CITY OF
CRESTVIEW
COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING AGENDA
JUNE 12, 2023
5:00 P.M.
COUNCIL CHAMBERS

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

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Open Policy Making and Legislative Session**
4. **Approve Agenda**
5. **Presentations and Reports**
   5.1. Grant Presentation
6. **Consent Agenda**
   6.1. Approval of the March 27, 2023 CRA Regular Meeting Minutes
7. **Action Items**
   7.1. Discussion of CRA expansion/extension
8. **CRA Director Report**
9. **City Manager / CRA Administrator Report**
10. **Comments from the Board**
11. **Comments from the Audience**
12. **Adjournment**

Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Schrader, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option2 within 48 hours of the scheduled meeting.

CITY OF CRESTVIEW

Item # 5.1.

Staff Report

CRA MEETING DATE: June 12, 2023

TYPE OF AGENDA ITEM: Presentation

TO:	CRA Board
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Elizabeth Roy, CRA Director
DATE:	6/8/2023
SUBJECT:	Grant Presentation

BACKGROUND:

The CRA has two main grant opportunities for businesses in the Community Redevelopment Area. These grants are for Beautification and Code Compliance Upgrades.

DISCUSSION:

Mr. Wayne Ansley applied for the Beautification Grant for the property at 301 N. Main Street. The application was approved and work was complete in May of this year. A grant in the amount of $4,900 was awarded to Mr. Ainsley.

GOALS & OBJECTIVES

This item is consistent with the CRA Strategic Plan 2020 Gateway to Opportunities as follows:

To revitalize the district capitalizing on current resources and recognized opportunities

1. Establish a revitalization task force to address economic and physical Revitalization
2. Maintain and Strengthen the Façade Grant Program
3. Develop design guidelines for Facades, signage, landscaping , access and parking

FINANCIAL IMPACT

The Grant funds were available in the 2023 CRA Budget.

RECOMMENDED ACTION

No action needed.

Attachments

None

CITY OF CRESTVIEW

Item # 6.1.

Staff Report

CRA MEETING DATE: June 12, 2023

TYPE OF AGENDA ITEM: Action Item

TO:	CRA Board
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Maryanne Schrader
DATE:	5/30/2023
SUBJECT:	Approval of the March 27, 2023 CRA Regular Meeting Minutes

BACKGROUND:

This is a routine approval of past meeting minutes.

DISCUSSION:

The draft minutes were distributed prior to the meeting.

GOALS & OBJECTIVES

This item is consistent with the CRA Strategic Plan 2020 Gateway to Opportunities as follows:

To revitalize the district capitalizing on current resources and recognized opportunities

1. Establish a revitalization task force to address economic and physical Revitalization
2. Maintain and Strengthen the Façade Grant Program
3. Develop green space, open space parks, and public plaza programs and promote connectivity within the community

To provide infrastructure for current and future needs

1. Develop and enforce building and site maintenance codes
2. Eliminate the informality in the enforcement of regulations
3. Develop a sidewalk restoration and maintenance program
4. Review a realign downtown streets for efficiency/eliminate dangerous intersections

Market the District

1. Build and develop an active marketing and branding program
2. Promote CRA district on website and all social media platforms
3. Clearly identify "Historic Downtown Crestview" and direct visitors and locals to the district
4. Develop "Gateways to Crestview"
5. Develop a cohesive "family" of wayfinding signs to the district

Enhance Public and Private partnerships

1. Re-emphasize and incentivize the Crestview Main Street Program
2. Refocus the Historic Preservation Board
3. Enhance the SR 85 Bridge

Enhance the Aesthetics of the District

1. Develop design guidelines for Facades, signage, landscaping , access and parking
2. Develop area around new courthouse/add public amenities
3. Eliminate informality of enforcement of regulations

Expand Activity in the District

1. Promote Arts in the downtown and entire CRA district

Economic Development in the District

1. Amend Comprehensive plan to mixed use for downtown district
2. Develop a commercial incentive program to encourage new development, economic activities and job creation

Connectivity

1. Develop an access road from Industrial Drive to Twin Hills Park
2. Develop a Bike path/pedestrian trail link to between downtown and Twin Hills Park
3. Connect Industrial Drive to Twin Hills park with new entrance

FINANCIAL IMPACT

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the March 27, 2023 CRA regular meeting minutes.

Attachments

1. 03272023 CRA Regular Meeting Minutes Draft

Community Redevelopment Regular Meeting
Minutes - DRAFT
March 27, 2023
5:00 p.m.
Council Chambers

1. Call to Order

The Regular Meeting of the Crestview CRA was called to order at 5:00 p.m. by Mayor Pro-Tem Andrew Rencich. Members present: Doug Capps, Andrew Rencich, Cynthia Brown, Joe Blocker, Ryan Bullard. Also present were City Manager Tim Bolduc, Deputy City Clerk Natasha Peacock, CRA Director Elizabeth Roy, City Attorney Jonathan Holloway, and staff members. Chair Nathan Boyles, Margareth Larose, and Linda Parker were excused.

2. Pledge of Allegiance

Mayor Pro-Tem Rencich requested that Councilmember Ryan Bullard lead the Board in the Pledge of Allegiance.

3. Open Policy Making and Legislative Session

Mayor Pro-Tem Rencich asked for a motion to approve a chair to be appointed.
Motion by Councilmember Ryan Bullard and seconded by Councilmember Doug Capps to approve Mayor Pro-Tem Rencich chair the meeting.
All ayes. Motion carried.

4. Approve Agenda

Mayor Pro-Tem A. Rencich asked for action.
Motion by Councilmember Doug Capps and seconded by Councilmember Cynthia Brown to approve the Agenda, as presented.
Roll Call: Andrew Rencich, Cynthia Brown, Doug Capps, Ryan Bullard. All ayes. Motion carried.

5. Presentations and Reports

5.1. Check Presentation - Sofi's Nails on Main Street
CRA Director E. Roy presented a check to Sofi's Nails for improvements to the façade of the building.

6. Consent Agenda

6.1. Approval of CRA Regular meeting minutes of November 14, 2022
Mayor Pro-Tem Rencich asked for action.

Motion by Councilmember Doug Capps and seconded by Councilmember Joe Blocker to approve the Consent Agenda, as presented.
Roll Call: Joe Blocker, Andrew Rencich, Cynthia Brown, Doug Capps, Ryan Bullard. All ayes. Motion carried.

7. Action Items

8. CRA Director Report

8.1. Presentation of Annual Report

CRA Director E. Roy presented the annual report of 2022 to those present. There was a brief discussion.

CRA Director E. Roy then presented sign examples to bring back to the next meeting.

9. City Manager / CRA Administrator Report

10. Comments from the Board

Councilmember C. Brown commented on the progress of the Bush House appearance.

11. Comments from the Audience

12. Adjournment

Mayor Pro-Tem A. Rencich adjourned at 5:25 p.m.

Minutes approved this ________day of ______2023.

____

Andrew Rencich
Mayor Pro-Tem

____

Natasha Peacock
Deputy City Clerk

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

CITY OF CRESTVIEW

Item # 7.1.

Staff Report

CRA MEETING DATE: June 12, 2023

TYPE OF AGENDA ITEM: Action Item

TO:	CRA Board
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Elizabeth Roy, CRA Director
DATE:	6/8/2023
SUBJECT:	Discussion of CRA expansion/extension

BACKGROUND:

Several years ago, the City Council extended the sunset date for the Community Redevelopement Agency (CRA) to 2040. As a part of the needs analysis, the Council and CRA Board discussed the potential to extend the boarders to include some more residential areas of downtown.

DISCUSSION:

For this item, Staff would like to discuss the success of the CRA to date, potential new programs and opportunities, and the overall boarders of the district. Some of the items for board members to consider in preparation for this discussion are as follows;

1. The current grant programs and opportunities;
2. The condition of buildings in district;
3. The goals and objectives of district;
4. Are there opportunities to make improvements in the area surrounding the district;
5. Can an expansion of the CRA benefit the City through areas such as affordable housing and blight removal?

Copies of the 2018 agreement and the minutes from the approval meetings are attached.

Staff has provided a map with a potential expansion area.

Staff will discuss the necessary steps to expand the district, should the board decide to do so.

GOALS & OBJECTIVES

This item is consistent with the CRA Strategic Plan 2020 Gateway to Opportunities as follows:

To revitalize the district capitalizing on current resources and recognized opportunities

1. Establish a revitalization task force to address economic and physical Revitalization
2. Maintain and Strengthen the Façade Grant Program
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Economic Development in the District

1. Amend Comprehensive plan to mixed use for downtown district
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Connectivity

1. Develop an access road from Industrial Drive to Twin Hills Park
2. Develop a Bike path/pedestrian trail link to between downtown and Twin Hills Park
3. Connect Industrial Drive to Twin Hills park with new entrance

FINANCIAL IMPACT

RECOMMENDED ACTION

No action is needed, as the item is only for discussion.

Attachments

1. cra 2018 agreement
2. April 2018 minutes
3. notes for extension
4. map2
5. Proposed Expansion

INTERLOCAL AGREEMENT AMONG OKALOOSA COUNTY, THE·CITY OF CRESTVIEW AND THE CITY OF CRESTVIEW COMMUNITY REDEVELOPMENT AGENCY

THIS INTERLOCAL AGREEMENT (the "Agreement") is made and entered into between Okaloosa County, a political subdivision of the State of Florida (hereinafter "County""), the City of Crestview, a Florida municipal corporation (hereinafter the "City"), the City of Crestview Community Redevelopment Agency, a body politic and corporate created pursuant to Chapter 163, Part III, Florida Statutes (hereinafter the "CRA"), and who agree as follows:

WITNESSETH:

WHEREAS, Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") provides authority, criteria and procedures for carrying out community redevelopment through the designation and funding of a community redevelopment area; and

WHEREAS, on August 14, 1995, the City of Crestview approved its initial Redevelopment Plan for its Community Redevelopment Area (the "Redevelopment Area") under Part III, Chapter 163 Florida Statutes; and

WHEREAS, under the original Community Redevelopment Plan, the term of the CRA was for thirty (30) years and it is currently scheduled to expire on September 30, 2025, if not extended; and

WHEREAS, in 1998, the Community Redevelopment Plan was amended to, among other things, expand the boundaries of the Redevelopment Area with three additional areas; and

WHEREAS, in 2015, the Community Redevelopment Plan was revised to update the plan, add projects and current budget information and project future development for the District and to balance the program designs and projects for each of the Redevelopment Areas; and

WHEREAS, in 2017, the CRA proposed to amend its Community Redevelopment Plan by incorporating a new, comprehensive Master Plan, and adding various projects and current budget information. The proposed Community Redevelopment Plan sought to increase the term of the CRA for an additional thirty (30) years until end of fiscal year 2055; and

WHEREAS, pursuant to the provisions of Part III, Chapter 163, Florida Statutes, the CRA provided a copy of the proposed amendment of the Community Redevelopment Plan to the County for its review and consideration; and

WHEREAS, the County timely raised certain concerns about the proposed amendment and sent its written letter of objection to the amendment to both the City and the CRA; and

WHEREAS, pursuant to the provisions of section 163.361, Florida Statutes the City, the County and the CRA met in joint session on February 13, 2018 to address the concerns raised by the County and the parties arrived at a proposed resolution of the above-mentioned concerns; and

WHEREAS, pursuant to Section 163.01(4), Florida Statutes, two or more local governmental units are authorized to enter into an interlocal agreement providing for the joint or cooperative exercise of any power which either governmental unit might independently exercise; and

WHEREAS, the City, the CRA and the County have agreed to a resolution of the above-mentioned concerns, the terms of which are reflected in this Interlocal Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties, the County, the CRA and the City agree as follows:

SECTION 1. Authority. This Interlocal Agreement is entered into pursuant to the provisions of Chapter 163, Part III, and Chapter 164, Florida Statutes, and other applicable provisions of law.

SECTION 2. Findings. The recitals set forth above are hereby approved and incorporated herein.

SECTION 3. Definitions. Unless otherwise defined herein, the following words and phrases shall have the following meanings:

A. **"Agency" or "CRA"** means the City of Crestview Community Redevelopment Agency, or its successor, a public body corporate and politic.

B. **"Act"** means Part III of Chapter 163 of Florida Statutes (2017).

C. **"Agreement"** means this document and other terms and conditions which are included and the exhibits and documents that are expressly incorporated herein by reference.

D. **"City"** means the City of Crestview, a municipal corporation under the laws of the State of Florida.

E. **"County"** means Okaloosa County, Florida, a Political Subdivision of the State of Florida.

F. **"City of Crestview Community Redevelopment Amended Plan" or "Amended Plan"** means the 2017 Community Redevelopment Plan of the CRA, including the supporting Master Plan.

G. **"Effective Date"** means the date upon which the last party to this Agreement has fully executed same in accordance with the formalities imposed upon such entity required by Florida Law and the recording of this Agreement as contained in section 13 below.

SECTION 4. NO LITIGATION. In consideration of the actions and modifications agreed to by the City and the CRA, the County agrees not to file any administrative or judicial complaint or petition challenging the 2017 Community Redevelopment Plan, as amended by Section 5 herein, nor will the County seek any refund or reimbursement of any funds the County has previously submitted to the CRA or City as County contributions to the CRA tax increment financing trust fund.

SECTION 5. Modification to the Amended Plan and New Member on CRA Board.

The parties agree:

A. The City will approve an Amended Plan with an extended term of the CRA for an additional fifteen (15) years, to terminate on September 30, 2040.

B. The CRA Board currently consists of seven (7) members consisting of the five members of the Council of the City of Crestview and two citizens appointed by the City Council pursuant to Florida Statutes. The parties hereby agree that an eighth member shall be added to the CRA Board that shall be an *ex officio* (non-voting) member representing the County. The *ex officio* member shall be a current member of the Board of County Commissioners and shall be selected by the Board of County Commissioners of Okaloosa County. The City, as governing body of the CRA, shall have the right to remove any County selection for neglect of duty or misconduct. In such an event, the County shall select a new *ex officio* member from the County Board of Commissioners, subject to that individual's acceptance of the position. The term of office for such *ex officio* member shall be for 4 years.

C. To the extent that any of these proposed modifications require the amendment of the provisions of Chapter 2 – Administration; Article III – Boards, Committees and Commission; Division 4 - Community Redevelopment Agency of the Code of the City of Crestview, then the City agrees to make such amendments to fully and completely implement these modifications.

D. The County may opt out of participation in selecting a Board of County Commissioner member to sit on the CRA Board, at the County's discretion.

SECTION 6. Representations and Warranties.

A. The City does hereby represent and warrant to the County and the CRA that it has all requisite power, authority, and authorization to enter into this Agreement, that by this Agreement does not waive any of its authority as governing body of the CRA, has taken all necessary actions required to enter into this Agreement, and to fulfill any and all of its obligations, duties, and responsibilities provided for or required of it by this Agreement, whether exercised individually or collectively.

B. The County does hereby represent and warrant to the City and the CRA that it has all requisite power, authority, and authorization to enter into this Agreement, has taken all necessary actions required to enter into this Agreement, and to fulfill any and all of its obligations, duties, and responsibilities provided for or required of it by this Agreement, whether exercised individually or collectively.

C. The Agency does hereby represent and warrant to the City and the County that it has all requisite power, authority, and authorization to enter into this Agreement, has taken all necessary actions required to enter into this Agreement, and to fulfill any and all of its obligations, duties, and responsibilities provided for or required of it by this Agreement, whether exercised individually or collectively.

SECTION 7. Amendments. Neither this Agreement nor any portion of it may be modified or waived orally. The provisions hereof may be amended or waived only pursuant to an instrument in writing, approved by the City, the CRA, and the County, and jointly executed by the parties hereto, except as provided herein. This Agreement shall be enforced and be binding upon and inure to the benefits of, the parties hereto and their respective successors and assigns, if any. Any party to this Agreement shall have the right, but not obligation, to waive any right or rights, limitation or limitations, or condition or conditions herein reserved or intended for the benefit of such party without being deemed to have waived other rights, limitations, or conditions. However, any such waiver shall be valid only if expressly granted in writing as described above.

SECTION 8. Dispute Resolution.

A. The parties shall attempt to resolve any disputes that arise under this Agreement in good faith and in accordance with the provisions of the "Florida Governmental Conflict Resolution Act".

B. To the extent that the parties are unable to resolve this dispute through the provisions of the "Florida Governmental Conflict Resolution Act," then within thirty (30) days, the parties shall be required to participate in mediation. The cost of the mediation shall be borne equally between the parties.

C. In the event that the matter is not resolved through the mediation process, each party shall be free to pursue any of its available remedies.

SECTION 9. Severability. If any one or more of the covenants, agreements or provisions of this Agreement shall be held contrary to any express provision of law or contrary to any policy of express law, although not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then the remaining terms of this Agreement shall continue to be in force and effect.

SECTION 10. Controlling Law. All covenants, stipulations, obligations and agreements of the County, the CRA, and the City contained in this Agreement shall be deemed to be covenants, stipulations, obligations and agreements of each of the County, the CRA, and the City to the full extent authorized by the Act and provided by the Constitution and laws of the State of Florida. The laws of the State of Florida shall govern any and all provisions of this Agreement and any proceeding seeking to enforce or challenge any provision of this Agreement. Venue for any proceeding pertaining to this Agreement shall be Okaloosa County, Florida.

SECTION 11. Notice. If written notice to a party is required under this Agreement, such notice shall be given by hand delivery, recognized overnight delivery service, or by first class mail, registered and return receipt requested, to the County as follows:

County Administrator
1250 N. Eglin Parkway
Suite 102
Shalimar, Florida 32579

and as to the City as follows:

City Clerk
City of Crestview
198 Wilson Street N.
Crestview, Florida 32536

and as to the Agency as follows:

CRA Director
City of Crestview Community Redevelopment Agency
198 Wilson Street N.
Crestview, Florida 32536

SECTION 12. No Member Liability. Neither the members of the governing body of the County, the CRA or the City, nor any official executing this Agreement, shall be liable personally or shall be subject to any accountability for reason of the execution by the County, the CRA or the City or any act pertaining thereto.

SECTION 13. Sovereign Immunity. Nothing in this Agreement shall be deemed to affect the rights, privileges and immunities of the parties as set forth in Section 768.28, Florida Statutes.

SECTION 14. Recording. The City, the CRA and the County are hereby authorized and directed after approval of this Agreement by the County, the CRA and the City and the execution thereof by the duly qualified and authorized officers of each of the parties hereto, to file this Agreement with the Clerk of the Circuit Court of Okaloosa County, Florida, for recording in the public records of Okaloosa County, Florida, as provided in section 163.01(11), Florida Statutes.

SECTION 15. Effective Date. This Agreement shall become effective immediately upon the execution by the appropriate officers of the County, the CRA, and the City, and the recording of this Agreement as provided in Section 13.

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned have entered into this Interlocal Agreement on the date and year first above written.

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA

BY: ______________________
Chairman, Graham W. Fountain

DATE: 3/21/18

ATTEST:

BY: ______________________
Clerk, J.D. Peacock II

Approved as to form:

____
Okaloosa County Attorney

CITY OF CRESTVIEW

BY: David Cadle
Mayor

DATE: 4-9-18

ATTEST:

BY: Elizabeth M Roy
City Clerk

Approved as to form:

____
Crestview City Attorney

CRESTVIEW COMMUNITY REDEVELOPMENT AGENCY

BY: ______________________
Chairman

ATTEST:

BY: Elizabeth M Roy
Clerk

Approved as to form:

____
Agency Attorney

City Council Meeting
April 9, 2018
6:00 PM
Council Chambers

The Regular Meeting of the Crestview City Council was called to order at 6:00 P.M. Members present were: President J.B. Whitten, Vice President Bill Cox, Shannon Hayes, Joe Blocker, and Doug Faircloth. Also present were the honorable Mayor David Cadle, City Clerk Elizabeth Roy, City Attorney Ben Holley, department heads and members of the press.

REGULAR AGENDA

1. Called to Order

This meeting was called to order by Mr. Whitten at 6:00 p.m.

2. Invocation: Minister Sam Water, H.E.L.P Ministries

The invocation and pledge were led by Minster Sam Water of H.E.L.P Ministries.

3. Open Policy making and legislative session

4. Approval of Agenda

Mr. Whitten asked for any objection of the current Agenda.

With no objections noted to this item, it was approved unanimously.

5. Special Presentations

Due to the absence of employees to receive their Employee Service Recognition the Mayor stated that he would make sure the appropriate departments would receive them.

6. Approval of Minutes

Approval of the minutes from the February 12, 2018 Council Meeting.

Mr. Whitten asked if there were any objections to the Minutes.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox. And Mr. Faircloth voting Yea.

7. **<u>Public Hearings:</u>**

Items "a" through "i" are ordinances scheduled for Second Reading, which involve Comprehensive Plan Amendments and rezoning of real property. Quasi-judicial procedures and regulations will apply.

a. Ordinance 1635-18S1 Comprehensive Plan Amendment (0.63 +/-)

13.19

PRESIDENT: **"The first agenda item is to CONDUCT PUBLIC HEARINGS for Small Scale Amendment 18S1."**

PRESIDENT: **"Pursuant to Article 4, Chapter 102 of the City Code, a public hearing is being held for the purpose of receiving oral and written comments into the official records from the public for the purpose of the consideration of approval of a Small Scale Amendment to the Comprehensive Plan. The agency will consider the Amendment within this public hearing process and then vote on the Amendment at the end of its process."**

PRESIDENT: **"For the record, the Agency asks that all speakers identify themselves by name and address, and that they confine their oral remarks to the time allotted when recognized by the Chair. Written comments received by the staff shall be presented to the Agency and excerpts listed in the official minutes. The Growth Management Staff and Consultant, Jack Dorman of J.E. Dorman and Associates will speak on behalf of the City. The public hearing is being held to provide a forum for public input into the Comprehensive Plan process. I now call upon the staff to recite for the record the advertisement of the public notice and to provide staff input regarding the amendment."**

STAFF: Mr. Chairman, publication of the legal notice for the amendment was accomplished in the Crestview News Bulletin which ran on Wednesday, March 28, 2018.

There were two written comments or no verbal comments received by our staff for the small scale amendment. The Growth Management Staff recommends adoption of this amendment.

Mr. Jack Dorman, of the City's consulting firm, J.E. Dorman and Associates, is available to answer any questions of the Agency relative to the amendment.

PRESIDENT: As noted, Comprehensive Plan Amendment 18S1 will be accomplished by Ordinance number 1635. I now ask the City Clerk to read Ordinance 1635 by title.

CITY CLERK: Mr. President, Ordinance Number 1635 by title reads:

ORDINANCE NO. 1635

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 MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO COMMERCIAL FUTURE LAND USE CATEGORY ON APPROXIMATELY 0.63 ACRES, MORE OR LESS, IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the Second Reading of Ordinance 1635.

PRESIDENT: I now ask for presentation of staff reports and comments, if any, whether written or verbal. The Chair recognizes the Growth Management Department Staff to present any staff reports or comments.

STAFF: Mr. President, this is the 0.63 acres of developed property that is located at 416 Garden Street. This Comprehensive Plan amendment and subsequent rezoning action are the first steps towards allowing the conversion of an existing residential structure into an approved commercial building. The property owner, is a local businessman and will utilize the office space. The Ordinance will change the use of the land and following Ordinance 1636 will implement the zoning regulations on the property. The physical remodeling and renovation of the building, together with the associated parking, landscaping and stormwater management will follow in the usual development review process through the Growth Management Department. The written comments were received from the public and are enter as part of the record. There were no verbal communications. The Staff, Technical Review Committee and Local Planning Agency recommend approval of this small-scale plan amendment.

PRESIDENT: The Chair now recognizes the Consultant to provide input regarding Plan Amendment Number 18S1.

CONSULTANT: There is not much more that can be said. Ms. Gaillard has covered all the necessary information.

PRESIDENT: Is there anyone in the audience who wishes to speak for or against Ordinance 1635?

PROPONENTS: ***Recognition and comment, if any.***

OPPONENTS: ***Recognition and comment, if any.***

PRESIDENT: ***Close public input for this portion of the public hearing except for direct questions by members of Council.***

PRESIDENT: At this time, I will close public input except for direct questions by members of the Council.

COUNCIL MEMBERS: ***Comments and questions, if any. Council discussion and debate.***

PRESIDENT: Called for any objections.

COUNCIL: No objections noted from Council.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox. And Mr. Faircloth voting Yea.

b. Ordinance 1636- Rezoning 0.63 +/- acre (18S1)

President asked if anyone present would like to speak for or against rezoning.

There was no response.

President Whitten asked for the City Clerk to read Ordinance 1636.

Ms. Roy, City Clerk stated, "Ordinance 1636 reads by title,

ORDINANCE NO. 1636

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.63 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM SINGLE FAMILY DWELLING DISTRICT ZONING (R-1A) TO THE COMMERCIAL DISTRICT (C-1); PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the Second Reading of Ordinance 1636."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated that the 1636 will implement the zoning regulations on the property described in FLUM Amendment 18S1 and will be adopted by Ordinance 1635.

President Whitten asked if there were any objections to Ordinance 1636.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

c. **Ordinance 1637- 18S2 Comprehensive Plan Amendment (9.2 +/- acre)**

PRESIDENT: Pursuant to Article 4, Chapter 102 of the City Code, and Florida Statutes, I now declare the public hearing open to receive oral and written comments into the official record concerning the consideration of adoption of Comprehensive Plan Amendment 18S2. The adoption of the Amendment will be accomplished by the adoption of Ordinance 1637.

For the record, the Council asks that all speakers identify themselves by name, and address. We also ask that speakers confine their oral remarks to the time allocated when recognized by the Chair. Written comments received by the staff shall be presented to the Council and excerpts listed in the official minutes. The Growth Management Staff and the City's Consultant, Mr. Jack Dorman of J.E. Dorman and Associates, will speak on behalf of the City.

PRESIDENT: I now call upon the City Clerk to recite for the record, legal notice data provided to the public concerning this public hearing.

CITY CLERK: Mr. President, publication of the legal notice for the Ordinance was accomplished in The Crestview News Bulletin on March 28, 2018.

PRESIDENT: As noted, Comprehensive Plan Amendment 18S2 will be accomplished by Ordinance number 1637. I now ask the City Clerk to read Ordinance 1637 by title.

CITY CLERK: Mr. President, Ordinance Number 1637 by title reads:

ORDINANCE NO. 1637

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 FUTURE LAND USE CATEGORY TO MEDIUM DENSITY LIMITED RESIDENTIAL FUTURE LAND USE CATEGORY ON APPROXIMATELY 9.2 ACRES, MORE OR LESS, IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the second reading of Ordinance 1637 by title.

PRESIDENT: I now ask for presentation of staff reports and comments, if any, whether written or verbal. The Chair recognizes the Growth Management Department Staff to present any staff reports or comments.

STAFF: Mr. President, this is the 9.2 acres of undeveloped property that is located on Redstone Avenue East. This Comprehensive Plan amendment and subsequent rezoning action are will allow for the property to be development in the form and format of the adjacent Iron Horse Townhomes.

The Ordinance will change the use of the land and following Ordinance 1636 will implement the zoning regulations on the property. The physical development of the site, together with the associated parking, landscaping and stormwater management will follow in the usual development review process through the Growth Management Department.

There were no written or verbal comments received from the public. The Staff, Technical Review Committee and Local Planning Agency recommend approval of this small-scale plan amendment.

PRESIDENT: The Chair now recognizes the Consultant to provide input regarding Plan Amendment Number 18S2.

CONSULTANT: Because this is being processed as a Small Scale Amendment and as she noted the Land Use Category is Medium Density Limited Residential. To qualify for a Small Scale Amendment is to have less than 10 acres and a ceiling of 9.99 units per acre. This property does contain about a half an acre or so of wetlands and unless permitted by the State or Federal government those wetlands have to be protected during and after development. This wetland acreage still counts toward the density, they are not penalized for preserving this area.

PRESIDENT: Is there anyone in the audience who wishes to speak for or against Ordinance 1637?

PROPONENTS: ***Recognition and comment, if any.***

OPPONENTS: ***Recognition and comment, if any.***

PRESIDENT: Close public input for this portion of the public hearing except for direct questions by members of Council.

PRESIDENT: At this time, I will close public input except for direct questions by members of the Council.

COUNCIL MEMBERS: None

PRESIDENT: If there are any objections to Ordinance 1637.

COUNCIL: No objections noted.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

PRESIDENT: I now declare the public hearing for Comprehensive Plan Amendment 18S2 closed.

d. **Ordinance 1638- Rezoning 9.2 +/- (18S2) and 4.8 +/- acres (18S2 and adjacent property).**

President Whitten asked if anyone present would speak for or against the rezoning.

There was no response.

President Whitten asked the City Clerk to read Ordinance 1638.
Ms. Roy, City Clerk, stated, "Ordinance 1638 reads by title,

ORDINANCE NO. 1638

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 14.0 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM COMMERCIAL DISTRICT (C-1) AND PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD 06-03 IRON HORSE TOWNHOMES) TO SINGLE OR MULTI-FAMILY DWELLING DISTRICT ZONING (R-2); PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the Second Reading of Ordinance 1638."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director, stated that D. R. Horton, Inc, property owner, by Jenkins Engineering, Inc. Authorized Agent, with Matt Zinke PE, Project Engineer, hereby requests a rezoning of the 9.2 acres represented by 18S2. The current zoning district is Commercial (C-1) and will need to be changed to Single or Multi-Family Dwelling District (R-2). Also requested is the rezoning of the 4.8 acres adjoining this property to the east to the Single or Multi-Family Dwelling District (R-2). The 4.8 acres is currently zoned as part of the Planned Unit Development 06-03 Iron Horse Townhomes and is assigned the Medium Density Residential Future Land Use. This will allow for the development of a residential townhome complex on the property. The style will be similar to the adjacent Iron Horse Townhome complex lying to the east of this property.

President Whitten asked if there were any objections to Ordinance 1638.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

e. **Ordinance 1639- Annexation of 100 +/- acres in Sec. 30 Township 3 North, Range 23 West.**

President Whitten asked the City Clerk to read Ordinance 1639.

City Clerk stated, "Mr. President Ordinance 1639 reads by title,

ORDINANCE NO. 1639

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 100± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 30, 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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the Second Reading of Ordinance 1639."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director, stated that the parcels to be annexed is contiguous to the City Limits on the western boundaries. The current Okaloosa County future land use classification for this parcel is Mixed Use (MU) and it carries the Mixed Use (MU) zoning designation. The application requests that the assignment of Public Lands (PL) Future Land Use Category and Public (P) District Zoning designation be placed on the property being annexed. A portion of site has developed as part of the adjacent sanitary sewer treatment facility, together with the infrastructure for same. Currently, future development of a gun range for the Crestview Police Department is being planned for the eastern 20 acres west of Retta Lane. The Facility shall be served with City of Crestview Utilities for potable water, sanitary sewer and garbage services. The property lies within Flood Zone X, which is an area determined to be outside the 500-year floodplain, there is an area of wetlands located on the most eastern of the 20 acres.

President Whitten asked for any objections from Council on Ordinance 1639.

There were no objections from Council for Ordinance 1639.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

f. **Ordinance 1640- Annexation of 2.7 +/- acres in Sec. 4 Township 3 North, Range 23 West.**

g.

President Whitten asked the City Clerk to read Ordinance 1640.

City Clerk stated, "Mr. President Ordinance 1640 reads by title,

ORDINANCE NO. 1640

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 2.7± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the Second Reading of Ordinance 1640.

President Whitten asked for Staff reports.

Ms. Gaillard, Growth Management Director stated the parcel to be annexed is contiguous to the City Limits on the western boundary, being adjacent to and developed as a part of Spanish Trail Park. It is utilized as part of the grass parking area and a stormwater retention pond for the Park. The current Okaloosa County future land use classification for this parcel is Low Density Residential (LDR) and it carries the Residential - 1 (R-1) zoning designation. The application requests that the assignment of Public Lands (PL) Future Land Use Category and Public Lands (P) District Zoning designation be placed on the property being annexed. Currently, no plans exist to further develop the site. The property was developed as a part of the adjacent Spanish Trail Park, with improvements including retention pond and boundary fencing.

President Whitten asked for comments or questions.

President Whitten asked if there were any objections with Ordinance 1640.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

h. Ordinance 1641- Annexation of 0.50 +/- acres in Sec. 20 Township 3 North, Range 23 West.

President Whitten asked the City Clerk to read Ordinance 1641.

City Clerk stated "Mr. President, Ordinance 1641 reads by title,

ORDINANCE NO. 1641

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 0.50± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 20, 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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the Second Reading of Ordinance 1641."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated that the Petitioner has paid the utility fees associated with the cost of providing water to the property and as per the executed the Municipal Services Agreement, has submitted application and payment for the annexation, comprehensive plan amendment and rezoning of the property.

President Whitten asked for comments or any objections.

There were none.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

i. **Ordinance 1642- Annexation of 53.3 +/- acres in Sec. 35 & 36 Township 3 North, Range 23 West.**

President Whitten asked the City Clerk to read Ordinance 1642.

City Clerk stated, "Mr. President Ordinance 1642 reads by title,

ORDINANCE NO. 1642

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 53.3 ACRES, MORE OR LESS, OF CONTIGUOUS LANDS LOCATED IN SECTIONS 35 AND 36, 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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the Second Reading of Ordinance 1642.

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated that the applications for annexation, conventional comprehensive plan amendment and rezoning have been submitted by Thomas Lewis Young, as trustee of the Thomas Lewis Young Revocable Trust, property owners, of 53.3 acres located on Garrett Pit Road. The property owners plan to develop a single family residential home subdivision to be known as Cherry Brooke. The property is contiguous to the corporate limits of the City and therefore eligible to be considered for annexation. In discussion with Public

Services, the water and sanitary sewer is available and is sufficient to meet the demands of the new development. The demand for affordable single-family homes is on the rise in Crestview. Phase 1 of the Cherry Brooke Development will provide approximately one hundred homes.

President Whitten asked for any comments, questions or objections.

Mr. Blocker asked if the available service would be able to handle one hundred homes.

Mr. Steele, Public Services Director answered, yes sir.

President Whitten asked again if there were any objections.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

j. **Ordinance 1643- Annexation of 1.5 +/- acres in Sec. 32 Township 3 North, Range 23 West.**

President Whitten asked the City Clerk to read Ordinance 1643.

City Clerk, stated, "Mr. President Ordinance 1643 reads by title,

ORDINANCE NO. 1643

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 1.50± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, 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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the Second Reading of Ordinance 1643."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated that the Panhandle Preschools, LLC, by Shawn Riley, Managing Member, has submitted the applications requesting annexation into the jurisdictional limits of the City of Crestview, filing of a small-scale plan amendment to the Comprehensive Plan and the assignment of the zoning designation for the 1.36 acres as required per the Out of City Municipal Services Agreement and Resolution 15-10. The property is situated in the southwest quadrant of the intersection of John King Road and Live Oak Church Road. The application requests that the assignment of Commercial (C) Future Land Use Category and Commercial (C-1) District Zoning designation be placed on the 1.36 acres being annexed. The site is fully developed with a 8950 SF facility for daycare services, together with the parking and infrastructure for same. Currently, it is occupied by the Childcare Network Daycare. The Facility shall be served with City of Crestview Utilities for potable water, sanitary sewer and garbage services.

President Whitten asked for any comments or questions.

President Whitten asked for any objections.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

8. **Public Opportunity on Council Propositions**

9. **Consent Agenda**

    a. **Approval of invoice from Ben Holley for $3675.00**
    b. **Approval of change from Part-Time to Full Time employee, elimination of one Part Time position in Utility Billing Department.**
    c. **Approval of Polyengineering Task Order- Public Services.**
    d. **Approval of Ard, Shirley and Rudolph invoice in the amount of $2397.50.**
    e. **Approval of the Plat for Redstone Commons Phase 3B.**
    f. **Approval of Next Site contract and funding from the City of Crestview**

Mr. Whitten asked if there were any objections or comments for the Consent Agenda.

Mr. Cox asked that item "f" be removed from the Consent Agenda for discussion.

Mr. Whitten asked for action by Council.
A motion made by Mr. Blocker to approve the Consent Agenda items "a", "b", "c", "d", "e" with the exception of item "f". Seconded by Mr. Hayes with 5 yeas from Mr. Blocker, Mr. Hayes, Mr. Whitten, Mr. Cox, Mr. Faircloth with 0 nays, motion carried.

Mr. Cox voiced his concern in signing a three year contract. He would rather sign a one year contract with annual renewal in lieu of the three years proposed.

Mr. Hayes stated that in looking at this big of a task we should be fair and allow this company the time requested because a year is not sufficient time and is in favor of the three year contract.

Mr. Blocker stated that if performance is not up to our standard then we should be able to cancel contract.

Mr. Whitten called up the representative to address the three year time frame..

Mr. Chuck Branch, representing Next Site, stated that he does not think it will take three years but to limit it one year would be very limited.

Discussion ensued.

Mr. Cox thanked Mr. Branch for his answer and withdrew his objection for item "f".

Mr. Whitten asked if there were any objections to item "f".

Consent Agenda item 9 "f" was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

10. Resolutions

a. Resolution 18-09 Interlocal Agreement between City of Crestview, Crestview CRA, and Okaloosa County

President Whitten asked the City Clerk to read Resolution 18-09.

City Clerk, stated, "Mr. President Resolution 18-09 reads by title,

RESOLUTION 18-09
A RESOLUTION OF THE CITY OF CRESTVIEW TO APPROVE AND ENTER INTO THE INTERLOCAL AGREEMENT BETWEEN OKALOOSA COUNTY, THE CRA AND THE CITY OF CRESTVIEW.

This is Resolution 18-09."

Ms. Gaillard stated that this is the City Council version of Ordinance 18-01 were additional verbiage was added. Interlocal Agreement (hereinafter "Agreement") between Okaloosa County, the Crestview Community Redevelopment Agency and the City of Crestview, relating to the operation of the CRA, to allow an additional ex officio (non-voting) member to the CRA Board who is an Okaloosa County Board of Commissioner. The CRA Board approves entering into the Agreement.

Mr. Whitten asked if the verbiage can be added that concerns the non-voting member.

Ms. Gaillard assured Council that, that could be done.

Mr. Hayes stated that this additional member from the County will be a non-voting member.

A motion made by Mr. Hayes to adopt Resolution 18-09 with additional corrections. Seconded by Mr. Cox with 5 yeas from Mr. Hayes, Mr. Cox, Mr. Whitten, Mr. Faircloth, Mr. Blocker with 0 nays, motion carried.

b. Resolution 18-12- Out of City Water Service Request

President Whitten asked the City Clerk to read Resolution 18-12.

City Clerk, stated, "Mr. President, Resolution 18-12 reads

RESOLUTION 18-12
A RESOLUTION BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ACCEPTING A PETITION FOR OUT-OF-CITY WATER SERVICE; ESTABLISHING WATER SERVICE FOR PROPERTY LOCATED AT 2856 SHOFFNER AVENUE AKA 21-3N-23-1670-0021-050B; OKALOOSA COUNTY, FLORIDA; ALLOWING FOR WRITTEN OBJECTIONS BY CITIZENS; AND, IF NECESSARY A PUBLIC HEARING WITHIN 30 DAYS FROM ENACTMENT OF THIS RESOLUTION; PROVIDING FOR A MUNICIPAL SERVICES AGREEMENT BETWEEN THE PETITIONER AND CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This is Resolution 18-12."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated that the petition was submitted by White House Residential Properties, LLC, property owner, of the parcel described in the Warranty Deed recorded in OR Book 3312 page 4507, of the Public Records of Okaloosa County, Florida, and being identified by Parcel Tax I. D. 21-3N-23-1670-0021-050B, located at 2858 Shoffner Avenue, Okaloosa County, Florida, for water service on March 15, 2018. 1. The City of Crestview hereby concludes that said property lies within the water service territory of the City. The property is contiguous to the corporate limits of the City of Crestview. However, could create an enclave if annexed at this time. The executed Petition and Agreement allows for the annexation when the property meets the criteria of the Annexation Policy. 2. The water concurrency and availability is sufficient on behalf of City to meet the demands of the petitioner as provided for in the Crestview Comprehensive Plan. 3. A 30-day period from enactment of this resolution is provided for protest to ascertain whether or not a public hearing is required. 4. The petitioner has executed a Municipal Services Agreement and has paid all fees associated with the cost of providing water pursuant to this resolution.
President Whitten asked of there were any questions, comments or objections.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

11. Committee Reports

12. Scheduled Presentations from the Public

a. Request for Fee Waiver, Career Source Veteran's Job Fair.

Ms. Westby, 4767 Balboa Rd, Crestview Fl, a representative of the CareerSource of Okaloosa and Walton Counties requested a fee waiver for hosting a Veteran's Expo & Job Fair at the Community Center on July 18th and 19th.

Discussion ensued.

Mr. Whitten if there were any objections.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

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b. Mark Anderson- Firefighter Lane

Mr. Anderson, 4869 Retta Lane, Crestview Fl spoke to Council about the land use of the future gun range because of it proximity to his home and to those that live around him. He wanted to propose ideas of where the gun range can be moved to that it would not affect home values. Mr. Anderson then gave several reasons of why the gun range should not be in that area and where the City could move it to. He stated that no one from the City made contact with people that live in this area until after the items were in plans and works.

Mr. Whitten thanked Mr. Anderson for his presentation and the solutions he presented and asked Council if they had any direct questions for Mr. Anderson or comments.

Mr. Hayes thanked Mr. Anderson and stated that he would like to hear from the Public Services Director and the Police Chief concerning this issue.

Mr. Hayes inquired of the timeline of when the Public Notice was posted and when the public was notified of what was going to happen.

Mr. Faircloth asked for a recess.

Mr. Whitten dismissed the Council Meeting for a five minute recess at 7:24 pm.

Mr. Whitten called the Council Meeting to order at 7:29 pm.

Police Chief Taylor said that he would let Mr. Steele speak about the relocation. He would address the issue of the safety and the noise. The range would not be open to the Public and it would not be in use every day. The type of guns that would be in use are not considered particularly noisy. He also stated that he spoke with the Police Chief of Valparaiso because they have two gun ranges in their City and they have not experienced any noise complaints. Chief Taylor also spoke to the County concerning noise complaints about their gun range that is located in the City limits and they have not received any complaints.

Police Chief Taylor stated that this proposal was brought to Council in December 12th of 2016 and that he spoke with the Public Service Director about this location.

Mr. Steele, Public Services Director, stated that when speaking with the Police Chief about the property he concluded that it is a City-owned property and that it might work. When it was presented to Council on December 12th of 2016 this request was approved by the City Council which at that time. In March he came before Council and received approval to spend $11,000.00 to survey the property and a topo survey for them to move forward with engineering the property.

In this process it was discovered that the land had not been annexed into the City limits. So the Public was not notified of this process until Growth Management started the annexation. The proposed property to move the gun range to the sprayfield is under a permit from the Department of Environmental Protection and would require their approval.

Discussion ensued relative to the gun range.

Mayor Cadle suggested in having a meeting with Mr. Steele, Chief Taylor and Lt. Schneider to see what can be done.

Mr. Whitten agreed with Mayor Cadle that a meeting needs to happen and solutions need to be explored. At this time we may need to put a hold on everything.

Discussion ensued.

13. Project Reports and Comments from the Public

a. Appointment of Marita Bristow to the Crestview Housing Authority- Mayor Cadle

Mayor Cadle stated that there is a vacancy on the Crestview Housing Authority Board and it is his duty to appoint people to that Board.

Mayor Cadle informed Council that there will be "Mia Manganello" Day on April 24th at Warrior's Hall. There will be presentations done for the Olympian by the City, County and the elementary school that she attended when she resided in Crestview.

Mayor Cadle then presented Wanda Hulion with the Police Officer of the Year Award.

Mr. Whitten gave an update on the Transportation Workshop that will be held here in Crestview. This meeting is what Sate Senator Edwin requested where the City, County, State and other officials. The meeting will be held on May 3rd at Warrior's Hall.

Mr. Whitten informed Council of a conversation he had with Congressman Gaetz that was concerning the submission that the County/City presented to the Triumph Committee for the Raspberry/Arena Road project. Congressman Gaetz suggested that we "think bigger". His recommendation was for us to pull that submission and submit a project that would be a whole southwest bypass that would include Raspberry Road. So now that County is working on a joint resolution that the City would have to sign. This will be presented to the Triumph Committee as the most important project in Okaloosa County.

14. <u>Staff Reports and Recommendations</u>

a. Ordinance 1658- Changes to General retirement Plan Credited Service- First Reading

President Whitten asked the City Clerk to read Ordinance 1658.

City Clerk, stated, "Mr. President, Ordinance 1658 reads by title,

ORDINANCE NO. 1658

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, FURTHER AMENDING ORDINANCE NO. 1441, RESTATING THE CITY OF CRESTVIEW GENERAL EMPLOYEES' RETIREMENT PLAN, AS SUBSEQUENTLY AMENDED BY ORDINANCE NO. 1628; AMENDING SECTION 1, DEFINITIONS, BY AMENDING THE DEFINITION OF "CREDITED SERVICE"; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

This is the First Reading of Ordinance 1658."

President Whitten asked for Staff Reports.

Ms. Roy, City Clerk stated that this Ordinance was submitted by the Secretary of the General Retirement Plan, was drafted by the attorney for the retirement plan and voted on by the General Retirement Plan Board for approval. This just keeps the board in their control but it has to be approved by the City Council.

President Whitten asked for any comments, questions or objections.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

b. **Ordinance 1659- Changes to Fire/Police Disability payments- First Reading 2.15.52**

President Whitten asked the City Clerk to read Ordinance 1659.

City Clerk, stated, "Mr. President, Ordinance 1659 reads by title,

ORDINANCE 1659

AN ORDINANCE OF THE CITY OF CRESTVIEW, FURTHER AMENDING ORDINANCE NUMBER 1440 RESTATING THE CITY OF CRESTVIEW POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN, AS SUBSEQUENTLY AMENDED; AMENDING SECTION 8, DISABILITY; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

This is the Second Reading of Ordinance 1659."

President Whitten asked for Staff Reports.

Ms. Roy, City Clerk stated, that this Ordinance was approved by the Police and Fire Retirement Board during their March meeting.

President Whitten asked if there were any objections to Ordinance 1659.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

c. **Ordinance 1657- Amending Chapter 2, Division 2, Section2-98 of the Crestview Code of Ordinances- First Reading**

President Whitten asked the City Clerk to read Ordinance 1657.

City Clerk, stated, "Mr. President, Ordinance 1657 reads by title,

ORDINANCE NO. 1657

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, RELATING TO COMMUNITY DEVELOPMENT, AMENDING CHAPTER 2, DIVISION 4, COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF CRESTVIEW CODE OF ORDINANCES; PROVIDING FOR AUTHORITY; PROVIDING FOR AMENDMENT TO SECTION 2-98 – MEMBERSHIP OF BOARD OF COMMISSIONERS; PROVIDING FOR ADDITION OF COUNTY COMMISSIONER TO COMMUNITY

REDEVELOPMENT BOARD; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY AND PROVIDING FOR EFFECTIVE DATE.

This is the First Reading of Ordinance 1657."

President Whitten asked for Staff Reports.

Ms. Gaillard, stated the Interlocal Agreement between Okaloosa County, the Crestview Community Redevelopment Agency and the City of Crestview, relating to the operation of the CRA, shall include an additional ex officio (non-voting) member to the CRA Board who is an Okaloosa County Board of Commissioner. Ordinance 1657 amends the Code to include the requirements of the Interlocal Agreement.

Discussion ensued

President Whitten asked if there were any objections.

With no objections noted to this item, it was approved with 5 Yeas, with Mr. Whitten, Mr. Hayes, Mr. Blocker, Mr. Cox, and Mr. Faircloth voting Yea.

15. Comments from the Audience

Mr. Johnson 398 North Spring Street, Crestview Fl announced that he is running for City Council.

Ms. Patterson, 426 Benjamin Street, Crestview Fl, thanked Mr. Steele for putting the shade over the exercise machines.

16. Adjournment

This meeting was adjourned by Mr. Whitten at 8:30 p.m.

______________________________ ______________________________

Elizabeth M. Roy
City Clerk

J B Whitten
Council President

Minutes approve this_____ day of ________, 20__.

<u>The Crestview CRA Budget may contain funding for the following:</u>

- Administrative and overhead expenses directly or indirectly necessary to implement a community redevelopment plan adopted by the agency.

- Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.

- The acquisition of real property in the redevelopment area.

- The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. **163.370**

- The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.

- All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.

- The development of affordable housing within the community redevelopment area.

- The development of community policing innovations.

- Expenses that are necessary to exercise the powers granted under s. **163.370**, as delegated under s. **163.358**.

<u>The community redevelopment plan shall:</u>

- Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

- Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

- Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

- The community redevelopment plan may provide for the development and implementation of community policing innovations.

- The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise;

I have highlighted the areas I feel are for concentration moving forward, and have attached 163.370 and 163.358 for reference.

163.358 Exercise of powers in carrying out community redevelopment and related activities.—Each county and municipality has all powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including those powers granted under s. 163.370. A county or municipality may delegate such powers to a community redevelopment agency created under s. 163.356, except the following, which continue to vest in the governing body of the county or municipality:

(1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.

(2) The power to grant final approval to community redevelopment plans and modifications thereof.

(3) The power to authorize the issuance of revenue bonds as set forth in s. 163.385.

(4) The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(4) and the power to assume the responsibility to bear loss as provided in s. 163.370(4).

(5) The power to approve the development of community policing innovations.

(6) The power of eminent domain.

163.370 Powers; counties and municipalities; community redevelopment agencies.—

(1) Counties and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. 73.013 and 73.014 or other general law.

(2) Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.

(b) To disseminate slum clearance and community redevelopment information.

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

2. Demolition and removal of buildings and improvements.

3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.

4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.

5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.

6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.

10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:

1. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.

2. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.

3. To hold, improve, clear, or prepare for redevelopment any such property.

4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.

5. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.

6. To enter into any contracts necessary to effectuate the purposes of this part.

7. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community

redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.

(f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

(g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.

2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.

(i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.

(j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.

(k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

(l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.

(m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.

(n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.

(o) To develop and implement community policing innovations.

(3) The following projects may not be paid for or financed by increment revenues:

(a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

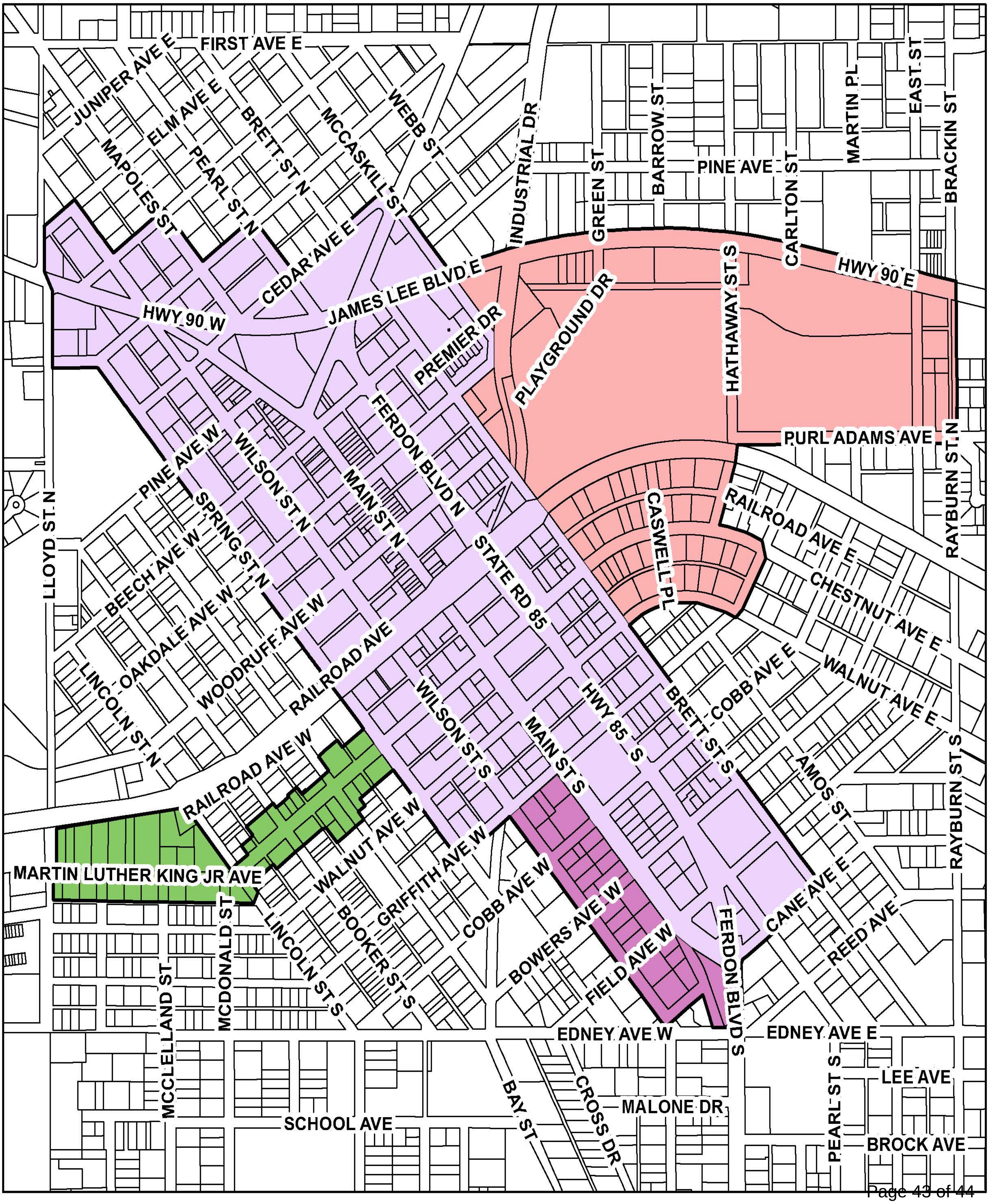
(4) With the approval of the governing body, a community redevelopment agency may:

(a) Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.

(b) Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

(5) A community redevelopment agency shall procure all commodities and services under the same purchasing processes and requirements that apply to the county or municipality that created the agency.

Crestview Community Redevelopment Agency




CITY OF CRESTVIEW
CRA & DOWNTOWN AREAS
As Amended by Ordinance 945, Adopted May 26, 1996
Legend
CRA Districts
Original Redevelopment Area
Expansion Area 1
Expansion Area 2
Expansion Area 3
Proposed Expansion Area 4
N
W
E
S
0 125 250
Feet
Prepared Thursday, March 30, 2023 by
City of Crestview Community Development Services.
Parcel information provided by Okaloosa County GIS.