



CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

PLANNING AND DEVELOPMENT BOARD AGENDA REGULAR MEETING 6:00 PM COUNCIL CHAMBERS June 3, 2024

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

- 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 May 6, 2024, Regular Meeting Minutes
- 6 Ordinance on 1st reading/ Public Hearing**
 6. 1. Ordinance 1970 - 1126 N. Ferdon Annexation
 6. 2. Ordinance 1971 - 1126 N. Ferdon Comprehensive Plan Amendment
 6. 3. Ordinance 1972 - 1126 N. Ferdon Rezoning
- 7 Ordinances**
- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
- 11 Director Report**
 11. 1. Director's Report
- 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 Girard, 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: June 3, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/17/2024
SUBJECT: 1. Approval of the May 6, 2024, Regular Meeting Minutes

BACKGROUND:

Draft minutes were distributed before the meeting

DISCUSSION:

Action is required to approve the draft minutes.

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 May 6, 2024, minutes.

Attachments

1. 05.06.24 PDB Draft Minutes

ORDINANCE:

PLANNING AND DEVELOPMENT BOARD
Regular Meeting
MINUTES
May 6, 2024
6:00 PM
COUNCIL CHAMBERS

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6 p.m. Members present were Mr. Roy, Mr. Werth, Mr. Follmar, Mr. Hayes, Mr. Warren, and Mr. Frost. Also present were the Deputy City Clerk, Natasha Peacock, and staff members. Mr. Medlock was not in attendance.

2 Pledge of Allegiance

The pledge of allegiance was led by Chair M. Roy.

3 Approve Agenda

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

Mr. Hayes moved to approve the Agenda, which was seconded by Mr. Werth.

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

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Approval of the April 1, 2024 Regular Meeting Minutes

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

Mr. Follmar made a motion to approve the consent agenda. Seconded by Mr. Hayes.

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

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 1968 Price-Gregory Way Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1968 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1968 by title: **ORDINANCE: 1968 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL (C) TO MIXED-USE (MU) ON APPROXIMATELY 41.1 ACRES, MORE OR LESS, IN SECTION 29, 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 and the Public. There were no comments.

Chair M. Roy called for action.

A motion was made by Mr. Follmar to approve Ordinance 1968 for City Council approval. Seconded by Mr. Frost.

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

6.2 Ordinance 1969 Price-Gregory Way Rezoning

City Attorney, Mr. Holloway administering a swearing in of the Planning Administrator, Mr. Schwendt for quasi-judicial purposes.

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1969 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1969 by title: **ORDINANCE: 1969 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 41.1 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2) 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 the Board and the public for comments. There were no comments.

Chair M. Roy called for action.

A motion made by Mr. Werth to approve Ordinance 1969 for City Council approval. Seconded by Mr. Hayes.

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

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11.1 Director's Report

Development Orders Issued: 3/14 - Rayburn Street Apartments - 10-unit multifamily apartment complex located on approximately 0.58 acres at the end of N Rayburn Street, southeast of Twin Hills Park and directly north of the railroad tracks. 3/14 - Tractor Supply Expansion - Expansion of existing Tractor Supply retail center on 4.42 acres at the corner of Highway 90 East and Coleman St. to include a 3,840 square foot greenhouse and drive-thru bay, an 11,200 square foot building for general commercial use, and a 1,250 square foot coffee shop with drive-thru. 4/10 - Murphy Oil - Redevelopment of the old Hardee's restaurant into a 2,824 square foot convenience store and fueling station at the corner of S Ferdon Blvd. and Cracker Barrel Dr. 4/24 - Garden Villas Townhomes - 158-unit townhouse subdivision located on approximately 11.92 acres recently annexed to the northwest of the Garden Street/Third Avenue intersection, south of Crestview Highschool.

Final Plats: No final plats have been approved or recorded since the last Planning and Development Board Meeting.

New Development Applications: Garden Villas Townhomes Phase II - 30-unit townhouse subdivision located on approximately 2 acres recently annexed to the south of Third Avenue and East of the existing Jones Road. Circle K at 85 & PJ Adams - 5,200 square foot convenience store and fueling station on approximately 2.25 acres at the northwest corner of intersection of Highway 85 and PJ Adams.

Miscellaneous: Our comprehensive plan consultant is currently working on the Goals, Objectives and Policies for our Comprehensive Plan. We hope to have a draft of those to send to the Planning Board in June.

12 Comments from the Audience

Chair M. Roy asked the audience for comments.

There were no audience comments.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:14 p.m.

Minutes approved on _____ day of _____ 2024.

Approved:

Minutes submitted by:

Chair M. Roy

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 3, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/30/2024
SUBJECT: 1. Ordinance 1970 - 1126 N. Ferdon Annexation

BACKGROUND:

On May 1, 2024 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1126 N Ferdon Blvd.

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

The request for voluntary annexation will be presented to City Council via Ordinance 1970 on June 10, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Okaloosa County Teachers
Federal Credit Union
Crestview, FL 32539
Parcel ID: 04-3N-23-1840-0004-0030
Site Size: 2.49 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Commercial

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

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

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 commercial.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 13, 2024. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on May 22, 2024. The property was posted on May 21, 2024. An advertisement ran in the Crestview News Bulletin on May 23 & 30, 2024.

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 1970.

Attachments

1. PZ-2024-3-Exhibit Packet

ORDINANCE: 1970

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 2.49 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-23-1840-0004-0030 (Deed recorded in Book 1694, page 1315, dated August 26, 1992)

Lots 3, 4, 17, 18 and a portion of Lot 19, Block 4, 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, better described as follows:

Begin at the Northwest corner of Lot 3, Block 4, OAKDALE MINIATURE FARMS, as recorded in Plat Book 1 Page 129 of the Public Records of Okaloosa County, Florida; thence proceed South 77 degrees 26' 35" East, along the North line of said Lot 3, a distance of 310.00 feet to the centerline of an alley; thence proceed South 12 degrees 33' 27" West, along said centerline of alley, a distance of 159.38 feet to a westerly projection of the North line of Lot 17, Block 4, of said Oakdale Miniature Farms; thence proceed South 77 degrees 26' 35" East, along said projection and along the North line of Lot 17, a distance of 154.05 feet to the Westerly right of way line of Highway #85; thence proceed South 12 degrees 33' 27" West along said right of way line a distance of 130.73 feet to an easterly projection of the South line of Lot 4, Block 4, of said Oakdale Miniature Farms, thence proceed North 77 degrees 26' 35" West along said projection and along the South line of said Lot 4, a distance of 464.05 feet to the Southwest corner of said Lot 4 and the Easterly right of way line of Garden Street; thence proceed North 12 degrees 33' 27" East, along the Easterly right of way line of Garden Street, a distance of 290.11 feet to the Point of Beginning of the parcel herein described, and containing 2.53 acres, more or less.

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

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

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

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

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

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

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

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

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

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

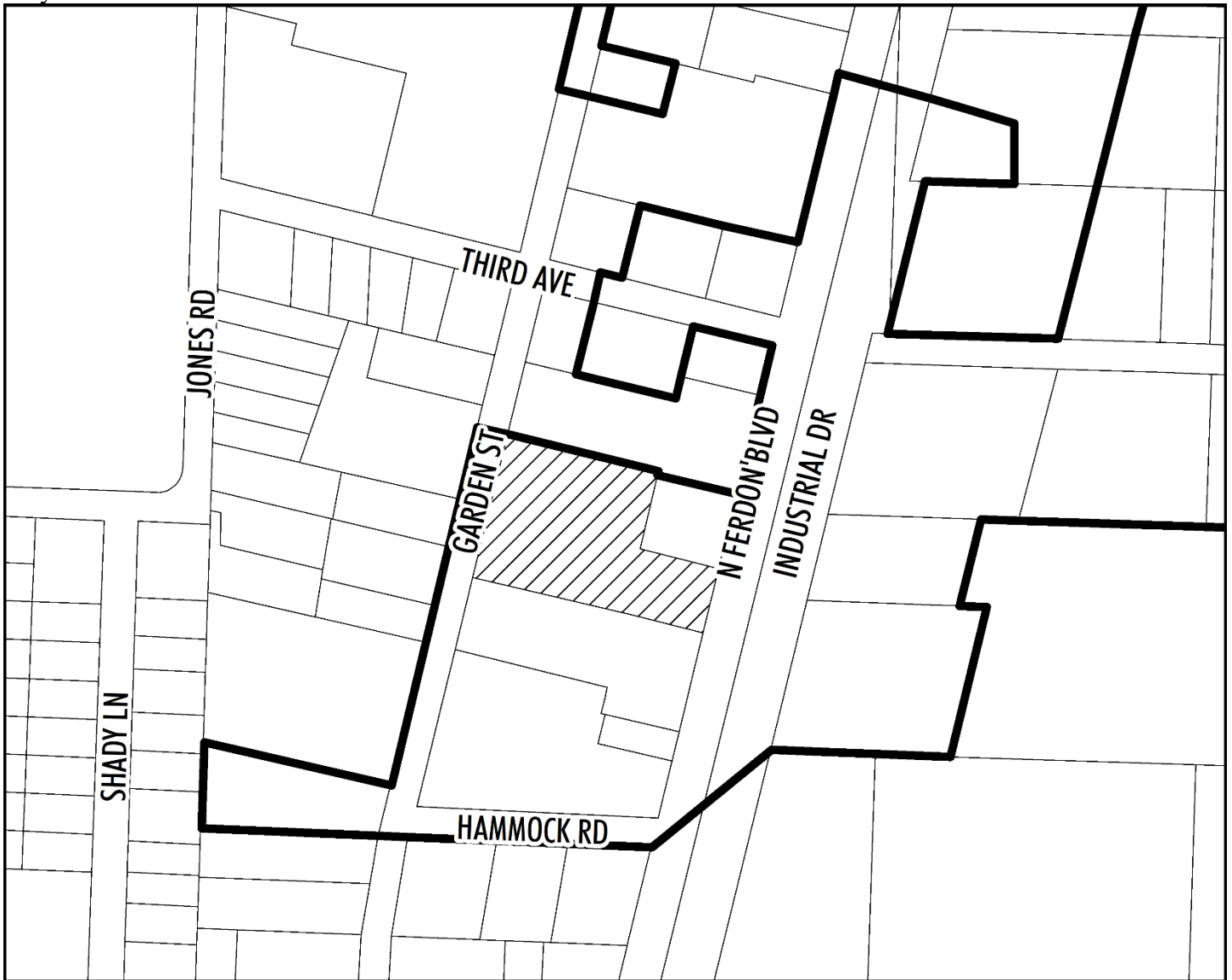
Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of June, 2024.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 24th day of June, 2024.

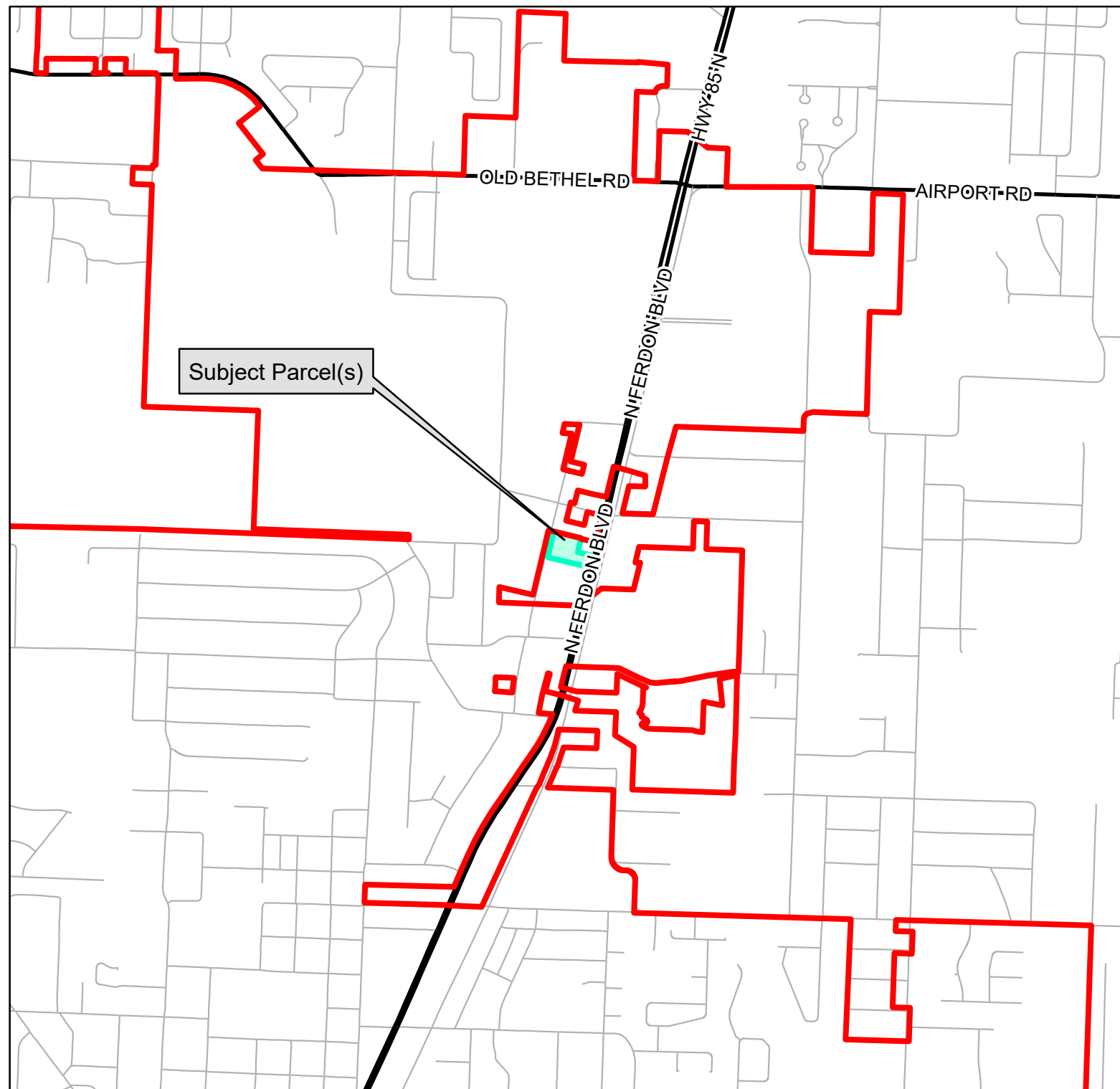
J. B. Whitten



Vicinity Map

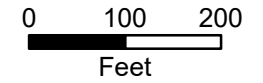


Not to Scale



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
- Use Description**
-  CHURCHES
-  CLUBS/LODGES/HALLS
-  FINANCIAL BLDG
-  GYM/FITNESS
-  IMPROVED AG
-  LIGHT MANUFACTURE
-  MUNICIPAL
-  NO AG
-  OFFICE BUILDINGS
-  PRVT SCHL/DAY CARE
-  RESTAURANT/CAFE
-  SERVICE SHOP
-  SINGLE FAMILY
-  STORES, 1 STORY
-  VACANT
-  VACANT COMMERCIAL
-  VACANT/COMM/XFOB
-  VEH SALE/REPAIR
-  WAREHOUSE-STORAGE



Current Future Land Use



0 100 200
Feet

Legend

Subject Parcel

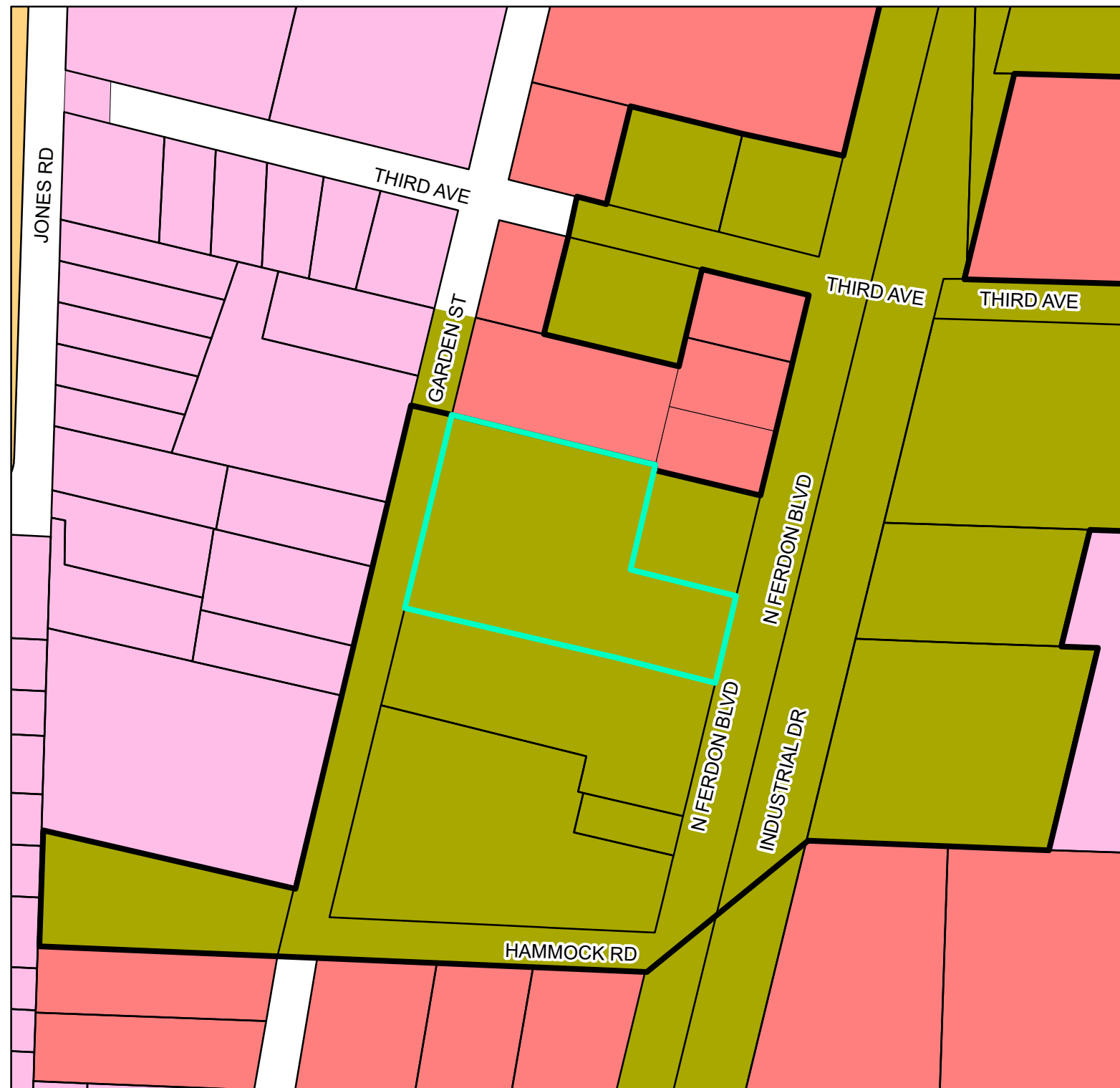
City Limits

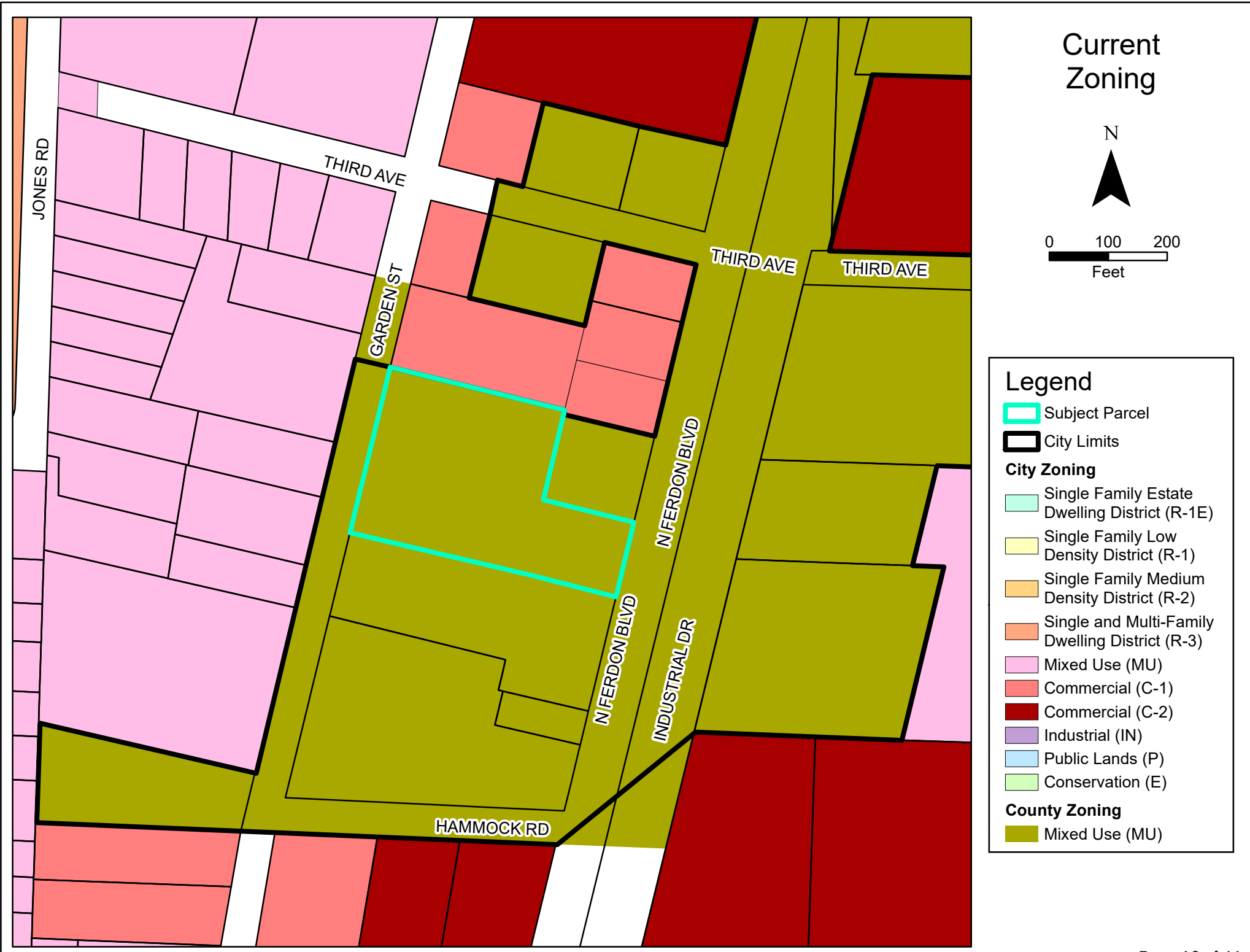
City Future Land Use

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

County Future Land Use

- 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)

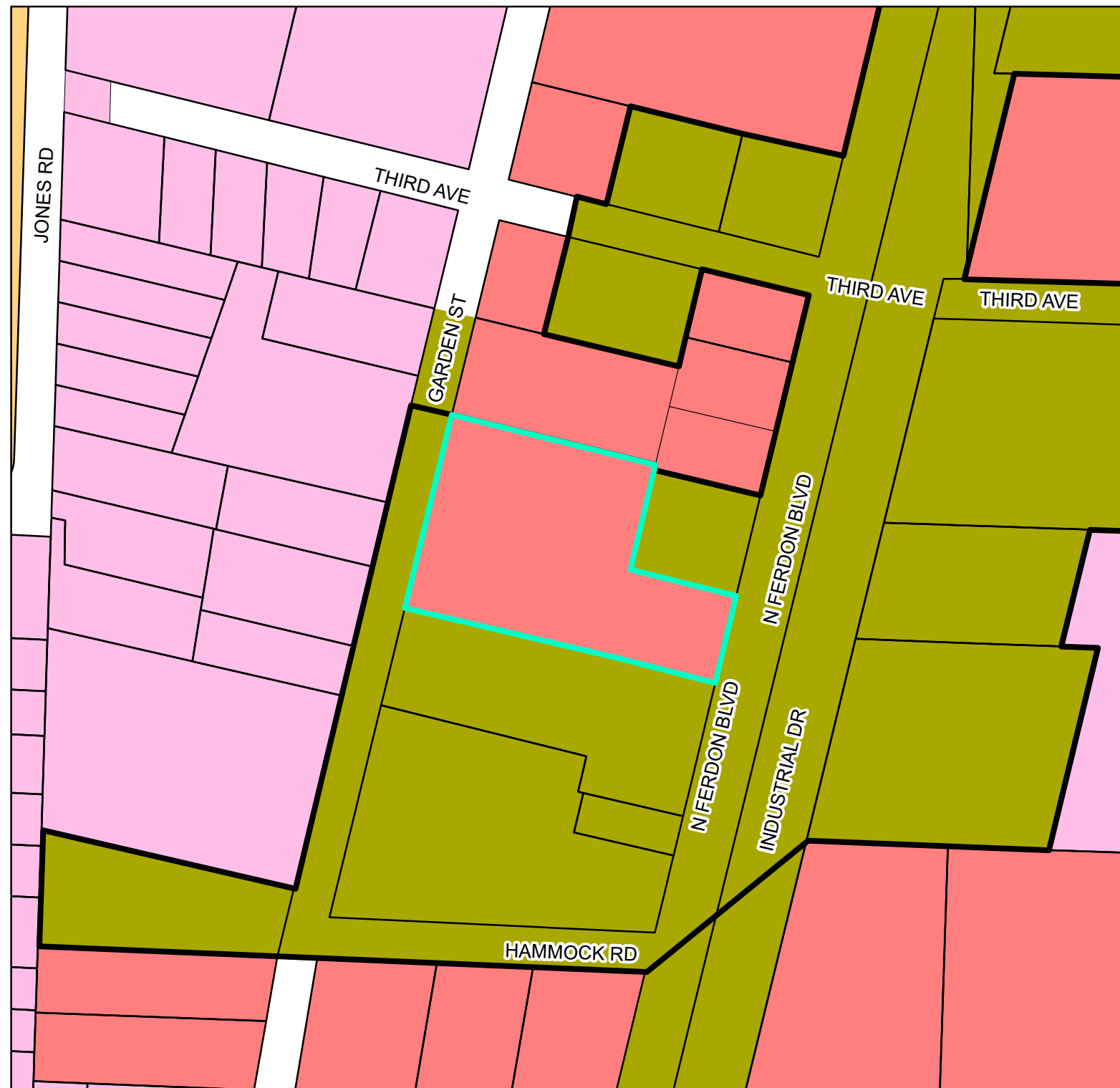
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 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)

 Planned Unit Development (PUD)

County Zoning

 Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 3, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/30/2024
SUBJECT: 2. Ordinance 1971 - 1126 N. Ferdon Comprehensive Plan Amendment

BACKGROUND:

On May 1, 2024 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1126 N Ferdon Blvd.

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

The application requests the Commercial (C) future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1971 on June 10, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Okaloosa County Teachers
Federal Credit Union
Crestview, FL 32539
Parcel ID: 04-3N-23-1840-0004-0030
Site Size: 2.49 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Commercial

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

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

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 commercial.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 13, 2024. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on May 22, 2024. The property was posted on May 21, 2024. An advertisement ran in the Crestview News Bulletin on May 23 & 30, 2024.

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 1971.

Attachments

1. PZ-2024-3-Exhibit Packet

ORDINANCE: 1971

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 OKLAOOSA COUNTY MIXED USE TO COMMERCIAL (C) ON APPROXIMATELY 2.49 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 Commercial (C) on a parcel of land containing 2.49 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 2.49 acres of land, more or less, from Okaloosa County Mixed Use to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.49 acres, more or less, is known as Parcel 04-3N-23-1840-0004-0030 and commonly described as:

Lots 3, 4, 17, 18 and a portion of Lot 19, Block 4, 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, better described as follows:

Begin at the Northwest corner of Lot 3, Block 4, OAKDALE MINIATURE FARMS, as recorded in Plat Book 1 Page 129 of the Public Records of Okaloosa County, Florida; thence proceed South 77 degrees 26' 35" East, along the North line of said Lot 3, a distance of 310.00 feet to the centerline of an alley; thence proceed South 12 degrees 33' 27" West, along said centerline of alley, a distance

of 159.38 feet to a westerly projection of the North line of Lot 17, Block 4, of said Oakdale Miniature Farms; thence proceed South 77 degrees 26' 35" East, along said projection and along the North line of Lot 17, a distance of 154.05 feet to the Westerly right of way line of Highway #85; thence proceed South 12 degrees 33' 27" West along said right of way line a distance of 130.73 feet to an easterly projection of the South line of Lot 4, Block 4, of said Oakdale Miniature Farms, thence proceed North 77 degrees 26' 35" West along said projection and along the South line of said Lot 4, a distance of 464.05 feet to the Southwest corner of said Lot 4 and the Easterly right of way line of Garden Street; thence proceed North 12 degrees 33' 27" East, along the Easterly right of way line of Garden Street, a distance of 290.11 feet to the Point of Beginning of the parcel herein described, and containing 2.53 acres, more or less.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 04-3N-23-1840-0004-0030. 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-23-1840-0004-0030 thereon.

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

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

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

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

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

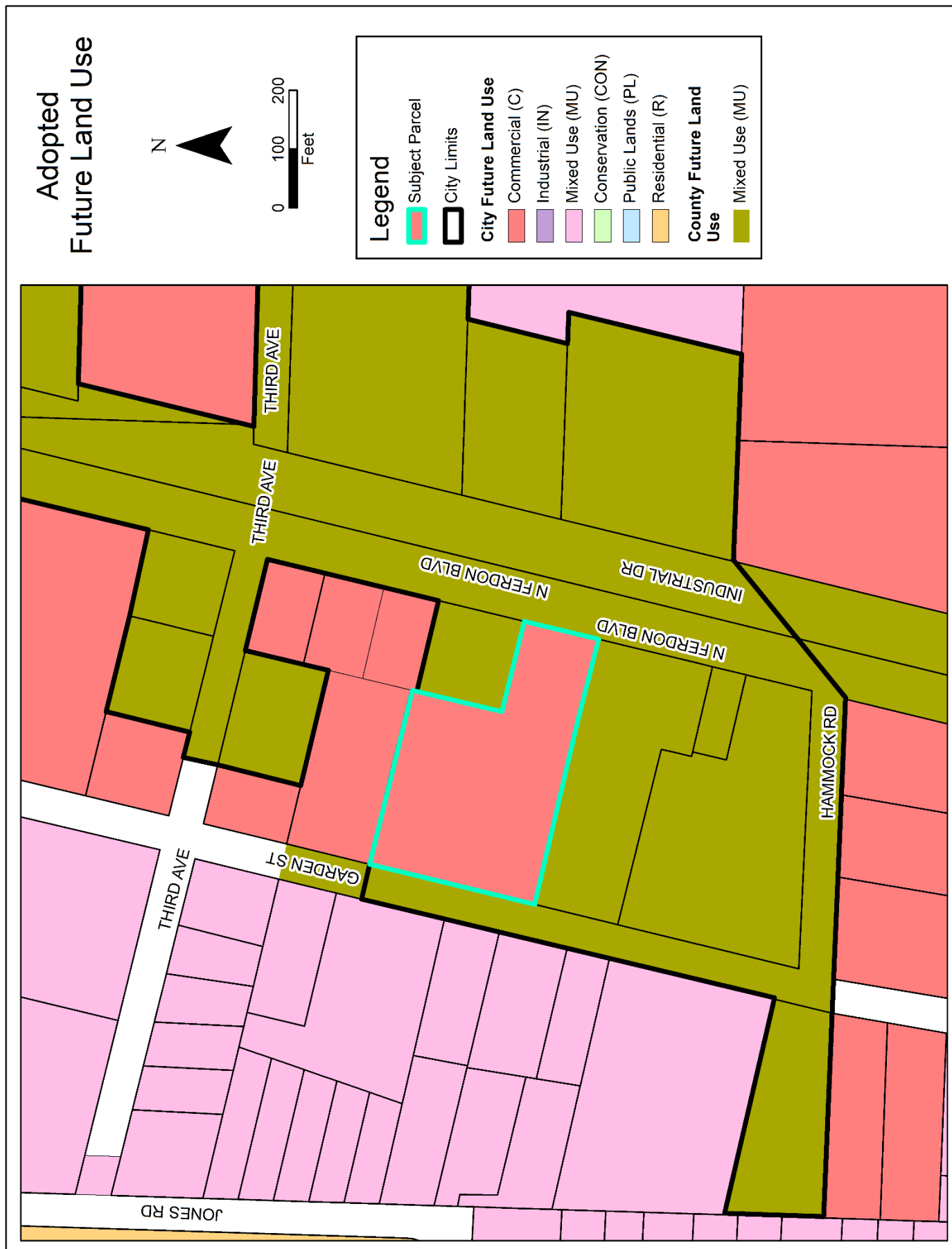
Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of June, 2024.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 24th day of June, 2024.

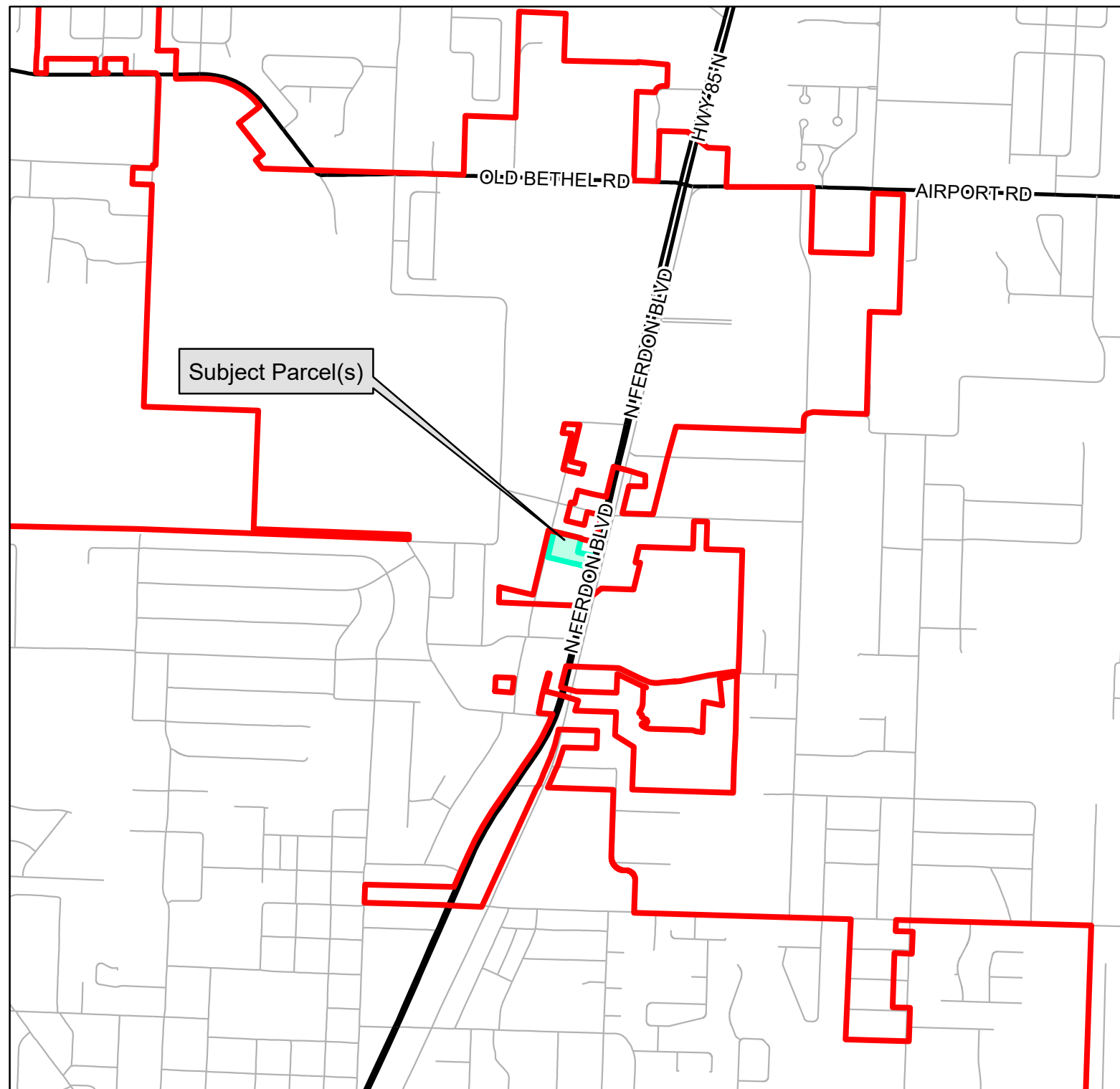
J. B. Whitten



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)

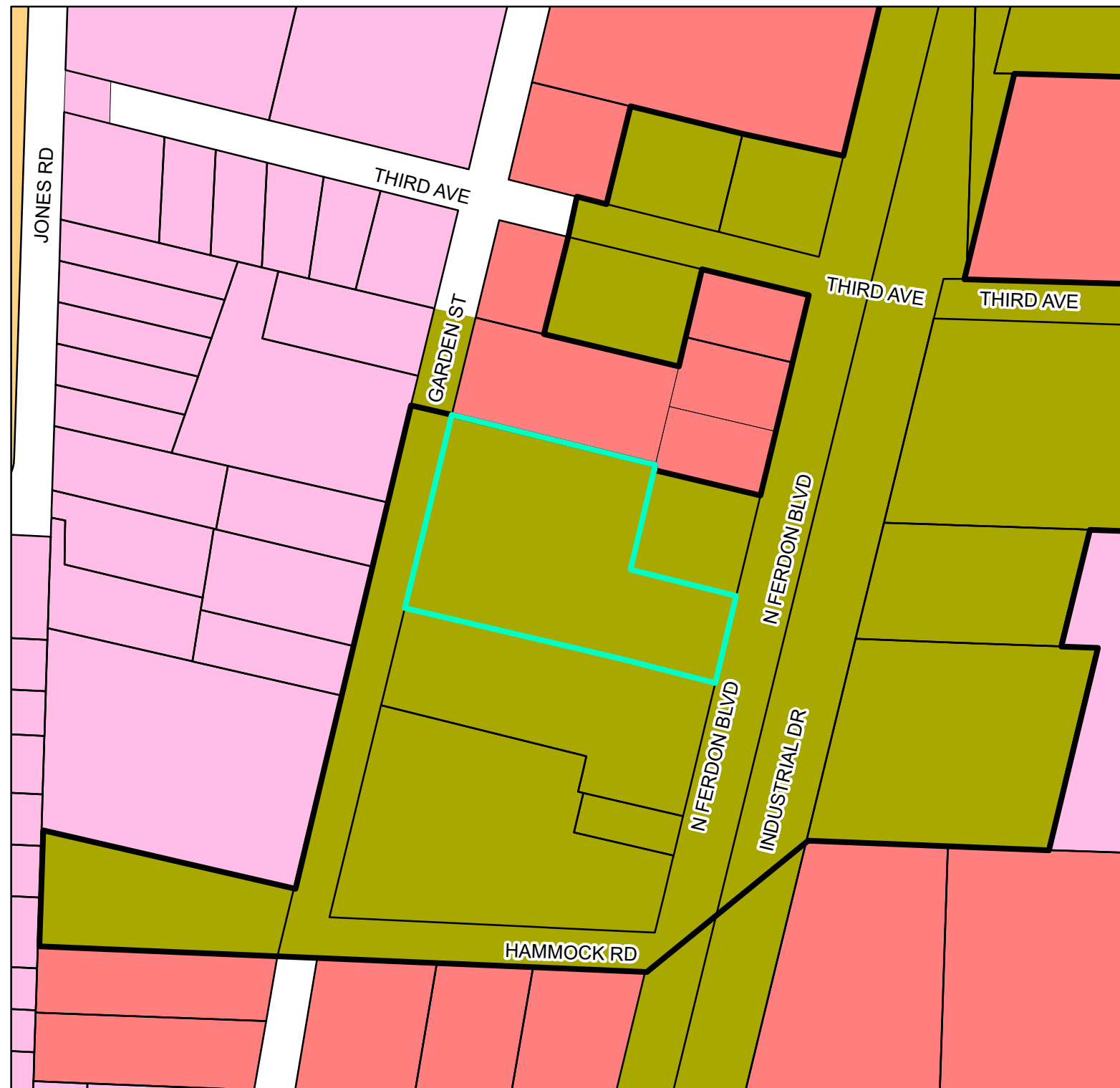
 Conservation (CON)

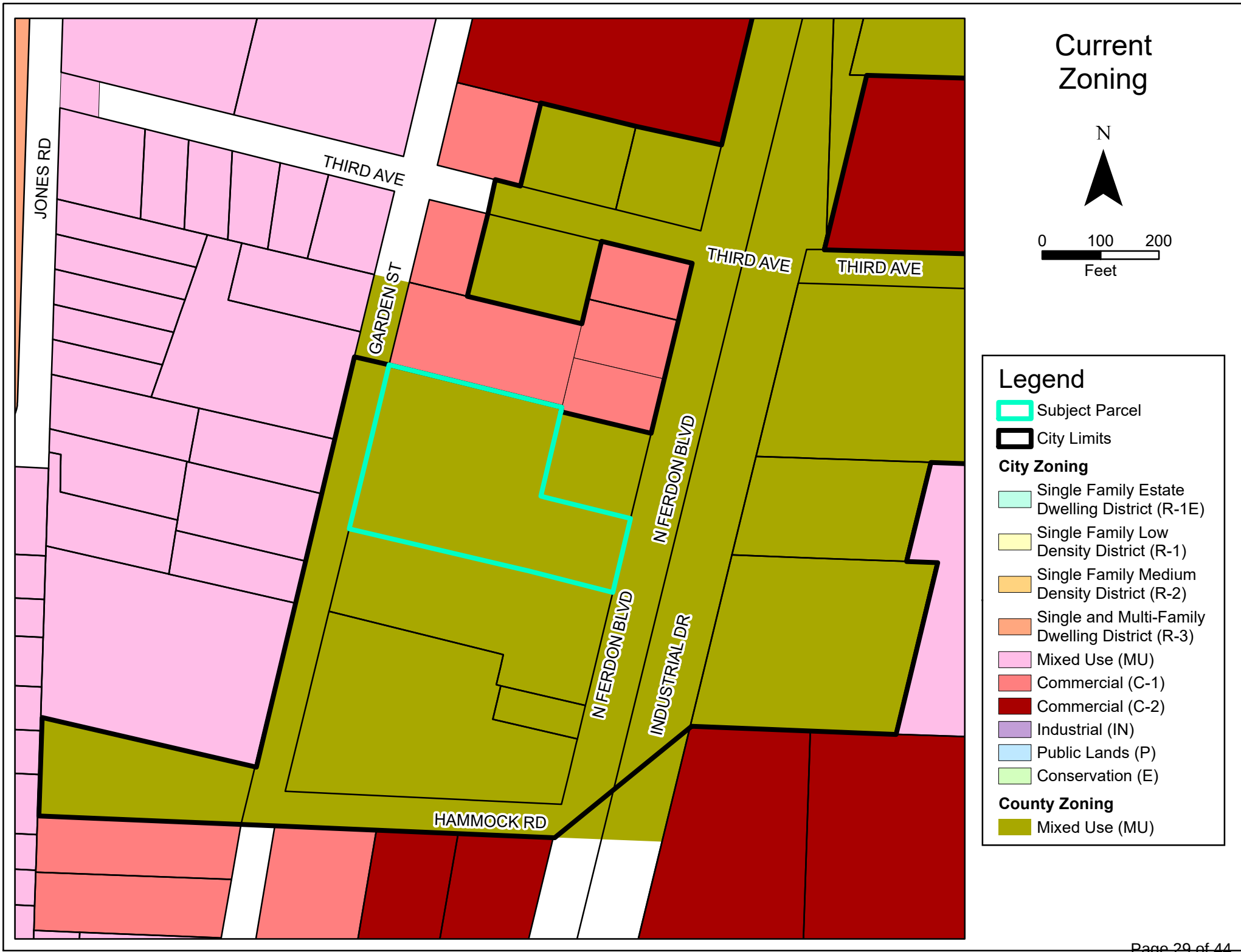
 Public Lands (PL)

 Residential (R)

County Future Land Use

 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)

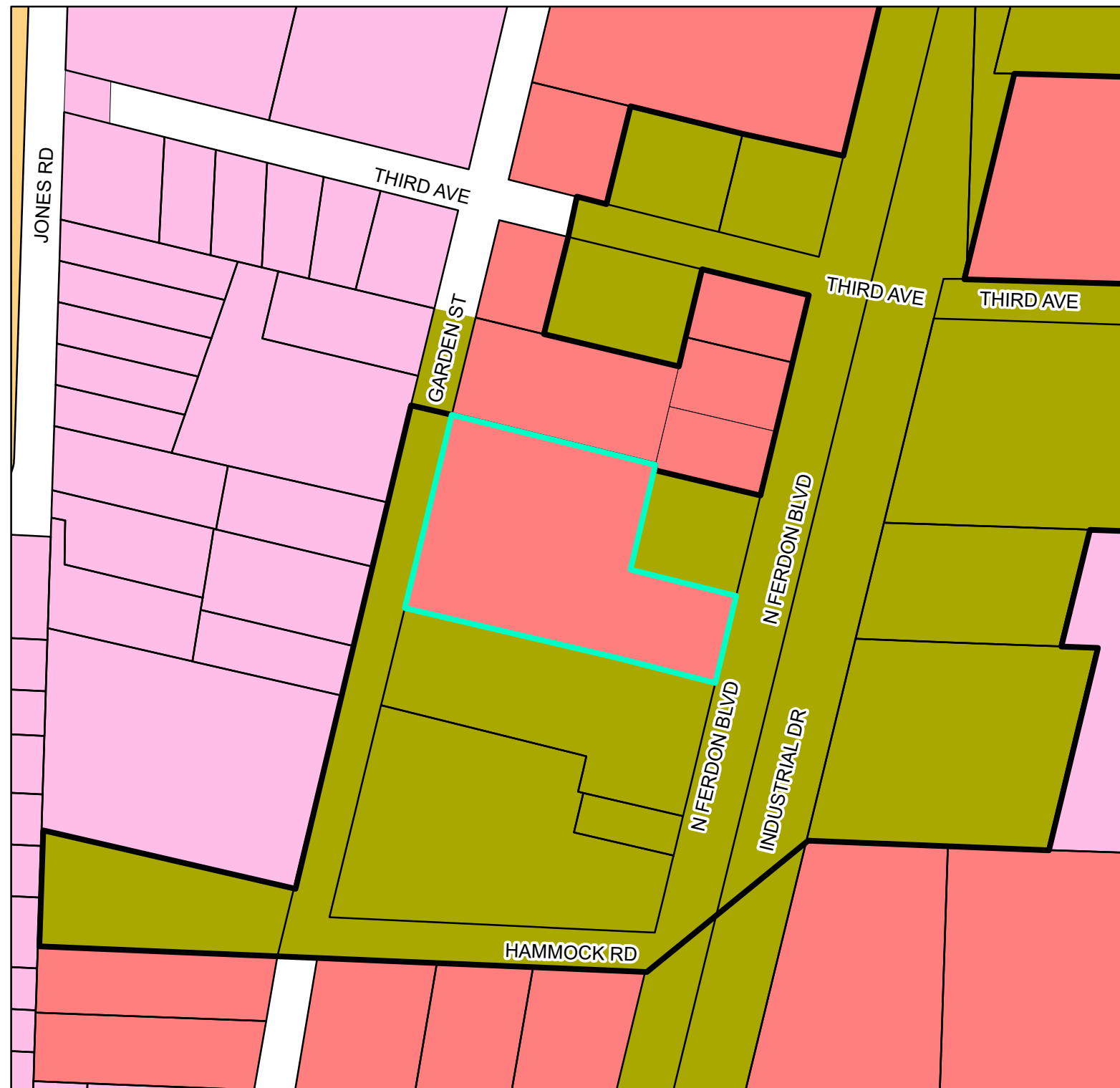
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 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)

 Planned Unit Development (PUD)

County Zoning

 Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 3, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/30/2024
SUBJECT: 3. Ordinance 1972 - 1126 N. Ferdon Rezoning

BACKGROUND:

On May 1, 2024 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1126 N Ferdon Blvd.

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

The application requests the Commercial Low-Intensity District (C-1) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1972 on June 10, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: Okaloosa County Teachers
Federal Credit Union
Crestview, FL 32539
Parcel ID: 04-3N-23-1840-0004-0030
Site Size: 2.49 acres
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Commercial

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

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

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 commercial.

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 13, 2024. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on May 22, 2024. The property was posted on May 21, 2024. An advertisement ran in the Crestview News Bulletin on May 23 & 30, 2024.

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 1972.

Attachments

1. PZ-2024-3-Exhibit Packet

ORDINANCE: 1972

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.49 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 2.49 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.49 acres, more or less, being formerly zoned Okaloosa County Mixed Use with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1971, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

PIN # 04-3N-23-1840-0004-0030

Lots 3, 4, 17, 18 and a portion of Lot 19, Block 4, 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, better described as follows:

Begin at the Northwest corner of Lot 3, Block 4, OAKDALE MINIATURE FARMS, as recorded in Plat Book 1 Page 129 of the Public Records of Okaloosa County, Florida; thence proceed South 77 degrees 26' 35" East, along the North line of said Lot 3, a distance of 310.00 feet to the centerline of an alley; thence proceed South 12 degrees 33' 27" West, along said centerline of alley, a distance of 159.38 feet to a westerly projection of the North line of Lot 17, Block 4, of said Oakdale Miniature Farms; thence proceed South 77 degrees 26' 35" East, along said projection and along the North line of Lot 17, a distance of 154.05 feet to the Westerly right of way line of Highway #85; thence proceed South 12 degrees 33' 27" West along said right of way line a distance of 130.73 feet to an easterly projection of the South line of Lot 4, Block 4, of said Oakdale Miniature Farms, thence proceed North 77 degrees 26' 35" West along said projection and along the South line of said Lot 4, a distance of 464.05 feet to the Southwest corner of said Lot 4 and the Easterly right of way line of Garden Street; thence proceed North 12 degrees 33' 27" East, along the Easterly right of way line of Garden Street, a distance of 290.11 feet to the Point of Beginning of the parcel herein described, and containing 2.53 acres, more or less.

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

SECTION 4 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect

the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1971 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of June, 2024.

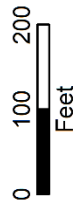
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 24th day of June, 2024.

J. B. Whitten
Mayor

Adopted Zoning



Legend

Subject Parcel

City Limits

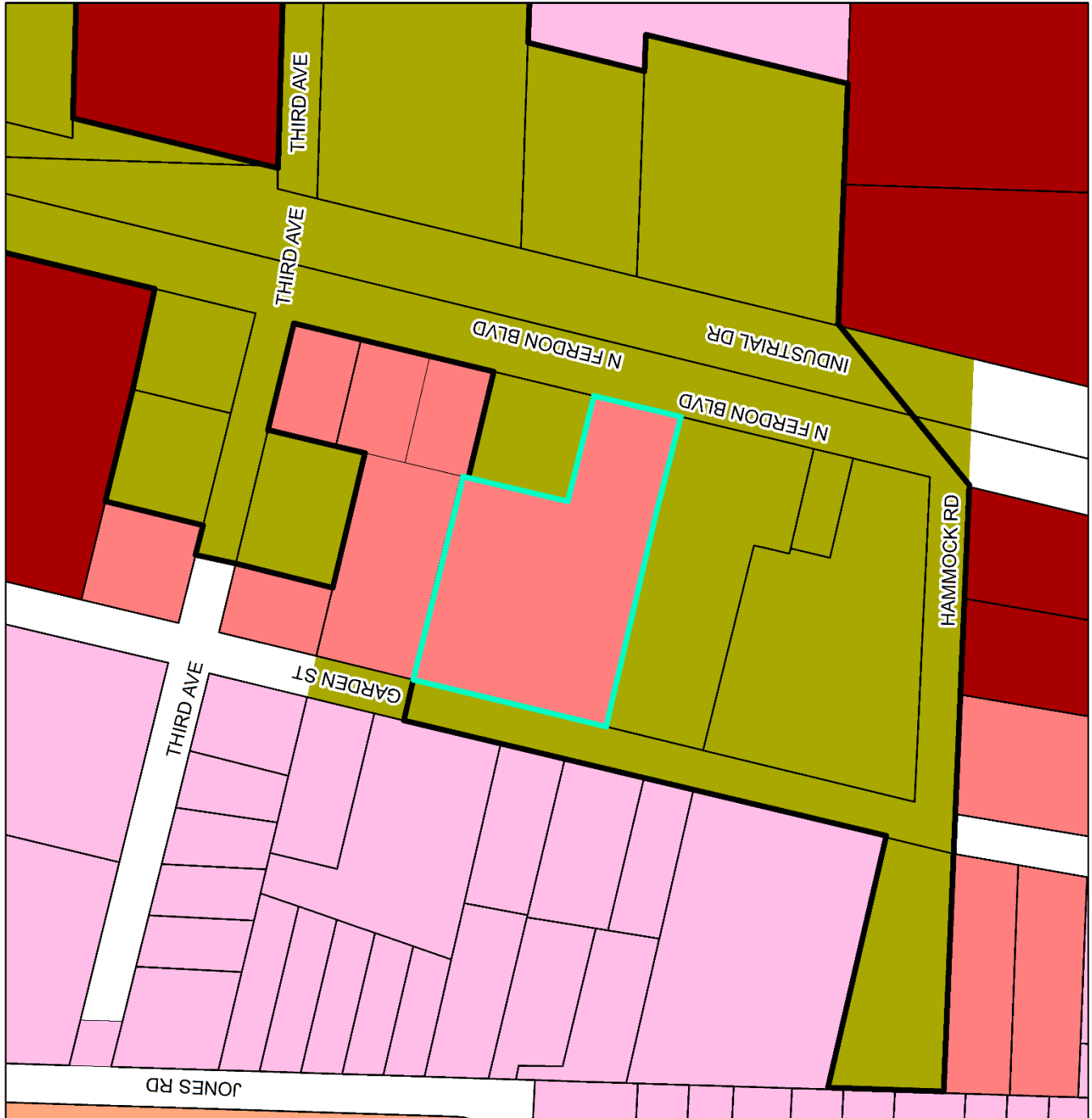
Zoning

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)
- Planned Unit
- Development (PUD)

County Zoning

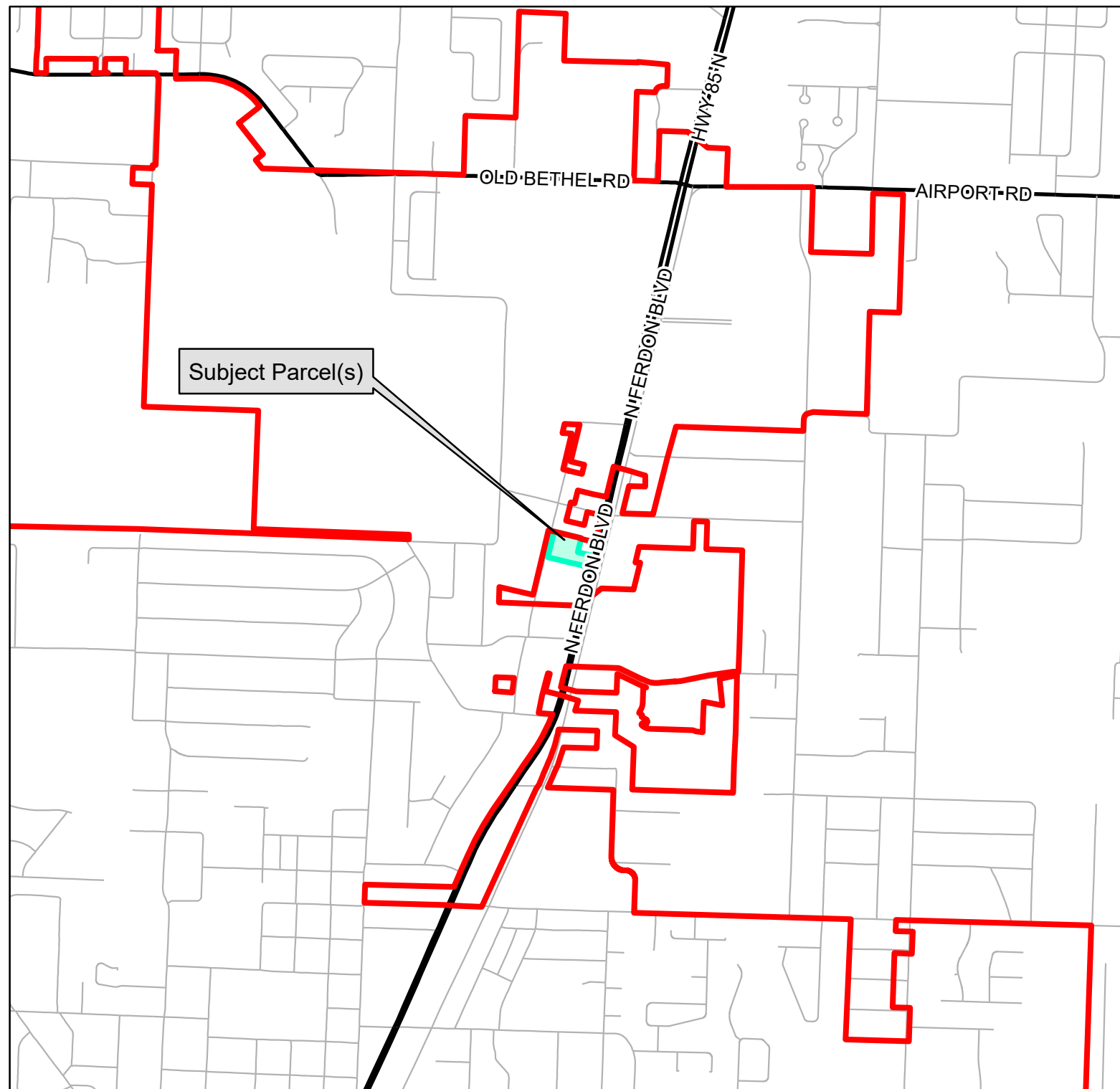
- Mixed Use (MU)



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)

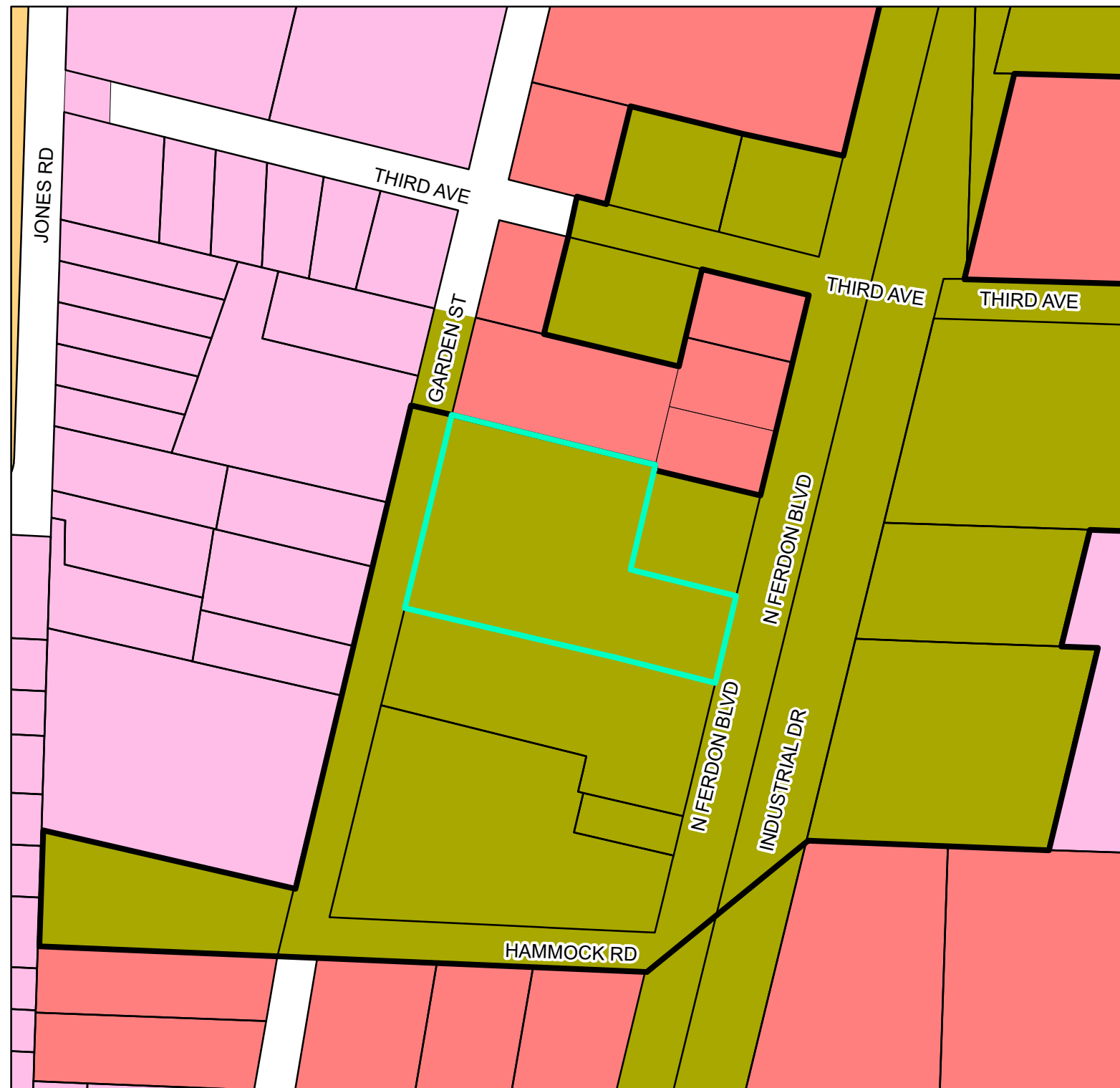
 Conservation (CON)

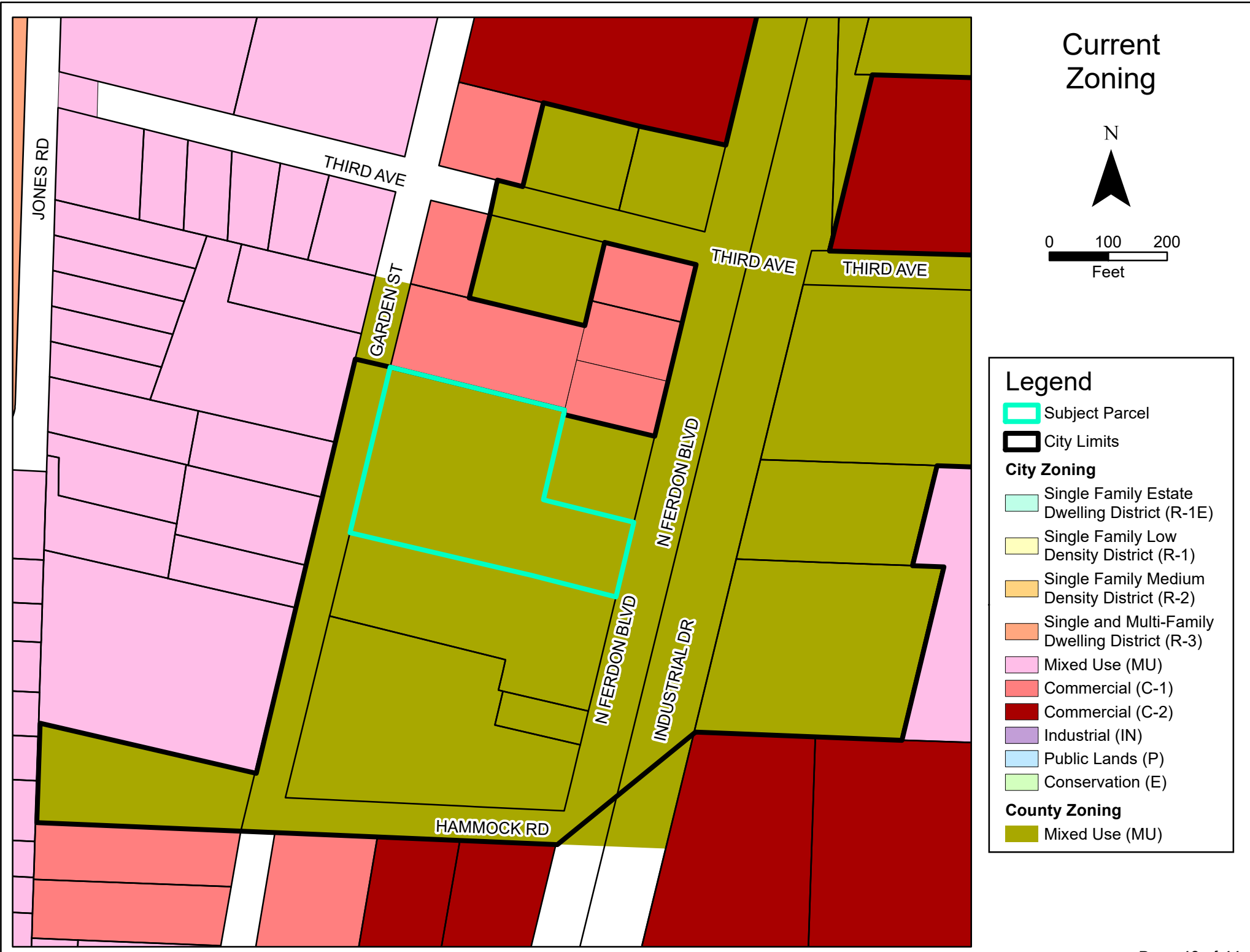
 Public Lands (PL)

 Residential (R)

County Future Land Use

 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)

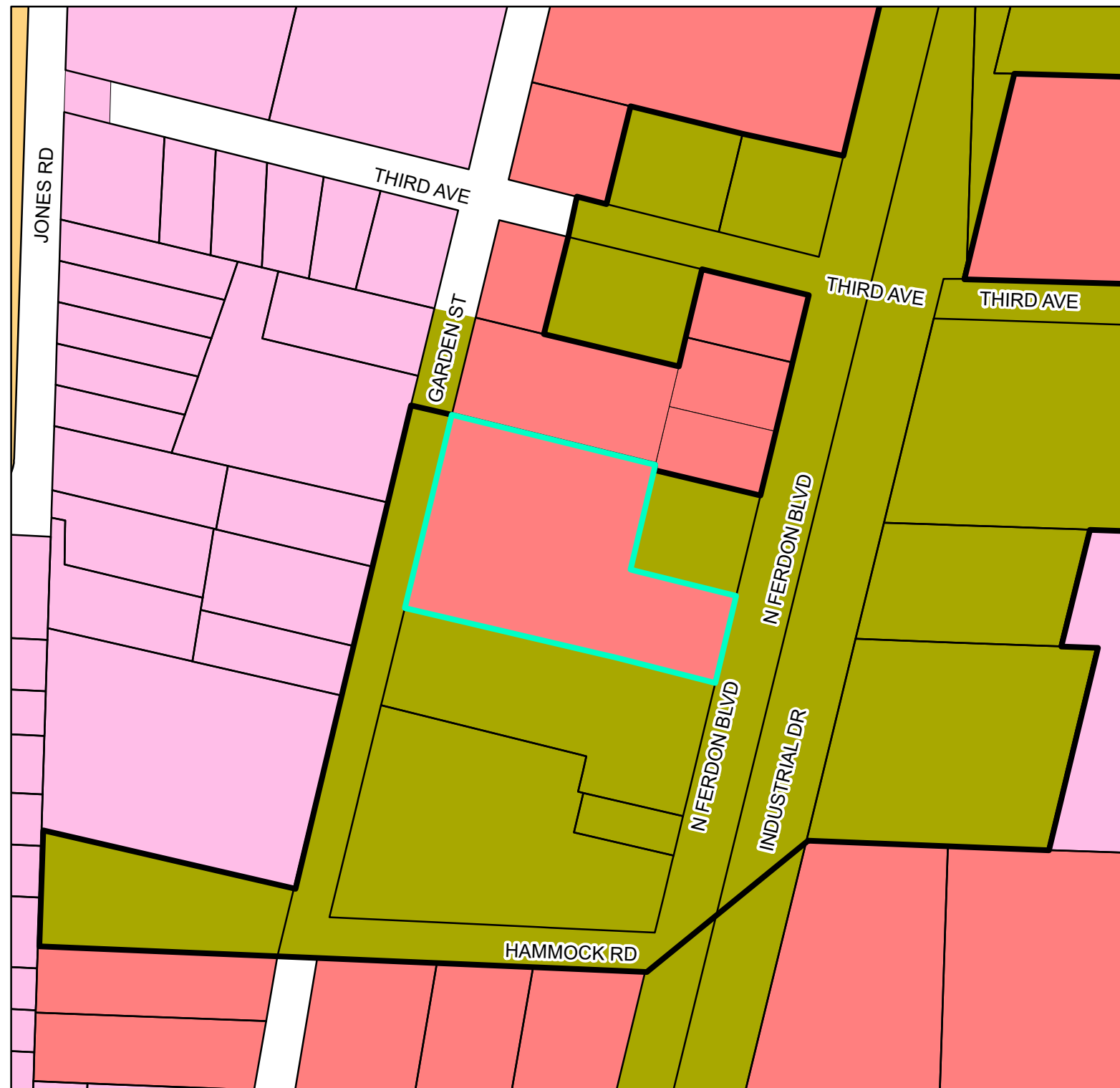
 Conservation (CON)

 Public Lands (PL)

 Residential (R)

County Future Land Use

 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)

 Planned Unit Development (PUD)

County Zoning

 Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 3, 2024

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 5/29/2024
SUBJECT: 1. Director's Report

BACKGROUND:

This is a presentation of development activities that have occurred since the last Director's Update.

DISCUSSION:

Development Orders Issued:	5/14/24 - Brett Street Townhomes - 9 townhouse units located on approximately 0.5 acres at the intersection of S Brett Street and E Cane Avenue, to the east of Southside School. 5/28/24 - North Okaloosa Medical Center Emergency Department Addition - Addition to emergency room facilities and relocation of helipad at NOMC, and other associated site improvements.
Final Plats:	No final plats have been approved or recorded since the last Planning and Development Board Meeting.
New Development Applications:	Okaloosa Ophthalmology - a 6,000 square foot ophthalmology office and associated improvements at the corner of Crosson Street and Price Gregory Way, north of Lowes and the apartments being constructed. Hope City Community Church - 19,000 square foot church with associated improvements at the end of Hayes Pl, directly west of Allen Park. Crestview Preserve Subdivision - 36-unit townhouse subdivision located on 8 acres at the current end of Medcrest Drive.
Miscellaneous:	We hope to have a draft of some of the goals, objectives and policies for the Comprehensive Plan to send to the Board later this month.

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

N/A

Attachments

None