



CITY OF CRESTVIEW
PLANNING
AND
DEVELOPMENT BOARD



Planning and Development Board
Regular Meeting Agenda
December 5, 2022
6:00 p.m.
Council Chambers

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

- 1 Call to Order**
- 2 Pledge of Allegiance**
- 3 Approve Agenda**
- 4 Public Opportunity to speak on Agenda items**
- 5 Consent Agenda**
 5. 1. Approval of minutes of November 7, 2022
 5. 2. Introduction of Shannon Hayes as an alternate
- 6 Ordinance on 1st reading/ Public Hearing**
 6. 1. Highway 90 West Annexation
 6. 2. Highway 90 West Comprehensive Plan Amendment
 6. 3. Highway 90 West Rezoning
- 7 Ordinances**
- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
- 11 Director Report**
 11. 1. Director's Update
- 12 Comments from the Audience**

13 Adjournment

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 5, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/21/2022
SUBJECT: 1. Approval of minutes of November 7, 2022

BACKGROUND:

Routine approval of minutes.

DISCUSSION:

Draft minutes were disbursed 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 respectfully requests a motion to approve the minutes of November 7, 2022.

Attachments

1. 2022.11.07 PDB Meeting Mintues

ORDINANCE:

City Council Minutes - DRAFT
November 7, 2022
6:00 p.m.
Council Chambers

1. Call to Order

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

2. Pledge of Allegiance

The Pledge of Allegiance was led by Chair M. Roy for those in attendance.

3. Approve Agenda

Chair M. Roy called for action.

A motion made by Board member E. Conner and seconded by Board member B. Follmar to approve the Agenda presented.

Roll Call: All ayes, motion carried.

4. Public Opportunity to speak on Agenda Items

Chair M. Roy went over the rules and procedures.

5. Consent Agenda

Chair M. Roy called for action.

A motion by Board member E. Conner to approve the October minutes and seconded by Board member B. Follmar.

Roll Call: All ayes. Motion carried.

5.1. Approval of October 3, 2022 PDB Minutes

6. Ordinances on 1st Reading/Public Hearing

6.1. Ordinance 1909 - North Ferdon & Third Ave Annexation

Senior Planner Nicholas Schwendt presented Ordinance 1909 - North Ferdon and Third Avenue Annexation to the Planning Board. He then stated that the next three ordinances are for annexation of the same property and asked the Deputy City Clerk, Natasha Peacock, to read the ordinance.

Deputy City Clerk Peacock read the Ordinance 1909 by Title:

An Ordinance Annexing to the City of Crestview, Florida, ± 0.37 Acres of Contiguous Lands Located In Section 4, Township 3 North, Range 23 West, and Being Described as Set Forth Herein; Providing For Authority; Providing For Land Description; Providing For Boundary; Providing For Land Use and Zoning Designation; Providing For Amendment To The Base, Land Use And Zoning Maps; Providing For A Comprehensive Plan Amendment; Providing For Filing With The Clerk Of Circuit Court Of Okaloosa County, The Chief Administrative Officer Of Okaloosa County And The Florida Department Of State; Providing For Severability;

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

Chair M. Roy called for comments from the public, there were none. Chair M. Roy called for action.

A motion made by Board member E. Conner and seconded by Board member B. Follmar to recommend the City Council to adopt and approve Ordinance 1909.

Roll Call: Ellis Conner, Brian Follmar. Ayes: All ayes, motion carried.

6.2. Ordinance 1910 - North Ferdon & Third Ave Comprehensive Plan Amendment

Senior Planner N. Schwendt presented Ordinance 1910 - North Ferdon and Third Avenue comprehensive Plan Amendment to the Planning Board and asked the Deputy City Clerk, Natasha Peacock, to read the ordinance.

Deputy City Clerk N. Peacock read the Ordinance 1910 by Title:

An Ordinance of the City of Crestview, Florida, Amending Its Adopted Comprehensive Plan; Providing For Authority; Providing For Findings of Fact; Providing For Purpose; Providing For Changing the Future Land Use Designation From Okaloosa County Mixed Use to Commercial (C) On Approximately 0.37 Acres, More Or Less, In Section 4, Township 3 North, Range 23 West; Providing For Future Land Use Map Amendment; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal Of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Chair M. Roy called for comments from the public, there were none. Chair M. Roy called for action.

A motion made by Board member E. Conner and seconded by Board member B. Follmar to recommend the City Council to adopt and approve Ordinance 1910.

Roll Call: Ellis Conner, Brian Follmar. Ayes: All ayes, motion carried.

6.3. Ordinance 1911 - North Ferdon & Third Ave Rezoning

Senior Planner N. Schwendt presented Ordinance 1911 - North Ferdon and Third Avenue Rezoning to the Planning Board and asked the Deputy City Clerk, Natasha Peacock, to read the ordinance.

Deputy City Clerk, Natasha Peacock read the Ordinance 1911 by Title:

An Ordinance of the City of Crestview, Florida, Providing for the Rezoning of 0.37 Acres, More or Less, of Real Property, Located In Section 4, Township 3 North, Range 23 West, from the Okaloosa County Mixed Use Zoning District to the Commercial Low-Intensity District (C-1) Zoning District; Providing for Authority; Providing for the Updating of the Crestview Zoning Map; Providing for Severability; Providing for Scrivener's Errors; Providing for Liberal Interpretation; Providing for Repeal of Conflicting Codes and Ordinances; and Providing for an Effective Date.

Chair M. Roy called for comments from the public, there were none. Chair M. Roy called for action.

A motion made by Board member E. Conner and seconded by Board member B. Follmar to

recommend the City Council to adopt and approve Ordinance 1911.
Roll Call: Ellis Conner, Brian Follmar. Ayes: All ayes, motion carried.

7. Ordinances

8. Final Plats and PUDS

9. Special Exceptions, Variances, Vacations and Appeals

10. Action Items

11. Director Report

11.1. Monthly update

Senior Planner N. Schwendt gave an update to the Board concerning upcoming projects. He stated that there would be no new development orders in the previous month. There are a few upcoming MOU's (Memorandum of Understandings) for traffic improvements that have to be approved by Council before a D.O. can be issued. The final 82-plats for Magnolia Creeks phase 1 and 2 were approved by Council on October 10th. The Shoal River Landing Phase 2 "a" and "b" plats have been recorded. There have been three new development applications that have been received from AA Tactical, 7-Brew Coffee, and Dollar General. He then gave follow-up information from the last meeting concerning the Airport annexation. The City Council made the decision not to approve the annexation as well, so the recommendation from this Board was held. Mr. Schwendt noted that in 2024 there is an upcoming EAR where staff will be working with Kimley-Horn, our consultant, to make sure that the LDC and Comp Plan are in line with the EAR. They also will be working with the Okaloosa County staff from their Engineering and Planning departments concerning the conceptual road layouts for the north, south, and east-west connector and bypass.

12. Comments from the Audience

There were no comments from the audience.

13. Adjournment

Chair M. Roy adjourned the meeting at 6:16 p.m.

Minutes approved this ____ day of ____ 2022.

Michael Roy, Chair

ATTEST:

Minutes taken by Natasha Peacock, Deputy City Clerk
On behalf of Maryanne Schrader, City Clerk
Proper notice having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 5, 2022

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/29/2022
SUBJECT: 2. Introduction of Shannon Hayes as an alternate

BACKGROUND:

Mr. Jim Sheffield resigned from the Planning Development Board because of work-related conflicts.

DISCUSSION:

On November 14, 2022, the City Council appointed Shannon Hayes to serve as an alternate.

GOALS & OBJECTIVES

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

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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

ORDINANCE:



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 5, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/30/2022
SUBJECT: 1. Highway 90 West Annexation

BACKGROUND:

On November 11, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Highway 90 West.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Agriculture and Rural Residential and Agriculture and Residential Rural, respectively.

The request for voluntary annexation will be presented to City Council via Ordinance 1912 on December 12, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Powell Gillis Jr & Avis Land
P O Box 277
Crestview, FL 325360277
Parcel ID: 13-3N-24-1811-0000-0030
14-3N-24-0000-0001-0000
Site Size: 542.53 acres
Current FLU: Okaloosa County Agriculture and Rural Residential
Current Zoning: Okaloosa County Agriculture and Residential Rural
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 Conservation & Rural Residential Residential (R)	Okaloosa County Institutional & Residential Rural Single-Family Low-Density Dwelling District (R-1)	Vacant & Residential
East	Okaloosa County Conservation	Okaloosa County Institutional	Vacant
South	Okaloosa County Mixed Use, Low Density Residential, & Agriculture	Okaloosa County Mixed Use, Residential-1, & Agriculture	Vacant, Residential, & Commercial

West	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant, Residential, & Commercial
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The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for residential and/or 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 November 14, 2022. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on November 14, 2022. The property was posted on November 22, 2022. An advertisement ran in the Crestview News Bulletin on November 23 and December 1, 2022.

GOALS & OBJECTIVES

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

Opportunity – Promote an environment that encourages economic and educational opportunity.

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising was \$544.50.

The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1912.

Attachments

1. Exhibit Packet

ORDINANCE: 1912

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 542.53 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 13, TOWNSHIP 3 NORTH, RANGE 24 WEST, AND IN SECTION 14, 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 # 13-3N-24-1811-0000-0030 and 14-3N-24-0000-0001-0000 (Deed recorded in Book 3178, page 4045, dated December 31, 2014)

Tracts 2, 3, 4, 5, 6, 7, 11 and 12 of Plat 8, OAKCREST FARMS AND GROVES, according to the recorded plat on file in the Office of the Clerk of Circuit Court except tract described in Deed Book 48 at Page 558, a tract of land described as beginning at the Northeast corner or NE 1/4 of NW 1/4 of Section 18, Township 8 North, Range 24 West, and run West on section line 668.5 feet; thence South 20 feet for Point of Beginning of tract herein described, thence continue South 1071.25 feet more or less to State Highway No. 1, thence Southwesterly along the North side of State Highway No. 1 right-of-way 275.77 feet more or less, thence North parallel to the East line of this tract 1232.35 feet more or less to a road, thence East along South side said road 210 feet to the Point of Beginning; being the East 210 feet of Tracts 2 and 7 or Plat 8 as platted by Oakcrest Farms and Groves as shown on said plat now on file in the Clerk's Office in and for Okaloosa County, Florida, and except for the additional right-of-way conveyed to Okaloosa County and State Road Department of Florida along the North side State Highway, No. 1 or U.S. 90 of a strip approximately 60 feet in width

And that portion of vacated streets and alleys lying adjacent thereto.

AND

All land in Section 14, Township 3 North, Range 24 West, lying North of State Road No. 1, except a tract of land recorded in Deed Book 26, Page 409, described as follows: Start at the half Section corner of the East line of Section 14. Township 3 North, Range 24 West, and run West along half

section line 3022 feet; thence run South parallel to section line 1181 feet for Point of Beginning; thence continue South 994 feet to State Highway No. 1, thence Easterly along highway 1440.5 feet; thence North 881.5 feet to a point 1885 feet West of East line of Section and 969.8 feet South or half section line; thence Westerly 275.5 feet to a point 2144 feet West of East line of Section and 1063 feet South of said half section line; thence Westerly 886 feet to Point of Beginning; containing 25 acres, more or less; ALSO EXCEPTING Tract In Deed Book 57, Page 213 described as follows: Begin 3272 feet West and 1461 feet South of half section corner on East line of Section 14, Township 3 North, Range 24 West, thence run West 350 feet; thence South 750 feet more or less to U.S. Highway No. 90; thence East along North side Highway 350 feet; thence North 750 feet more or less to Point of Beginning, lying and being in Okaloosa County, Florida. ALSO EXCEPTING Begin at the Northeast corner of NE 1/4 of the NW 1/4, Section 13, Township 3 North, Range 24 West, and run West 873.5 feet, thence run South 20 feet for a Point of Beginning; thence run South 950 feet, more or less, to the NE corner of a parcel of land heretofore sold by Leila Lois Enzor and husband, O. O. Enzor to John F. Cook and wife, Dorothy R. Cook, which deed is recorded in OR Book 20, Page 292 of the Public Records of Okaloosa County, Florida; thence run South 50°57' West 149 feet along the Northern boundary of said parcel of land sold to John F. Cook and wife, Dorothy R. Cook, thence run North 104.5 feet, more or less, to the Northern boundary of the NE 1/4 of the NW 1/4 of Section 18 Township 3 North, Range 24 West, thence East 104.5 feet to the Point of Beginning, containing 2 1/2 acres, more or less, lying in Tracts 2 and 7 of Plat 3, Oakcrest Farms and Groves as recorded in Plat Book 1, Page 76, Okaloosa County, Florida.

LESS AND EXCEPT the following parcels or land from property heretofore described, to-wit: Those parcels conveyed in OR Book 20, Page 292, OR Book 50, Page 52, OR Book 50, Page 441, OR Book 143, Page 291, OR Book 143, Page 293, OR Book 168, Page 286, and OR Book 215, Page 482, all of the Public Records of Okaloosa County, Florida, and any other parcel which may have been previously conveyed to any other person by Leila Lola Enzor, a/k/a Mrs. L. L. Enzor, a widow, and any other parcel which may have been conveyed by grantor to the State of Florida for road rights or way, according to any other deeds 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.

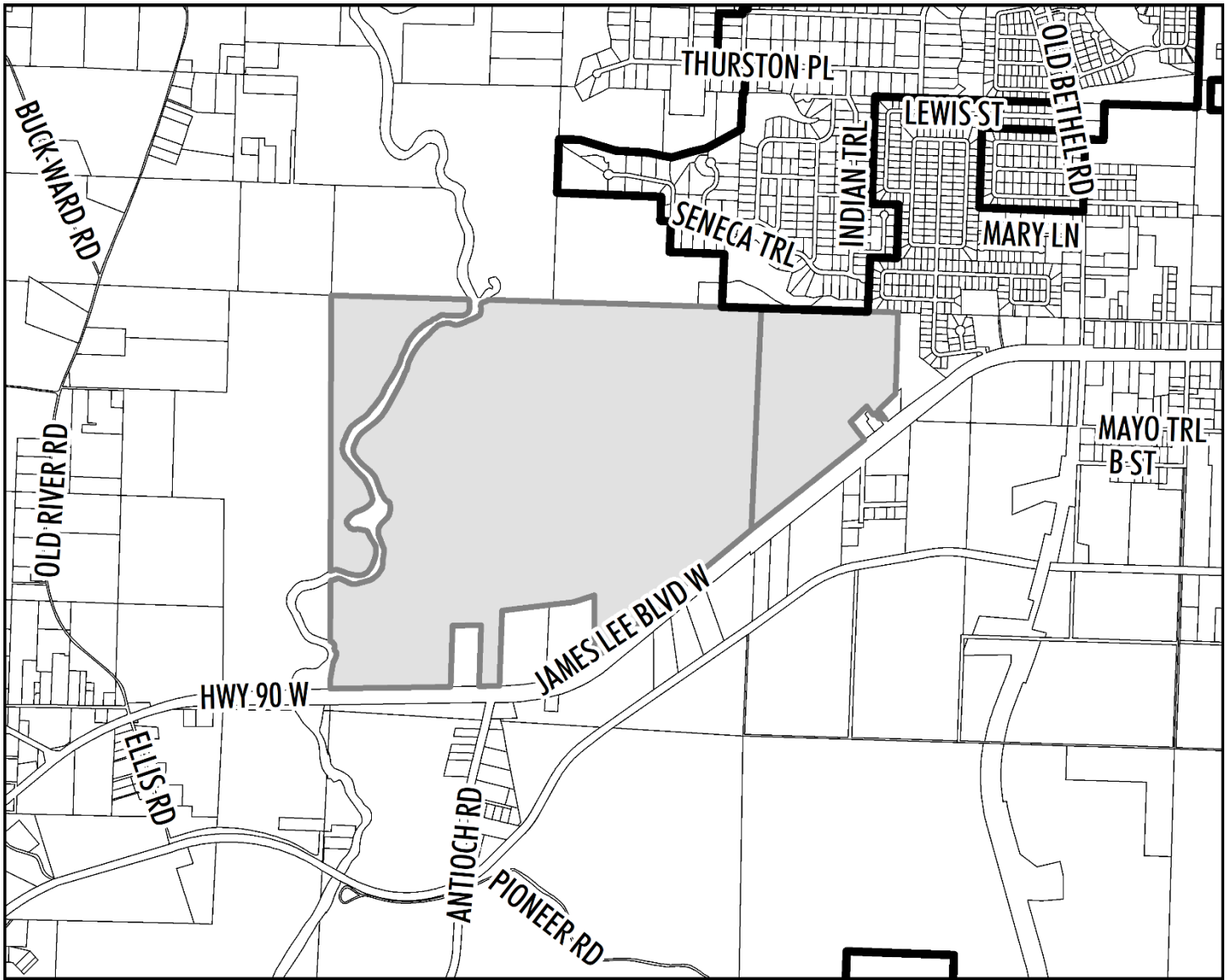
Passed and adopted on second reading by the City Council of Crestview, Florida on the 23rd day of January, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 23rd day of January, 2023.

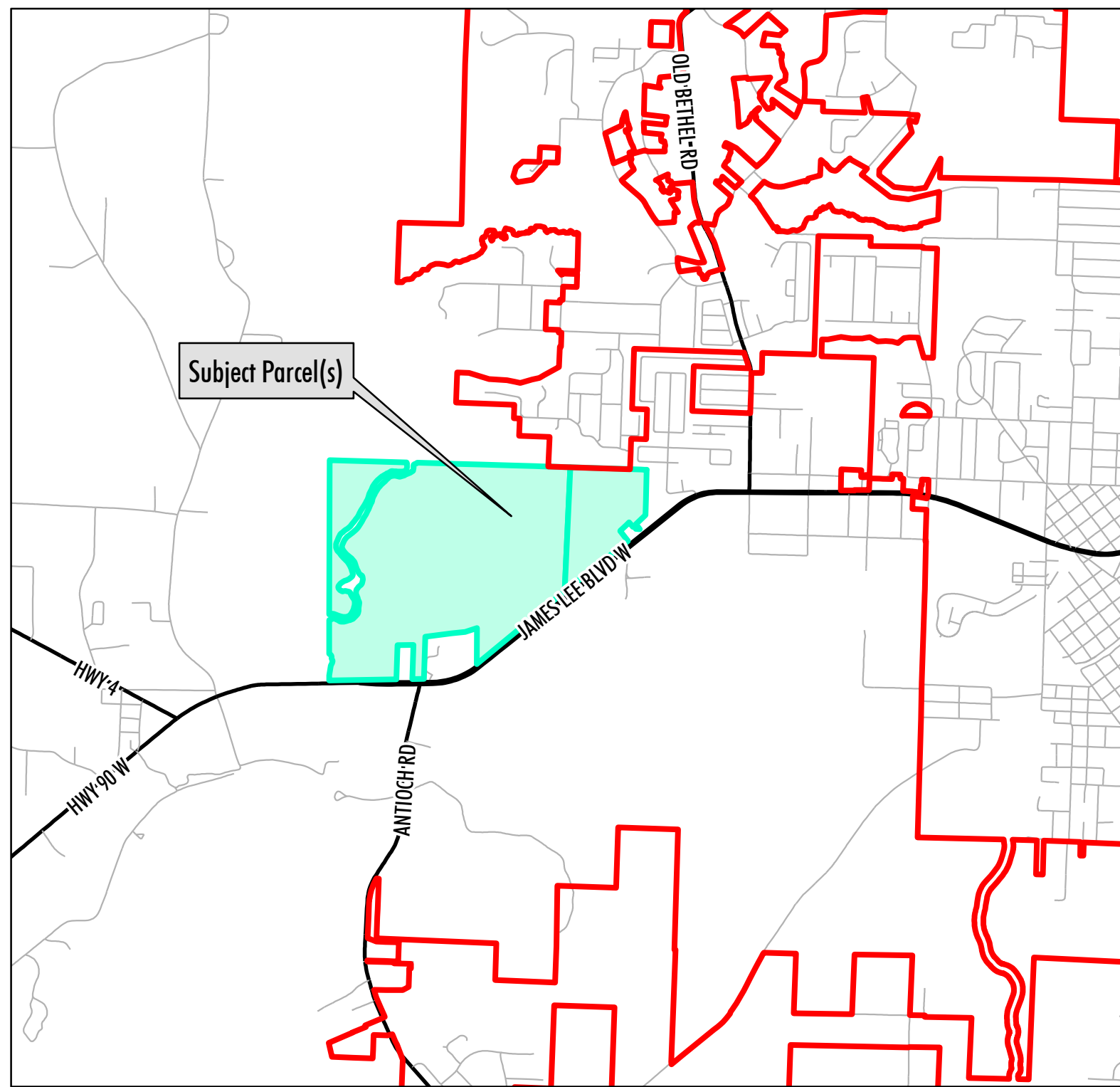
J. B. Whitten
Mayor



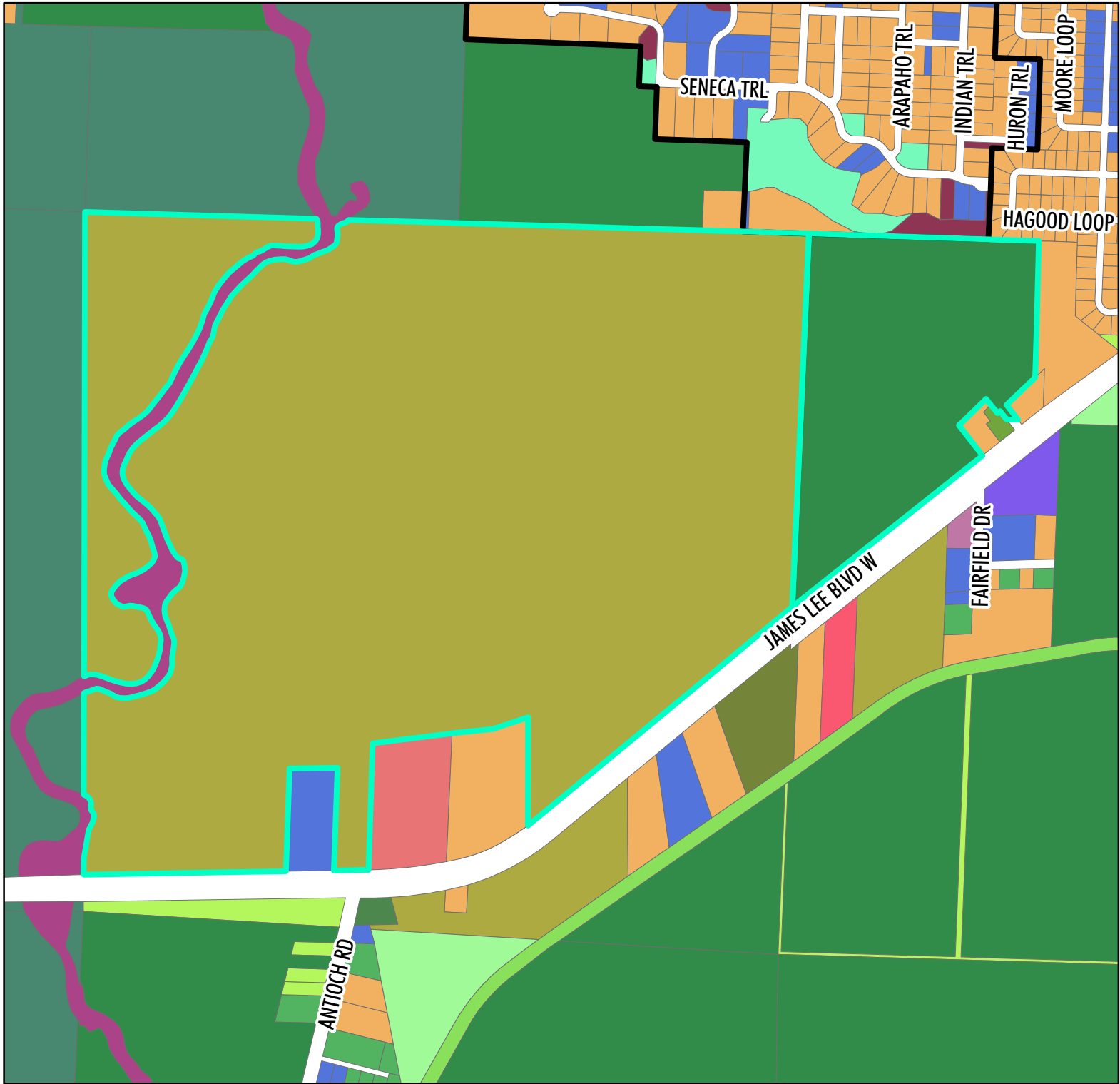
Vicinity Map



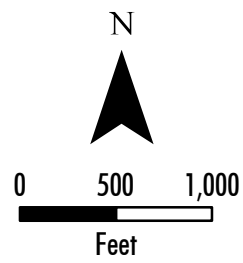
Not to Scale



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

- Centrally
- Churches
- Clubs/Lodges
- County
- Improved A
- Mobile Home
- Municipal
- Non-Profit
- Office Building
- Res Common
- Service Shop
- Single Family
- State Tiit
- Supermarket
- Timber
- Timberland
- Trailer Park
- Vacant
- Water Managment

Current Future Land Use



0 500 1,000
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)

Conservation (CON)

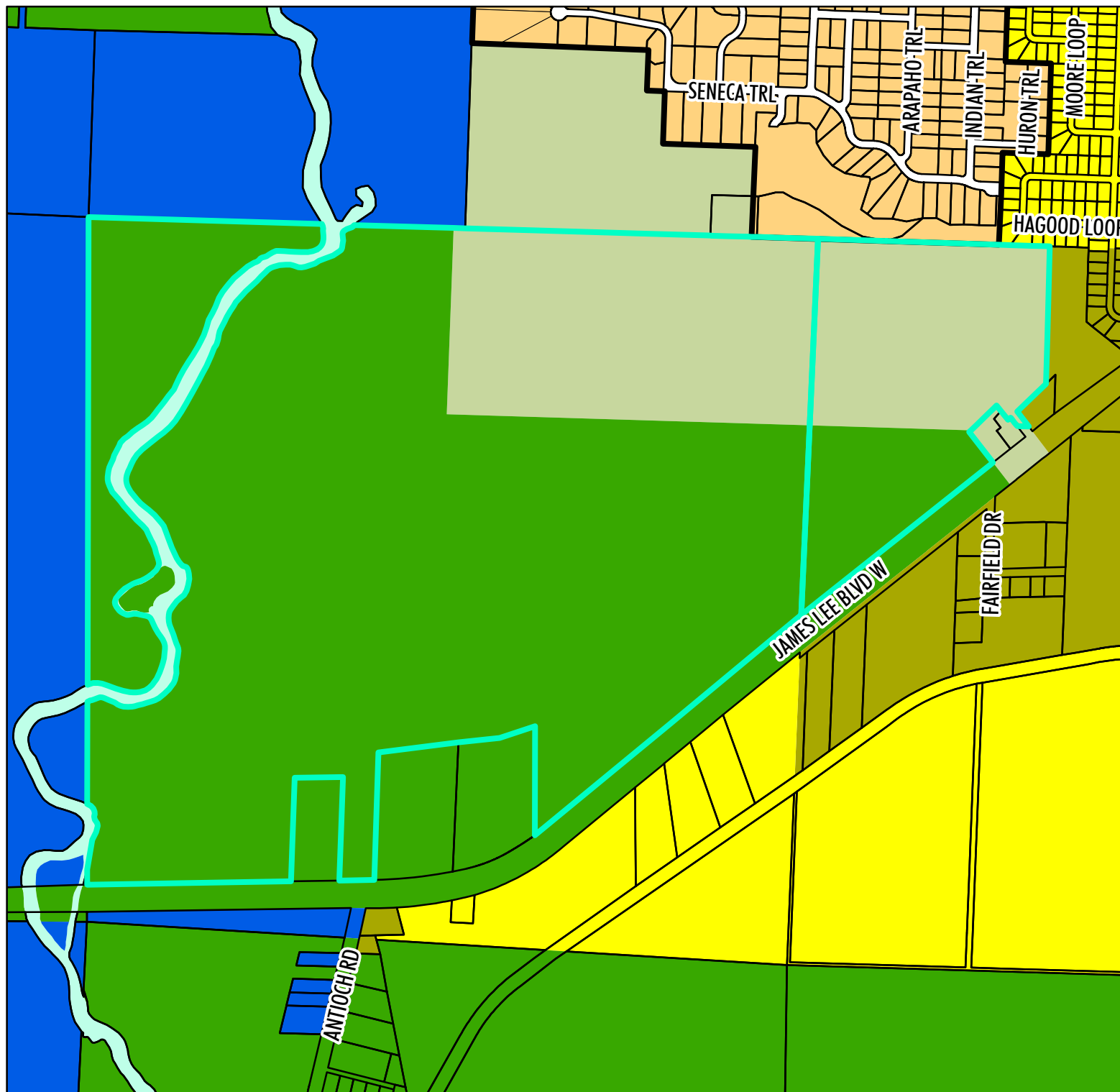
Low Density Residential (LDR)

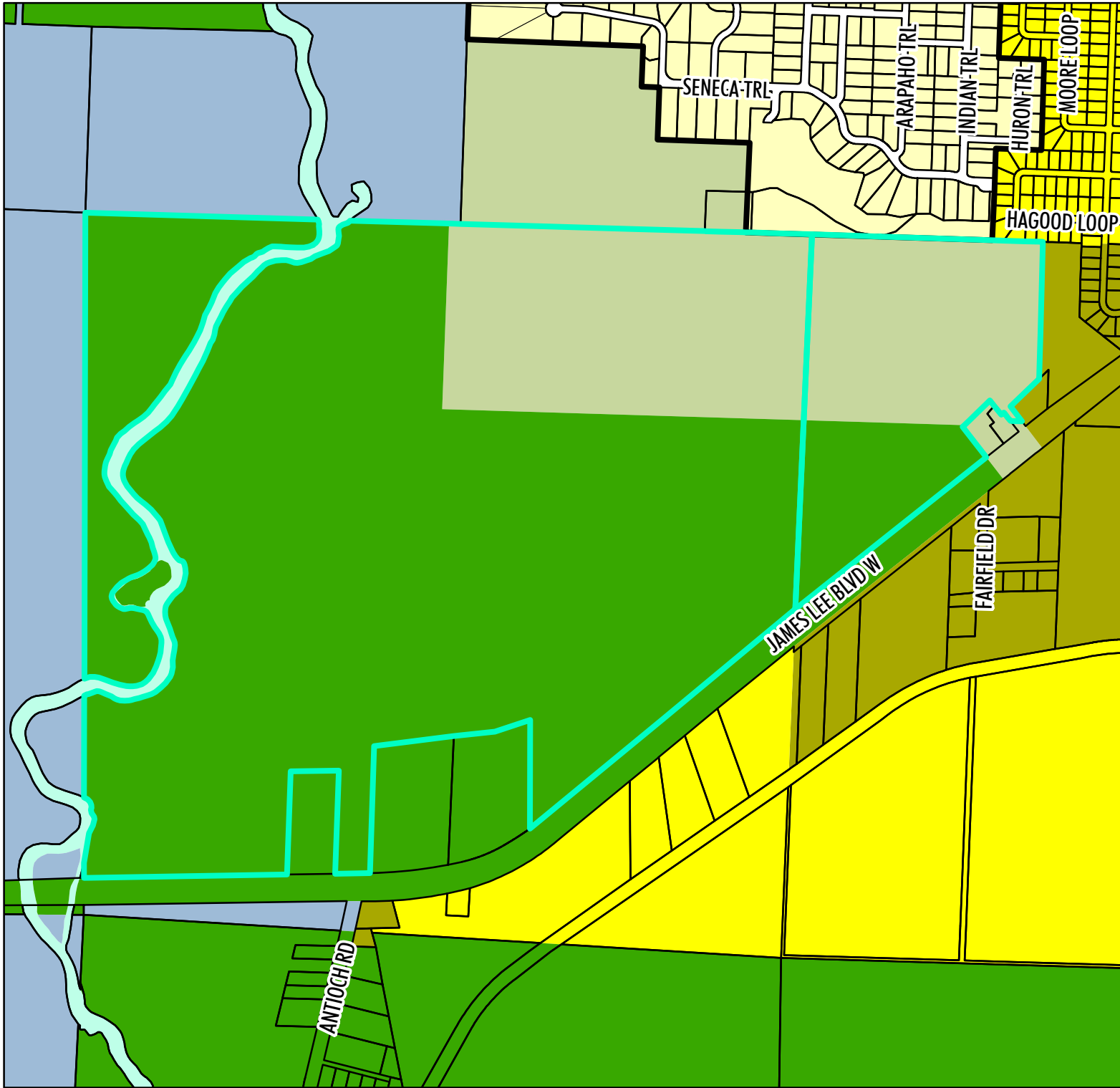
Mixed Use (MU)

Rural Residential (RR)

Water

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





Current Zoning

N



0 500 1,000
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)
- Rural Residential (RR)
- Residential - 1 (R-1)
- Mixed Use (MU)
- Institutional (INST)
- Water

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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



0 500 1,000
Feet

Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

Residential (R)

County Future Land Use

Agriculture (AG)

Conservation (CON)

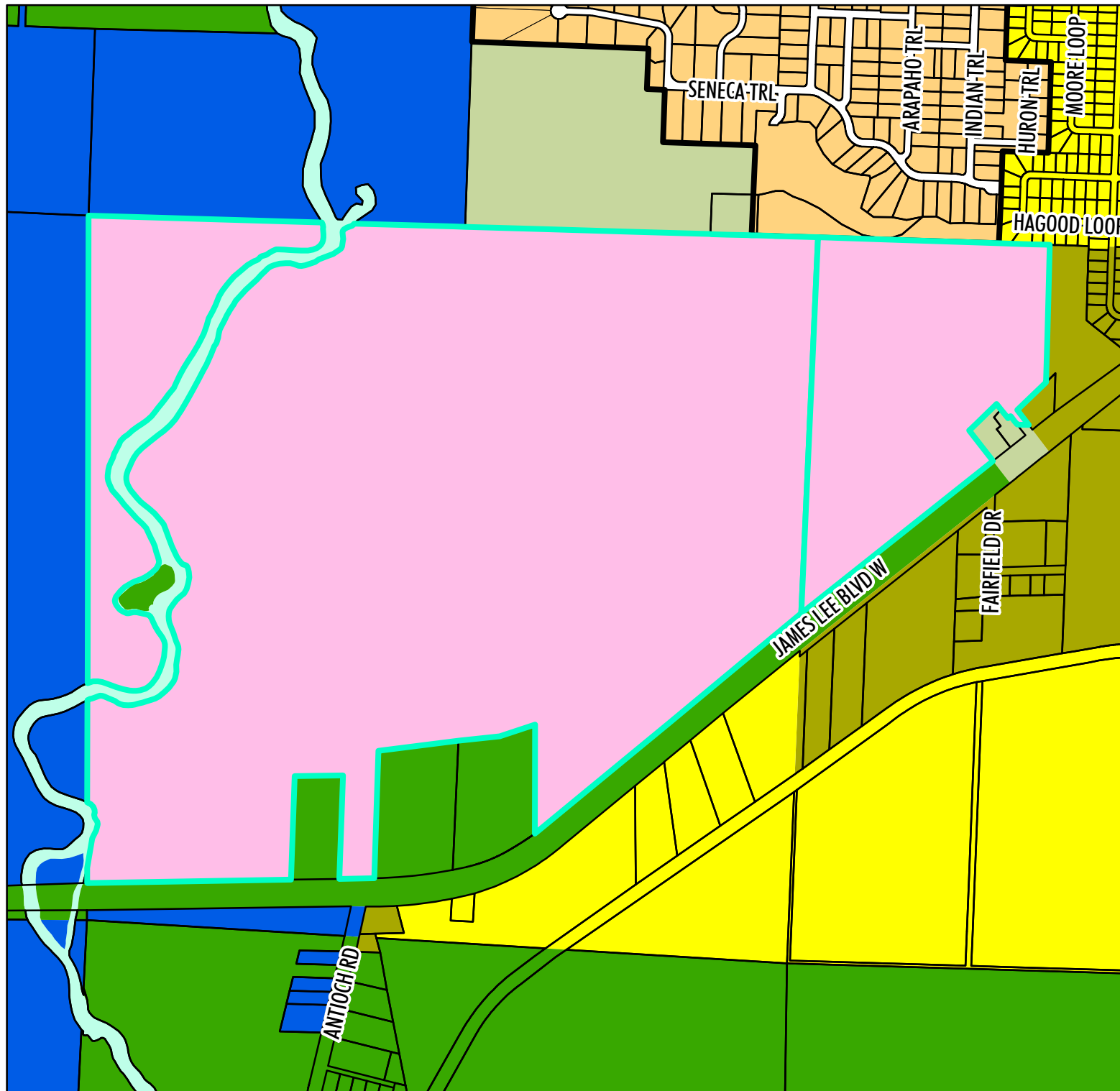
Low Density Residential (LDR)

Mixed Use (MU)

Rural Residential (RR)

Water

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



Proposed Zoning



0 500 1,000
Feet

Legend

Subject Parcel

City Limits

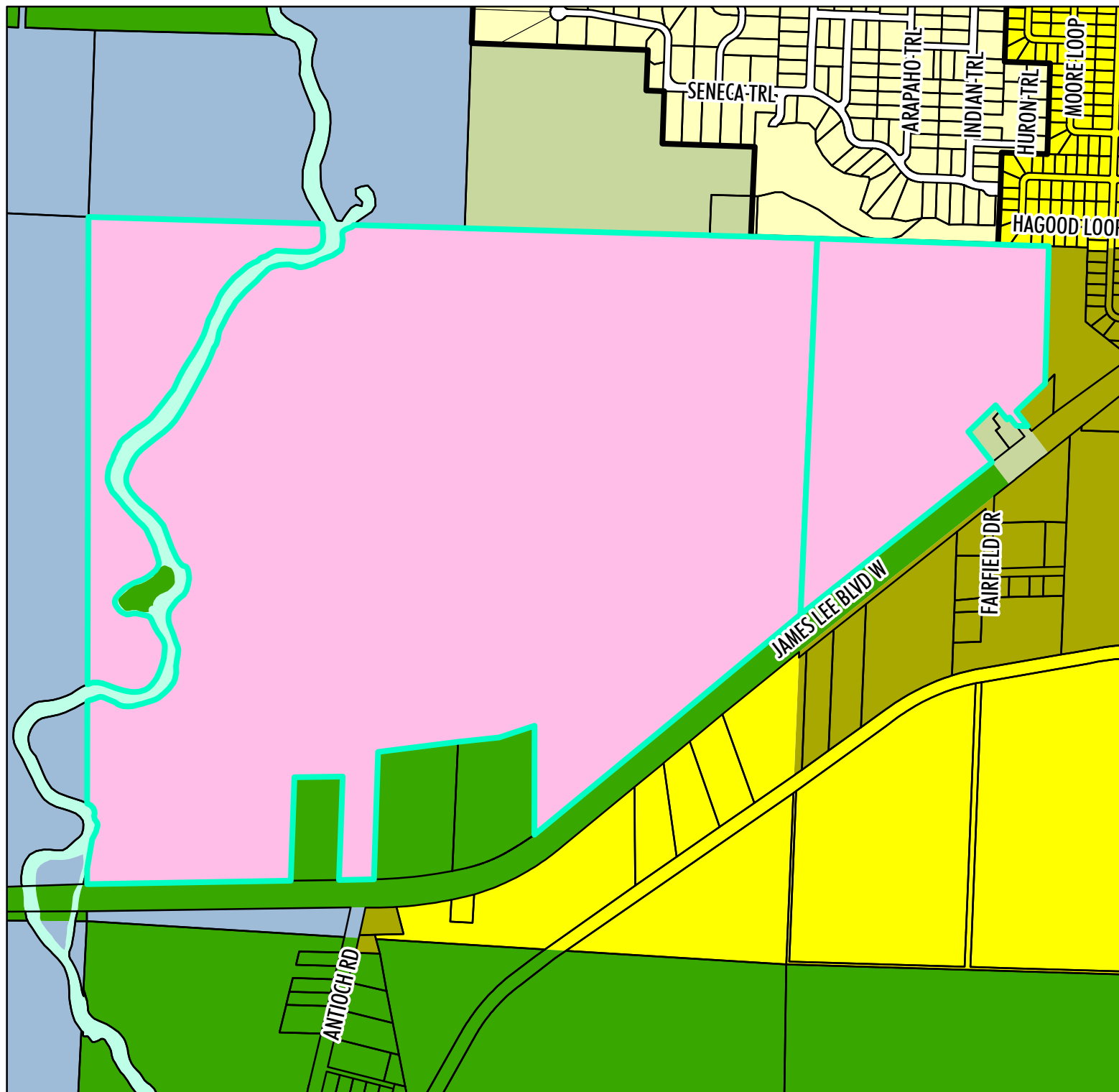
City Zoning

- 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)
- Rural Residential (RR)
- Residential - 1 (R-1)
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- Institutional (INST)
- Water

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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 5, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/30/2022
SUBJECT: 2. Highway 90 West Comprehensive Plan Amendment

BACKGROUND:

On November 11, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Highway 90 West.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Agriculture and Rural Residential and Agriculture and Residential Rural, respectively.

The application requests the Mixed Use (MU) future land use designation for the property.

The request for voluntary annexation will be presented to City Council via Ordinance 1913 on December 12, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Powell Gillis Jr & Avis Land
P O Box 277
Crestview, FL 325360277
Parcel ID: 13-3N-24-1811-0000-0030
14-3N-24-0000-0001-0000
Site Size: 542.53 acres
Current FLU: Okaloosa County Agriculture and Rural Residential
Current Zoning: Okaloosa County Agriculture and Residential Rural
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 Conservation & Rural Residential Residential (R)	Okaloosa County Institutional & Residential Rural Single-Family Low-Density Dwelling District (R-1)	Vacant & Residential
East	Okaloosa County Conservation	Okaloosa County Institutional	Vacant

South	Okaloosa County Mixed Use, Low Density Residential, & Agriculture	Okaloosa County Mixed Use, Residential-1, & Agriculture	Vacant, Residential, & Commercial
West	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant, Residential, & 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 can be developed for residential and/or 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 November 14, 2022. The property was posted on November 22, 2022. An advertisement ran in the Crestview News Bulletin on November 23 and December 1, 2022.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

Opportunity – Promote an environment that encourages economic and educational opportunity.

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the comprehensive plan amendment have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1913.

Attachments

1. Exhibit Packet

ORDINANCE: 1913

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY AGRICULTURE AND RURAL RESIDENTIAL TO MIXED USE (MU) ON APPROXIMATELY 542.53 ACRES, MORE OR LESS, IN SECTION 13, TOWNSHIP 3 NORTH, RANGE 24 WEST, AND IN SECTION 14, TOWNSHIP 3 NORTH, RANGE 24 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Agriculture and Rural Residential to Mixed Use (MU) on a parcel of land containing 542.53 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 542.53 acres of land, more or less, from Okaloosa County Agriculture and Rural Residential to Mixed Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 542.53 acres, more or less, is known as Parcel 13-3N-24-1811-0000-0030 and Parcel 14-3N-24-0000-0001-0000 and commonly described as:

Tracts 2, 3, 4, 5, 6, 7, 11 and 12 of Plat 8, OAKCREST FARMS AND GROVES, according to the recorded plat on file In the Office of the Clerk of Circuit Court except tract described In Deed Book 48 at Page 558, a tract of land described as beginning at the Northeast corner or NE 1/4 of NW 1/4 of Section 18, Township 8 North, Range 24 West, and run West on section line 668.5 feet; thence South 20 feet for Point of Beginning of tract herein described, thence continue South 1071.25 feet more or less to State Highway No. 1, thence Southwesterly along the North side of

State Highway No. 1 right-of-way 275.77 feet more or less, thence North parallel to the East line of this tract 1232.35 feet more or less to a road, thence East along South side said road 210 feet to the Point of Beginning; being the East 210 feet of Tracts 2 and 7 or Plat 8 as platted by Oakcrest Farms and Groves as shown on said plat now on file in the Clerk's Office in and for Okaloosa County, Florida, and except for the additional right-of-way conveyed to Okaloosa County and State Road Department of Florida along the North side State Highway, No. 1 or U.S. 90 of a strip approximately 60 feet in width

And that portion of vacated streets and alleys lying adjacent thereto.

AND

All land in Section 14, Township 3 North, Range 24 West, lying North of State Road No. 1, except a tract of land recorded in Deed Book 26, Page 409, described as follows: Start at the half Section corner of the East line of Section 14. Township 3 North, Range 24 West, and run West along half section line 3022 feet; thence run South parallel to section line 1181 feet for Point of Beginning; thence continue South 994 feet to State Highway No. 1, thence Easterly along highway 1440.5 feet; thence North 881.5 feet to a point 1885 feet West of East line of Section and 969.8 feet South or half section line; thence Westerly 275.5 feet to a point 2144 feet West of East line of Section and 1063 feet South of said half section line; thence Westerly 886 feet to Point of Beginning; containing 25 acres, more or less; ALSO EXCEPTING Tract In Deed Book 57, Page 213 described as follows: Begin 3272 feet West and 1461 feet South of half section corner on East line of Section 14, Township 3 North, Range 24 West, thence run West 350 feet; thence South 750 feet more or less to U.S. Highway No. 90; thence East along North side Highway 350 feet; thence North 750 feet more or less to Point of Beginning, lying and being in Okaloosa County, Florida. ALSO EXCEPTING Begin at the Northeast corner of NE 1/4 of the NW 1/4, Section 13, Township 3 North, Range 24 West, and run West 873.5 feet, thence run South 20 feet for a Point of Beginning; thence run South 950 feet, more or less, to the NE corner of a parcel of land heretofore sold by Leila Lois Enzor and husband, O. O. Enzor to John F. Cook and wife, Dorothy R. Cook, which deed is recorded in OR Book 20, Page 292 of the Public Records of Okaloosa County, Florida; thence run South 50°57' West 149 feet along the Northern boundary of said parcel of land sold to John F. Cook and wife, Dorothy R. Cook, thence run North 104.5 feet, more or less, to the Northern boundary of the NE 1/4 of the NW 1/4 of Section 18 Township 3 North, Range 24 West, thence East 104.5 feet to the Point of Beginning, containing 2 1/2 acres, more or less, lying in Tracts 2 and 7 of Plat 3, Oakcrest Farms and Groves as recorded in Plat Book 1, Page 76, Okaloosa County, Florida.

LESS AND EXCEPT the following parcels or land from property heretofore described, to-wit: Those parcels conveyed in OR Book 20, Page 292, OR Book 50, Page 52, OR Book 50, Page 441, OR Book 143, Page 291, OR Book 143, Page 293, OR Book 168, Page 286, and OR Book 215, Page 482, all of the Public Records of Okaloosa County, Florida, and any other parcel which may have been previously conveyed to any other person by Leila Lola Enzor, a/k/a Mrs. L. L. Enzor, a widow, and any other parcel which may have been conveyed by grantor to the State of Florida for road rights or way, according to any other deeds of record.

The Mixed Use (MU) Future Land Use Category is hereby imposed on Parcel 13-3N-24-1811-0000-0030 and Parcel 14-3N-24-0000-0001-0000. 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 13-3N-24-1811-0000-0030 and Parcel 14-3N-24-0000-0001-0000 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 23rd day of January, 2023.

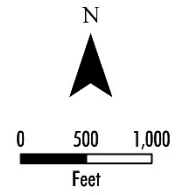
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 23rd day of January, 2023.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

- Subject Parcel
- City Limits

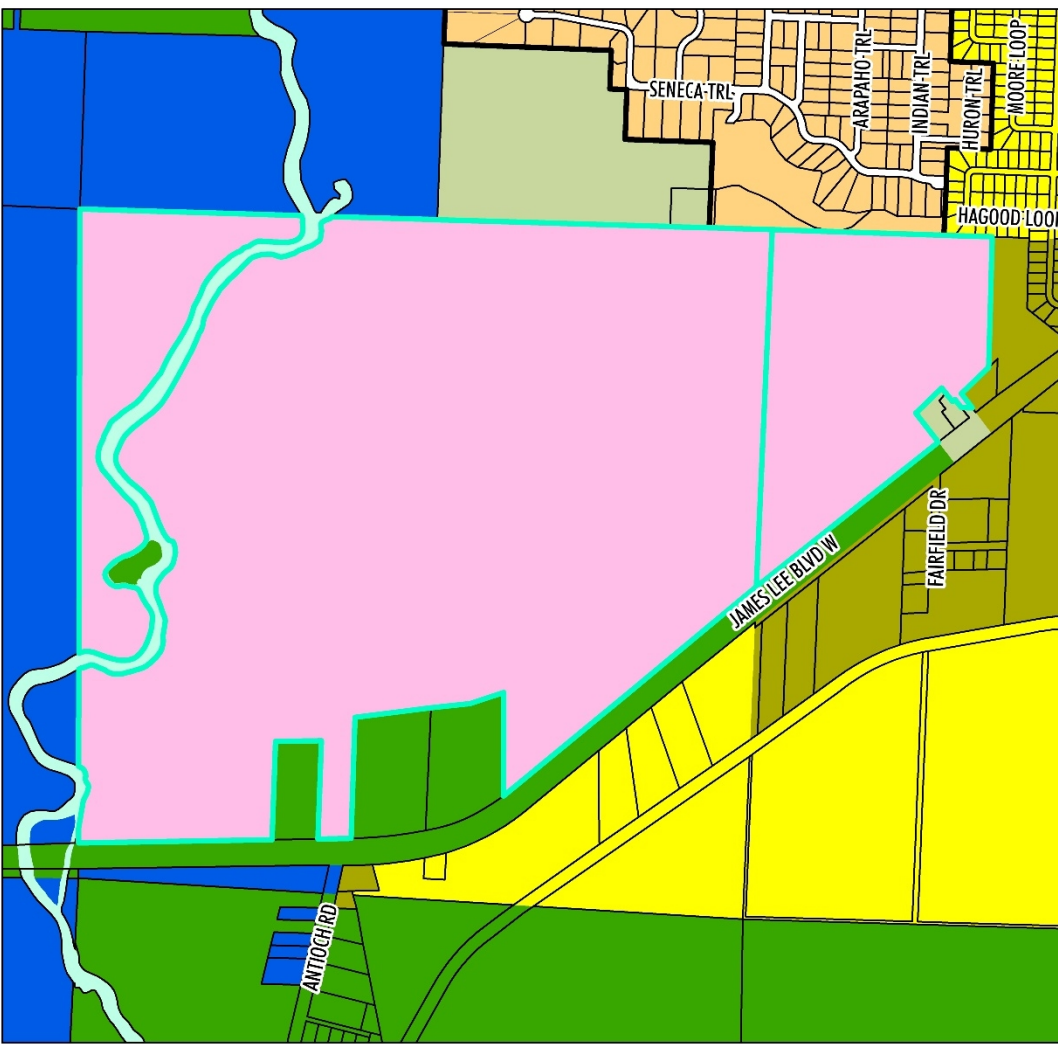
City Future Land Use

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

County Future Land Use

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

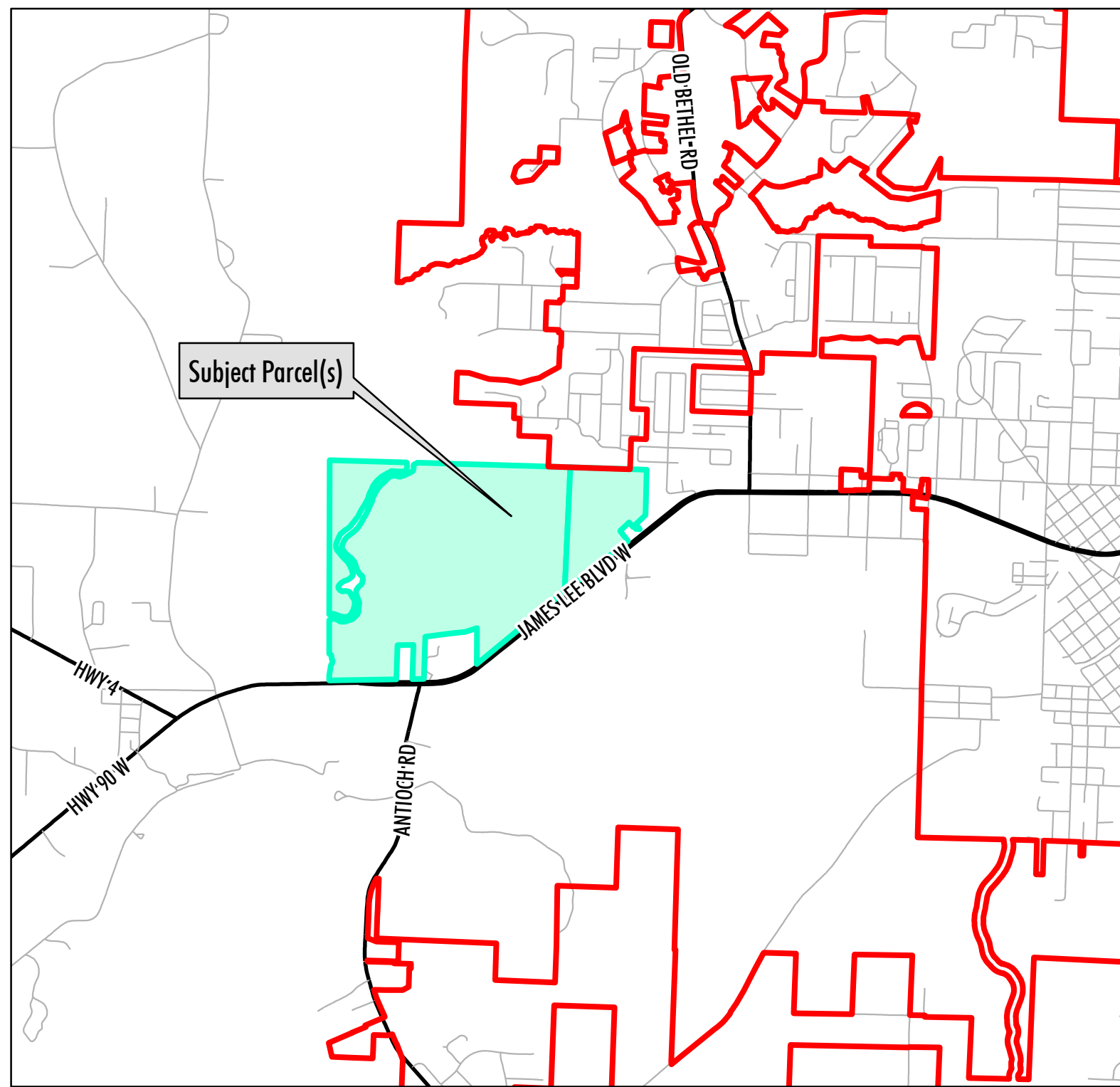
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



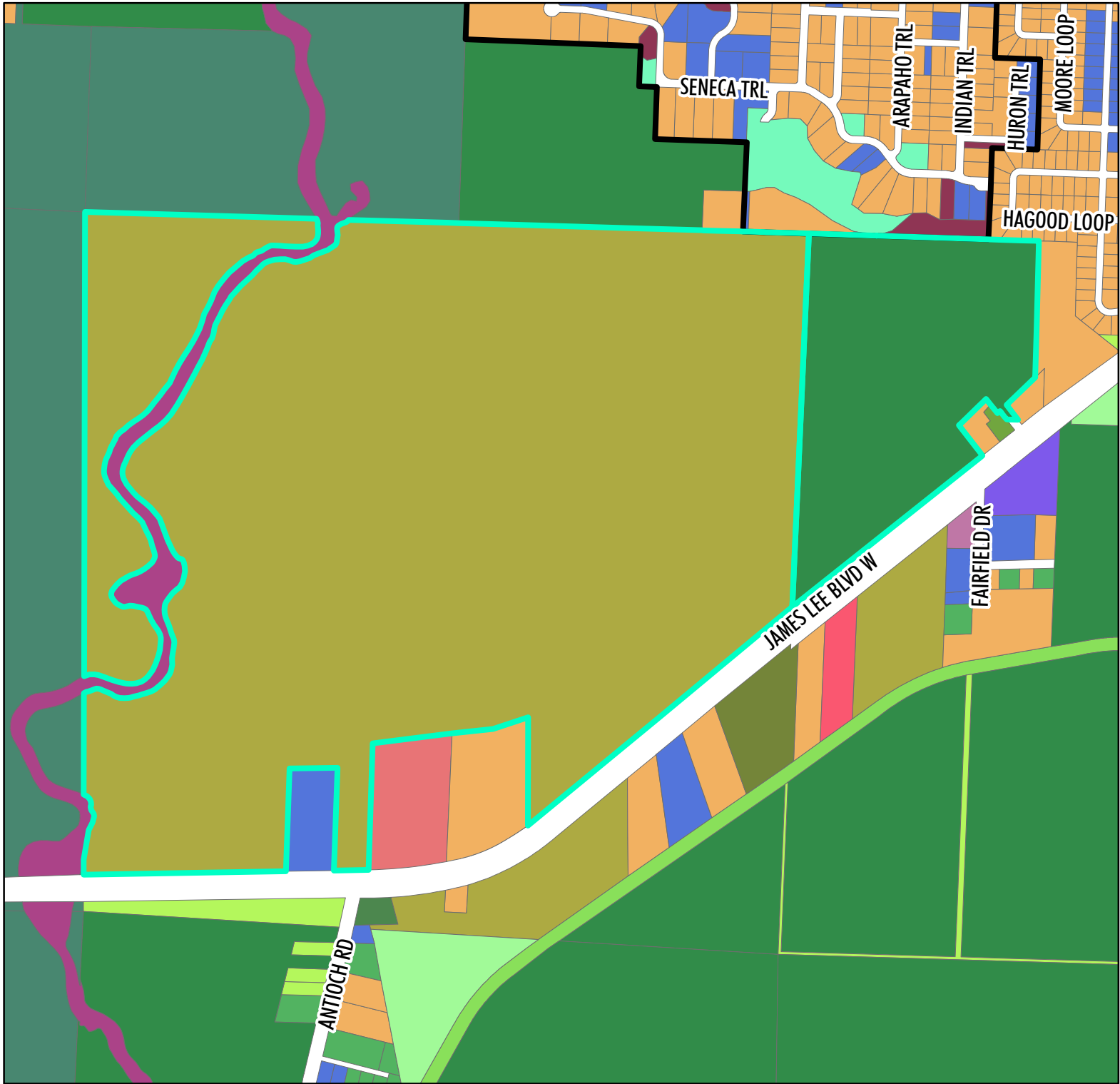
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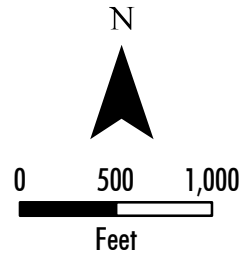
Not to Scale



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



Existing Use



Legend

- Subject Parcel
- City Limits

Existing Use

- Centrally
- Churches
- Clubs/Lodges
- County
- Improved A
- Mobile Home
- Municipal
- Non-Profit
- Office Building
- Res Common
- Service Shop
- Single Family
- State Tiit
- Supermarket
- Timber
- Timberland
- Trailer Park
- Vacant
- Water Managment

Current Future Land Use

N



0 500 1,000
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)

Conservation (CON)

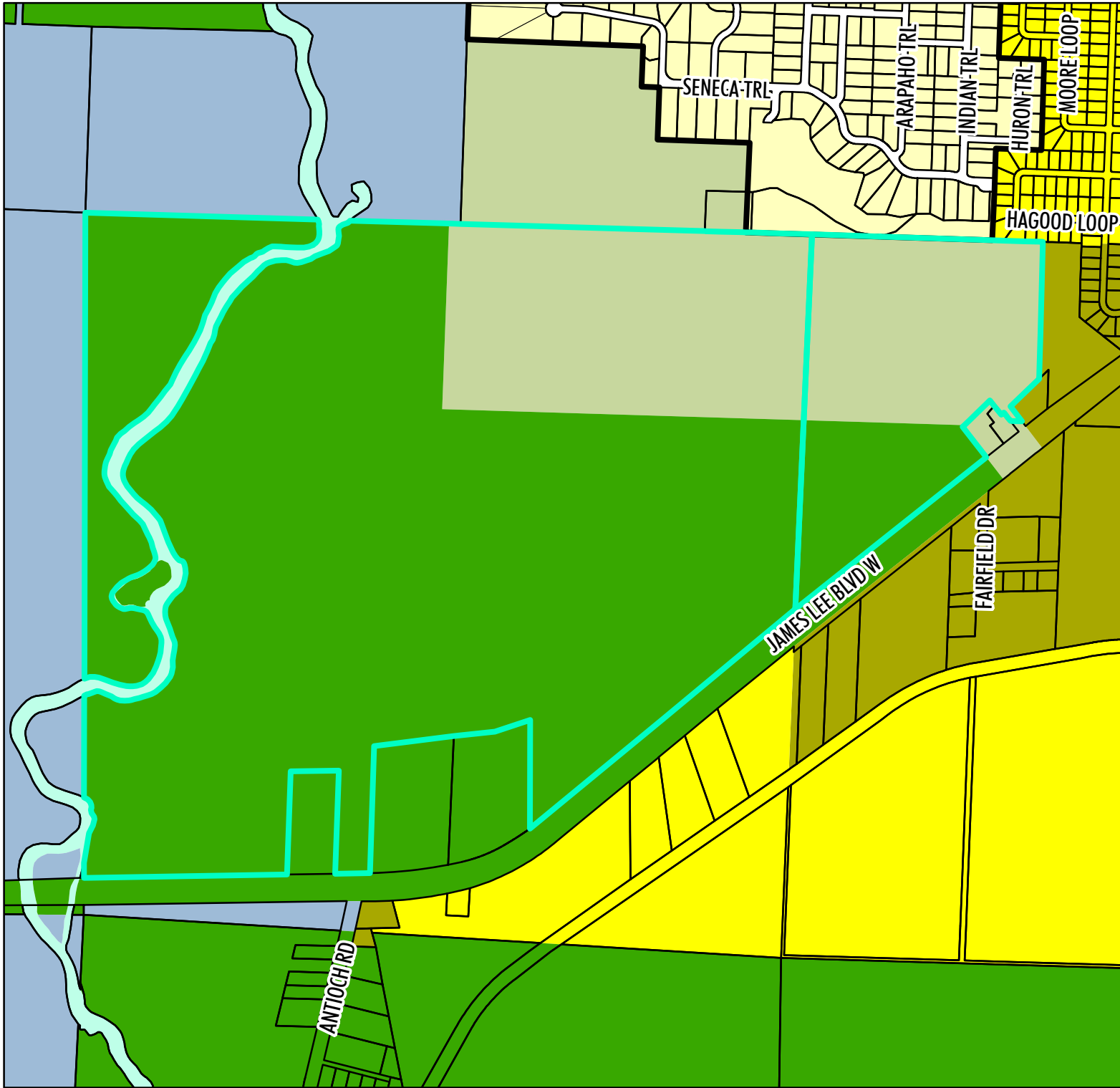
Low Density Residential (LDR)

Mixed Use (MU)

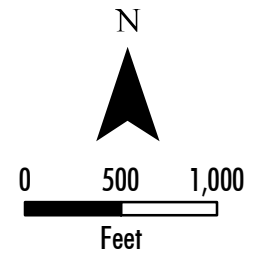
Rural Residential (RR)

Water

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)
 - Rural Residential (RR)
 - Residential - 1 (R-1)
 - Mixed Use (MU)
 - Institutional (INST)
 - Water

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



0 500 1,000
Feet

Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

Residential (R)

County Future Land Use

Agriculture (AG)

Conservation (CON)

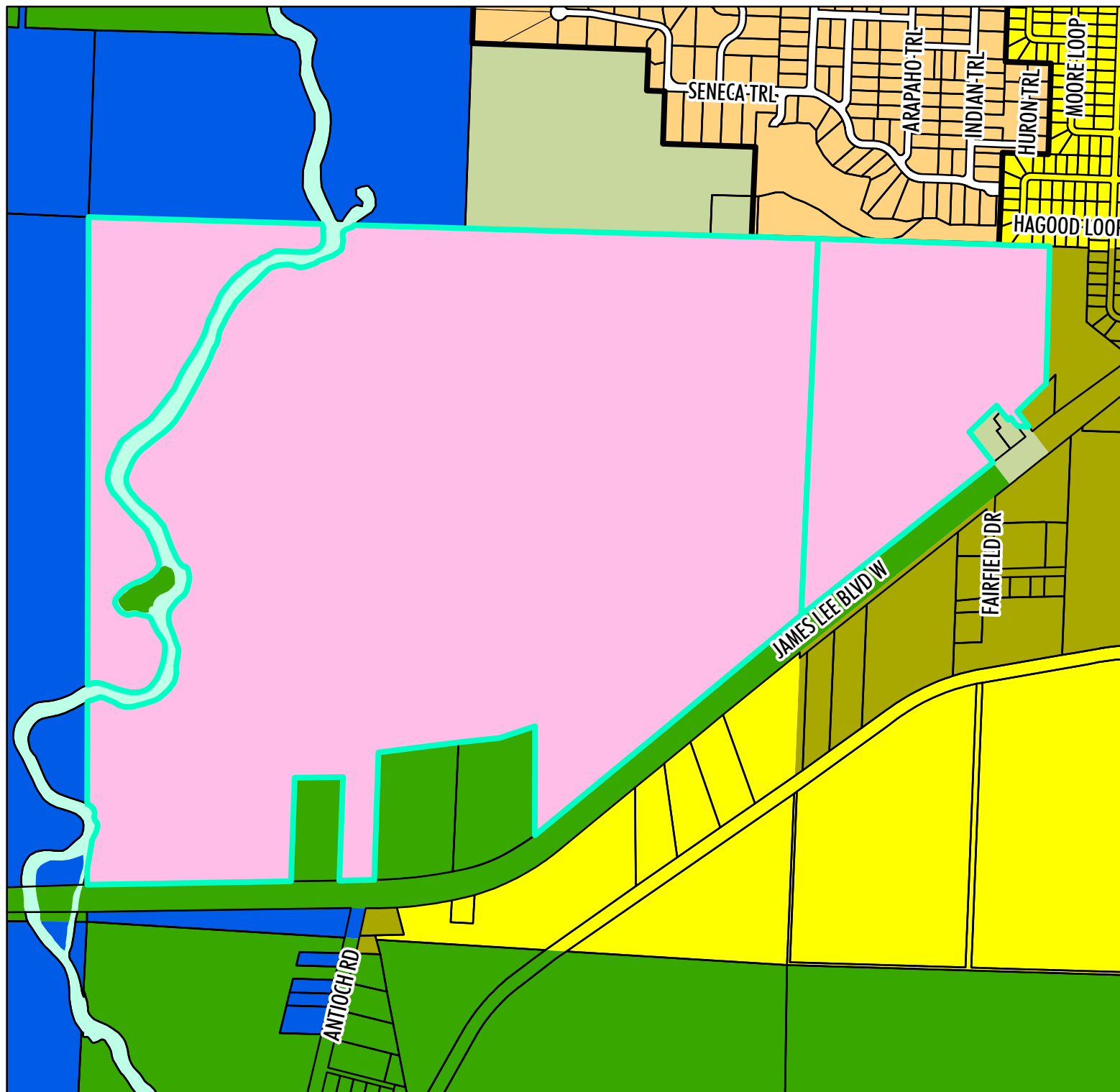
Low Density Residential (LDR)

Mixed Use (MU)

Rural Residential (RR)

Water

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



0 500 1,000
Feet

Legend

Subject Parcel

City Limits

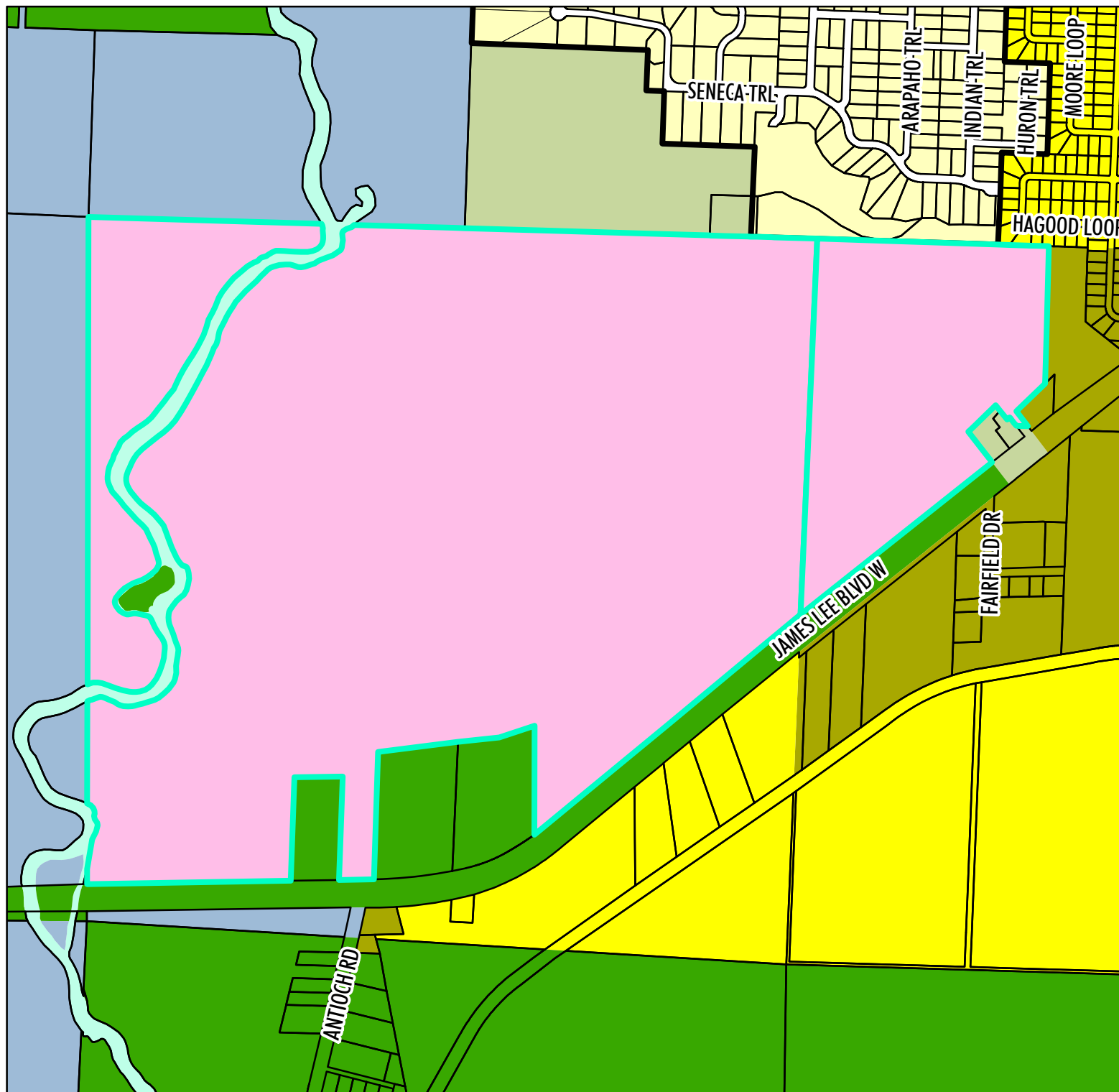
City Zoning

- 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)
- Rural Residential (RR)
- Residential - 1 (R-1)
- Mixed Use (MU)
- Institutional (INST)
- Water

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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 5, 2022

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/30/2022
SUBJECT: 3. Highway 90 West Rezoning

BACKGROUND:

On November 11, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Highway 90 West.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Agriculture and Rural Residential and Agriculture and Residential Rural, respectively.

The application requests the Mixed Use (MU) zoning designation for the property.

The request for voluntary annexation will be presented to City Council via Ordinance 1914 on December 12, 2022, for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Powell Gillis Jr & Avis Land
P O Box 277
Crestview, FL 325360277
Parcel ID: 13-3N-24-1811-0000-0030
14-3N-24-0000-0001-0000
Site Size: 542.53 acres
Current FLU: Okaloosa County Agriculture and Rural Residential
Current Zoning: Okaloosa County Agriculture and Residential Rural
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 Conservation & Rural Residential Residential (R)	Okaloosa County Institutional & Residential Rural Single-Family Low-Density Dwelling District (R-1)	Vacant & Residential
East	Okaloosa County Conservation	Okaloosa County Institutional	Vacant
South	Okaloosa County Mixed Use, Low Density Residential, & Agriculture	Okaloosa County Mixed Use, Residential-1, & Agriculture	Vacant, Residential, & Commercial

West	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant, Residential, & Commercial
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The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for residential and/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 November 14, 2022. The property was posted on November 22, 2022. An advertisement ran in the Crestview News Bulletin on November 23 and December 1, 2022.

GOALS & OBJECTIVES

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

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

- Financial Sustainability* – Achieve long term financial sustainability.
- Organizational Capacity, Effectiveness & Efficiency* – To efficiently & effectively provide the highest quality of public services.

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

- Community Character* – Promote desirable growth with a hometown atmosphere.
- Opportunity* – Promote an environment that encourages economic and educational opportunity.
- Community Culture* – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the rezoning request have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1914.

Attachments

1. Exhibit Packet

ORDINANCE: 1914

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 542.53 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 13, TOWNSHIP 3 NORTH, RANGE 24 WEST, AND IN SECTION 14, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY AGRICULTURE AND RESIDENTIAL RURAL ZONING DISTRICTS 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 542.53 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 542.53 acres, more or less, being formerly zoned Okaloosa County Agriculture and Residential Rural with the Mixed Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1913, is hereby rezoned to Mixed Use (MU) to wit:

PIN # 13-3N-24-1811-0000-0030 and 14-3N-24-0000-0001-0000

Tracts 2, 3, 4, 5, 6, 7, 11 and 12 of Plat 8, OAKCREST FARMS AND GROVES, according to the recorded plat on file In the Office of the Clerk of Circuit Court except tract described In Deed Book 48 at Page 558, a tract of land described as beginning at the Northeast corner or NE 1/4 of NW 1/4 of Section 18, Township 8 North, Range 24 West, and run West on section line 668.5 feet; thence South 20 feet for Point of Beginning of tract herein described, thence continue South 1071.25 feet more or less to State Highway No. 1, thence Southwesterly along the North side of State Highway No. 1 right-of-way 275.77 feet more or less, thence North parallel to the East line of this tract 1232.35 feet more or less to a road, thence East along South side said road 210 feet to the Point of Beginning; being the East 210 feet of Tracts 2 and 7 or Plat 8 as platted by Oakcrest Farms and Groves as shown on said plat now on file in the Clerk's Office in and for Okaloosa County, Florida, and except for the additional right-of-way conveyed to Okaloosa County and State Road Department of Florida along the North side State Highway, No. 1 or U.S. 90 of a strip approximately 60 feet in width

And that portion of vacated streets and alleys lying adjacent thereto.

AND

All land in Section 14, Township 3 North, Range 24 West, lying North of State Road No. 1, except a tract of land recorded in Deed Book 26, Page 409, described as follows: Start at the half Section corner of the East line of Section 14. Township 3 North, Range 24 West, and run West along half section line 3022 feet; thence run South parallel to section line 1181 feet for Point of Beginning; thence continue South 994 feet to State Highway No. 1, thence Easterly along highway 1440.5

feet: thence North 881.5 feet to a point 1885 feet West of East line of Section and 969.8 feet South or half section line; thence Westerly 275.5 feet to a point 2144 feet West of East line of Section and 1063 feet South of said half section line; thence Westerly 886 feet to Point of Beginning; containing 25 acres, more or less; ALSO EXCEPTING Tract In Deed Book 57, Page 213 described as follows: Begin 3272 feet West and 1461 feet South of half section corner on East line of Section 14, Township 3 North, Range 24 West, thence run West 350 feet; thence South 750 feet more or less to U.S. Highway No. 90; thence East along North side Highway 350 feet; thence North 750 feet more or less to Point of Beginning, lying and being in Okaloosa County, Florida. ALSO EXCEPTING Begin at the Northeast corner of NE 1/4 of the NW 1/4, Section 13, Township 3 North, Range 24 West, and run West 873.5 feet, thence run South 20 feet for a Point of Beginning; thence run South 950 feet, more or less, to the NE corner of a parcel of land heretofore sold by Leila Lois Enzor and husband, O. O. Enzor to John F. Cook and wife, Dorothy R. Cook, which deed is recorded in OR Book 20, Page 292 of the Public Records of Okaloosa County, Florida; thence run South 50°57' West 149 feet along the Northern boundary of said parcel of land sold to John F. Cook and wife, Dorothy R. Cook, thence run North 104.5 feet, more or less, to the Northern boundary of the NE 1/4 of the NW 1/4 of Section 18 Township 3 North, Range 24 West, thence East 104.5 feet to the Point of Beginning, containing 2 1/2 acres, more or less, lying in Tracts 2 and 7 of Plat 3, Oakcrest Farms and Groves as recorded in Plat Book 1, Page 76, Okaloosa County, Florida.

LESS AND EXCEPT the following parcels or land from property heretofore described, to-wit: Those parcels conveyed in OR Book 20, Page 292, OR Book 50, Page 52, OR Book 50, Page 441, OR Book 143, Page 291, OR Book 143, Page 293, OR Book 168, Page 286, and OR Book 215, Page 482, all of the Public Records of Okaloosa County, Florida, and any other parcel which may have been previously conveyed to any other person by Leila Lola Enzor, a/k/a Mrs. L. L. Enzor, a widow, and any other parcel which may have been conveyed by grantor to the State of Florida for road rights or way, according to any other deeds 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 # 1913 and becomes legally effective.

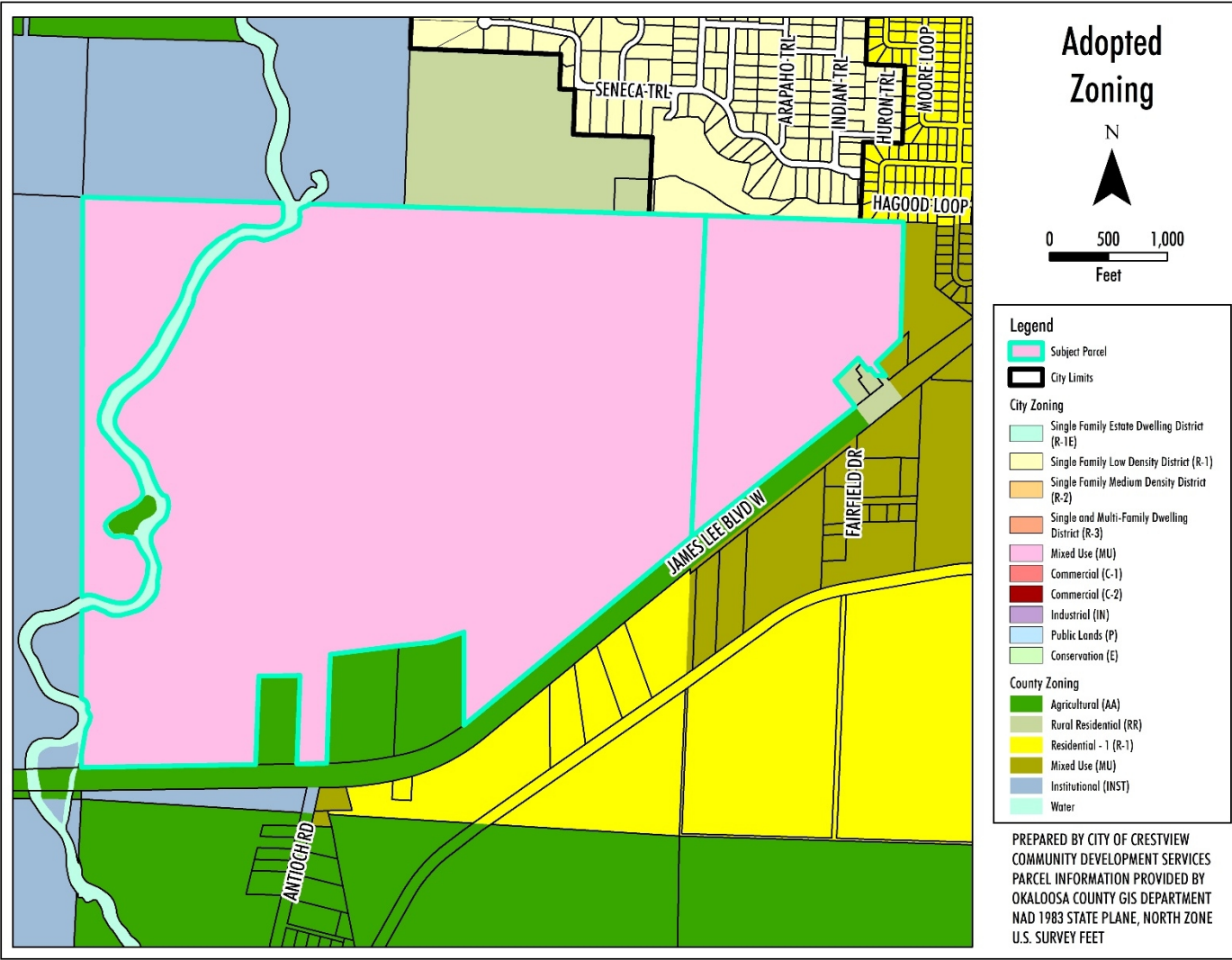
Passed and adopted on second reading by the City Council of Crestview, Florida on the 23rd day of January, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 23rd day of January, 2023.

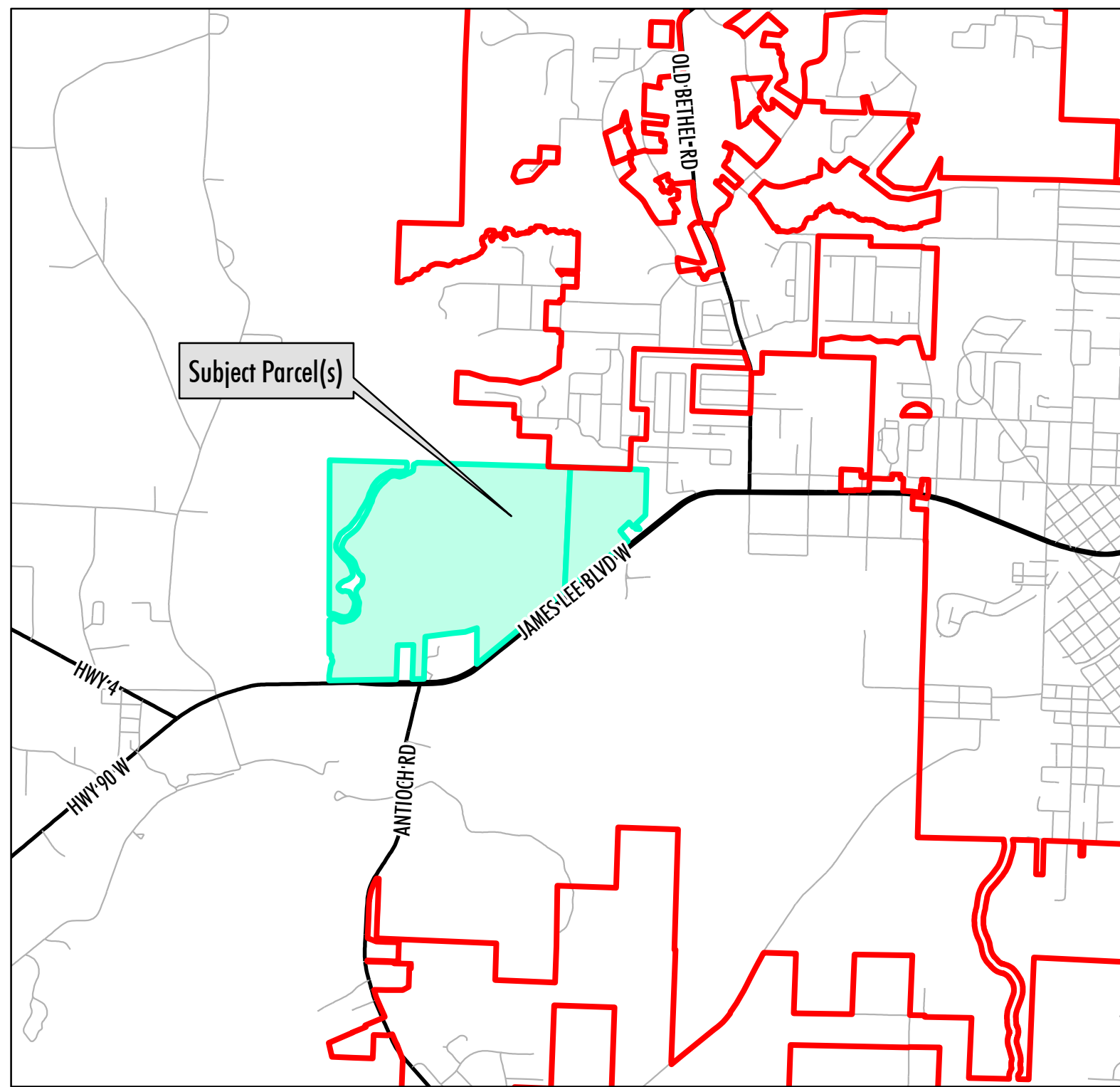
J. B. Whitten
Mayor



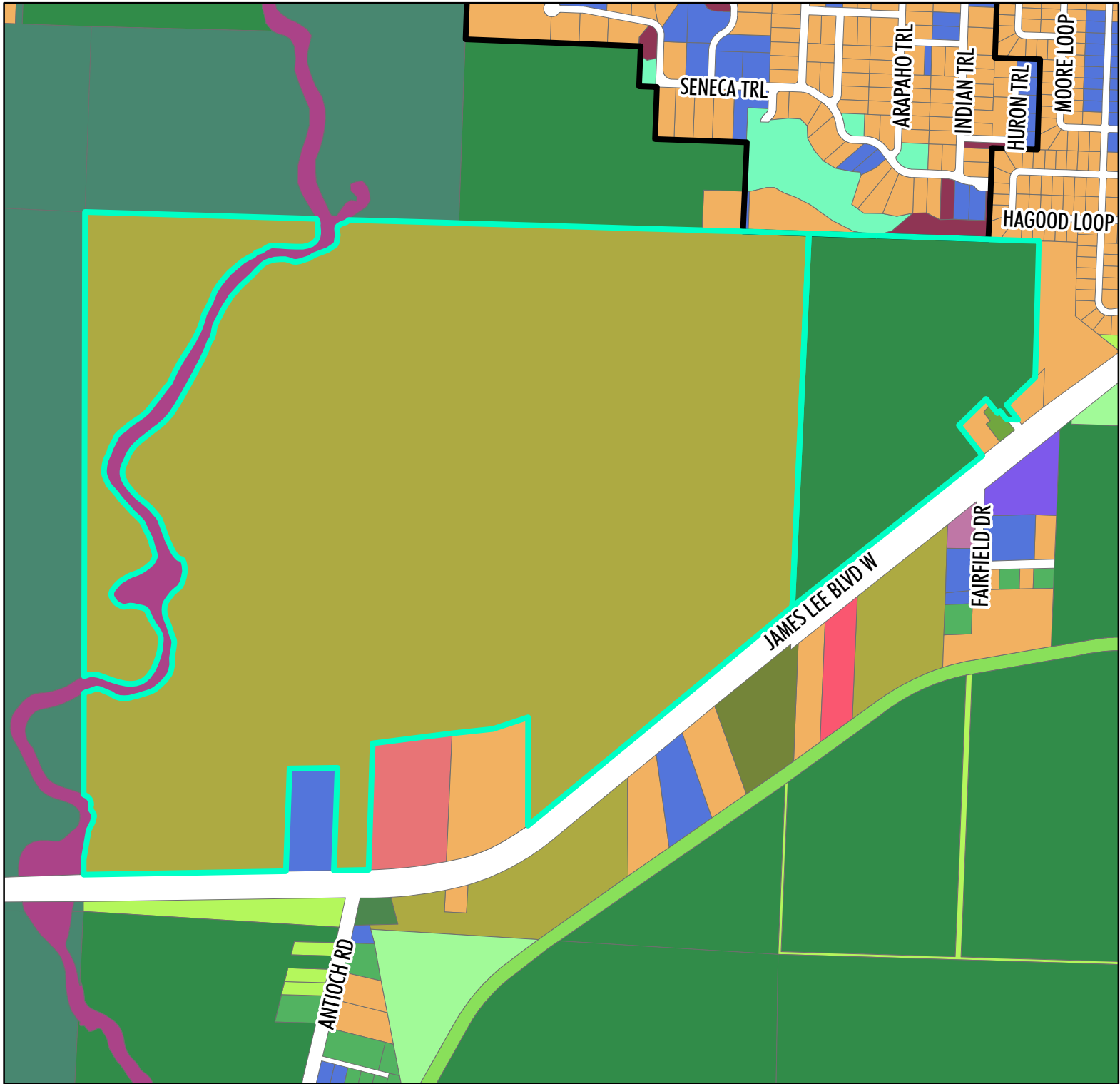
Vicinity Map



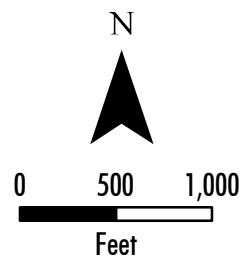
Not to Scale



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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

- Centrally
- Churches
- Clubs/Lodges
- County
- Improved A
- Mobile Home
- Municipal
- Non-Profit
- Office Building
- Res Common
- Service Shop
- Single Family
- State Tiit
- Supermarket
- Timber
- Timberland
- Trailer Park
- Vacant
- Water Managment

Current Future Land Use

N



0 500 1,000
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)

Conservation (CON)

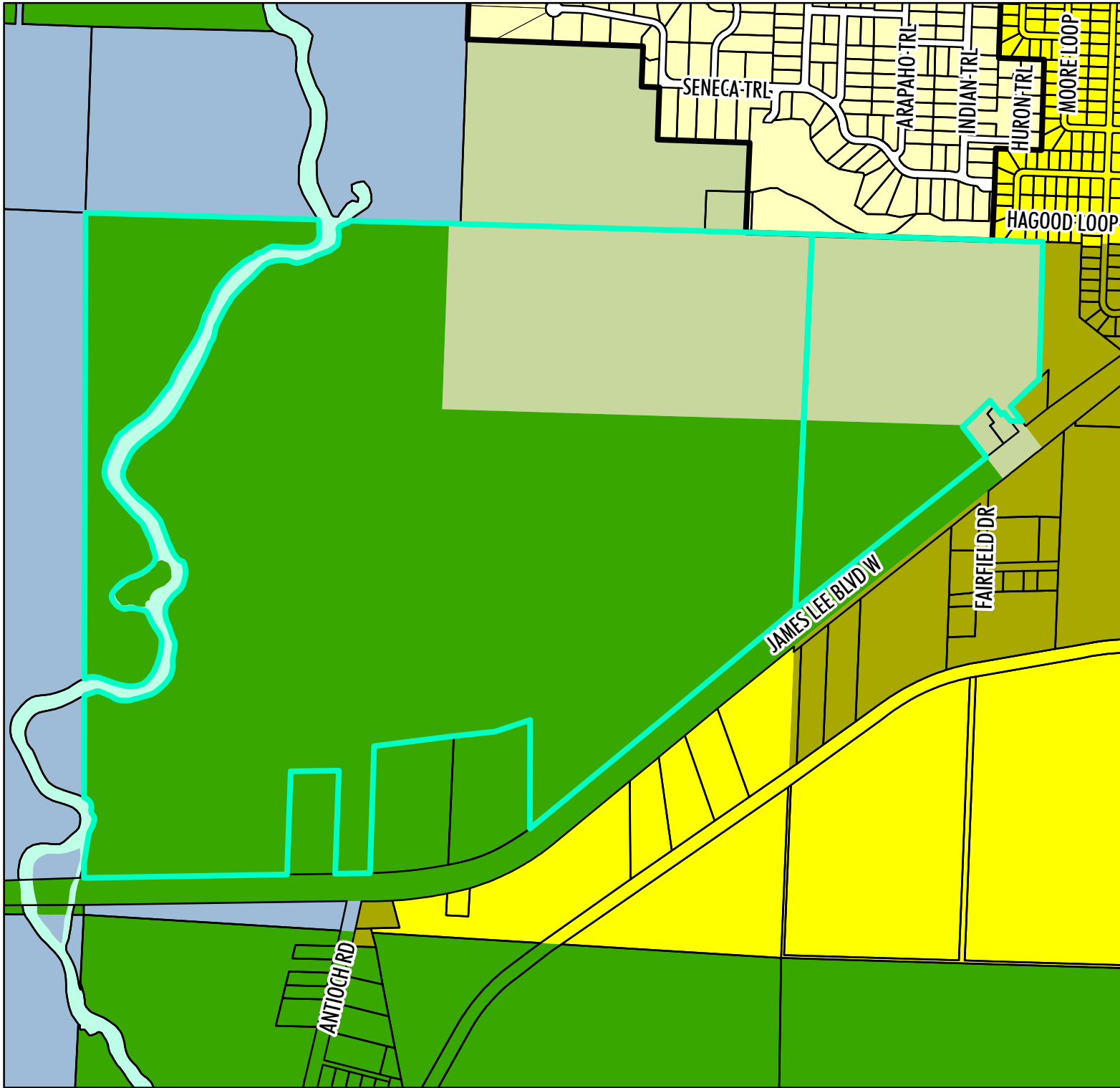
Low Density Residential (LDR)

Mixed Use (MU)

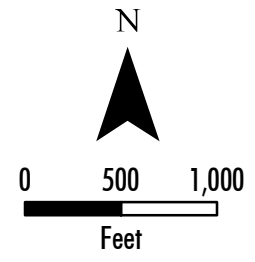
Rural Residential (RR)

Water

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Current Zoning



Legend

- Subject Parcel
- City Limits
- City Zoning**
 - Single Family Estate Dwelling District (R-1E)
 - Single Family Low Density District (R-1)
 - Single Family Medium Density District (R-2)
 - Single and Multi-Family Dwelling District (R-3)
 - Mixed Use (MU)
 - Commercial (C-1)
 - Commercial (C-2)
 - Industrial (IN)
 - Public Lands (P)
 - Conservation (E)
- County Zoning**
 - Agricultural (AA)
 - Rural Residential (RR)
 - Residential - 1 (R-1)
 - Mixed Use (MU)
 - Institutional (INST)
 - Water

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Proposed Future Land Use



0 500 1,000
Feet

Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

Residential (R)

County Future Land Use

Agriculture (AG)

Conservation (CON)

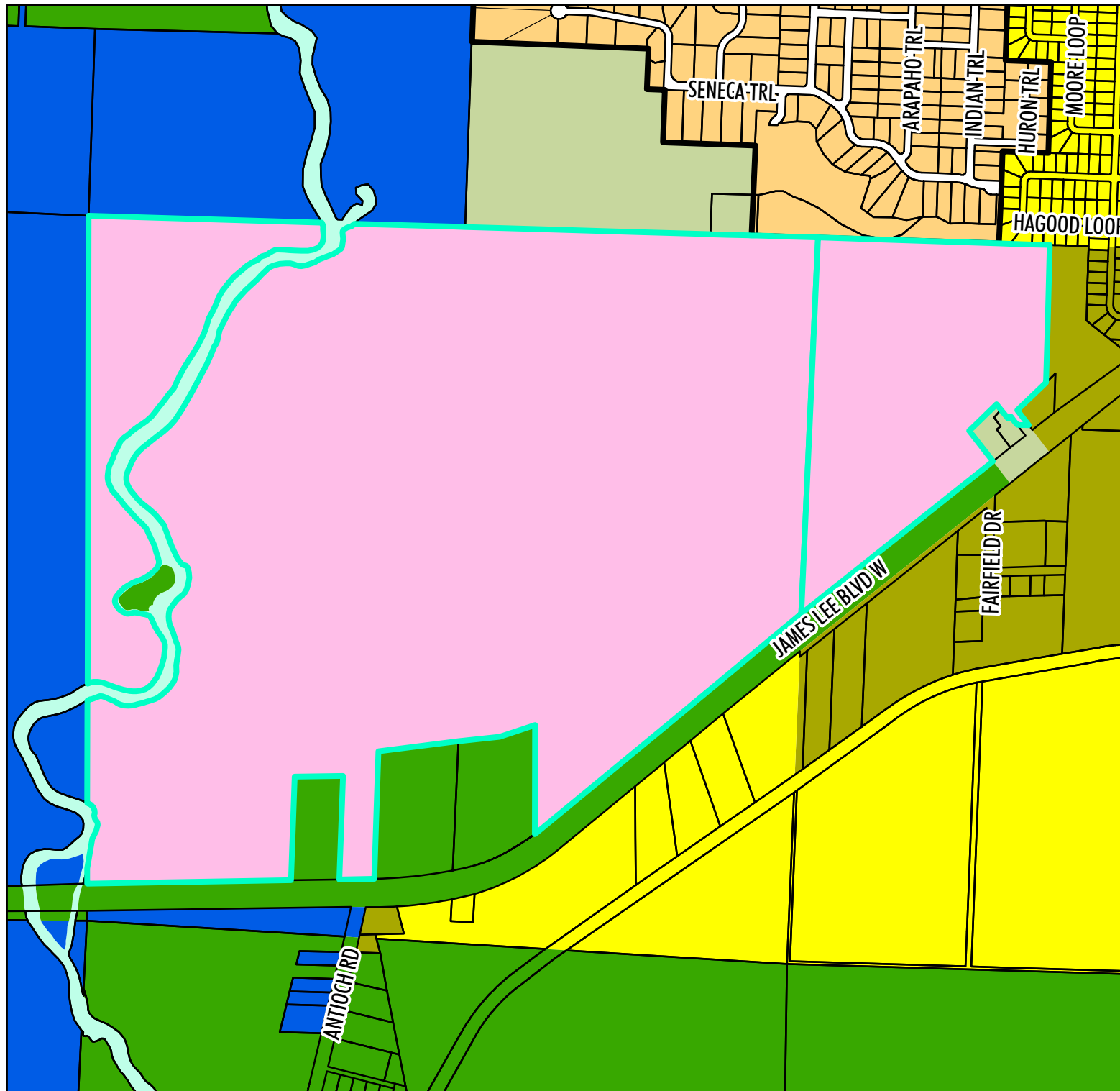
Low Density Residential (LDR)

Mixed Use (MU)

Rural Residential (RR)

Water

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Proposed Zoning



0 500 1,000
Feet

Legend

Subject Parcel

City Limits

City Zoning

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

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