



CITY OF
CRESTVIEW
PLANNING AND DEVELOPMENT BOARD

REGULAR MEETING AGENDA

March 6, 2023

6:00 p.m.

CITY 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 January 3, 2023 Minutes
- 6. Ordinance on 1st reading/ Public Hearing**
 6. 1. Ordinance 1919 - James Lee Blvd E Comprehensive Plan Amendment
 6. 2. Ordinance 1920 - James Lee Blvd E 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**

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 option 2 within 48 hours of the scheduled meeting.



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: March 6, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/6/2023
SUBJECT: 1. Approval of January 3, 2023 Minutes

BACKGROUND:

Routine approval of minutes.

DISCUSSION:

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 respectfully requests a motion to approve the January 3, 2023 minutes.

Attachments

1. 01.03.2023 draft pdb

ORDINANCE:

PLANNING AND DEVELOPMENT BOARD
Regular Meeting Minutes - DRAFT
January 3, 2023
6:00 p.m.
Council Chambers

1 Call to Order

Chair Mike Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present were: Mario Werth, Vice Chair, Ellis Conner, Michael Gilbert and alternates Bryan Follmar and Shannon Hayes. Also present were Deputy City Clerk Natasha Peacock, City Attorney Jonathan Holloway, and staff members. Mr. Malcolm Haynes was not present for this meeting.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Roy.

3 Approve Agenda

Chair M. Roy called for action on approving the agenda.

A motion made by Mr. Conner to approve the agenda. Seconded by Mr. Werth.

Roll Call: Ayes: Michael Roy, Ellis Conner, Mario Werth, Bryan Follmar, Michael Gilbert. Nays: None.

All ayes, motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

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

A motion made by Mr. Conner to approve the Consent Agenda as presented. A second by Mr. Follmar.

Roll Call: Ayes: Michael Roy, Ellis Conner, Mario Werth, Bryan Follmar, Michael Gilbert. Nays: None.

All ayes, motion carried.

5. 1. Approval of December 5, 2022 minutes

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1915 - Amending Chapter 6 of the Land Development Code

Staff presented Ordinance 1915 to the Planning Board. Senior Planner Mr. Schwendt explained to the Board the amended changes for Chapter 6. He explained that the change is to help developers and builders as it concerns setbacks for commercial properties. He then asked the Deputy City Clerk to read the ordinance.

Deputy City Clerk N. Peacock read the Ordinance by Title: An Ordinance Amending Chapter 6 – Development Standards, of the City Of Crestview Land Development Code; Providing For Severability; Providing For Scrivener’s Errors; Providing For

Liberal Interpretation; Providing For Repeal Of Conflicting Codes And Ordinances; And Providing For An Effective Date.

Chair M. Roy asked for comment from the Board. There was no comment from the Board.

Chair M. Roy asked for comment from the public. There was no comment from the public.

Chair M. Roy called for action.

Motion by Mr. Conner and seconded by Mr. Werth to recommend the City Council approve Ordinance 1915 on 1st Reading.

Roll Call: Ayes: Michael Roy, Ellis Conner, Mario Werth, Bryan Follmar, Michael Gilbert. Nays: None.

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. Director's Update

Senior Planner N. Schwendt presented the following information to the Board.

Development Orders Issued: On December 20th, a development order was issued for AA Tactical Green Street Phase 1, a proposed 7,200 square-foot building and associated parking, paving, and stormwater improvements at 784 Green St. On November 22nd, a development order was issued for Princeton Grove, a 107-unit senior adult living apartment development located at the corner of Aplin Rd and Patriot Lane.

There have been no final plats approved or recorded since the last meeting.

We have received applications for new development: Eagle View Subdivision: Proposed 198-lot subdivision located on approximately 186.48 acres located on Lindley Road.

Vineyard Village Apartments: Proposed, 28-unit affordable housing apartment project on approximately 1.92 acres of property located between W. Bowers Avenue and W. Field Avenue.

There are a handful of commercial and residential projects mentioned at previous meetings that are still in the review stage, so we expect to see the approval of these projects in the coming months.

12 Comments from the Audience

Chair M. Roy asked the public if anyone had additional comments. There were no additional comments from the public.

13 Adjournment

Chair M. Roy adjourned at 6:12 p.m.

Minutes approved on _____ day of _____ 2023.

Approved:

Chair M. Roy

Minutes submitted by:

Natasha Peacock, Deputy City Clerk

On behalf of M. Schrader, City Clerk
Notices having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: March 6, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/2/2023
SUBJECT: 1. Ordinance 1919 - James Lee Blvd E Comprehensive Plan Amendment

BACKGROUND:

On January 11, 2023, staff received an application to amend the comprehensive plan and zoning designations for property located at 1299 James Lee Boulevard East.

The subject property is currently located inside the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively.

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1919 on March 13, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Harvest Ministries International
C/O William Franklin
PO Box 688
Crestview, FL 32536
Parcel ID: 16-3N-23-0000-0013-0000
Site Size: 42.82 acres
Current FLU: Commercial (C)
Current Zoning: Commercial High-Intensity District (C-2)
Current Land Use: Church

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

Direction	FLU	Zoning	Existing Use
North	Mixed Use (MU) & Commercial (C)	Mixed Use (MU) & Commercial High-Intensity District (C-2)	Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant
South	Okaloosa County Low Density Residential, Mixed Use (MU) &	Okaloosa County Residential-1, Single-Family Medium-Density	Vacant, Residential & Commercial

	Residential (R)	Dwelling District (R-2), Mixed Use (MU) & Commercial Low-Intensity District (C-1)	
West	Mixed Use (MU) & Commercial (C)	Mixed Use (MU) & Commercial High-Intensity District (C-2)	Vacant

The subject property is currently developed for commercial use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could 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 February 13, 2023. An advertisement ran in the Crestview News Bulletin on February 23, 2023. Staff did receive written correspondence from the Lakes Largo Homeowner's Association regarding the rezoning component of this request, and it has been included for your reference and consideration.

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 were \$2,500.00. The cost of advertising was \$231.00.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to approve Ordinance 1919 on First Reading.

Attachments

1. Exhibit Packet
2. Planning & Zoning Mtg 6 Mar 2023

ORDINANCE: 1919

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 RESIDENTIAL (R) ON APPROXIMATELY 42.82 ACRES, MORE OR LESS, IN SECTION 16, 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 Commercial (C) to Residential (R) on a parcel of land containing 42.82 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 42.82 acres of land, more or less, from Commercial (C) to Residential (R). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 42.82 acres, more or less, is known as Parcel 16-3N-23-0000-0013-0000 and commonly described as:

A PORTION OF LANDS LYING IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3178, PAGE 3925 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF PURL ADAMS AVENUE, SAID POINT ALSO BEING THE NORTHWEST

CORNER OF FAIR OAKS SUBDIVISION UNIT 1, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 95 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF PURL ADAMS AVENUE AND THE NORTHERLY BOUNDARY OF FAIR OAKS SUBDIVISION UNIT 1, EAST, 124.97 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF FAIR OAKS SUBDIVISION UNIT 1, S 48°38'03" E, 305.89 FEET TO THE NORTHEAST CORNER OF FAIR OAKS SUBDIVISION UNIT 1 AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, S 48°38'03" E, 31.89 FEET; THENCE S 69°13'21" E, 59.63 FEET; THENCE S 72°49'40" E, 145.16 FEET; THENCE S 81°51'43" E, 125.13 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF VICTORY LANE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LANDS AND SAID RIGHT-OF-WAY BOUNDARY, S 12°14'37" W, 214.67 FEET TO THE SOUTHWEST CORNER OF VICTORY LANE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF VICTORY LANE, S 74°50'54" E, 66.09 FEET TO THE SOUTHEAST CORNER OF VICTORY LANE, LYING ON THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2046, PAGE 845; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF VICTORY LANE, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753, S 13°05'07" E, 277.12 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2046, PAGE 845; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, N 77°11'53" E, 250.21 FEET TO A FOUND IRON ROD (NO ID) MARKING THE SOUTHEAST CORNER OF SAID LANDS, LYING ON THE WESTERLY BOUNDARY OF LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 3629, PAGE 592; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753, S 11°13'42" E, 63.73 FEET TO A FOUND IRON ROD AND CAP (NO ID) MARKING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753 AND THE SOUTHWEST CORNER OF LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 3629, PAGE 592 FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND ALONG THE SOUTHEASTERLY BOUNDARY OF LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 3629, PAGE 592, N 50°31'32" E, 76.36 FEET TO A FOUND IRON ROD AND CAP (LB#7245); THENCE N 45°22'18" E, 121.71 FEET TO A FOUND IRON ROD AND CAP (LB#7245); THENCE N 45°05'41" E, 219.51 FEET TO A FOUND IRON ROD AND CAP (LB#7245); THENCE N 17°02'00" E, 199.54 FEET TO A FOUND IRON ROD AND CAP (LB#7245); THENCE N 34°17'24" E, 122.53 FEET TO A FOUND IRON ROD (NO ID) MARKING THE EASTERNMOST CORNER OF SAID LANDS; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LANDS, N 27°56'31" W, 542.55 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE NORTHEAST CORNER OF SAID LANDS AND THE SOUTHEAST CORNER OF LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 3629, PAGE 592; THENCE CONTINUE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LANDS, N 27°56'31" W, 245.78 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE NORTHEAST CORNER OF SAID LANDS AND LYING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD #10 (US HIGHWAY #90); THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY, S 75°32'04" E, 81.29 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3158, PAGE 2357; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LANDS,

S 27°56'31" E, 733.36 FEET TO A FOUND IRON ROD AND CAP (LB#7245) MARKING THE SOUTHERNMOST CORNER OF SAID LANDS; THENCE LEAVING THE SOUTHERLY BOUNDARY OF SAID LANDS, S 69°35'42" E, 546.25 FEET TO A SET IRON ROD AND CAP (LB#7245); THENCE S 81°14'13" E, 605.46 FEET TO A SET IRON ROD AND CAP (LB#7245) LYING ON THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2519, PAGE 3851; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3014, PAGE 1407, OFFICIAL RECORDS BOOK 3367, PAGE 3606, OFFICIAL RECORDS BOOK 3652, PAGE 1595, AND OFFICIAL RECORDS BOOK 3652, PAGE 1600, S 02°05'19" W, 1480.72 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3652, PAGE 1600 AND LYING ON THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF THE CSX RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY, N 61°15'55" W, 2234.47 FEET TO A FOUND IRON ROD AND CAP (LB#5024) LYING ON THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, S 88°57'59" E, 171.91 FEET TO A FOUND IRON ROD AND CAP (LB#5024); THENCE N 83°43'35" E, 174.16 FEET TO A FOUND IRON ROD AND CAP (NO ID); THENCE N 50°30'51" E, 99.04 FEET TO THE POINT OF BEGINNING; CONTAINING 42.82 ACRES, MORE OR LESS.

The Residential (R) Future Land Use Category is hereby imposed on Parcel 16-3N-23-0000-0013-0000. 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 16-3N-23-0000-0013-0000 thereon.

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 27th day of March, 2023.

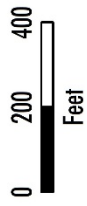
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 27th day of March, 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)

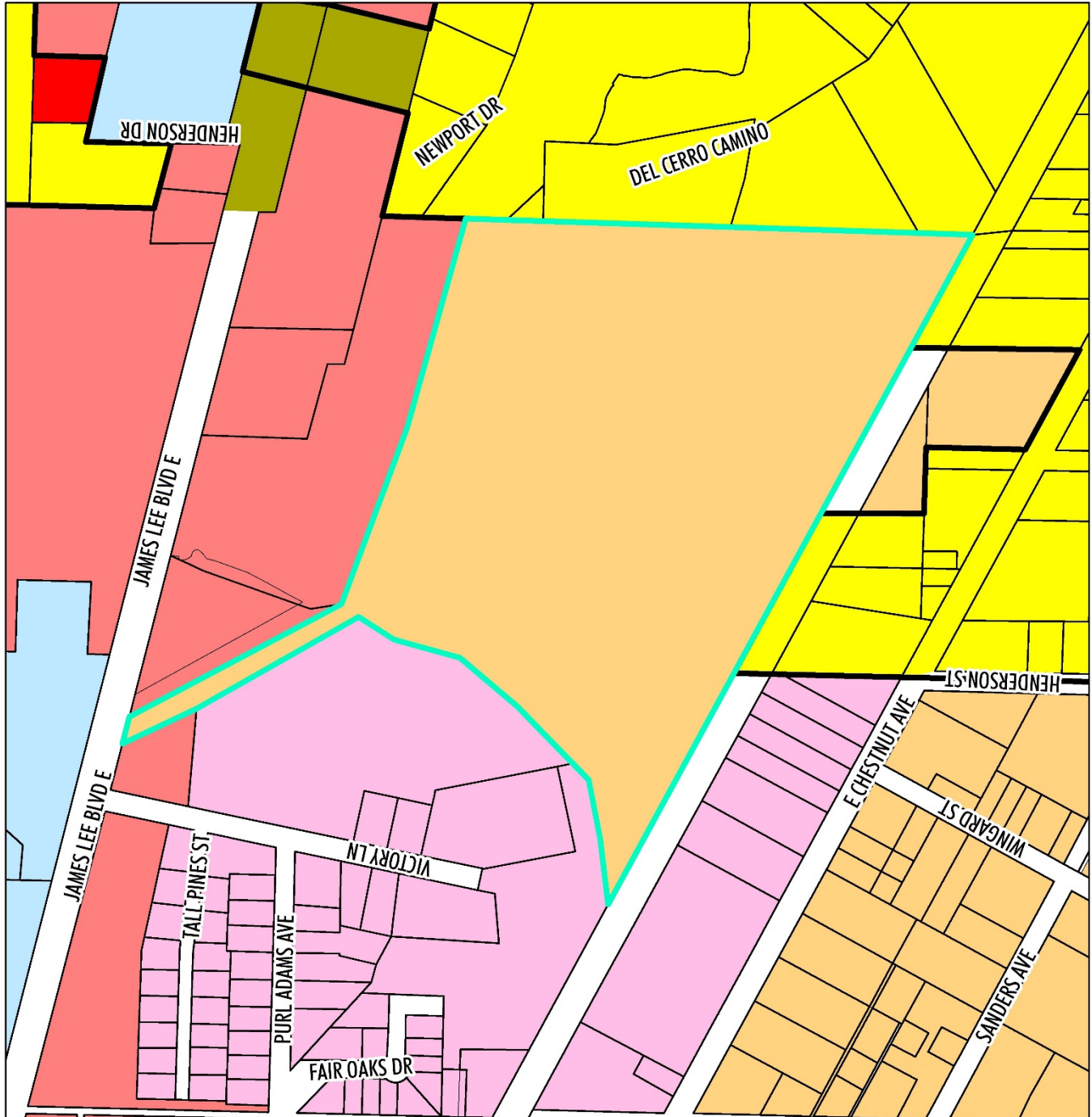
County Future Land Use

Commercial (C)

Low Density Residential (LDR)

Mixed Use (MU)

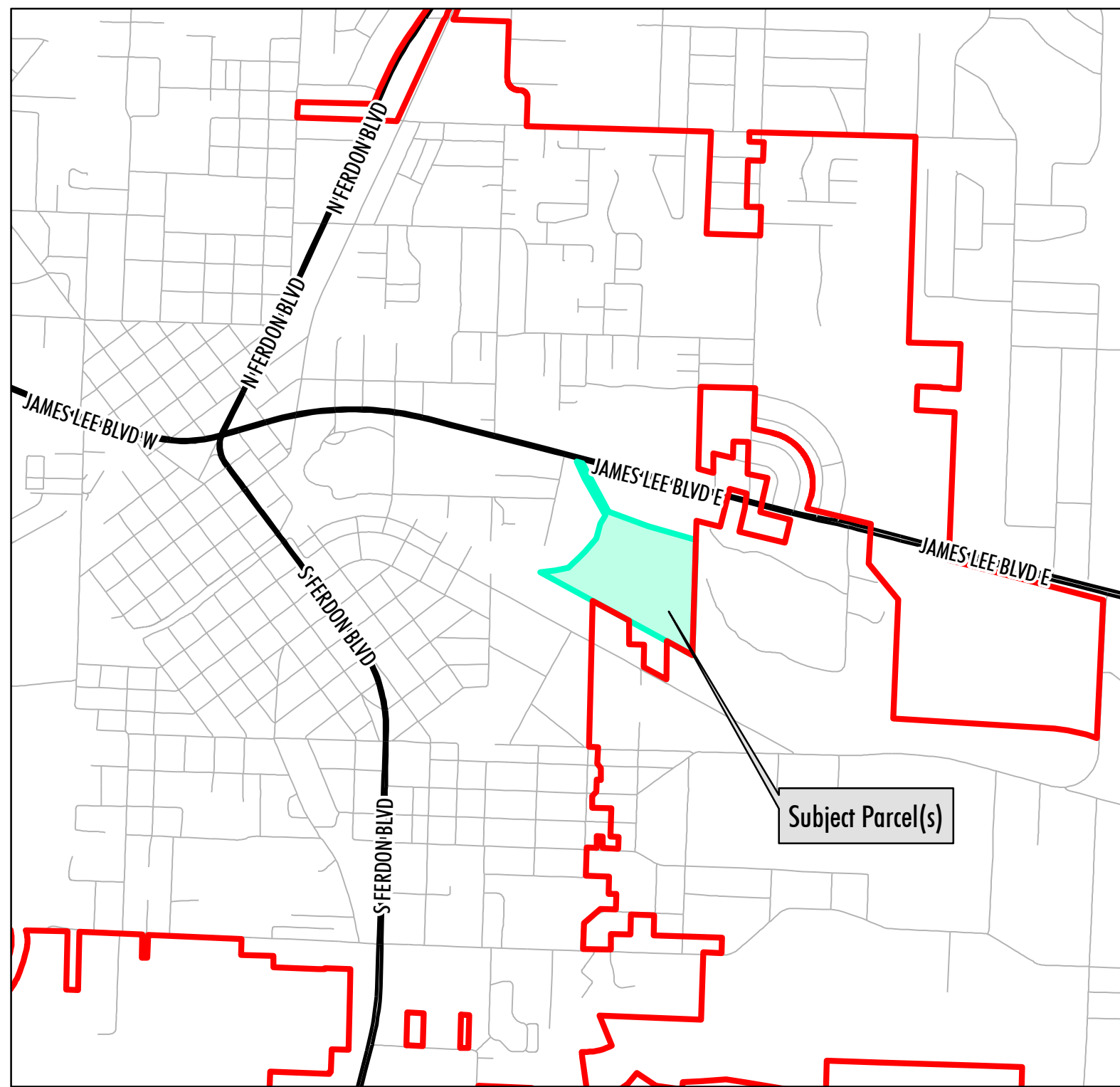
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



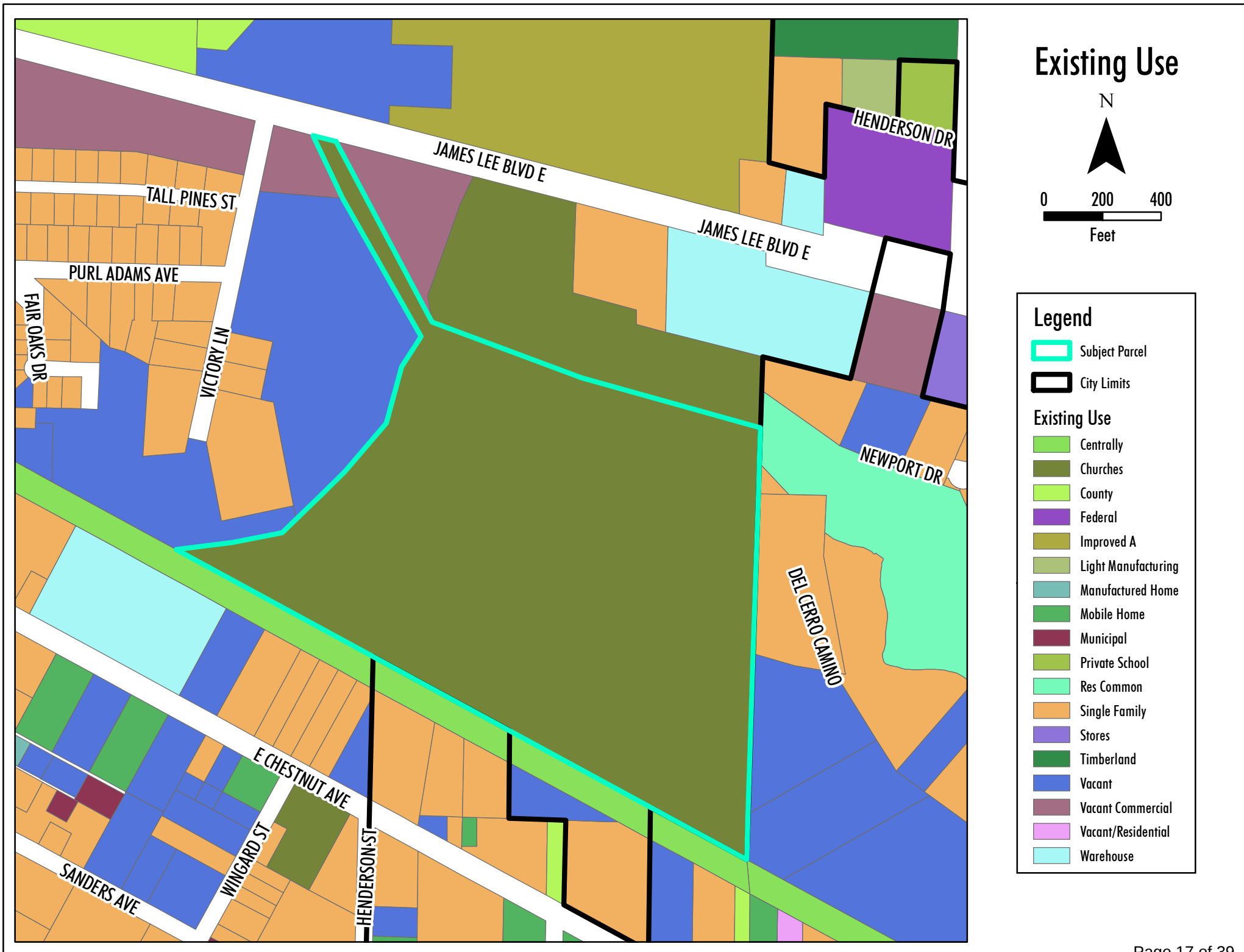
Vicinity Map



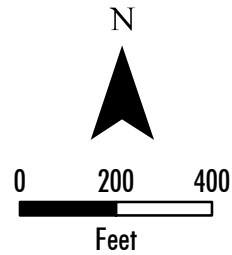
Not to Scale



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



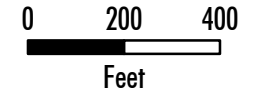
Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use
 - Centrally
 - Churches
 - County
 - Federal
 - Improved A
 - Light Manufacturing
 - Manufactured Home
 - Mobile Home
 - Municipal
 - Private School
 - Res Common
 - Single Family
 - Stores
 - Timberland
 - Vacant
 - Vacant Commercial
 - Vacant/Residential
 - Warehouse

Current Future Land Use



Legend

Subject Parcel

City Limits

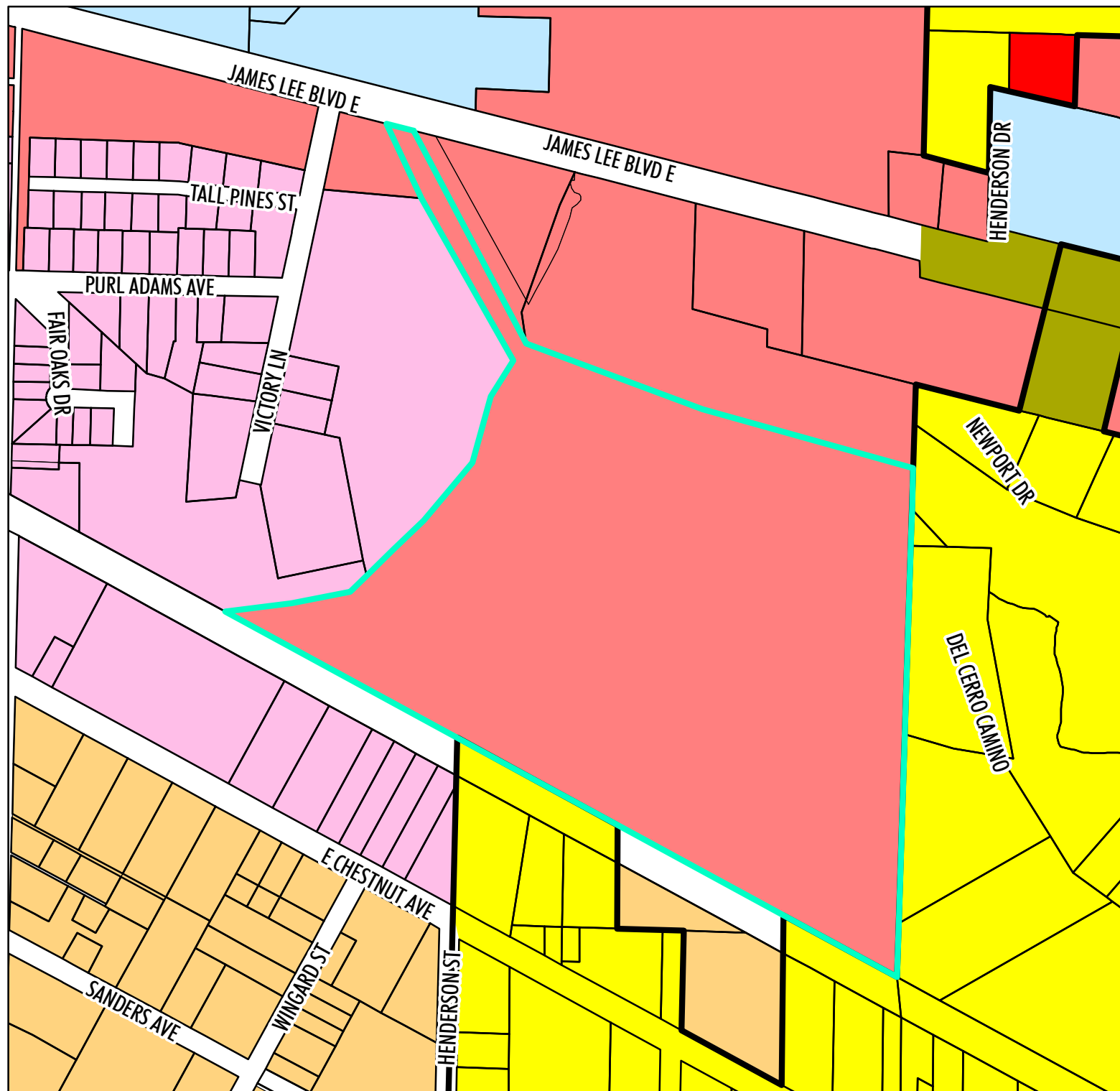
City Future Land Use

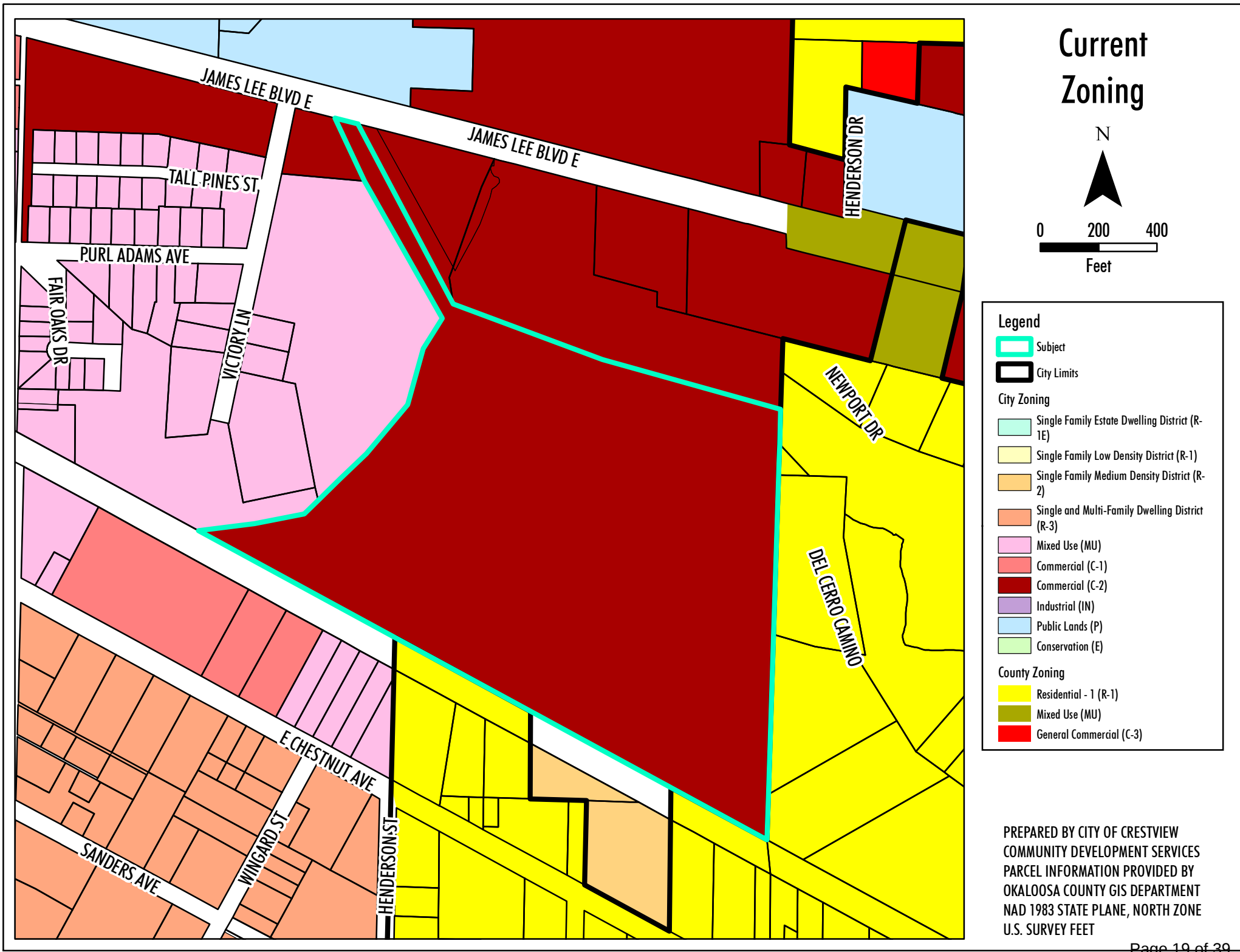
- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

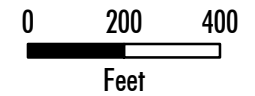
- Commercial (C)
- Low Density Residential (LDR)
- Mixed Use (MU)

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

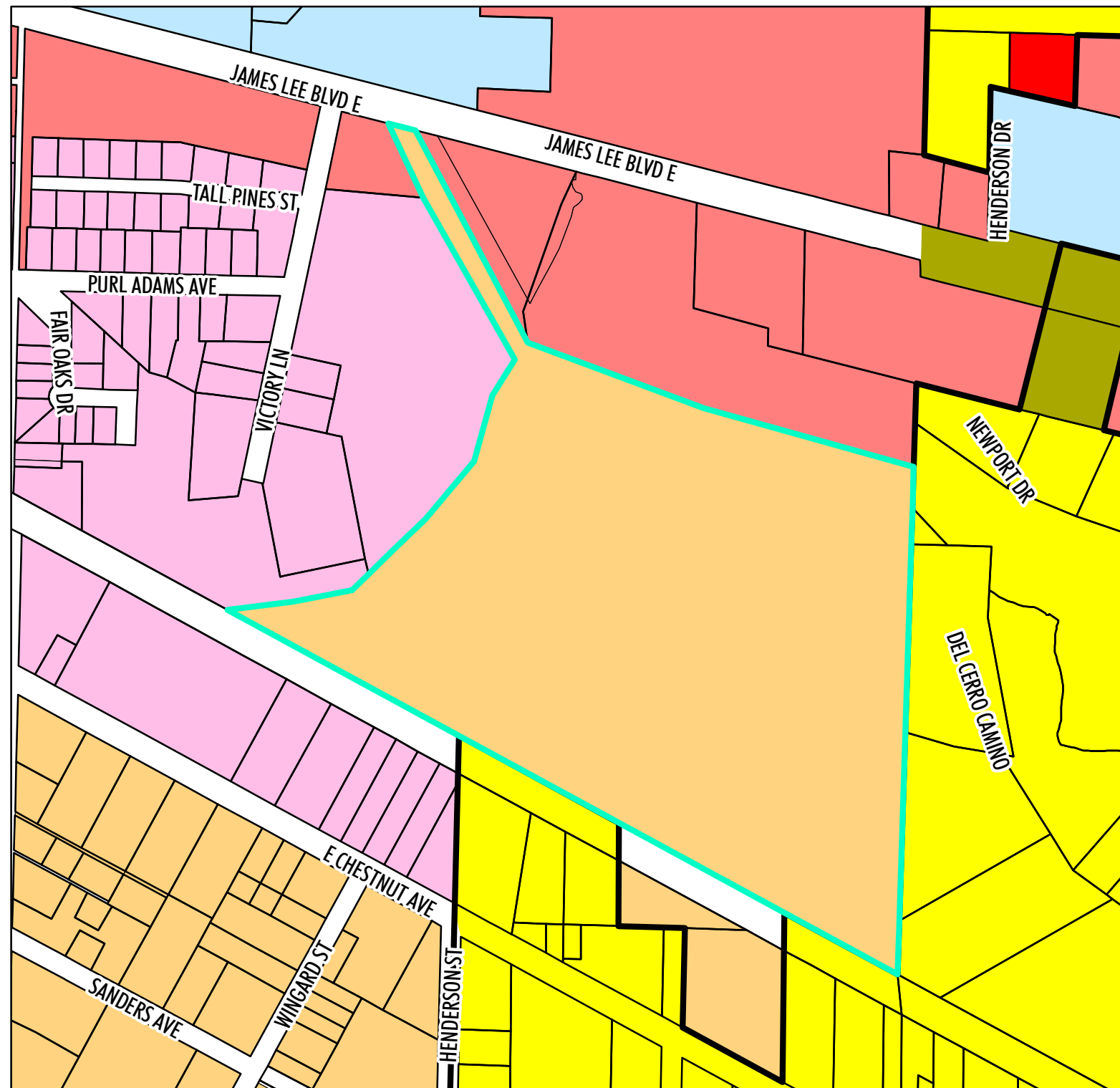
City Future Land Use

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

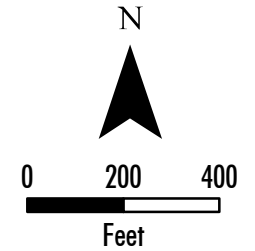
County Future Land Use

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

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



Proposed Zoning



Legend

Subject Parcel

City Limits

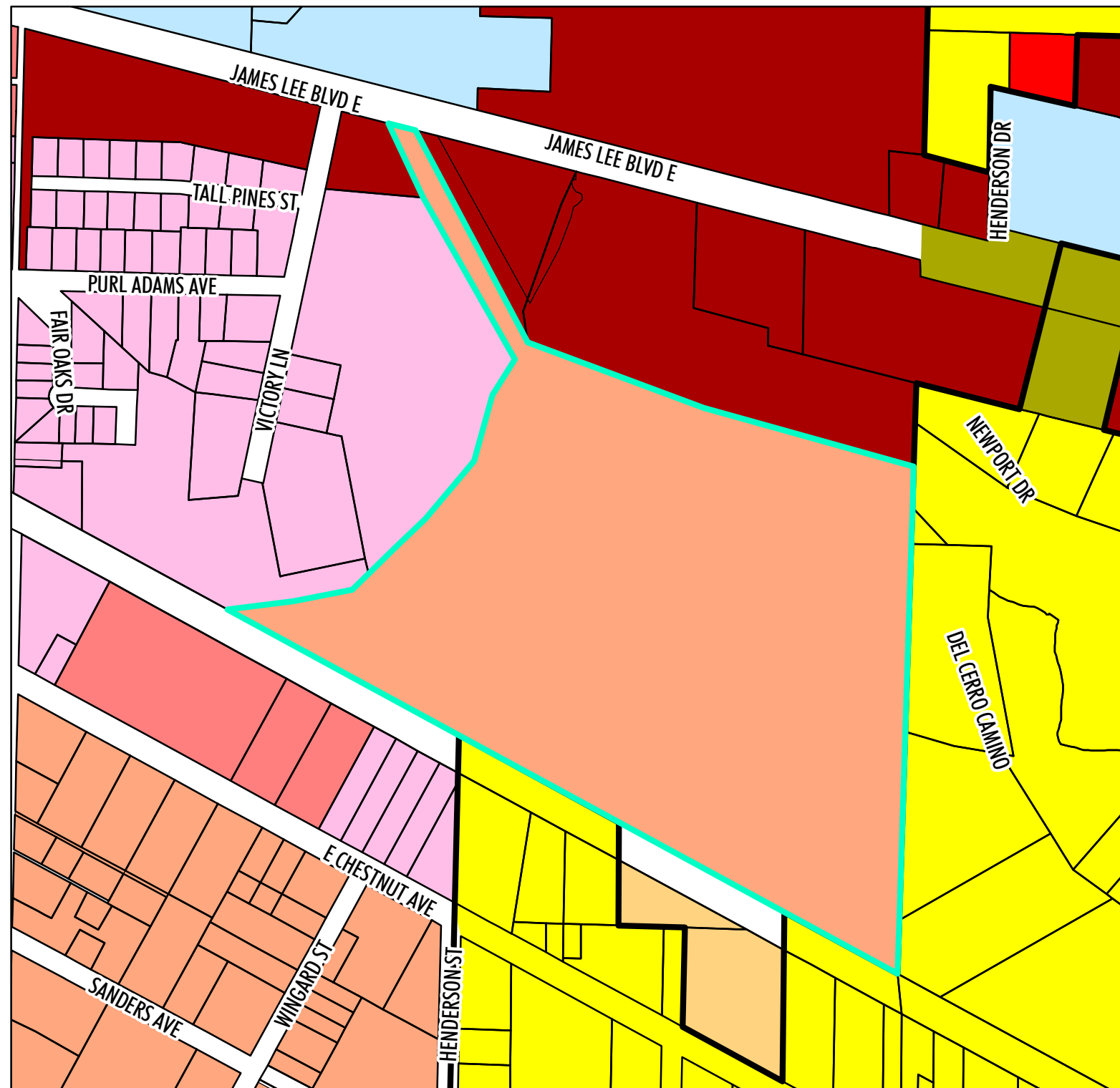
City Zoning

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



Lakes Largo Homeowners Association (#N98000004785)

1 March 2023

5 Del Cerro Camino
Crestview, FL 32539

To: Community Development Services Planning and Zoning Division

From: Lakes Largo HOA (Parcel # 16-3N-23-0000-0032-003K)

Reference: Notice of Voluntary Annexation/Zoning Change Request (Parcel #16-3N-23-0000-0013-0000)

The Lakes Largo Homeowners Association owns approximately 29 acres of private Lakes and Damn area lying within the DEL CERRO VISTA S/D and adjacent to the Harvest Ministries parcel. The lakes are spring fed, originating upstream from the Harvest Ministries parcel and flowing down directly into our lake and Mill Creek which eventually deposits into the Shoal River. Multiple private residential properties border the lake located on Del Cerro Camino, Ponce De Leon Rd and Newport Dr in the Del Cerro Vista neighborhood in District 1, Okaloosa County. Many of the properties are 1 acre or larger in size and are designated Property Use Code RES COMMON (000900).

As concerned citizens, property owners, and caretakers of this fragile ecosystem already overburdened by unwanted and uncontrolled water runoff from surrounding areas we request the Planning and Development Board consider and address the following concerns prior to approval:

- Place priority on preservation and protection of the surrounding environment, and maintaining quality of life for nearby neighborhoods

-
- Zoning Density too high/not commensurate with surrounding residential areas
 - Detrimental effects from potential construction activity to include impacts from contamination, watershed runoff, environmental concerns and pollution
 - Flooding resulting from over/improper development, failure to control and maintain increased water runoff resulting from development
 - Inadequate ingress/egress to Hwy 90 contributing to traffic congestion/safety concerns

We strongly recommend the City Council address the above concerns, study potential impacts to the environment, significantly reduce the Zoning Density, conduct risk mitigation providing assurance that any/all approved development will provide adequate retention ponds and system of stormwater runoff that does include, contribute to or adversely impact an already overburdened stormwater condition in our community.

Sincerely,

Mark Lynch
Sec/Treasurer Lakes Largo HOA



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: March 6, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/2/2023
SUBJECT: 2. Ordinance 1920 - James Lee Blvd E Rezoning

BACKGROUND:

On January 11, 2023, staff received an application to amend the comprehensive plan and zoning designations for property located at 1299 James Lee Boulevard East.

The subject property is currently located inside the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively.

The application requests the Single and Multi-Family Density Dwelling District (R-3) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1920 on March 13, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Harvest Ministries International
C/O William Franklin
PO Box 688
Crestview, FL 32536
Parcel ID: 16-3N-23-0000-0013-0000
Site Size: 42.82 acres
Current FLU: Commercial (C)
Current Zoning: Commercial High-Intensity District (C-2)
Current Land Use: Church

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

Direction	FLU	Zoning	Existing Use
North	Mixed Use (MU) & Commercial (C)	Mixed Use (MU) & Commercial High-Intensity District (C-2)	Vacant
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Vacant

South	Okaloosa County Low Density Residential, Mixed Use (MU) & Residential (R)	Okaloosa County Residential-1, Single-Family Medium-Density Dwelling District (R-2), Mixed Use (MU) & Commercial Low-Intensity District (C-1)	Vacant, Residential & Commercial
West	Mixed Use (MU) & Commercial (C)	Mixed Use (MU) & Commercial High-Intensity District (C-2)	Vacant

The subject property is currently developed for commercial use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could 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 February 13, 2023. An advertisement ran in the Crestview News Bulletin on February 23, 2023. Staff did receive written correspondence from the Lakes Largo Homeowner's Association regarding this rezoning, and it has been included for your reference and consideration.

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 were \$750.00. There is no additional cost of advertising as the rezoning request was included in the advertisement for the comprehensive plan amendment.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to approve Ordinance 1920 on First Reading.

Attachments

1. Exhibit Packet
2. Planning & Zoning Mtg 6 Mar 2023

ORDINANCE: 1920

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 42.82 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL LOW-INTENSITY DISTRICT (C-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 42.82 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 42.82 acres, more or less, being formerly zoned Commercial High-Intensity District (C-2) with the Residential (R) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1919, is hereby rezoned to Single and Multi-Family Density Dwelling District (R-3) to wit:

PIN # 16-3N-23-0000-0013-0000

A PORTION OF LANDS LYING IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3178, PAGE 3925 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF PURL ADAMS AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF FAIR OAKS SUBDIVISION UNIT 1, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 95 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF PURL ADAMS AVENUE AND THE NORTHERLY BOUNDARY OF FAIR OAKS SUBDIVISION UNIT 1, EAST, 124.97 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF FAIR OAKS SUBDIVISION UNIT 1, S 48°38'03" E, 305.89 FEET TO THE NORTHEAST CORNER OF FAIR OAKS SUBDIVISION UNIT 1 AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, S 48°38'03" E, 31.89 FEET; THENCE S 69°13'21" E, 59.63 FEET; THENCE S 72°49'40" E, 145.16 FEET; THENCE S 81°51'43" E, 125.13 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF VICTORY LANE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LANDS AND SAID RIGHT-OF-WAY

BOUNDARY, S 12°14'37" W, 214.67 FEET TO THE SOUTHWEST CORNER OF VICTORY LANE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF VICTORY LANE, S 74°50'54" E, 66.09 FEET TO THE SOUTHEAST CORNER OF VICTORY LANE, LYING ON THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2046, PAGE 845; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF VICTORY LANE, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753, S 13°05'07" E, 277.12 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2046, PAGE 845; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, N 77°11'53" E, 250.21 FEET TO A FOUND IRON ROD (NO ID) MARKING THE SOUTHEAST CORNER OF SAID LANDS, LYING ON THE WESTERLY BOUNDARY OF LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 3629, PAGE 592; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753, S 11°13'42" E, 63.73 FEET TO A FOUND IRON ROD AND CAP (NO ID) MARKING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753 AND THE SOUTHWEST CORNER OF LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 3629, PAGE 592 FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND ALONG THE SOUTHEASTERLY BOUNDARY OF LANDS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 3629, PAGE 592, N 50°31'32" E, 76.36 FEET TO A FOUND IRON ROD AND CAP (LB#7245); THENCE N 45°22'18" E, 121.71 FEET TO A FOUND IRON ROD AND CAP (LB#7245); THENCE N 45°05'41" E, 219.51 FEET TO A FOUND IRON ROD AND CAP (LB#7245); THENCE N 17°02'00" E, 199.54 FEET TO A FOUND IRON ROD AND CAP (LB#7245); THENCE N 34°17'24" E, 122.53 FEET TO A FOUND IRON ROD (NO ID) MARKING THE EASTERNMOST CORNER OF SAID LANDS; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LANDS, N 27°56'31" W, 542.55 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE NORTHEAST CORNER OF SAID LANDS AND THE SOUTHEAST CORNER OF LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 3629, PAGE 592; THENCE CONTINUE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LANDS, N 27°56'31" W, 245.78 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE NORTHEAST CORNER OF SAID LANDS AND LYING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD #10 (US HIGHWAY #90); THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY, S 75°32'04" E, 81.29 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3158, PAGE 2357; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LANDS, S 27°56'31" E, 733.36 FEET TO A FOUND IRON ROD AND CAP (LB#7245) MARKING THE SOUTHERNMOST CORNER OF SAID LANDS; THENCE LEAVING THE SOUTHERLY BOUNDARY OF SAID LANDS, S 69°35'42" E, 546.25 FEET TO A SET IRON ROD AND CAP (LB#7245); THENCE S 81°14'13" E, 605.46 FEET TO A SET IRON ROD AND CAP (LB#7245) LYING ON THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2519, PAGE 3851; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3014, PAGE 1407, OFFICIAL RECORDS BOOK 3367, PAGE 3606, OFFICIAL RECORDS BOOK 3652, PAGE 1595, AND OFFICIAL RECORDS BOOK 3652, PAGE 1600, S 02°05'19" W, 1480.72 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3652, PAGE 1600 AND LYING ON THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF THE CSX RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY, N 61°15'55" W, 2234.47 FEET TO A FOUND IRON ROD AND CAP (LB#5024)

LYING ON THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3753; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, S 88°57'59" E, 171.91 FEET TO A FOUND IRON ROD AND CAP (LB#5024); THENCE N 83°43'35" E, 174.16 FEET TO A FOUND IRON ROD AND CAP (NO ID); THENCE N 50°30'51" E, 99.04 FEET TO THE POINT OF BEGINNING; CONTAINING 42.82 ACRES, MORE OR LESS.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1919 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 27th day of March, 2023.

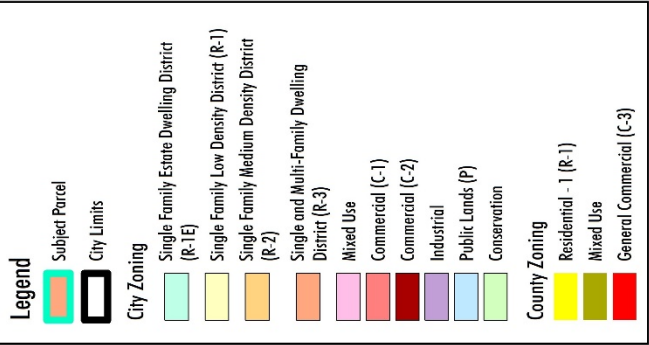
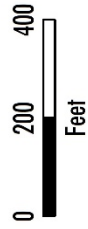
ATTEST:

Maryanne Schrader
City Clerk

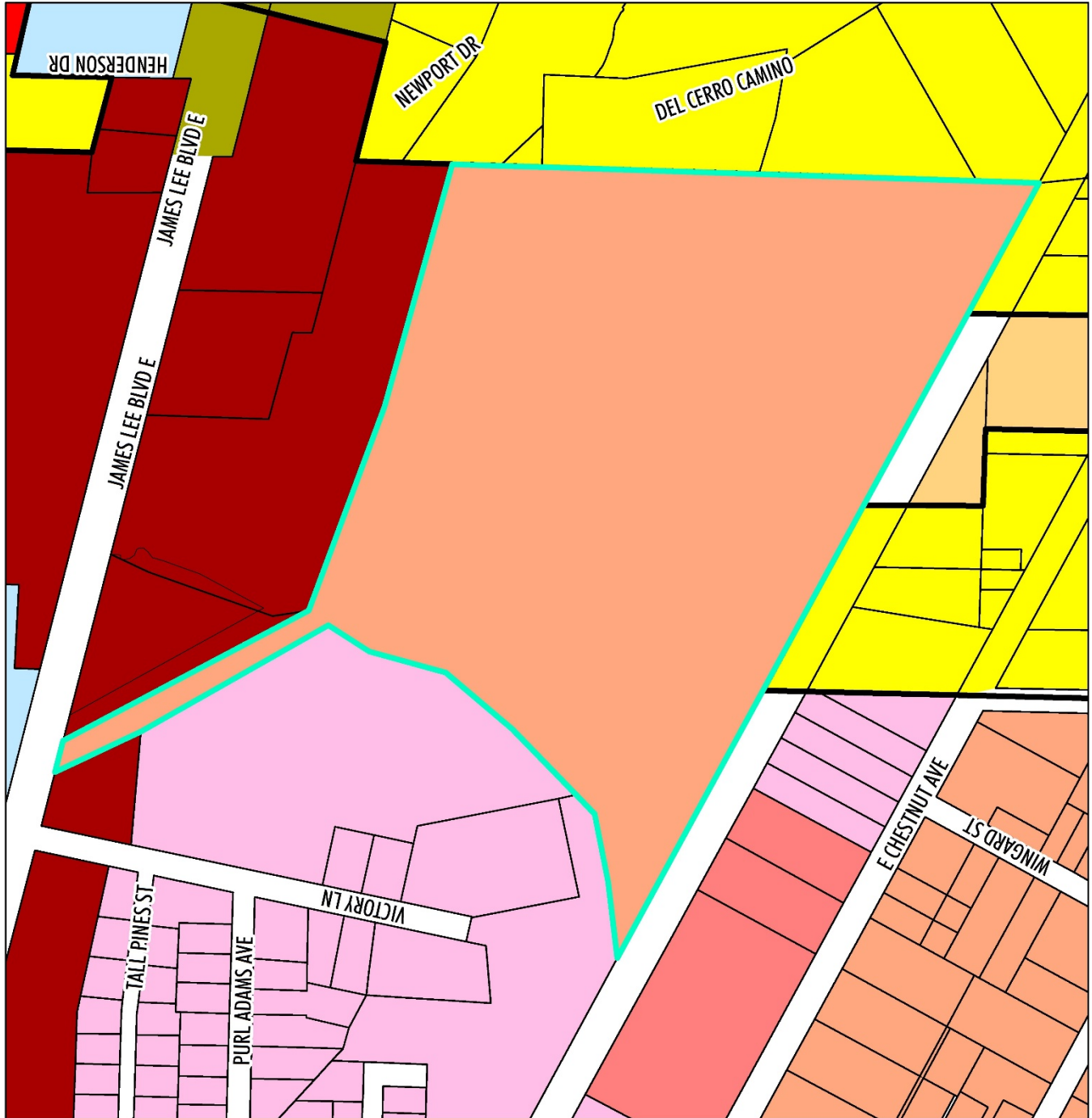
Approved by me this 27th day of March, 2023.

J. B. Whitten
Mayor

Adopted Zoning



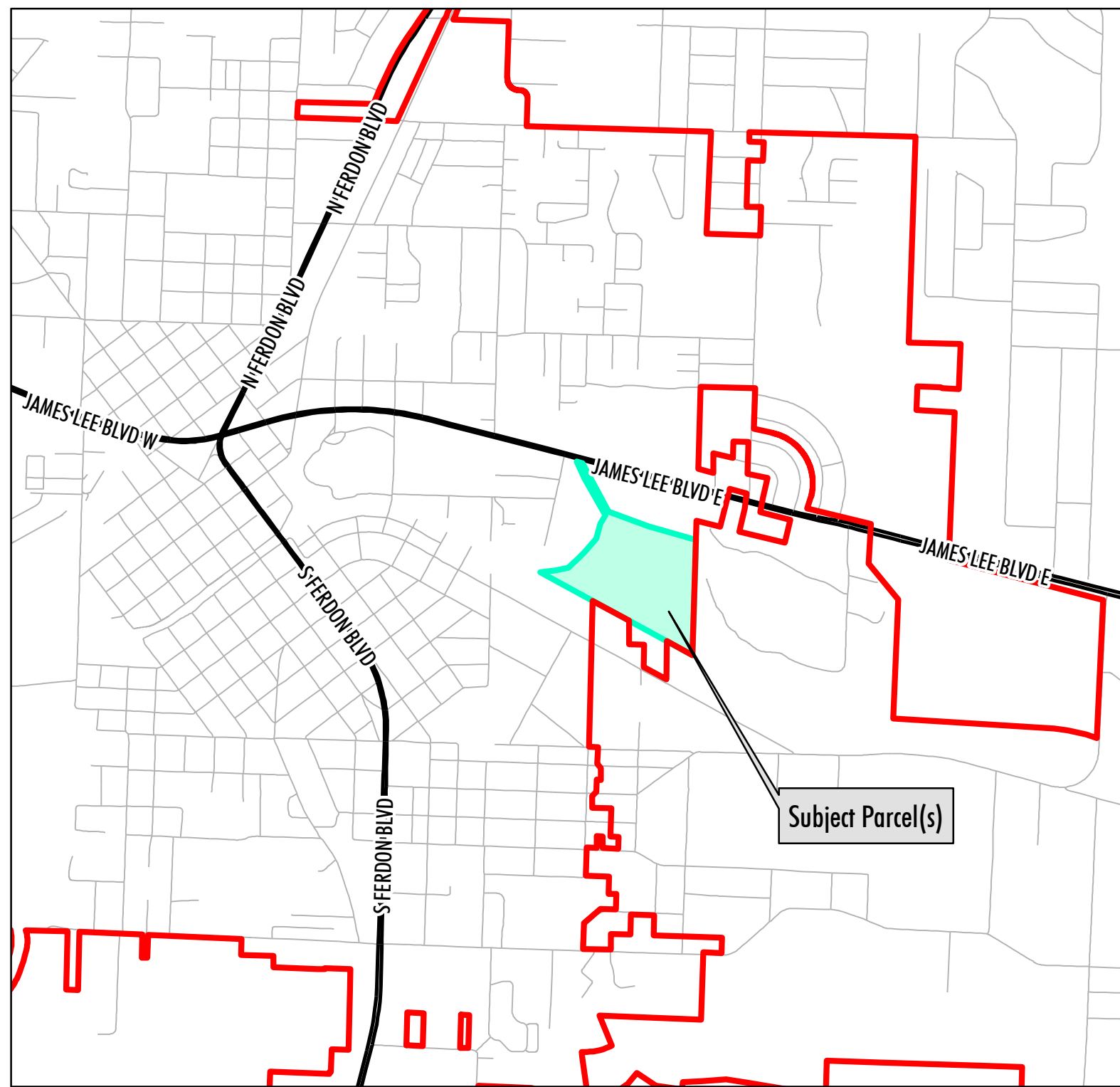
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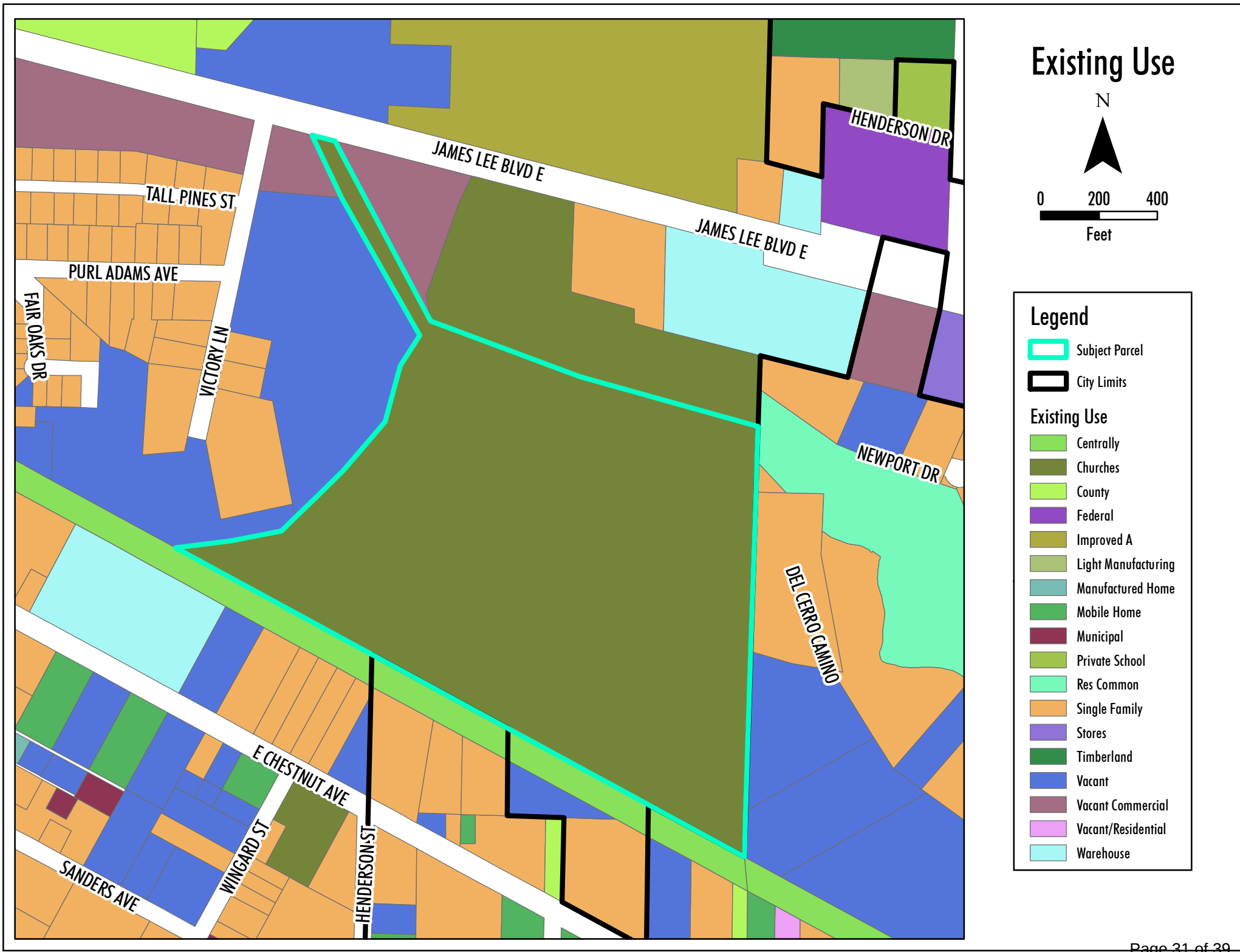
Vicinity Map



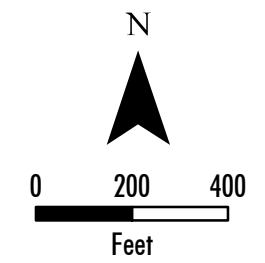
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use
 - Centrally
 - Churches
 - County
 - Federal
 - Improved A
 - Light Manufacturing
 - Manufactured Home
 - Mobile Home
 - Municipal
 - Private School
 - Res Common
 - Single Family
 - Stores
 - Timberland
 - Vacant
 - Vacant Commercial
 - Vacant/Residential
 - Warehouse

Current Future Land Use



0 200 400
Feet

Legend

Subject Parcel

City Limits

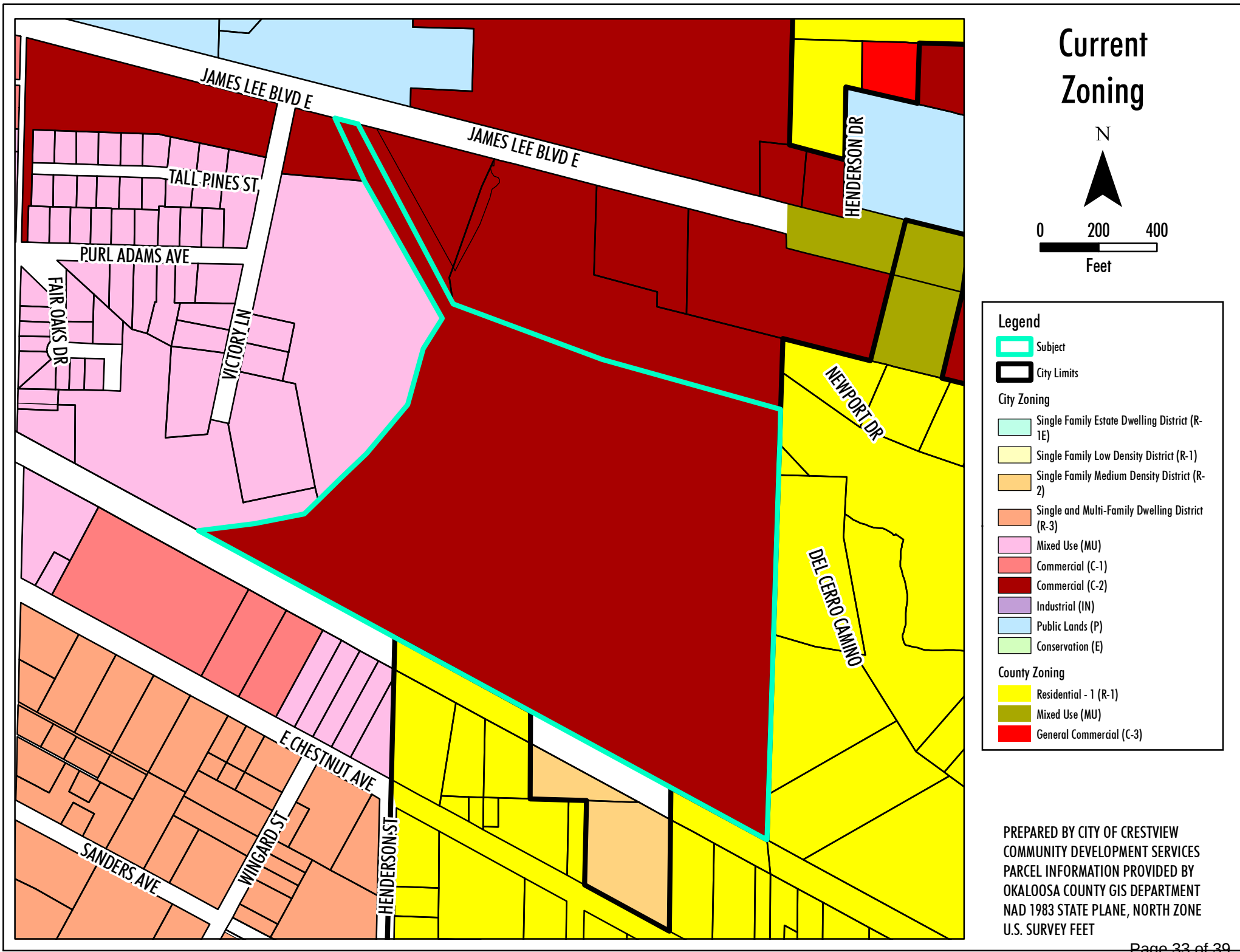
City Future Land Use

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

County Future Land Use

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

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COMMUNITY DEVELOPMENT SERVICES
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OKALOOSA COUNTY GIS DEPARTMENT
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Proposed Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

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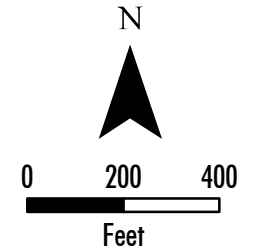
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Proposed Zoning



Legend

Subject Parcel

City Limits

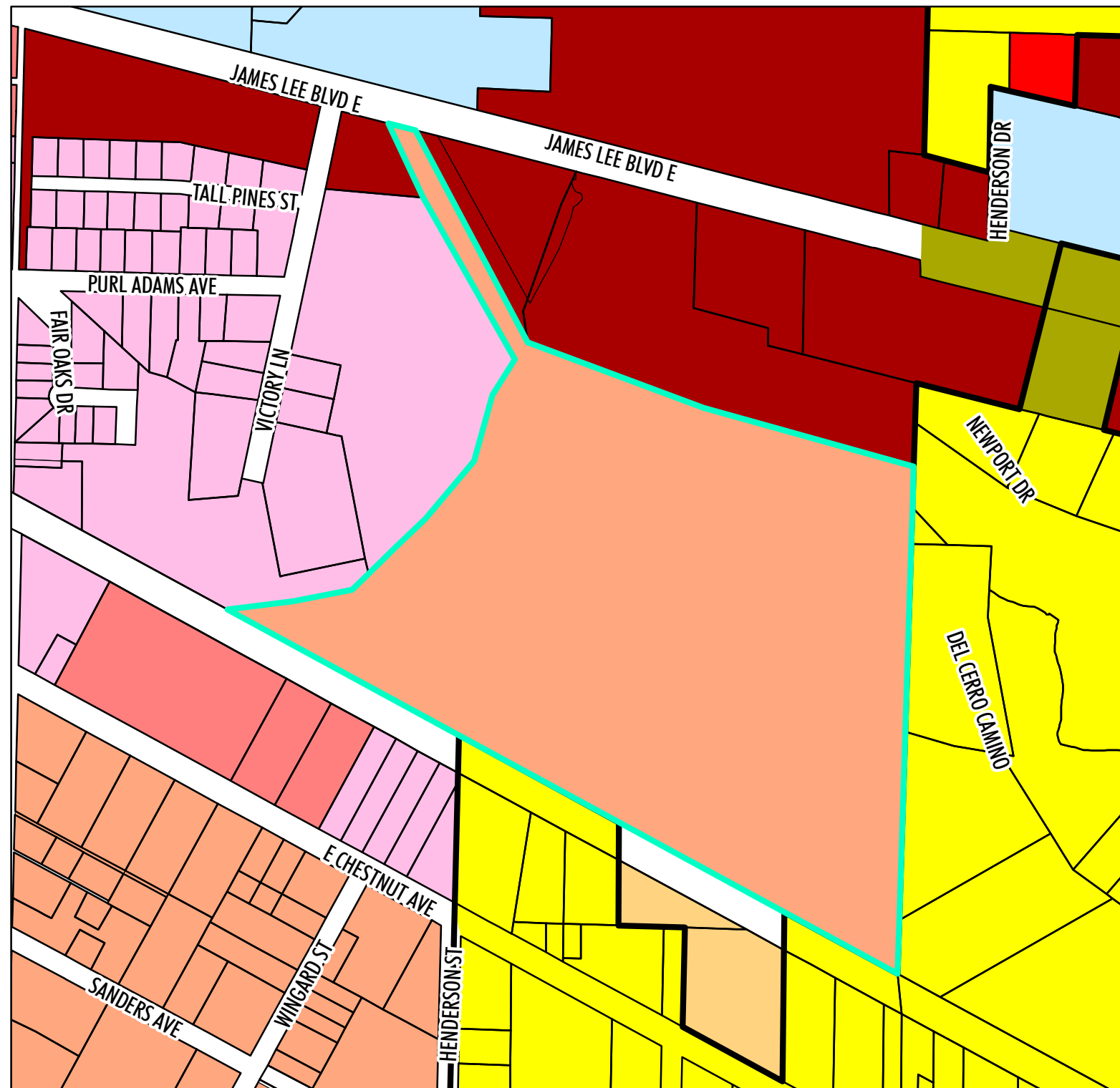
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To: Community Development Services Planning and Zoning Division

From: Lakes Largo HOA (Parcel # 16-3N-23-0000-0032-003K)

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Sincerely,

Mark Lynch
Sec/Treasurer Lakes Largo HOA



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: March 6, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/1/2023
SUBJECT: 1. Director's Update

BACKGROUND:

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

DISCUSSION:

Development Orders Issued:	On January 11th, a development order was issued for Arbours at Crestview Apartments, a ___ unit apartment complex located at the end of Patriot Lane. On January 26th, a development order was issued for Crestview Dental Office, a 2,816 square foot dental office on a 0.46 acre property located at 848 North Ferdon Blvd. On February 2nd, a development order was issued for Dollar General on a 2.82 acre property located at 222 E Redstone Ave. On February 16th, a development order was issued for Lantern Ridge Unit 3, a 23 lot subdivision located on Valley Rd., north of Palmetto Dr.
Final Plats:	On January 26th, the final plat was recorded for Magnolia Creeks Phases 1 and 2, an 82 lot subdivision located at the end of Steeplechase Dr.
New Development Applications:	Tidal Wave Auto Spa: A proposed car wash on a 1.69 acre parcel located at 1650 S Ferdon Blvd.

Miscellaneous:	N/A
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GOALS & OBJECTIVES

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

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

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT

Varies per project.

RECOMMENDED ACTION

N/A

Attachments

None