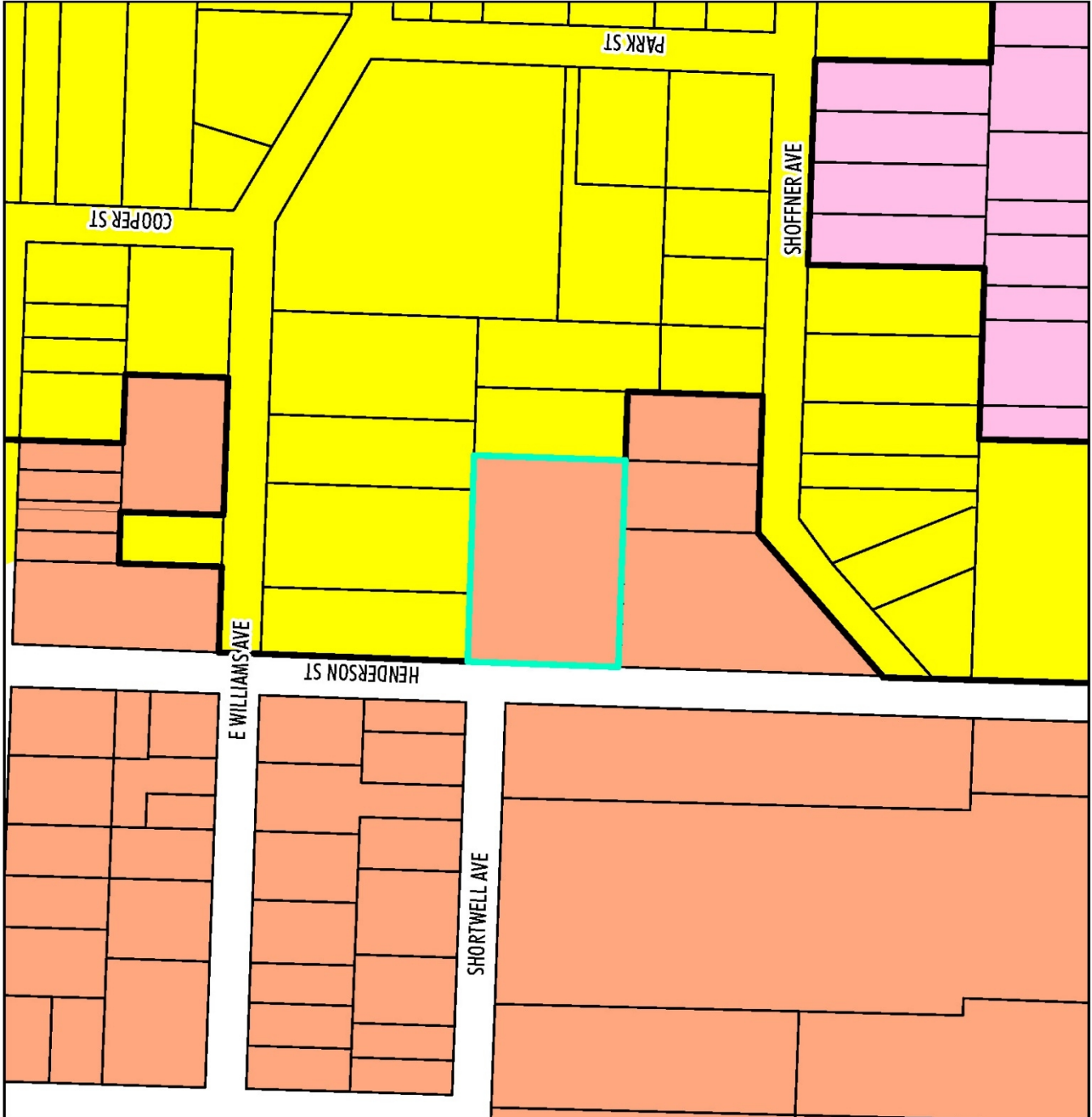
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

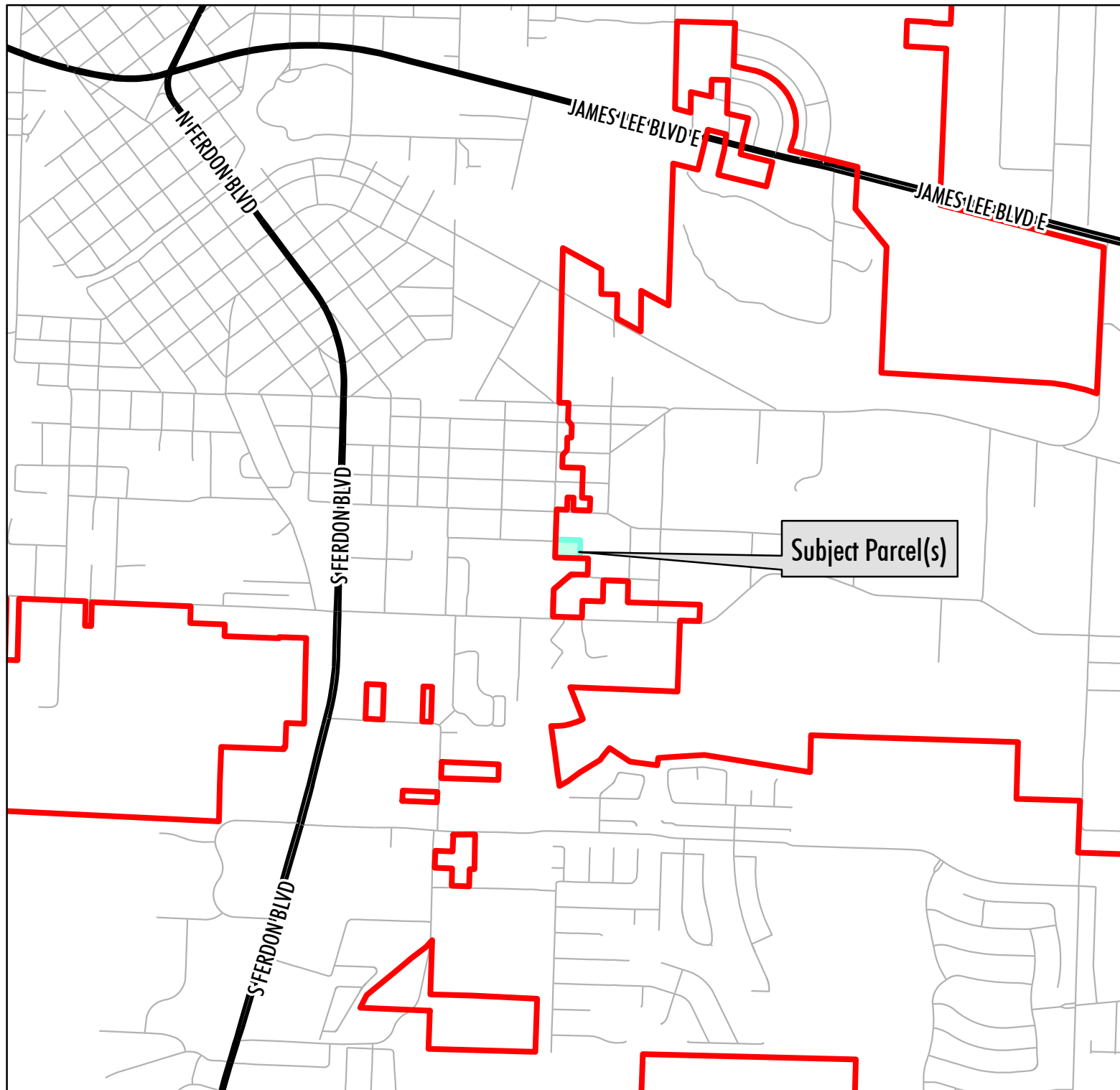
PREPARED BY CITY OF CRESTVIEW
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U.S. SURVEY FEET



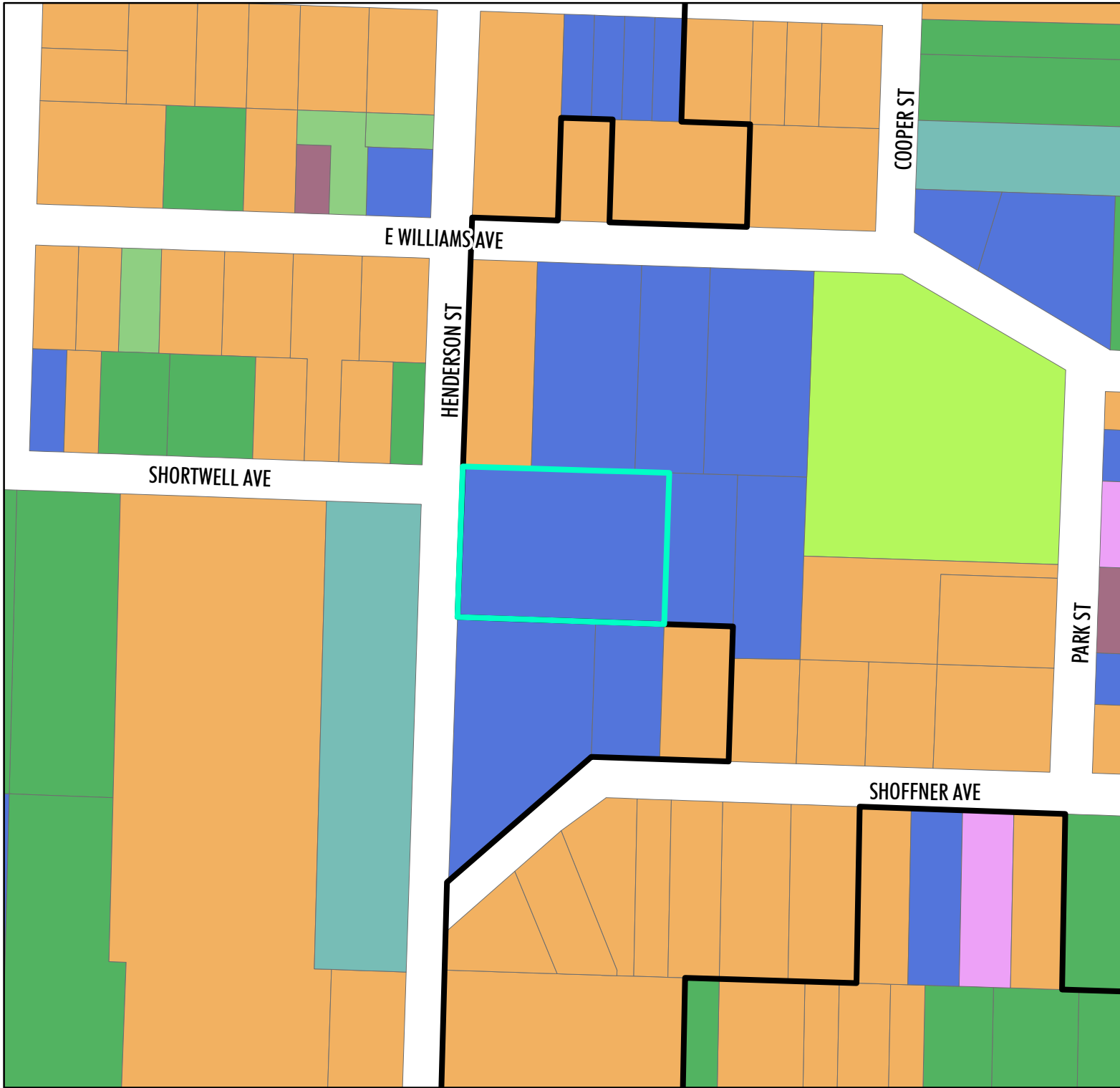
Vicinity Map



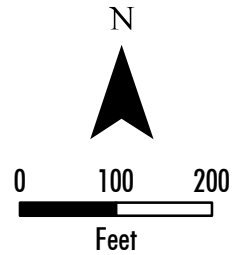
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COMMUNITY DEVELOPMENT SERVICES
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use**
 - County
 - Manufactured Home
 - Mobile Home
 - Multi-Family
 - Single Family
 - Vacant
 - Vacant Commercial
 - Vacant/Residential

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COMMUNITY DEVELOPMENT SERVICES
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U.S. SURVEY FEET

Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

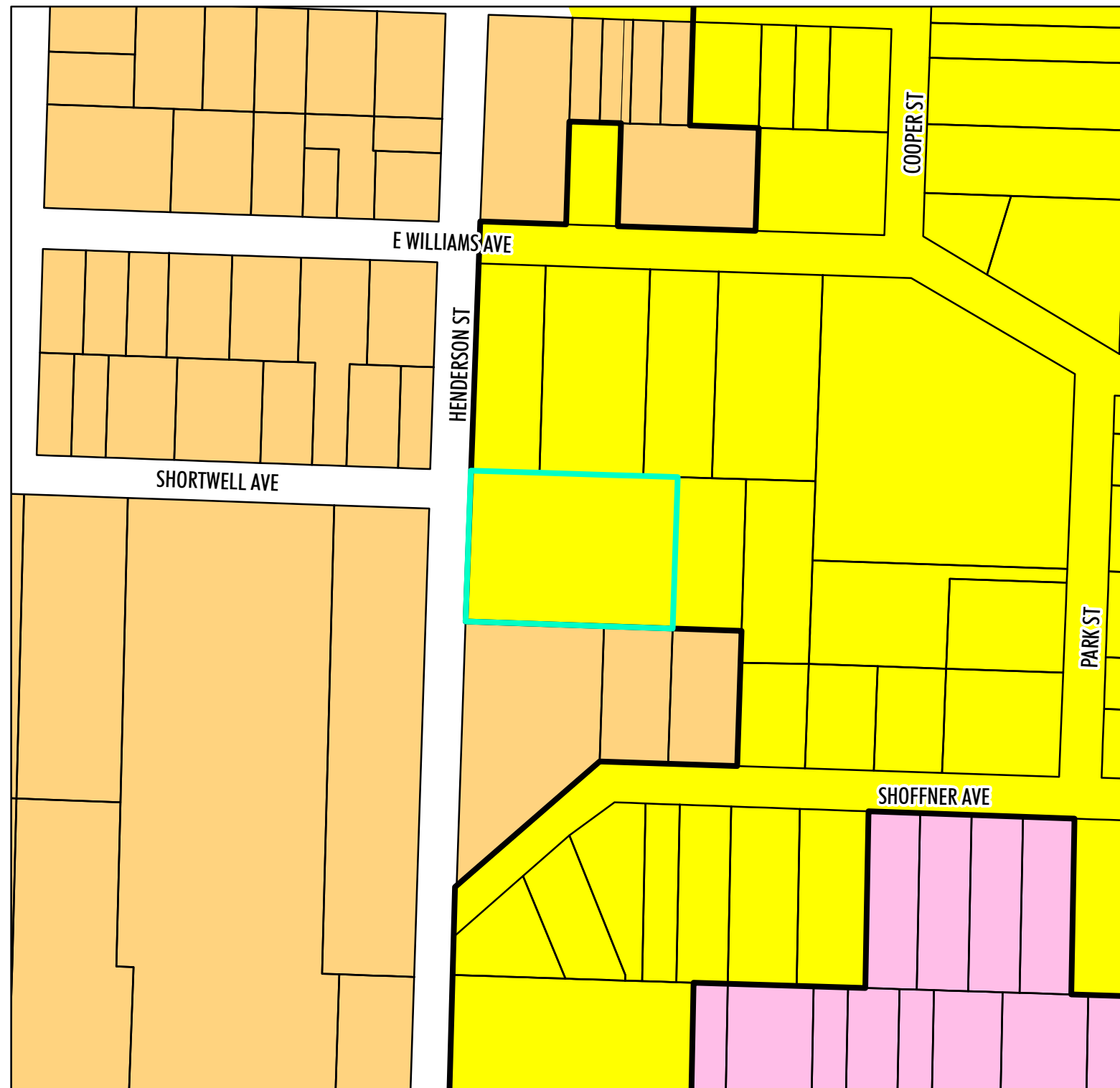
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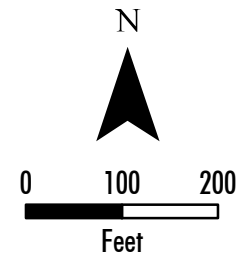
County Future Land Use

 Low Density Residential (LDR)



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Current Zoning



Legend

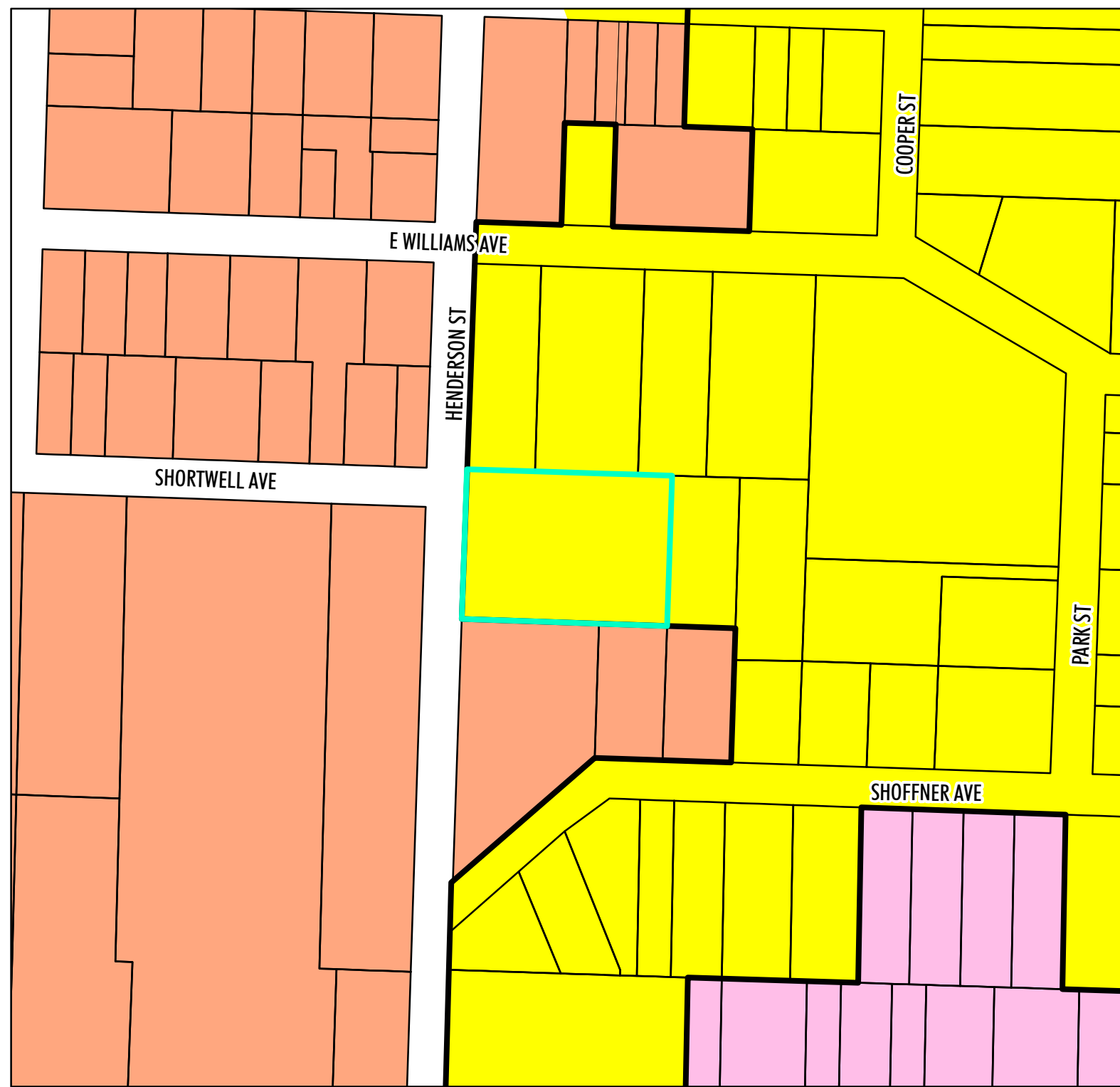
- Subject Parcel
- City Limits

City Zoning

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

County Zoning

- Residential - 1 (R-1)



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Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

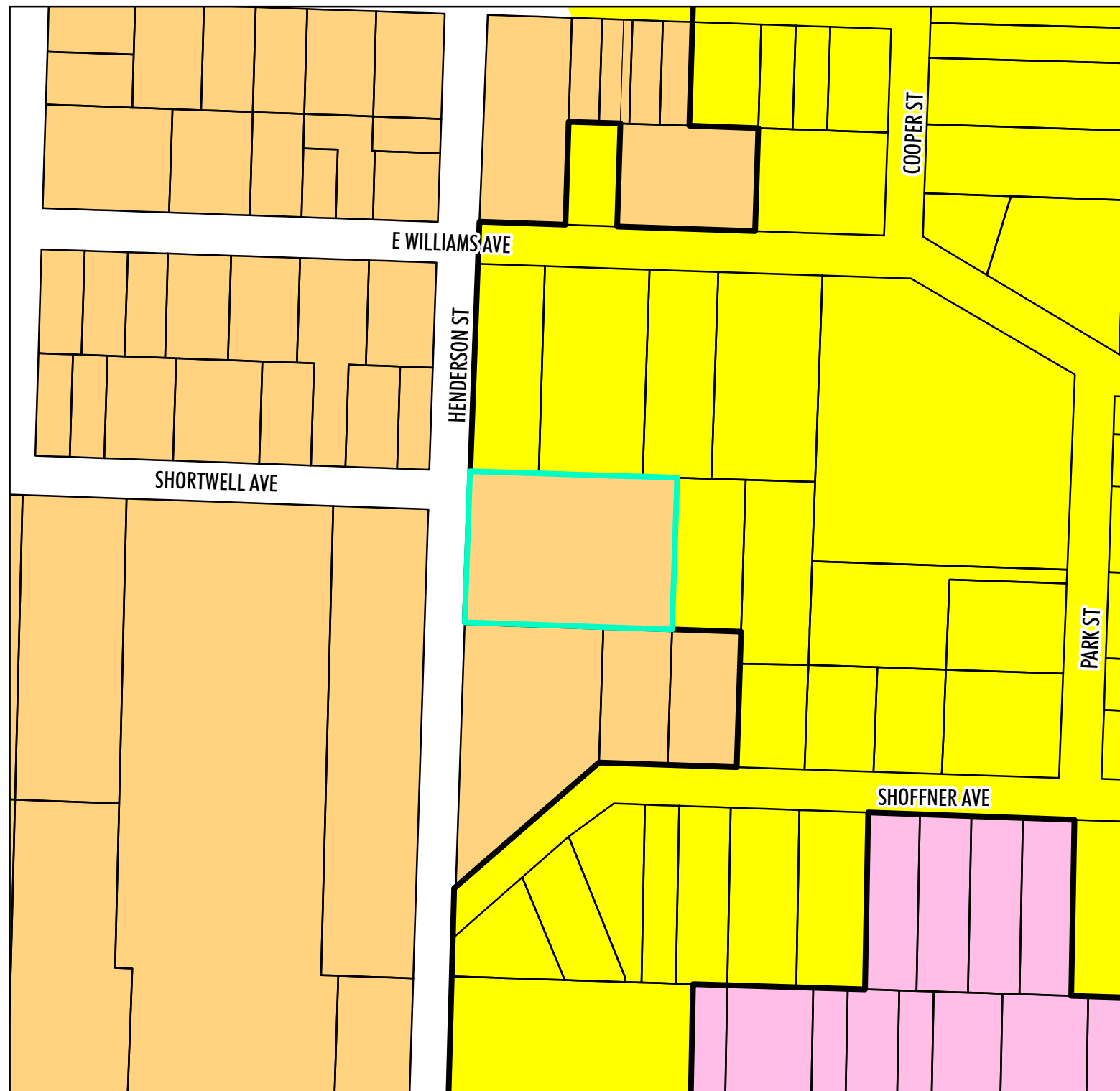
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 Residential (R)

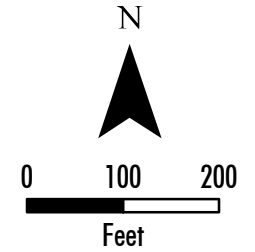
County Future Land Use

 Low Density Residential (LDR)



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Proposed Zoning



Legend

 Subject Parcel

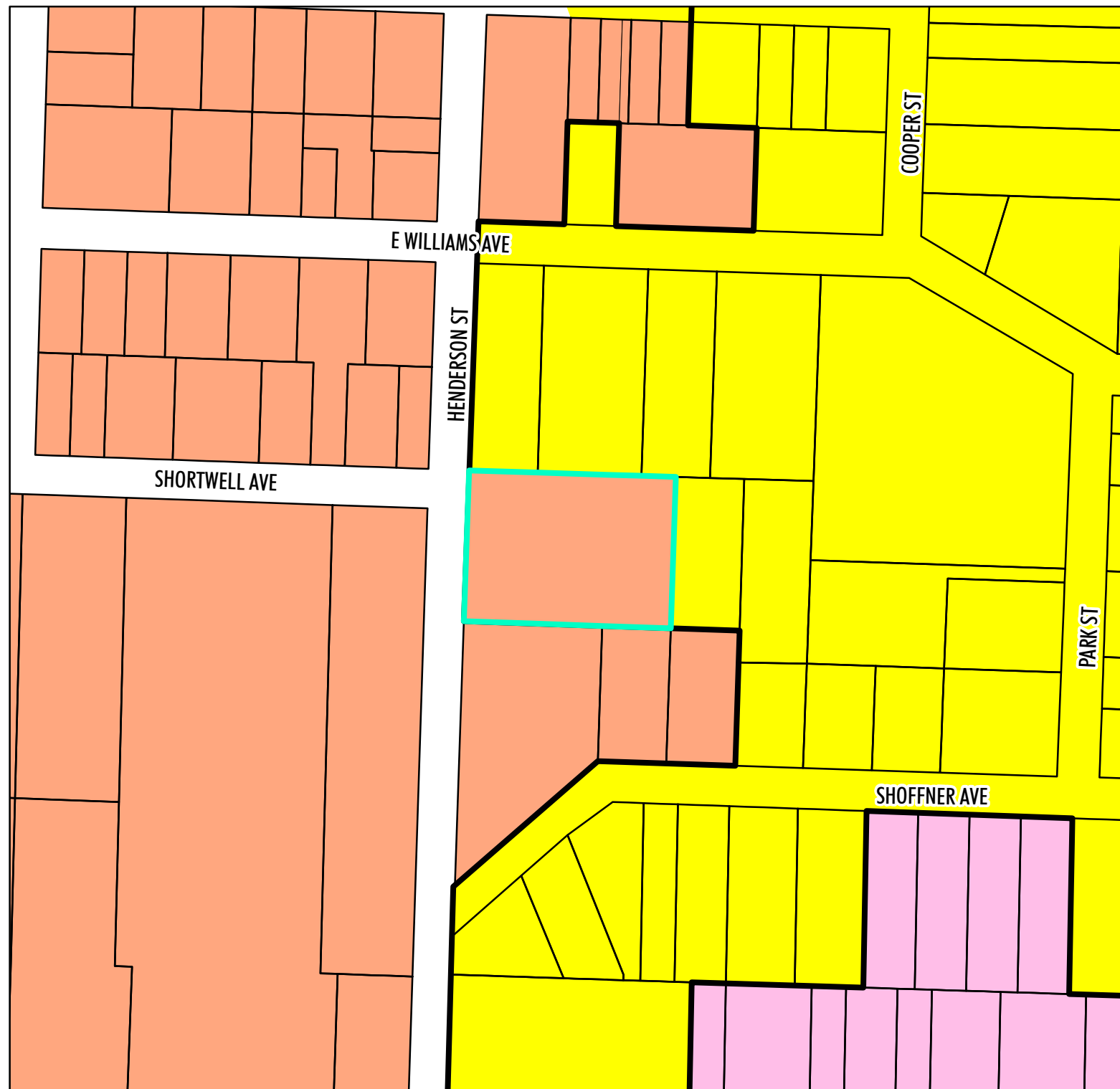
 City Limits

City Zoning

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-  Commercial (C-1)
-  Commercial (C-2)
-  Industrial (IN)
-  Public Lands (P)
-  Conservation (E)

County Zoning

-  Residential - 1 (R-1)



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U.S. SURVEY FEET



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: October 3, 2022

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 9/26/2022
SUBJECT: 1. Director's Update

BACKGROUND:

This is a presentation of development activities that have occurred since the last Planning and Development Board meeting.

DISCUSSION:

Since the last Planning and Development Board meeting:

Development Orders Issued:	A development order amendment was issued for Crestview Commons to incorporate the grocery and restaurant portions of the site, which were previously marked to not be included. A development order was issued for Casey Electric's New Storage building, which incorporates an approximately 5,000 square-foot storage building and associated paving and parking areas on the existing site of Casey Electric.
Final Plats:	No Final Plats were recorded or approved since last meeting.
New Development Applications:	Florida Power and Light Crestview Improvements: various parking and paving improvements on approximately 6.3 acres of FPL's property on South Ferdon Blvd. Crestview Dental Office: A 2,816 square-foot dental office on a property that is approximately 0.46 acres, located at 848 North Ferdon Blvd.

Follow-Ups:	Legacy Place Subdivision, the 167 lot subdivision on 80.90 acres located toward the southwest of the Adams Dr, N Lloyd street intersection is still under technical review by staff. Princeton Grove, the 107-unit senior adult living apartment complex located on Aplin Road and Patriot Ln is also still within the staff review process as well.
Miscellaneous:	A letter of intent was received from Gregg Chapel A.M.E. Church regarding the affordable housing development proposed at the Field and Bowers alley. Additionally, staff continues to be involved with the work being done by Eglin staff regarding the need for expanded childcare opportunities in our area.

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.

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

FINANCIAL IMPACT

Varies for project.

RECOMMENDED ACTION

n/a

Attachments

1. Casey Electric Site Plan
2. Crestview Commons Site Plan

SITE SUMMARY

OWNER: ROGER & VIRGINIA CASEY
PARCEL #s: 17-3N-23-2490-0010-0570/056A/0560/0550/055A
TOTAL PROJECT AREA = 39,849 SF (0.91 AC.)

ZONING: C-1
CURRENT LAND USE: VACANT
PROPOSED LAND USE: GENERAL BUSINESS

FUTURE LAND USE: COMMERCIAL

BUILDING REQUIREMENTS:	
FRONT SETBACK:	REQUIRED = 20 FT PROVIDED = 20 FT
REAR SETBACK:	REQUIRED = 10 FT PROVIDED = N/A
SIDE YARD SETBACK:	REQUIRED = 10 FT PROVIDED = 10 FT MIN.
HEIGHT:	REQUIRED = 50' MAX. PROVIDED = 12', ONE STORY

PARKING REQUIREMENTS:	
WAREHOUSE:	REQUIRED = 1 SPACE PER 5,000 SF PLUS 1 BICYCLE SPACE PER 10 PARKING SPACES = 4,992 SF / 5,000 SF = 1 SPACES (1 BICYCLE SPACE) PROVIDED = 1 SPACE & 1 BICYCLE SPACE

FLOOR AREA RATIO:	
	REQUIRED = 2.0 MAX. PROVIDED = 4,992 SF/39,849 SF = 0.13

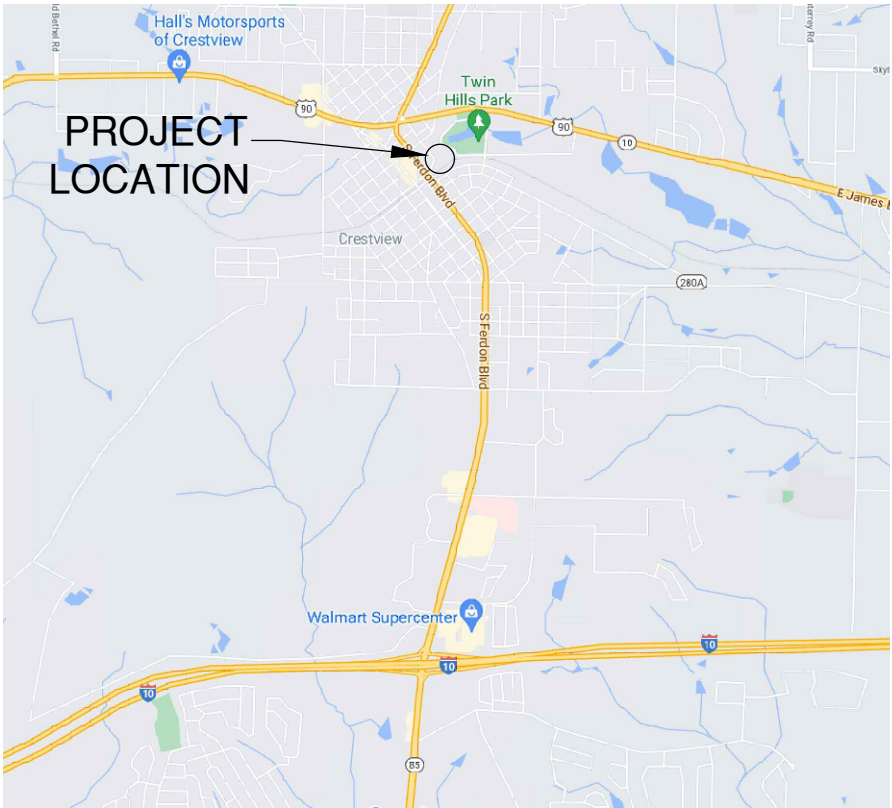
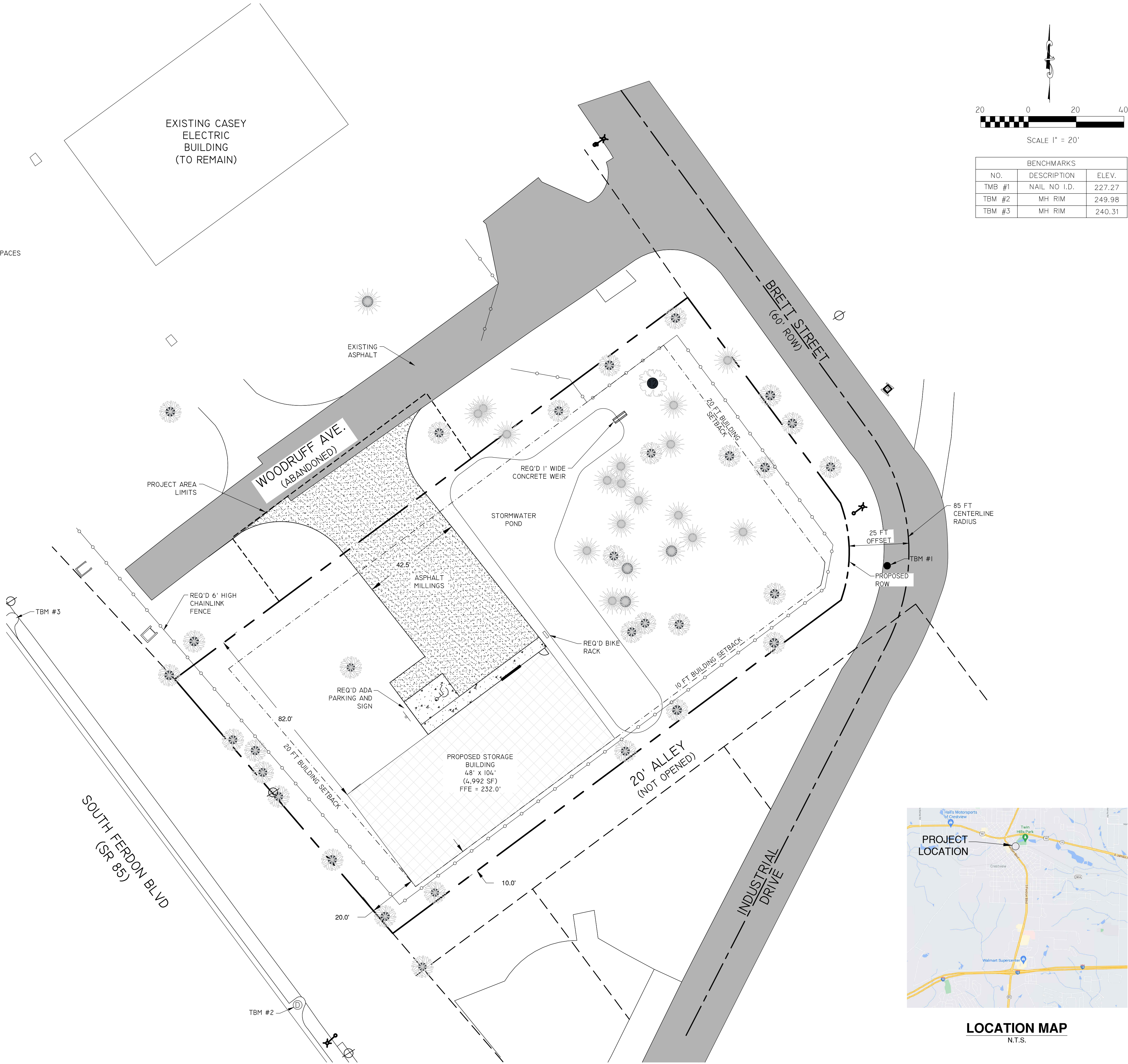
IMPERVIOUS SURFACE RATIO:	
	REQUIRED = 80% MAX. PROVIDED = 8,985 SF /39,849 SF = 22.5%

FLOOD PLAIN:
FEMA FLOOD INSURANCE MAP NO. 12091C0165J, DATED MARCH 9, 2021
INDICATES THAT THIS PROPERTY IS LOCATED IN ZONE "X" FLOOD ZONE.

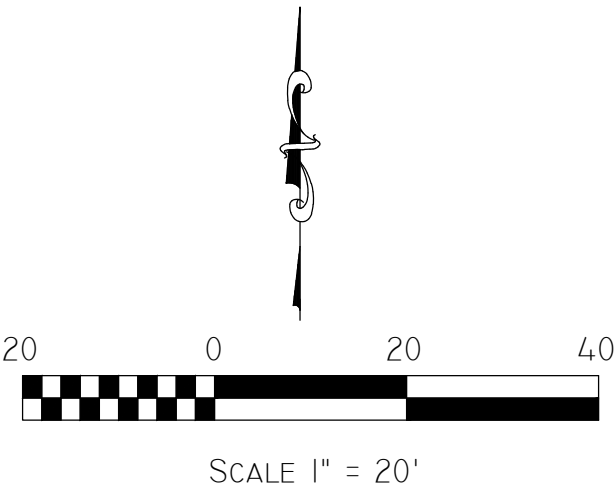
CONTRACTOR NOTES:

- ALL CURBING TERMINATIONS SHALL HAVE 1.5 FT TAPERS UNLESS NOTED OTHERWISE.
- CONCRETE (CURBING AND SIDEWALKS) DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR. DAMAGED AREAS SHALL BE REMOVED AND REPLACED TO THE NEAREST CONTROL OR CONSTRUCTION JOINTS TO PROVIDE CONTINUOUS AND CONSISTENT JOINT SPACING FOR THE ENTIRE PRODUCT.
- UPON COMPLETION, THE CONTRACTOR SHALL PROVIDE AN ASBLT SURVEY OF ALL SITE, GRADING AND UTILITY IMPROVEMENTS.

LEGEND	
PROPERTY LINE	---
BUILDING/LANDSCAPE SETBACK	- - - - -
PROPOSED EDGE OF PAVEMENT	---
EXISTING TELEPHONE	- T - T - T -
EXISTING FIBER OPTIC	- F - F - F -
EXISTING WATER LINE	- W - W - W -
EXISTING OVERHEAD ELECTRIC	- OE - OE - OE - OE -
EXISTING UNDERGROUND ELECTRIC	- X - X - X - X -
EXISTING ROW	---
EXISTING ROAD CENTERLINE	---
EXISTING CHAIN LINK FENCE	- X - X - X - X -
PROPOSED CHAIN LINK FENCE	- X - X -
EXISTING ASPHALT	---
PROPOSED ASPHALT	---
EXISTING CONCRETE	---
PROPOSED CONCRETE	---
EXISTING LIGHT POLE	⊠
PROPOSED LIGHT POLE	⊠
EXISTING POWER POLE	⊙
PROPOSED SIGN	⊠



LOCATION MAP
N.T.S.



BENCHMARKS		
NO.	DESCRIPTION	ELEV.
TBM #1	NAIL NO I.D.	227.27
TBM #2	MH RIM	249.98
TBM #3	MH RIM	240.31

CASEY ELECTRIC
NEW STORAGE BUILDING
SITE PLAN

Crestview, Florida



Baker Engineers, LLC
P.O. Box 522
DeFuniak Springs, FL
32435

Telephone:
(850) 836-4970



Notes

Scale
AS NOTED

Project Number
2202

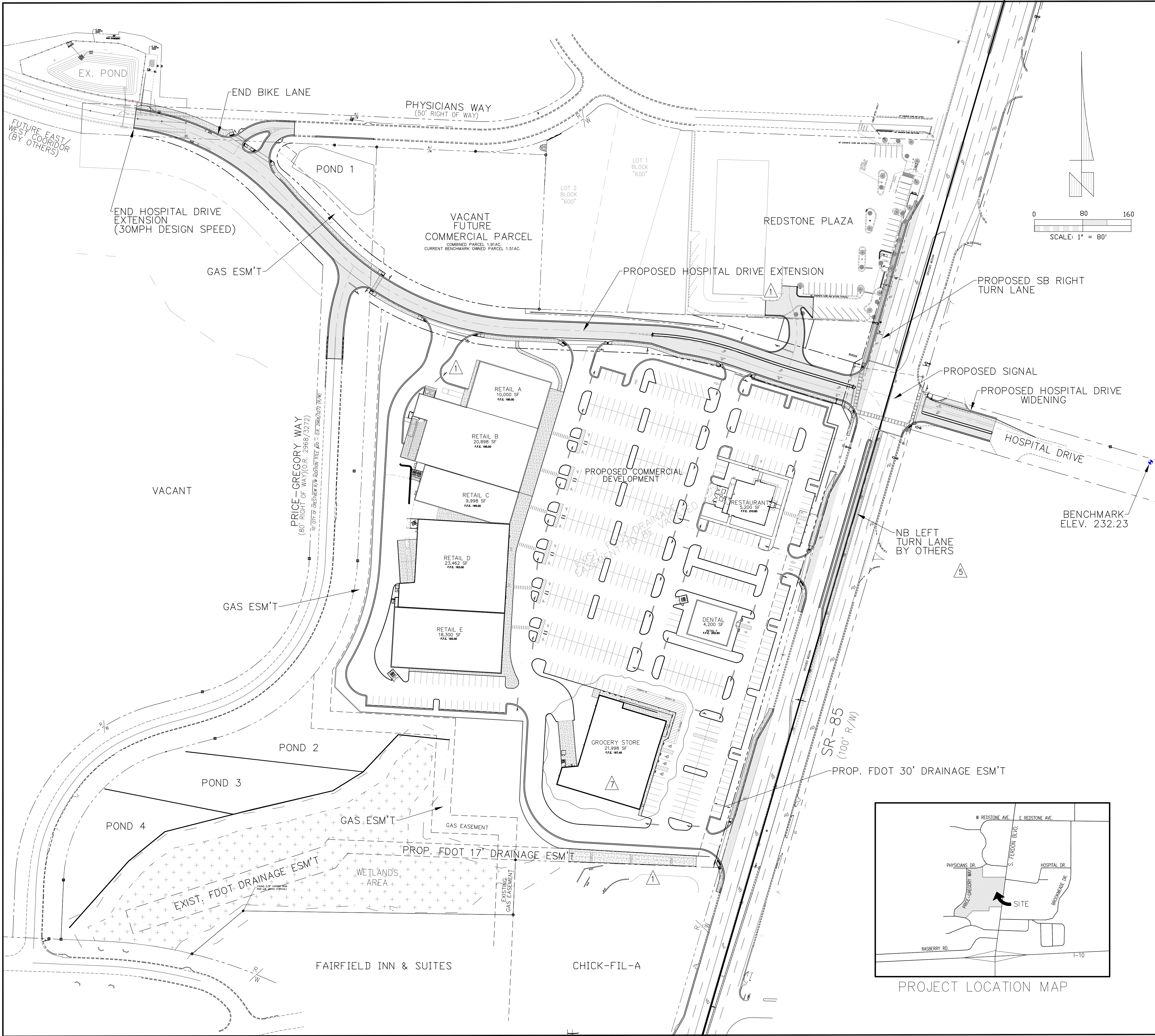
Drawn By
NVB

Reviewed By
NVB

Issue Date
SEPTEMBER 13, 2022

Sheet Number

C 3.1



OWNER:
BENCHMARK CRESTVIEW COMMONS, LLC
4053 MAPLE RD. STE. 200
AMHERST, NY 14226

APPLICANT:
BENCHMARK CRESTVIEW COMMONS, LLC
4053 MAPLE RD. STE. 200
AMHERST, NY 14226

ENGINEER:
ROBB & TAYLOR
ENGINEERING SOLUTIONS, INC.
4685 HIDDEN LAKES PL.
MELBOURNE, FL 32934
TEL: (321)302-2313
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CONTACT: ROBERT ROBB, P.E.

SURVEYOR:
GUSTIN, COTHERN & TUCKER, INC.
121 HART STREET
NICEVILLE, FL 32578
(850) 678-5141

LEGAL DESCRIPTION:
PARCELS 1, 2 & 3
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE RUN NORTH 88 DEGREES 30 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 713.09 FEET TO THE NORTHWEST CORNER OF CRESCENT PARK PHASE TWO, A SUBDIVISION OF A PORTION OF SAID SECTION 29 RECORDED IN PLAT BOOK 19 AT PAGE 3 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 01 DEGREE 18 MINUTES 12 WEST ALONG THE WEST LINE OF SAID CRESCENT PARK PHASE TWO, TO AND ALONG THE WEST LINE OF CRESCENT PARK PHASE THREE A SUBDIVISION OF A PORTION OF SAID SECTION 29 RECORDED IN PLAT BOOK 20, PAGE 10 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1221.56 FEET TO THE SOUTHWEST CORNER OF SAID CRESCENT PARK PHASE THREE; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PHYSICIANS DRIVE (50' RIGHT-OF-WAY), A DISTANCE OF 413.09 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY (50' R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 29 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 01 DEGREE 18 MINUTES 12 WEST, A DISTANCE OF 255.61 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3279, AT PAGE 1882 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 565.57 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 85 (R/W VARIES); THENCE RUN SOUTH 15 DEGREES 15 MINUTES 12 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 941.69 FEET; THENCE DEPART SAID WEST RIGHT-OF-WAY LINE NORTH 88 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 338.69 FEET; THENCE RUN SOUTH 01 DEGREE 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 90.90 FEET; THENCE RUN SOUTH 89 DEGREES 35 MINUTES 24 SECONDS WEST, A DISTANCE OF 446.90 FEET; THENCE RUN SOUTH 49 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF 108.49 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CROSS STREET (R/W VARIES); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 147.25 FEET TO A POINT OF TANGENCY (SAID CURVE HAVING A RADIUS OF 770.05 FEET, A CENTRAL ANGLE OF 10 DEGREES 57 MINUTES 23 SECONDS, A CHORD OF 147.03 FEET AND A CHORD BEARING OF NORTH 83 DEGREES 14 MINUTES 03 SECONDS WEST); THENCE RUN NORTH 88 DEGREES 42 MINUTES 45 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 91.57 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY (50' R/W); THENCE RUN NORTH 01 DEGREE 17 MINUTES 14 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 98.36 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 315.96 FEET TO A POINT OF TANGENCY (SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 24 MINUTES 48 SECONDS, A CHORD OF 295.35 FEET AND A CHORD BEARING OF NORTH 37 DEGREES 29 MINUTES 41 SECONDS EAST); THENCE RUN NORTH 73 DEGREES 42 MINUTES 07 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 83.97 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 377.98 FEET TO A POINT OF TANGENCY (SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 11 MINUTES 19 SECONDS, A CHORD OF 353.47 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 36 MINUTES 27 SECONDS EAST); THENCE RUN NORTH 01 DEGREE 30 MINUTES 48 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 685.48 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

SITE ADDRESS: 2680 FERDON BLVD S.
PARCEL ID#: 29-N-23-0000-0015-0000
SEC-TOWNSHIP-RANGE: Section 29, Township 3N, Range 23W

GENERAL STATEMENT:
THE PROJECT INCLUDES GENERAL RETAIL, SPACE, GROCERY, AND A SIT DOWN RESTAURANT ALONG WITH ASSOCIATED PARKING, UTILITIES, AND STORMWATER MANAGMENT FACILITIES. THE PROJECT WILL INCLUDE A NEW HOSPITAL DRIVE EXTENSION AND NEW SIGNALIZED INTERSECTION AT SR-85.

TOTAL APPLICANT OWNED AREA: 949,086.5 SF = 21.79 AC.

FUTURE LAND USE: C COMMERCIAL
ZONING: C-2 COMMERCIAL

SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST)	30'	73.3'
SIDE CORNER (NORTH)	20'	26.77'
SIDE INT. (SOUTH)	20'	100.58'
REAR (WEST)	20'	71.16'

FEMA FLOOD PLAIN: Zone X AND FLOOD ZONE A
Per Map No.12009C0516G, COMMUNITY No. 120025
DATE: MARCH 17, 2014

OF PROPOSED BUDGS = 4
OF FLOORS EACH BLDG = 1
ALLOWABLE BUILDING HEIGHT= 100'-0"
MAX. IMPERVIOUS AREA = 80%
MAX. BUILDING HEIGHT (PEAK)= 28'-3" (RIDGE HGT)
TOTAL BUILDING AREA = 114,184 SF
PROPOSED F.A.R.: 114,184SF / (18.05x43,560) = 0.145

OVERALL AREA CALCULATIONS
COMMERCIAL SITE AREA = 786,137SF = 18.05 AC
FUTURE COMMERCIAL SITE AREA = 83,785 SF = 1.92 AC = 8.67%
PROPOSED R.O.W. AREA = 94,567 SF = 2.17 AC = 9.80%
TOTAL DEVELOPMENT AREA (INCLUDING R.O.W.) = 964,489 SF = 22.14 AC = 100%

COMMERCIAL SITE AREA BREAKDOWN:	NEW IMPERV. (SF)	(AC)	(%)
BUILDINGS	114,184	2.62	14.5
INTERNAL DRIVES AND SIDEWALKS	392,914	9.02	50
TOTAL IMPERVIOUS	507,098	11.64	64.5
TOTAL PERVIOUS*	279,039	6.41	35.5
(* INCLUDES AREA OF WETLAND)			

PARKING CALCULATIONS

TOTAL IN-LINE RETAIL SF 82,658 SF
1 SP/ 200 SF FOR 1ST 10,000 SF 10,000 SF - 50 SPACES
1 SP/ 250 SF OVER 10,000 SF 74,316 SF - 291 SPACES

TOTAL OUTLOT RETAIL SF 4,800 SF - 16 SPACES
1 SP/ 300 SF 5,200 SF
1 SP/ 3 SEATS (208 SEATS) 70 SPACES

TOTAL GROCERY SF 21,988 SF
1 SP/ 300 SF 74 SPACES
1 SPACE PER EMPLOYEE = 7 EMPLOYEES = 7 SPACES

TOTAL SPACES REQUIRED 508 SPACES
TOTAL SPACES PROVIDED 509 SPACES

BICYCLE SPACES 0.10 SPACES PER PARKING SPACE = 508x 0.10= 50 SPACES

TOTAL PARKING REQUIRED = 508 SPACES
TOTAL HANDICAP SPACES REQUIRED (2% OF TOTAL) = 11 SPACES
TOTAL BICYCLE PARKING REQUIRED = 25 SPACES

SPACES PROVIDED:
TOTAL PARKING PROVIDED = 509 SPACES
TOTAL STD. PARKING SPACES = 486 SPACES
TOTAL HANDICAP SPACES = 23 SPACES

OVERALL SITE PLAN

Sheet 6 OF 36

Scale 1" = 80'

Project: CRESTVIEW COMMONS & HOSPITAL DRIVE EXTENSION

Date: 3/27/21

Revision: 1 RETAIL & DESIGN CHANGES 10/16/21 2 UPDATE 50 FT. OF RESTAURANT / ADD FIRE EXITS 3/28/22 3 EDOT AND CITY COMMENTS 4/22/22 4 LOWER MAIN PLAZA FF / ADD ALDI SITE WORK 5/22/22 5 REVISE ALDI PLAN

Engineer of Record Robert F. Robb P.E. # 35845

Date: 3/28/22

ROBB & TAYLOR Engineering Solutions, Inc. 4685 HIDDEN LAKES PLACE MELBOURNE, FLORIDA 32934 Office: (321) 302-2313 Fax: (321) 622-4007

ROBB & TAYLOR

CERT of AUTH # 28304

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