



CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

PLANNING AND DEVELOPMENT REGULAR MEETING AGENDA OCTOBER 7, 2024 6:00 P.M. COUNCIL CHAMBERS

The Public is invited to view our meetings on the City of Crestview Live stream at <https://www.cityofcrestview.org> or the City of Crestview Facebook Page.

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 August 5, 2024, Regular Meeting Minutes

6 Ordinance on 1st reading/ Public Hearing

7 Ordinances

7. 1. Ordinance 1975 Flora Lee Lane Annexation
7. 2. Ordinance 1976 Flora Lee Lane Comp Plan Amendment
7. 3. Ordinance 1977 Flora Lee Lane Rezoning
7. 4. Ordinance 1978 North Ferdon Boulevard Annexation
7. 5. Ordinance 1979 North Ferdon Boulevard Comp Plan Amendment
7. 6. Ordinance 1980 North Ferdon Boulevard Rezoning

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

9. 1. Valley View South Variance

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: October 7, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/1/2024
SUBJECT: 1. Approval of the August 5, 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 June 3, 2024, minutes.

Attachments

1. 08052024 Planning Development Board Draft Minutes

**PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING
MINUTES
AUGUST 5, 2024
6:00 PM
COUNCIL CHAMBERS**

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning Development Board to order at 6 p.m. Members present: Mr. Roy, Mr. Medlock, Mr. Follmar, Mr. Hayes, Mr. Warren, Mr. Frost. Also, present were Deputy City Clerk Natasha Peacock and staff members. Mr. Werth 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. Frost made a motion to approve the agenda and seconded Mr. Hayes it.

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

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5. 1. Approval of the June 3, 2024, Regular Meeting Minutes

Approval of the June 3, 2024, Regular Meeting Minutes

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

A motion by Mr. Hayes to approve the Consent Agenda. Seconded by Mr. Frost.

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

6 Ordinance on 1st reading/ Public Hearing

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

10. 1. Preliminary Plat – Garden Villas Townhomes Phase II

Mr. Nicholas Schwendt, Planning Administrator, informed the board of the background information for this preliminary plat. He stated the staff received the initial application for the Garden Villas Townhomes Phase II subdivision on March 21, 2024. It has since gone through staff review, and all significant comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided preliminary plat documents. This subdivision is proposed to the south-east of the intersection of Jones Road and Third Avenue, south of Garden Villas Townhomes Phase I. The subdivision proposes a connection to both Jones Road and Third Avenue, creating cross-connectivity between the Garden Street area, and the Jones Road/Texas Parkway area. The subdivision proposes 30 lots across 2.2 acres, resulting in a gross density of approximately 13.63 units per acre, which is allowable per the applicable zoning and future land use requirements. Any minor comments that are outstanding will not affect the layout or scope proposed in the preliminary plat document. Should there be any changes to this document that do affect the layout or scope proposed, it will be brought back for review.

Chair M. Roy asked for comments from the Board and the public. There were no comments.

Chair M. Roy asked for action.

Mr. Follmar moved to approve the Preliminary Plat for the Garden Villas Townhomes Phase II, which was seconded by Mr. Frost.

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

10. 2. Preliminary Plat – Valley Road Townhomes

Mr. Nicholas Schmidt, Planning Administrator, reviewed the necessary information for the preliminary plat stating that staff received the initial application for the Valley Road Townhomes subdivision on November 7, 2023. It has since gone through staff review and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided preliminary plat documents. This subdivision is proposed to the north-west of the intersection of Valley Road and E First Avenue, directly east of Durell Lee Park. The subdivision proposes a connection E First Avenue, containing a block of 12 townhouse lots, as well as two connections to Valley road that provide access to the remaining 94 lots, for a total of 106 lots across 18.58 acres. This results in a gross density of approximately 5.71 units per acre, which is allowable per the applicable zoning and future land use requirements.

Chair M. Roy asked for comment from the Board and the public. No comments were made.

Chair M. Roy asked for action.

A motion made by Mr. Frost to approve the Preliminary Plat for Valley Road Townhomes. Seconded by Mr. Hayes.
Roll Call: Ayes: Mr. Frost, Mr. Hayes, Mr. Follmar, Mr. Warren, Mr. Roy. Nays: none, motion passed.

11 Director Report

11. 1. Director's Report

Planning Administrator N. Schwendt updated the Board with the following information:

Development Orders Issued: No development orders have been issued since the last Planning and Development Board Meeting.

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

New Development Applications: Autozone—A proposed Autozone on 1.20 acres located on Industrial Drive, north of the Hancock Whitney bank and generally across from the CCB Community Bank and McDonald's on north Highway 85. Sycamore Court—38 apartment units on 1.91 acres, located northeast of the intersection of W. Bowers Avenue and Bay Street. This project is northwest of Vineyard Village, the City's affordable housing development project.

Miscellaneous: Staff has been working diligently with our Comprehensive Plan consultant to complete the Comprehensive Plan's Goals, Objectives, and Policies. We initially expected to have the draft of those items to the Board before this meeting, but we did not want to rush the process and impact the quality of the finished product. As soon as the draft is completed, it will be sent to the Board for comment. We currently have about a dozen projects in varying stages of the development review process. Some are getting closer to completion, as evidenced by the preliminary plats that were considered at this meeting, and we expect to see some more developments receive their development orders soon.

A brief discussion ensued.

12 Comments from the Audience

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

13 Adjournment

Chair M. Roy adjourned this meeting at 6:11 p.m.

Minutes approved on _____ day of _____ 2024.

Approved:

Minutes submitted by:

Chair M. Roy

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 7, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/3/2024
SUBJECT: 1. Ordinance 1975 Flora Lee Lane Annexation

BACKGROUND:

On September 6, 2024 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5771 Flora Lee 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 1975 on October 28, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: MARTELLO LEE G & MICHAEL J
5771 FLORA LEE LANE
CRESTVIEW FL 32539
Parcel ID: 04-3N-23-0000-0008-0000
Site Size: 9.24 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential

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

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

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

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

- The property is contiguous to the city limits;
- The property is comprised of 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 September 13, 2024. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on September 27, 2024. The property was posted on September 23, 2024. An advertisement ran in the Crestview News Bulletin on September 26 and October 3, 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 1975.

Attachments

1. PZ-2024-28-Exhibit Packet

ORDINANCE: 1975

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 9.24 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-23-0000-0008-0000 (Deed recorded in Book 3211, page 3133, dated August 10, 2015)

Beginning at a point 330 feet East of the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 4, Township 3 North, Range 23 West, running East along section line 330 feet, thence South 1320 feet, thence West 330 feet, thence North 1320 feet to the Point of Beginning, lying and being in Section 4, Township 3 North, Range 23 West, LESS AND EXCEPT portion previously sold.

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.

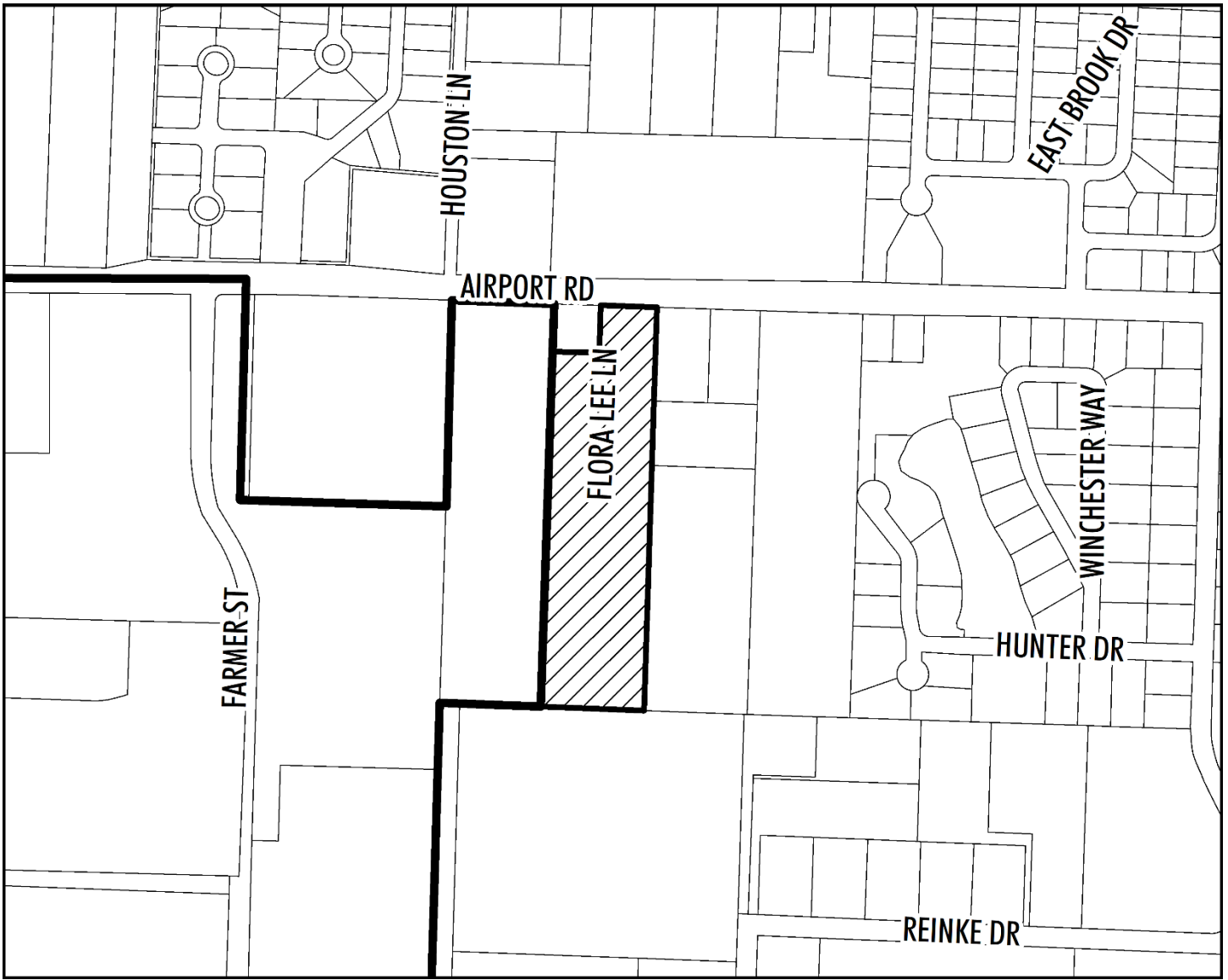
Passed and adopted on second reading by the City Council of Crestview, Florida on the 12th day of November 2024.

ATTEST:

Maryanne Girard
City Clerk

Approved by me this 12th day of November 2024.

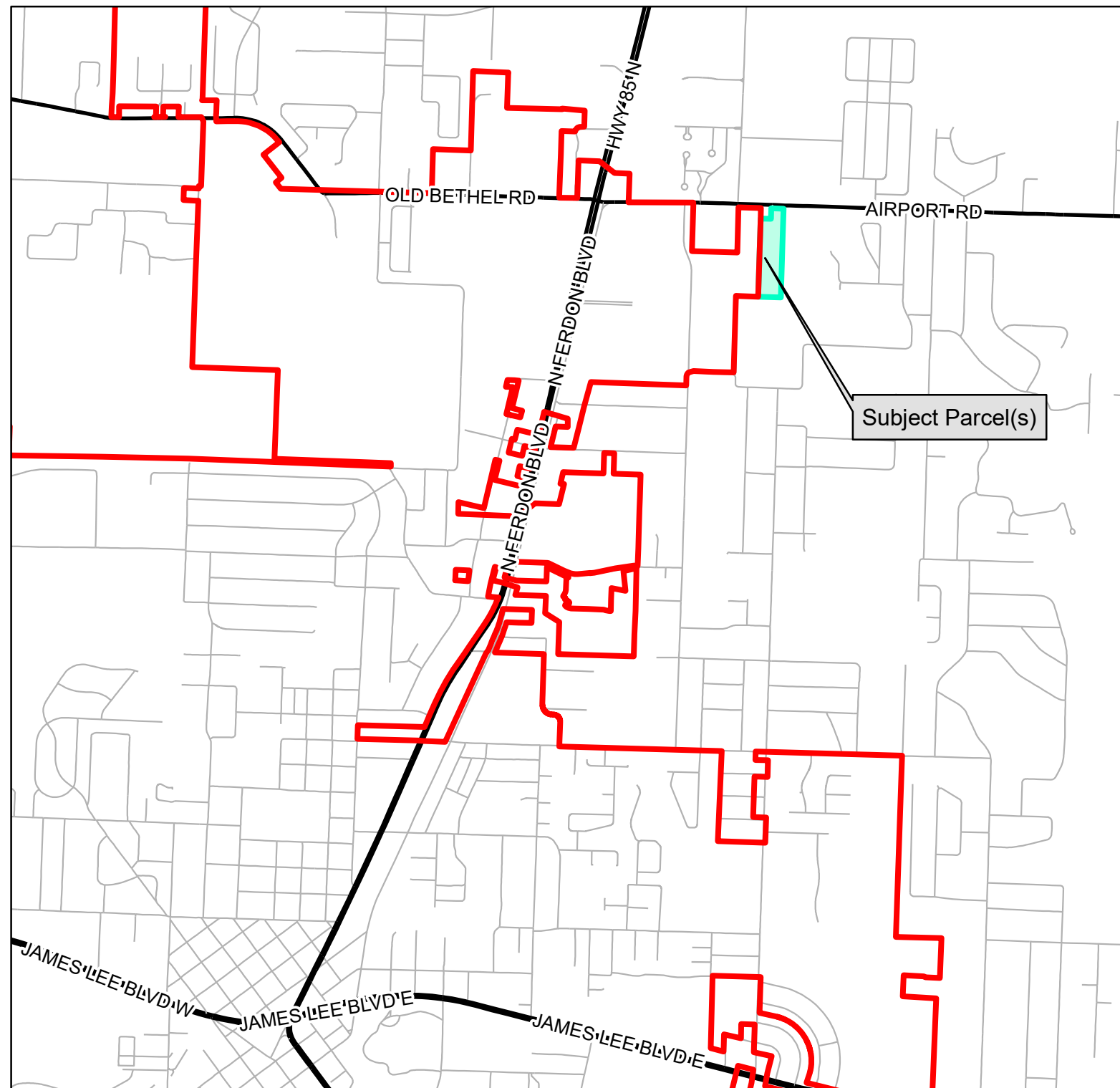
J. B. Whitten
Mayor



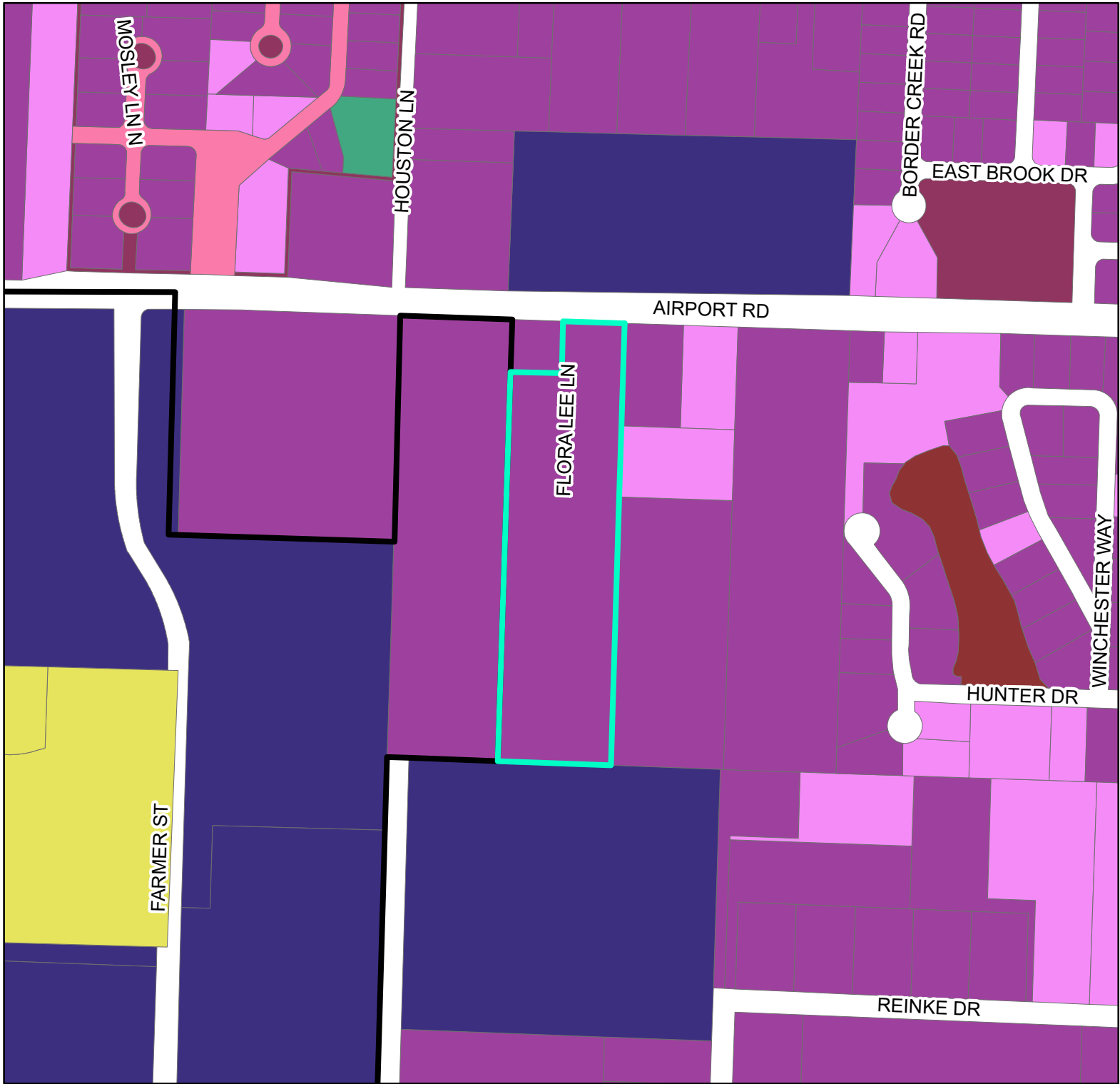
Vicinity Map



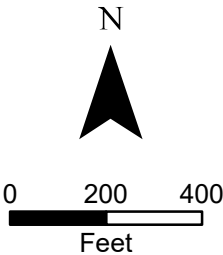
Not to Scale



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
- Use Description**
 - HOLDING POND
 - MUNICIPAL
 - NO AG
 - RES COMMON AREA
 - RIGHTS-OF-WAY
 - RIVERS AND LAKES
 - SINGLE FAMILY
 - VACANT

Current Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

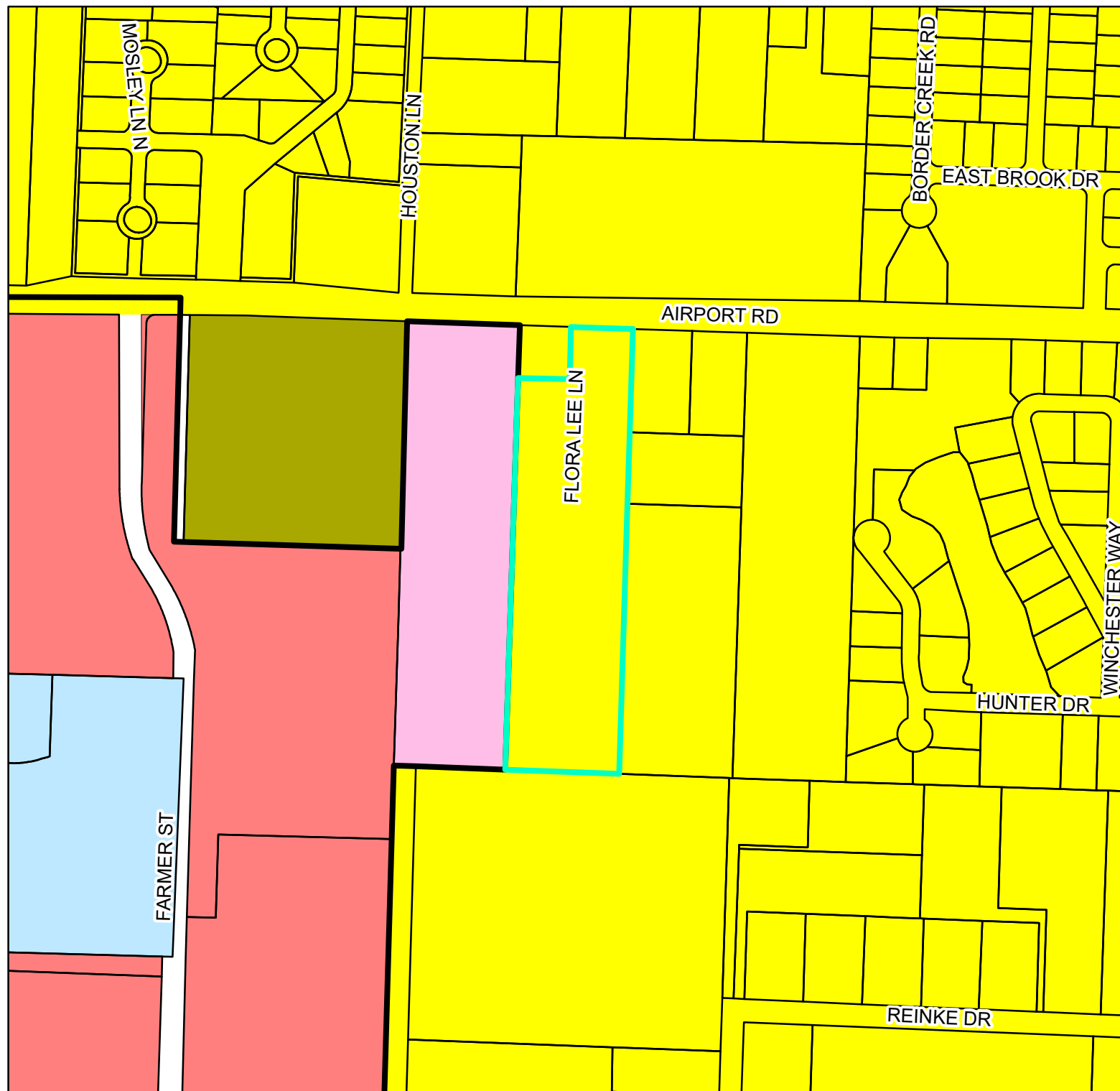
 City Limits

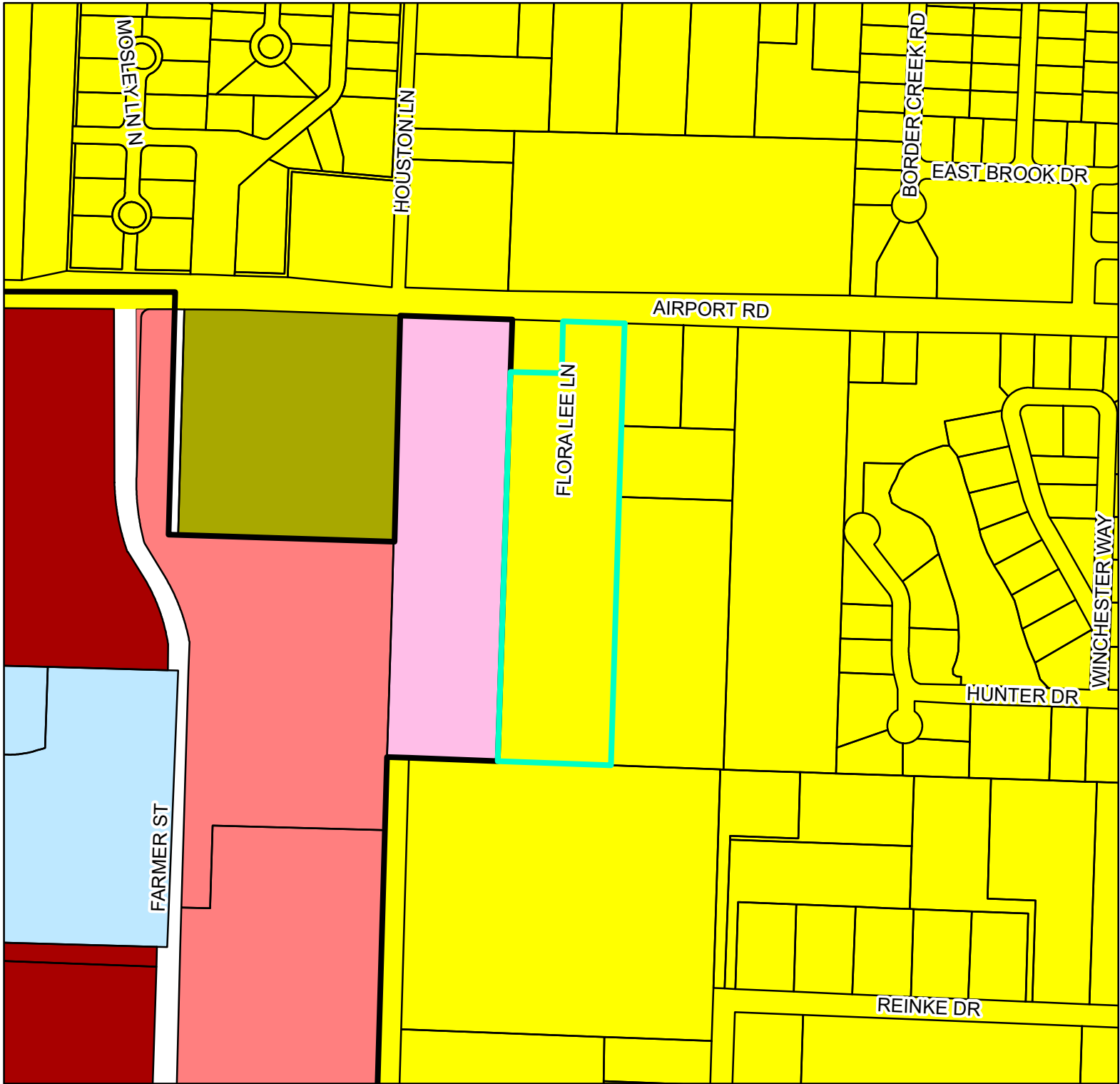
City Future Land Use

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

County Future Land Use

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





Current Zoning

N



0 200 400
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)

A north arrow pointing upwards with the letter 'N' above it. Below the arrow is a scale bar with markings at 0, 200, and 400, with the word 'Feet' centered below the bar.

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

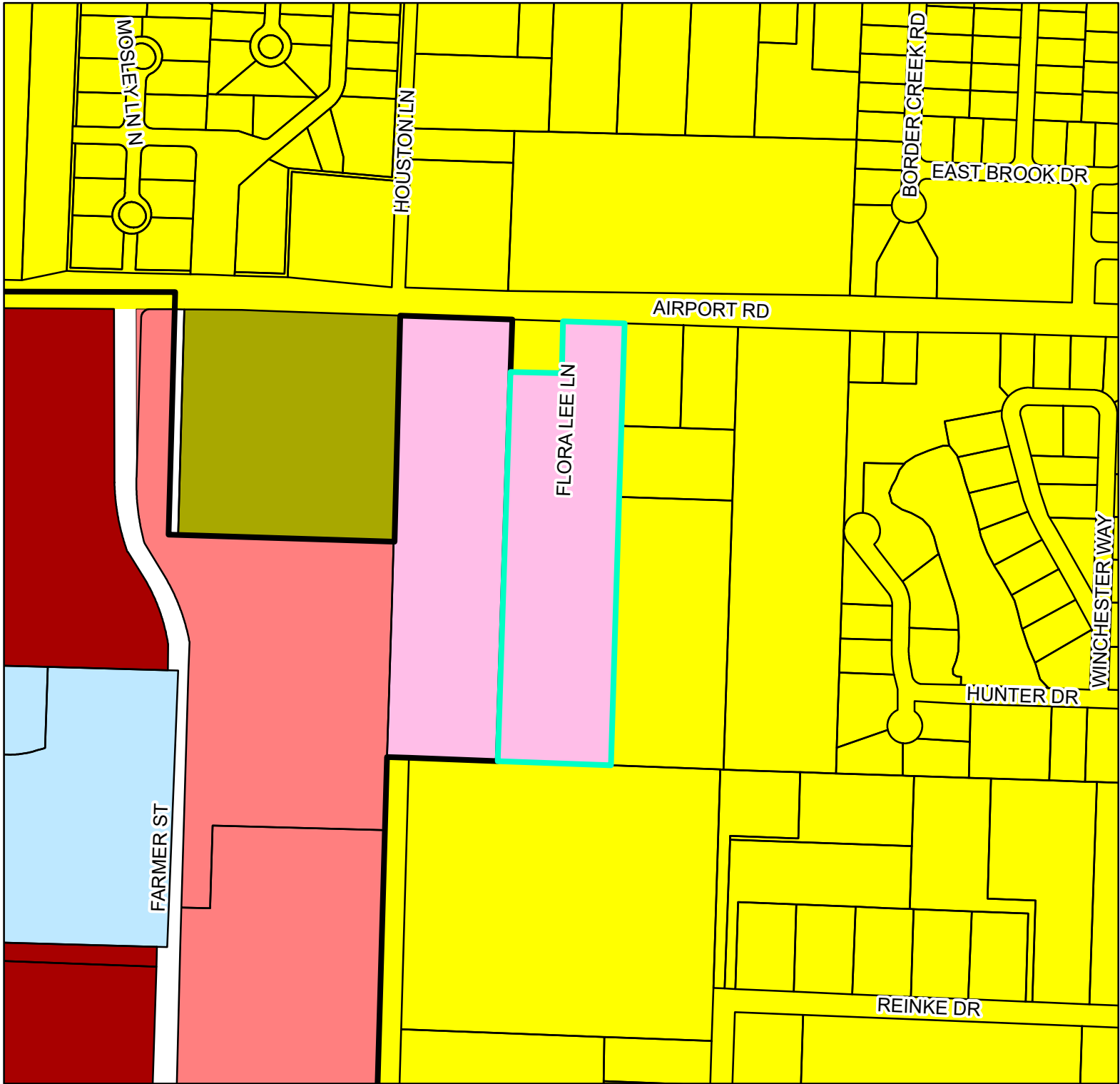
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)

 Mixed Use (MU)



Proposed Zoning

N



0 200 400
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

Residential - 1 (R-1)

Mixed Use (MU)



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 7, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/3/2024
SUBJECT: 2. Ordinance 1976 Flora Lee Lane Comp Plan Amendment

BACKGROUND:

On September 6, 2024 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5771 Flora Lee 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 (MU) future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1976 on October 28, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: MARTELLO LEE G & MICHAEL J
5771 FLORA LEE LANE
CRESTVIEW FL 32539
Parcel ID: 04-3N-23-0000-0008-0000
Site Size: 9.24 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential

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

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

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 13, 2024. The property was posted on September 23, 2024. An advertisement ran in the Crestview News Bulletin on September 26 and October 3, 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 1976.

Attachments

1. PZ-2024-28-Exhibit Packet

ORDINANCE: 1976

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 9.24 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 Low Density Residential to Mixed-Use (MU) on a parcel of land containing 9.24 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 9.24 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 9.24 acres, more or less, is known as Parcel 04-3N-23-0000-0008-0000 and commonly described as:

Beginning at a point 330 feet East of the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 4, Township 3 North, Range 23 West, running East along section line 330 feet, thence South 1320 feet, thence West 330 feet, thence North 1320 feet to the Point of Beginning, lying and being in Section 4, Township 3 North, Range 23 West, LESS AND EXCEPT portion previously sold.

The Mixed-Use (MU) Future Land Use Category is hereby imposed on Parcel 04-3N-23-0000-0008-0000. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 04-3N-23-0000-0008-0000 thereon.

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 12th day of November, 2024.

ATTEST:

Maryanne Girard
City Clerk

Approved by me this 12th day of November, 2024.

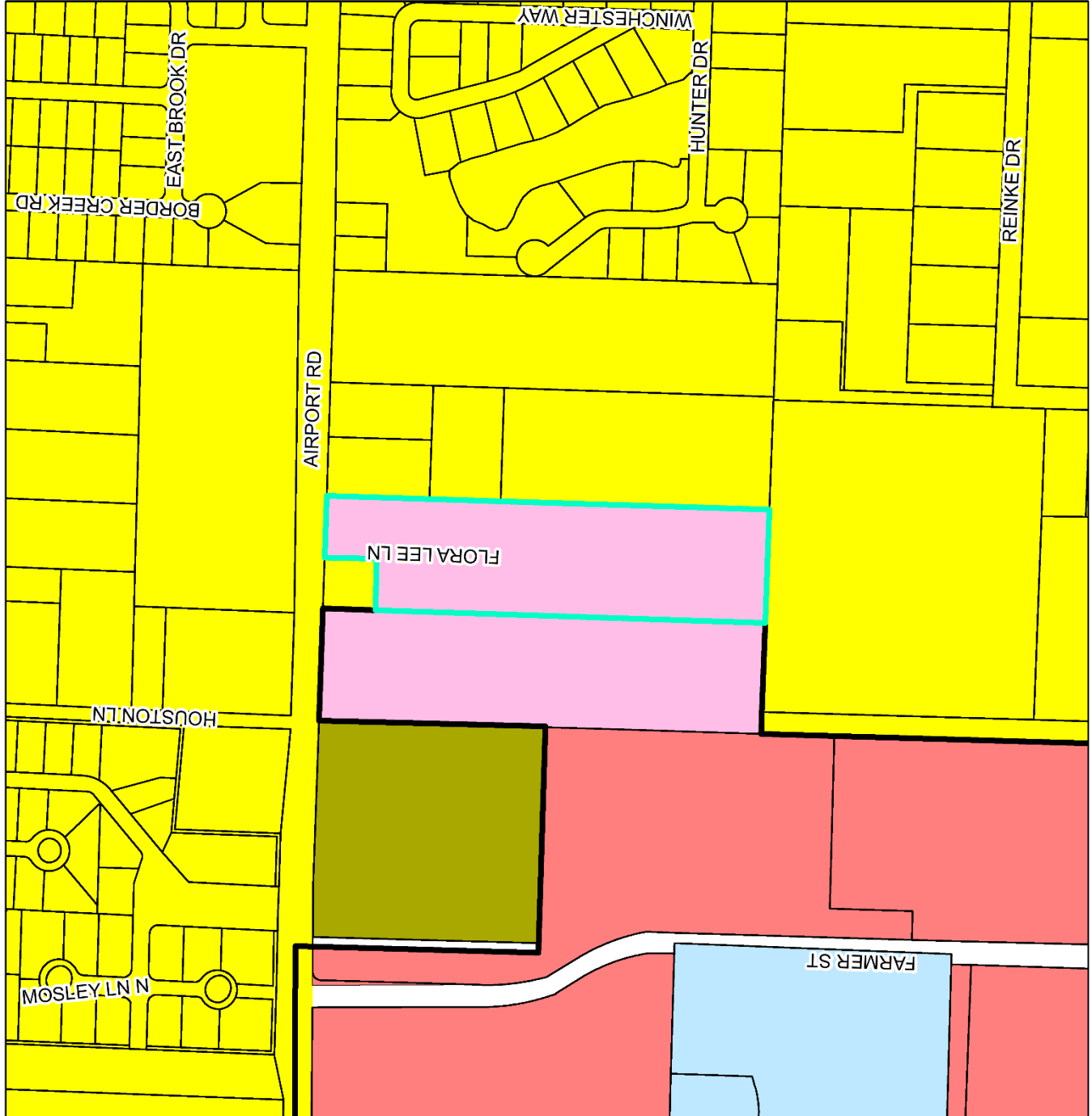
J. B. Whitten
Mayor

Adopted Future Land Use



Legend

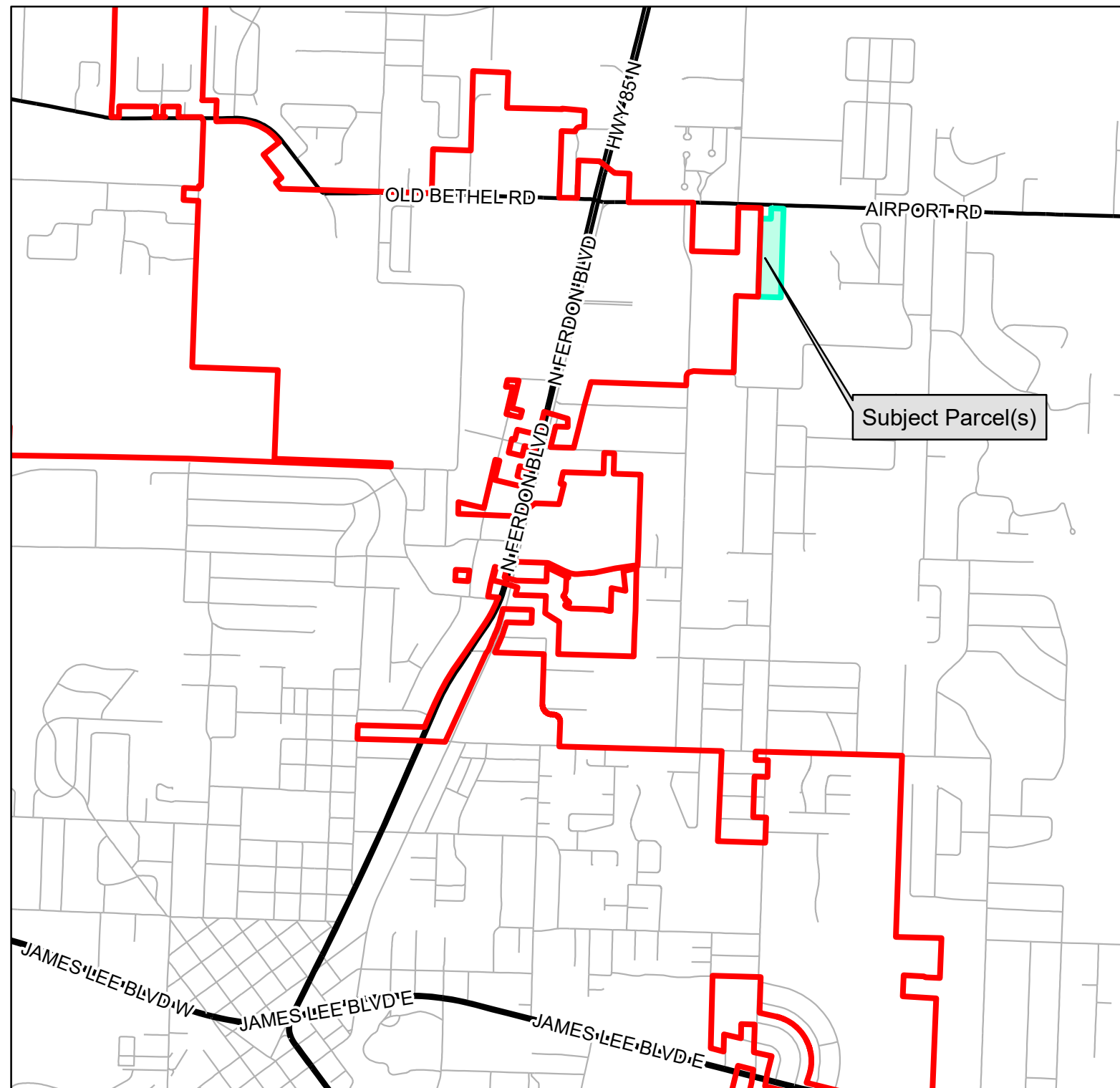
- Subject Parcel
- City Limits
- City Future Land Use**
 - Commercial (C)
 - Industrial (IN)
 - Mixed Use (MU)
 - Conservation (CON)
 - Public Lands (PL)
 - Residential (R)
- County Future Land Use**
 - Low Density
 - Residential (LDR)
 - Mixed Use (MU)



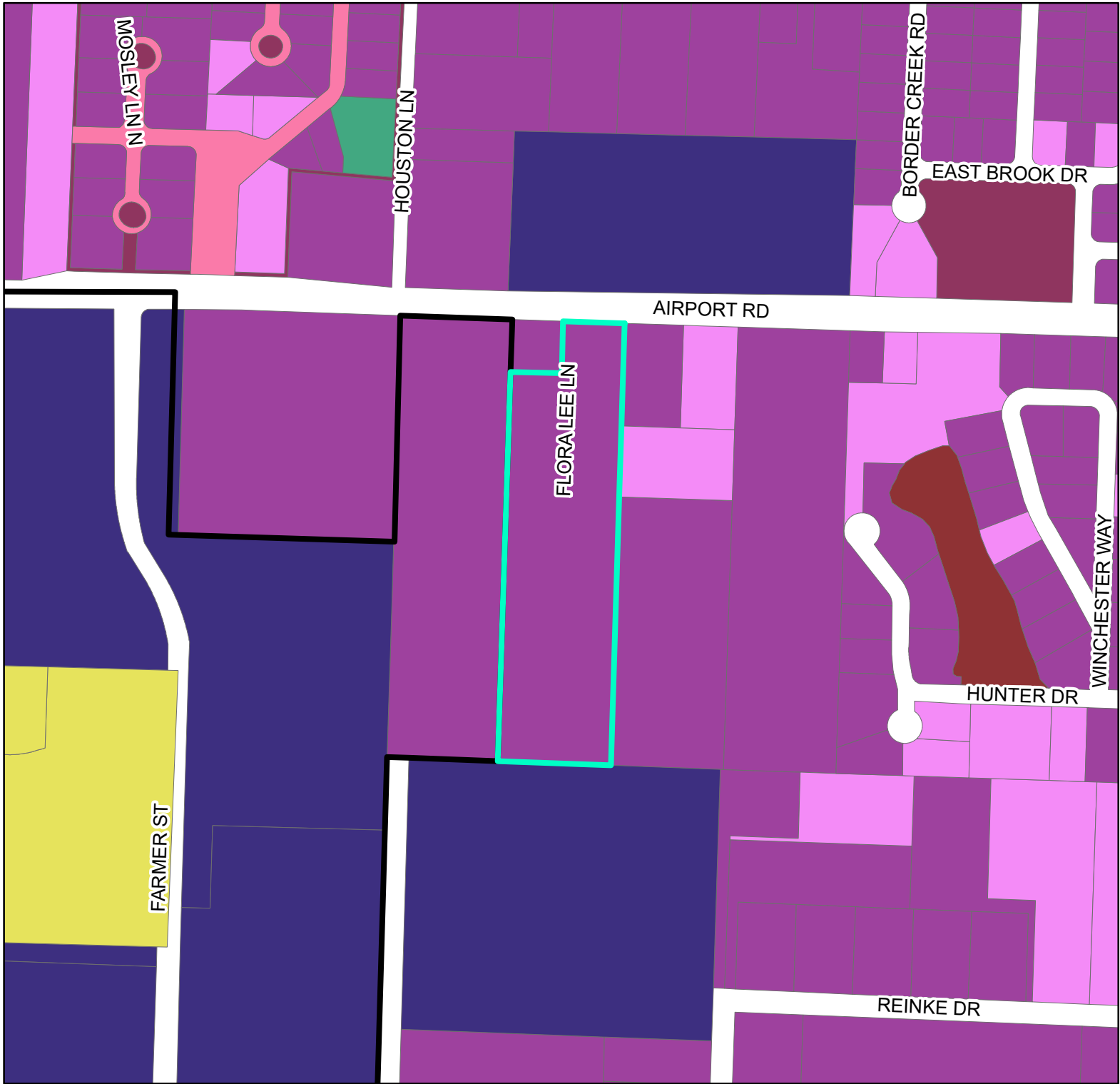
Vicinity Map



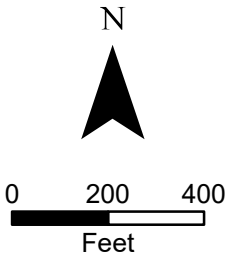
Not to Scale



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



Existing Use



Legend

- Subject Parcel
- City Limits
- Use Description**
 - HOLDING POND
 - MUNICIPAL
 - NO AG
 - RES COMMON AREA
 - RIGHTS-OF-WAY
 - RIVERS AND LAKES
 - SINGLE FAMILY
 - VACANT

Current Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

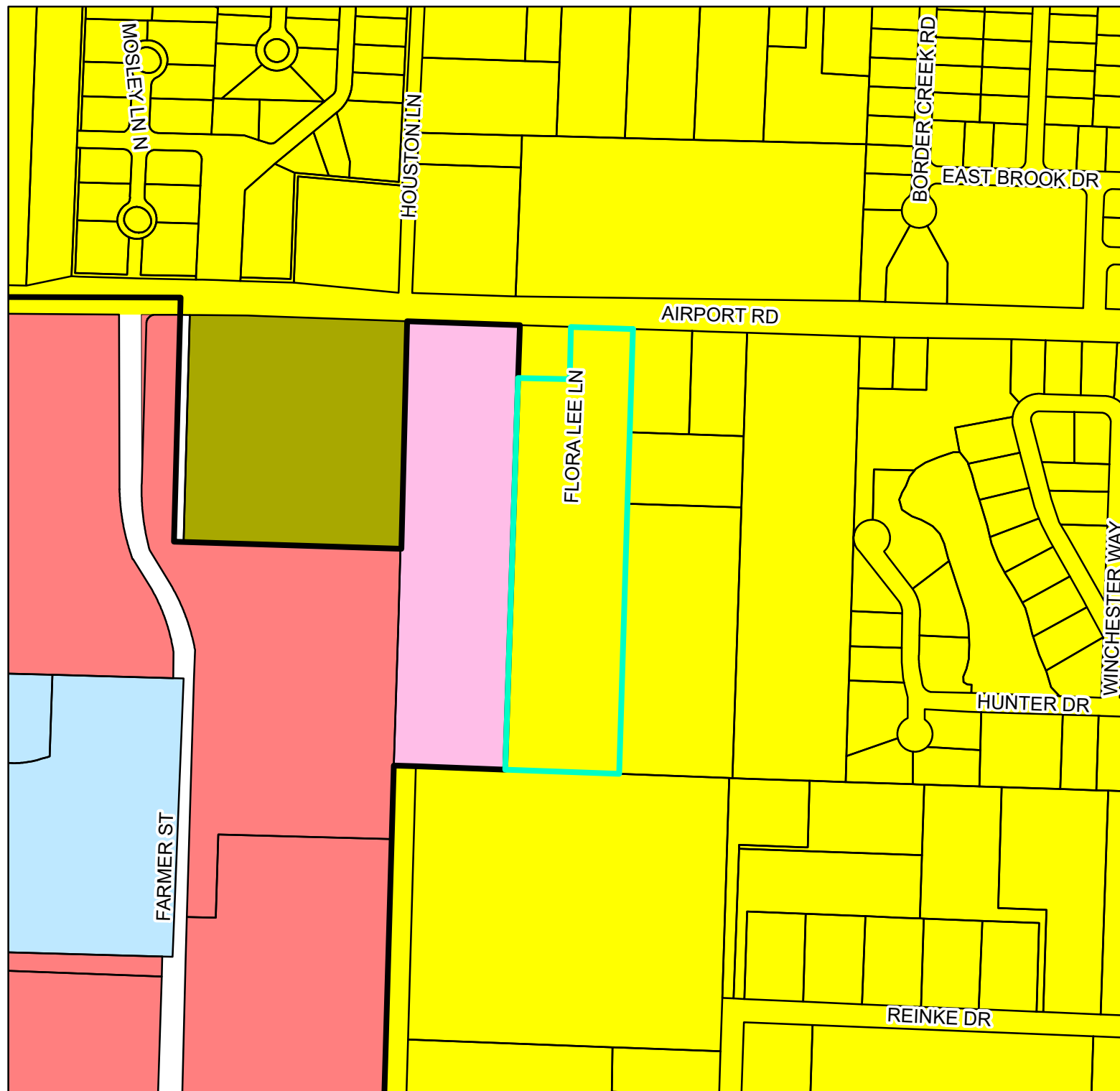
 City Limits

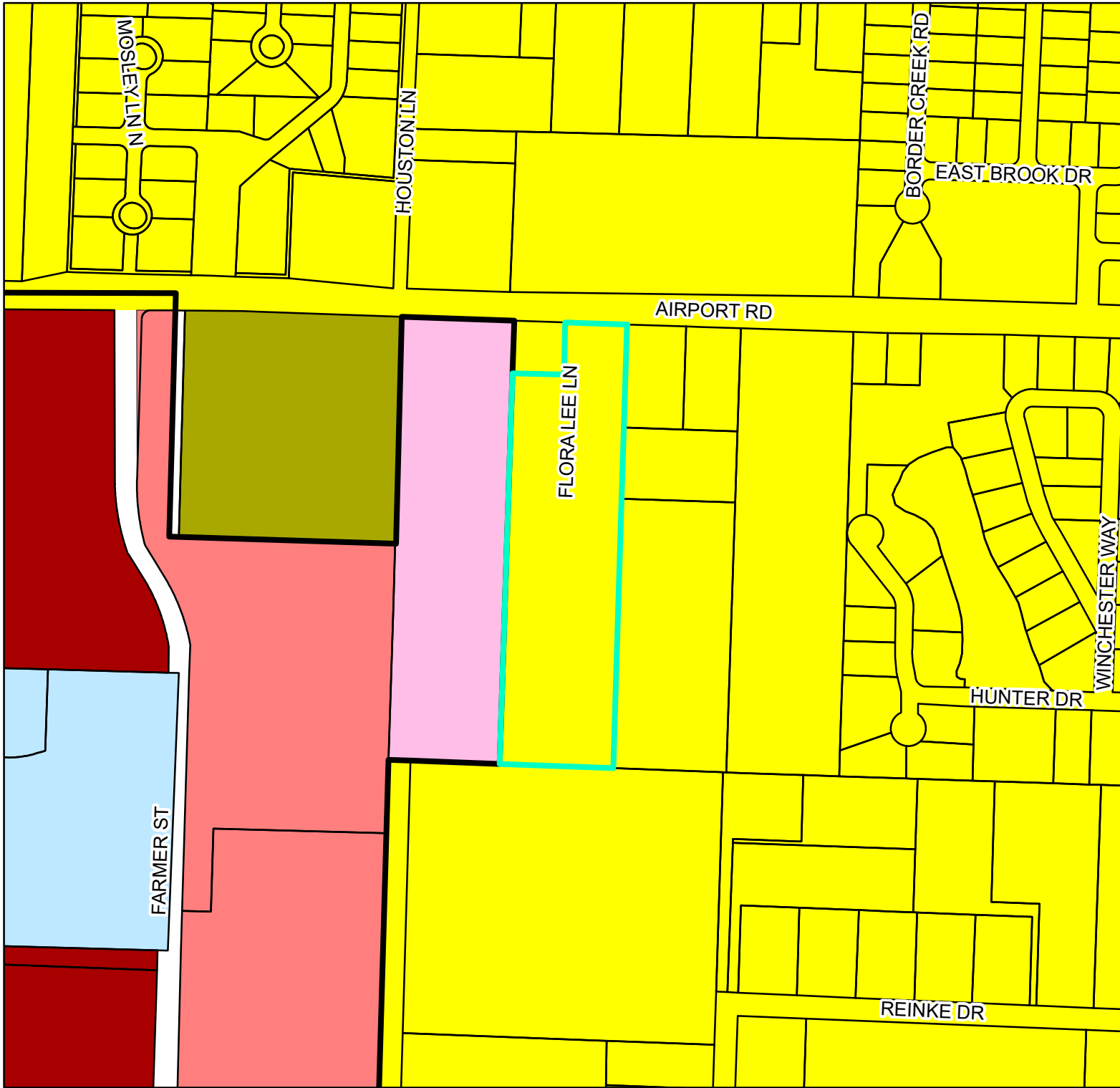
City Future Land Use

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

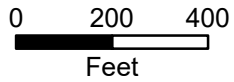
County Future Land Use

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





Current
Zoning



Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

Proposed Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

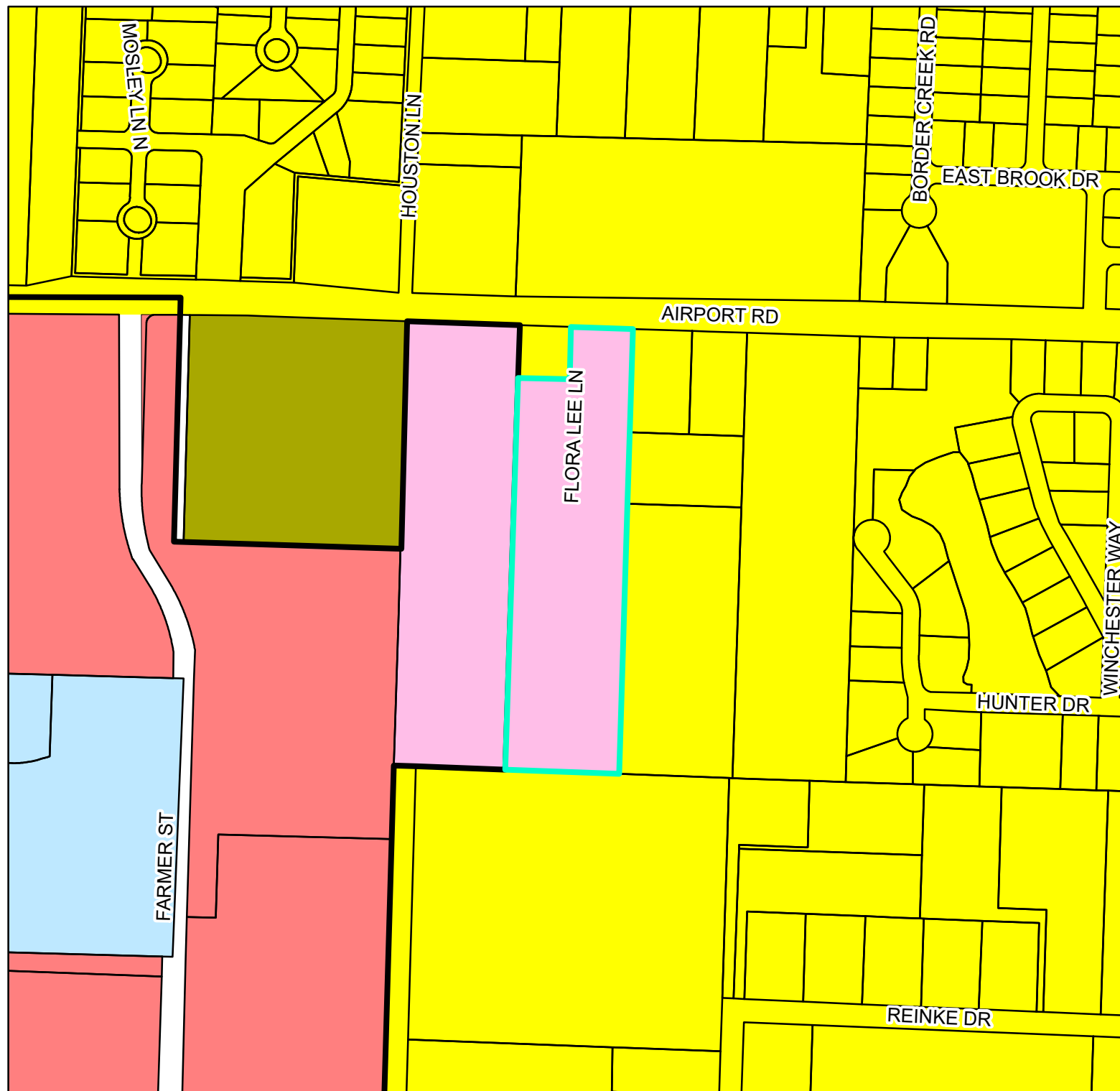
 City Limits

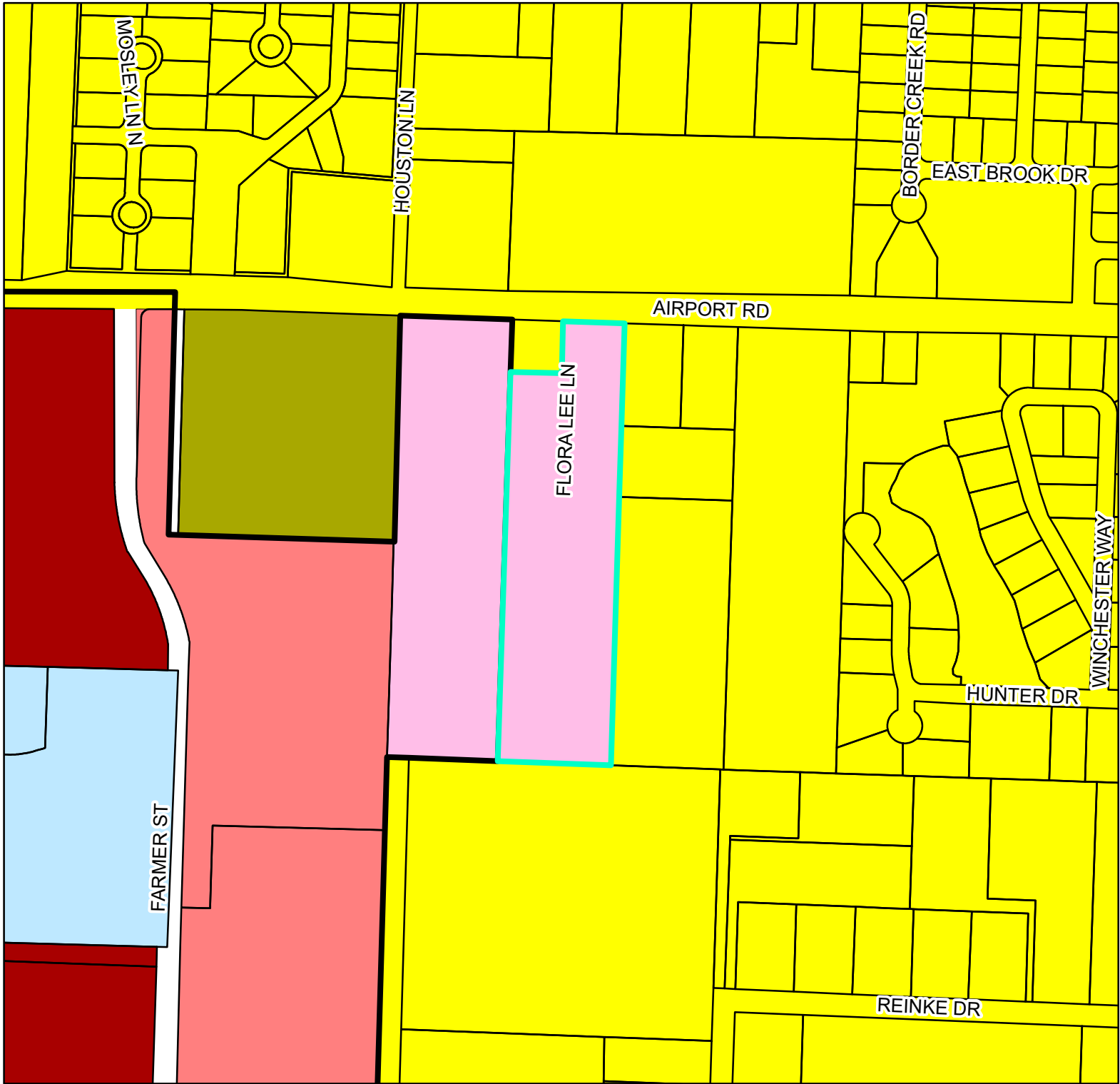
City Future Land Use

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

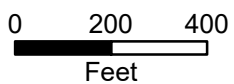
County Future Land Use

-  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)

Planned Unit Development (PUD)

County Zoning

Residential - 1 (R-1)

Mixed Use (MU)



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 7, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/3/2024
SUBJECT: 3. Ordinance 1977 Flora Lee Lane Rezoning

BACKGROUND:

On September 6, 2024 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5771 Flora Lee 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 (MU) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 1977 on October 28, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: MARTELLO LEE G & MICHAEL J
5771 FLORA LEE LANE
CRESTVIEW FL 32539
Parcel ID: 04-3N-23-0000-0008-0000
Site Size: 9.24 acres
Current FLU: Okaloosa County Low Density Residential
Current Zoning: Okaloosa County Residential-1
Current Land Use: Residential

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

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

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 13, 2024. The property was posted on September 23, 2024. An advertisement ran in the Crestview News Bulletin on September 26 and October 3, 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 1977.

Attachments

1. PZ-2024-28-Exhibit Packet

ORDINANCE: 1977

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 9.24 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 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 9.24 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 9.24 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 1976, is hereby rezoned to Mixed-Use (MU) to wit:

PIN # 04-3N-23-0000-0008-0000

Beginning at a point 330 feet East of the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 4, Township 3 North, Range 23 West, running East along section line 330 feet, thence South 1320 feet, thence West 330 feet, thence North 1320 feet to the Point of Beginning, lying and being in Section 4, Township 3 North, Range 23 West, LESS AND EXCEPT portion previously sold.

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 # 1976 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 12th day of November, 2024.

ATTEST:

Maryanne Girard
City Clerk

Approved by me this 12th day of November 2024.

J. B. Whitten
Mayor

Adopted Zoning



0 200 400
Feet

Legend

Subject Parcel

City Limits

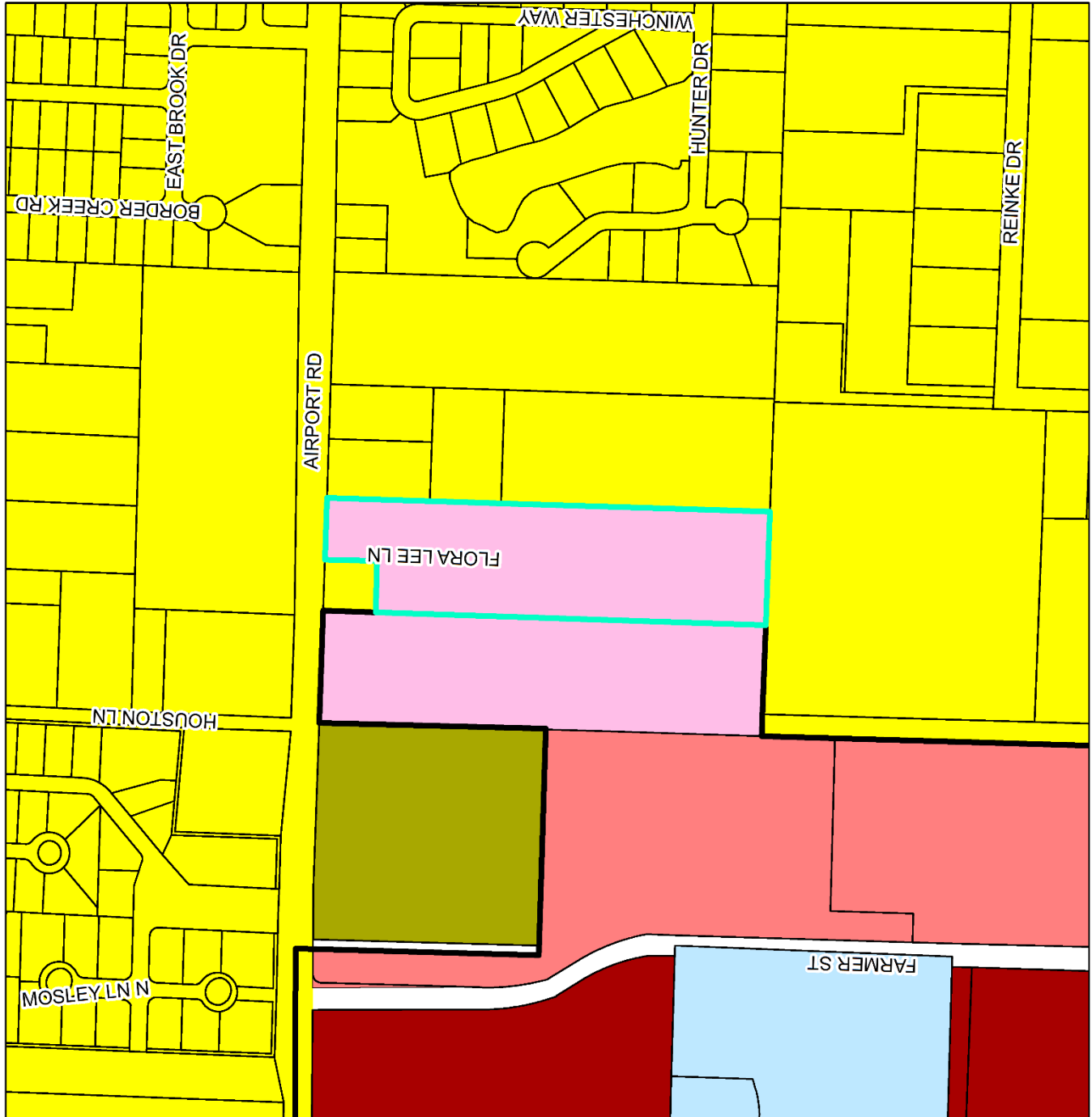
Zoning

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

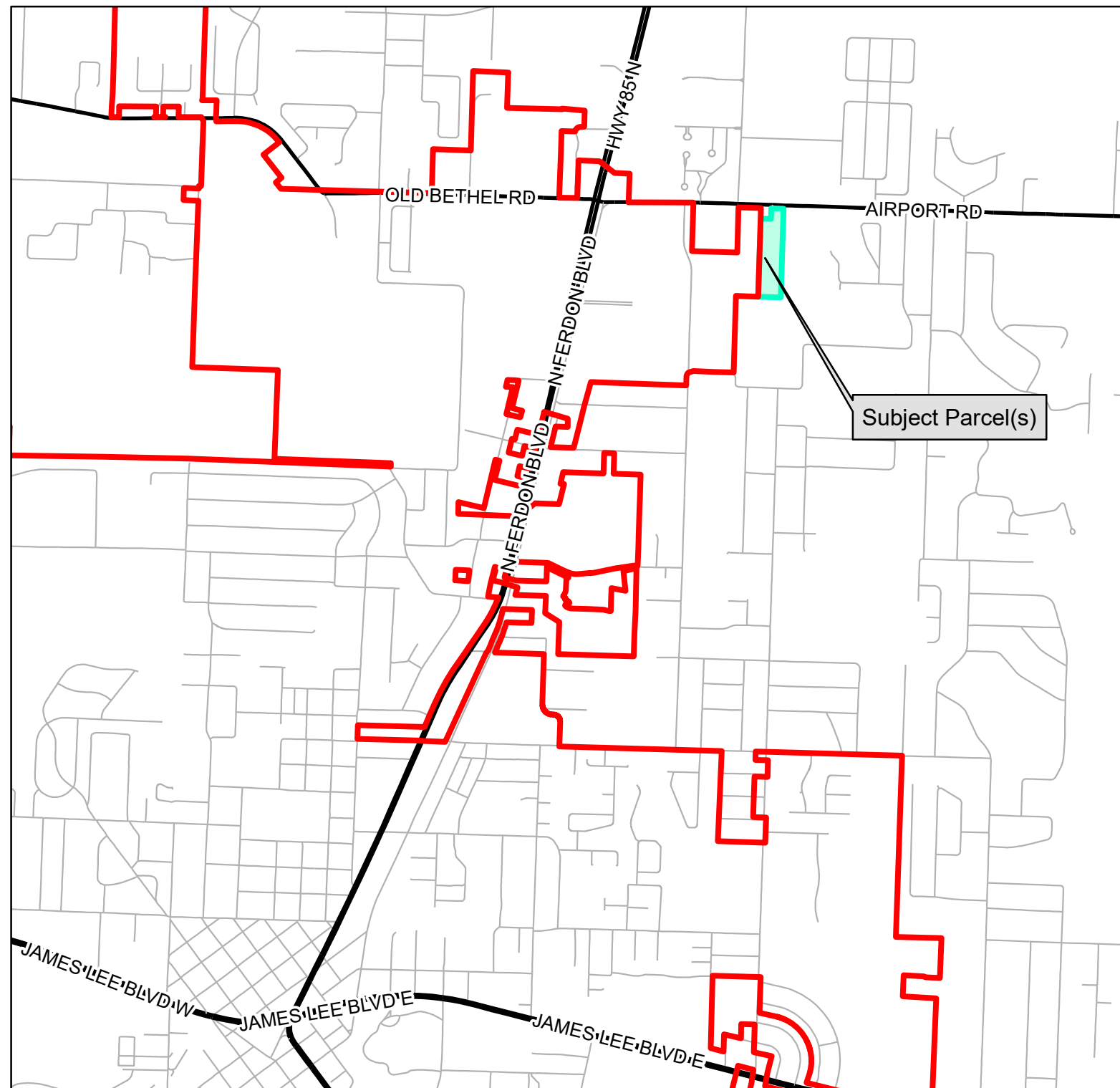
- Residential - 1 (R-1)
- Mixed Use (MU)



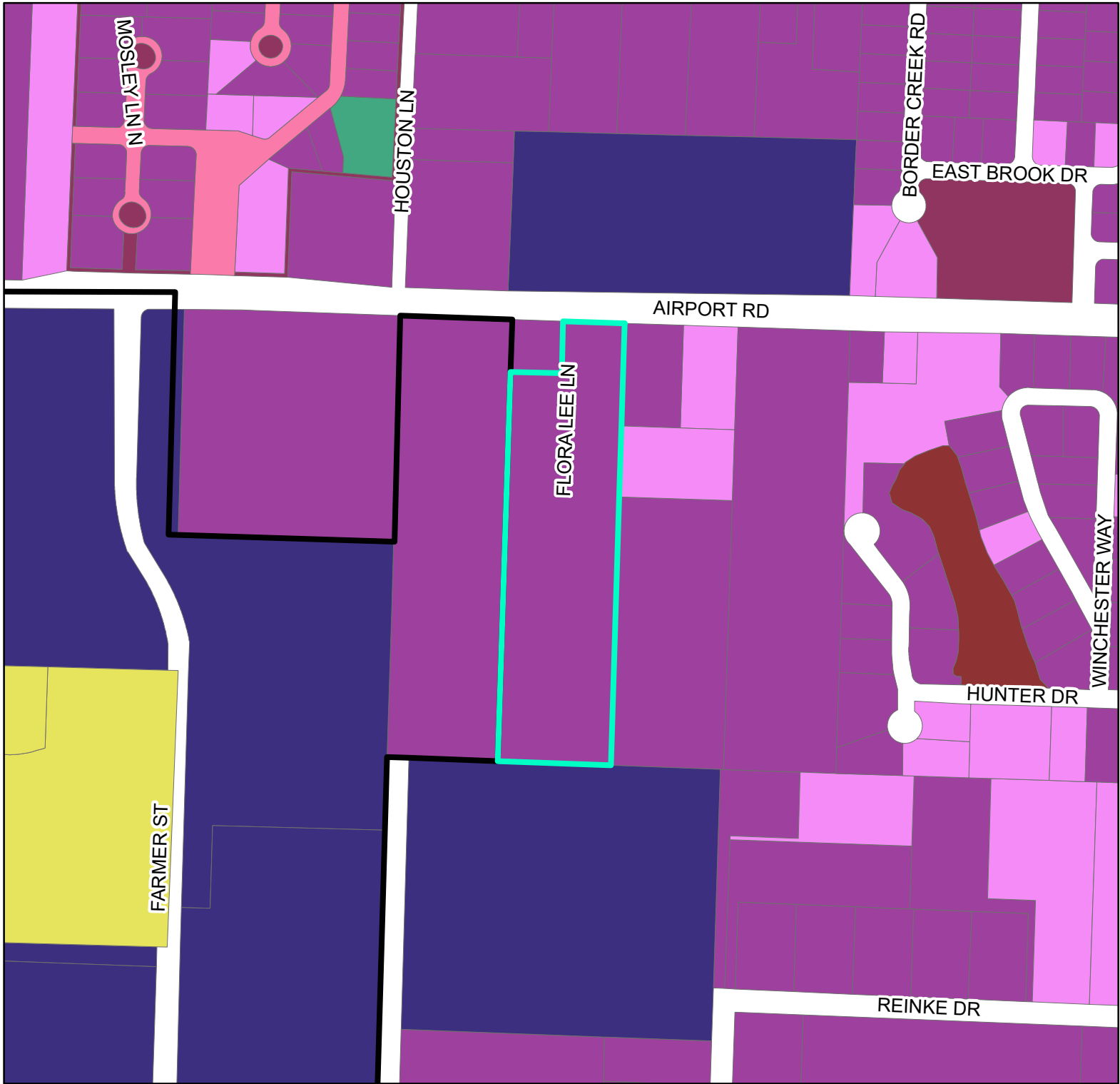
Vicinity Map



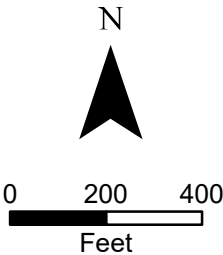
Not to Scale



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



Existing Use



Legend

- Subject Parcel
- City Limits
- Use Description**
 - HOLDING POND
 - MUNICIPAL
 - NO AG
 - RES COMMON AREA
 - RIGHTS-OF-WAY
 - RIVERS AND LAKES
 - SINGLE FAMILY
 - VACANT

Current Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

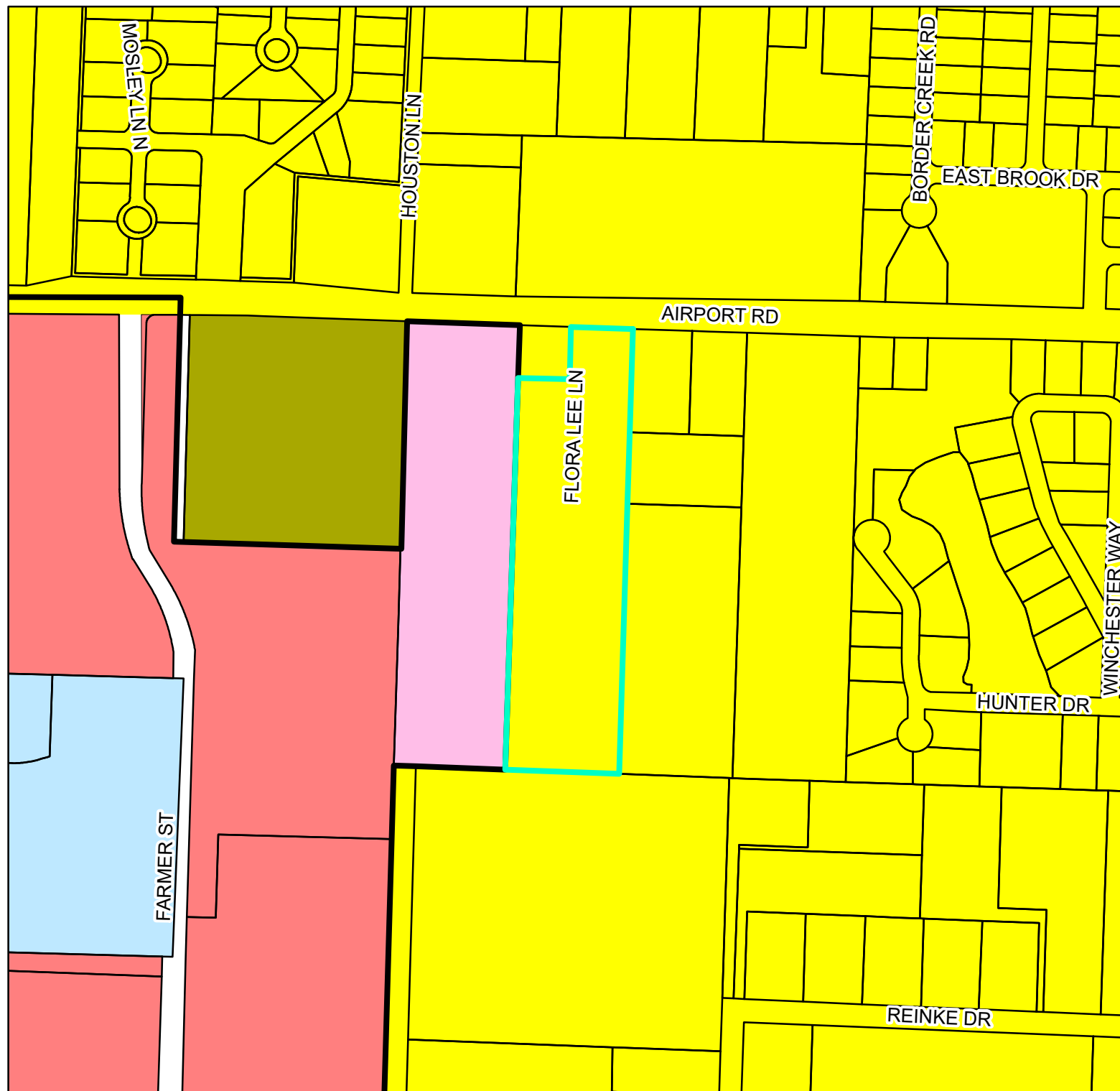
 City Limits

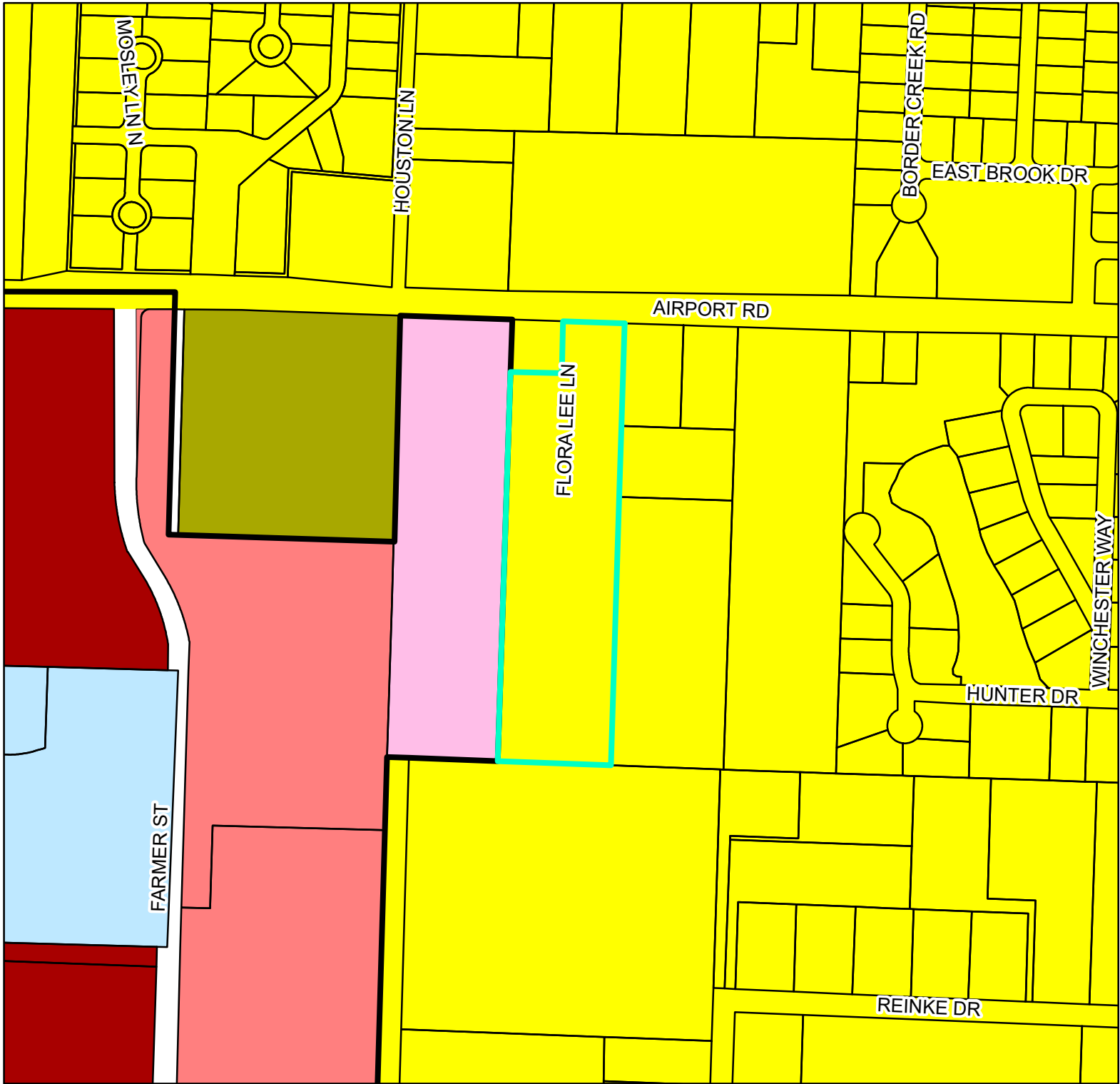
City Future Land Use

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

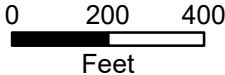
County Future Land Use

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





Current Zoning



Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

- Residential - 1 (R-1)
- Mixed Use (MU)

Proposed Future Land Use



0 200 400
Feet

Legend

 Subject Parcel

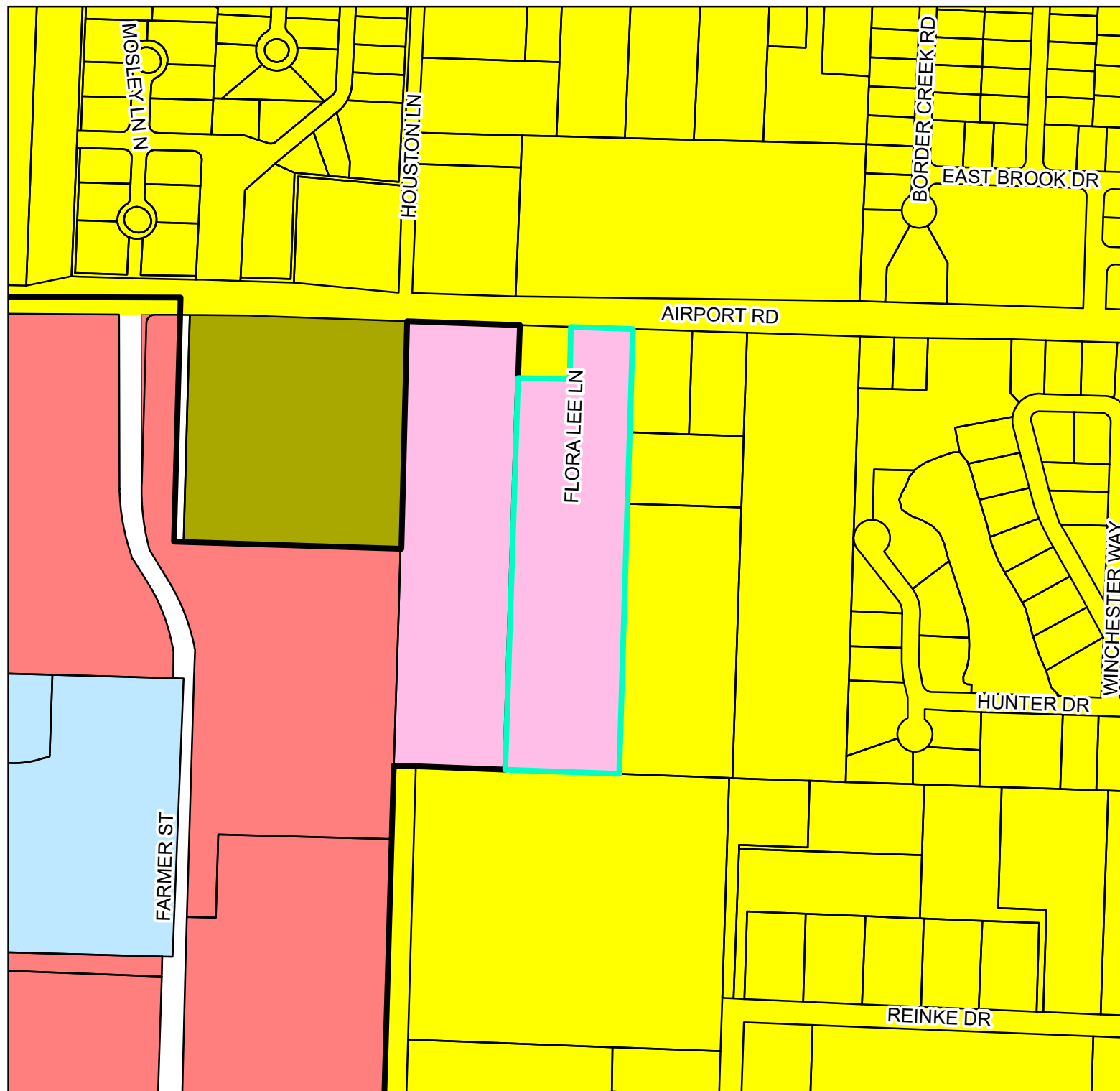
 City Limits

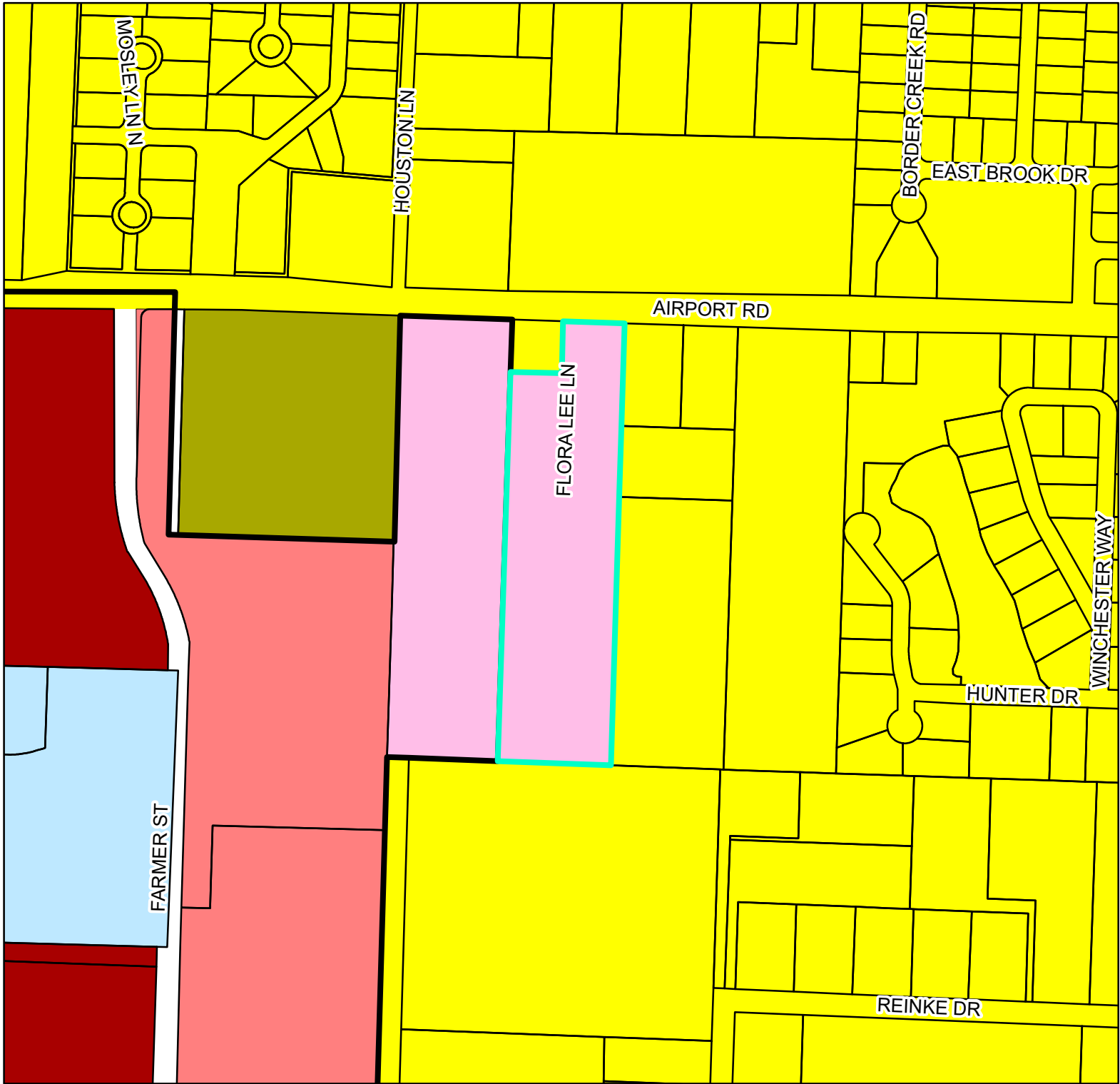
City Future Land Use

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

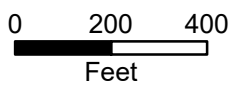
County Future Land Use

-  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)
 - Planned Unit Development (PUD)
- County Zoning**
 - Residential - 1 (R-1)
 - Mixed Use (MU)



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 7, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/3/2024
SUBJECT: 4. Ordinance 1978 North Ferdon Boulevard Annexation

BACKGROUND:

On August 28, 2024 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1204 Ferdon Boulevard.

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 1978 on October 28, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: BARROW LINDA F ET AL
6399 OLD RIVER RD
BAKER FL 32531
Parcel ID: 04-3N-23-1840-0002-0220
Site Size: 0.51 acre
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

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

The subject property is currently vacant and a development application has been submitted. Based on the requested land-use and zoning designations, the property will be developed for commercial use.

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

- The property is contiguous to the city limits;
- The property is comprised of 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 September 13, 2024. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on September 27, 2024. The property was posted on September 23, 2024. An advertisement ran in the Crestview News Bulletin on September 26 and October 3, 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 1978.

Attachments

1. PZ-2024-27-Exhibit Packet

ORDINANCE: 1978

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.51 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-23-1840-0002-0220 (Deed recorded in Book 2651, page 4899, dated October 9, 2005)

Lots 22, 23, and 24, Block 2, 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. As otherwise described in the Official Records of Okaloosa County at Page 748, Book 2339.

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.

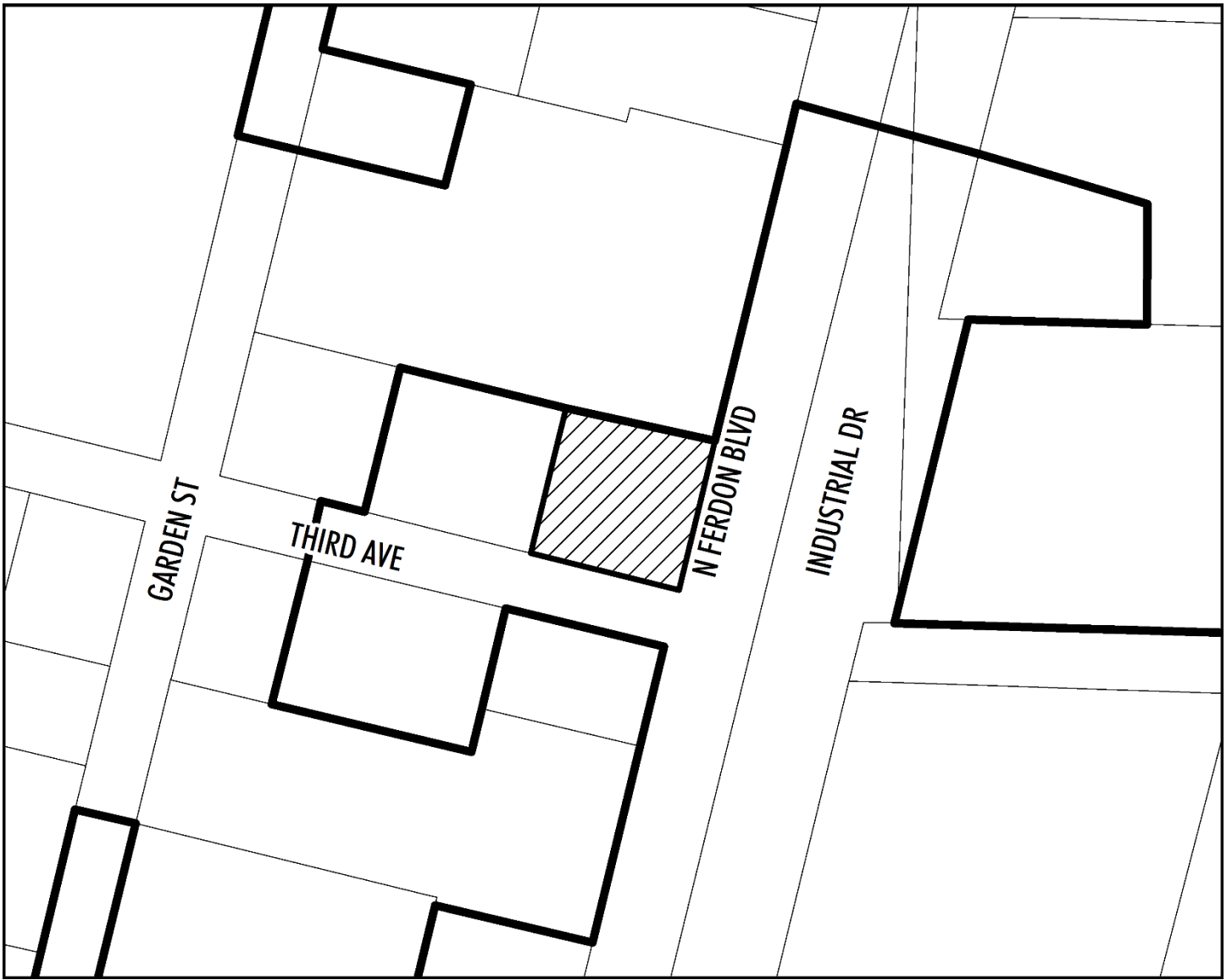
Passed and adopted on second reading by the City Council of Crestview, Florida on the 12th day of November 2024.

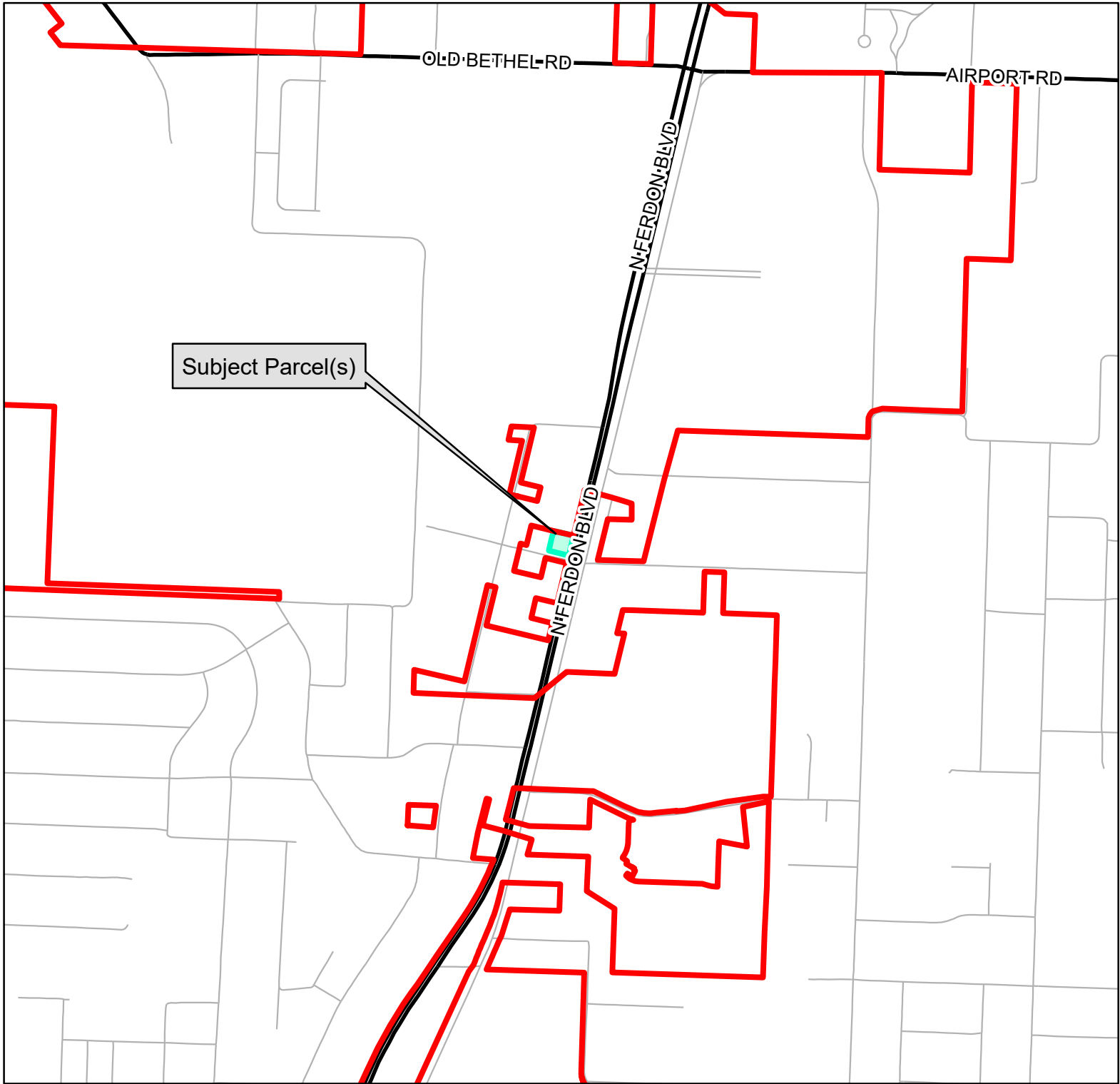
ATTEST:

Maryanne Girard
City Clerk

Approved by me this 12th day of November 2024.

J. B. Whitten
Mayor





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 75 150
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

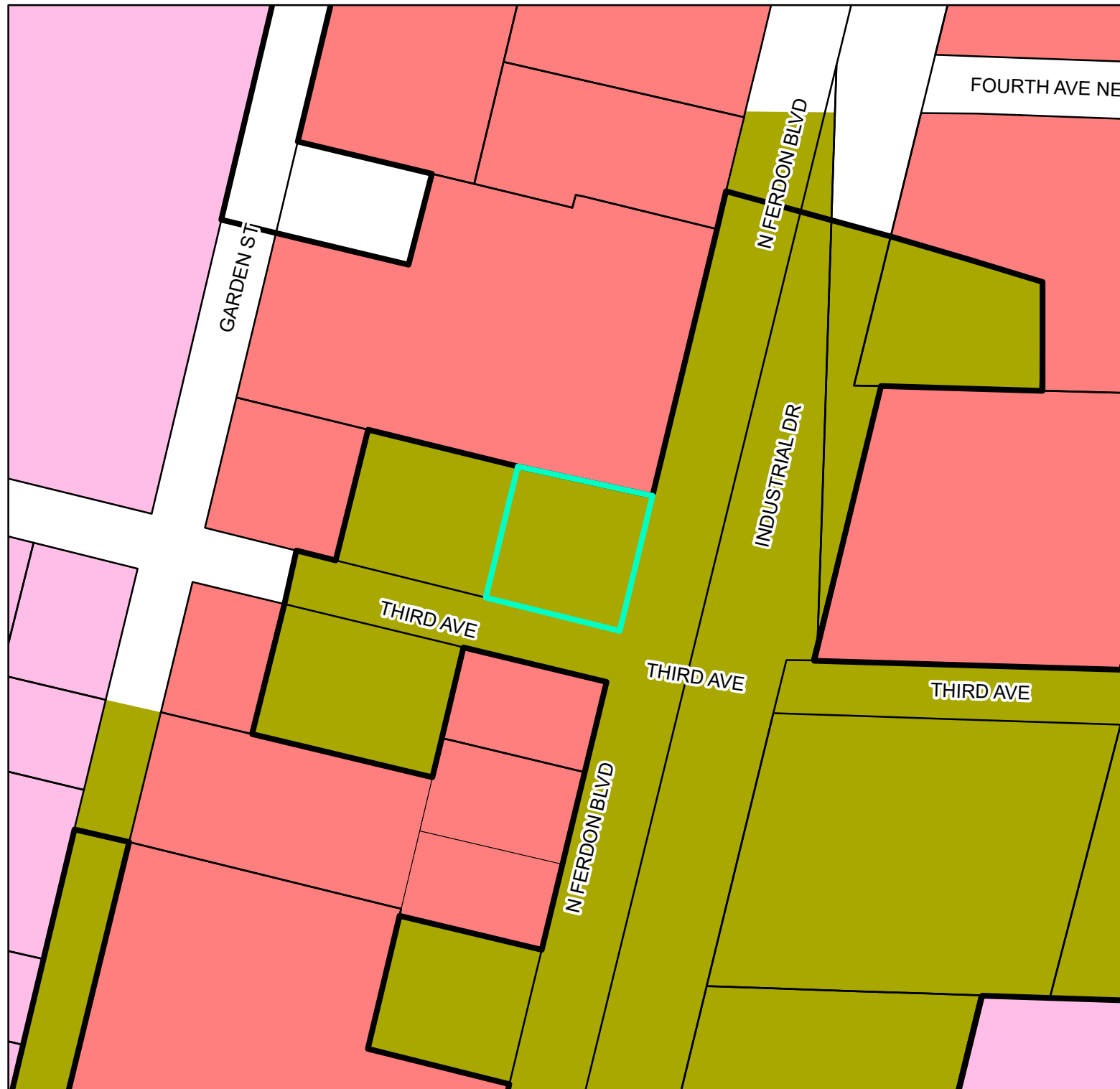
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density
Residential (LDR)

 Mixed Use (MU)



Current Zoning



0 75 150
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)

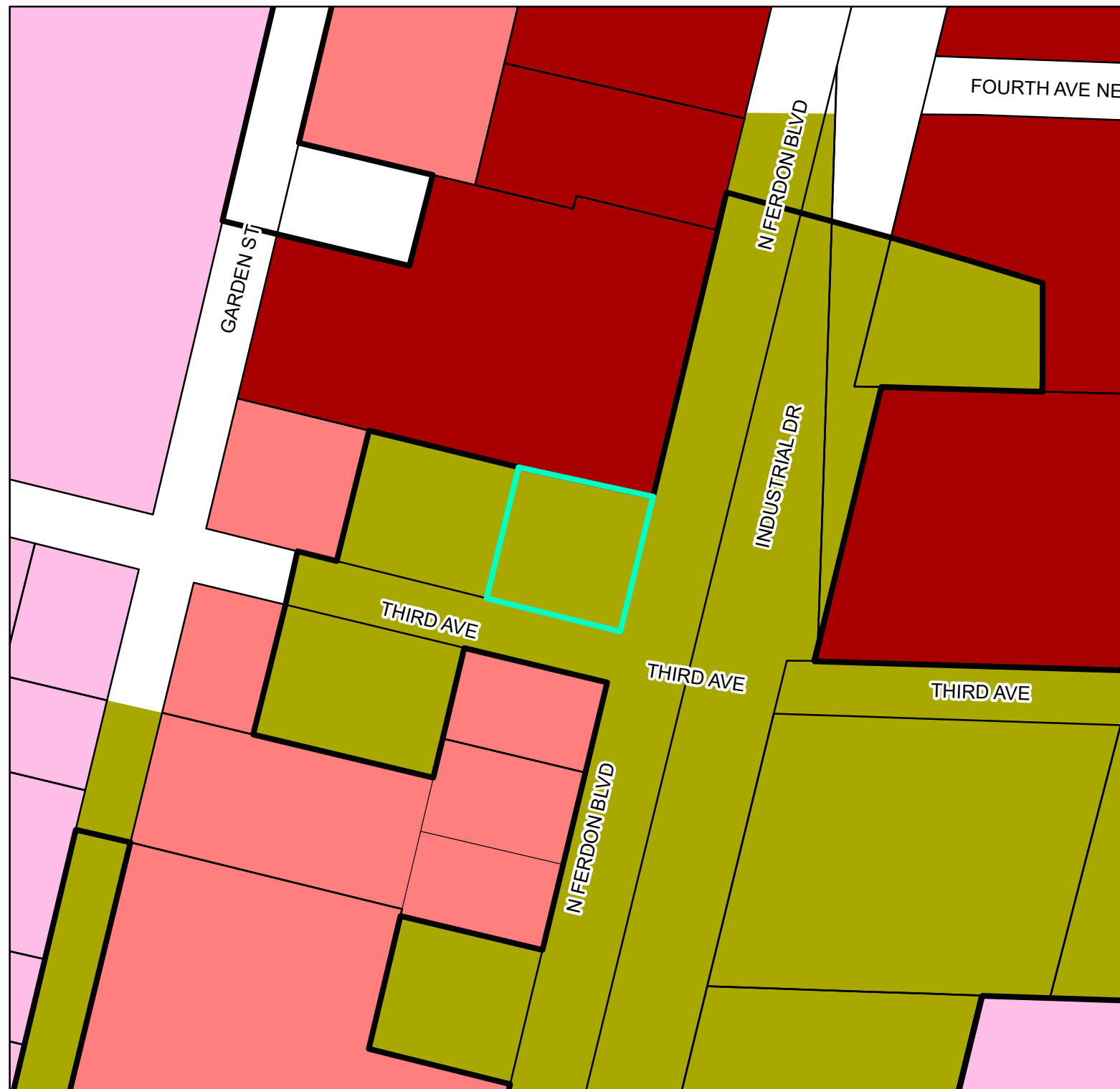
 Public Lands (P)

 Conservation (E)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)



Proposed Future Land Use



0 75 150
Feet

Legend

 Subject Parcel

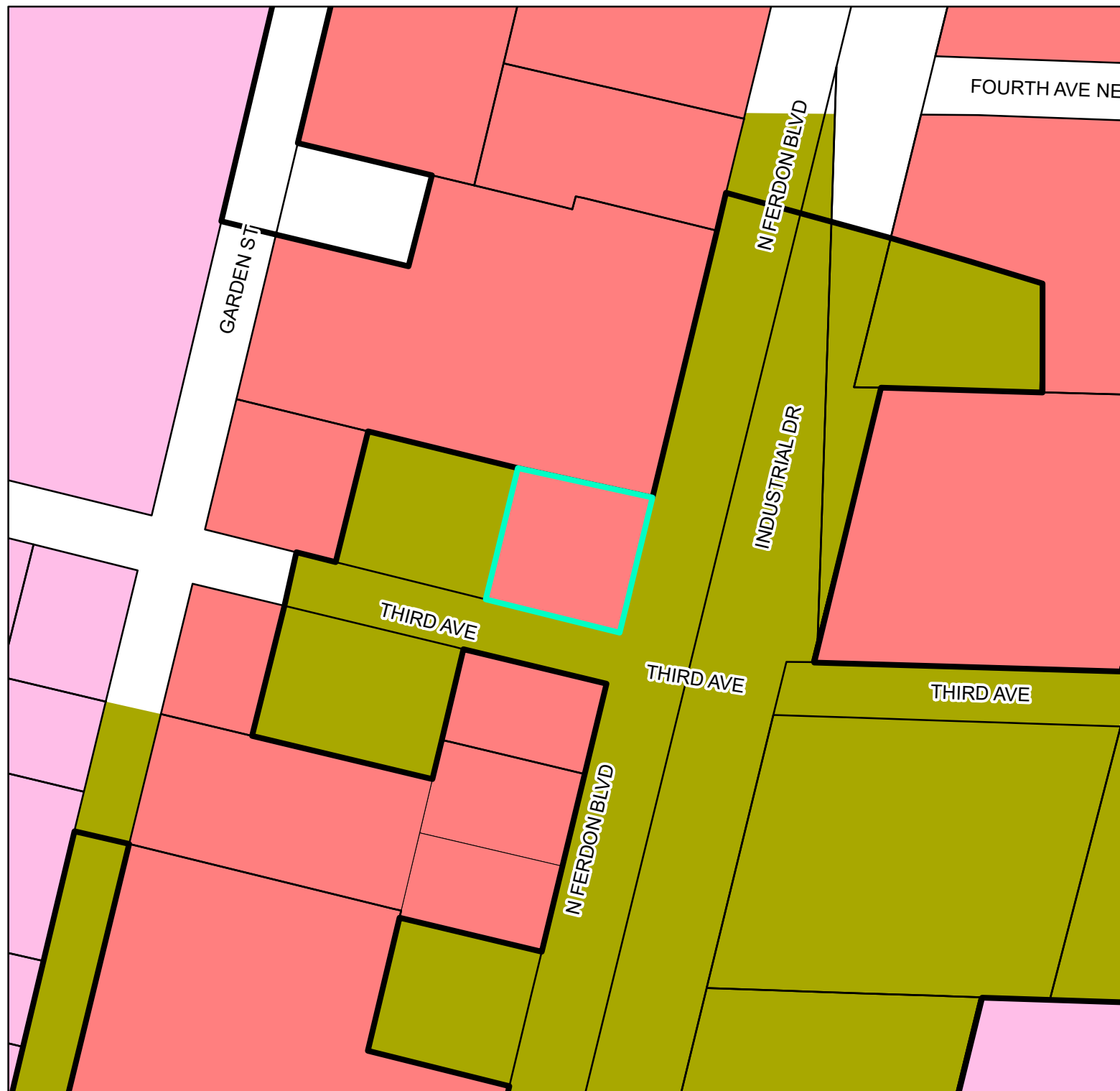
 City Limits

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 75 150
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)

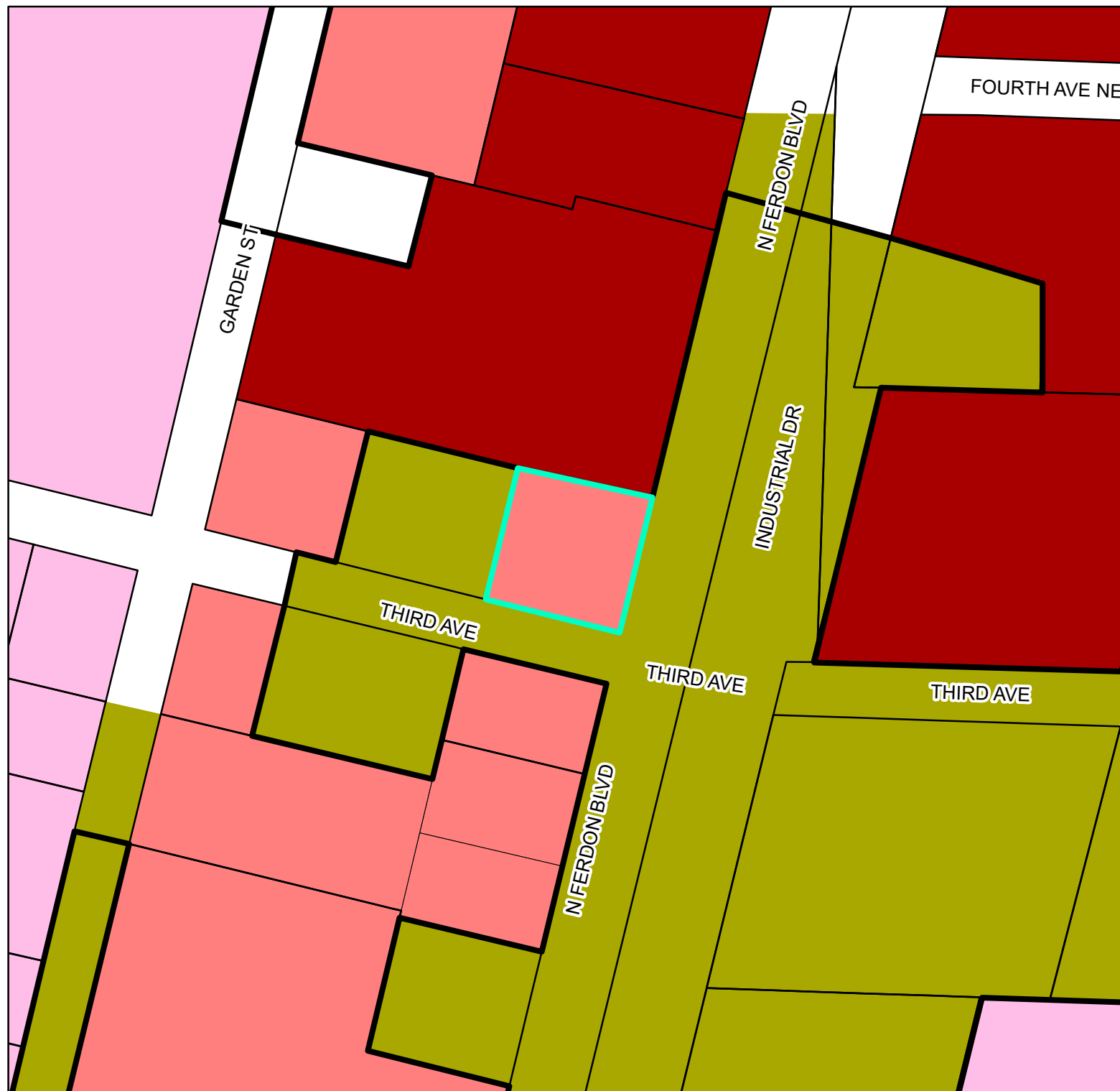
 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 7, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/3/2024
SUBJECT: 5. Ordinance 1979 North Ferdon Boulevard Comp Plan Amendment

BACKGROUND:

On August 28, 2024 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1204 Ferdon Boulevard.

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 1979 on October 28, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: BARROW LINDA F ET AL
6399 OLD RIVER RD
BAKER FL 32531
Parcel ID: 04-3N-23-1840-0002-0220
Site Size: 0.51 acre
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

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

The subject property is currently vacant and a development application has been submitted. Based on the requested land-use and zoning designations, the property will be developed for commercial use.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 13, 2024. The property was posted on September 23, 2024. An advertisement ran in the Crestview News Bulletin on September 26 and October 3, 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 1979.

Attachments

1. PZ-2024-27-Exhibit Packet

ORDINANCE: 1979

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 0.51 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 0.51 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 0.51 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 0.51 acres, more or less, is known as Parcel 04-3N-23-1840-0002-0220 and commonly described as:

Lots 22, 23, and 24, Block 2, 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. As otherwise described in the Official Records of Okaloosa County at Page 748, Book 2339.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 04-3N-23-1840-0002-0220. 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-23-1840-0002-0220 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 12th day of November 2024.

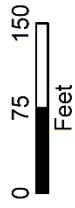
ATTEST:

Maryanne Girard
City Clerk

Approved by me this 12th day of November 2024.

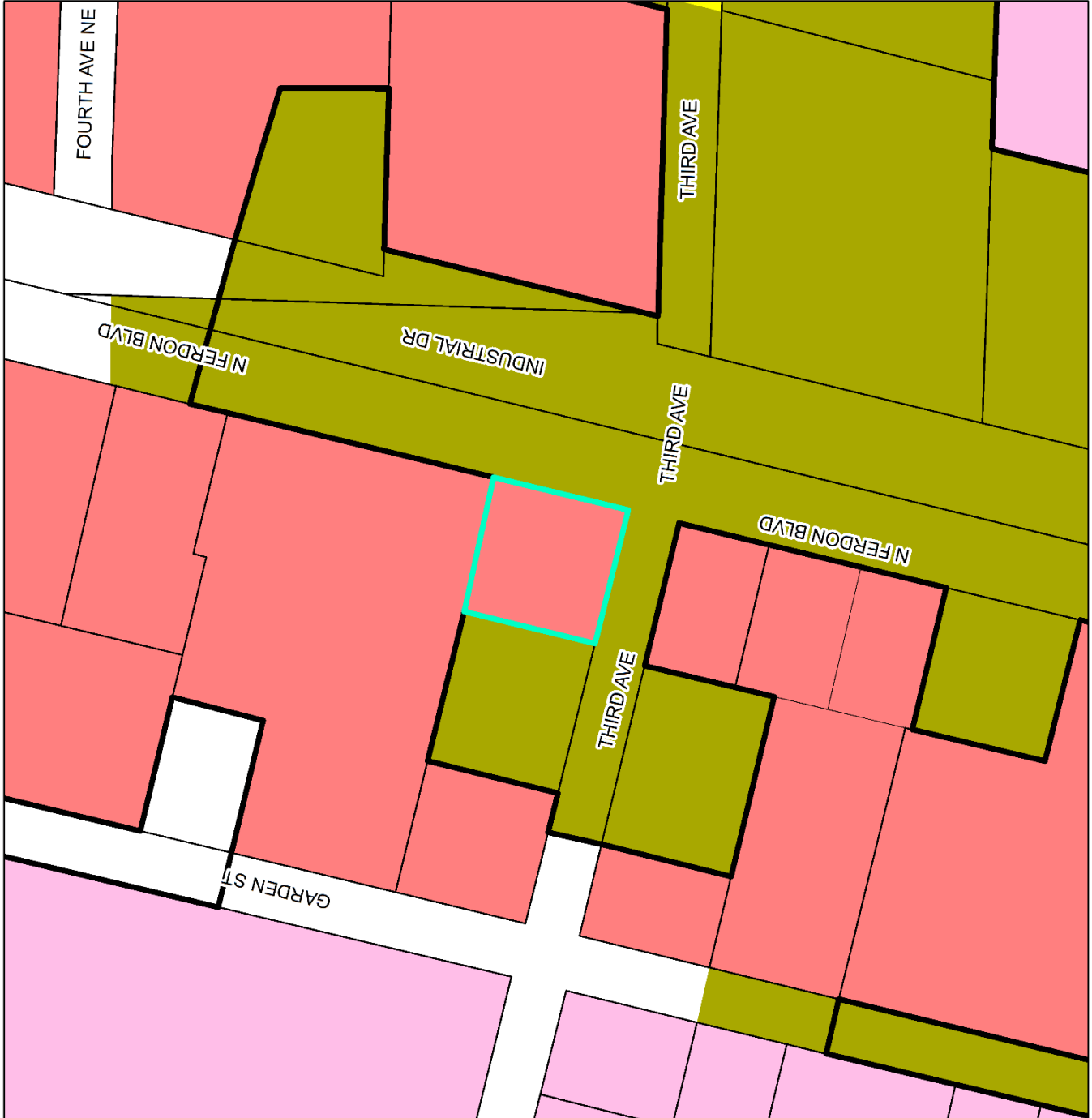
J. B. Whitten
Mayor

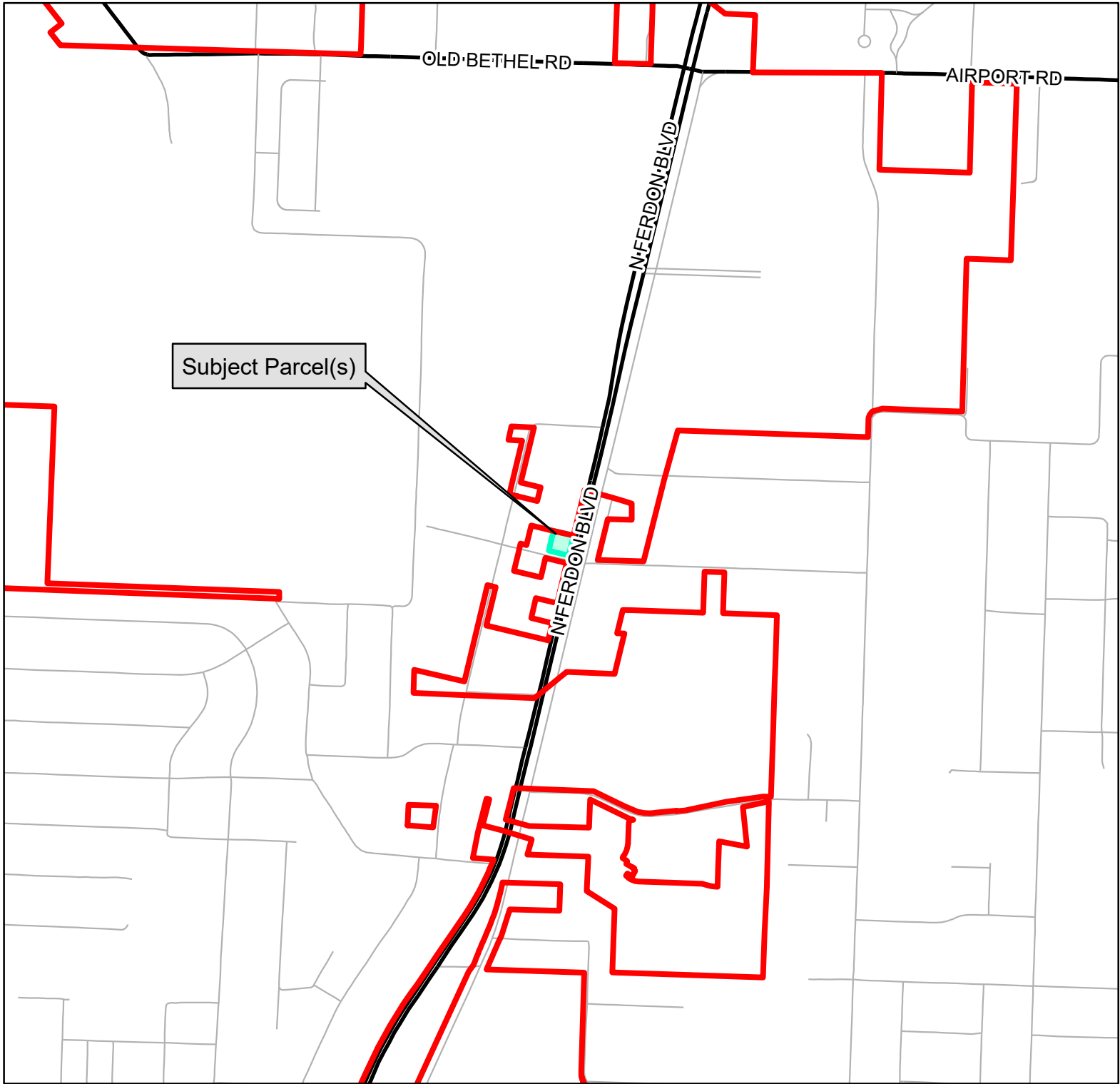
Adopted Future Land Use



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**
 - 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 75 150
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

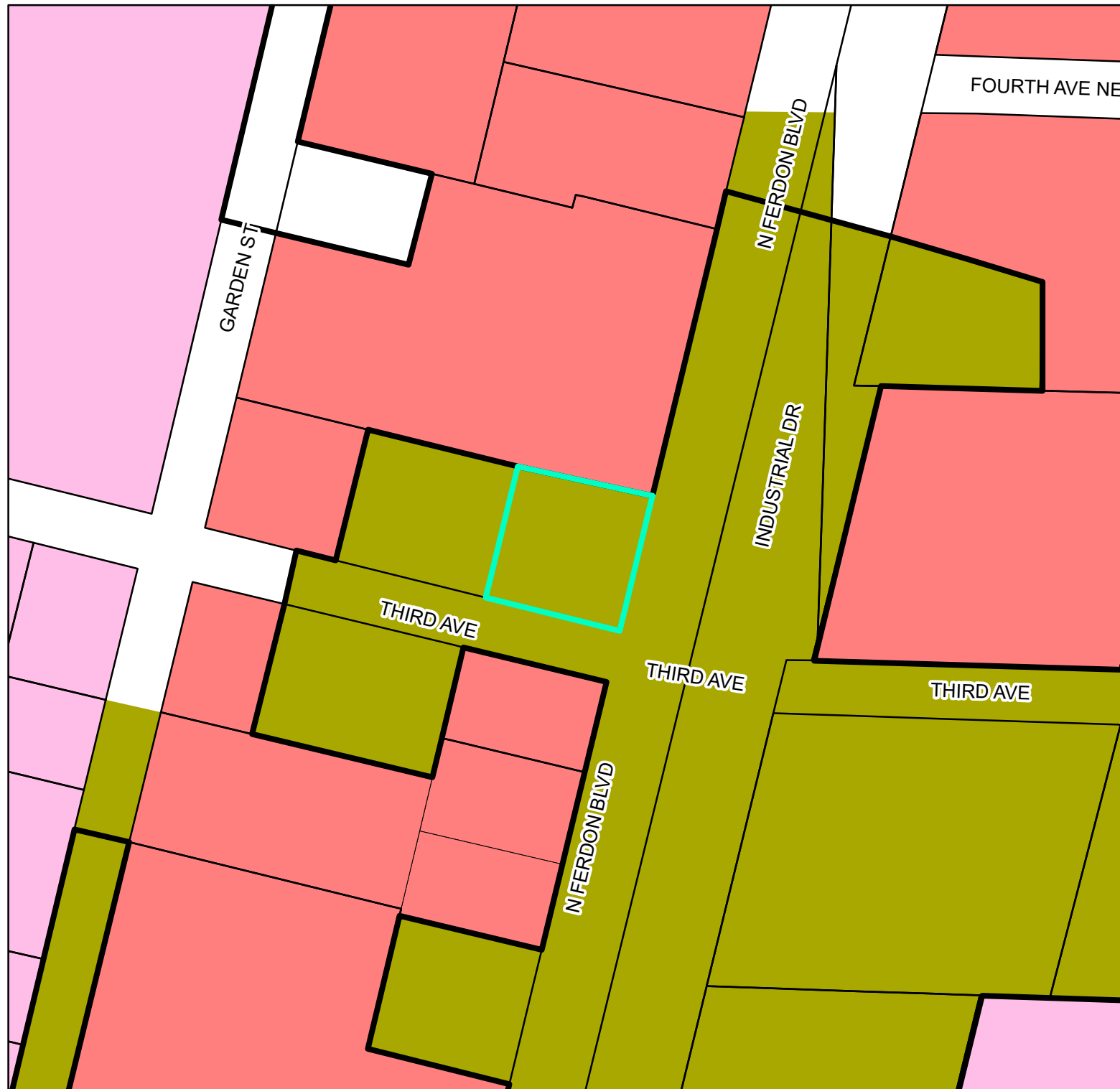
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density
Residential (LDR)

 Mixed Use (MU)



Current Zoning



0 75 150
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)

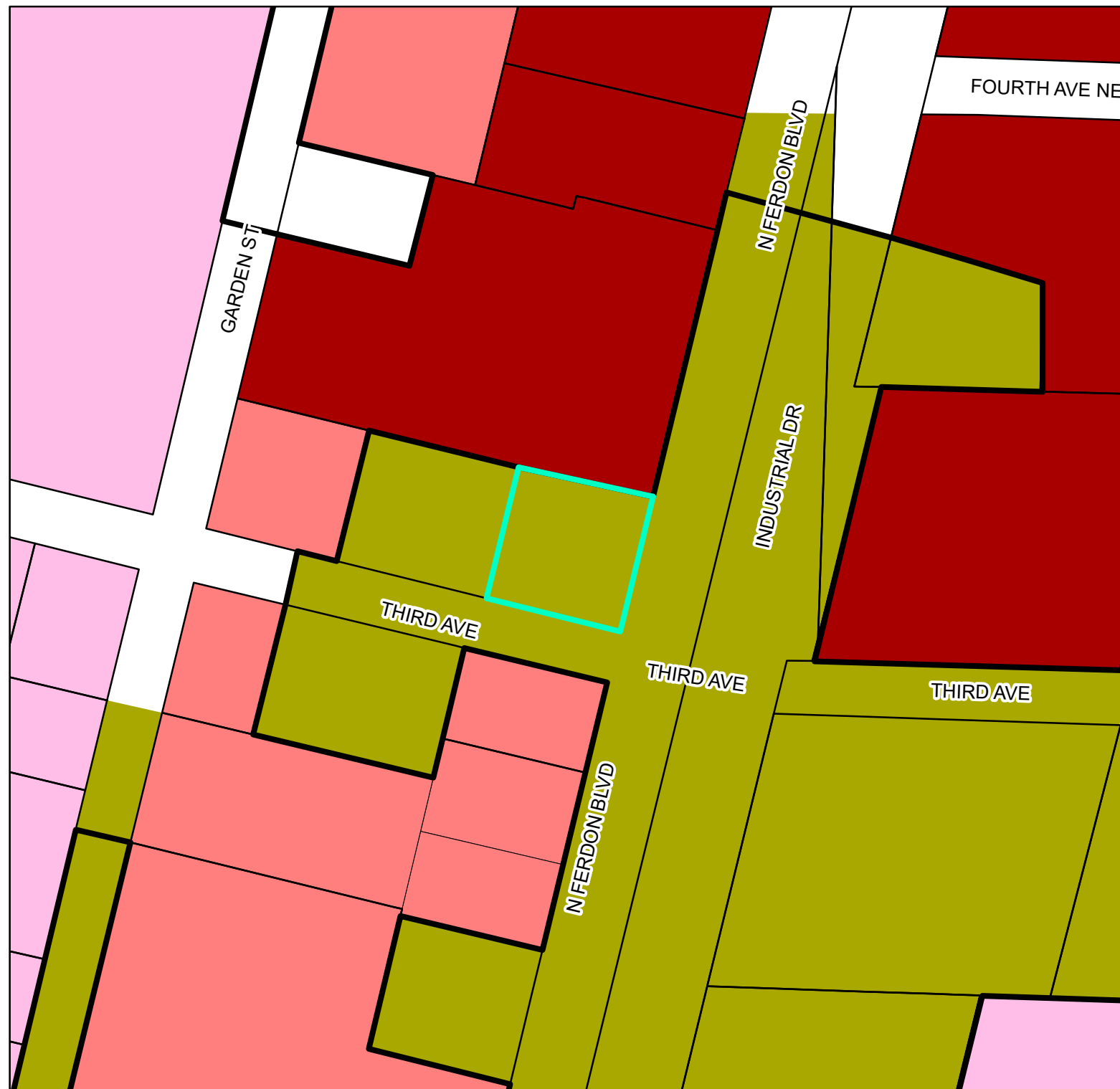
 Public Lands (P)

 Conservation (E)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)



Proposed Future Land Use



0 75 150
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

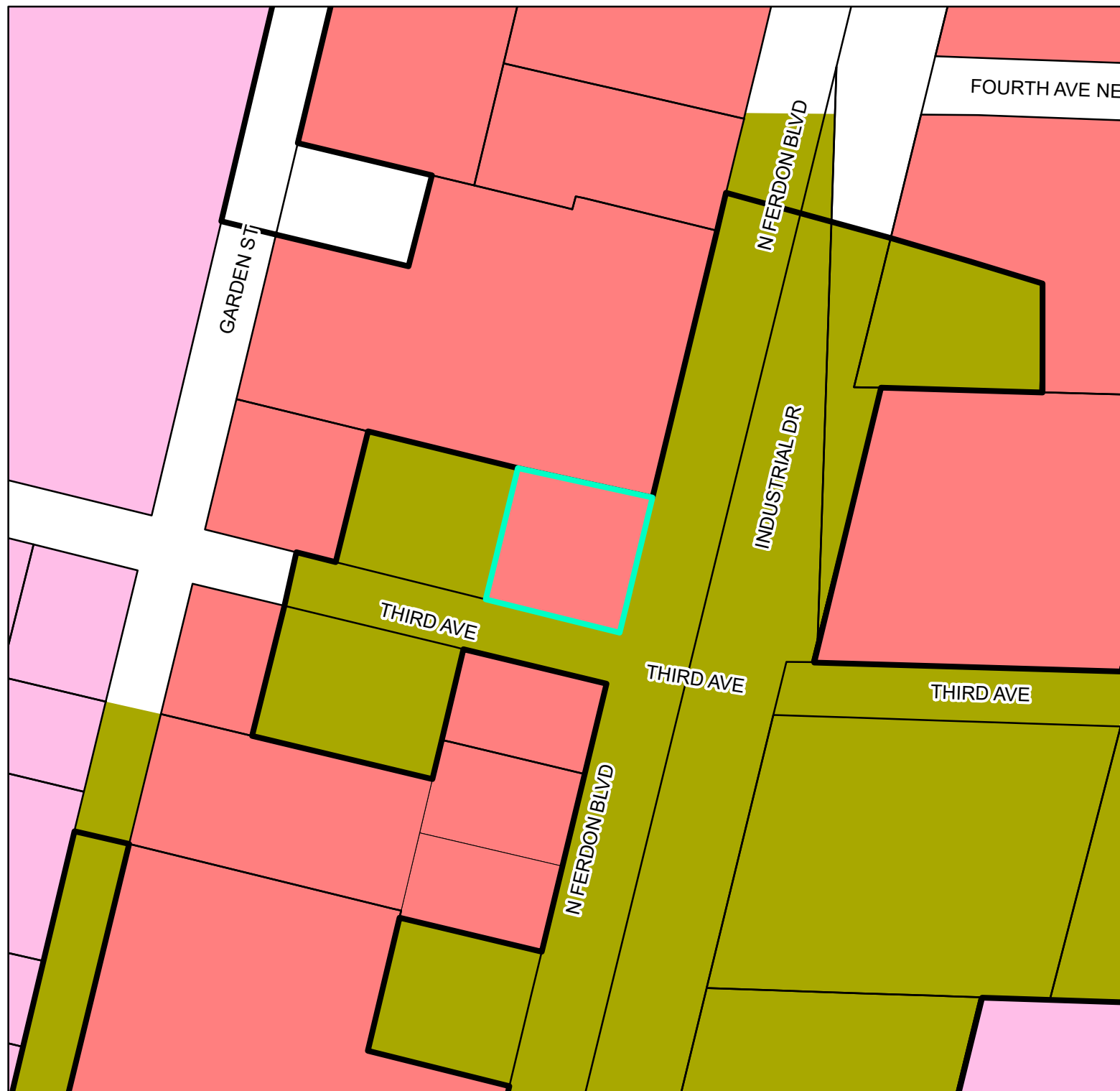
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)

 Mixed Use (MU)



Proposed Zoning



0 75 150
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)

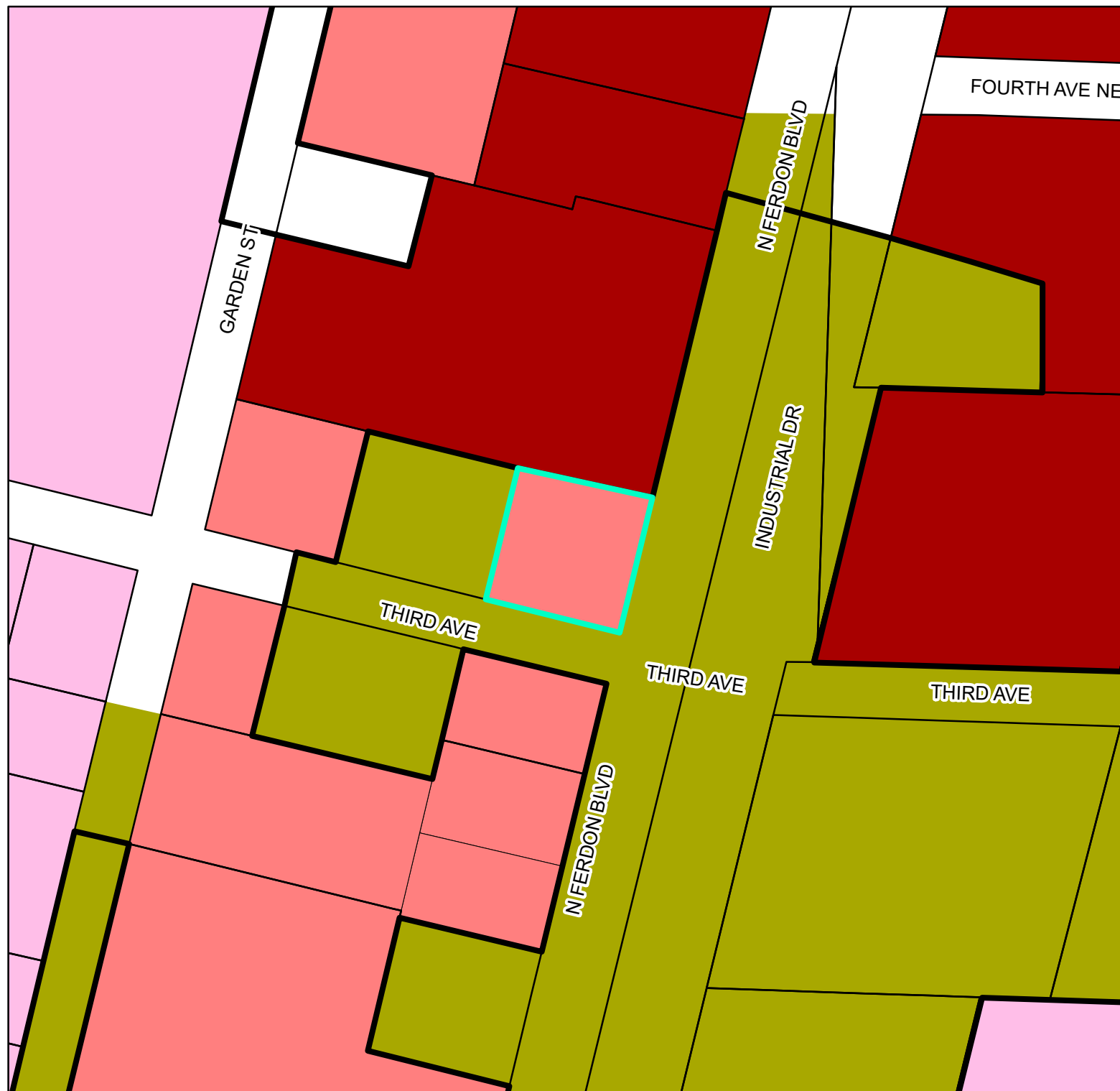
 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 7, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/3/2024
SUBJECT: 6. Ordinance 1980 North Ferdon Boulevard Rezoning

BACKGROUND:

On August 28, 2024 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1204 Ferdon Boulevard.

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 1980 on October 28, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: BARROW LINDA F ET AL
6399 OLD RIVER RD
BAKER FL 32531
Parcel ID: 04-3N-23-1840-0002-0220
Site Size: 0.51 acre
Current FLU: Okaloosa County Mixed Use
Current Zoning: Okaloosa County Mixed Use
Current Land Use: Vacant

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

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

The subject property is currently vacant and a development application has been submitted. Based on the requested land-use and zoning designations, the property will be developed for commercial use.

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 13, 2024. The property was posted on September 23, 2024. An advertisement ran in the Crestview News Bulletin on September 26 and October 3, 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 1980.

Attachments

1. PZ-2024-27-Exhibit Packet

ORDINANCE: 1980

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.51 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 0.51 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.51 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 1979, is hereby rezoned to Commercial Low-Intensity District (C-1) to wit:

PIN # 04-3N-23-1840-0002-0220

Lots 22, 23, and 24, Block 2, 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. As otherwise described in the Official Records of Okaloosa County at Page 748, Book 2339.

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 # 1979 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 12th day of November 2024.

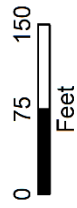
ATTEST:

Maryanne Girard
City Clerk

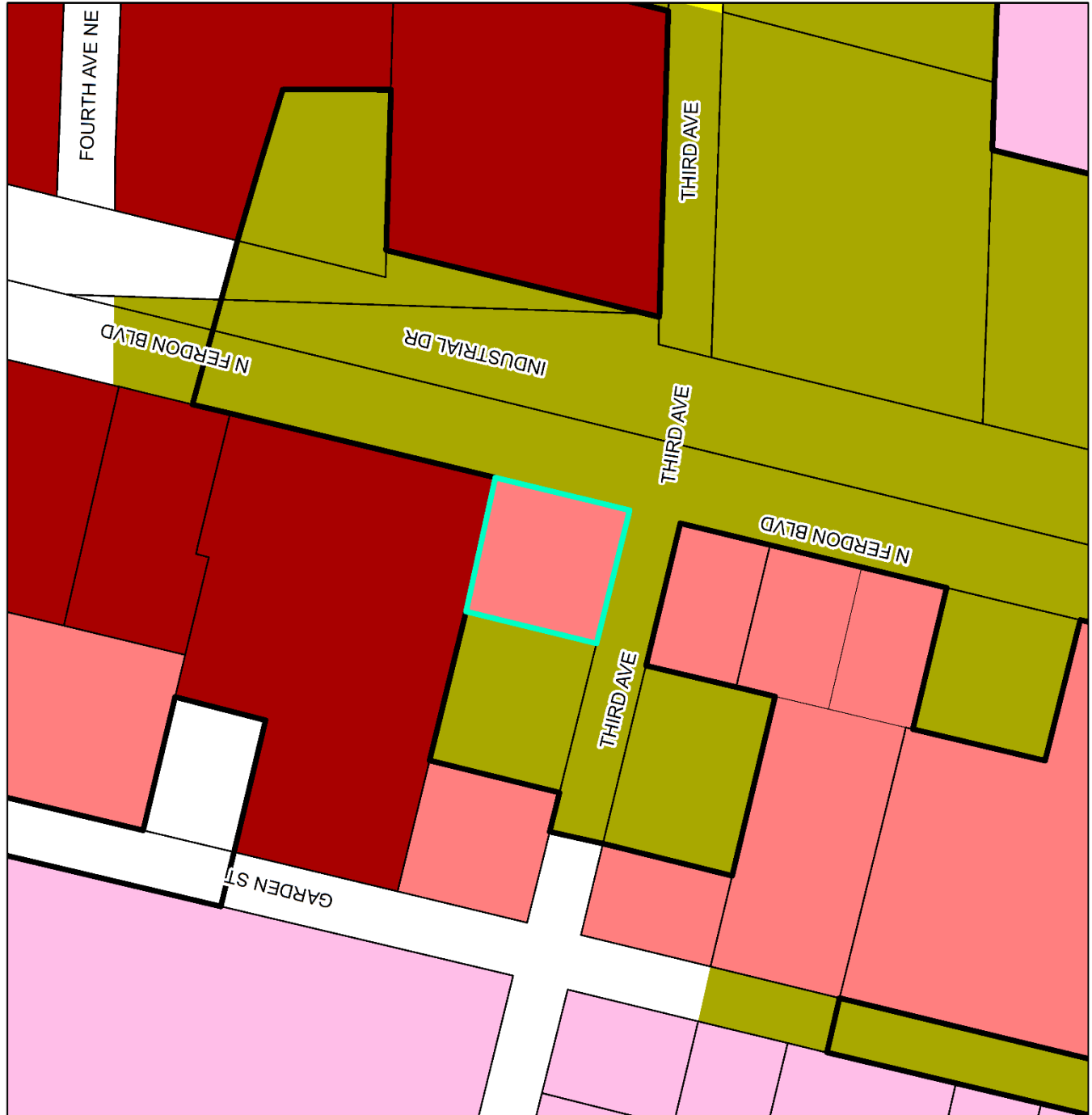
Approved by me this 12th day of November 2024.

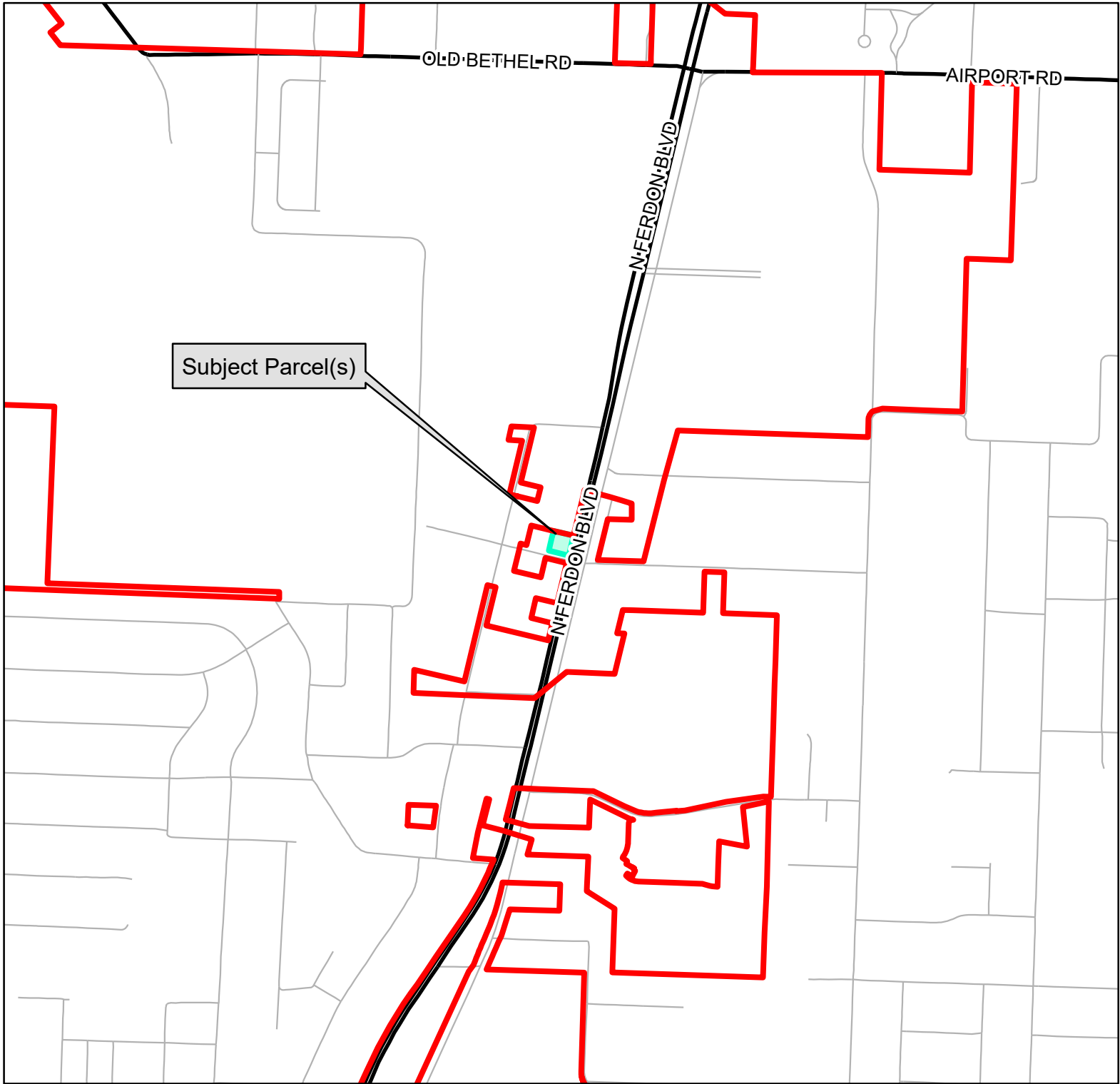
J. B. Whitten
Mayor

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	
	Residential - 1 (R-1)
	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 75 150
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

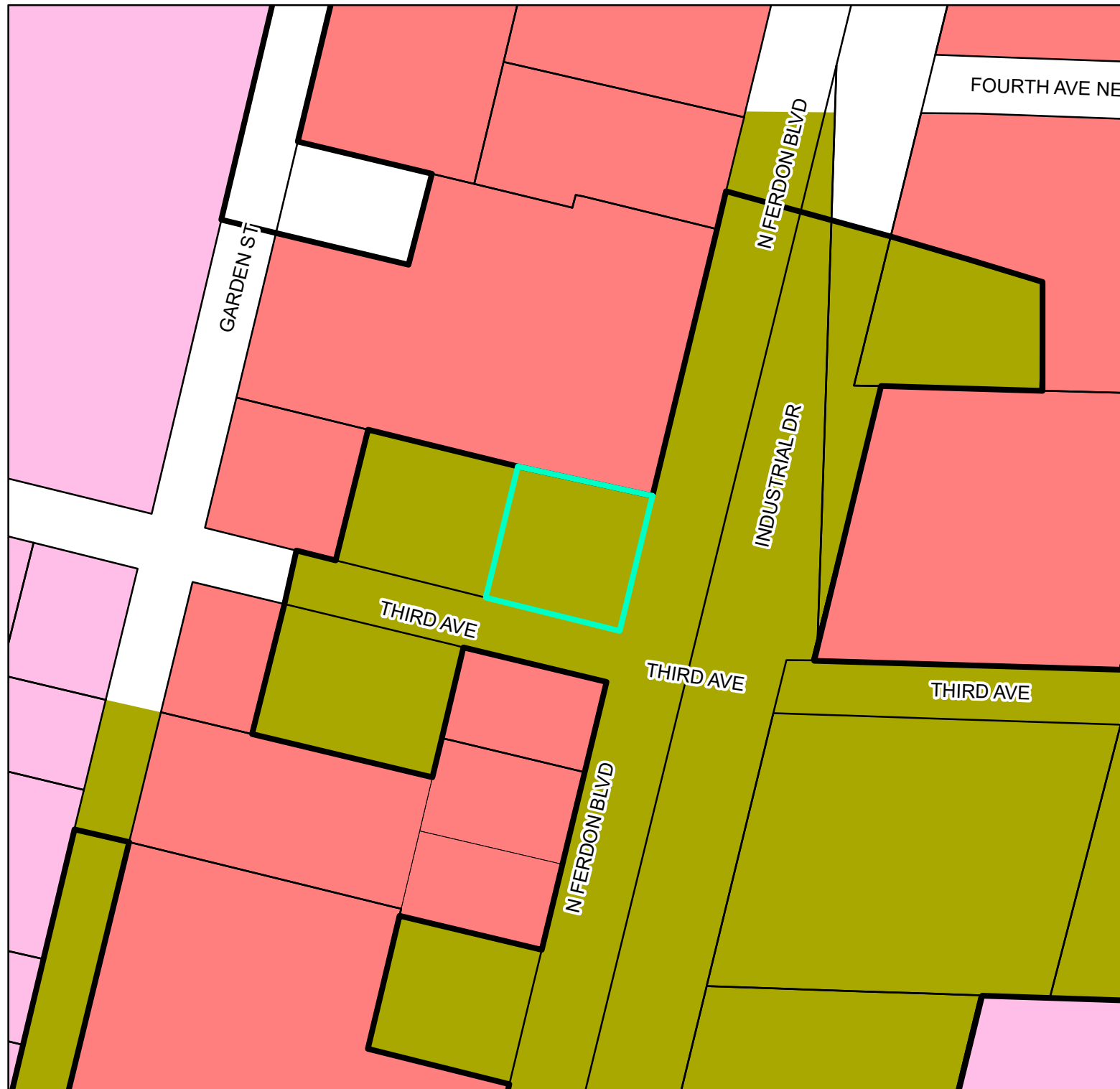
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density
Residential (LDR)

 Mixed Use (MU)



Current Zoning



0 75 150
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)

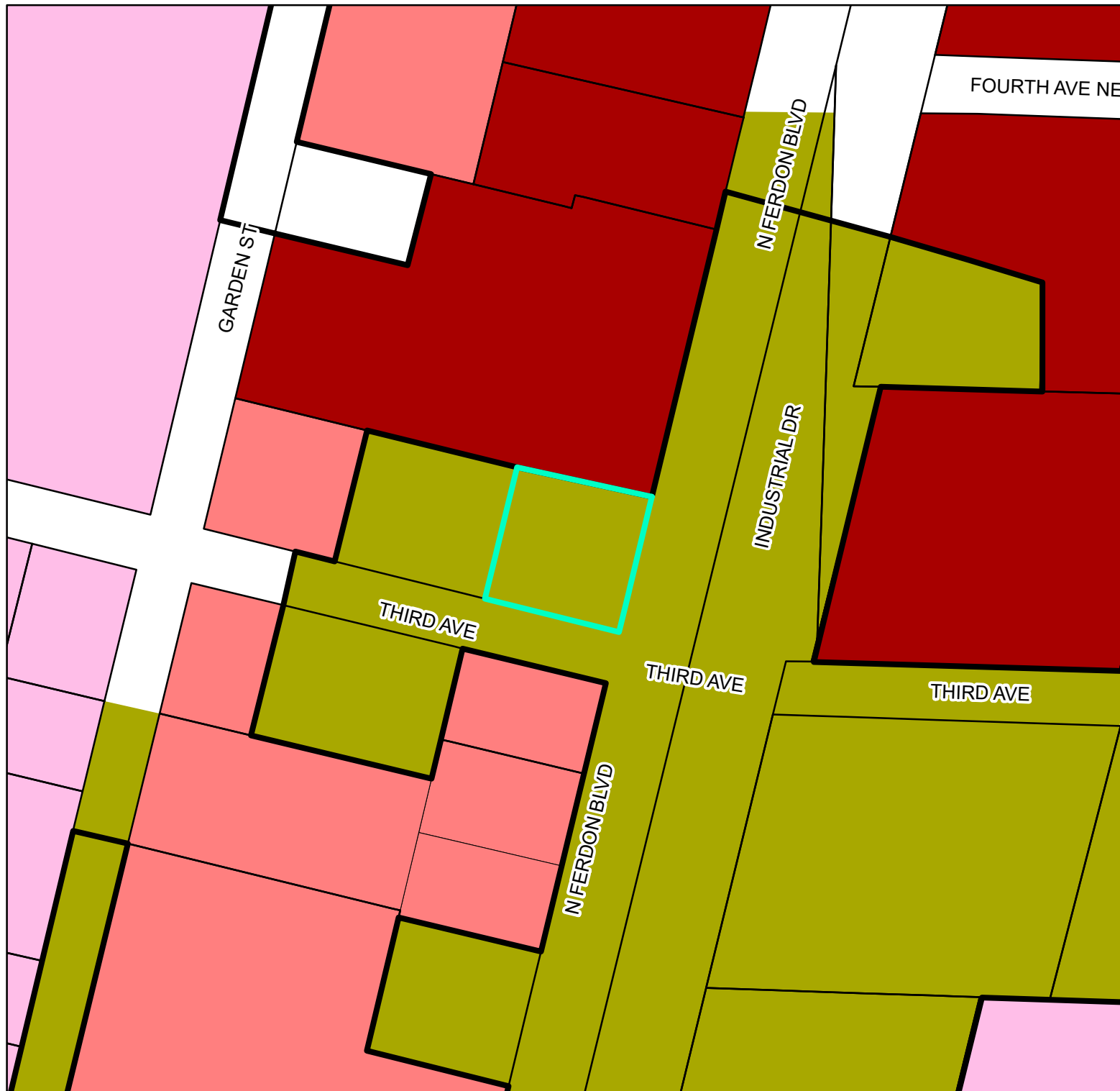
 Public Lands (P)

 Conservation (E)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)



Proposed Future Land Use



0 75 150
Feet

Legend

 Subject Parcel

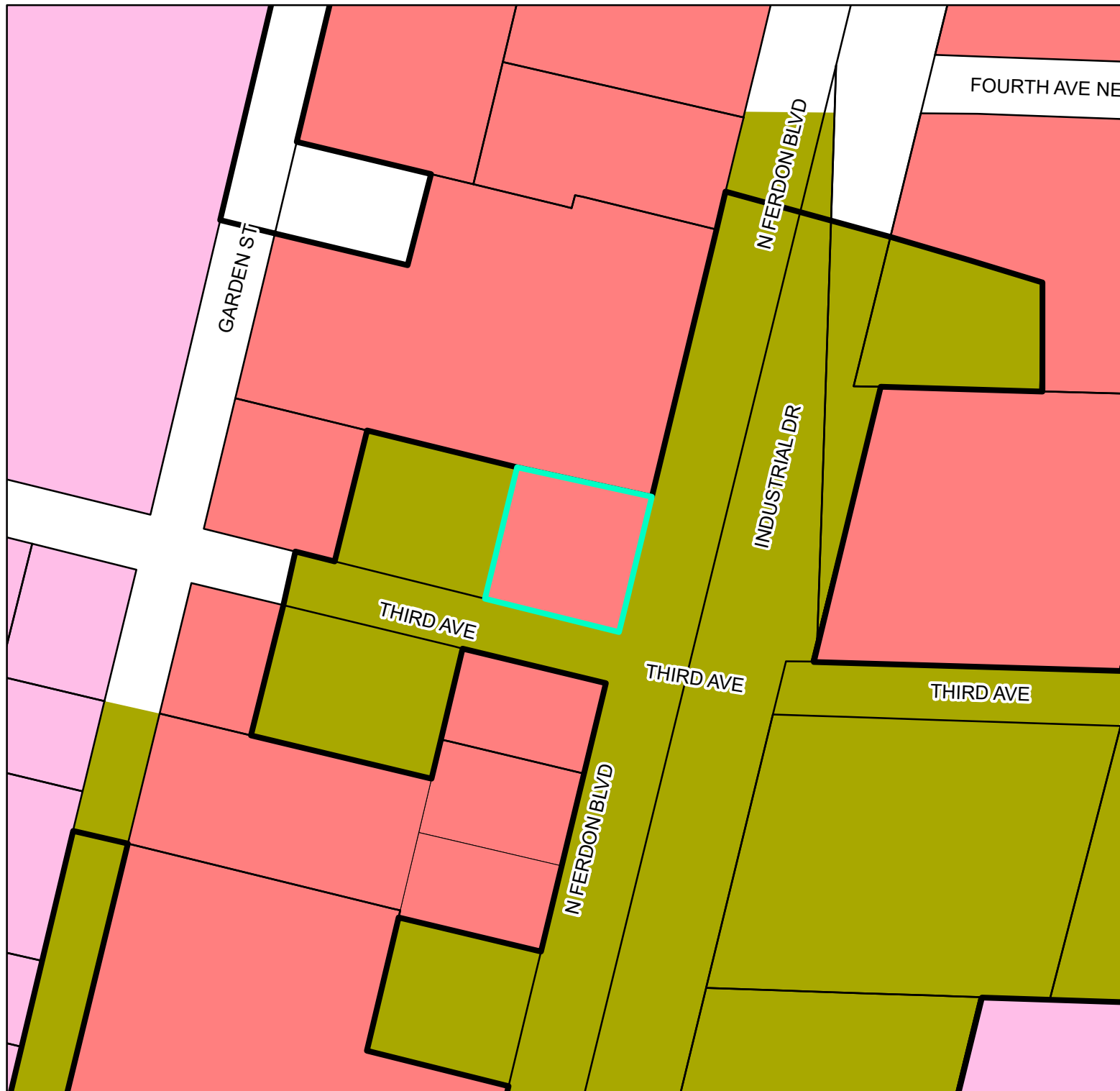
 City Limits

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 75 150
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)

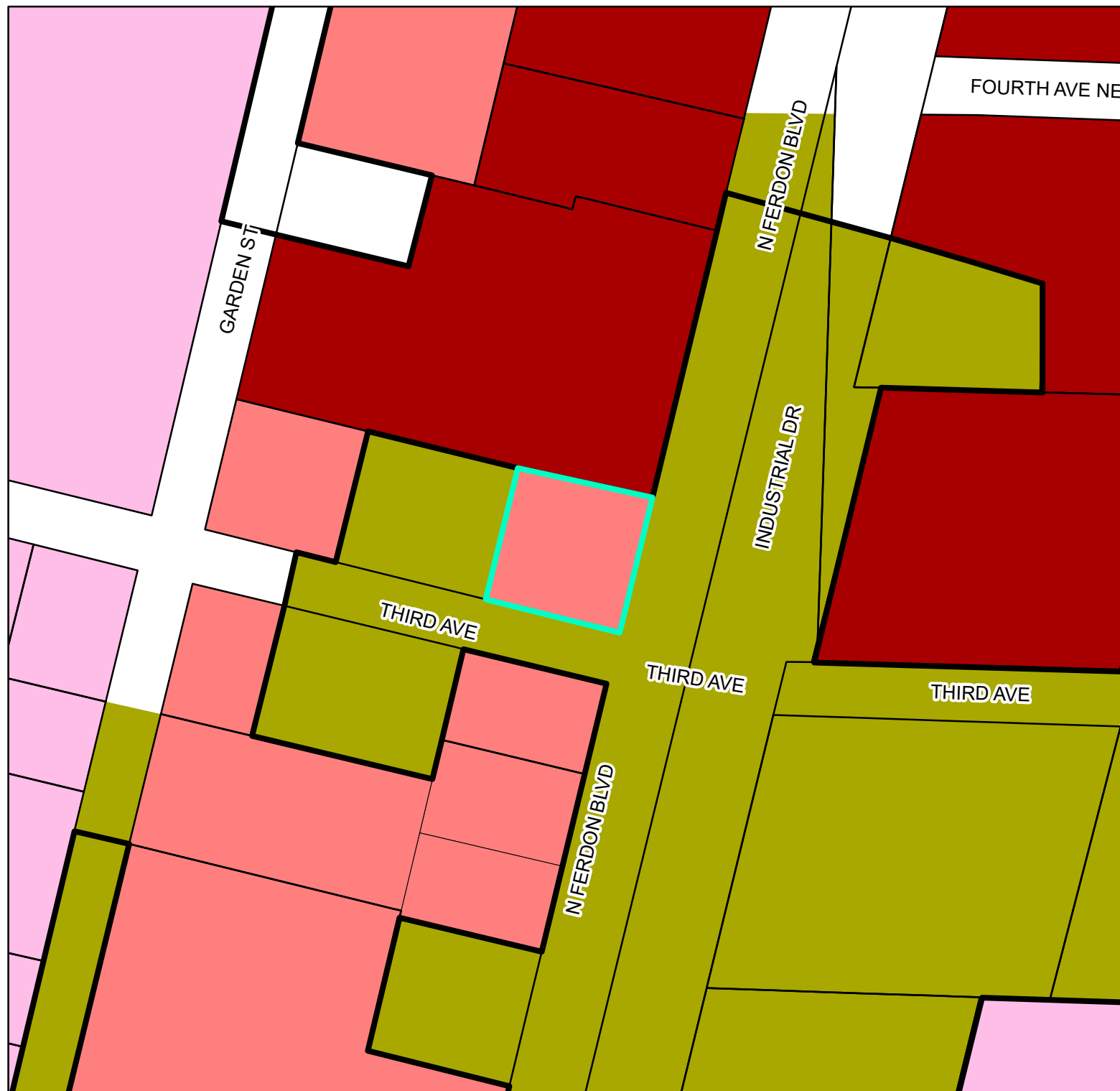
 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 7, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/3/2024
SUBJECT: 1. Valley View South Variance

BACKGROUND:

The Land Development Code, Section 3.04.03, requires a variance through the Board of Adjustment to allow for a waiver of any setback requirement exceeding 10% of the required setback. This application requests a variance in excess of that 10%.

DISCUSSION:

On September 20th, 2024, staff received a variance application regarding a number of undeveloped lots within the Valleyview South Subdivision.

This variance requests a front setback of 15 feet, rather than the required setback of 30 feet of the underlying zoning district, or 25 feet, which was the setback in effect when the subdivision was originally platted. A copy of the applicant's response to Section 9.02.02 - Required Findings for a Grant of Variance have been attached to this item.

Staff finds that the requested variance meets the following requirements of Section 9.02.02 of the Land Development Code:

- The need for the proposed variance is due to the unusual or unique physical shape, configuration, or other physical condition of the development site. These special conditions are not generally applicable to other lands, structures or buildings in the same zoning district.
- The literal interpretation and application of the provisions of this LDC would deprive the property owner of property rights commonly enjoyed by other properties in the same zoning district, resulting in an undue hardship.
- The special conditions are not the result of actions of the property owner and are not based solely on a desire to reduce development costs.
- Approval of the proposed variance shall not provide to the property any special privilege that is denied to other development sites within the same zoning district.
- The approval of the proposed variance ensures compatibility of the resulting development with the uses and character of the adjacent and surrounding neighborhood.
- The proposed variance is consistent with the intents and purposes of the requirements of this LDC.
- The proposed variance is consistent with the provisions of the Comprehensive Plan.
- The proposed variance is not detrimental to the health, safety or general welfare of the public.

Staff finds that the requested variance will be compliant with regard to the Comprehensive Plan standards for the Residential future land use designation, the purpose and intent of the Land Development Code, and that the resulting lot configurations as well as the resulting density are consistent and compatible with the lots in the same

neighborhood. Additionally, staff finds that the requested variance will assist in avoiding any potential environmental impacts which otherwise may have resulted from development of the lots with the current setback requirements.

This variance was advertised on September 26th, 2024 in the Crestview News Bulletin, letters were mailed to adjacent property owners within 300 feet of the subject property on September 27th, 2024, and the properties were posted on September 26th, 2024.

Attached you will find an order approving, and an order denying the variance for this property, depending on the action taken by this Board.

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.

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.

FINANCIAL IMPACT

The fees for the variance request were \$1,500.00. The cost of advertising was \$164.50. Expected financial impacts are positive, resulting in tax, building permit and utility billing income from properties with houses rather than vacant ones that currently cannot be developed.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the variance for the proposed setback adjustment and execute the attached order.

Attachments

1. Valleyview South - Order Approving Variance
2. Valleyview South - Order Denying Variance
3. Applicant Required Findings
4. Valleyview South Plat



CITY OF CRESTVIEW, FLORIDA BOARD OF ADJUSTMENT

Re: *Sregor Builders LLC
984 W James Lee Blvd
Crestview, FL 32536*

Parcel ID(s): *01-3N-24-1000-000A-0120, 01-3N-24-1000-000A-0130, 01-3N-24-1000-000A-0140, 01-3N-24-1000-000A-0150, 01-3N-24-1000-000A-0160, 01-3N-24-1000-000A-0170, 01-3N-24-1000-000A-0180, 01-3N-24-1000-000A-0200, 01-3N-24-1000-000A-0210, 01-3N-24-1000-000A-0220*

Legal: *Lots 12, 13, 14, 15, 16, 17, 18, 20, 21 and 22, Block A, Valleyview South Subdivision, according to the plat thereof as recorded in Plat Book 25, Pages 20, 21, and 22 in the office of the Clerk of Circuit Court, Okaloosa County, Florida*

Date of Hearing: *October 7, 2024*

ORDER APPROVING VARIANCE

The above referenced application for variance requesting a reduction of the required front setback to 15' came before the City of Crestview Board of Adjustment (the "Board") for a public hearing on October 7, 2024, pursuant to Section 3.04.03 of the City of Crestview Land Development Code.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report; statements by the applicant; and all evidence presented during the public hearing, the Board finds as follows:

1. The zoning designation of the property is Single-Family Low-Density Dwelling District (R-1), and the Future Land Use designation is Residential (R).
2. Due public notice of the hearing was given by publication in the Crestview News Bulletin, a newspaper of general circulation, on September 27, 2024.
3. A hardship exists due to the excroachment/encroachment of stabilization materials from a retention pond onto the owner's platted lot. In addition, separate hardships exist on other

lots due to the City's reconstruction of a retention pond without the City having maintenance access to the rear of the retention pond.

4. Competent substantial evidence has been submitted to support all of the approval criteria set forth in Section 3.05.02 of the Land Development Code.

CONCLUSIONS OF LAW

1. To approve a variance, all variance standards set forth in the City's Land Development Code must be met by the applicant.

2. The burden to prove the existence of the required hardship and unique conditions is always on the applicant. *Gomez v. City of St. Petersburg*, 550 So.2d 7 (Fla. 2d DCA 1989). The evidence established that the City's retention ponds created unique conditions that created a distinct hardship for the lots subject to this variance request.

3. The hardships created on the lots in this variance application are unique and create a hardship not shared by all other lot owners. *See Town of Indialantic v. Nance*, 400 So. 2d 37 (Fla. 5th DCA 1981).

4. The variance requested by the applicant will not alter the essential character of the locality or interfere with the zoning plan for the area or with rights of other owners. *Cf. Elwyn v. City of Miami*, 113 So.2d 849 (Fla. 3rd DCA 1959) ("A variance should not be granted where the use to be authorized thereby will alter the essential character of the locality, or interfere with the zoning plan for the area and with rights of owners of other property.")

5. Reasonable use of the property cannot be made without a variance.

ORDER

NOW, THEREFORE, based on the above Findings of Fact and Conclusions of Law, the Board hereby approves the variance requesting a reduction of the required front setback to 15' under Section 3.04.03 of the City's Land Development Code, and according to the following conditions:

1. Only one structure shall be permissible to be constructed upon lots 17 and 18. Such structure shall be allowed to be set across the lot line shared by such lots, and shall not be subject to any setback requirements related to the lot line shared by such lots.
2. Only one structure shall be permissible to be constructed upon lots 21 and 22. Such structure shall be allowed to be set across the lot line shared by such lots, and shall not be subject to any setback requirements related to the lot line shared by such lots.

Any Appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of Okaloosa County in accordance with the City of Crestview Land Development Code and Florida Rules of Appellate Procedure.

Date of Board Action: October 7, 2024

BOARD OF ADJUSTMENT FOR THE CITY OF CRESTVIEW, FLORIDA

Michael Roy, Chairman

ATTEST:

Natasha Peacock, Deputy City Clerk

Date Filed with City Clerk: _____



CITY OF CRESTVIEW, FLORIDA BOARD OF ADJUSTMENT

Re: *Sregor Builders LLC
984 W James Lee Blvd
Crestview, FL 32536*

Parcel ID(s): *01-3N-24-1000-000A-0120, 01-3N-24-1000-000A-0130, 01-3N-24-1000-000A-0140, 01-3N-24-1000-000A-0150, 01-3N-24-1000-000A-0160, 01-3N-24-1000-000A-0170, 01-3N-24-1000-000A-0180, 01-3N-24-1000-000A-0200, 01-3N-24-1000-000A-0210, 01-3N-24-1000-000A-0220*

Legal: *Lots 12, 13, 14, 15, 16, 17, 18, 20, 21 and 22, Block A, Valleyview South Subdivision, according to the plat thereof as recorded in Plat Book 25, Pages 20, 21, and 22 in the office of the Clerk of Circuit Court, Okaloosa County, Florida*

Date of Hearing: *October 7, 2024*

ORDER DENYING VARIANCE

The above referenced application for variance requesting a reduction of the required front setback to 15' came before the City of Crestview Board of Adjustment (the "Board") for a public hearing on October 7, 2024, pursuant to Section 3.04.03 of the City of Crestview Land Development Code.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report; statements by the applicant; and all evidence presented during the public hearing, the Board finds as follows:

1. The zoning designation of the property is Single-Family Low-Density Dwelling District (R-1), and the Future Land Use designation is Residential (R).
2. Due public notice of the hearing was given by publication in the Crestview News Bulletin, a newspaper of general circulation, on September 27, 2024.
3. Competent substantial evidence has not been submitted to support all of the approval criteria set forth in Section 3.05.02 of the Land Development Code.

CONCLUSIONS OF LAW

4. To approve a variance, all variance standards set forth in the City's Land Development Code must be met by the applicant.

5. The burden to prove the existence of the required hardship and unique conditions is always on the applicant. *Gomez v. City of St. Petersburg*, 550 So.2d 7 (Fla. 2d DCA 1989). Therefore, if the owner presents no evidence that the property cannot be used without the variance, the Board must deny the variance. *Herrera v. Miami*, 600 So.2d 561 (Fla. 3d DCA 1992). The property can be used without a variance.

6. Further, it is the land, and not the nature of the project, which must be unique and create a hardship. *Town of Indialantic v. Nance*, 400 So. 2d 37 (Fla. 5th DCA 1981). Common difficulties shared by all other lot owners in the subdivision are not a unique hardship required to support a variance. *Id.* And, economic disadvantage due to the owner's preference as to what he would like to do with the property is not sufficient to constitute a hardship entitling the owner to a variance. *Burger King v. Metropolitan Dade County*, 349 So.2d 210 (Fla. 3d DCA 1977).

7. "A variance should not be granted where the use to be authorized thereby will alter the essential character of the locality, or interfere with the zoning plan for the area and with rights of owners of other property." *Elwyn v. City of Miami*, 113 So.2d 849 (Fla. 3rd DCA 1959). Here, reasonable use can be made of the property without a variance, as the testimony established that a single-family residence consistent with other lots in the platted subdivision could be built on the property without a variance. Granting a variance here would also alter the essential characteristics of the subdivision by making the subject lots far smaller than any other lots in the subdivision.

ORDER

NOW, THEREFORE, based on the above Findings of Fact and Conclusions of Law, the Board hereby denies the variance requesting a reduction of the required front setback to 15' under Section 3.04.03 of the City's Land Development Code.

Any Appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of Okaloosa County in accordance with the City of Crestview Land Development Code and Florida Rules of Appellate Procedure.

Date of Board Action: October 7, 2024

BOARD OF ADJUSTMENT FOR THE CITY OF CRESTVIEW, FLORIDA

Michael Roy, Chairman

ATTEST:

Natasha Peacock, Deputy City Clerk

Date Filed with City Clerk: _____

9.02.02 - Required Findings for a Grant of Variance

A. In order for an application for a variance to be approved or approved with conditions, the Planning and Development Board (PDB) shall make a positive finding, based on the evidence submitted, for each of the following provisions:

1. The need for the proposed variance is due to the unusual or unique physical shape, configuration, or other physical condition of the development site. These special conditions are not generally applicable to other lands, structures, or buildings in the same zoning district;

The requested variance is due to the unusual physical condition of each property, resulting from either erosion, unusual physical condition of the lots, and/or impacts from adjacent stormwater facilities that were improperly made to encroach to the respective property upon being repaired in the past.

2. The literal interpretation and application of the provisions of this LDC would deprive the property owner of property rights commonly enjoyed by other properties in the same zoning district, resulting in an undue hardship;

The setbacks imposed by the Land Development Code deprive each properties' ability to be developed with residential structures similarly to those in the same zoning district and the same surrounding neighborhood, due to the aforementioned erosion and encroachment issues.

3. The special conditions are not the result of actions of the property owner and are not based solely on a desire to reduce development costs;

The hardship conditions contained on the properties were a result of natural erosion, unusual physical condition of the lots and/or impacts resulting from encroachments from improperly repaired stormwater facilities.

Lot 12 is impacted by encroachments from the adjacent stormwater facilities.

Lots 16 and 17 have a unique configuration that is impacted by their location on the cul-de-sac (in which a front setback functionally forces a further restriction than lots not on a cul-de-sac) as well as their location in relation to the adjacent stormwater pond which causes, in part a substantial slope that is partially caused by the pond wall.

Lots 13, 14, 20, 21, and 22 suffer from unusually steep slopes on the northern portion of the lots, which may have resulted from past erosion impacts.

These conditions did not result from the actions of the property owner and are not based solely on a desire to reduce development costs. They are necessary to allow the properties to be developed in consistency with the surrounding neighborhood and to avoid any potential degree of environmental contamination for those properties abutting wetland areas.

4. Approval of the proposed variance shall not provide to the property any special privilege that is denied to other development sites within the same zoning district;

Any other property of the same size and configuration in the same zoning district that did not contain these same hardship conditions would have the ability to be developed as a single-family residence. This variance shall not provide to these properties any privilege above and beyond those other properties in the same zoning district.

5. The proposed variance is the minimum variance that results in reasonable use of the land, building, or structure;

Due to erosion, stormwater encroachments and extreme slopes existing toward the rear and sides of the subject properties, the variance of a 15' front setback, allowing the houses to be moved forward 10 feet, is the minimum variance that results in the placement of a single family residence on each property, which is a reasonable use.

6. Approval of the proposed variance shall ensure compatibility of the resulting development with the uses of land and character of the adjacent and surrounding neighborhood;

The requested variance shall not result in development that is incompatible with surrounding uses of land. The single-family residential use is the same as the surrounding neighborhood, and the decreased front setback will also serve to minimize any potential impact to the adjacent creek lying north of the properties.

7. The proposed variance is consistent with the intents and purposes of the requirements of this LDC;

The zoning district that has been applied to these properties and the Land Development Code regulations that apply to each property are intended to allow the development of a single-family residence on the each of the properties mentioned. This variance does not request any allowance outside of that intent.

8. The proposed variance is consistent with the provisions of the Comprehensive Plan; and

The primary regulations that apply to this property per the Comprehensive Plan include overall density (Policy 7.A.3.4(1)) and environmental buffering (Policy 11.A.2.10). This variance will not result in a density that is inconsistent with the Comprehensive Plan requirements (which is 8 units per acre, the resulting development will not exceed a density of about 2 units per acre), and the reduced front setback will allow the resulting structures to be placed further from any adjacent waterbodies or creeks, increasing the size of the buffer that can be retained, and reducing any potential environmental impacts.

9. The proposed variance is not detrimental to the health, safety, or general welfare of the public.

The proposed variance will not be detrimental to the health, safety, or general welfare of the public, but will likely have the potential to improve the health, safety and welfare of the public. An attempt to place a structure on these properties in their current state, without the adjusted front setback, would have a greater chance of being affected in the future by further erosion, which would result in a safety concern to the homeowner. Additionally, an attempt to develop the properties in their current state, without the adjusted setback, would raise the chance of environmental contamination resulting from the development.

VALLEY VIEW SOUTH SUBDIVISION

SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK: 25 PAGE: 20

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE BELOW SIGNED INDIVIDUAL(S) AS OWNERS OR DEVELOPERS OF THE PLATTED LANDS HEREBY DEDICATE TO THE CITY OF CRESTVIEW, FOR THEIR USE, ALL STREETS, STORM WATER RETENTION AREAS / PONDS AND RELATED EASEMENTS TO SAID AREAS / PONDS, AND ALL EASEMENTS (UTILITY, DRAINAGE, AND INGRESS/EGRESS, ETC.) SHOWN HEREON.

SIGNED: David A. Russell
DAVE RUSSELL, GENERAL PARTNER BETHEL VALLEY LTD.
Witness: James J. Davidson

ACKNOWLEDGMENT
CITY OF CRESTVIEW
STATE OF FLORIDA

BEFORE ME A NOTARY PUBLIC IN THE STATE OF FLORIDA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT, FREELY AND VOLUNTARILY FOR THE PURPOSES HEREIN STATED AND SET FORTH.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL ON THIS 10th DAY OF October, 2009.

BY: David A. Russell
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/19/2009

CITY COUNCIL APPROVAL
THE UNDERSIGNED HEREBY CERTIFIES THAT THE PLAT OF VALLEY VIEW SOUTH SUBDIVISION, WAS GRANTED APPROVAL ON THE 10th DAY OF October, 2009, IN A REGULARLY SCHEDULED MEETING OF THE CITY COUNCIL, AND THAT THE CITY COUNCIL HAS ADOPTED THE PLAT AND HAS ORDERED THE CITY CLERK TO FILE A TRUE COPY OF SAID PLAT WITH OKALOOSA COUNTY CLERK OF THE CIRCUIT COURT AND MAKE DISTRIBUTION AS REQUIRED BY LAW.

CITY CLERK, CERTIFICATION
THE UNDERSIGNED HEREBY ATTESTS THAT THE PLAT OF VALLEY VIEW SOUTH SUBDIVISION, WAS GRANTED FINAL APPROVAL BY THE CITY COUNCIL IN SESSION ASSEMBLED ON THE DATE MENTIONED ABOVE AS A MATTER OF PUBLIC RECORD. FURTHER, THAT THIS INSTRUMENT WAS DULY AUTHENTICATED BY THE PRESIDING OFFICER OF THE CITY COUNCIL.

BY: James J. Davidson
CITY CLERK
DATE: 10-19-09

CITY ENGINEER OR PLANNING OFFICIAL
CITY OF CRESTVIEW
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT THE VALLEY VIEW SOUTH SUBDIVISION, CONFORMS TO GENERAL ENGINEERING STANDARDS AND MEETS PLAT SPECIFICATIONS SET FORTH IN THE CRESTVIEW CODE OF ORDINANCES.

BY: James J. Davidson
CITY ENGINEER OR PLANNING OFFICIAL
DATE: 10-20-09

LOCAL PLANNING AGENCY APPROVAL
CITY OF CRESTVIEW
STATE OF FLORIDA

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE LOCAL PLANNING AGENCY OF THE CITY OF CRESTVIEW, FLORIDA, AND WAS APPROVED BY THEM ON THE 16th DAY OF August, 2009.

BY: James J. Davidson
CHAIRMAN
DATE: 10/20/09

CERTIFICATION BY TAX COLLECTOR
CITY OF OKALOOSA
STATE OF FLORIDA

I, CHRIS HUGHES, DO HEREBY CERTIFY THAT THE TAXES HAVE BEEN PAID FOR THE TAX YEAR 2008 FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE, AS OF THIS 16th DAY OF October, 2009.

BY: Chris Hughes
CHRIS HUGHES, TAX COLLECTOR OF OKALOOSA COUNTY, FLORIDA

COUNTY CLERK CERTIFICATE OF RECORDING
CITY OF OKALOOSA
STATE OF FLORIDA

I, DON W. HOWARD, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 20th DAY OF October, 2009 IN PLAT BOOK 25 PAGE 20.

BY: Don W. Howard
DON W. HOWARD, CLERK OF THE CIRCUIT COURT

TITLE OPINION
PURSUANT TO CHAPTER 177, F.S., THE UNDERSIGNED ATTORNEY, ABSTRACTOR OR TITLE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT TITLE TO LAND(S) DESCRIBED HEREON IS IN THE NAME OF DEDICATORS AND INDICATED HEREIN AND THAT THERE ARE NO UNSATISFIED MORTGAGES RECORDED AS A MATTER OF RECORD EXCEPT AS SHOWN IN THE JOINER AND CONSENT.

BY: James J. Davidson
(ATTORNEY, ABSTRACTOR OR TITLE COMPANY NAME)
(FIRST NATIONAL LAND TITLE)

COUNTY SURVEYOR/MAP'S CERTIFICATE
CITY OF CRESTVIEW
STATE OF FLORIDA

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE COUNTY SURVEYOR OF OKALOOSA COUNTY, FLORIDA, UNDER CONTRACT WITH THE CITY OF CRESTVIEW, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AND WAS APPROVED BY HIM ON THE 16th DAY OF October, 2009.

BY: Robert Johnson
ROBERT JOHNSON
FLORIDA REGISTERED LAND SURVEYOR NO. 1018

MORTGAGEE'S APPROVAL
WALSH BANK OF CRESTVIEW, BEING THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY, DOES HEREBY CONSENT TO THE SUBDIVISION PLATTING OF SAID PROPERTY AND THE DEDICATION GIVEN HEREON.

BY: James J. Davidson
ITS: Vice President

JOINER AND CONSENT OF DEDICATION
THE UNDERSIGNED HEREBY CERTIFIES TO BE THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON, AS RECORDED IN OFFICIAL RECORDS BOOK 25 AT PAGE 20 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE SUBDIVISION OF LANDS DESCRIBED HEREON BY THE OWNERS THEREOF.

BY: James J. Davidson
TITLE: Vice President

WITNESS
WITNESS

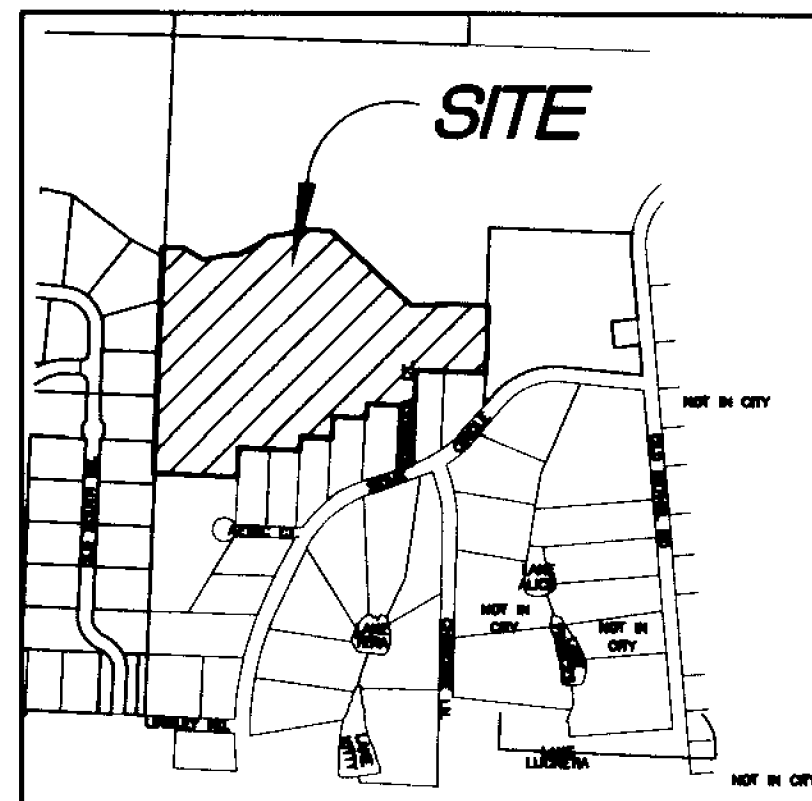
SURVEYOR'S CERTIFICATE
CITY OF CRESTVIEW
STATE OF FLORIDA

I, KERMIT H. GEORGE, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, THAT P.R.P.'S HAVE BEEN SET AS SHOWN HEREON AND THAT P.R.P.'S WILL BE SET AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETED OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

BY: Kermit H. George
KERMIT H. GEORGE
FLORIDA REGISTERED LAND SURVEYOR NO. 4150

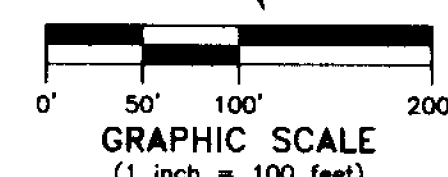
DATE: 10-20-2009

PLAT BOOK: 25 PAGE: 20



LEGEND OF SYMBOLS AND ABBREVIATIONS

- FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) - NO L.S. # (TYPICAL)
- SET PERMANENT REFERENCE MONUMENT (P.R.M.) - L.S. #4150
- FOUND 5/8" CAPPED IRON ROD L.S. #4150
- PERMANENT CONTROL POINT (P.C.P.) - SET L.S. #4150
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- R.D.W. RIGHT OF WAY
- R. RADIUS
- A. CENTRAL ANGLE
- A. ARC LENGTH
- B. BEARING
- CH. CHORD DISTANCE
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- C. CENTERLINE
- S.F. SQUARE FEET
- A.C. ACRES
- RAD. RADIAL
- NR. NON RADIAL
- ° DEGREES
- ' MINUTES OR FEET
- " SECONDS OR INCHES
- # NUMBER
- ± MORE OR LESS
- ~ NOT TO SCALE



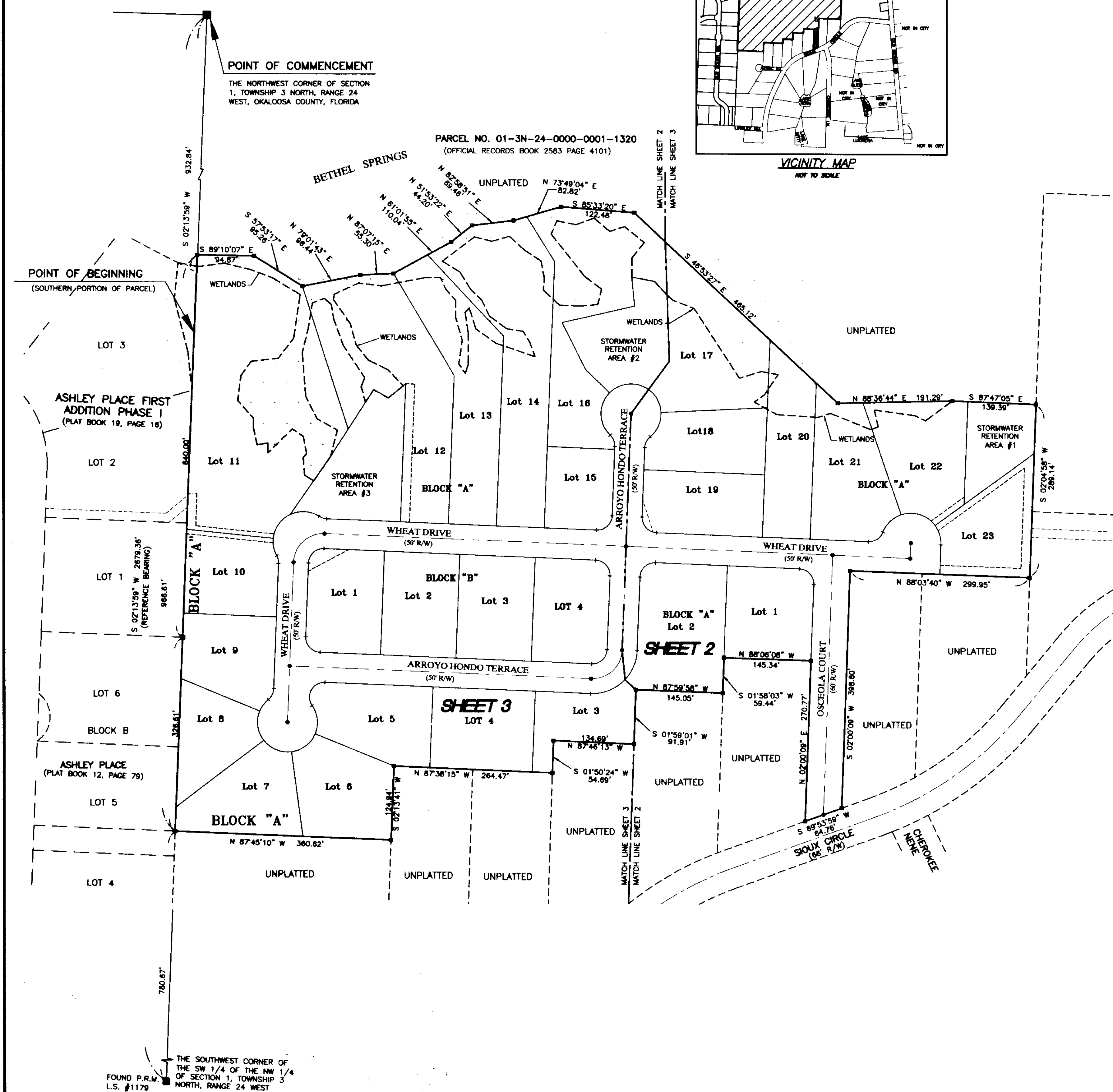
DESCRIPTION

SUBJECT PARCEL (AS FURNISHED)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02°13'59" WEST, A DISTANCE OF 932.84 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 89°10'07" EAST, A DISTANCE OF 94.87 FEET; THENCE PROCEED SOUTH 57°53'17" EAST, A DISTANCE OF 95.26 FEET; THENCE PROCEED NORTH 79°01'43" EAST, A DISTANCE OF 98.44 FEET; THENCE PROCEED NORTH 87°07'15" EAST, A DISTANCE OF 85.5 FEET; THENCE PROCEED NORTH 61°01'55" EAST, A DISTANCE OF 110.04 FEET; THENCE PROCEED NORTH 51°53'22" EAST, A DISTANCE OF 44.20 FEET; THENCE PROCEED NORTH 82°58'51" EAST, A DISTANCE OF 69.46 FEET; THENCE PROCEED NORTH 73°49'04" EAST, A DISTANCE OF 82.82 FEET; THENCE PROCEED NORTH 85°33'20" EAST, A DISTANCE OF 122.48 FEET; THENCE PROCEED SOUTH 46°53'27" EAST, A DISTANCE OF 465.12 FEET; THENCE PROCEED NORTH 88°36'44" EAST, A DISTANCE OF 139.39 FEET; THENCE PROCEED SOUTH 87°47'05" EAST, A DISTANCE OF 139.39 FEET; THENCE PROCEED SOUTH 02°04'58" WEST, A DISTANCE OF 289.14 FEET; THENCE PROCEED NORTH 89°03'40" WEST, A DISTANCE OF 299.95 FEET TO A POINT ON THE EAST LINE OF OSCEOLA COURT (60' RIGHT OF WAY); THENCE, FOLLOWING SAID EAST RIGHT OF WAY LINE, PROCEED SOUTH 02°00'09" WEST, A DISTANCE OF 398.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SOUX CIRCLE (66' FOOT WIDE RIGHT OF WAY); THENCE, FOLLOWING SAID RIGHT OF WAY LINE, PROCEED SOUTH 69°53'59" WEST, A DISTANCE OF 64.76 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID OSCEOLA COURT; THENCE, FOLLOWING SAID WEST LINE, PROCEED NORTH 02°00'09" EAST, A DISTANCE OF 270.77 FEET; THENCE, DEPARTING SAID WEST LINE, PROCEED NORTH 88°06'08" WEST, A DISTANCE OF 145.34 FEET; THENCE PROCEED SOUTH 01°58'03" WEST, A DISTANCE OF 59.44 FEET; THENCE PROCEED NORTH 87°59'58" WEST, A DISTANCE OF 145.05 FEET; THENCE PROCEED SOUTH 01°58'01" WEST, A DISTANCE OF 91.91 FEET; THENCE PROCEED NORTH 87°46'13" WEST, A DISTANCE OF 134.89 FEET; THENCE PROCEED SOUTH 01°50'24" WEST, A DISTANCE OF 54.69 FEET; THENCE PROCEED NORTH 87°38'15" WEST, A DISTANCE OF 264.47 FEET; THENCE PROCEED SOUTH 02°13'41" WEST, A DISTANCE OF 124.94 FEET; THENCE PROCEED NORTH 87°45'10" WEST, A DISTANCE OF 360.82 FEET THE WEST LINE OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE, FOLLOWING SAID WEST LINE, PROCEED NORTH 02°13'59" EAST, A DISTANCE OF 966.61 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 23.10 ACRES, MORE OR LESS.

SURVEYORS NOTES:

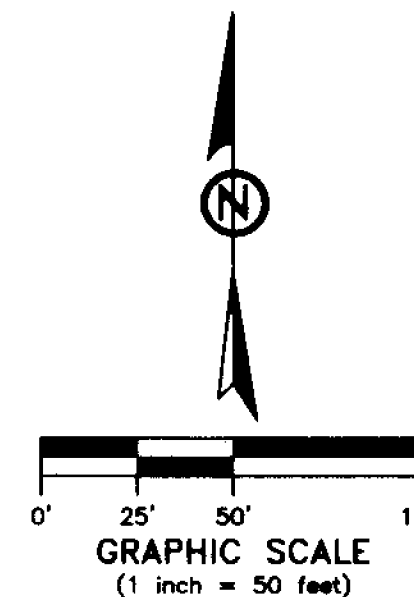
- BEARINGS ARE REFERENCED TO THE WEST LINE OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AS BEING NORTH 02 DEGREES 13 MINUTES 59 SECONDS EAST. (DATUM ASSUMED)
- ANY PERSON WHO WILLFULLY MOVES, DEFACES, DISTURBS OR REMOVES ANY MONUMENT OR REFERENCE MONUMENT PLACED, OR CORNER RECORD FILED, UNDER THE AUTHORITY OF THIS ACT WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE DEPARTMENT IS GUILTY OF A MISDEAMOR OF THE FIRST DEGREE, PUNISHABLE AS PROVIDED IN § 775.082 OR 775.083, FLORIDA STATUTES, CHAPTER 177.510.
- MONUMENT: SHALL MEAN A MAN-MADE OR NATURAL OBJECT THAT IS PERMANENT OR SEMI-PERMANENT, AND IS USED OR PRESUMED TO OCCUPY ANY REAL PROPERTY CORNER, OR POINT ON A BOUNDARY LINE, OR REFERENCE POINT, FLORIDA STATUTES, CHAPTER 61G17-6.002, PARAGRAPH #4.
- I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE RATE MAP OF OKALOOSA COUNTY, FLORIDA, PANEL NUMBERS 12091C0255H AND 12091C0260H, DATED DECEMBER 6, 2002 AND HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ALL PLATTED UTILITY EASEMENTS SHALL BE SUBJECT TO AND CONFORM WITH CHAPTER 177.091 (28) FLORIDA STATUTES.
- FLORIDA STATUTE 177.091 (27) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LOTS LINES TO BE MONUMENTED PER CHAPTER 177.091 (7-9) FLORIDA STATUTES.
- ALL LOT LINES ARE NON RADIAL UNLESS OTHERWISE INDICATED.



VALLEY VIEW SOUTH SUBDIVISION

PLAT BOOK: 25 PAGE: 21

SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



UNPLATTED

PARCEL NO. 01-34-24-0000-0001-1320
OFFICIAL RECORDS BOOK 2583 PAGE 4101

UNPLATTED

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING
C1	50.00	39.24°42'	34.59	S 18°28'17" W
C2	50.00	72°41'49"	63.44	S 72°31'22" W
C3	50.00	50°09'47"	43.78	N 48°2'50" W
C4	25.00	71°14'59"	31.09	S 56°35'26" E
C5	25.00	90°00'00"	39.27	N 42°47'5" E
C6	25.00	48°11'23"	21.03	N 26°18'37" W
C7	50.00	53°02'56"	46.37	S 23°50'21" E
C8	50.00	51°31'41"	44.97	S 28°29'28" W
C9	50.00	81°24'36"	71.04	N 85°22'24" W
C10	50.00	90°18'33"	78.81	N 0°49'11" E
C11	25.00	48°11'23"	21.03	S 21°52'46" W
C12	25.00	90°00'00"	39.27	S 47°12'55" E
C13	25.00	30°28'28"	13.30	N 72°32'51" E
C14	50.00	58°02'54"	50.66	S 86°20'4" W
C15	50.00	58°45'24"	51.27	N 35°15'47" E
C16	50.00	34°07'33"	29.78	N 11°10'42" E
C17	25.00	30°28'28"	13.30	S 13°0'15" W
C18	25.00	48°11'23"	21.03	S 28°19'40" E
C19	50.00	27°59'41"	24.43	N 36°25'31" W
C20	50.00	90°00'01"	52.36	N 7°34'19" E
C21	50.00	90°00'01"	52.36	N 67°34'20" W
C22	50.00	90°00'17"	52.36	S 52°25'31" E
C23	50.00	56°57'56"	49.71	S 6°33'36" W
C24	25.00	126°45'29"	55.31	N 28°50'11" W
C25	75.00	49°03'56"	117.81	S 47°12'55" E
C26	75.00	40°58'04"	53.58	S 22°40'57" E
C27	25.00	90°00'00"	39.27	N 47°12'55" W
C28	25.00	90°00'00"	39.27	S 42°47'5" W
C29	25.00	90°00'00"	39.27	S 42°47'5" W
C30	25.00	89°58'56"	39.26	S 47°13'27" W
C31	25.00	90°01'04"	39.28	N 42°48'33" E
C32	25.00	90°00'00"	39.27	S 47°12'55" E

LEGEND OF SYMBOLS AND ABBREVIATIONS

- SET PERMANENT REFERENCE MONUMENT (P.R.M.) - L.S. #4150
- FOUND 5/8" CAPPED IRON ROD L.S. #4150
- ⊙ PERMANENT CONTROL POINT (P.C.P.) - SET L.S. #4150
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- R/W RIGHT OF WAY
- CA CENTRAL ANGLE
- R RADIUS
- A ARC LENGTH
- B CHORD BEARING
- CH CHORD DISTANCE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- C CENTERLINE
- S.F. SQUARE FEET
- AC ACRES
- RAD RADIAL
- NR NON RADIAL
- ° DEGREES
- ' MINUTES OR FEET
- " SECONDS OR INCHES
- # NUMBER
- ± MORE OR LESS
- ± NOT TO SCALE
- ACOE ARMY CORP OF ENGINEERS

NOTE:

- ALL LOT LINES TO BE MONUMENTED PER F.S. 177.091 (7-9)
- INTERIOR LOT LINES INTERSECTING CURVED LINES ARE NON-RADIAL (N.R.) UNLESS OTHERWISE NOTED RADIAL (RAD).

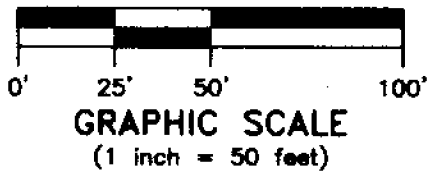
NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE OKALOOSA BOARD OF COMMISSIONERS HAS NOT ACCEPTED ANY EASEMENTS, PARKS OR DRAINAGE STRUCTURES OR EASEMENTS SHOWN ON THIS PLAT OTHER THAN UTILITY EASEMENTS AND UTILITY STRUCTURES. THESE IMPROVEMENTS WILL NOT BE ACCEPTED BY THE BOARD UNLESS AND UNTIL THE PROVISIONS OF SECTION 6.01.053 HAVE BEEN COMPLETED AND COMPLIED WITH.

VALLEY VIEW SOUTH SUBDIVISION

SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST
CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA



LEGEND OF SYMBOLS AND ABBREVIATIONS

- SET PERMANENT REFERENCE MONUMENT (P.R.M.) - L.S. #4150
- FOUND 5/8" CAPPED IRON ROD L.S. #4150
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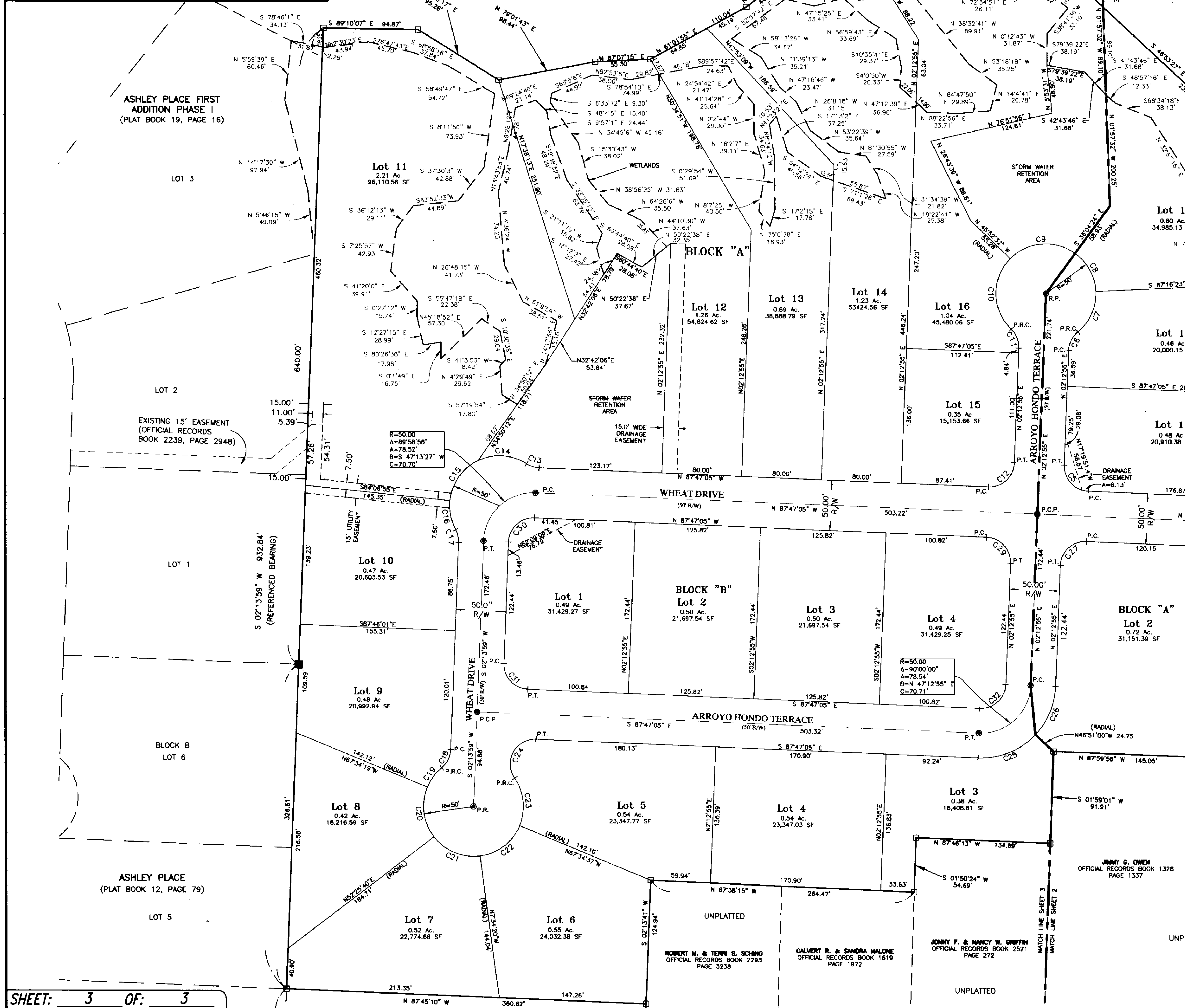
THE OKALOOSA BOARD OF COMMISSIONERS HAS NOT ACCEPTED ANY ROADS, EASEMENTS, PARKS OR DRAINAGE STRUCTURES OR EASEMENTS SHOWN ON THIS PLAT OTHER THAN UTILITY EASEMENTS AND UTILITY STRUCTURES. THESE IMPROVEMENTS WILL NOT BE ACCEPTED BY THE BOARD UNLESS AND UNTIL THE PROVISIONS OF SECTION 6.01.053 HAVE BEEN COMPLETED AND COMPLIED WITH.

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00	39°24'42"	34.39	33.72	S 16°28'7" W
C2	50.00	72°41'49"	63.44	59.27	S 72°31'22" W
C3	50.00	50°09'47"	43.78	42.39	N 46°2'50" W
C4	25.00	71°14'59"	31.09	28.12	S 56°52'26" E
C5	25.00	90°00'00"	39.27	35.36	N 42°47'5" E
C6	25.00	48°11'23"	21.03	20.41	N 28°18'37" W
C7	50.00	53°07'58"	46.37	44.72	S 23°50'21" E
C8	50.00	51°31'41"	44.97	43.47	S 28°29'28" W
C9	50.00	81°24'36"	71.04	65.22	N 85°2'24" W
C10	50.00	90°18'33"	78.81	70.90	N 0°49'11" E
C11	25.00	48°11'23"	21.03	20.41	S 21°52'46" W
C12	25.00	90°00'00"	39.27	35.36	S 47°12'55" E
C13	25.00	50°09'47"	43.78	42.39	N 72°32'51" E
C14	50.00	56°02'54"	50.68	48.52	S 86°20'4" W
C15	50.00	58°45'24"	51.27	49.06	N 35°15'47" W
C16	50.00	34°07'33"	29.78	29.34	N 11°10'42" E
C17	25.00	30°28'28"	13.30	13.14	S 13°0'18" W
C18	25.00	48°11'23"	21.03	20.41	S 28°19'40" E
C19	50.00	27°59'41"	24.43	24.19	N 36°25'31" W
C20	50.00	80°00'01"	52.36	50.00	N 7°34'19" E
C21	50.00	80°00'01"	52.36	50.00	N 67°34'50" E
C22	50.00	80°00'17"	52.36	50.00	S 82°25'11" E
C23	50.00	56°57'56"	49.71	47.69	S 85°36'3" E
C24	25.00	126°45'28"	55.31	44.70	N 28°50'11" W
C25	75.00	49°03'56"	117.81	106.07	S 47°12'55" E
C26	75.00	40°56'04"	53.58	52.45	S 22°40'57" E
C27	25.00	90°00'00"	39.27	35.36	N 47°12'55" W
C28	25.00	90°00'00"	39.27	35.36	S 42°47'5" W
C29	25.00	82°58'54"	39.27	35.36	N 47°12'57" W
C30	25.00	82°58'54"	39.27	35.36	N 47°12'57" W
C31	25.00	90°01'04"	39.28	35.36	N 42°46'33" E
C32	25.00	90°00'00"	39.27	35.36	S 47°12'55" E

INTEGRATED ENGINEERING SOLUTIONS L.L.C.
CIVIL ENGINEERING SURVEYING-DESIGN-BUILD

FL EB 0005024
114 EAST CEDAR AVENUE
CRESTVIEW, FLORIDA 32536

FAX: (850) 689-1271
PHONE: (850) 682-4269
EMAIL: WWW.INTENG.BIZ





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: October 7, 2024

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 10/2/2024
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:	8/19/24 - 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. 9/11/24 - Hope City Community Church - 19,000 square foot church with associated improvements at the end of Hayes Pl, directly west of Allen Park.
Final Plats:	No final plats have been approved or recorded since the last Planning and Development Board Meeting.
New Development Applications:	10/1/24 - Take 5 Oil - 1,700 square foot oil change facility located on approximately 0.5 acres located north-west of the intersection of Highway 85 and Third Avenue, directly south of the Southern Pipe property. 9/13/24 - The Cottages Apartments - 232-unit multifamily residential project located on approximately 36 acres on Antioch Road located west of Foxwood subdivision and north of the Fox Valley subdivision. 9/11/24 - Gold Crown Townhomes - 9-unit townhome subdivision located on approximately 0.5 acres at 898 McCaskill Street. 8/21/24 - Spring Street Apartments - 19-unit apartment development on approximately 1 acre at 498 S Spring Street, at the intersection with W Cobb Avenue. 8/21/24 - Trammel Creek Apartments - 258-unit multifamily residential project located on approximately 35 acres on N Lloyd Street located north of the railroad tracks and south of the Ridge Crest subdivision.

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