



CITY OF
CRESTVIEW
PLANNING AND DEVELOPMENT BOARD

REGULAR MEETING AGENDA
Regular Meeting

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

**April 3, 2023
6:00 PM
CITY COUNCIL CHAMBERS**

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 the March 6, 2023 Draft Minutes.

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1922 - Richburg Lane Annexation
6. 2. Ordinance 1923 - Richburg Lane Comp Plan Amendment
6. 3. Ordinance 1924 - Richburg Lane Rezoning
6. 4. Ordinance 1925 - Richburg Lane and Third Avenue Annexation
6. 5. Ordinance 1926 - Richburg Lane and Third Avenue Comp Plan Amendment
6. 6. Ordinance 1927 - Richburg Lane and Third Avenue Rezoning
6. 7. Ordinance 1930 - Ground Mounted Solar Panels

7 Ordinances

- 8 **Final Plats and PUDS**
- 9 **Special Exceptions, Variances, Vacations and Appeals**
- 10 **Action Items**
- 11 **Director Report**
 - 11. 1. Director 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: April 3, 2023
TYPE OF AGENDA ITEM: Minutes

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/16/2023
SUBJECT: 1. Approval of the March 6, 2023 Draft Minutes.

BACKGROUND:

Routine approval of provided draft minutes.

DISCUSSION:

Draft Minutes were distributed with agenda 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 request a motion to approve the minutes from March 6, 2023 Planning and Development Board meeting.

Attachments

1. 03.06.2023 PDB Draft Minutes March

ORDINANCE:

**PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING MINUTES -Draft
MARCH 6, 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: Chair Michael Roy, Ellis Conner, Michael Gilbert, Shannon Hayes Bryan Follmar. Also present were the Deputy City Clerk Natasha Peacock, City Attorney Jonathan Holloway and staff members. Vice Chair Mario Werth was not present for this meeting.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Chair M. 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. Hayes.

Roll Call: Ayes: Michael Roy, Ellis Conner, Shannon Hayes, 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. Hayes to approve the Consent Agenda as presented. A second by Mr. Conner.

Roll Call: Ayes: Michael Roy, Ellis Conner, Shannon Hayes, Bryan Follmar, Michael Gilbert. Nays: None. All ayes, motion carried.

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

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1919 to the Planning Board. He then asked the Deputy City Clerk to read the Ordinance.

Deputy City Clerk N. Peacock read the Ordinance by Title: AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR

CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL (C) TO 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.

Chair M. Roy asked for comment from the Board. Mr. Follmar asked two questions concerning easements.

Chair M. Roy asked for comment from the Public.

Ms. Carrie Johnson of 986 East Chestnut Ave, commented concerning the homeless issue on the property and asked the Board how one could receive assistance on that issue.

Chair M. Roy explained to Ms. Johnson, the Planning and Development Board would not be able to assist her with that issue, but staff would be able to direct her to whom she should contact.

Mr. Mark Lynch, a citizen of Crestview, addressed the issues of water run-off/contamination, concerns about density, and the ingress/egress from Hwy 90.

Chair M. Roy instructed staff to address the questions presented.

Senior Planner N. Schwendt stated that those issues could be addressed with Council when this ordinance is presented. At this time, the application was for annexation. Once there is a development application issued those concerns will be addressed.

Chair M. Roy called for action.

Motion by Mr. Follmar and seconded by Mr. Conner to recommend the City Council approve Ordinance 1919 on First Reading.

Roll Call: Ayes: Michael Roy, Bryan Follmar, Ellis Conner, Michael Gilbert, Shannon Hayes. Nays: None. All ayes, motion carried.

6. 2. Ordinance 1920 - James Lee Blvd E Rezoning
City Attorney, Mr. Holloway swore in Mr. Schwendt.

Staff presented Ordinance 1920 to the Planning Board and 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. The subject property is currently being 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, Senior Planner N. Schwendt asked that the information be entered into the record. He then asked the Deputy City Clerk to read the ordinance.

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

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. Follmar to recommend to the City Council to approve Ordinance 1920 on First Reading.

Roll Call: Ayes: Michael Roy, Ellis Conner, Bryan Follmar, Shannon Hayes, 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 gave a presentation in which the following was

presented.

Development Orders Issued: On January 11th, a development order was issued for Arbours at Crestview Apartments, an 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 Drive.

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 Drive.

New Development Applications: Tidal Wave Auto Spa: A proposed car wash on a 1.69 acre parcel located at 1650 S Ferdon Blvd.

12 Comments from the Audience

Chair Mr. Roy asked the public if anyone had any additional comments.

There were no additional comments.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:20 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: April 3, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2023
SUBJECT: 1. Ordinance 1922 - Richburg Lane Annexation

BACKGROUND:

On September 13, 2021, staff received a Petition for Utility Services for a property located at 2810 Richbourg Lane, which is outside the city limits of Crestview. Staff has determined that, per the agreement, the property is contiguous and eligible for annexation.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed Use.

The annexation will be presented to City Council via Ordinance 1922 on April 10, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: GIP Crestview LLC
21805 W Field Pkwy Ste 150
Deer Park, IL 60010
Parcel ID: 09-3N-23-0000-0011-001C
Site Size: 2.45 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Commercial

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant
South	Okaloosa County Commercial	Okaloosa County General Commercial	Commercial
West	Okaloosa County Mixed Use and Commercial (C)	Okaloosa County Mixed Use and Commercial High-Intensity District (C-2)	Commercial

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

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

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

A notice was sent to the property owner on March 3, 2023. Courtesy notices were mailed to property owners within 300 feet of the subject property on March 14, 2023. The property was posted on March 20, 2023. An advertisement ran in the Crestview News Bulletin on March 23 & 30, 2023.

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

There are no fees for this annexation. 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 1922.

Attachments

1. 2810 Richbourg Lane Out of City Water
2. Exhibit Packet

ORDINANCE: 1922

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.45 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 09-3N-23-0000-0011-001C (Deed recorded in Book 3567, page 1724, dated August 1, 2021)

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, THENCE PROCEED S 2°12'07" W, A DISTANCE OF 62.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RICHBURG LANE, THENCE PROCEED S 2°12'04" W, A DISTANCE OF 208.45 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE PROCEED S 2°12'04" W, A DISTANCE OF 461.51 FEET TO A POINT; THENCE PROCEED S 59°27'36" E, A DISTANCE OF 237.11 FEET TO A POINT; THENCE PROCEED N 2°12'04" E, A DISTANCE OF 218.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 136.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 54.55 FEET THROUGH A CENTRAL ANGLE OF 22°58'55" (CHORD: N 9°17'24" W, 54.19 FEET) TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 185.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 137.90 FEET THROUGH A CENTRAL ANGLE OF 42°42'32" (CHORD: N 0°34'24" E, 134.73 FEET) TO A POINT OF TANGENCY; THENCE PROCEED N 21°55'40" E, A DISTANCE OF 81.38 FEET TO A POINT; THENCE PROCEED N 2°07'48" E, A DISTANCE OF 91.03 FEET TO A POINT; THENCE PROCEED N 87°46'54" W, A DISTANCE OF 221.43 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL LYING WITHIN THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

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

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

SECTION 5 – COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land use category for the parcel, with a zoning designation to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

SECTION 6 – MAP UPDATE. The Base, Zoning and Future Land Use Maps shall be updated at the earliest possible date.

SECTION 7 – FILING. Upon passage, the City Clerk is directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County and with the Florida Department of the State.

SECTION 8 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 9 – SCRIVENER’S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager’s designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 10 – ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 11 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 12 – EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

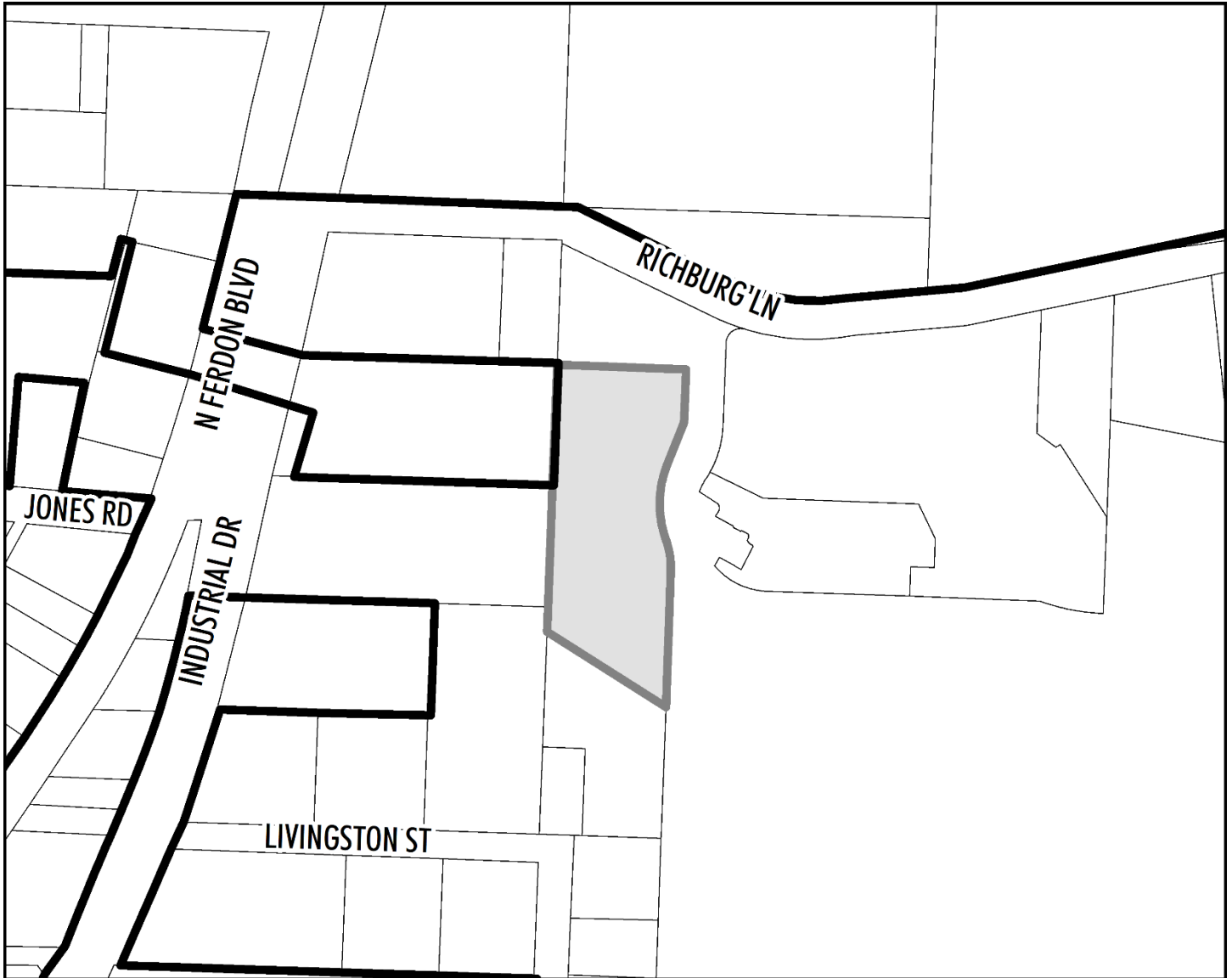
Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of April, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 24th day of April, 2023.

J. B. Whitten
Mayor





CITY OF CRESTVIEW PETITION FOR UTILITY SERVICE(S)

I (We), the undersigned citizen(s) or business entity, located within the confines of Okaloosa County and adjacent to but outside the corporate limits of Crestview, Florida do hereby petition and request the City of Crestview to provide residential or commercial potable water or sewer or both service(s) of the City.

By this petition, and if accepted, I (we) understand the provisions imposed by Articles II and IV, of Chapter 90 of the City Code apply, and that concurrency must be authorized and available pursuant to Chapter 163, F.S. and the Crestview Comprehensive Plan.

I (we) further understand that as a condition of the City agreeing to provide water and/or sewer services to such property, the Customer(s) agree to annex the property into the city if the property is contiguous to existing city boundaries or becomes contiguous in the future and meets the requirements of the Ch 171, Florida Statutes and City of Crestview Annexation Policy #90-1.

Address of Property: 2810 Richburg Lane, Crestview, Florida 32539

Location of Property: Crestview, Florida

Tax I.D. Number: 84-2671640

Type (s) of Service Requested: Water and Sewer

I (we) the undersigned citizen(s) or business entity further understand that upon Administrative approval, a Municipal Services Agreement shall be executed between the City and petitioners and all fees paid as a condition precedent to utility services.

Rachel Jerkins as agent for GIP Crestview, LLC
Printed Name of Property Owner

9/13/2021
Date

Printed Name of Property Owner

Date

Rachel Jerkins
Signature of Property Owner

850-418-6783
Telephone Number

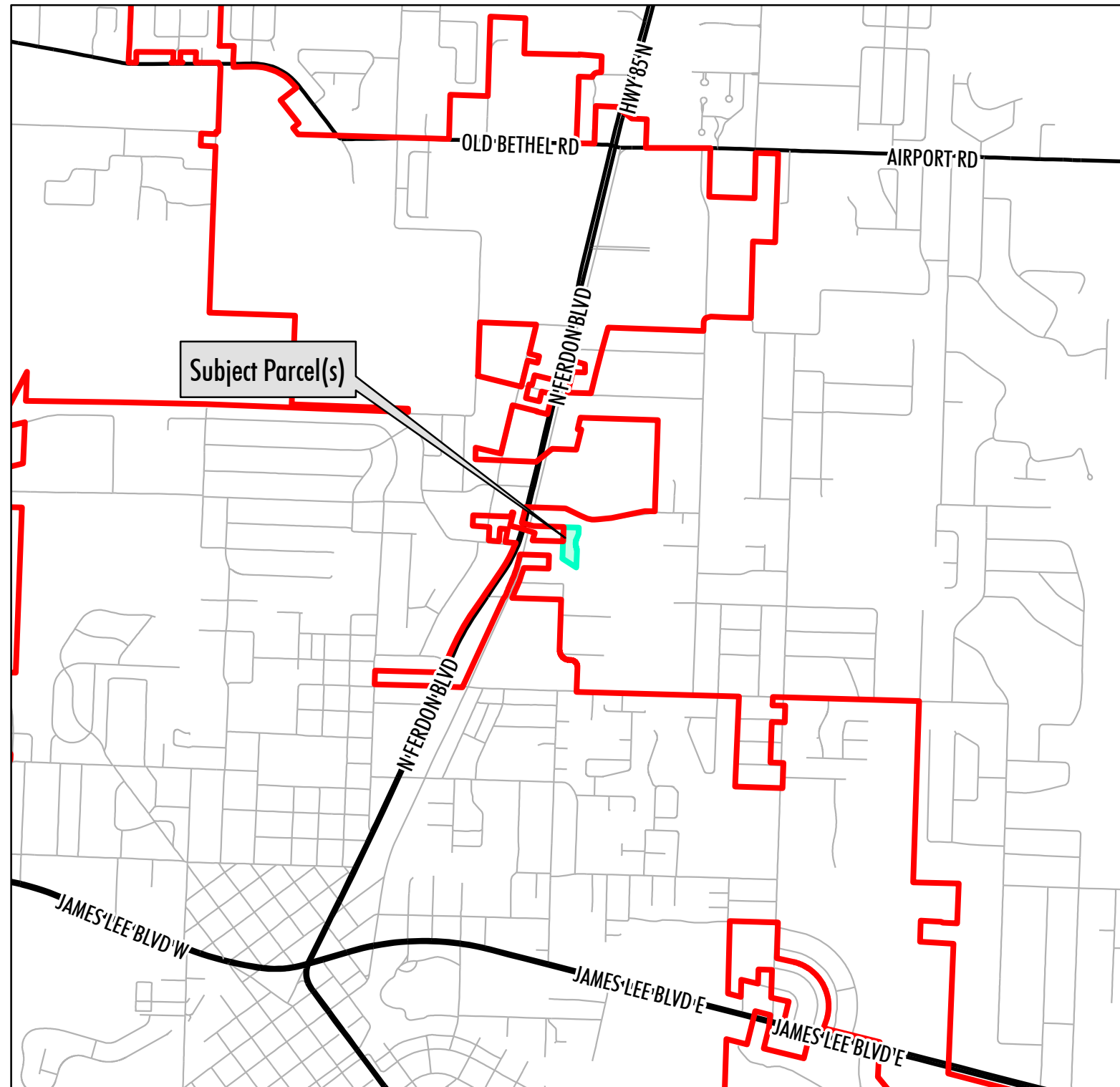
Signature of Property Owner

Telephone Number

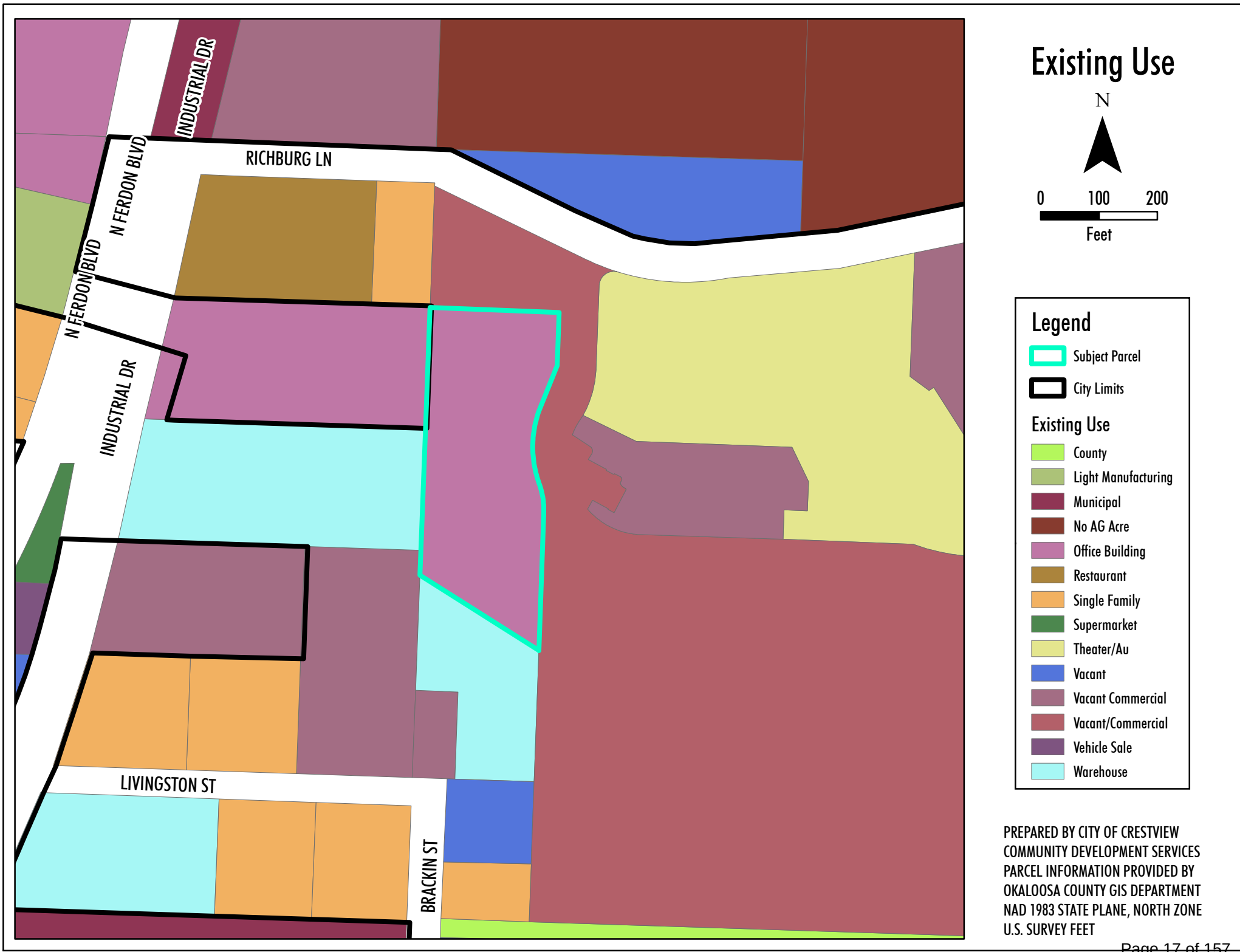
Vicinity Map



Not to Scale



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



Current Future Land Use

N



0 100 200
Feet

Legend

Subject Parcel

City Limits

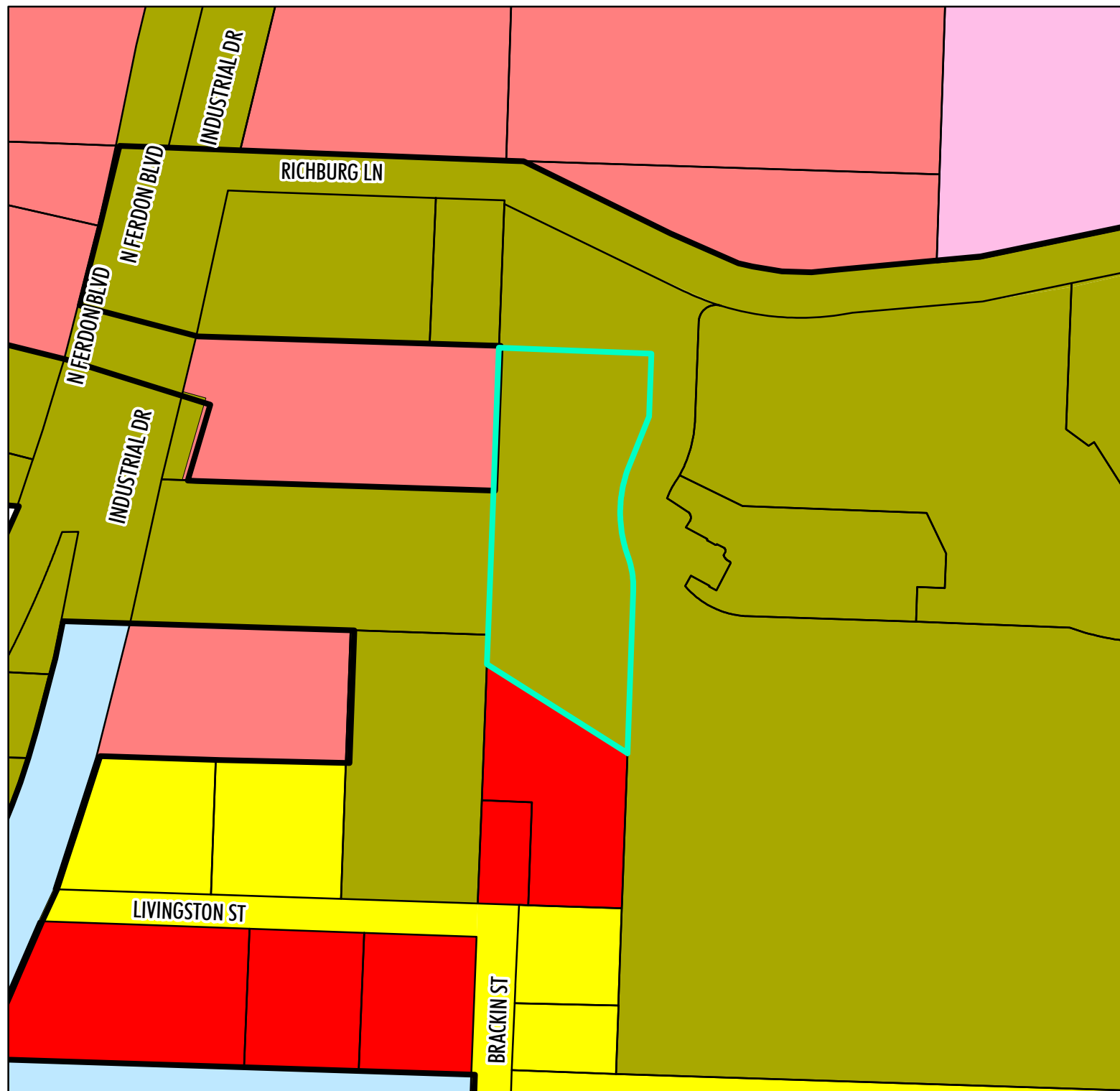
City Future Land Use

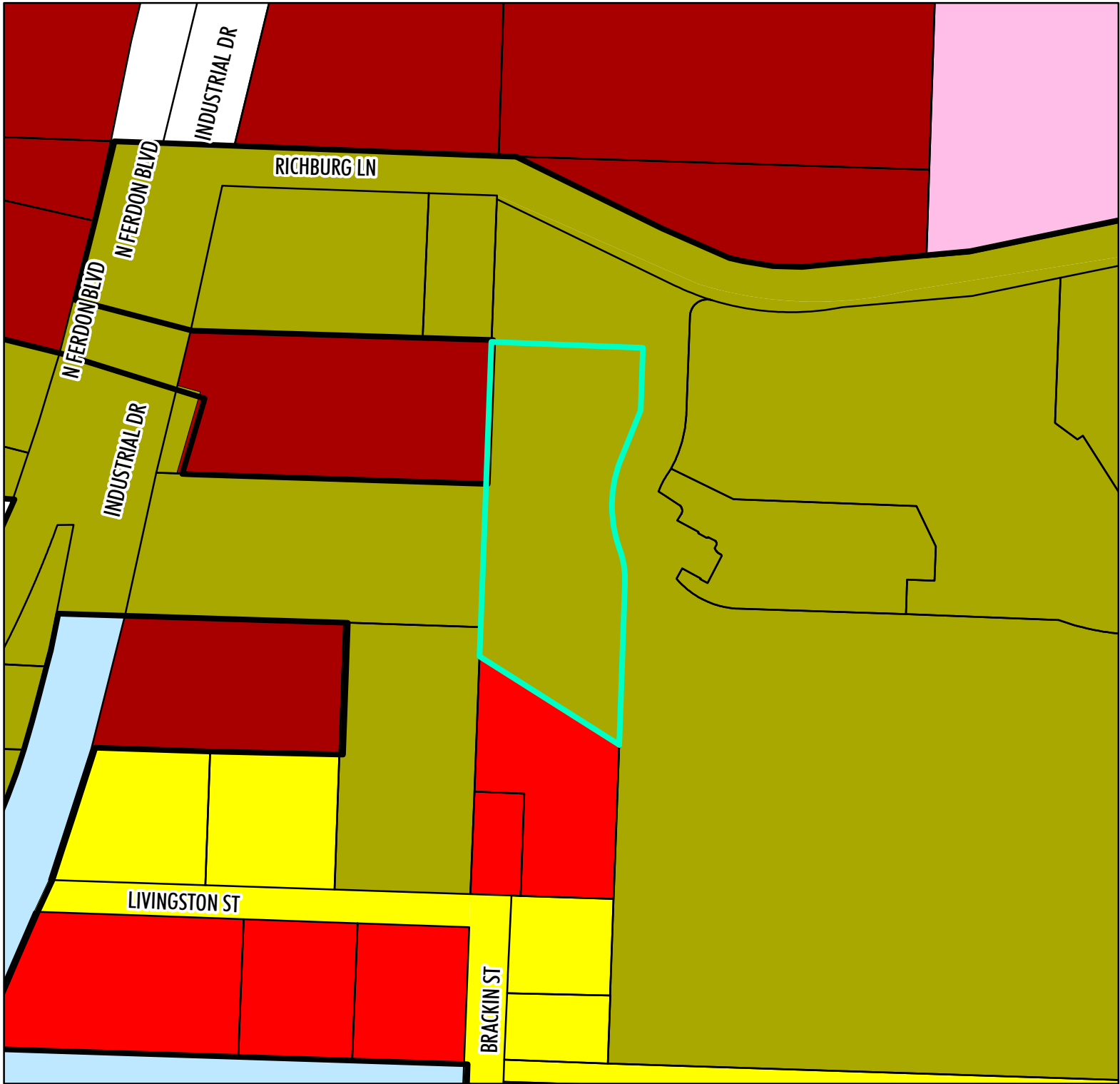
- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

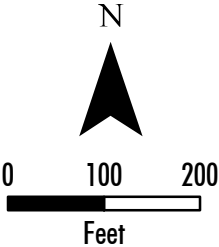
- Commercial (C)
- Low Density Residential (LDR)
- Mixed Use (MU)

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





Current Zoning

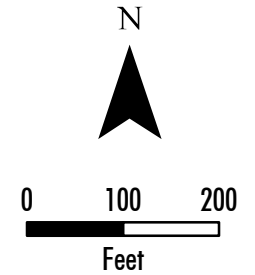


Legend

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

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)

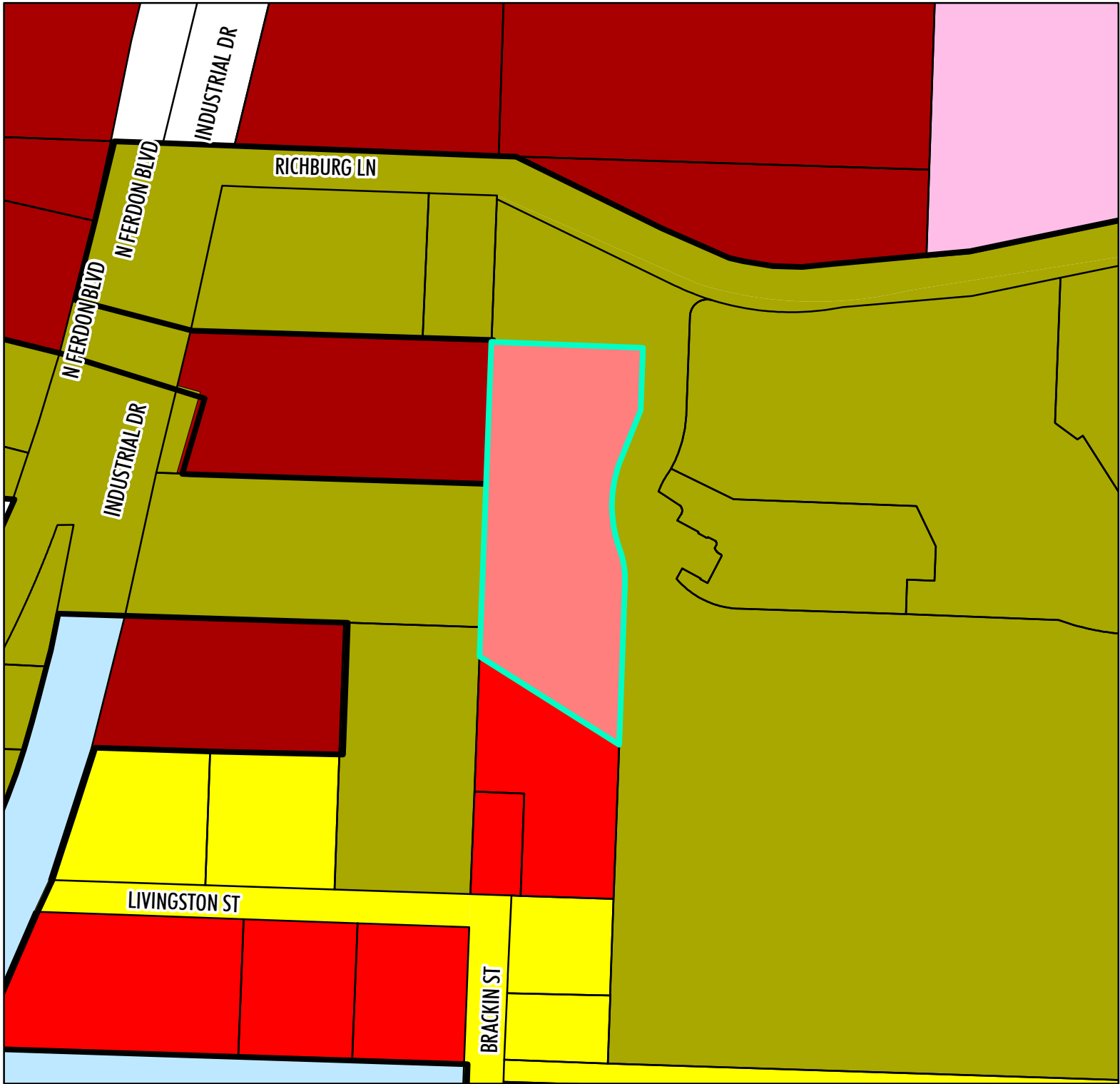
County Future Land Use

 Commercial (C)

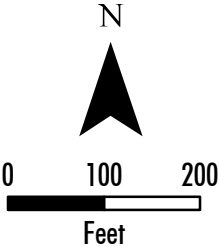
 Low Density Residential (LDR)

 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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: April 3, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2023
SUBJECT: 2. Ordinance 1923 - Richburg Lane Comp Plan Amendment

BACKGROUND:

On September 13, 2021, staff received a Petition for Utility Services for a property located at 2810 Richbourg Lane, which is outside the city limits of Crestview. Staff has determined that, per the agreement, the property is contiguous and eligible for annexation.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed Use.

Staff proposes the Commercial (C) future land use designation for the property.

The comprehensive plan amendment will be presented to City Council via Ordinance 1923 on April 10, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: GIP Crestview LLC
21805 W Field Pkwy Ste 150
Deer Park, IL 60010
Parcel ID: 09-3N-23-0000-0011-001C
Site Size: 2.45 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Commercial

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant
South	Okaloosa County Commercial	Okaloosa County General Commercial	Commercial
West	Okaloosa County Mixed Use and Commercial (C)	Okaloosa County Mixed Use and Commercial High-Intensity District (C-2)	Commercial

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

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.

A notice was sent to the property owner on March 3, 2023. Courtesy notices were mailed to property owners within 300 feet of the subject property on March 14, 2023. The property was posted on March 20, 2023. An advertisement ran in the Crestview News Bulletin on March 23 & 30, 2023.

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

There are no fees for this comprehensive plan amendment. There is no additional cost of advertising as the comprehensive plan amendment was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1923.

Staff respectfully requests

Attachments

1. 2810 Richbourg Lane Out of City Water
2. Exhibit Packet

ORDINANCE: 1923

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 2.45 ACRES, MORE OR LESS, IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use to Commercial (C) on a parcel of land containing 2.45 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 2.45 acres of land, more or less, from Okaloosa County Mixed Use to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.45 acres, more or less, is known as Parcel 09-3N-23-0000-0011-001C and commonly described as:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, THENCE PROCEED S 2°12'07" W, A DISTANCE OF 62.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RICHBURG LANE, THENCE PROCEED S 2°12'04" W, A DISTANCE OF 208.45 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE PROCEED S 2°12'04" W, A DISTANCE OF 461.51 FEET TO A POINT; THENCE PROCEED S 59°27'36" E, A DISTANCE OF 237.11 FEET TO A POINT; THENCE PROCEED

N 2°12'04" E, A DISTANCE OF 218.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 136.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 54.55 FEET THROUGH A CENTRAL ANGLE OF 22°58'55" (CHORD: N 9°17'24" W, 54.19 FEET) TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 185.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 137.90 FEET THROUGH A CENTRAL ANGLE OF 42°42'32" (CHORD: N 0°34'24" E, 134.73 FEET) TO A POINT OF TANGENCY; THENCE PROCEED N 21°55'40" E, A DISTANCE OF 81.38 FEET TO A POINT; THENCE PROCEED N 2°07'48" E, A DISTANCE OF 91.03 FEET TO A POINT; THENCE PROCEED N 87°46'54" W, A DISTANCE OF 221.43 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL LYING WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 09-3N-23-0000-0011-001C. 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 09-3N-23-0000-0011-001C 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 24th day of April, 2023.

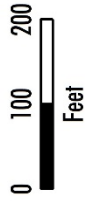
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 24th day of April, 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)

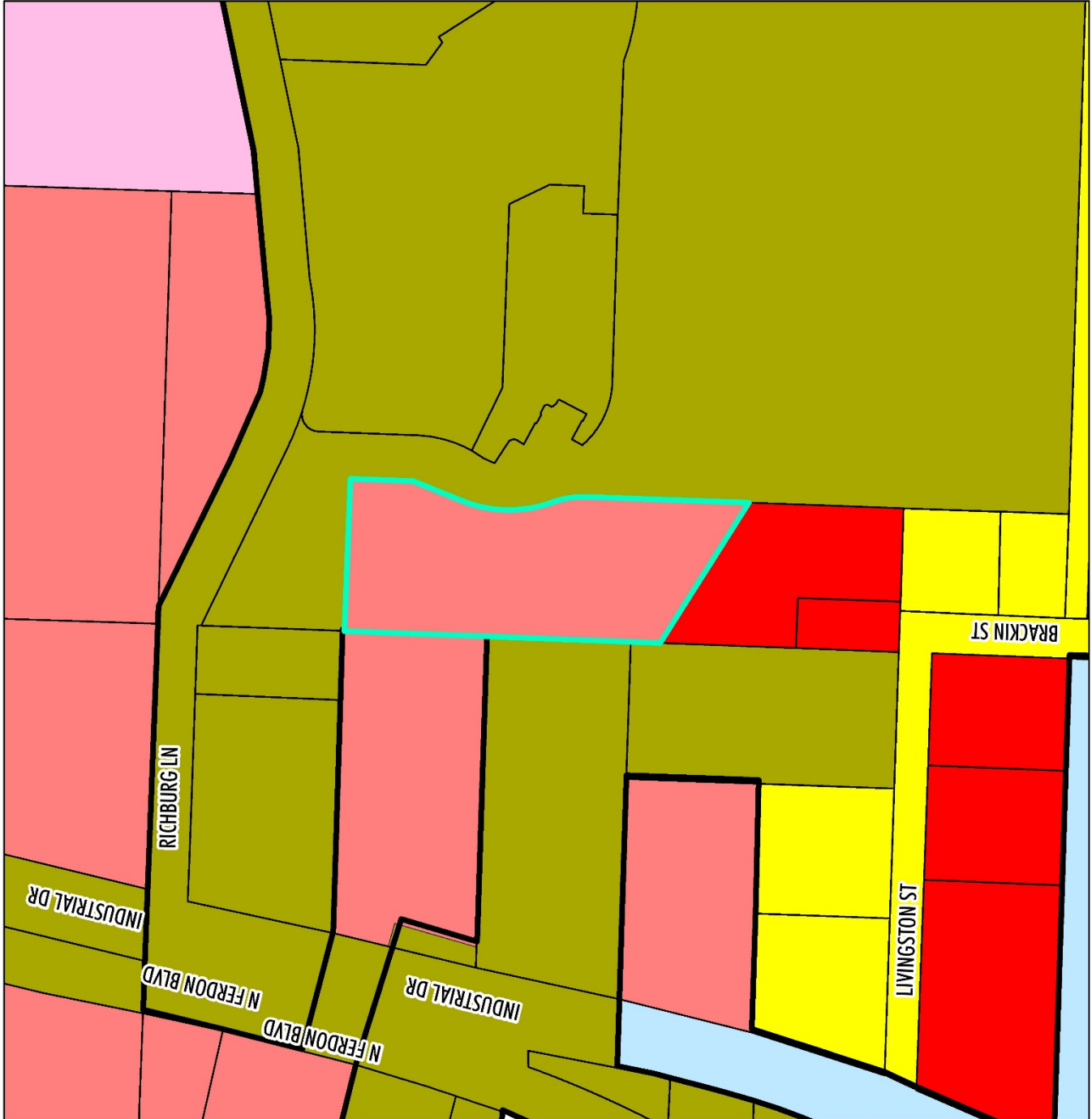
County Future Land Use

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





CITY OF CRESTVIEW PETITION FOR UTILITY SERVICE(S)

I (We), the undersigned citizen(s) or business entity, located within the confines of Okaloosa County and adjacent to but outside the corporate limits of Crestview, Florida do hereby petition and request the City of Crestview to provide residential or commercial potable water or sewer or both service(s) of the City.

By this petition, and if accepted, I (we) understand the provisions imposed by Articles II and IV, of Chapter 90 of the City Code apply, and that concurrency must be authorized and available pursuant to Chapter 163, F.S. and the Crestview Comprehensive Plan.

I (we) further understand that as a condition of the City agreeing to provide water and/or sewer services to such property, the Customer(s) agree to annex the property into the city if the property is contiguous to existing city boundaries or becomes contiguous in the future and meets the requirements of the Ch 171, Florida Statutes and City of Crestview Annexation Policy #90-1.

Address of Property: 2810 Richburg Lane, Crestview, Florida 32539

Location of Property: Crestview, Florida

Tax I.D. Number: 84-2671640

Type (s) of Service Requested: Water and Sewer

I (we) the undersigned citizen(s) or business entity further understand that upon Administrative approval, a Municipal Services Agreement shall be executed between the City and petitioners and all fees paid as a condition precedent to utility services.

Rachel Jerkins as agent for GIP Crestview, LLC
Printed Name of Property Owner

9/13/2021
Date

Printed Name of Property Owner

Date

Rachel Jerkins
Signature of Property Owner

850-418-6783
Telephone Number

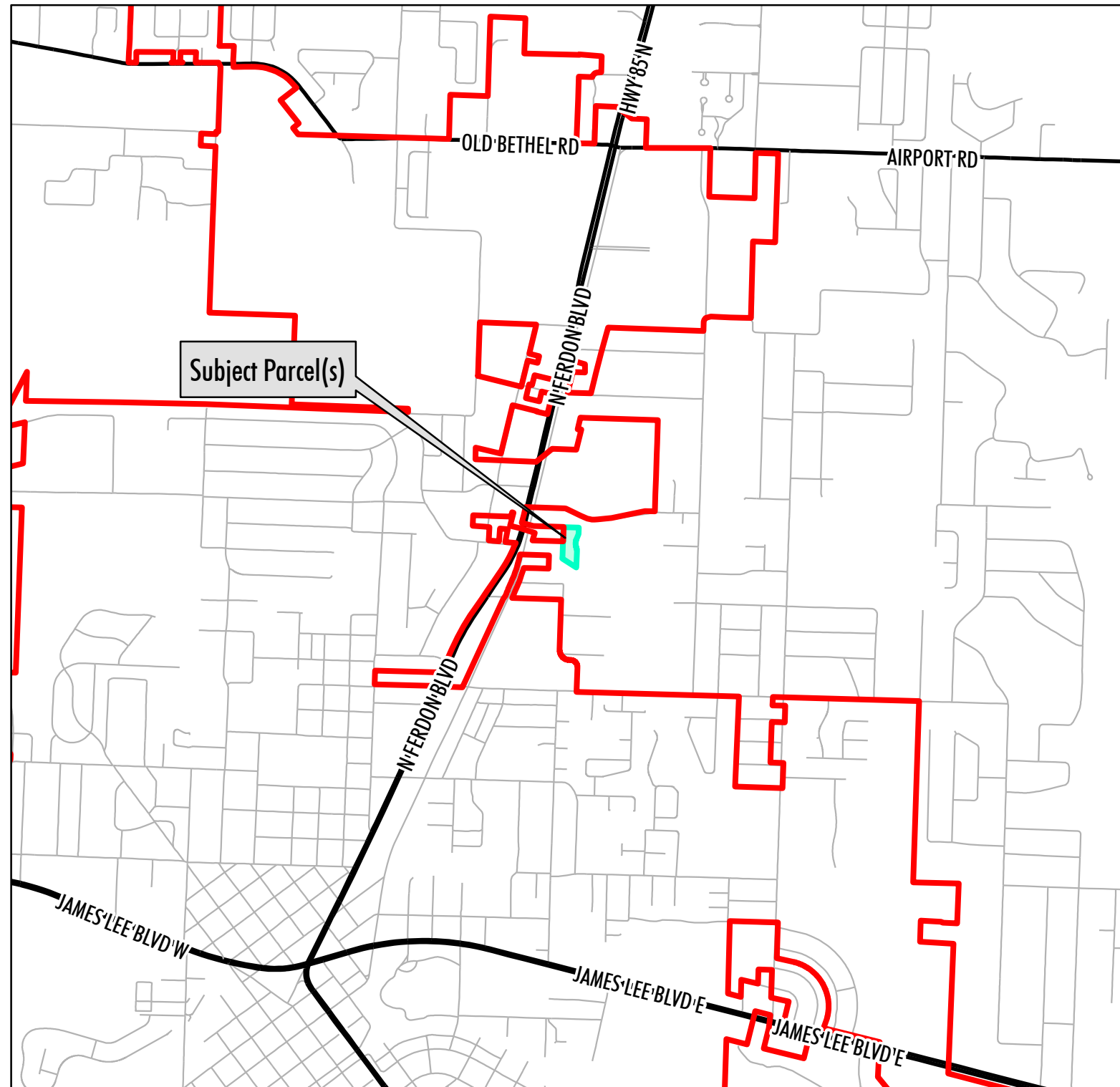
Signature of Property Owner

Telephone Number

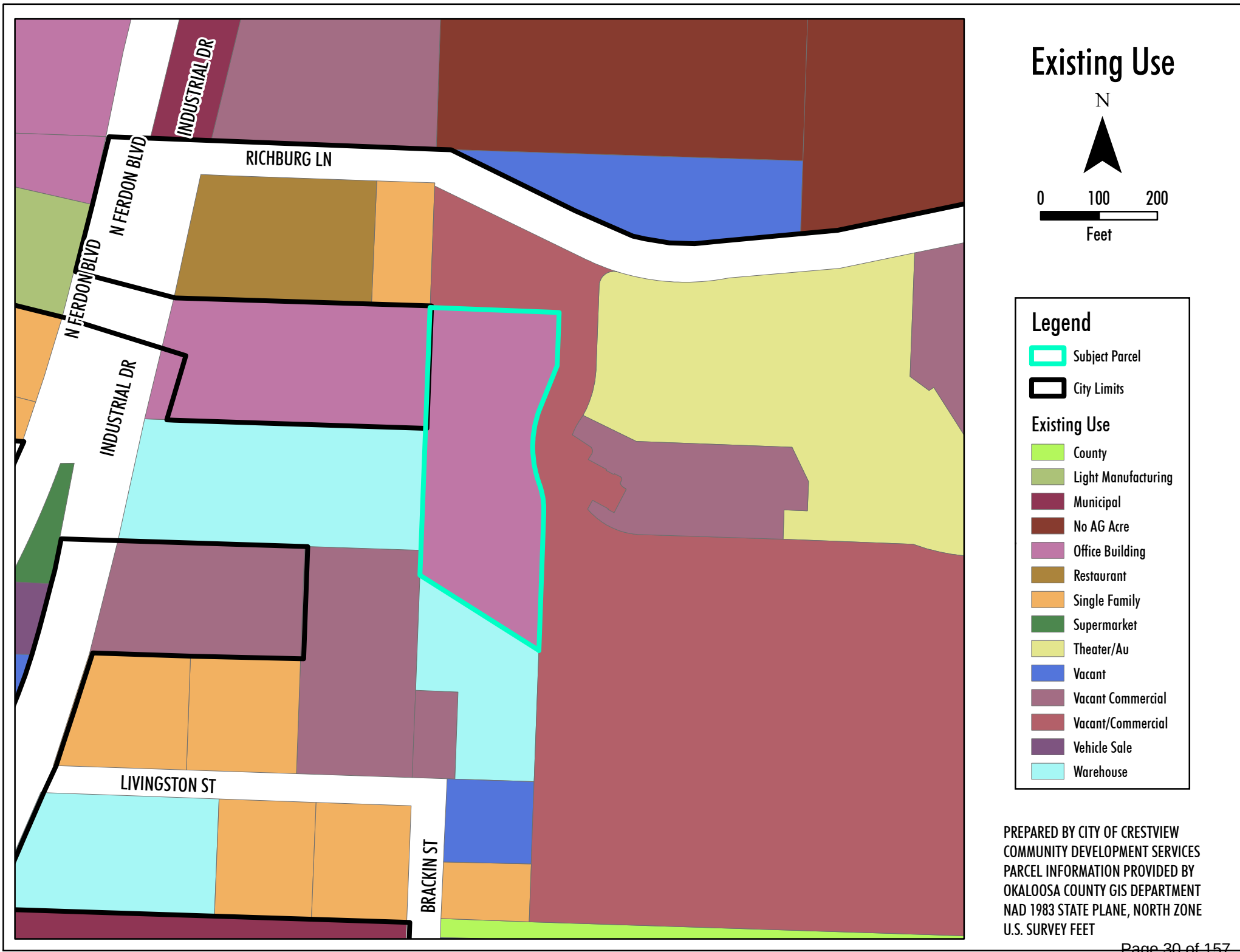
Vicinity Map

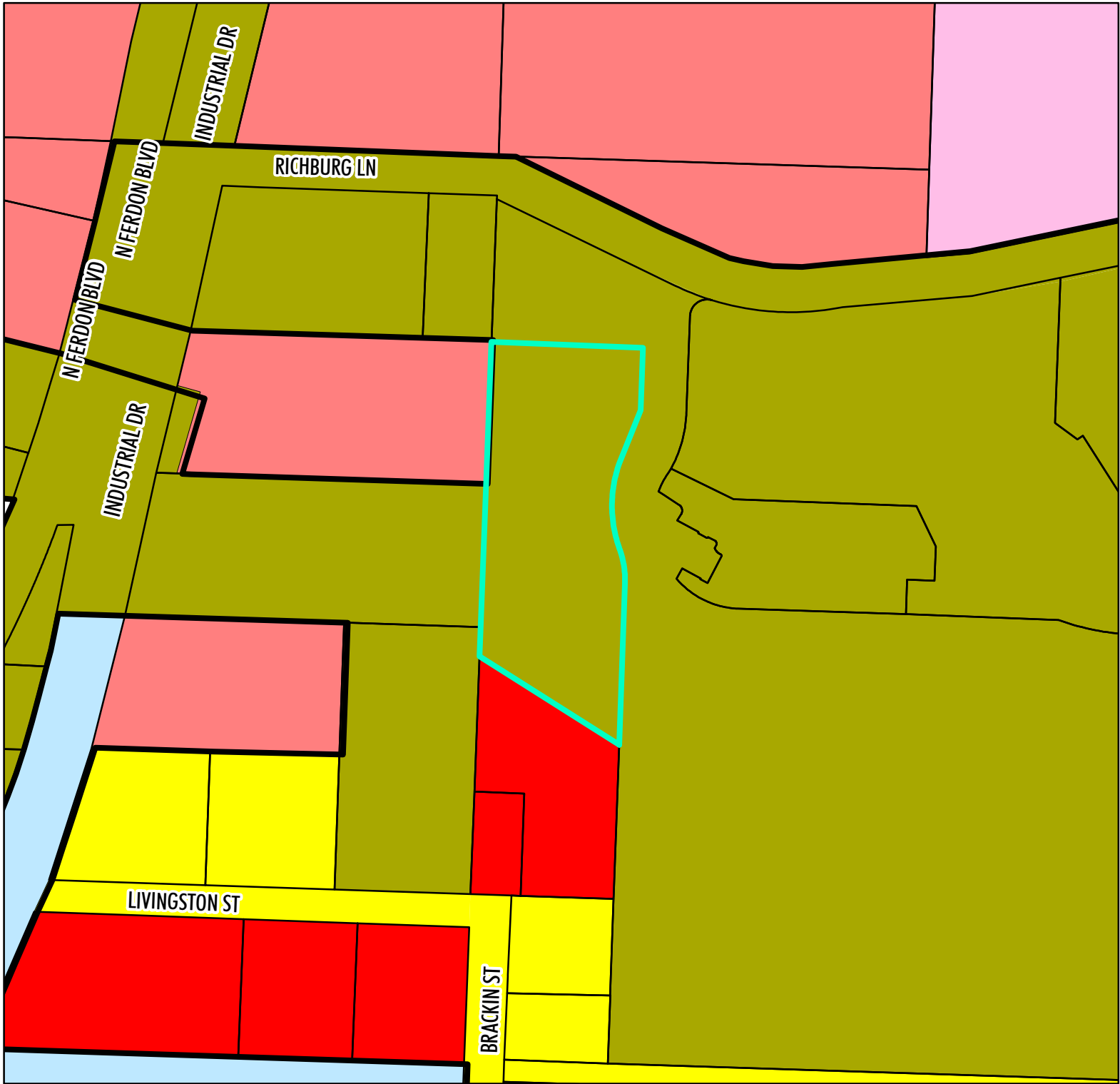


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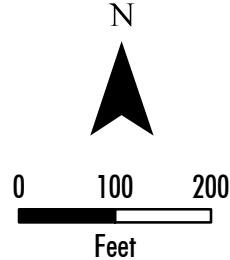


PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET





Current Future Land Use



Legend

Subject Parcel

City Limits

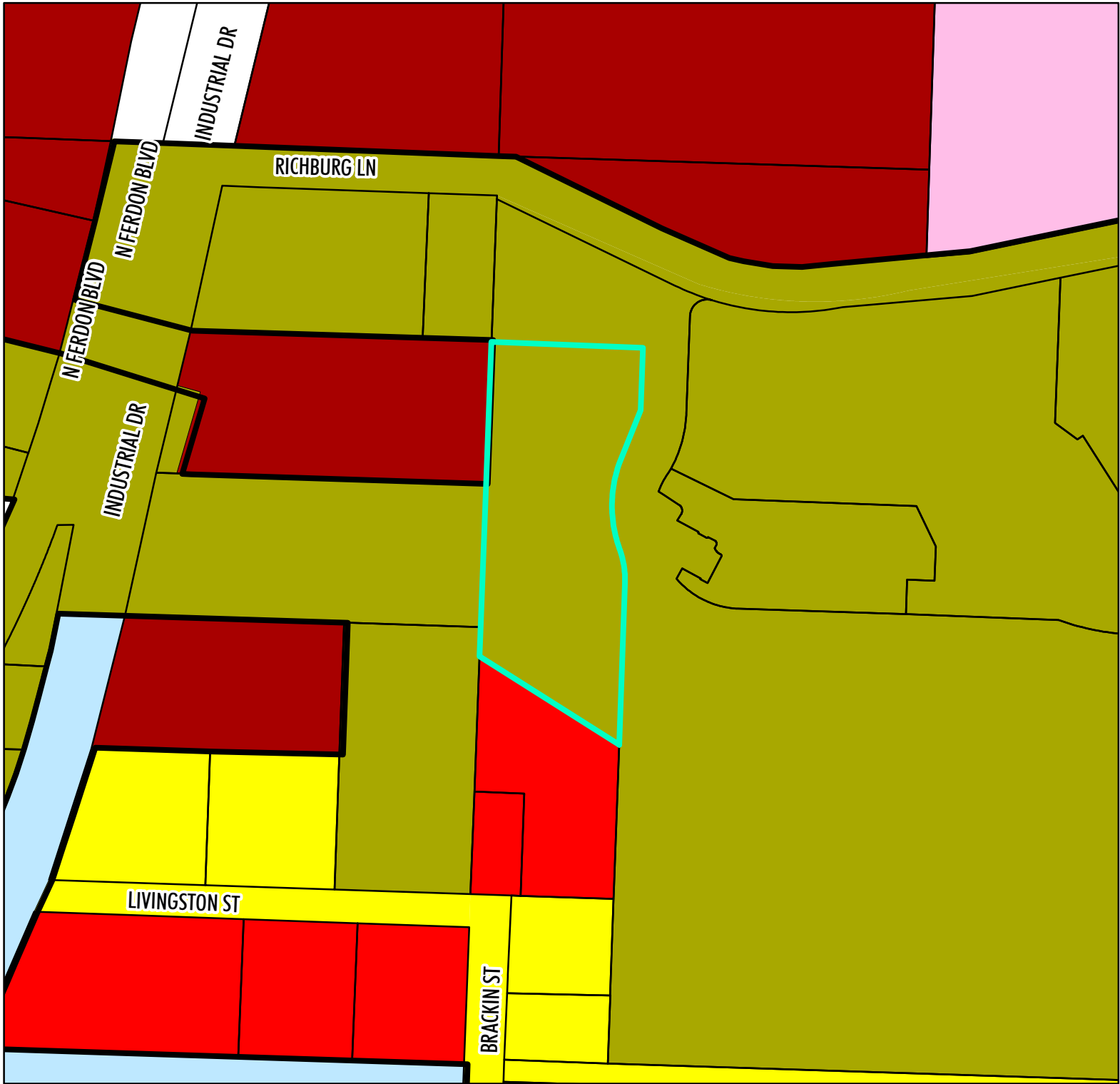
City Future Land Use

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

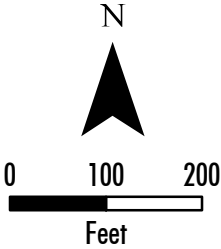
County Future Land Use

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

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



Current Zoning



Legend

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

Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

 Residential (R)

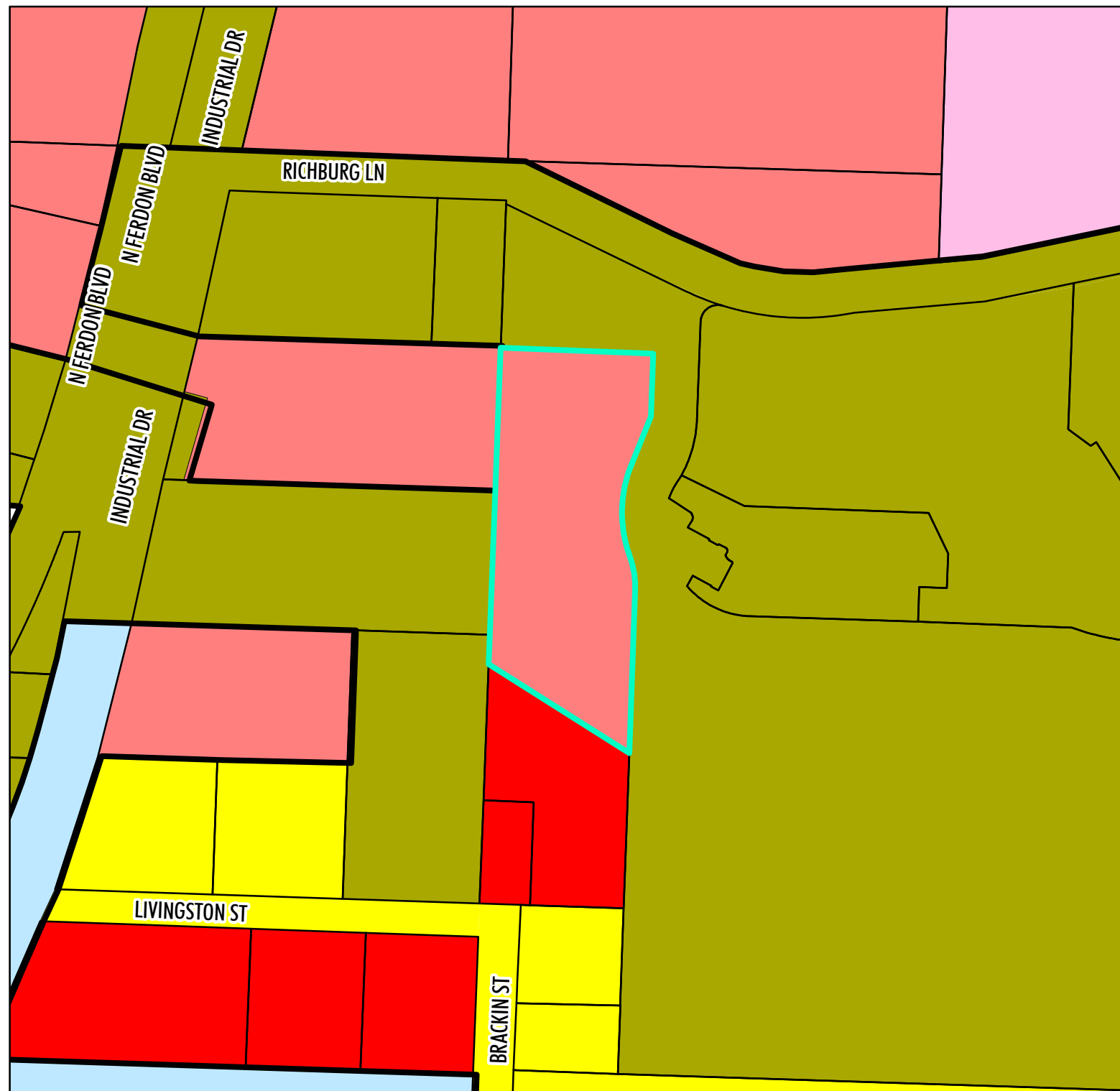
County Future Land Use

 Commercial (C)

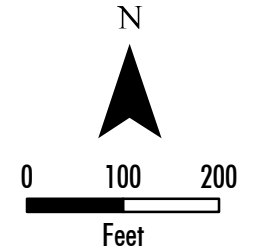
 Low Density Residential (LDR)

 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

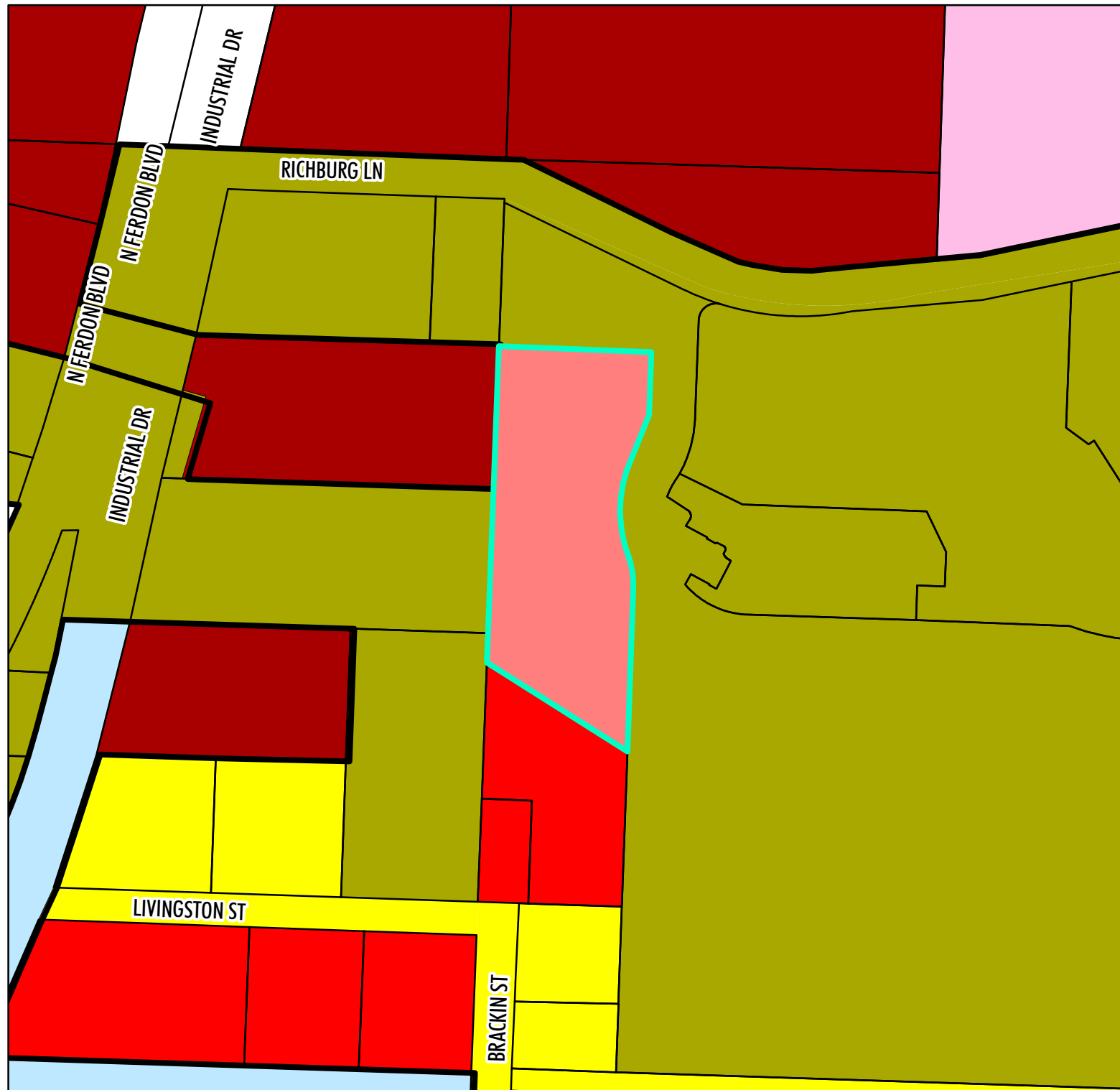
City Zoning

-  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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: April 3, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2023
SUBJECT: 3. Ordinance 1924 - Richburg Lane Rezoning

BACKGROUND:

On September 13, 2021, staff received a Petition for Utility Services for a property located at 2810 Richbourg Lane, which is outside the city limits of Crestview. Staff has determined that, per the agreement, the property is contiguous and eligible for annexation.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed Use.

Staff proposes the Commercial Low-Intensity District (C-1) zoning designation for the property.

The rezoning will be presented to City Council via Ordinance 1924 on April 10, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: GIP Crestview LLC
21805 W Field Pkwy Ste 150
Deer Park, IL 60010
Parcel ID: 09-3N-23-0000-0011-001C
Site Size: 2.45 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Commercial

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant
East	Okaloosa County Mixed Use	Okaloosa County Mixed Use	Vacant
South	Okaloosa County Commercial	Okaloosa County General Commercial	Commercial
West	Okaloosa County Mixed Use and Commercial (C)	Okaloosa County Mixed Use and Commercial High-Intensity District (C-2)	Commercial

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

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.

A notice was sent to the property owner on March 3, 2023. Courtesy notices were mailed to property owners within 300 feet of the subject property on March 14, 2023. The property was posted on March 20, 2023. An advertisement ran in the Crestview News Bulletin on March 23 & 30, 2023.

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

There are no fees for this rezoning. There is no additional cost of advertising as the rezoning was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1924.

Attachments

1. 2810 Richbourg Lane Out of City Water
2. Exhibit Packet

ORDINANCE: 1924

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.45 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 9, 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.

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

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

SECTION 2 – PROPERTY REZONED. The following described 2.45 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.45 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1923, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

PIN # 09-3N-23-0000-0011-001C

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, THENCE PROCEED S 2°12'07" W, A DISTANCE OF 62.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RICHBURG LANE, THENCE PROCEED S 2°12'04" W, A DISTANCE OF 208.45 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE PROCEED S 2°12'04" W, A DISTANCE OF 461.51 FEET TO A POINT; THENCE PROCEED S 59°27'36" E, A DISTANCE OF 237.11 FEET TO A POINT; THENCE PROCEED N 2°12'04" E, A DISTANCE OF 218.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 136.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 54.55 FEET THROUGH A CENTRAL ANGLE OF 22°58'55" (CHORD: N 9°17'24" W, 54.19 FEET) TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 185.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 137.90 FEET THROUGH A CENTRAL ANGLE OF 42°42'32" (CHORD: N 0°34'24" E, 134.73 FEET) TO A POINT OF TANGENCY; THENCE PROCEED N 21°55'40" E, A DISTANCE OF 81.38 FEET TO A POINT; THENCE PROCEED N 2°07'48" E, A DISTANCE OF 91.03 FEET TO A POINT; THENCE PROCEED N 87°46'54" W, A DISTANCE OF 221.43 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL LYING WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1923 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of April, 2023.

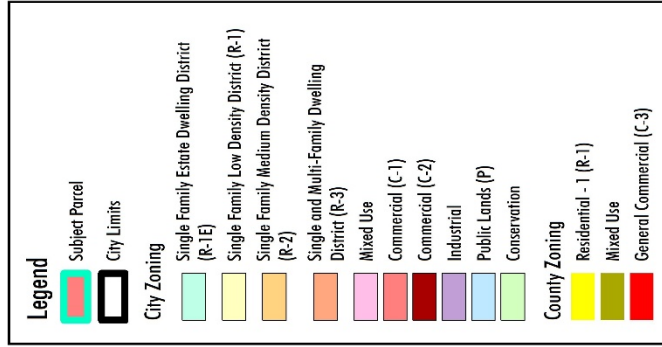
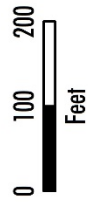
ATTEST:

Maryanne Schrader
City Clerk

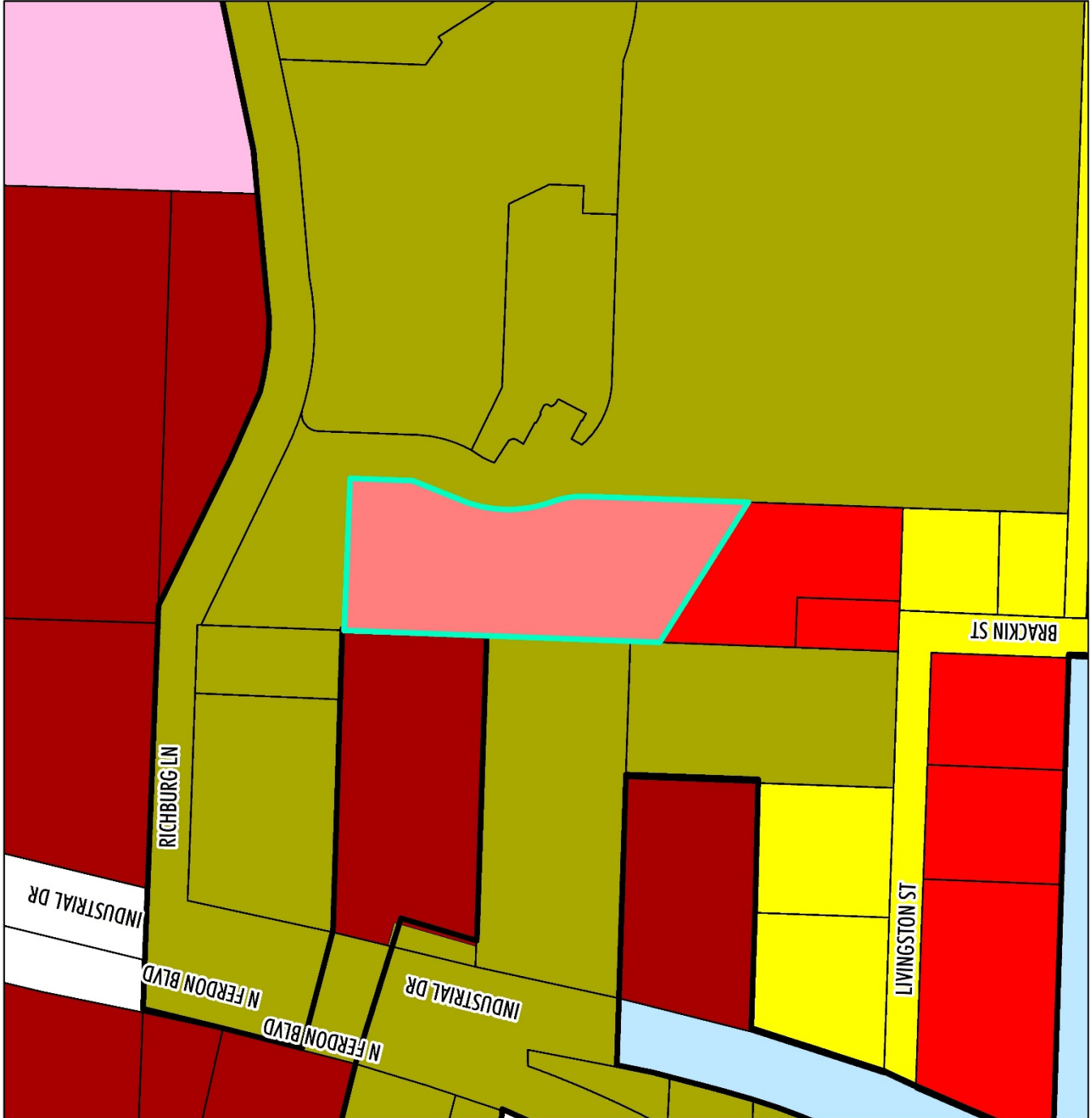
Approved by me this 24th day of April, 2023.

J. B. Whitten
Mayor

Adopted Zoning



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





CITY OF CRESTVIEW PETITION FOR UTILITY SERVICE(S)

I (We), the undersigned citizen(s) or business entity, located within the confines of Okaloosa County and adjacent to but outside the corporate limits of Crestview, Florida do hereby petition and request the City of Crestview to provide residential or commercial potable water or sewer or both service(s) of the City.

By this petition, and if accepted, I (we) understand the provisions imposed by Articles II and IV, of Chapter 90 of the City Code apply, and that concurrency must be authorized and available pursuant to Chapter 163, F.S. and the Crestview Comprehensive Plan.

I (we) further understand that as a condition of the City agreeing to provide water and/or sewer services to such property, the Customer(s) agree to annex the property into the city if the property is contiguous to existing city boundaries or becomes contiguous in the future and meets the requirements of the Ch 171, Florida Statutes and City of Crestview Annexation Policy #90-1.

Address of Property: 2810 Richburg Lane, Crestview, Florida 32539

Location of Property: Crestview, Florida

Tax I.D. Number: 84-2671640

Type (s) of Service Requested: Water and Sewer

I (we) the undersigned citizen(s) or business entity further understand that upon Administrative approval, a Municipal Services Agreement shall be executed between the City and petitioners and all fees paid as a condition precedent to utility services.

Rachel Jerkins as agent for GIP Crestview, LLC
Printed Name of Property Owner

9/13/2021
Date

Printed Name of Property Owner

Date

Rachel Jerkins
Signature of Property Owner

850-418-6783
Telephone Number

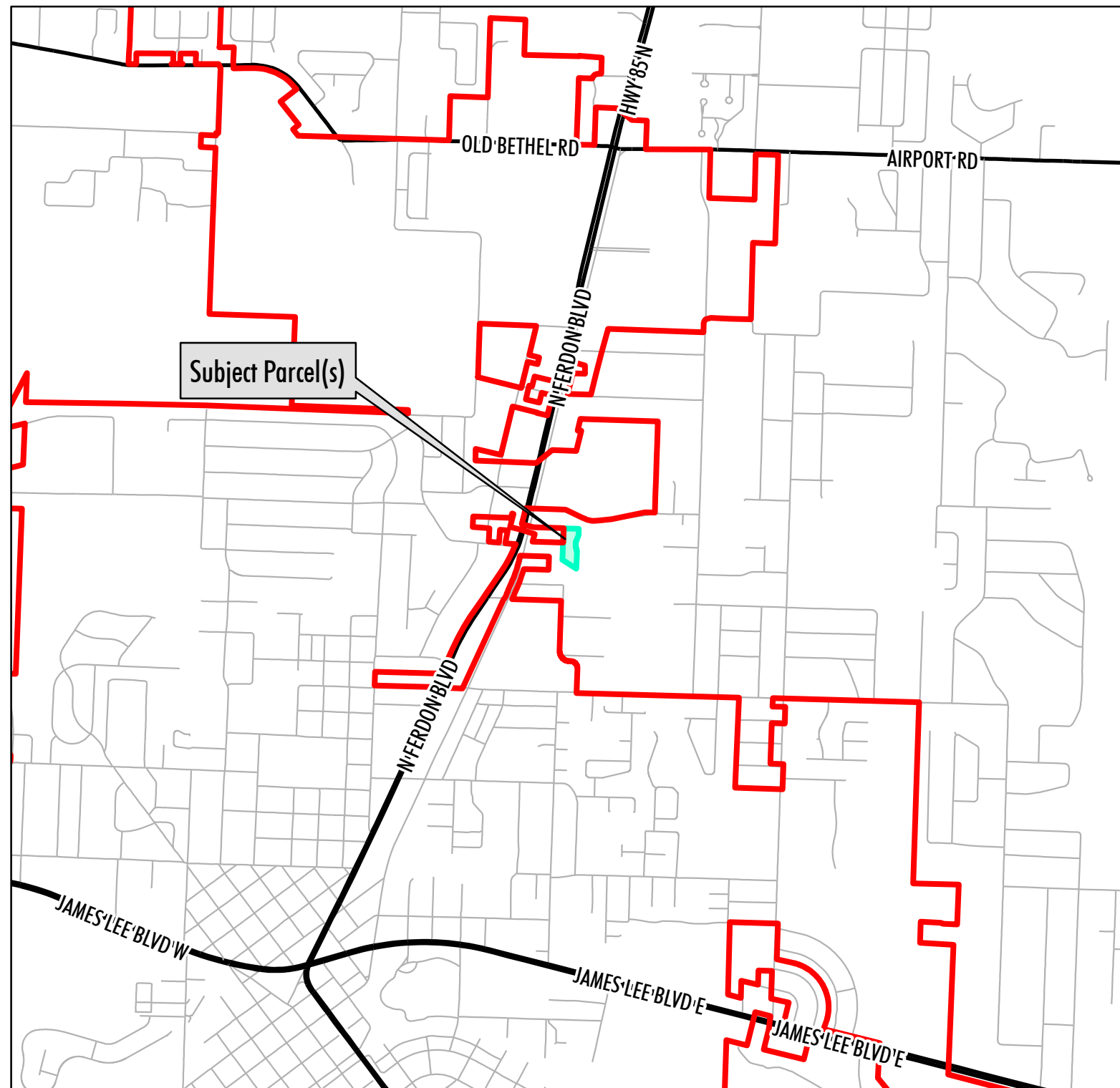
Signature of Property Owner

Telephone Number

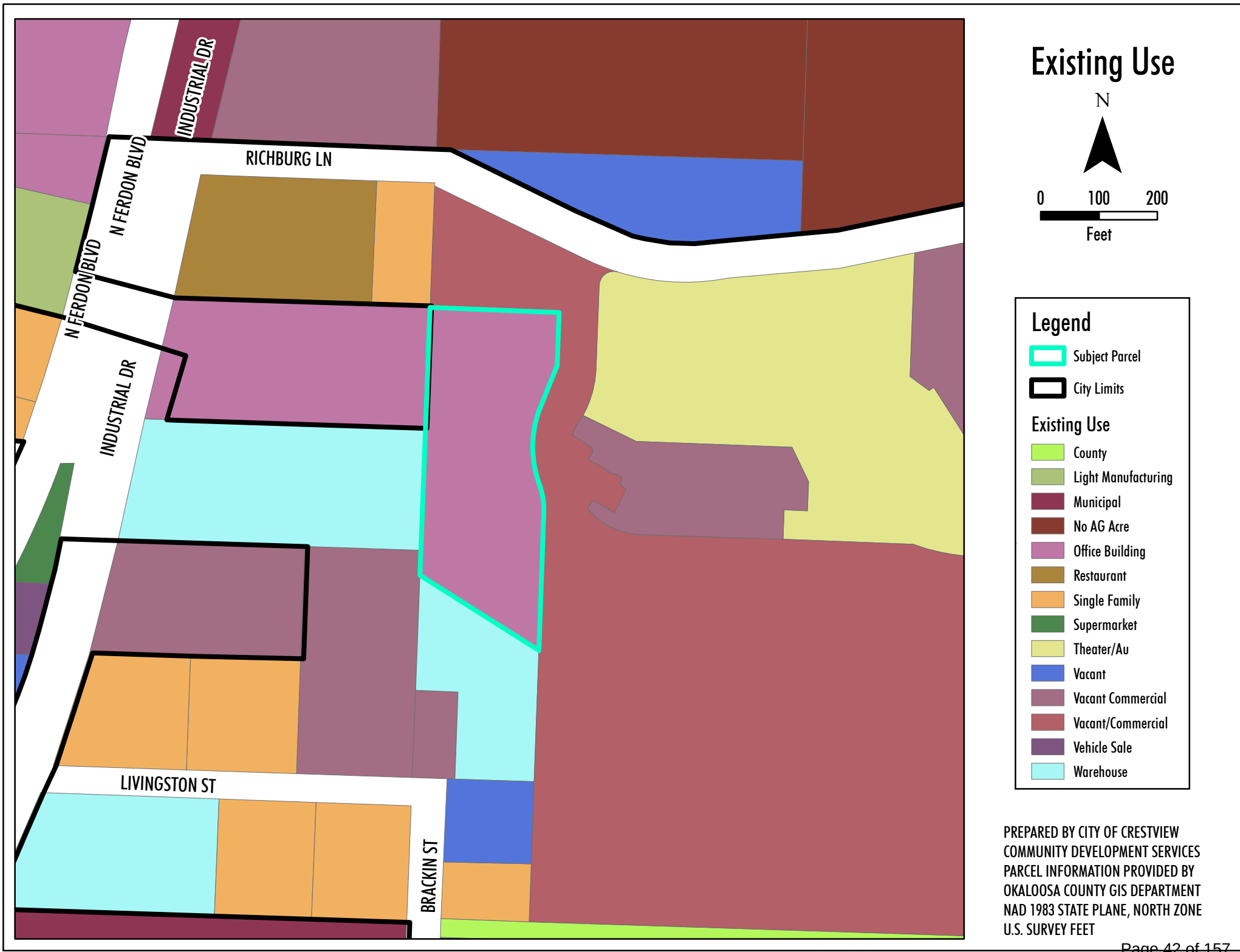
Vicinity Map



Not to Scale



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



Current Future Land Use



0 100 200
Feet

Legend

Subject Parcel

City Limits

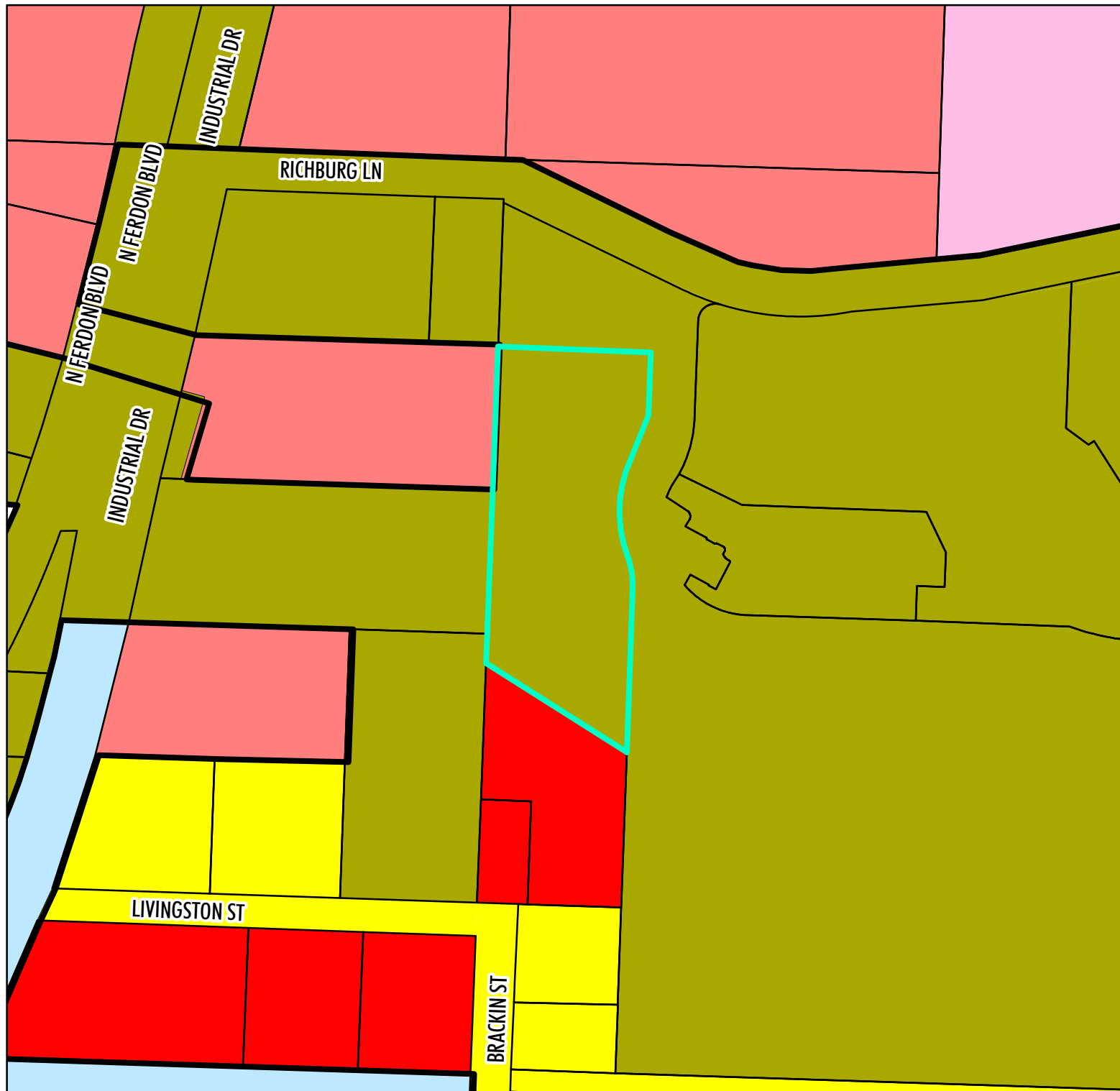
City Future Land Use

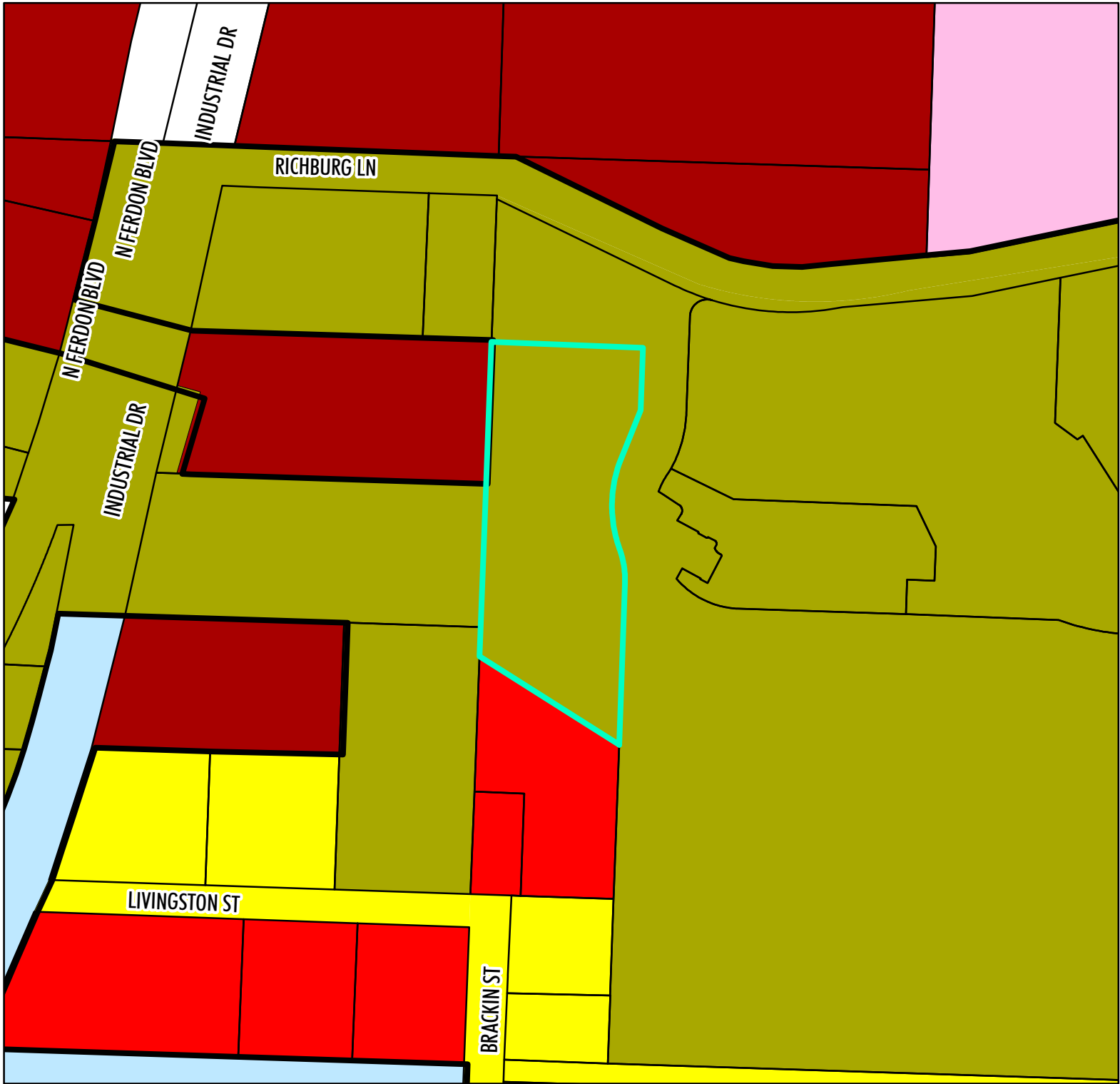
- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)

County Future Land Use

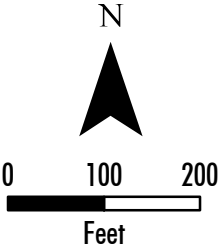
- Commercial (C)
- Low Density Residential (LDR)
- Mixed Use (MU)

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





Current Zoning



Legend

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

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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



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

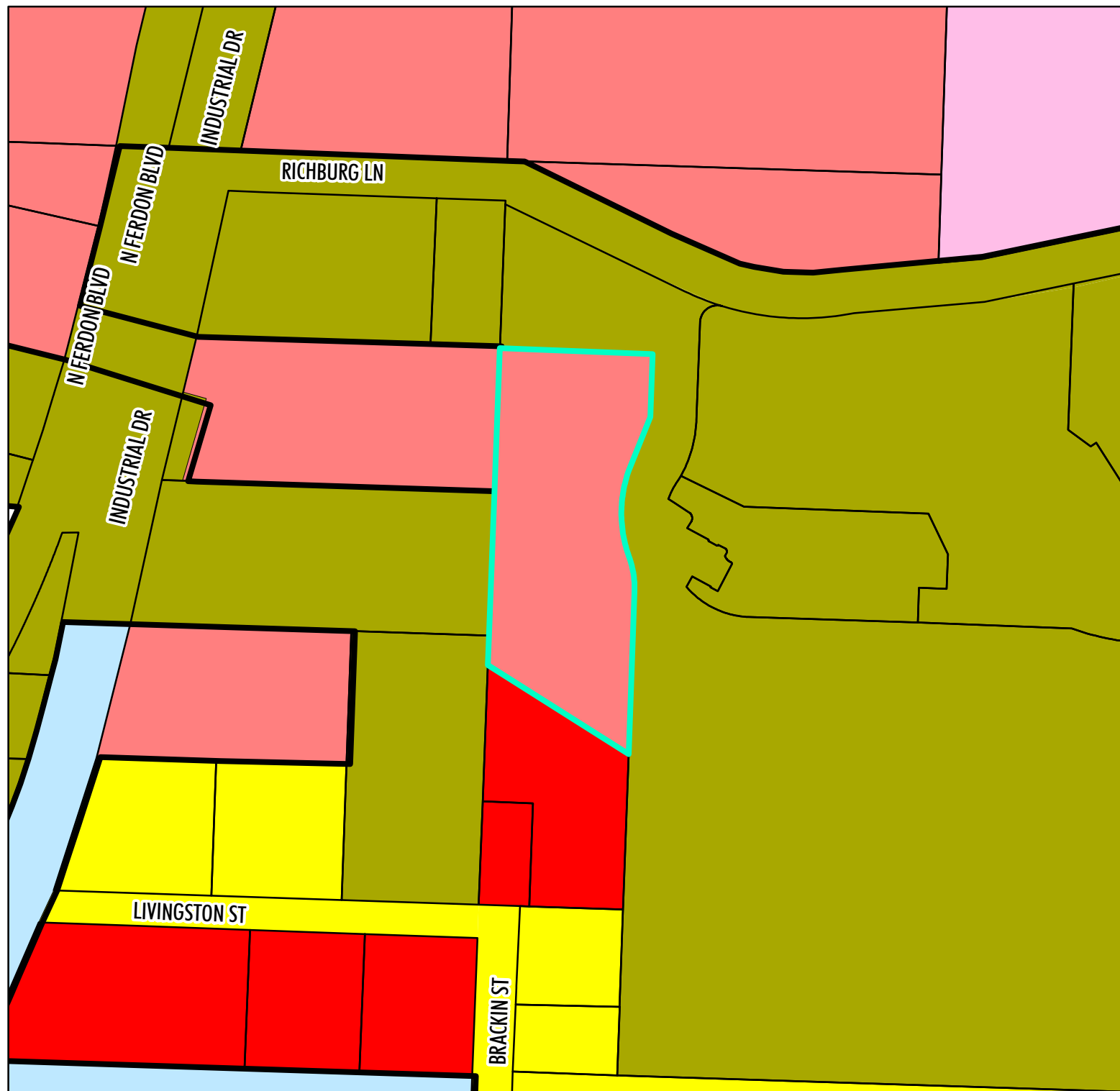
 Residential (R)

County Future Land Use

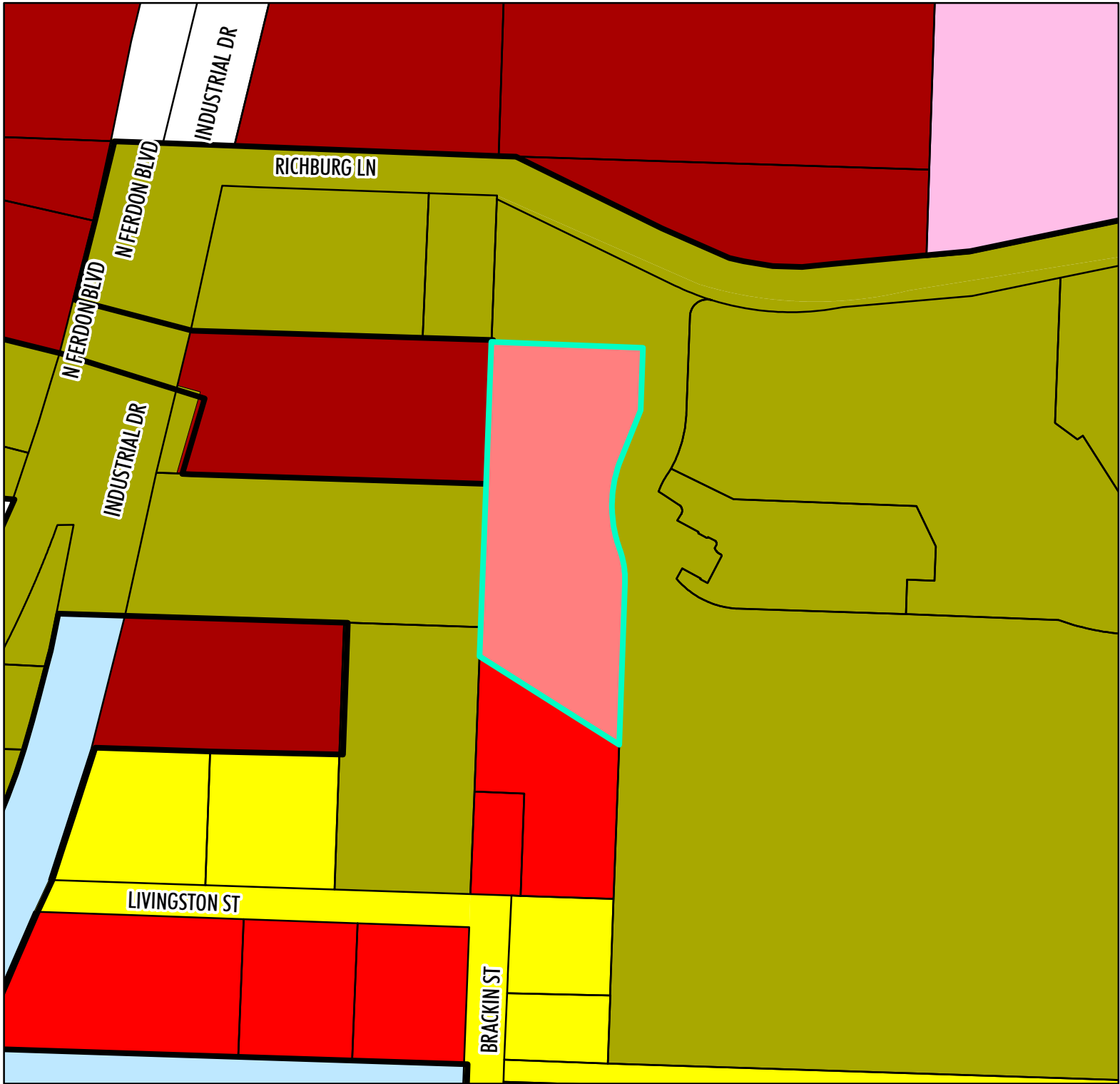
 Commercial (C)

 Low Density Residential (LDR)

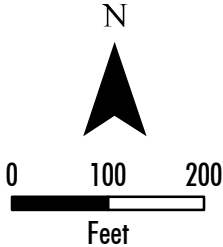
 Mixed Use (MU)



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



Proposed Zoning



Legend

- Subject Parcel
- City Limits
- City Zoning**
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 - Industrial (IN)
 - Public Lands (P)
 - Conservation (E)
- County Zoning**
 - Residential - 1 (R-1)
 - Mixed Use (MU)
 - General Commercial (C-3)

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: April 3, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2023
SUBJECT: 4. Ordinance 1925 - Richburg Lane and Third Avenue Annexation

BACKGROUND:

On February 27, 2023 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Third Avenue and at 2828 Richburg Lane.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1925 on April 10, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: MH Crestview Land LLC
17005 Emerald Coast Pkwy
Destin, FL 32541
Parcel ID: 04-3N-23-1840-0012-0080
09-3N-23-0000-0011-001A
Site Size: 23.28 acres
Current FLU: Okaloosa County Low Density Residential & Mixed Use
Current Zoning: Okaloosa County Residential-1 & Mixed Use
Current Land Use: Vacant

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

Third Avenue Parcel

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Mixed Use (MU)	Mixed Use (MU)	Vacant
West	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential

Richburg Parcel

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

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential 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 March 14, 2023. The property was posted on March 20, 2023. An advertisement ran in the Crestview News Bulletin on March 23 & 30, 2023.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees. The cost of advertising was \$544.50.

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

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1925.

Attachments

1. Attachment 4 MH annex land rezone
2. Exhibit Packet

ORDINANCE: 1925

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 23.28 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 04-3N-23-1840-0012-0080 (Deed recorded in Book 3654, page 4694, dated December 12, 2022)

LOT 8, BLOCK 12, OAKDALE MINIATURE FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PIN # 09-3N-23-0000-0011-001A (Deed recorded in Book 3657, page 1128, dated December 5, 2022)

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION), MARKING THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02°08'22" WEST, A DISTANCE OF 62.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RICHBOURG LANE AND THE POINT OF BEGINNING; THENCE, ALONG SAID RIGHT OF WAY LINE, SOUTH 64°11'04" EAST, A DISTANCE OF 232.86 FEET; THENCE SOUTH 66°25'43" EAST, A DISTANCE OF 114.49 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°02'50", A DISTANCE OF 45.84 FEET

(CHORD=BEARING SOUTH 54°35'35" WEST, CHORD=39.68 FEET); THENCE SOUTH 02°04'10" WEST, A DISTANCE OF 141.69 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 183.00 FEET ; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°26'46", A DISTANCE OF 97.24 FEET (CHORD BEARING=SOUTH 17°17'33" WEST, CHORD LENGTH=96.10 FEET), TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'41" A DISTANCE OF 25.48 FEET (CHORD BEARING=SOUTH 26°40'35" WEST, CHORD=25.43 FEET); THENCE SOUTH 56°55'44" EAST, A DISTANCE OF 25.85 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°47'25", A DISTANCE OF 15.50 FEET (CHORD BEARING=SOUTH 12°32'01" EAST, CHORD=13.99 FEET); THENCE SOUTH 31°51'41" WEST, A DISTANCE OF 10.61 FEET; THENCE SOUTH 61°42'35" EAST, A DISTANCE OF 35.10 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 3.14 FEET (CHORD BEARING=SOUTH 16°42'35" EAST, CHORD=2.83 FEET); THENCE SOUTH 61°42'35" EAST, A DISTANCE OF 12.00 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 3.14 FEET (CHORD BEARING=NORTH 73°17'25" EAST, CHORD=2.83 FEET); THENCE SOUTH 61°42'35" EAST, A DISTANCE OF 11.14 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°58'29", A DISTANCE OF 7.24 FEET (CHORD BEARING=SOUTH 20°13'21" EAST, CHORD=6.62 FEET); THENCE SOUTH 27°53'02" WEST, A DISTANCE OF 5.29 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.81 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°20'26", A DISTANCE OF 13.62 FEET (CHORD BEARING=SOUTH 45°05'48" EAST, CHORD=13.20 FEET), TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 22.98 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°41'12", A DISTANCE OF 2.28 FEET (CHORD BEARING=SOUTH 23°16'09" EAST, CHORD=2.28 FEET); THENCE SOUTH 27°34'34" WEST, A DISTANCE OF 44.53 FEET; THENCE NORTH 61°42'35" WEST, A DISTANCE OF 11.99 FEET; THENCE NORTH 28°17'25" EAST, A DISTANCE OF 1.00 FEET; THENCE NORTH 61°42'35" WEST, A DISTANCE OF 30.68 FEET; THENCE SOUTH 28°17'25" WEST, A DISTANCE OF 16.56 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°47'27", A DISTANCE OF 108.63 FEET (CHORD BEARING=SOUTH 62°57'51" EAST, CHORD=105.24 FEET) THENCE SOUTH 87°51'34" EAST, A DISTANCE OF 472.22 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 360.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'43", A DISTANCE OF 111.18 FEET (CHORD BEARING=SOUTH 79°00'42" EAST, CHORD=110.74 FEET); THENCE NORTH 02°04'10" EAST, A DISTANCE OF 333.44 FEET; THENCE SOUTH 77°01'33" EAST, A DISTANCE OF 219.60 FEET; THENCE NORTH 03°57'38" WEST, A DISTANCE OF 282.20 FEET; THENCE NORTH 81°44'56" EAST, A DISTANCE OF 176.86 FEET; THENCE SOUTH 02°04'06" WEST, A DISTANCE OF 1251.48 FEET; THENCE NORTH 88°17'57" WEST, A DISTANCE OF 1105.06 FEET; THENCE NORTH 02°08'22" EAST, A DISTANCE OF 690.59 FEET, TO THE POINT OF CURVATURE OF A CURVE

CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 136.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'44", A DISTANCE OF 54.54 FEET (CHORD BEARING=NORTH 09°21'00" WEST, CHORD=54.18 FEET), TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 185.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°42'20", A DISTANCE OF 137.89 FEET (CHORD BEARING=NORTH 00°30'48" EAST, CHORD=134.72 FEET); THENCE NORTH 21°51'58" EAST, A DISTANCE OF 81.38 FEET; THENCE NORTH 02°04'06" EAST, A DISTANCE OF 91.03 FEET; THENCE NORTH 87°50'33" WEST, A DISTANCE OF 221.43 FEET; THENCE NORTH 02°08'22" EAST, A DISTANCE OF 208.45 FEET TO THE POINT OF BEGINNING.

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

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

SECTION 5 – COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land use category for the parcel, with a zoning designation to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

SECTION 6 – MAP UPDATE. The Base, Zoning and Future Land Use Maps shall be updated at the earliest possible date.

SECTION 7 – FILING. Upon passage, the City Clerk is directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County and with the Florida Department of the State.

SECTION 8 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 9 – SCRIVENER'S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager's designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 10 – ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 11 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 12 – EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

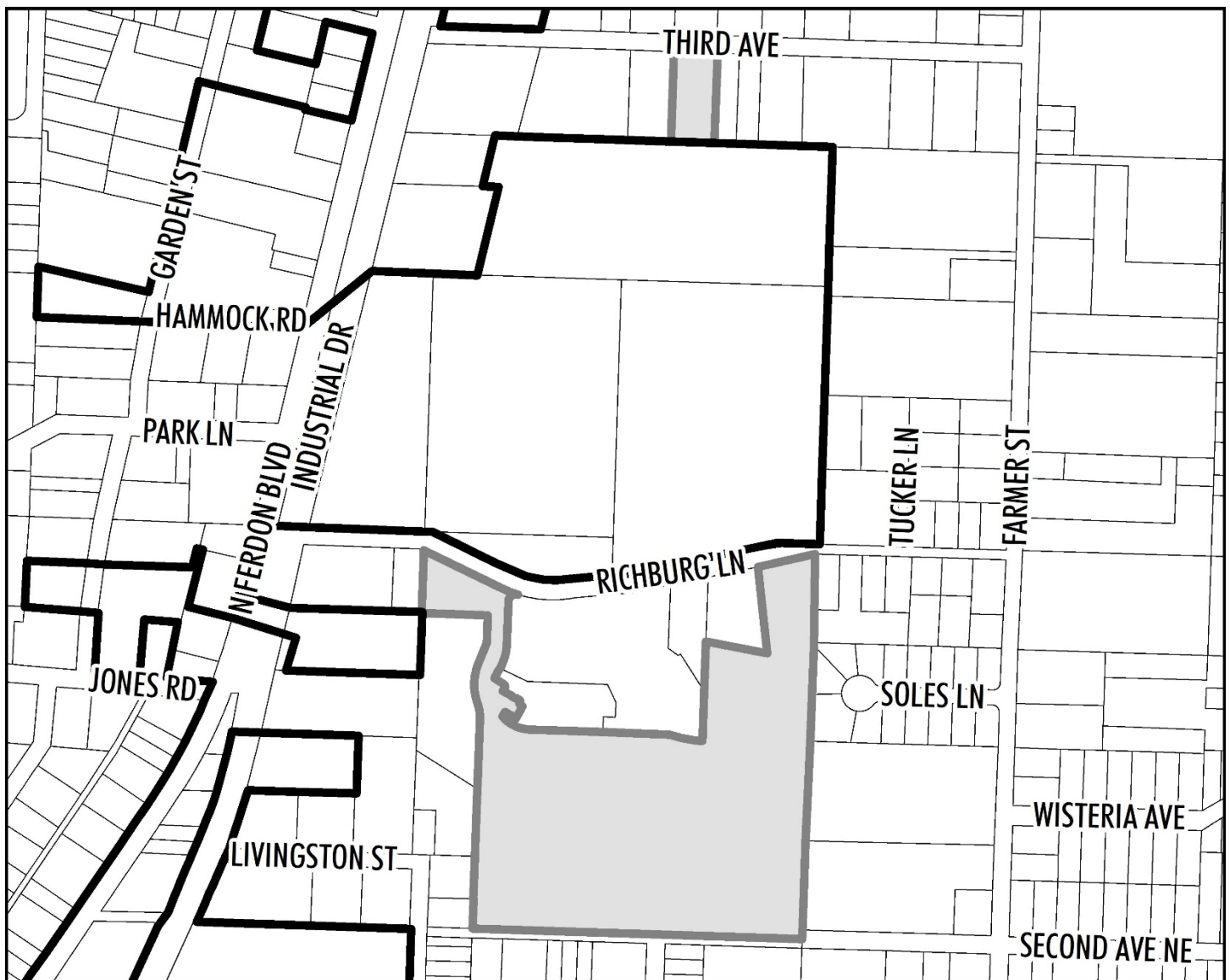
Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of April, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 24th day of April, 2023.

J. B. Whitten
Mayor



Attachment 4

Prepared for an Annexation, Comprehensive Plan Future Land Use Map Amendment and Rezoning Request

For two properties, referenced as Parcel ID Numbers 04-3N-23-1840-0012-0080 and
09-3N-23-0000-0011-001A.

Conducted for:

MH Crestview Land LLC
17005 Emerald Coast Pkwy
Destin, FL 32541
Ph: 850.803.2000

Prepared for:

City of Crestview Community Development Services
Ph: 850.682.1560
198 Wilson St. North
Crestview, FL 32536

Prepared by:

the planning collaborative



the planning collaborative

February 20, 2023

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EXHIBIT 3 – National Wetlands Inventory Map	
EXHIBIT 4 – FEMA Flood Insurance Rate Map	

PURPOSE AND INTRODUCTION

This report supports a request to annex two (2) lots into the City of Crestview and amend the Crestview Future Land Use Map and Zoning Map to allow for the construction of residential uses. This request is respectfully submitted to amend the parcels to the Mixed-Use Future Land Use category and zoning district.

The existing land use of the one (1) acre parcel to the north (Parcel A) is “Vacant”, and the 22.28 acre parcel to the south (Parcel B) is “Vacant/Com” according to the Okaloosa County Property Appraiser.¹ The requests are supported herein. The analysis supplied with this application looks at the maximum residential development potential of these parcels as the request is being made to support the development of a multi-family residential complex.

The consultant, the planning collaborative, reviewed, and analyzed the following documents and websites in preparation of this report and application.

- The Okaloosa County Property Appraiser website data and maps
- The Crestview Comprehensive Plan, as published online
- The Crestview Land Development Code, as published online
- Okaloosa’s GIS Mapping webpage
- Crestview’s GIS Mapping webpage
- The Federal Emergency Management Agency’s flood maps
- The National Wetland Inventory Online Map
- FDOT Okaloosa County Functional Classifications, dated April 29, 2014
- Correspondence with various City departments, Okaloosa County School Board, and Auburn Water

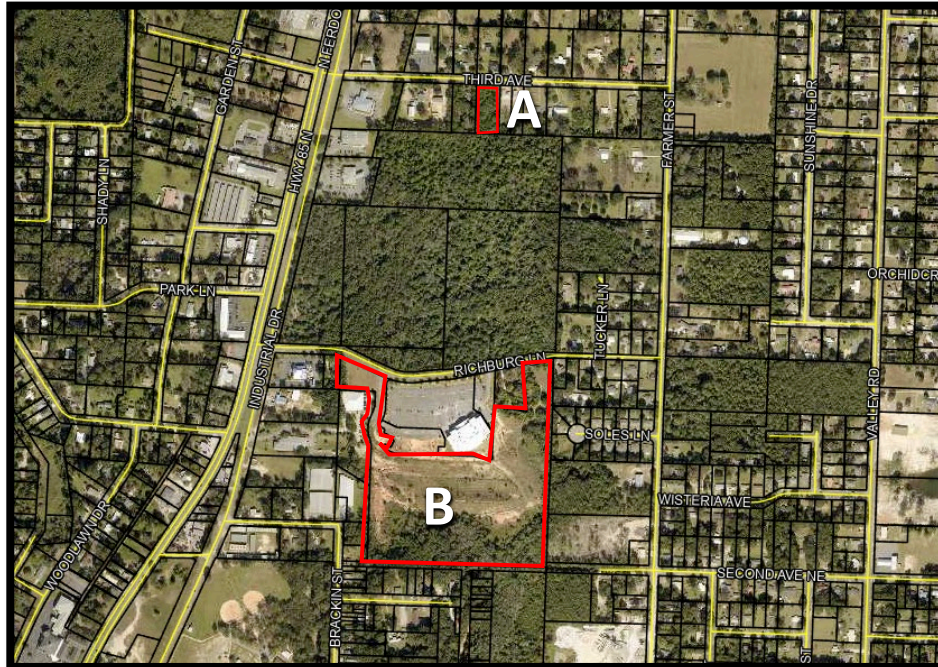
DESCRIPTION OF EXISTING CONDITIONS

This request is being made for two (2) parcels. As labeled in Figure 1, the first (Parcel A) is located to the south of Third Ave and the second (Parcel B) is located to the south of Richburg Lane. The parcel numbers are as follows, respectively: 04-3N-23-1840-0012-0080 and 09-3N-23-0000-0011-001A. Both combined include +/- 23.28 acres total. Parcel A is designated by the Okaloosa County Future Land Use Map as Low Density Residential (LDR) and the Okaloosa County Zoning Map as Residential 1 (R-1). Parcel B is designated by the Okaloosa County Future Land Use Map as Mixed Use (MU) and the

¹ Okaloosa County Property Appraiser, Department of Revenue Code, as referenced February 7, 2023

Okaloosa County Zoning Map as Mixed Use (MU). Exhibits 1 and 2 include the Future Land Use Maps and Zoning Maps for Crestview and Okaloosa County.

Figure 1. Existing Parcel Boundaries

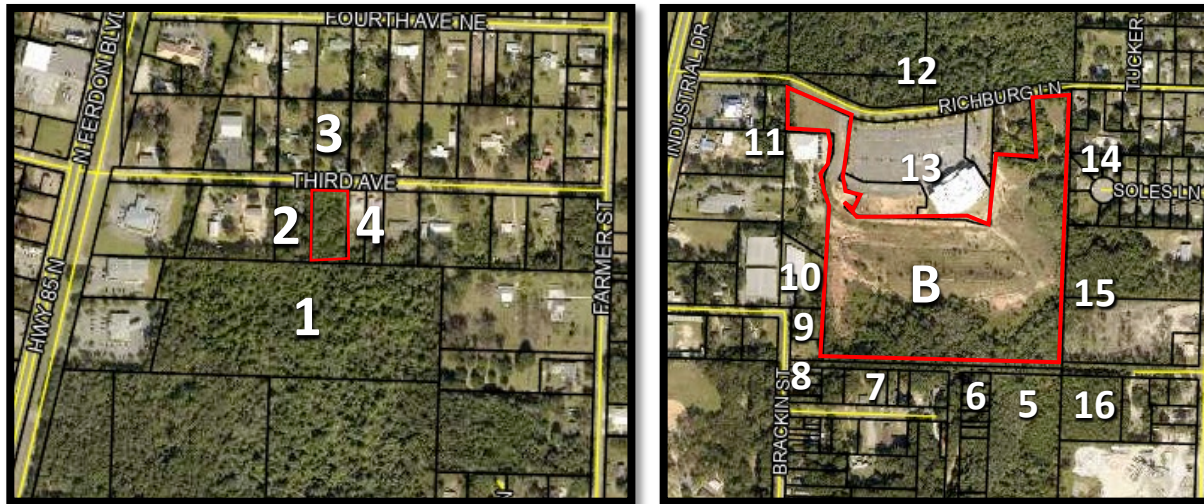


Source: Okaloosa County Property Appraiser, February 2023

 Approximate Boundary of Parcels

Figure 2 following depicts the location of the two parcels in relation to adjacent parcels. This graphic is considered with Table 1 to show consistency with adjacent residential uses.

Figure 2. Reference Maps for Adjacent Uses



Source: Okaloosa County Property Appraiser, February 2023

Approximate Boundary of Parcels

Table 1 below, describes the existing uses, the Future Land Use, and Zoning assigned to the parcels within the vicinity of these properties. The map annotation refers to the numbers on Figure 2 above.

Table 1. Adjacent Uses

Map Annotation	Property Appraiser Tax Code	Future Land Use	Zoning District
1	No Ag Acre	Mixed-Use (City)	Mixed-Use (City)
2	Single Family	Low Density Residential (County)	R-1 (County)
3 (3 parcels)	Single Family	Low Density Residential (County)	R-1 (County)
4 (2 parcels)	Single Family	Low Density Residential (County)	R-1 (County)
5	Vacant	Low Density Residential (County)	R-1 (County)
6 (5 parcels)	Vacant	Low Density Residential (County)	R-1 (County)
7 (6 parcels)	Mobile Home x2 Vacant Institutional Single Family x2 Vacant	Low Density Residential (County)	R-1 (County)
8 (5 parcels)	Vacant x3 Single Family	Low Density Residential (County)	R-1 (County)

Map Annotation	Property Appraiser Tax Code	Future Land Use	Zoning District
9 (2 parcels)	Single Family Vacant	Low Density Residential (County)	R-1 (County)
10 (2 parcels)	Vacant Commercial Warehouse	Commercial (County)	C-3 (County)
11 (3 parcels)	Office Building x2 Single Family	Mixed Use (County) x2 Commercial (City)	Mixed Use (County) x2 C-2 (City)
12 (3 parcels)	Vacant No Ag Acre x2	Commercial (City) x2 Mixed Use (City)	C-2 (City) x2 Mixed Use (City)
13 (3 parcels)	Theater/AU Vacant Commercial x2	Mixed Use (County)	Mixed Use (County)
14 (8 parcels)	Single Family x6 & Vacant	Low Density Residential (County)	R-1 (County)
15 (2 parcels)	Warehouse Vacant Commercial	Mixed Use (County)	Mixed Use (County)
16	Vacant	Low Density Residential (County)	R-1 (County)

Source: Okaloosa County Property Appraiser, Okaloosa County GIS webpage, and City of Crestview GIS webpage

The current zoning of the nearby properties to Parcel A are residential to the north, east, and west with mixed use to the south. Parcel B is nearby to properties zoned mixed use residential, and commercial.

The existing land uses surrounding the parcels are varied and include a mixture of uses including residential, warehousing, office buildings, a theatre, county property, and vacant commercial, residential, and institutional properties. These surrounding uses are similar in nature to the intended uses of the property: residential and commercial.²

According to the National Wetland Inventory and Crestview data, Parcel A contains no wetlands while Parcel B contains a portion of wetlands towards the southern boundary (Exhibit 3).³ There are no plans for development at this time, however, the applicant, in compliance with Crestview's Comprehensive Plan and Land Development Code, reserves the right to apply for appropriate permits in regard to the forthcoming site plan development.

The properties are both located in a Flood Zone X, or the area outside of the Special Flood Hazard Area (Exhibit 4).⁴

² Okaloosa County Property Appraiser, Department of Revenue Code, as referenced July 18, 2022

³ U.S. Fish & Wildlife Service National Wetlands Inventory, Online Wetlands Mapper, as referenced July 19, 2022

⁴ Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 12091C0170J

Both parcels are currently vacant, based on the Department of Revenue Codes assigned to the parcels as indicated by the Okaloosa County Property Appraiser.⁵

DESCRIPTION OF REQUEST

This application is submitted to request that both parcels be amended to the Mixed Use Future Land Use category and the Mixed Use zoning district. Description of the proposed Future Land Use category and requested zoning district for the site area provided below:

Future Land Use Category: Mixed Use (MU)⁶

“The Mixed-Use land use category is limited to areas that exhibit an existing or planned development pattern reflecting a variety of uses, densities, and non-residential uses.”

MU Allowable Uses: The Comprehensive Plan describes the allowable residential uses and non-residential uses in policy. The “specific residential uses allowed in this category include single-family residential, multi-family residential, mobile home parks and mobile home subdivisions.” The “specific non-residential uses include recreation uses, neighborhood and general commercial and business uses, offices, restaurants, motels, hotels and other temporary lodging facilities, clinics and medical facilities, churches and places of worship, light industrial uses when such uses do not create any adverse off-site impacts to other properties or to protected environmental resources.” It is also included that “other similar uses may be allowed based on compatibility with existing nearby uses.”

Zoning District: Mixed Use District (MU)⁷

“The Mixed-Use District is established to provide for a variety of land uses, including single- and multi-family dwellings and small, low-impact commercial developments, including retail sales, professional offices, service industries, bed-and-breakfasts, other similar uses and accompanying accessory uses.”

“Uses may be limited by location due to impacts and compatibility issues.”

⁵ Okaloosa County Property Appraiser, Department of Revenue Code, as referenced July 18, 2022

⁶ Crestview Comprehensive Plan, Future Land Use Element Policy 7.A.3.4(2)

⁷ Crestview Land Development Regulations, Section 4.03.00

The proposed use of the property **is consistent** with the above land use and zoning descriptions, as amended.

Also, because the proposed development includes residential and commercial uses, and as described of the same usages as existing development within the vicinity (see Table 1), a consistent development pattern is continued with this amendment.

ANALYSIS OF APPLICABLE POLICIES AND REGULATIONS

Crestview Comprehensive Plan

Policy 7.A.2.3 (5) states that “New mixed-use developments shall be located on or connected to collector or arterial roadways.”

RESPONSE: These two parcels, as an addition to a previously submitted and approved mixed use land use amendment and rezoning approval, are accessible to an arterial roadway. Parcel A of this application will connect to North Ferdon Boulevard, a “Principal Arterial – Other URBAN”, by ways of Third Avenue. Parcel B will also connect to North Ferdon Boulevard, a “Principal Arterial – Other URBAN”, by ways of Richburg Lane, a roadway designated as “Local URBAN”. Therefore, this development is consistent with the location criteria for the assignment of the category.

Urban Sprawl Analysis

Policy 7.A.6.5 states that “No zoning change or plan amendment shall be approved unless a finding is made that such zoning change and plan amendment will promote compact urban development and not encourage urban sprawl”.

RESPONSE: Because this site is located in an infill area, where City services such as transportation networks and water services exist, this change will not create an urban sprawl occurrence. Florida Statutes defines urban sprawl as:

“a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.”⁸

⁸ 163.3164(52), Florida Statutes (2022)

The following 163.3177(6), F.S. analysis determines that this request does not meet that definition.

1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or single-use development or uses.

RESPONSE: These parcels are a part of a larger mixed-use development that will not be low-intensity or low-density. The proposed development will include multi-family residential and commercial uses.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

RESPONSE: The subject parcels are not in an area considered to be rural. Both parcels are undeveloped and will be used for housing, which supports this criterion.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

RESPONSE: As previously mentioned, these two parcels are additions to a mixed use development. Both parcels are surrounded by existing uses. No radial, strip, isolated, or ribbon patterns of development will occur as a result of this amendment.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

RESPONSE: As shown in Exhibits 3, Parcel A contains no wetlands. Twin Creek runs into the southern portion of Parcel B, creating a wetland. No wetland impacts are projected at this time. The existing wetlands conditions are not expected to change at the time, but the applicant reserves the right to apply for the appropriate permits in regard to the forthcoming site plan development. Both properties are located in a Flood Zone C, or the area outside of the Special Flood Hazard Area (Exhibit 4).

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

RESPONSE: No agriculturally used or designated areas are within the vicinity of these parcels.

6. Fails to maximize use of existing public facilities and services.

RESPONSE: Existing public facilities and services, such as the existing transportation network, solid waste collection, and water services will be sought to serve this development as they are available.

7. Fails to maximize use of future public facilities and services.

RESPONSE: Any future public facilities and services will be used, as practical to the development.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

RESPONSE: Services exist in the area. The approval of this request will not disproportionately increase the cost of providing service to this development.

9. Fails to provide a clear separation between rural and urban uses.

RESPONSE: The subject parcels are not in an area considered to be rural. No rural areas are adjacent to the subject parcels.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

RESPONSE: This development is considered infill development.

11. Fails to encourage a functional mix of uses.

RESPONSE: As components of a larger mixed use development, the residential units in close proximity to other uses will encourage a functional mix of uses, especially as this development will provide a transition between existing commercial uses along SR 85 and Richburg Lane and those residential uses to the east and the south.

12. Results in poor accessibility among linked or related land uses.

RESPONSE: Other uses within the vicinity are easily accessible via Richburg Lane and SR 85 North.

13. Results in the loss of significant amounts of functional open space.

RESPONSE: There is no functional open space currently associated with these parcels.

Crestview Land Development Code

Section 3.06.07 states that “An application for a rezoning shall be reviewed in accordance with the following criteria.” These criteria include:

1. Whether the proposed zoning district is consistent with the City Comprehensive Plan;

RESPONSE: With the approval of the requested amendment of the Future Land Use Map to the Mixed-use category, the land use and zoning will be consistent. This criterion **will be met** with the approval of both amendment requests.

2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;

RESPONSE: Although a final plan for development is not yet finalized, it is anticipated that the development will include a range of housing types, which include detached single family and attached multi-family, which will be compatible with the existing residential uses to the east and north and non-residential uses to the west and south. This criterion **is met**.

3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;

RESPONSE: As indicated by Section 4.03.00(B), the Mixed-use District is (in part) “established to provide for a variety of land uses, including single- and multi-family dwellings and small, low-impact commercial developments... Each parcel, lot, tract or other division of land may contain multiple single- and multi-family dwellings according to the density allowed by the size of each piece of land.” Therefore, this criterion **is met** since a multi-family use is considered allowable.

4. Whether the proposed zoning district will serve a community need or broader public purpose;

RESPONSE: The development of multi-family housing will serve the need for additional housing within the community, which also serves the need for Eglin Air Force Base. This criterion **is met**.

5. To ensure there are not multiple zoning districts assigned to one parcel. Except if secondary zoning is Conservation (E), designated on a plat or development plans as a parcel or easement of conservation or jurisdictional wetlands;

RESPONSE: With the approval of proposed Future Land Use Map amendment and rezoning, each parcel will be designated with only one zoning district. This criterion **is met**.

6. The characteristics of the proposed rezoning area are suitable for the uses permitted in the proposed zoning district; and

RESPONSE: As indicated above, the rezoning allows for multi-family uses, which is a portion of the anticipated development of these parcels. Additional housing types are planned as part of the development. This criterion **is met**. Additionally, the location for this use is ideal, as a transitional use between more intense commercial and less intense single-family uses.

7. Whether a zoning district other than the district requested will create fewer potential adverse impacts to existing uses in the surrounding area.

RESPONSE: The requested zoning district is actually less intense than the existing Okaloosa County Mixed Use zoning assigned for Parcel B. Therefore, the reduction of adverse impacts to the adjacent residential uses surrounding this parcel will be beneficial with the assignment of the requested category. The redesignation of Parcel A will be consistent with the larger parcel which was recently annexed and amended to the City's Mixed Use Future Land Use category.

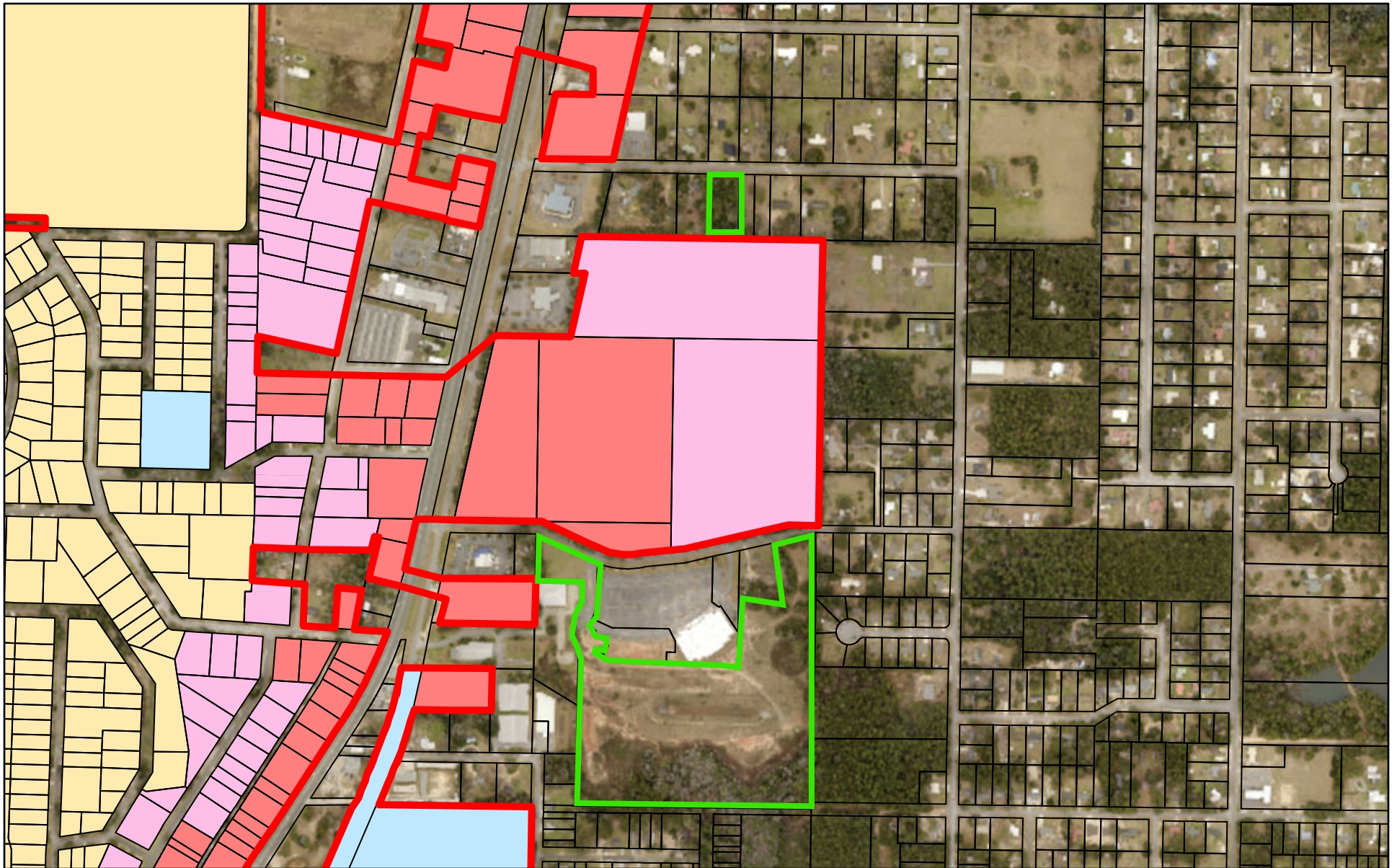
FINDINGS AND CONCLUSIONS

The amendment of the Comprehensive Plan and zoning designations for these properties will be compatible with the existing surrounding development. The proposed amendment will not result in any land use conflicts with the existing uses. No adverse impacts will be generated such as unordinary noise, smoke, exhaust, emissions, dust, adverse lighting,

vibrations, or odors that would be detrimental to the existing surrounding uses or would otherwise disturb the quiet enjoyment of nearby residents.

Additionally, the proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the Crestview Comprehensive Plan, and complies with the adopted requirements of the City's Land Development Regulations. The designation of these properties as Mixed-use will not create a condition that will negatively impact the nearby residential uses over time and will provide a transitional tier form intense uses to less intense uses within the vicinity.

Exhibit 1A - Crestview Future Land Use Map



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Future Land Use

 Residential (R)	 Commercial (C)
 Mixed Use (MU)	 Public Lands (PL)
	 Crestview City Limits
	 Approximate Project Boundaries

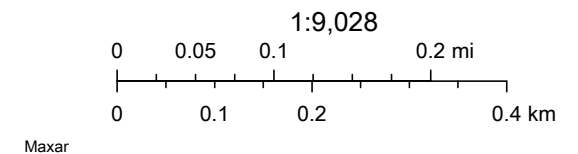
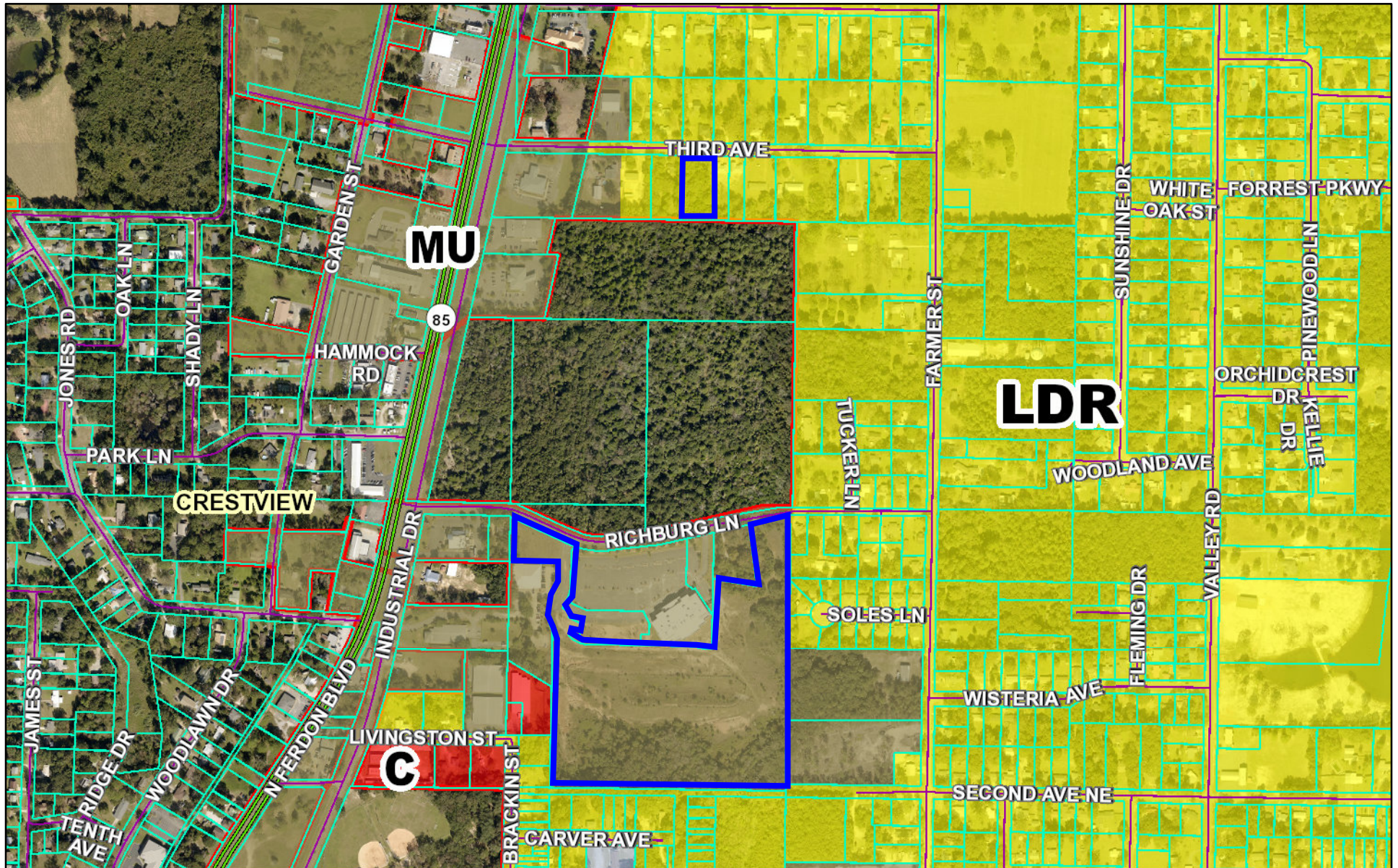


Exhibit 1B - Okaloosa Future Land Use Map



February 17, 2023

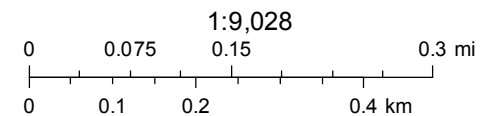
Mixed Use (MU)

Commercial (C)

Low Density Residential (LDR)

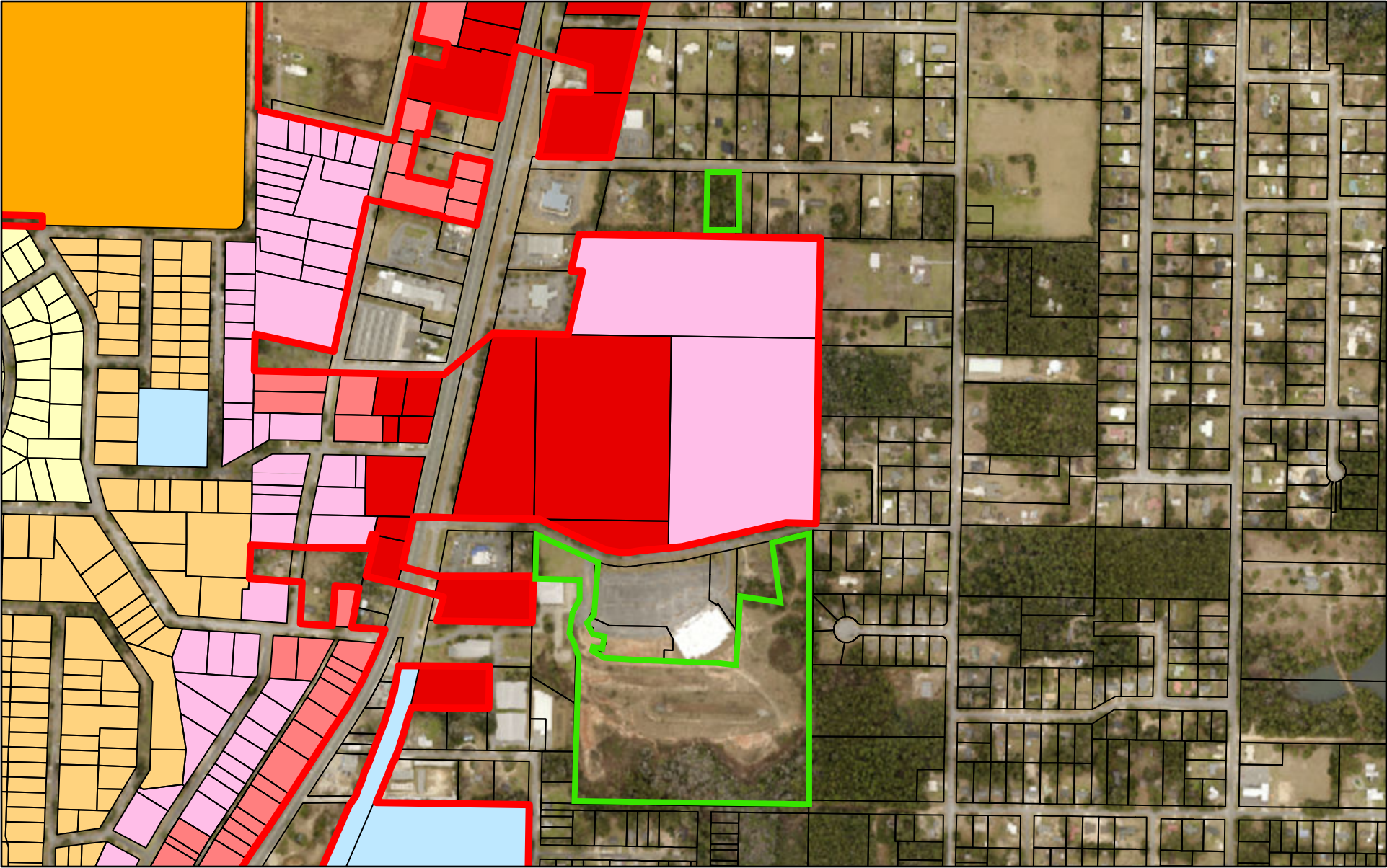
Crestview City Limits

Approximate Project Boundaries



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Exhibit 2A - Crestview Zoning Map



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

- | |
|--|
|  Crestview City Limits |
|  Approximate Project Boundaries |

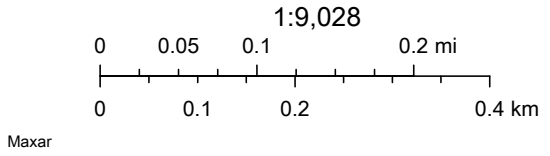
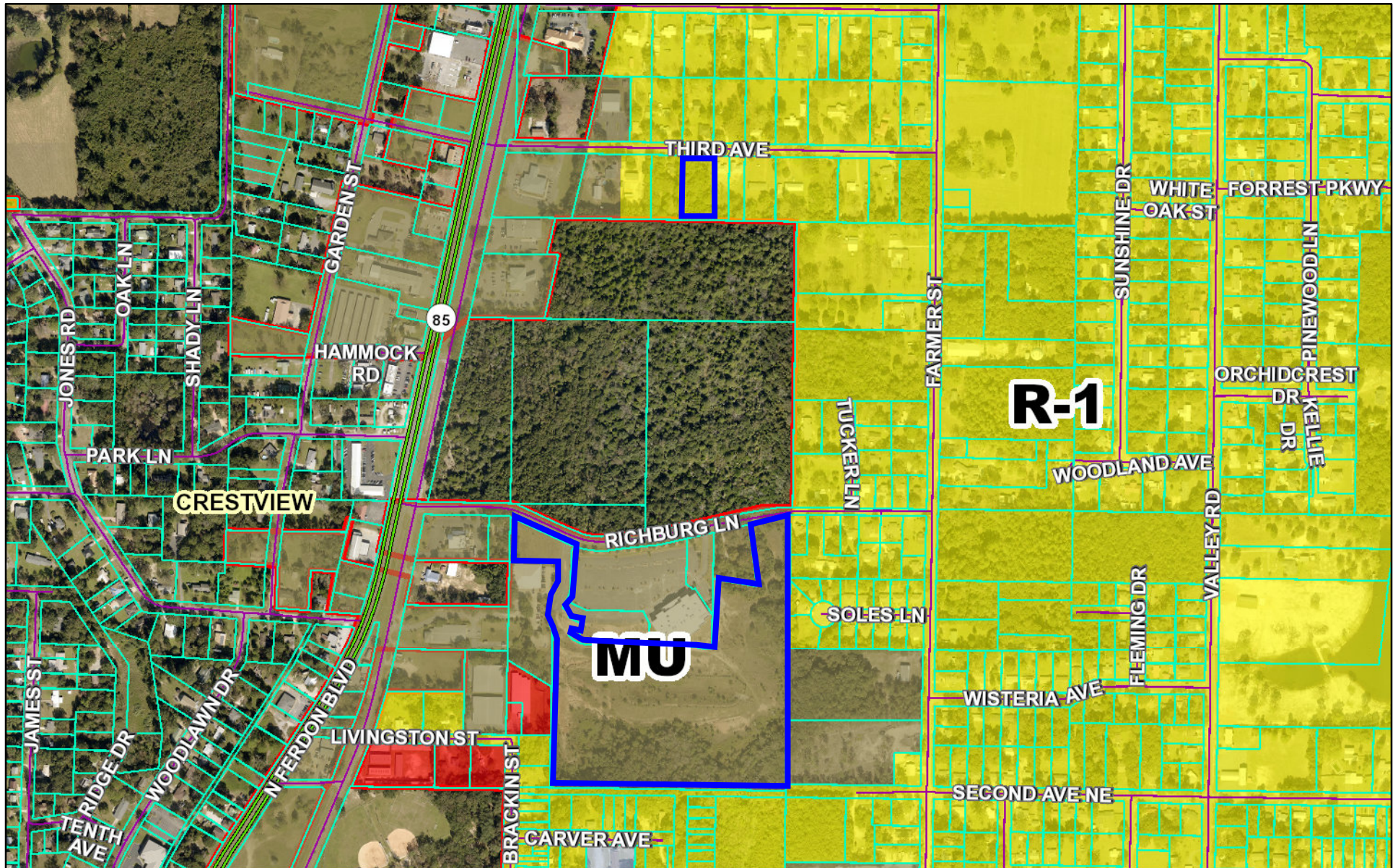
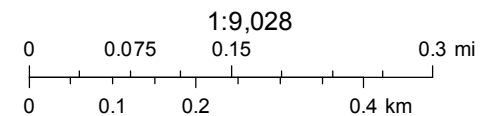


Exhibit 2B - Okaloosa Zoning Map

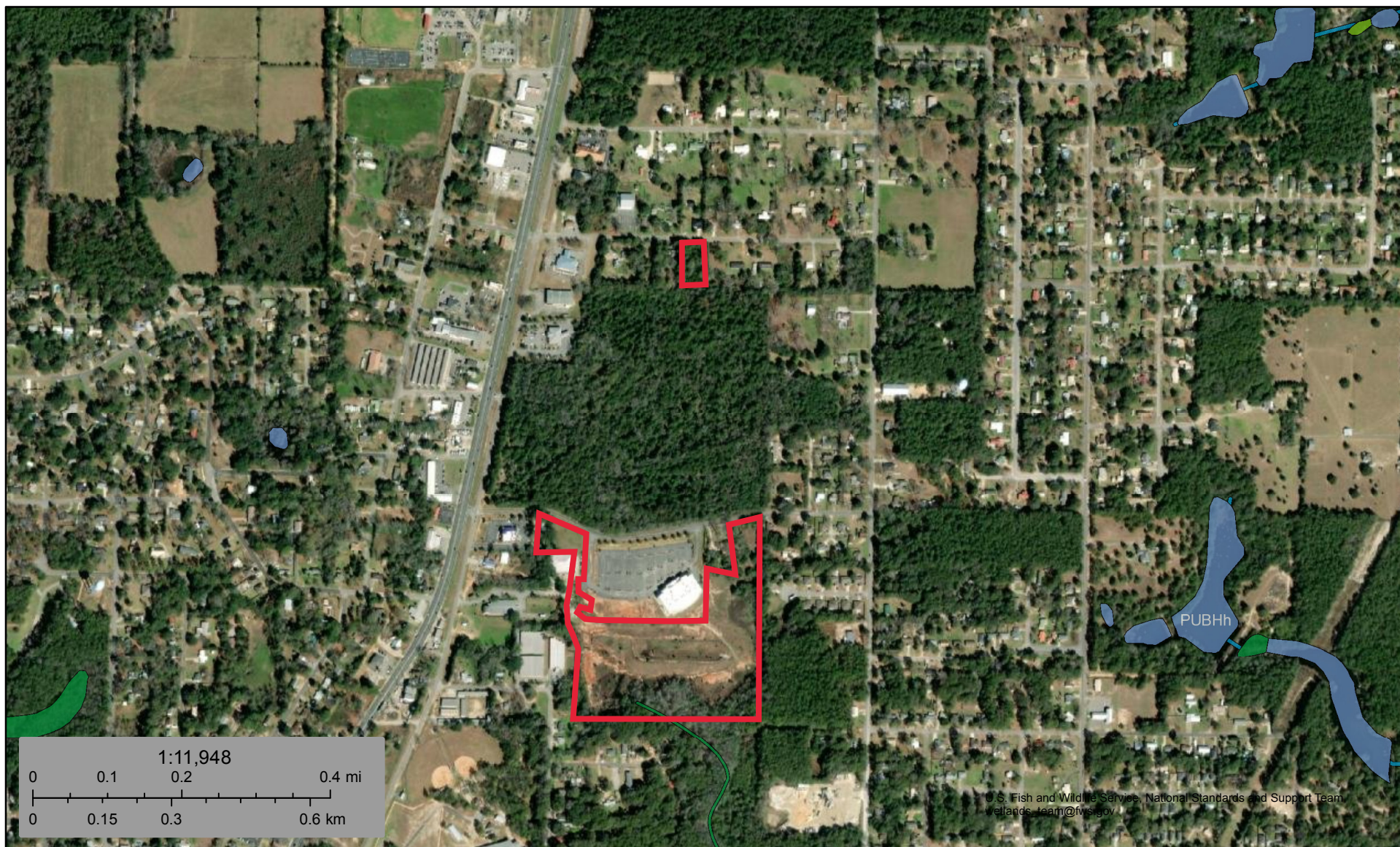


February 17, 2023

- Mixed Use (MU)
- Commercial (C)
- Low Density Residential (LDR)
- Crestview City Limits
- Approximate Project Boundaries



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



February 17, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

- Approximate Project Boundaries

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



86°33'44"W 30°47'7"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature



Approximate Project Boundaries



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

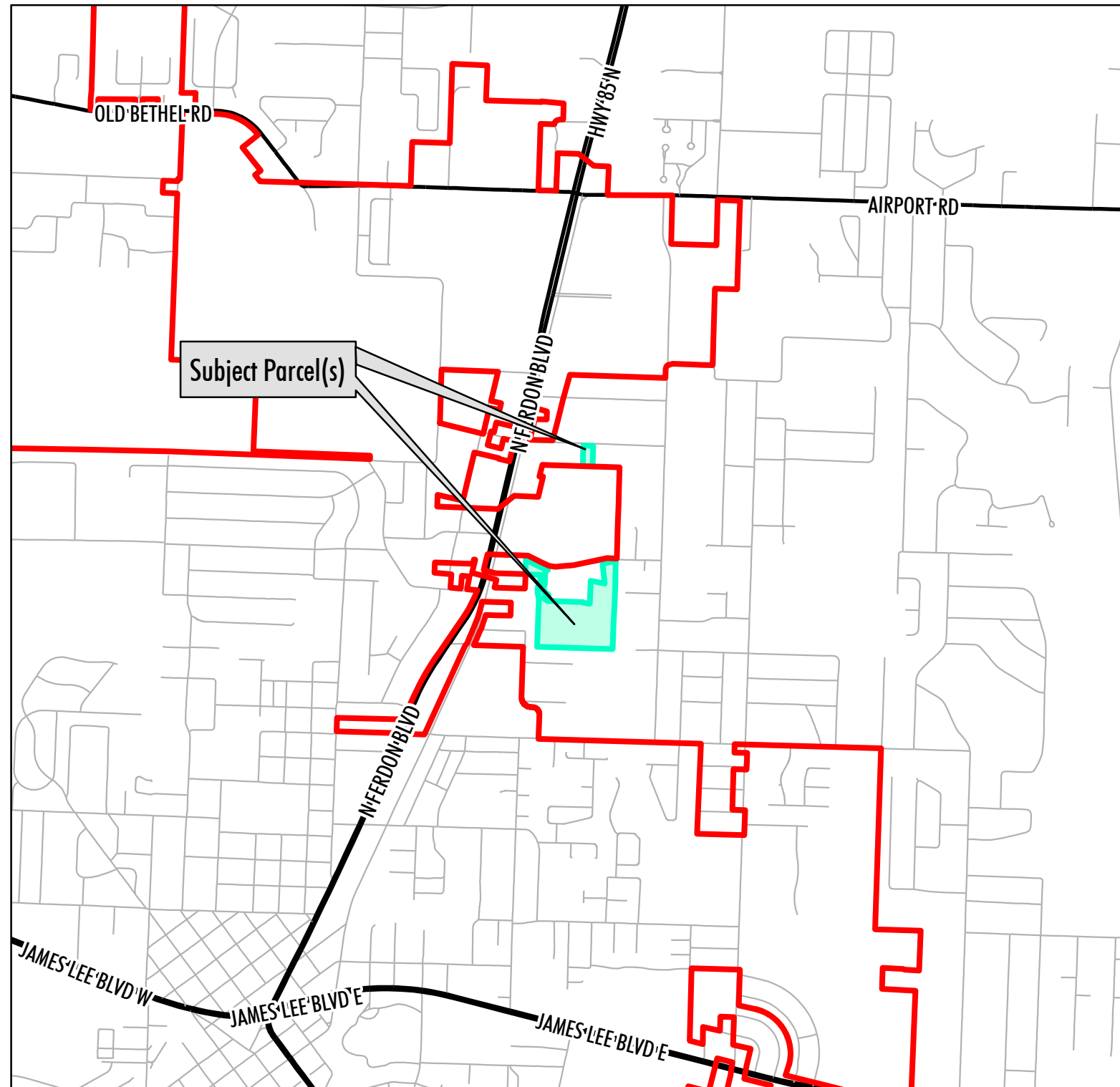
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/20/2023 at 1:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

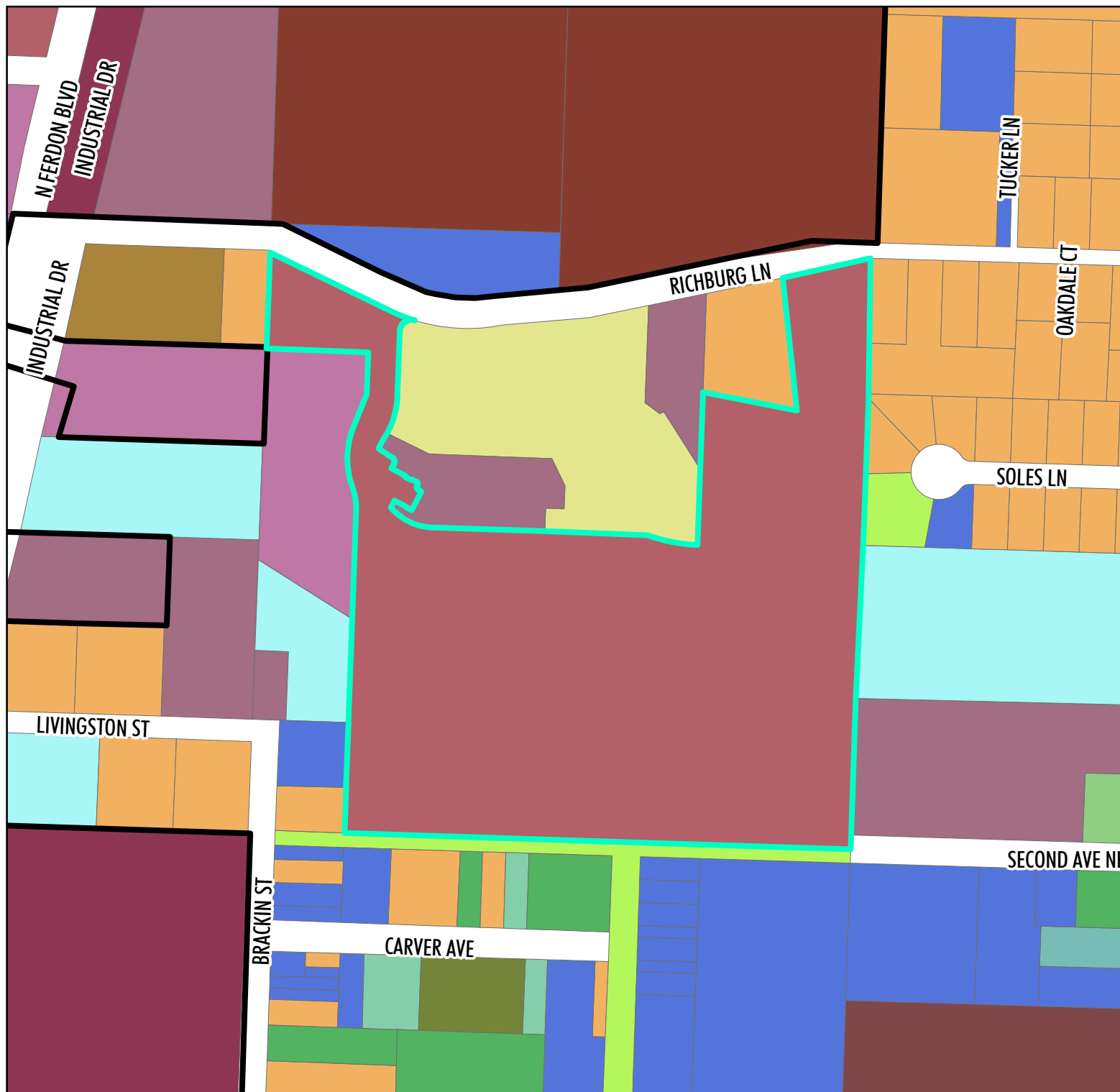
Vicinity Map



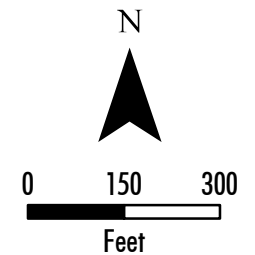
Not to Scale



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



Existing Use Richburg Parcel



Legend

- Subject Parcel
- City Limits

Existing Use

- Churches
- County
- Manufactured Home
- Minderal Pr
- Mobile Home
- Multi-Family
- Municipal
- No AG Acre
- Office Building
- Restaurant
- Single Family
- Theater/Au
- Vacant Institutional
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Warehouse

Current FLU Richburg Parcel



0 150 300
Feet

Legend

Subject Parcel

City Limits

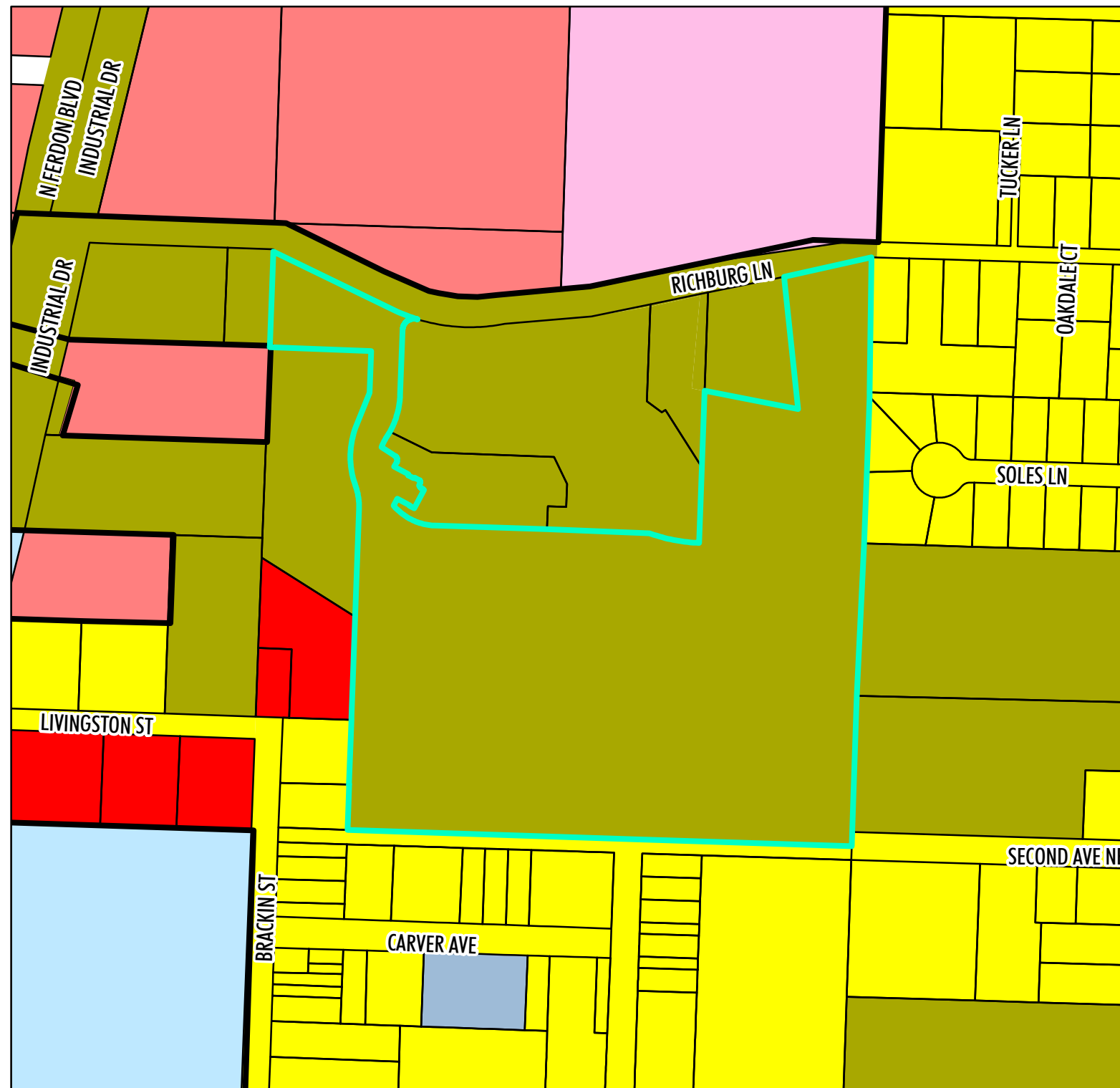
City Future Land Use

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

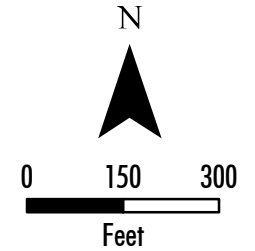
County Future Land Use

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

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U.S. SURVEY FEET



Current Zoning Richburg Parcel



Legend

Subject Parcel

City Limits

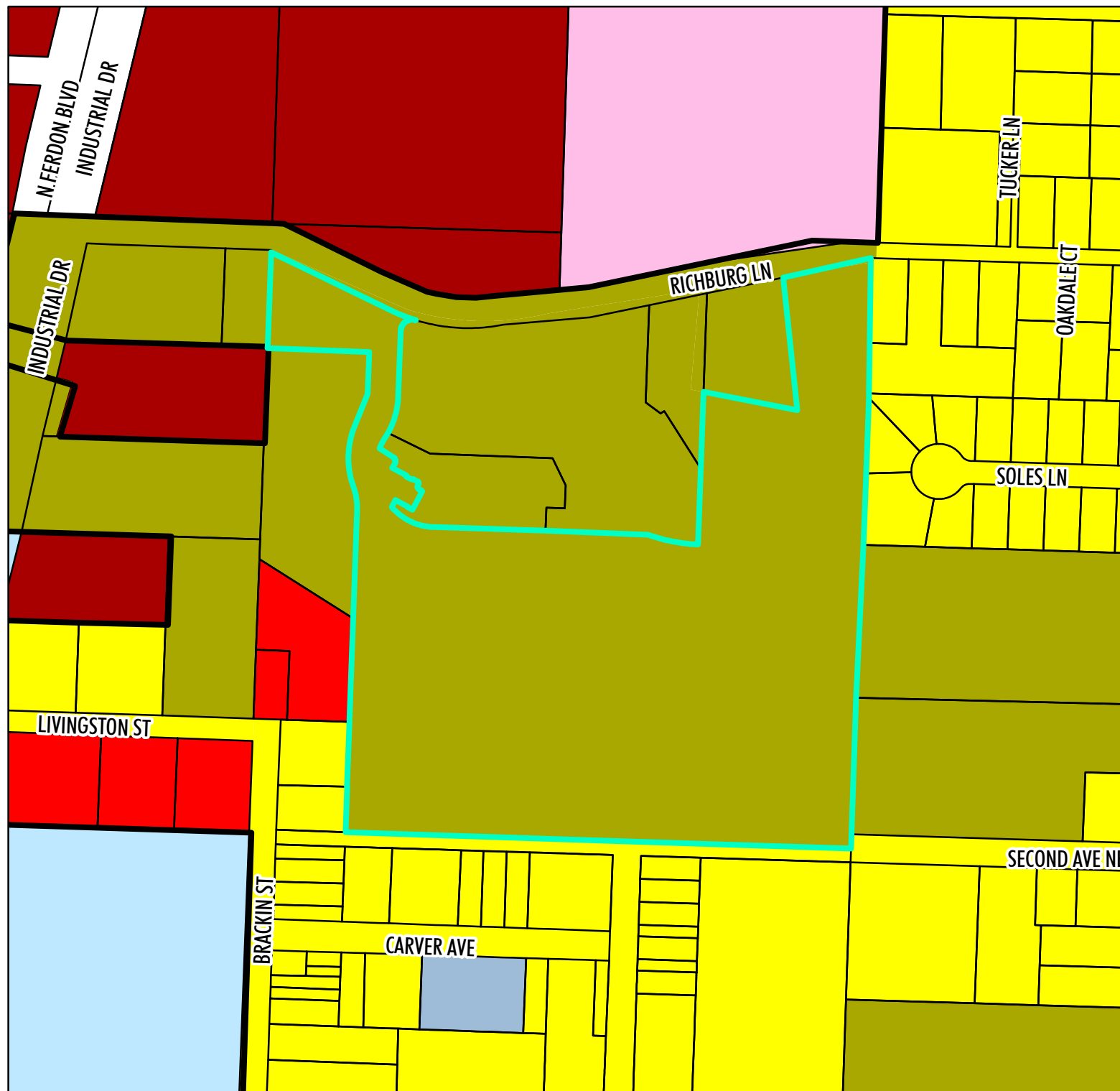
City Zoning

- 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)

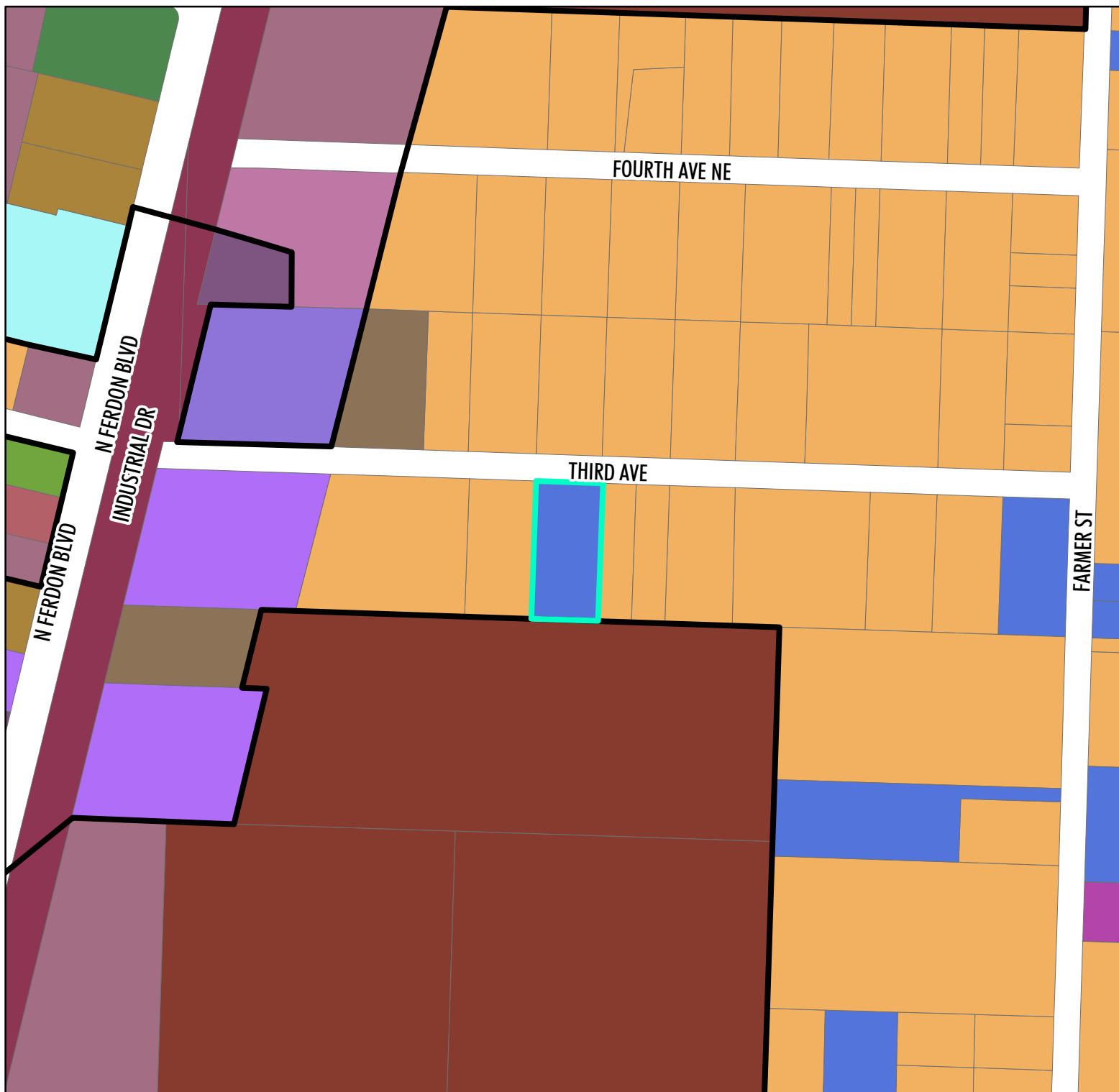
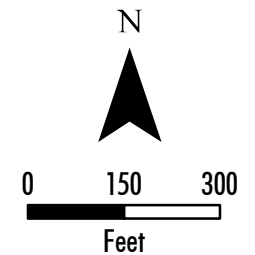
County Zoning

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

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



Existing Use Third Ave. Parcel



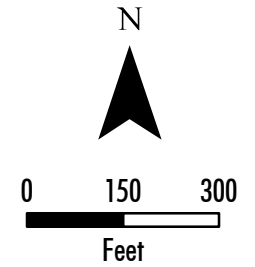
Legend

- Subject Parcel
- City Limits

Existing Use

- Financial
- Gym/Fitness
- Municipal
- No AG Acre
- Office Building
- Restaurant
- Service Shop
- Single Family
- Stores
- Supermarket
- Utilities
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

Current FLU Third Ave. Parcel



Legend

Subject Parcel

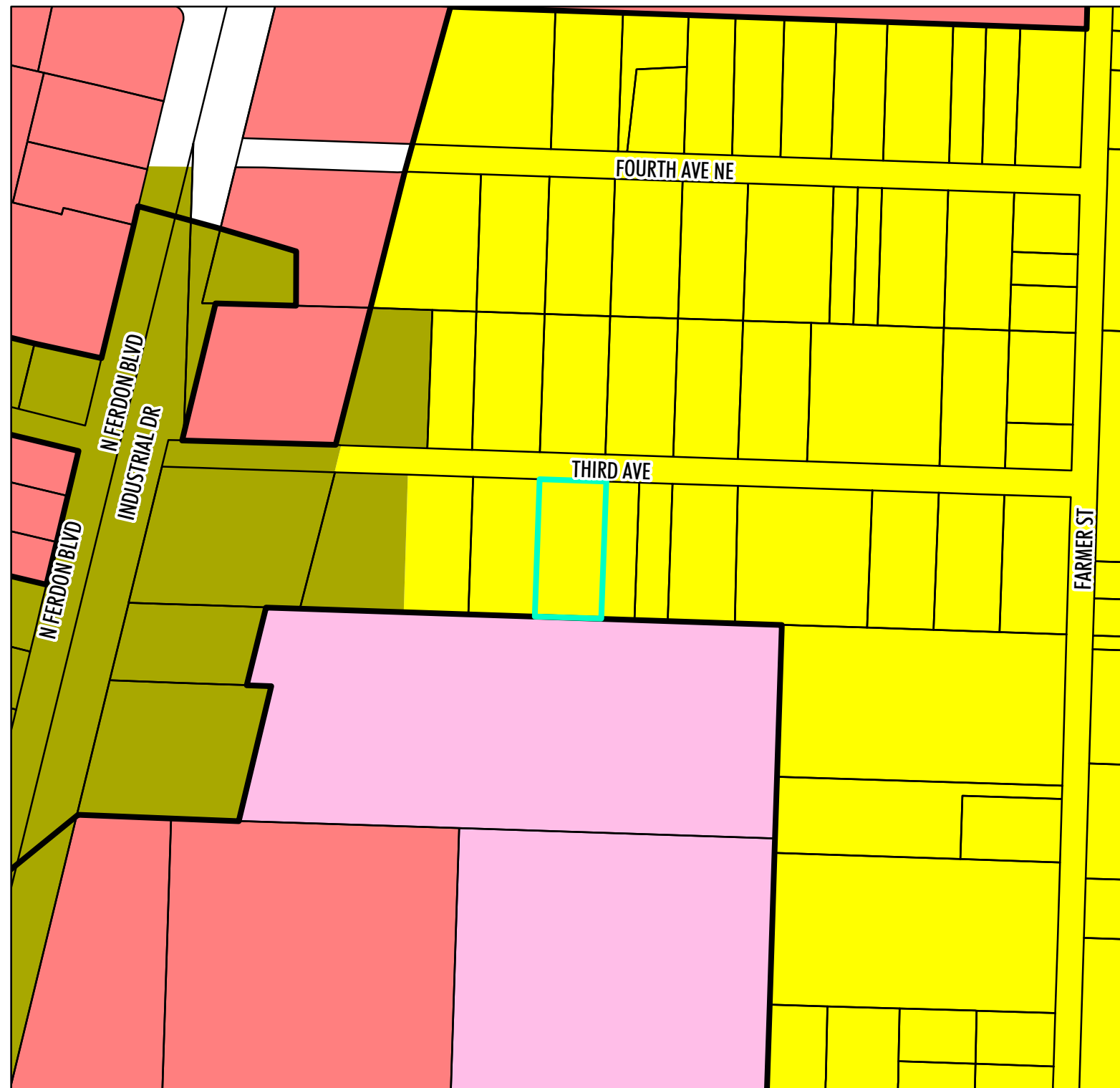
City Limits

City Future Land Use

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

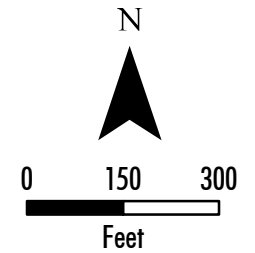
County Future Land Use

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



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Current Zoning Third Ave. Parcel



Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

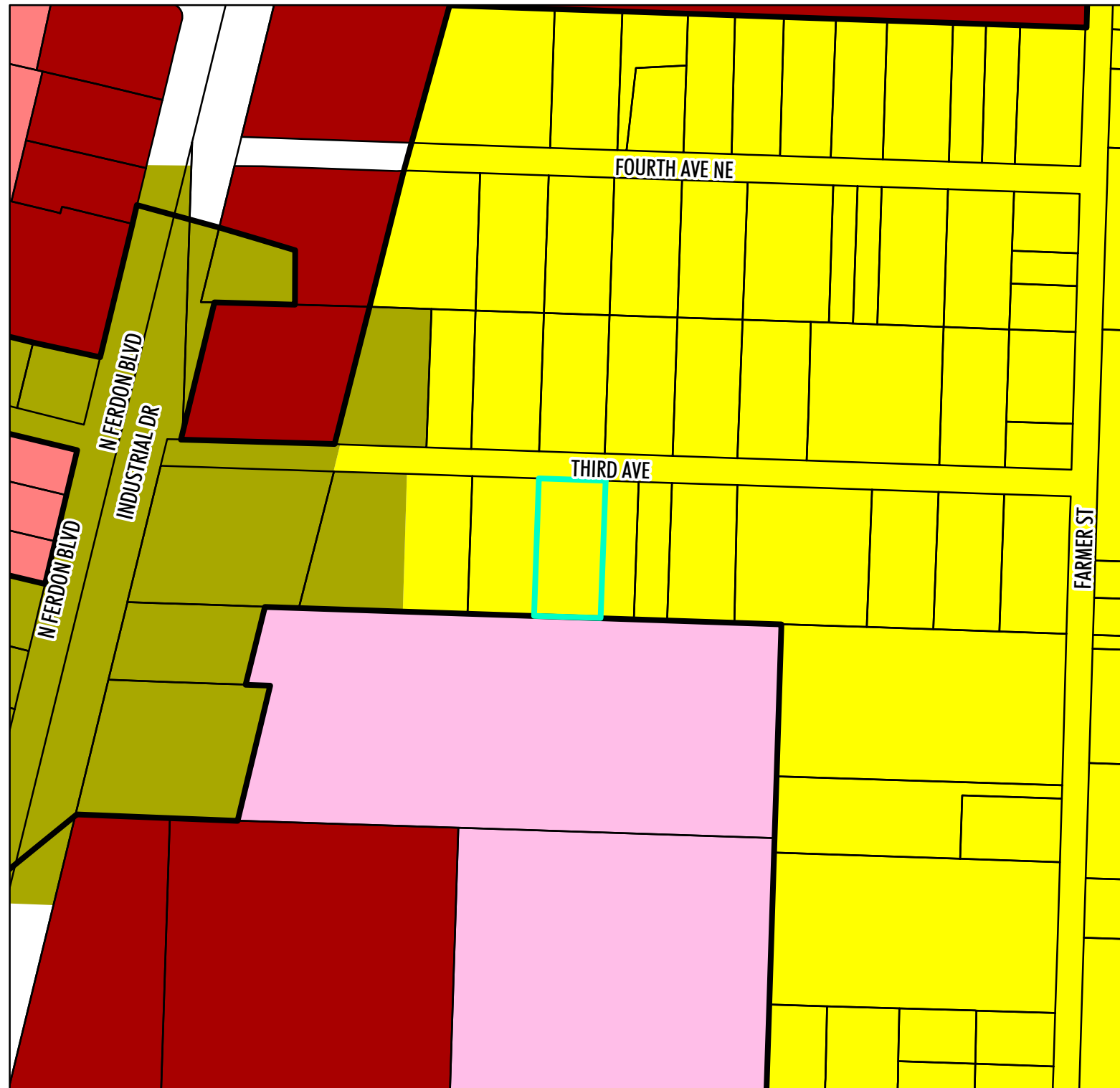
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

Mixed Use (MU)



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Proposed Future Land Use



0 225 450
Feet

Legend

Subject Parcel

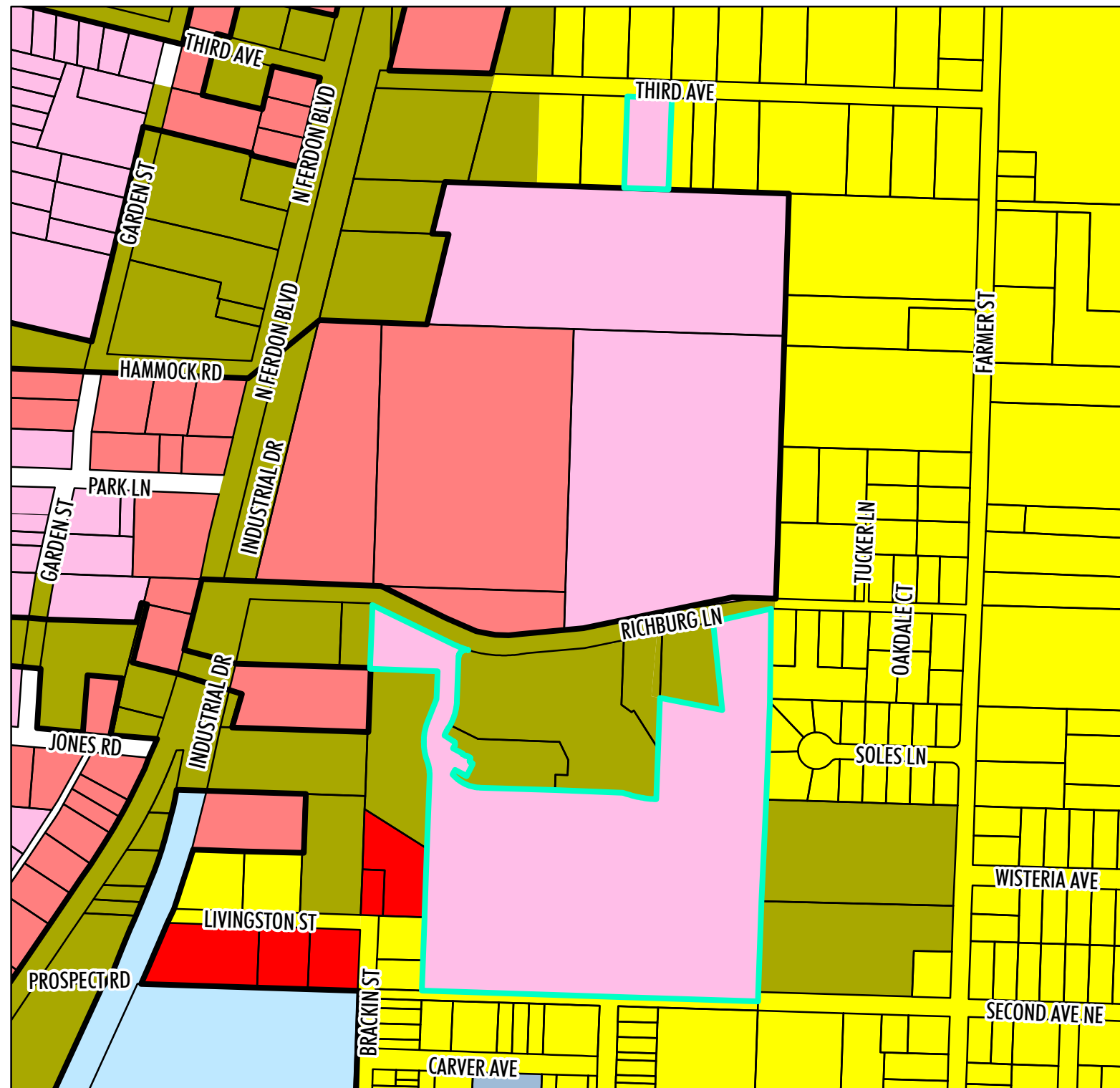
City Limits

City Future Land Use

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

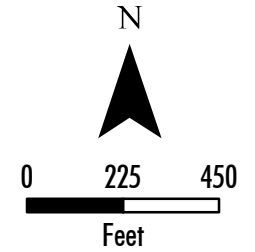
County Future Land Use

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



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Proposed Zoning



Legend

Subject Parcel

City Limits

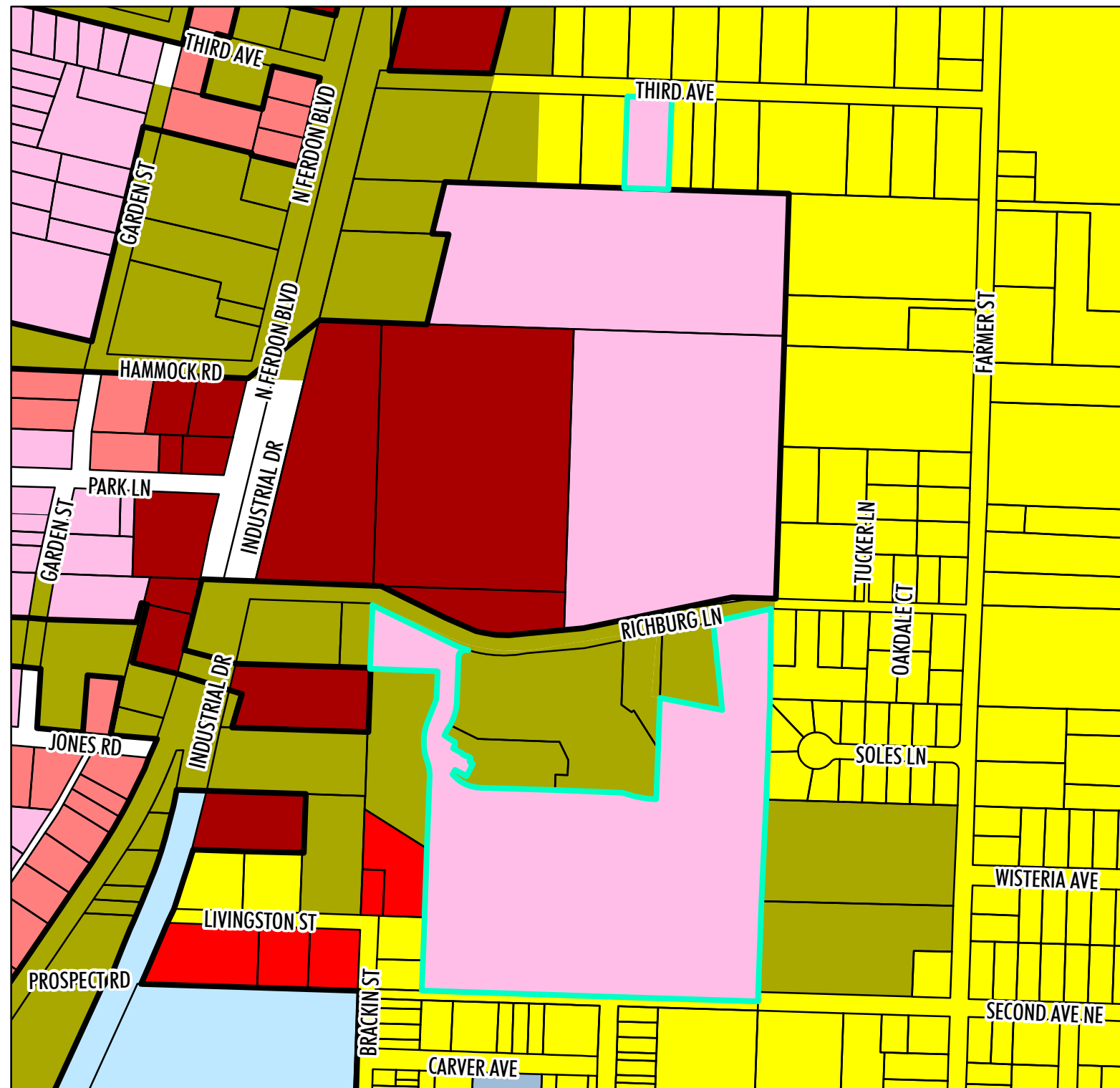
City Zoning

- 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)
- Institutional (INST)

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U.S. SURVEY FEET





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: April 3, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2023
SUBJECT: 5. Ordinance 1926 - Richburg Lane and Third Avenue Comp Plan Amendment

BACKGROUND:

On February 27, 2023 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Third Avenue and at 2828 Richburg Lane.

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1926 on April 10, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: MH Crestview Land LLC
17005 Emerald Coast Pkwy
Destin, FL 32541
Parcel ID: 04-3N-23-1840-0012-0080
09-3N-23-0000-0011-001A
Site Size: 23.28 acres
Current FLU: Okaloosa County Low Density Residential & Mixed Use
Current Zoning: Okaloosa County Residential-1 & Mixed Use
Current Land Use: Vacant

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

Third Avenue Parcel

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Mixed Use (MU)	Mixed Use (MU)	Vacant

West	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
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Richburg Parcel

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

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential 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 March 14, 2023. The property was posted on March 20, 2023. An advertisement ran in the Crestview News Bulletin on March 23 & 30, 2023.

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 1926.

Attachments

1. Attachment 4 MH annex land rezone
2. Exhibit Packet

ORDINANCE: 1926

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY LOW DENSITY RESIDENTIAL AND MIXED USE TO MIXED USE (MU) ON APPROXIMATELY 23.28 ACRES, MORE OR LESS, IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Low Density Residential and Mixed Use to Mixed Use (MU) on a parcel of land containing 23.28 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 23.28 acres of land, more or less, from Okaloosa County Low Density Residential and Mixed Use to Mixed Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 23.28 acres, more or less, is known as Parcel 04-3N-23-1840-0012-0080 and Parcel 09-3N-23-0000-0011-001A and commonly described as:

PIN # 04-3N-23-1840-0012-0080

LOT 8, BLOCK 12, OAKDALE MINIATURE FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PIN # 09-3N-23-0000-0011-001A

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION), MARKING THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02°08'22" WEST, A DISTANCE OF 62.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RICHBOURG LANE AND THE POINT OF BEGINNING; THENCE, ALONG SAID RIGHT OF WAY LINE, SOUTH 64°11'04" EAST, A DISTANCE OF 232.86 FEET; THENCE SOUTH 66°25'43" EAST, A DISTANCE OF 114.49 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°02'50", A DISTANCE OF 45.84 FEET (CHORD=BEARING SOUTH 54°35'35" WEST, CHORD=39.68 FEET); THENCE SOUTH 02°04'10" WEST, A DISTANCE OF 141.69 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 183.00 FEET ; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°26'46", A DISTANCE OF 97.24 FEET (CHORD BEARING=SOUTH 17°17'33" WEST, CHORD LENGTH=96.10 FEET), TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'41" A DISTANCE OF 25.48 FEET (CHORD BEARING=SOUTH 26°40'35" WEST, CHORD=25.43 FEET); THENCE SOUTH 56°55'44" EAST, A DISTANCE OF 25.85 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°47'25", A DISTANCE OF 15.50 FEET (CHORD BEARING=SOUTH 12°32'01" EAST, CHORD=13.99 FEET); THENCE SOUTH 31°51'41" WEST, A DISTANCE OF 10.61 FEET; THENCE SOUTH 61°42'35" EAST, A DISTANCE OF 35.10 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 3.14 FEET (CHORD BEARING=SOUTH 16°42'35" EAST, CHORD=2.83 FEET); THENCE SOUTH 61°42'35" EAST, A DISTANCE OF 12.00 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 3.14 FEET (CHORD BEARING=NORTH 73°17'25" EAST, CHORD=2.83 FEET); THENCE SOUTH 61°42'35" EAST, A DISTANCE OF 11.14 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°58'29", A DISTANCE OF 7.24 FEET (CHORD BEARING=SOUTH 20°13'21" EAST, CHORD=6.62 FEET); THENCE SOUTH 27°53'02" WEST, A DISTANCE OF 5.29 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.81 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°20'26", A DISTANCE OF 13.62 FEET (CHORD BEARING=SOUTH 45°05'48" EAST, CHORD=13.20 FEET), TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 22.98 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°41'12", A DISTANCE OF 2.28 FEET (CHORD BEARING=SOUTH 23°16'09" EAST, CHORD=2.28 FEET); THENCE SOUTH 27°34'34" WEST, A DISTANCE OF 44.53 FEET; THENCE NORTH 61°42'35" WEST, A DISTANCE OF 11.99 FEET; THENCE NORTH 28°17'25" EAST, A DISTANCE OF 1.00 FEET; THENCE NORTH 61°42'35" WEST, A DISTANCE OF 30.68 FEET; THENCE SOUTH 28°17'25" WEST, A DISTANCE OF 16.56

FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°47'27", A DISTANCE OF 108.63 FEET (CHORD BEARING=SOUTH 62°57'51" EAST, CHORD=105.24 FEET) THENCE SOUTH 87°51'34" EAST, A DISTANCE OF 472.22 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 360.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'43", A DISTANCE OF 111.18 FEET (CHORD BEARING=SOUTH 79°00'42" EAST, CHORD=110.74 FEET); THENCE NORTH 02°04'10" EAST, A DISTANCE OF 333.44 FEET; THENCE SOUTH 77°01'33" EAST, A DISTANCE OF 219.60 FEET; THENCE NORTH 03°57'38" WEST, A DISTANCE OF 282.20 FEET; THENCE NORTH 81°44'56" EAST, A DISTANCE OF 176.86 FEET; THENCE SOUTH 02°04'06" WEST, A DISTANCE OF 1251.48 FEET; THENCE NORTH 88°17'57" WEST, A DISTANCE OF 1105.06 FEET; THENCE NORTH 02°08'22" EAST, A DISTANCE OF 690.59 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 136.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'44", A DISTANCE OF 54.54 FEET (CHORD BEARING=NORTH 09°21'00" WEST, CHORD=54.18 FEET), TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 185.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°42'20", A DISTANCE OF 137.89 FEET (CHORD BEARING=NORTH 00°30'48" EAST, CHORD=134.72 FEET); THENCE NORTH 21°51'58" EAST, A DISTANCE OF 81.38 FEET; THENCE NORTH 02°04'06" EAST, A DISTANCE OF 91.03 FEET; THENCE NORTH 87°50'33" WEST, A DISTANCE OF 221.43 FEET; THENCE NORTH 02°08'22" EAST, A DISTANCE OF 208.45 FEET TO THE POINT OF BEGINNING.

The Mixed Use (MU) Future Land Use Category is hereby imposed on Parcel 04-3N-23-1840-0012-0080 and Parcel 09-3N-23-0000-0011-001A. 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 04-3N-23-1840-0012-0080 and Parcel 09-3N-23-0000-0011-001A 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 24th day of April, 2023.

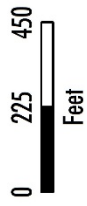
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 24th day of April, 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

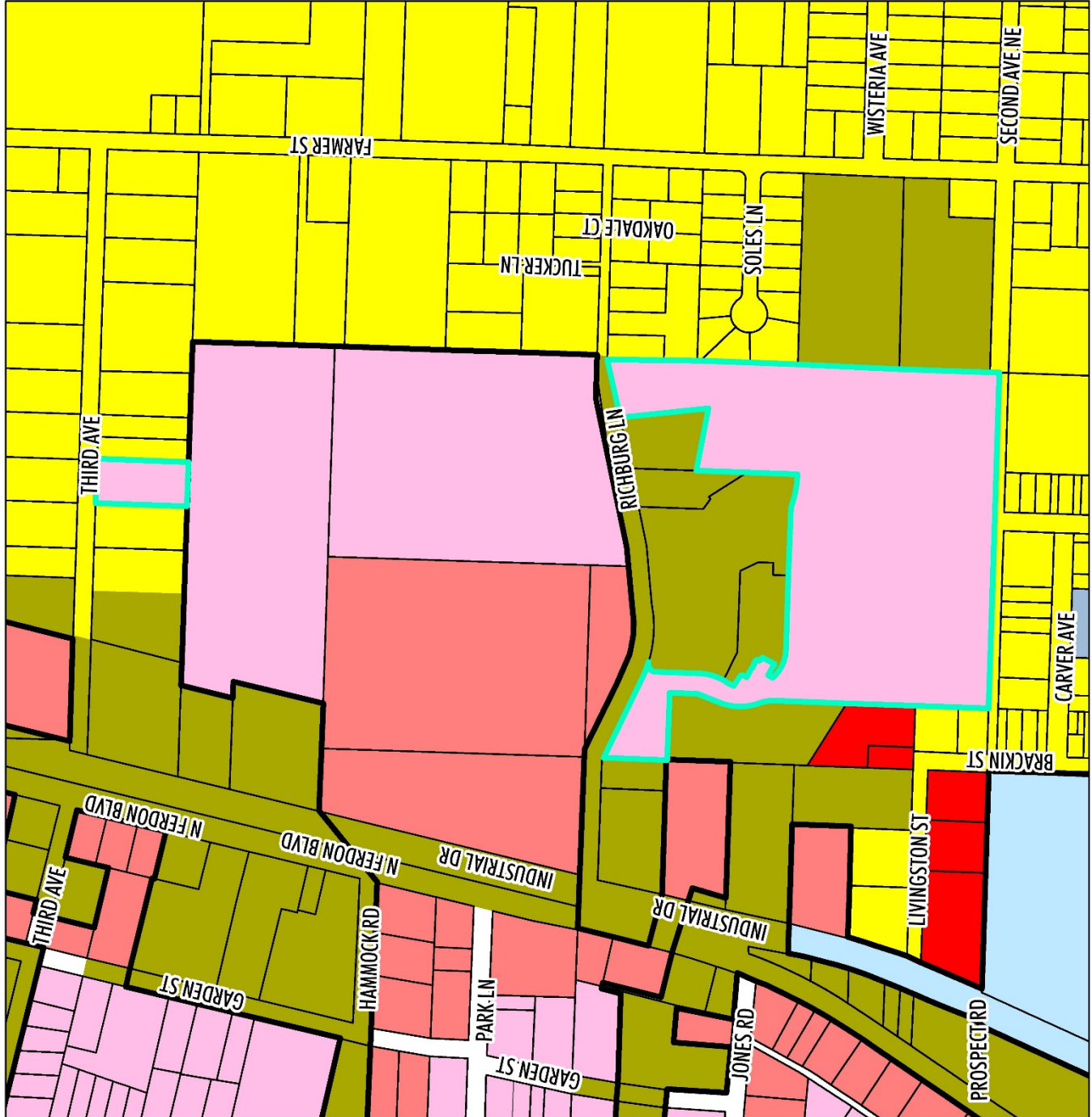
Commercial (C)

Institutional (INST)

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



Attachment 4

Prepared for an Annexation, Comprehensive Plan Future Land Use Map Amendment and Rezoning Request

For two properties, referenced as Parcel ID Numbers 04-3N-23-1840-0012-0080 and
09-3N-23-0000-0011-001A.

Conducted for:

MH Crestview Land LLC
17005 Emerald Coast Pkwy
Destin, FL 32541
Ph: 850.803.2000

Prepared for:

City of Crestview Community Development Services
Ph: 850.682.1560
198 Wilson St. North
Crestview, FL 32536

Prepared by:

the planning collaborative



the planning collaborative

February 20, 2023

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PURPOSE AND INTRODUCTION

This report supports a request to annex two (2) lots into the City of Crestview and amend the Crestview Future Land Use Map and Zoning Map to allow for the construction of residential uses. This request is respectfully submitted to amend the parcels to the Mixed-Use Future Land Use category and zoning district.

The existing land use of the one (1) acre parcel to the north (Parcel A) is “Vacant”, and the 22.28 acre parcel to the south (Parcel B) is “Vacant/Com” according to the Okaloosa County Property Appraiser.¹ The requests are supported herein. The analysis supplied with this application looks at the maximum residential development potential of these parcels as the request is being made to support the development of a multi-family residential complex.

The consultant, the planning collaborative, reviewed, and analyzed the following documents and websites in preparation of this report and application.

- The Okaloosa County Property Appraiser website data and maps
- The Crestview Comprehensive Plan, as published online
- The Crestview Land Development Code, as published online
- Okaloosa’s GIS Mapping webpage
- Crestview’s GIS Mapping webpage
- The Federal Emergency Management Agency’s flood maps
- The National Wetland Inventory Online Map
- FDOT Okaloosa County Functional Classifications, dated April 29, 2014
- Correspondence with various City departments, Okaloosa County School Board, and Auburn Water

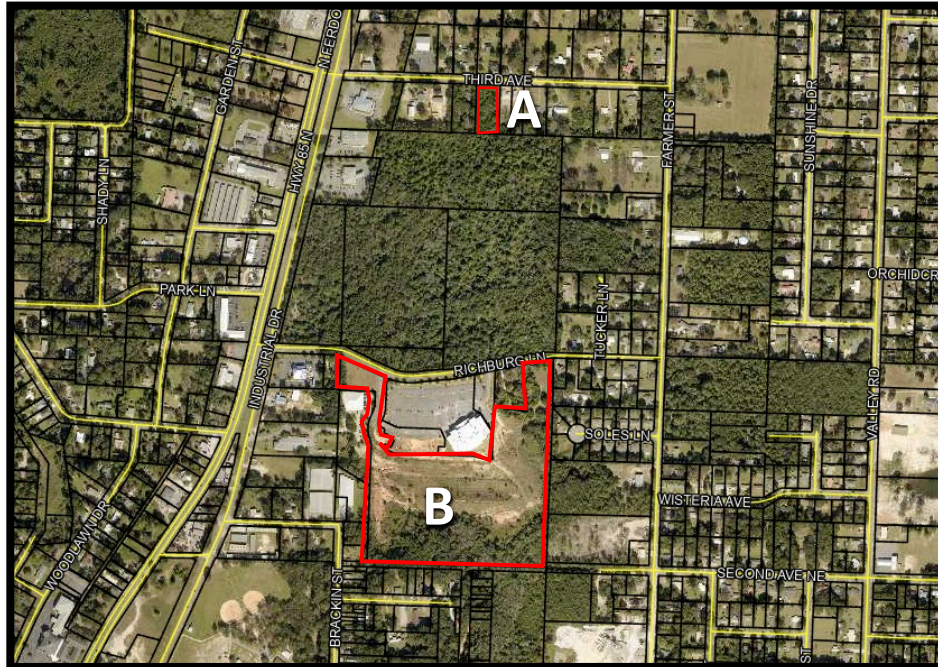
DESCRIPTION OF EXISTING CONDITIONS

This request is being made for two (2) parcels. As labeled in Figure 1, the first (Parcel A) is located to the south of Third Ave and the second (Parcel B) is located to the south of Richburg Lane. The parcel numbers are as follows, respectively: 04-3N-23-1840-0012-0080 and 09-3N-23-0000-0011-001A. Both combined include +/- 23.28 acres total. Parcel A is designated by the Okaloosa County Future Land Use Map as Low Density Residential (LDR) and the Okaloosa County Zoning Map as Residential 1 (R-1). Parcel B is designated by the Okaloosa County Future Land Use Map as Mixed Use (MU) and the

¹ Okaloosa County Property Appraiser, Department of Revenue Code, as referenced February 7, 2023

Okaloosa County Zoning Map as Mixed Use (MU). Exhibits 1 and 2 include the Future Land Use Maps and Zoning Maps for Crestview and Okaloosa County.

Figure 1. Existing Parcel Boundaries

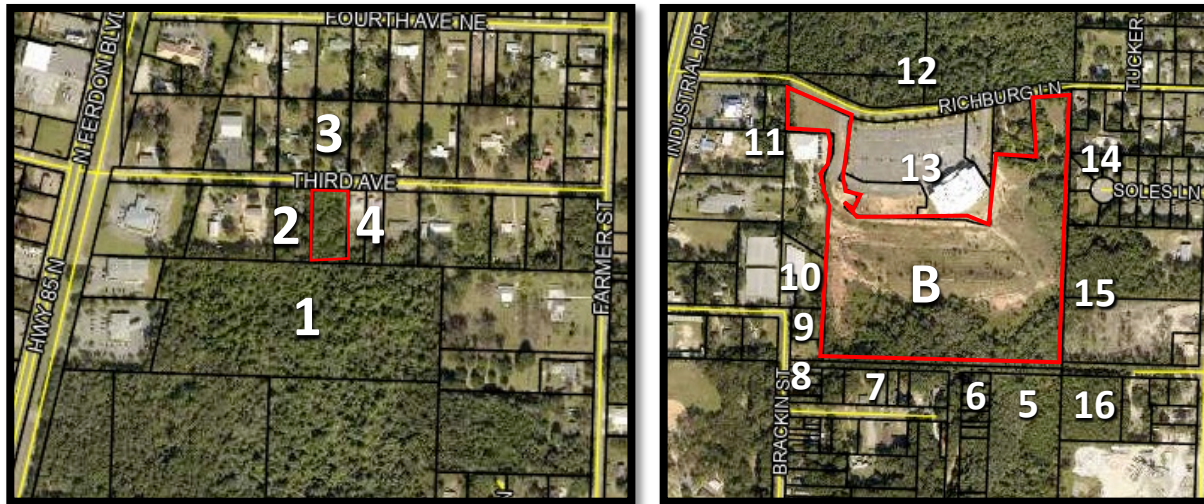


Source: Okaloosa County Property Appraiser, February 2023

 Approximate Boundary of Parcels

Figure 2 following depicts the location of the two parcels in relation to adjacent parcels. This graphic is considered with Table 1 to show consistency with adjacent residential uses.

Figure 2. Reference Maps for Adjacent Uses



Source: Okaloosa County Property Appraiser, February 2023

Approximate Boundary of Parcels

Table 1 below, describes the existing uses, the Future Land Use, and Zoning assigned to the parcels within the vicinity of these properties. The map annotation refers to the numbers on Figure 2 above.

Table 1. Adjacent Uses

Map Annotation	Property Appraiser Tax Code	Future Land Use	Zoning District
1	No Ag Acre	Mixed-Use (City)	Mixed-Use (City)
2	Single Family	Low Density Residential (County)	R-1 (County)
3 (3 parcels)	Single Family	Low Density Residential (County)	R-1 (County)
4 (2 parcels)	Single Family	Low Density Residential (County)	R-1 (County)
5	Vacant	Low Density Residential (County)	R-1 (County)
6 (5 parcels)	Vacant	Low Density Residential (County)	R-1 (County)
7 (6 parcels)	Mobile Home x2 Vacant Institutional Single Family x2 Vacant	Low Density Residential (County)	R-1 (County)
8 (5 parcels)	Vacant x3 Single Family	Low Density Residential (County)	R-1 (County)

Map Annotation	Property Appraiser Tax Code	Future Land Use	Zoning District
9 (2 parcels)	Single Family Vacant	Low Density Residential (County)	R-1 (County)
10 (2 parcels)	Vacant Commercial Warehouse	Commercial (County)	C-3 (County)
11 (3 parcels)	Office Building x2 Single Family	Mixed Use (County) x2 Commercial (City)	Mixed Use (County) x2 C-2 (City)
12 (3 parcels)	Vacant No Ag Acre x2	Commercial (City) x2 Mixed Use (City)	C-2 (City) x2 Mixed Use (City)
13 (3 parcels)	Theater/AU Vacant Commercial x2	Mixed Use (County)	Mixed Use (County)
14 (8 parcels)	Single Family x6 & Vacant	Low Density Residential (County)	R-1 (County)
15 (2 parcels)	Warehouse Vacant Commercial	Mixed Use (County)	Mixed Use (County)
16	Vacant	Low Density Residential (County)	R-1 (County)

Source: Okaloosa County Property Appraiser, Okaloosa County GIS webpage, and City of Crestview GIS webpage

The current zoning of the nearby properties to Parcel A are residential to the north, east, and west with mixed use to the south. Parcel B is nearby to properties zoned mixed use residential, and commercial.

The existing land uses surrounding the parcels are varied and include a mixture of uses including residential, warehousing, office buildings, a theatre, county property, and vacant commercial, residential, and institutional properties. These surrounding uses are similar in nature to the intended uses of the property: residential and commercial.²

According to the National Wetland Inventory and Crestview data, Parcel A contains no wetlands while Parcel B contains a portion of wetlands towards the southern boundary (Exhibit 3).³ There are no plans for development at this time, however, the applicant, in compliance with Crestview's Comprehensive Plan and Land Development Code, reserves the right to apply for appropriate permits in regard to the forthcoming site plan development.

The properties are both located in a Flood Zone X, or the area outside of the Special Flood Hazard Area (Exhibit 4).⁴

² Okaloosa County Property Appraiser, Department of Revenue Code, as referenced July 18, 2022

³ U.S. Fish & Wildlife Service National Wetlands Inventory, Online Wetlands Mapper, as referenced July 19, 2022

⁴ Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 12091C0170J

Both parcels are currently vacant, based on the Department of Revenue Codes assigned to the parcels as indicated by the Okaloosa County Property Appraiser.⁵

DESCRIPTION OF REQUEST

This application is submitted to request that both parcels be amended to the Mixed Use Future Land Use category and the Mixed Use zoning district. Description of the proposed Future Land Use category and requested zoning district for the site area provided below:

Future Land Use Category: Mixed Use (MU)⁶

“The Mixed-Use land use category is limited to areas that exhibit an existing or planned development pattern reflecting a variety of uses, densities, and non-residential uses.”

MU Allowable Uses: The Comprehensive Plan describes the allowable residential uses and non-residential uses in policy. The “specific residential uses allowed in this category include single-family residential, multi-family residential, mobile home parks and mobile home subdivisions.” The “specific non-residential uses include recreation uses, neighborhood and general commercial and business uses, offices, restaurants, motels, hotels and other temporary lodging facilities, clinics and medical facilities, churches and places of worship, light industrial uses when such uses do not create any adverse off-site impacts to other properties or to protected environmental resources.” It is also included that “other similar uses may be allowed based on compatibility with existing nearby uses.”

Zoning District: Mixed Use District (MU)⁷

“The Mixed-Use District is established to provide for a variety of land uses, including single- and multi-family dwellings and small, low-impact commercial developments, including retail sales, professional offices, service industries, bed-and-breakfasts, other similar uses and accompanying accessory uses.”

“Uses may be limited by location due to impacts and compatibility issues.”

⁵ Okaloosa County Property Appraiser, Department of Revenue Code, as referenced July 18, 2022

⁶ Crestview Comprehensive Plan, Future Land Use Element Policy 7.A.3.4(2)

⁷ Crestview Land Development Regulations, Section 4.03.00

The proposed use of the property **is consistent** with the above land use and zoning descriptions, as amended.

Also, because the proposed development includes residential and commercial uses, and as described of the same usages as existing development within the vicinity (see Table 1), a consistent development pattern is continued with this amendment.

ANALYSIS OF APPLICABLE POLICIES AND REGULATIONS

Crestview Comprehensive Plan

Policy 7.A.2.3 (5) states that “New mixed-use developments shall be located on or connected to collector or arterial roadways.”

RESPONSE: These two parcels, as an addition to a previously submitted and approved mixed use land use amendment and rezoning approval, are accessible to an arterial roadway. Parcel A of this application will connect to North Ferdon Boulevard, a “Principal Arterial – Other URBAN”, by ways of Third Avenue. Parcel B will also connect to North Ferdon Boulevard, a “Principal Arterial – Other URBAN”, by ways of Richburg Lane, a roadway designated as “Local URBAN”. Therefore, this development is consistent with the location criteria for the assignment of the category.

Urban Sprawl Analysis

Policy 7.A.6.5 states that “No zoning change or plan amendment shall be approved unless a finding is made that such zoning change and plan amendment will promote compact urban development and not encourage urban sprawl”.

RESPONSE: Because this site is located in an infill area, where City services such as transportation networks and water services exist, this change will not create an urban sprawl occurrence. Florida Statutes defines urban sprawl as:

“a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.”⁸

⁸ 163.3164(52), Florida Statutes (2022)

The following 163.3177(6), F.S. analysis determines that this request does not meet that definition.

1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or single-use development or uses.

RESPONSE: These parcels are a part of a larger mixed-use development that will not be low-intensity or low-density. The proposed development will include multi-family residential and commercial uses.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

RESPONSE: The subject parcels are not in an area considered to be rural. Both parcels are undeveloped and will be used for housing, which supports this criterion.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

RESPONSE: As previously mentioned, these two parcels are additions to a mixed use development. Both parcels are surrounded by existing uses. No radial, strip, isolated, or ribbon patterns of development will occur as a result of this amendment.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

RESPONSE: As shown in Exhibits 3, Parcel A contains no wetlands. Twin Creek runs into the southern portion of Parcel B, creating a wetland. No wetland impacts are projected at this time. The existing wetlands conditions are not expected to change at the time, but the applicant reserves the right to apply for the appropriate permits in regard to the forthcoming site plan development. Both properties are located in a Flood Zone C, or the area outside of the Special Flood Hazard Area (Exhibit 4).

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

RESPONSE: No agriculturally used or designated areas are within the vicinity of these parcels.

6. Fails to maximize use of existing public facilities and services.

RESPONSE: Existing public facilities and services, such as the existing transportation network, solid waste collection, and water services will be sought to serve this development as they are available.

7. Fails to maximize use of future public facilities and services.

RESPONSE: Any future public facilities and services will be used, as practical to the development.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

RESPONSE: Services exist in the area. The approval of this request will not disproportionately increase the cost of providing service to this development.

9. Fails to provide a clear separation between rural and urban uses.

RESPONSE: The subject parcels are not in an area considered to be rural. No rural areas are adjacent to the subject parcels.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

RESPONSE: This development is considered infill development.

11. Fails to encourage a functional mix of uses.

RESPONSE: As components of a larger mixed use development, the residential units in close proximity to other uses will encourage a functional mix of uses, especially as this development will provide a transition between existing commercial uses along SR 85 and Richburg Lane and those residential uses to the east and the south.

12. Results in poor accessibility among linked or related land uses.

RESPONSE: Other uses within the vicinity are easily accessible via Richburg Lane and SR 85 North.

13. Results in the loss of significant amounts of functional open space.

RESPONSE: There is no functional open space currently associated with these parcels.

Crestview Land Development Code

Section 3.06.07 states that “An application for a rezoning shall be reviewed in accordance with the following criteria.” These criteria include:

1. Whether the proposed zoning district is consistent with the City Comprehensive Plan;

RESPONSE: With the approval of the requested amendment of the Future Land Use Map to the Mixed-use category, the land use and zoning will be consistent. This criterion **will be met** with the approval of both amendment requests.

2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;

RESPONSE: Although a final plan for development is not yet finalized, it is anticipated that the development will include a range of housing types, which include detached single family and attached multi-family, which will be compatible with the existing residential uses to the east and north and non-residential uses to the west and south. This criterion **is met**.

3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;

RESPONSE: As indicated by Section 4.03.00(B), the Mixed-use District is (in part) “established to provide for a variety of land uses, including single- and multi-family dwellings and small, low-impact commercial developments... Each parcel, lot, tract or other division of land may contain multiple single- and multi-family dwellings according to the density allowed by the size of each piece of land.” Therefore, this criterion **is met** since a multi-family use is considered allowable.

4. Whether the proposed zoning district will serve a community need or broader public purpose;

RESPONSE: The development of multi-family housing will serve the need for additional housing within the community, which also serves the need for Eglin Air Force Base. This criterion **is met**.

5. To ensure there are not multiple zoning districts assigned to one parcel. Except if secondary zoning is Conservation (E), designated on a plat or development plans as a parcel or easement of conservation or jurisdictional wetlands;

RESPONSE: With the approval of proposed Future Land Use Map amendment and rezoning, each parcel will be designated with only one zoning district. This criterion **is met**.

6. The characteristics of the proposed rezoning area are suitable for the uses permitted in the proposed zoning district; and

RESPONSE: As indicated above, the rezoning allows for multi-family uses, which is a portion of the anticipated development of these parcels. Additional housing types are planned as part of the development. This criterion **is met**. Additionally, the location for this use is ideal, as a transitional use between more intense commercial and less intense single-family uses.

7. Whether a zoning district other than the district requested will create fewer potential adverse impacts to existing uses in the surrounding area.

RESPONSE: The requested zoning district is actually less intense than the existing Okaloosa County Mixed Use zoning assigned for Parcel B. Therefore, the reduction of adverse impacts to the adjacent residential uses surrounding this parcel will be beneficial with the assignment of the requested category. The redesignation of Parcel A will be consistent with the larger parcel which was recently annexed and amended to the City's Mixed Use Future Land Use category.

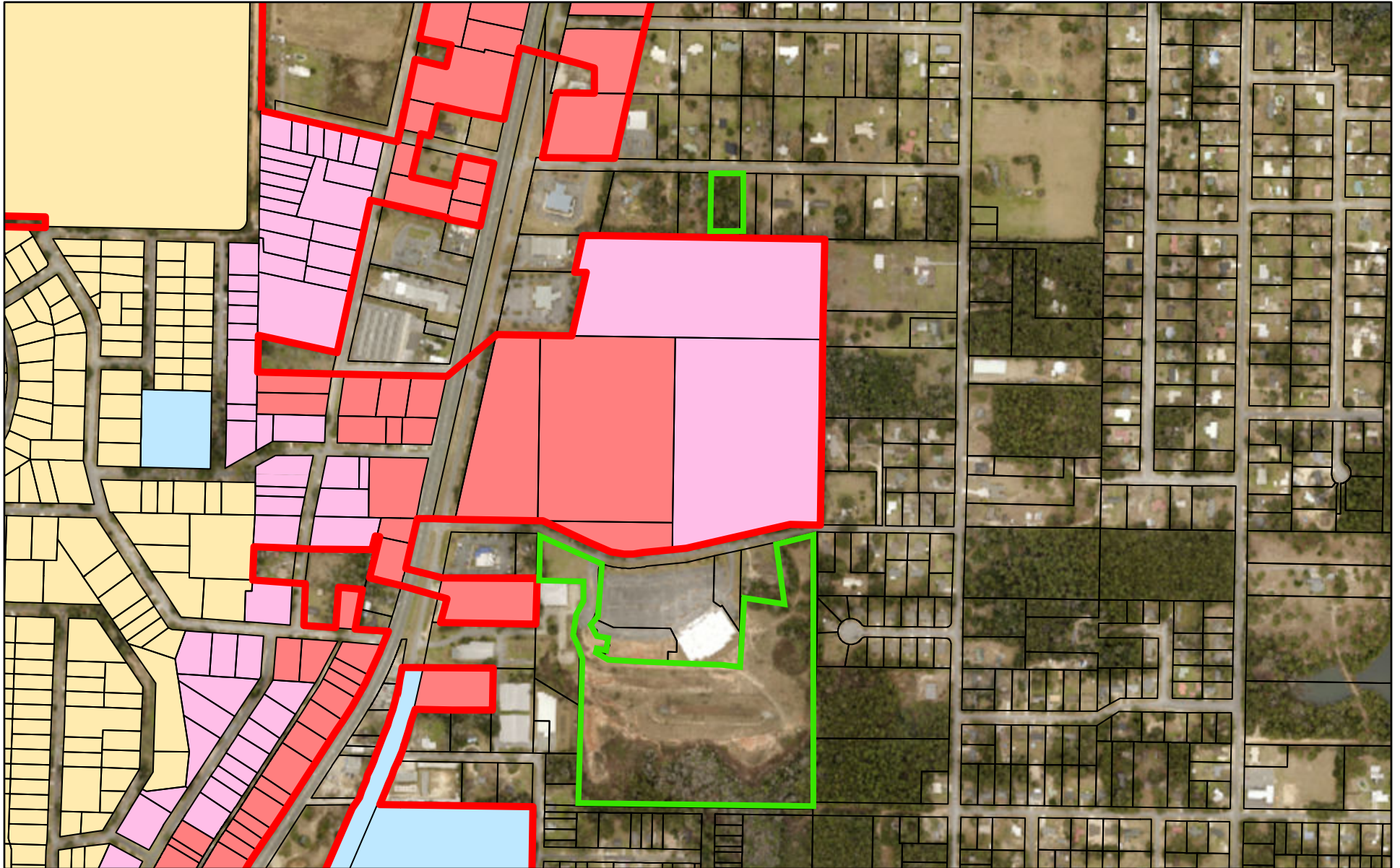
FINDINGS AND CONCLUSIONS

The amendment of the Comprehensive Plan and zoning designations for these properties will be compatible with the existing surrounding development. The proposed amendment will not result in any land use conflicts with the existing uses. No adverse impacts will be generated such as unordinary noise, smoke, exhaust, emissions, dust, adverse lighting,

vibrations, or odors that would be detrimental to the existing surrounding uses or would otherwise disturb the quiet enjoyment of nearby residents.

Additionally, the proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the Crestview Comprehensive Plan, and complies with the adopted requirements of the City's Land Development Regulations. The designation of these properties as Mixed-use will not create a condition that will negatively impact the nearby residential uses over time and will provide a transitional tier form intense uses to less intense uses within the vicinity.

Exhibit 1A - Crestview Future Land Use Map



2/17/2023, 2:09:10 PM

Future Land Use

Residential (R)

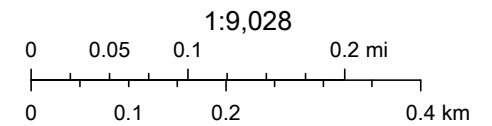
Mixed Use (MU)

Commercial (C)

Public Lands (PL)

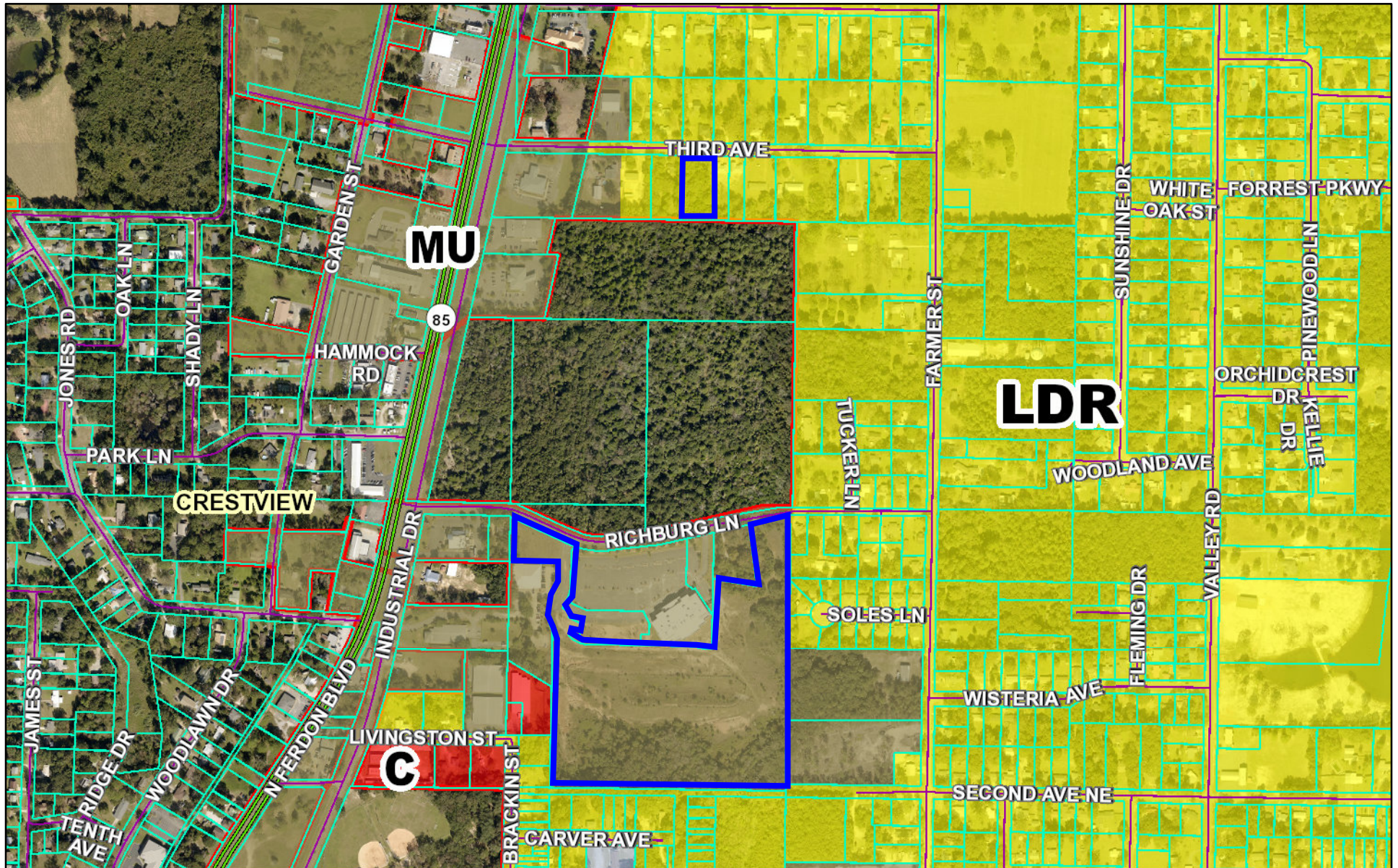
Crestview City Limits

Approximate Project Boundaries



Maxar

Exhibit 1B - Okaloosa Future Land Use Map



February 17, 2023

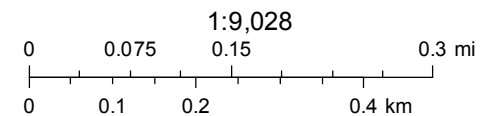
Mixed Use (MU)

Commercial (C)

Low Density Residential (LDR)

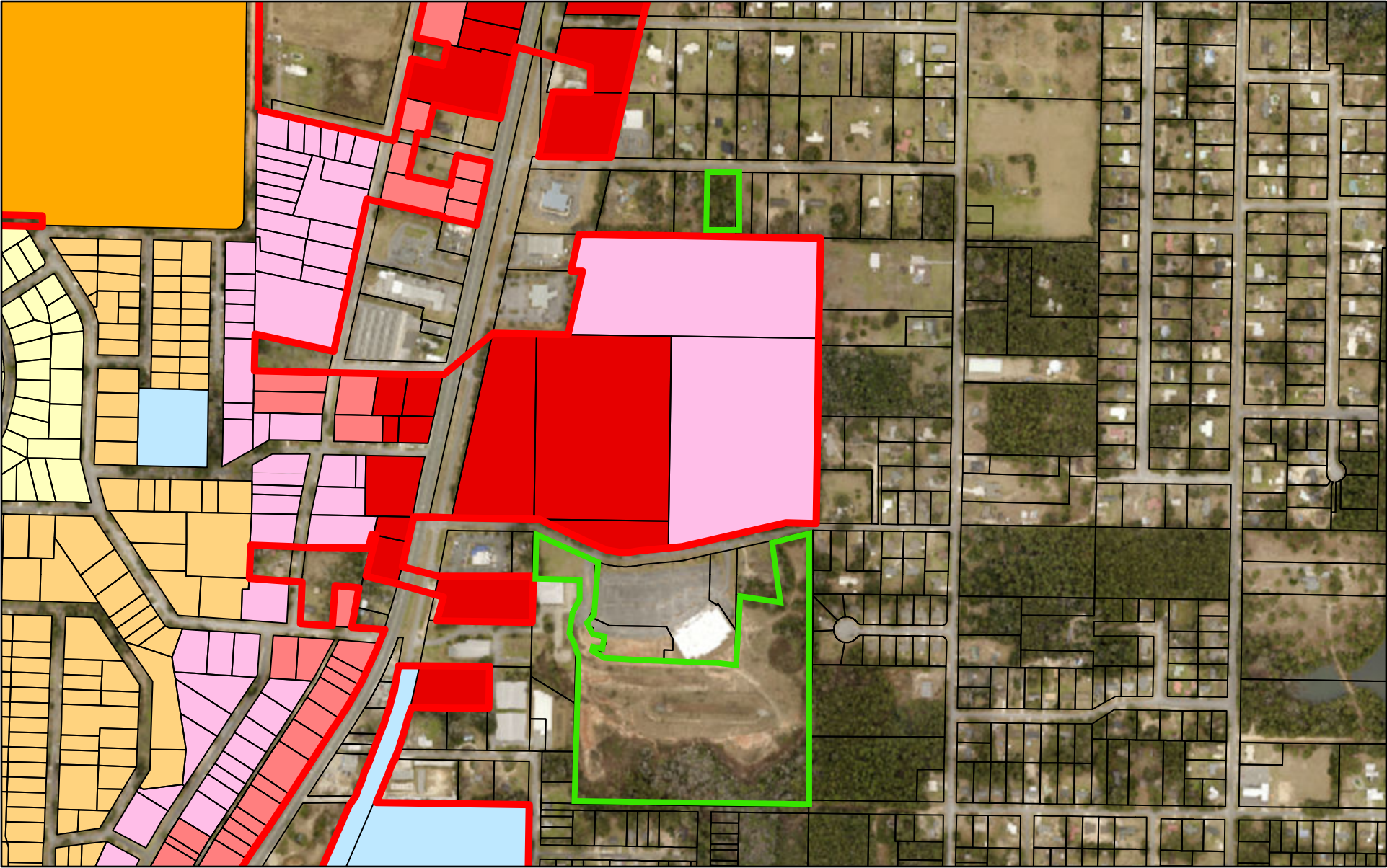
Crestview City Limits

Approximate Project Boundaries



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Exhibit 2A - Crestview Zoning Map



2/17/2023, 2:40:15 PM

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

- | |
|--------------------------------|
| Crestview City Limits |
| Approximate Project Boundaries |

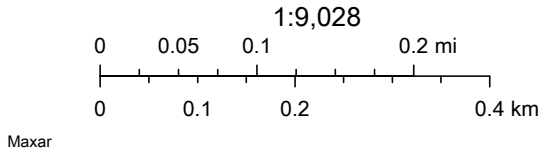
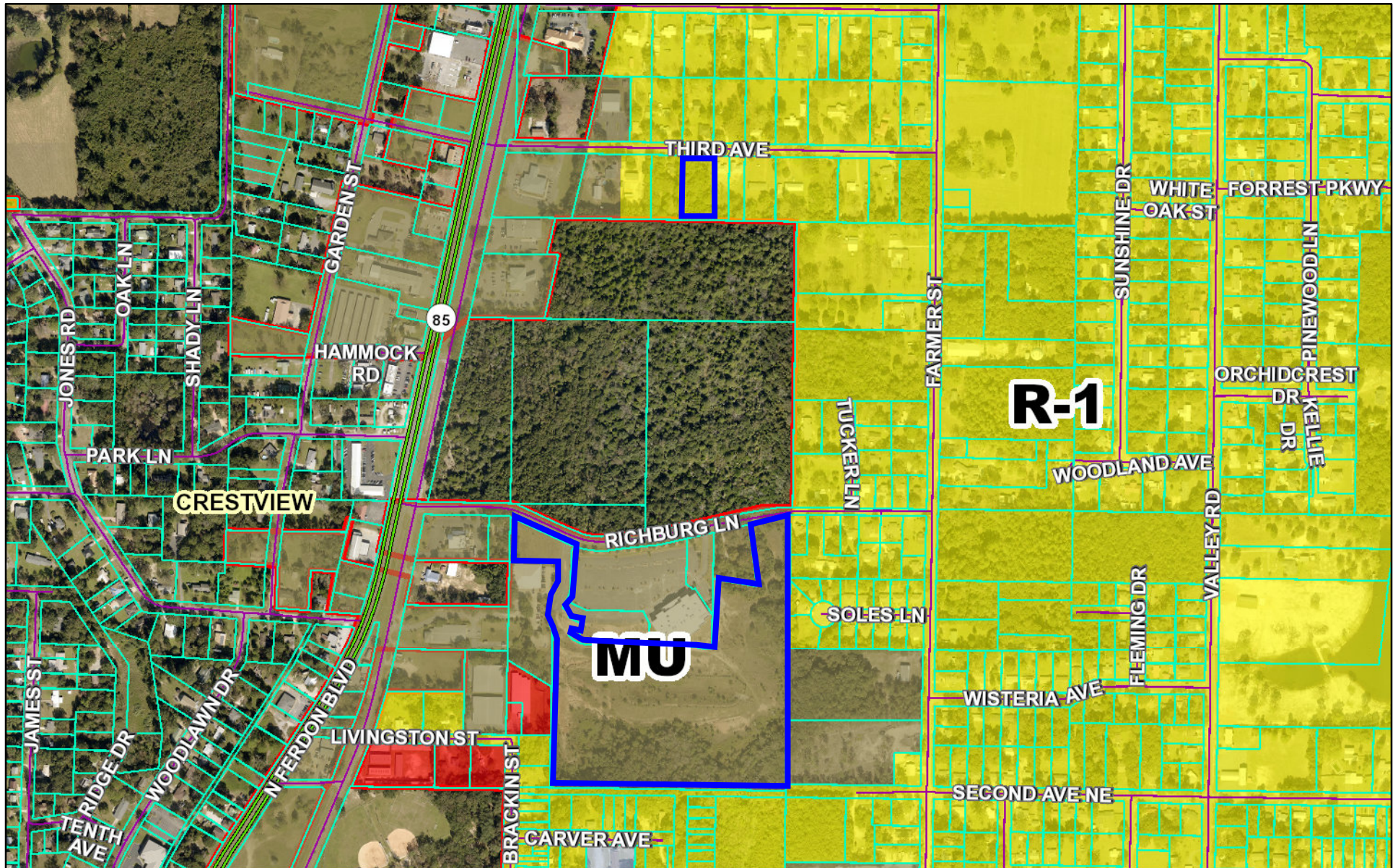
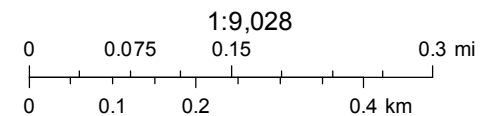


Exhibit 2B - Okaloosa Zoning Map

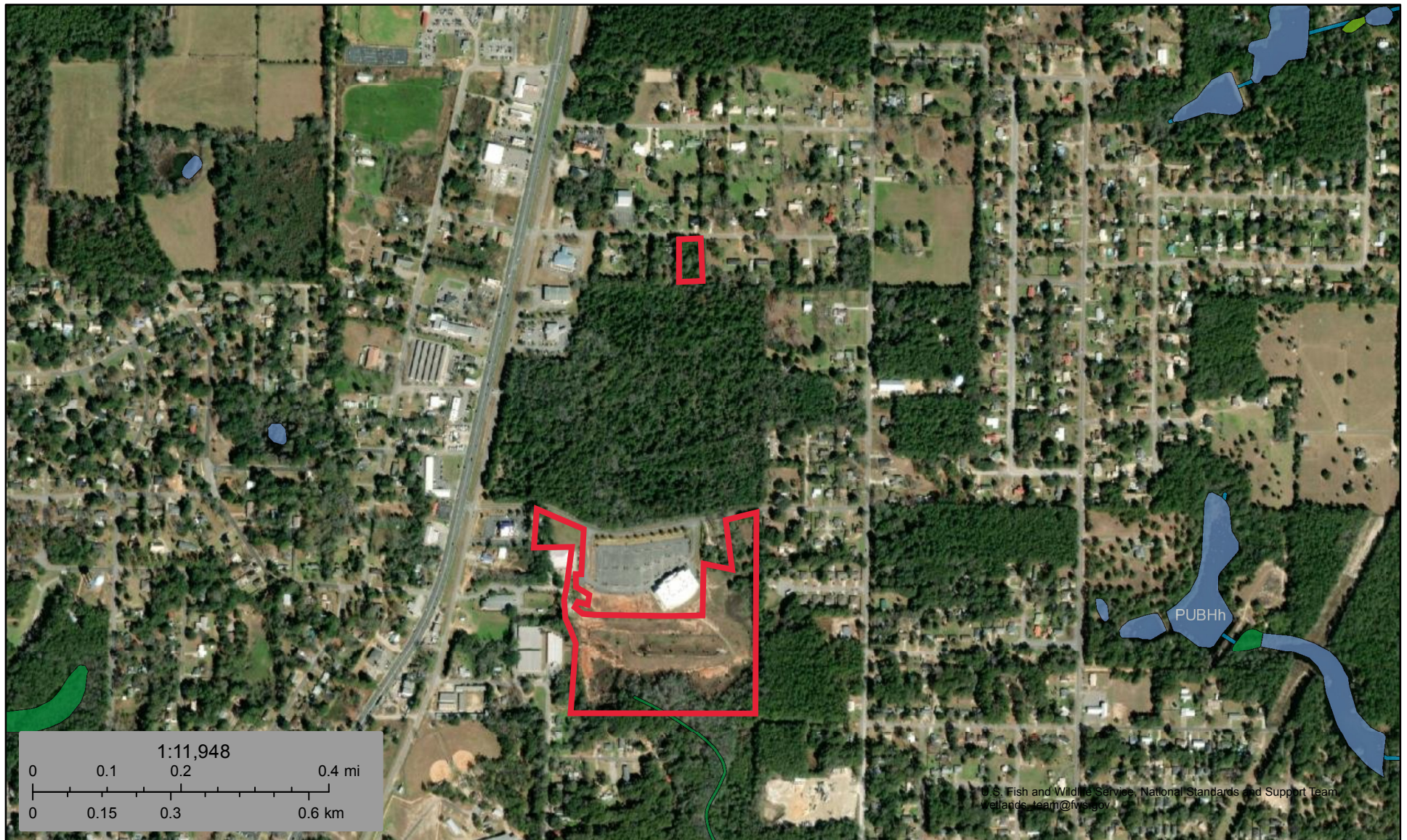


February 17, 2023

- Mixed Use (MU)
- Commercial (C)
- Low Density Residential (LDR)
- Crestview City Limits
- Approximate Project Boundaries



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



February 17, 2023

Wetlands

- | | | |
|--------------------------------|-----------------------------------|--------------------------------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |
| | | Approximate Project Boundaries |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



86°33'44"W 30°47'7"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature



Approximate Project Boundaries



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

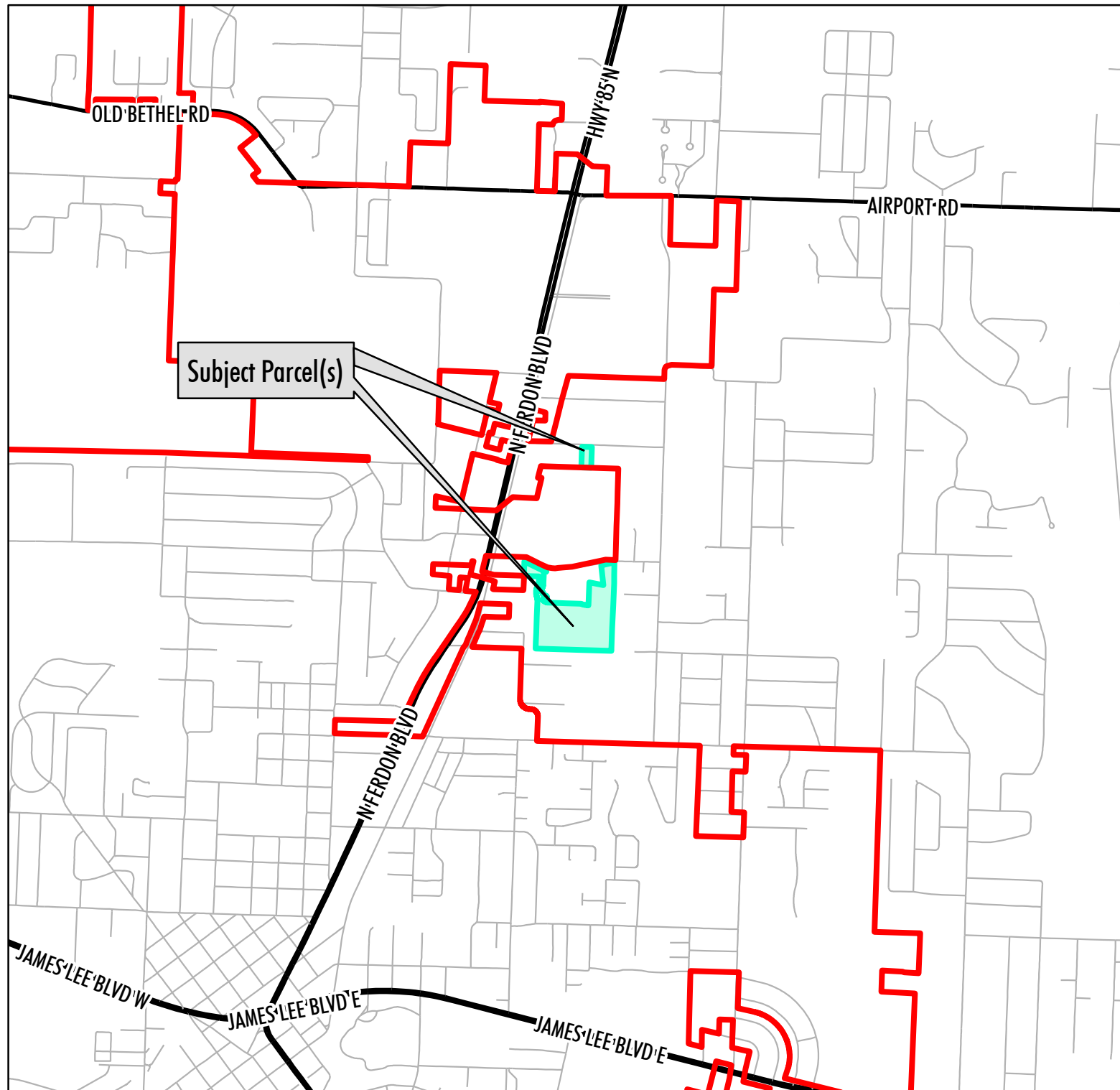
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/20/2023 at 1:15 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

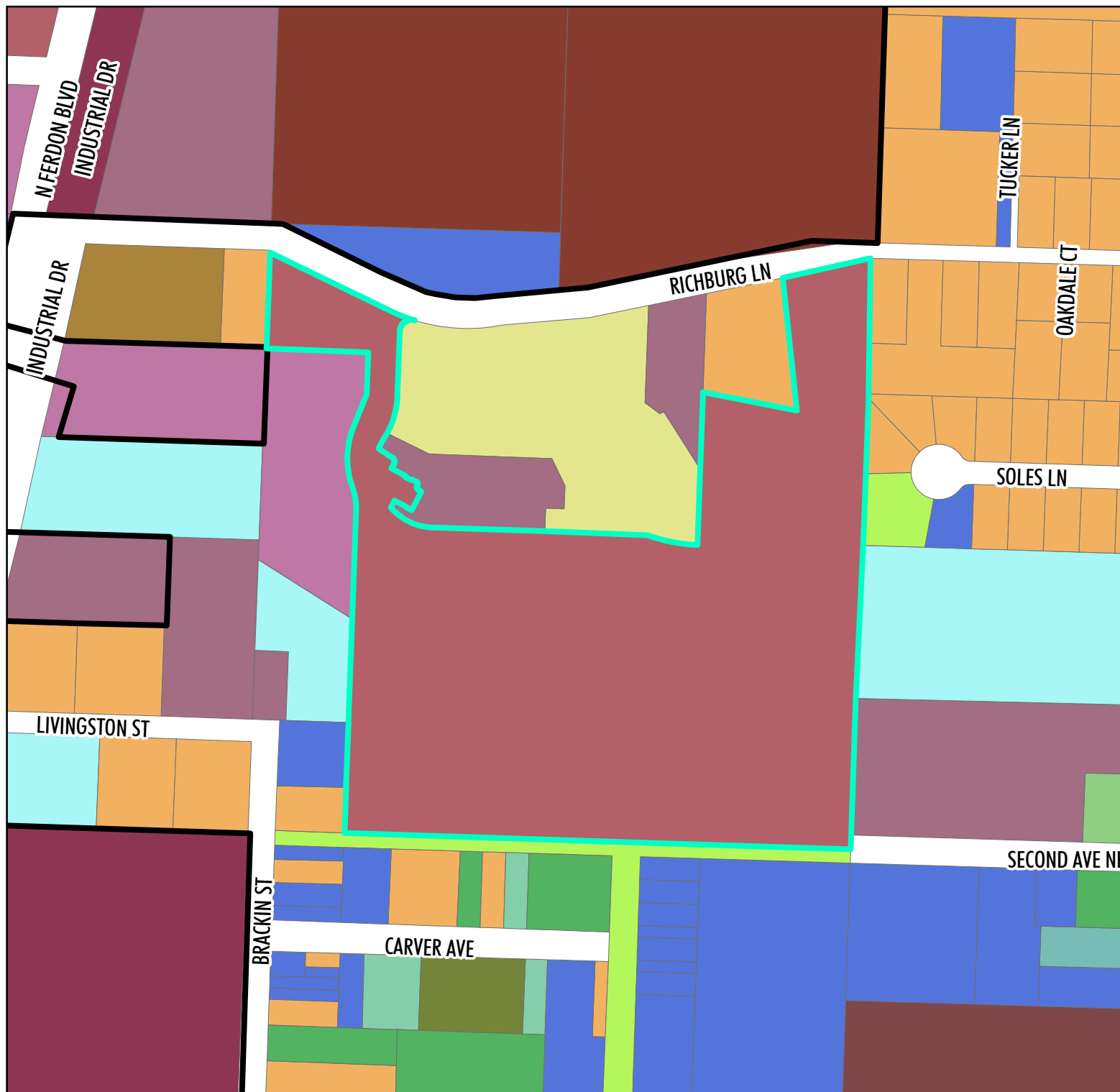
Vicinity Map



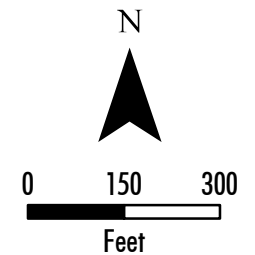
Not to Scale



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



Existing Use Richburg Parcel



Legend

Subject Parcel

City Limits

Existing Use

- Churches
- County
- Manufactured Home
- Minderal Pr
- Mobile Home
- Multi-Family
- Municipal
- No AG Acre
- Office Building
- Restaurant
- Single Family
- Theater/Au
- Vacant Institutional
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Warehouse

Current FLU Richburg Parcel



0 150 300
Feet

Legend

Subject Parcel

City Limits

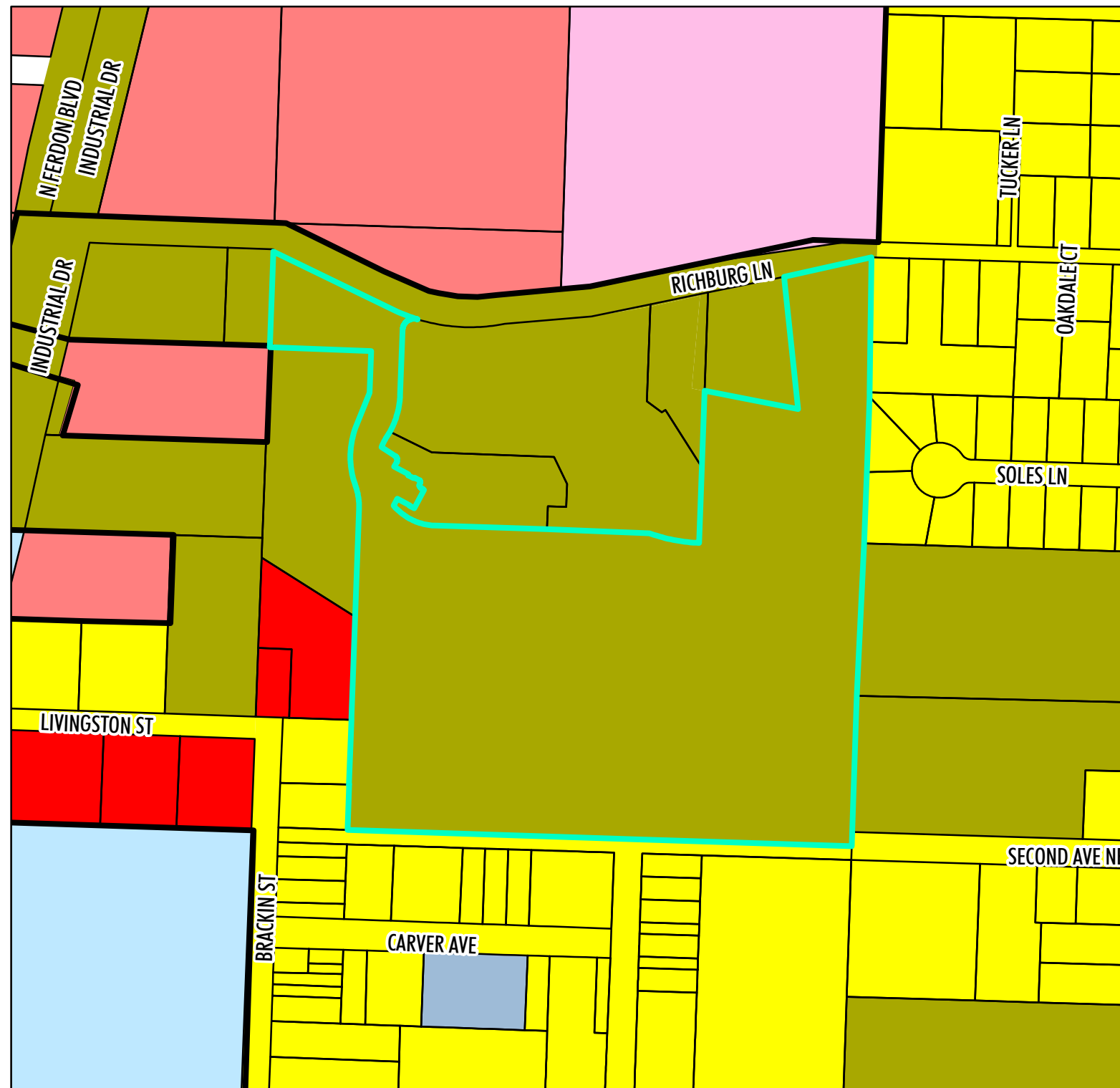
City Future Land Use

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

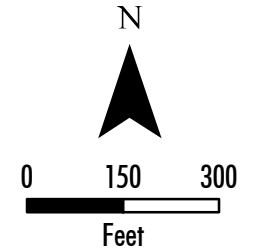
County Future Land Use

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

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



Current Zoning Richburg Parcel



Legend

Subject Parcel

City Limits

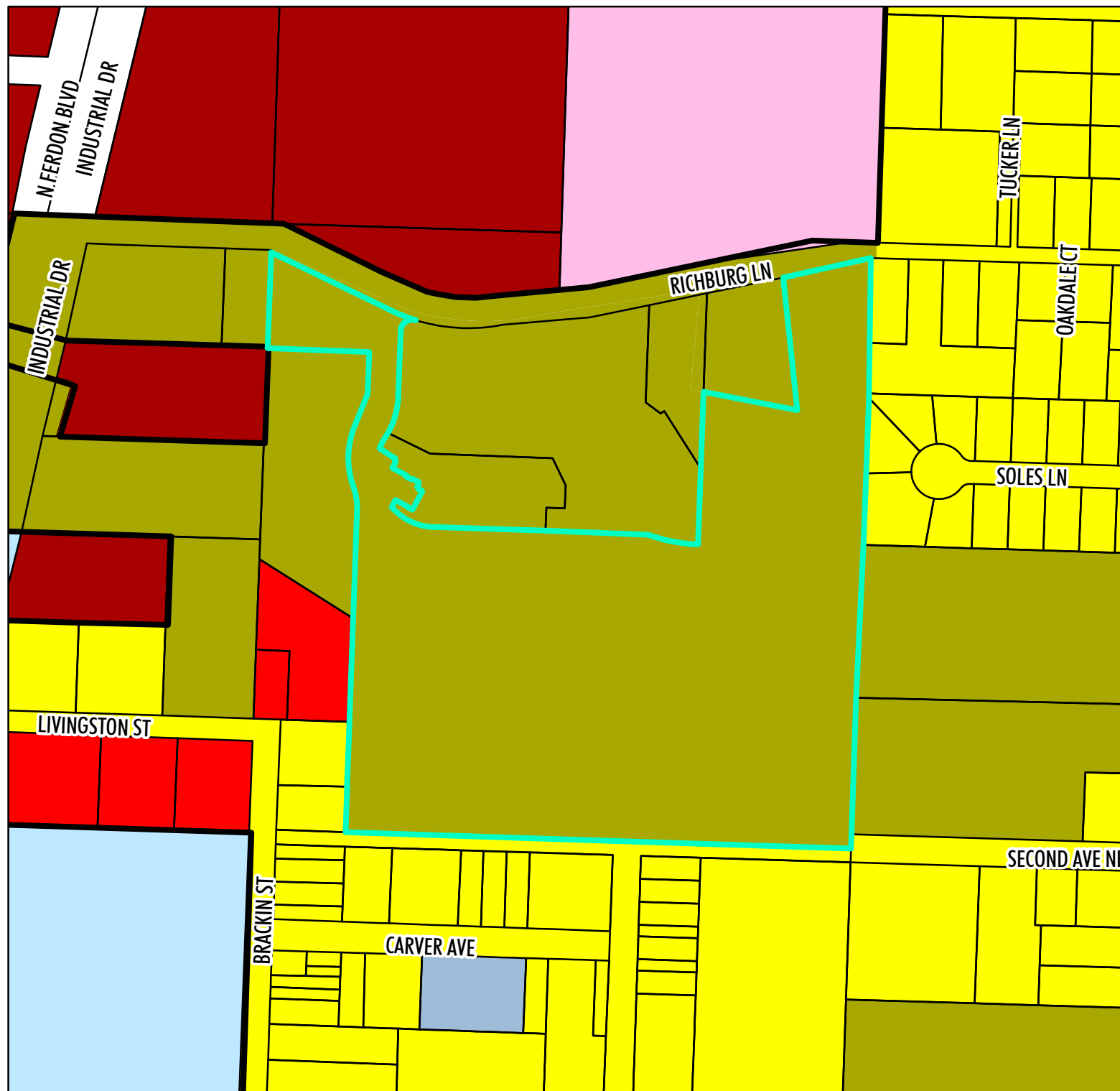
City Zoning

- 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)

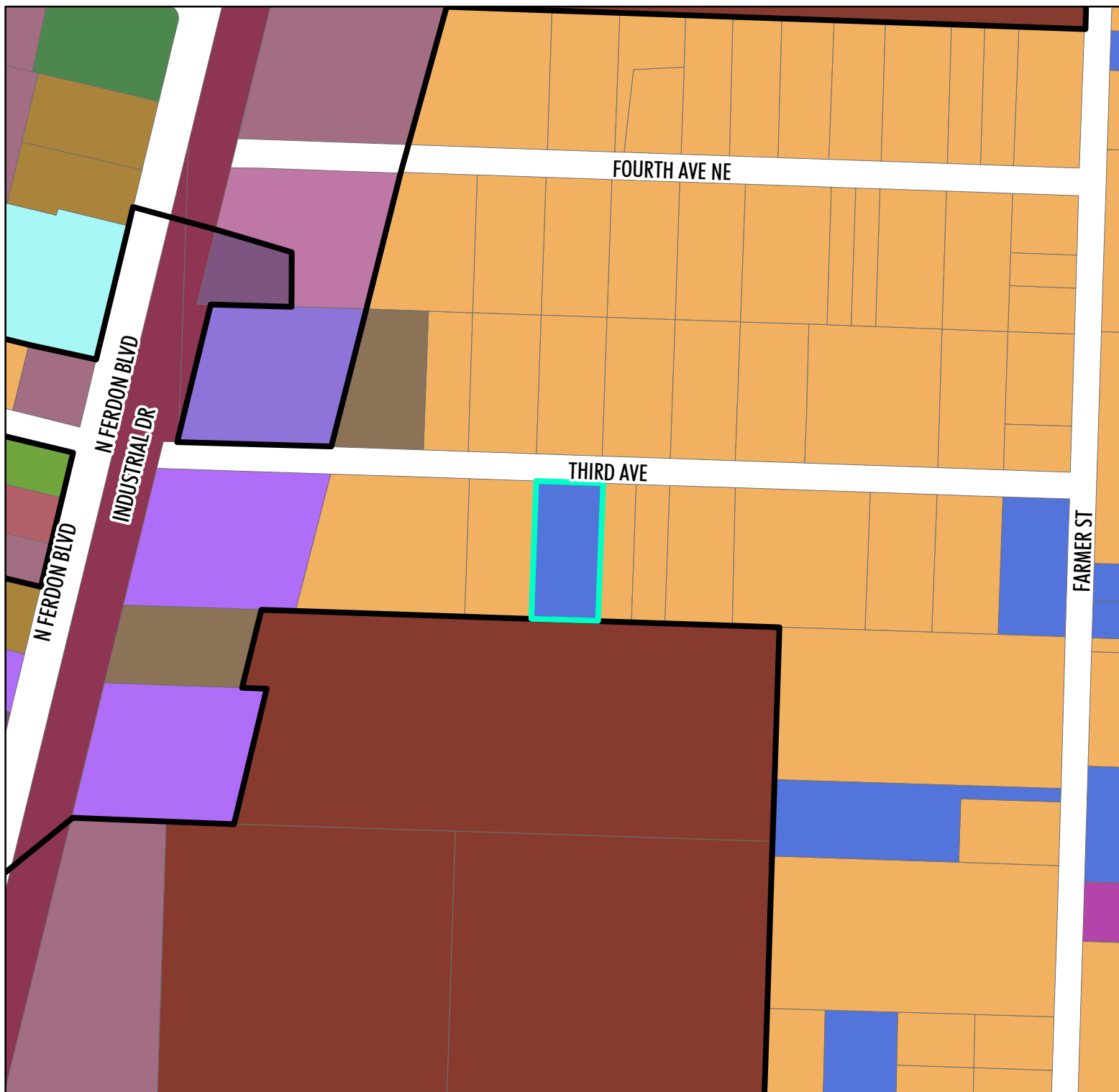
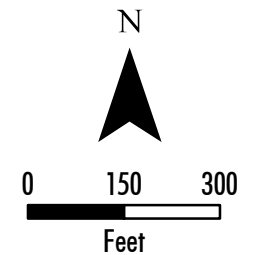
County Zoning

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

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



Existing Use Third Ave. Parcel



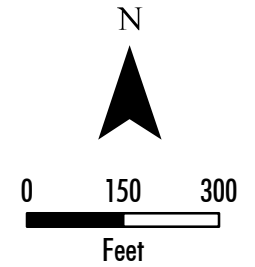
Legend

- Subject Parcel
- City Limits

Existing Use

- Financial
- Gym/Fitness
- Municipal
- No AG Acre
- Office Building
- Restaurant
- Service Shop
- Single Family
- Stores
- Supermarket
- Utilities
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

Current FLU Third Ave. Parcel



Legend

Subject Parcel

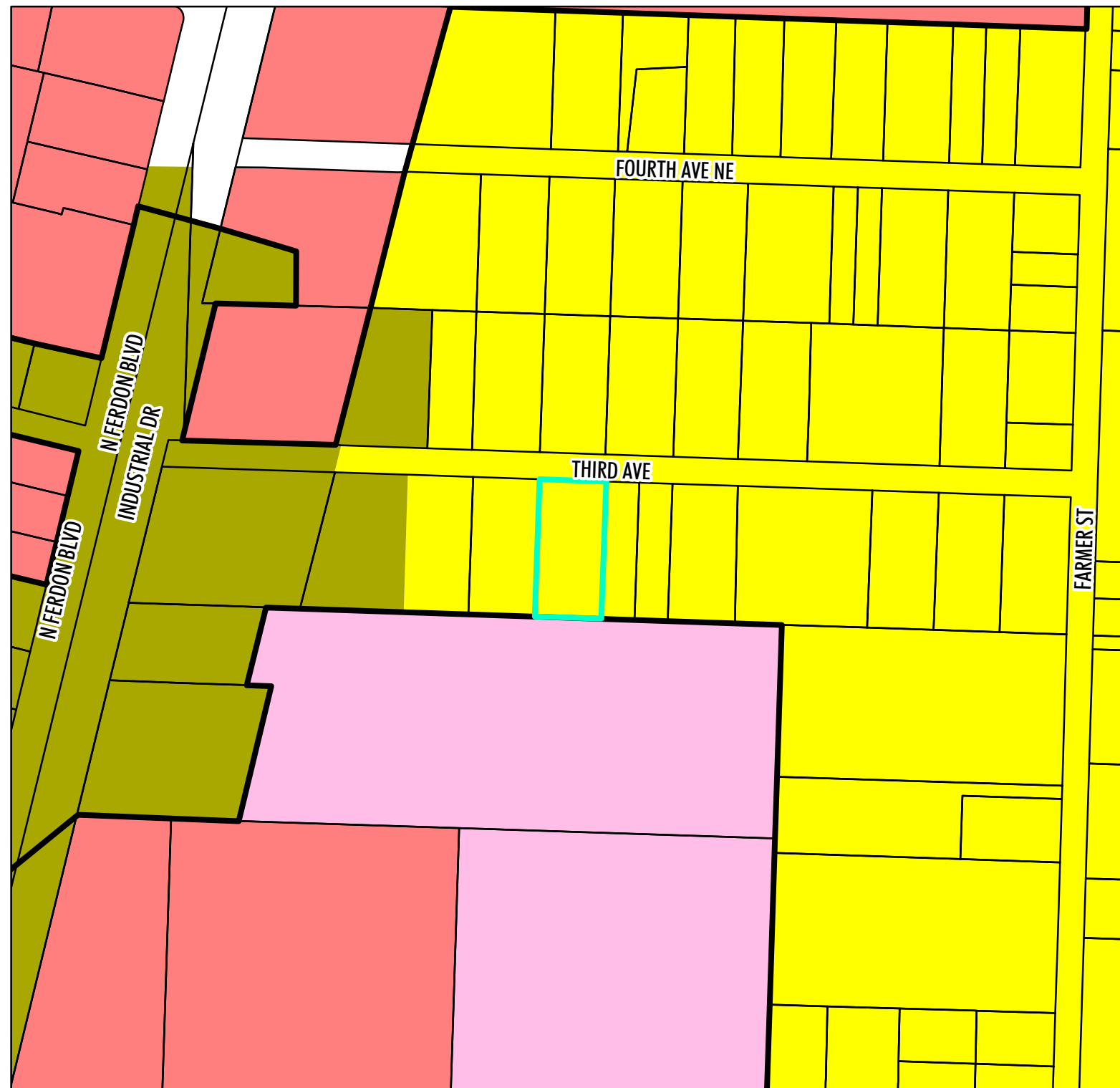
City Limits

City Future Land Use

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

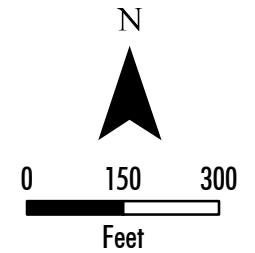
County Future Land Use

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



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

Current Zoning Third Ave. Parcel



Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

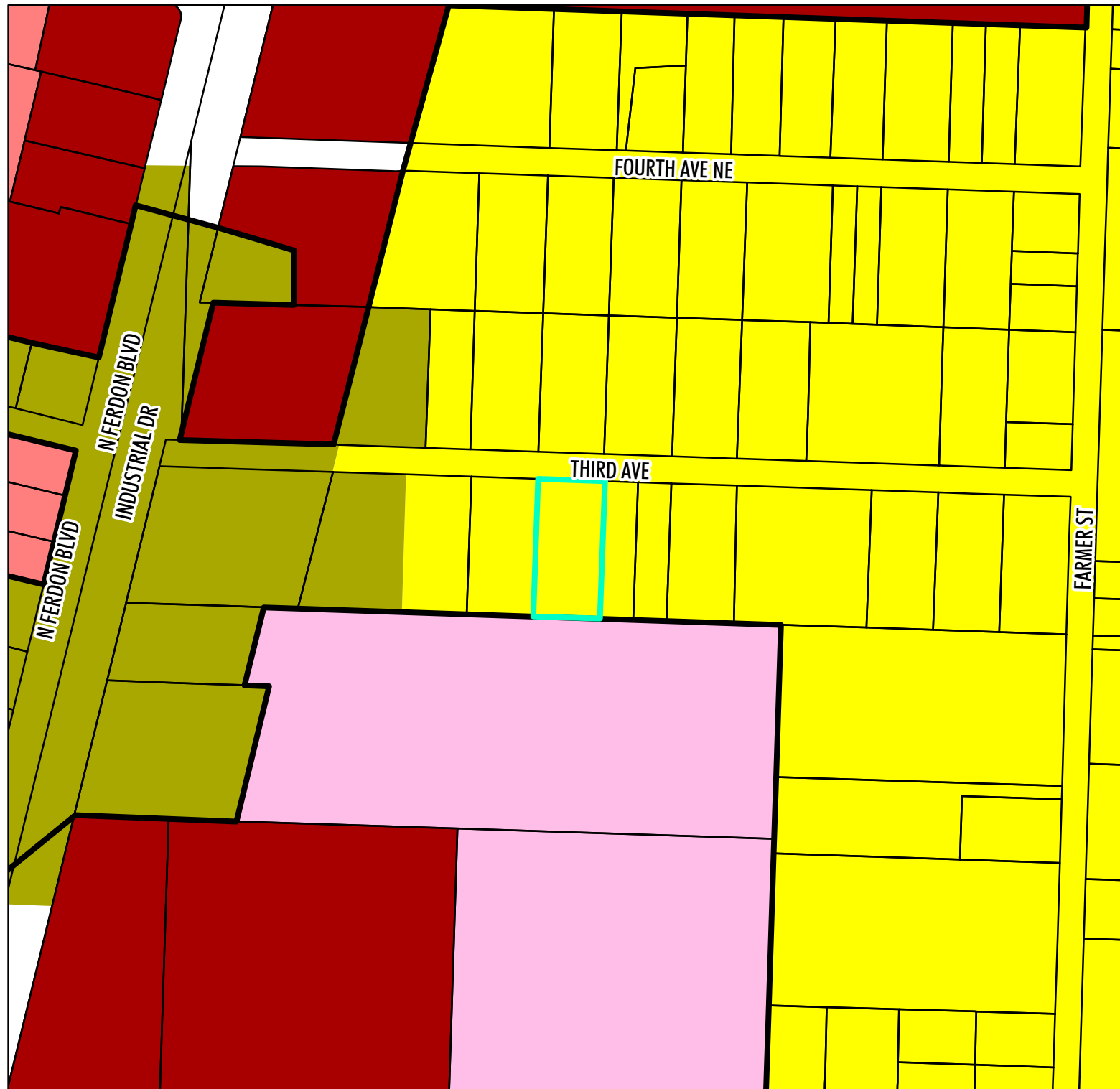
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

Mixed Use (MU)



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U.S. SURVEY FEET

Proposed Future Land Use



0 225 450
Feet

Legend

 Subject Parcel

 City Limits

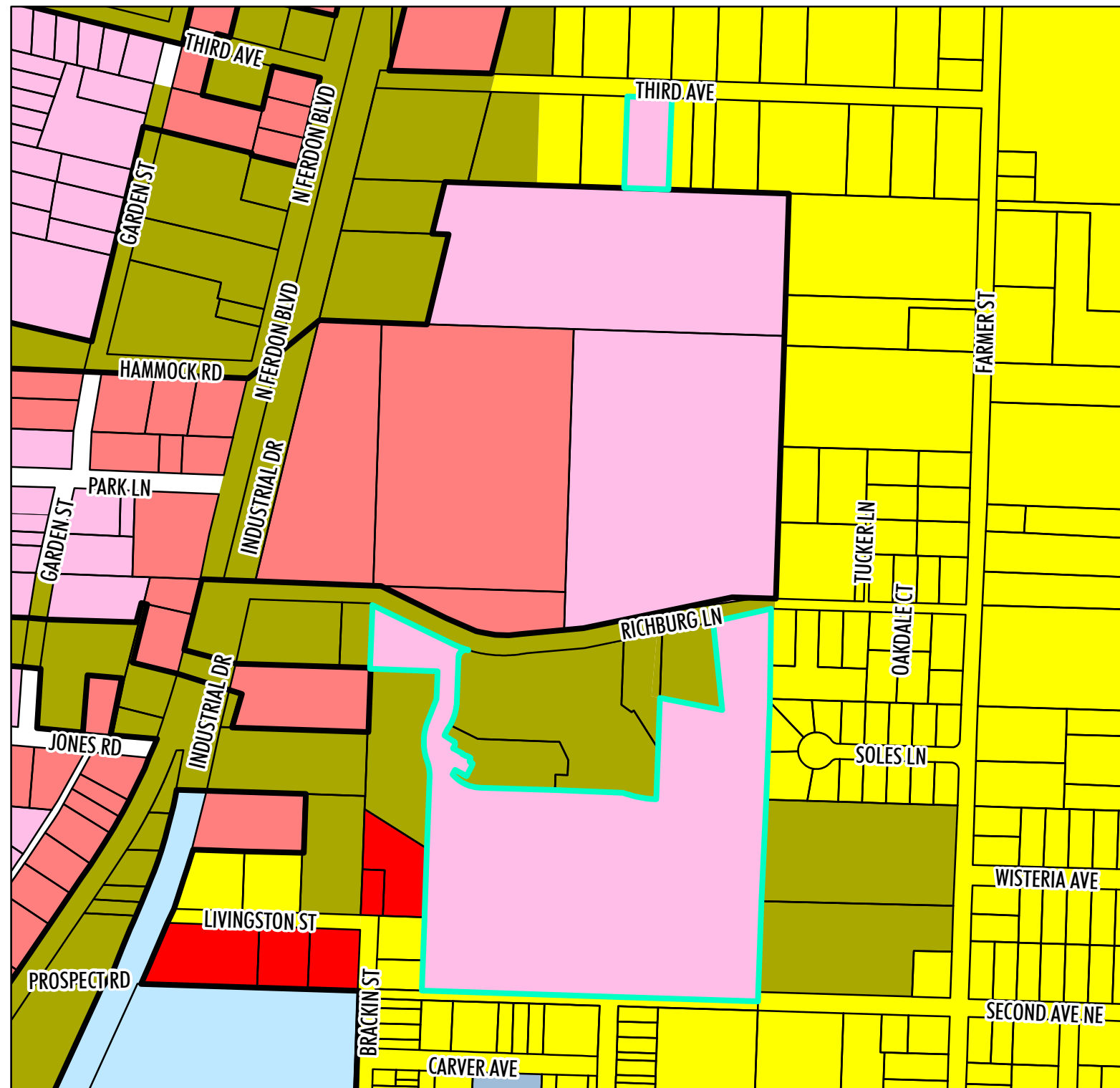
City Future Land Use

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

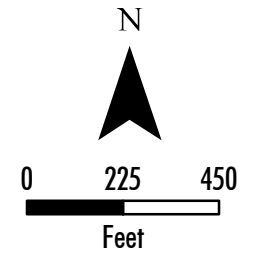
County Future Land Use

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

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U.S. SURVEY FEET



Proposed Zoning



Legend

Subject Parcel

City Limits

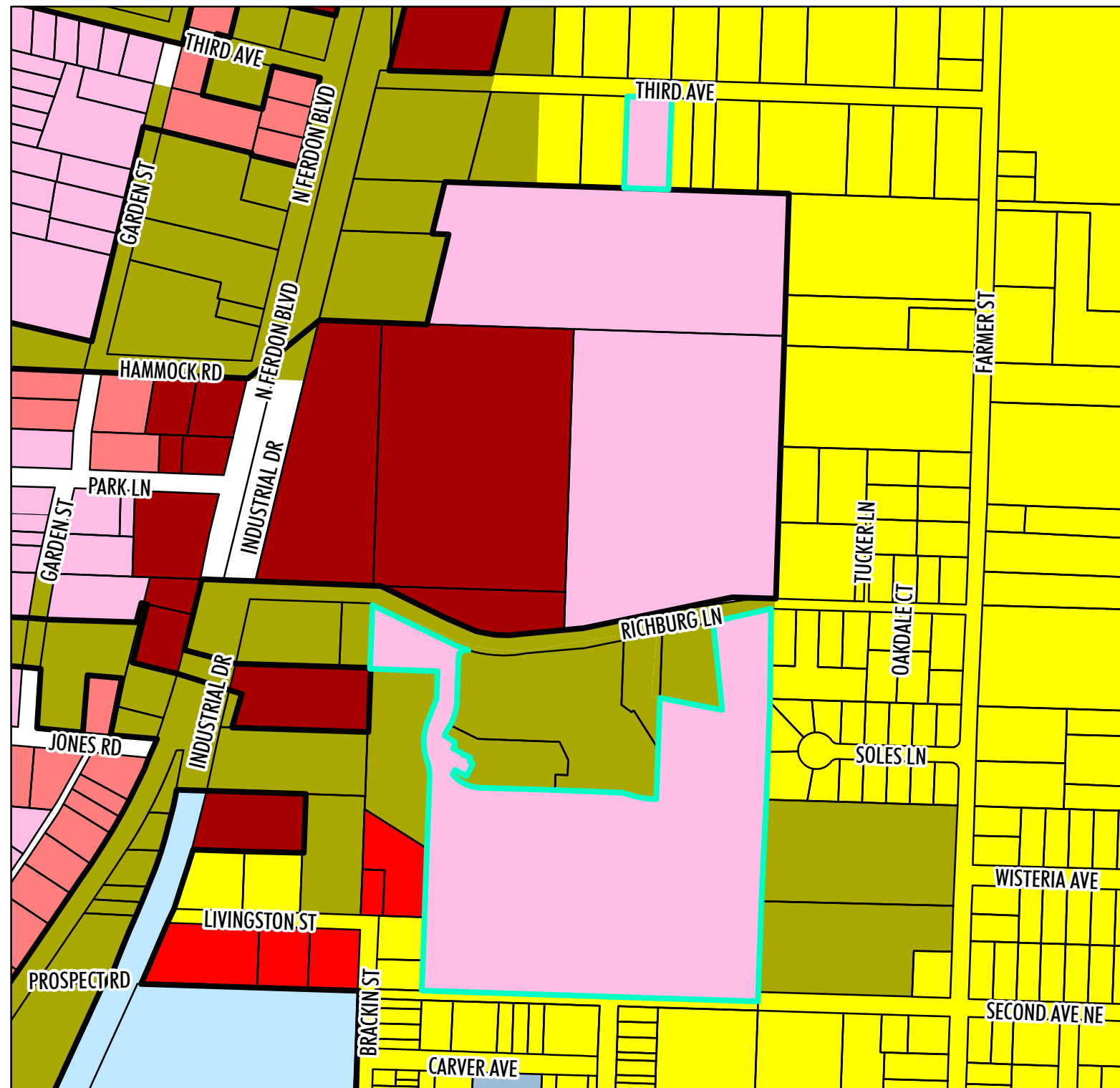
City Zoning

- 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)
- Institutional (INST)

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





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: April 3, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2023
SUBJECT: 6. Ordinance 1927 - Richburg Lane and Third Avenue Rezoning

BACKGROUND:

On February 27, 2023 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Third Avenue and at 2828 Richburg Lane.

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

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

The request for rezoning will be presented to City Council via Ordinance 1927 on April 10, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: MH Crestview Land LLC
17005 Emerald Coast Pkwy
Destin, FL 32541
Parcel ID: 04-3N-23-1840-0012-0080
09-3N-23-0000-0011-001A
Site Size: 23.28 acres
Current FLU: Okaloosa County Low Density Residential & Mixed Use
Current Zoning: Okaloosa County Residential-1 & Mixed Use
Current Land Use: Vacant

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

Third Avenue Parcel

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
East	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
South	Mixed Use (MU)	Mixed Use (MU)	Vacant

West	Okaloosa County Low Density Residential	Okaloosa County Residential-1	Residential
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Richburg Parcel

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

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 14, 2023. The property was posted on March 20, 2023. An advertisement ran in the Crestview News Bulletin on March 23 & 30, 2023.

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 1927.

Attachments

1. Attachment 4 MH annex land rezone
2. Exhibit Packet

ORDINANCE: 1927

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 23.28 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 AND MIXED USE ZONING DISTRICT TO THE MIXED USE (MU) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 23.28 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 23.28 acres, more or less, being formerly zoned Okaloosa County Residential-1 and Mixed Use with the Mixed Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1926, is hereby rezoned to Mixed Use (MU) to wit:

PIN # 04-3N-23-1840-0012-0080

LOT 8, BLOCK 12, OAKDALE MINIATURE FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 129, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

PIN # 09-3N-23-0000-0011-001A

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION), MARKING THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02°08'22" WEST, A DISTANCE OF 62.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RICHBOURG LANE AND THE POINT OF BEGINNING; THENCE, ALONG SAID RIGHT OF WAY LINE, SOUTH 64°11'04" EAST, A DISTANCE OF 232.86 FEET; THENCE SOUTH 66°25'43" EAST, A DISTANCE OF 114.49 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°02'50", A DISTANCE OF 45.84 FEET (CHORD=BEARING SOUTH 54°35'35" WEST, CHORD=39.68 FEET); THENCE SOUTH 02°04'10" WEST, A DISTANCE OF 141.69 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 183.00 FEET ; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

30°26'46", A DISTANCE OF 97.24 FEET (CHORD BEARING=SOUTH 17°17'33" WEST, CHORD LENGTH=96.10 FEET), TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'41" A DISTANCE OF 25.48 FEET (CHORD BEARING=SOUTH 26°40'35" WEST, CHORD=25.43 FEET); THENCE SOUTH 56°55'44" EAST, A DISTANCE OF 25.85 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°47'25", A DISTANCE OF 15.50 FEET (CHORD BEARING=SOUTH 12°32'01" EAST, CHORD=13.99 FEET); THENCE SOUTH 31°51'41" WEST, A DISTANCE OF 10.61 FEET; THENCE SOUTH 61°42'35" EAST, A DISTANCE OF 35.10 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 3.14 FEET (CHORD BEARING=SOUTH 16°42'35" EAST, CHORD=2.83 FEET); THENCE SOUTH 61°42'35" EAST, A DISTANCE OF 12.00 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 3.14 FEET (CHORD BEARING=NORTH 73°17'25" EAST, CHORD=2.83 FEET); THENCE SOUTH 61°42'35" EAST, A DISTANCE OF 11.14 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°58'29", A DISTANCE OF 7.24 FEET (CHORD BEARING=SOUTH 20°13'21" EAST, CHORD=6.62 FEET); THENCE SOUTH 27°53'02" WEST, A DISTANCE OF 5.29 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.81 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°20'26", A DISTANCE OF 13.62 FEET (CHORD BEARING=SOUTH 45°05'48" EAST, CHORD=13.20 FEET), TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 22.98 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°41'12", A DISTANCE OF 2.28 FEET (CHORD BEARING=SOUTH 23°16'09" EAST, CHORD=2.28 FEET); THENCE SOUTH 27°34'34" WEST, A DISTANCE OF 44.53 FEET; THENCE NORTH 61°42'35" WEST, A DISTANCE OF 11.99 FEET; THENCE NORTH 28°17'25" EAST, A DISTANCE OF 1.00 FEET; THENCE NORTH 61°42'35" WEST, A DISTANCE OF 30.68 FEET; THENCE SOUTH 28°17'25" WEST, A DISTANCE OF 16.56 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°47'27", A DISTANCE OF 108.63 FEET (CHORD BEARING=SOUTH 62°57'51" EAST, CHORD=105.24 FEET) THENCE SOUTH 87°51'34" EAST, A DISTANCE OF 472.22 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 360.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'43", A DISTANCE OF 111.18 FEET (CHORD BEARING=SOUTH 79°00'42" EAST, CHORD=110.74 FEET); THENCE NORTH 02°04'10" EAST, A DISTANCE OF 333.44 FEET; THENCE SOUTH 77°01'33" EAST, A DISTANCE OF 219.60 FEET; THENCE NORTH 03°57'38" WEST, A DISTANCE OF 282.20 FEET; THENCE NORTH 81°44'56" EAST, A DISTANCE OF 176.86 FEET; THENCE SOUTH 02°04'06" WEST, A DISTANCE OF 1251.48 FEET; THENCE NORTH 88°17'57" WEST, A DISTANCE OF 1105.06 FEET; THENCE NORTH 02°08'22" EAST, A DISTANCE OF 690.59 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 136.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'44", A DISTANCE OF 54.54 FEET (CHORD BEARING=NORTH 09°21'00" WEST, CHORD=54.18 FEET), TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE

NORTHEAST, HAVING A RADIUS OF 185.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°42'20", A DISTANCE OF 137.89 FEET (CHORD BEARING=NORTH 00°30'48" EAST, CHORD=134.72 FEET); THENCE NORTH 21°51'58" EAST, A DISTANCE OF 81.38 FEET; THENCE NORTH 02°04'06" EAST, A DISTANCE OF 91.03 FEET; THENCE NORTH 87°50'33" WEST, A DISTANCE OF 221.43 FEET; THENCE NORTH 02°08'22" EAST, A DISTANCE OF 208.45 FEET TO THE POINT OF BEGINNING.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1926 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of April, 2023.

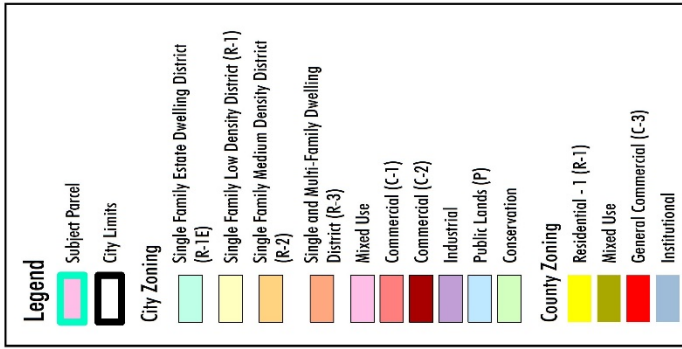
ATTEST:

Maryanne Schrader
City Clerk

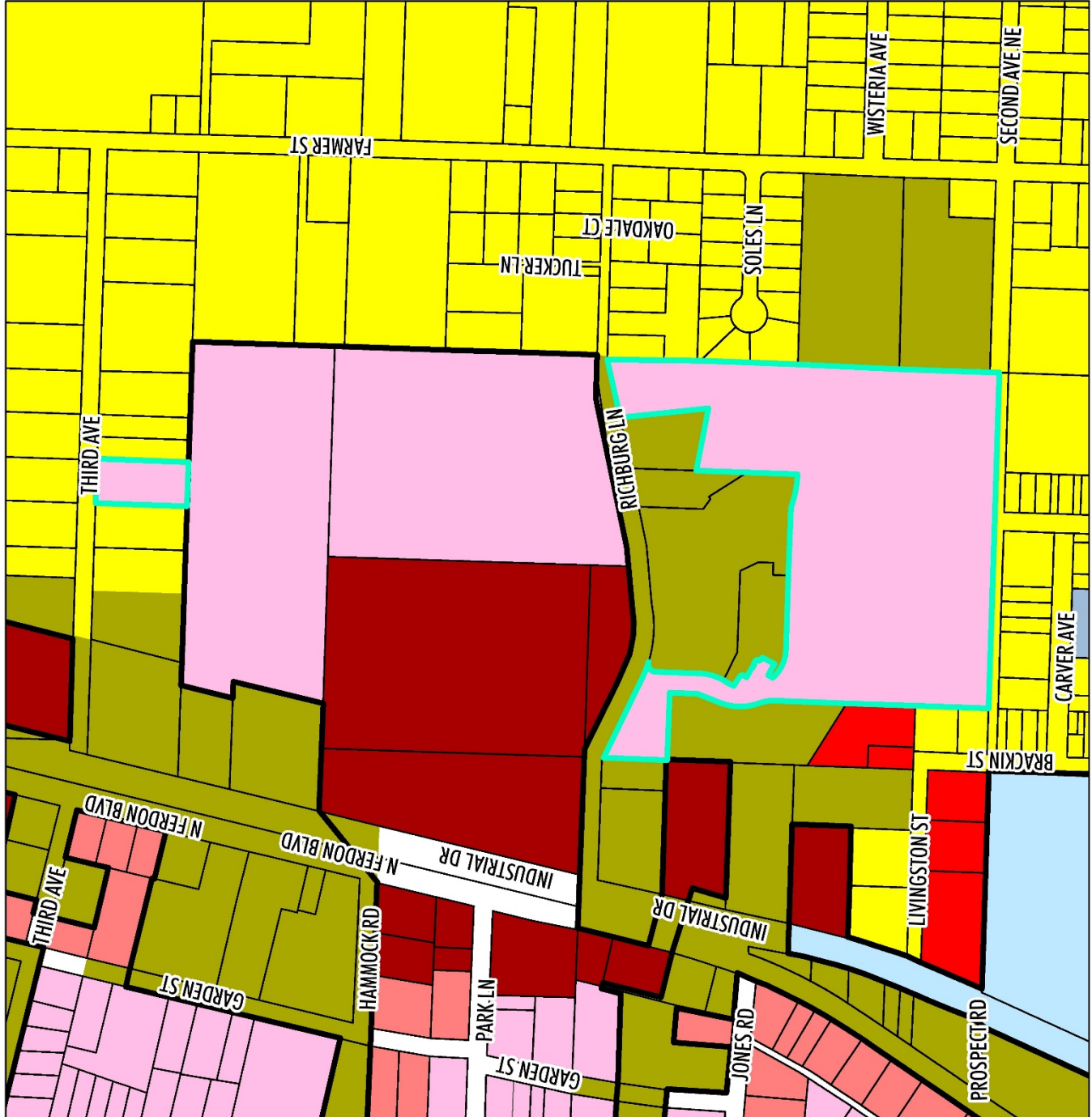
Approved by me this 24th day of April, 2023.

J. B. Whitten
Mayor

Adopted Zoning



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



Attachment 4

Prepared for an Annexation, Comprehensive Plan Future Land Use Map Amendment and Rezoning Request

For two properties, referenced as Parcel ID Numbers 04-3N-23-1840-0012-0080 and
09-3N-23-0000-0011-001A.

Conducted for:

MH Crestview Land LLC
17005 Emerald Coast Pkwy
Destin, FL 32541
Ph: 850.803.2000

Prepared for:

City of Crestview Community Development Services
Ph: 850.682.1560
198 Wilson St. North
Crestview, FL 32536

Prepared by:

the planning collaborative



the planning collaborative

February 20, 2023

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PURPOSE AND INTRODUCTION

This report supports a request to annex two (2) lots into the City of Crestview and amend the Crestview Future Land Use Map and Zoning Map to allow for the construction of residential uses. This request is respectfully submitted to amend the parcels to the Mixed-Use Future Land Use category and zoning district.

The existing land use of the one (1) acre parcel to the north (Parcel A) is “Vacant”, and the 22.28 acre parcel to the south (Parcel B) is “Vacant/Com” according to the Okaloosa County Property Appraiser.¹ The requests are supported herein. The analysis supplied with this application looks at the maximum residential development potential of these parcels as the request is being made to support the development of a multi-family residential complex.

The consultant, the planning collaborative, reviewed, and analyzed the following documents and websites in preparation of this report and application.

- The Okaloosa County Property Appraiser website data and maps
- The Crestview Comprehensive Plan, as published online
- The Crestview Land Development Code, as published online
- Okaloosa’s GIS Mapping webpage
- Crestview’s GIS Mapping webpage
- The Federal Emergency Management Agency’s flood maps
- The National Wetland Inventory Online Map
- FDOT Okaloosa County Functional Classifications, dated April 29, 2014
- Correspondence with various City departments, Okaloosa County School Board, and Auburn Water

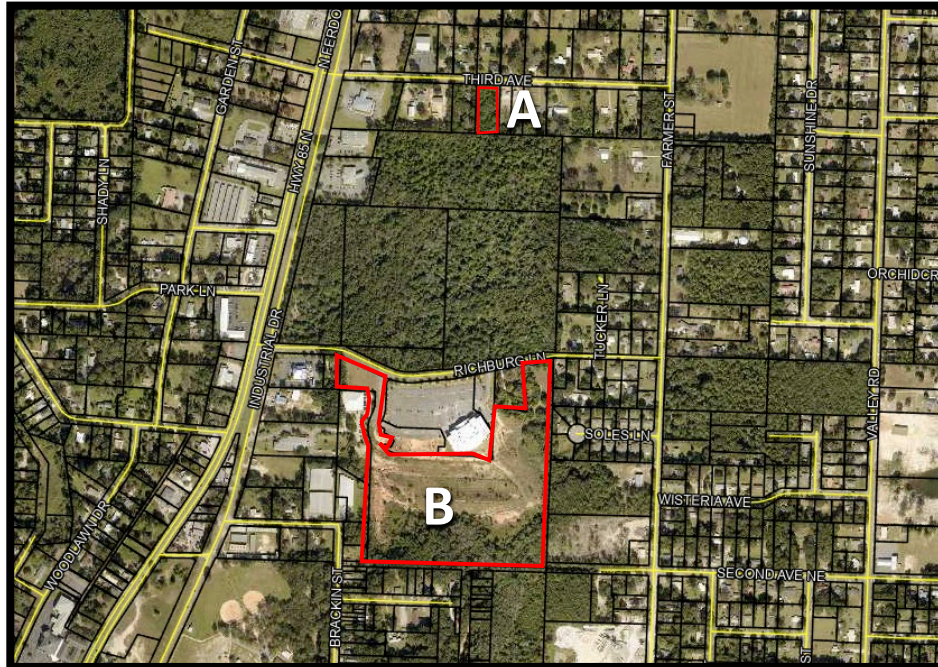
DESCRIPTION OF EXISTING CONDITIONS

This request is being made for two (2) parcels. As labeled in Figure 1, the first (Parcel A) is located to the south of Third Ave and the second (Parcel B) is located to the south of Richburg Lane. The parcel numbers are as follows, respectively: 04-3N-23-1840-0012-0080 and 09-3N-23-0000-0011-001A. Both combined include +/- 23.28 acres total. Parcel A is designated by the Okaloosa County Future Land Use Map as Low Density Residential (LDR) and the Okaloosa County Zoning Map as Residential 1 (R-1). Parcel B is designated by the Okaloosa County Future Land Use Map as Mixed Use (MU) and the

¹ Okaloosa County Property Appraiser, Department of Revenue Code, as referenced February 7, 2023

Okaloosa County Zoning Map as Mixed Use (MU). Exhibits 1 and 2 include the Future Land Use Maps and Zoning Maps for Crestview and Okaloosa County.

Figure 1. Existing Parcel Boundaries

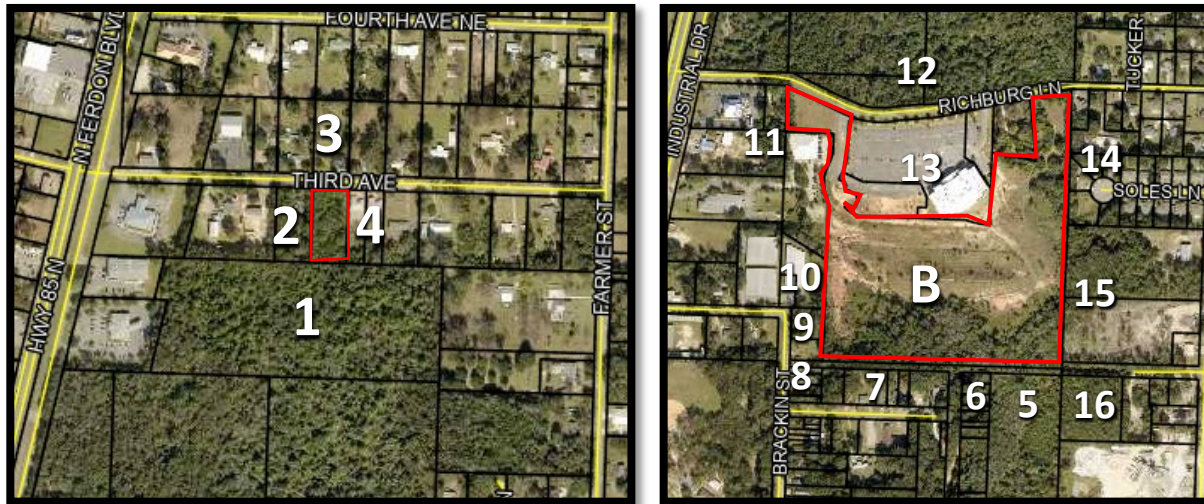


Source: Okaloosa County Property Appraiser, February 2023

 Approximate Boundary of Parcels

Figure 2 following depicts the location of the two parcels in relation to adjacent parcels. This graphic is considered with Table 1 to show consistency with adjacent residential uses.

Figure 2. Reference Maps for Adjacent Uses



Source: Okaloosa County Property Appraiser, February 2023

Approximate Boundary of Parcels

Table 1 below, describes the existing uses, the Future Land Use, and Zoning assigned to the parcels within the vicinity of these properties. The map annotation refers to the numbers on Figure 2 above.

Table 1. Adjacent Uses

Map Annotation	Property Appraiser Tax Code	Future Land Use	Zoning District
1	No Ag Acre	Mixed-Use (City)	Mixed-Use (City)
2	Single Family	Low Density Residential (County)	R-1 (County)
3 (3 parcels)	Single Family	Low Density Residential (County)	R-1 (County)
4 (2 parcels)	Single Family	Low Density Residential (County)	R-1 (County)
5	Vacant	Low Density Residential (County)	R-1 (County)
6 (5 parcels)	Vacant	Low Density Residential (County)	R-1 (County)
7 (6 parcels)	Mobile Home x2 Vacant Institutional Single Family x2 Vacant	Low Density Residential (County)	R-1 (County)
8 (5 parcels)	Vacant x3 Single Family	Low Density Residential (County)	R-1 (County)

Map Annotation	Property Appraiser Tax Code	Future Land Use	Zoning District
9 (2 parcels)	Single Family Vacant	Low Density Residential (County)	R-1 (County)
10 (2 parcels)	Vacant Commercial Warehouse	Commercial (County)	C-3 (County)
11 (3 parcels)	Office Building x2 Single Family	Mixed Use (County) x2 Commercial (City)	Mixed Use (County) x2 C-2 (City)
12 (3 parcels)	Vacant No Ag Acre x2	Commercial (City) x2 Mixed Use (City)	C-2 (City) x2 Mixed Use (City)
13 (3 parcels)	Theater/AU Vacant Commercial x2	Mixed Use (County)	Mixed Use (County)
14 (8 parcels)	Single Family x6 & Vacant	Low Density Residential (County)	R-1 (County)
15 (2 parcels)	Warehouse Vacant Commercial	Mixed Use (County)	Mixed Use (County)
16	Vacant	Low Density Residential (County)	R-1 (County)

Source: Okaloosa County Property Appraiser, Okaloosa County GIS webpage, and City of Crestview GIS webpage

The current zoning of the nearby properties to Parcel A are residential to the north, east, and west with mixed use to the south. Parcel B is nearby to properties zoned mixed use residential, and commercial.

The existing land uses surrounding the parcels are varied and include a mixture of uses including residential, warehousing, office buildings, a theatre, county property, and vacant commercial, residential, and institutional properties. These surrounding uses are similar in nature to the intended uses of the property: residential and commercial.²

According to the National Wetland Inventory and Crestview data, Parcel A contains no wetlands while Parcel B contains a portion of wetlands towards the southern boundary (Exhibit 3).³ There are no plans for development at this time, however, the applicant, in compliance with Crestview's Comprehensive Plan and Land Development Code, reserves the right to apply for appropriate permits in regard to the forthcoming site plan development.

The properties are both located in a Flood Zone X, or the area outside of the Special Flood Hazard Area (Exhibit 4).⁴

² Okaloosa County Property Appraiser, Department of Revenue Code, as referenced July 18, 2022

³ U.S. Fish & Wildlife Service National Wetlands Inventory, Online Wetlands Mapper, as referenced July 19, 2022

⁴ Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 12091C0170J

Both parcels are currently vacant, based on the Department of Revenue Codes assigned to the parcels as indicated by the Okaloosa County Property Appraiser.⁵

DESCRIPTION OF REQUEST

This application is submitted to request that both parcels be amended to the Mixed Use Future Land Use category and the Mixed Use zoning district. Description of the proposed Future Land Use category and requested zoning district for the site area provided below:

Future Land Use Category: Mixed Use (MU)⁶

“The Mixed-Use land use category is limited to areas that exhibit an existing or planned development pattern reflecting a variety of uses, densities, and non-residential uses.”

MU Allowable Uses: The Comprehensive Plan describes the allowable residential uses and non-residential uses in policy. The “specific residential uses allowed in this category include single-family residential, multi-family residential, mobile home parks and mobile home subdivisions.” The “specific non-residential uses include recreation uses, neighborhood and general commercial and business uses, offices, restaurants, motels, hotels and other temporary lodging facilities, clinics and medical facilities, churches and places of worship, light industrial uses when such uses do not create any adverse off-site impacts to other properties or to protected environmental resources.” It is also included that “other similar uses may be allowed based on compatibility with existing nearby uses.”

Zoning District: Mixed Use District (MU)⁷

“The Mixed-Use District is established to provide for a variety of land uses, including single- and multi-family dwellings and small, low-impact commercial developments, including retail sales, professional offices, service industries, bed-and-breakfasts, other similar uses and accompanying accessory uses.”

“Uses may be limited by location due to impacts and compatibility issues.”

⁵ Okaloosa County Property Appraiser, Department of Revenue Code, as referenced July 18, 2022

⁶ Crestview Comprehensive Plan, Future Land Use Element Policy 7.A.3.4(2)

⁷ Crestview Land Development Regulations, Section 4.03.00

The proposed use of the property **is consistent** with the above land use and zoning descriptions, as amended.

Also, because the proposed development includes residential and commercial uses, and as described of the same usages as existing development within the vicinity (see Table 1), a consistent development pattern is continued with this amendment.

ANALYSIS OF APPLICABLE POLICIES AND REGULATIONS

Crestview Comprehensive Plan

Policy 7.A.2.3 (5) states that “New mixed-use developments shall be located on or connected to collector or arterial roadways.”

RESPONSE: These two parcels, as an addition to a previously submitted and approved mixed use land use amendment and rezoning approval, are accessible to an arterial roadway. Parcel A of this application will connect to North Ferdon Boulevard, a “Principal Arterial – Other URBAN”, by ways of Third Avenue. Parcel B will also connect to North Ferdon Boulevard, a “Principal Arterial – Other URBAN”, by ways of Richburg Lane, a roadway designated as “Local URBAN”. Therefore, this development is consistent with the location criteria for the assignment of the category.

Urban Sprawl Analysis

Policy 7.A.6.5 states that “No zoning change or plan amendment shall be approved unless a finding is made that such zoning change and plan amendment will promote compact urban development and not encourage urban sprawl”.

RESPONSE: Because this site is located in an infill area, where City services such as transportation networks and water services exist, this change will not create an urban sprawl occurrence. Florida Statutes defines urban sprawl as:

“a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.”⁸

⁸ 163.3164(52), Florida Statutes (2022)

The following 163.3177(6), F.S. analysis determines that this request does not meet that definition.

1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or single-use development or uses.

RESPONSE: These parcels are a part of a larger mixed-use development that will not be low-intensity or low-density. The proposed development will include multi-family residential and commercial uses.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

RESPONSE: The subject parcels are not in an area considered to be rural. Both parcels are undeveloped and will be used for housing, which supports this criterion.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

RESPONSE: As previously mentioned, these two parcels are additions to a mixed use development. Both parcels are surrounded by existing uses. No radial, strip, isolated, or ribbon patterns of development will occur as a result of this amendment.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

RESPONSE: As shown in Exhibits 3, Parcel A contains no wetlands. Twin Creek runs into the southern portion of Parcel B, creating a wetland. No wetland impacts are projected at this time. The existing wetlands conditions are not expected to change at the time, but the applicant reserves the right to apply for the appropriate permits in regard to the forthcoming site plan development. Both properties are located in a Flood Zone C, or the area outside of the Special Flood Hazard Area (Exhibit 4).

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

RESPONSE: No agriculturally used or designated areas are within the vicinity of these parcels.

6. Fails to maximize use of existing public facilities and services.

RESPONSE: Existing public facilities and services, such as the existing transportation network, solid waste collection, and water services will be sought to serve this development as they are available.

7. Fails to maximize use of future public facilities and services.

RESPONSE: Any future public facilities and services will be used, as practical to the development.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

RESPONSE: Services exist in the area. The approval of this request will not disproportionately increase the cost of providing service to this development.

9. Fails to provide a clear separation between rural and urban uses.

RESPONSE: The subject parcels are not in an area considered to be rural. No rural areas are adjacent to the subject parcels.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

RESPONSE: This development is considered infill development.

11. Fails to encourage a functional mix of uses.

RESPONSE: As components of a larger mixed use development, the residential units in close proximity to other uses will encourage a functional mix of uses, especially as this development will provide a transition between existing commercial uses along SR 85 and Richburg Lane and those residential uses to the east and the south.

12. Results in poor accessibility among linked or related land uses.

RESPONSE: Other uses within the vicinity are easily accessible via Richburg Lane and SR 85 North.

13. Results in the loss of significant amounts of functional open space.

RESPONSE: There is no functional open space currently associated with these parcels.

Crestview Land Development Code

Section 3.06.07 states that “An application for a rezoning shall be reviewed in accordance with the following criteria.” These criteria include:

1. Whether the proposed zoning district is consistent with the City Comprehensive Plan;

RESPONSE: With the approval of the requested amendment of the Future Land Use Map to the Mixed-use category, the land use and zoning will be consistent. This criterion **will be met** with the approval of both amendment requests.

2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;

RESPONSE: Although a final plan for development is not yet finalized, it is anticipated that the development will include a range of housing types, which include detached single family and attached multi-family, which will be compatible with the existing residential uses to the east and north and non-residential uses to the west and south. This criterion **is met**.

3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;

RESPONSE: As indicated by Section 4.03.00(B), the Mixed-use District is (in part) “established to provide for a variety of land uses, including single- and multi-family dwellings and small, low-impact commercial developments... Each parcel, lot, tract or other division of land may contain multiple single- and multi-family dwellings according to the density allowed by the size of each piece of land.” Therefore, this criterion **is met** since a multi-family use is considered allowable.

4. Whether the proposed zoning district will serve a community need or broader public purpose;

RESPONSE: The development of multi-family housing will serve the need for additional housing within the community, which also serves the need for Eglin Air Force Base. This criterion **is met**.

5. To ensure there are not multiple zoning districts assigned to one parcel. Except if secondary zoning is Conservation (E), designated on a plat or development plans as a parcel or easement of conservation or jurisdictional wetlands;

RESPONSE: With the approval of proposed Future Land Use Map amendment and rezoning, each parcel will be designated with only one zoning district. This criterion **is met**.

6. The characteristics of the proposed rezoning area are suitable for the uses permitted in the proposed zoning district; and

RESPONSE: As indicated above, the rezoning allows for multi-family uses, which is a portion of the anticipated development of these parcels. Additional housing types are planned as part of the development. This criterion **is met**. Additionally, the location for this use is ideal, as a transitional use between more intense commercial and less intense single-family uses.

7. Whether a zoning district other than the district requested will create fewer potential adverse impacts to existing uses in the surrounding area.

RESPONSE: The requested zoning district is actually less intense than the existing Okaloosa County Mixed Use zoning assigned for Parcel B. Therefore, the reduction of adverse impacts to the adjacent residential uses surrounding this parcel will be beneficial with the assignment of the requested category. The redesignation of Parcel A will be consistent with the larger parcel which was recently annexed and amended to the City's Mixed Use Future Land Use category.

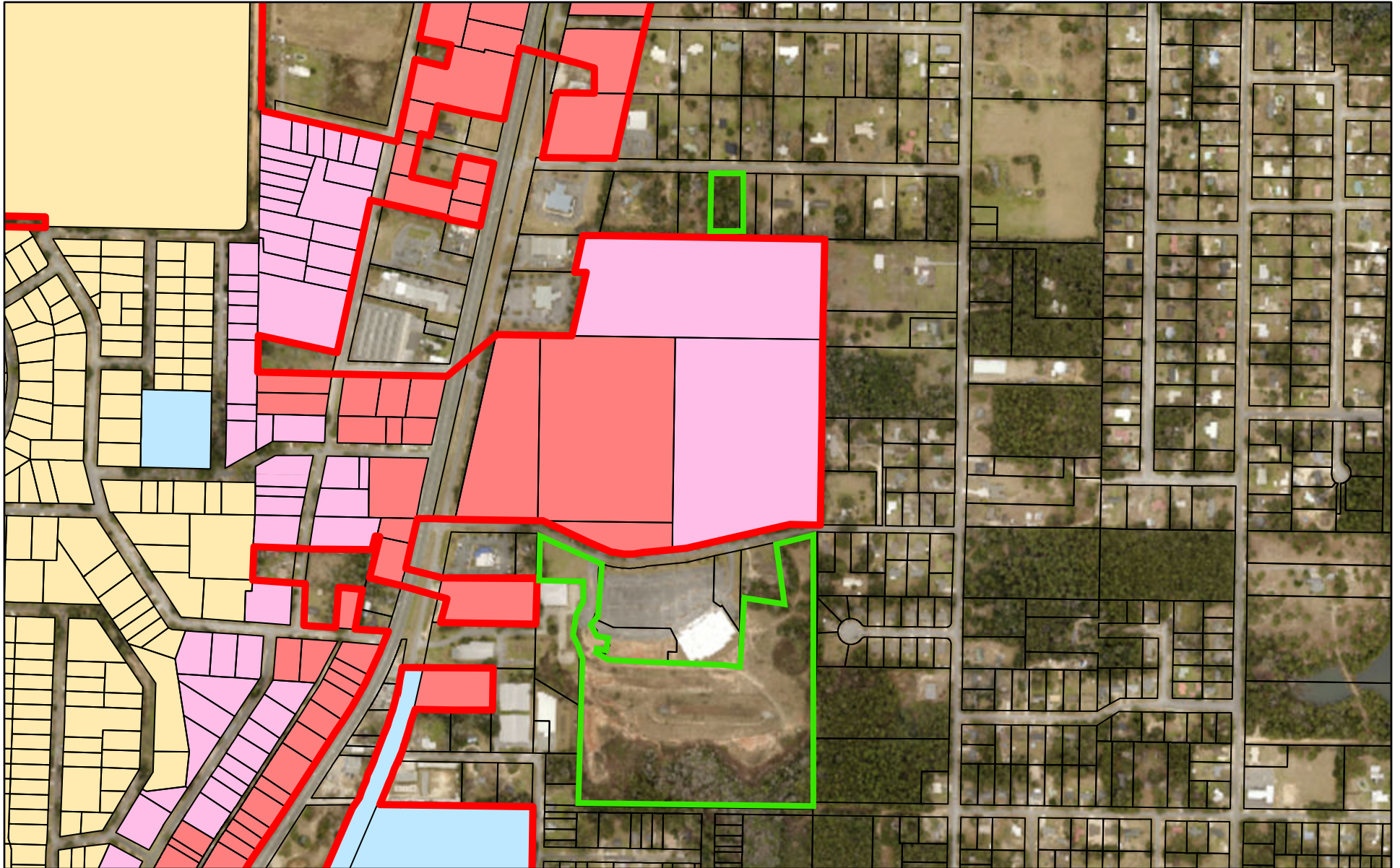
FINDINGS AND CONCLUSIONS

The amendment of the Comprehensive Plan and zoning designations for these properties will be compatible with the existing surrounding development. The proposed amendment will not result in any land use conflicts with the existing uses. No adverse impacts will be generated such as unordinary noise, smoke, exhaust, emissions, dust, adverse lighting,

vibrations, or odors that would be detrimental to the existing surrounding uses or would otherwise disturb the quiet enjoyment of nearby residents.

Additionally, the proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the Crestview Comprehensive Plan, and complies with the adopted requirements of the City's Land Development Regulations. The designation of these properties as Mixed-use will not create a condition that will negatively impact the nearby residential uses over time and will provide a transitional tier form intense uses to less intense uses within the vicinity.

Exhibit 1A - Crestview Future Land Use Map



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Future Land Use

Residential (R)

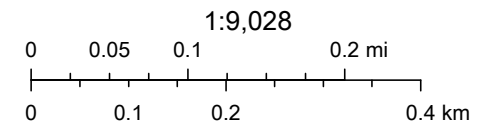
Mixed Use (MU)

Commercial (C)

Public Lands (PL)

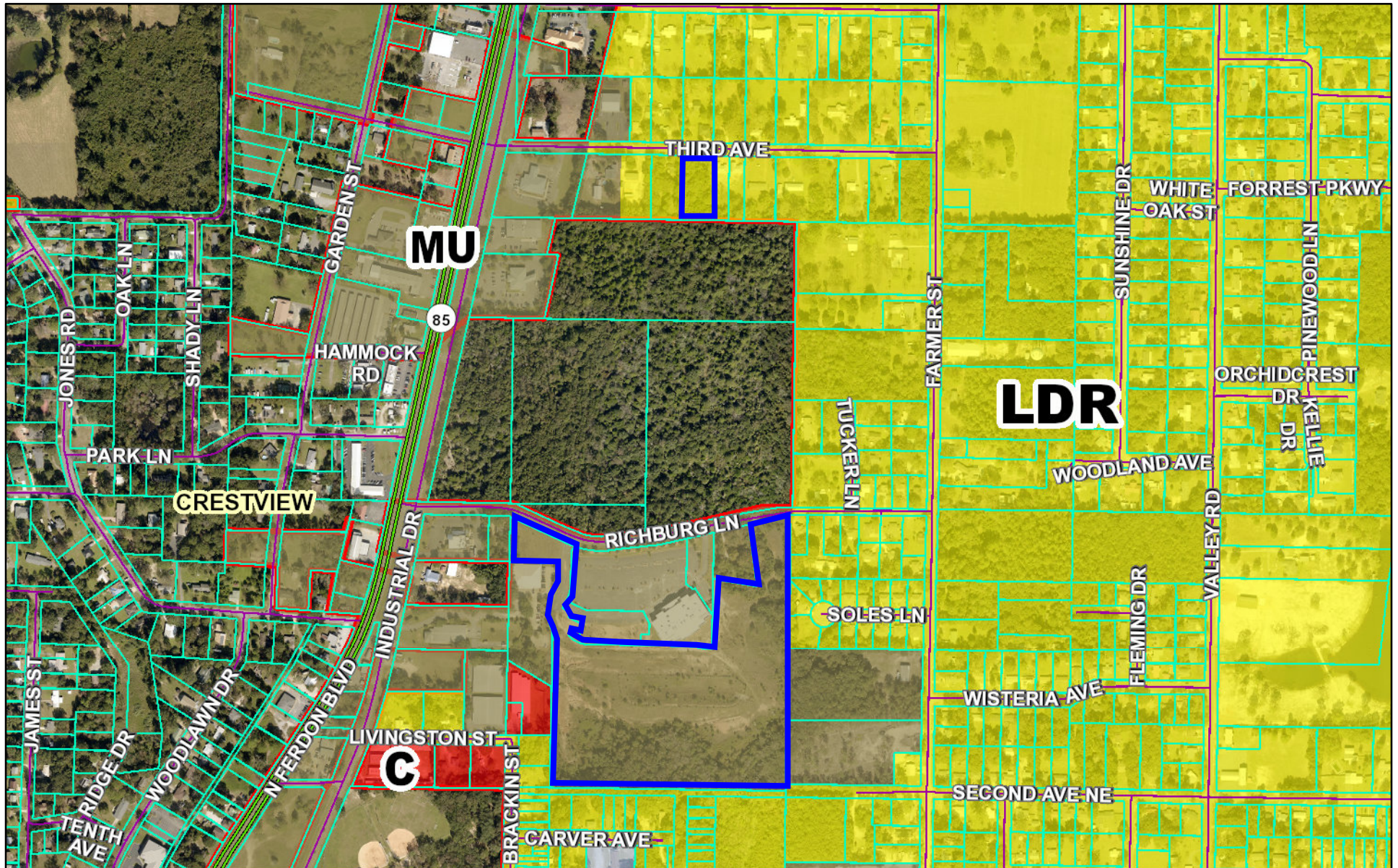
Crestview City Limits

Approximate Project Boundaries



Maxar

Exhibit 1B - Okaloosa Future Land Use Map



February 17, 2023

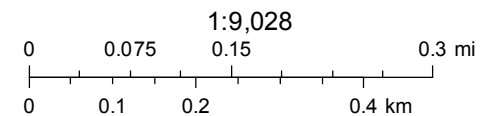
Mixed Use (MU)

Commercial (C)

Low Density Residential (LDR)

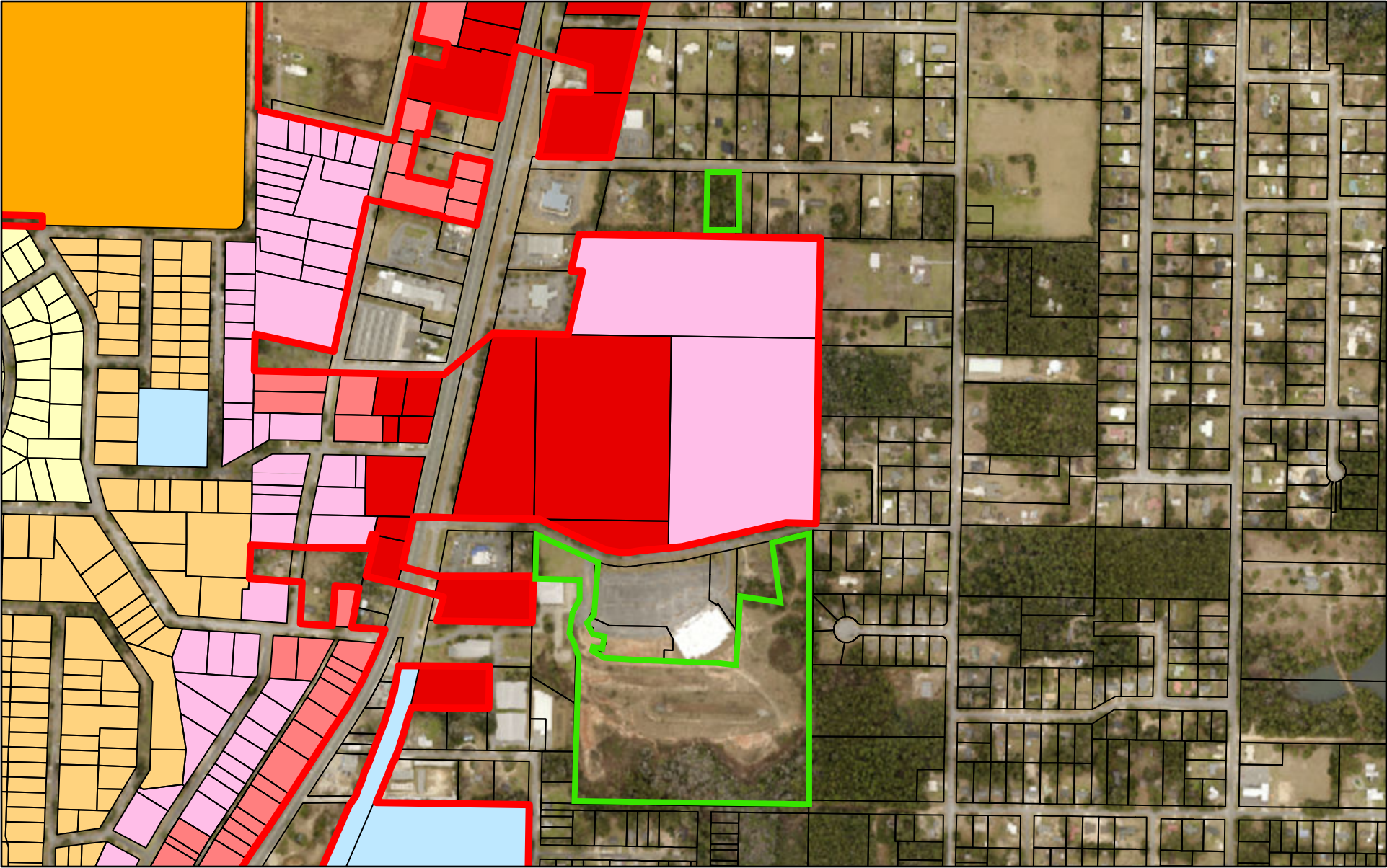
Crestview City Limits

Approximate Project Boundaries



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Exhibit 2A - Crestview Zoning Map



2/17/2023, 2:40:15 PM

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

- | |
|--------------------------------|
| Crestview City Limits |
| Approximate Project Boundaries |

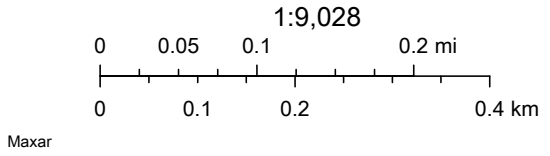
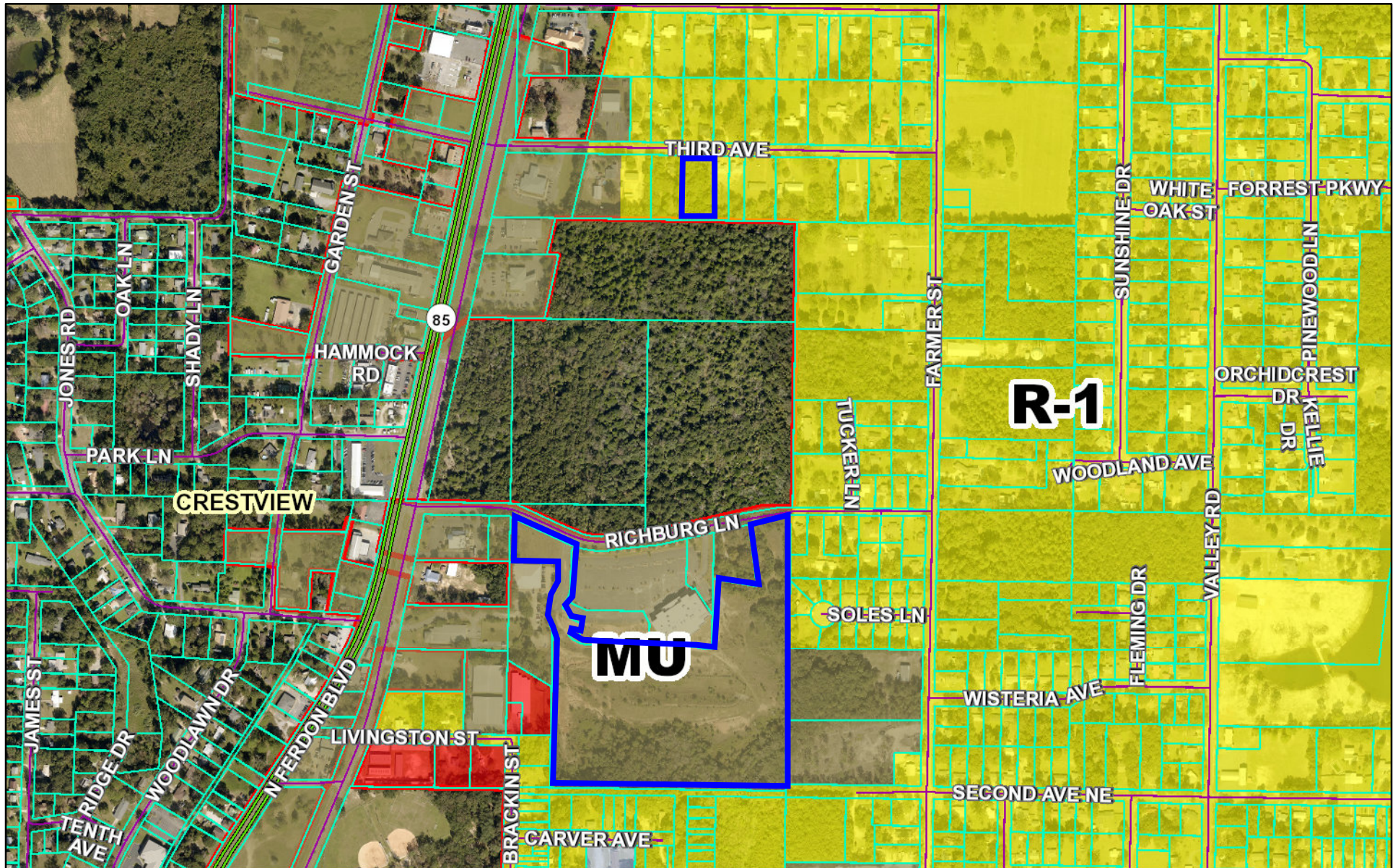


Exhibit 2B - Okaloosa Zoning Map



February 17, 2023

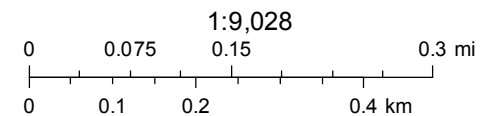
Mixed Use (MU)

Commercial (C)

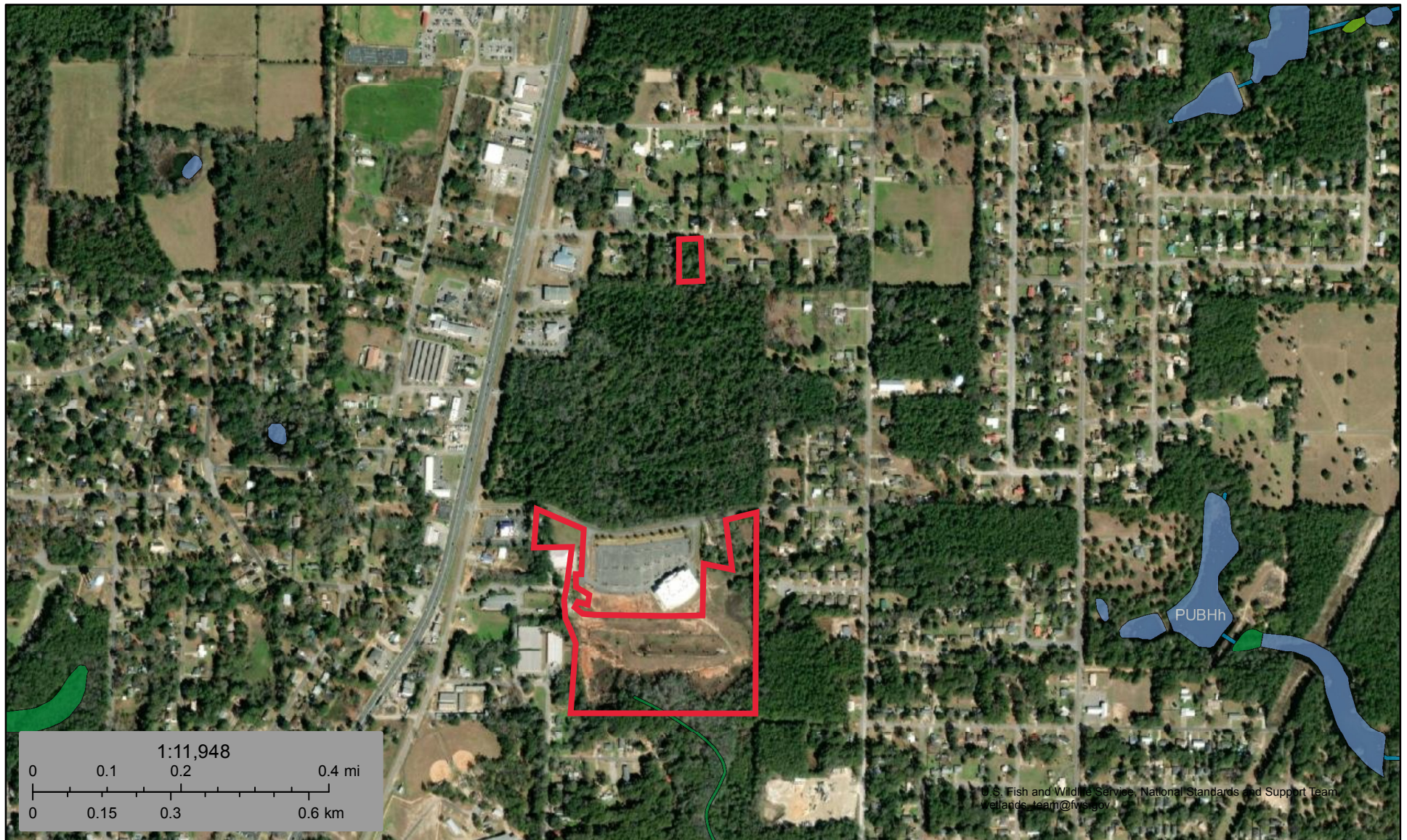
Low Density Residential (LDR)

Crestview City Limits

Approximate Project Boundaries



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



February 17, 2023

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |
| | |  Approximate Project Boundaries |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



86°33'44"W 30°47'7"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

Approximate Project Boundaries



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

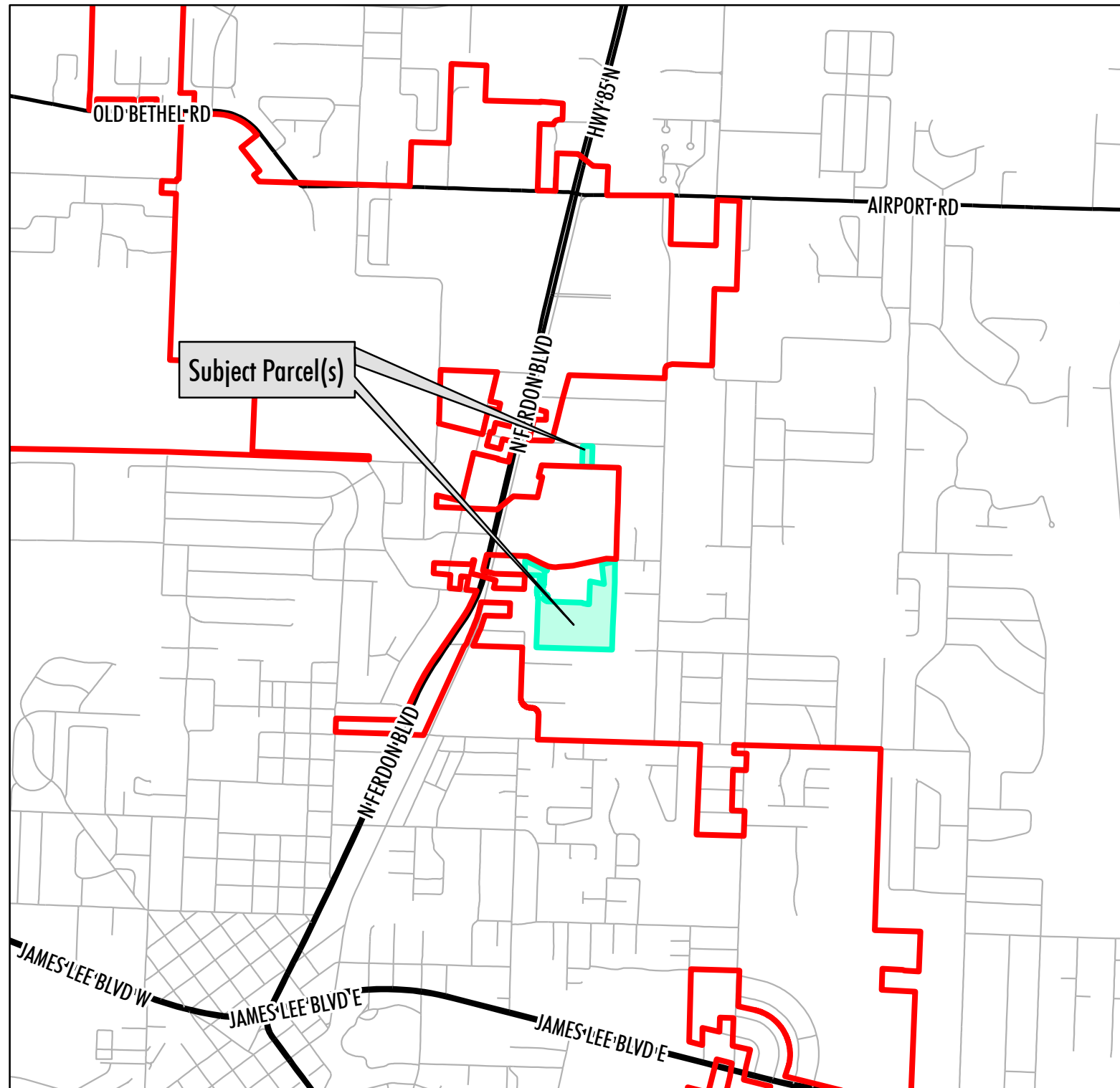
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/20/2023 at 1:15 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

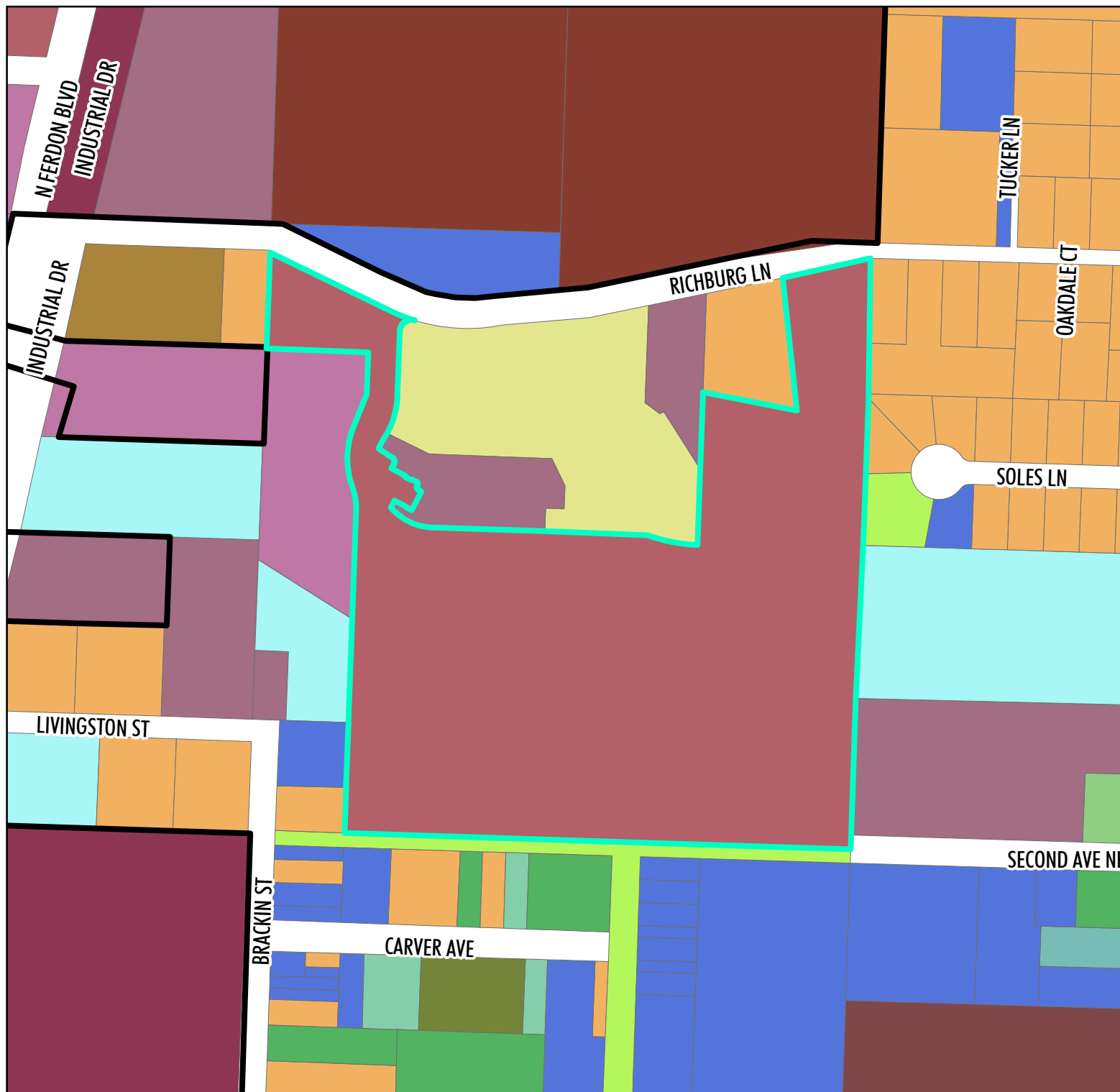
Vicinity Map



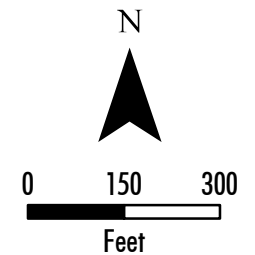
Not to Scale



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



Existing Use Richburg Parcel



Legend

- Subject Parcel
- City Limits

Existing Use

- Churches
- County
- Manufactured Home
- Minderal Pr
- Mobile Home
- Multi-Family
- Municipal
- No AG Acre
- Office Building
- Restaurant
- Single Family
- Theater/Au
- Vacant Institutional
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Warehouse

Current FLU Richburg Parcel



0 150 300
Feet

Legend

Subject Parcel

City Limits

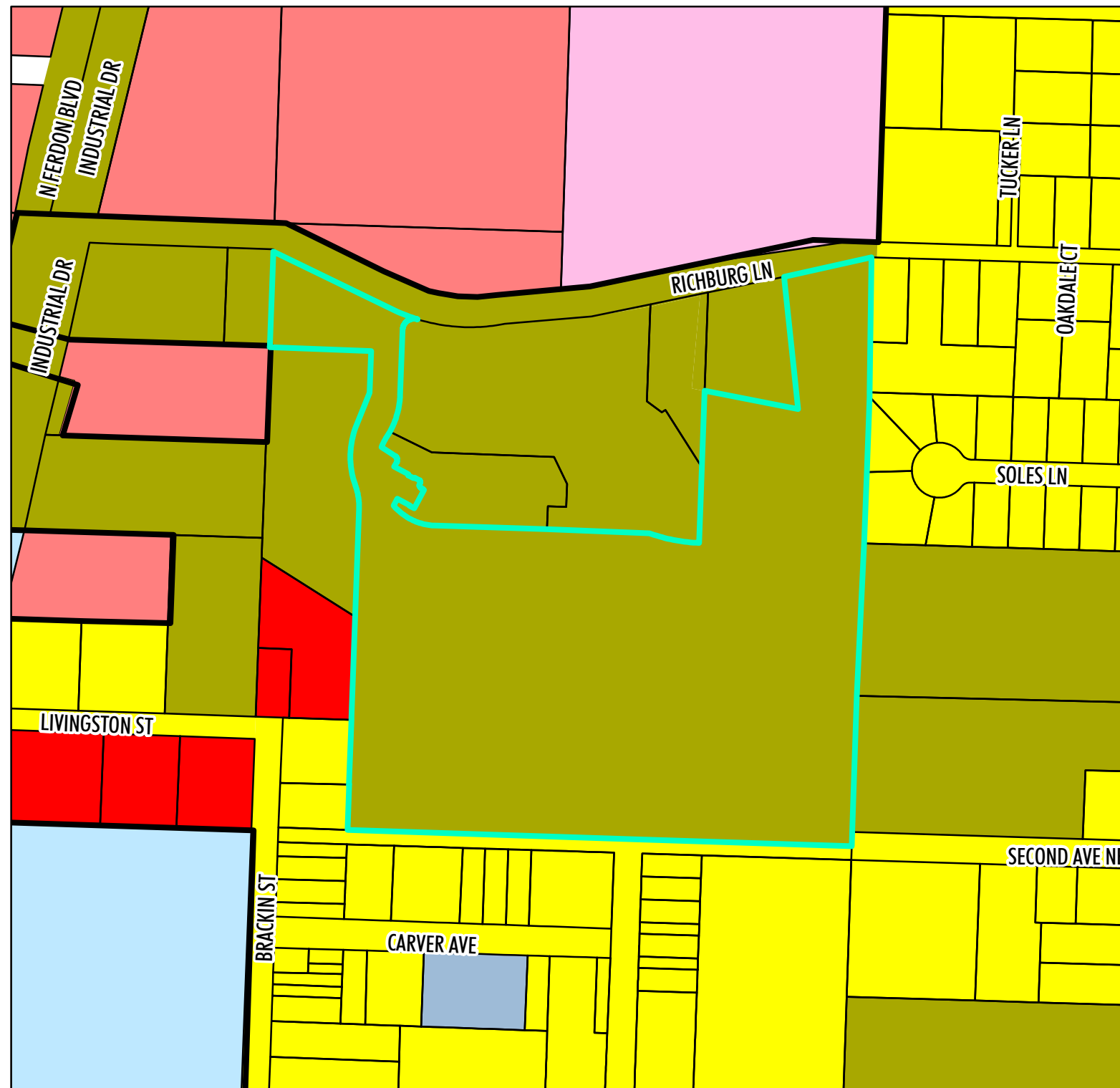
City Future Land Use

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

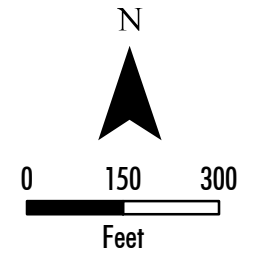
County Future Land Use

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

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NAD 1983 STATE PLANE, NORTH ZONE
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Current Zoning Richburg Parcel



Legend

Subject Parcel

City Limits

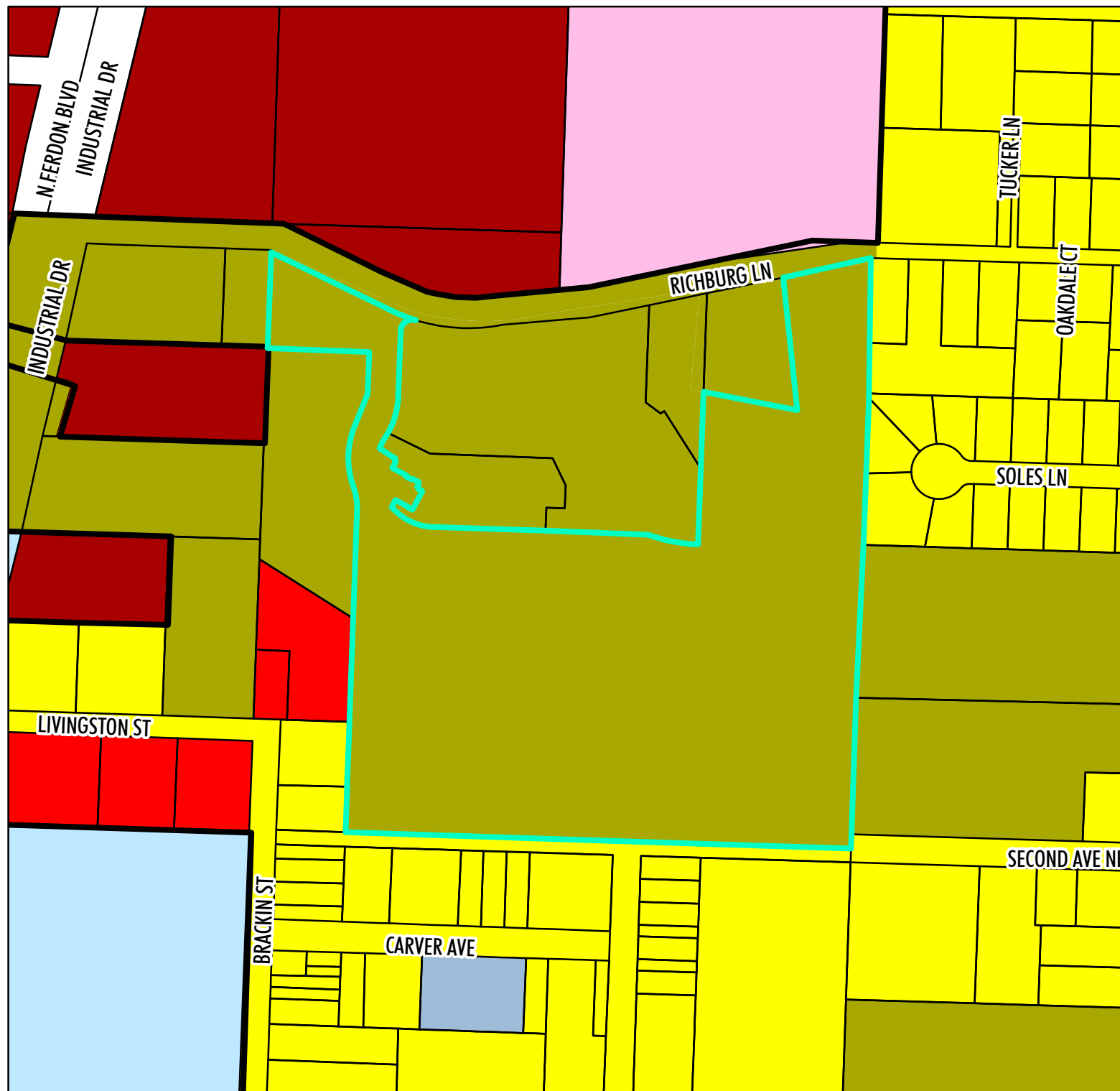
City Zoning

- 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)

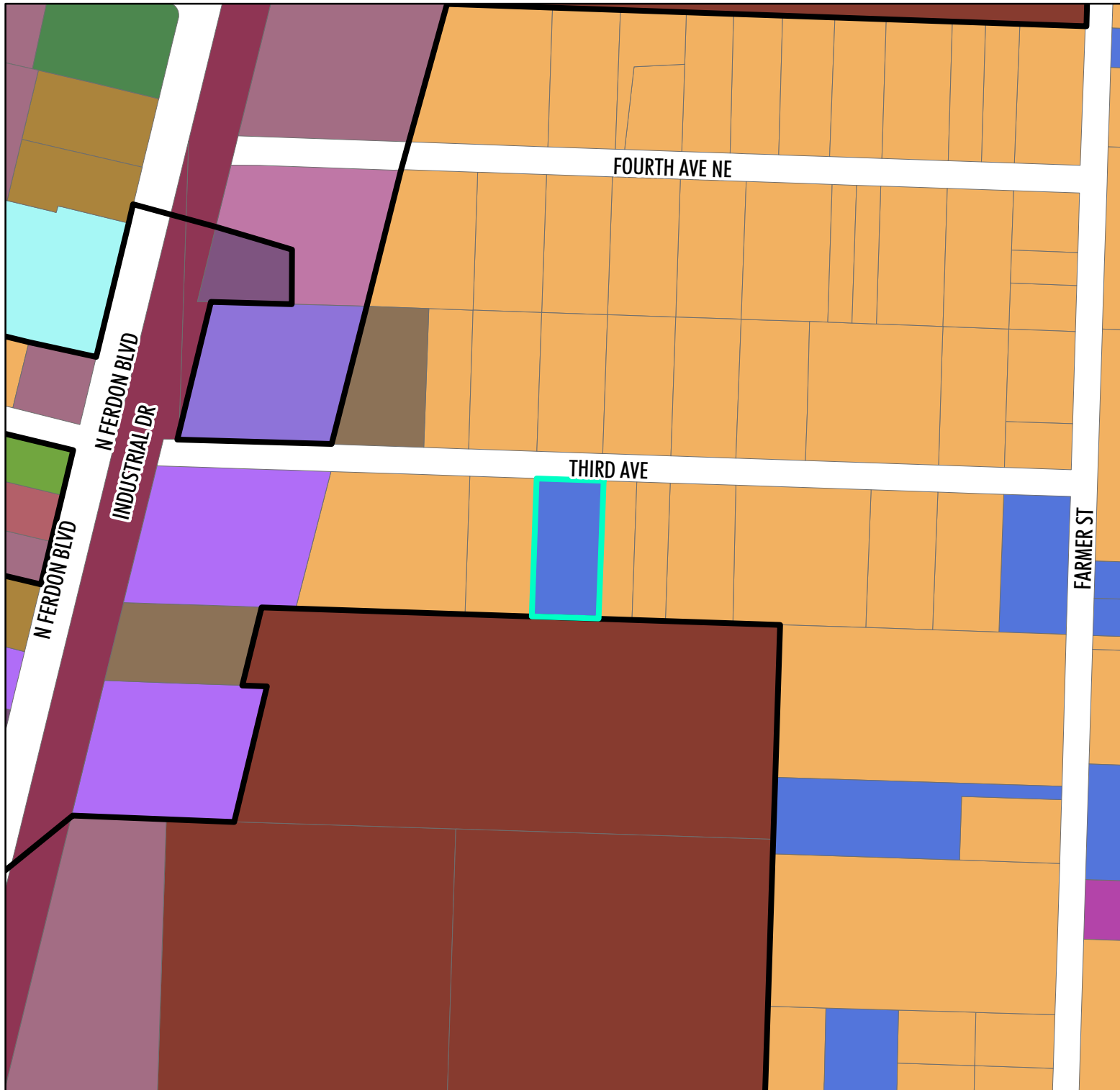
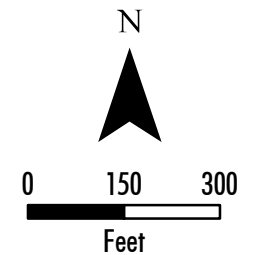
County Zoning

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

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Existing Use Third Ave. Parcel



Legend

- Subject Parcel
- City Limits

Existing Use

- Financial
- Gym/Fitness
- Municipal
- No AG Acre
- Office Building
- Restaurant
- Service Shop
- Single Family
- Stores
- Supermarket
- Utilities
- Vacant
- Vacant Commercial
- Vacant/Commercial
- Vehicle Sale
- Warehouse

Current FLU Third Ave. Parcel



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

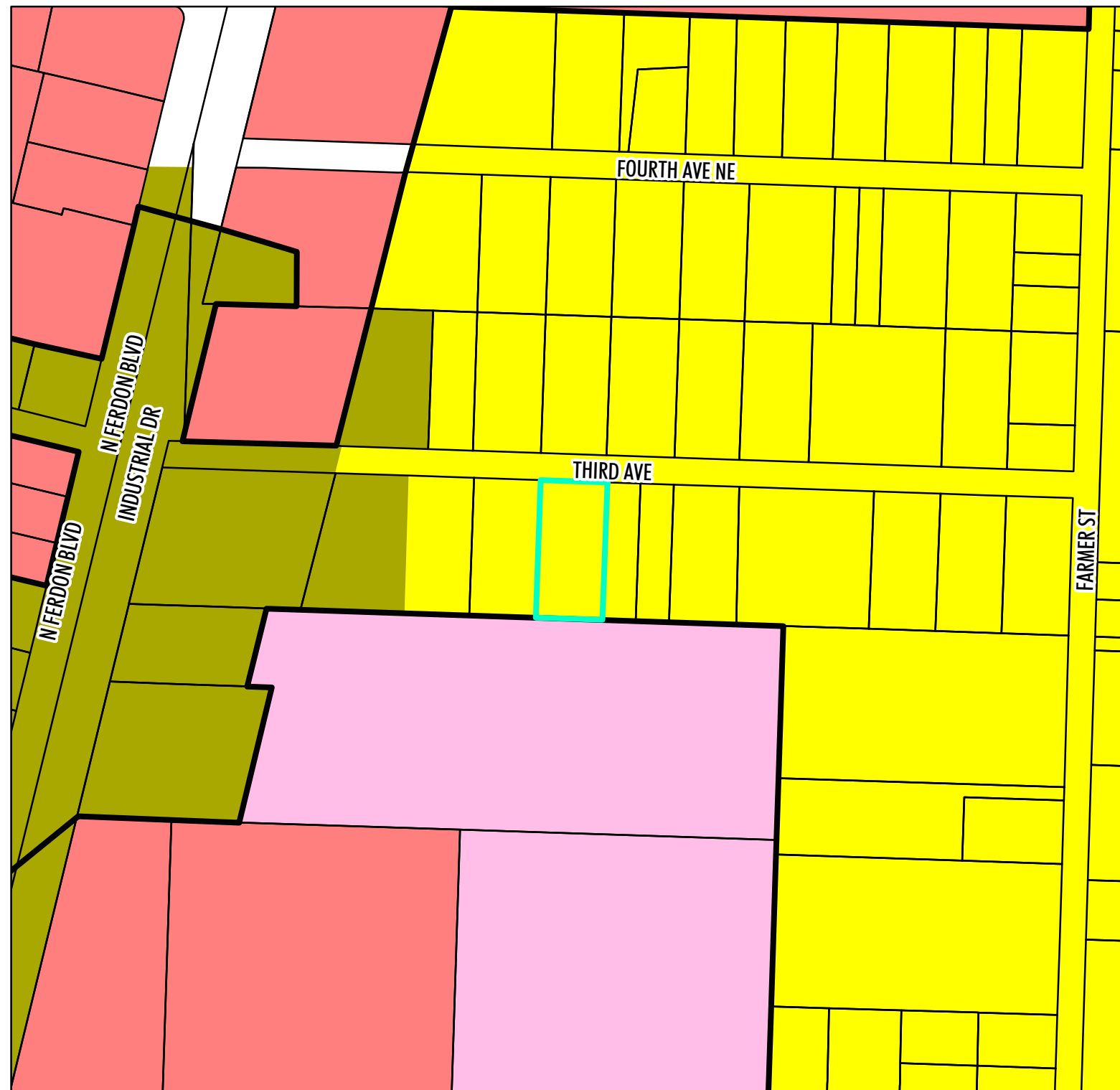
 Public Lands (PL)

 Residential (R)

County Future Land Use

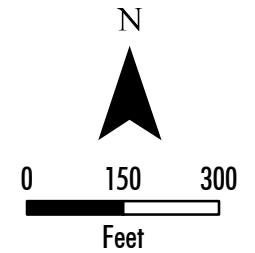
 Low Density Residential (LDR)

 Mixed Use (MU)



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Current Zoning Third Ave. Parcel



Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

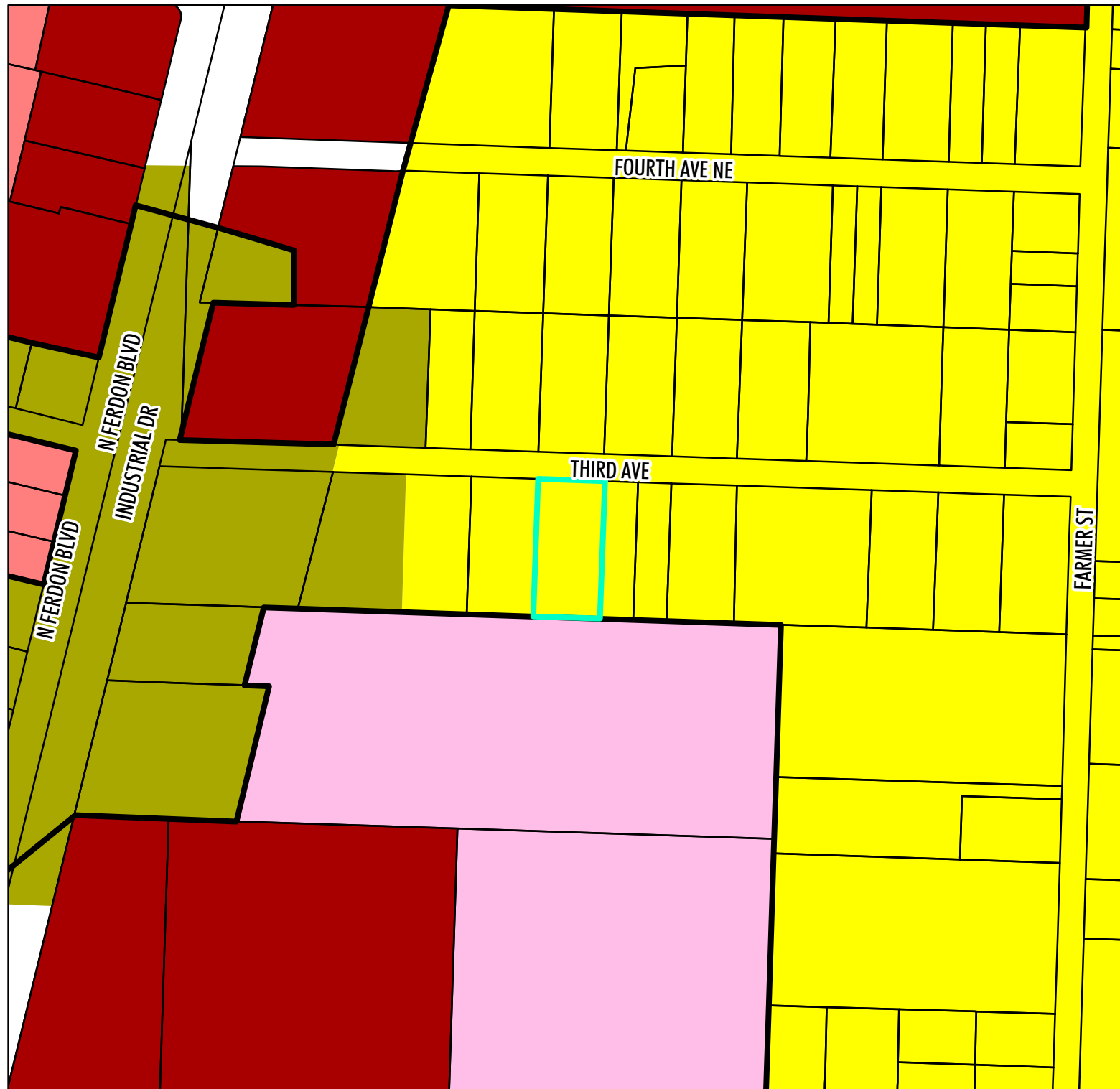
Public Lands (P)

Conservation (E)

County Zoning

Residential - 1 (R-1)

Mixed Use (MU)



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Proposed Future Land Use



0 225 450
Feet

Legend

 Subject Parcel

 City Limits

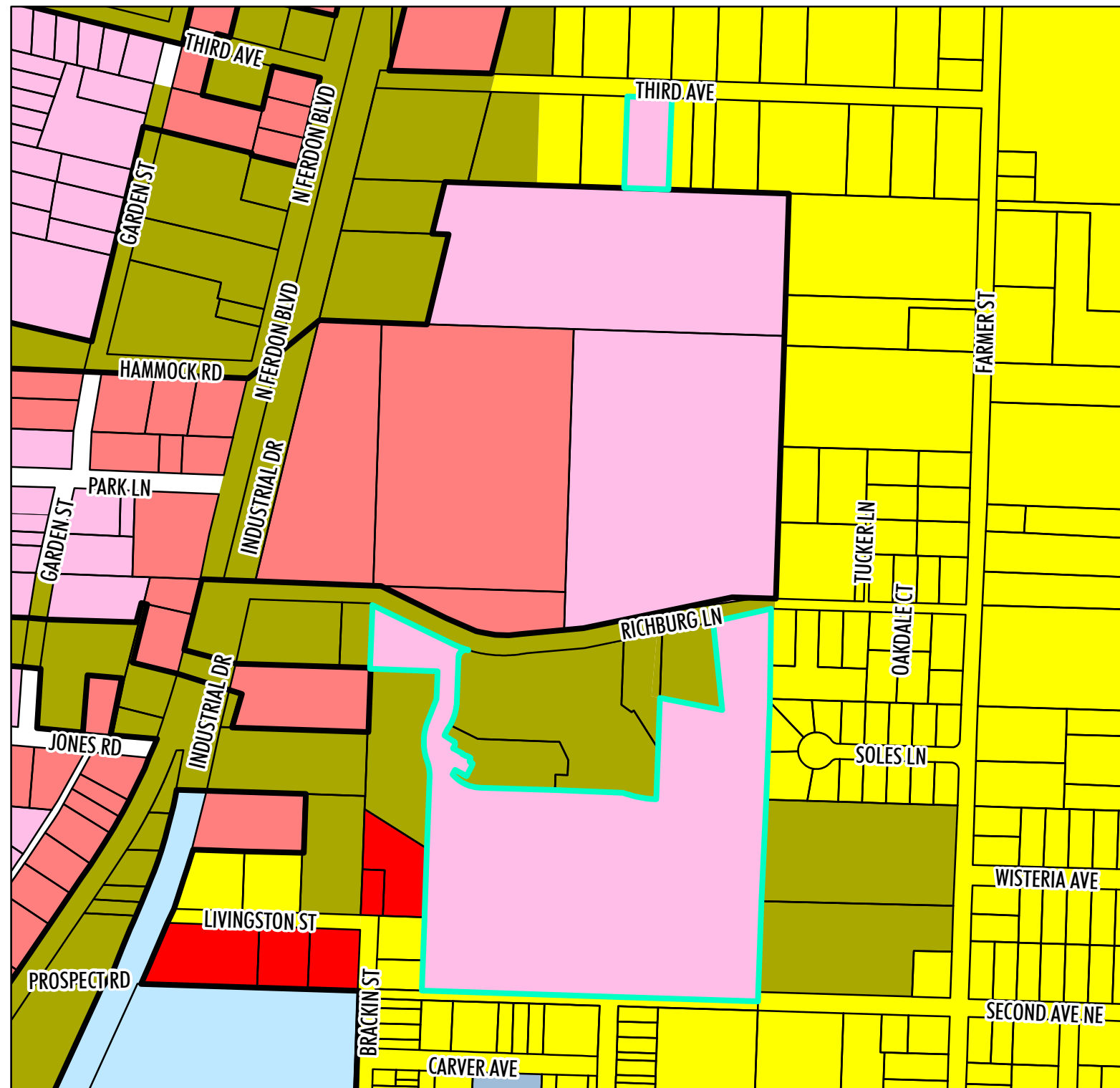
City Future Land Use

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

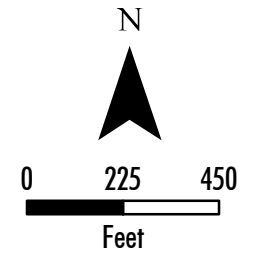
County Future Land Use

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

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Proposed Zoning



Legend

Subject Parcel

City Limits

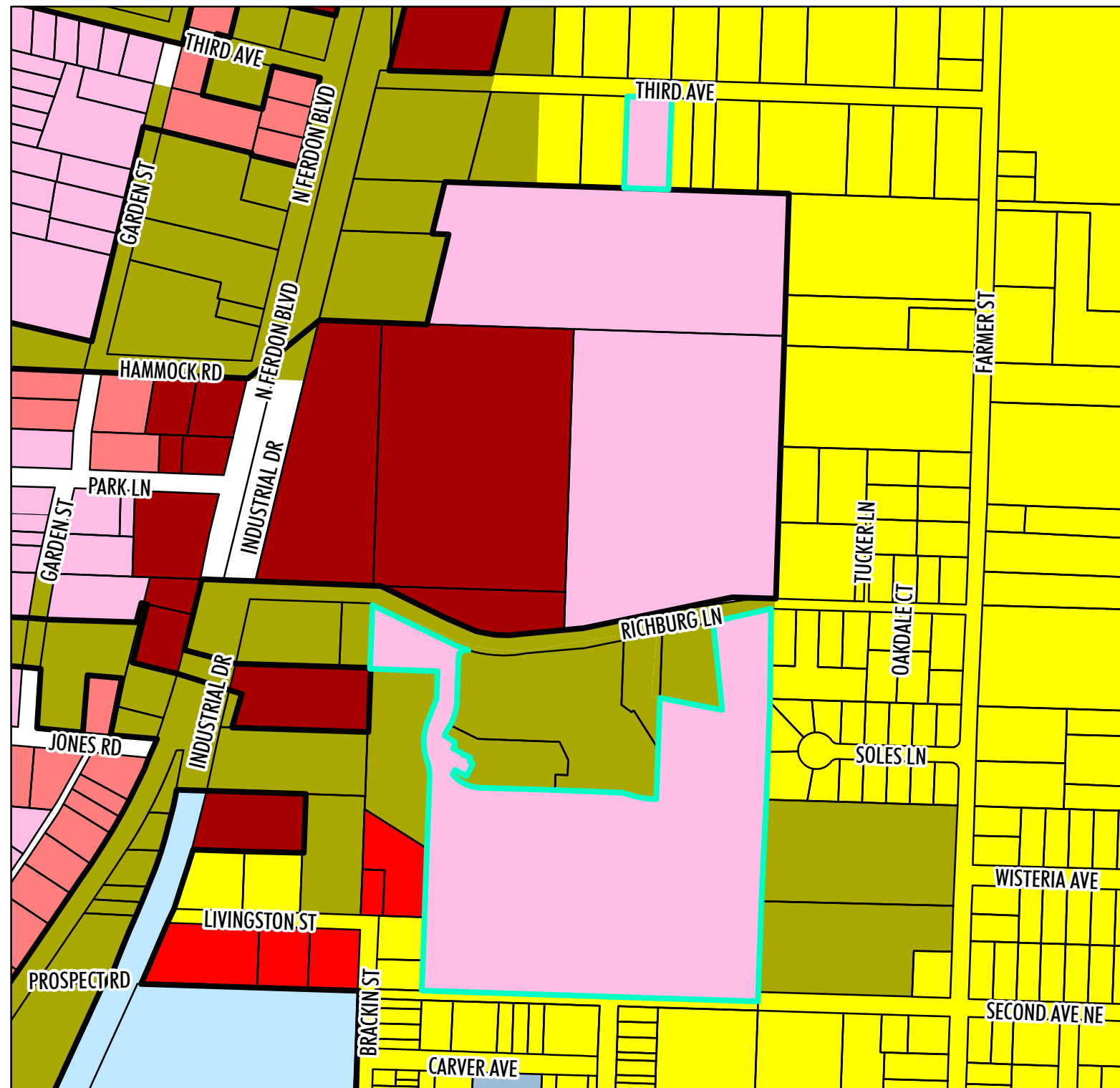
City Zoning

- 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)
- Institutional (INST)

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Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: April 3, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2023
SUBJECT: 7. Ordinance 1930 - Ground Mounted Solar Panels

BACKGROUND:

Typically, solar panels are seen attached to the roofs of houses but as time goes on, more and more individuals are also opting for solar panels attached to structures mounted in the ground. Ground mounted solar systems provide for easier installation and maintenance as well as less potential impact and damage to existing roof structures.

The Land Development Code does not currently contain requirements or restrictions explicitly pertaining to ground-mounted solar panel systems. The City Council directed staff to research and prepare an ordinance providing standards to regulate ground mounted solar systems.

DISCUSSION:

As a starting point, Community Development Services staff reviewed proposed code in other municipalities regarding the same topic. Following further discussion and direction from council, staff then revised the standards to more closely match our existing accessory building requirements. Staff also discussed the standards with building officials from other surrounding jurisdictions to ensure there were no safety concerns pertaining to ground-mounted solar that would require fencing provisions to be included in the code. There were no such concerns.

The proposed additions to the Land Development Code can be found in the attached ordinance.

GOALS & OBJECTIVES

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

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

Safety- Ensure the continuous safety of citizens and visitors

FINANCIAL IMPACT

There is no expected financial impact resulting from this ordinance.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1930.

Attachments

None

ORDINANCE: 1930

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING SECTION 2.02.00 – DEFINITIONS AND SECTION 7.01.00 – ACCESSORY STRUCTURES, OF THE CITY OF CRESTVIEW LAND DEVELOPMENT CODE TO DEFINE AND PROVIDE STANDARDS FOR GROUND MOUNTED SOLAR ENERGY SYSTEMS; PROVIDING FOR AUTHORITY; 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 The City of Crestview Land Development Code.

SECTION 2 – AMENDING SECTION 2.02.00 – DEFINITIONS, OF THE LAND DEVELOPMENT CODE. Section 2.02.00 of the Land Development Code is hereby amended with the addition of the following definition:

Ground-mounted solar energy system: A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground.

SECTION 3 - AMENDING SECTION 7.01.00 – ACCESSORY STRUCTURES, OF THE LAND DEVELOPMENT CODE. Section 7.01.00 of the Land Development Code is hereby amended with the addition of Section 7.01.05, as follows:

7.01.05 – Ground Mounted Solar Energy Systems

A. Placement:

1. Lots within recorded subdivisions and un-platted lots with a depth less than 250 feet:
 - a. Systems shall only be permissible in side and rear yards and shall be setback three (3) feet from side and rear property lines.
 - b. Systems located closer than five (5) feet to the principal structure shall meet the same minimum setbacks required for the principal structure.
2. Lots with a depth of 250 feet or greater:
 - a. Systems placed in side and rear yards shall be setback three (3) feet from side and rear property lines.
 - b. Systems placed in any primary or secondary front yard shall not be placed within any required front setback.
 - c. Systems located closer than five (5) feet to the principal structure shall meet the same minimum setbacks required for the principal structure.
3. Systems shall not be located within any required buffer area, required landscape area, required parking lot landscaping, required parking spaces, stormwater management area, wetland buffer, driveway, or easement.
4. If located in a floodplain project must comply with LDC Section 5.05.00.

- B. Height standards. The maximum height of a ground-mounted solar energy system shall not exceed fifteen (15) feet as measured from the natural grade at the base of the structure to the highest point of the array or solar structure.

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 - SCIVENER'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 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. This ordinance shall take effect immediately upon its adoption.

Passed and adopted on second reading by the City Council of Crestview, Florida on the ____ day of _____, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this ____ day of _____, 2023.

J. B. Whitten
Mayor



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: April 3, 2023

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 3/31/2023
SUBJECT: 1. Director Update

BACKGROUND:

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

DISCUSSION:

Development Orders Issued:	No development orders have been issued since the last meeting.
Final Plats:	On March 22nd, the final plat was recorded for Ridgeway Landing Phase 2, a 76 lot subdivision located at the intersection of Jones Road and Old Bethel Road.
New Development Applications:	Harrisburg Estates Phases II, III, & IV, a proposed 70 lot subdivision located between Creek Drive and Old Bethel Road, adjacent to Brenda's Way. Home2 Suites, a proposed 95-room hotel located on a 3-acre site located on Southcrest Drive, just south of the Interstate. DW Josie Plaza, a proposed retail plaza located on a 1.73 acre site located between Garden Street and N Ferdon Blvd, just north of Waffle House.

Miscellaneous:	Staff will be conducting a project kick-off meeting with our Planning Consultant Kimley-Horn to begin the process of updating our Comprehensive Plan.
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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.

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

Varies by project.

RECOMMENDED ACTION

No action required.

Attachments

None