



CITY OF
CRESTVIEW
PLANNING AND DEVELOPMENT BOARD

**PLANNING AND DEVELOPMENT
REGULAR MEETING AGENDA
AUGUST 7, 2023
6:00 PM
CITY COUNCIL CHAMBERS**

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

1 Call to Order

2 Pledge of Allegiance

3 Approve Agenda

4 Public Opportunity to Speak on Agenda Items

5 Consent Agenda

5. 1. Approval of the June 5, 2023 PDB Regular Meeting Minutes

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ord. 1938 - Retta Lane Annexation
6. 2. Ord. 1941 - Jones Road Annexation
6. 3. Ord. 1942 - Jones Road Comprehensive Plan Amendment
6. 4. Ord. 1943 - Jones Road Rezoning
6. 5. Ord. 1944- Antioch Road Annexation
6. 6. Ord. 1945 - Antioch Road Comprehensive Plan Amendment
6. 7. Ord. 1946 - Antioch Road Rezoning
6. 8. Ord. 1947 - Price-Gregory Vacation
6. 9. Ord. 1948 - Comprehensive Plan Amendment - Commercial Density

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: August 7, 2023

TYPE OF AGENDA ITEM: Minutes

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 7/25/2023
SUBJECT: 1. Approval of the June 5, 2023 PDB Regular Meeting Minutes

BACKGROUND:

The routine approval of the past meeting minutes.

DISCUSSION:

The draft minutes were distributed prior to the meeting.

GOALS & OBJECTIVES

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

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

Financial Sustainability- Achieve long term financial sustainability

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

n/a

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the minutes of June 5, 2023.

Attachments

1. 06.05.2023 Draft Minutes (003)

**Planning And Development Board
Regular Meeting Minutes
June 5, 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: Mr. Frost, Mr. Hayes, Mr. Gilbert, and Mr. Follmar. Also present were Deputy City Clerk Natasha Peacock, City Attorney Jonathan Holloway, and staff members. Vice Chair Mario Werth and member Mr. Medlock were not present.

2 Pledge of Allegiance

The pledge of allegiance was led by Mr. Hayes.

3 Approve Agenda

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

A motion made by Mr. Hayes to approve the agenda . Seconded by Mr. Frost.

Roll Call: Ayes: Mr. Hayes, Mr. Follmar, Mr. Frost, Mr. Roy, Mr. Gilbert . Nays: none.

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. Seconded by Mr. Follmar.

Roll Call: Ayes: Mr. Hayes, Mr. Follmar, Mr. Roy, Mr. Gilbert, Mr. Frost. Nays: none, motion passed.

1. Approval of the May 1, 2023 PDB Regular Meeting Minutes

6 Ordinance on 1st reading/ Public Hearing

1. Ord. 1932 - Third Avenue Annexation

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1932 to the Planning Board.

Deputy City Clerk N. Peacock read Ordinance 1932 by title: AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 12.02 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board. Mr. Hayes inquired about city water and sewer.

Chair M. Roy asked for comment from the Public. There were none.

Chair M. Roy called for action.

Motion made by Mr. Follmar to approve Ordinance 1932 for City Council approval. Seconded by Mr. Frost.

Roll Call: Ayes: Mr. Follmar, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Gilbert. Nays: none, motion passed.

2. Ord. 1933 - Third Avenue Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information pertaining to the presented ordinance. He then asked the Deputy City Clerk to read the Ordinance 1933 by title.

Deputy City Clerk N. Peacock read Ordinance 1933 by title:

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY MIXED USE TO MIXED USE (MU) ON APPROXIMATELY 12.02 ACRES, MORE OR LESS, IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board.

Chair M. Roy asked for comment from the Public. There were no comments.

Chair M. Roy called for action.

Motion made by Mr. Follmar to recommend moving Ordinance 1933 to City Council for approval. Seconded by Mr. Frost.

Roll Call: Ayes: Mr. Follmar, Mr. Frost, Mr. Roy, Mr. Hayes, Mr. Gilbert. Nays: none, motion passed.

3. Ord. 1934 - Third Avenue Rezoning

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1934 to the Planning Board.

Deputy City Clerk N. Peacock read Ordinance 1934 by title:

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 12.02 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE 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.

Chair M. Roy asked for comment from the Board. There were no comments made.

Chair M. Roy asked for comment from the Public. There were none.

Chair M. Roy called for action.

Motion made by Mr. Hayes recommend moving Ordinance 1934 to City Council for approval.

Seconded by Mr. Frost.

Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Roy, Mr. Gilbert, Mr. Follmar. Nays: none, motion passed.

4. Ord. 1935 - Brookmeade Avenue Annexation

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1935 to the Planning Board.

Deputy City Clerk N. Peacock read Ordinance 1935 by title:

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.36 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board.

Chair M. Roy asked for comment from the Public.

Ms. Kimberly Lynch, 137 Steeplechase Drive inquired about where the actual location of this property is located.

Mr. Schwendt displayed a map to show the actual location of the property in question.

Chair M. Roy called for action.

Motion made by Mr. Follmar recommend moving Ordinance 1935 to City Council for approval.

Seconded by Mr. Frost.

Roll Call: Ayes: Mr. Follmar, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Gilbert. Nays: none motion passed.

5. Ord. 1936 - Brookmeade Avenue Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1936 to the Planning Board.

Deputy City Clerk N. Peacock read Ordinance 1936 by title:

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND

USE DESIGNATION FROM OKALOOSA COUNTY MIXED USE TO COMMERCIAL (C) ON APPROXIMATELY 2.36 ACRES, MORE OR LESS, IN SECTION 28, 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.

Chair M. Roy asked for comment from the Public.

Chair M. Roy called for action.

Motion made by Mr. Hayes recommend moving Ordinance 1936 to City Council for approval.

Seconded by Mr. Frost.

Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Gilbert, Mr. Roy, Mr. Follmar. Nays: none, motion passed.

6. Ord. 1937 - Brookmeade Avenue Rezoning

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1937 to the Planning Board.

Deputy City Clerk N. Peacock read Ordinance 1937 by title:

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.36 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board.

Chair M. Roy asked for comment from the Public.

Chair M. Roy called for action.

Motion made by Mr. Follmar recommend moving Ordinance 1937 to City Council for approval.

Seconded by Mr. Frost.

Roll Call: Ayes: Mr. Follmar, Mr. Frost, Mr. Gilbert, Mr. Roy, Mr. Hayes. Nays: none, motion passed.

7 Ordinances

8 Final Plats and PUDS

1. Conceptual Plat - White Wolf Run

Planning Administrator N. Schwendt presented the board with information for a conceptual plat for a subdivision proposed just north and west of Jones Road. This subdivision is proposed just north and west of Jones Rd., with a connection to Jones Road to the south, and to the north. The subdivision proposes a realignment of Jones Road within the development. The subdivision

proposes 332 lots, which is within the allowed density provided by the zoning district and future land use designation.

Chair M. Roy asked for comment from the Board.

Mr. Follmar inquired about how many entries and exits there are for the proposed subdivision.

Mr. Schwendt, Planning Administrator, answered that the points of entry/exit would be on Jones Road.

Chair M. Roy asked for comment from the Public. There were none.

Chair M. Roy called for action.

Motion made by Mr. Frost to approve moving the conceptual plat for White Wolf Run to City Council for approval. Seconded by Mr. Hayes.

Roll Call: Ayes: Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Gilbert, Mr. Follmar. Nays: none, motion passed.

2. Conceptual Plat - Cherry Brook Subdivision

Planning Administrator N. Schwendt presented the board with information for a conceptual plat for a subdivision that is proposed south of Point Center Road, which is south of Antioch Elementary School on Whitehurst Lane. The subdivision proposes to connect to Garrett Pit Road, and, as such, Garrett Pit Road will be improved to a paved road, per Okaloosa County standards. The subdivision proposes 106 lots.

Chair M. Roy asked for comment from the Board.

Chair M. Roy asked for comment from the Public.

Mr. Zinke, Civil Engineer representing the Developer, explained to the Board how they were going to tap into the city's water system. A brief discussion ensued.

Chair M. Roy called for action.

Motion made by Mr. Follmar to approve moving the conceptual plat for the Cherry Brook Subdivision to City Council for approval. Seconded by Mr. Frost.

Roll Call: Ayes: Mr. Follmar, Mr. Frost, Mr. Hayes, Mr. Gilbert, Mr. Roy. Nays: none, motion passed.

9 Special Exceptions, Variances, Vacations and Appeals

1. Variance - Antioch Road Lot Split

Planning Administrator N. Schwendt stated that for the record the Board that the Land Development Code, Section 3.04.03, requires a variance through the Board of Adjustment to split any lot in a platted recorded subdivision which was recorded after March 11, 1974, which is the date on which technical review of plats began in our area pursuant to Chapter 177 of the Florida Statutes, established in 1971. Staff finds that the resulting lots will be compliant with the LDC standards for the R-2 zoning district, the Comprehensive Plan standards for the Residential future land use designation, and that the resulting lot sizes (16,552 square feet and 18,295.2 square feet) as well as

the resulting density (2.5 dwelling units per acre). The standards are consistent and compatible with the lots in the same plat, as well as lots throughout the surrounding area. Mr. Schwendt informed the Board that one letter was received that made an inquiry concerning the variance and then read that letter.

Chair M. Roy asked for comment from the Board.

Mr. Frost asked if there were any developed lots in that area. Mr. Schwendt answered that there may be at least four.

Mr. Hayes inquired about a question asked in the letter received from the public. Mr. Schwendt did address that issue.

Chair M. Roy asked for comment from the Public. There were none. Chair M. Roy called for action.

Motion made by Mr. Frost to approve the variance for the Antioch Road Lot Split. Seconded by Mr. Hayes.

Roll Call: Ayes: Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Gilbert, Mr. Follmar. Nays: none motion passed.

10 Action Items

11 Director Report

1. Director Update

Planning Administrator N. Schwendt updated the board with the following information: new development orders: Staybridge Suites, a proposed 102-room hotel, located on a 2.37-acre site on John King Road, to the east of the AmVet's Post. No final plats have been recorded since the last meeting. No new development applications have been received since the last meeting. Our planning consultant, Kimley-Horn and Associates, is continuing analysis and data collection for the comprehensive plan update.

12 Comments from the Audience

Chair M. Roy asked for any additional comments from the public. There were none.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:32 p.m.

Minutes approved on _____ day of _____ 2023.

Approved:

Minutes submitted by:

Chair M. Roy

Natasha Peacock
On behalf of Maryanne Schrader, City Clerk
Notice having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 7, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/2/2023
SUBJECT: 1. Ord. 1938 - Retta Lane Annexation

BACKGROUND:

On June 5, 2023, staff received an application to annex property located 4869 Retta Lane.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1938 on August 14, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Anderson Mark G Sr & Stacey M
4869 Retta Ln
Crestview, FL 32536
Parcel ID: 30-3N-23-0000-0008-0000
30-3N-23-0000-0006-0010
Site Size: 29.77 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Residential

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

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

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 July 18, 2023. The property was posted on July 25, 2023. An advertisement ran in the Crestview News Bulletin on July 27 and August 3, 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 \$411.50.

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 1938.

Attachments

1. Exhibit Packet - Annexation - Retta Ln

ORDINANCE: 1938

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 29.77 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 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 # 30-3N-23-0000-0008-0000 (Deed recorded in Book 3459, page 3143, dated April 30, 2020)

The West 1/2 of the South 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida. LESS and except that portion deeded in Official Records Book 1437, Page 1738.

PIN # 30-3N-23-0000-0006-0010 (Deed recorded in Book 2595, page 3293, dated December 3, 2021)

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, LESS AND EXCEPT The North 33 feet and the West 33 feet for Road Right of Way.

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 28th day of August, 2023.

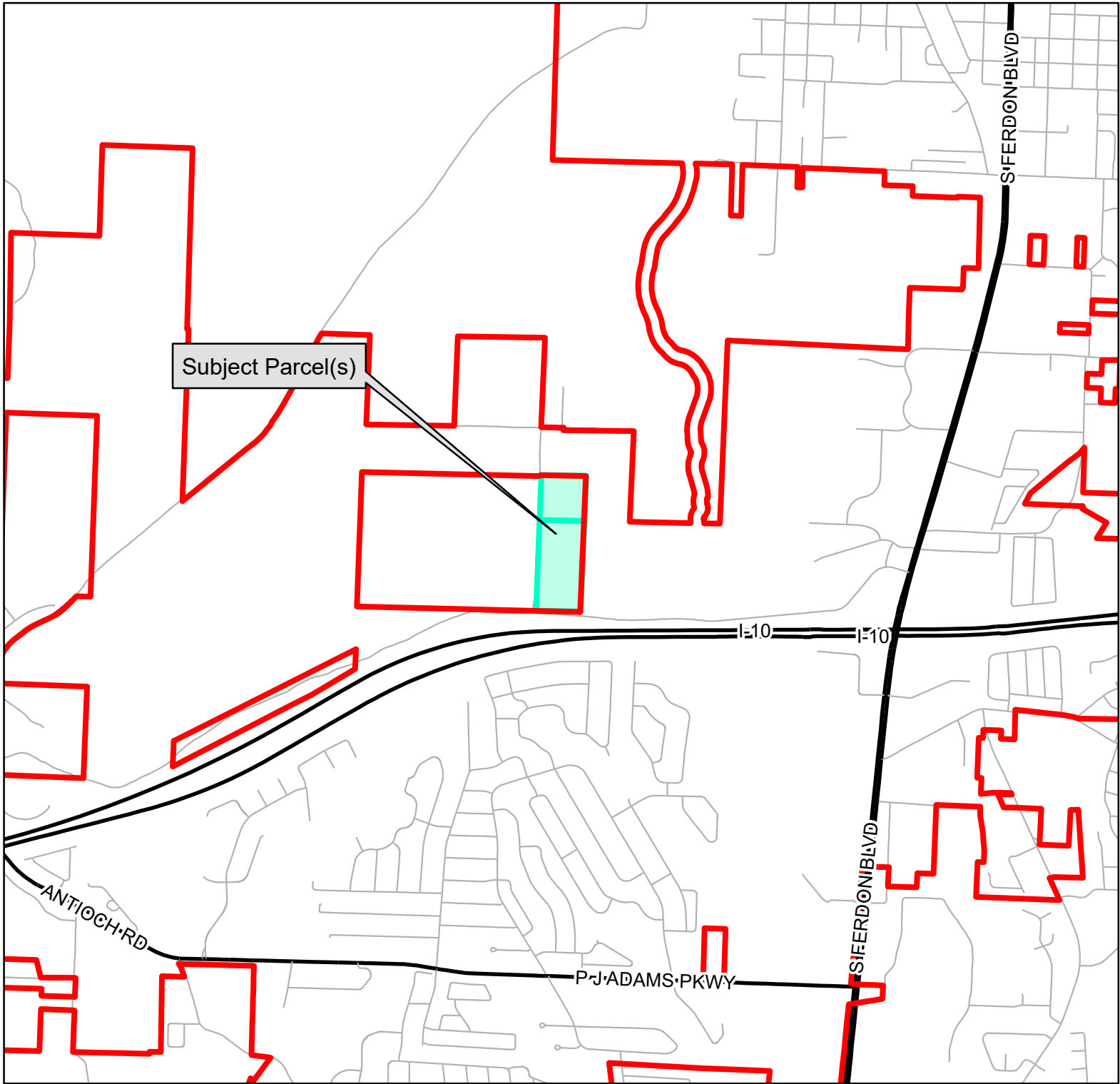
Approved by me this 28th day of August, 2023.

J. B. Whitten, Mayor

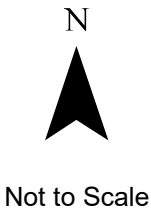
ATTEST:

Maryanne Schrader
City Clerk





Vicinity Map



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



0 400 800
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

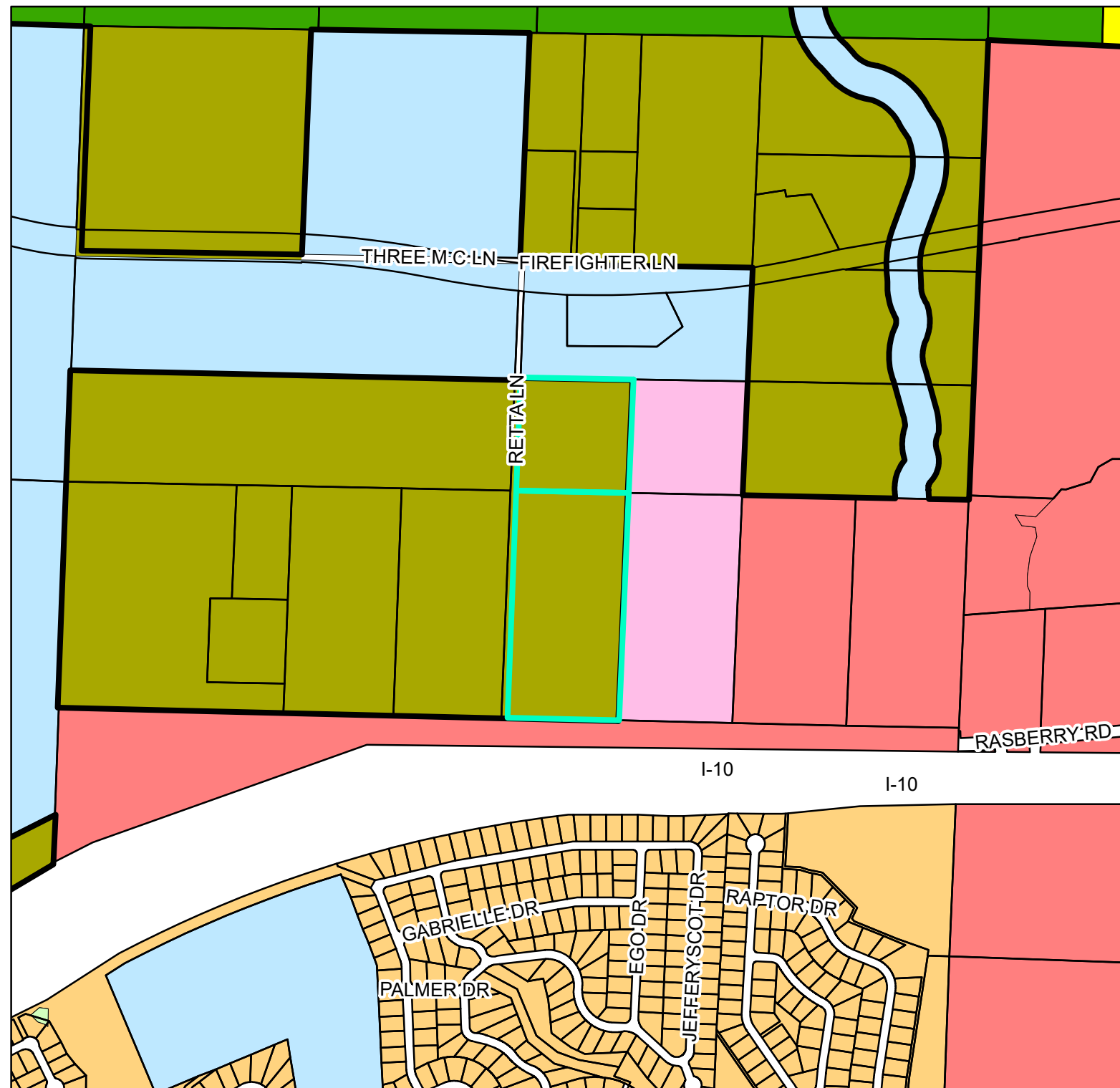
 Residential (R)

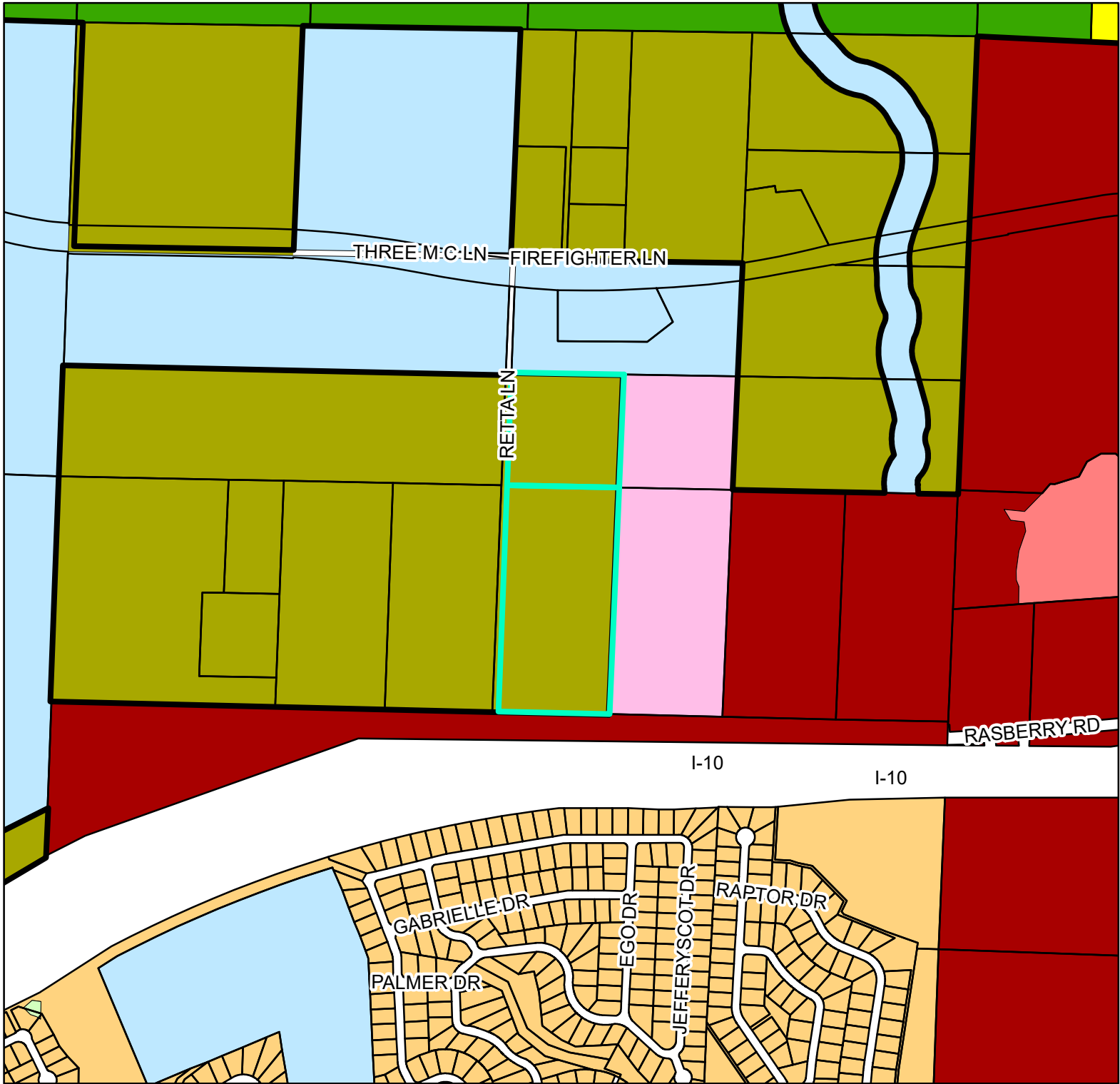
County Future Land Use

 Agriculture (AG)

 Low Density
Residential (LDR)

 Mixed Use (MU)





Current Zoning

N



0 400 800
Feet

Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

Public Lands (P)

Conservation (E)

County Zoning

Agricultural (AA)

Residential - 1 (R-1)

Mixed Use (MU)



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 7, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/2/2023
SUBJECT: 2. Ord. 1941 - Jones Road Annexation

BACKGROUND:

On June 23, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 114 Jones Road.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1941 on August 14, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: King Larry R & Cynthia S
P O Box 1798
Crestview, FL 32539
Parcel ID: 04-3N-23-1840-0007-0020
Site Size: 1.84 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Private School

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

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

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on July 18, 2023. The property was posted on July 25, 2023. An advertisement ran in the Crestview News Bulletin on July 27 and August 3, 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 \$525.50.

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 1941.

Attachments

1. Exhibit Packet - Jones Rd

ORDINANCE: 1941

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 1.84 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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-23-1840-0007-0020 (Deed recorded in Book 2331, page 3465, dated December 11, 2001 and Book 2336, page 3513, dated January 7, 20002)

Lots 2, 3 and 4, Block 7, OAKDALE MINIATURE FARMS, according to plat thereof on file in Plat Book 1, Page 129, in the Office of the Clerk of Circuit Court, Okaloosa County, Florida.

AND:

All of the vacated alley, being 20 feet in width and lying between the South line of Lot 2, Block 7 and the North line of Lots 3 and 4, Block 7 and the North 1/2 of alley lying North of Lot 5, Block 7, OAKDALE MINIATURE FARMS, Plat Book 1, Page 129, Okaloosa County, Florida.

AND:

The South-half of that portion of the vacated alley lying adjacent to the North line of Lot 5, Block 7, OAKDALE MINIATURE FARMS, according to plat thereof on file in Plat Book 1, page 129 in the office of the Clerk of the Circuit Court, Okaloosa County, Florida.

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

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

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

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

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

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

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

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

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

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

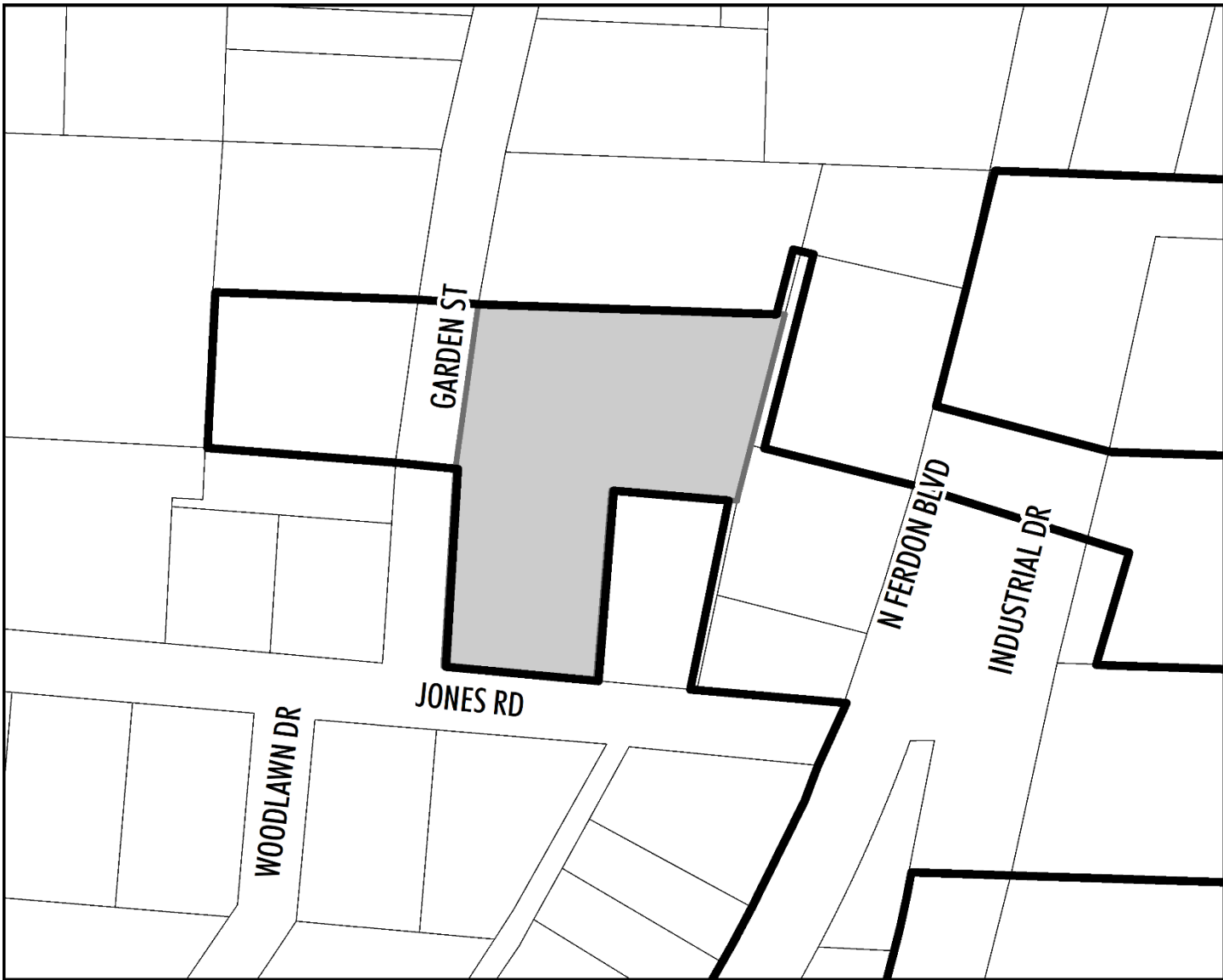
Passed and adopted on second reading by the City Council of Crestview, Florida on the 28th day of August, 2023.

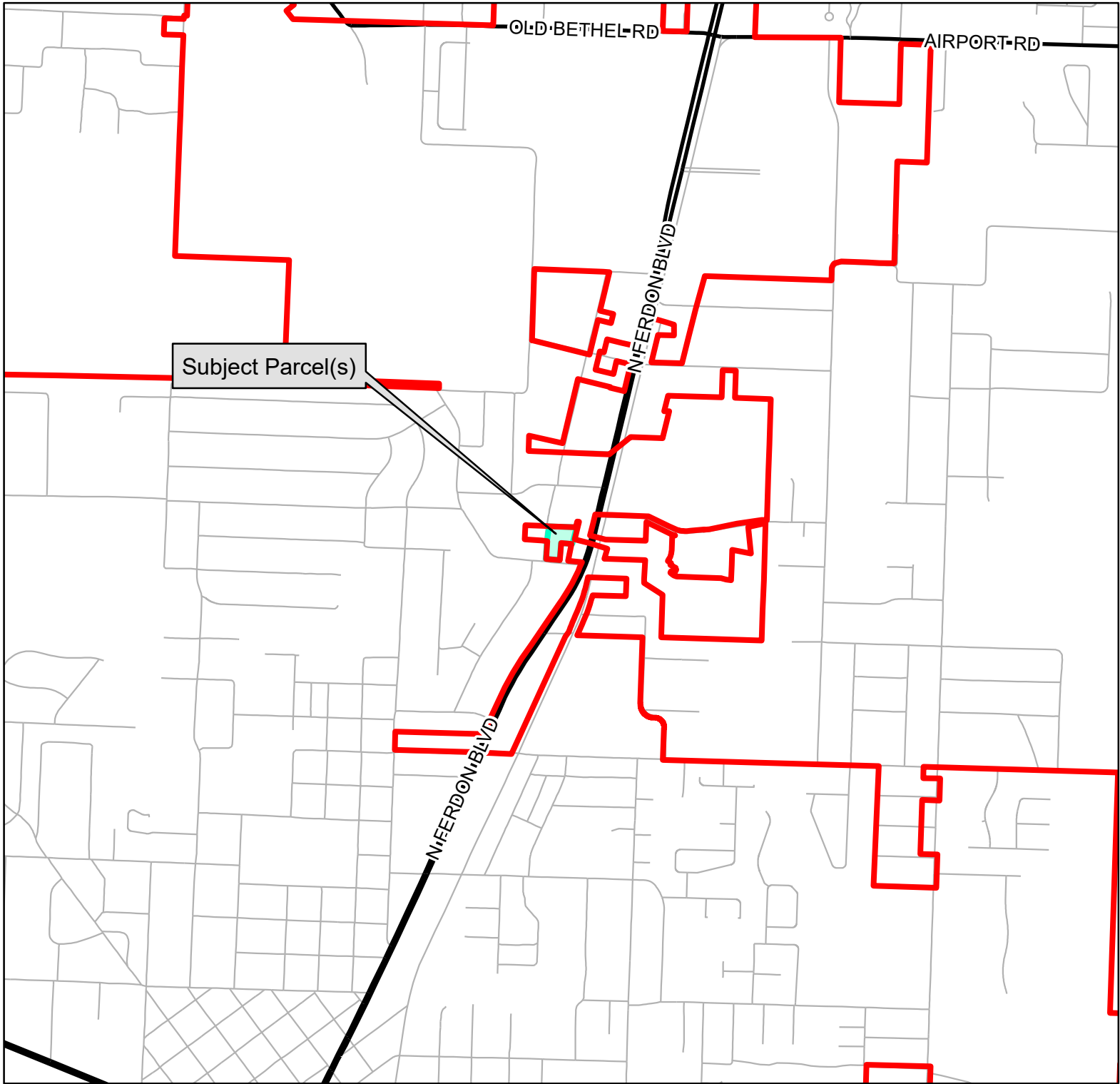
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 28th day of August, 2023.

J. B. Whitten
Mayor



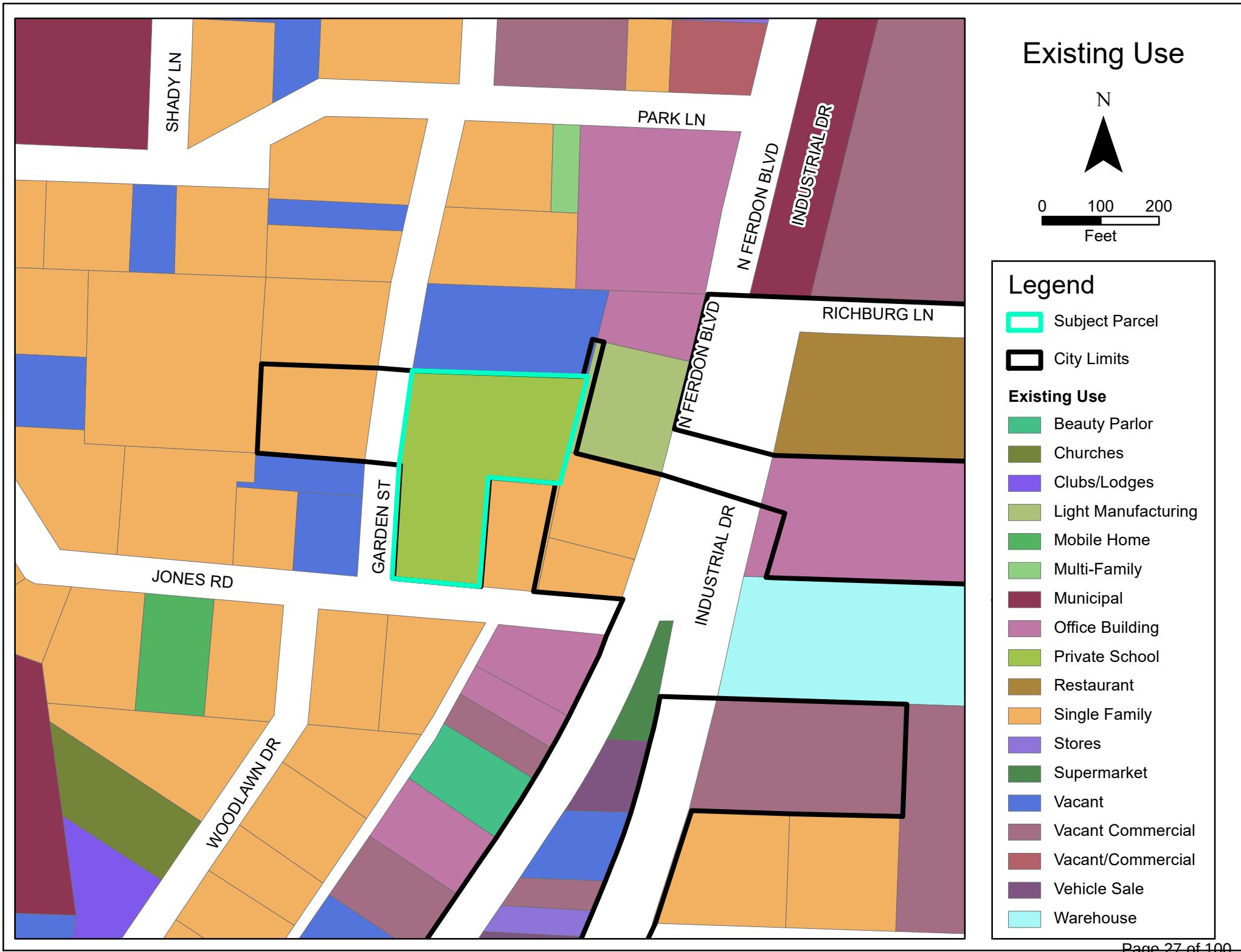


Vicinity Map



Not to Scale

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



Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

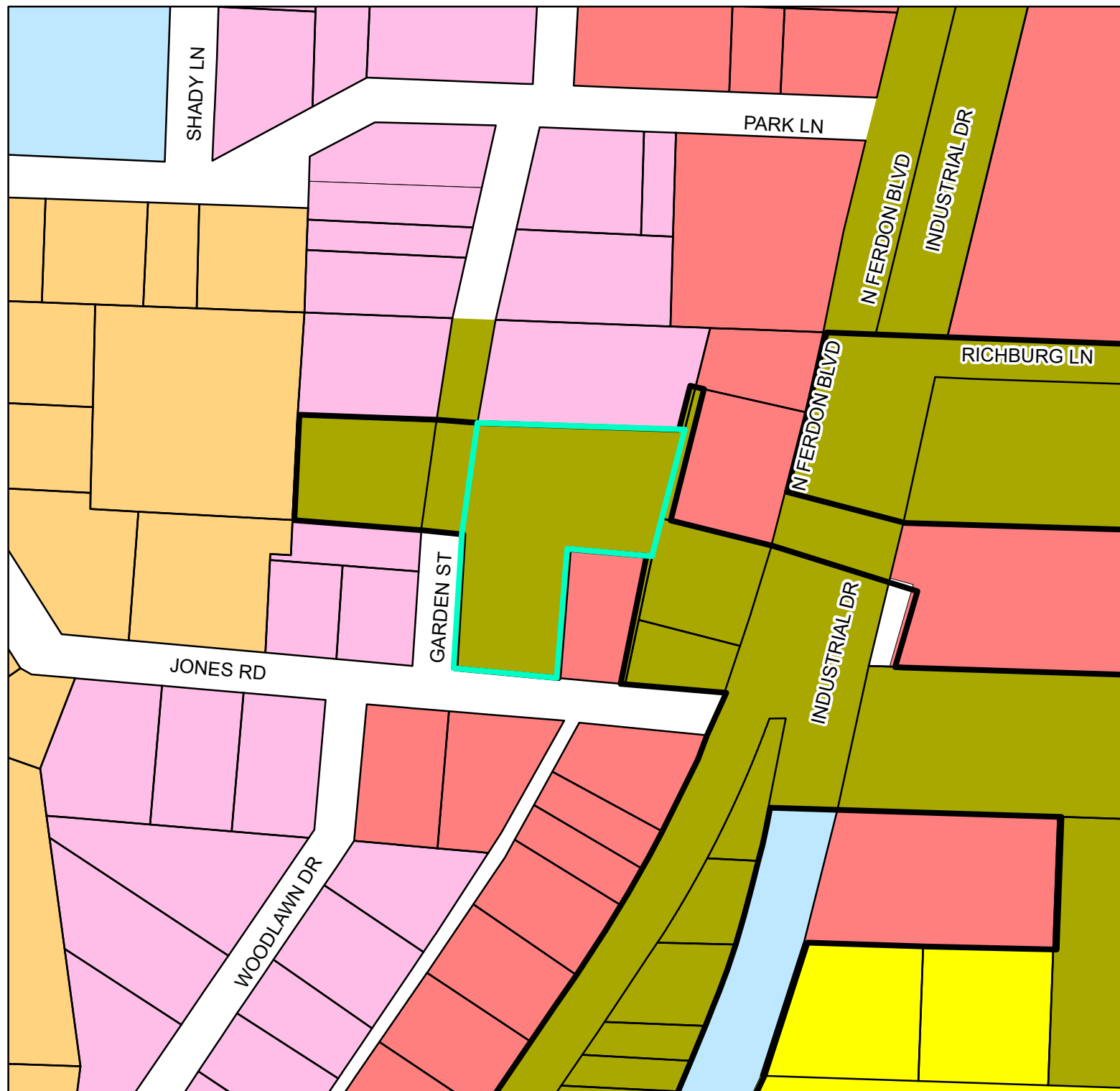
 Public Lands (PL)

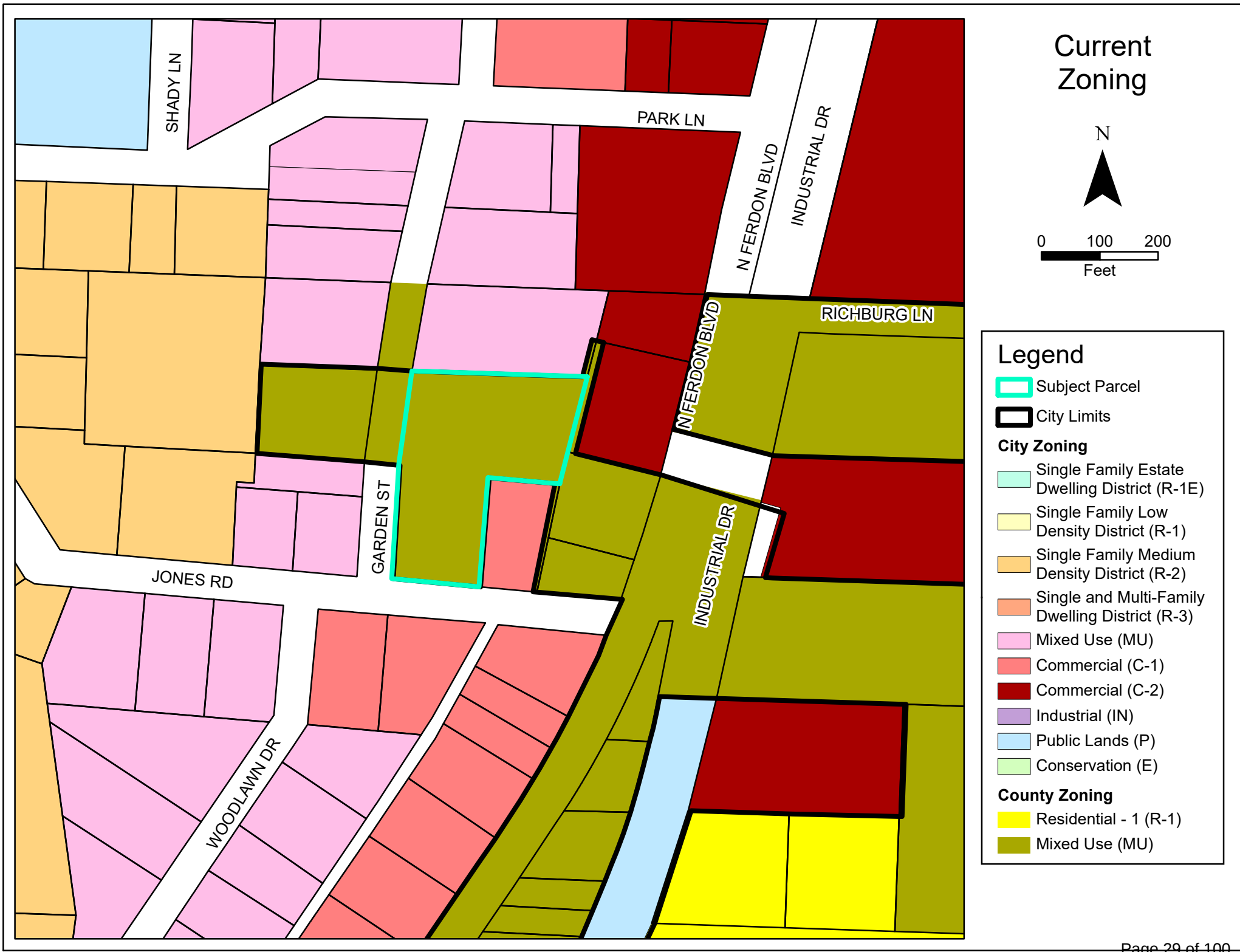
 Residential (R)

County Future Land Use

 Low Density
Residential (LDR)

 Mixed Use (MU)





Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

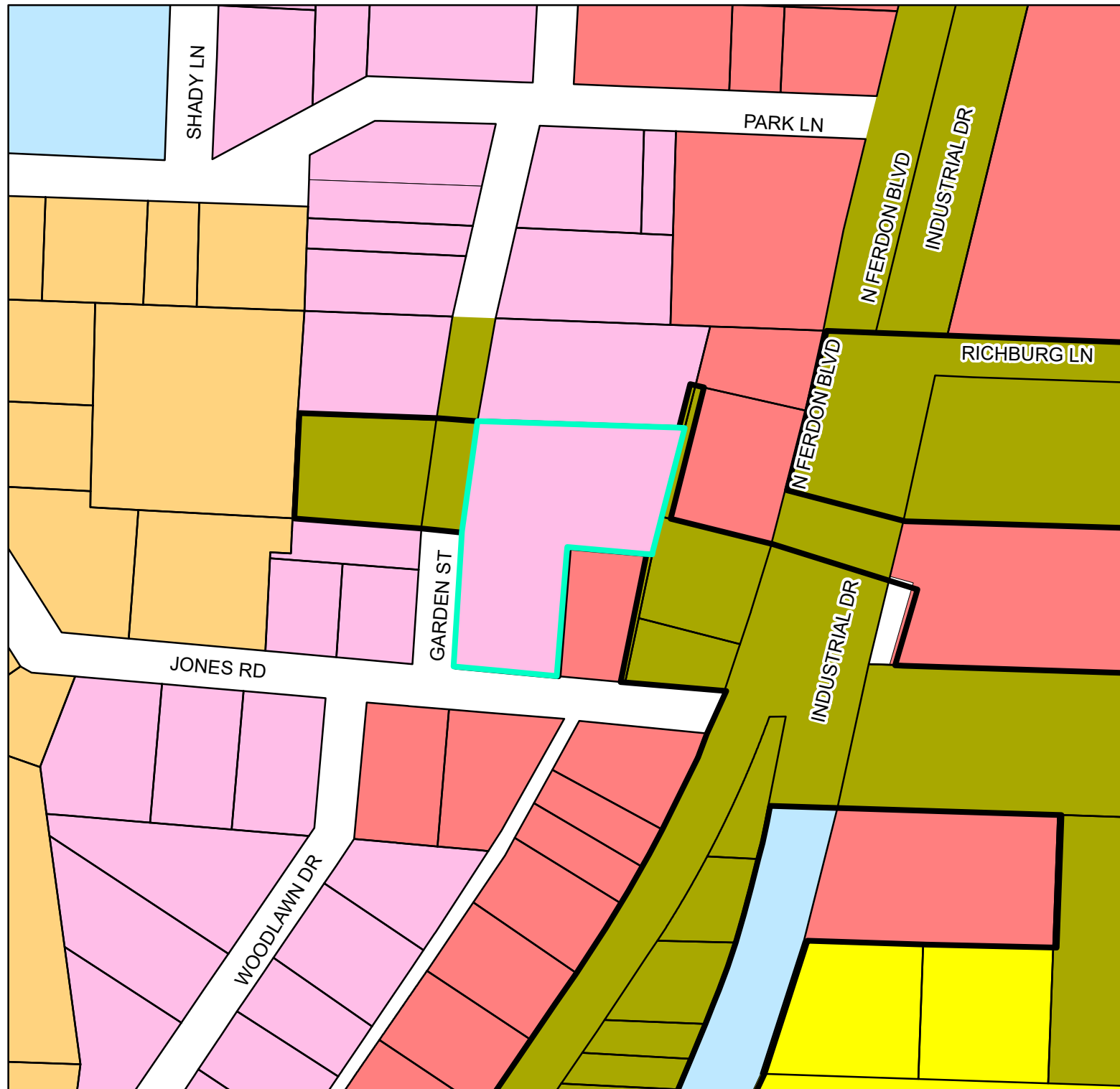
 City Limits

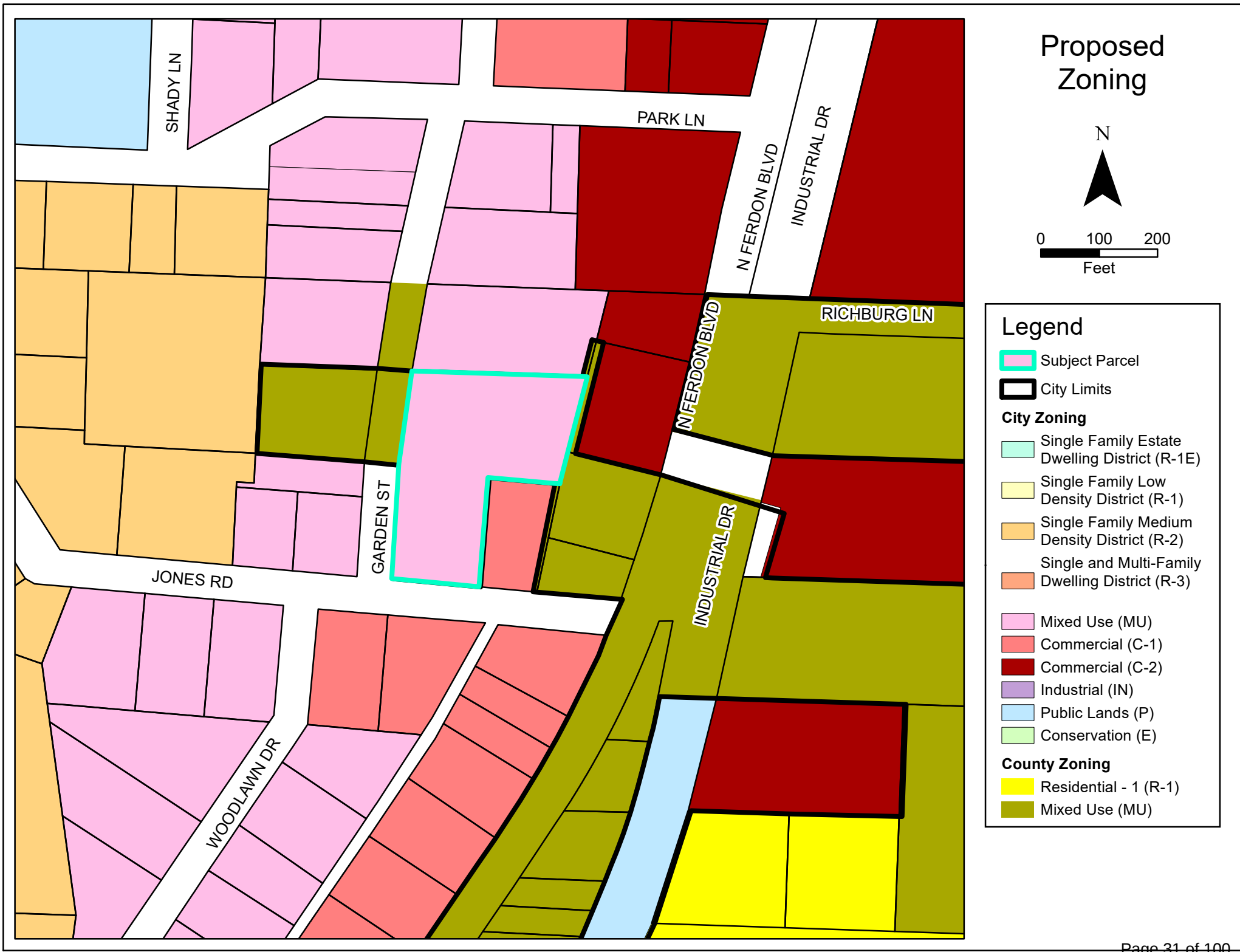
City Future Land Use

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

County Future Land Use

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







Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 7, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/2/2023
SUBJECT: 3. Ord. 1942 - Jones Road Comprehensive Plan Amendment

BACKGROUND:

On June 23, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 114 Jones Road.

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1942 on August 14, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: King Larry R & Cynthia S
P O Box 1798
Crestview, FL 32539
Parcel ID: 04-3N-23-1840-0007-0020
Site Size: 1.84 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Private School

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

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

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

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 July 18, 2023. The property was posted on July 25, 2023. An advertisement ran in the Crestview News Bulletin on July 27 and August 3, 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 1942.

Attachments

1. Exhibit Packet - Jones Rd

ORDINANCE: 1942

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 MIXED USE (MU) ON APPROXIMATELY 1.84 ACRES, MORE OR LESS, IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Mixed Use (MU) on a parcel of land containing 1.84 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 1.84 acres of land, more or less, from Okaloosa County Mixed Use to Mixed Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 1.84 acres, more or less, is known as Parcel 04-3N-23-1840-0007-0020 and commonly described as:

Lots 2, 3 and 4, Block 7, OAKDALE MINIATURE FARMS, according to plat thereof on file in Plat Book 1, Page 129, in the Office of the Clerk of Circuit Court, Okaloosa County, Florida.

AND:

All of the vacated alley, being 20 feet in width and lying between the South line of Lot 2, Block 7 and the North line of Lots 3 and 4, Block 7 and the North 1/2 of alley lying North of Lot 5, Block 7, OAKDALE MINIATURE FARMS, Plat Book 1, Page 129, Okaloosa County, Florida.

AND:

The South-half of that portion of the vacated alley lying adjacent to the North line of Lot 5, Block 7, OAKDALE MINIATURE FARMS, according to plat thereof on file in Plat Book 1, page 129 in the office of the Clerk of the Circuit Court, Okaloosa County, Florida.

The Mixed Use (MU) Future Land Use Category is hereby imposed on Parcel 04-3N-23-1840-0007-0020. 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-23-1840-0007-0020 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 28th day of August, 2023.

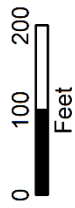
Approved by me this 28th day of August, 2023.

J. B. Whitten
Mayor

ATTEST:

Maryanne Schrader, City Clerk

Adopted Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

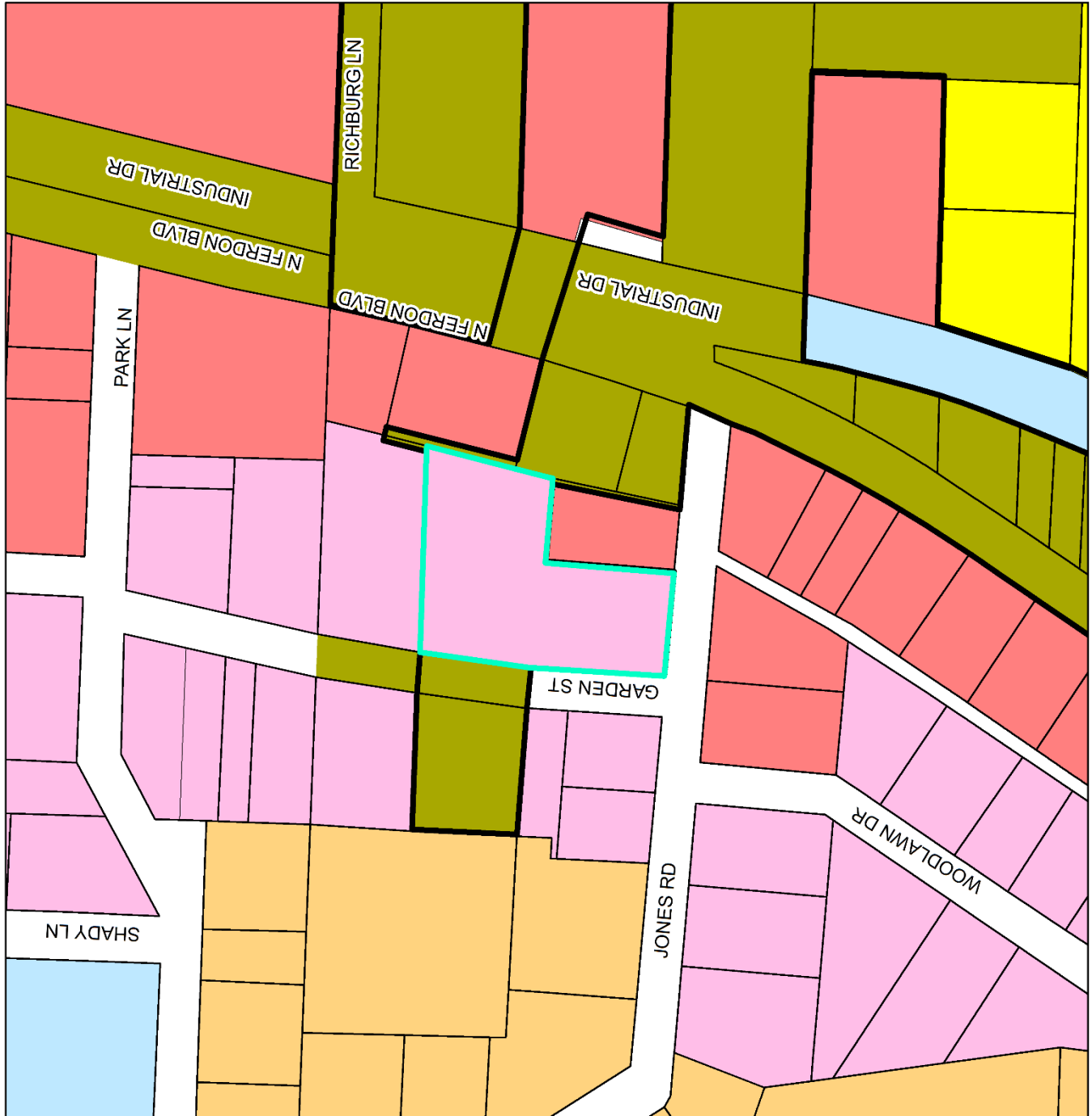
Residential (R)

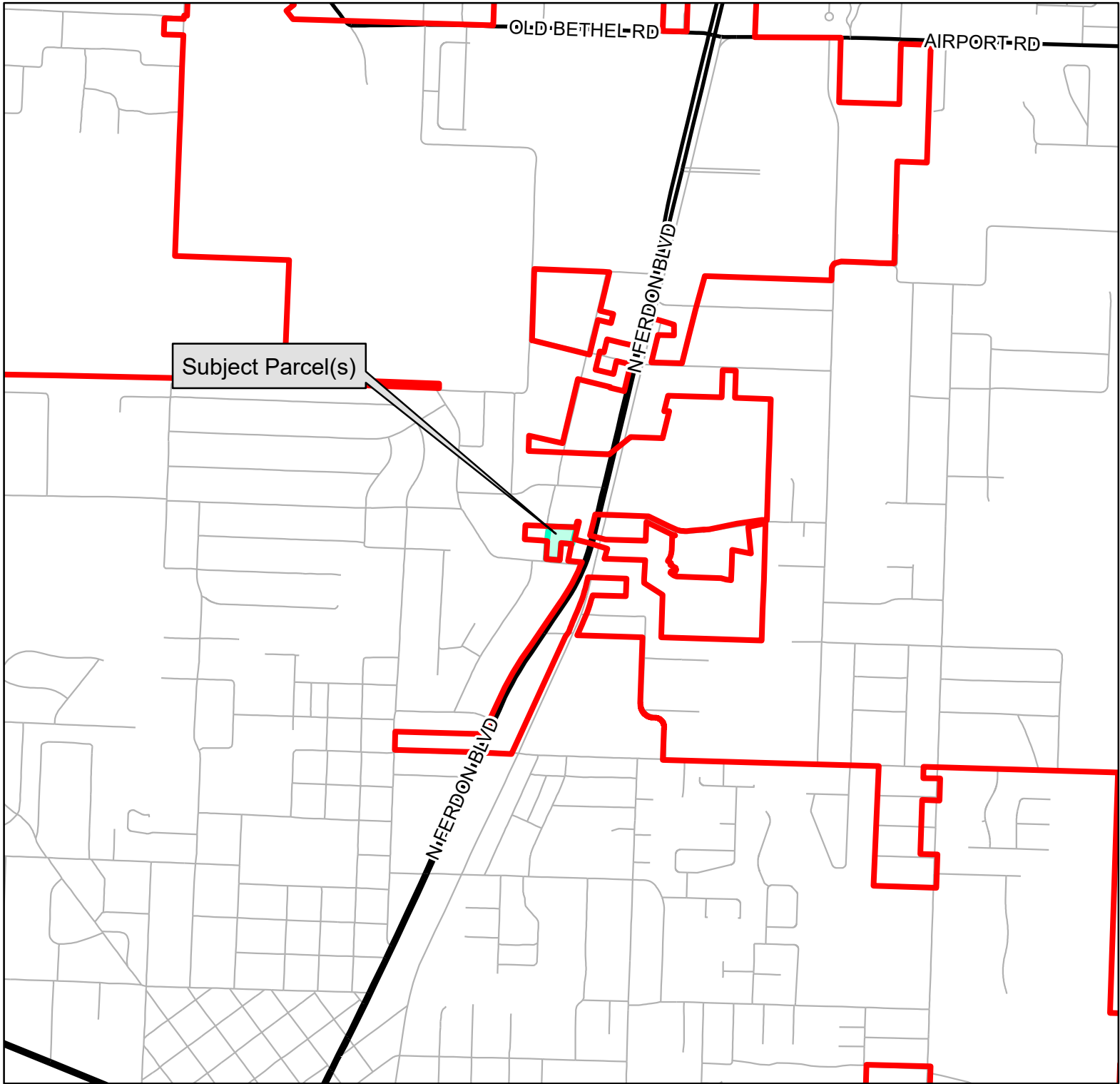
County Future Land Use

Low Density

Residential (LDR)

Mixed Use (MU)





Vicinity Map



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)

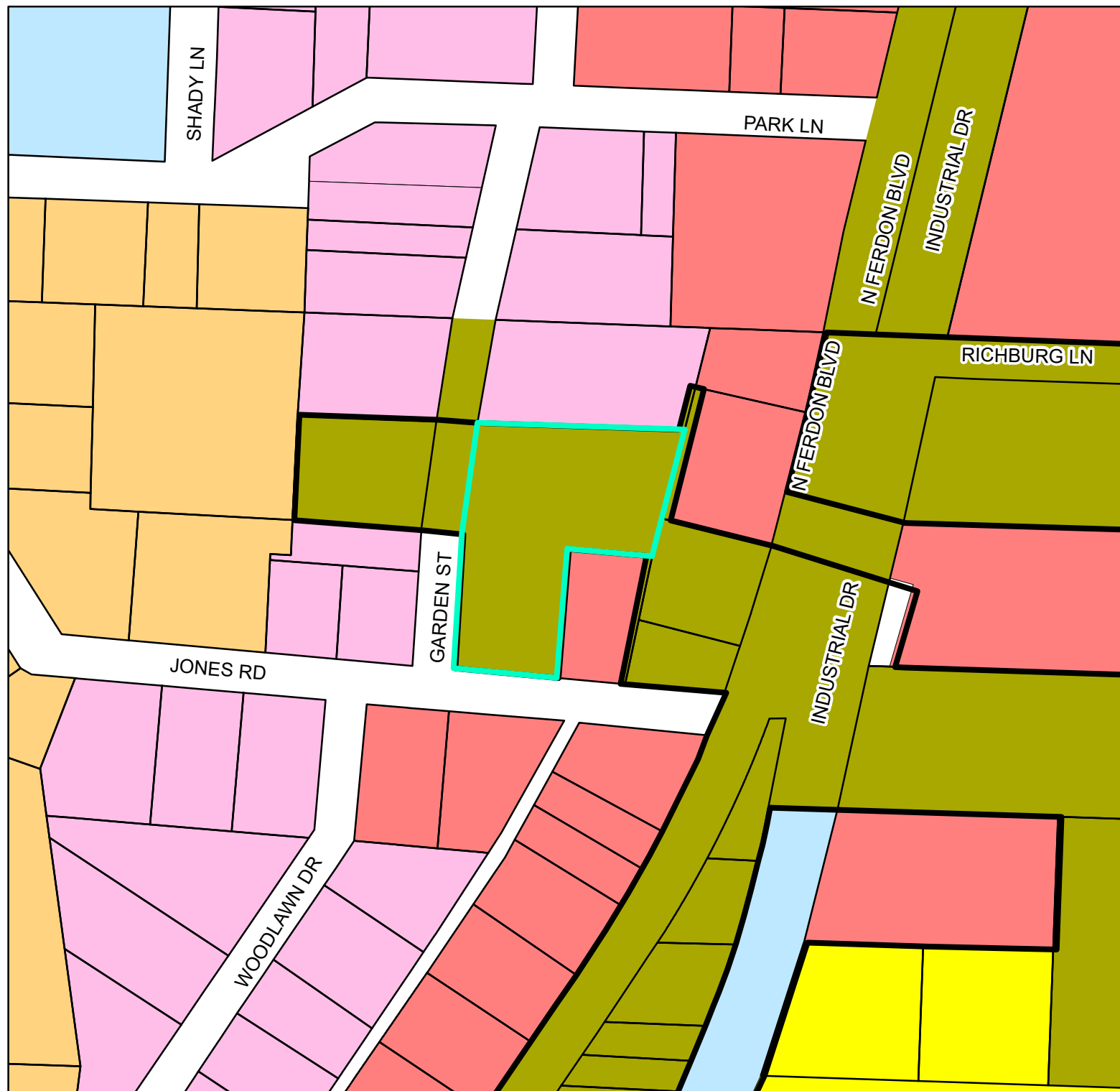
 Public Lands (PL)

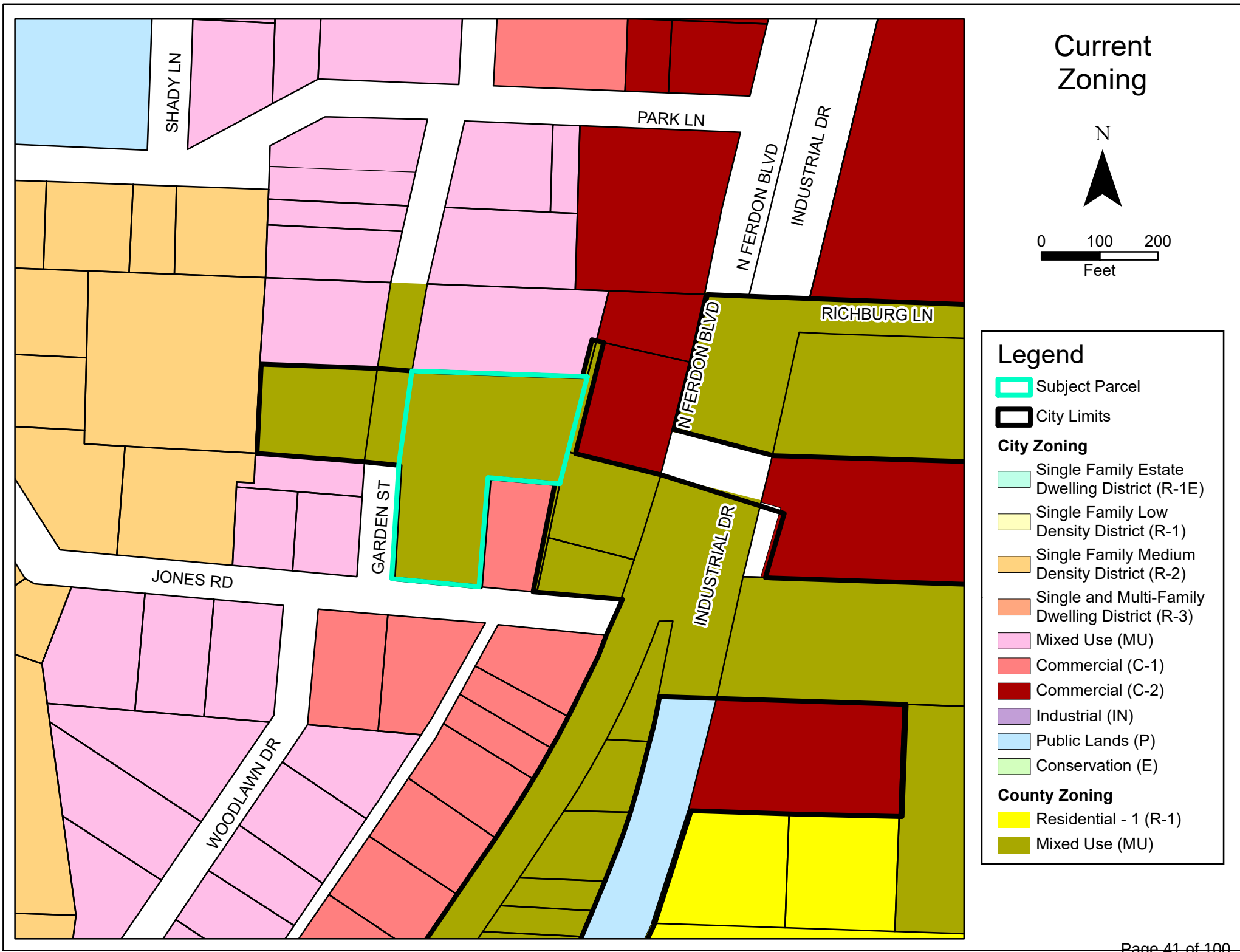
 Residential (R)

County Future Land Use

 Low Density
Residential (LDR)

 Mixed Use (MU)





Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

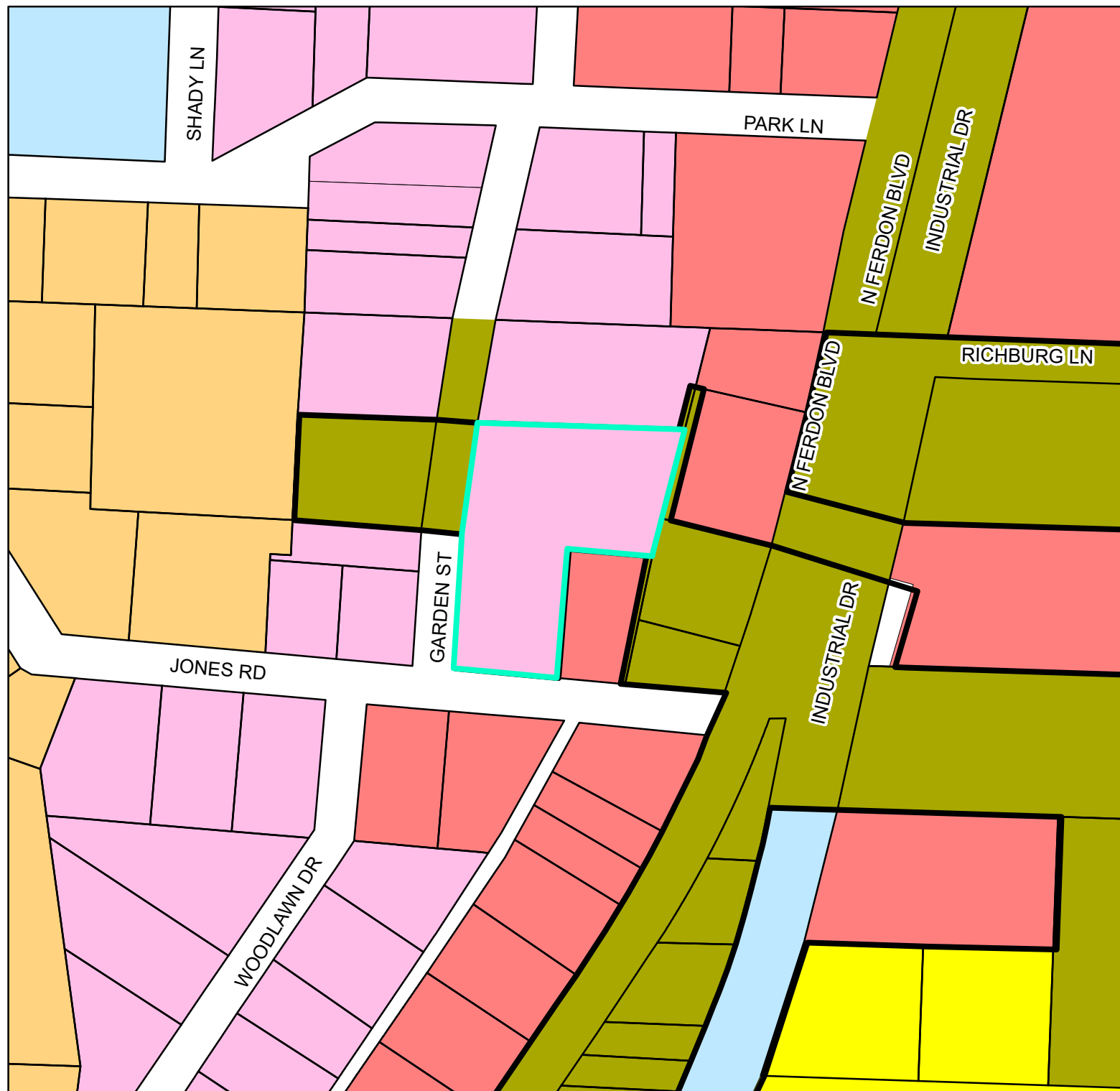
 Public Lands (PL)

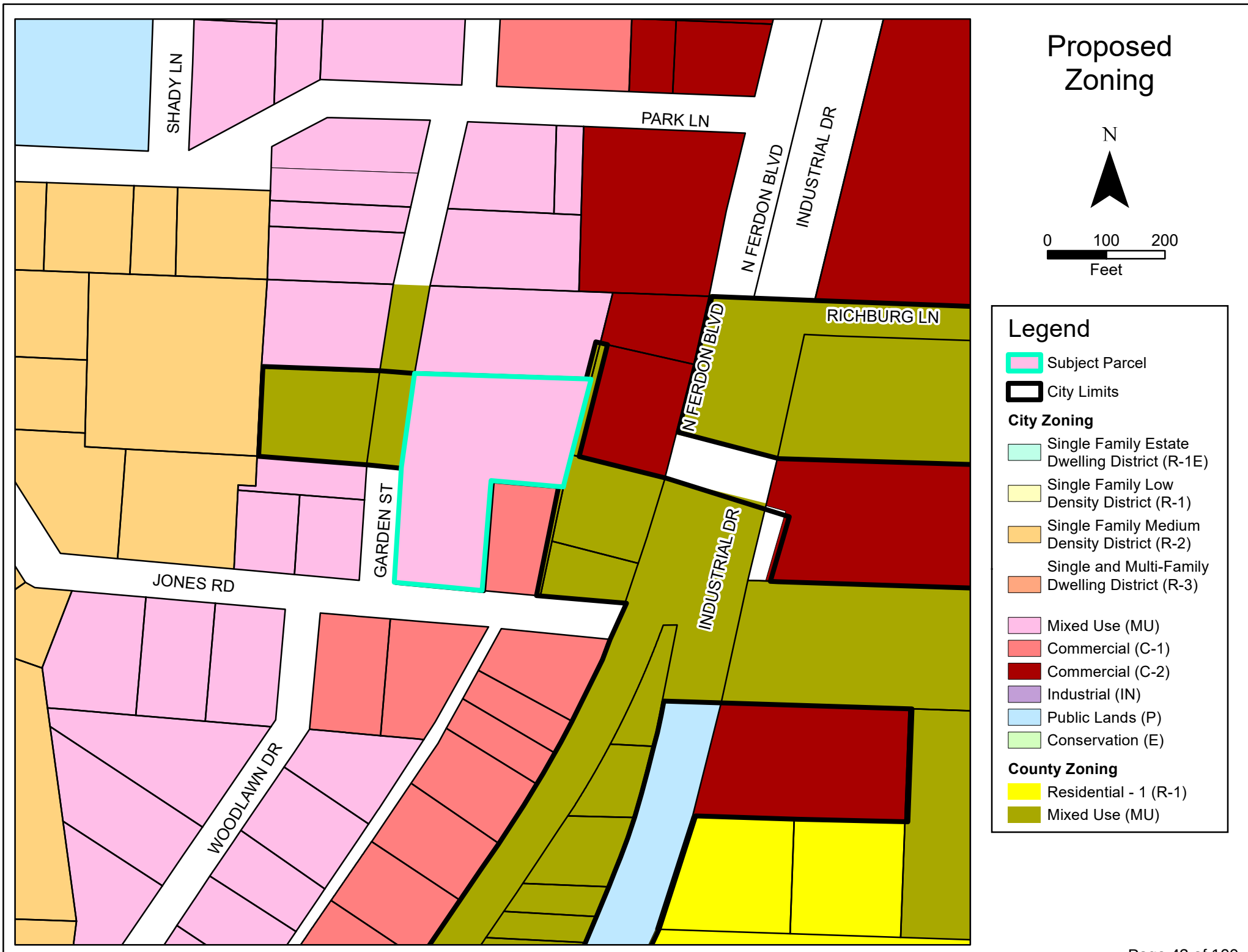
 Residential (R)

County Future Land Use

 Low Density Residential (LDR)

 Mixed Use (MU)







Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 7, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/2/2023
SUBJECT: 4. Ord.1943 - Jones Road Rezoning

BACKGROUND:

On June 23, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 114 Jones Road.

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

The application requests the Mixed Use zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1943 on August 14, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: King Larry R & Cynthia S
P O Box 1798
Crestview, FL 32539
Parcel ID: 04-3N-23-1840-0007-0020
Site Size: 1.84 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Private School

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

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

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

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 July 18, 2023. The property was posted on July 25, 2023. An advertisement ran in the Crestview News Bulletin on July 27 and August 3, 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 1943.

Attachments

1. Exhibit Packet - Jones Rd

ORDINANCE: 1943

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.84 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE 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 1.84 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 1.84 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Mixed Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1942, is hereby rezoned to Mixed Use (MU) to wit:

PIN # 04-3N-23-1840-0007-0020

Lots 2, 3 and 4, Block 7, OAKDALE MINIATURE FARMS, according to plat thereof on file in Plat Book 1, Page 129, in the Office of the Clerk of Circuit Court, Okaloosa County, Florida.

AND:

All of the vacated alley, being 20 feet in width and lying between the South line of Lot 2, Block 7 and the North line of Lots 3 and 4, Block 7 and the North 1/2 of alley lying North of Lot 5, Block 7, OAKDALE MINIATURE FARMS, Plat Book 1, Page 129, Okaloosa County, Florida.

AND:

The South-half of that portion of the vacated alley lying adjacent to the North line of Lot 5, Block 7, OAKDALE MINIATURE FARMS, according to plat thereof on file in Plat Book 1, page 129 in the office of the Clerk of the Circuit Court, Okaloosa County, Florida.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1942 and becomes legally effective.

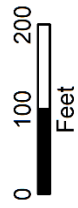
Passed and adopted on second reading by the City Council of Crestview, Florida on the 28th day of August, 2023.

Approved by me this 28th day of August, 2023.

J. B. Whitten
Mayor

ATTEST: _____
Maryanne Schrader
City Clerk

Adopted Zoning



Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate
Dwelling District (R-1E)

Single Family Low
Density District (R-1)

Single Family Medium
Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

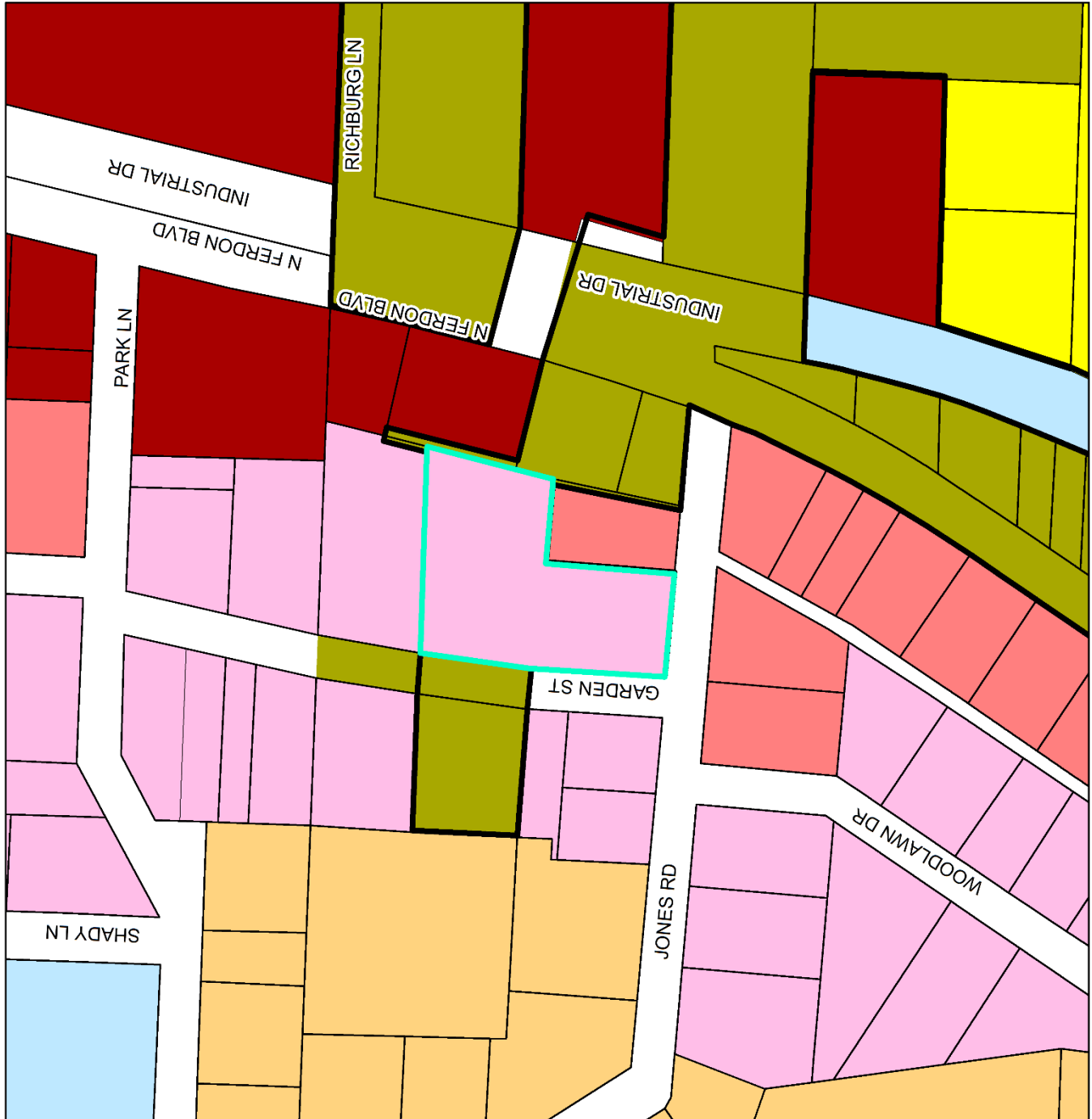
Public Lands (P)

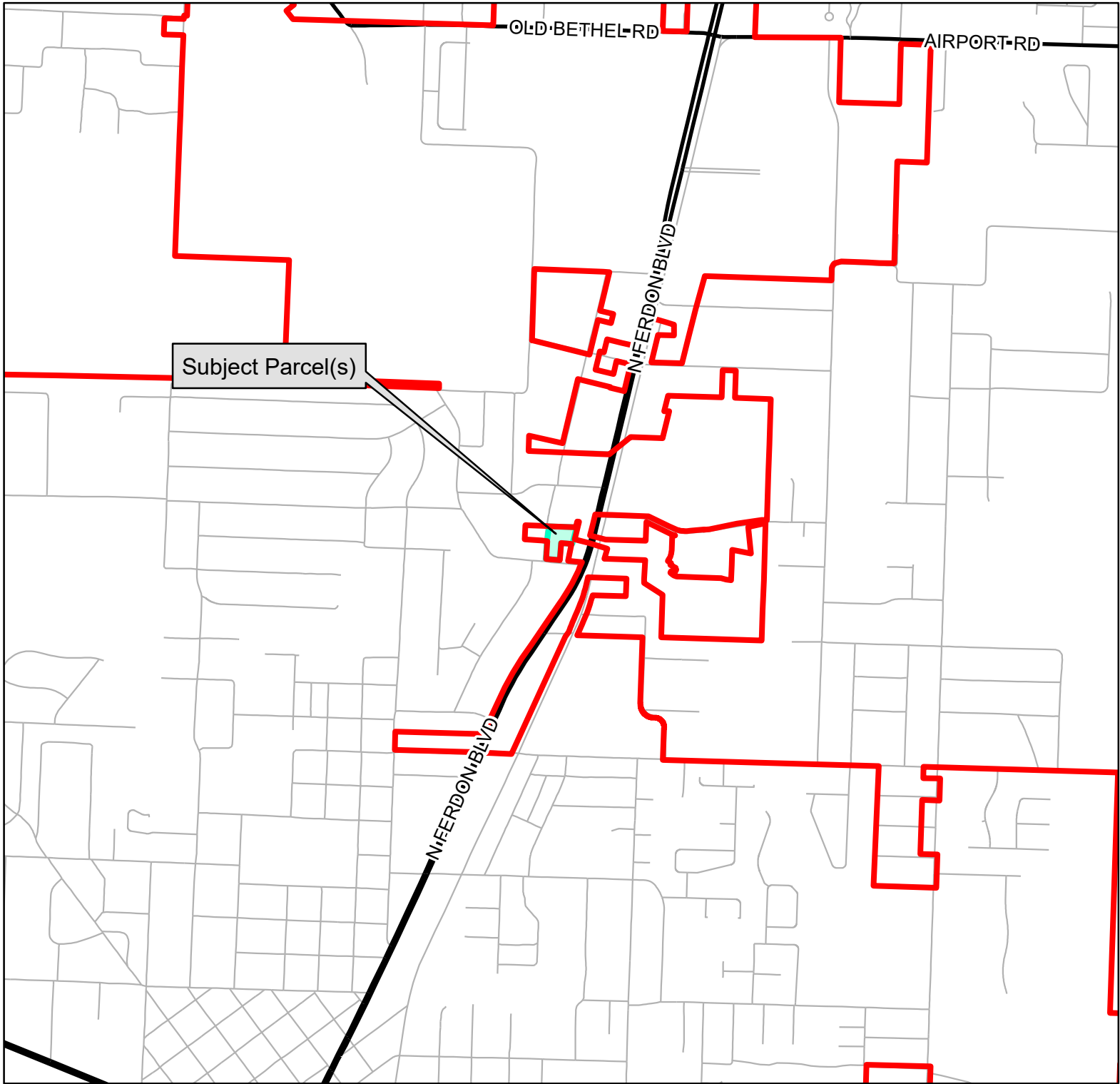
Conservation (E)

County Zoning

Residential - 1 (R-1)

Mixed Use (MU)



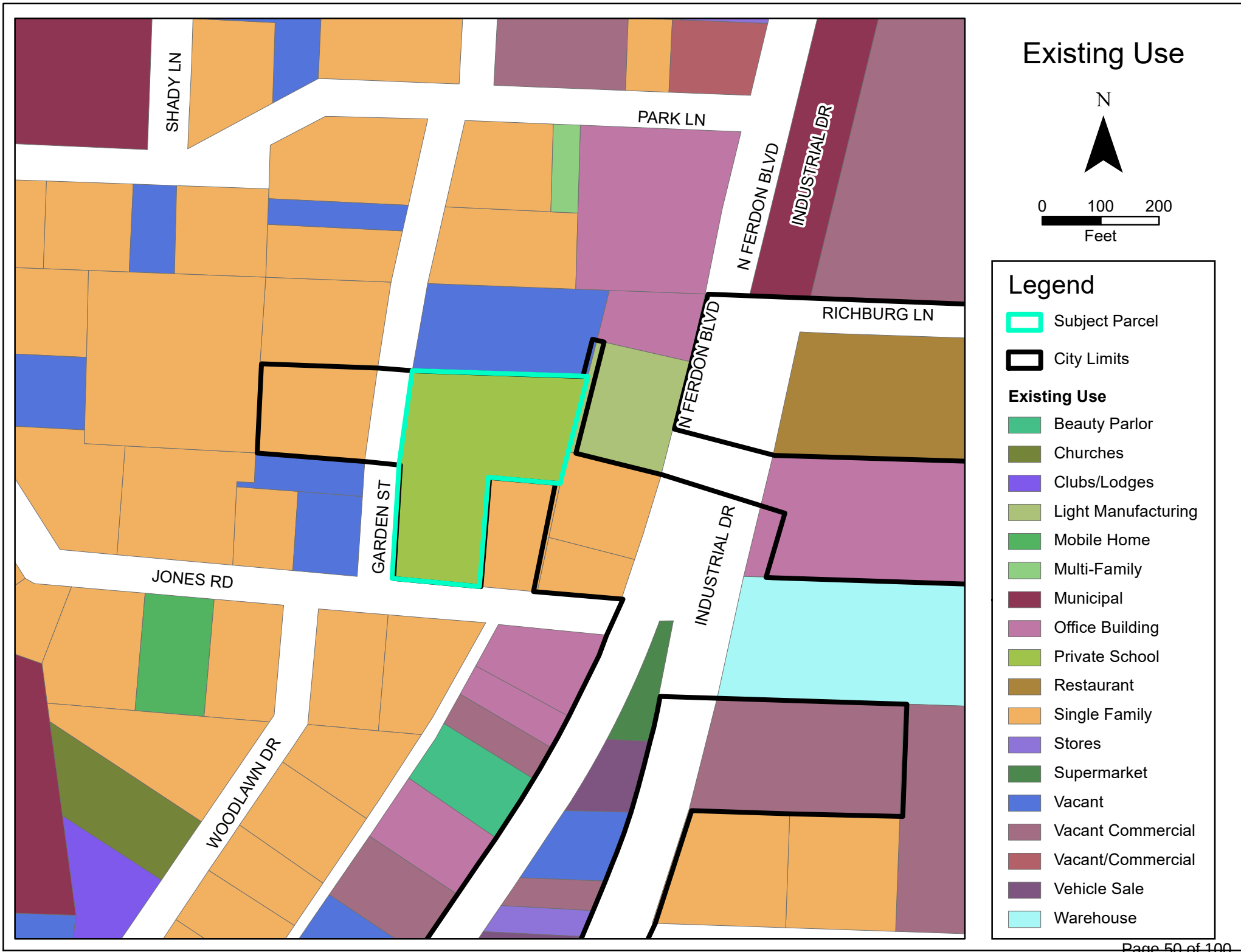


Vicinity Map



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)

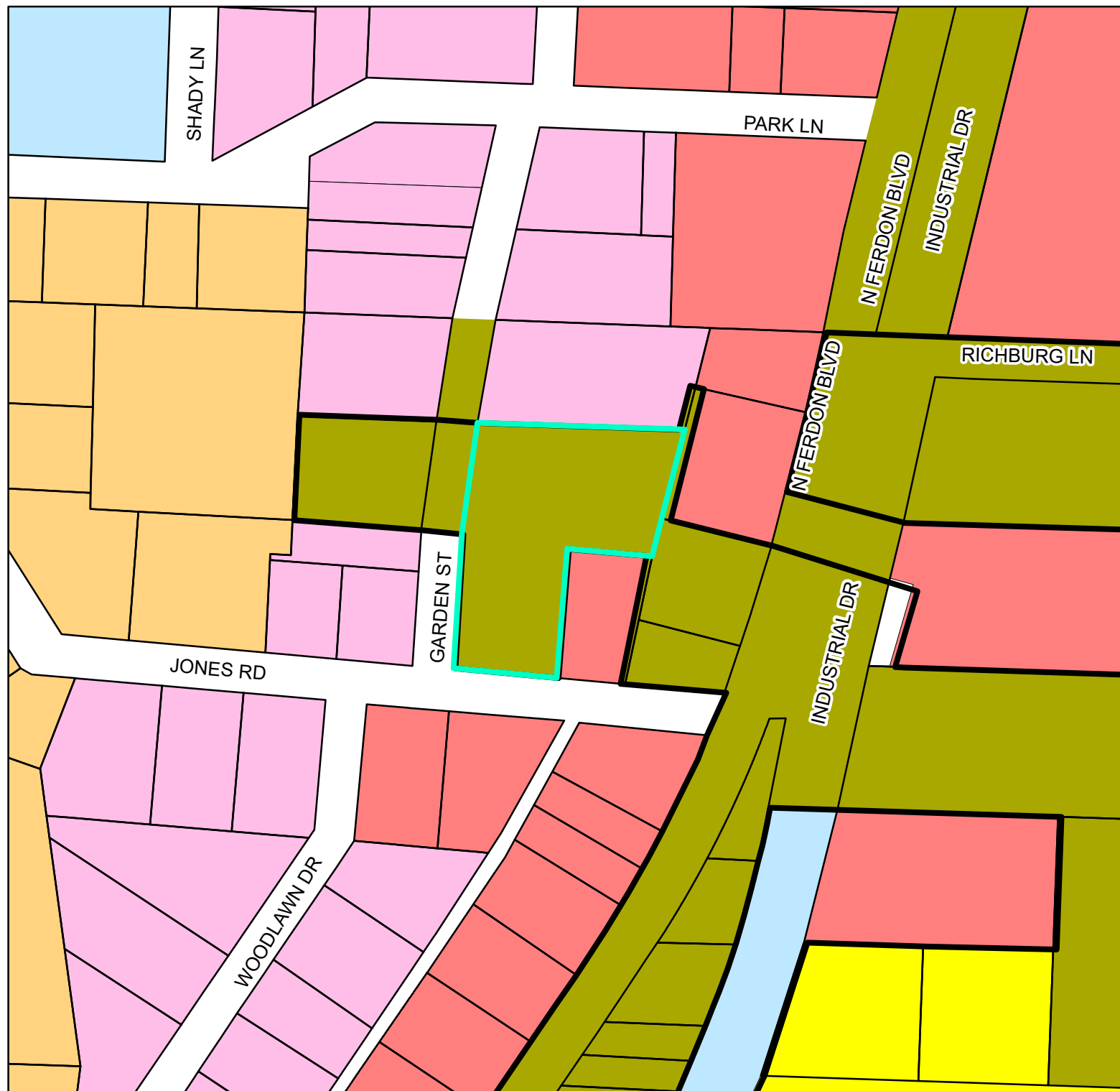
 Public Lands (PL)

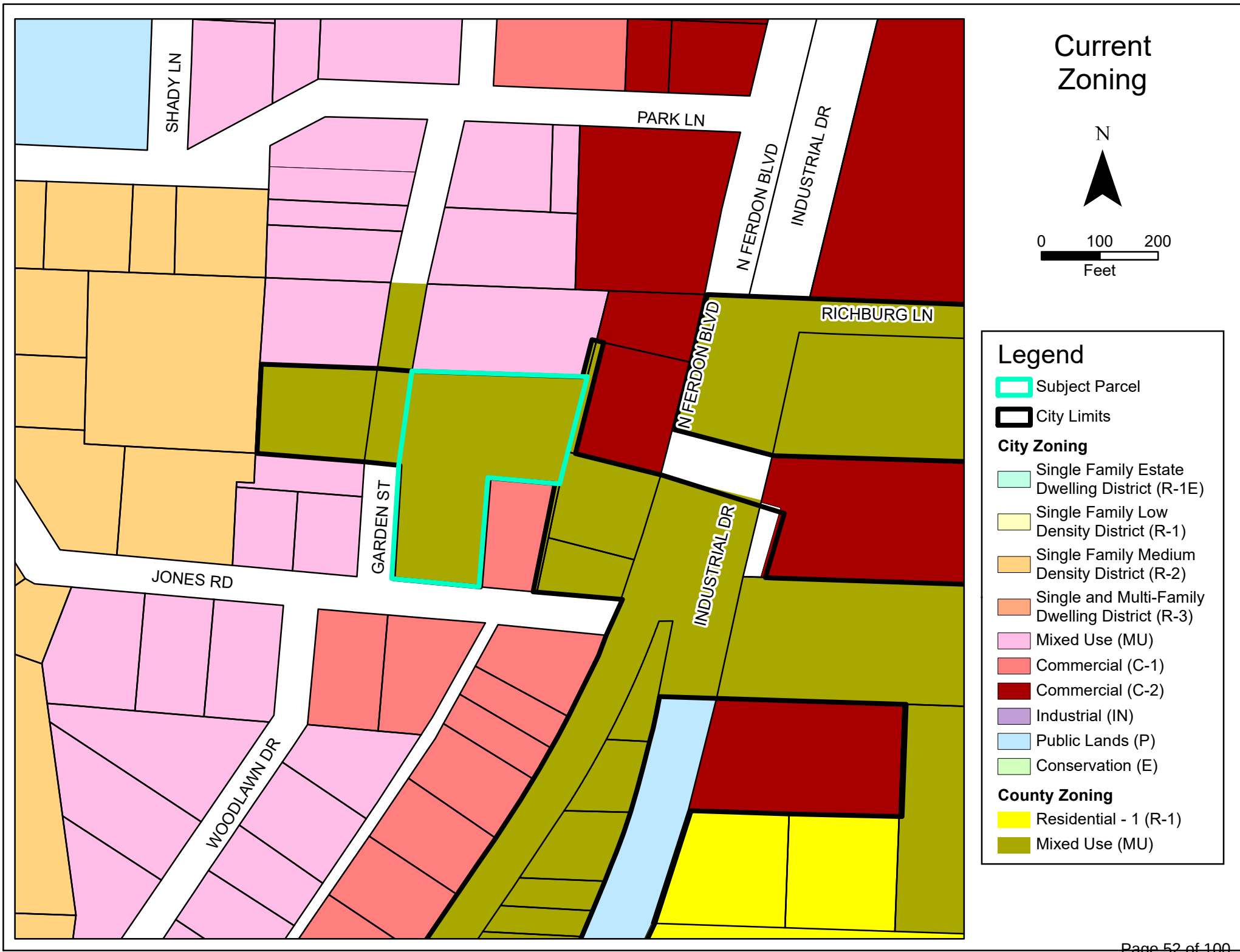
 Residential (R)

County Future Land Use

 Low Density
Residential (LDR)

 Mixed Use (MU)





Proposed Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

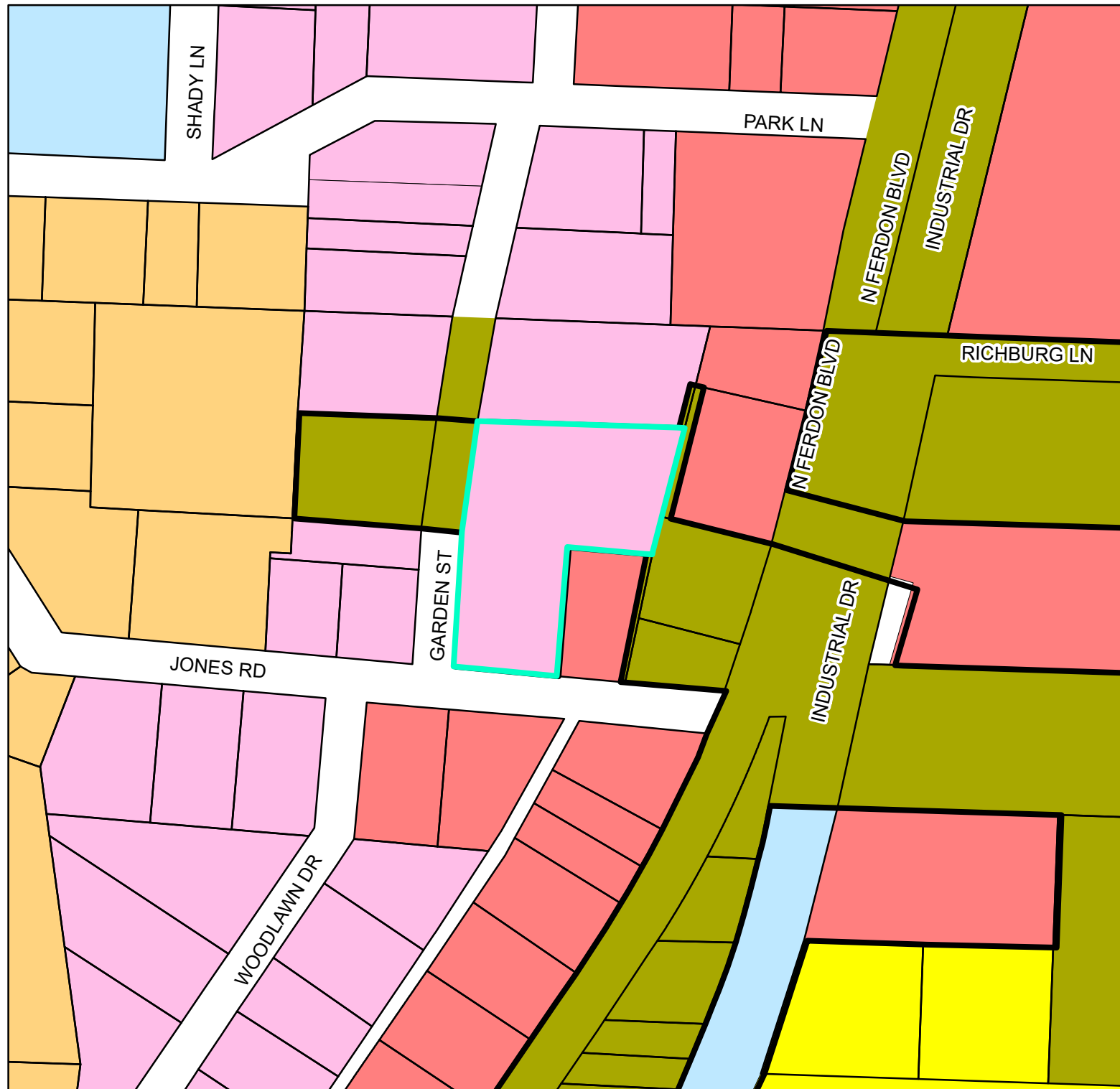
 City Limits

City Future Land Use

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

County Future Land Use

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



Proposed Zoning



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

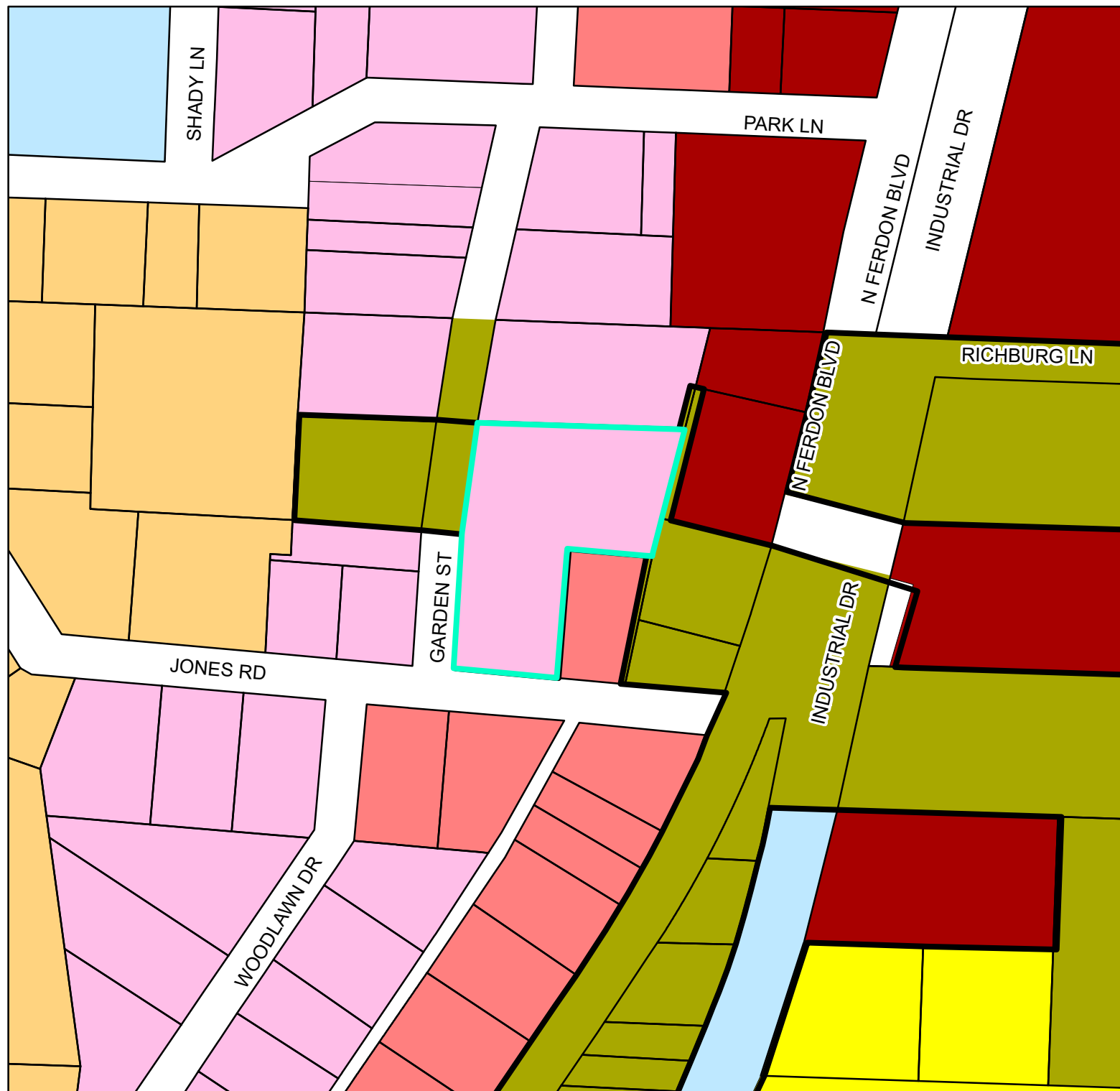
 Public Lands (P)

 Conservation (E)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 7, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/2/2023
SUBJECT: 5. Ord. 1944- Antioch Road Annexation

BACKGROUND:

On July 13, 2023 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at Antioch Road and GMC Lane.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1944 on August 14, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: RSW Foundation LLC
308 W James Lee Blvd
Crestview, FL 32536
Parcel ID: 26-3N-24-0000-0006-0000
26-3N-24-0000-0002-002A
26-3N-24-0000-0002-0090
Site Size: 5.30 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Mixed Use	Single and Multi-Family Density Dwelling District (R-3)	Vacant
East	Mixed Use & Okaloosa County Low Density Residential	Single and Multi-Family Density Dwelling District (R-3) & Okaloosa County Residential-1	Residential & Vacant
South	Mixed Use & Okaloosa County Low Density Residential	Single and Multi-Family Density Dwelling District (R-3) & Okaloosa County Residential-1	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 use can be developed for residential use.

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

- The property is contiguous to the city limits;
- The property is comprised of three (3) 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 July 18, 2023. The property was posted on July 25, 2023. An advertisement ran in the Crestview News Bulletin on July 27 & August 3, 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 1944.

Attachments

1. Exhibit Packet - Antioch Rd

ORDINANCE: 1944

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 5.30 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 26-3N-24-0000-0002-0090 (Deed recorded in Book 3656, page 4448, dated December 29, 2022)

Commencing at an existing iron pin marking the Northeast corner of Northwest 1/4, of Northwest 1/4 of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence North 85 degrees 34 minutes 21 seconds East a distance of 420.83 feet to a set iron pin; thence South 3 degrees 43 minutes 39 seconds East a distance of 61.00 feet to a set iron pin and the Point of Beginning; thence continue South 3 degrees 43 minutes 39 seconds East a distance of 241.43 feet to an existing concrete monument; thence South 4 degrees 53 minutes 59 seconds East a distance of 171.54 feet to a set iron pin; thence North 84 degrees 15 minutes 22 seconds East a distance of 84.53 feet to a set iron pin; thence North 3 degrees 43 minutes 39 seconds West a distance of 411.03 feet to a set iron pin; thence South 85 degrees 34 minutes 21 seconds West a distance of 88.00 feet to the Point of Beginning. (All set iron pins are 1/2 inch capped stamped LS 1179.)

PIN # 26-3N-24-0000-0002-002A (Deed recorded in Book 3680, page 4346, dated June 22, 2023)

Commencing at iron pipe marking Northeast corner of Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4) of Section 26, Township 3 North, Range 24 West, and run South 89 degrees 46 minutes 55 seconds East along North line of said Section 26 a distance of 210.00 feet, thence run South 00 degrees 05 minutes 05 seconds West a distance of 60 feet to iron pin and Point of Beginning. Thence continue South 00 degrees 05 minutes 05 seconds West 226.11 feet, thence run South 89 degrees 46 minutes 55 seconds East 210 feet, thence North 00 degrees 05 minutes 05 seconds East for a distance of 226.11 feet, thence North 89 degrees 46 minutes 55 seconds West

for a distance of 210.00 feet to Point of Beginning. All lying and being in Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida.

PIN # 26-3N-24-0000-0006-0000 (Deed recorded in Book 3656, page 169, dated December 20, 2022)

Commencing at the Northeast corner of the Northwest 1/4 of Northwest 1/4 of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida, also being the Point of Beginning; thence North 85 degrees 34 minutes 21 seconds East 210 feet; thence South 03 degrees 57 minutes 28 seconds East 420 feet; thence South 85 degrees 34 minutes 21 seconds West 210 feet; thence South 85 degrees 31 minutes 21 seconds West 178.03 feet to curve right having a 1860.08 foot radius; thence Northerly along said curve 211.52 feet; thence North 03 degrees 4 minutes 39 seconds West 207.46 feet; thence North 85 degrees 34 minutes 21 seconds East 183.41 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.

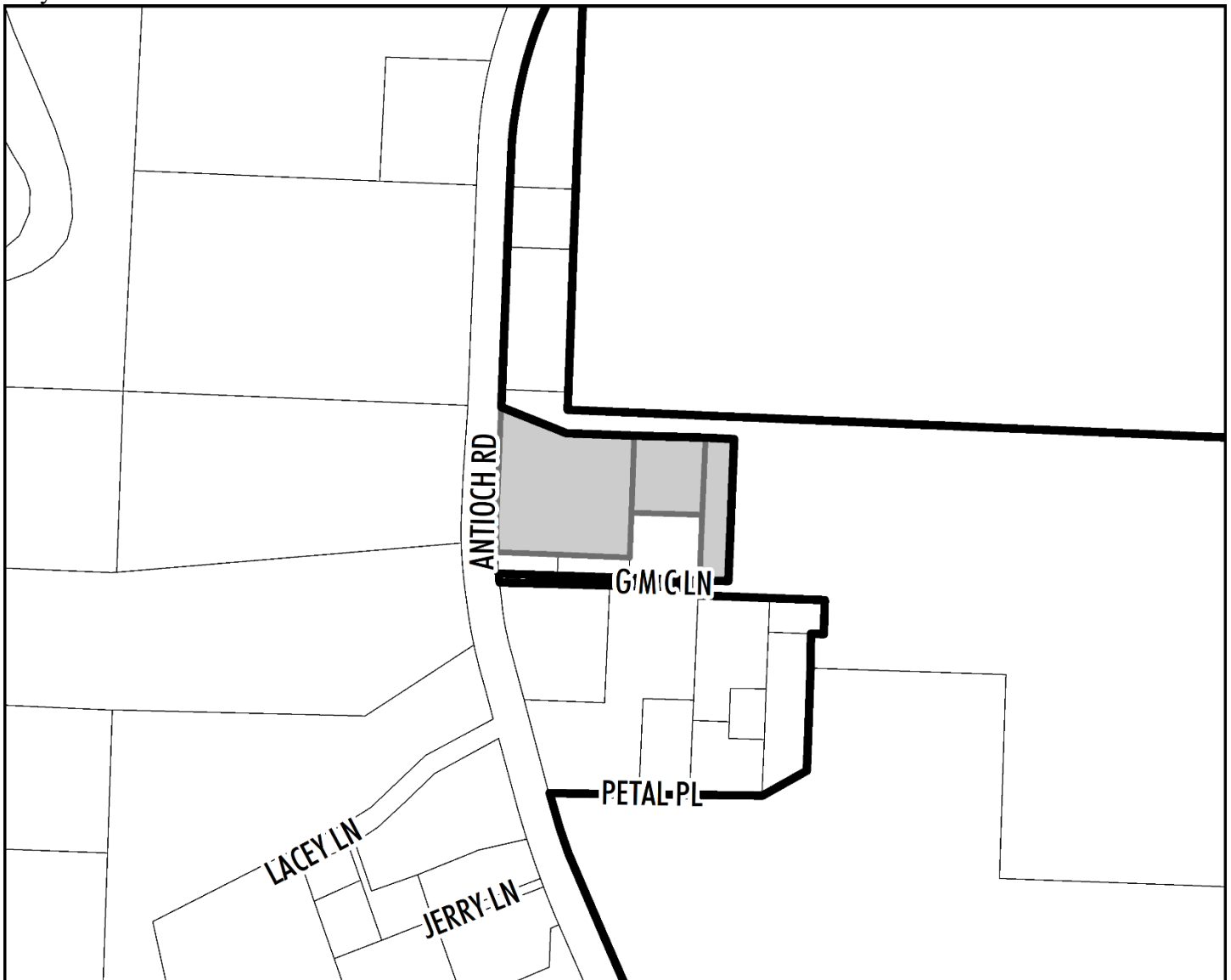
Passed and adopted on second reading by the City Council of Crestview, Florida on the 28th day of August, 2023.

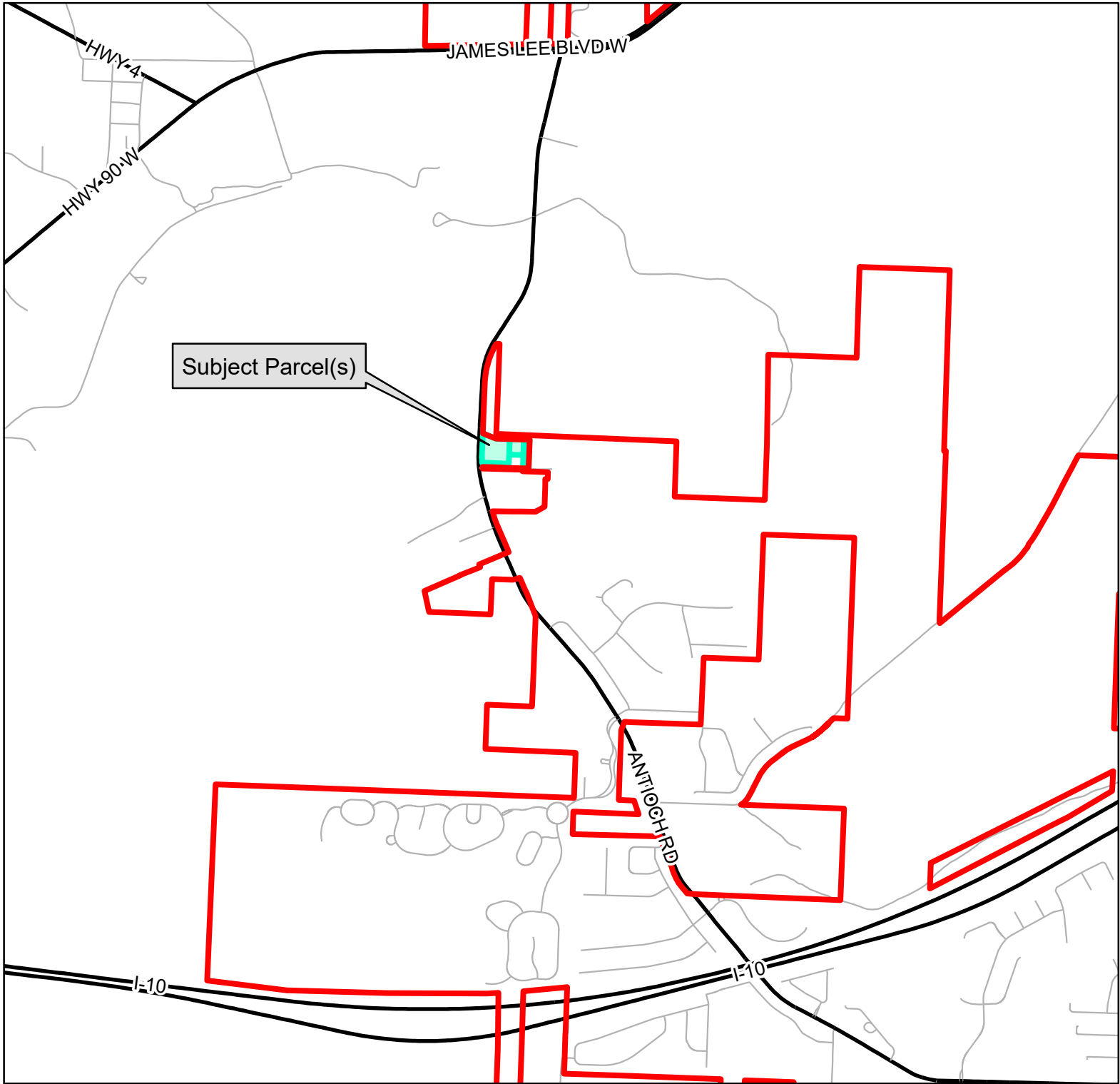
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 28th day of August, 2023.

J. B. Whitten
Mayor



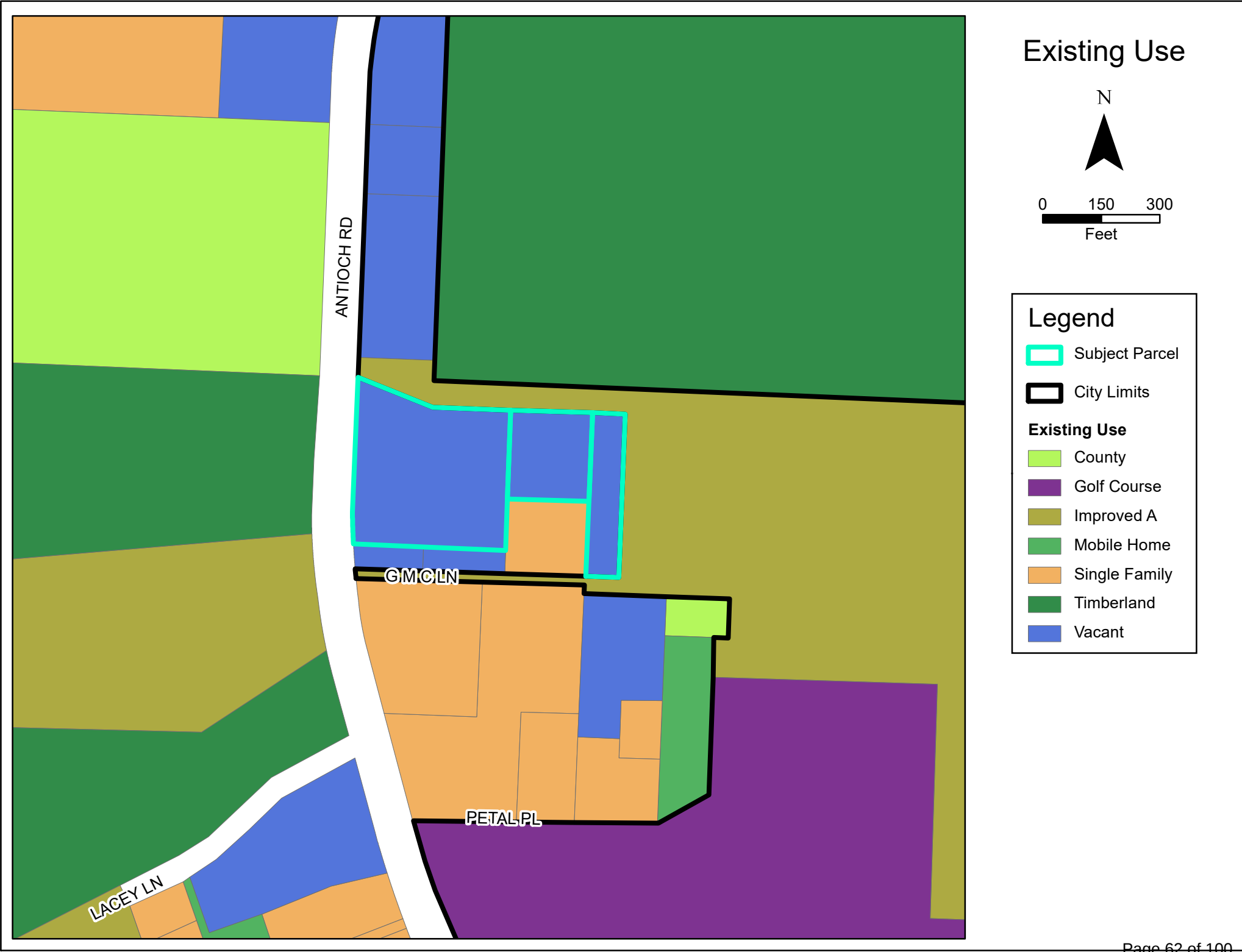


Vicinity Map

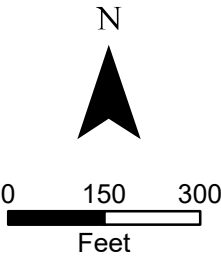


Not to Scale

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



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use**
 - County
 - Golf Course
 - Improved A
 - Mobile Home
 - Single Family
 - Timberland
 - Vacant

Current Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density
Residential (LDR)

 Mixed Use (MU)

ANTIOCH RD

GMICLN

PETAL PL

LACEY LN

Current Zoning



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

 Public Lands (P)

 Conservation (E)

County Zoning

 Agricultural (AA)

 Residential - 1 (R-1)

 Mixed Use (MU)

ANTIOCH RD

GMICLN

PETAL PL

LACEY LN

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

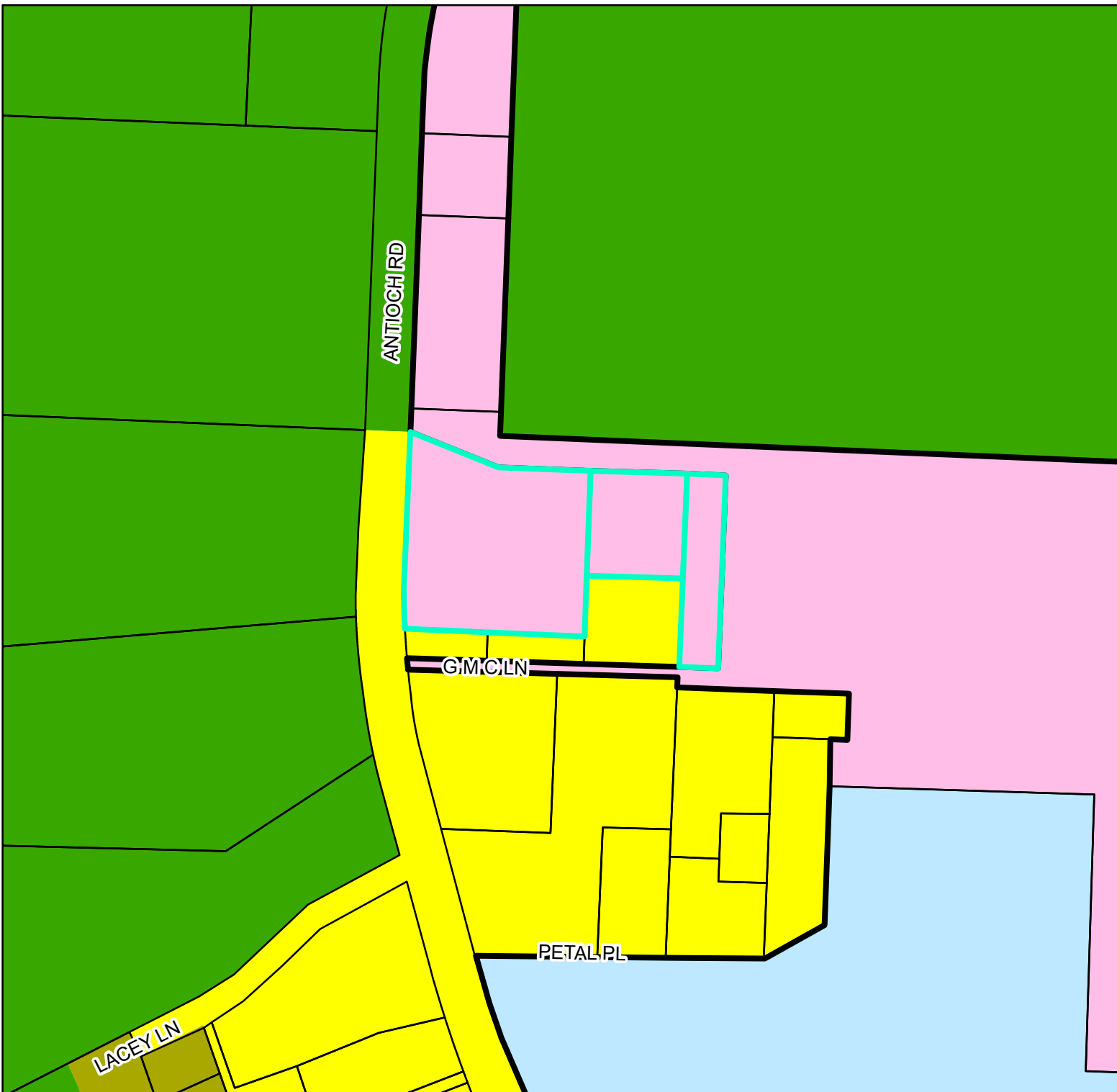
 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density
Residential (LDR)

 Mixed Use (MU)



Proposed Zoning



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

 Public Lands (P)

 Conservation (E)

County Zoning

 Agricultural (AA)

 Residential - 1 (R-1)

 Mixed Use (MU)

ANTIOCH RD

GMICLN

PETAL PL

LACEY LN



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 7, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/2/2023
SUBJECT: 6. Ord. 1945 - Antioch Road Comprehensive Plan Amendment

BACKGROUND:

On July 13, 2023 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at Antioch Road and GMC Lane.

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1945 on August 14, 2023 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: RSW Foundation LLC
308 W James Lee Blvd
Crestview, FL 32536
Parcel ID: 26-3N-24-0000-0006-0000
26-3N-24-0000-0002-002A
26-3N-24-0000-0002-0090
Site Size: 5.30 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Mixed Use	Single and Multi-Family Density Dwelling District (R-3)	Vacant
East	Mixed Use & Okaloosa County Low Density Residential	Single and Multi-Family Density Dwelling District (R-3) & Okaloosa County Residential-1	Residential & Vacant

South	Mixed Use & Okaloosa County Low Density Residential	Single and Multi-Family Density Dwelling District (R-3) & Okaloosa County Residential-1	Residential & Vacant
West	Okaloosa County Agriculture	Okaloosa County Agricultural	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 use can be developed for residential use.

Staff reviewed the request for a comprehensive plan amendment and finds the following:

- The proposed future land use map designation is compatible with the surrounding area.
- The proposed future land use map designation is consistent with the city’s comprehensive plan and land development code.
- The process for adoption of the future land use map amendment follows all requirements of Florida statute sections 163.3184 (3) and (5).
- The proposed amendment does not involve a text change to goals, policies, and objectives of the comprehensive plan. It only proposes a land use change to the future land use map for a site-specific small-scale development.
- The subject property is not located within an area of critical state concern.

Courtesy notices were mailed to property owners within 300 feet of the subject property on July 18, 2023. The property was posted on July 25, 2023. An advertisement ran in the Crestview News Bulletin on July 27 & August 3, 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 1945.

Attachments

1. Exhibit Packet - Antioch Rd

ORDINANCE: 1945

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY LOW DENSITY RESIDENTIAL TO MIXED USE (MU) ON APPROXIMATELY 5.30 ACRES, MORE OR LESS, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Low Density Residential to Mixed Use (MU) on a parcel of land containing 5.30 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 5.30 acres of land, more or less, from Okaloosa County Low Density Residential to Mixed Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 5.30 acres, more or less, is known as Parcels 26-3N-24-0000-0006-0000, 26-3N-24-0000-0002-002A, and 26-3N-24-0000-0002-0090 and commonly described as:

PIN # 26-3N-24-0000-0002-0090 (Deed recorded in Book 3656, page 4448, dated December 29, 2022)

Commencing at an existing iron pin marking the Northeast corner of Northwest 1/4, of Northwest 1/4 of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence North 85 degrees 34 minutes 21 seconds East a distance of 420.83 feet to a set iron pin; thence South 3 degrees 43 minutes 39 seconds East a distance of 61.00 feet to a set iron pin and the Point of Beginning; thence continue South 3 degrees 43 minutes 39 seconds East a distance of 241.43 feet

to an existing concrete monument; thence South 4 degrees 53 minutes 59 seconds East a distance of 171.54 feet to a set iron pin; thence North 84 degrees 15 minutes 22 seconds East a distance of 84.53 feet to a set iron pin; thence North 3 degrees 43 minutes 39 seconds West a distance of 411.03 feet to a set iron pin; thence South 85 degrees 34 minutes 21 seconds West a distance of 88.00 feet to the Point of Beginning. (All set iron pins are 1/2 inch capped stamped LS 1179.)

PIN # 26-3N-24-0000-0002-002A (Deed recorded in Book 3680, page 4346, dated June 22, 2023)

Commencing at iron pipe marking Northeast corner of Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4) of Section 26, Township 3 North, Range 24 West, and run South 89 degrees 46 minutes 55 seconds East along North line of said Section 26 a distance of 210.00 feet, thence run South 00 degrees 05 minutes 05 seconds West a distance of 60 feet to iron pin and Point of Beginning. Thence continue South 00 degrees 05 minutes 05 seconds West 226.11 feet, thence run South 89 degrees 46 minutes 55 seconds East 210 feet, thence North 00 degrees 05 minutes 05 seconds East for a distance of 226.11 feet, thence North 89 degrees 46 minutes 55 seconds West for a distance of 210.00 feet to Point of Beginning. All lying and being in Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida.

PIN # 26-3N-24-0000-0006-0000 (Deed recorded in Book 3656, page 169, dated December 20, 2022)

Commencing at the Northeast corner of the Northwest 1/4 of Northwest 1/4 of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida, also being the Point of Beginning; thence North 85 degrees 34 minutes 21 seconds East 210 feet; thence South 03 degrees 57 minutes 28 seconds East 420 feet; thence South 85 degrees 34 minutes 21 seconds West 210 feet; thence South 85 degrees 31 minutes 21 seconds West 178.03 feet to curve right having a 1860.08 foot radius; thence Northerly along said curve 211.52 feet; thence North 03 degrees 4 minutes 39 seconds West 207.46 feet; thence North 85 degrees 34 minutes 21 seconds East 183.41 feet to the Point of Beginning.

The Mixed Use (MU) Future Land Use Category is hereby imposed on Parcel Parcels 26-3N-24-0000-0006-0000, 26-3N-24-0000-0002-002A, and 26-3N-24-0000-0002-0090. 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 Parcels 26-3N-24-0000-0006-0000, 26-3N-24-0000-0002-002A, and 26-3N-24-0000-0002-0090 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 28th day of August, 2023.

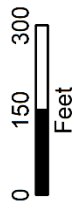
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 28th day of August, 2023.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

Residential (R)

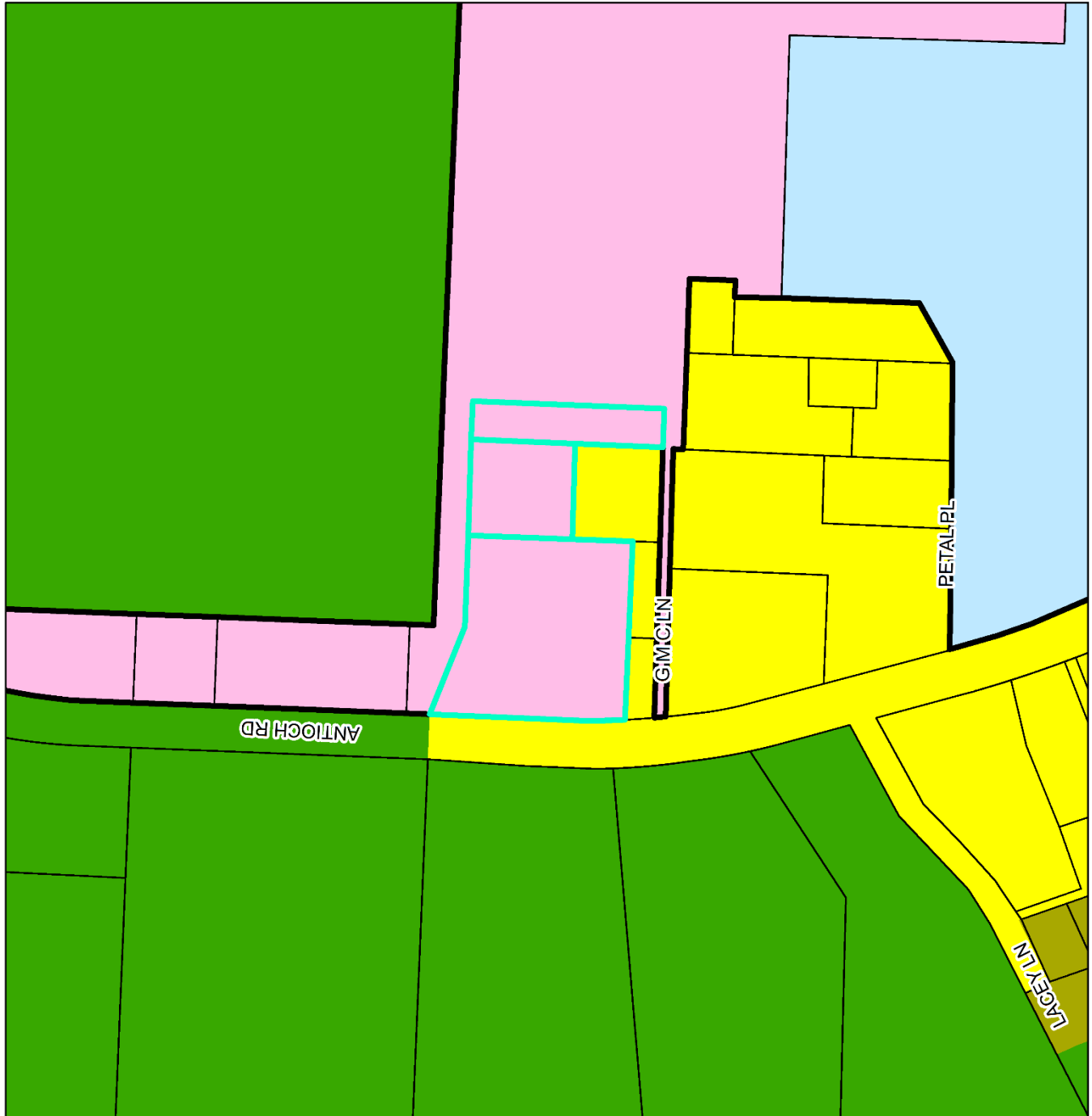
County Future Land Use

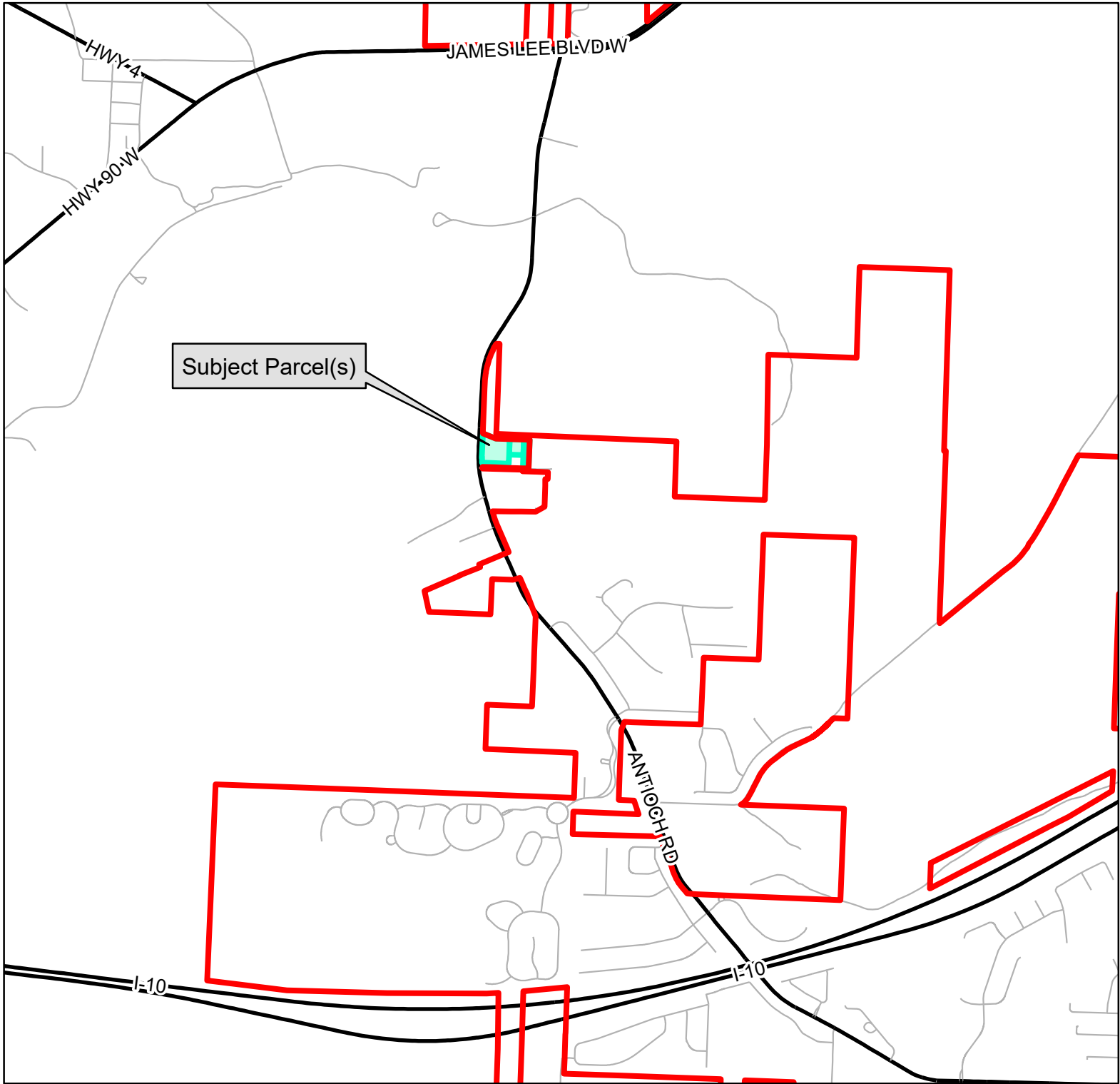
Agriculture (AG)

Low Density

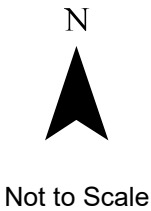
Residential (LDR)

Mixed Use (MU)

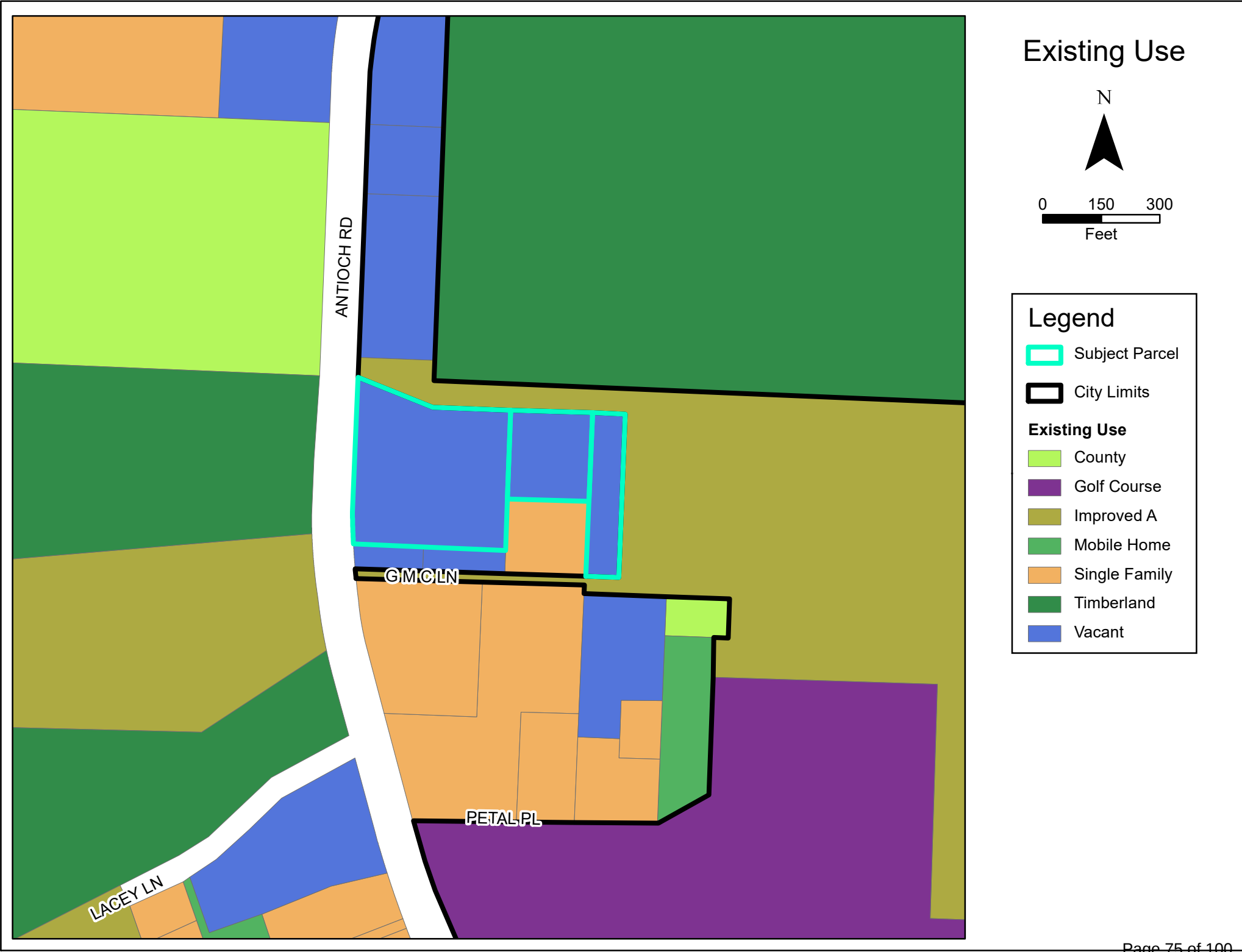




Vicinity Map



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



Current Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density
Residential (LDR)

 Mixed Use (MU)

ANTIOCH RD

GMICLN

PETAL PL

LACEY LN

Current Zoning



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

 Public Lands (P)

 Conservation (E)

County Zoning

 Agricultural (AA)

 Residential - 1 (R-1)

 Mixed Use (MU)

ANTIOCH RD

GMICLN

PETAL PL

LACEY LN

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

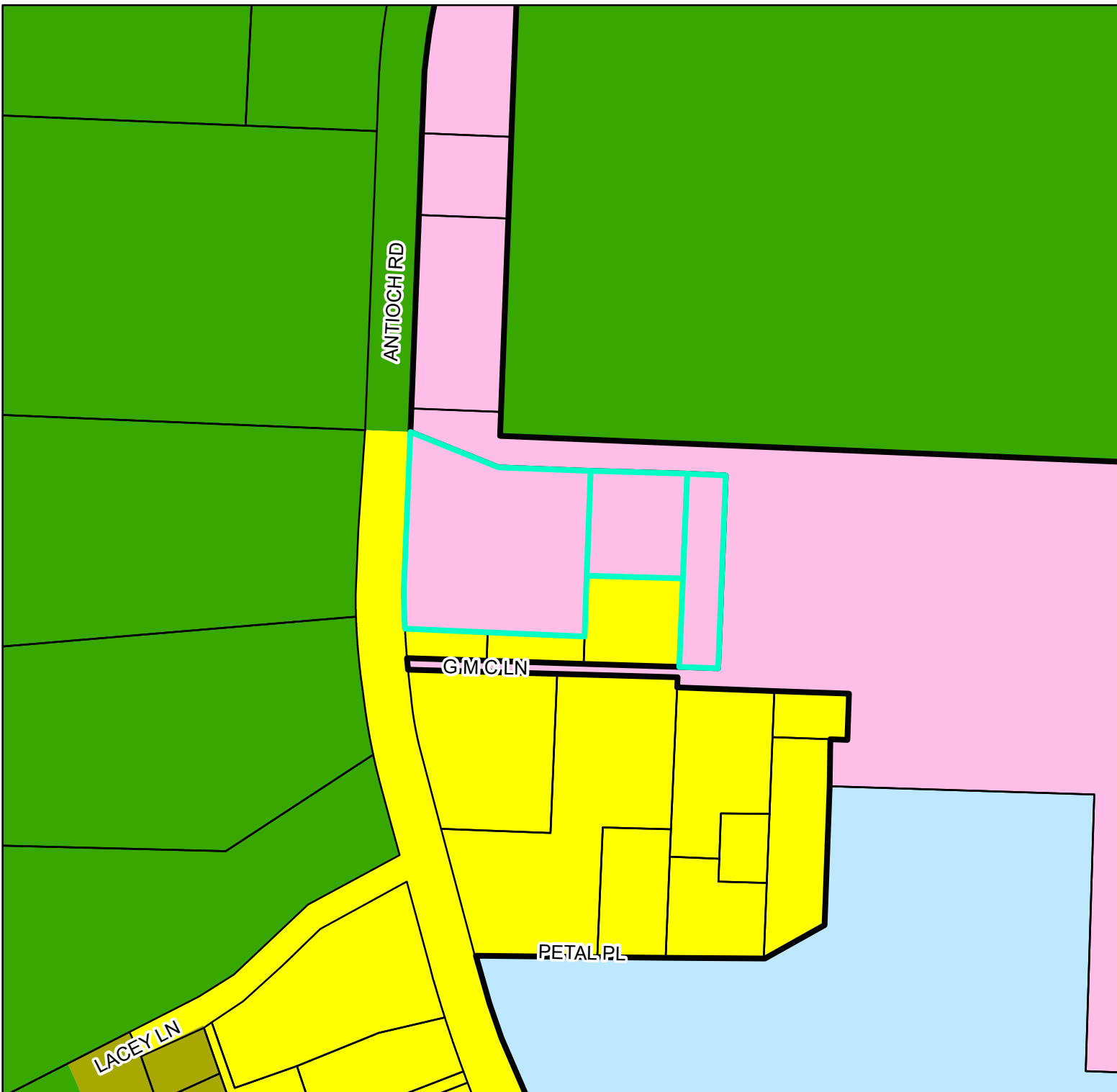
 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density Residential (LDR)

 Mixed Use (MU)



Proposed Zoning



0 150 300
Feet

Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

Public Lands (P)

Conservation (E)

County Zoning

Agricultural (AA)

Residential - 1 (R-1)

Mixed Use (MU)

ANTIOCH RD

GMICLN

PETAL PL

LACEY LN



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 7, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/2/2023
SUBJECT: 7. Ord. 1946 - Antioch Road Rezoning

BACKGROUND:

On July 13, 2023 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at Antioch Road and GMC Lane.

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

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

DISCUSSION:

The property description is as follows:

Property Owner: RSW Foundation LLC
308 W James Lee Blvd
Crestview, FL 32536
Parcel ID: 26-3N-24-0000-0006-0000
26-3N-24-0000-0002-002A
26-3N-24-0000-0002-0090
Site Size: 5.30 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Mixed Use	Single and Multi-Family Density Dwelling District (R-3)	Vacant
East	Mixed Use & Okaloosa County Low Density Residential	Single and Multi-Family Density Dwelling District (R-3) & Okaloosa County Residential-1	Residential & Vacant
South	Mixed Use & Okaloosa County Low Density Residential	Single and Multi-Family Density Dwelling District (R-3) & Okaloosa County Residential-1	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 use can be developed for residential use.

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on July 18, 2023. The property was posted on July 25, 2023. An advertisement ran in the Crestview News Bulletin on July 27 & August 3, 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 1946.

Attachments

1. Exhibit Packet - Antioch Rd

ORDINANCE: 1946

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 5.30 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE SINGLE AND MULTI-FAMILY DENSITY DWELLING DISTRICT (R-3) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 5.30 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 5.30 acres, more or less, being formerly zoned Okaloosa County Residential-1 with the Mixed Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1945, is hereby rezoned to Single and Multi-Family Density Dwelling District (R-3) to wit:

PIN # 26-3N-24-0000-0002-0090 (Deed recorded in Book 3656, page 4448, dated December 29, 2022)

Commencing at an existing iron pin marking the Northeast corner of Northwest 1/4, of Northwest 1/4 of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida; thence North 85 degrees 34 minutes 21 seconds East a distance of 420.83 feet to a set iron pin; thence South 3 degrees 43 minutes 39 seconds East a distance of 61.00 feet to a set iron pin and the Point of Beginning; thence continue South 3 degrees 43 minutes 39 seconds East a distance of 241.43 feet to an existing concrete monument; thence South 4 degrees 53 minutes 59 seconds East a distance of 171.54 feet to a set iron pin; thence North 84 degrees 15 minutes 22 seconds East a distance of 84.53 feet to a set iron pin; thence North 3 degrees 43 minutes 39 seconds West a distance of 411.03 feet to a set iron pin; thence South 85 degrees 34 minutes 21 seconds West a distance of 88.00 feet to the Point of Beginning. (All set iron pins are 1/2 inch capped stamped LS 1179.)

PIN # 26-3N-24-0000-0002-002A (Deed recorded in Book 3680, page 4346, dated June 22, 2023)

Commencing at iron pipe marking Northeast corner of Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4) of Section 26, Township 3 North, Range 24 West, and run South 89 degrees 46 minutes 55 seconds East along North line of said Section 26 a distance of 210.00 feet, thence run South 00 degrees 05 minutes 05 seconds West a distance of 60 feet to iron pin and Point of Beginning. Thence continue South 00 degrees 05 minutes 05 seconds West 226.11 feet, thence run South 89 degrees 46 minutes 55 seconds East 210 feet, thence North 00 degrees 05 minutes 05 seconds East for a distance of 226.11 feet, thence North 89 degrees 46 minutes 55 seconds West for a distance of 210.00 feet to Point of Beginning. All lying and being in Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida.

PIN # 26-3N-24-0000-0006-0000 (Deed recorded in Book 3656, page 169, dated December 20, 2022)

Commencing at the Northeast corner of the Northwest 1/4 of Northwest 1/4 of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida, also being the Point of Beginning; thence North 85 degrees 34 minutes 21 seconds East 210 feet; thence South 03 degrees 57 minutes 28 seconds East 420 feet; thence South 85 degrees 34 minutes 21 seconds West 210 feet; thence South 85 degrees 31 minutes 21 seconds West 178.03 feet to curve right having a 1860.08 foot radius; thence Northerly along said curve 211.52 feet; thence North 03 degrees 4 minutes 39 seconds West 207.46 feet; thence North 85 degrees 34 minutes 21 seconds East 183.41 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 # 1945 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 28th day of August, 2023.

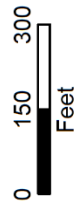
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 28th day of August, 2023.

J. B. Whitten
Mayor

Adopted Zoning



Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate
Dwelling District (R-1E)

Single Family Low
Density District (R-1)

Single Family Medium
Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

Public Lands (P)

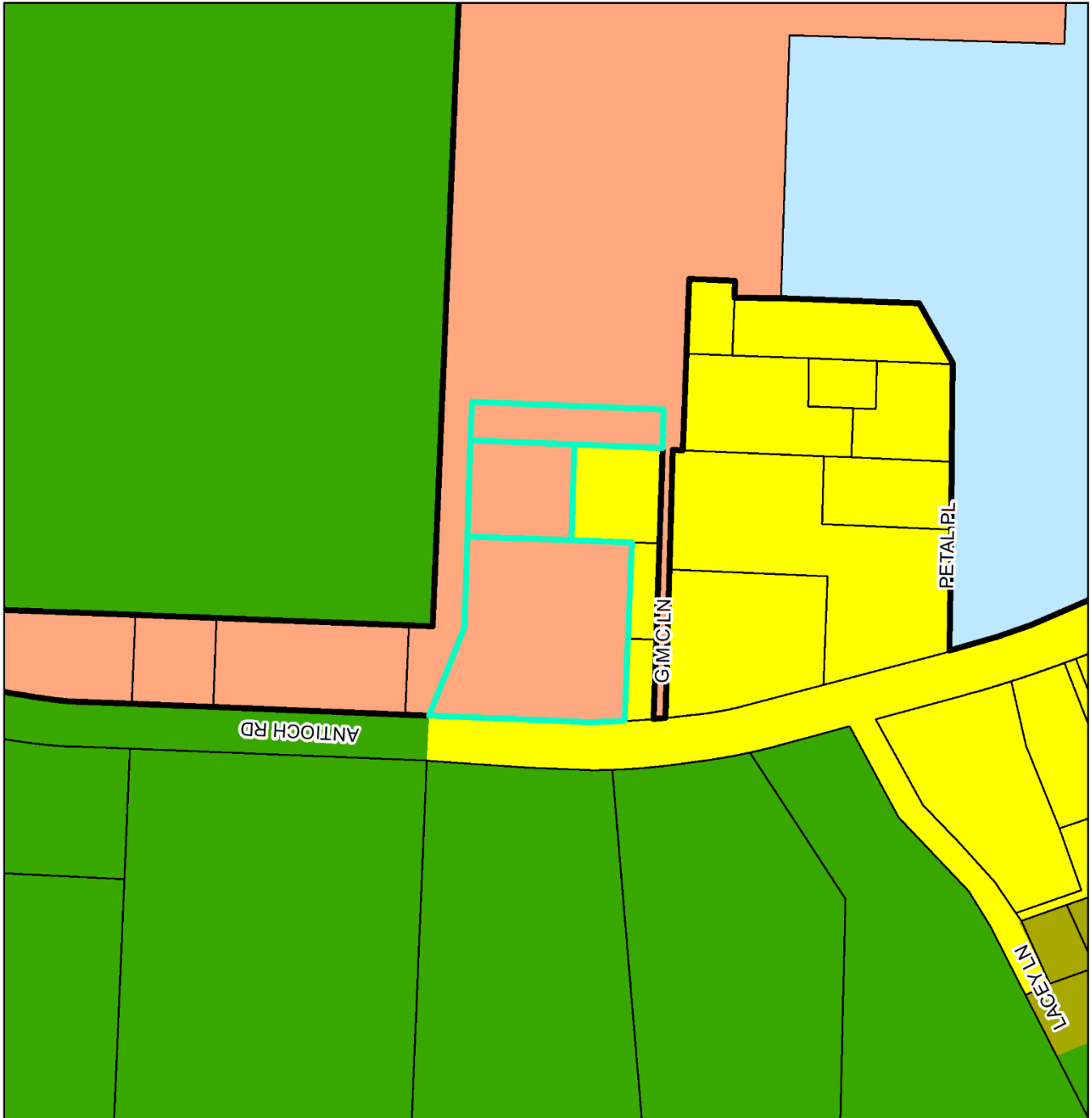
Conservation (E)

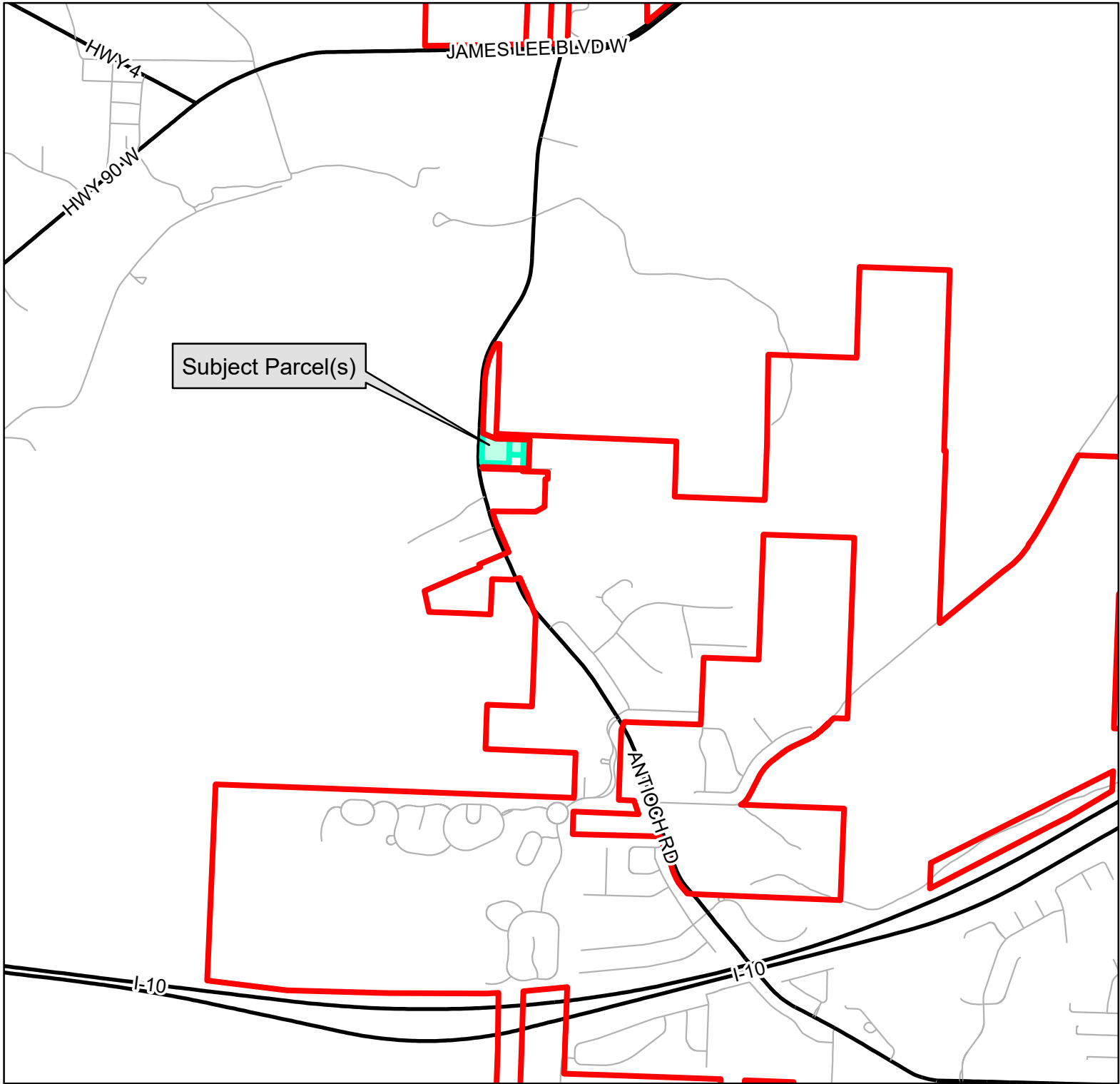
County Zoning

Agricultural (AA)

Residential - 1 (R-1)

Mixed Use (MU)



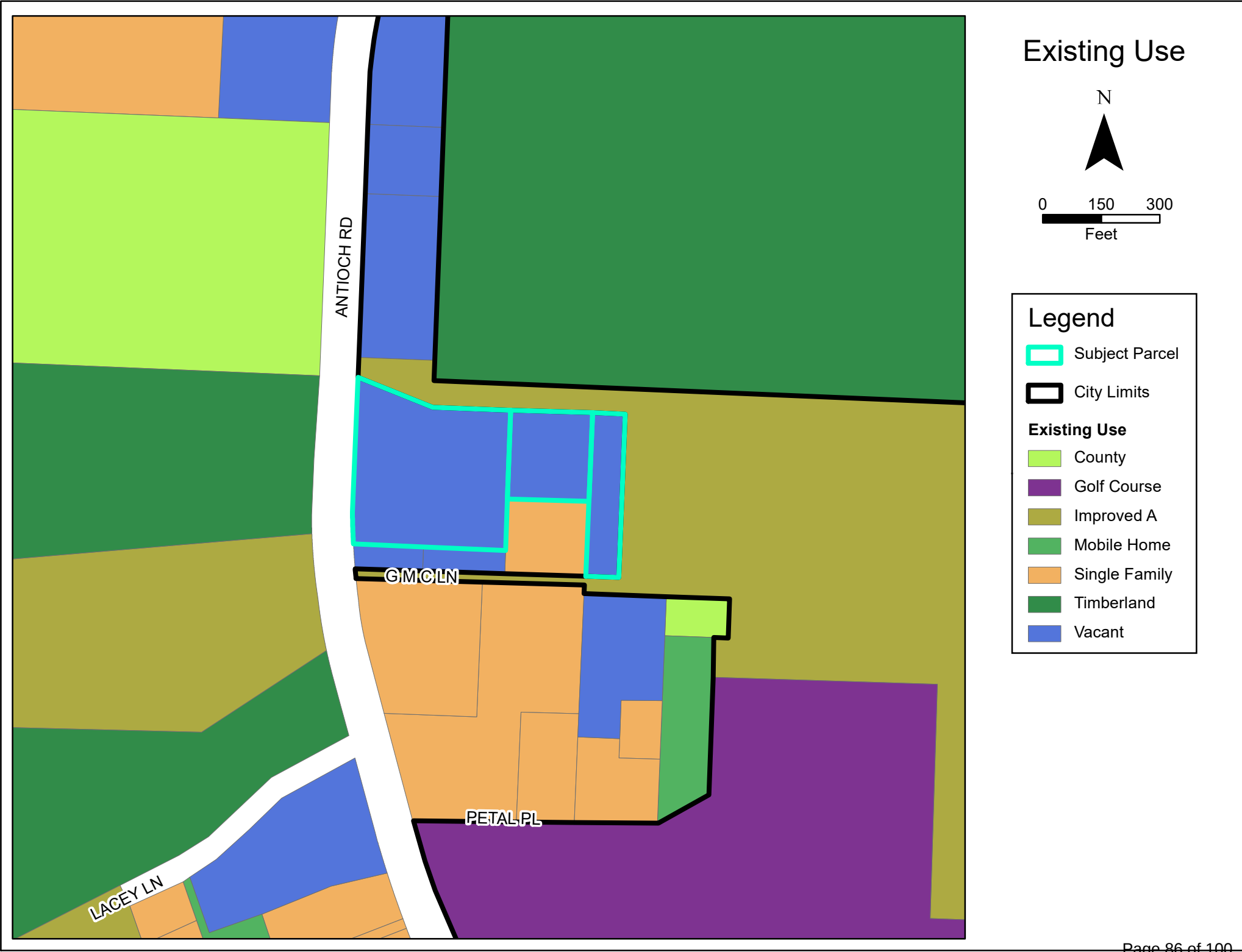


Vicinity Map



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



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density
Residential (LDR)

 Mixed Use (MU)

ANTIOCH RD

GMICLN

PETAL PL

LACEY LN

Current Zoning



0 150 300
Feet

Legend

Subject Parcel

City Limits

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

Public Lands (P)

Conservation (E)

County Zoning

Agricultural (AA)

Residential - 1 (R-1)

Mixed Use (MU)

ANTIOCH RD

GMICLN

PETAL PL

LACEY LN

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

 Public Lands (PL)

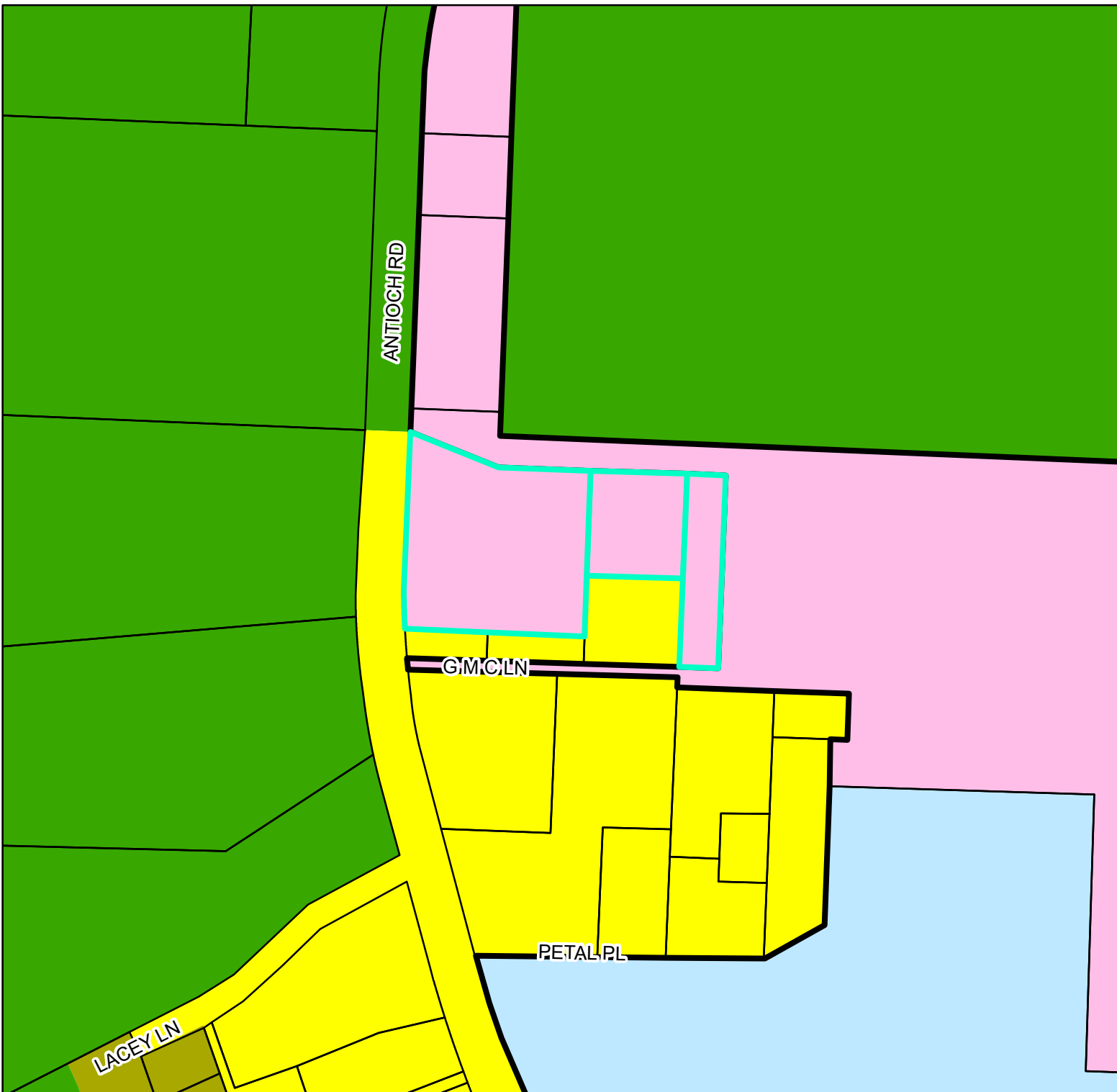
 Residential (R)

County Future Land Use

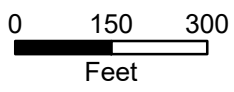
 Agriculture (AG)

 Low Density Residential (LDR)

 Mixed Use (MU)



Proposed Zoning



Legend

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

ANTIOCH RD

GMICLN

PETAL PL

LACEY LN



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 7, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/2/2023
SUBJECT: 8. Ord. 1947 - Price-Gregory Vacation

BACKGROUND:

On June 26, 2023, staff received an application requesting a vacation of a portion of Price-Gregory Way.

The request for vacation will be presented to City Council via Ordinance 1947 on August, 2023 for the first reading.

DISCUSSION:

The construction of the Hospital Drive extension/Fallen Heroes Way will render a portion of Price-Gregory Way unusable as a road. This ordinance will serve to vacate that outstanding portion of Price-Gregory Way as right-of-way, and grant it to the adjacent property owner, who is the applicant.

An advertisement ran in the Crestview News Bulletin on July 27, 2023. The property was posted on July 25, 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.

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

Infrastructure – Satisfy current and future infrastructure needs.

FINANCIAL IMPACT

The application fee for a vacation was \$600.00 and the cost of advertising was \$193.00.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1947.

Attachments

1. Exhibit - Survey

ORDINANCE: 1947

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, VACATING AND ABANDONING A PORTION OF PRICE-GREGORY WAY, LOCATED IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR UPDATE OF THE CRESTVIEW BASE, ZONING AND LAND USE MAPS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR FILING OF THIS ORDINANCE WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property located adjacent to a portion of Price-Gregory Way has petitioned the City to vacate and abandon said portion, more specifically described herein; and

WHEREAS, the City has determined that the public has no need for the portion of Price-Gregory Way being vacated.

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

SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Chapter 166.021, Florida Statutes and Section 2, City Charter

SECTION 2 – PARTIAL VACATION OF RIGHT OF WAY

The City of Crestview hereby vacates and annuls a portion of Price-Gregory way described as:

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA, BEING A NORTHERLY PORTION OF PRICE-GREGORY WAY RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 2968, PAGE 3272), LYING SOUTHERLY OF PHYSICIAN'S DRIVE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE IRON ROD (NO IDENTIFICATION) MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PHYSICIAN'S DRIVE (50 FOOT WIDE RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID PRICE-GREGORY WAY (80 FOOT WIDE RIGHT-OF-WAY); THENCE S 02°39'49" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY, A DISTANCE OF 178.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF A PROPOSED WESTERLY RIGHT-OF-WAY EXTENSION OF HOSPITAL DRIVE (RIGHT-OF-WAY WIDTH VARIES), SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 427.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°00'04", AN ARC DISTANCE OF 59.63 FEET, (CHORD BEARING = N 48°19'07" W, CHORD = 59.58 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 44°19'05" W, A DISTANCE OF 46.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID PRICE-GREGORY WAY (SAID POINT ALSO LYING ON THE AFORESAID NORTHERLY LINE OF A PROPOSED WESTERLY RIGHT-OF-WAY EXTENSION OF HOSPITAL DRIVE); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY, THE FOLLOWING TWO (2) CALLS:

(1) N 02°39'49" E, A DISTANCE OF 84.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET;

(2) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'51", AN ARC DISTANCE OF 39.27 FEET, (CHORD BEARING = N 42°20'07" W, CHORD = 35.35 FEET) TO A POINT OF CUSP AT ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID PHYSICIAN'S DRIVE; THENCE S 87°20'02" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.27 ACRES, MORE OR LESS.

SECTION 3 – FILING. After enactment, the City Clerk is hereby directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County, Florida.

SECTION 4 – MAP UPDATE. The base, zoning, and land use maps are hereby amended to reflect the above changes concurrent with the passage of this ordinance.

SECTION 5 – REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6 – SEVERABILITY. If any section, subsection, sentence clause, phrase or portion of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate Jurisdiction, the remaining section, subsection, sentences, clauses, or phrases and the application thereof shall not be affected thereby.

SECTION 7 – EFFECTIVE DATE. This ordinance shall become effective upon its adoption.

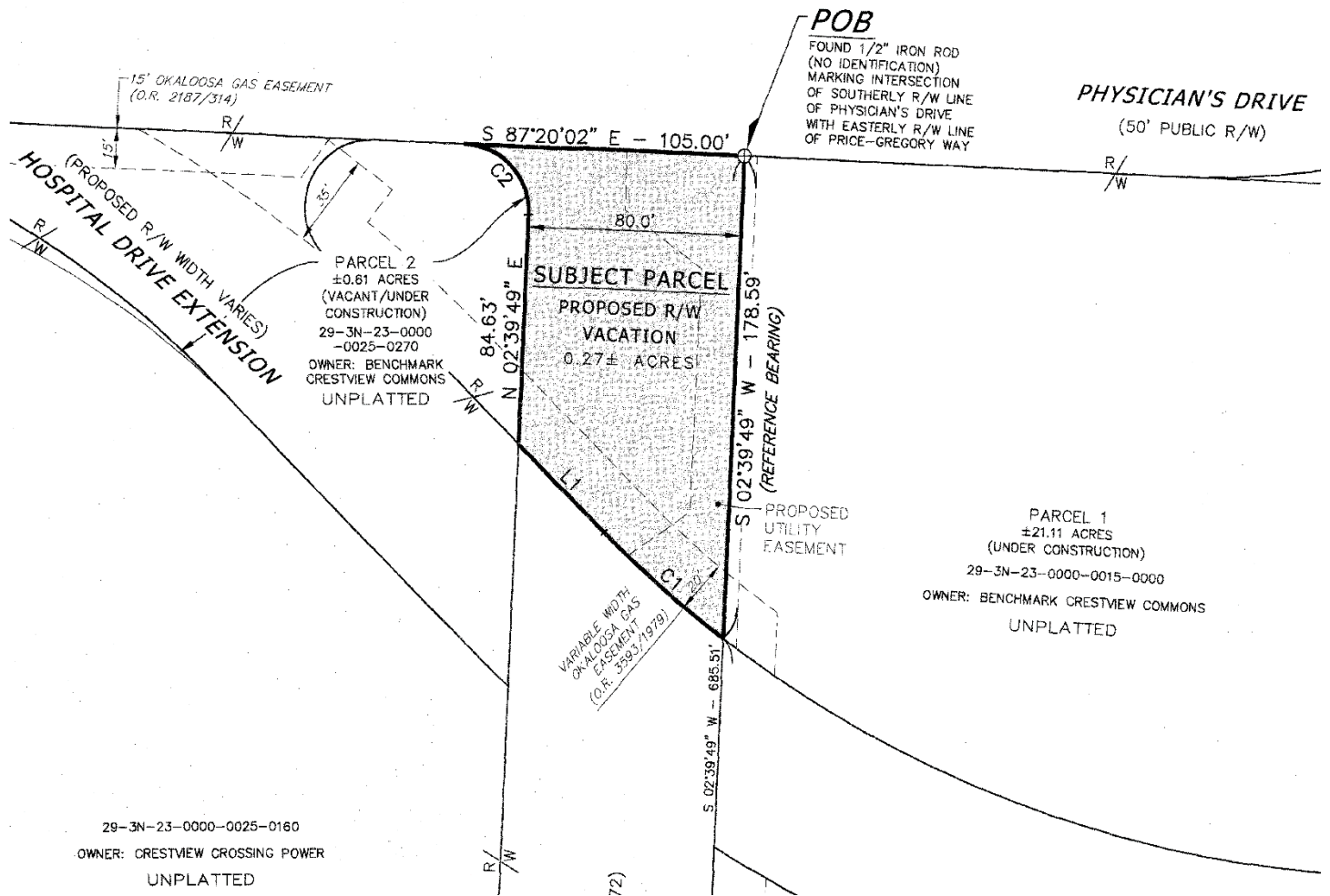
Passed and adopted on second reading by the City Council of Crestview, Florida on the 28th day of August, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 28th day of August, 2023.

J. B. Whitten
Mayor



DESCRIPTION SKETCH

* NOT A SURVEY *

LEGAL DESCRIPTION

(AS PREPARED BY GUSTIN, COTHERN & TUCKER, INC. ON 6 MAR 2023)

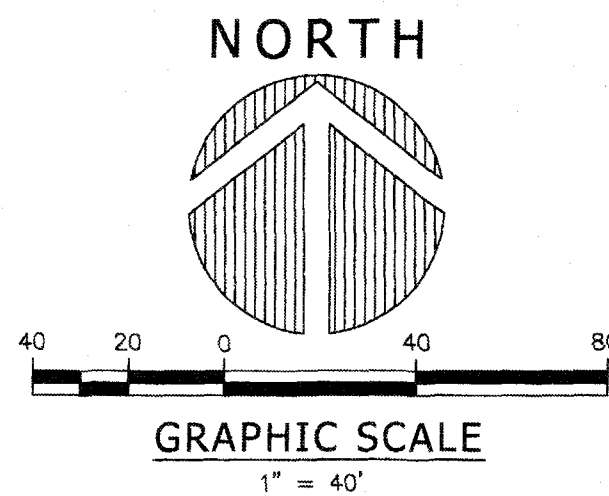
PORTION OF PRICE-GREGORY WAY RIGHT-OF-WAY TO BE VACATED

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA, BEING A NORTHERLY PORTION OF PRICE-GREGORY WAY RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 2968, PAGE 3272), LYING SOUTHERLY OF PHYSICIAN'S DRIVE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE IRON ROD (NO IDENTIFICATION) MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PHYSICIAN'S DRIVE (50 FOOT WIDE RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID PRICE-GREGORY WAY (80 FOOT WIDE RIGHT-OF-WAY); THENCE S 02°39'49" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY, A DISTANCE OF 178.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF A PROPOSED WESTERLY RIGHT-OF-WAY EXTENSION OF HOSPITAL DRIVE (RIGHT-OF-WAY WIDTH VARIES), SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 427.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°00'04", AN ARC DISTANCE OF 59.63 FEET, (CHORD BEARING = N 48°19'07" W, CHORD = 59.58 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 44°19'05" W, A DISTANCE OF 46.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID PRICE-GREGORY WAY (SAID POINT ALSO LYING ON THE AFORESAID NORTHERLY LINE OF A PROPOSED WESTERLY RIGHT-OF-WAY EXTENSION OF HOSPITAL DRIVE); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY, THE FOLLOWING TWO (2) CALLS:

(1) N 02°39'49" E, A DISTANCE OF 84.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; (2) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'51", AN ARC DISTANCE OF 39.27 FEET, (CHORD BEARING = N 42°20'07" W, CHORD = 35.35 FEET), TO A POINT OF CUSP AT ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID PHYSICIAN'S DRIVE; THENCE S 87°20'02" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.27 ACRES, MORE OR LESS.



LINE TABLE		
LINE#	BEARING	LENGTH
L1	N 44°19'05" W	46.11'

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	59.63'	427.00'	08°00'04"	N 48°19'07" W	59.58'
C2	39.27'	25.00'	89°59'51"	N 42°20'07" W	35.35'

LEGEND

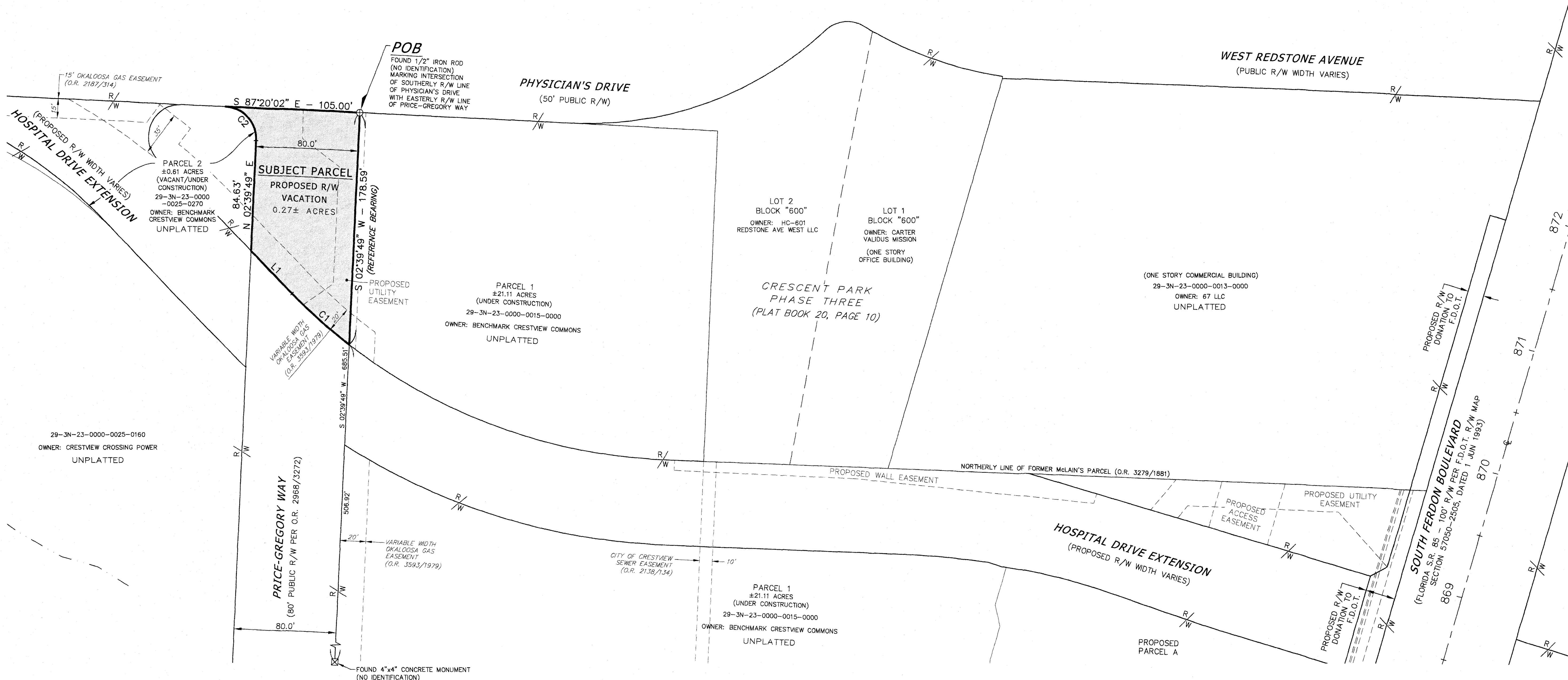
No. OR # = NUMBER
— = DISTANCE NOT TO SCALE
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
± = MORE OR LESS
R/W = RIGHT-OF-WAY
C = CENTERLINE OF SURVEY
NAD = NORTH AMERICAN DATUM
POB = POINT OF BEGINNING
O.R. = OFFICIAL RECORDS BOOK / PAGE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
S.R. = STATE ROAD
L1 = LINE TABLE DATA
C1 = CURVE TABLE DATA

CRESCENT PARK
PHASE THREE
(PLAT BOOK 20, PAGE 10)

CRESCENT PARK
PHASE ONE
(PLAT BOOK 18, PAGE 85)

GENERAL NOTES

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SKETCH DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- NO APPARENT USES WERE DETERMINED. THIS IS NOT A SURVEY.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY RIGHT-OF-WAY LINE OF PRICE-GREGORY WAY, SAID LINE BEARING S 02°39'49" W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- NOTICE OF LIABILITY: THIS SKETCH IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF, ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SKETCH, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
- THIS SKETCH WAS PERFORMED WITH THE BENEFIT OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 57050-2505, DATED 1 JUN 1993.



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121 Hart Street

NOT A SURVEY

ALLEN E. TUCKER, P.S.M. No. 4584
JOSHUA P. WOOD, P.S.M. No. 6890

DATE 6 MAR 2023

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DESCRIPTION SKETCH
BENCHMARK R/W VACATION
(PRICE-GREGORY WAY)

IN SECTION 29, TOWNSHIP 3 NORTH,
RANGE 23 WEST, CITY OF CRESTVIEW,
OKALOOSA COUNTY, FLORIDA

PARCEL ID: N/A

DATE	3/6/2023
DRAFT BY	J. FOWLER
DESCRIPTION	INITIAL RELEASE
REV	A
SURVEY TYPE: DESCRIPTION SKETCH	
FIELD DATE: N/A	
FIELD BOOK: N/A	
DATUM: (HORIZONTAL/VERTICAL) NAD 83 N/A	
CLIENT: BENCHMARK CONSTRUCTION SERVICES, LLC	
SHEET 1 OF 1	PROJECT 190475 ORDER# 190475.32
MAP# 190475.32	REV A



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 7, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/2/2023
SUBJECT: 9. Ord. 1948 - Comprehensive Plan Amendment - Commercial Density

BACKGROUND:

The first step of the Comprehensive Plan update process has been the Current Plan Analysis. Staff has conducting at least monthly meetings to coordinate this process since it began.

DISCUSSION:

While working on the current plan analysis, and in more detailed discussions with our consultant, it was noted that the Future Land Use element did not explicitly state a maximum density for apartments in the Commercial Future Land Use category, but rather referenced the Land Development Code Directly. The consultant and staff came to the conclusion that, to be clear and to have clear consistency between the Comprehensive Plan provision and the Land Development Code, that the maximum density allowance be explicitly added to the Commercial category in the Future Land Use Element of our Comprehensive Plan.

An advertisement for this amendment ran in the Crestview News Bulletin on July 27, 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 cost of advertising for this amendment was \$155.00.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1948.

Attachments

None

ORDINANCE: 1948

AN ORDINANCE PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; AMENDING CHAPTER 7, POLICY 7.A.3.4, SUBSECTION 3, REGARDING DENSITY IN THE COMMERCIAL FUTURE LAND USE CATEGORY; PROVIDING FOR AUTHORITY; 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 – COMPREHENSIVE PLAN AMENDMENT. This ordinance hereby amends the City of Crestview Comprehensive Plan Chapter 7, Policy 7.A.3.4, Subsection 3, as follows:

Policy 7.A.3.4 - The LDC, adopted pursuant to Policy 7.A.1.1, shall include regulations pursuant to Policy 7.A.1.2(2) with the following densities, intensities, land uses and related provisions:

1. The **Commercial** land use category is designed for a wide range of business uses, including retail, wholesale, communication facilities, offices, services, motel/hotel uses, churches and places of worship and residential dwelling units that are clearly accessory or incidental to the principal non-residential use. Additionally, apartments and condominiums are permitted in allowed zoning districts, as established in the Land Development Code (LDC), with a maximum density of twenty-five (25) units per gross acre. Accessory residential units are allowed only for those business owners or managers who reside on the same parcel of in the same building as the business. The density for such accessory residential use is 1 unit per business parcel. The intensity of non-residential uses shall be governed by a FAR 3.0 and an impervious surface coverage of 80%.

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

SECTION 3 – 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 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 – REPEALER. All Ordinances or parts of Ordinances in herewith be and the same are hereby repealed.

SECTION 8 – 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 28th day of August, 2023.

Approved by me this 28th day of August, 2023.

J. B. Whitten, Mayor

ATTEST:

Maryanne Schrader
City Clerk