



**CITY COUNCIL AGENDA
REGULAR COUNCIL MEETING
October 10, 2022
6:00 p.m.
Council Chambers**

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

- 1. Call to Order**
- 2. Invocation, Pledge of Allegiance**
 - 2.1. Pastor Claresa Sikes of Lifepoint Church
- 3. Open Policy Making and Legislative Session**
- 4. Approve Agenda**
- 5. Presentations and Reports**
- 6. Consent Agenda**
 - 6.1. 2023 Library Interlocal Agreement
 - 6.2. In-Kind Project Proposal Acceptance Letter; Florida Department of Environmental Protection
 - 6.3. Memo of Understanding with Flock Safety
 - 6.4. Approval of the September 26, 2022 City Council Final Budget Hearing Minutes
 - 6.5. Approval of the September 26, 2022 City Council Regular Meeting Minutes
- 7. Public Hearings / Ordinances on Second Reading**
- 8. Ordinances on First Reading**
 - 8.1. Ordinance 1897 - Airport Road Annexation
 - 8.2. Ordinance 1898 - Airport Road Comprehensive Plan Amendment
 - 8.3. Ordinance 1899 - Airport Road Rezoning
 - 8.4. Ordinance 1900 - Antioch Road Annexation

- 8.5. Ordinance 1901 - Antioch Road Comprehensive Plan Amendment
- 8.6. Ordinance 1902 - Antioch Road Rezoning
- 8.7. Ordinance 1903 Friendship Lane Annexation
- 8.8. Ordinance 1904 - Friendship Lane Comprehensive Plan Amendment
- 8.9. Ordinance 1905 - Friendship Lane Rezoning
- 8.10. Ordinance 1906 - Henderson Street Annexation
- 8.11. Ordinance 1907 - Henderson Street Comprehensive Plan Amendment
- 8.12. Ordinance 1908 - Henderson Street Rezoning

9. Resolutions

10. Action Items

- 10.1. City Clerk Annual Performance Evaluation Introduction
- 10.2. Magnolia Creeks Phase 1 & 2 Final Plat

11. City Clerk Report

- 11.1. September Update

12. City Manager Report

13. Comments from the Mayor and Council

14. Comments from the Audience

15. Adjournment

The Presentations section is for items that were submitted by a citizen or group of Citizens no later than the Wednesday 2 weeks prior to the meeting to the Clerk's office for approval. These items will be scheduled under the section titles Presentations and Reports. Supporting documents must be submitted at this time to be on the regular agenda. All Action Items are for staff and elected officials only and must be submitted for approval no later than the Wednesday 10 days prior to the meeting. Those not listed on the regular agenda who wish to address the council should fill out a yellow card. The card must be submitted to the City Clerk. Speaking time should be three minutes or less, large groups may designate a spokesperson. All remarks should be addressed to the Council as a whole and not to individual members. All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Schrader, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option2 within 48 hours of the scheduled meeting. Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Chuck Powell, Director
DATE: 10/6/2022
SUBJECT: 2023 Library Interlocal Agreement

BACKGROUND:

Each year, the City of Crestview renews an interlocal Agreement with Okaloosa County Public Library Cooperative. The Okaloosa County Public Library Cooperative (OCPLC) has successfully operated under an Interlocal Agreement since 1997.

As a member of the Cooperative, the Library provides fee-free services to eligible Okaloosa County residents. Other members of the Cooperative are the municipalities of Destin, Fort Walton Beach, Mary Esther, Niceville, Valparaiso, and Okaloosa County.

The Cooperative provides financial allocations in addition to shared technology and courier services.

DISCUSSION:

The current OCPLC Interlocal Agreement ends December 31, 2022.

For the Library Cooperative to continue to provide library services to County residents, the County and participating cities need to sign a new Interlocal Agreement. The Interlocal Agreement was approved by the Library Cooperative Governing Board on September 28, 2022.

The agreement will cover the 12-month period of the calendar year 2022. The interlocal agreement is signed by all cities that maintain libraries as a part of the Okaloosa County Library Cooperative. This agreement allows the libraries to share information, books, and other resources within the County and provides funding for Robert L. F. Sikes (Crestview) Public Library.

The only substantive change from last year is in Section 17, page 8, as follows, with added language highlighted in yellow:

“IT will maintain two networks for library operations, one for library staff use and one for public access at libraries that elect to use the county fiber optic network. Network and computer maintenance and administration as well as end-user assistance will be provided on the library staff network. Computers on the public access network provided by the county will be maintained by IT; assistance to end users on the public access network will not be provided by IT. In order to provide network support, member cities agree to allow access to maintained equipment on-site at the libraries.”

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

The City includes the expected funding from the Cooperative as a part of the annual Budget. The Library will receive \$122,263 from the County through Interlocal allocations.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the 2023 Library Interlocal Agreement.

Attachments

1. 2023 Library Interlocal Agreement

Okaloosa County Public Library Cooperative 2023 Interlocal Agreement

This Interlocal Agreement ("Agreement") is entered into among Okaloosa County, hereinafter referred to as the "County," and the municipalities of Crestview, Destin, Fort Walton Beach, Mary Esther, Niceville, and Valparaiso, hereinafter referred to as "Participating Municipalities," each a municipal corporation located in Okaloosa County, Florida.

WHEREAS, ~~Chapter 163, Florida Statutes, Intergovernmental Programs, Part I, Miscellaneous Programs,~~ Section 163.01, Florida Statutes, The Florida Interlocal Cooperation Act of 1969, provides that public agencies of the State of Florida may exercise jointly with any other public agency of the State of Florida any power, privilege, or authority which such agencies share in common, and which each might exercise separately; and that a joint exercise of power by such agencies may be made by contract in the form of an interlocal agreement; and,

WHEREAS, ~~Chapter 125, Florida Statutes, sub~~Section 125.01(f), Florida Statutes, authorizes the County to provide libraries and cultural facilities and programs; and,

WHEREAS, ~~Chapter 166, Florida Statutes, sub~~Section 166.021(1), Florida Statutes, authorizes municipalities to render municipal services, and exercise any power for municipal services, and exercise any power for municipal purposes, except when expressly prohibited by law; and,

WHEREAS, the County and the Participating Municipalities desire to cooperate in a countywide agreement to provide public library services without charge in Okaloosa County; and,

WHEREAS, the County is an eligible political subdivision under ~~Chapter~~ Section 257.17, Florida Statutes, that can participate in the State Aid to Libraries Program and is designated as the single administrative unit that can designate a governing body for countywide library service.

NOW, THEREFORE, the parties agree as follows:

1. PURPOSE: The County and Participating Municipalities agree to cooperate, pursuant to the terms of this ~~Interlocal~~ Agreement, in the operation of a countywide public library cooperative in Okaloosa County. In particular, it is the express purpose of the Agreement to provide for the coordination of library service throughout the legal service area of the COOPERATIVE; to provide for equal access to free (without charge) public library service in the Cooperative service area; and to formulate and implement consistent plans, programs, policies and procedures in the operation, maintenance and development of library service throughout the legal service areas of the participating entities.
2. DEFINITIONS:
 - a) "Cooperative" shall mean the Okaloosa County Public Library Cooperative.

- b) "Cooperative Coordinator" shall mean the employee of the Okaloosa County Public Library Governing Board who administers Cooperative headquarters and coordinates Cooperative activities and who meets the requirements and carries out the duties of the single administrative head as defined in 1B-2.011(3)(d), Florida Administrative Code.
 - c) "County" shall mean Okaloosa County, a political subdivision of the State of Florida.
 - d) "Crestview" shall mean the City of Crestview, a municipal corporation located in Okaloosa County, FL, that operates the Robert L. F. Sikes Public Library.
 - e) "Destin" shall mean the City of Destin, a municipal corporation located in Okaloosa County, FL, that operates the Destin Library.
 - f) "Directors Council" shall mean a council whose membership will include the library director of each participating library and other appointments as outlined in the Library Cooperative Bylaws.
 - g) "Fiscal Year" shall mean budget year October 1-September 30.
 - h) "Fixed Assets" is defined by the county as all property with value of \$1,000 or more purchased under the equipment control account, as amended from time to time. Fixed Assets shall be in accordance with Board directives, Florida Statutes, and the Rules of the Auditor General.
 - i) "Fort Walton Beach" shall mean the City of Fort Walton Beach, a municipal corporation located in Okaloosa County, FL, that operates the Fort Walton Beach City Library.
 - j) "Governing Board" shall mean the governing body of the Okaloosa County Public Library Cooperative as empowered pursuant to the Agreement.
 - k) "Mary Esther" shall mean the City of Mary Esther, a municipal corporation located in Okaloosa County, FL, that operates the Mary Esther Public Library.
 - l) "Niceville" shall mean the City of Niceville, a municipal corporation located in Okaloosa County, FL, that operates the Niceville Public Library.
 - m) "Participating Governing Body" shall mean the governing body of Okaloosa County, the governing bodies responsible for the decision and policy making activities of Participating Libraries and the governing bodies of Participating Municipalities without Libraries.
 - n) "Participating Library" shall mean any of the libraries or library services located within Okaloosa County that have entered into this Agreement.
 - o) "Service Area" shall mean all eligible residents of Okaloosa County
 - p) "Valparaiso" shall mean the City of Valparaiso, a municipal corporation located in Okaloosa County, FL, that operates the Valparaiso Community Library.
3. This Agreement shall constitute the entire agreement of parties hereto and of the Okaloosa County Public Library Cooperative. There are no promises, representations, or warranties other than those set forth herein. This Agreement shall be binding upon the parties and successors in interest, in accordance with its terms. Modifications or amendments of the Agreement shall be binding and valid when submitted in writing and approved by each Participating Governing Body and by the Governing Board, and executed on behalf of each Participating Governing Body and the Governing Board.
4. TERMS: The term of this Agreement shall commence and be effective on the date the last party signs the agreement or by January 1, 2023 whichever comes first, and shall end or be

renewed December 31, 2023 unless terminated in accordance with the provisions of the Agreement or unless extended by supplemental Agreement subject to renewal and revision. Recognizing the Agreement crosses two fiscal years (FY2023 and FY2024) but monetary allocation is distributed in FY2023, the allocation for FY2024 will be based upon future appropriation by Okaloosa County Board of County Commissioners.

5. WITHDRAWAL AND TERMINATION: Any Participating Governing Body may withdraw from the Cooperative established by the Agreement, and thereby terminate its rights and responsibilities under the Agreement. Section 7 defines Dispensation of Property and Equipment. The termination and withdrawal shall be effective on the next succeeding December 31, and shall be accomplished by the giving of written notice of the withdrawal and termination to the Governing Board and to each Participating Governing Body on or before August 1 prior to the December 31 effective date of termination.

6. ADDITION OF NEW MEMBERS:

a) Libraries: Any library within Okaloosa County may become a party to the Agreement and a member of the Okaloosa County Public Library Cooperative that meets the following minimum standards.

(1) Be administered by a governing board responsible for the decision and policy making activities of the Participating Library.

(2) Be an established library with the physical facilities to securely house a library collection.

(3) Have an annual budget of at least \$40,000 as verified by the latest independent audit report and a continuous source of funding.

(4) Submit a letter of intent for formal membership to the Okaloosa County Public Library Cooperative Governing Board prior to May 1 of the current fiscal year and obtain approval by each Participating Governing Body and execution and delivery of a counterpart original of the Agreement (as then in force), prior to August 1 of the current fiscal year.

b) Upon satisfaction of these conditions, the proposed new Participating Library shall become a party to the Agreement and a member of the Okaloosa County Public Library Cooperative effective the next succeeding January 1, subject to all the provisions and obligations, and entitled to all the privileges and rights, accruing to all of the Participating Libraries under the Agreement.

7. DISPENSATION OF PROPERTY AND EQUIPMENT: Upon withdrawal or termination of the Agreement by any Participating Library (whether early termination or otherwise), all real property and equipment classified as fixed assets, defined in this agreement, purchased with federal funds by the Cooperative belongs to the Okaloosa County Public Library Cooperative and reverts to the Florida Department of State, Division of Library and Information Services (State Library) if the Cooperative ceases to exist. That library will be given a copy of its Marc Records in its current format at the time of termination. If the terminating library requests its records to be expunged from the Cooperative database, it will be done at the terminating library's expense. Materials and equipment purchased with local or grant funds other than

federal Library Services and Technology Act grant funds, whether funds of a municipality or the County, shall remain the property of the Participating Library for which they were purchased, except in the case of any subsequent agreement or amendment to this Agreement.

8. **GOVERNING BOARD:** The name of the Governing Board shall be Okaloosa County Public Library Cooperative Board hereinafter called the Governing Board. Each Participating Governing Body that operates a Participating Library shall appoint one member to the Governing Board; the County shall appoint one member to represent the unincorporated area of the county. Appointed representatives must be publicly elected officials with voting privileges in their respective municipal governances. Each Participating Governing Body shall designate at least one alternate representative to act on its behalf during any absence. The office of Chair shall be assigned to the member representing the County. The Cooperative Coordinator shall be the staff liaison to the board. Board members will not be paid a salary or wages, but may be reimbursed for travel and per diem expenses in accordance with section 112.061, Florida Statutes. The Governing Board serves as the governing body for the Library Cooperative and has the following powers, duties and responsibilities:

- a) Managing the affairs of the Cooperative.
- b) Bylaws will be established by the Governing Board.
- c) There will be six or more open public meetings a year of the Governing Board.
- d) Adopt a long-range plan and annual plans of service which are developed by the Cooperative Coordinator and the Library Directors' Council to describe goals, objectives and activities of the Participating Libraries and the Participating Governing Bodies.
- e) Receive and disburse funds from the County, from state and federal grant sources, and from private donations, foundations, or other sources.
- f) Contract with the County to provide essential support services for the Library Cooperative.
- g) Contract for services consistent with the Cooperative's Long-Range Plan and Annual Plans of Service.
- h) Adopt and maintain a position description for and hire a Cooperative Coordinator through the established policies and procedures of the County.

9. **STAFFING:** The Cooperative Coordinator shall be hired by the County and shall have the following minimal qualifications: a Master's degree in Library Science from an American Library Association accredited university or college followed by two years of successful, full-time paid library experience in a public library open at least 40 hours a week. Cooperative staff members are employees of Okaloosa County, and their compensation and benefits will be in accordance with County policy. The staff position of Library Administrative Specialist provides marketing, technology and training support to member libraries, maintains the OCPLC office, and assists the Coordinator in activities as directed. The Cooperative Coordinator, under the supervision of the Board, shall interview, select, supervise and recommend discharge of staff for the office of the Cooperative in accordance within established County policies. All paid staff of the Participating Libraries shall remain employees

of the Participating Governing Bodies that operate each library and the Participating Governing Bodies shall retain all rights, responsibilities and powers associated with employment of staff.

10. **POWERS, DUTIES AND RESPONSIBILITIES OF THE COOPERATIVE COORDINATOR:** The Coordinator shall be accountable to the Board for overall administration of the Cooperative and implementation of policies, procedures and programs, as determined by the Board. The following activities, as a minimum, shall be carried out by the Coordinator for all Participating Libraries under the plans, policies, and budgets adopted by the Cooperative Governing Board, and they may not be delegated through Interlocal agreements or any other service agreements: coordinate development of a single long-range plan for the Cooperative; coordinate development of a single annual plan of service; compile an annual combined expenditure report for application for State Aid by OCPLC, combining all Participating Libraries' expenditures, and the Cooperative's expenditures including any state or federal grants; implement the Cooperative long-range plan, annual plan of service, and annual budget; and prepare reports on behalf of the Cooperative and Participating Libraries as required by the Florida Department of State, Division of Library and Information Services.
11. **LIBRARY DIRECTORS' COUNCIL:** The Council will advise the Cooperative Governing Board on services, plans and policies for the Cooperative. The Council membership will include the library director of each participating library, the Cooperative Coordinator, and other appointments as deemed necessary by the Governing Board. The Council will hold at a minimum, one meeting per month, except in December.
12. **STRATEGIC AND ANNUAL PLAN:** The Cooperative Coordinator shall coordinate development and implementation of a strategic plan for the operation, maintenance and development of library services to the residents of the Cooperative Service Area. The strategic plan shall be developed in coordination with the Cooperative's Governing Board, the participating governing bodies, residents of the Service Area, and the Library Directors' Council. The plan shall be adopted by the Cooperative Governing Board and be maintained through a yearly update by the Cooperative Coordinator in coordination with the aforementioned parties. All authority with respect to funding of the strategic plan and of any other library program or expenditure from Participating Library Governing Body funds shall lie solely with that Participating Library Governing Body.
13. **ANNUAL BUDGET:** The budget shall be developed along a fiscal year beginning October 1 and ending September 30 each year. The Cooperative budget shall be developed by the Cooperative Coordinator and shall take into account funds received from the County, state and federal governmental sources, except state construction grants, and all other revenue sources received to provide library service. The budget shall be adopted by the Cooperative Governing Board.
14. **ACCEPTANCE OF GIFTS, GRANTS, FUNDS, OR BEQUESTS:** The Governing Board, on behalf of the Cooperative, shall have the authority to apply for or receive gifts, grants, funds or

bequests. The Board, through a Memorandum of Understanding (Appendix A), has designated the County as the fiscal agent to apply for or receive its funds from all sources. The Governing Board shall follow the standard operating procedure for grant applications as defined by the County. Municipalities shall retain the authority to apply for state construction grants and to receive gifts, funds or bequests intended for use solely at an individual Participating Library. All monies, property or funds granted to the Cooperative shall be the property of the Cooperative, subject to termination provisions as set forth in this Agreement. Any monies, property, or funds granted to municipalities for the benefit of a Participating Library shall remain the property of the Participating Library.

15. FISCAL RESPONSIBILITY: All funds administered by the Cooperative Coordinator shall be audited with the County's independent audit annually, which audit shall be prepared and presented to the Governing Board.

Upon request, the Cooperative Coordinator shall furnish to each Participating Governing Body, within thirty (30) days following the previous period a written quarterly report regarding the use and expenditure of funds under the control of the Cooperative. Reports shall include quarterly revenues by source and expenditures by object code, year-to-date expenditures by object code, and the balance for the fiscal year; form to be determined by the Cooperative. Upon request, the governing body of each Participating Library shall furnish to the Cooperative Coordinator, within thirty (30) days following the previous period, a written quarterly report regarding the use and expenditure of funds, as they relate to library functions, under the control of the Participating Governing Body. Reports shall include quarterly revenues by source and expenditures by object code, year-to-date expenditures by object code, and the balance for the fiscal year; form to be determined by the Cooperative.

16. APPROPRIATION OF PARTICIPATING MUNICIPALITY FUNDS: There is reserved to the Participating Municipalities the sole and exclusive discretion to determine the amount of annual appropriations from their own revenues and sources for the provision of library services. However, minimum support at the level of funding appropriated prior to entering the Cooperative is recommended for Participating Municipalities. Subject to that reservation, Participating Municipalities agree to expend funds using the Okaloosa County Public Library Cooperative Strategic Plan as a guide for library service development.

17. APPROPRIATION AND ALLOCATION OF OKALOOSA COUNTY FUNDS: The County shall provide at a minimum \$882,625 for the period beginning October 1, 2022 and ending September 30, 2023. The amount to be provided by the County will be determined by the approved county budget with the basic agreement being revised by amendment accordingly. The Cooperative's Governing Board shall disburse funds received by the County's allocation as follows:

- a) At a minimum \$315,437 of the monies allocated by the County shall be used for administrative operations and cooperative-level purchasing for members.
- b) At a minimum \$567,188 of the monies allocated by the County shall be distributed to Participating Municipalities with Libraries according to the following guidelines and formula:

- Construction funds are expressly prohibited.
- Spending calculations and productivity statistics shall be based on those from two years prior to the allocation period.
- Spending shall mean total audited expenditures of a library.
- Percentages shall be derived from totaling statistics of the member municipal libraries.
 - (1) Thirty percent (30%) divided equally among participating municipalities with libraries
 - (2) Fifty percent (50%) based on productivity, which consists of circulation and transits lost.
 - (3) Ten percent (10%) based on funds expended through the library budget on personnel/staffing, which includes salary and benefits.
 - (4) Ten percent (10%) will be based on funds expended through the library budget on collection, which includes books, AV materials, databases, and periodicals.

Distribution shall be based on submittal of annual operating costs with descriptive codes in accordance with the state chart of accounts. Funds received by the Cooperative shall be disbursed within a reasonable time (not to exceed 90 days) after receipt. The disbursement formula shall be reviewed by the Governing Board for modifications deemed appropriate following review of data collected indicating the number of users for each library and/or use of each library's collection. Any change to the allocation formula will require a modification or amendment to this Agreement and execution by each Participating Governing Body.

In the event of a member library's unplanned closure and/ or significantly reduced services for at least one week of operation, the member's productivity statistics may be adjusted as follows:

- For a period of one week up to three weeks, calculate a weekly average based upon numbers from the previous or succeeding week in the same month.
- For a period exceeding three weeks, substitute the numbers from the previous year for the corresponding month(s).

A member library's request to adjust productivity statistics must be approved by the Governing Board.

In addition to the financial contribution of the County, it shall provide, as additional in-kind support of the Cooperative, the following:

- Fiber optic connectivity, network hosting and administration, firewall and security management, server management, Help Desk services, support of standardized equipment and software configurations, email addresses and network access for library staff.
- IT will maintain two networks for library operations, one for library staff use and one for public access at libraries that elect to use the county fiber optic network. Network and computer maintenance and administration as well as end-user assistance will be

provided on the library staff network. Computers on the public access network provided by the county will be maintained by IT; assistance to end users on the public access network will not be provided by IT. In order to provide network support, member cities agree to allow access to maintained equipment on-site at the libraries.

- Other technical requirements of the Cooperative, to include licensing fees, software fees, purchase of hardware, equipment and peripherals, remain the responsibility of the Cooperative and/or member libraries. Only equipment purchases or leases that are coordinated through IT will be eligible for support.

18. LIBRARY USE: Non-resident user fees will be waived for active duty military members and their dependents who are residents of Walton or Santa Rosa counties.
19. TRAINING: Participating Libraries shall close their facilities on one weekday per year for Cooperative-wide staff training activities. The date for the training day will be determined each year by a consensus of the Library Directors' Council.
20. ADDITIONAL RESPONSIBILITIES OF PARTICIPATING GOVERNING BODIES: Participating Governing Bodies shall abide by all state and federal laws, and specifically those relating to the provision of library services; Participating Governing Bodies shall retain local autonomy and control of the operations and functions of its participating library, except where Participating Governing Bodies have ceded authority to the Cooperative Governing Board through this agreement.
21. SOVEREIGN IMMUNITY: The parties further agree that nothing contained herein is intended to nor shall be construed a waiver of County's, Crestview's, Destin's, Fort Walton Beach's, Mary Esther's, Niceville's, or Valparaiso's rights and immunities under Florida Constitution, common law or ~~Florida Statutes~~Section 768.28, Florida Statutes, as amended from time to time.
22. INSURANCE: The Cooperative and Participating Governing Bodies shall provide, pay for, and maintain in force at all times during this Agreement insurance to cover its respective buildings, contents and vehicles, workers' compensation, liability and any other insurance required by law.
23. MODIFICATION OF AGREEMENT: Modifications, amendments, or alteration of the terms or conditions contained herein shall be effective when submitted in a written document executed by the parties hereto, with the same formality, and of equal dignity herewith.
24. NOTICE: All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by any party to the other, shall be deemed to have fully given or made or sent when in writing and addressed to:

|

CITY OF CRESTVIEW

CITY MANAGER
City of Crestview
P. O. Box 1209
Crestview, FL. 32536

CITY OF MARY ESTHER

CITY MANAGER
City of Mary Esther
195 Christobal Road
Mary Esther, FL. 32569

CITY OF DESTIN

CITY MANAGER
City of Destin
4200 Indian Bayou Trail
Destin, FL. 32541

CITY OF NICEVILLE

CITY MANAGER
City of Niceville
212 Partin Drive
Niceville, FL. 32578

CITY OF FORT WALTON BEACH

CITY MANAGER
City of Fort Walton Beach
107 Miracle Strip Parkway
Fort Walton Beach, FL. 32549

OKALOOSA COUNTY

COUNTY ADMINISTRATOR
1250 N. Eglin Parkway
Suite 100
Shalimar, FL. 32579

CITY OF VALPARAISO

CITY CLERK
City of Valparaiso
465 Valparaiso Parkway
Valparaiso, FL. 32580

25. ENTIRE AGREEMENT: This Agreement embodies the entire agreement between the parties. It may not be modified or terminated except as provided herein. If any provision herein is invalid, it shall be considered deleted therefore, and shall not invalidate the remaining provision.

26. GOVERNING LAW: The parties intend that this Agreement and the relationship of the parties shall be governed by the laws of the State of Florida. Venue for any action arising out of this Agreement between the parties shall be exclusively in Okaloosa County, Florida and nowhere else.

27. PUBLIC RECORDS: All parties are subject to the public records law. If any of the parties have questions regarding the application of Chapter 119, Florida Statutes, regarding their to the contractor's duty to provide public records relating to this Agreement, contact the custodian of public records at Okaloosa County Risk Manager, 302 N. Wilson St., Crestview FL 32536; Phone: (850) 689-5977.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature.

CITY OF CRESTVIEW

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2022

CITY OF DESTIN

ATTEST: _____

Title _____

(Title): _____ This ____ day of _____, 2022

CITY OF FORT WALTON BEACH

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2022

CITY OF MARY ESTHER

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2022

CITY OF NICEVILLE

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2022

CITY OF VALPARAISO

ATTEST: _____

Title _____

(Title): _____

This ____ day of _____, 2022

COOPERATIVE GOVERNING BOARD

ATTEST: _____

(Title): Vicky Stever, Coordinator, OCPLC

Nathan D. Boyles, Chairman
Okaloosa County Public Library Cooperative
This ____ day of _____, 2022

OKALOOSA COUNTY

ATTEST: _____

J. D. Peacock, II

(Title): Clerk of Circuit Court

Mel Ponder, Chairman
Board of County Commissioners
This ____ day of _____, 2022

Approved as to Form

Lynn M. Hoshihara, County Attorney

APPENDIX A

CONTRACT# C12-1959-LIB
OKALOOSA LIBRARY COOPERATIVE
FISCAL AGENT MOU
EXPIRES: INDEFINITE

Memorandum of Understanding (MOU)

between

The Okaloosa County Public Library Cooperative

and

The Board of County Commissioners of Okaloosa County, Florida

This is an agreement between The Okaloosa County Public Library Cooperative, hereinafter referred to as The Cooperative and the Board of County Commissioners of Okaloosa County, Florida, hereinafter referred to as The Board.

The purpose of this MOU is to identify The Board as the fiscal agent for The Cooperative and to grant them the authority to receive and disburse funds from Okaloosa County, from state and federal grant sources, from private donations and foundations and from any other sources.

The Governing Board shall follow the standard operating procedure for grant applications as defined by the County.

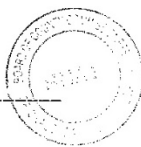
This MOU shall be effective upon the signatures of The Cooperatives and the Boards authorized officials. It shall be in force from date of signature unless suspended by agreement of both in subsequent MOU.



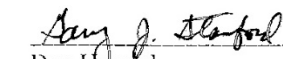
Bill Roberts, Chairman
Okaloosa County Public Library Cooperative



Don R. Amunds, Chairman
Board of County Commissioners



Attest:


Don Howard
Clerk of Courts



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Michael Criddle, Public Services Director
DATE: 10/6/2022
SUBJECT: In-Kind Project Proposal Acceptance Letter; Florida Department of Environmental Protection

BACKGROUND:

The City of Crestview Public Services sewer division was assessed a fine for several sewer overflows that occurred in 2020 and 2021. The In-Kind Proposal (attached) was approved by the Florida Department of Environmental Protection and will be in lieu of the fine (\$19,049.50) that would be paid to FDEP. This is a time-sensitive matter and the In-Kind proposal must be completed within one hundred eighty (180) days of obtaining the FDEP approval, which was granted on September 16th.

DISCUSSION:

FDEP provided an approval letter to City Manager, Tim Bolduc, and this project must be completed by no later than March 16th, 2023. The project includes the purchase of a 4 inch transfer pump that will be utilized for wastewater lift stations equipped with 4 inch transfer fittings. This accounts for 1/3 of the lift stations operating in our city. This will also alleviate the need, at these lift stations, for use of the 6 inch transfer pump with adapter hoses and fittings, as the 6 inch pump is a resource needed in other locations.

The Florida DEP in-kind program allows municipalities that have incurred fines to fund improvement projects for their systems in lieu of sending the fine dollars to DEP. The program stipulates that \$1.50 per dollar of fine must be spent to qualify. The proposal submitted and approved by the state meets the criteria.

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.

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

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

FINANCIAL IMPACT

The cost of the 4" transfer pump is \$39,797.00 (information attached). These funds must be taken from reserves, as the in-kind project cannot be a previously budgeted item to qualify for this program offered by Florida DEP.

RECOMMENDED ACTION

Staff respectfully requests purchase of 4 inch transfer pump to be utilized at Public Services in the sewer division.

Attachments

1. 01 In-Kind Approval



FLORIDA DEPARTMENT OF Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

September 16, 2022

Tim Bolduc, City Manager
City of Crestview
198 North Wilson St.
Crestview, FL 32536
TimBolduc@cityofcrestview.org

Re: In-Kind Project Proposal Acceptance Letter; DEP vs. City of Crestview WWTP; OGC File No. 22-1887; Okaloosa County

Dear Mr. Bolduc,

This letter is in regard to the in-kind project proposal received by the Department on August 9, 2022, which was submitted by Mr. Michael Criddle, in accordance with Consent Order (OGC File No. 22-1887) relating to the City of Crestview wastewater treatment plant (Permit #FLA010193.) located in Okaloosa County.

According to Exhibit A subparagraph I(f) of the Consent Order, the entire in-kind project must be completed within one hundred eighty (180) days of obtaining Department approval for the in-kind project proposal. Please notify the Department within fifteen 15 days of completing the in-kind project and include supporting information verifying that the project was completed in accordance with the approved proposal. Please also include supporting documentation showing the actual costs incurred to complete the project.

Your cooperation in resolving this matter is greatly appreciated. If you have any questions, please contact Kelly Dunn at Kelly.Dunn@FloridaDEP.gov or via phone (850) 595-0562

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Mullins Orr".

On behalf of

Elizabeth Mullins Orr
Director
Northwest District

EMO / kd

cc: Michael Criddle, (criddlem@cityofcrestview.org)
Brandon Bolton, (brandonbolton@cityofcrestview.org)

Joseph Carr, (josephcarr@cityofcrestview.org)
Kyle Lusk, (kylelusk@cityofcrestview.org)

Enclosure: City of Crestview In-Kind Penalty Project Proposal



CITY OF CRESTVIEW
Department of Public Services
715 Ferdon Boulevard North
Crestview, Florida 32536

Director
Michael J. Criddle
E-Mail: criddlem@cityofcrestview.org

Telephone No. (850) 682-6132
Fax No. (850) 682-7359

Ms. Kelly Dunn
Florida Department of Environmental Protection
Northwest District
160 W. Government St. Suite 308
Pensacola, FL 32502

August 9, 2022

Dear Ms. Dunn

Pursuant to our conversations and the direction offered from your agency concerning the consent order that the City of Crestview is currently under (OGC File No.: 22-1887), I would like to offer the following proposal.

In lieu of a cash payment of \$19,049.50, which represents the total for the violations described in the letter dated July 14, 2022, originally totaling \$36,549.48 in civil penalties and \$500.00 for cost and expenses incurred, the Public Services Department, Sewer Division requests approval to offset this amount of fine by purchasing a 4" transfer pump. The pump will be utilized for lift stations equipped with 4" transfer fittings, which accounts for approximately 1/3 of the lift stations operating in the city. In an emergency situation, this transfer task is currently being accomplished using a 6" transfer pump with adapter hoses and fittings. This is an inefficient process and also consumes resources that may be needed in other locations.

The addition of the 4" pump to the sewer equipment inventory will allow greater flexibility and capabilities to that division. This pump can also be utilized at the Crestview WWTP for ditch aeration purposes.

This pump was not budgeted or planned for this year due to cost restraints. However, if this proposal is approved by FDEP, the funds from the wastewater contingency account will be used for the purchase. The cost of the trailer mounted pump from Thompson Pump, through the Florida Sheriff's Association purchasing bid award FSA20-EQU18.0, item # 276 is \$39,797.00. This price includes a 24-month warranty.

The delivery schedule as noted on the attached quotation from Thompson Pump is 22-24 weeks after receipt of the purchase order.

Thank you for your assistance and cooperation through this process. If you need any additional information, please let me know.

Best regards

A handwritten signature in black ink, appearing to read "M. Criddle", with a stylized, cursive script.

Michael Criddle

Enclosures



Municipal Sales
4620 City Center Dr., Port Orange, FL, USA 32119
(800) 767-7310 • Fax: (386) 761-0362
blee@thompsonpump.com

August 2, 2022

Quote # FL-BL-2209B

City of Crestview
715 N Ferdon Blvd
Crestview, FL 32536

PH: 850-682-6132 Ext. 108
C: 850-305-8261
E: brandonbolton@cityofcrestview.org

RE: FY 2021-2023 4" Trailer Mounted, Compressor-Assisted Priming Pump

Mr. Brandon Bolton,

Thank you for your interest in Thompson Pump & Manufacturing and the products and the services that we provide. We understand that this pump will be utilized by the City for general de-watering operations.

Per your request, we are providing 2020-2023 Florida Sheriffs Association Contract Package Item # 276 pricing for (1) Thompson Pump Model **4JSCM-DIST-4LE2T-M**, 4" trailer mounted, compressor-assisted priming pump with auto start/stop via floats. The net price is derived from our 2021 Florida Sheriffs Association Contract Bid Award #FSA20-EQU18.0-Heavy Equipment. This Florida based government contract enables the City of Crestview to avoid the hassle and expense of purchasing this pump through the public bid process. You can order this unit by simply putting our FSA bid award number on your purchase order. Our FSA contract number is: FSA20-EQU18.0, Item # 276.

Should you require further information or have any questions, please contact me at 386-212-6999 or blee@thompsonpump.com.

Sincerely,

Brian Lee | Thompson Pump & Manufacturing Co., Inc
Municipal Sales - Cell: (386) 212-6999
Email: blee@thompsonpump.com.



Municipal Sales
 4620 City Center Dr., Port Orange, FL, USA 32119
 (800) 767-7310 • Fax: (386) 761-0362
blee@thompsonpump.com

PRICE QUOTE / Bid Award FSA20-EQU18.0 / Item # 276

Description	Order Codes	Qty	FSA	Subtotal
6JSC	Vehicle			
Zone:	Central			
Base Price:		1	\$ 41,269.00	\$ 41,269.00
Base Model includes: TPM Panel- Basic (auto start/stop control panel with floats/ tachometer/hour meter/engine safety shut down), DOT light package, trailer, and 24 month warranty				
Delete Option:				
<< Deduct Option- Downgrade pump from 6JSC to 4JSC-FT4	4JSC-FT4	1	\$ 1,943.00	\$ 1,943.00
Add Option:				
<< Add Option- Upgrade pumping system with on-board 115VAC-powered battery charging system	Battery Charger	1	\$ 471.00	\$ 471.00
Final Model: 4JSCM-DIST-4LE2T-M				\$ 39,797.00

* Terms & Conditions *

- DELIVERY FREIGHT: INCLUDED
- FOB: DESTINATION
- TERMS: NET 30-DAYS (WITH APPROVED CREDIT)
- DELIVERY: 22-24 WEEKS OR SOONER AFTER RECEIPT OF A HARD COPY PURCHASE ORDER
- PLEASE PROVIDE A TAX EXEMPTION CERTIFICATE AT TIME OF ORDER IF APPLICABLE
- NO PENALTIES OR LIQUIDATED DAMAGES ARE ACCEPTABLE



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Brian McCallum
DATE: 10/5/2022
SUBJECT: Memo of Understanding with Flock Safety

BACKGROUND:

The Crestview Police Department is requesting the approval to sign a Memorandum of Understanding (MOU) between the City Police Department, Flock Group, Inc. and the Panama City Beach Police Department. The understanding would allow the police department to access Flock's technology platform.

DISCUSSION:

By signing the Flock MOU, the Crestview Police Department will have free access to Flock's license plate reader (LPR) cameras. More than 1400 cities and 60 law enforcement agencies are utilizing the Flock cameras, including the Okaloosa County Sheriff's Office, Niceville Police Department, Bay County Sheriff's Office, Walton County Sheriff's Office, Panama City Beach Police Department and several other nearby agencies. The MOU would also allow free access to Flock cameras nationwide.

The Flock camera system is a network of cameras designed to not only detect license plates, but has a patented "vehicle fingerprint technology" that uses machine learning to allow investigators to search by make, model, type, state of plate, color of vehicle and characteristics of a vehicle like luggage racks, bike racks, convertibles, aftermarket wheels, bumper stickers, window stickers, ect. This technology is shown to reduce crime, assist with the recovery of stolen vehicles and assist with various investigations.

The Panama City Beach Police Department is the host agency for Flock cameras. The Federal Bureau of Investigations (FBI) and the Florida Department of Law Enforcement (FDLE) requires any cloud based service such as the Flock System to have a host agency and server. The MOU with the Panama City Beach Police Department allows the Crestview Police Department to have access to the features of the Flock System.

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.

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Communication- To engage, inform and educate public and staff

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

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

FINANCIAL IMPACT

There is no financial impact.

RECOMMENDED ACTION

Staff respectfully requests the approval to sign the MOUs.

Attachments

1. Flock Safety (MOU) Community Safety Program Terms 2022
2. MOU - FL LPR Interagency Agreement UPDATED 2022
3. Falcon ALPR Overview

MEMORANDUM OF UNDERSTANDING

This Data Sharing Memorandum of Understanding (hereinafter “**MOU**”) is entered into by and between Flock Group, Inc. with a place of business at 2588 Winslow Drive, Atlanta, GA 30305 (“**Flock**”) and [Agency Name] with a place of business at [Agency Address] (“**Agency**”) (each a “**Party**”, and together, the “**Parties**”).

Whereas, Agency desires to access Flock’s technology platform and Flock Safety dashboard (together, the “**Flock Service**”) for investigative purposes, in order to view and search photos and videos recorded by Flock (“**Recordings**”) which are stored for no longer than thirty (30) days, utilizing its software for automatic license plate detection;

Whereas, Flock desires to share such Recordings and supplemental data with Agency pursuant to the following terms and conditions:

1. **Purpose.** To allow the Agency to utilize the Flock Services for the following purpose: to gain awareness with respect to the communities for which they serve to protect and facilitate investigations (the “Purpose”).

2. **Access Rights to Flock Services.** Subject to the terms and conditions contained in this MOU, Flock hereby grants to Agency a non-exclusive, non-transferable right to access the features and functions of the Flock Service during the Term (as defined below), solely for use by Authorized Users in accordance with the terms and conditions herein. For purposes of this MOU, “Authorized Users” will mean employees, agents, or officers of Agency accessing or using the Flock Services for the Purpose. Agency acknowledges and agrees that, as between Agency and Flock, Agency shall be responsible for all acts and omissions of Authorized Users, and any act or omission by an Authorized User which would constitute a breach of this MOU, shall be deemed a breach of this MOU by Agency. Agency shall undertake reasonable efforts to make all Authorized Users aware of the provisions of this MOU as applicable to such Authorized User’s use of the Flock Service, and shall cause Authorized Users to comply with such provisions.

3. **Restrictions on Use.** Agency will not, and will not permit any Authorized Users or any third party to, (i) copy or duplicate any of the Flock Service; (ii) decompile, disassemble, reverse engineer or otherwise attempt to obtain or perceive the source code from which any software component of any of the Flock Service is compiled or interpreted; (iii) modify, alter, or tamper with any of the Flock Service, or create any derivative product from any of the foregoing; (iv) interfere or attempt to interfere in any

manner with the functionality or proper working of any of the Flock Service; (v) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within any of the Flock Service; or (vi) assign, sublicense, sell, resell, lease, rent or otherwise transfer or convey, or pledge as security or otherwise encumber, Agency's rights under Sections 2. Agency may only access Recordings and Flock Service to perform the Purpose, as described in Section 1. Agency shall not use the Flock Service in any manner not permitted by appropriate governing Federal and State regulations or laws; Agency represents and warrants that, in receiving access to Flock Services, such Recordings and supplemental data shall be used solely for purposes authorized by law and described in this MOU.

4. **Ownership.** As between the Parties, subject to the rights granted in this MOU, Flock and its licensors retain all right, title and interest in and to the Flock Service, and its components and any Recordings or data provided by Flock through the Flock Service, and Agency acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this MOU. Agency further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. There are no implied rights.

5. **Warranty.** Flock and its licensors make no express or implied warranty as to the conditions of the Recordings, or fitness for a particular research, data, investigative purpose or resulting actions or omissions resulting from Recordings and supplemental data obtained by Agency through the use of Flock Services.

6. **Financial Implications to Agency.** No financial commitment by Agency is required to access the Flock Services or Recordings.

7. **Term; Termination.**

A. **Term.** This MOU will commence once executed by both parties and shall continue for a period of Five (5) years.

B. **Termination.** Prior to expiration of the Term, Flock may terminate this MOU for its convenience, and in its sole discretion, by providing Agency thirty (30) days prior written notice of termination. Agency may terminate this MOU for its convenience, and in its sole discretion, by providing Flock ninety (90) days prior written notice of termination. Either party may terminate this MOU upon written notice if the other party has breached a material term of this MOU and has not cured such breach within thirty (30) days of receipt of notice from the non-breaching party specifying the breach. Upon termination of this MOU, Agency will immediately cease all use of

Flock Services. This MOU is subject to termination without written notice after expiration of the Term.

8. Indemnification. Each Party to this MOU shall assume the responsibility and liability for the acts and omissions of its own employees, deputies, officers, or agents, in connection with the performance of their official duties under this MOU. Parties shall indemnify and hold harmless each other against any suits, claims, actions, complaints, or liability of any kind, which relate to the use of or reliance on Flock Service. For tort liability purposes, no participating Party shall be considered the agent of the other participating Party. Each Party to this MOU shall be liable (if at all) only for the torts of its own officers, agents, or employees that occur within the scope of their official duties. Under no circumstances shall this MOU be interpreted to create a partnership or agency relationship between the Parties.

9. Limitation of Liability.

A. Limitation on Direct Damages. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL FLOCK, ITS OFFICERS, DIRECTORS, AGENTS, EMPLOYEES OR REPRESENTATIVES BE LIABLE FOR ANY AMOUNT GREATER THAN THE FEES PAID TO FLOCK UNDER THIS MOU, OR \$100 IN UNITED STATES CURRENCY, WHICHEVER IS GREATER, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE OR STRICT LIABILITY), PRODUCT LIABILITY OR OTHERWISE.

B. Waiver of Consequential Damages. IN NO EVENT SHALL FLOCK OR ITS LICENSORS OR SUPPLIERS BE LIABLE FOR ANY INDIRECT, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOSS OF DATA OR LOSS OF PROFITS, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE, EVEN IF FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

10. Confidentiality.

A. Obligations. During the performance of services and Agency's use of the Flock Service under this Agreement it may be necessary for a party to provide the other with certain information considered to be proprietary or confidential by the disclosing party. The disclosure of such confidential information shall be subject to the following terms and conditions.

i. The term "Agency Confidential Information" shall mean any material, data, systems, procedures and other information of or with respect to Agency that is not be accessible or known to the general public, including information concerning its hardware, software, business plans or opportunities, business strategies, finances, employees, and third-party proprietary or other information that Agency treats as confidential. Flock shall not use, publish or divulge any Agency Confidential Information except (i) in connection with Flock's provision of Software and services pursuant to this Agreement, (ii) to Flock's officers, directors, employees, agents and contractors who need to know such information to enable Flock to provide Software and services pursuant to this Agreement, or (iii) with the prior written consent of Agency, which consent Agency may withhold in its sole discretion.

ii. The term "Flock Confidential Information" means any material, data, systems, procedures and other information of or with respect to Flock that is not accessible to or known to the general public, including, without limitation, the software, object code, source code, formulae, algorithms, financial data, clients, employees, software development plans, software support third-party proprietary or other information that Flock treats as confidential. Agency shall not use, publish or divulge any Flock Confidential Information except (i) to its employees, agents and officers who need to know such information to enable Agency to use the Flock Services, or (ii) with the prior written consent of Flock, which consent Flock may withhold in its sole discretion.

iii. Each party shall protect the other's confidential information with the same degree of care normally used to protect its own similar confidential information, but in no event less than that degree of care that a reasonably prudent business person would use to protect such information. The obligations of each party to protect confidential information received from the other party shall not apply to information that is publicly known or becomes publicly known through no act or failure to act on the part of the recipient. All provisions of this MOU concerning the Confidentiality section herein, shall survive any termination of this MOU.

B. Exclusions. Confidential Information shall not include any information that is (i) already known to the receiving party at the time of the disclosure; (ii) publicly known at the time of the disclosure or becomes publicly known through no wrongful act or failure of the receiving party; (iii) subsequently disclosed to the receiving party on a non-confidential basis by a third-party not having a confidential relationship with the other party hereto that rightfully acquired such information; or (iv) communicated to a third party by the receiving party with the express written consent of the other party hereto. A disclosure of Confidential Information that is legally compelled to be disclosed pursuant to a subpoena, summons, order or other judicial or governmental

process or the Freedom of Information Act shall not be considered a breach of this MOU; provided the receiving party provides prompt notice of any such subpoena, order, or the like to the other party so that such party will have the opportunity to obtain a protective order or otherwise oppose the disclosure.

11. Entire Agreement. This MOU is complete and contains the entire understanding between the Parties relating to the sharing of Recordings and Confidential Data by and between Flock and Agency. This MOU supersedes any and all other agreements between the Parties. This Agreement is non-assignable by both Parties.

12. Severability. Nothing in this MOU is intended to conflict with or violate State or Federal laws, regulations, policies, etc. If a term or provision of this MOU is inconsistent with a law or authority, then that term or provision shall be invalid, but the remaining terms and provisions shall remain in full force and effect. If any provision of this MOU is found to be unenforceable, unlawful, or void, the provision shall be deemed severable from the MOU and shall not affect the validity of the remaining provisions.

13. Miscellaneous. All notices, requests, demands, or other communications required or permitted to be given hereunder must be in writing and must be addressed to the parties at their respective addresses set forth below and shall be deemed to have been duly given when (a) delivered in person; (b) sent by facsimile transmission To the facsimile number below and indicating receipt at the facsimile number where sent; (c) one (1) business day after being deposited with a reputable overnight air courier service; or (d) three (3) business days after being deposited with the United States Postal Service, for delivery by certified or registered mail, postage pre-paid and return receipt requested. This MOU shall be governed by the laws of the state in which the Agency is located, excluding its conflict of laws rules. The parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this MOU.

IN WITNESS WHEREOF, Flock and the Agency have caused this MOU to be signed on the date set forth below and be effective on the last date specified below.

Flock Group Inc

Agency Name:

By:

By:

Name:

Name:

Title:

Title:

Date:

Date:

**Eusebio
Talamantez, Jr.**
Chief of Police



Chad Lindsey
Deputy Chief of Police



"Dedicated to Excellence"

17115 Panama City Beach Parkway, Panama City Beach, Florida

Phone: (850) 233-5000 Fax: (850) 233-5013

www.beachpolice.org

INTERAGENCY AGREEMENT BETWEEN PANAMA CITY BEACH POLICE DEPARTMENT AND
_____ FOR INFORMATION EXCHANGE AND USE

WITNESSETH

WHEREAS, The PANAMA CITY BEACH POLICE DEPARTMENT hereafter referred to as CJA, and the _____, hereafter referred to as CJA2, are criminal justice agencies, formally recognized by the Federal Bureau of Investigations. (FBI) and the Florida Department of Law Enforcement (FDLE); and

WHEREAS, The CJA receives license plates-based extract files from the Florida Department of Law Enforcement for use via a License Plate Reader (LPR), hereafter referred to as LPR extracts; and

WHEREAS, The CJA2 wishes to routinely receive the LPR extracts from CJA for the administration of criminal justice; and

WHEREAS, both agencies have a valid Criminal Justice User Agreement and License Plate Reader Supplement on file with FDLE;

NOW THEREFORE, the parties agree as follows,

1. The CJA2 shall receive the updated LPR extracts from the CJA via an existing integration between CJA and contracted LPR vendor (FLOCK) eight times per day.
2. The CJA will provide the CJA2 with the LPR extracts at no cost to the CJA2.
3. The CJA2 agrees to abide by all applicable local, state, and federal laws, rules and regulations, with regards to the use of said electronic systems.
4. To the extent provided by the laws of Florida, the CJA2 agrees to be responsible for the violations, negligent acts or omissions of its personnel arising out of or involving any information contained in, received from, entered into or through the receipt of the records.
5. Both CJA and CJA2 has an obligation to report instances of misuse to the FDLE for follow up of applicable investigation and applicable discipline.

Captain Wayne Maddox
Field Services

Captain Jason Jones
Criminal Investigations

Captain Richard McClanahan
Administration

Captain John Deegins
Criminal Intelligence

6. Either party may terminate this agreement upon thirty (30) days written notice, except that the CJA may terminate this agreement immediately and without notice upon finding that the CJA2 has violated the terms of this agreement.

This agreement constitutes the entire agreement of the parties and may not be modified as amended without written agreement executed by both parties.

IN WITNESS HEREOF, the parties hereto have caused this agreement to be executed by the proper officers and officials.

IN WITNESS HEREOF, the parties hereto have caused this agreement to be executed by the proper officers and officials.

PANAMA CITY BEACH POLICE DEPARTMENT (CJA)

Agency Name

Eusebio Talamantez Jr, Chief of Police

Date

WITNESS

Witness Name and Title

Date

(CJA2)

Agency Name

Agency Head and Title

Date

WITNESS

Witness Name and Title

Date

Captain Wayne Maddox
Field Services

Captain Jason Jones
Criminal Investigations

Captain Richard McClanahan
Administration

Captain John Deegins
Criminal Intelligence

Home of the world's most beautiful beaches.

Automate investigative leads with a camera that sees like a detective

Flock Safety Falcon™ ALPR Camera

The Flock Safety Falcon is an affordable, infrastructure-free ALPR (automatic license plate recognition) camera for law enforcement agencies who want to increase case clearance and eliminate crime with less. Unlike traditional ALPR, the Falcon uses Vehicle Fingerprint™ technology to transform hours of footage into actionable evidence, even when a license plate isn't visible.

Not your average license plate reader

Infrastructure-Free

With solar power and LTE connectivity, we can install the Falcon where it makes the most impact on crime in just a few weeks.

Safety-as-a-Service

Get software, data, cloud storage, maintenance, and access to a network of 1B+ plate reads/month for one subscription price.

Vehicle Fingerprint Technology

Search footage by vehicle type, make, color, license plate state, missing and covered plates, and other unique features like bumper stickers, decals, and roof racks.



Join 1400+ cities using Flock Safety OS to eliminate crime



Detect

objective evidence
necessary to clear
more cases



Decode

footage with machine
learning to uncover
investigative leads



Deliver

real-time alerts to
dispatch, patrol, and
detectives

Trustworthy technology that drives positive results

130%

More plate
reads than
the
competition

30%

More
accurate
than legacy
ALPR

120

Stolen plate
and vehicle
hits per hour

60%

Crime
reduction in
Cobb County,
GA

\$1.1M

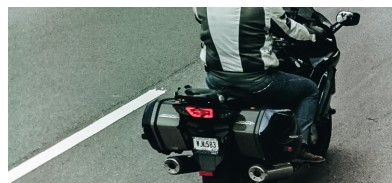
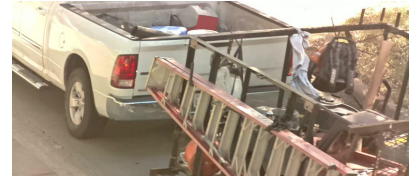
Recovered in
stolen
vehicles in
Wichita, KS

"We are making some pretty
significant arrests almost every
single day."

— Lt. Casey Slaughter
Wichita Police Department



Capture objective evidence 24/7 without the overtime pay



Identify body type, make, color, license plate (partial, missing, or covered plates), temporary plates, license plate state, and unique features like decals, bumper stickers, and accessories that create a traceable Vehicle Fingerprint.



Solar Panel

- Voltage: 18-20V
- Weight: 9.6lbs (with hardware)
- Length: 21.25"
- Width: 14"
- Depth: 2"
- Mount: atop pole with bolts

Pole

- DOT breakaway pole: 6', 12' (\$250)
- Material: SCH 40
- Alloy: 6061
- Weight: 32 lbs

Camera

- Length: 8.75"
- Height: 5"
- Width: 2.875"
- Mount: Adjustable band clamps
- Weight: 3lbs
- Footage: Uploads via LTE
- Line of Sight: 15' wide, 30-65' distance
- Assembly: Flock Safety in Atlanta, GA
- Speed Capture: ≤ 100 MPH



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Maryanne Schrader, City Clerk
DATE: 10/3/2022
SUBJECT: Approval of the September 26, 2022 City Council Final Budget Hearing Minutes

BACKGROUND:

Routine approval of the minutes.

DISCUSSION:

The draft minutes were distributed prior to the meeting.

GOALS & OBJECTIVES

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

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

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

n/a

RECOMMENDED ACTION

Staff requests a motion to approve the Final Budget Hearing minutes of September 26, 2022.

Attachments

1. 09262022 City Council Final Budget Special Meeting Minutes Draft

City Council Special Final Budget Meeting
Minutes - DRAFT
September 26, 2022
5:15 p.m.
Council Chambers

1. Call to Order

The Special Final Budget Meeting of the Crestview City Council was called to order at 5:15 p.m. by Mayor JB Whitten. Board members present: Mayor Pro-Tem Andrew Rencich, Council members: Shannon Hayes, Doug Capps, Cynthia Brown, and Joe Blocker. Also present: City Manager Tim Bolduc, City Clerk Maryanne Schrader, City Attorney Jonathan Holloway, and various staff members.

2. Pledge of Allegiance

The Pledge of Allegiance to the flag of the United States of America was led by Councilmember Cynthia Brown.

3. Open Policy Making and Legislative Session

Mayor JB Whitten mentioned a quorum was present and reviewed the rules and procedures.

4. Approve Agenda

Mayor JB Whitten called for action.

Motion by Councilmember Cynthia Brown and seconded by Councilmember Shannon Hayes to approve the agenda.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

5. Public Hearings/Resolutions for Final Millage and Budget

5.1. Resolution 2022-27 Adopting the Final Millage

City Manager T. Bolduc announced the resolution is to adopt the final millage rate and that nothing has changed since the last several budget meetings.

City Manager T. Bolduc presented Resolution 2022-27 to the City Council and asked the City Clerk to read the Resolution.

City Clerk Maryanne Schrader read the Resolution in its entirety: A Resolution of the City of Crestview, Florida, Adopting the Final Levying of A Millage of 6.8466 for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023, and Providing for an Effective Date.

WHEREAS, The City of Crestview of Okaloosa County, Florida on September 26, 2022, adopted Fiscal Year Final Millage Rate following a public hearing as required by Florida Statute 200.065 and;

WHEREAS, The City of Crestview of Okaloosa County, Florida, held a public hearing as required by Florida Statute 200.065 and;

WHEREAS, The gross taxable value for operating purposes not exempt from taxation within Okaloosa County has been certified by the County Property Appraiser to the City of Crestview as \$1,625,139,305 and;

WHEREAS, all other legal requirements have been met.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Crestview of Okaloosa County, Florida that: 1. The Fiscal Year 2023 operating millage rate is 6.8466, which is more than the rolled back rate of 6.2274 by 9.94%.

Mayor JB Whitten called for comment from the Council.

Mayor JB Whitten called for comment from the public.

Mayor JB Whitten called for action.

Motion by Councilmember Joe Blocker and seconded by Councilmember Shannon Hayes to approve Resolution 2022-27, Adoption of the Final Millage.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

5.2. Resolution 2022-28 Adopting the Final Budget

City Manager T. Bolduc stated the resolution before Council is for the final adoption of the budget and there have been no changes since the first reading.

City Manager T. Bolduc presented Resolution 2022-28 - Adoption of the Final Budget to the City Council and asked the City Clerk to read the Resolution.

City Clerk Maryanne Schrader read the Resolution in its entirety: A Resolution of the City of Crestview, of Okaloosa County, Florida, Adopting the Final Budget For the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023, and Providing For an Effective Date.

WHEREAS, The City of Crestview of Okaloosa County, Florida, on September 26, 2022 held a public hearing as required by Florida Statute 200.065 and;

WHEREAS, The City of Crestview of Okaloosa County, Florida, set forth appropriations and revenue estimate for the Budget Fiscal Year 2023 in the amount of \$62,457,308.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Crestview of Okaloosa County, Florida that: 1. The Fiscal Year 2023 Final Budget be adopted.

2. Appropriations may be transferred within funds for the purpose of equalization when needed by a budget transfer with the approval of the City Manager and the Finance Director as necessary.

3. The City Council during fiscal year 2023 may, by resolution, make any amendments to the budget adopted by this resolution, as it may deem necessary and proper.

4. All budget amendments requesting additional expenditures must also identify the corresponding funding source.

5. This resolution shall take effect immediately upon its adoption.

Mayor JB Whitten called for comment from the Council.

Mayor JB Whitten called for comment from the public.

Mayor JB Whitten called for action.

Motion by Councilmember Shannon Hayes and seconded by Councilmember Andrew Rencich to approve Resolution 2022-28, Adoption of the Final Budget.
Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes.
Motion carried.

6. Comments from the Mayor and Council

Mayor JB Whitten called for comment from the Council. No comments made.

7. Comments from the Audience

Mayor JB Whitten called for comment from the public. No one came forward.

8. Adjournment

Mayor JB Whitten adjourned the meeting at 5:21 p.m.

Minutes approved this ___ day of ___, 2022.

JB Whitten
Mayor

ATTEST:

Maryanne Schrader
City Clerk
Proper notice having been duly given



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Maryanne Schrader, City Clerk
DATE: 10/3/2022
SUBJECT: Approval of the September 26, 2022 City Council Regular Meeting Minutes

BACKGROUND:

Routine approval of minutes.

DISCUSSION:

The minutes were distributed prior to the meeting.

GOALS & OBJECTIVES

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

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

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

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

Community Character- Promote desirable growth with a hometown atmosphere

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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. 09262022 City Council Regular Meeting Minutes - Draft

City Council Regular Meeting Minutes - DRAFT
September 26, 2022
6:00 p.m.
Council Chambers

1. Call to Order

The Regular Meeting of the Crestview City Council was called to order at 6:00 p.m. by Mayor JB Whitten. Board members present: Mayor Pro-Tem Andrew Rencich, Council members: Shannon Hayes, Doug Capps, Cynthia Brown, and Joe Blocker. Also present: City Manager Tim Bolduc, City Clerk Maryanne Schrader, City Attorney Jonathan Holloway, and various staff members.

2. Invocation, Pledge of Allegiance

2.1. Lisa Ausley, Associate Pastor, Crosspoint South, Crestview

The Invocation and Pledge of Allegiance to the flag of the United State of America was led by Associate Pastor Lisa Ausley of Crosspoint South Church.

3. Open Policy Making and Legislative Session

Mayor JB Whitten mentioned a quorum was present and went over the rules and procedures.

4. Approve Agenda

Mayor JB Whitten mentioned there would be a presentation by the Pee Wee Cheer Team and Proclamation on sidewalk safety. City Manager Tim Bolduc added a Special Warranty Deed will also be added.

Mayor JB Whitten a called for action.

Motion by Council member Joe Blocker and seconded by Council member Shannon Hayes to approve the agenda, as amended.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

5. Presentations and Reports

Mayor JB Whitten welcomed the Pee Wee Cheer Team led by Teresa Clifton, Coach of the Parks, and Recreation department.

Ms. Clifton thanked Councilmember D. Capps for sponsoring their program and led the team in a cheer to Council member D. Capps.

Afterward, Mayor JB Whitten read a proclamation declaring the month of October 2022 to recognize the Crosswalk Safety Month honoring those pedestrians killed in crosswalks nationwide.

6. Consent Agenda

Mayor JB Whitten called for action.

Motion by Council member Andrew Rencich and seconded by Council member Douglas Capps to approve the Consent agenda, as amended with the addition of the Special Warranty Deed with Benchmark Crestview Commons LLC.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

- 6.1. Purchase of a Komatsu America Corp. under Sourcewell Contract #032119-KOM Hydraulic Mini Excavator, PC35MR-5
- 6.2. Memorandum of Understanding - Partnership with the Okaloosa County Sheriff's Office for the Multi-Organizational Drug Task Force
- 6.3. Edward Byrne Memorial Grant for the purchase of a Drug Incinerator and four Wrap restraint devices
- 6.4. Purchase of Budget Software
- 6.5. Approval of 9/12/2022 City Council Minutes
- 6.6. Approval of 9/13/2022 Special Budget Hearing Minutes
- 6.7. Task Order - Comprehensive Plan Update
- 6.8. Florida Power & Light Easement
- 6.9. Underground Distribution Facility Installation Agreement

7. Public Hearings / Ordinances on Second Reading

- 7.1. Ordinance 1894 - Richburg Lane Comprehensive Plan Amendment
Mayor JB Whitten explained the second reading process for ordinances.

Interim Planning Administrator Nicholas Schwendt presented the Ordinance information for Ordinances 1894 and 1895. He explained the request includes mixed-use designations for the properties. The property is currently vacant, and they do not have a development order on file.

Interim Planning Administrator Nicholas Schwendt to the City Council and asked the City Clerk to read the ordinance.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Amending Its Adopted Comprehensive Plan; Providing for Authority; Providing for Findings of Fact; Providing For Purpose; Providing For Changing the Future Land Use Designation From 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.

Mayor JB Whitten called for comment from the Council.

Council member C. Brown asked if the department had received any public comments.

Interim Planning Administrator Nicholas Schwendt replied there were none. Mayor JB Whitten called for comment from the public.

Motion by Council member Joe Blocker and seconded by Council member Shannon Hayes to adopt Ordinance 1894 on second reading
Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

7.2. Ordinance 1895 - Richburg Lane Rezoning

City Attorney Jonathan Holloway swore in Interim Planning Administrator N. Schwendt for the quasi-judicial segments of the meeting.

Interim Planning Administrator Nicholas Schwendt presented Ordinance 1895 to the City Council and requested that the staff report be entered into the record: On July 31, 2022, staff received an application to amend the comprehensive plan and zoning designations for property located on Richburg Lane. The subject property is currently assigned a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively. The application requests the Mixed Use (MU) zoning designation for the property. The Planning and Development Board recommended approval of the request on September 6, 2022, and the first reading was approved by the City Council on September 12, 2022. The property description is as follows: Property Owner: Dewrell J Ladon & Carol A PO Box 1510; Ft Walton Beach, FL 325490000; Parcel ID: portions of parcels 04-3N-23-0000-0029-0000 and 09-3N-23-0000-0011-0000; Site Size: 26.86 acres Current FLU: Commercial (C); Current Zoning: Commercial High-Intensity District (C-2); Current Land Use: Vacant; The following table provides the surrounding land use designations, zoning districts, and existing uses. Direction FLU Zoning Existing Use; North Okaloosa County Low Density Residential and Mixed Use; Okaloosa County Residential-1 and Mixed Use Vacant and Residential East Okaloosa County Low Density Residential Okaloosa County Residential-1 Residential; South Okaloosa County Mixed Use Okaloosa County Mixed Use

Vacant, Residential and Commercial; West Commercial (C) Commercial High-Intensity District (C-2) Vacant and Commercial; The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential or 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 August 12, 2022. The property was posted on August 23, 2022. An advertisement ran in the Crestview News Bulletin on August 25, 2022.

City Clerk Maryanne Schrader read the Ordinance 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.

Mayor JB Whitten called for comment from the Council.

Mayor JB Whitten called for comment from the public.

Mayor JB Whitten called for action.

Motion by Council member Douglas Capps and seconded by Council member Shannon Hayes to adopt Ord. on second reading.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

7.3. Ordinance 1896 - Taylor Farms Partial Plat Vacation

Interim Planning Administrator Nicholas Schwendt presented Ordinance 1896 for the partial plat vacation to the City Council and asked the City Clerk to read the ordinance. It is a vacant piece of property.

City Clerk Maryanne Schrader read the Ordinance 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.

Mayor JB Whitten called for comment from the Council.

Mayor JB Whitten called for comment from the public.

Mayor JB Whitten called for action.

Motion by Council member Cynthia Brown and seconded by Council member Andrew Rencich to adopt Ordinance 1896 on second reading.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

8. Ordinances on First Reading

9. Resolutions

9.1. Resolution 2022 - 29 Budget Amendment

City Manager T. Bolduc presented Resolution 2022-29, budget amendment.

City Manager T. Bolduc requested that the City Clerk read the Resolution.

City Clerk Maryanne Schrader read the Resolution by title: A Resolution of the City of Crestview, Florida, Amending the Budget to More Accurately Reflect Revenues and Appropriations. The Amendments are the Result of Various Factors, Including: Increases in Estimated Revenues and/or Appropriations to More Accurately Reflect Projections for Departments of Record, and Providing For An Effective Date.

Mayor JB Whitten called for comment from the Council.

Mayor JB Whitten called for comment from the public.

Mayor JB Whitten called for action.

Motion by Council member Andrew Rencich and seconded by Council member Shannon Hayes to approve Resolution 2022-29.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

10. Action Items

11. City Clerk Report – No report.

12. City Manager Report

12.1. City Manager Updates

City Manager Tim Bolduc updated the Council on the following projects:

1. Budget adoption process - City Manager T. Bolduc went over the balanced budget applauding the reduced millage rate. He added one more budget amendment may be needed with the close out of the year.
2. Status of property sale to Okaloosa County Tax Collector - City Manager T. Bolduc displayed the area of purchase on the overhead explaining in order to get clear title, we need public access to the city-maintained road.

City Attorney J. Holloway explained the mayor and city clerk would need to sign the map detailing that Commerce Drive was maintained by the city, as it is city property. He mentioned the roadway exhibit will encompass 100 feet of Commerce Drive adding the third party will need legal access to a public road. City Manager T. Bolduc added the closing date is set for Wednesday.

Motion by Council member Shannon Hayes and seconded by Council member Douglas Capps to approve the execution of the document by the mayor and city clerk in order to complete the transaction and officially confirm that Commerce Drive was maintained by the city.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

3. Vineyard Village affordable housing project - City Manager T. Bolduc displayed a map depicting a small piece of property they wish to purchase and are working with an owner who is out of state. The piece of property will be used for Affordable Housing. The preliminary site design for the Vineyard Village has been done. The project continues to move forward. He explained the funding hurdles that Gregg Chapel had to go through. A grant application has been submitted which we did not get funding for, however, Representative Maney, will bring it forward again.

In response to Council member S. Hayes regarding the \$1.49 million that was to go toward the Village, City Manager T. Bolduc replied that the legislature gave some funds to the County for housing, however, this project was not funded. However, the city will attempt to get funding again.

4. Fire department strategic planning - City Manager T. Bolduc said we are in the throes of doing the strategic planning and have done a SWOT analysis. The SWOT came up with eight goals which will enhance our department and community. The goal is to have it accomplished by the end of October.

5. LEAD graduation ceremony - City Manager T. Bolduc announced the LEAD team graduation is set for October 18th at the Community Center. They have completed eight sections.

6. Government Week - City Manager T. Bolduc said the Council has their schedules.
7. Foxwood neighborhood sewer project - City Manager T. Bolduc briefed the Council explaining a small lift station had to be placed at the golf course. We will not require the neighborhood to connect to our sewer. We hope to bid for the construction portion and get funds through the State. We hope the sewer will be available by the end of 2023. We are currently providing pump-out services to the neighborhood.

City Manager T. Bolduc said we also have the Benjamin Street septic-to-sewer project. The PS department will engage a firm to provide low pressure engineering to get Benjamin Street connected to our WWTP.

8. Redstone traffic improvement design project - City Manager T. Bolduc said we have released the design process and displayed the area on an overhead showing the engineer design for Redstone stating we hope to be completed in a couple of months. There is an extension of a right turn lane. We were not using some ROW, so we will add a left turn lane, and it will widen the entire intersection. We plan to add sidewalks to go to the schools. The traffic movement will be completely redone.

Discussion ensued on the Brookmeade repaving, timing of the traffic light, and selling the property after the realignment is completed.

9. Septage receiving station study - City Manager T. Bolduc explained the moratorium by the County stating there is only one place to dump septic to the south end. He stated there is a need for a joint solution for the north end. He said a study has been released regarding whether the city can do it at our own plant, however, it will reduce capacity.

Discussion ensued on the County raising their rates, however, City Manager T. Bolduc said we are under a contract, so our Council would notify our customers, if the city had a rate increase. He added we will go out for bid at the end of the year.

City Manager T. Bolduc said our debris hauler is no longer the company that works with the County. He explained that DRC USA is agreeable to adding the city to piggyback with the County. He added there is only a charge if it is used.

Motion by Council member Andrew Rencich and seconded by Council member Shannon Hayes to allow staff to enter into an agreement with DRC to piggyback with the County agreement.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Andrew Rencich, Douglas Capps. All ayes. Motion carried.

10. Code Enforcement - City Manager T. Bolduc explained the need for an active code enforcement process explaining the magistrate process has been in effect since 2020 and is conducting the hearings. He explained the process of education and the responsibility to ensure there is a minimum need for housing. Code Enforcement is

about getting compliance through the education process. He went over the Fact and Fiction rumors that have been circulating on Facebook. He said money gained by placing liens on code violations is placed in a fund that goes back into cleaning up the neighborhood. He depicted the areas where code enforcement has been accomplished throughout the city. He gave examples of successes of the 27 properties where buildings were torn down because the buildings were unsafe. He mentioned we have three funding sources: CDBG, CRA, and a set fund from paid fines. We have not started the maintenance funding yet, however, we could set funding aside for owner-occupied housing where assistance is needed for low to moderate housing. He added the city has used money to demolish unsafe structures.

Discussion ensued on the properties that were not in compliance, foreclosure options, payment of fines, and demolition, if needed.

Council member C. Brown mentioned the "Broken Windows" theory adding we do not want our citizens living in fear.

Council concurred that they would like to take the remainder of the allocated monies and place it in the fund to be used for housing assistance for owner-occupied housing.

Councilmember J. Blocker suggested a minimum of \$10,000 to go into the fund. He agreed with the city manager that roofs and siding would be a good start.

13. Comments from the Mayor and Council

Mayor JB Whitten asked for comment.

Councilmember J. Blocker D. Capps updated the Council on the TDC. He said the TDC voted for raising the bed tax to 5% and after two years, the tax will rise to 6%. He said on December 13th, the TDC will be hosting the meeting at Warriors Hall and the February meeting will be in Valparaiso.

Councilmember S. Hayes mentioned a homeschooling group toured the Bush House. He attended the local concert estimating over 300 attended. He recently attended a "Boys to Men" summit which inspires young men suggesting he would like to see a similar program in Crestview. He is on the Land Use and Development Committee which will look at policies that helps the entire community and the state. He also went to Richbourg and provided a motivational talk to the youth.

Councilmember C. Brown said she was pleased to see the sidewalk proclamation adding she would like to work to get more sidewalks. She would like to work with the School Board to add bus stop covers. Mayor Whitten said Commissioner Mixon is finding funding for Old Bethel Road sidewalks. Council member C. Brown also mentioned an event this Saturday at Live Oak Baptist church which includes food trucks and rides.

Councilmember J. Blocker said one of his goals was to increase the sidewalks on one side of the street on every street. He asked for the feasibility of getting an egress behind Enterprise and Hospital Drive to relieve the traffic. City Manager T. Bolduc is working on

that, as well as, creating a sidewalk fund and prioritization plan. He would like a CIP for sidewalks next year. There are gaps on Redstone, so we are working on sidewalks in that area, as well.

Mayor Whitten gave credit to the Main Street organization for the successful concert. He mentioned the Trunk or Treat event on October 15 and asked for Council sponsorship of a trunk. Mayor Whitten volunteered to use his vehicle. City Manager T. Bolduc added we have a candy fund.

Mayor Whitten said because of the erratic weather, we will postpone the opioid summit until October. Chance Leavins said they have contacted everyone to let them know of the rescheduled event.

14. Comments from the Audience

Mayor JB Whitten asked for comment from the audience.

Kenny Siler of 497 South Wilson Street came forward suggested the pieces of property in code violation should be auctioned off for purchase. He stated he believes the code enforcement is selective. He said wealthy property owners had code violations on their properties but have not been sent to the magistrate. He was not able to sell his property because he has had liens on his properties. He asked the Council to address the issue. He said he has complained to Code Enforcement about the issues without success.

Next, Byron Evans came forward and said the improvements should be for all and especially for the children. The Council should do everything they can to help improve or upgrade the neighborhood for the children.

15. Adjournment

Mayor JB Whitten adjourned the meeting at 7:46 p.m.

Minutes approved this __ day of __, 2022.

JB Whitten
Mayor

ATTEST:

Maryanne Schrader, City Clerk
Proper notice having been duly given



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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.

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

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 that the council move Ordinance 1897 to second reading for adoption.

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.

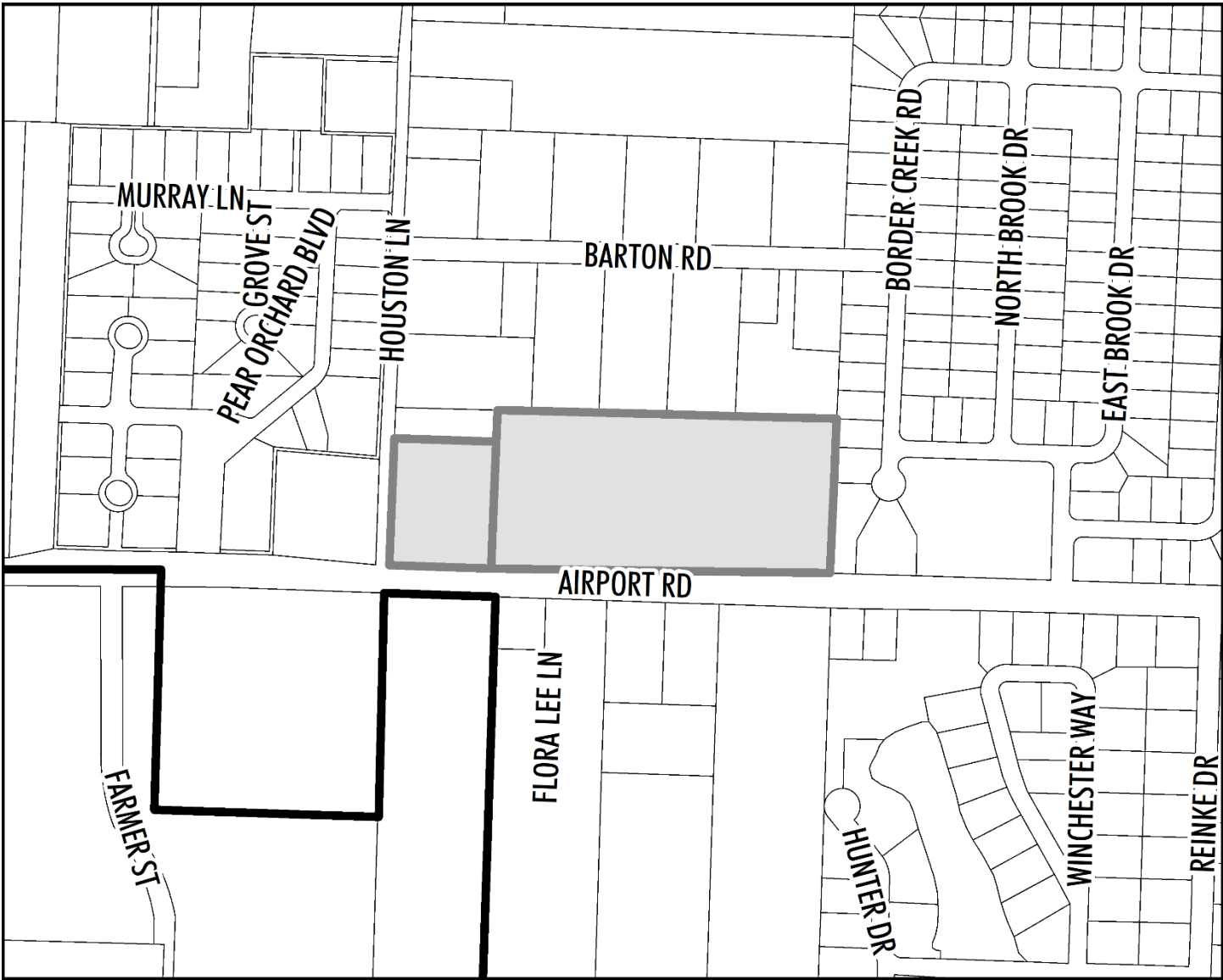
Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

ATTEST:

Maryanne Schrader
City Clerk

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

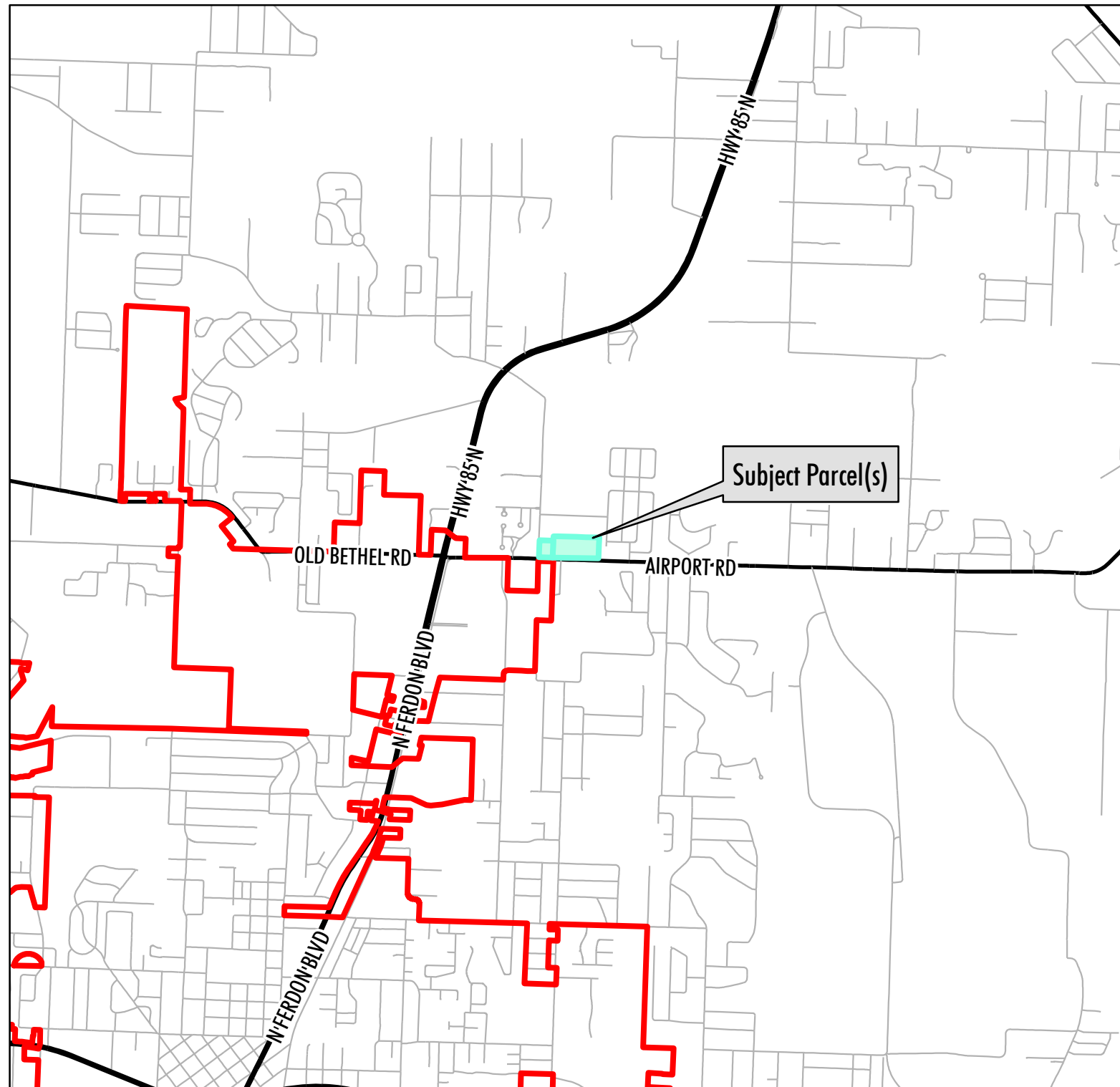
J. B. Whitten
Mayor



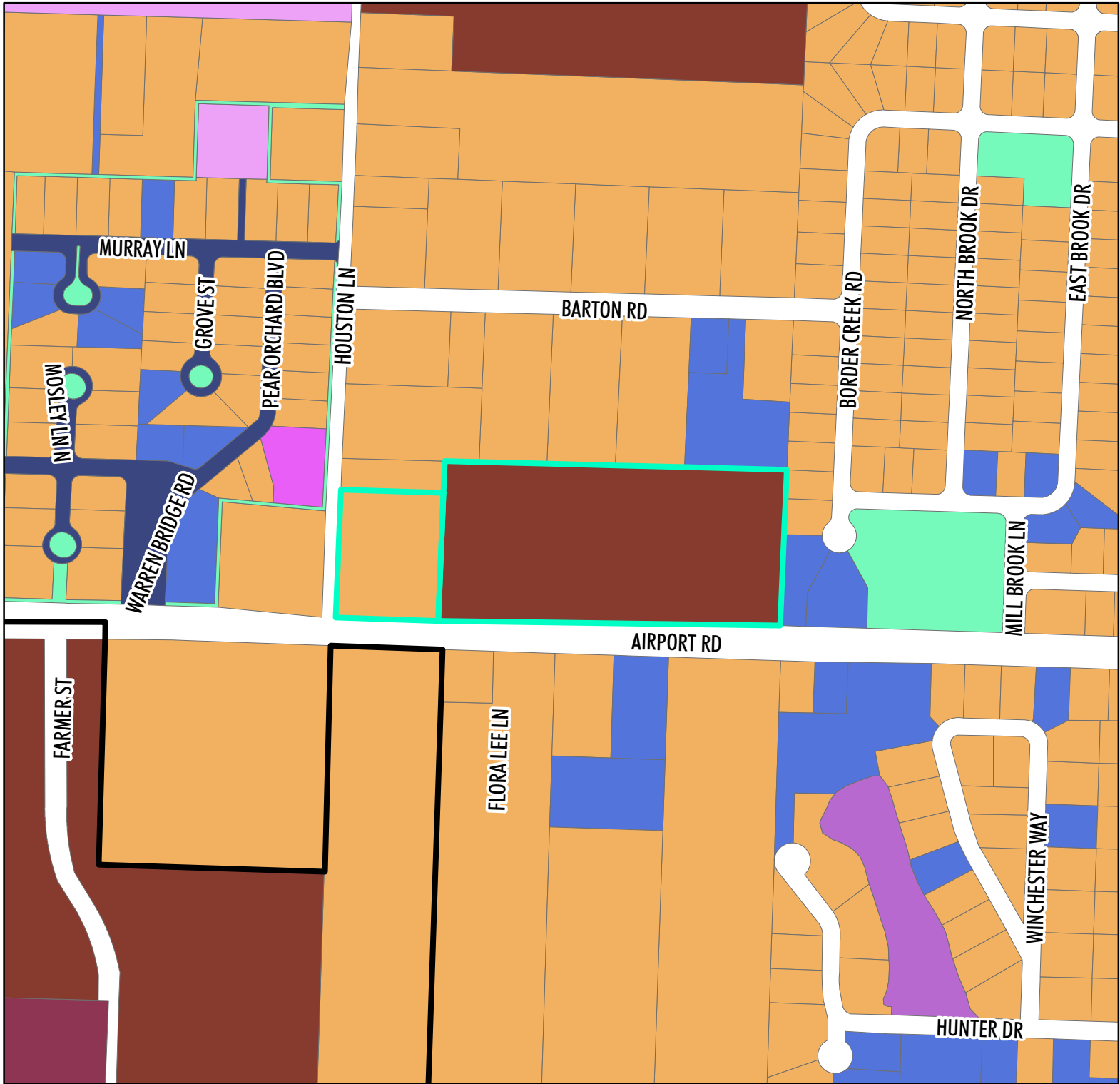
Vicinity Map



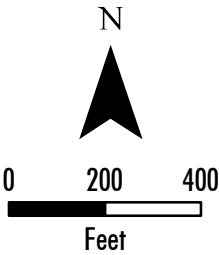
Not to Scale



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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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

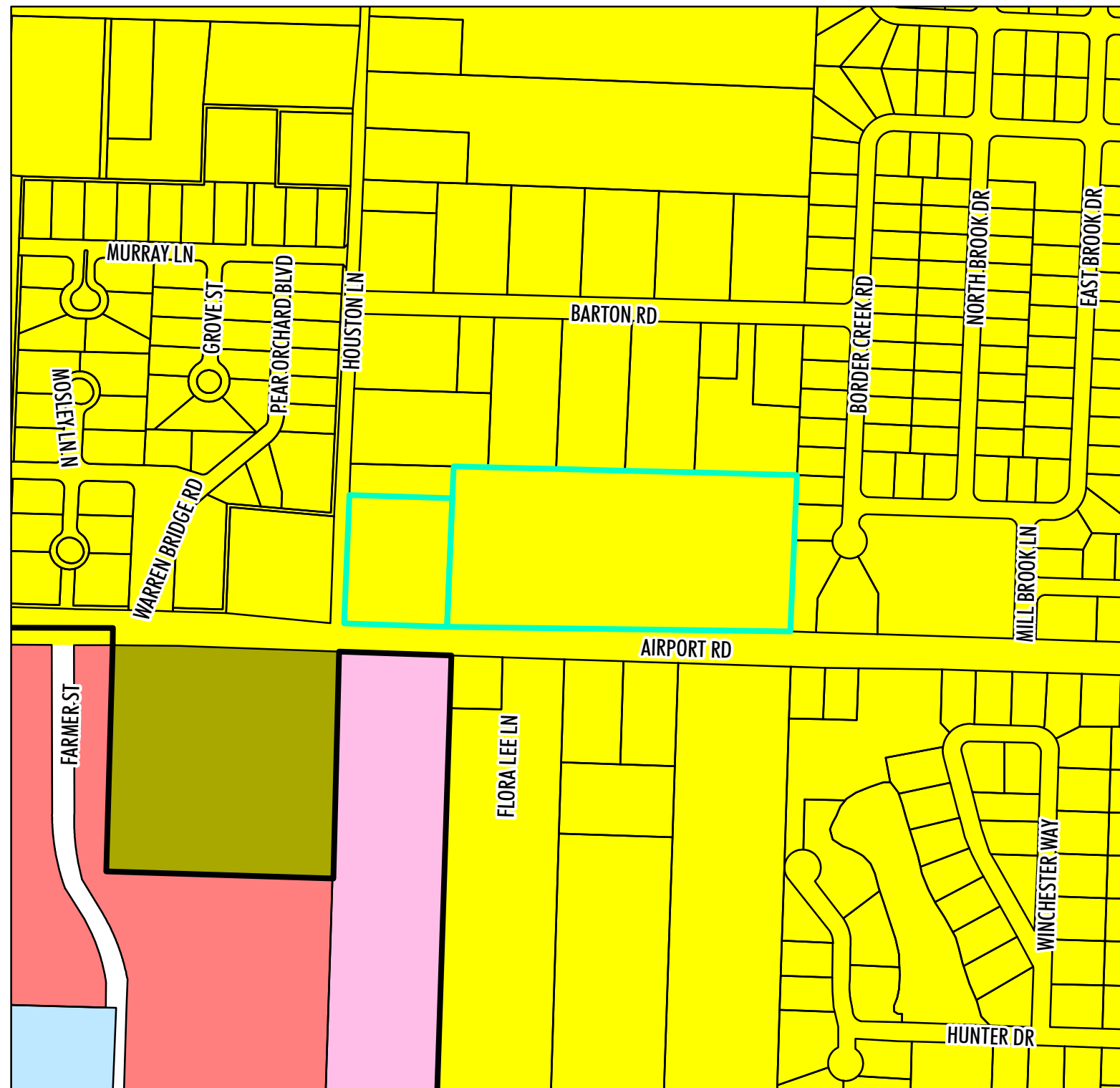
 City Limits

City Future Land Use

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

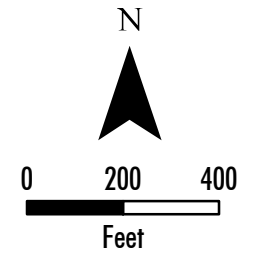
County Future Land Use

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



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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

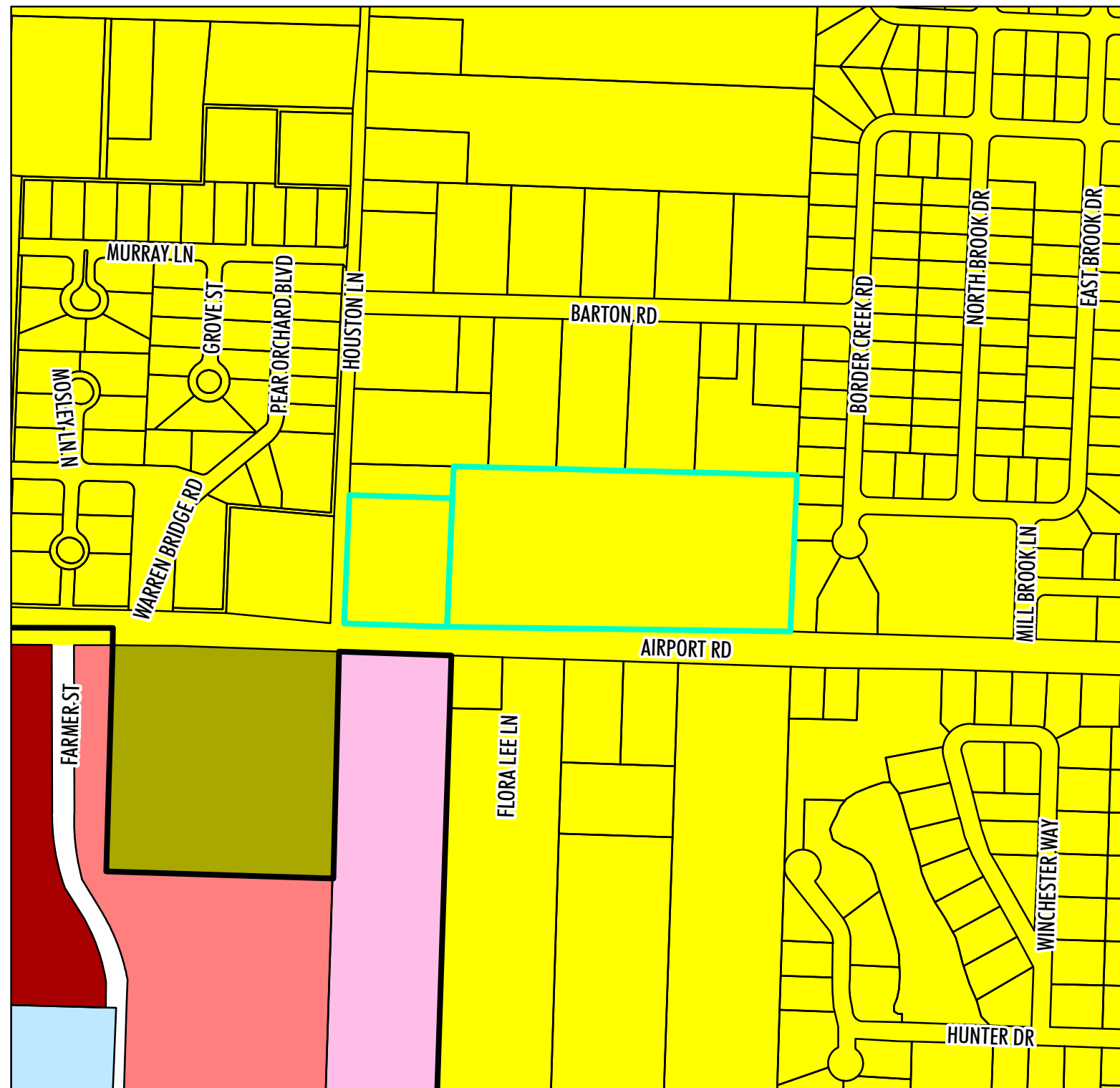
City Limits

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



0 200 400
Feet

Legend

 Subject Parcel

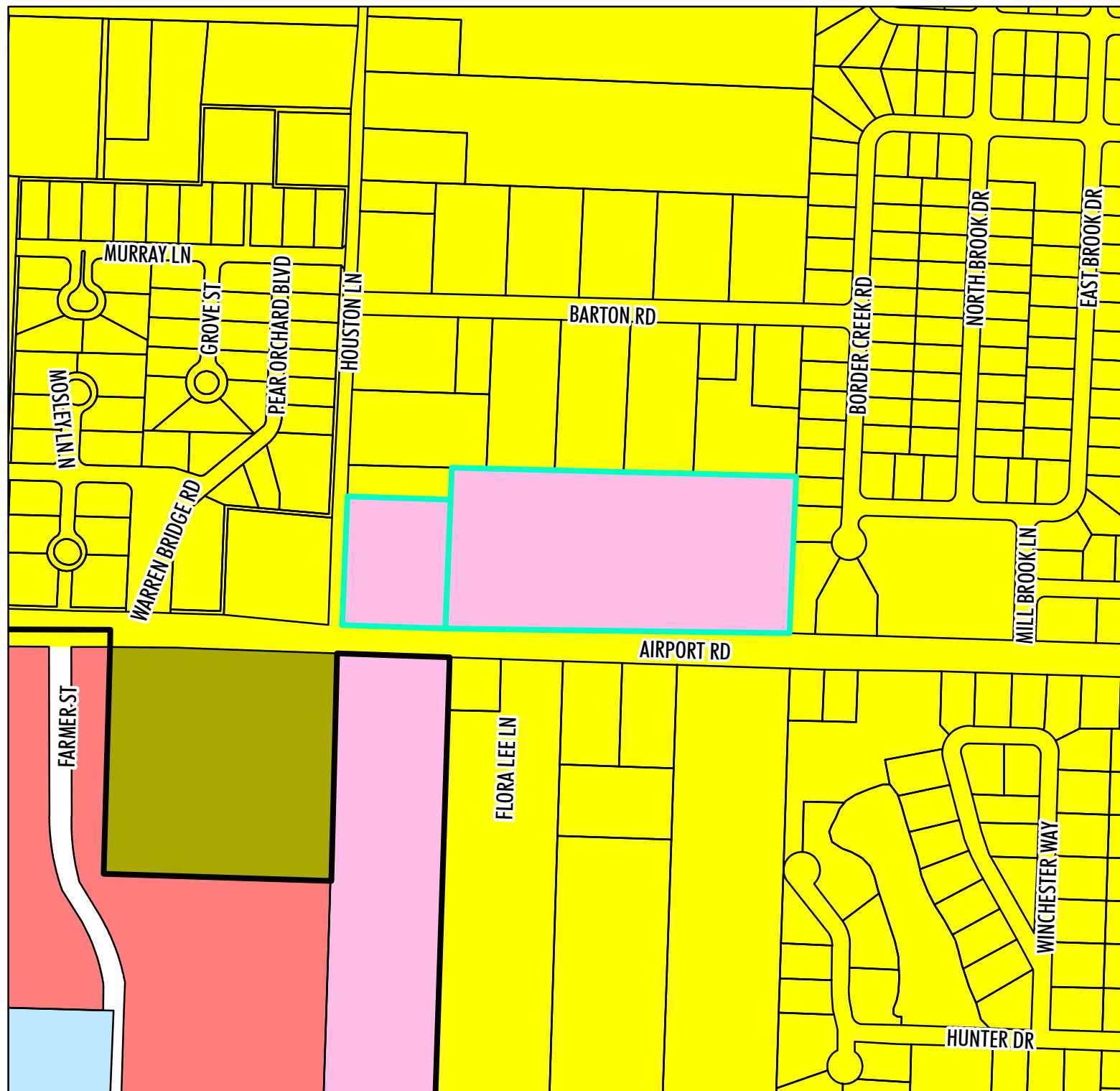
 City Limits

City Future Land Use

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

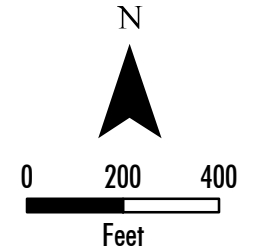
County Future Land Use

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



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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)

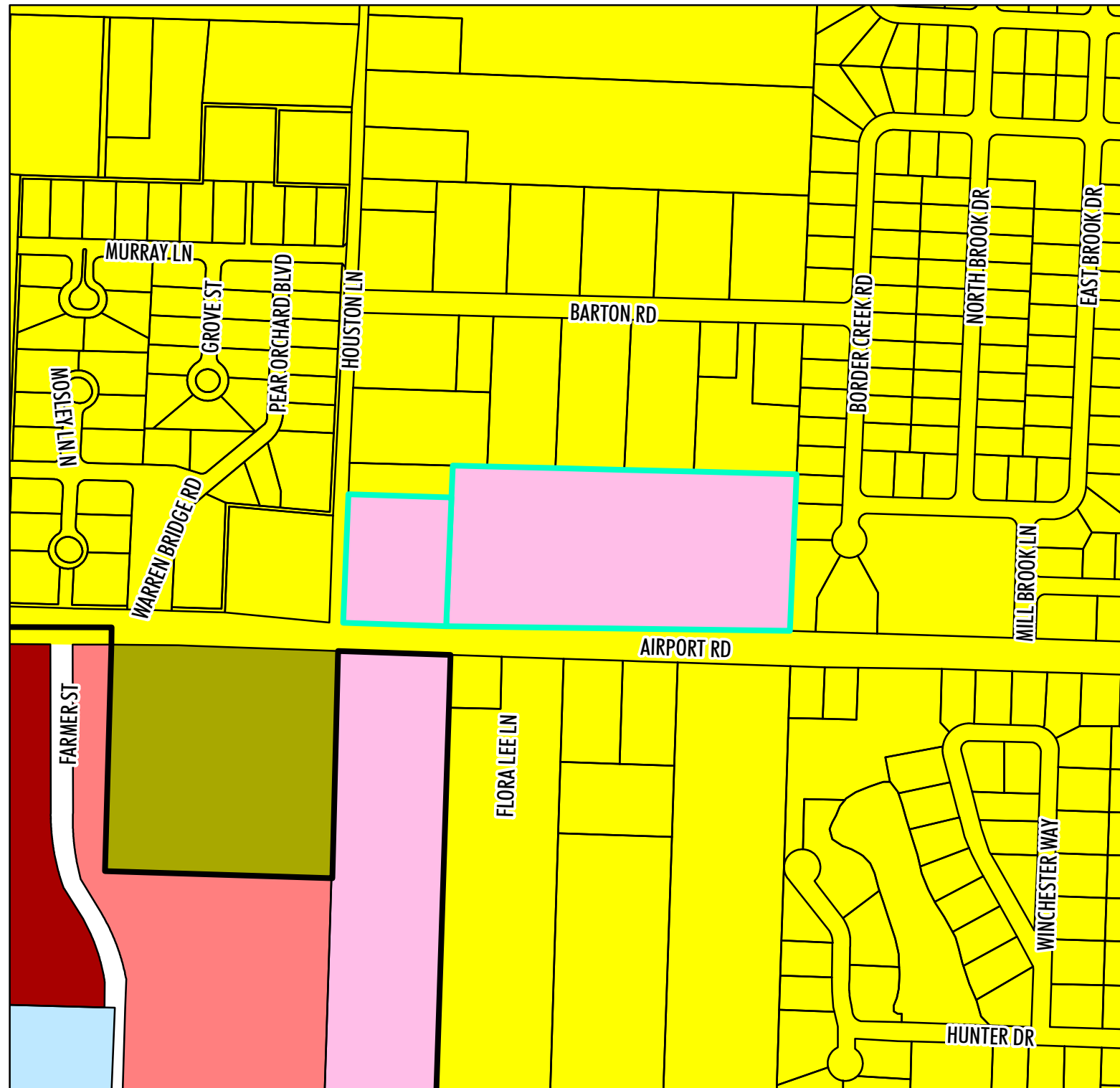
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

Mixed Use (MU)



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



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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 Planning and Development Board unanimously voted to recommend disapproval of the request on October 3, 2022.

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 that the council move Ordinance 1898 to second reading for adoption.

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.

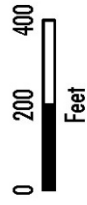
ATTEST:

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)

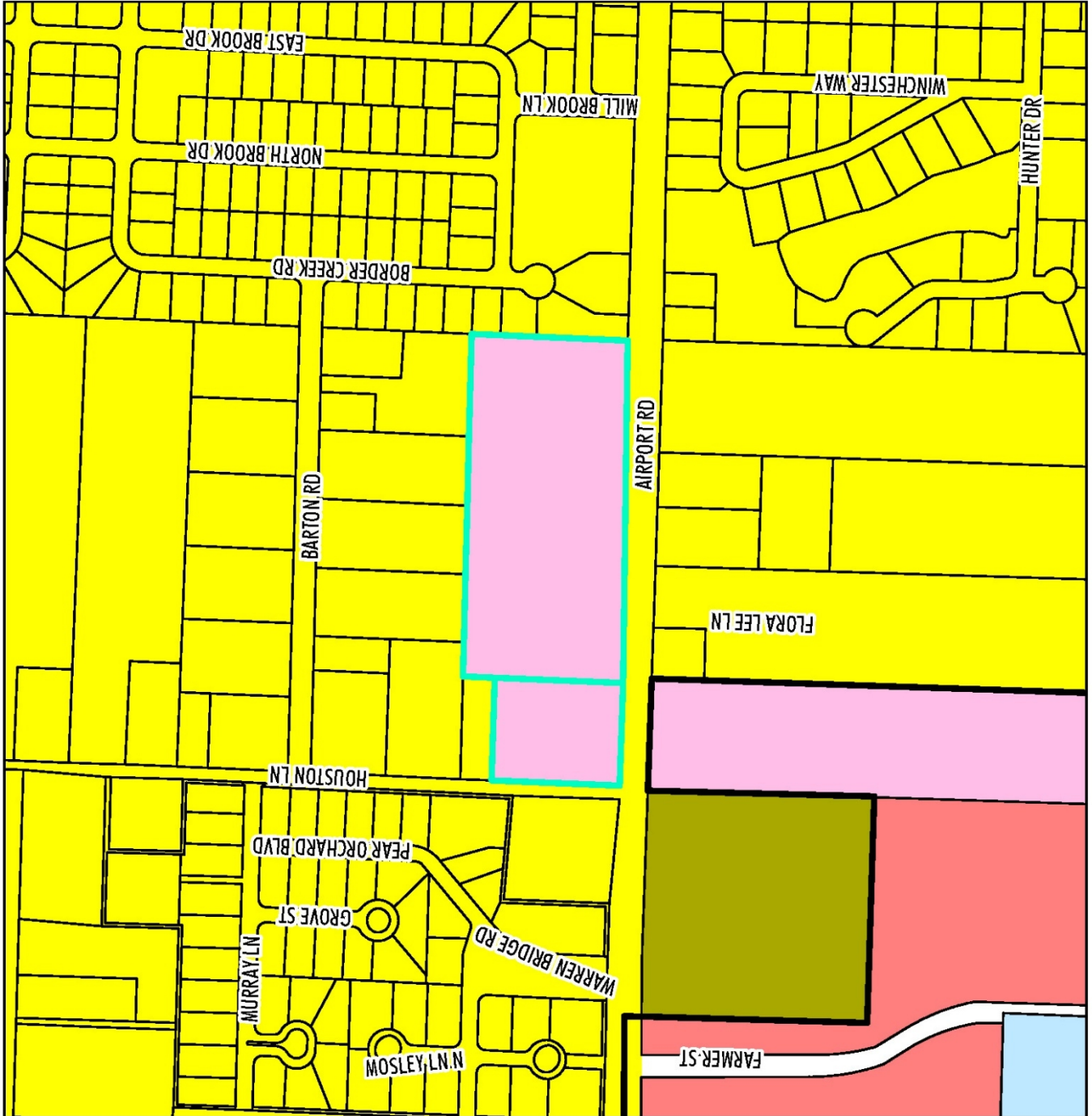
Residential (R)

County Future Land Use

Low Density Residential (LDR)

Mixed Use (MU)

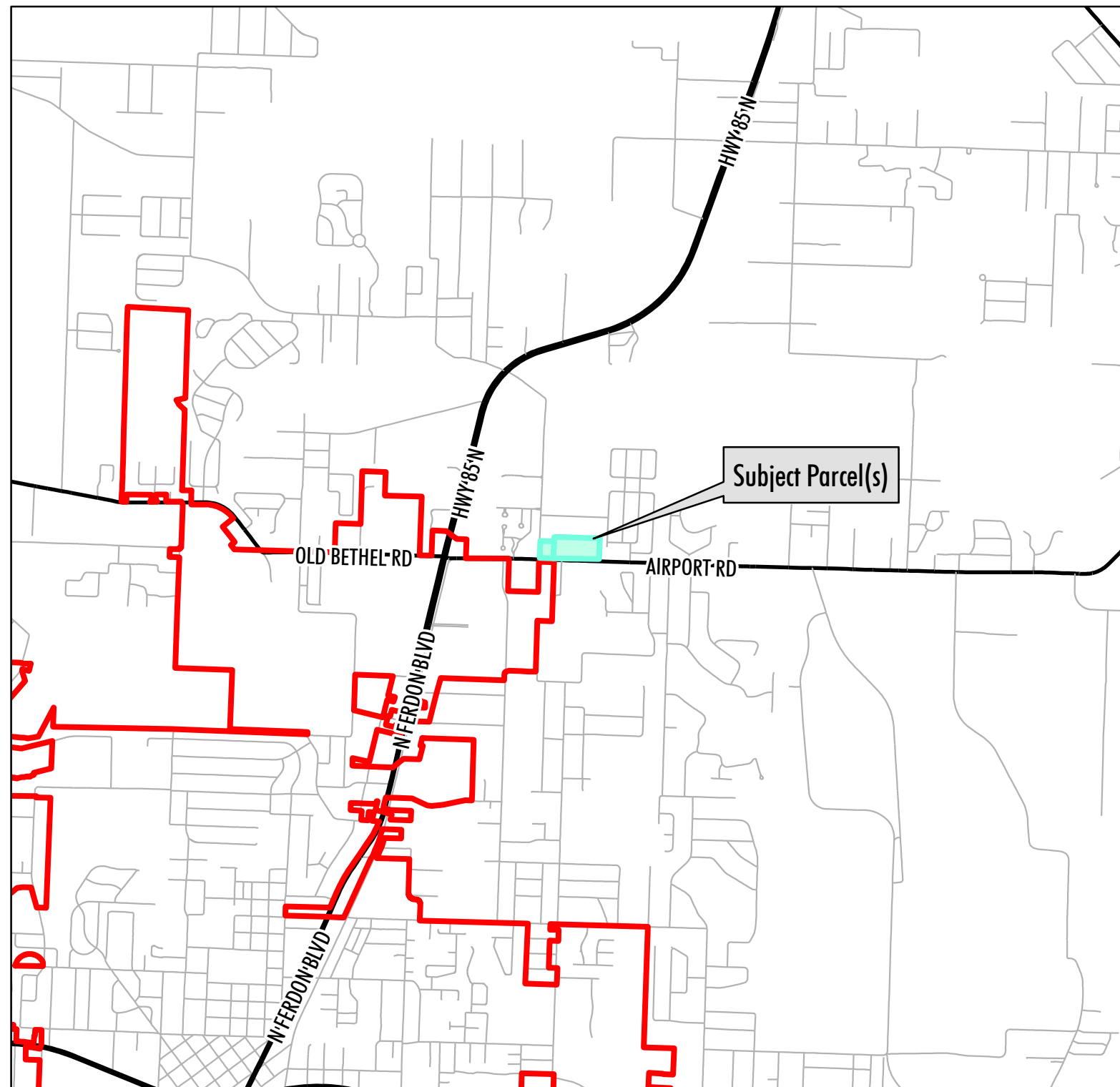
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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OKALOOSA COUNTY GIS DEPARTMENT
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U.S. SURVEY FEET



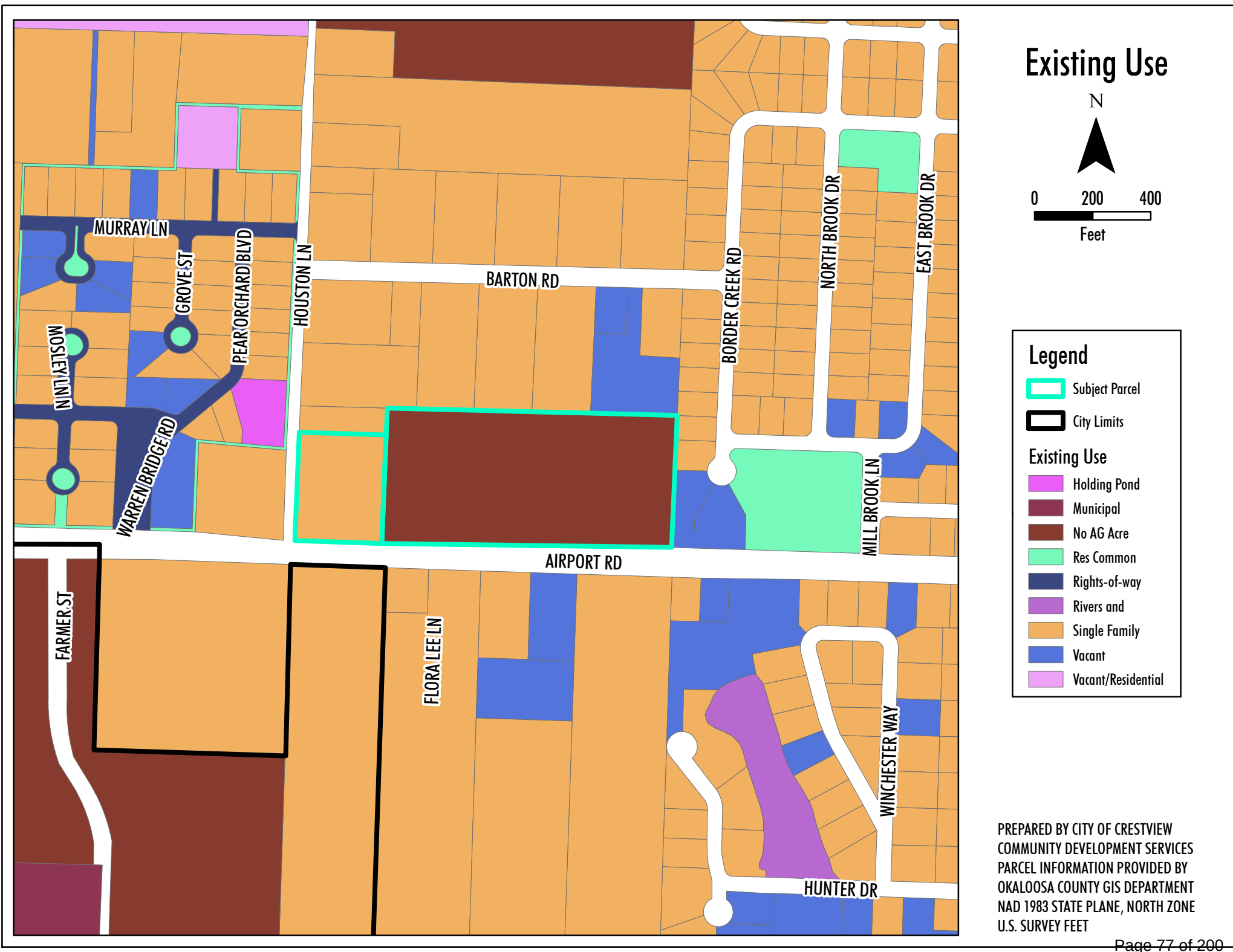
Vicinity Map



Not to Scale



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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

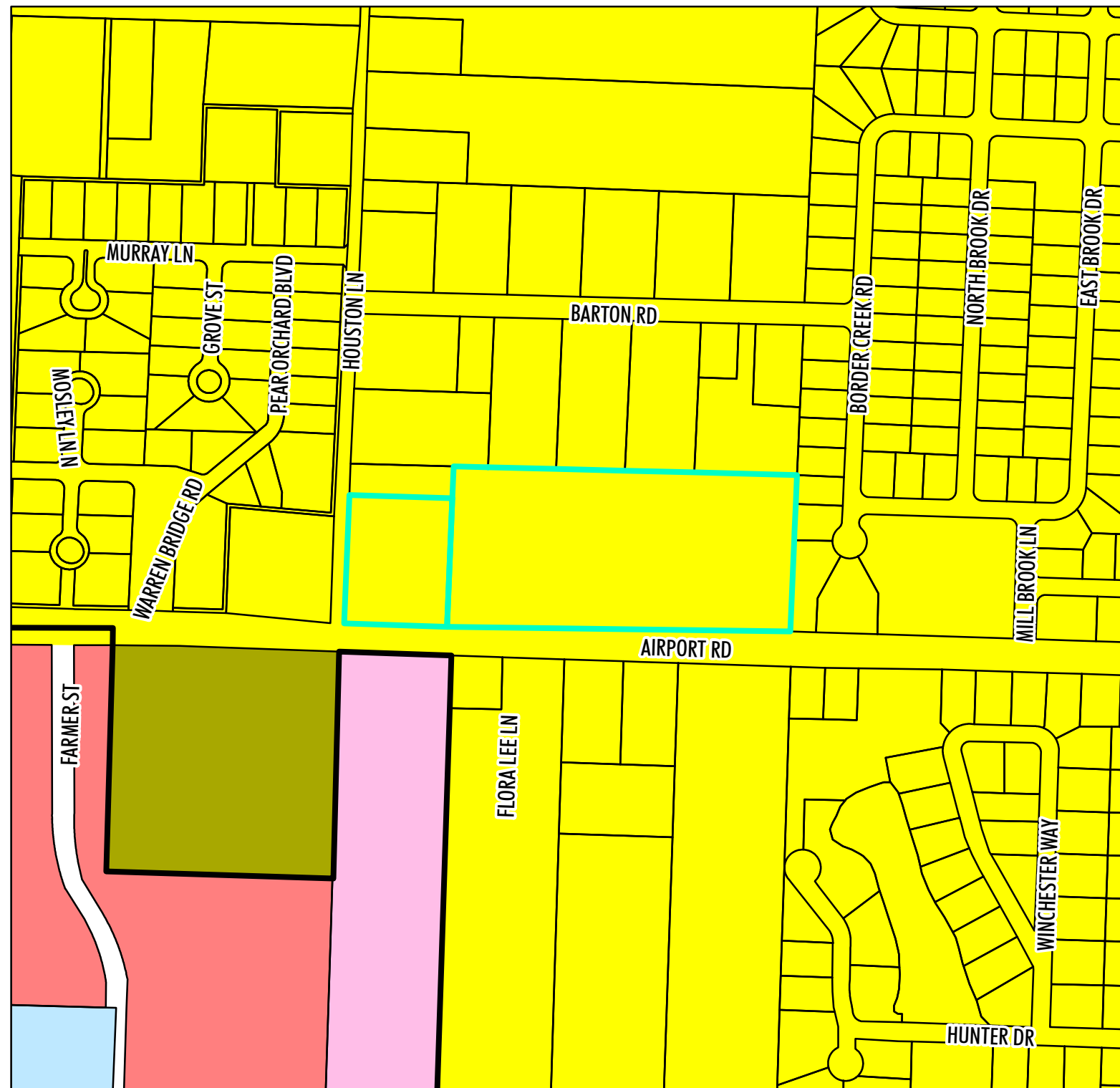
 City Limits

City Future Land Use

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

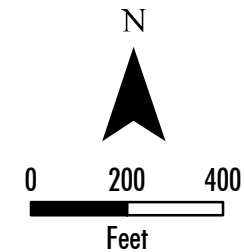
County Future Land Use

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



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Current Zoning



Legend

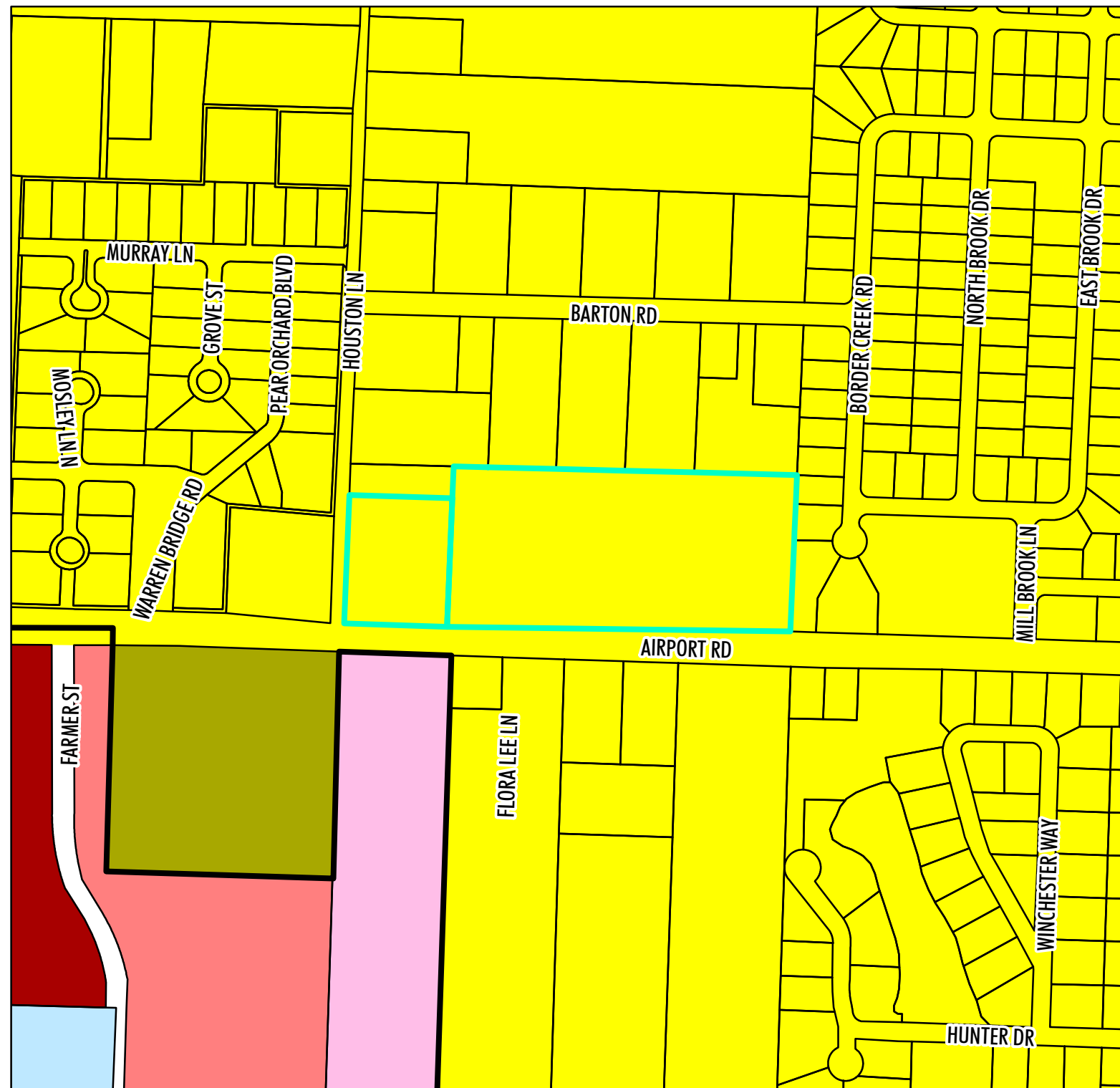
-  Subject Parcel
-  City Limits

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

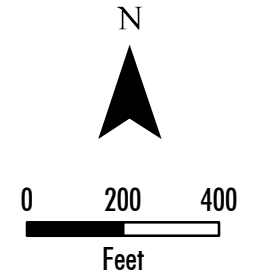
County Zoning

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



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COMMUNITY DEVELOPMENT SERVICES
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U.S. SURVEY FEET

Proposed Future Land Use



Legend

Subject Parcel

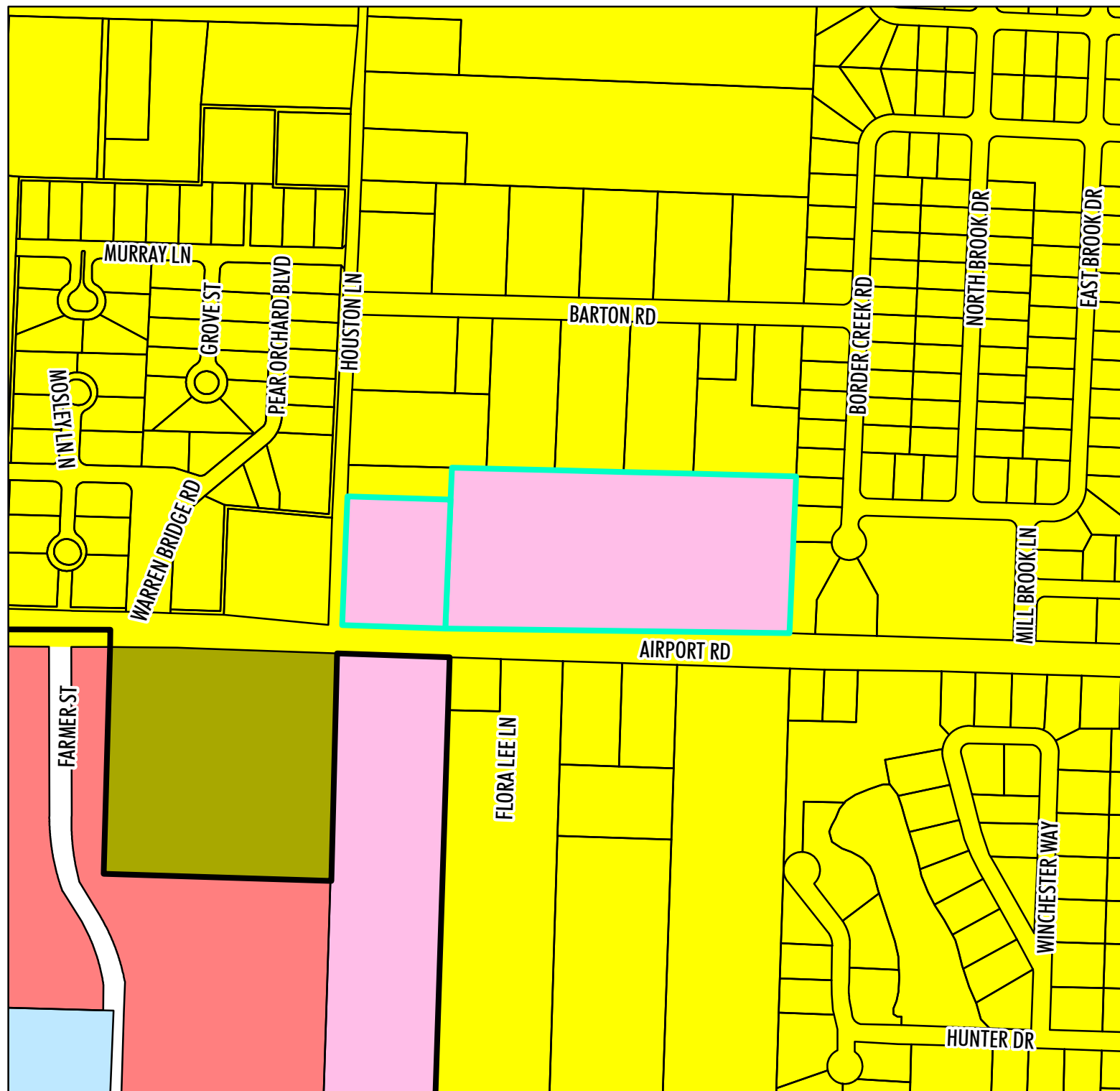
City Limits

City Future Land Use

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

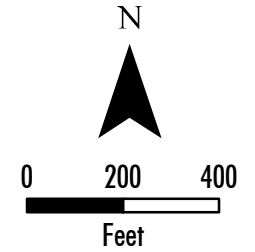
County Future Land Use

- 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)

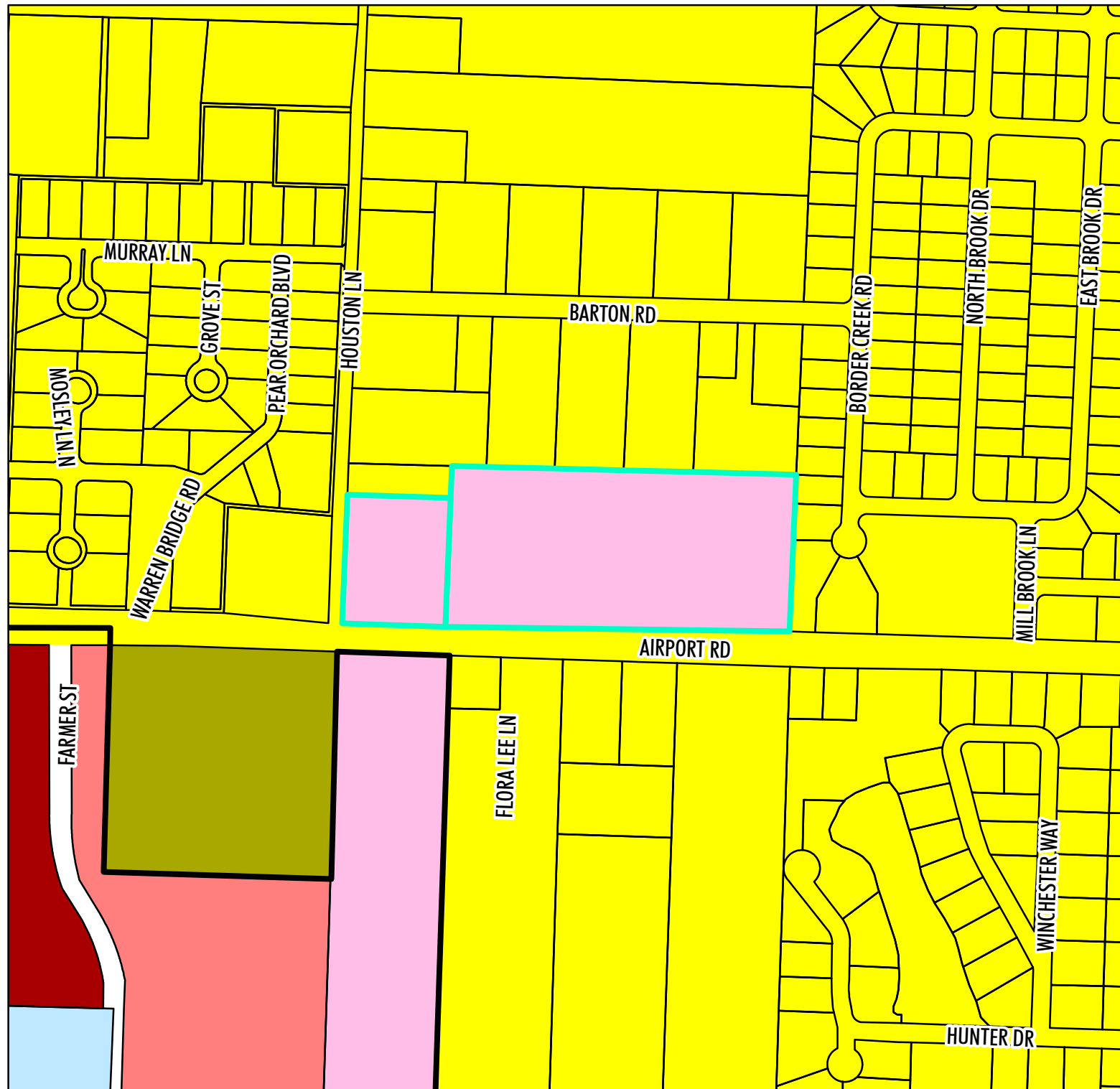
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

Mixed Use (MU)



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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

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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 Planning and Development Board recommended disapproval of the request on October 3, 2022 by a vote of 3 ayes and 2 nays.

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 that the council move Ordinance 1899 to second reading for adoption.

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.

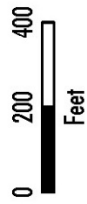
ATTEST:

Maryanne Schrader
City Clerk

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

J. B. Whitten
Mayor

Adopted Zoning



Legend

Subject Parcel (pink box)
City Limits (black outline)

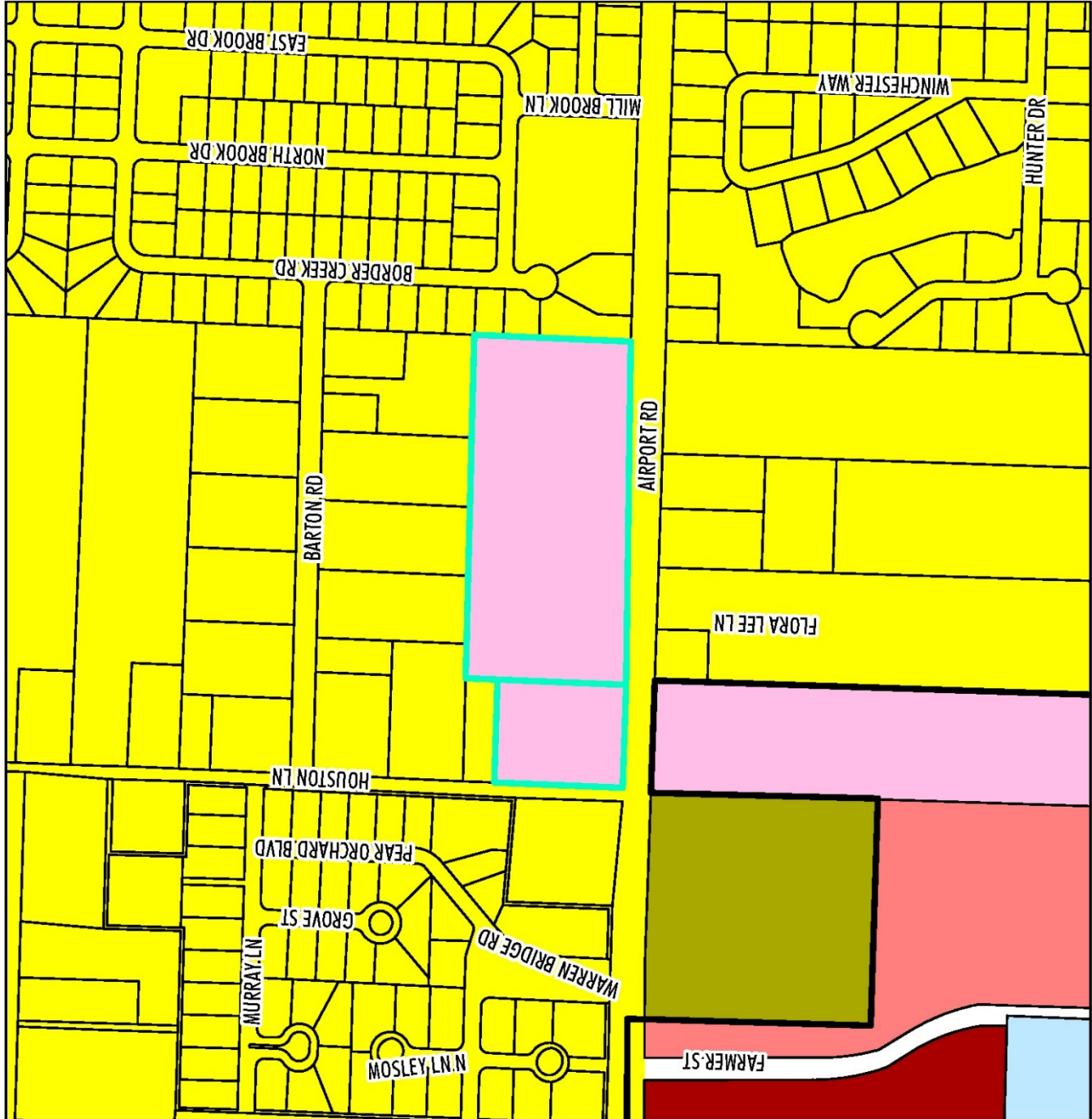
City Zoning

- 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)

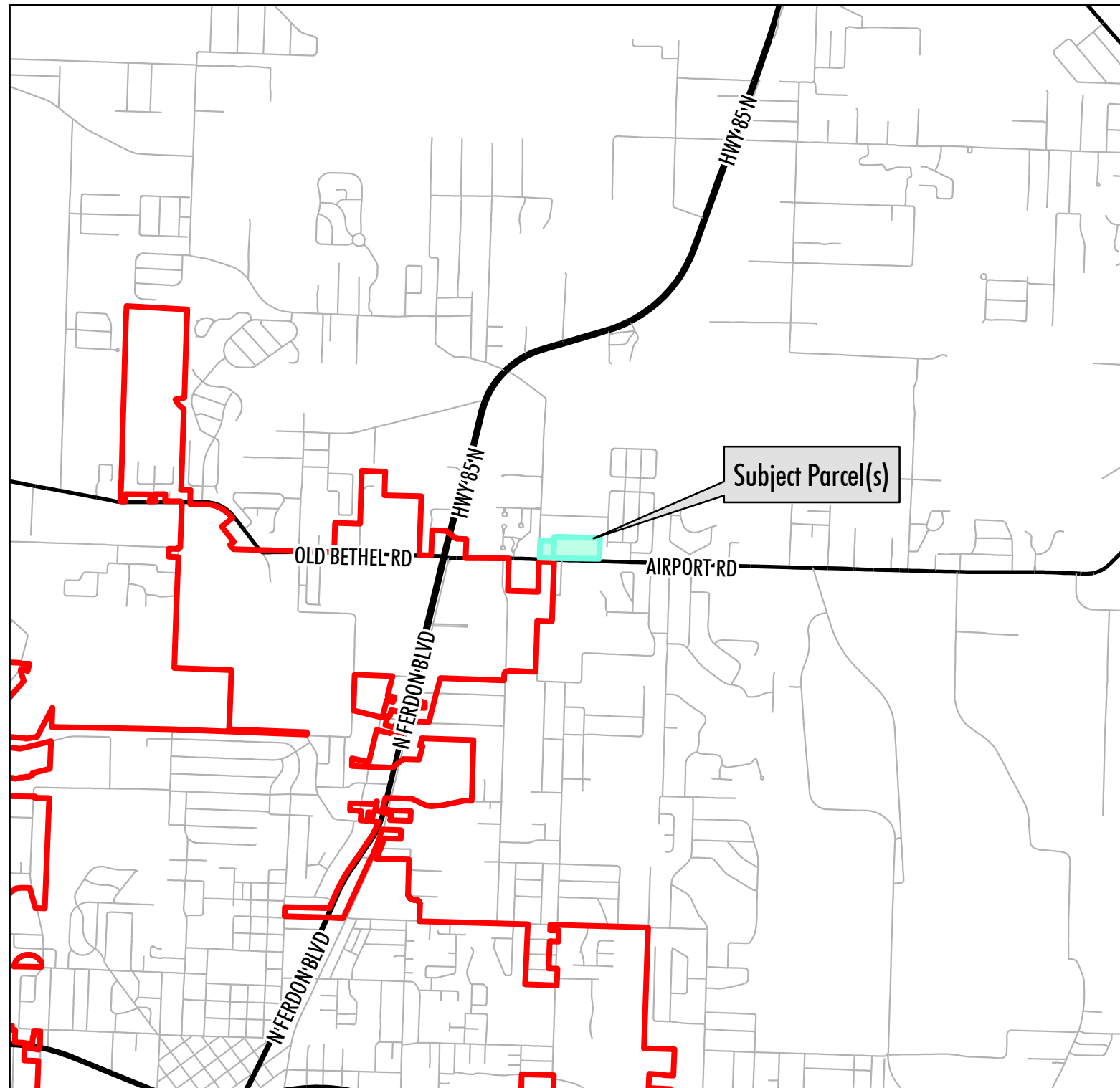
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



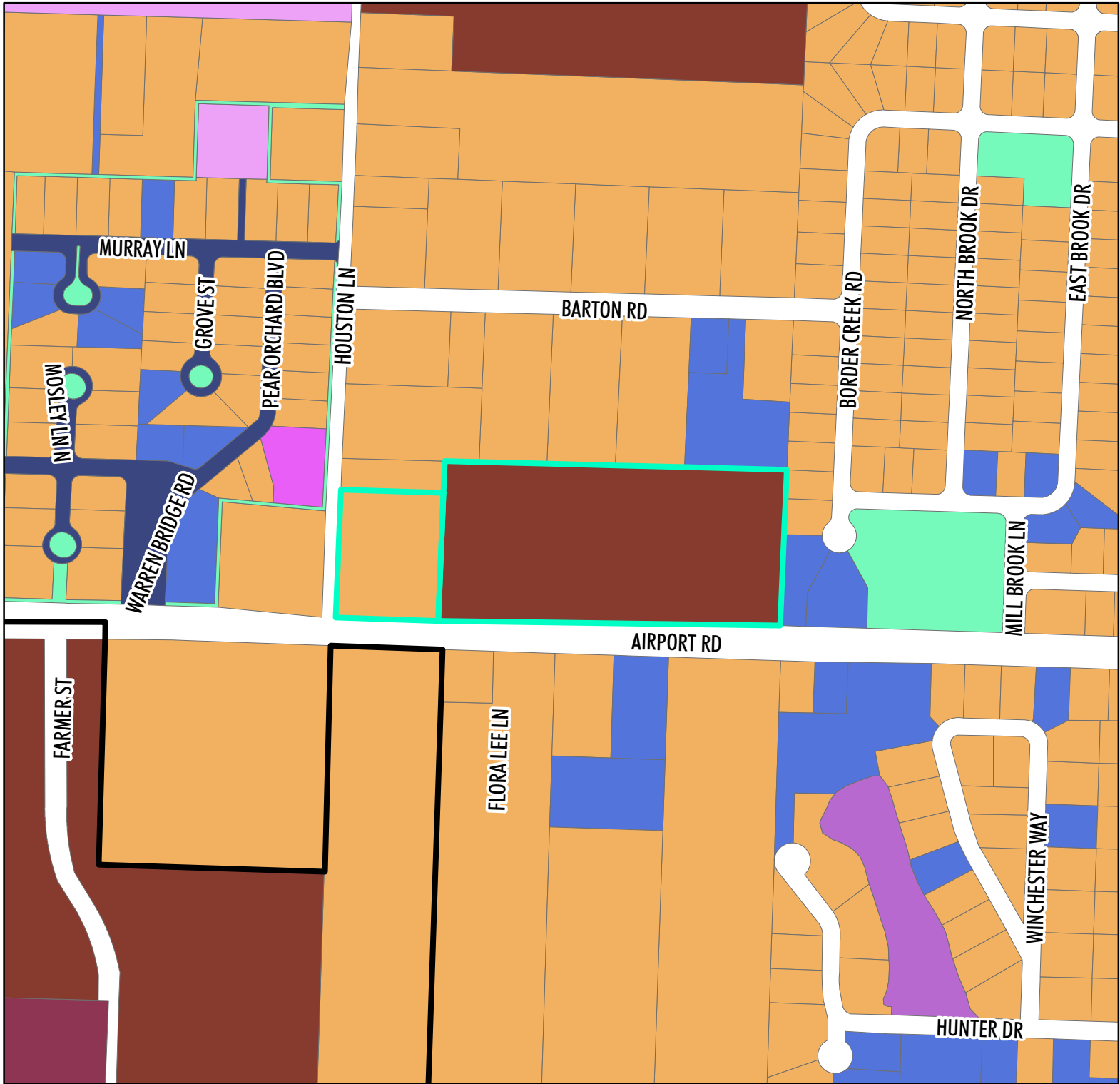
Vicinity Map



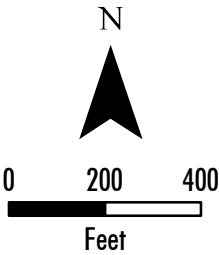
Not to Scale



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COMMUNITY DEVELOPMENT SERVICES
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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

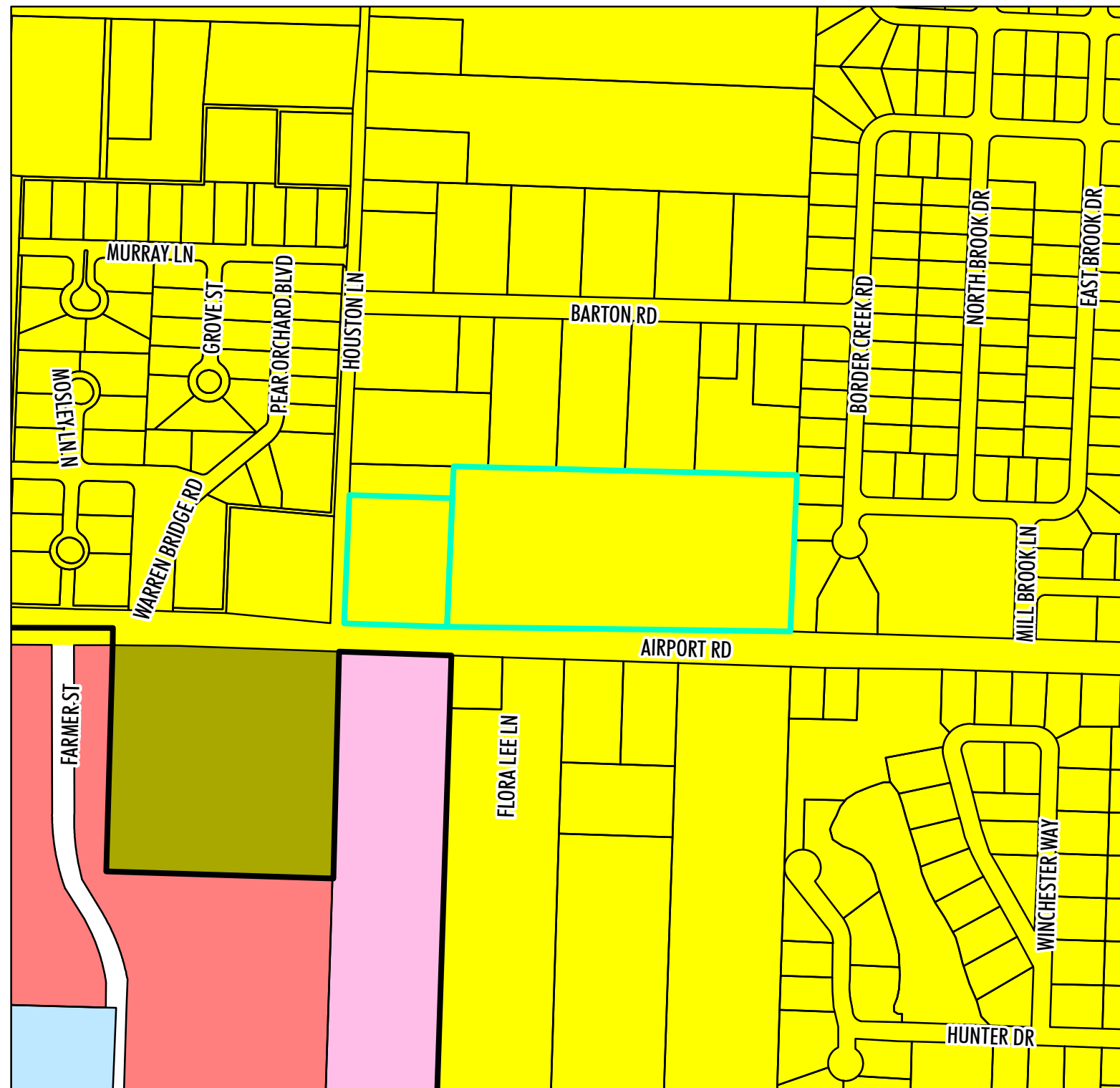
 City Limits

City Future Land Use

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

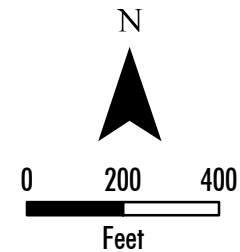
County Future Land Use

-  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

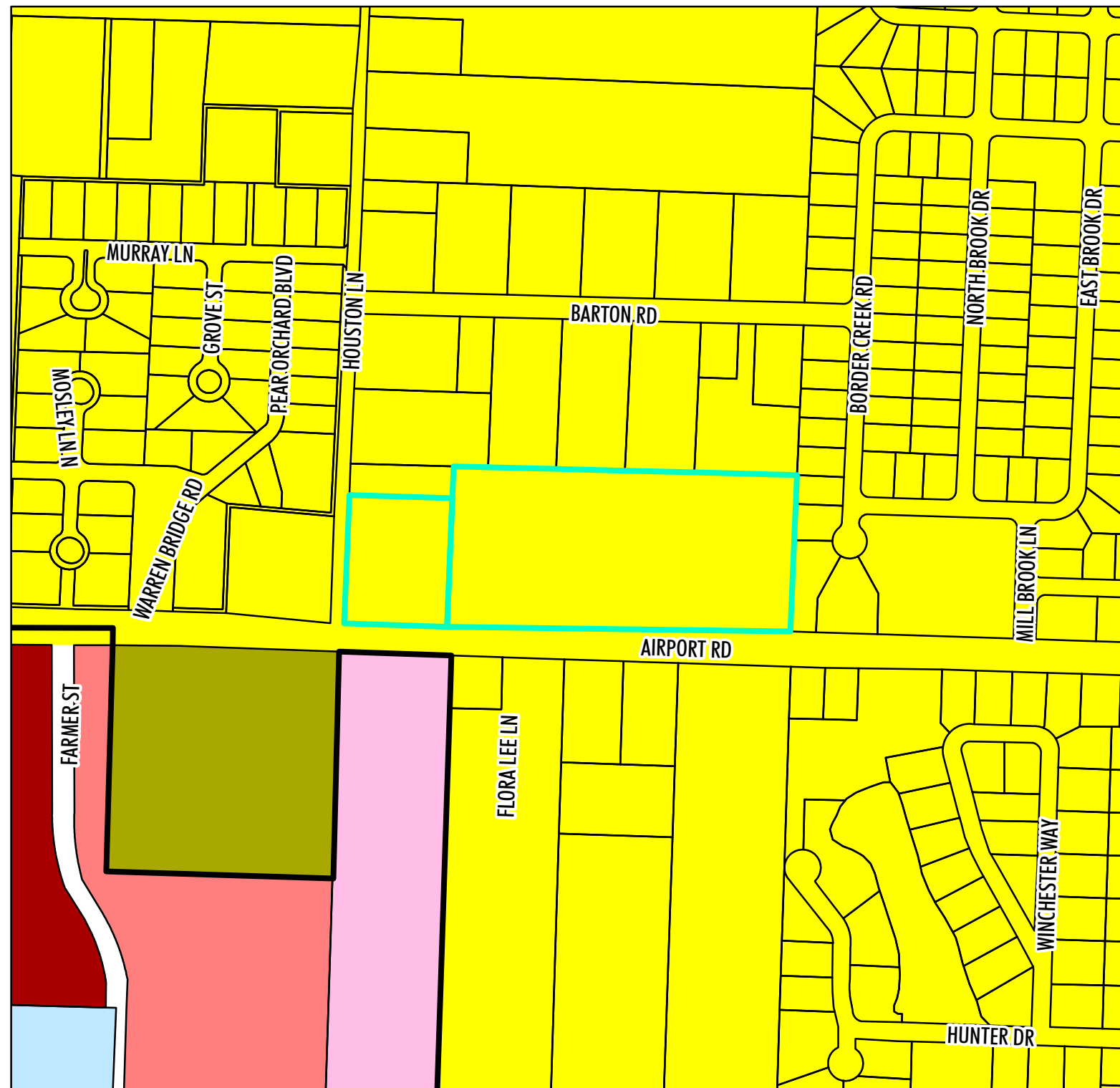
-  Subject Parcel
-  City Limits

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

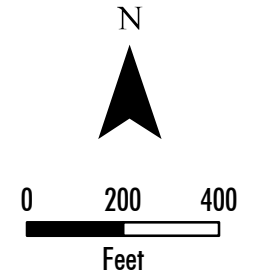
County Zoning

-  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

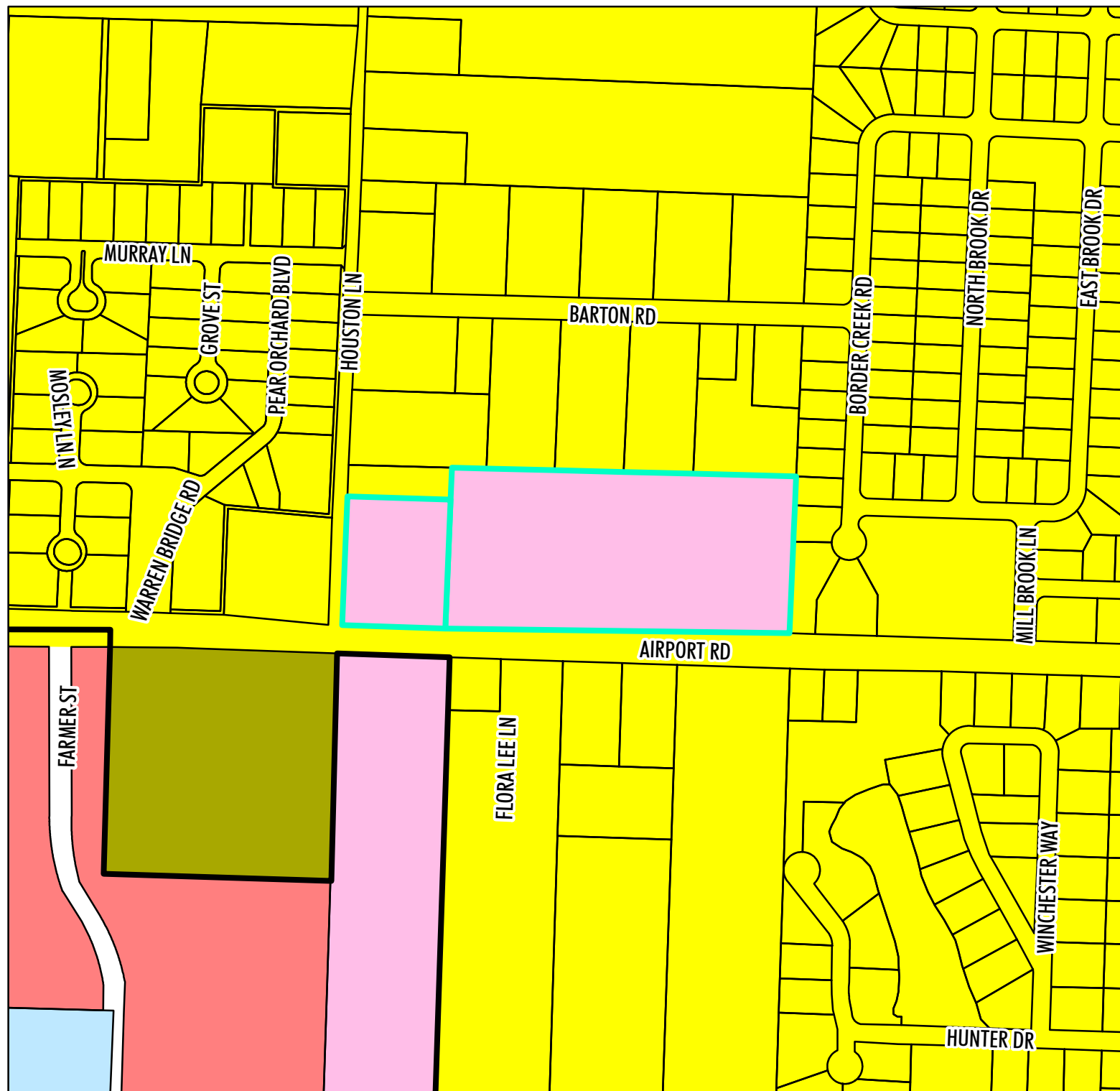
 City Limits

City Future Land Use

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

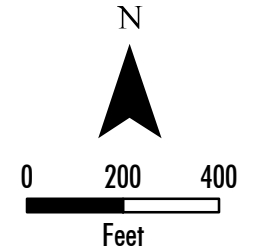
County Future Land Use

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



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

Proposed Zoning



Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

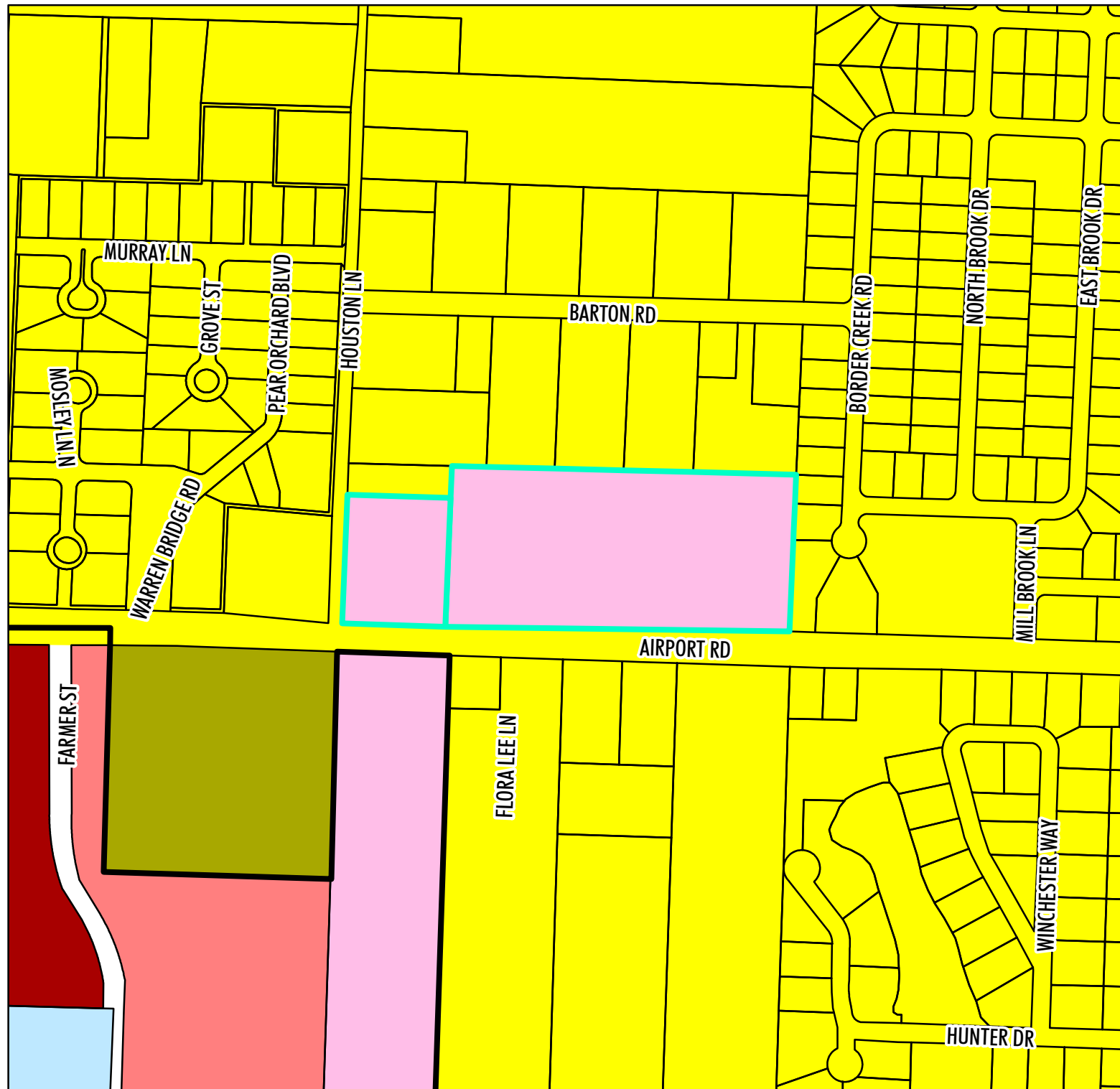
Public Lands (P)

Conservation (E)

County Zoning

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

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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.

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 that the council move Ordinance 1900 to second reading for adoption.

Attachments

1. Exhibit Packet

ORDINANCE: 1900

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, $\pm$ 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.

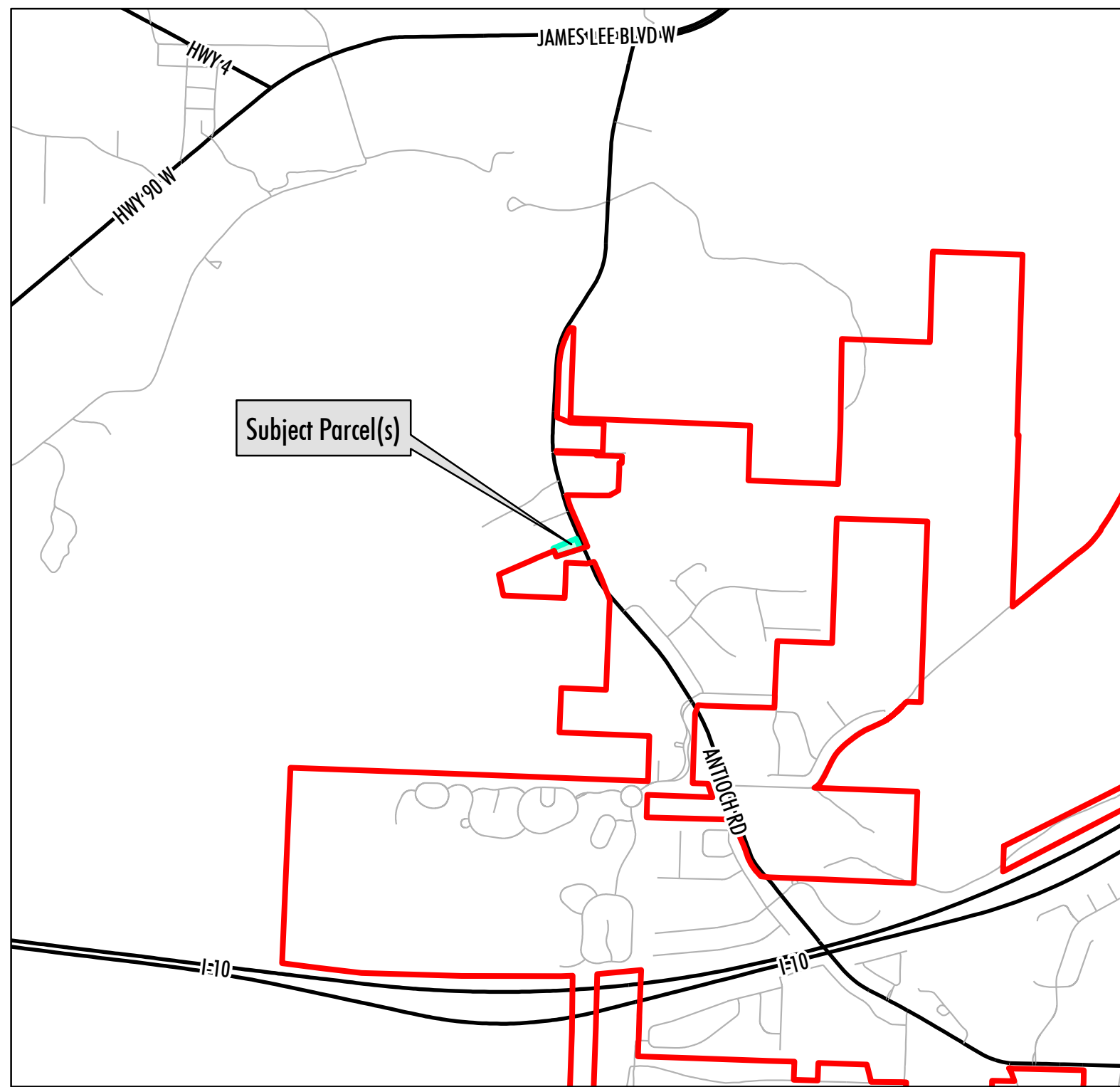
J. B. Whitten
Mayor



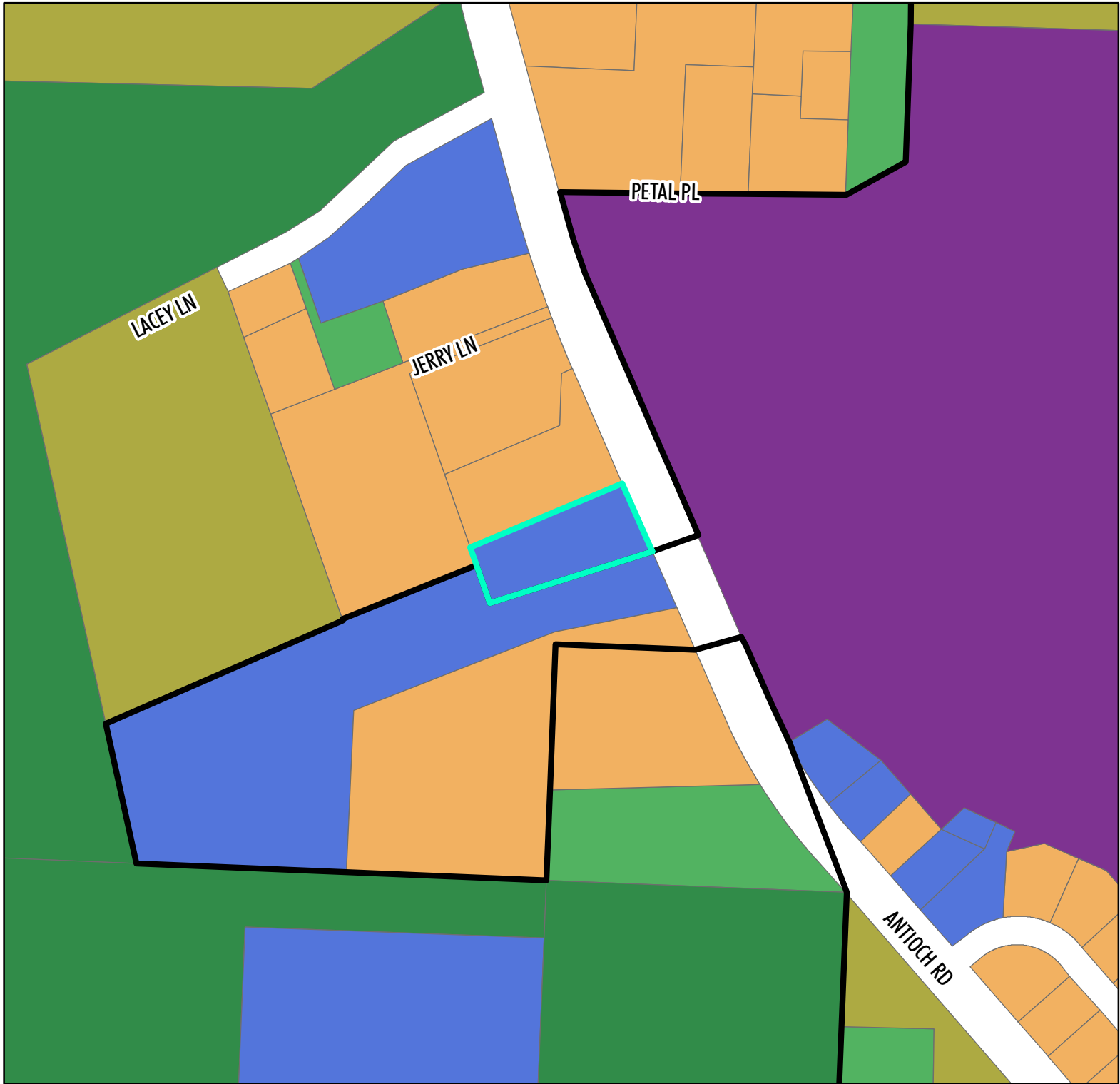
Vicinity Map



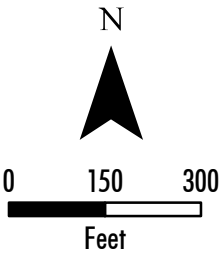
Not to Scale



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



Existing Use



Legend

- Subject Parcel
- City Limits

Existing Use

- Golf Course
- Improved A
- Mobile Home
- Single Family
- 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)

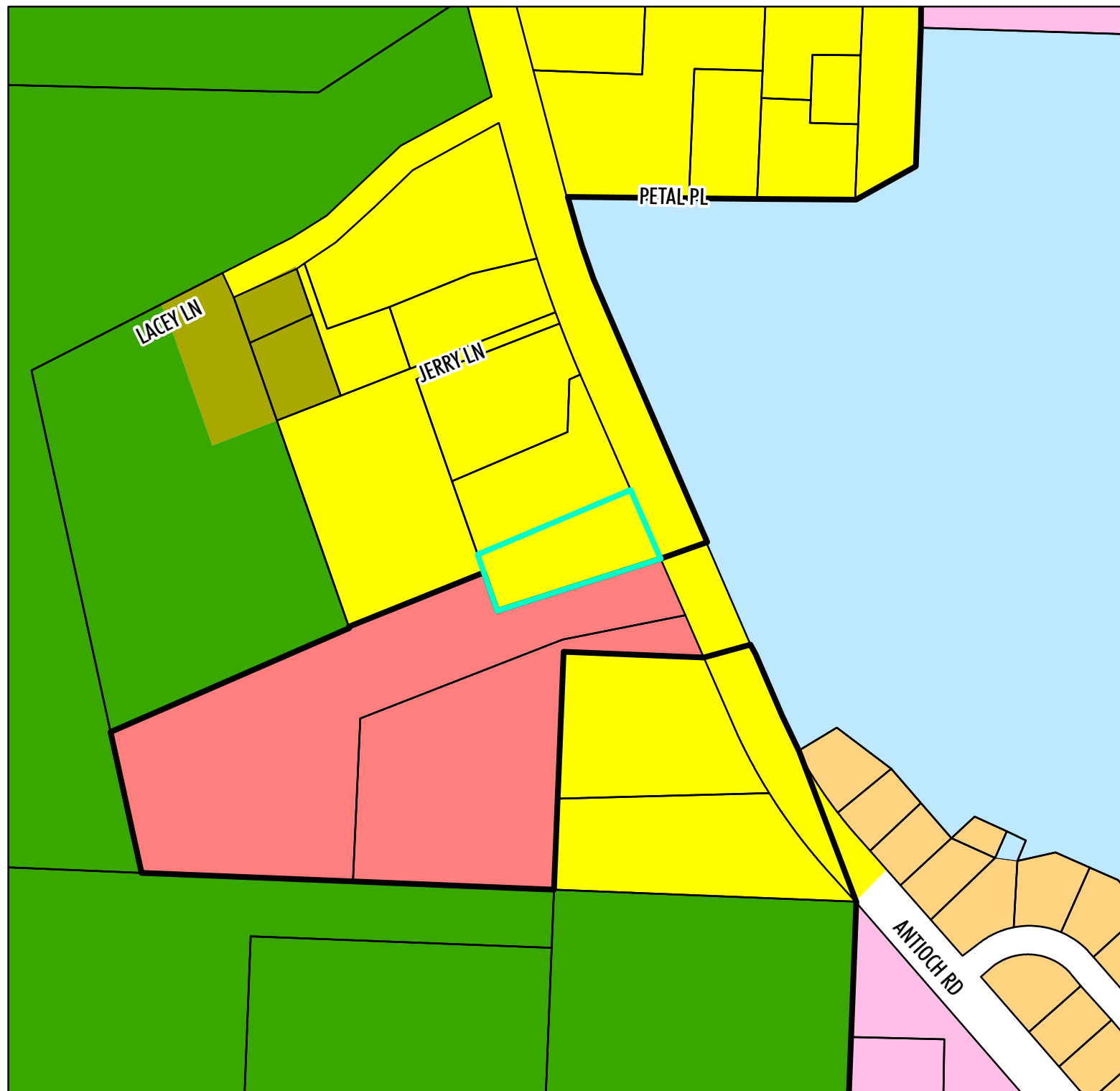
 Residential (R)

County Future Land Use

 Agriculture (AG)

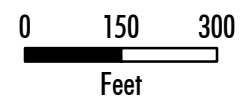
 Low Density Residential (LDR)

 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

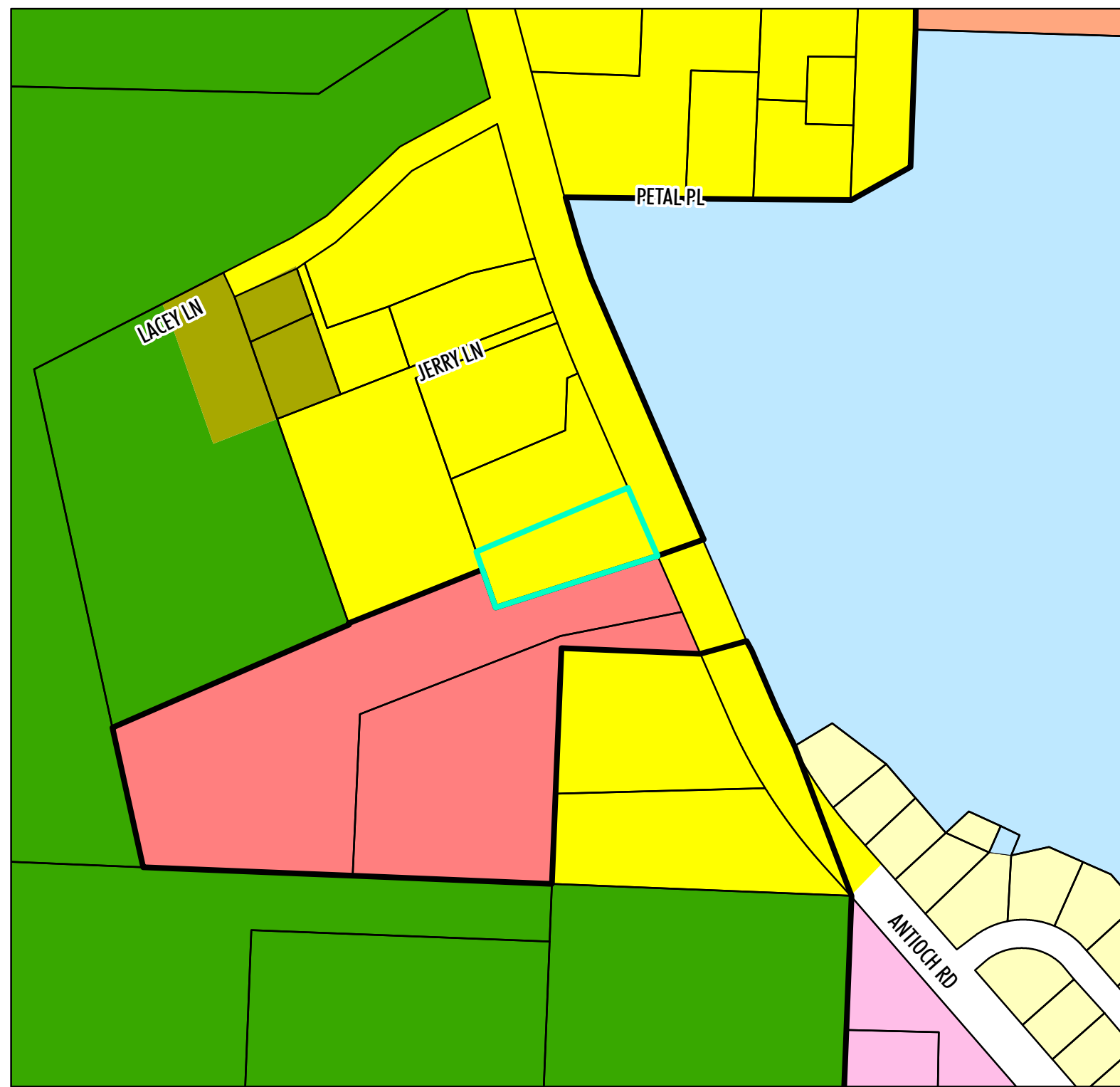
-  Subject Parcel
-  City Limits

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)



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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)

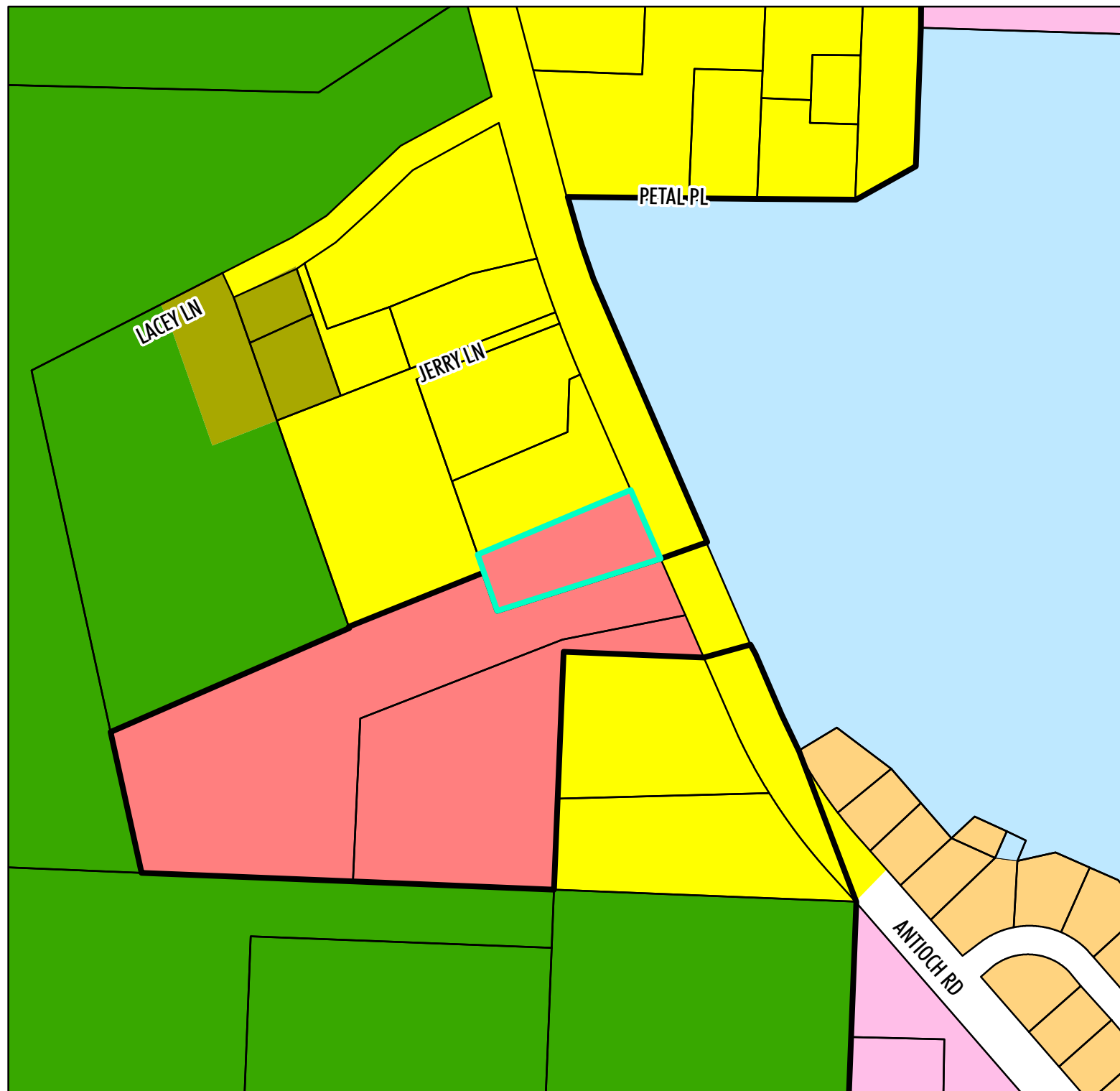
 Residential (R)

County Future Land

 Agriculture (AG)

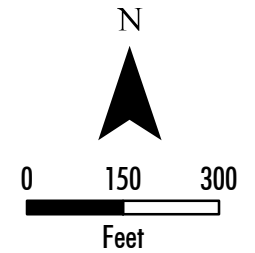
 Low Density Residential (LDR)

 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

- 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

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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 Planning and Development Board recommended approval of the request on October 3, 2022.

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 that the council move Ordinance 1901 to second reading for adoption.

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.

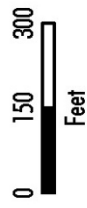
ATTEST:

Maryanne Schrader
City Clerk

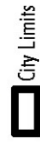
Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Future Land Use



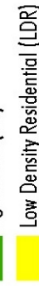
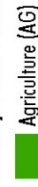
Legend



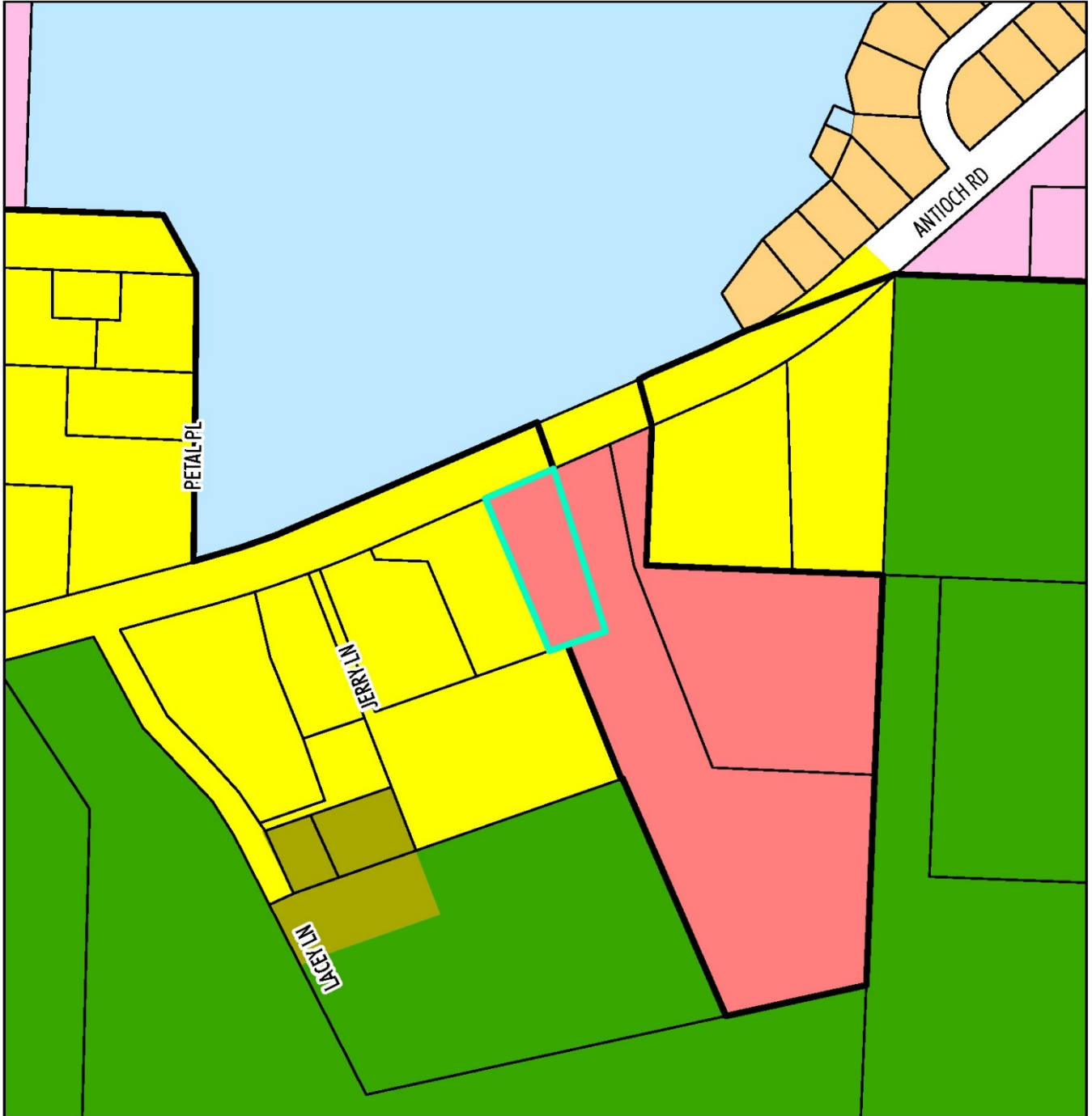
City Future Land



County Future Land



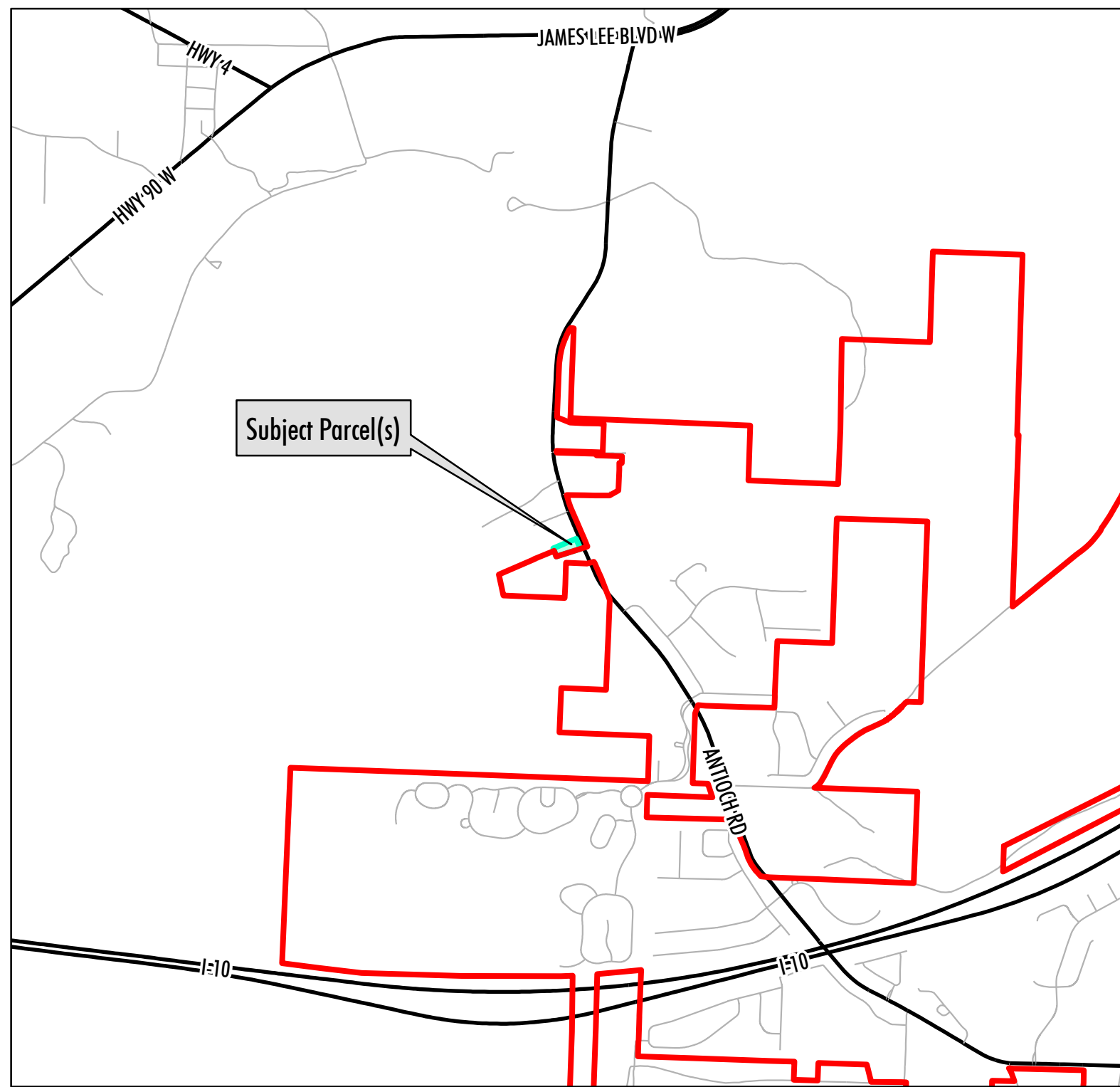
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



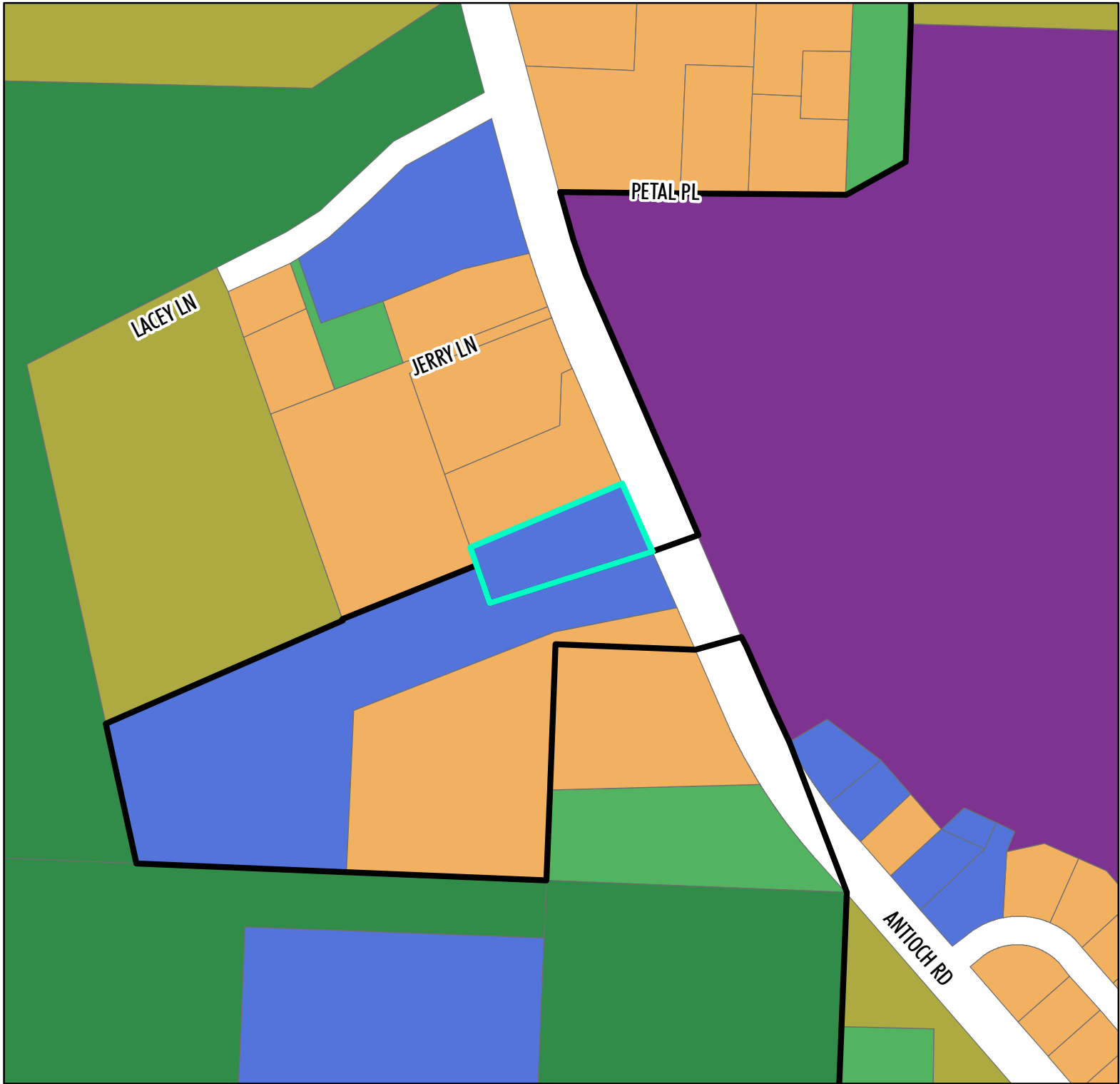
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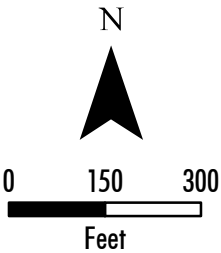
Not to Scale



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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

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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



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

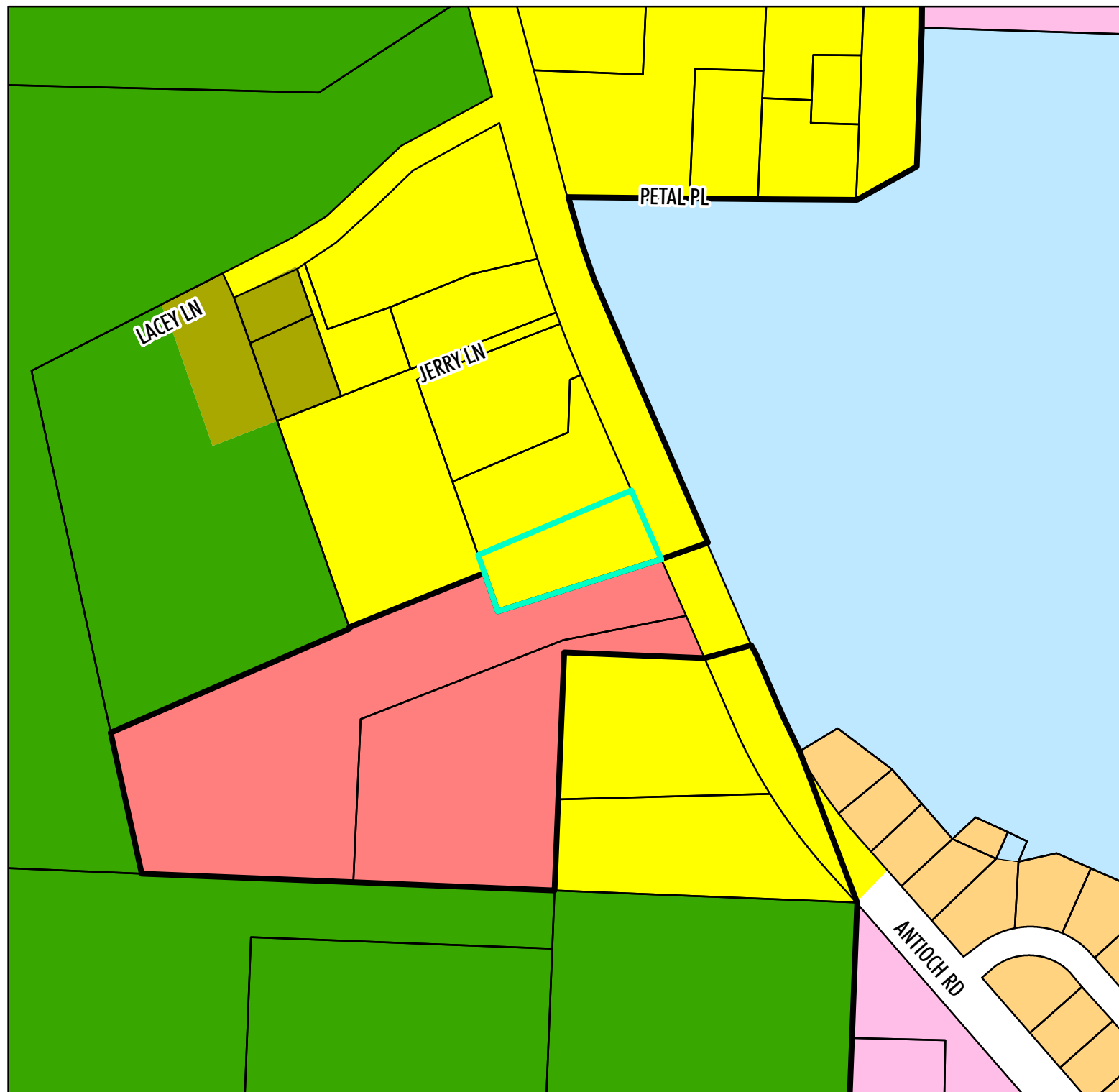
 Residential (R)

County Future Land Use

 Agriculture (AG)

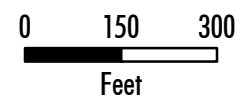
 Low Density Residential (LDR)

 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

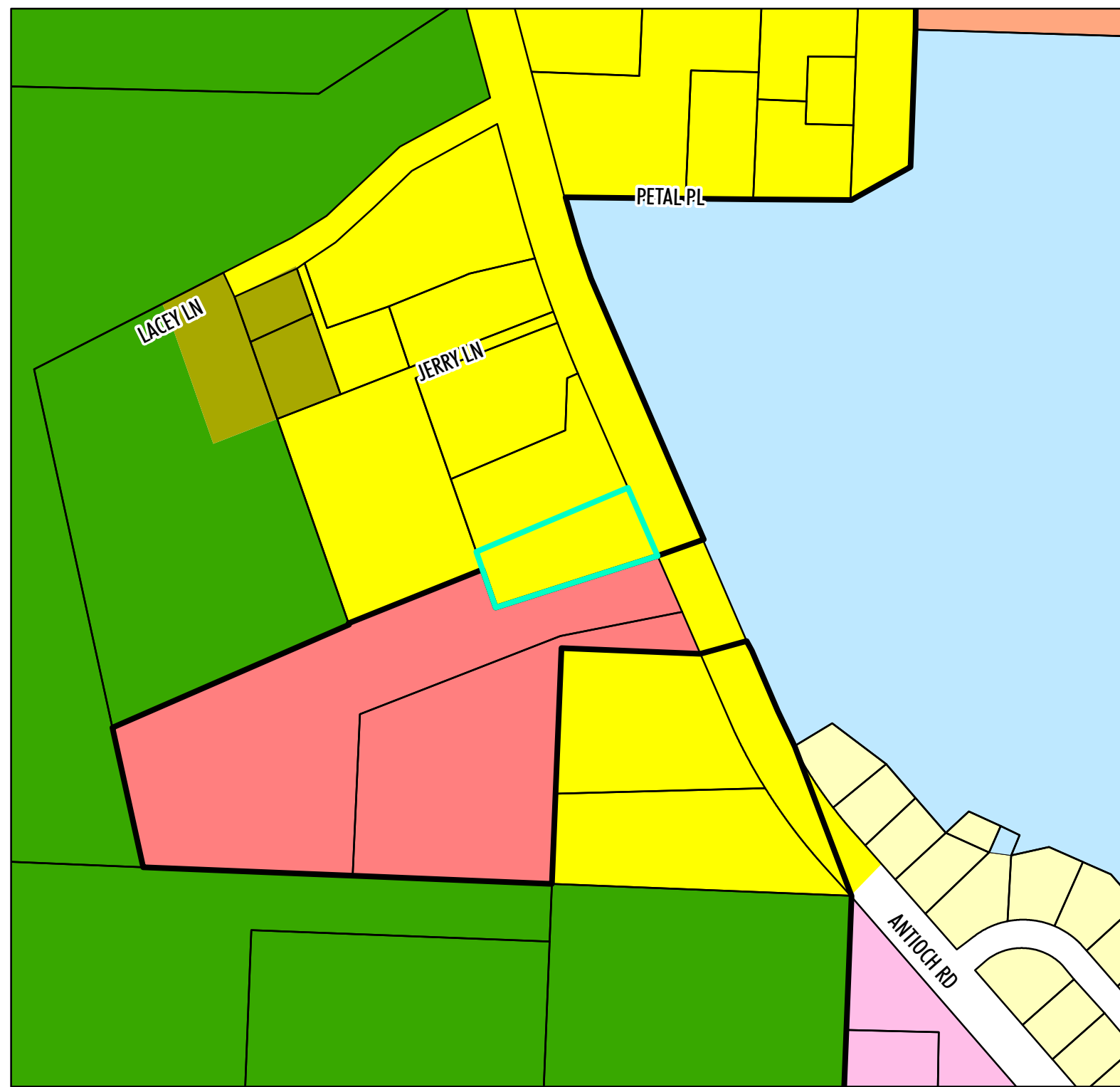
-  Subject Parcel
-  City Limits

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)



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

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

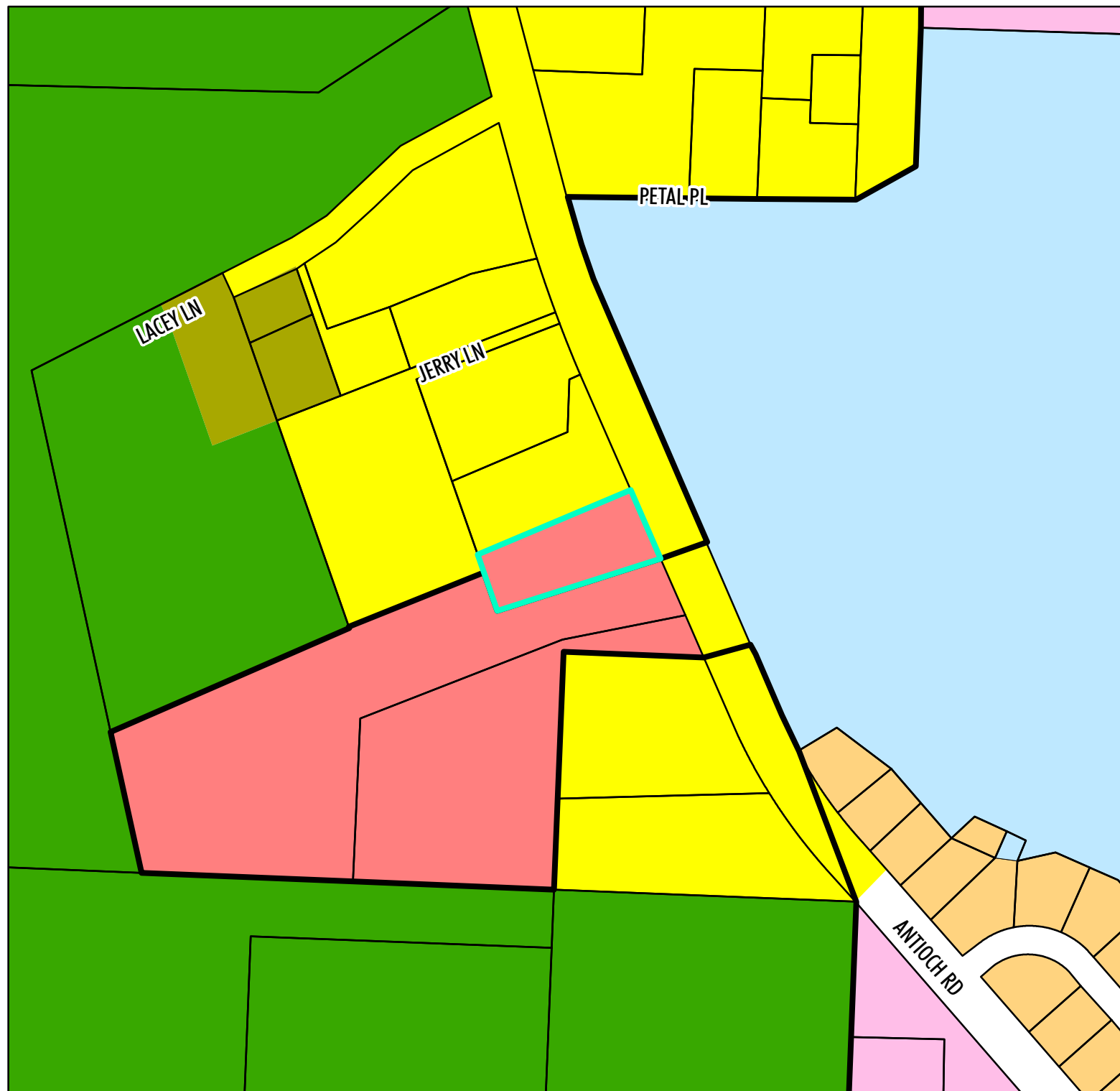
 Residential (R)

County Future Land

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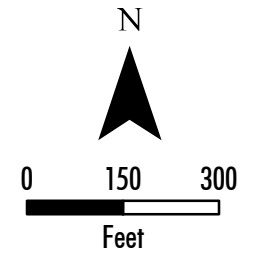
 Low Density Residential (LDR)

 Mixed Use (MU)



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

Proposed Zoning



Legend

 Subject Parcel

 City Limits

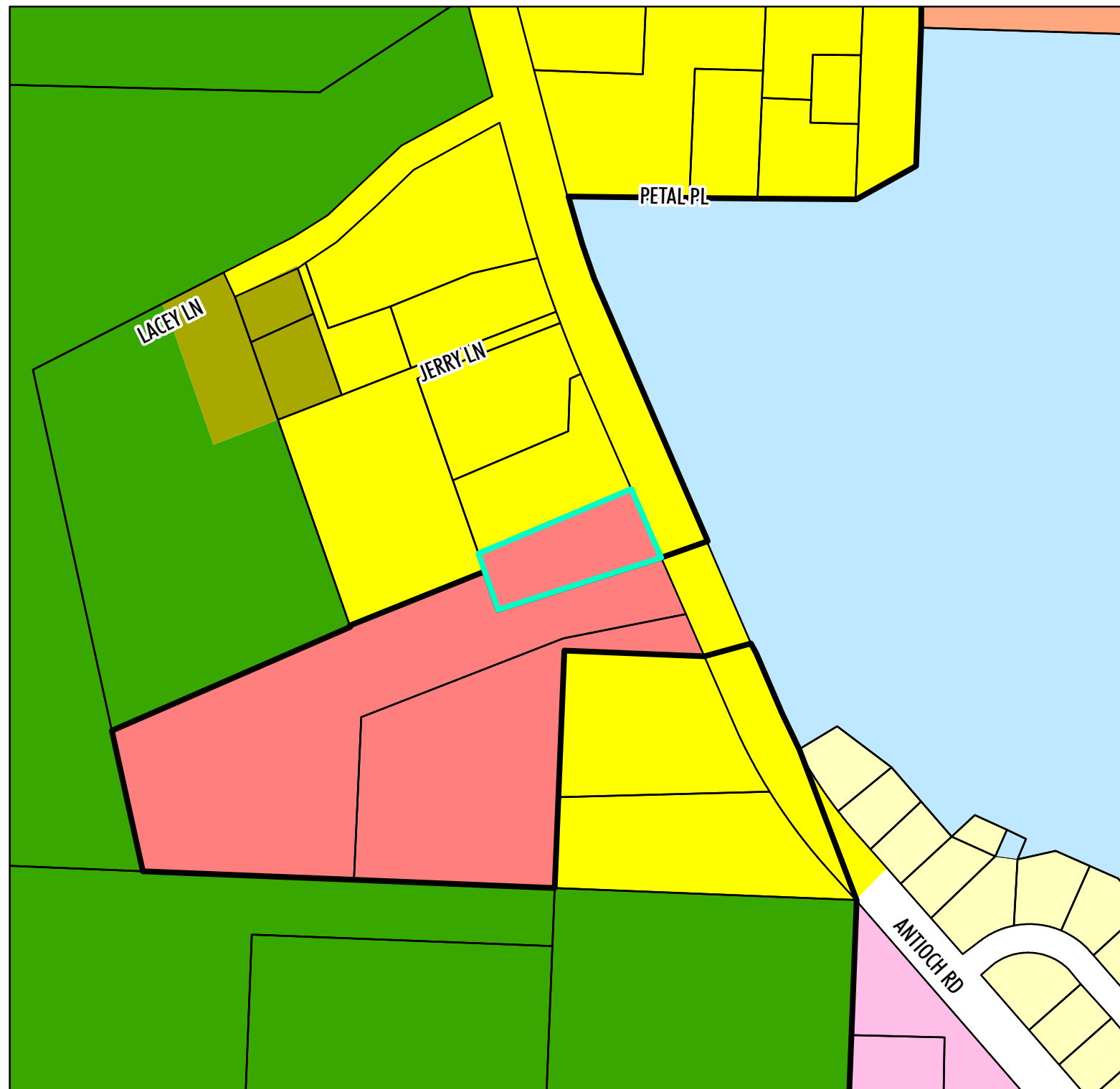
City Zoning

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-  Public Lands (P)
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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

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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 Planning and Development Board recommended approval of the request on October 3, 2022.

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 that the council move Ordinance 1902 to second reading for adoption.

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

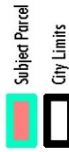
Approved by me this 14th day of November, 2022.

J. B. Whitten
Mayor

Adopted Zoning



Legend



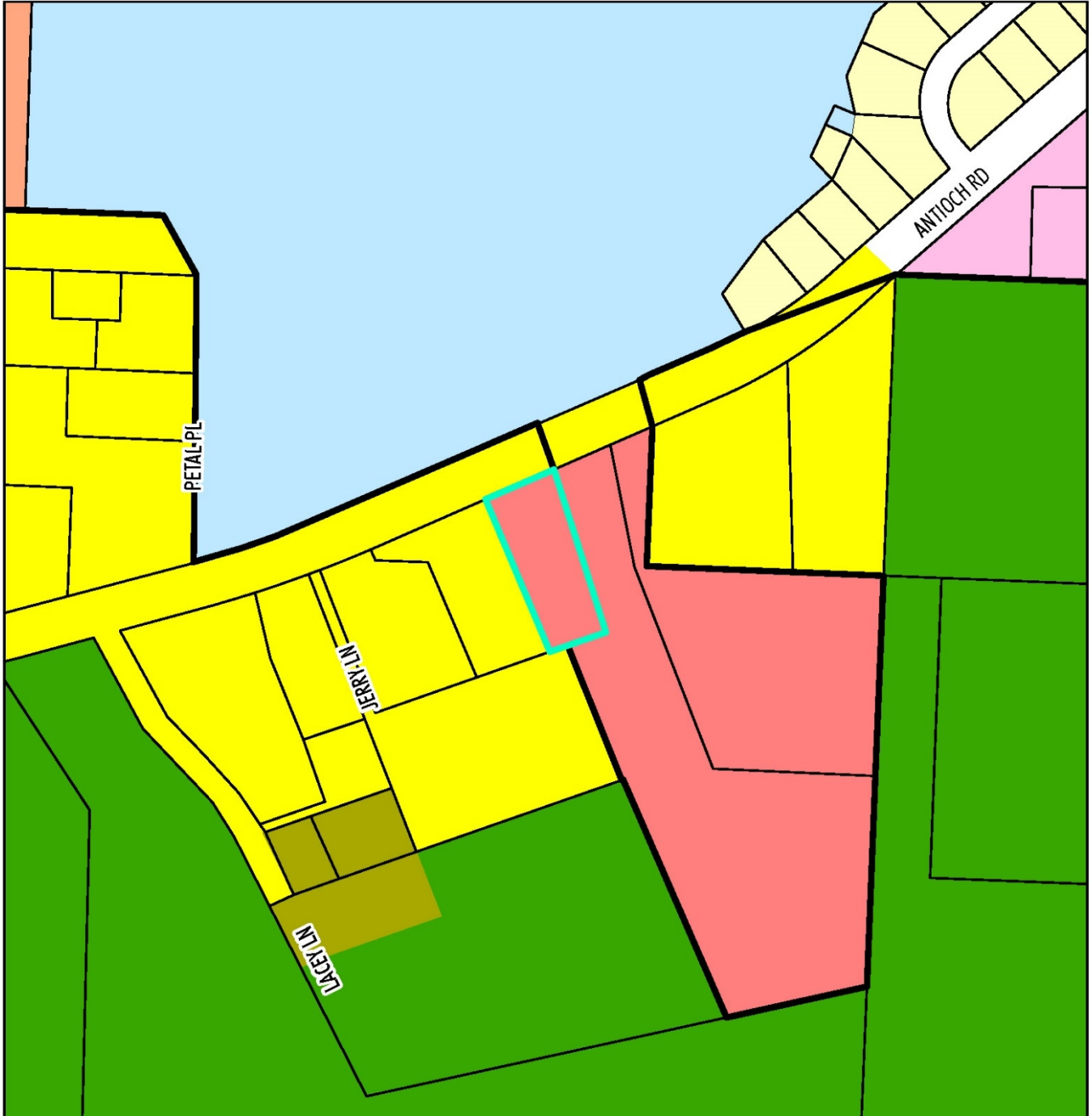
City Zoning

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

County Zoning

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

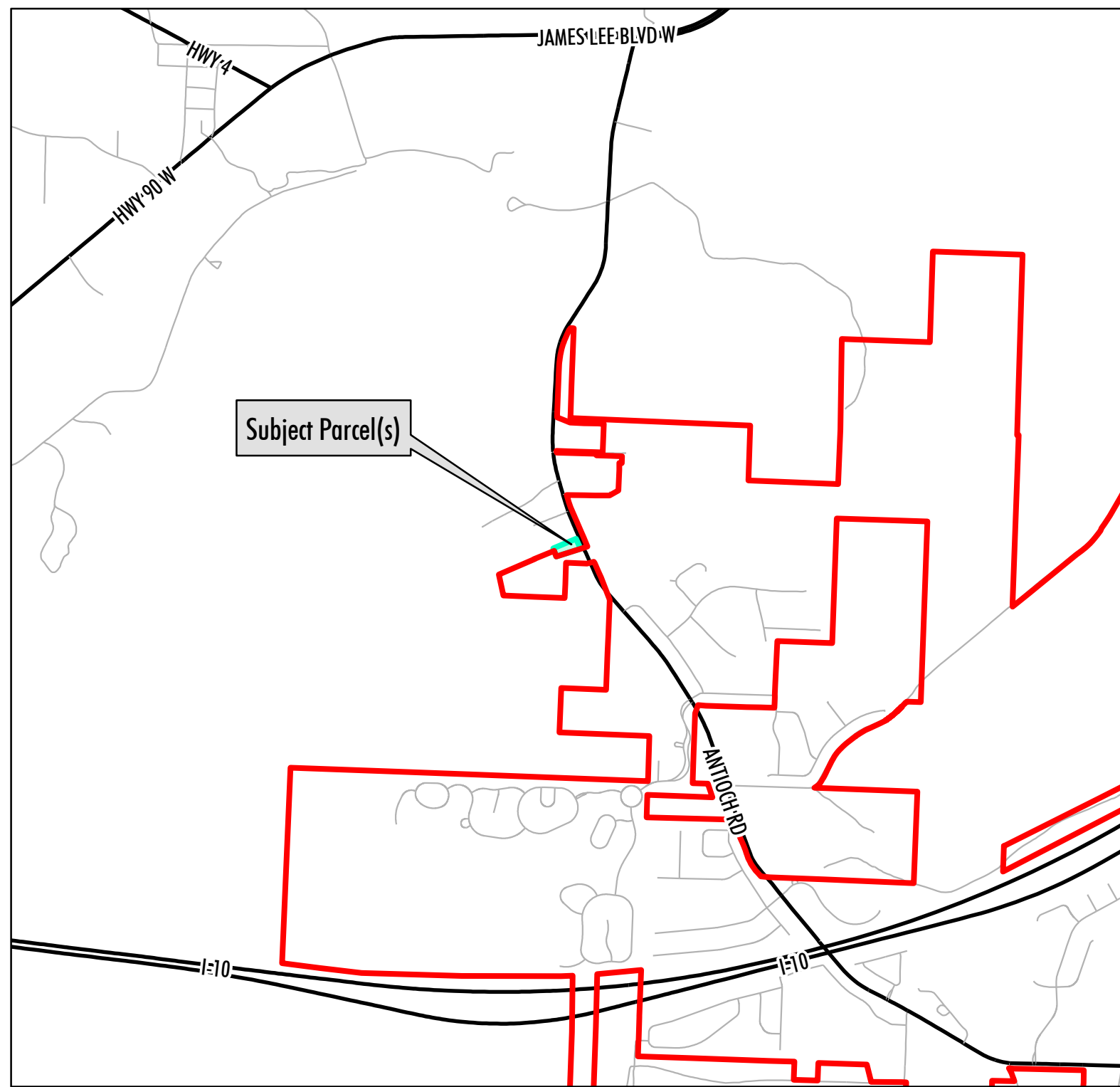
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



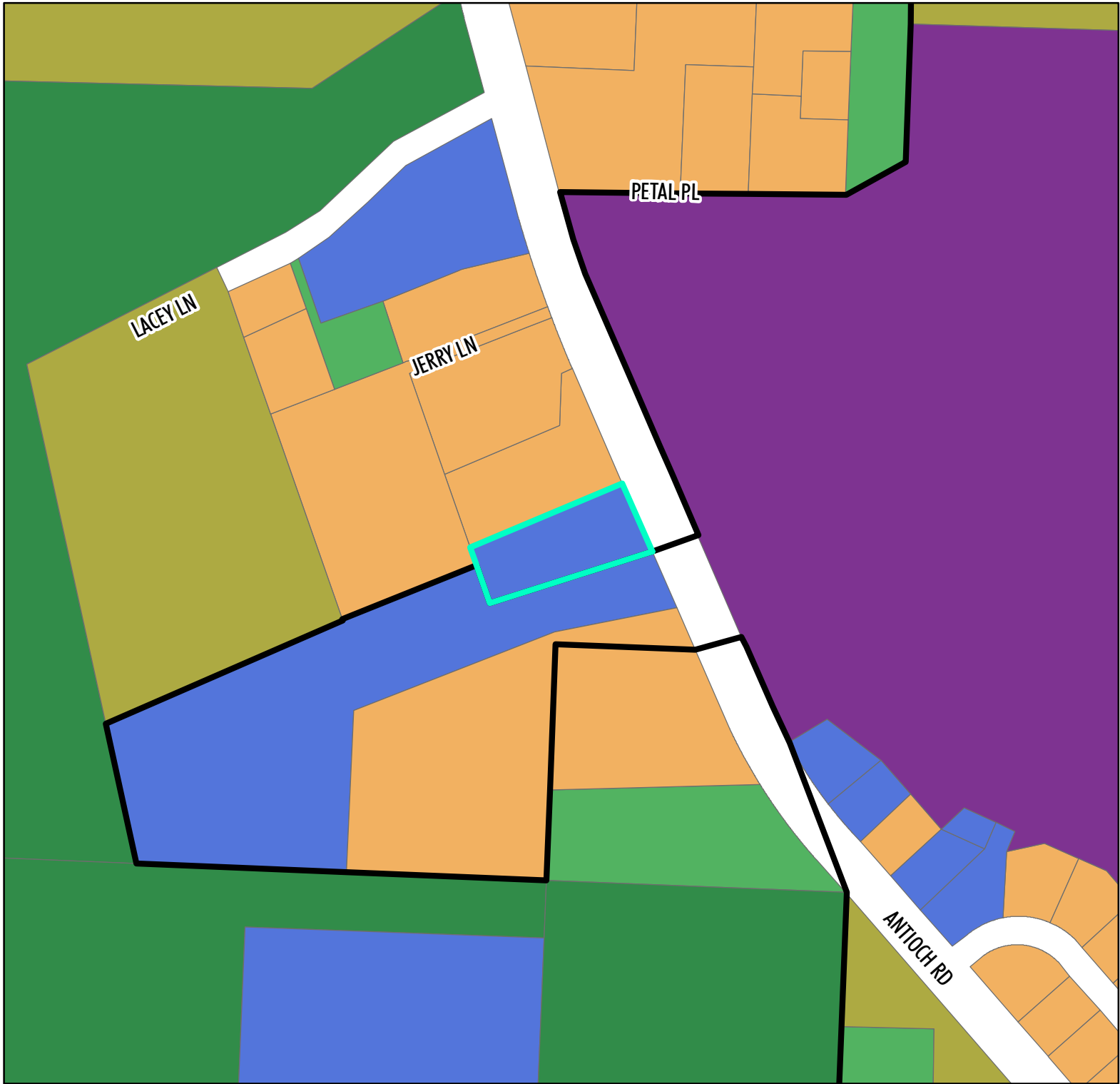
Vicinity Map



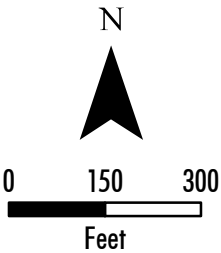
Not to Scale



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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

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PARCEL INFORMATION PROVIDED BY
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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)

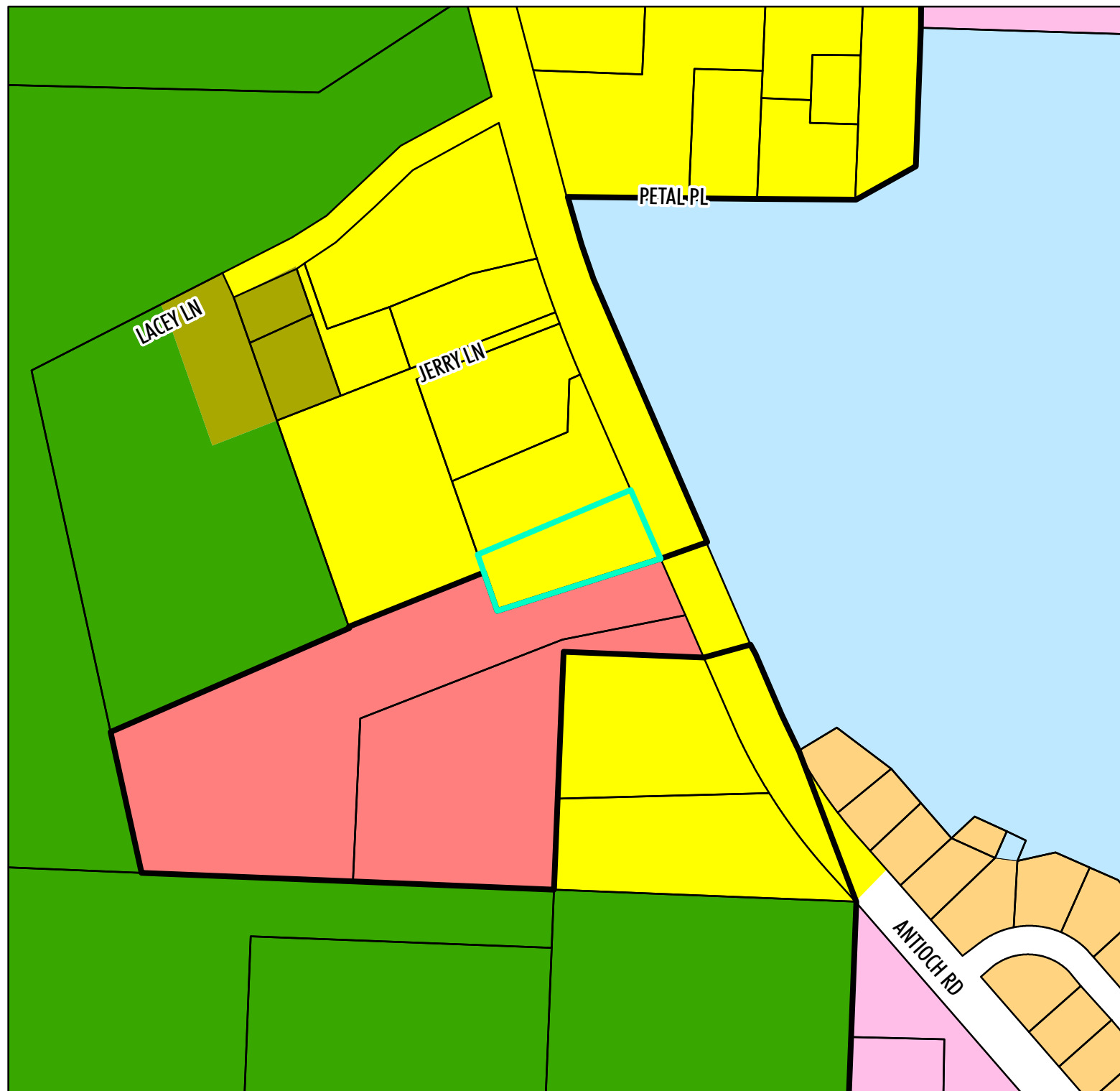
 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density Residential (LDR)

 Mixed Use (MU)



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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)

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

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

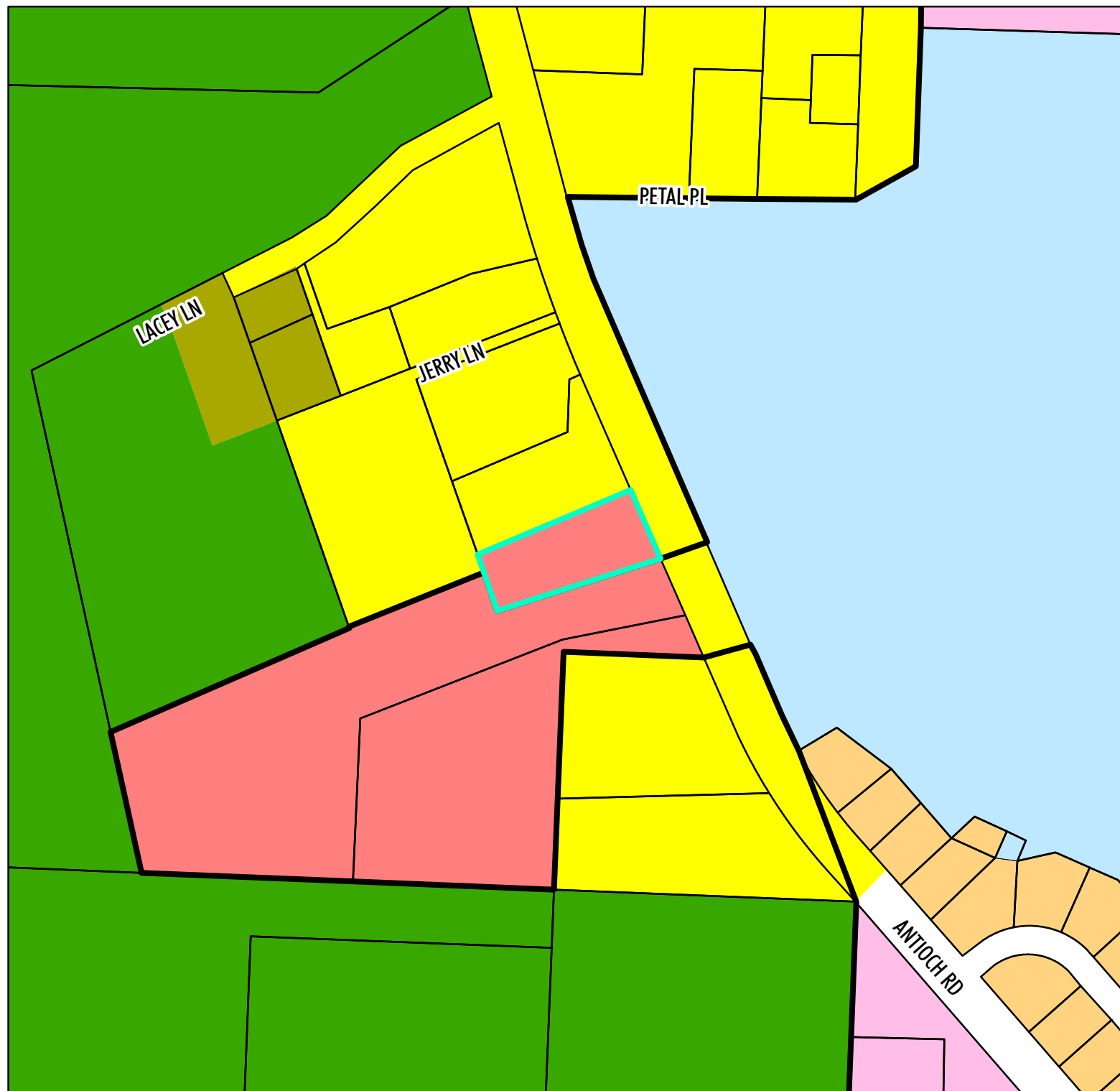
 Residential (R)

County Future Land

 Agriculture (AG)

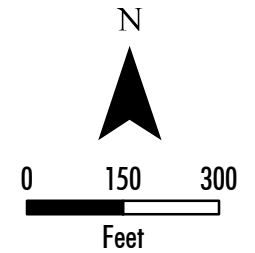
 Low Density Residential (LDR)

 Mixed Use (MU)



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COMMUNITY DEVELOPMENT SERVICES
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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

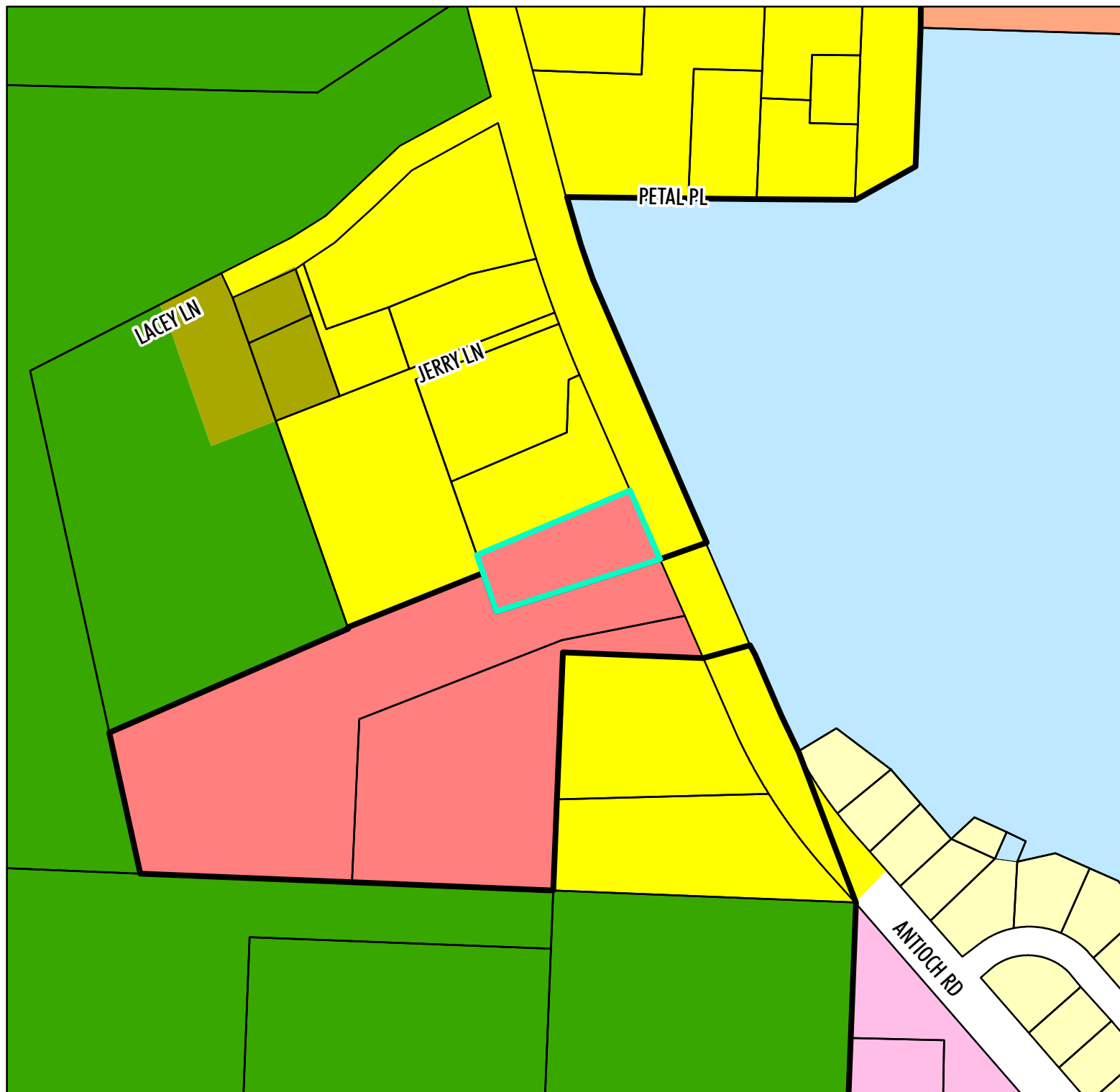
City Zoning

-  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

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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.

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 that the council move Ordinance 1903 to second reading for adoption.

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.

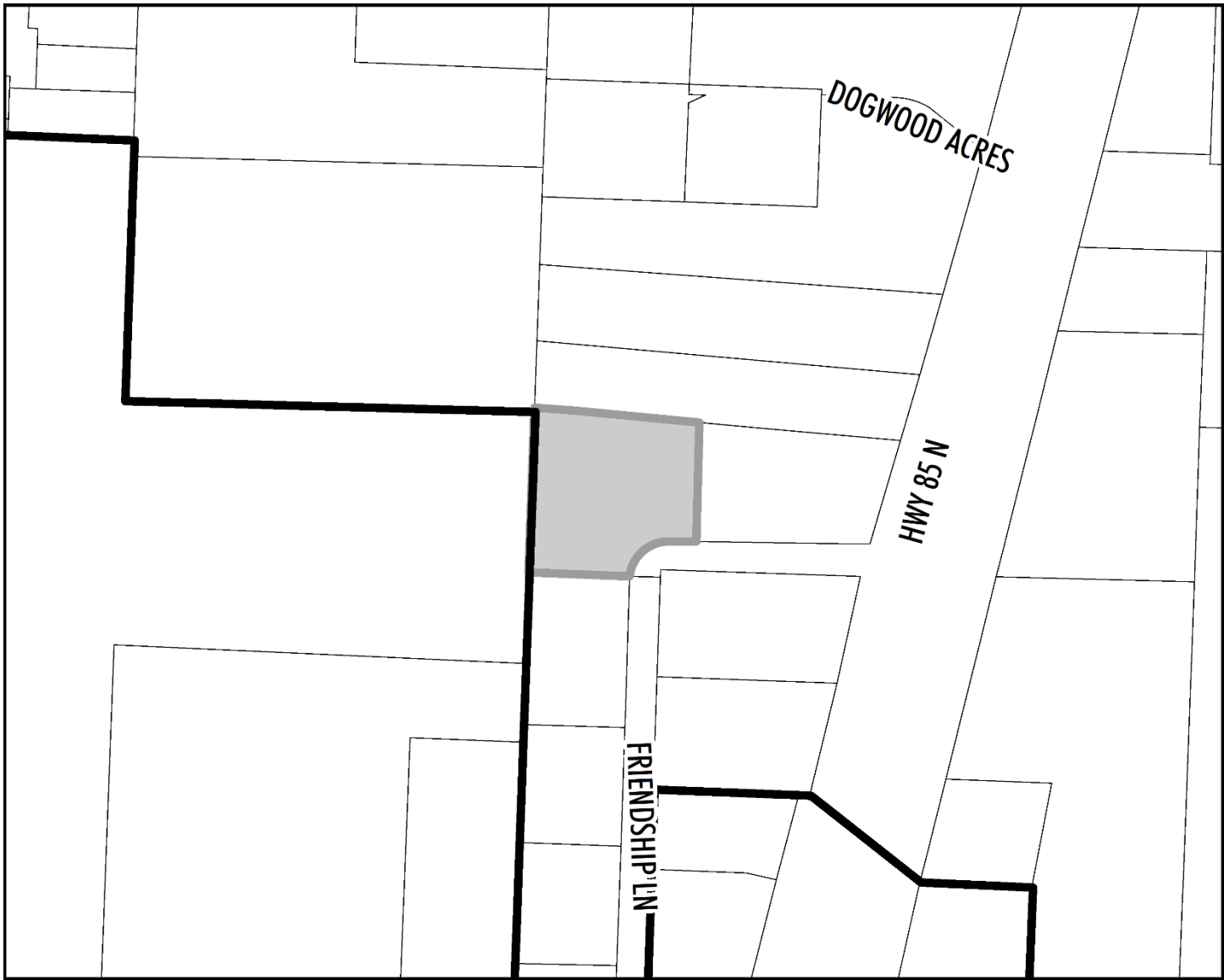
Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

ATTEST:

Maryanne Schrader
City Clerk

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

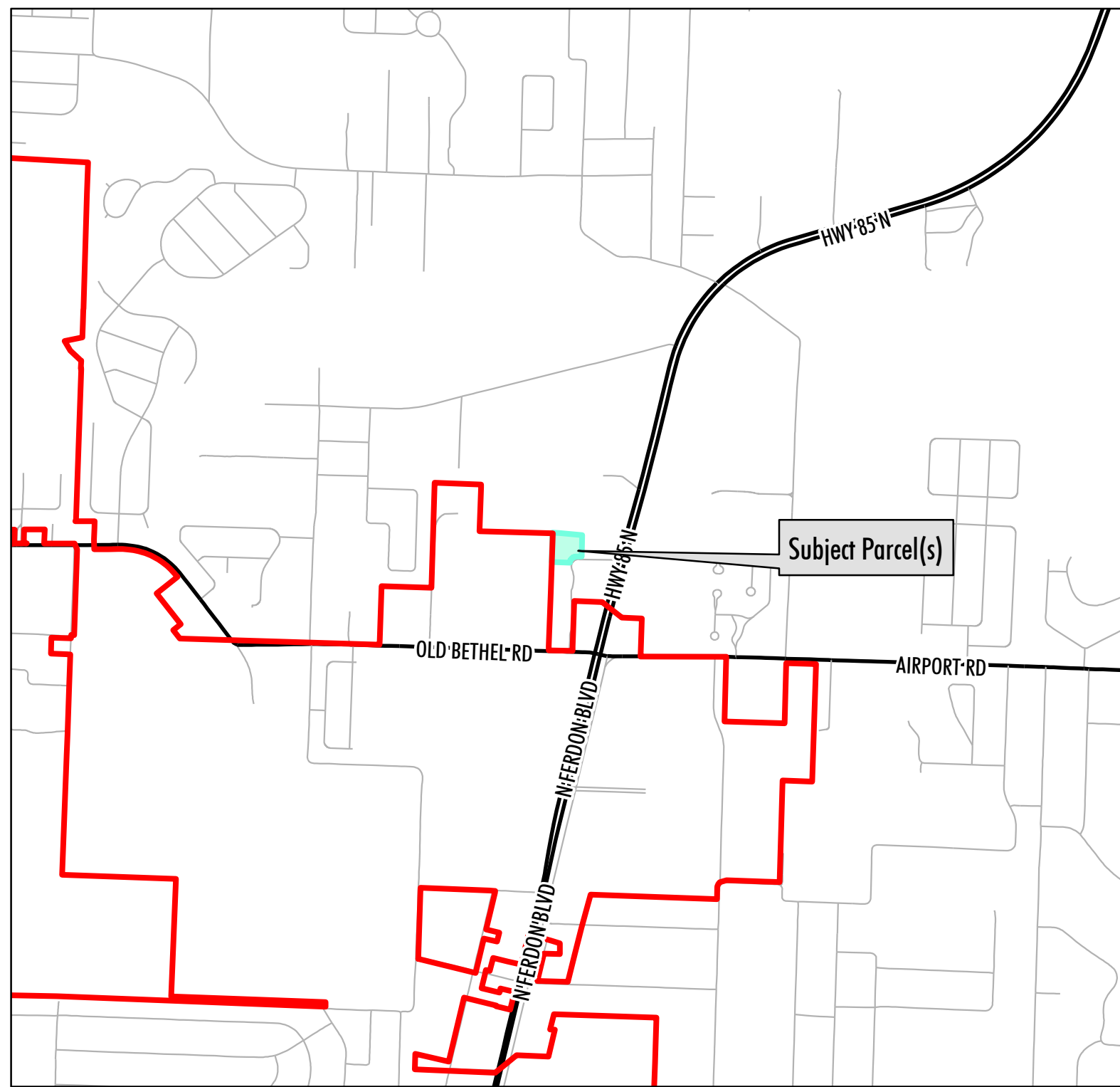
J. B. Whitten
Mayor



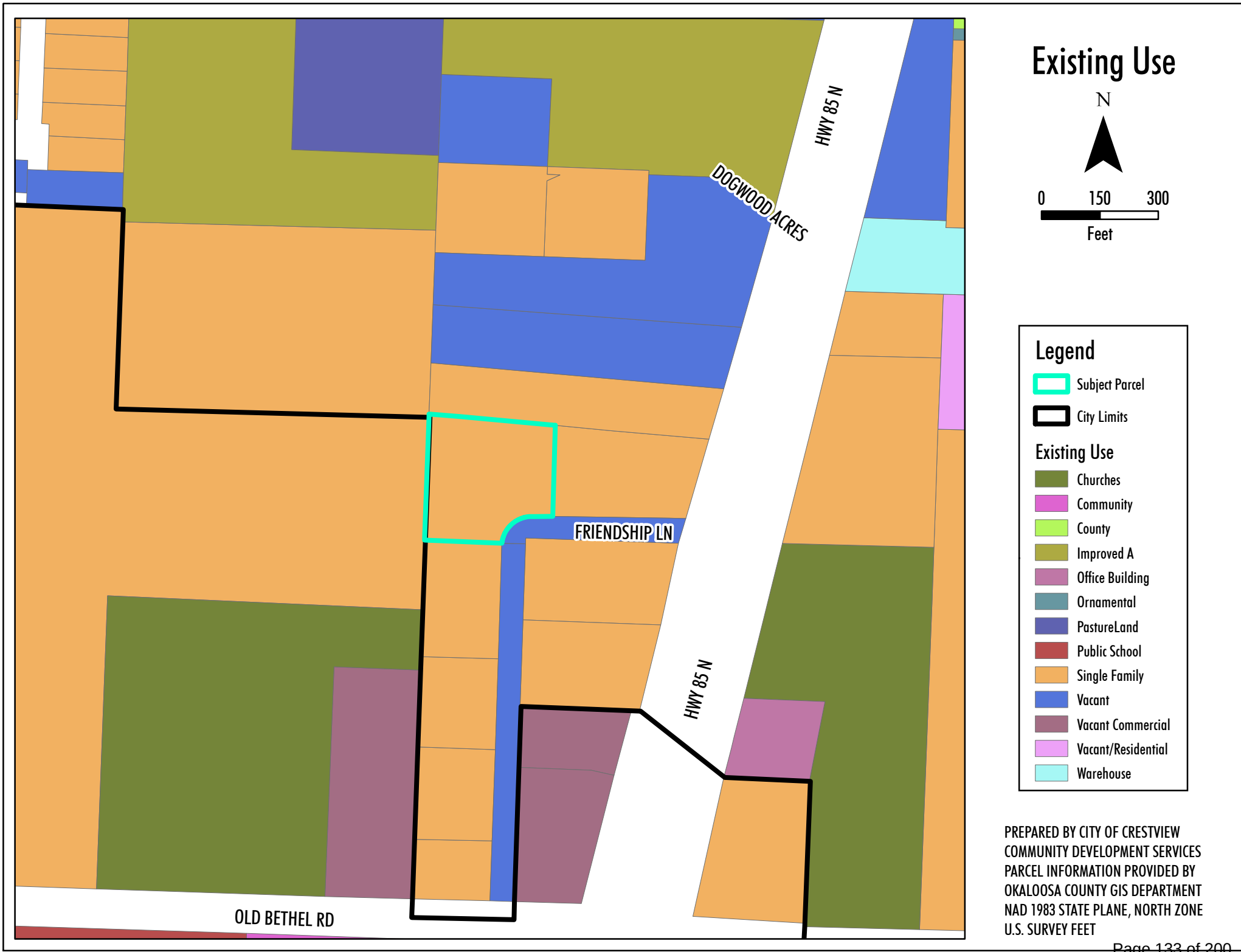
Vicinity Map



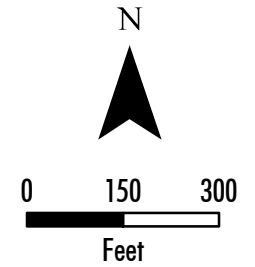
Not to Scale



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

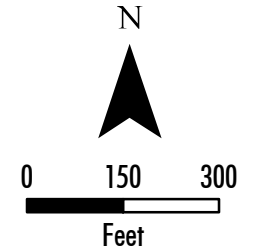
Commercial (C)

Low Density Residential (LDR)

Mixed Use (MU)

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

Current Zoning



Legend

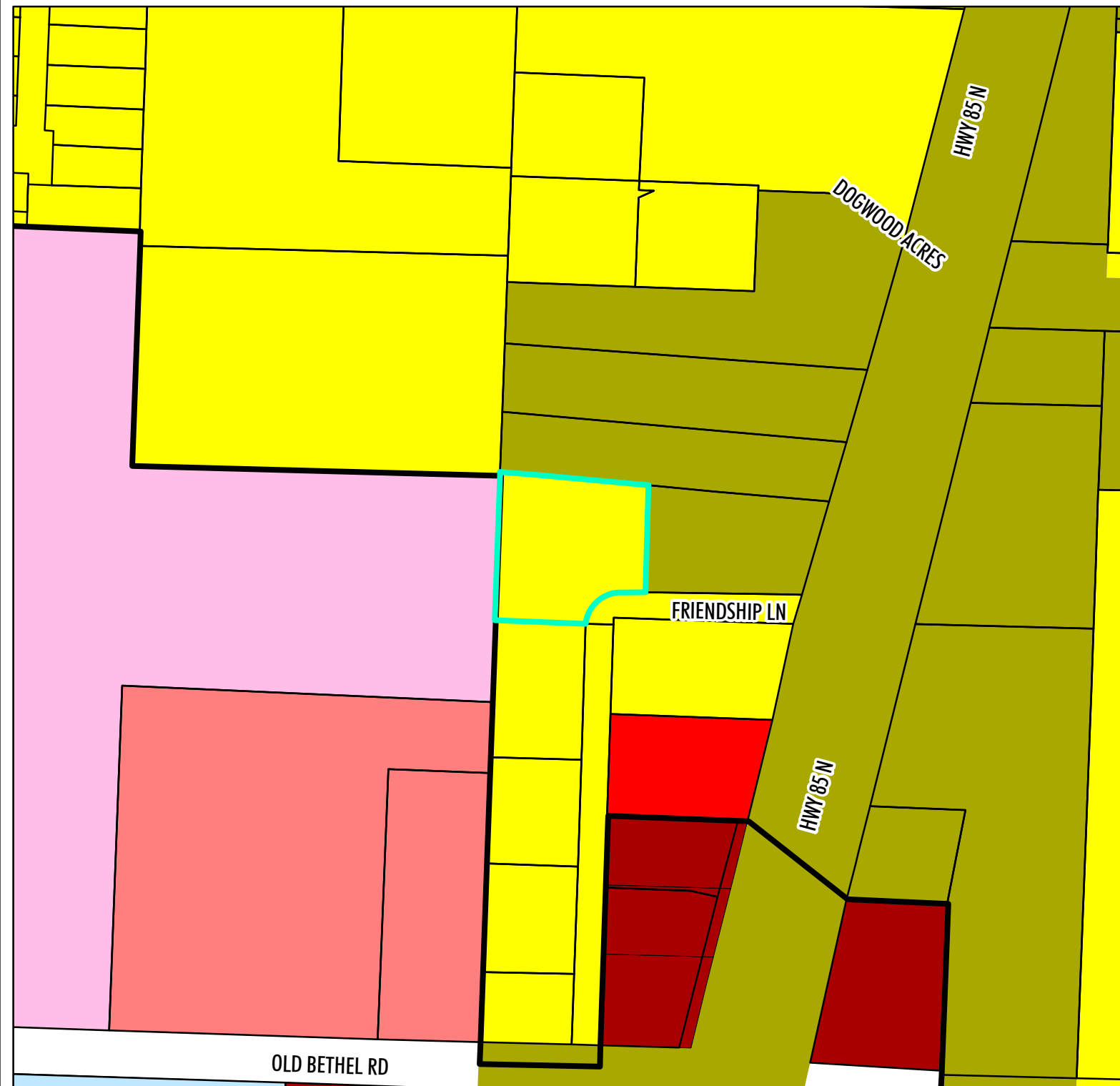
- Subject Parcel
- City Limits

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

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

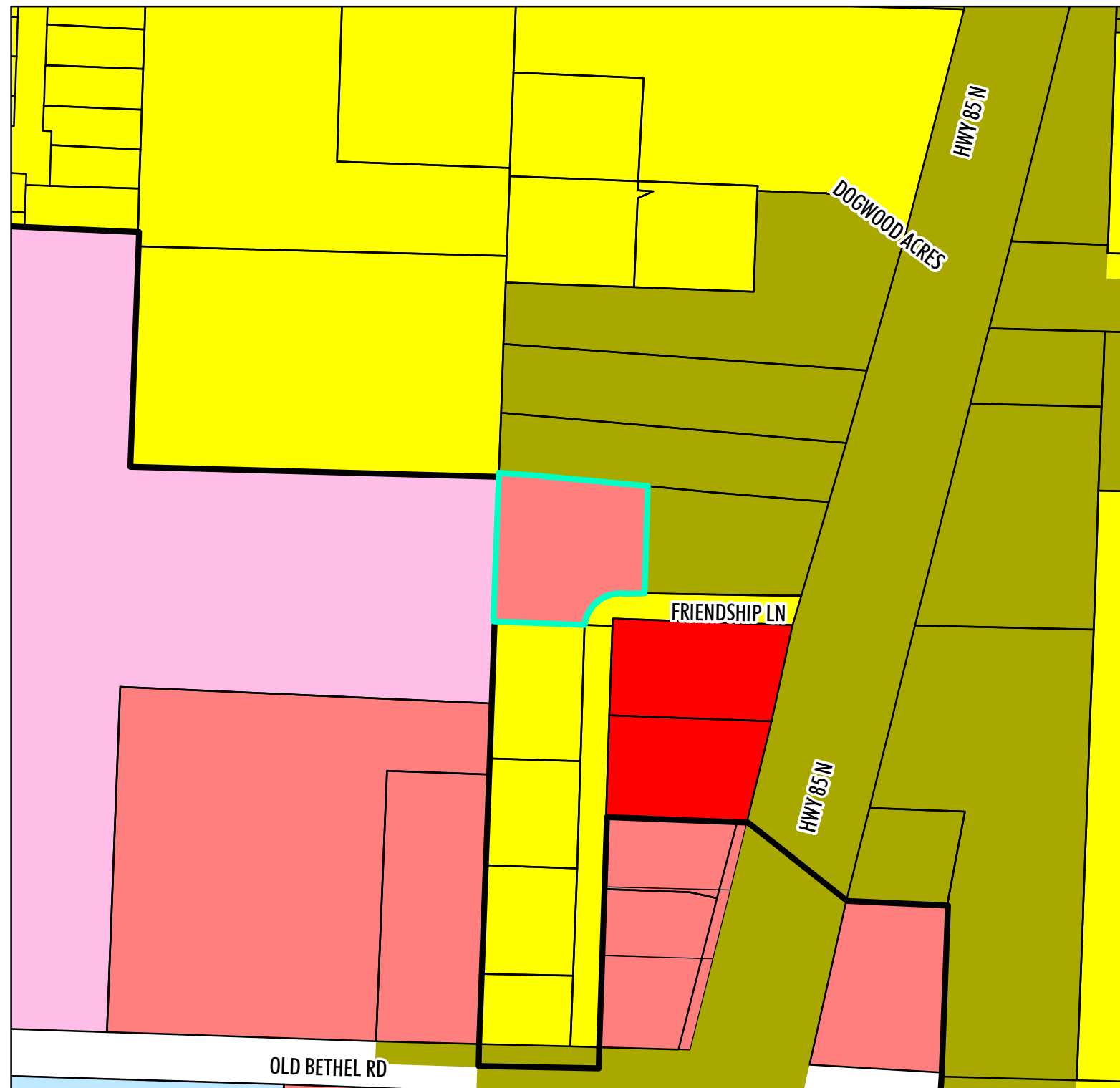
 Residential (R)

County Future Land Use

 Commercial (C)

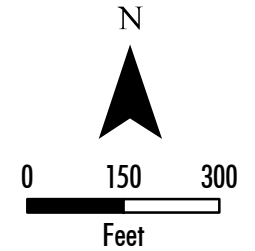
 Low Density Residential (LDR)

 Mixed Use (MU)



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

Proposed Zoning



- Subject Parcel
- City Limits
- City**
 - Single Family Estate Dwelling District (R-1E)
 - Single Family Low Density District (R-2)
 - Single Family Medium Density District (R-3)
 - 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**
 - Residential - 1 (R-1)
 - Mixed Use (MU)
 - General Commercial (C-3)

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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

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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 Planning and Development Board recommended approval of the request on October, 2022, by a vote of 4 ayes and 1 nay.

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 that the council move Ordinance 1904 to second reading for adoption.

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

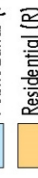
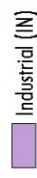
Adopted Future Land Use



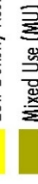
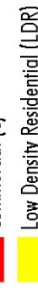
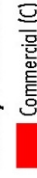
Legend



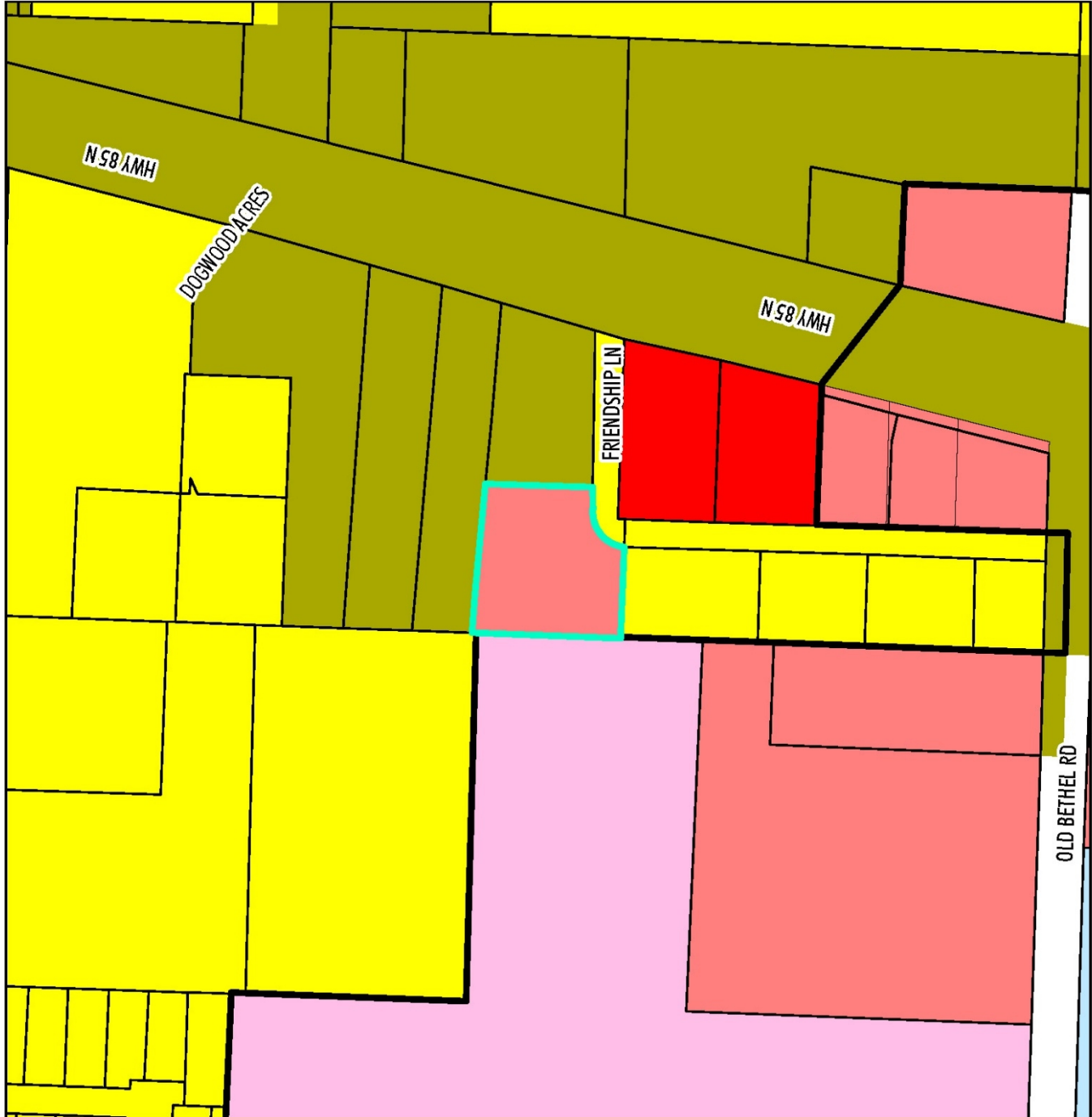
City Future Land Use



County Future Land Use



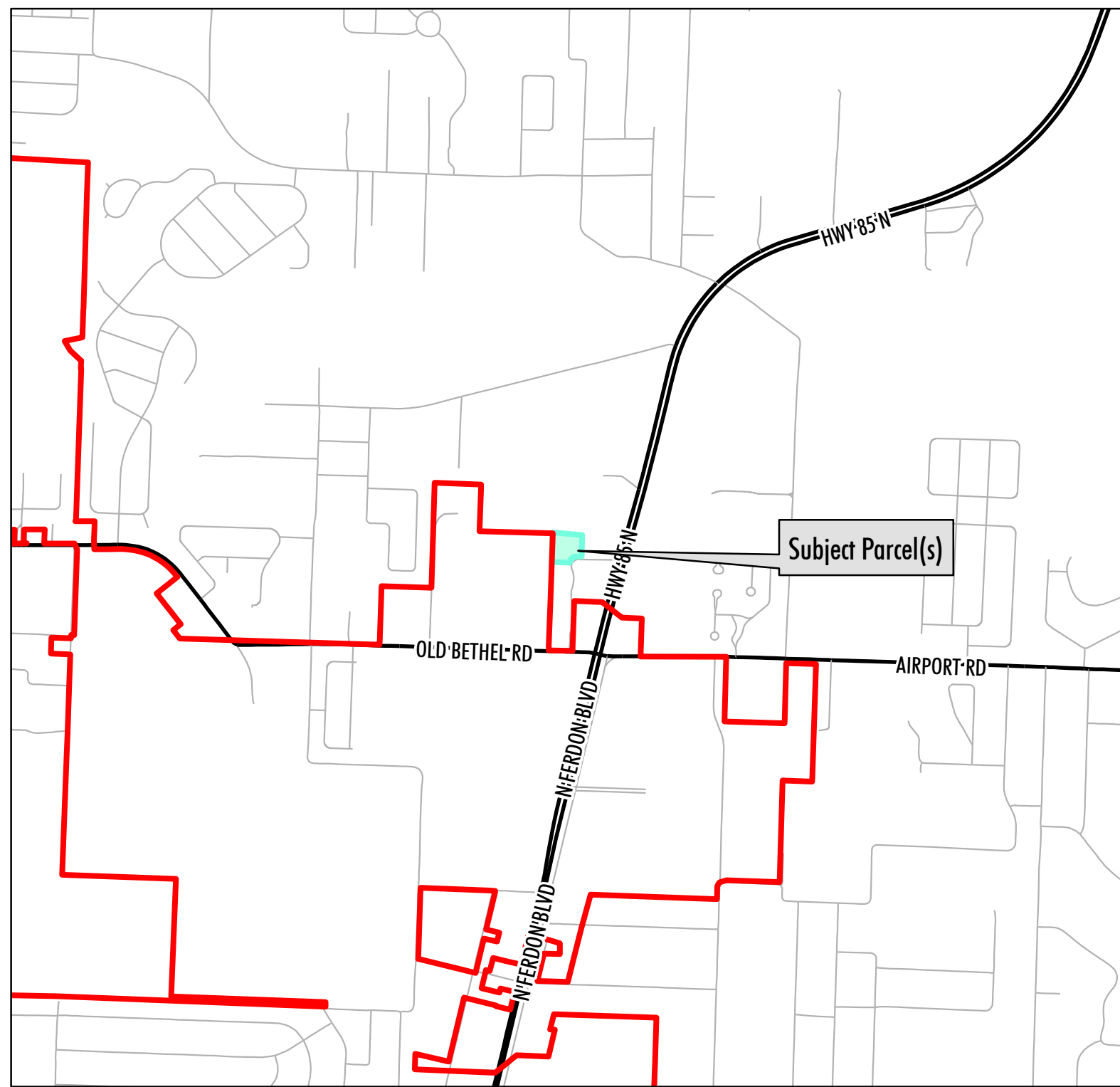
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



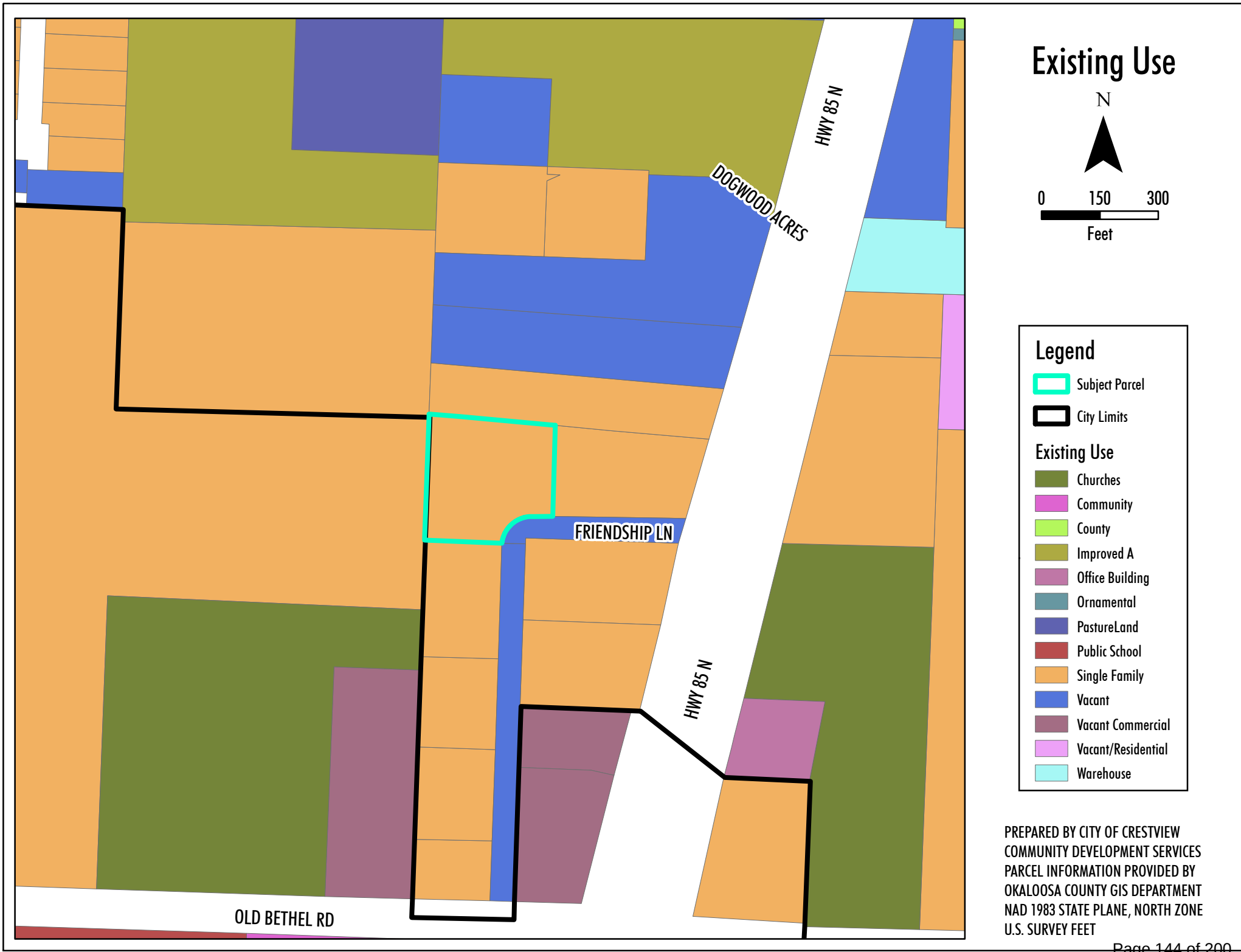
Vicinity Map



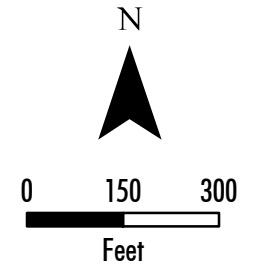
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Current Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

Residential (R)

County Future Land Use

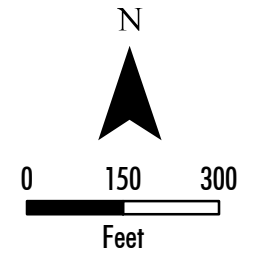
Commercial (C)

Low Density Residential (LDR)

Mixed Use (MU)

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

Current Zoning



Legend

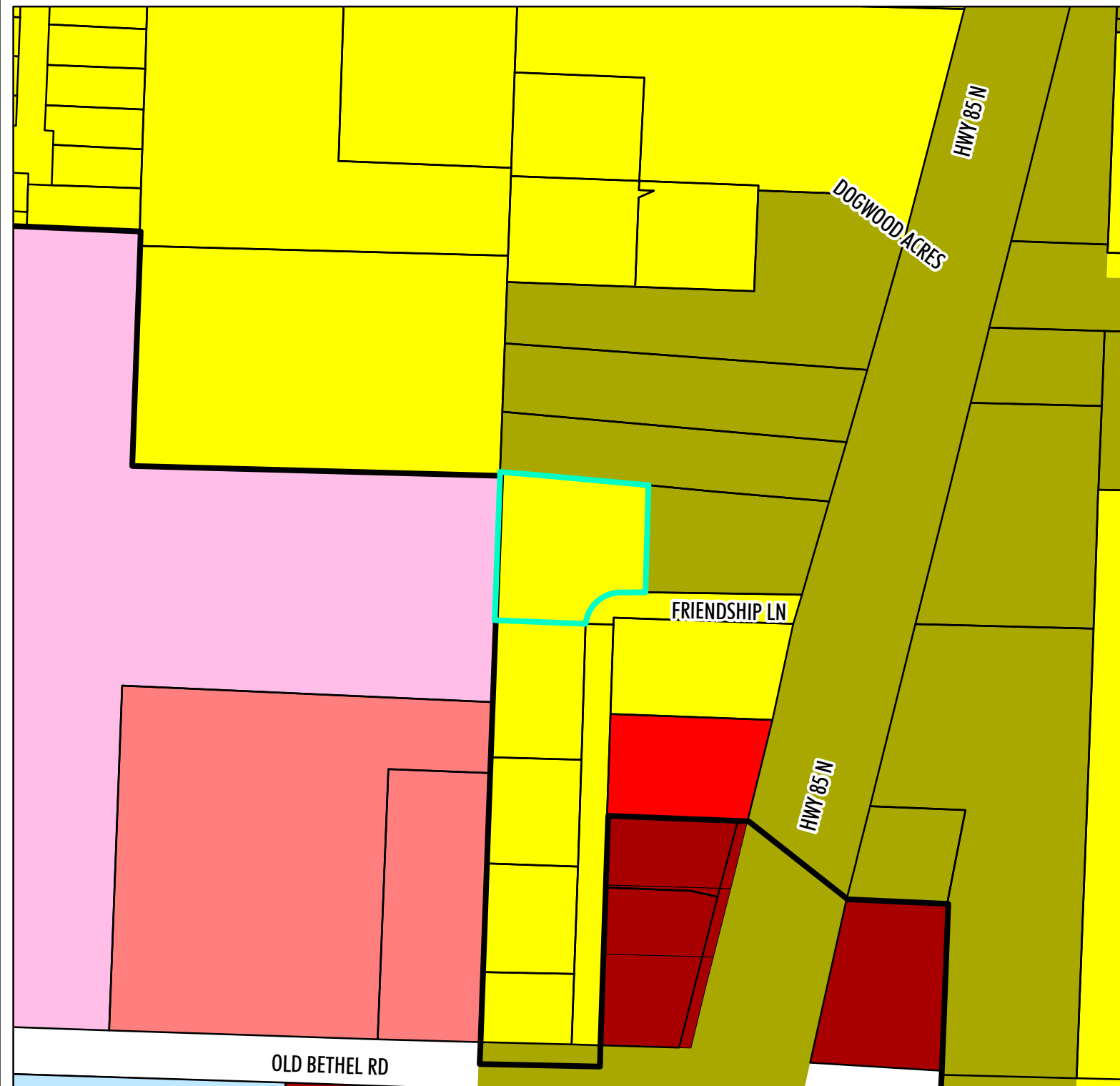
- Subject Parcel
- City Limits

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

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

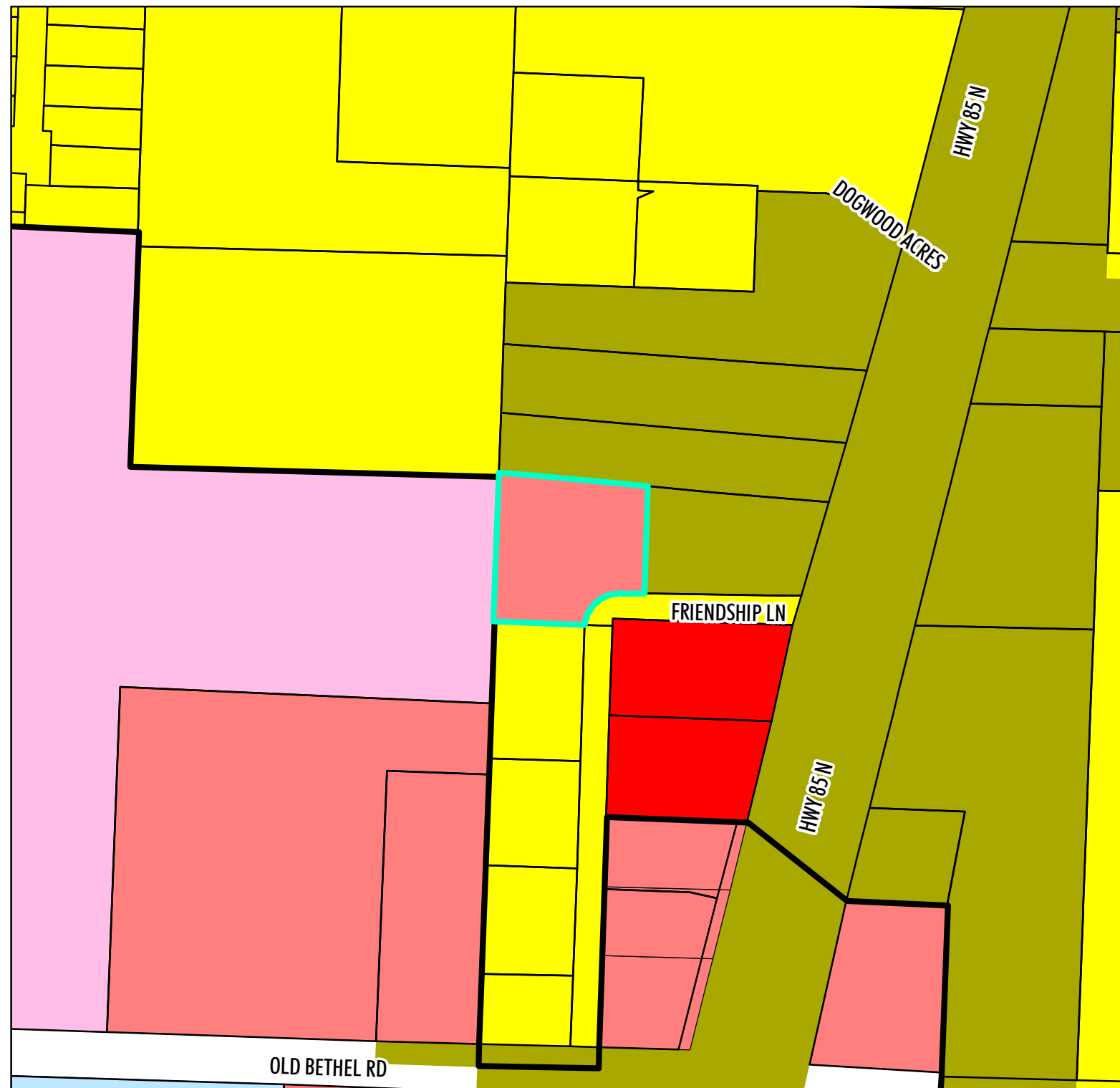
 Residential (R)

County Future Land Use

 Commercial (C)

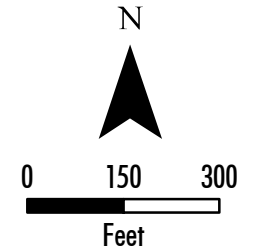
 Low Density Residential (LDR)

 Mixed Use (MU)



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

Proposed Zoning



- Subject Parcel
- City Limits
- City**
 - Single Family Estate Dwelling District (R-1E)
 - Single Family Low Density District (R-2)
 - Single Family Medium Density District (R-3)
 - 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**
 - 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

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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 Planning and Development Board recommended approval of the request on October 3, 2022.

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 that the council move Ordinance 1905 to second reading for adoption.

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.

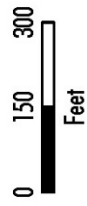
ATTEST:

Maryanne Schrader
City Clerk

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

J. B. Whitten
Mayor

Adopted Zoning



Legend

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)

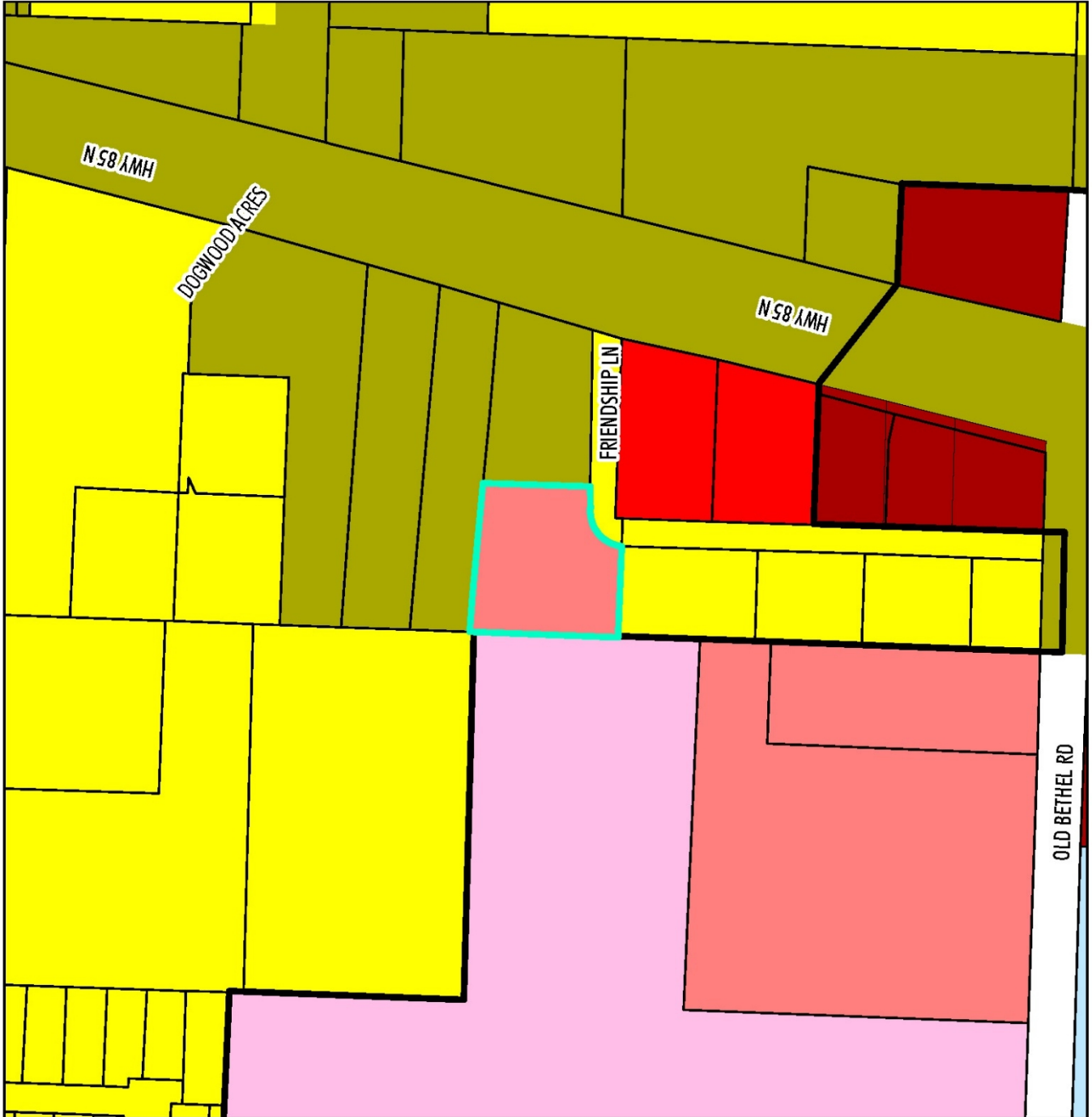
County Zoning

Residential - 1 (R-1)

Mixed Use (MU)

General Commercial (C-3)

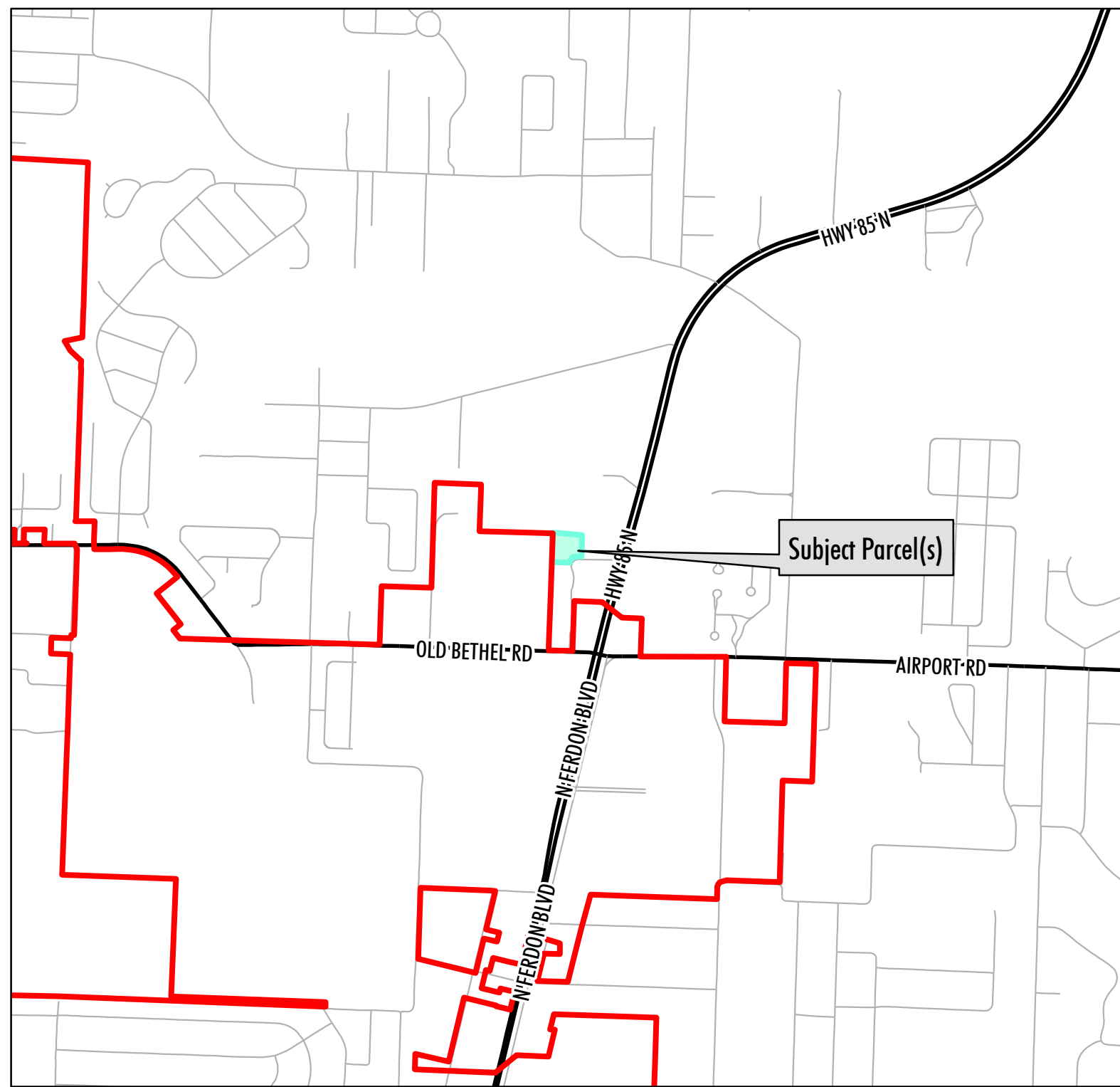
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



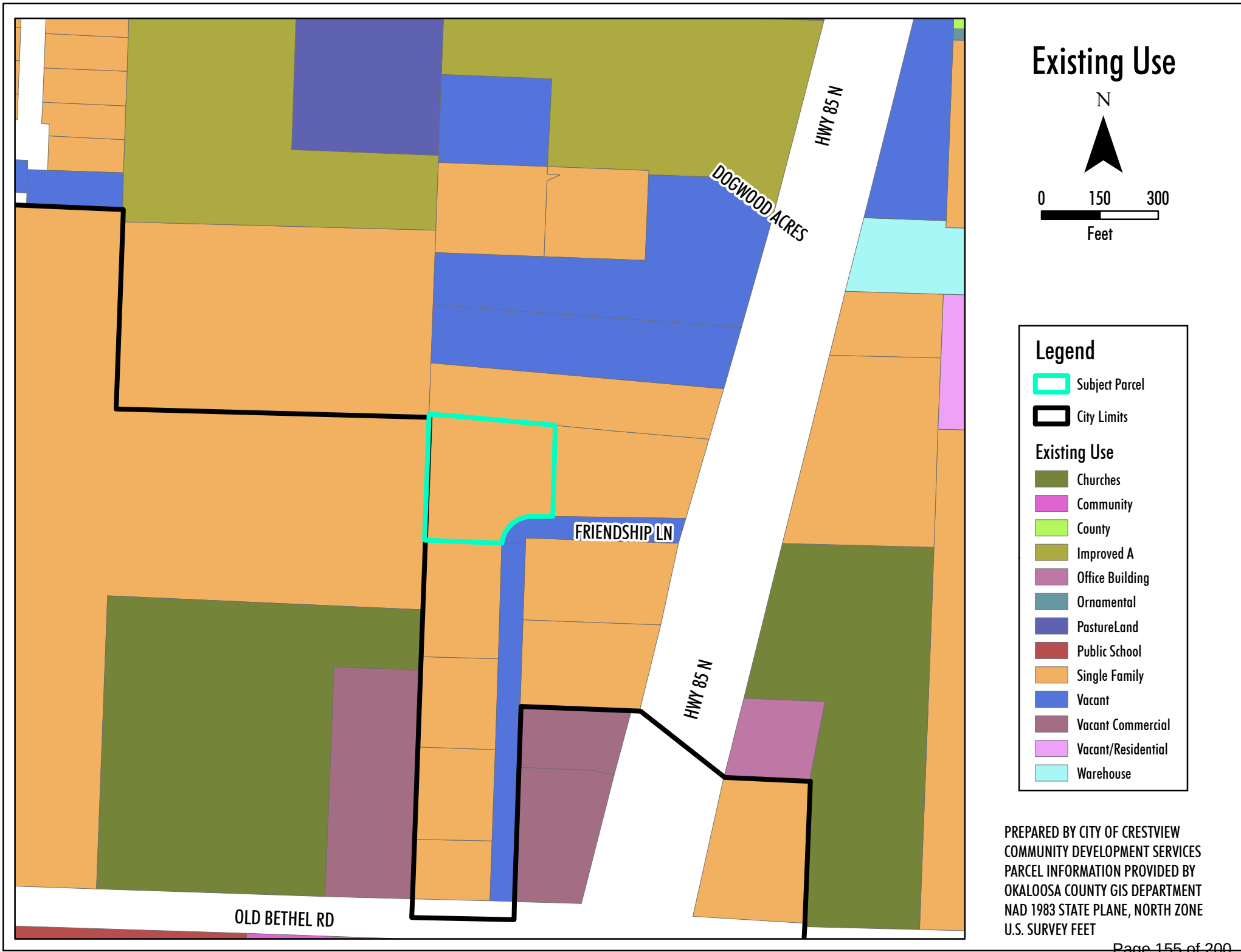
Vicinity Map



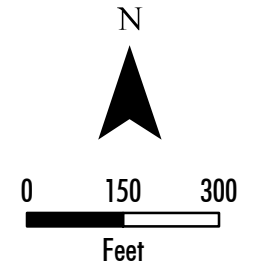
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



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

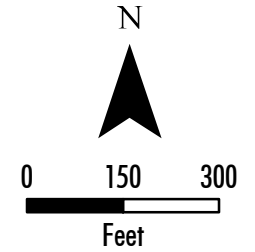
Commercial (C)

Low Density Residential (LDR)

Mixed Use (MU)

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

Current Zoning



Legend

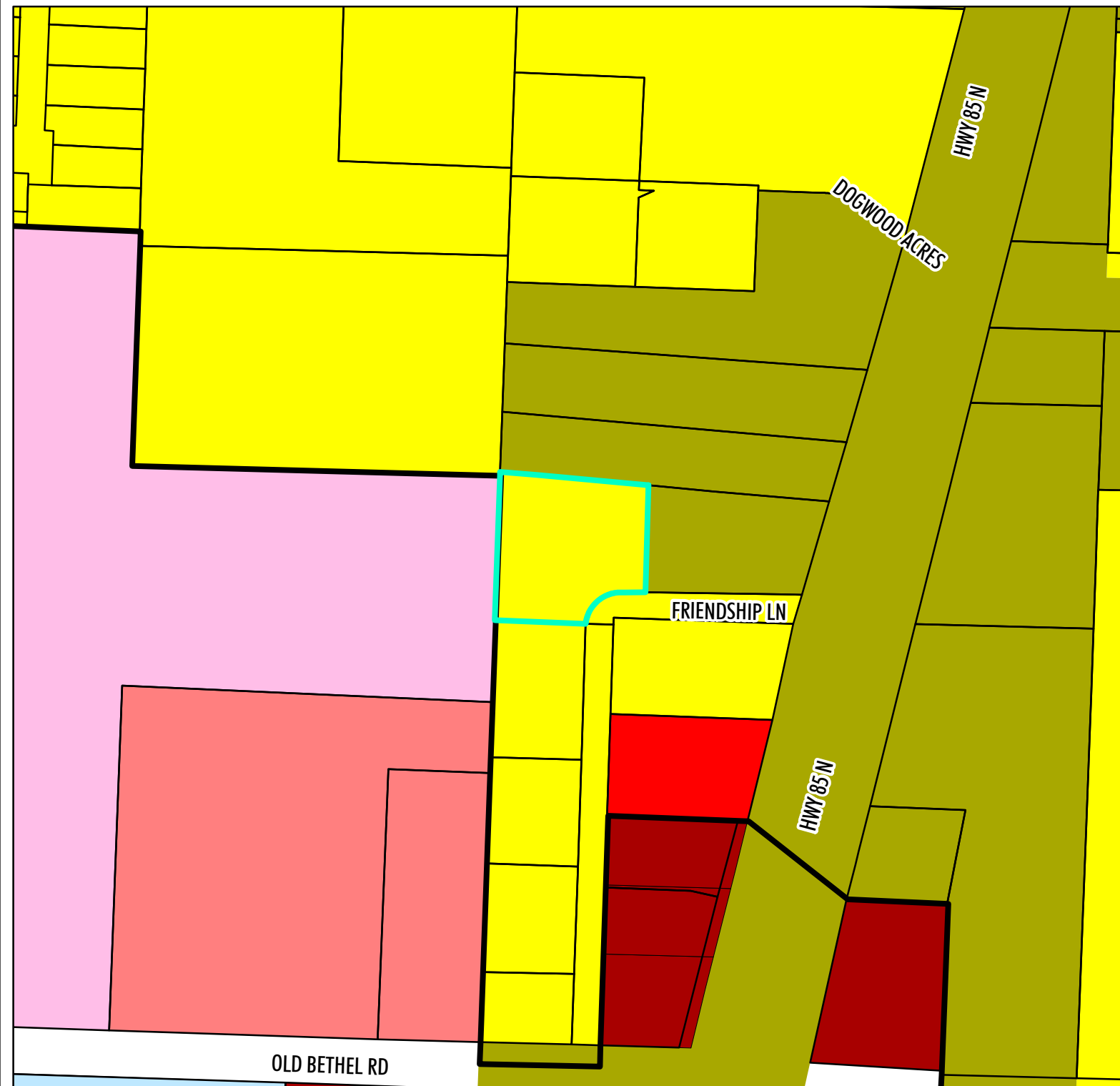
- Subject Parcel
- City Limits

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

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

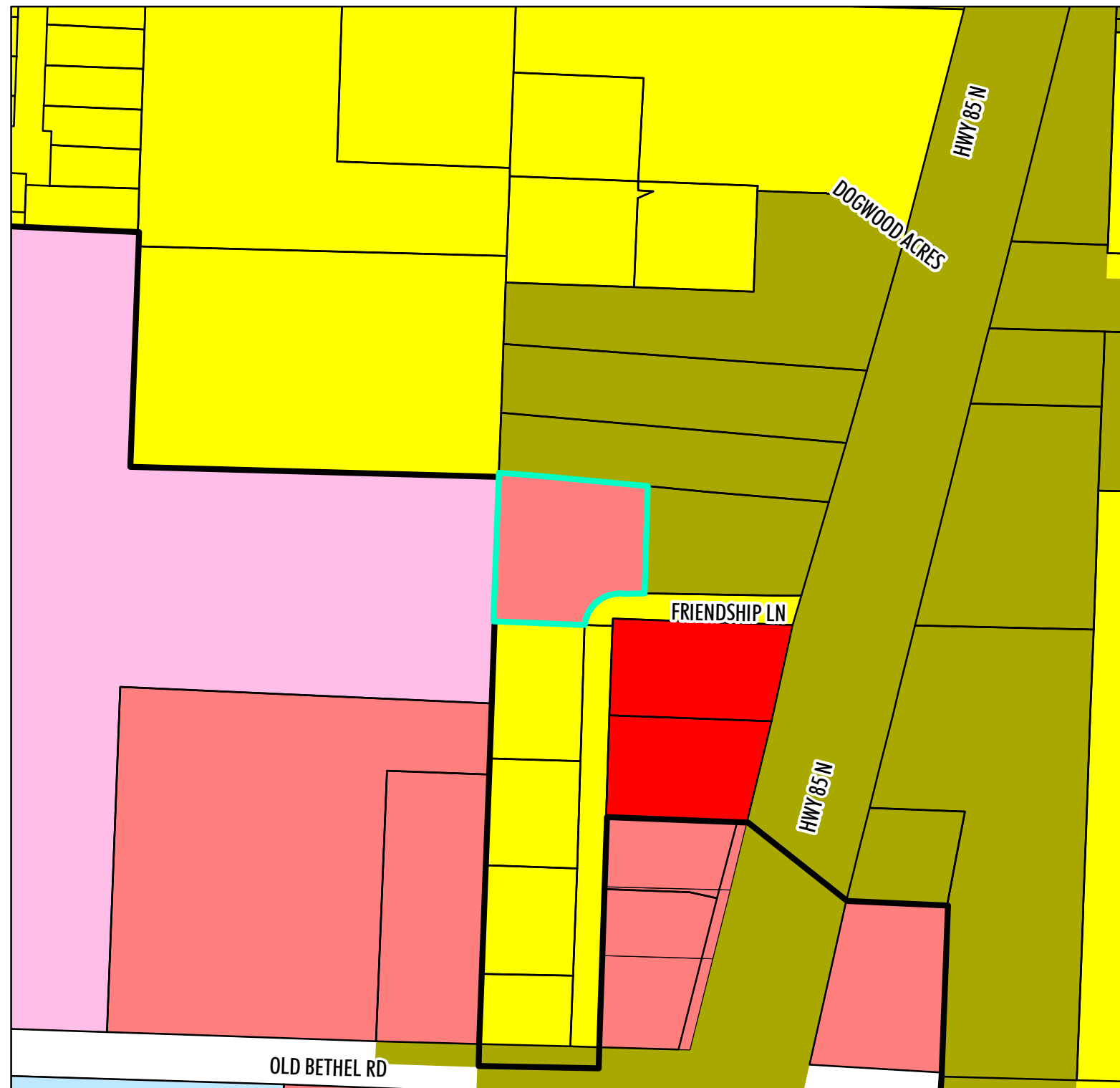
 Residential (R)

County Future Land Use

 Commercial (C)

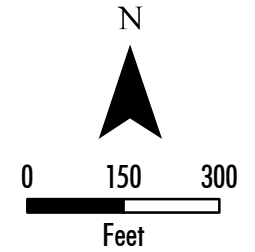
 Low Density Residential (LDR)

 Mixed Use (MU)



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

Proposed Zoning



- Subject Parcel
- City Limits
- City**
 - Single Family Estate Dwelling District (R-1E)
 - Single Family Low Density District (R-2)
 - Single Family Medium Density District (R-3)
 - 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**
 - Residential - 1 (R-1)
 - Mixed Use (MU)
 - General Commercial (C-3)

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U.S. SURVEY FEET



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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.

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 that the council move Ordinance 1906 to second reading for adoption.

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.

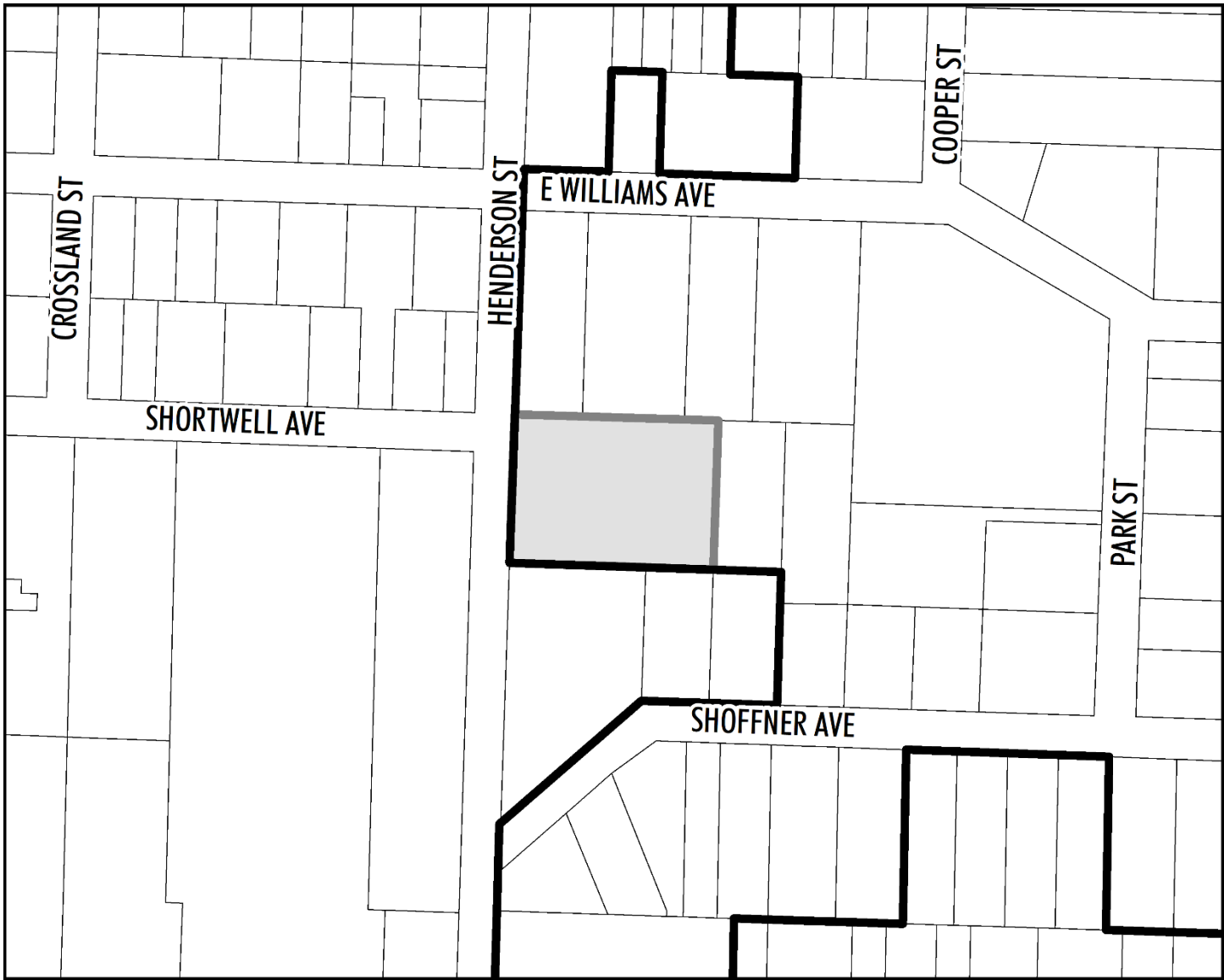
Passed and adopted on second reading by the City Council of Crestview, Florida on the 14th day of November, 2022.

ATTEST:

Maryanne Schrader
City Clerk

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

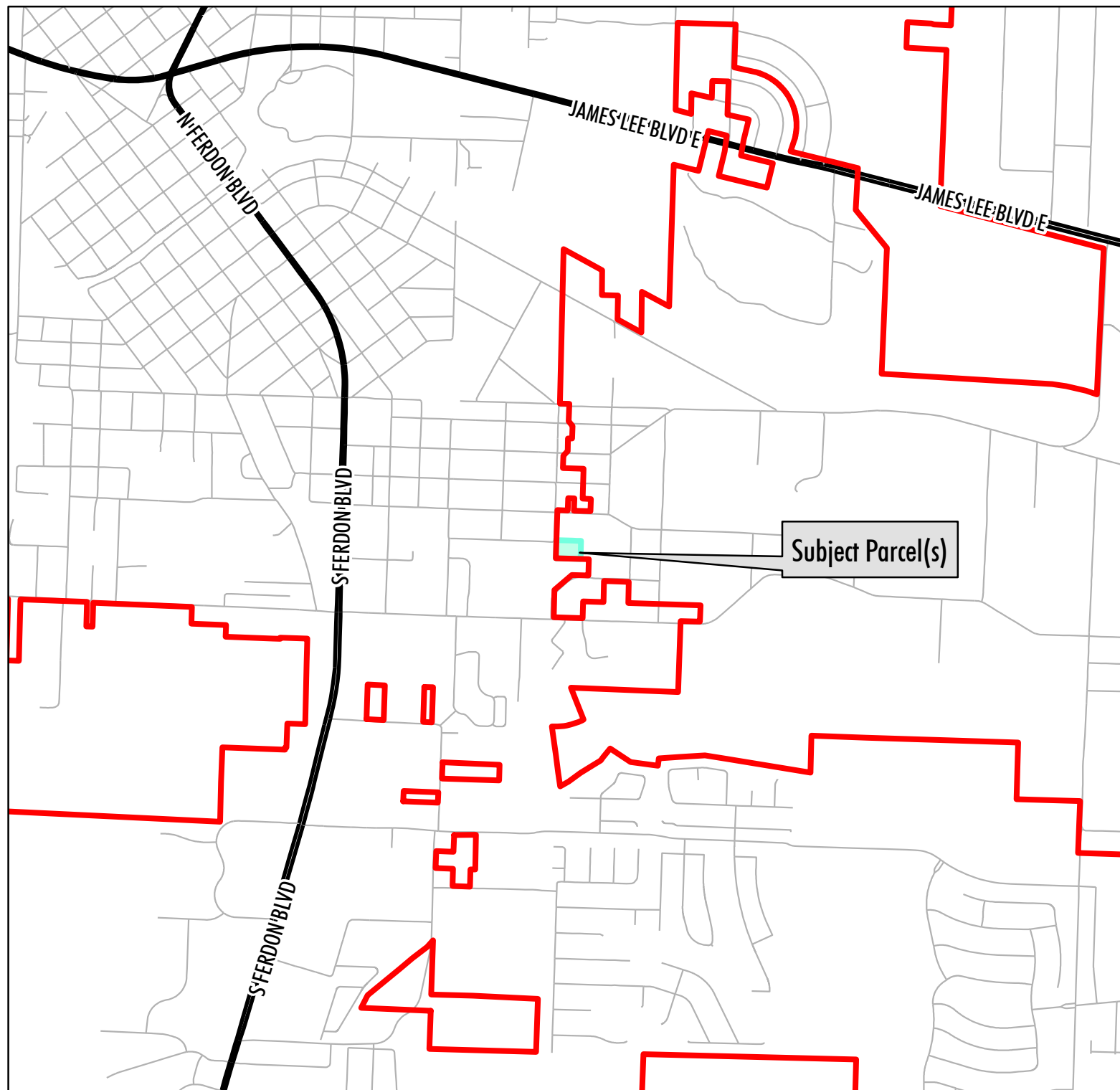
J. B. Whitten
Mayor



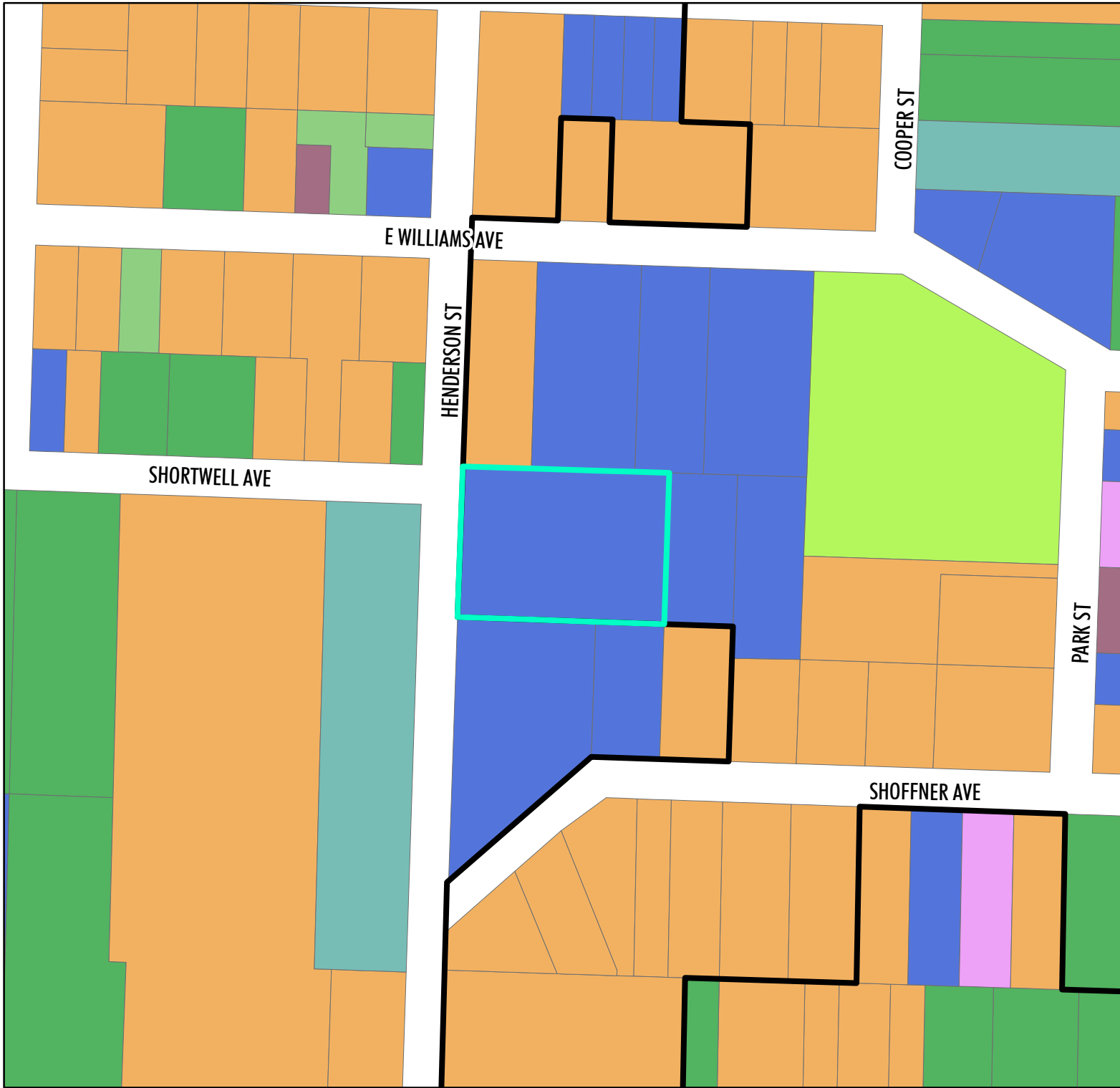
Vicinity Map



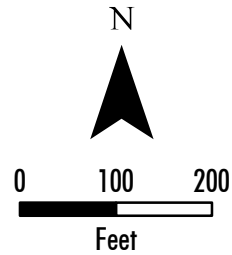
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COMMUNITY DEVELOPMENT SERVICES
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use



Legend

Subject Parcel

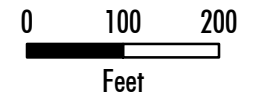
City Limits

Existing Use

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

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

Current Future Land Use



Legend

Subject Parcel

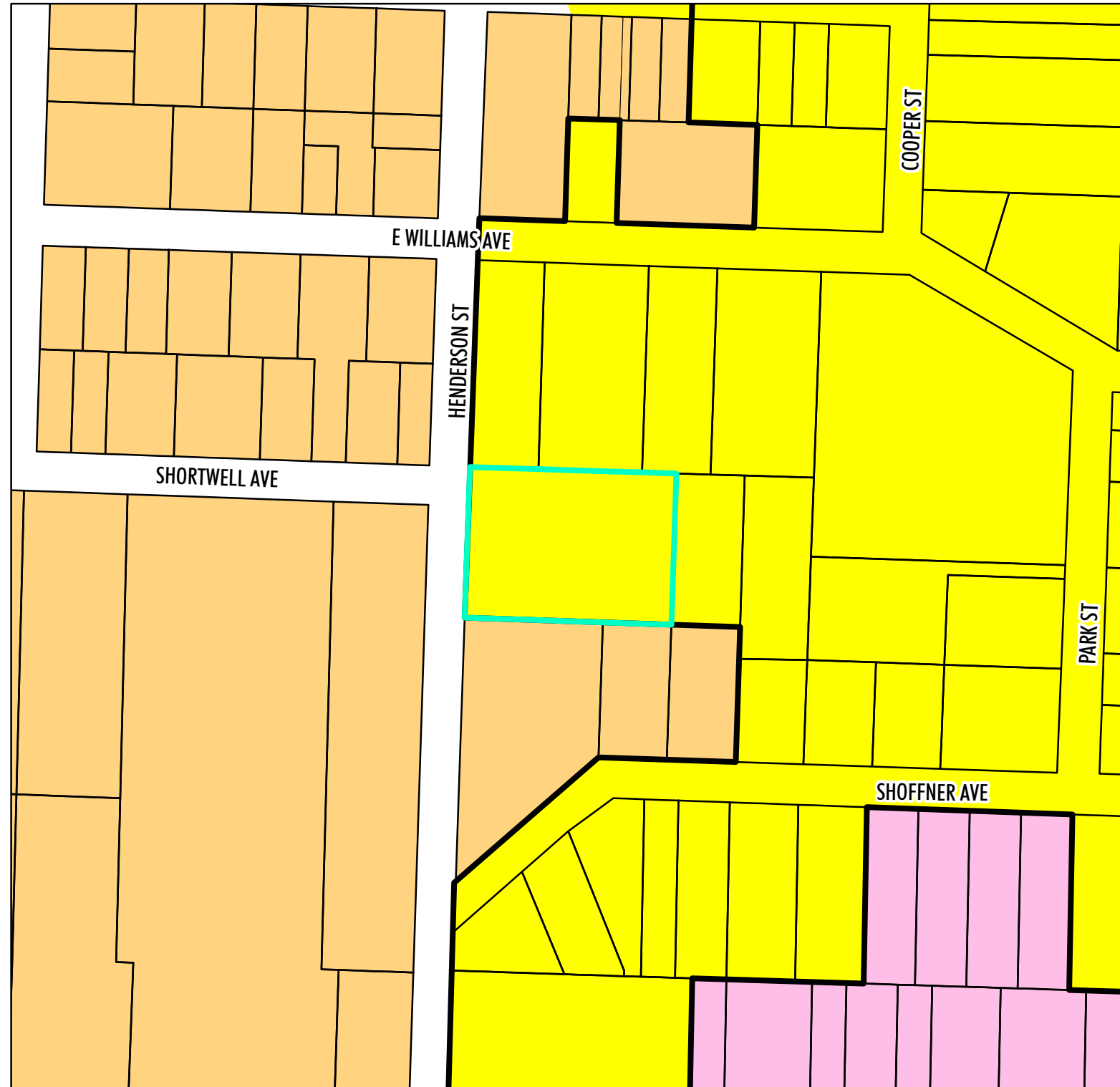
City Limits

City Future Land Use

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

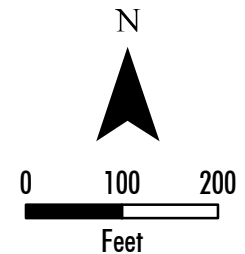
County Future Land Use

- Low Density Residential (LDR)



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

Current Zoning



Legend

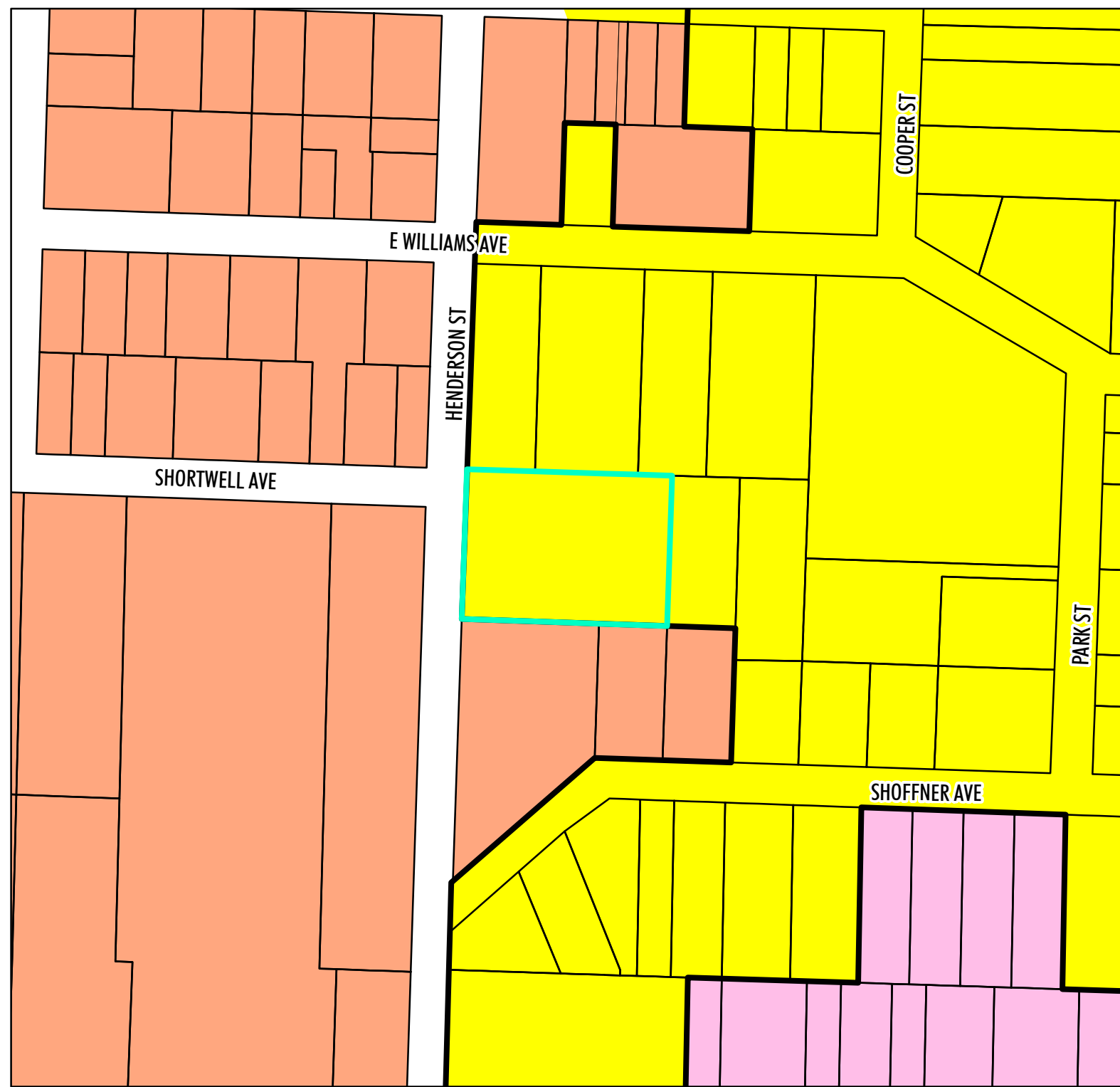
- Subject Parcel
- City Limits

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)

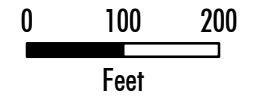
County Zoning

- Residential - 1 (R-1)



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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)

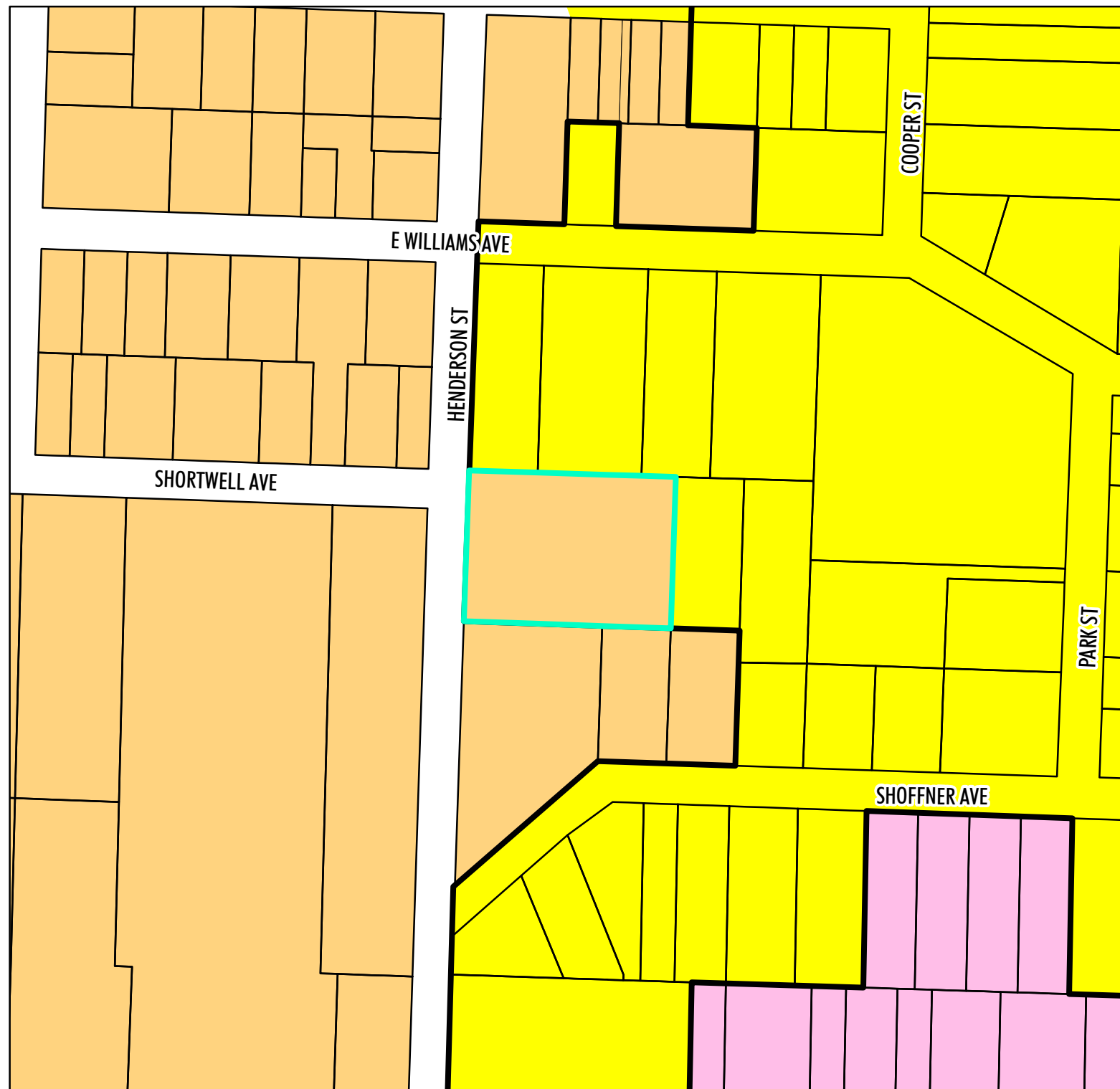
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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

Proposed Zoning



0 100 200
Feet

Legend

 Subject Parcel

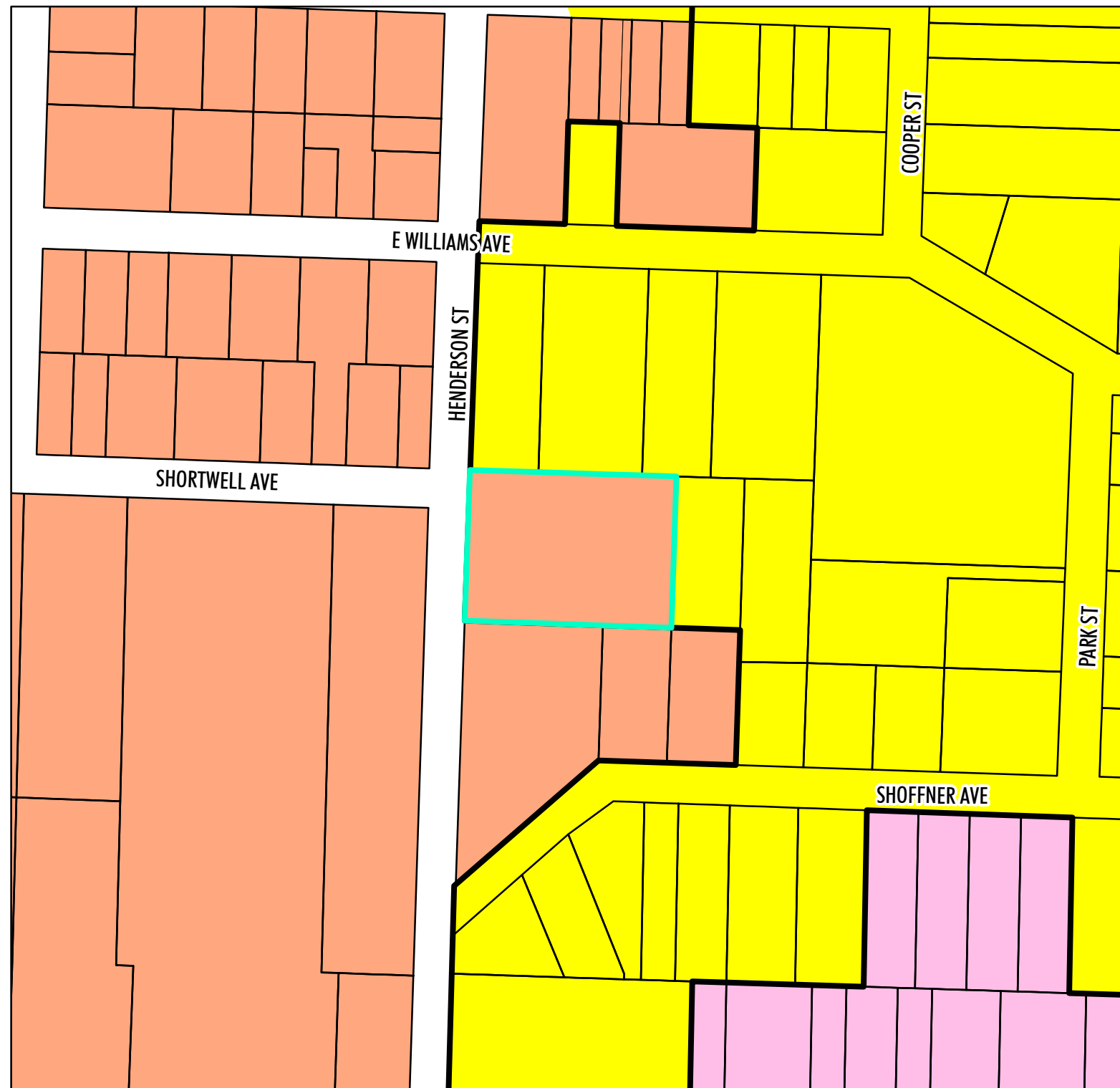
 City Limits

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)



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



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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 Planning and Development Board recommended approval of the request on October 3, 2022.

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 that the council move Ordinance 1907 to second reading for adoption.

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.

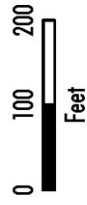
ATTEST:

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)

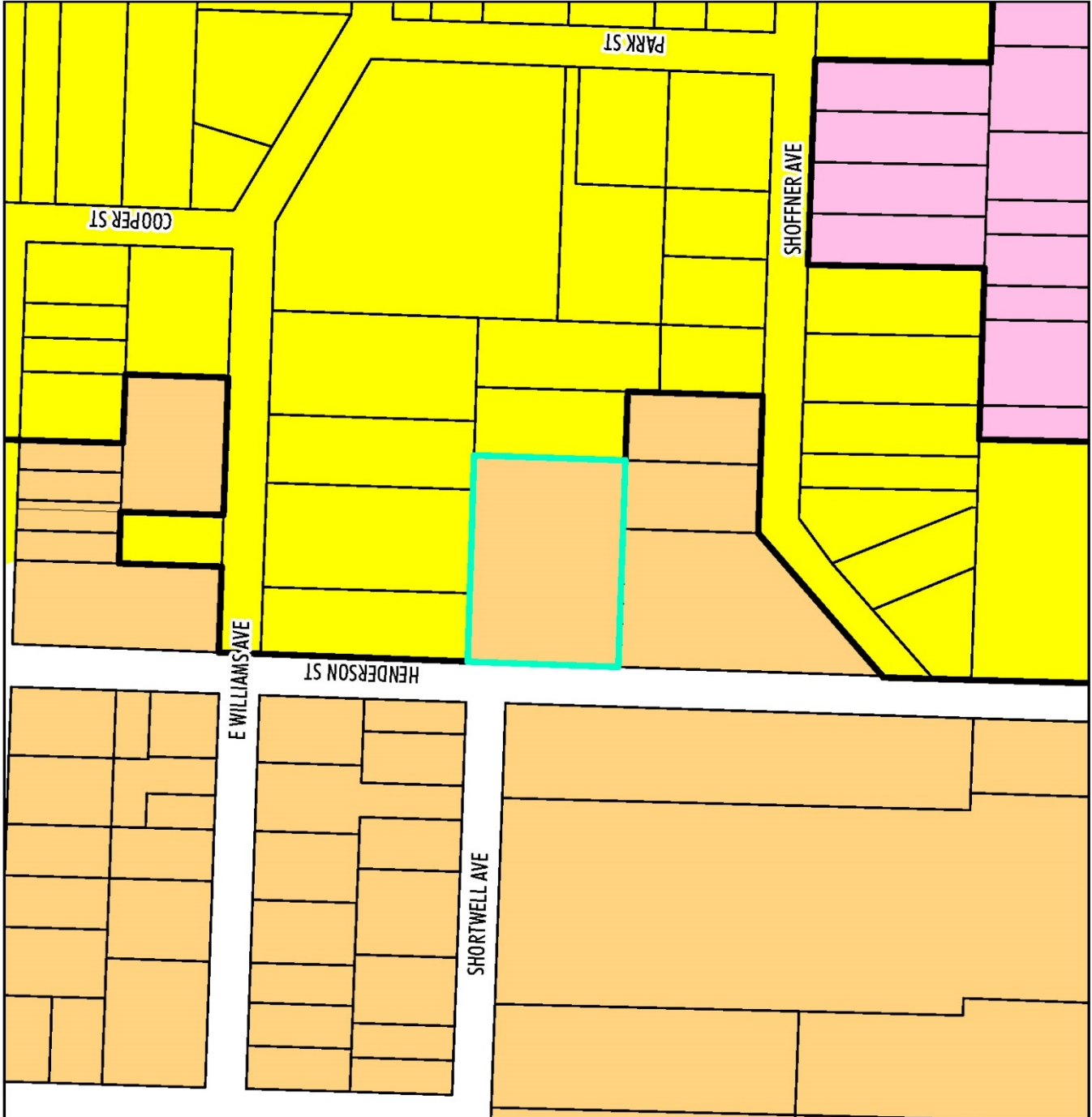
Public Lands (PL)

Residential (R)

County Future Land Use

Low Density Residential (LDR)

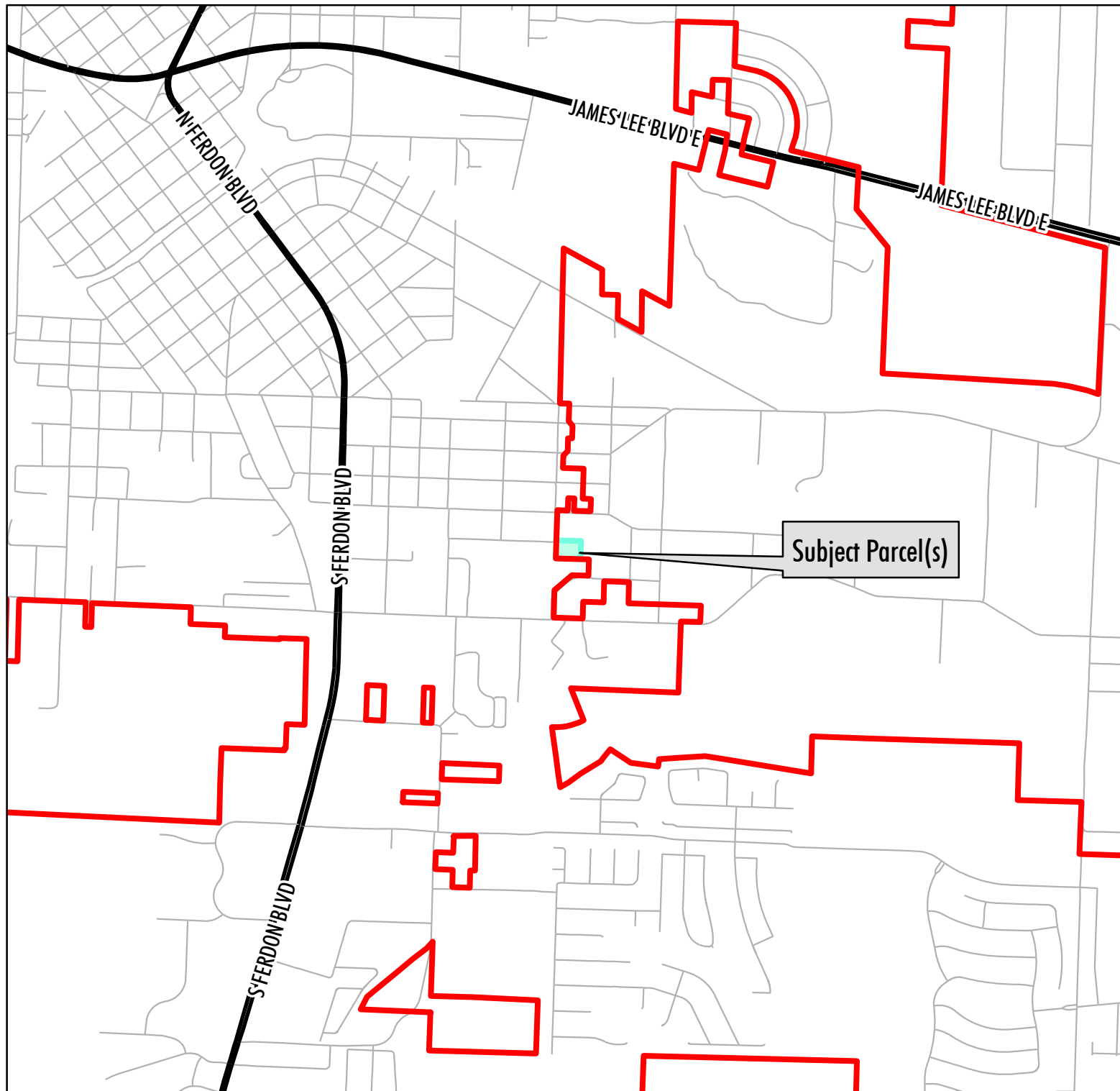
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



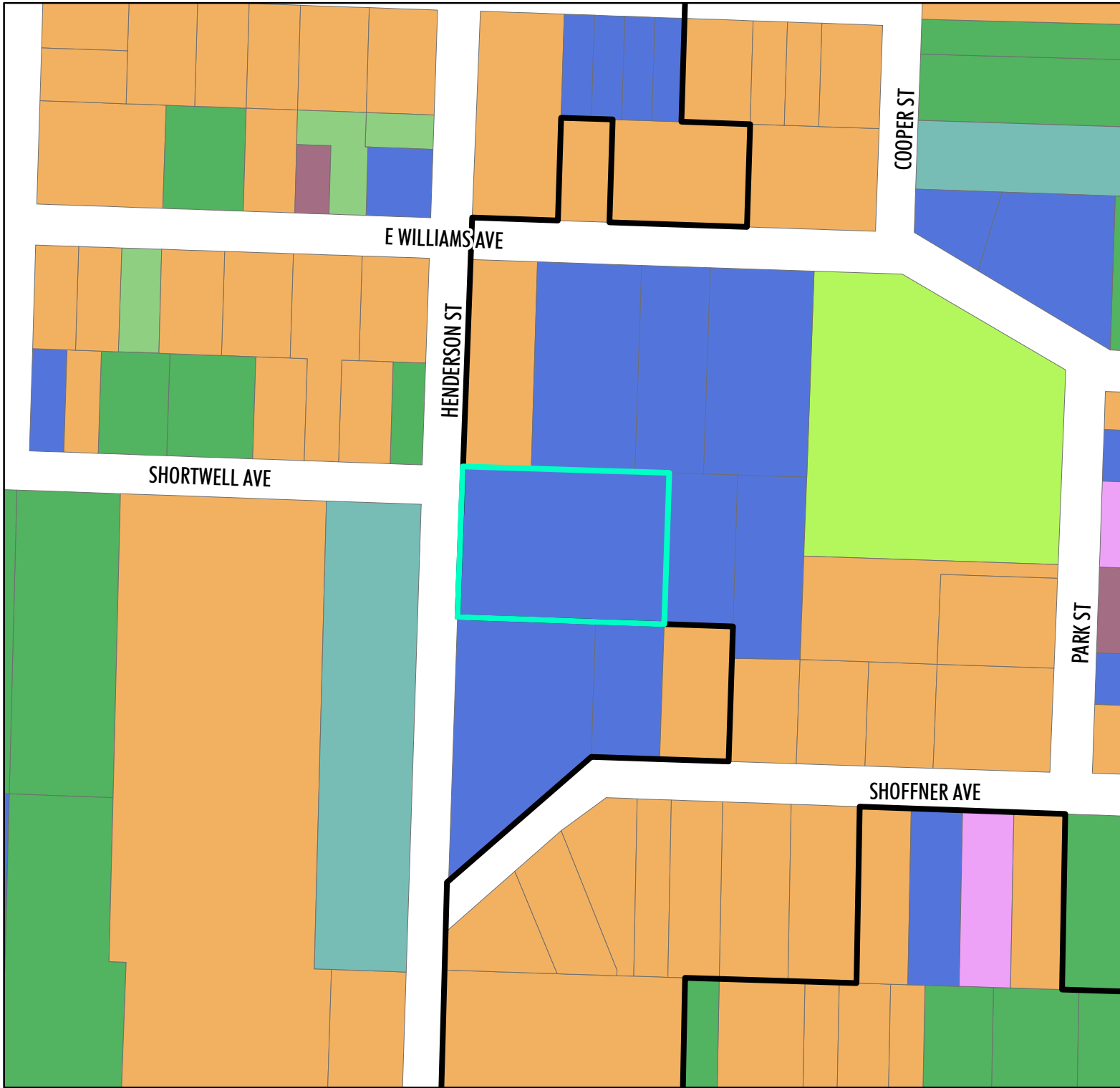
Vicinity Map



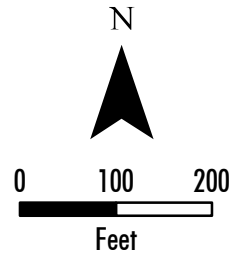
Not to Scale



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



Existing Use



Legend

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

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COMMUNITY DEVELOPMENT SERVICES
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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)

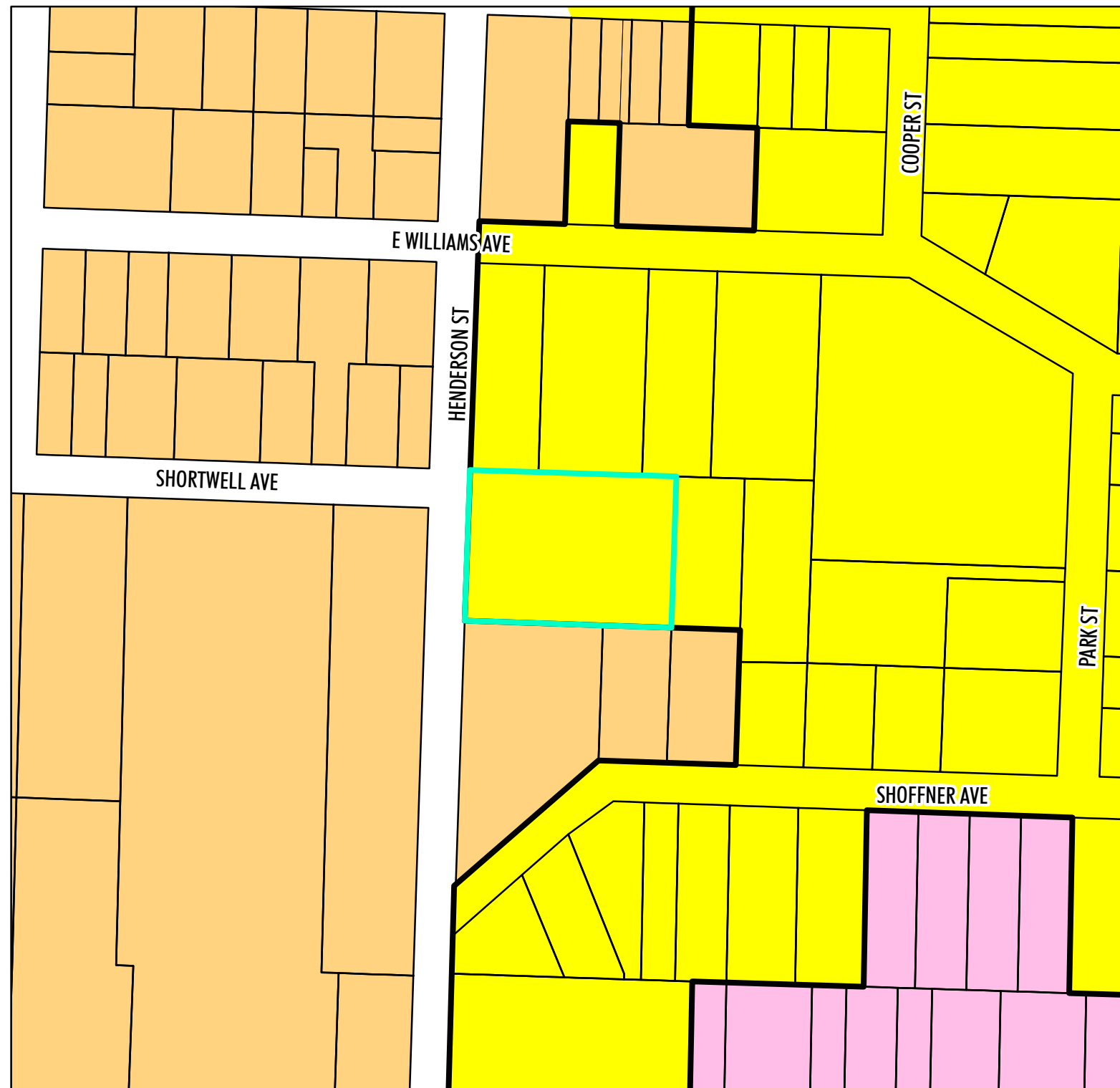
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

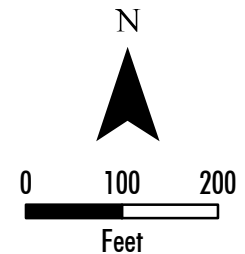
County Future Land Use

 Low Density Residential (LDR)



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

Current Zoning



Legend

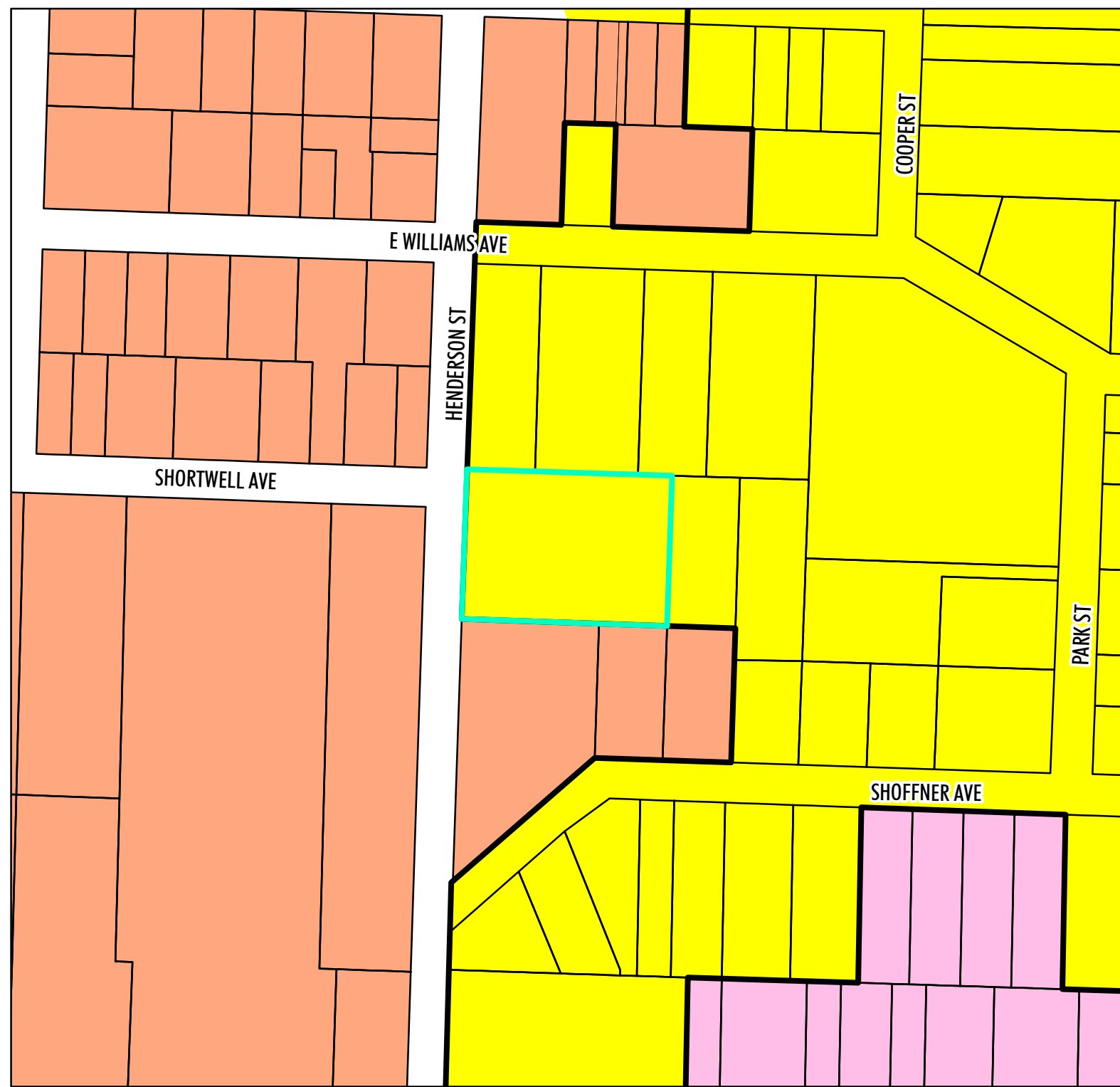
- Subject Parcel
- City Limits

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)

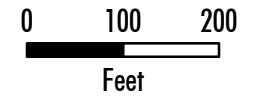
County Zoning

- Residential - 1 (R-1)



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

Proposed Future Land Use



Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

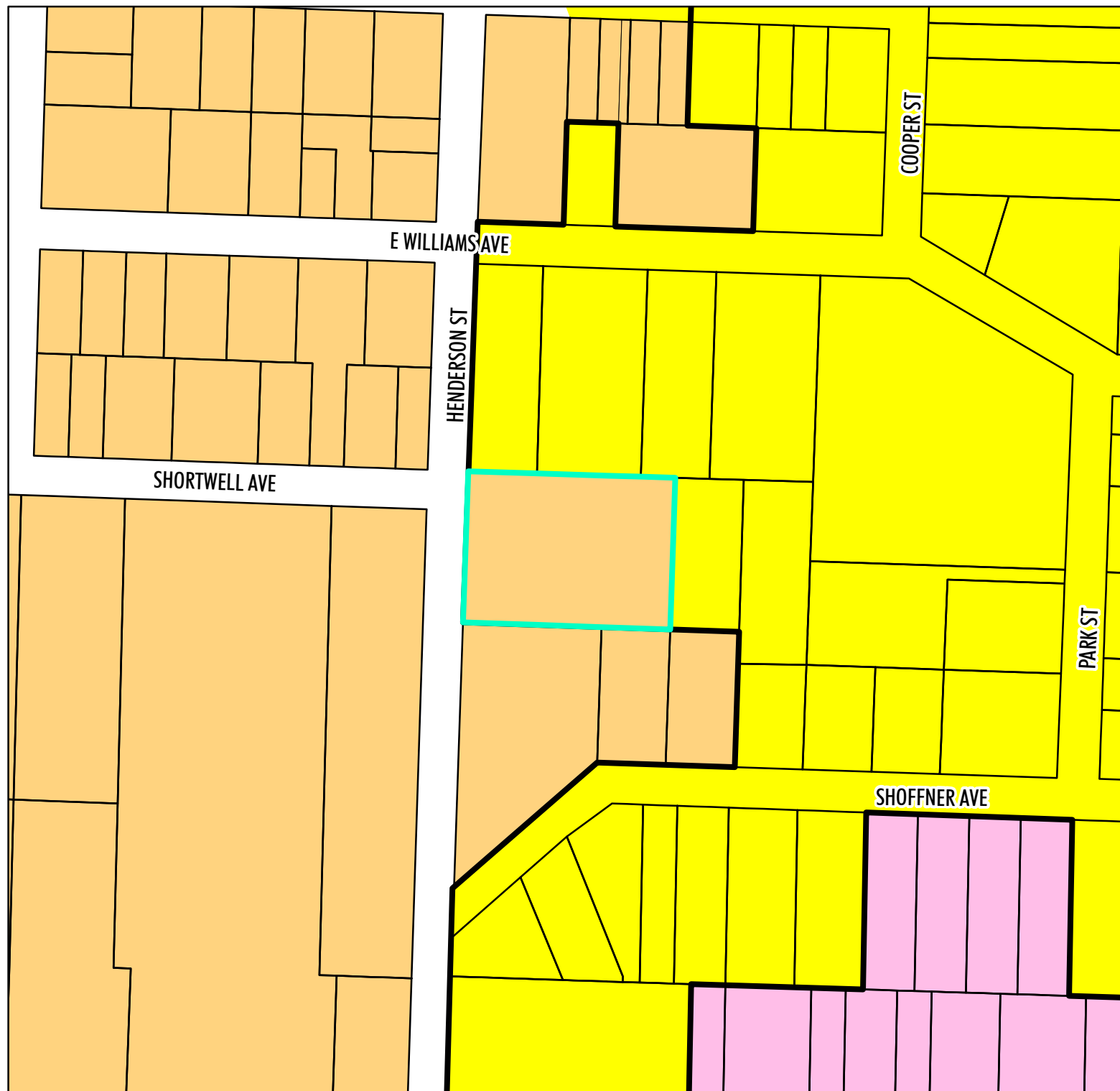
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 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

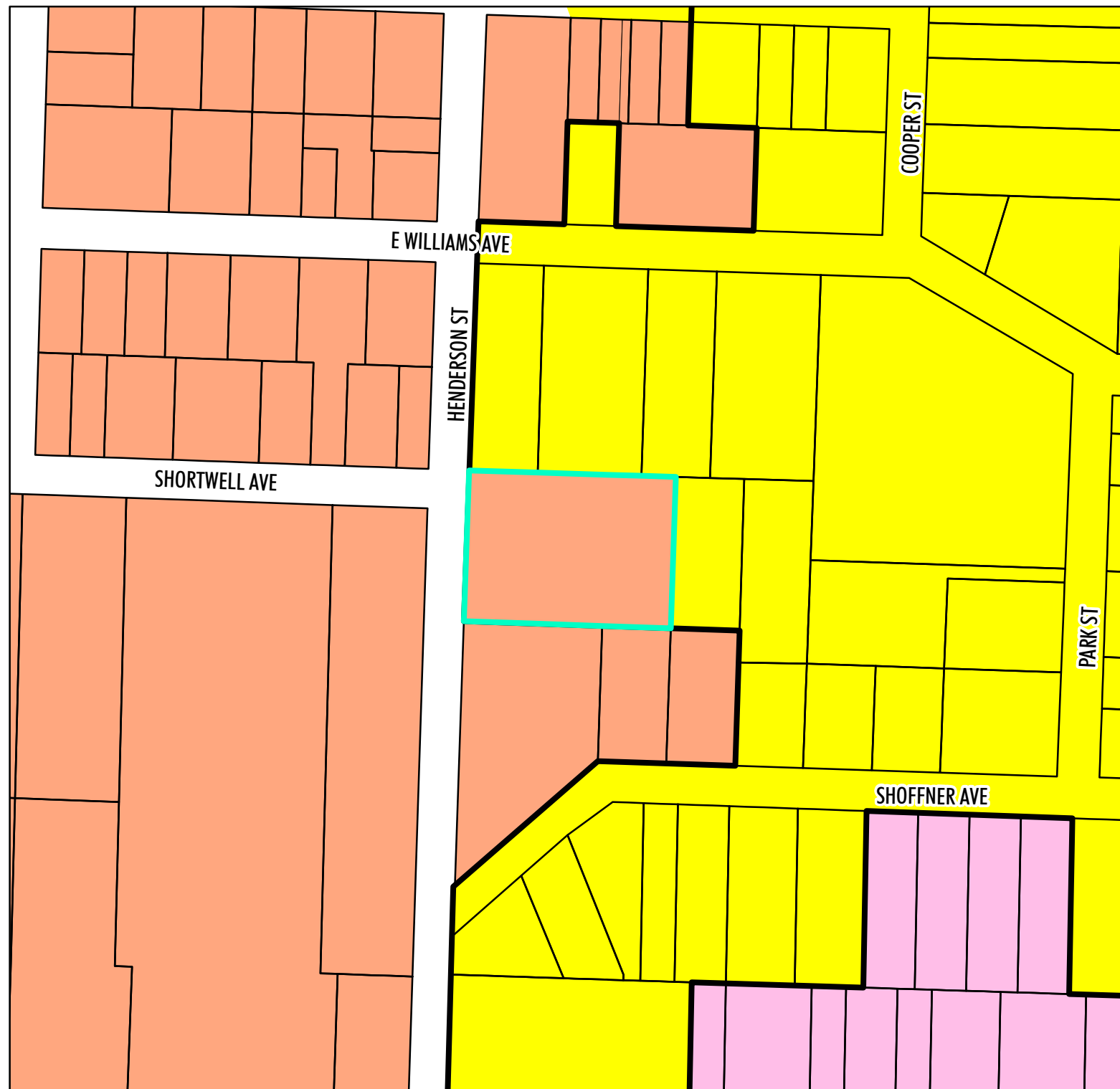
City Zoning

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





Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: 1st reading after PDB

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director, Nicholas Schwendt, Gis
DATE: 10/5/2022
SUBJECT: 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 Planning and Development Board recommended approval of the request on October 3, 2022.

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 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 that the council move Ordinance 1908 to second reading for adoption.

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.

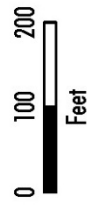
ATTEST:

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)

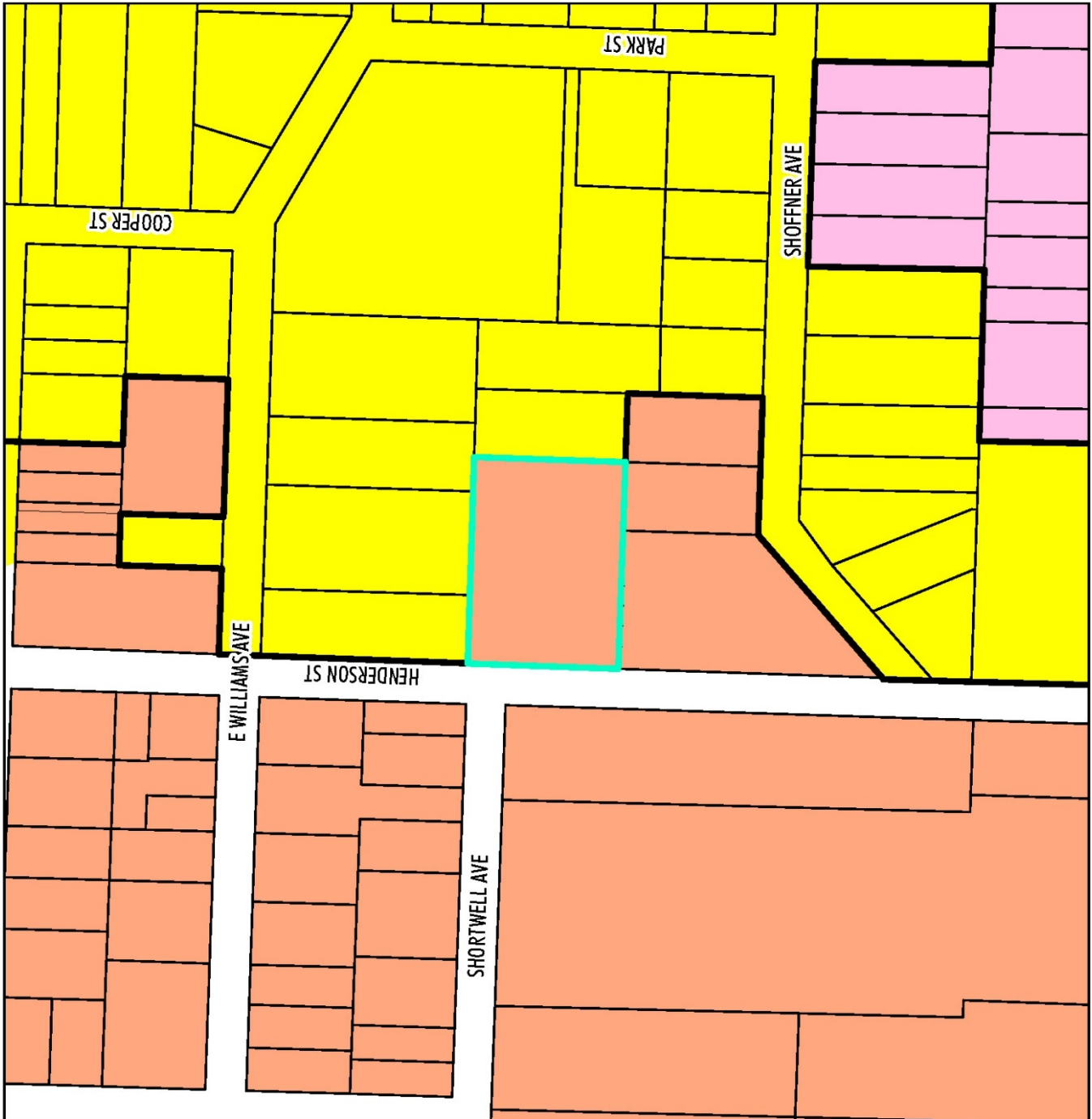
Industrial (IN)

Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

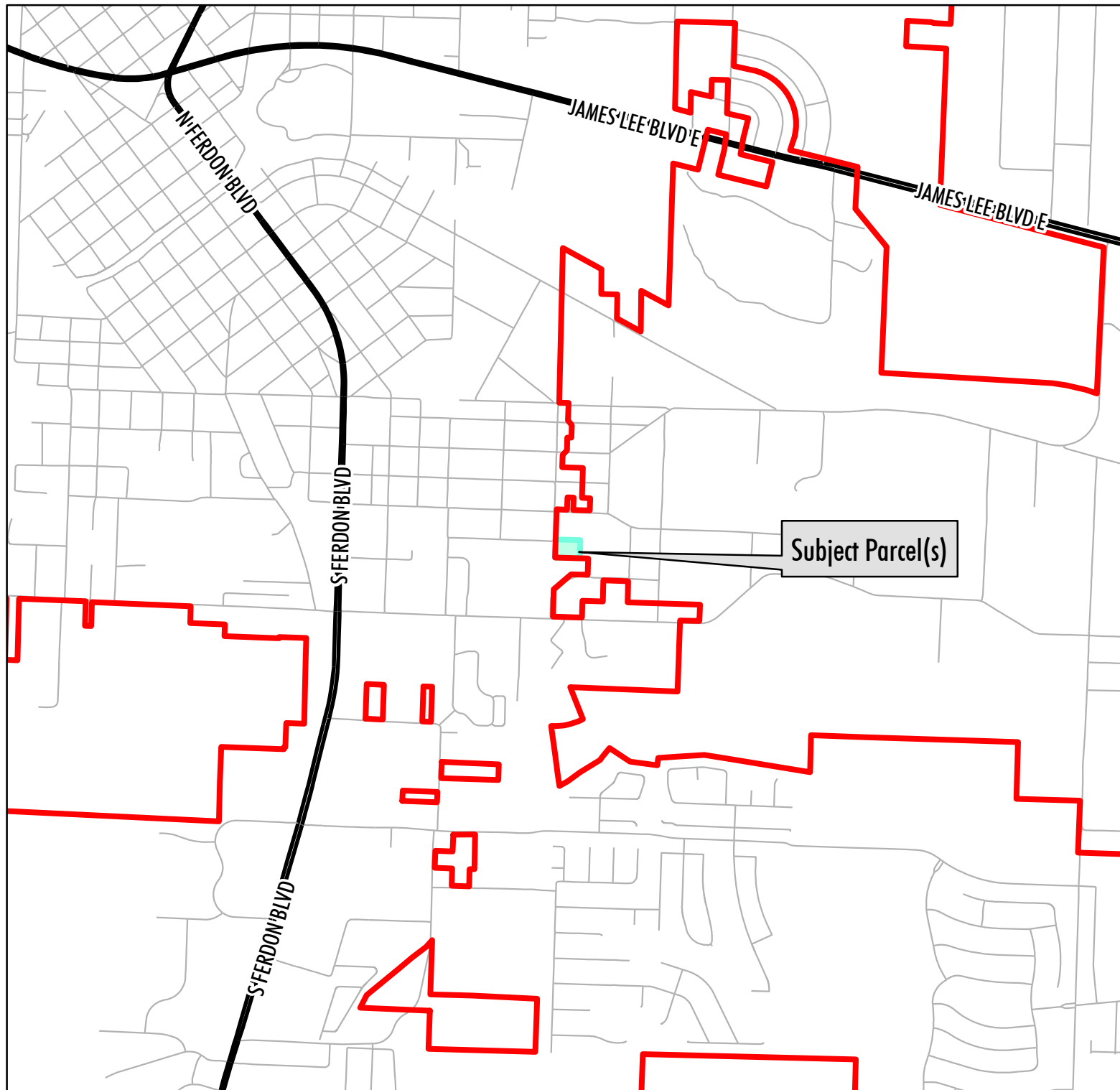


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COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

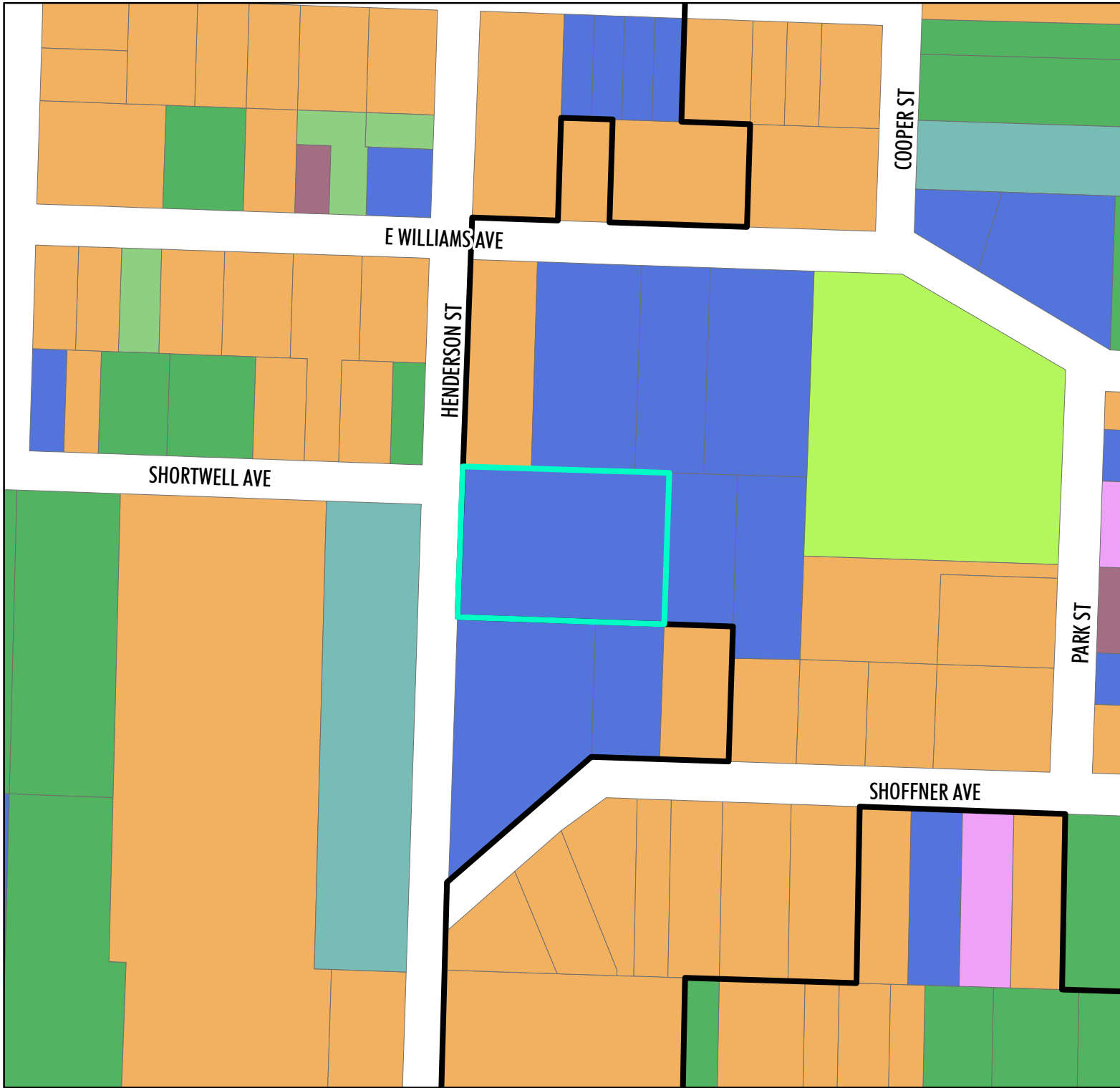
Vicinity Map



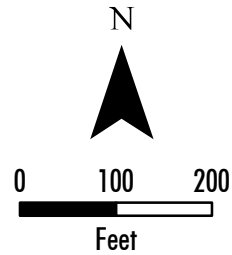
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OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use

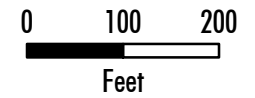


Legend

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

Current Future Land Use



Legend

Subject Parcel

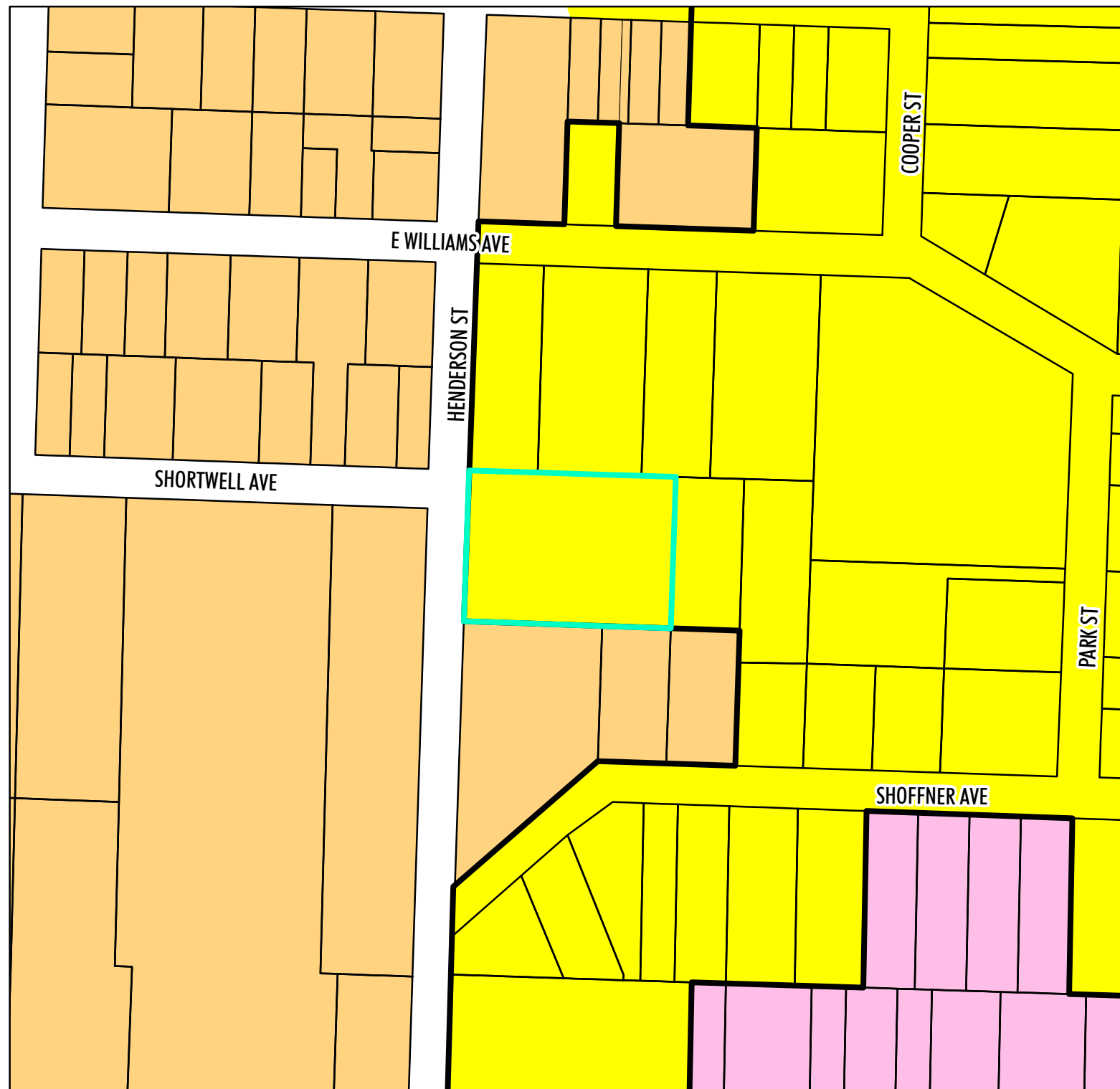
City Limits

City Future Land Use

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

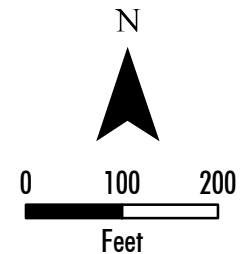
County Future Land Use

- Low Density Residential (LDR)



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

Current Zoning



Legend

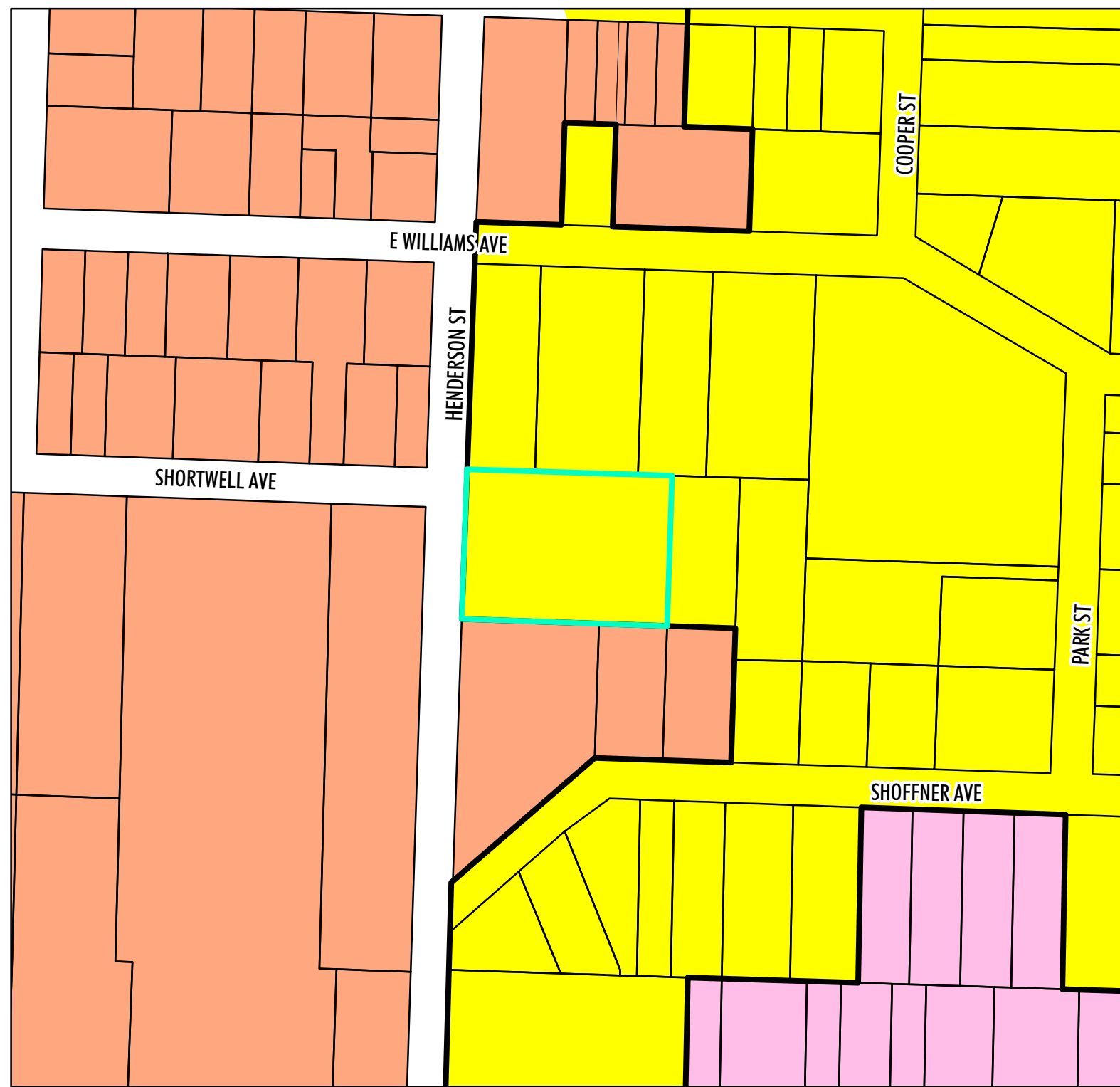
- Subject Parcel
- City Limits

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)



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

Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

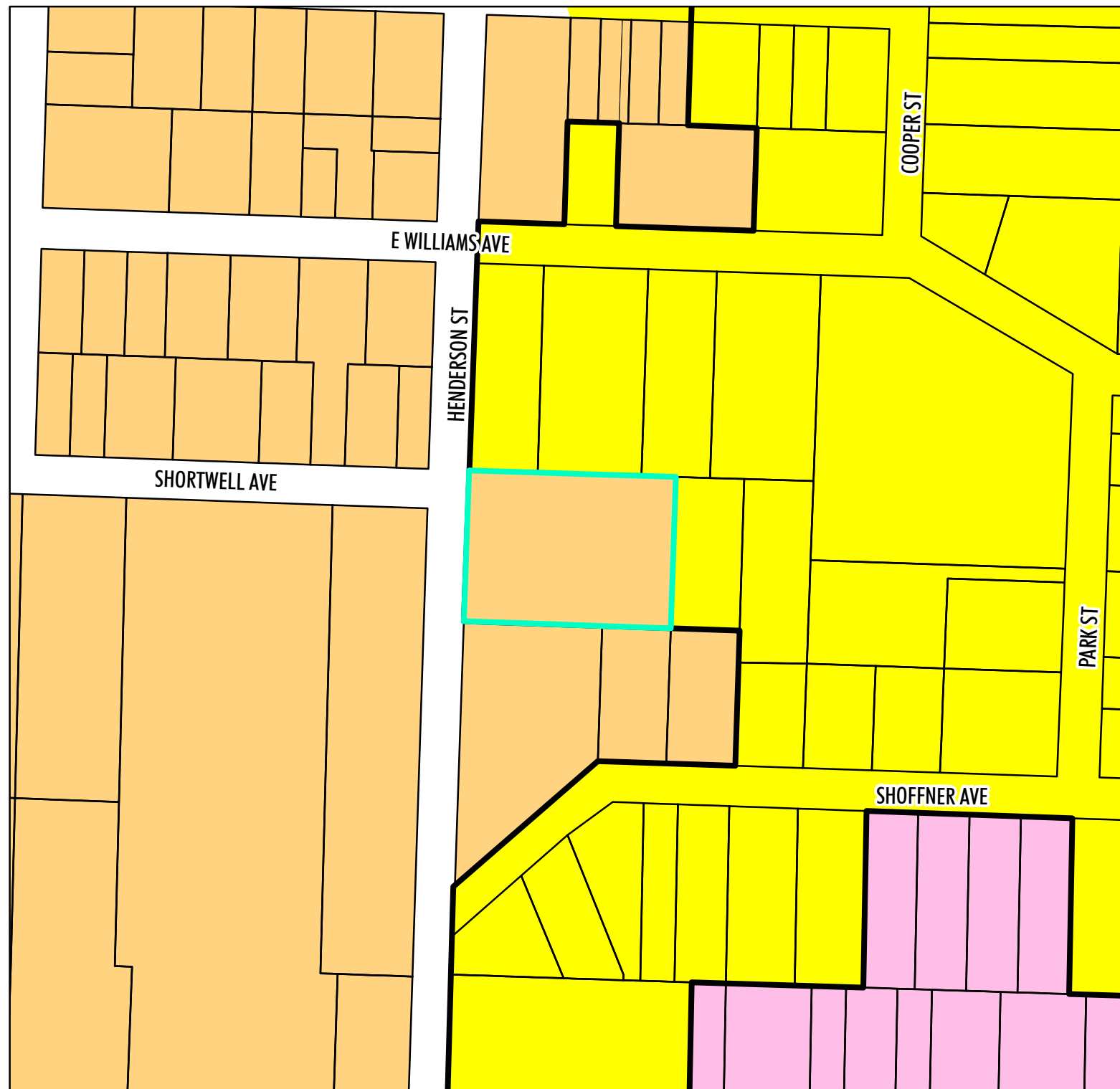
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)



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

Proposed Zoning



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

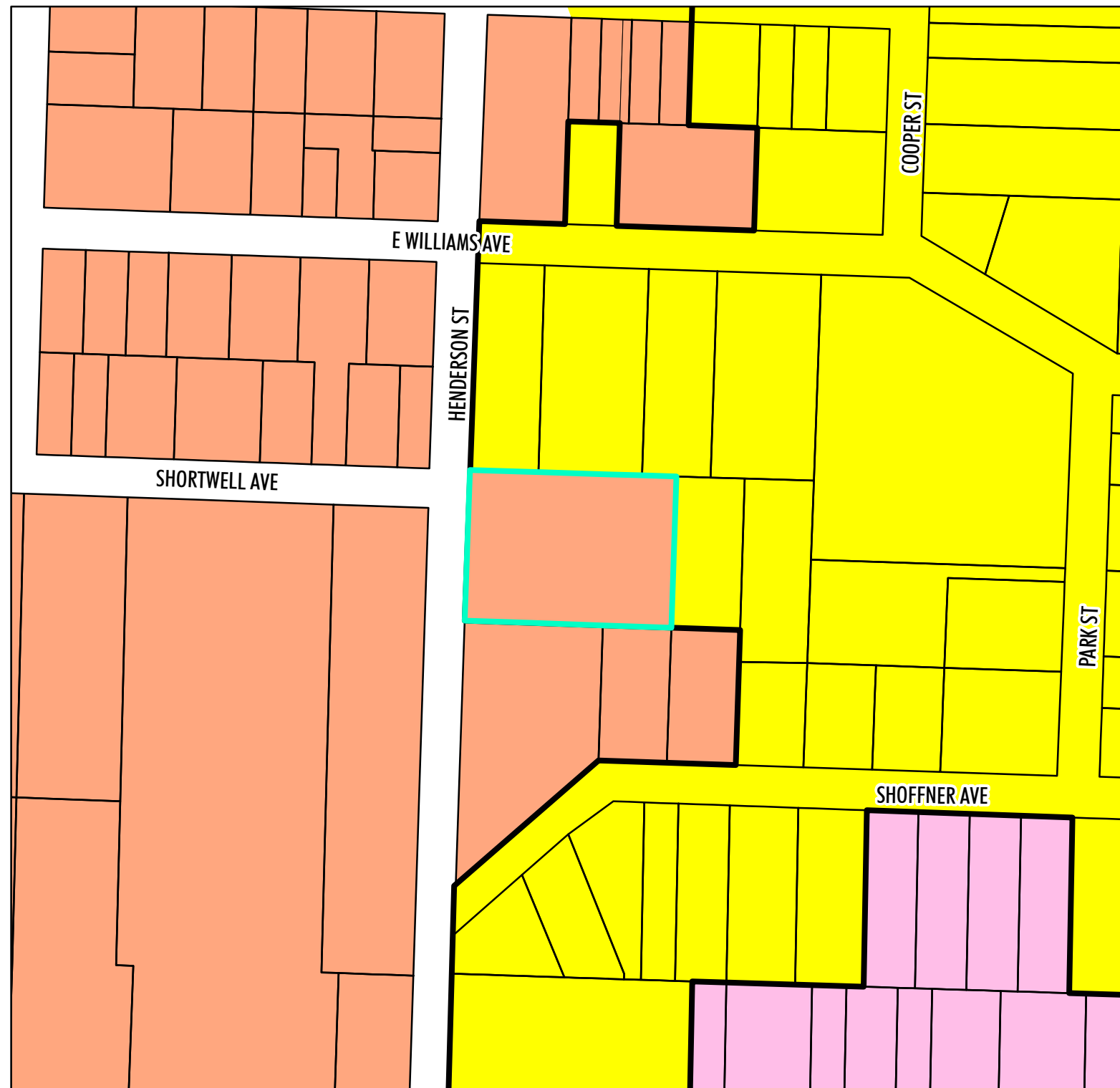
City Zoning

-  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)

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

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Jessica Leavins, Administrative Services Director
DATE: 10/5/2022
SUBJECT: City Clerk Annual Performance Evaluation Introduction

BACKGROUND:

In 2021, the City Clerk position transitioned from an elected position to an appointed position. Ms. Maryanne Schrader was appointed by the City Council on November 15, 2021.

In 2020, all general employees were given a 2% Cost of Living Adjustment. In addition to the COLA employees were evaluated based on the City's Core Values.

In 2020, the City of Crestview adopted our core values: Teamwork, Respect, Adaptability, Communication, and Knowledge. In 2021, we developed a merit based pay model and employee evaluation system for general employees. Staff are rated on a scale of 0-3 for a score of "needs improvement", "meets expectations" or "exceeds expectations". For the 22-23 fiscal year, general employees are eligible for up to a 3% merit-based pay increase based on the outcome of their evaluation.

DISCUSSION:

In accordance with the employment contract, the City Clerk will receive an annual evaluation within 30 days of the date of hire. The City of Crestview has established a procedure for employee evaluations based on our core values. Each council member will complete a rating and comment form and the results will be discussed at the first council meeting in November.

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

FINANCIAL IMPACT

The financial impact of any potential salary increase is included in the FY23 budget.

RECOMMENDED ACTION

Staff respectfully requests the council return their rating forms to the Administrative Services Director for computation at the October 24th City Council Meeting.

Attachments

1. city clerk evaluation

Performance Review

Employee Name: Maryanne Schrader Date: _____
Job Title: City Clerk Department: Clerk's Office
Evaluator Name: _____ Date of Hire: 11/15/2021
Performance Review Period: 11/15/21-11/15/22

Employee Instructions:

Please complete and return this evaluation and return to the City Clerk by 2/22/22.

Your thorough and timely participation in the appraisal process will help facilitate a fair and comprehensive review of the employee's progress and accomplishments since the last performance review. Please rate each category on a scale of 1 to 3 with one as "needs improvement", 2 - meets expectations, and 3 - exceeds expectations.

Competencies

Adaptability-Being solution focused. Individualizing each situation. Suggests new processes and procedures.

Willingness to try new methods. 1 ☐ 2 ☐ 3 ☐

Comments:

Communication-Use of active listening skills, including positive body language. Shows initiative when communicating. Follows all public record laws and department policies. Gathers all needed information. Uses correct grammar and spelling. 1 ☐ 2 ☐ 3 ☐

Comments:

Knowledge-Familiarity with city policies. Understanding of departmental goals and services. Understanding of basic job functions. Understanding of basic functions of other departments. Regularly seeks to increase knowledge of the above. 1 ☐ 2 ☐ 3 ☐

Comments:

Respect-Communicating with civility. Appropriate handling of city funds and property. Showing empathy to the needs of others. Being honorable and honest. Acts professionally. 1 ☐ 2 ☐ 3 ☐

Comments:

Teamwork-Fulfilling his or her duties. Enthusiastically helps colleagues. Reliability. Routinely follows all policies and procedures. Shows trustworthiness and practices accountability. 1 ☐ 2 ☐ 3 ☐

Comments:

Recommendations:



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director
DATE: 10/5/2022
SUBJECT: Magnolia Creeks Phase 1 & 2 Final Plat

BACKGROUND:

On March 31, 2020, staff received the application for Magnolia Creeks Phases 1 and 2.

Construction plans and preliminary plat were previously reviewed and approved by the City Council, following the necessary staff and board reviews and approvals.

DISCUSSION:

Magnolia Creeks LLC, the developer, is nearing completion of the infrastructure for two phases of an 82 lot subdivision located on a 21.40 acre parcel of land located at the end of Steeplechase Dr. Maureen Johnson, P.E. is the authorized agent and engineer for the project.

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. There are no more technical comments required for the plat to be compliant with the statute, but the developer is working on a few adjacent easements with regard to utilities for this project. Those easements will be required prior to staff's approval and signature of the plat.

GOALS & OBJECTIVES

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

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

Financial Sustainability- Achieve long term financial sustainability

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

Community Character- Promote desirable growth with a hometown atmosphere

FINANCIAL IMPACT

This item has no direct impact on the current City budget.

RECOMMENDED ACTION

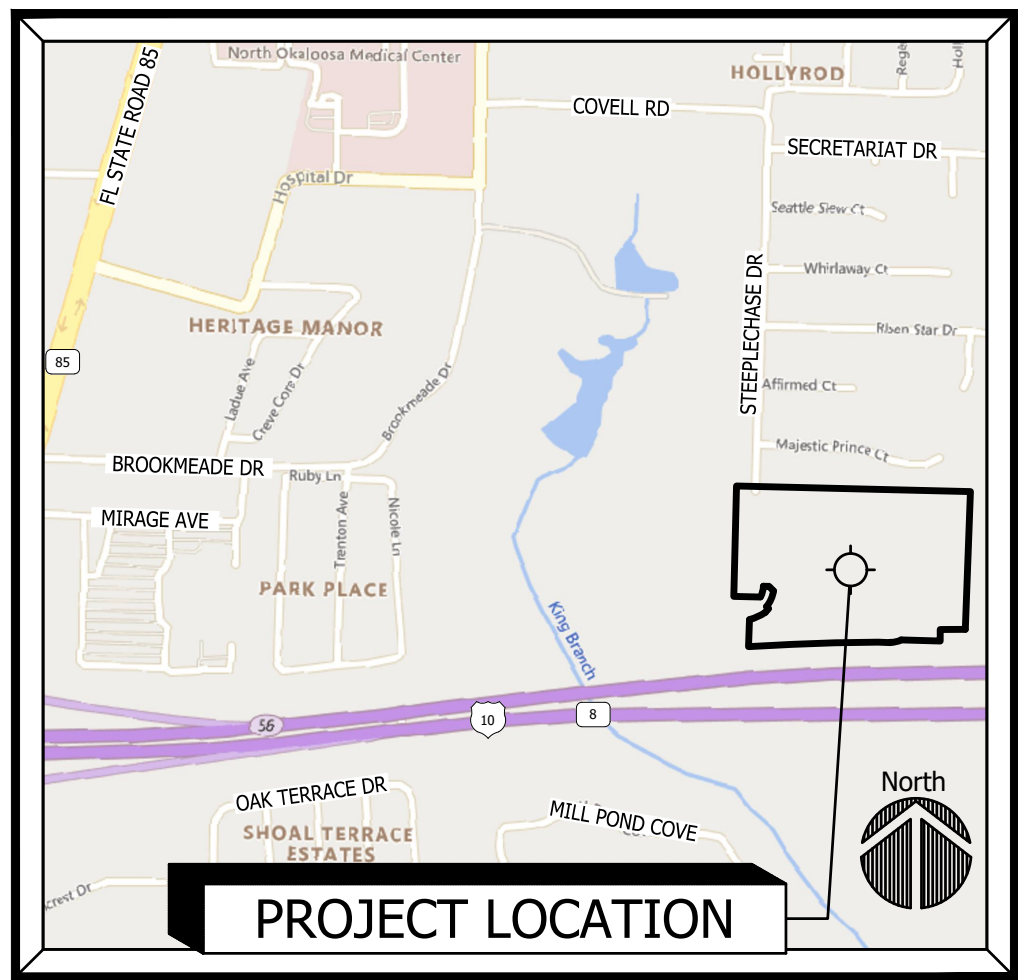
Staff respectfully requests approval of the final plat.

Attachments

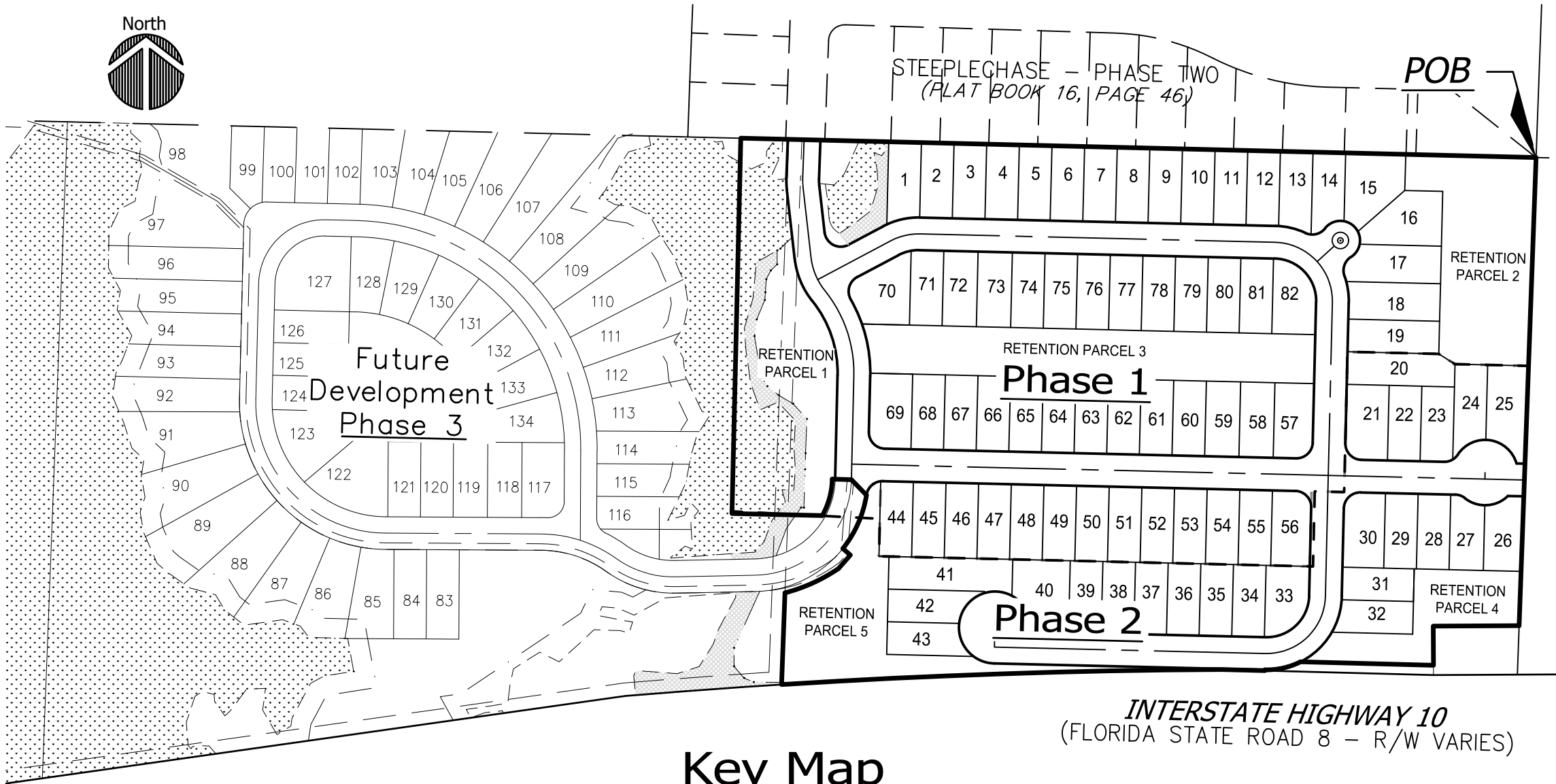
1. 220295.01 MAGNOLIA CREEKS PHASES 1 & 2 PLAT.dwg

MAGNOLIA CREEKS PHASES 1 & 2

A RESIDENTIAL SUBDIVISION IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST,
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



Vicinity Map
NOT TO SCALE



Key Map
NOT TO SCALE

Index

SHEET 1: KEY MAP & CERTIFICATES
SHEET 2: DETAIL SHEET

Legal Description (As Written)

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA, LYING NORTH OF INTERSTATE HIGHWAY 10, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CONCRETE MONUMENT (L.B. #3501) MARKING THE NORTHEAST CORNER OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 28 AS DENOTED ON THE RECORD PLAT OF STEEPLECHASE PHASE THREE (PLAT BOOK 17, PAGE 52); THENCE S 02°04'25" W ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 717.52 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S 89°44'11" W, A DISTANCE OF 131.47 FEET; THENCE S 00°15'49" E, A DISTANCE OF 59.99 FEET; THENCE N 88°30'13" W, A DISTANCE OF 203.58 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 115.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°09'38", AN ARC DISTANCE OF 56.52 FEET, (CHORD BEARING = S 77°16'08" W, CHORD = 55.95 FEET); THENCE S 01°29'47" W, A DISTANCE OF 1.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD 8 (INTERSTATE HIGHWAY 10 - RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) CALLS:

- (1) N 88°30'13" W, A DISTANCE OF 66.63 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 11639.20 FEET;
- (2) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'08", AN ARC DISTANCE OF 674.19 FEET, (CHORD BEARING = S 88°02'39" W, CHORD = 674.10 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N 02°08'35" E, A DISTANCE OF 140.40 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 265.40 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°33'06", AN ARC DISTANCE OF 90.56 FEET, (CHORD BEARING = N 65°34'57" E, CHORD = 90.13 FEET); THENCE N 40°58'30" E, A DISTANCE OF 27.49 FEET; THENCE N 49°01'30" W, A DISTANCE OF 15.15 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°39'40", AN ARC DISTANCE OF 90.59 FEET, (CHORD BEARING = N 23°44'18" E, CHORD = 89.59 FEET); THENCE N 44°13'04" W, A DISTANCE OF 32.88 FEET; THENCE N 88°39'03" W, A DISTANCE OF 29.50 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 120.50 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°46'32", AN ARC DISTANCE OF 58.42 FEET, (CHORD BEARING = S 15°14'14" W, CHORD = 57.85 FEET); THENCE N 88°39'03" W, A DISTANCE OF 138.32 FEET; THENCE N 01°20'57" E, A DISTANCE OF 574.96 FEET TO THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER; THENCE S 88°36'32" E ALONG SAID NORTH LINE, A DISTANCE OF 1218.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 21.40 ACRES, MORE OR LESS.

Surveyor's Notes

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF STEEPLECHASE PHASE TWO AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, SAID LINE BEARING S 88°36'32" E AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
- LINE'S EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 5J-17 (FORMERLY CHAPTER 61G17-6) OF THE FLORIDA STATUTES CHAPTER 472.027. GCT SURVEY E13010-135007b.
- L1 DENOTES LINE NUMBER 1 AND CORRESPONDING LINE DATUM AS SHOWN IN THE LINE TABLE.
- C1 DENOTES CURVE NUMBER 1 AND CORRESPONDING CURVE DATUM AS SHOWN IN THE CURVE TABLE. DISTANCES SHOWN ALONG CURVED LINES ARE ARC LENGTHS.
- ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS OR PERMANENT CONTROL POINTS (NAIL & DISC.) MARKED CORPORATION NUMBER 3501.
- JURISDICTIONAL WETLANDS SHOWN HEREON WERE FLAGGED BY BIOLOGICAL RESEARCH ASSOCIATES IN 2004 AND FIELD LOCATED BY PANHANDLE ASSOCIATES, INC. IN AUGUST OF 2004. THE WETLANDS ARE UNDER THE JOINT JURISDICTION OF THE CORPS OF ENGINEERS AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE NORTHINGS AND EASTINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM OF 1983.

Approval of City Council

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA AND APPROVED BY THEM ON THE _____ DAY OF _____, 2022.

MAYOR

ATTEST BY: _____ CITY CLERK

City Clerk Verification

THE UNDERSIGNED HEREBY ATTESTS THAT THIS PLAT WAS GRANTED FINAL APPROVAL BY THE CITY COUNCIL IN SESSION ASSEMBLED ON THE DATE MENTIONED ABOVE AS A MATTER OF PUBLIC RECORD. FURTHER, THAT THIS INSTRUMENT WAS DULY AUTHENTICATED BY THE PRESENTING OFFICER OF THE CITY COUNCIL.

CITY CLERK

City Engineer's Certificate

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED, BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET OR OTHER LINES SHOWN ON THIS PLAT.

APPROVED: _____
CITY ENGINEER, CITY OF CRESTVIEW

DATE

Community Development Services Manager

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE GENERAL ENGINEERING STANDARDS AND MEETS PLAT SPECIFICATIONS SET FORTH BY THE CITY OF CRESTVIEW CODE OF ORDINANCES.

COMMUNITY DEVELOPMENT SERVICES MANAGER

Local Planning Agency

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE LOCAL PLANNING AGENCY OF THE CITY OF CRESTVIEW, FLORIDA, AND WAS APPROVED BY THEM ON THE _____ DAY OF _____, 2022.

LPA CHAIRMAN OR LPA VICE CHAIRMAN

County Surveyor

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

CLAYTON M. JOHNSON, PROFESSIONAL SURVEYOR AND MAPPER #7178
OKALOOSA COUNTY SURVEYOR

Certification by Tax Collector

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

BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

Clerk's Certificate of Recording

I, JD PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2022.

IN PLAT BOOK _____ PAGE _____.

JD PEACOCK II
CLERK OF THE CIRCUIT COURT

Surveyor's Certificate

STATE OF FLORIDA, COUNTY OF OKALOOSA

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

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

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

Prepared: JUNE 2022

PREPARED BY:



Gustin, Cothern & Tucker, Inc.
Land Surveying & Mapping

121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

MAGNOLIA CREEKS PHASES 1 & 2

SHEET 1 OF 2

NOTICE:

PURSUANT TO FLORIDA STATUTES, CHAPTER 177.091(28): ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

MAGNOLIA CREEKS PHASES 1 & 2

A RESIDENTIAL SUBDIVISION IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST,
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

POB
FOUND 4"x4" CONCRETE MONUMENT
L.B. #3501 MARKING N.E. CORNER OF
S.W. 1/4 OF SECTION 28 PER PLAT OF
STEEPLECHASE PHASE THREE (PLAT
BOOK 17, PAGE 52)
N: 634713.500
E: 1323818.1273

**STEEPLECHASE
- PHASE THREE
(PLAT BOOK 17,
PAGE 52)**

FOUND 4"x4" CONCRETE
MONUMENT L.B. #3501
MARKING THE N.E. CORNER
OF S.E. 1/4 OF SECTION 28

LINE TABLE			
LINE#	BEARING	LENGTH	CHORD
L1	N 01°20'57" E	100.00'	100.00'
L2	N 11°45'08" E	4.86'	4.86'
L3	N 88°39'03" W	13.02'	13.02'
L4	N 88°39'03" E	24.38'	24.38'
L5	S 57°48'26" E	29.23'	29.23'
L6	S 72°20'09" W	9.00'	9.00'
L7	S 42°12'18" W	22.56'	22.56'

CURVE TABLE			
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE
C1	14.93'	100.00'	08°33'24"
C2	56.57'	100.00'	32°24'49"
C3	36.23'	100.00'	20°45'26"
C4	20.34'	100.00'	11°39'23"
C5	90.56'	265.40'	19°33'06"
C6	46.07'	90.00'	29°59'52"
C7	141.37'	90.00'	90°00'00"
C8	73.00'	90.00'	46°28'18"
C9	68.37'	90.00'	43°31'42"
C10	18.67'	125.00'	08°33'24"
C11	70.72'	125.00'	32°24'49"
C12	122.88'	175.00'	40°13'56"
C13	90.59'	175.00'	29°59'52"
C14	35.97'	25.00'	82°28'29"
C15	32.70'	25.00'	74°56'37"
C16	3.27'	25.00'	07°29'52"
C17	39.27'	25.00'	09°00'00"
C18	102.10'	65.00'	90°00'00"
C19	27.39'	20.00'	78°27'47"
C20	49.37'	55.00'	51°25'35"
C21	42.74'	55.00'	44°41'14"
C22	64.60'	55.00'	67°17'57"
C23	57.71'	55.00'	60°07'09"
C24	33.69'	55.00'	35°05'48"
C25	66.77'	115.00'	33°16'03"
C26	52.35'	115.00'	26°04'48"
C27	5.00'	115.00'	02°29'51"
C28	39.27'	25.00'	90°00'00"
C29	16.09'	25.00'	36°52'12"
C30	32.98'	50.00'	37°47'52"
C31	38.96'	50.00'	44°38'42"
C32	71.94'	50.00'	82°26'34"
C33	63.31'	50.00'	72°32'33"
C34	50.41'	50.00'	57°48'09"
C35	25.21'	25.00'	57°46'09"
C36	11.01'	25.00'	25°14'27"
C37	14.19'	25.00'	32°31'42"
C38	39.27'	25.00'	90°00'00"
C39	41.58'	115.00'	20°43'03"
C40	32.95'	115.00'	16°24'57"
C41	8.63'	115.00'	04°18'05"
C42	33.37'	25.00'	76°29'18"
C43	103.99'	30.00'	198°35'57"
C44	24.18'	30.00'	46°10'37"
C45	20.00'	30.00'	38°11'50"
C46	27.13'	30.00'	51°49'17"
C47	32.67'	30.00'	62°24'12"
C48	33.37'	25.00'	76°29'18"
C49	24.24'	25.00'	55°32'35"
C50	9.14'	25.00'	20°56'43"
C51	47.49'	115.00'	23°39'38"
C52	42.48'	115.00'	21°07'01"
C53	5.00'	115.00'	02°29'51"
C54	58.63'	115.00'	28°19'52"
C55	0.80'	115.00'	00°23'52"
C56	51.87'	115.00'	25°48'58"
C57	6.26'	115.00'	03°07'02"
C58	48.66'	25.00'	11°30'46"
C59	11.20'	75.00'	08°33'24"
C60	40.08'	25.00'	91°50'44"
C61	33.28'	65.00'	28°19'52"
C62	20.70'	65.00'	18°14'46"
C63	12.58'	65.00'	11°05'06"
C64	39.27'	25.00'	90°00'00"
C65	39.27'	25.00'	90°00'00"
C66	122.43'	225.00'	31°10'37"
C67	4.56'	225.00'	01°09'41"
C68	78.76'	225.00'	19°32'47"
C69	41.11'	225.00'	10°26'09"
C70	7.17'	75.00'	05°28'47"
C71	4.03'	75.00'	03°04'37"
C72	58.42'	120.50'	27°46'32"
C73	56.52'	115.00'	28°09'38"
C74	134.72'	11639.20'	00°39'47"
C75	31.56'	11639.20'	00°09'19"
C76	239.93'	11639.20'	01°10'52"
C77	28.43'	30.00'	54°18'05"
C78	28.43'	30.00'	54°18'05"
C79	53.43'	600.00'	05°06'07"

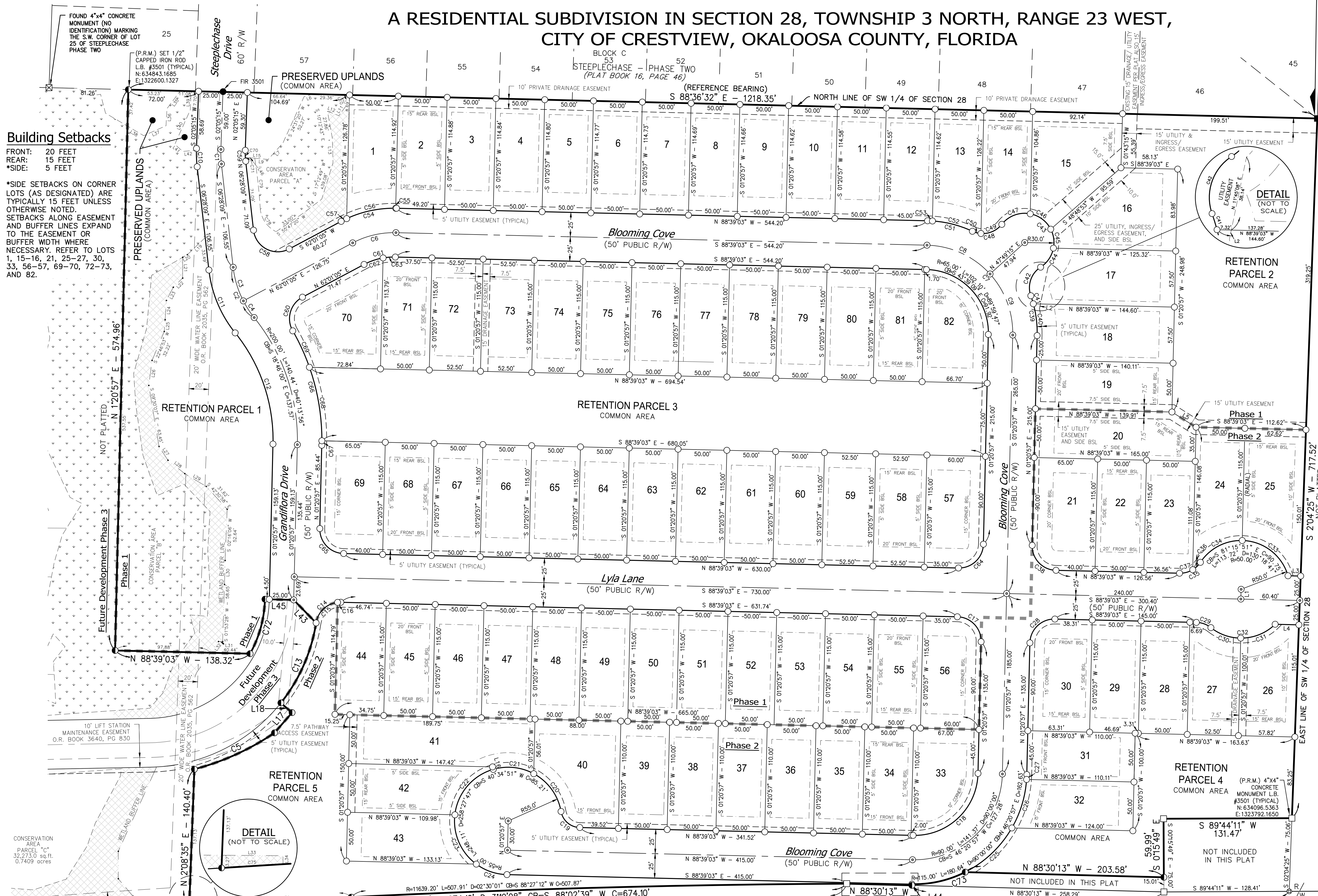
Prepared: JUNE 2022

PREPARED BY:

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121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

MAGNOLIA CREEKS PHASES 1 & 2

SHEET 2 OF 2

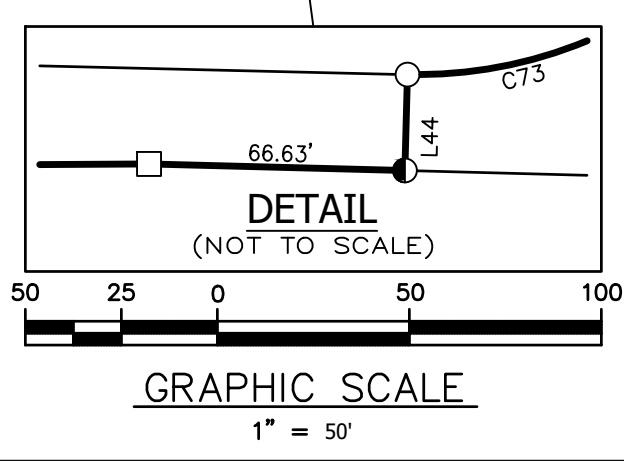


Building Setbacks
FRONT: 20 FEET
REAR: 15 FEET
*SIDE: 5 FEET

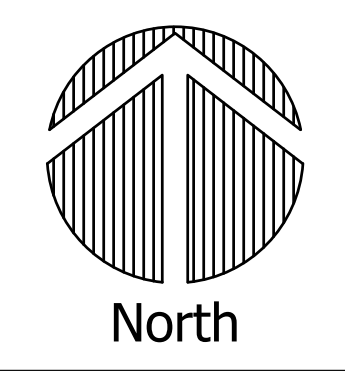
*SIDE SETBACKS ON CORNER LOTS (AS DESIGNATED) ARE TYPICALLY 15 FEET UNLESS OTHERWISE NOTED. SETBACKS ALONG EASEMENT AND BUFFER LINES EXPAND TO THE EASEMENT OR BUFFER WIDTH WHERE NECESSARY. REFER TO LOTS 1, 15-16, 21, 25-27, 30, 33, 56-57, 69-70, 72-73, AND 82.

Legend

- = SET 1/2" CAPPED IRON ROD, (P.R.M.) (L.B. #3501)
- = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- ⊙ = SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
- = SET PERMANENT REFERENCE MONUMENT, (P.R.M.) (4" X 4" CONCRETE MONUMENT, L.B. #3501)
- FCM = FOUND CONCRETE MONUMENT
- N.O.I.D. = NO IDENTIFICATION
- FIR N.O.I.D. = FOUND 1/2" IRON ROD (NO IDENTIFICATION)
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- ° = DEGREES
- ' = MINUTES OR FEET
- " = SECONDS
- R = RADIUS
- L = ARC LENGTH
- D = CENTRAL ANGLE (DELTA)
- CB = CHORD BEARING
- C = CHORD
- B.S.L. = BUILDING SETBACK LINE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- ID = IDENTIFICATION
- No. OR # = NUMBER
- POB = POINT OF BEGINNING
- L.B. = LAND SURVEYING BUSINESS
- L.S. = LICENSED SURVEYOR
- ± = MORE OR LESS
- N = NORTHING
- E = EASTING



INTERSTATE HIGHWAY 10
(FLORIDA STATE ROAD 8 - R/W VARIES)



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



Staff Report

CITY COUNCIL MEETING DATE: October 10, 2022

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Maryanne Schrader, City Clerk
DATE: 10/3/2022
SUBJECT: September Update

BACKGROUND:

Routine update from the office of the City Clerk.

DISCUSSION:

The job description and title for Natasha Peacock has been upgraded to Deputy City Clerk. She wants to relay her appreciation to the City Council for approving her job title and educational opportunity. She has also been accepted into the Florida Association of City Clerks.

Municode – Staff is continuing the departmental review and have been granted an extension as we were making hurricane preparations and reviewing procedures and not able to meet collectively.

Public Records – For September, we received 37 new requests, with eleven still open and pending, the average number of days to fulfill all requests was 9, the average number of hours to fulfill a request was one hour at a cost of staff time averaging \$79.56. We released 84 documents and received \$37.00 from invoices in this reporting period.

Records Management – Our service provider will be here on Thursday to provide training for our employees in the Laserfiche portal .

We also reviewed our records documentation processes and reviewed the Emergency Operations plan in relation to records management and storm preparation.

Training/Educational Opportunity – Natasha will be attending her first Florida Association of City Clerks Fall Academy in Lake Mary from October 10th – 14th.

Laserfiche training was provided in-house on Thursday, October 6th.

GOALS & OBJECTIVES

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

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

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

n/a

RECOMMENDED ACTION

No action required.

Attachments

None