



CITY of CRESTVIEW
CITY COUNCIL

**CITY COUNCIL REGULAR MEETING AGENDA
JANUARY 13, 2025
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. Invocation, Pledge of Allegiance**
 - 2.1. Pastor Jason Allen of Woodlawn Baptist Church
- 3. Open Policy Making and Legislative Session**
- 4. Approve Agenda**
- 5. Presentations and Reports**
 - 5.1. Christmas Parade Winners - Main Street Association
- 6. Consent Agenda**
 - 6.1. Approval of City Council Regular Meeting Minutes of December 9, 2024
 - 6.2. Approval of City Council Special Meeting Minutes of December 9, 2024
- 7. Public Hearings / Ordinances on Second Reading**
 - 7.1. Ordinance 1983 Antioch Road Annexation
 - 7.2. Ordinance 1984 Antioch Road Comp Plan Amendment
 - 7.3. Ordinance 1985 Antioch Road Rezoning
 - 7.4. Ordinance 1986 Live Oak Church Road Annexation
 - 7.5. Ordinance 1988 Live Oak Church Road Comp Plan Amendment
 - 7.6. Ordinance 1989 Live Oak Church Road Rezoning
- 8. Ordinances on First Reading**
- 9. Resolutions**
 - 9.1. Resolution 2025 -5 - Supporting 2025 FLC Legislative Platform
 - 9.2. Resolution 2025-6 Amending the Citizen Advisory Council

10. Action Items

11. City Clerk Report

11.1. General Retirement Board Appointment

11.2. Appointment of City Council Primary and Alternates

11.3. Monthly Update

12. City Manager Report

12.1. Development Report

12.2. City Manager Updates

A. School Zone Cameras

13. Comments from the Mayor and Council

1. Discussion on adding a Deputy City Manager Position Immediately

14. Comments from the Audience

15. Adjournment

The Presentations section is for items that were submitted by a citizen or group of Citizens no later than the Wednesday 2 weeks prior to the meeting to the Clerk's office for approval. These items will be scheduled under the section titles Presentations and Reports. Supporting documents must be submitted at this time to be on the regular agenda. All Action Items are for staff and elected officials only and must be submitted for approval no later than the Wednesday 10 days prior to the meeting. Those not listed on the regular agenda who wish to address the council should fill out a yellow card. The card must be submitted to the City Clerk. Speaking time should be three minutes or less, large groups may designate a spokesperson. All remarks should be addressed to the Council as a whole and not to individual members. 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@cityofcreeksview.org or 850-628-1560 option 2 within 48 hours of the scheduled meeting. Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Jerry Whitten, Mayor
DATE: 12/11/2024
SUBJECT: Pastor Jason Allen of Woodlawn Baptist Church

BACKGROUND:

Clergy are invited on a volunteer basis to provide prayer before the meeting.

DISCUSSION:

Area clergy volunteer to provide an Invocation and lead the Council in the Pledge of Allegiance.

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



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Jerry Whitten, Mayor
DATE: 1/9/2025
SUBJECT: Christmas Parade Winners - Main Street Association

BACKGROUND:

Main Street Crestview Association, Inc. hosted the Crestview Christmas Parade on December 7, 2024.

DISCUSSION:

Deb Gething and her colleagues will present the trophies for the winners of the parade.

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

RECOMMENDED ACTION

No action required.

Attachments

None



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Maryanne Girard, City Clerk
DATE: 12/26/2024
SUBJECT: Approval of City Council Regular Meeting Minutes of December 9, 2024

BACKGROUND:

The City Council routinely approves minutes from prior meetings.

DISCUSSION:

The draft minutes were distributed to the Council prior to the meeting.

GOALS & OBJECTIVES

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

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

Financial Sustainability- Achieve long term financial sustainability

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

n/a

RECOMMENDED ACTION

Motion to approve the City Council regular meeting minutes of November 18, 2024.

Attachments

1. 12092024 City Council Regular Meeting Minutes Draft

City Council Minutes DRAFT
December 9, 2024
6:00 p.m.
Council Chambers

1. Call to Order

The Regular Meeting of the Crestview City Council was called to order at 6:00 p.m. by Mayor JB Whitten. Board members present: Mayor Pro Tem Doug Capps. Council members: Ryan Bullard, Brandon Frost, and Shannon Hayes. Also present: City Manager Tim Bolduc, City Clerk Maryanne Girard, City Attorney Jonathan Holloway, and various staff members. Introduction of new Council member: Dusty Allison.

2. Invocation, Pledge of Allegiance

2.1. The Invocation and Pledge of Allegiance was led by Elder Sylvester Echols.

3. Open Policy Making and Legislative Session

Mayor JB Whitten declared a quorum was present. He explained that the new councilmember, Dusty Allison, will sit in on the meeting, but will not be sworn in until the end of the meeting.

4. Approve Agenda

Mayor JB Whitten requested action.

Motion by Councilmember Brandon Frost and seconded by Mayor Pro-Tem Doug Capps to approve the agenda, as presented.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

5. Presentations and Reports

5.1. Presentation to Andrew Rencich, Former Councilmember

Mayor JB Whitten presented a plaque and a coin to former council member, Andrew Rencich.

Each councilmember and staff members spoke well of the direction he provided, and Mr. Rencich thanked the Council and community.

5.2. Presentation for the Winners of the Women's Division for the Homeless 5K Run

Mayor JB Whitten acknowledged the winners of the Women's Division for the Homeless 5k Run. He stated Flex Fitness sponsored the event. Members of the Crestview Running Group were Nicole who placed first, Grace placed second and Patty was a close third.

5.3. Knights of Columbus Presentation - Safe Haven Baby Box Check

Mayor JB Whitten received a check from Dan Lesh and Marty Mears, representing the Knights of Columbus. Former Councilmember Cynthia Brown came forward, as well.

The Knights of Columbus presented a check for \$4,500 for a total of \$5,000 raised through their fundraising efforts.

6. **Consent Agenda**

Mayor JB Whitten called for action.

Motion by Mayor Pro-Tem Doug Capps and seconded by Councilmember Ryan Bullard to approve the Consent Agenda, as presented.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

- 6.1. Foxwood Estates LPS Change Order 3
- 6.2. CPTA Agreement and Task Order – Downtown Activation Roadmap Tactic (DART)
- 6.3. Mutual Aid Interlocal Agreement for Dorcas Fire District
- 6.4. PJ Adams Water Line Relocation Task Order
- 6.5. Continuing Services Contracts Renewal
- 6.6. ATT Firstnet Service Agreement
- 6.7. Twin Hills Parkwater Fowl Population
- 6.8. Approval of City Council Regular Meeting Minutes of November 18, 2024
- 6.9. Approval of City Council Swearing In Ceremony of November 18, 2024

7. **Public Hearings / Ordinances on Second Reading**

7.1. Ordinance 1975 Flora Lee Lane Annexation

CDS Planning Administrator Nicholas Schwendt presented Ordinance 1975, Flora Lee Annexation to the City Council stating the property is situated off of Airport Road. He went over highlights from the staff report. He then asked the City Clerk to read the ordinance by title.

City Clerk Maryanne Girard read Ordinance 1975 aloud: 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.

Mayor JB Whitten called for comment from the Council and the public. In hearing none, he called for action.

Motion by Councilmember Shannon Hayes and seconded by Councilmember Brandon Frost to approve Ordinance 1975 on 2nd reading for final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

7.2. Ordinance 1976 Flora Lee Lane Comp Plan Amendment

CDS Planning Administrator Nicholas Schwendt presented Ordinance 1976, Flora Lee Comprehensive Plan Amendment, to the City Council stating it regards the same piece of property on Airport Road. He added the notices are the same at the last item. He then asked the City Clerk to read the ordinance by title.

City Clerk Maryanne Girard read Ordinance 1976 aloud: 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.

Mayor JB Whitten called for comment from the Council and from the public. In hearing none, he called for action.

Motion by Mayor Pro-tem Doug Capps and seconded by Councilmember Brandon Frost to approve Ordinance 1976 on 2nd reading for final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

7.3. Ordinance 1977 Flora Lee Lane Rezoning

City Attorney Jonathan Holloway swore in all participants for the quasi-judicial segments of the meeting. He advised if there were any ex-parte communications, tonight is the appropriate time to divulge it.

CDS Planning Administrator Nicholas Schwendt presented Ordinance 1977, Flora Lee Rezoning, regarding 1571 Flora Lee Lane to the City Council and asked that the Clerk enter the staff report into the record. 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 Planning and Development Board recommended approval of the request on October 7, 2024, and the first reading was approved by the City Council on November 18, 2024. 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: North; FLU: Okaloosa County Low Density Residential; Zoning: Okaloosa County Residential-1; Existing Use: Vacant. Direction: East; FLU:

Okaloosa County Low Density Residential; Zoning: Okaloosa County Residential-1; Existing Use: Vacant & Residential. Direction: South; FLU: Okaloosa County Low Density Residential; Zoning: Okaloosa County Residential-1; Existing Use: Vacant. Direction: West; FLU: Mixed-Use (MU); Zoning: Mixed-Use (MU); Existing Use: 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, October 3, and November 7, 2024.

He then asked the City Clerk to read the ordinance by title.

City Clerk Maryanne Girard read 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.

Mayor JB Whitten called for comment from the Council and from the public. In hearing none, he called for action.

Motion by Councilmember Brandon Frost and seconded by Councilmember Ryan Bullard to approve Ordinance 1977 on 2nd reading for final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

8. Ordinances on First Reading

8.1. Ordinance 1982, Comprehensive Plan Amendment

CDS Planning Administrator Nicholas Schwendt presented Ordinance 1982, Comprehensive Plan Amendment, to the City Council stating this is the first reading. He mentioned that staff has worked with Kimley-Horn and Associates to update the comprehensive plan. They also helped with the Evaluation Appraisal report and Data Inventory and Analysis. The Affordable Housing Advisory Committee also added input, as well as the Planning Development Board provided feedback.

He then asked the City Clerk to read Ordinance 1982 by title.

City Clerk Maryanne Girard read Ordinance 1982 aloud: An Ordinance of the City of Crestview, Florida, Adopting A Comprehensive Plan Replacing the Adopted 2020 Comprehensive Plan In Its Entirety; Providing for the Following Elements of The Comprehensive Plan: “Future Land Use Element”, “Housing Element”, “Economic Development Element”, “Recreation and Open Space Element”, “Conservation Element”, “Transportation Element”, “Infrastructure Element”, “Intergovernmental Coordination Element”, “Public Schools Element”, “Capital Improvements Element”, “Property Rights Element”, and “Definitions”, Providing for Authority; Providing for Filing of This Ordinance With the Clerk of the Circuit Court 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.

Mayor JB Whitten called for comment from the Council and from the public. In hearing none, he called for action.

Motion by Councilmember Ryan Bullard and seconded by Councilmember Shannon Hayes to approve Ordinance 1982 on 1st reading and direct staff to transmit the document to the State and move to second reading for final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

8.2. Ordinance 1983 Antioch Road Annexation

CDS Planning Administrator Nicholas Schwendt presented on first reading, Ordinance 1983, Antioch Road Annexation, to the City Council. He stated the property is located north of the traffic circle on Fox Chase Way. It is in unincorporated County and zoned agricultural. The property is currently vacant. On the south half of the property, the request is residential with mixed-use on the north end. He then asked the City Clerk to read Ordinance 1983 by title.

City Clerk Maryanne Girard read Ordinance 1983 aloud: An Ordinance Annexing to the City of Crestview, Florida, ± 20 Acres of Contiguous Lands Located In Section 26, Township 3 North, Range 24 West, and Being Described as Set Forth Herein; Providing For Authority; Providing For Land Description; Providing For Boundary; Providing For Land Use And Zoning Designation; Providing For Amendment To The Base, Land Use and Zoning Maps; Providing For A Comprehensive Plan Amendment; Providing For Filing With the Clerk of Circuit Court of Okaloosa County, the Chief Administrative Officer of Okaloosa County and the Florida Department of State; Providing For Severability; Providing For Scrivener’s Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing For An Effective Date.

Mayor JB Whitten called for comment from the Council and from the public. In hearing none, he called for action.

Motion by Mayor Pro-Tem Doug Capps and seconded by Councilmember Brandon Frost to approve Ordinance 1983 on 1st reading and move to second reading for final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

8.3. Ordinance 1984 Antioch Road Comp Plan Amendment

CDS Planning Administrator Nicholas Schwendt presented on first reading, Ordinance 1984, Antioch Road Comprehensive Plan, to the City Council. He went over the use for the property pieces and the mailing and advertisement requirements. He then asked the City Clerk to read Ordinance 1984 by title.

City Clerk Maryanne Girard read Ordinance 1984 aloud: 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 Agriculture To Mixed-Use (MU) And Residential (R) On Approximately 20 Acres, More Or Less, In Section 26, Township 3 North, Range 24 West; Providing For Future Land Use Map Amendment; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal Of Conflicting Codes And Ordinances; And Providing For An Effective Date.

Mayor JB Whitten called for comment from the Council.

Councilmember R. Bullard asked about the development order, and CDS Planning Administrator Nicholas Schwendt replied they have not received one for this piece, but they do have one for the property on the north.

HOA representative, Paul Biernacki, stated that the developer had briefed the residents stating he planned to put in a road up to the traffic circle, so they could add 200 homes on the back side of the property. He stated that it will be unsafe, as they do not have sidewalks. He went over the mission and values of the city, stating this development does not reflect the mission.

City Manager Tim Bolduc invited the developer, Greg Matovina forward to provide clarification.

Mr. Matovina said they have been developing Fox Valley. He said the city requested a secondary access, as it was needed. They have an easement they can grant to the city for emergency access. They plan to have sixteen homes next to the traffic circle. He further explained that the emergency access will be located where the single use meets mixed use.

Mayor JB Whitten called for action.

Motion by Mayor Pro-Tem Doug Capps seconded by Councilmember Shannon Hayes to approve Ordinance 1984 on 1st reading and move to second reading for

final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

8.4. Ordinance 1985 Antioch Road Rezoning

CDS Planning Administrator Nicholas Schwendt presented on first reading, Ordinance 1985, Antioch Road Rezoning to the City Council. He asked that the staff report be entered into the record. Background: On July 18, 2024, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Foxchase Way. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Agriculture. The application requests the Single-Family Medium-Density Dwelling District (R-2) and Mixed-Use (MU) zoning designations for the property. The Planning and Development Board recommended approval of the request on December 2, 2024. Discussion: The property description is as follows: Property Owner: Foxchase Way Trust; Parcel ID: 26-3N-24-0000-0021-0000; Site Size: 20 acres; Current FLU: Okaloosa County Agriculture; Current Zoning: Okaloosa County Agriculture; Current Land Use: Vacant. The following table provides the surrounding land use designations, zoning districts, and existing uses. Direction: North; FLU: Mixed-Use (MU); Zoning: Mixed-Use (MU); Existing Use: Vacant. Direction: East; FLU: Residential (R) & Conservation (CON); Single-Family Medium-Density Dwelling District (R-2) & Conservation (E); Existing Use: Residential. Direction: South; FLU: Residential (R); Zoning: Single-Family Medium-Density Dwelling District (R-2); Existing Use: Residential. Direction: West; FLU: Okaloosa County Agriculture; Zoning: Okaloosa County Agriculture; Existing Use: Vacant. The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential and/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 October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24, October 31, November 21, & November 28, 2024.

He then asked the City Clerk to read Ordinance 1985 by title.

City Clerk Maryanne Girard read Ordinance 1985 aloud: An Ordinance of the City of Crestview, Florida, Providing For the Rezoning of 20 Acres, More Or Less, of Real Property, Located In Section 26, Township 3 North, Range 24 West, From the Okaloosa County Agriculture Zoning District to the Mixed-Use (MU) and Single-Family Medium-Density Dwelling District (R-2) Zoning Districts; 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.

Mayor JB Whitten called for comment from the Council and from the public.

Paul Biernacki commented on his concerns regarding the safety of the emergency access road.

Mayor JB Whitten called for action.

Motion by Mayor Pro-Tem Doug Capps and seconded by Councilmember Shannon Hayes to approve Ordinance 1985 on 1st reading and move to second reading for final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

8.5. Ordinance 1986 Live Oak Church Road Annexation

CDS Planning Administrator Nicholas Schwendt presented on first reading, Ordinance 1986, Live Oak Church Road Annexation, to the City Council. He stated the property is vacant and went over the zoning options. He then asked the City Clerk to read Ordinance 1986 by title.

City Clerk Maryanne Girard read Ordinance 1986 aloud: An Ordinance Annexing to the City of Crestview, Florida, ± 0.85 Acres of Contiguous Lands Located In Section 32, Township 3 North, Range 23 West, and Being Described As Set Forth Herein; Providing For Authority; Providing For Land Description; Providing For Boundary; Providing For Land Use and Zoning Designation; Providing For Amendment to the Base, Land Use and Zoning Maps; Providing For A Comprehensive Plan Amendment; Providing For Filing With the Clerk of Circuit Court of Okaloosa County, the Chief Administrative Officer of Okaloosa County and the Florida Department of State; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Mayor JB Whitten called for comment from the Council and from the public. In hearing none, he called for action.

Motion by Councilmember Brandon Frost and seconded by Councilmember Shannon Hayes to approve Ordinance 1986 on 1st reading and move to second reading for final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

8.6. Ordinance 1988 Live Oak Church Road Comp Plan Amendment

CDS Planning Administrator Nicholas Schwendt presented on first reading, Ordinance 1988, Live Oak Church Road Comprehensive Plan Amendment, to the

City Council. He went over the mailing and advertisement requirements. He then asked the City Clerk to read Ordinance 1988 by title.

City Clerk Maryanne Girard read Ordinance 1988 aloud: An Ordinance of the City of Crestview, Florida, Amending Its Adopted Comprehensive Plan; Providing For Authority; Providing For Findings of Fact; Providing For Purpose; Providing For Changing the Future Land Use Designation From Okaloosa County Mixed Use to Mixed-Use (MU) on Approximately 0.85 Acres, More or Less, In Section 32, 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.

Mayor JB Whitten called for comment from the Council and from the public. In hearing none, he called for action.

Motion by Councilmember Ryan Bullard and seconded by Councilmember Brandon Frost to approve Ordinance 1988 on 1st reading and move to second reading for final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

8.7. Ordinance 1989 Live Oak Church Road Rezoning

CDS Planning Administrator Nicholas Schwendt presented on first reading, Ordinance 1989, Live Oak Church Road Rezoning, to the City Council. He said they have not received a development application. He asked that the staff report be entered into the record. Background: On October 2, 2024, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Live Oak Church Road. 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 Mixed-Use (MU) zoning designation for the property. The Planning and Development Board recommended approval of the request on December 2, 2024. Discussion: The property description is as follows: Property Owner: 2022MP LLC; MKP Contracting LLC; Parcel ID: 32-3N-23-0000-0010-0020, 32-3N-23-0000-0010-0010; Site Size: 0.85 acres; 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: North; FLU: Okaloosa County Mixed-Use; Zoning: Okaloosa County Mixed-Use; Existing Use: Residential. Direction: East; FLU: Okaloosa County Mixed-Use; Zoning: Okaloosa County Mixed-Use; Existing Use: Commercial.

Direction: South; FLU: Okaloosa County Mixed-Use; Zoning: Okaloosa County Mixed-Use; Existing Use: Residential; Direction: West; FLU: Commercial (C);

Commercial Low-Intensity District (C-1); Existing Use: Vacant. The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for residential and/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 October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24, October 31, November 21, and November 28, 2024.

He then asked the City Clerk to read Ordinance 1989 by title.

City Clerk Maryanne Girard read Ordinance 1989 aloud: An Ordinance of the City of Crestview, Florida, Providing For the Rezoning of 0.85 Acres, More or Less, of Real Property, Located In Section 32, Township 3 North, Range 23 West, From the Okaloosa County Mixed Use Zoning District to the Mixed-Use (MU) Zoning District; Providing For Authority; Providing For the Updating of the Crestview Zoning Map; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing For An Effective Date.

Mayor JB Whitten called for comment from the Council and from the public. In hearing none, he called for action.

Motion by Councilmember Brandon Frost and seconded by Councilmember Shannon Hayes to approve Ordinance 1989 on 1st reading and move to second reading for final adoption.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

9. Resolutions

10. Action Items

10.1. 2023-2024 CDBG Consolidated Annual Performance Evaluation Report (CAPER)

CDS Planning Administrator Nicholas Schwendt presented the 2023-2024 CDBG Consolidated Annual Performance Evaluation Report (CAPER). He explained we are an entitlement community. He mentioned that in August of every year, the Council approves the expenditures adding most of the projects have been fully funded. He then went over the projects included in the staff report.

Mayor JB Whitten called for action.

Motion by Councilmember Shannon Hayes and seconded by Councilmember Brandon Frost to approve the 2023-2024 Community Development Block Grant Consolidated Annual Performance Evaluation Report and transmit the report.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

10.2. Red Light Camera Annual Report

Police Chief Steve McCosker informed the City Council that on May 21, 2024, Governor DeSantis passed a bill that required a report from the municipality. He said it is mandated once a year and must be read aloud.

He read the report stating for the period from July 2023 to June 2024, the number of violations are 4,138, that there were zero contested, zero upheld, zero dismissed, 394 issued as Uniform Traffic Violations, 3,311 were paid and how the funds were dispersed, stating \$231,770 went to the General Fund, \$33,110 to the Department of Health, \$9,933 to the Department of Revenue, and \$24,325 to the city. He went over the cost of the maintenance of the equipment stating that \$39,765 revenue was generated.

Discussion ensued on repeat offenders, safety concerns, fatalities that may occur, and the number of violations in relation to the traffic count.

Chief McCosker replied that he assigned one officer to traffic in relation to hit-and-run accidents. He also added that he had considered placing videos on Facebook.

Councilmember R. Bullard liked the idea of placing videos on FaceBook and suggested placing larger signs to highlight the camera presence.

Motion by Councilmember Brandon Frost and seconded by Councilmember Doug Capps to accept the Red-Light Annual Report.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

10.3. Contract for Services - Bayer Neurobehavior Center, PLCC

Police Chief Steve McCosker presented the Bayer Neurobehavior Center, PLCC Contract for Services to the City Council. He went over the history of the contract stating the new vendor has been much timelier and has been responsive to the needs of the department. This vendor is \$350 per report.

Motion by Councilmember Shannon Hayes and seconded by Councilmember Brandon Frost to approve the contract and submit to the mayor for signature.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

11. City Clerk Report

11.1. Monthly Update

City Clerk Maryanne Girard mentioned the updates are in the staff report.

12. City Manager Report

12.1. Financial Update - Finance Director

City Manager T. Bolduc presented the financial report.

12.2. Development Report

City Manager T. Bolduc mentioned the Development report is attached. He said we

have workshops and charrettes scheduled after the first of the year, and we are working on attracting new business.

13. Comments from the Mayor and Council

13.1. Mae Reatha Coleman Citizen of the Year Selection

Mayor JB Whitten stated the review committee did a great job. He then called a Recess for five minutes at 7:37 p.m. The meeting resumed at 7:42 p.m.

Motion by Mayor Pro-Tem Doug Capps and seconded by Councilmember Brandon Frost to accept the nomination from the Mae Reatha Coleman Citizen of the Year Committee.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

Mayor JB Whitten swore in Dusty Allison for Precinct 1. Councilmember Dusty Allison said it was a privilege to work with the Council.

Councilmember R. Bullard stated the parade was phenomenal, and Councilmember B. Frost mentioned he was amazed at the amount of people attending.

Mayor Pro-Tem D. Capps stated the staff is excellent and welcomed Ms. Allison and her female perspective. Merry Christmas to all.

Mayor JB Whitten said he has been involved with the parade for nine years adding the food vendors did very well adding the Crestview Chorus also did a great job.

14. Comments from the Audience

Mayor JB Whitten asked for comments from the public. No one came forward.

15. Adjournment

Mayor JB Whitten adjourned the meeting at 7:49 p.m.

Minutes approved this __ day of __, 2025.

JB Whitten, **Mayor**

Maryanne Girard, City Clerk
Proper Notice having been duly given



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Maryanne Girard, City Clerk
DATE: 12/26/2024
SUBJECT: Approval of City Council Special Meeting Minutes of December 9, 2024

BACKGROUND:

The City Council routinely approves minutes from prior meetings.

DISCUSSION:

The draft minutes were distributed to the Council prior to the meeting.

GOALS & OBJECTIVES

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

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

Financial Sustainability- Achieve long term financial sustainability

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

n/a

RECOMMENDED ACTION

Motion to approve the City Council regular meeting minutes of November 18, 2024.

Attachments

1. 12092024 City Council Special Meeting Minutes Draft

City Council Special Meeting Minutes DRAFT
December 9, 2024
4:00 p.m.
Council Chambers

1. Call to Order

The Special Meeting of the Crestview City Council was called to order at 4:00 p.m. by Mayor JB Whitten. Present: Mayor Pro-Tem Doug Capps and Council members: Ryan Bullard, Brandon Frost, and Shannon Hayes. Also present: City Manager Tim Bolduc, City Clerk Maryanne Girard, City Attorney Jonathan Holloway, and various staff members. Mayor JB Whitten mentioned the interviews are to replace Joe Blocker who resigned effective the 30th of November.

2. Pledge of Allegiance

Mayor JB Whitten asked former Citizen of the Year, Mike Carroll, to lead the Council in the Pledge of Allegiance.

3. Approve Agenda

Mayor JB Whitten called for action.

Motion by Mayor Pro-Tem Doug Capps and seconded by Councilmember Ryan Bullard to approve the agenda, as presented.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

4. Overview of the Ground Rules

4.1. Council Selection Process

Mayor JB Whitten went over the ground rules for the selection process stating the councilmembers ranked the top three candidates of the applications received.

City Manager T. Bolduc stated that the candidates who are not being interviewed will be seated in the hallway. Kristen Sallberg drew the first place in the process.

Motion by Councilmember Brandon Frost and seconded by Councilmember Shannon Hayes to approve the process.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

Motion by Councilmember R. Bullard and seconded by Councilmember Shannon Hayes to swear in the new Council member at the end of the meeting.

Discussion ensued on whether the selectee should be sworn in at the end of the meeting or wait until after the regular meeting because the candidate will not have time to review the materials.

Motion by Councilmember R. Bullard and seconded by Councilmember Brandon Frost to approve the amendment to swear in the new councilmember at the end of the

regular Council meeting.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

5. Candidate 1 Presentation

Kristen Sallberg came forward to discuss her decision to serve. She said she is a public servant at heart. She plans to bring the voice of the people forward and focus on communication and feedback.

Mayor Pro-Tem D. Capps asked how she would handle the blight removal. Kristen Sallberg replied she works in public safety stating blight does need to be addressed and gave an example of assisting a person in cleaning up his yard.

5.1 Councilmember B. Frost asked what the three greatest strengths of Crestview are, and Kristen Sallberg replied safety, assisting the elderly and homeless, and the housing shortage.

Councilmember S. Hayes asked what the major challenge is presently, and Kristen Sallberg replied that we need to get programs in place for the homeless.

Councilmember R. Bullard asked about the criticism of the city manager, as well as law enforcement and fire safety. Kristen Sallberg replied she will support them by educating the public.

Kristen Sallberg provided a wrap up stating she likes the "Choose the View" slogan.

6. Candidate 2 Presentation

Darice Allison came forward stating her nickname is Dusty. She went over the history of her time in Crestview, her law enforcement background and stated she is an advocate of youth sports. Her heart's desire is to be a part of the trajectory of where our city is going. She mentioned the city's keeping God first direction and welcomes the growth.

Councilmember R. Bullard asked how she sees the city evolving and she replied that it will continue to grow with the current leadership.

6.1 Councilmember S. Hayes asked about what the major challenge is for the city. Dusty replied that the biggest challenge is the rate of growth and keeping up with the provisions such as water and sewer.

Councilmember B. Frost asked about the three greatest strengths, and Dusty replied our leadership, unity among city officials and churches, and the availability of what we have to offer, such as a recreational complex.

Mayor Pro-Tem D. Capps asked about the blight program, and Dusty replied that she supports Code Enforcement. In order for the city to be in a positive light, the blight has to be removed.

Councilmember B. Frost also asked what she would like to accomplish in the next two years, and Dusty replied she favors enriching the youth programs.

Mayor Pro-Tem D. Capps asked about her thoughts on the millage rate reduction, and Dusty replied that the higher millage rate could be utilized toward infrastructure.

Dusty Allison wrapped up that she would love to give back to her community.

7. Candidate 3 Presentation

The last candidate, Lorenzo Robbins, came forward. He stated he is a lifelong resident. He is an Officer of the Court and has a bachelor's degree in criminal justice. He is familiar with the Sunshine Law. He would love to be the voice of the people. He will garner more participation with citizens with morality, integrity and professionalism.

Mayor Pro-Tem D. Capps asked about the blight concerns, stating Mr. Blocker was very concerned. Mr. Robbins replied that we need to assist the elderly, so they can comply with code enforcement.

Councilmember B, Frost asked about the three greatest strengths, and L. Robbins replied transparency, communication, and the citizens' concerns.

Councilmember S. Hayes asked what he thinks is the most important challenge and a solution for it. Mr. L. Robbins replied that we need more community involvement, improved traffic flow and making people more aware of what we are trying to do.

- 7.1 Councilmember R. Bullard asked how he feels about our current city leadership and public safety. Mr. L. Robbins replied that the city manager is doing a good job, although he has not interacted with the city manager adding he has not heard anything about the police chief.

Mayor Pro-Tem D. Capps asked about the reduction of the millage rate and asked about improving the infrastructure. L. Robbins replied he could not answer without research.

Councilmember S. Hayes asked about the traffic and a solution, and Mr. L. Robbins replied that he would need to do research.

Councilmember R. Bullard asked what he would like to achieve in the next couple of years, and Mr. L. Robbins replied he would to improve Allen Park.

Mayor Pro-Tem D. Capps asked about how he handle criticism, and Mr. L. Robbins replied that he would listen and gain understanding.

Mr. L. Robbins provided a wrap up stating he will uphold the motto, "One city One mission" by providing professional exceptional services. He would have a

commitment to the Council and community and thanked the Mayor and Council and those who showed up to support the candidates.

Mr. Holloway excused himself at 5:03 p.m.

8. Council Follow Up Questions

Mayor JB Whitten called for comment.

Councilmember R. Bullard asked K. Sallberg what sets her apart from the other candidates, and she replied that she will serve the community, improve communication with the public, and keep the city a family-centric community.

Dusty Allison replied that what she brings to the table is her history in Crestview, passion for the people, as she is active in her church. She added she is a relationship person, and she worked with the state for 27 years. She also trained over 200 employees.

Lorenzo Robbins replied that he will bring his industrious, self-motivated experience in the justice department for 27 years forward. He can interact to bring people on board.

Councilmember S. Hayes asked each candidate asked what the primary function of the city Council is, and Lorenzo Robbins replied it is to serve, make policy, and procedures to run the city.

Kristen Sallberg replied that the Council is responsible for making ordinances and agreements that benefit the city, represent the city and represent the citizens and ensure they are aware.

Dusty Allison replied it is to serve with integrity, give hope for growth with the youth, and represent the city.

Councilmember B. Frost asked what they think is the way to reach out to other city residents and how will they push the information out. Kristen Sallberg replied that the councilmember will need to communicate by means of a newsletter and work on communications for the entire city.

Dusty Allison replied that she would like to meet with the employees and supervisors and disperse the information back to the Council.

Lorenzo Robbins said he would reach out to other Council members on how they are reaching out to their residents.

9. Public Comments

Mayor Pro-Tem Doug Capps called for comment.

Rex Fitzgerald stated he supports Dusty Allison saying she has hours with Project Hope and Saving Grace. She loves the people of the city.

Troy Peaden spoke on behalf of Dusty Allison, stating she has a passion for youth and athletics, and she wants to give a voice to those who cannot advocate for themselves.

Kent Robbins, brother of Lorenzo Robbins, stating Lorenzo is a member of the Housing Authority and a great fit.

Dane Posey said he is an Air Force resident and has grown to love the city. He spoke for Dusty as a servant leader adding she will want to serve the community. He says she serves as a moral compass and will connect the past with the future.

April McDaniel spoke on behalf of Lorenzo Robbins stating he has demonstrated a sincere commitment.

Bryan Lewis came forward to support Lorenzo Robbins stating he has served on their Board and stated he has helped him out personally.

City Attorney J. Holloway returned at 5:24 p.m.

Kelly from Project Hope spoke for Dusty Allison. She stated that Dusty would represent the city and do what is best for the city. Dusty provides wisdom and understanding.

Alex Barthé came forward stating we have affordable housing needs, forging military partnerships, and infrastructure concerns. He stated he supports Dusty and Lorenzo.

Reverend Cecil Williams stated he supports Lorenzo Robbins, as he knows the needs of the community.

Mayor JB Whitten closed public portion at 5:29 p.m.

10. Council Discussion

Mayor JB Whitten called for comment.

Councilmember R. Bullard said each candidate brought something forward and stated Lorenzo Robbins is his top candidate, as his presentation was dynamic. Kristen was his second choice.

Councilmember S. Hayes said the Council legislates, approves the budget and elects the city manager. Dusty Allison spoke from the heart, but Mr. Robbins came prepared.

Councilmember B. Frost mentioned that Dusty spoke about the youth, and Mr. Robbins spoke on the need for improvement at Allen Park.

Mayor Pro-Tem D. Capps stated they all did very well.

Mayor JB Whitten thanked the candidates for their participation.

11. Selection and Vote

Mayor JB Whitten called for comment.

After discussion, the City Council concurred on the choice.

Motion by Mayor Pro-Tem D. Capps and seconded by Councilmember Brandon Frost to nominate Dusty Allison for City Council.

Roll Call: Ayes: Doug Capps, Ryan Bullard, Shannon Hayes, Brandon Frost. Nays: None. All ayes. Motion carried.

12. Adjournment

Mayor JB Whitten adjourned the meeting at 5:41 p.m.

Minutes approved this ___ day of ___, 2025.

JB Whitten
Mayor

Maryanne Girard
City Clerk
Proper Notice having been duly given



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Second reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Nicholas Schwendt, CDS Planning Administrator, Barry Henderson, Development Services Director
DATE: 1/7/2025
SUBJECT: Ordinance 1983 Antioch Road Annexation

BACKGROUND:

On July 18, 2024, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Foxchase Way.

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

The Planning and Development Board recommended approval of the request on December 2, 2024, and the first reading was approved by the City Council on December 9, 2024.

DISCUSSION:

The property description is as follows:

Property Owner: Foxchase Way Trust
Parcel ID: 26-3N-24-0000-0021-0000
Site Size: 20 acres
Current FLU: Okaloosa County Agriculture
Current Zoning: Okaloosa County Agriculture
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Mixed-Use (MU)	Mixed-Use (MU)	Vacant
East	Residential (R) & Conservation (CON)	Single-Family Medium-Density Dwelling District (R-2) & Conservation (E)	Residential
South	Residential (R)	Single-Family Medium-Density Dwelling District (R-2)	Residential
West	Okaloosa County Agriculture	Okaloosa County Agriculture	Vacant

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential and/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 October 11, 2024. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24, October 31, November 21, & November 28, 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 \$1,145.00.

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 adoption of Ordinance 1983 on second reading.

Attachments

1. PZ-2024-16-Exhibit Packet
2. From Applicant - Foxchase Annexation Email

ORDINANCE: 1983

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 20 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PIN # 35-3N-24-1000-000A-0130 (Deed recorded in Document # 3664127, dated December 29, 2023)

The South ½ of the Southeast ¼ of the Southwest ¼ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida.

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

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

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

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

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

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

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

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

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

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

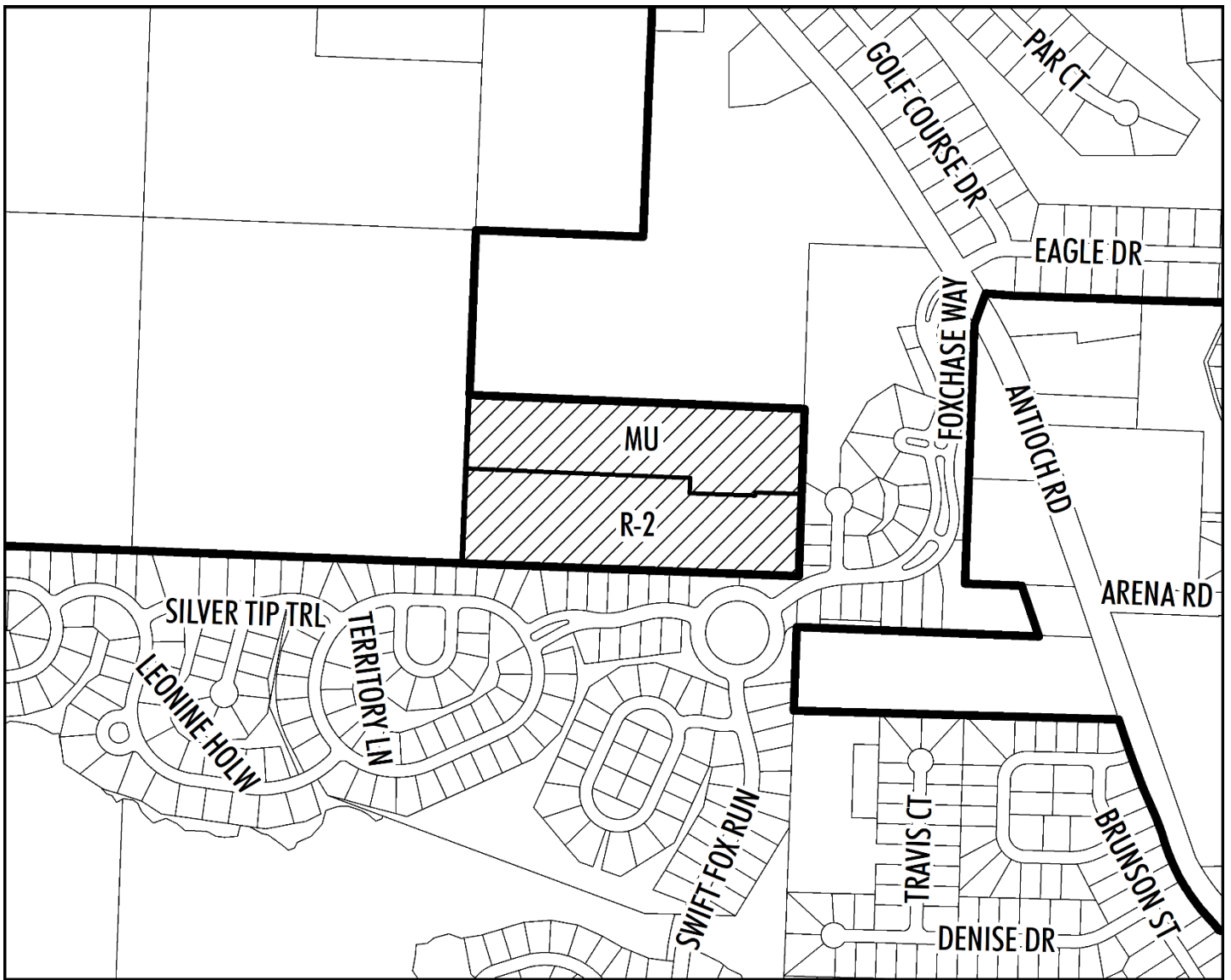
Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

Maryanne Girard
City Clerk

Approved by me this 13th day of January, 2025.

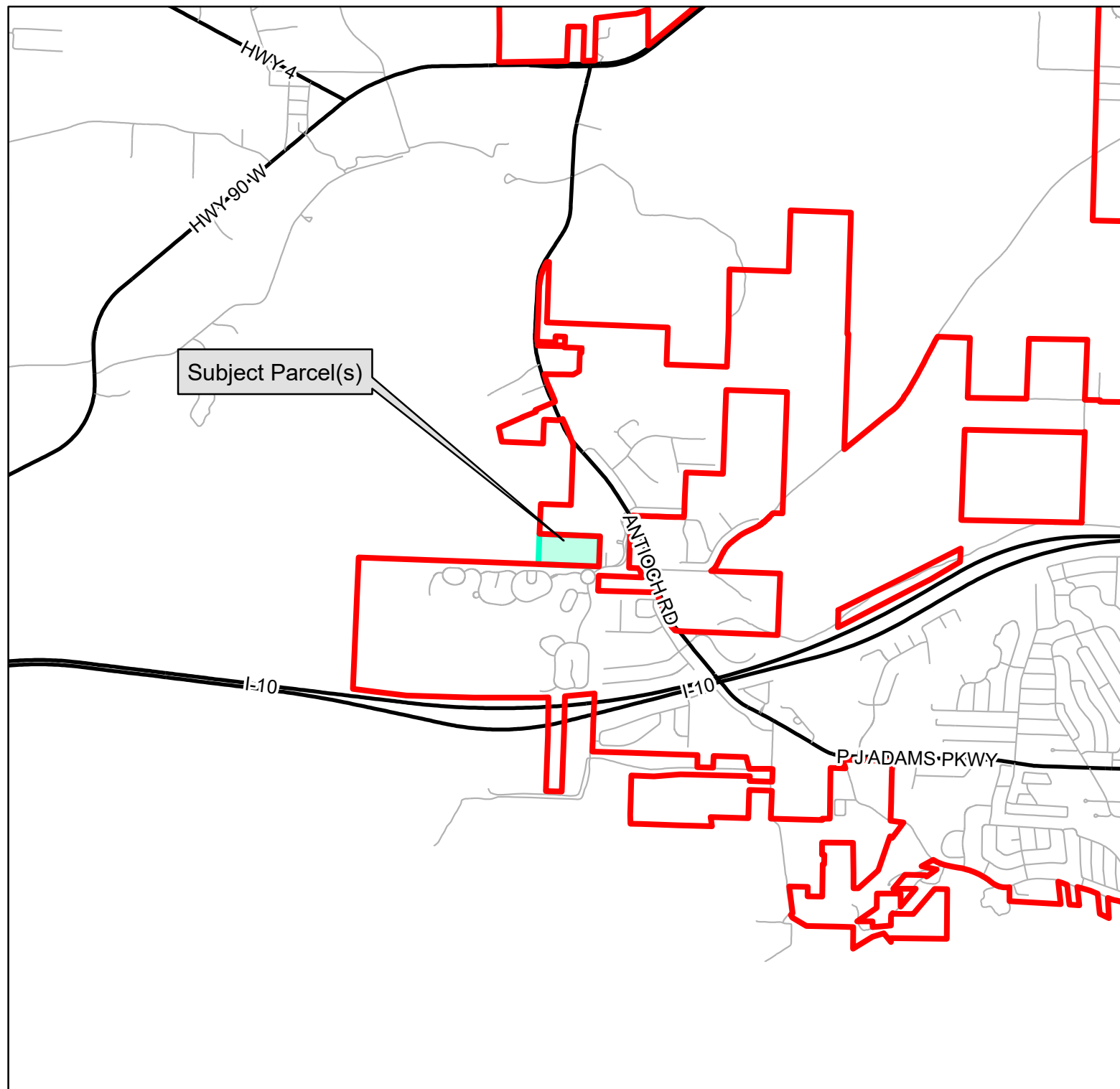
J. B. Whitten
Mayor



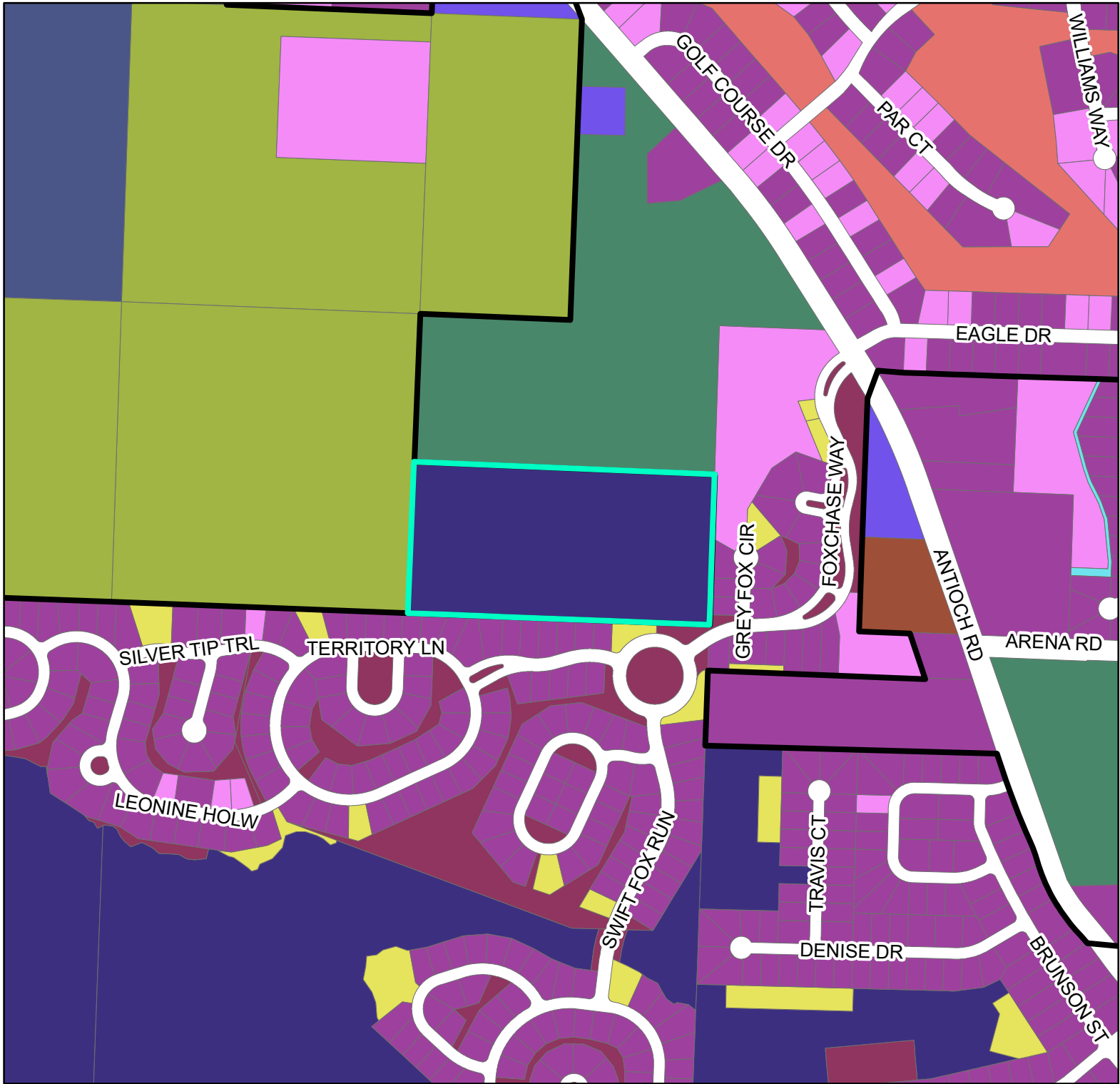
Vicinity Map



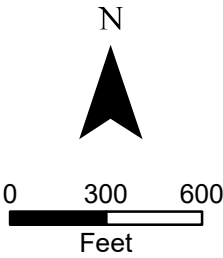
Not to Scale



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**
 - CHURCHES
 - COUNTY
 - GOLF COURSES
 - IMPROVED AG
 - MOBILE HOME
 - MUNICIPAL
 - NO AG
 - RES COMMON AREA
 - SINGLE FAMILY
 - TIMBER 3 - NATURAL
 - TIMBERLAND 3
 - VACANT

Proposed Future Land Use



0 300 600
Feet

Legend

 Subject Parcel

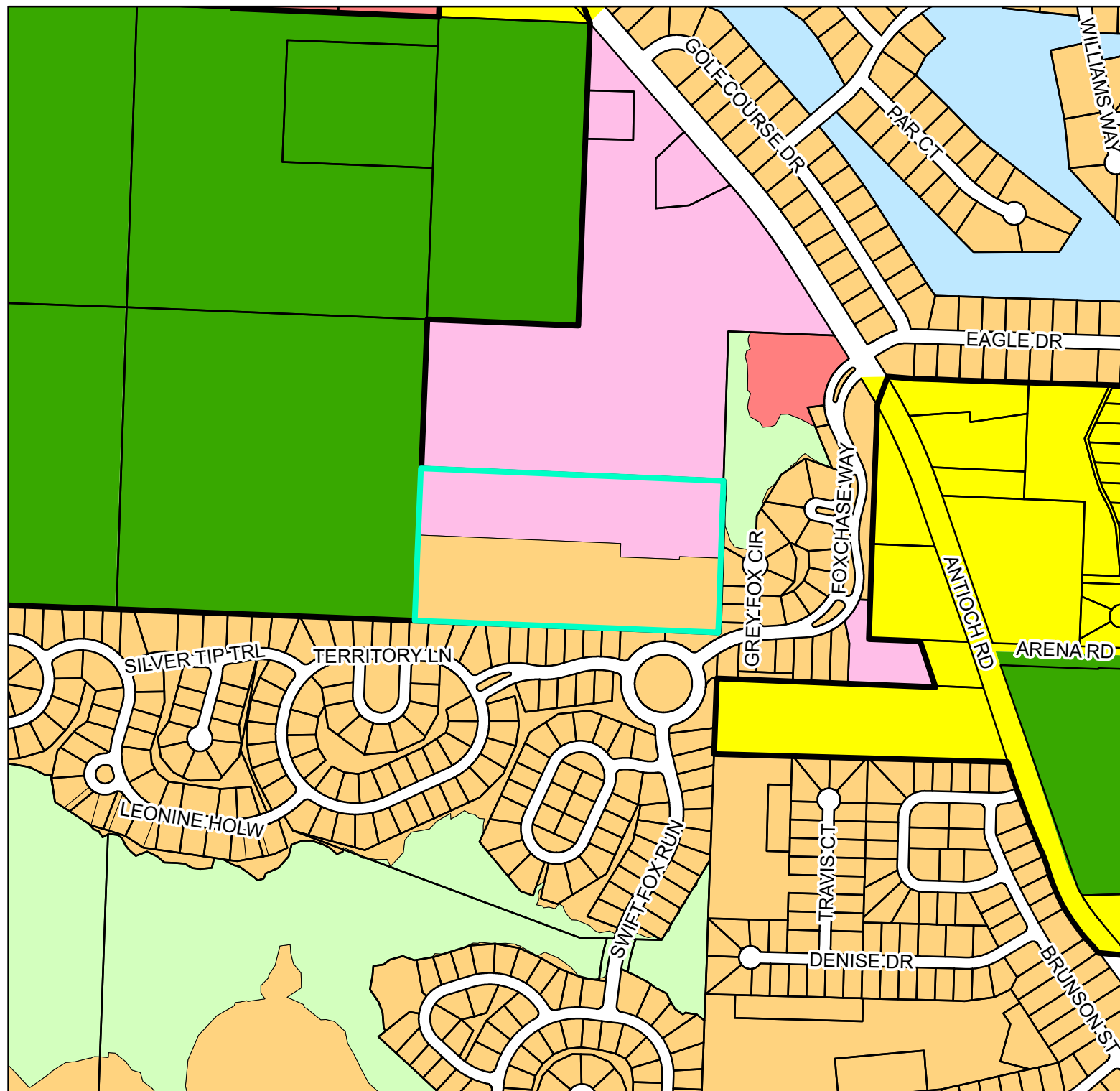
 City Limits

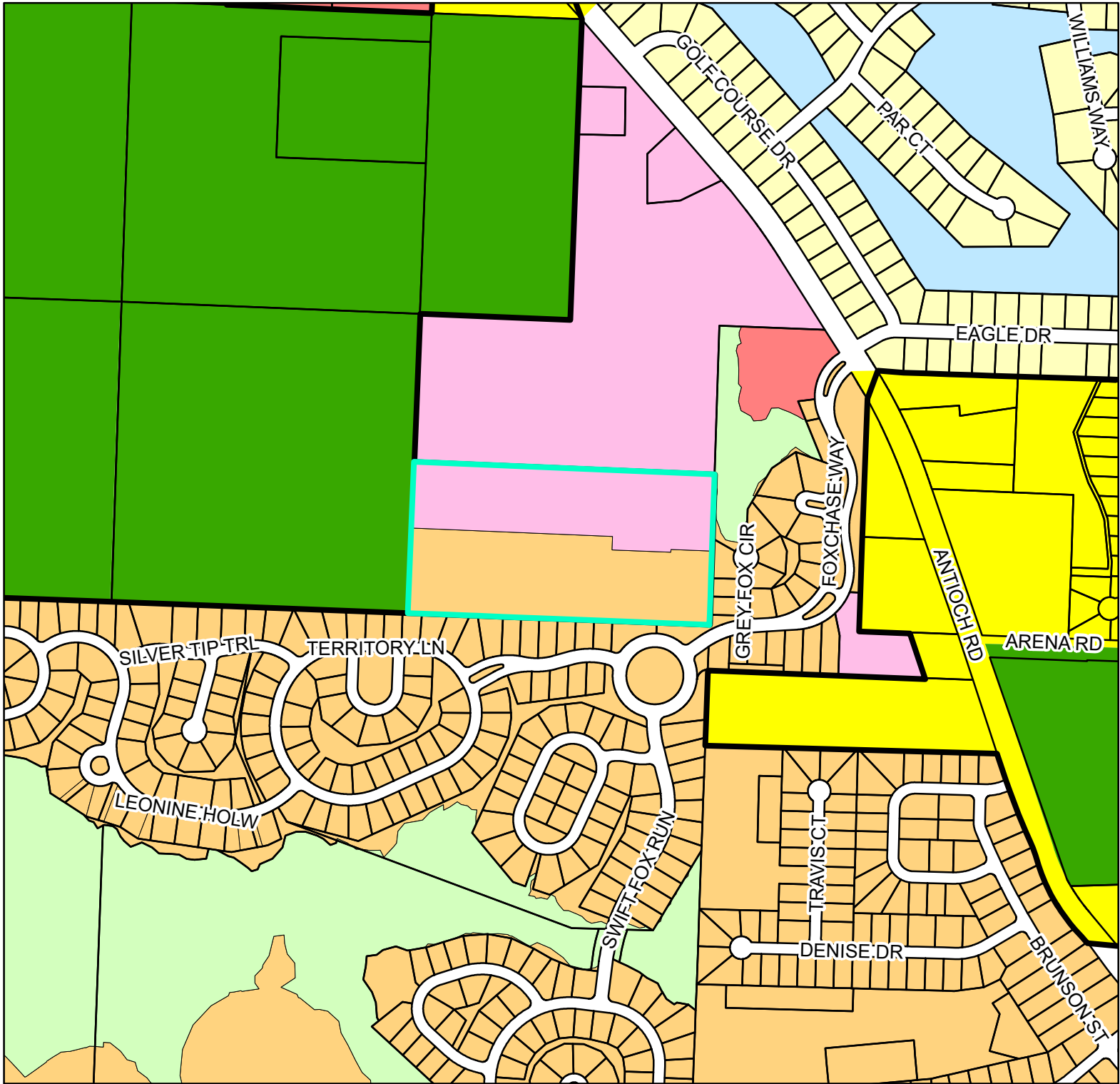
City Future Land Use

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

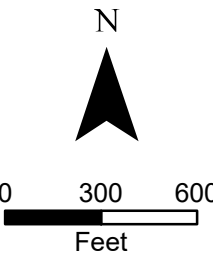
County Future Land Use

-  Agriculture (AG)
-  Low Density Residential (LDR)





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**
 - Agricultural (AA)
 - Residential - 1 (R-1)

Current Future Land Use



0 300 600
Feet

Legend

 Subject Parcel

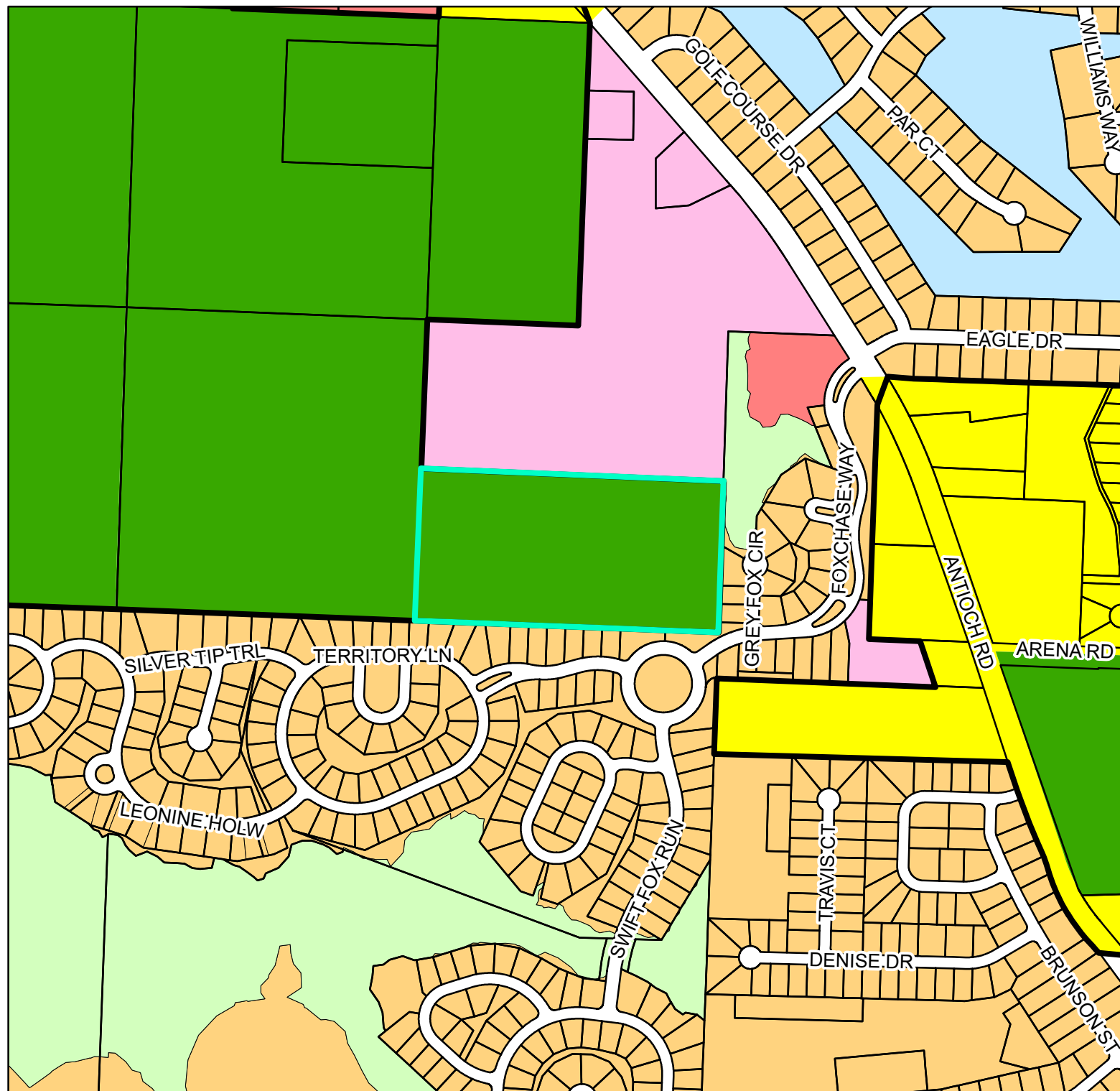
 City Limits

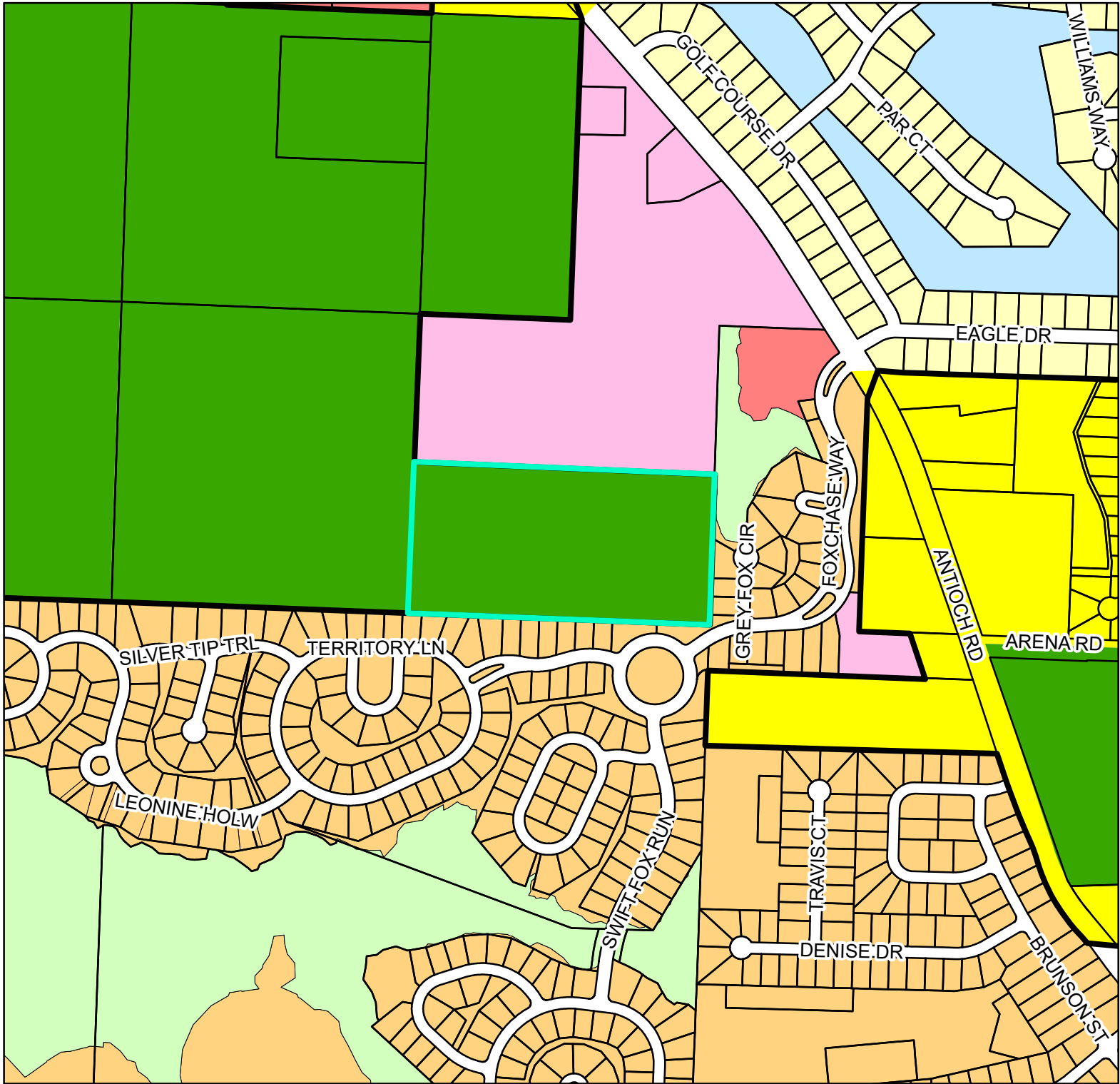
City Future Land Use

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

County Future Land Use

-  Agriculture (AG)
-  Low Density Residential (LDR)





Current Zoning



0 300 600
Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)

From: Greg Matovina <gmatovina@matovina.com>
Sent: Wednesday, October 30, 2024 8:04 AM
To: Girard, Maryanne <girardm@CityofCrestview.org>
Cc: AldenHowell@gmail.com; Jeremy Stewart <jeremystewart850@gmail.com>
Subject: [CAUTION EXTERNAL SENDER] November 4 Hearing for Foxchase Way Proposed Land Use Change and Zoning

Ms. Girard,

Could you please send the email below to all of the members of the Planning and Development Board who will be able to vote at the scheduled November 4 meeting;

Members of the Planning and Zoning Board;

I am the applicant/agent for the proposed land use and zoning changes for the Foxchase Way parcel located west of Antioch Road and just north of the Fox Valley community.

We are proposing to annex this parcel into the City of Crestview, change its land use to Residential (the southern area abutting the existing Fox Valley homes) and Mixed Used (the northern portion abutting the Mixed Use Parcel to the north and Commercial parcel to the east) and change its zoning to R-2 and MU.

Last night, we held a community meeting for the Fox Valley residents to explain our plans. There were about 30 attendees and we were able to discuss areas of concern and areas we might work together on to improve their community.

If you have questions about our application and would like for us to review our proposed plans with you ahead of the scheduled hearing next Monday, November 4, I can be reached by phone at 904-993-2857 or email at gmatovina@matovina.com.

We are hopeful you will support our proposal and look forward to providing any additional details you may want to learn about, either ahead of or during next week's meeting.

Greg Matovina

President

Matovina & Company

904-993-2857



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Second reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Nicholas Schwendt, CDS Planning Administrator, Barry Henderson, Development Services Director
DATE: 1/7/2025
SUBJECT: Ordinance 1984 Antioch Road Comp Plan Amendment

BACKGROUND:

On July 18, 2024, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Foxchase Way.

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

The application requests the Residential (R) and Mixed-Use (MU) future land use designations for the property.

The Planning and Development Board recommended approval of the request on December 2, 2024, and the first reading was approved by the City Council on December 9, 2024.

DISCUSSION:

The property description is as follows:

Property Owner: Foxchase Way Trust
Parcel ID: 26-3N-24-0000-0021-0000
Site Size: 20 acres
Current FLU: Okaloosa County Agriculture
Current Zoning: Okaloosa County Agriculture
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Mixed-Use (MU)	Mixed-Use (MU)	Vacant
East	Residential (R) & Conservation (CON)	Single-Family Medium-Density Dwelling District (R-2) & Conservation (E)	Residential
South	Residential (R)	Single-Family Medium-Density Dwelling District (R-2)	Residential
West	Okaloosa County Agriculture	Okaloosa County Agriculture	Vacant

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential and/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 October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24, October 31, November 21, & November 28, 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 adoption of Ordinance 1984 on second reading.

Attachments

1. PZ-2024-16-Exhibit Packet

2. Exhibit A - Ordinance 1984

ORDINANCE: 1984

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 AGRICULTURE TO MIXED-USE (MU) AND RESIDENTIAL (R) ON APPROXIMATELY 20 ACRES, MORE OR LESS, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Agriculture to Mixed-Use (MU) and Residential (R) on a parcel of land containing 20 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 20 acres of land, more or less, from Okaloosa County Agriculture to Mixed-Use (MU) and Residential (R). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 20 acres, more or less, is known as Parcel 35-3N-24-1000-000A-0130 and commonly described as:

The South ½ of the Southeast ¼ of the Southwest ¼ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida.

The Mixed-Use (MU) and Residential (R) Future Land Use Categories are hereby imposed on Parcel 35-3N-24-1000-000A-0130. 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 35-3N-24-1000-000A-0130 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 13th day of January, 2025.

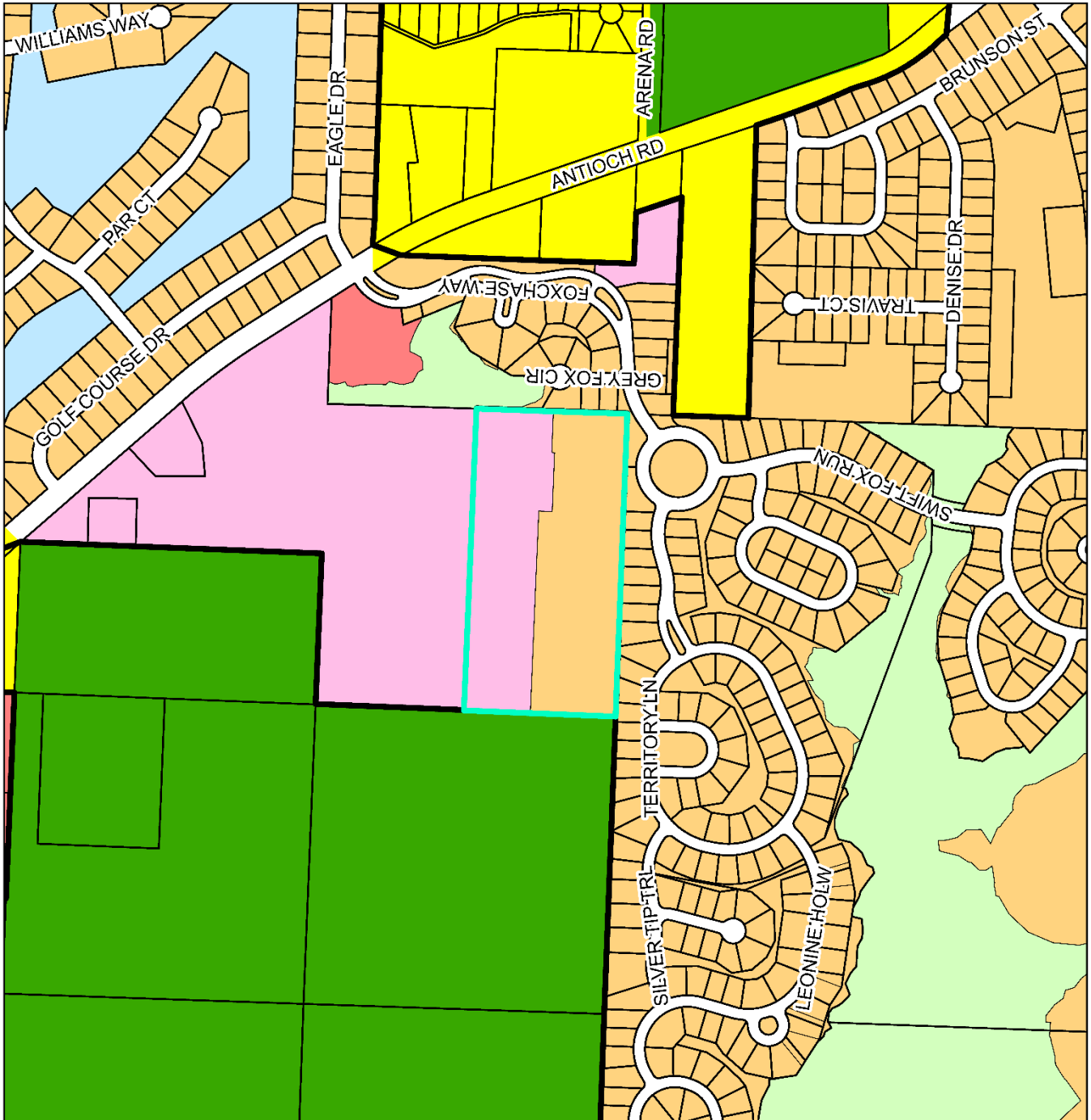
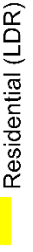
ATTEST:

Maryanne Girard
City Clerk

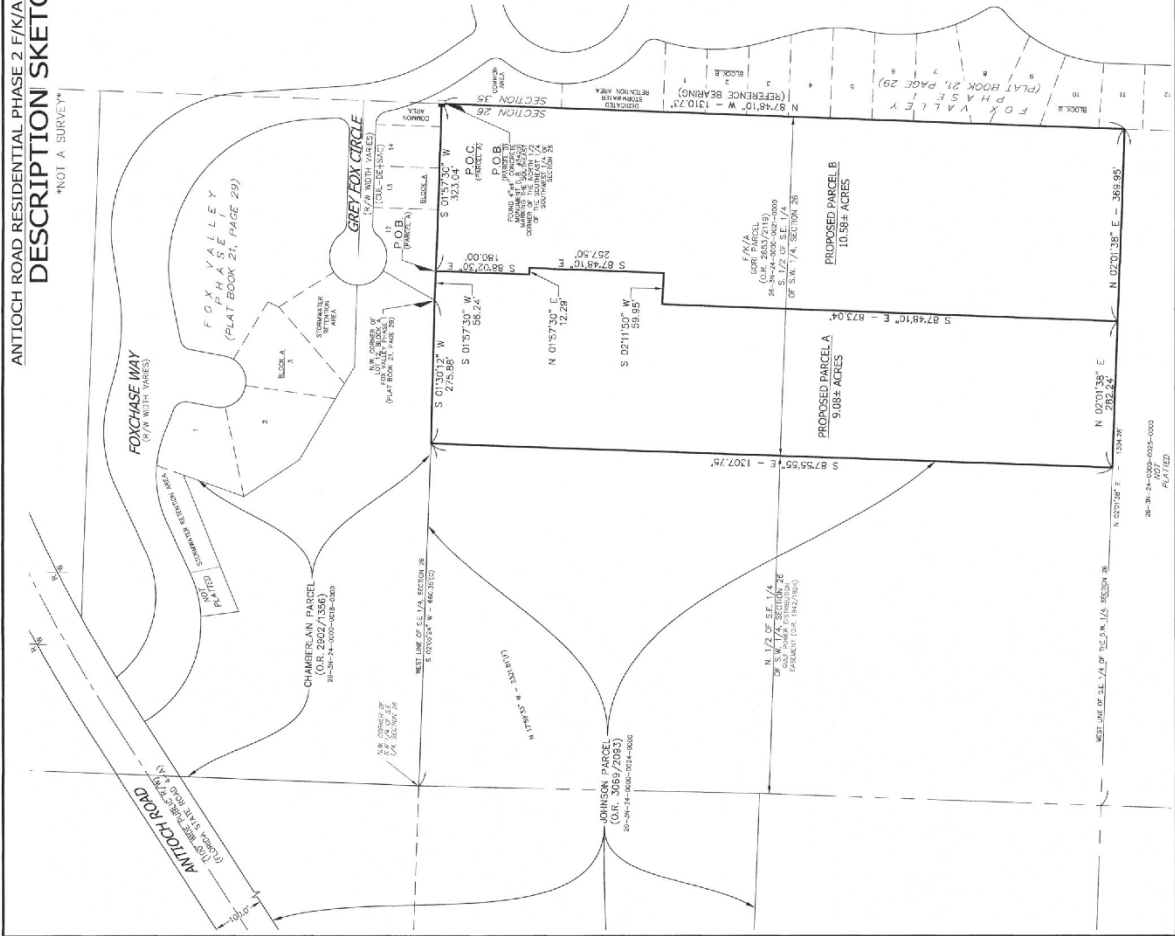
Approved by me this 13th day of January, 2025.

J. B. Whitten
Mayor

A vertical number line with tick marks at 0, 300, and 600. The word "Feet" is written vertically to the right of the line.



DESCRIPTION SKETCH



Gustin, Cothorn & Tucker, Inc.
LAND SURVEYING & MAPPING



DATE 16 SEP 2024
P.S.M. NO.4555
DOUGLAS A. VANDEEN RETIRED,
OR
ALLEN E. TUCKER, P.S.M. NO.4556
THE SIGN APPEARING ON THIS DOCUMENT
WAS RECORDED BY
ALLEN E. TUCKER, P.S.M. NO.4556
© SCL, INC. 2024

PHASE 2 F/K/A GORI PARCEL
IN SECTION 26, TOWNSHIP 3 NORTH, RANGE
24 WEST, CITY OF CHESTNUT, OKALOOSA
COUNTY, FLORIDA
PARCEL ID: 26-3N-24-0000-0021-0000

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100

KEY TYPE:	DESCRIPTION SKETCH
DATE:	

NAME: (HORIZONTAL/VERTICAL)	N/A
ST: 83	OVINA & COMPANY

SHEET 01 OF 1	PROJECT 220416	220416.10-1	A
	ORDER# 220416.10		

1041

LEGEND

- [illegible]



A horizontal graphic scale bar with markings at 0, 50, 100, and 200 meters. The bar is divided into segments, with the first segment (0-50m) being white, the second (50-100m) being black, the third (100-150m) being white, and the fourth (150-200m) being black.

LEGAL DESCRIPTION

(AS PREPARED BY GUSTIN, OOTHERN AND TUCKER, INC., DATED 2024-9-13)

PARCEL A

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, KALLOOSA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SAID PARCEL CONTAINING 9.08 ACRES, MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST OKALOOSA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SURVEY REPORT

- [illegible]

7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE GORI PARCEL AS SHOWN HEREON, SAID LINE BEARING N. 87°46'10" W. AS ESTABLISHED

BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.

B. VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN. THIS IS NOT A SURVEY.

9. THE HORIZONTAL DATUM OF THIS SKETCH IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 AS COORDINATED USING RTK AND CONVENTIONAL MEASUREMENT FROM THE BUREAU OF LAND MANAGEMENT. ELEVATION DATUM IS 1983 MEAN SEA LEVEL. ELEVATION DATUM IS 1983 MEAN SEA LEVEL. ELEVATION DATUM IS 1983 MEAN SEA LEVEL.

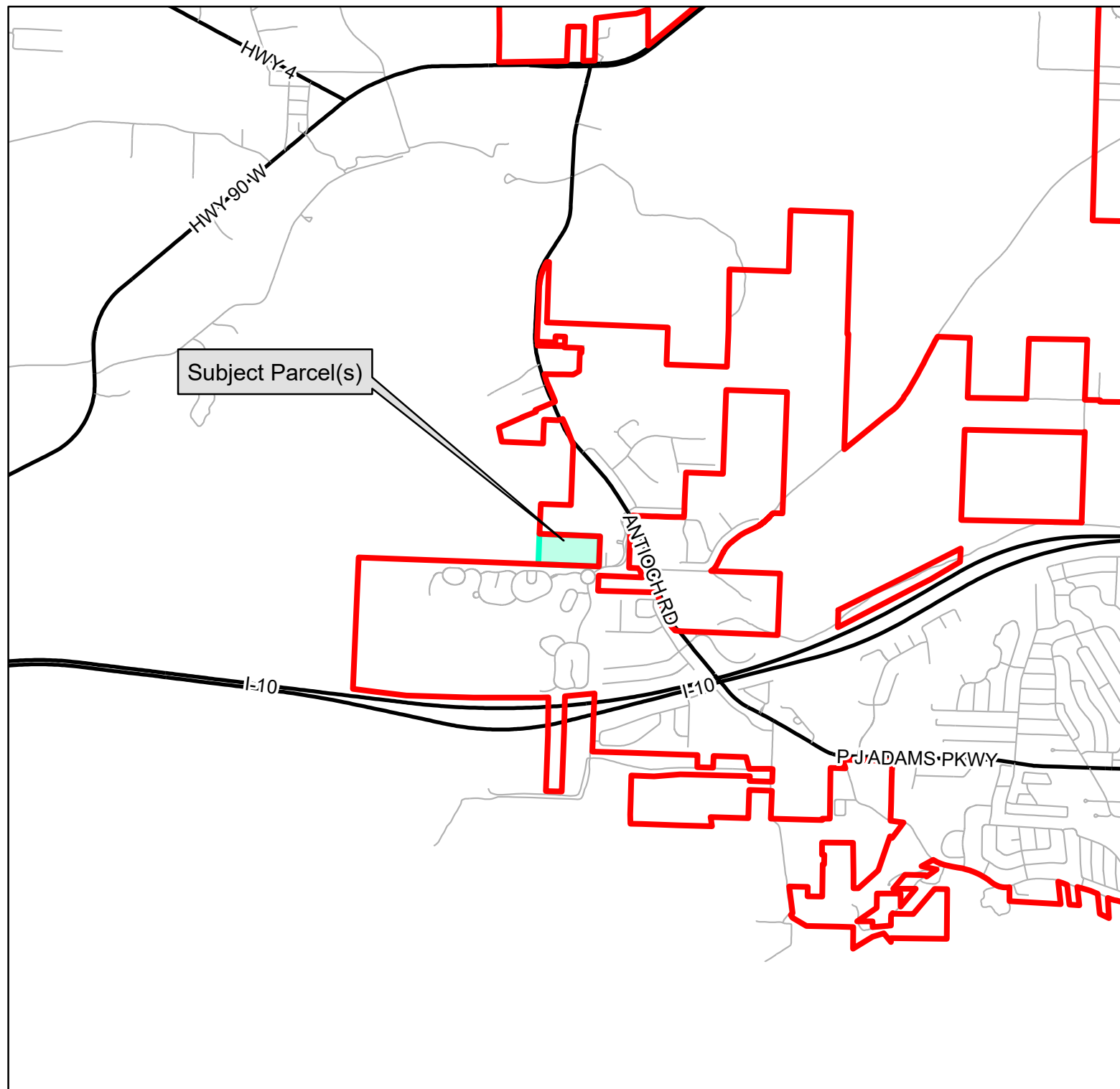
MEASUREMENT FROM UNPUBLISHED LOCAL CONTROL BENCHMARK NO. 1, A 1/2" CAPPED IRON ROD, L.B. NO. 3501 (NORTHINGS: 83205.149, EASTING: 1302912.089, ELEVATION: 143.748'), AS ESTABLISHED FROM THE UNPUBLISHED PERMANENT REFERENCE STATION AT GUSTIN, COTUIRON, AND TUCKER, INC. ESTABLISHED

THROUGH A STATIC GPS NETWORK UTILIZING NGS STATIONS AND EXISTING CONTROL THROUGHOUT OKALOOSA COUNTY, FLORIDA.

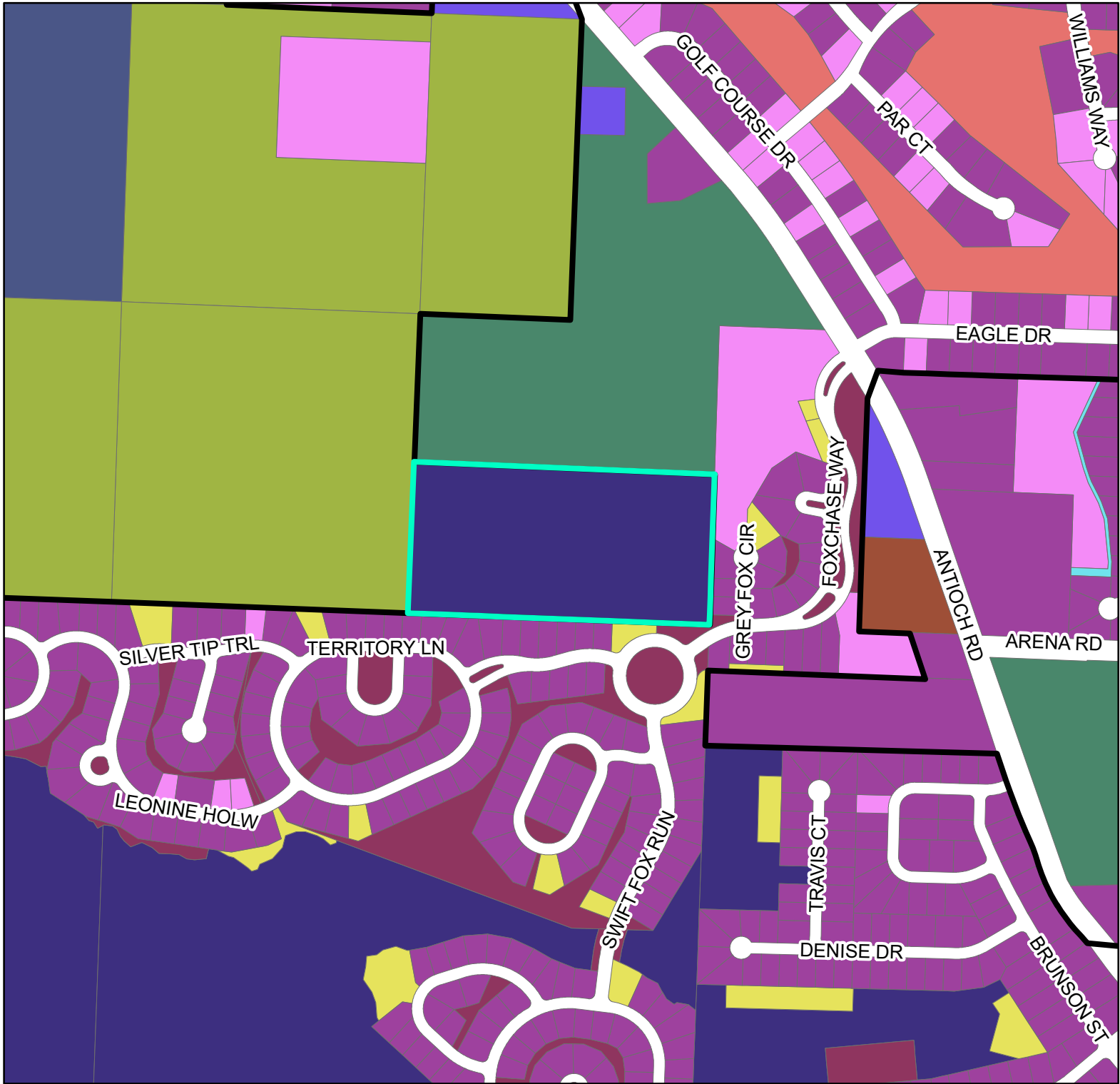
Vicinity Map



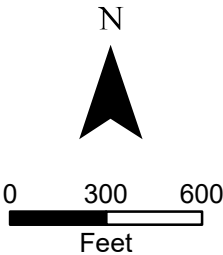
Not to Scale



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



Existing Use



Legend

- Subject Parcel
- City Limits
- Use Description**
 - CHURCHES
 - COUNTY
 - GOLF COURSES
 - IMPROVED AG
 - MOBILE HOME
 - MUNICIPAL
 - NO AG
 - RES COMMON AREA
 - SINGLE FAMILY
 - TIMBER 3 - NATURAL
 - TIMBERLAND 3
 - VACANT

Proposed Future Land Use



0 300 600
Feet

Legend

 Subject Parcel

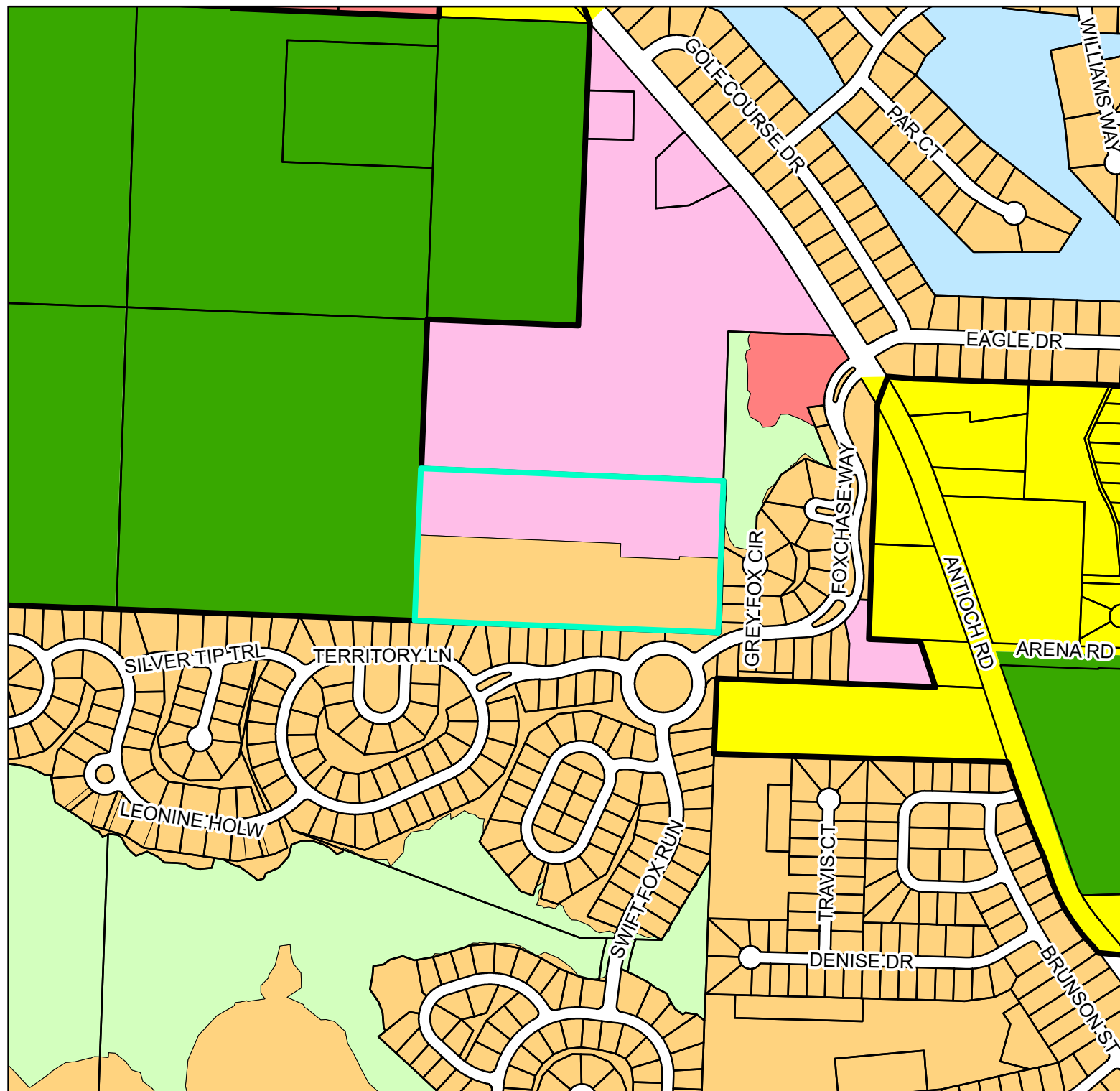
 City Limits

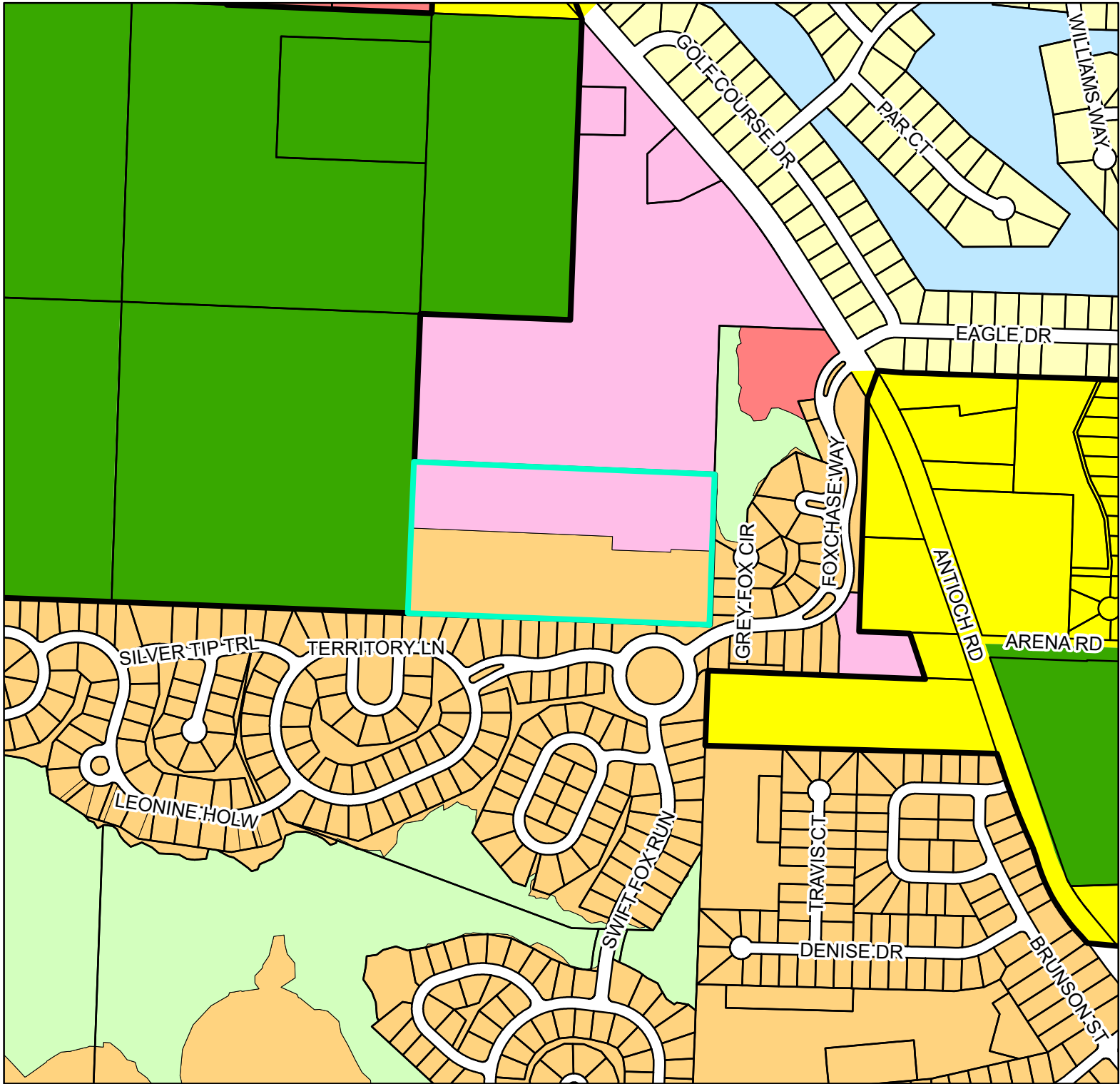
City Future Land Use

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

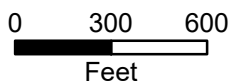
County Future Land Use

-  Agriculture (AG)
-  Low Density Residential (LDR)





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

- Agricultural (AA)
- Residential - 1 (R-1)

Current Future Land Use



0 300 600
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

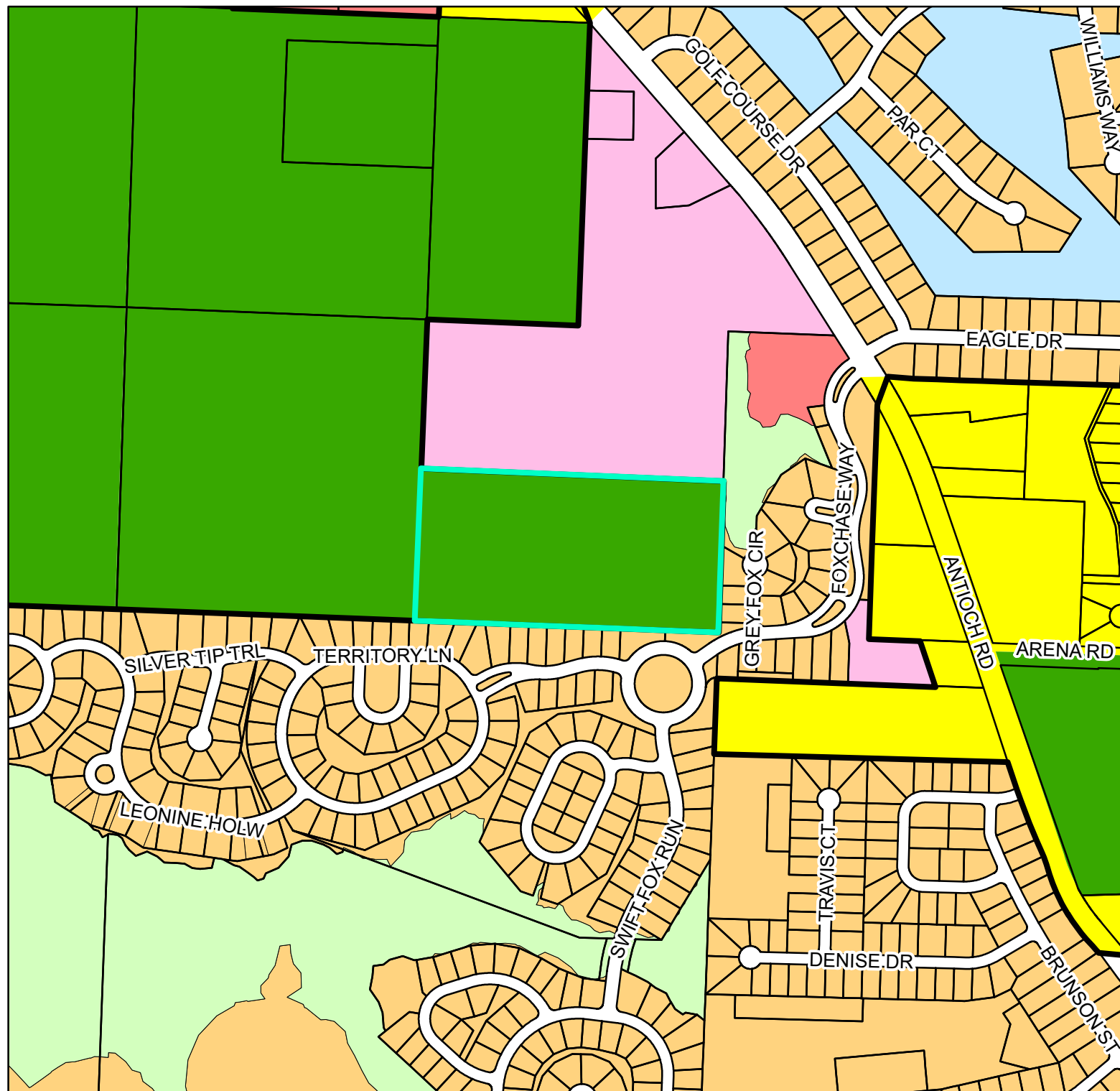
 Public Lands (PL)

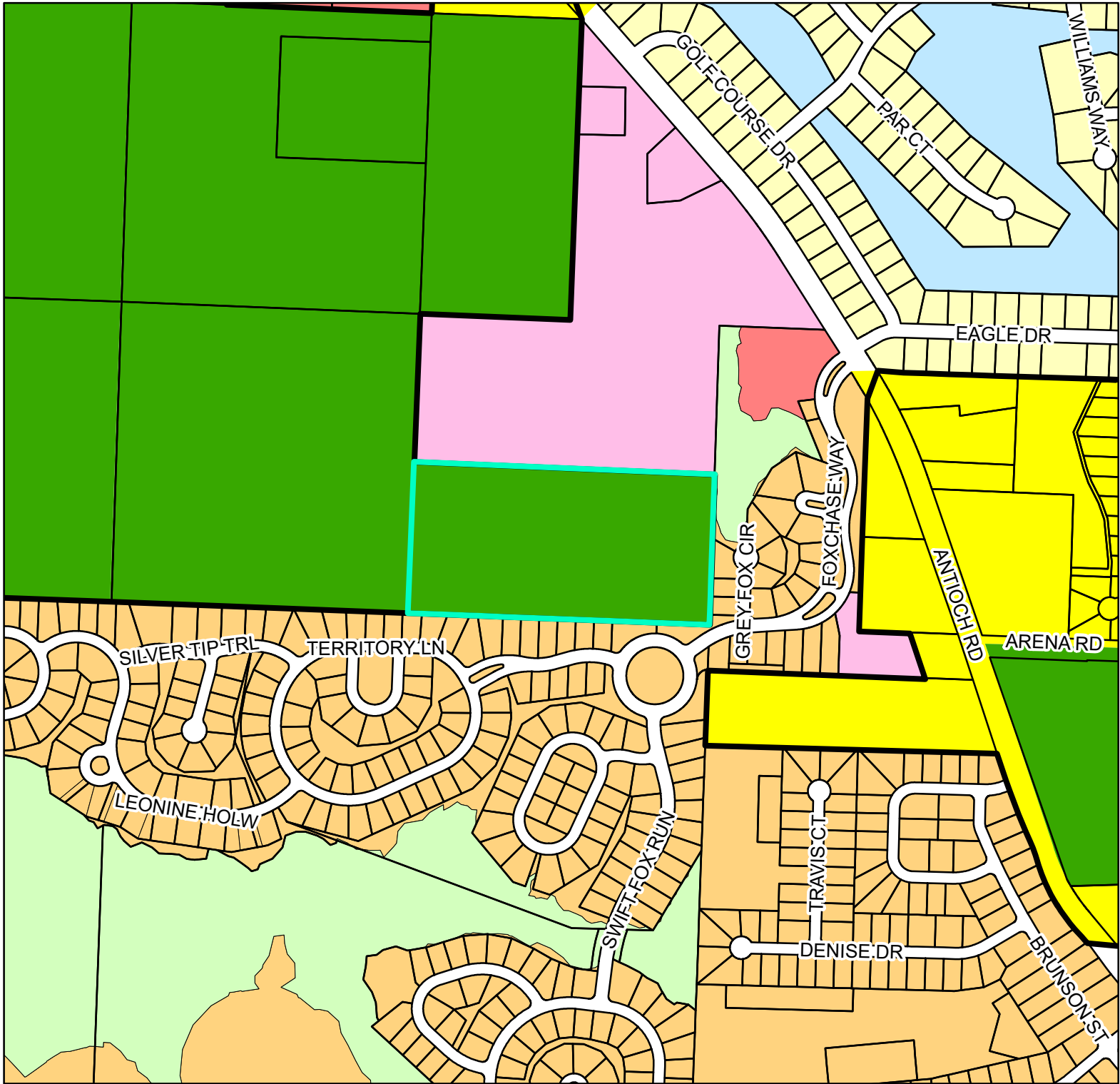
 Residential (R)

County Future Land Use

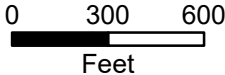
 Agriculture (AG)

 Low Density
Residential (LDR)





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

- Agricultural (AA)
- Residential - 1 (R-1)

Adopted Future Land Use



0 300 600
Feet

Legend

 Subject Parcel

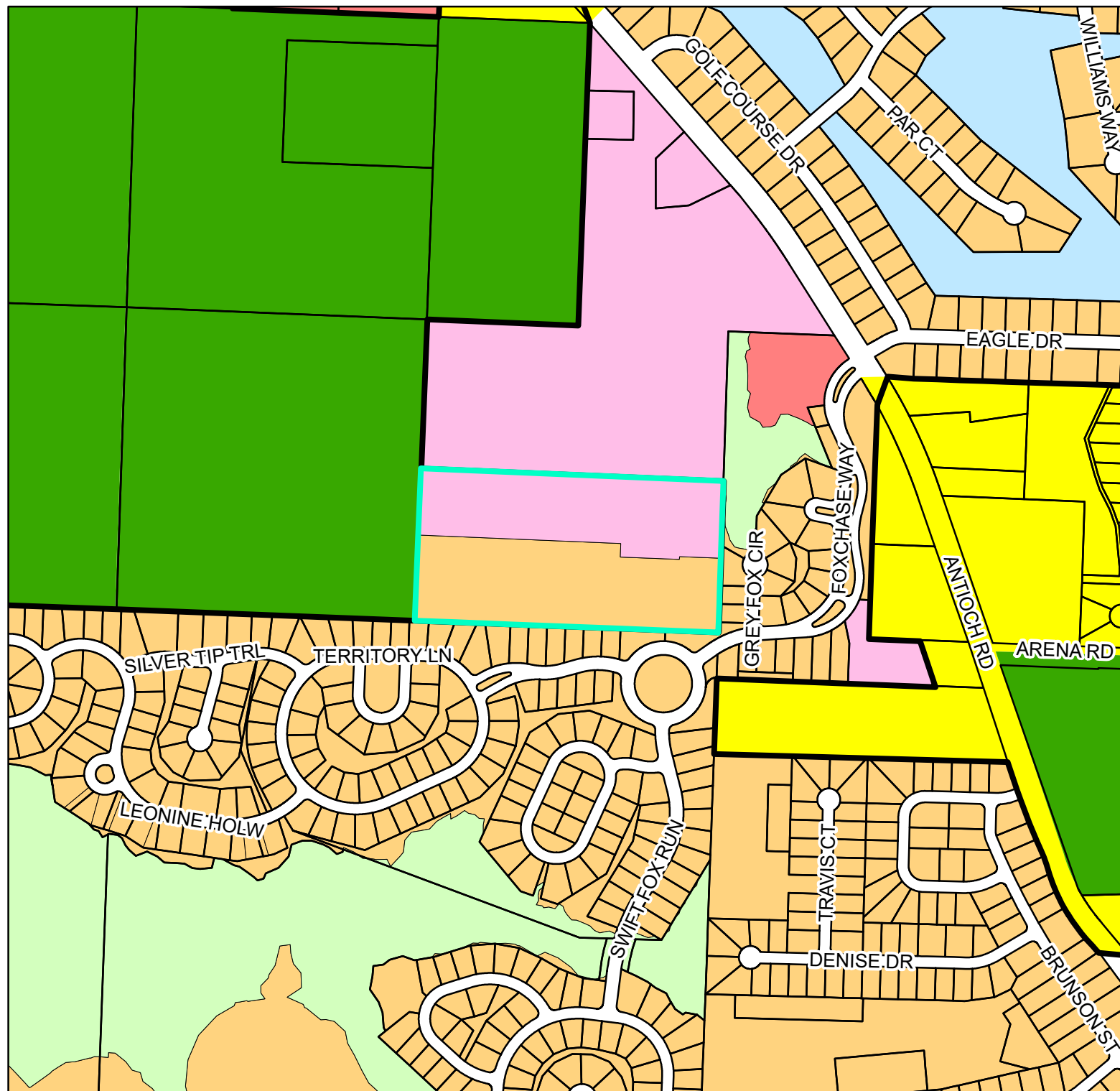
 City Limits

City Future Land Use

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

County Future Land Use

-  Agriculture (AG)
-  Low Density Residential (LDR)

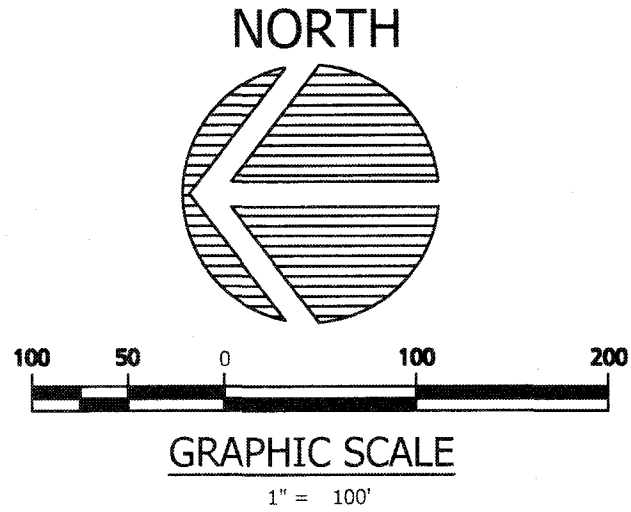


ANTIOCH ROAD RESIDENTIAL PHASE 2 F/K/A GORI PARCEL
DESCRIPTION SKETCH

NOT A SURVEY

LEGEND

- No. OR # = NUMBER
— = DISTANCE NOT TO SCALE
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS BOOK / PAGE
D.B. = DEED BOOK / PAGE
± = MORE OR LESS
R/W = RIGHT-OF-WAY
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
INV = INVERT
(F) = FIELD MEASURED DATA
(D) = DEED DATA
(P) = RECORD PLAT DATA
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R = RADIUS
L = ARC LENGTH
D = CENTRAL ANGLE (DELTA)
CB = CHORD BEARING
C = CHORD
NO ID = NO IDENTIFICATION
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
STA. = STATION



LEGAL DESCRIPTION

(AS PREPARED BY GUSTIN, COTHERN AND TUCKER, INC., DATED 2024-9-13)

PARCEL A

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT STAMPED "L.B. #3420", MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 26, SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY LINES OF FOX VALLEY PHASE ONE, AS RECORDED IN PLAT BOOK 21, PAGE 29 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N 01°57'30" E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 323.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED N 88°02'30" W, A DISTANCE OF 180.00 FEET; THENCE PROCEED S 01°57'30" W, A DISTANCE OF 12.29 FEET; THENCE PROCEED N 87°48'10" W, A DISTANCE OF 257.50 FEET; THENCE PROCEED N 02°11'50" E, A DISTANCE OF 59.95 FEET; THENCE PROCEED N 87°48'10" W, A DISTANCE OF 873.04 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE PROCEED N 02°01'38" E ALONG SAID WEST LINE, A DISTANCE OF 282.24 FEET; THENCE DEPARTING SAID WEST LINE PROCEED S 87°55'55" E, A DISTANCE OF 1307.75 FEET TO THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE PROCEED S 01°30'12" W ALONG SAID WEST LINE, A DISTANCE OF 275.88 FEET TO THE NORTHWEST CORNER OF LOT 12, BLOCK A IN AFORESAID FOX VALLEY PHASE ONE; THENCE PROCEED S 01°57'30" W ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 56.24 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9.08 ACRES, MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

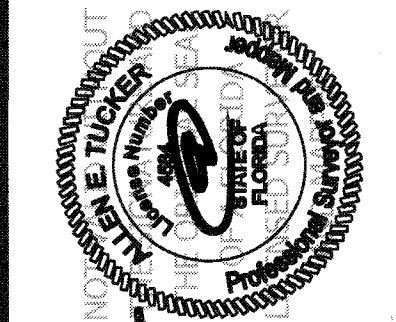
BEGIN AT A FOUND CONCRETE MONUMENT STAMPED "L.B. #3420", MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 26, SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY AND WESTERLY LINES OF FOX VALLEY PHASE ONE, AS RECORDED IN PLAT BOOK 21, PAGE 29 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N 87°48'10" W ALONG SAID NORTHERLY LINE OF FOX VALLEY PHASE ONE, SAID LINE ALSO BEING THE SOUTH LINE OF AFORESAID SECTION 26, A DISTANCE OF 1310.73 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE DEPARTING SAID SOUTH LINE OF SECTION 26, PROCEED N 02°01'38" E ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 369.95 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S 87°48'10" E, A DISTANCE OF 873.04 FEET; THENCE PROCEED S 02°11'50" W, A DISTANCE OF 59.95 FEET; THENCE PROCEED S 87°48'10" E, A DISTANCE OF 257.50 FEET; THENCE PROCEED N 01°57'30" E, A DISTANCE OF 12.29 FEET; THENCE PROCEED S 88°02'30" E, A DISTANCE OF 180.00 FEET TO THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE PROCEED S 01°57'30" W ALONG SAID WEST LINE, A DISTANCE OF 323.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.58 ACRES, MORE OR LESS.

SURVEY REPORT

- THIS SKETCH WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 110379803 DATED 24 JUN 2024; THERE ARE NO EXCEPTIONS THAT CAN BE DELINEATED HEREON. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SKETCH DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NOTICE OF LIABILITY: THIS SKETCH IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE GORI PARCEL AS SHOWN HEREON, SAID LINE BEARING N 87°48'10" W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN. THIS IS NOT A SURVEY.
- THE HORIZONTAL DATUM OF THIS SKETCH IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 AS COORDINATED USING RTK AND CONVENTIONAL MEASUREMENT FROM UNPUBLISHED LOCAL CONTROL BENCHMARK No. 1, A 1/2" CAPPED IRON ROD, L.B. No. 3501 (NORTHING:633205.149, EASTING:1302912.099, ELEVATION:143.749'), AS ESTABLISHED FROM THE UNPUBLISHED PERMANENT REFERENCE STATION AT GUSTIN, COTHERN, AND TUCKER, INC. ESTABLISHED THROUGH A STATIC GPS NETWORK UTILIZING NGS CORS STATIONS AND EXISTING CONTROL THROUGHOUT OKALOOSA COUNTY, FLORIDA.

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR
Gustin, Cothern & Tucker, Inc.
LAND SURVEYING & MAPPING
www.gcsurveying.com L.B. No. 3501
Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460
121 Hart Street



Allen E. Tucker
THE SIGN APPEARING ON THIS DOCUMENT
THE SIGN APPEARING ON THIS DOCUMENT
ALLEN E. TUCKER, P.S.M. No. 4584
OR
DOUGLAS A. VANDEN HEUVEL,
P.S.M. No. 6585
DATE 16 SEP 2024
© G.C.T., INC. 2024

DESCRIPTION SKETCH
ANTIOCH ROAD RESIDENTIAL
PHASE 2 F/K/A GORI PARCEL
IN SECTION 26, TOWNSHIP 3 NORTH, RANGE
24 WEST, CITY OF CRESTVIEW, OKALOOSA
COUNTY, FLORIDA
PARCEL ID: 26-3N-24-0000-0021-0000

DATE	DRAFT BY	DATE	DESCRIPTION	INITIAL	RELEASE	REV	SURVEY TYPE:
9/16/2024	J. HUFFINE					A	DESCRIPTION SKETCH
FIELD DATE:							
N/A							
FIELD BOOK:							
N/A							
DATUM: (HORIZONTAL/VERTICAL)							
NAD 83 N/A							
CLIENT:							
MATOVINA & COMPANY							
SHEET							
01							
PROJECT							
220416							
ORDER#							
220416.10							
MAP#							
220416.10-1							
REV							
A							



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Second reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Nicholas Schwendt, CDS Planning Administrator, Barry Henderson, Development Services Director
DATE: 1/7/2025
SUBJECT: Ordinance 1985 Antioch Road Rezoning

BACKGROUND:

On July 18, 2024, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Foxchase Way.

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

The application requests the Single-Family Medium-Density Dwelling District (R-2) and Mixed-Use (MU) zoning designations for the property.

The Planning and Development Board recommended approval of the request on December 2, 2024, and the first reading was approved by the City Council on December 9, 2024.

DISCUSSION:

The property description is as follows:

Property Owner: Foxchase Way Trust
Parcel ID: 26-3N-24-0000-0021-0000
Site Size: 20 acres
Current FLU: Okaloosa County Agriculture
Current Zoning: Okaloosa County Agriculture
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Mixed-Use (MU)	Mixed-Use (MU)	Vacant
East	Residential (R) & Conservation (CON)	Single-Family Medium-Density Dwelling District (R-2) & Conservation (E)	Residential
South	Residential (R)	Single-Family Medium-Density Dwelling District (R-2)	Residential
West	Okaloosa County Agriculture	Okaloosa County Agriculture	Vacant

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential and/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 October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24, October 31, November 21, & November 28, 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 adoption of Ordinance 1985 on second reading.

Attachments

1. PZ-2024-16-Exhibit Packet
2. Exhibit A - Ordinance 1985

ORDINANCE: 1985

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 20 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY AGRICULTURE ZONING DISTRICT TO THE MIXED-USE (MU) AND SINGLE-FAMILY MEDIUM-DENSITY DWELLING DISTRICT (R-2) ZONING DISTRICTS; 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 20 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 20 acres, more or less, being formerly zoned Okaloosa County Agriculture with the Mixed-Use (MU) and Residential (R) Future Land Use Map designations recently ratified by the City Council through adoption of Ordinance 1984, is hereby rezoned to Mixed-Use (MU) And Single-Family Medium-Density Dwelling District (R-2) to wit:

PIN # 35-3N-24-1000-000A-0130

The South ½ of the Southeast ¼ of the Southwest ¼ of Section 26, Township 3 North, Range 24 West, Okaloosa County, Florida.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1984 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

Maryanne Girard
City Clerk

Approved by me this 13th day of January, 2025.

J. B. Whitten
Mayor

Adopted Zoning



0 300 600
Feet

Legend

Subject Parcel

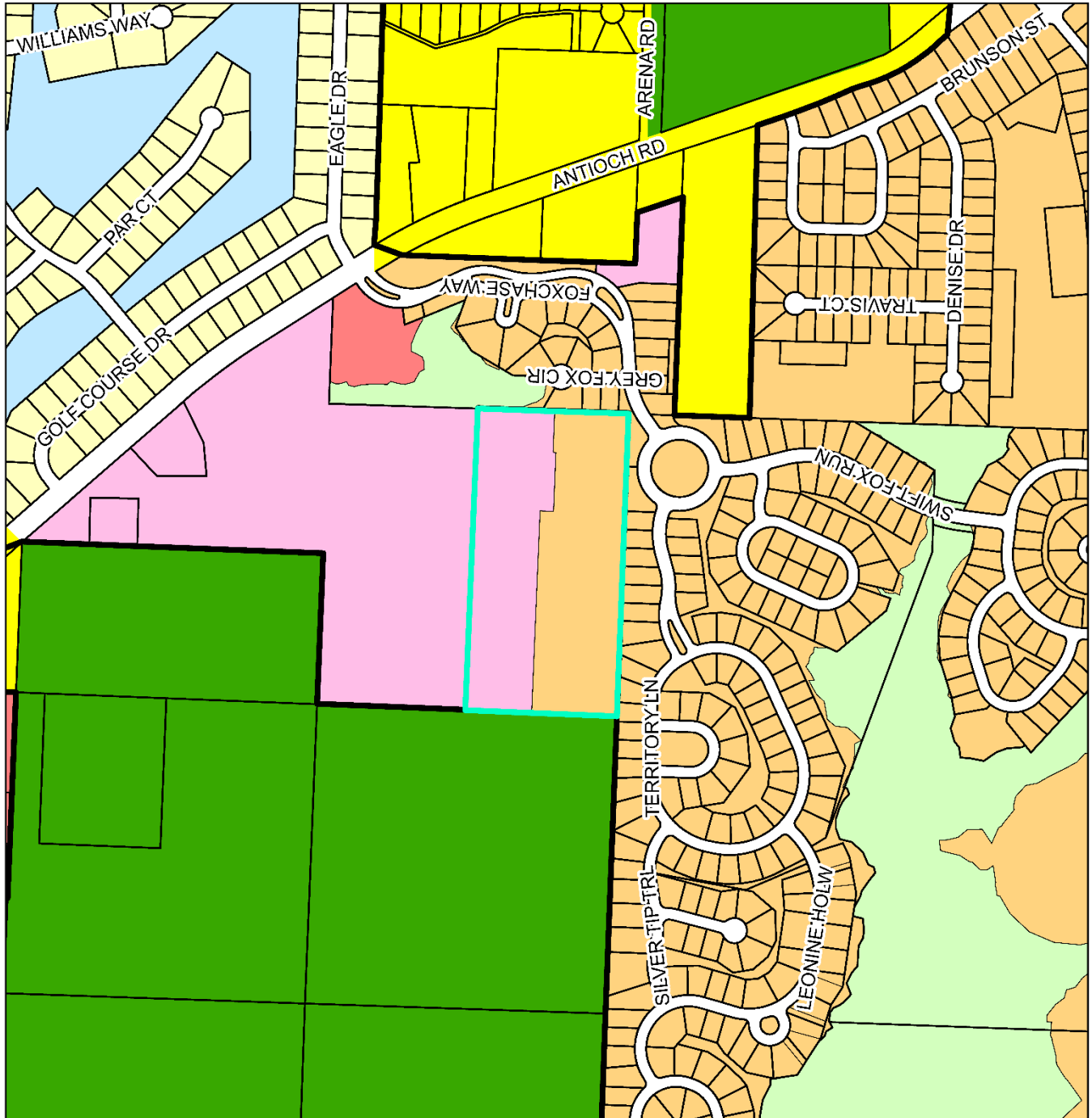
City Limits

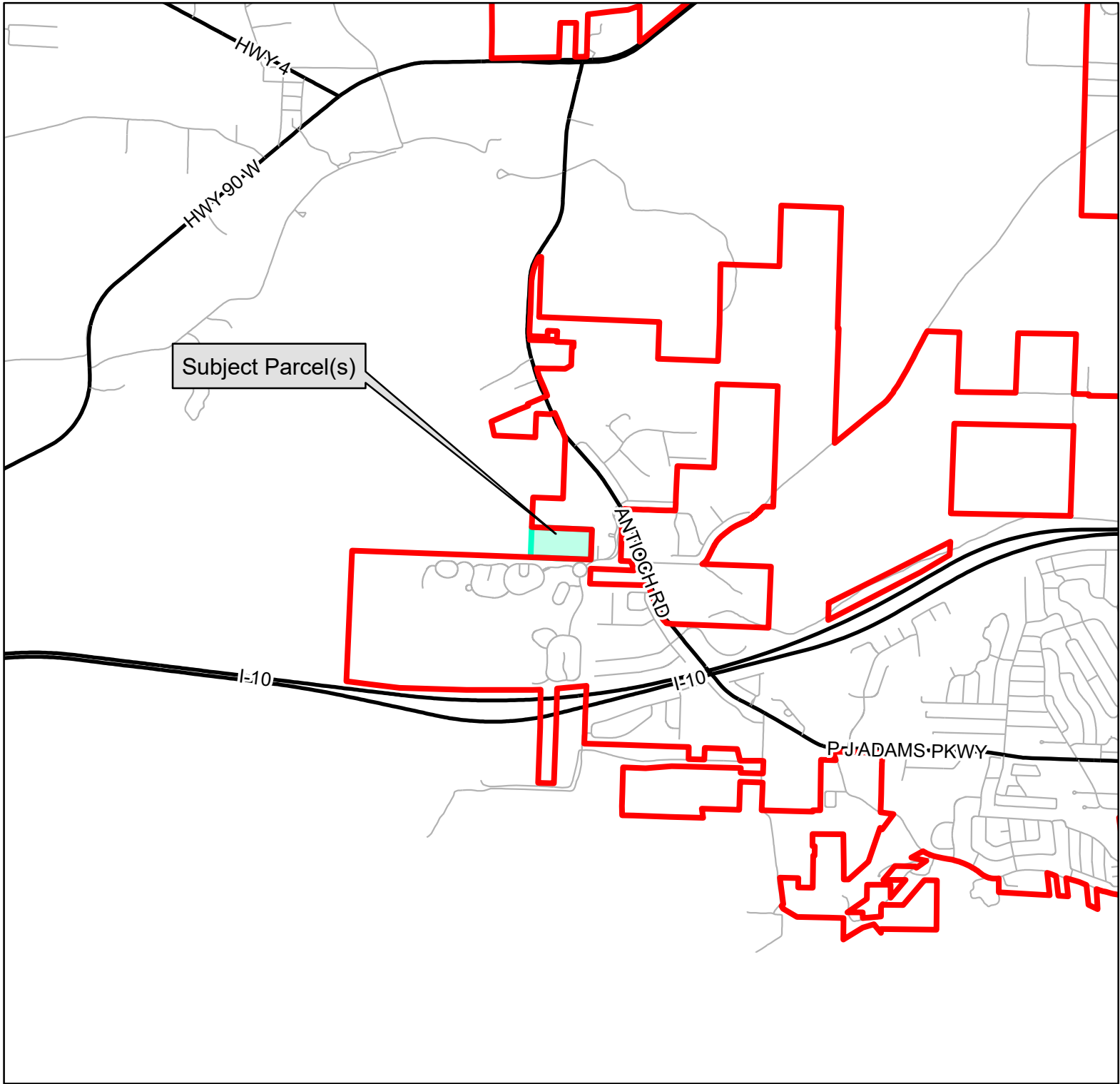
City Zoning

- 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

- Agricultural (AA)
- Residential - 1 (R-1)

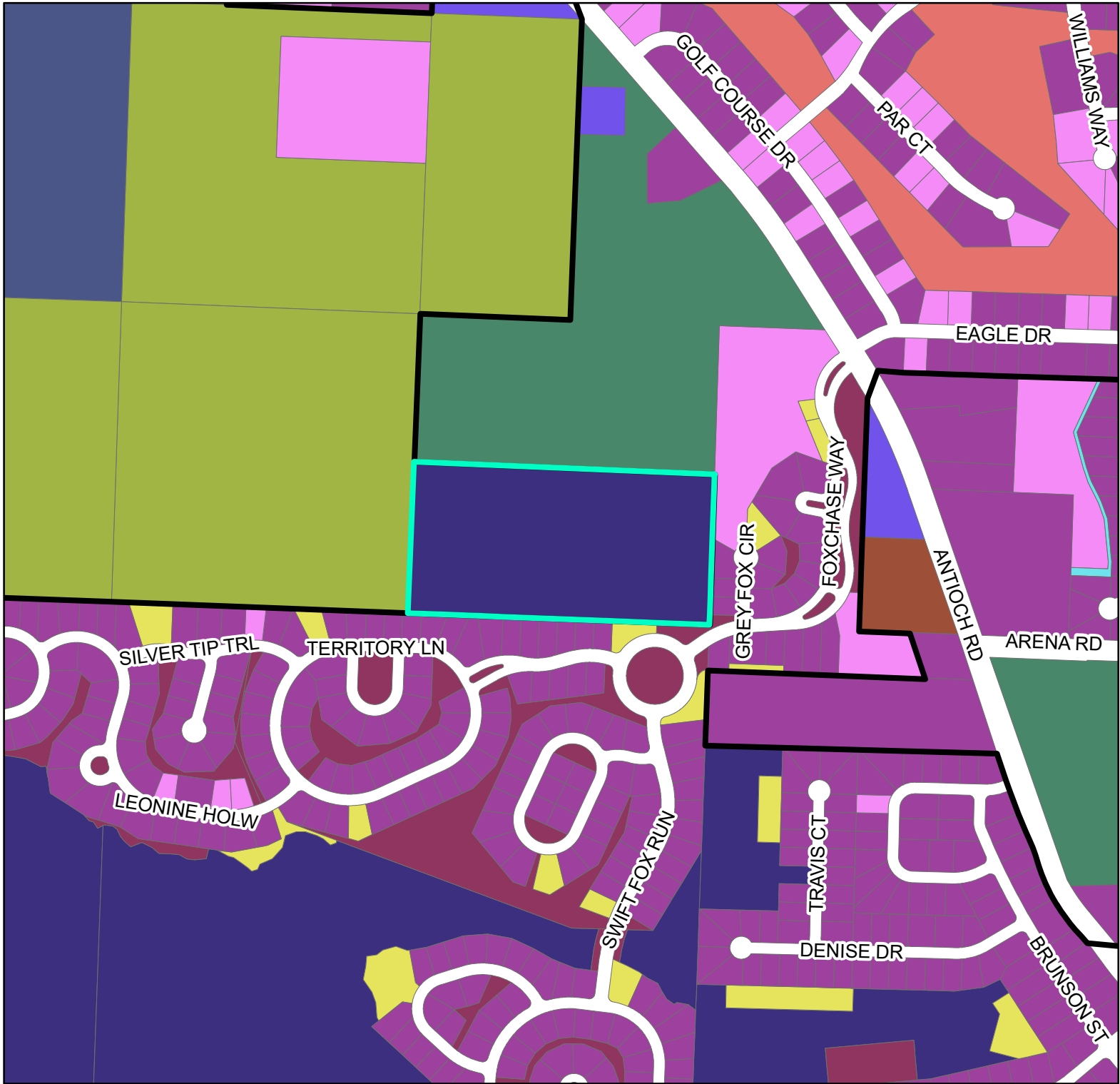




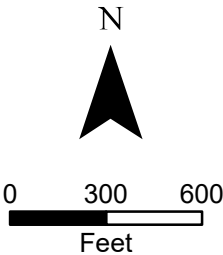
Vicinity Map



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



Existing Use



Legend

- Subject Parcel
- City Limits
- Use Description**
 - CHURCHES
 - COUNTY
 - GOLF COURSES
 - IMPROVED AG
 - MOBILE HOME
 - MUNICIPAL
 - NO AG
 - RES COMMON AREA
 - SINGLE FAMILY
 - TIMBER 3 - NATURAL
 - TIMBERLAND 3
 - VACANT

Proposed Future Land Use



0 300 600
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

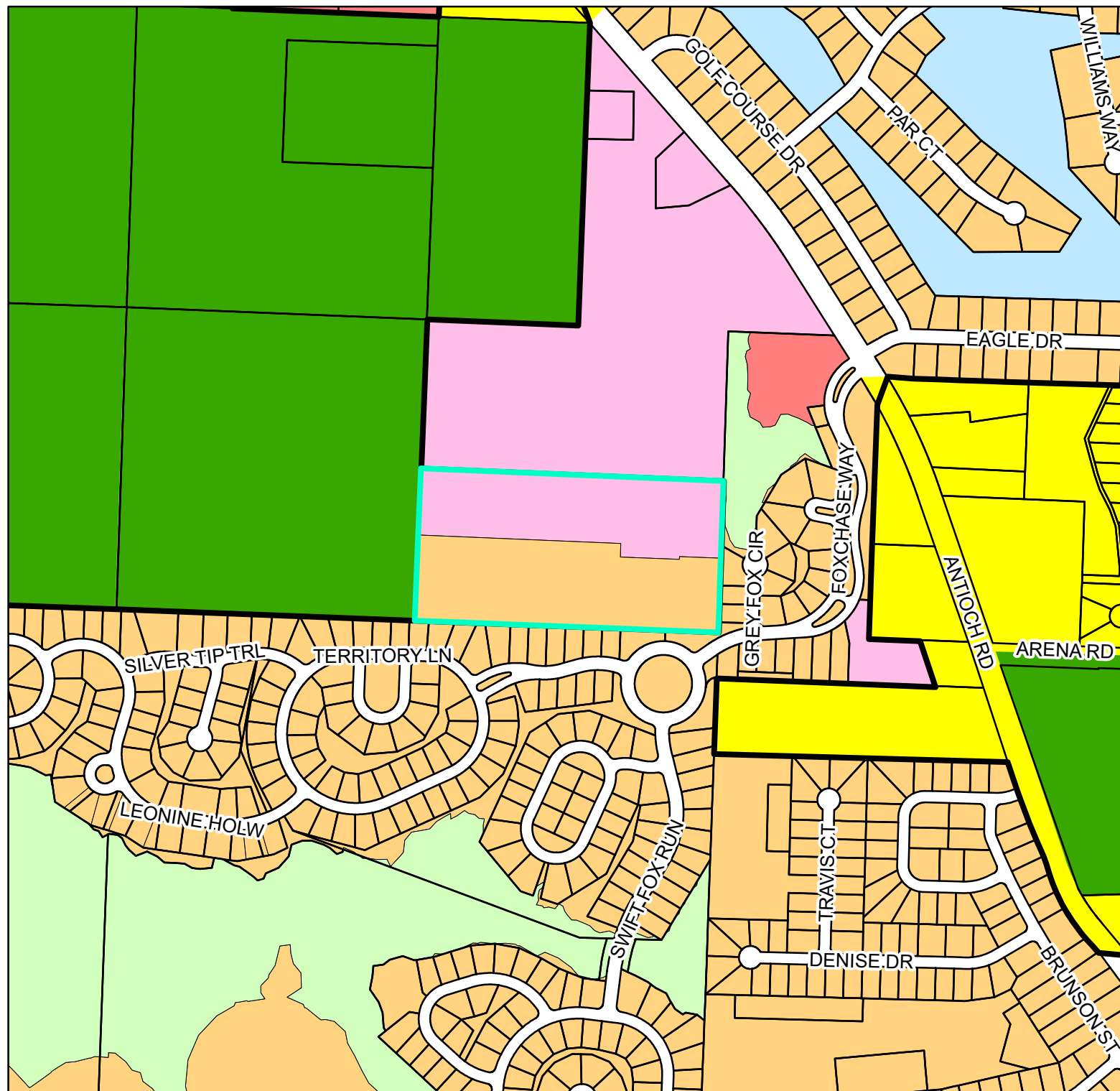
 Public Lands (PL)

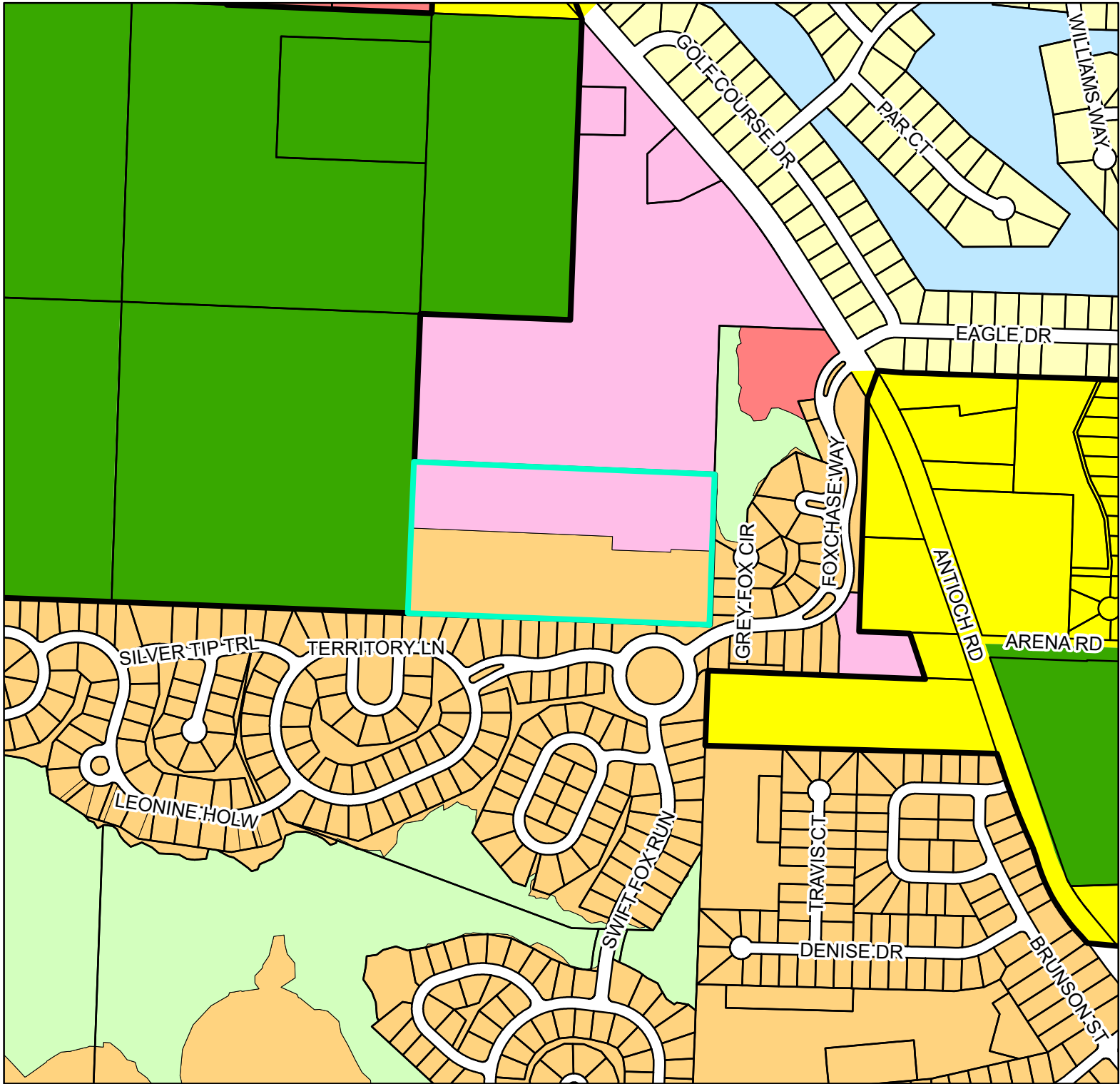
 Residential (R)

County Future Land Use

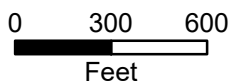
 Agriculture (AG)

 Low Density Residential (LDR)





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**
 - Agricultural (AA)
 - Residential - 1 (R-1)

Current Future Land Use



0 300 600
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

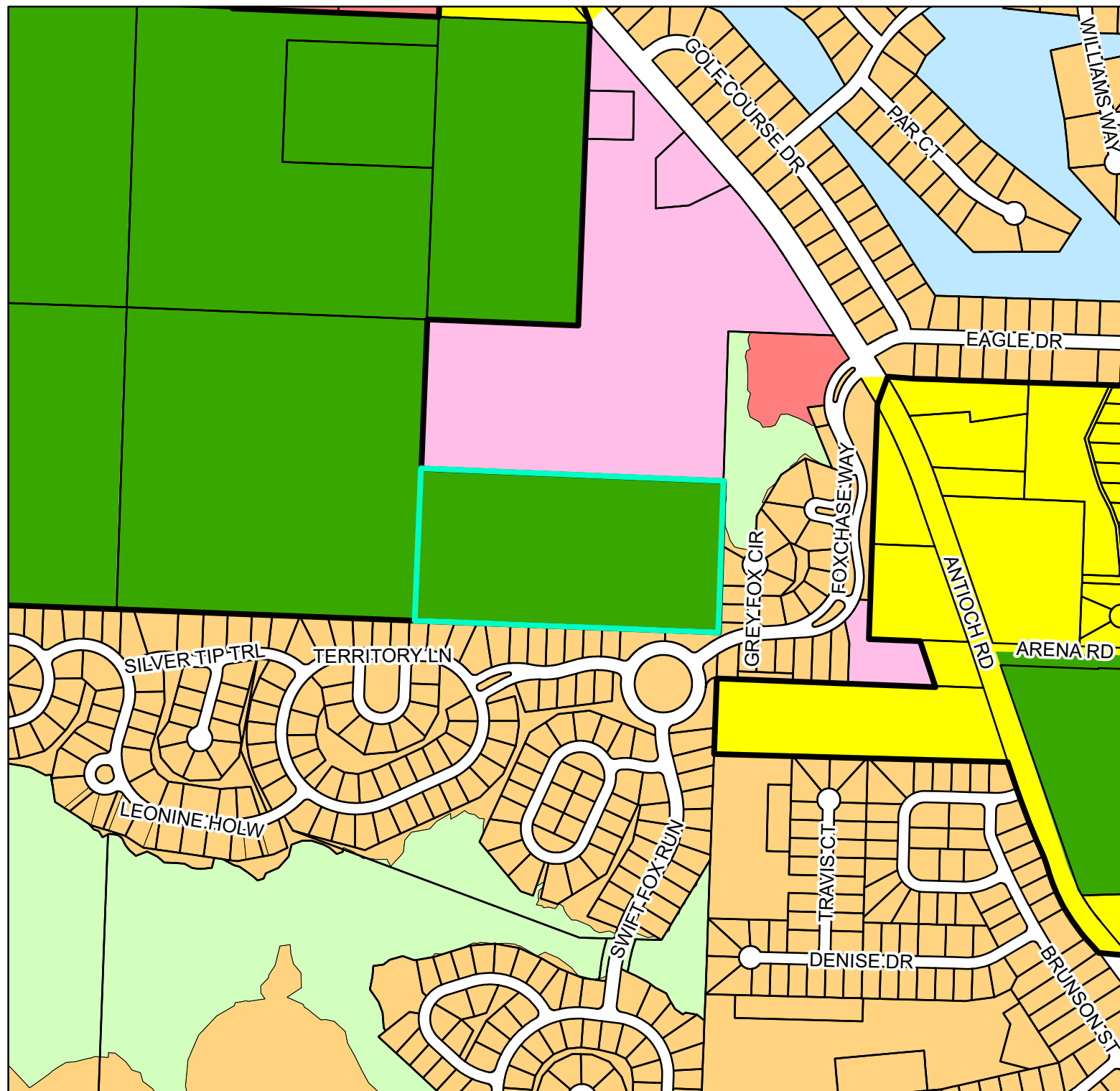
 Public Lands (PL)

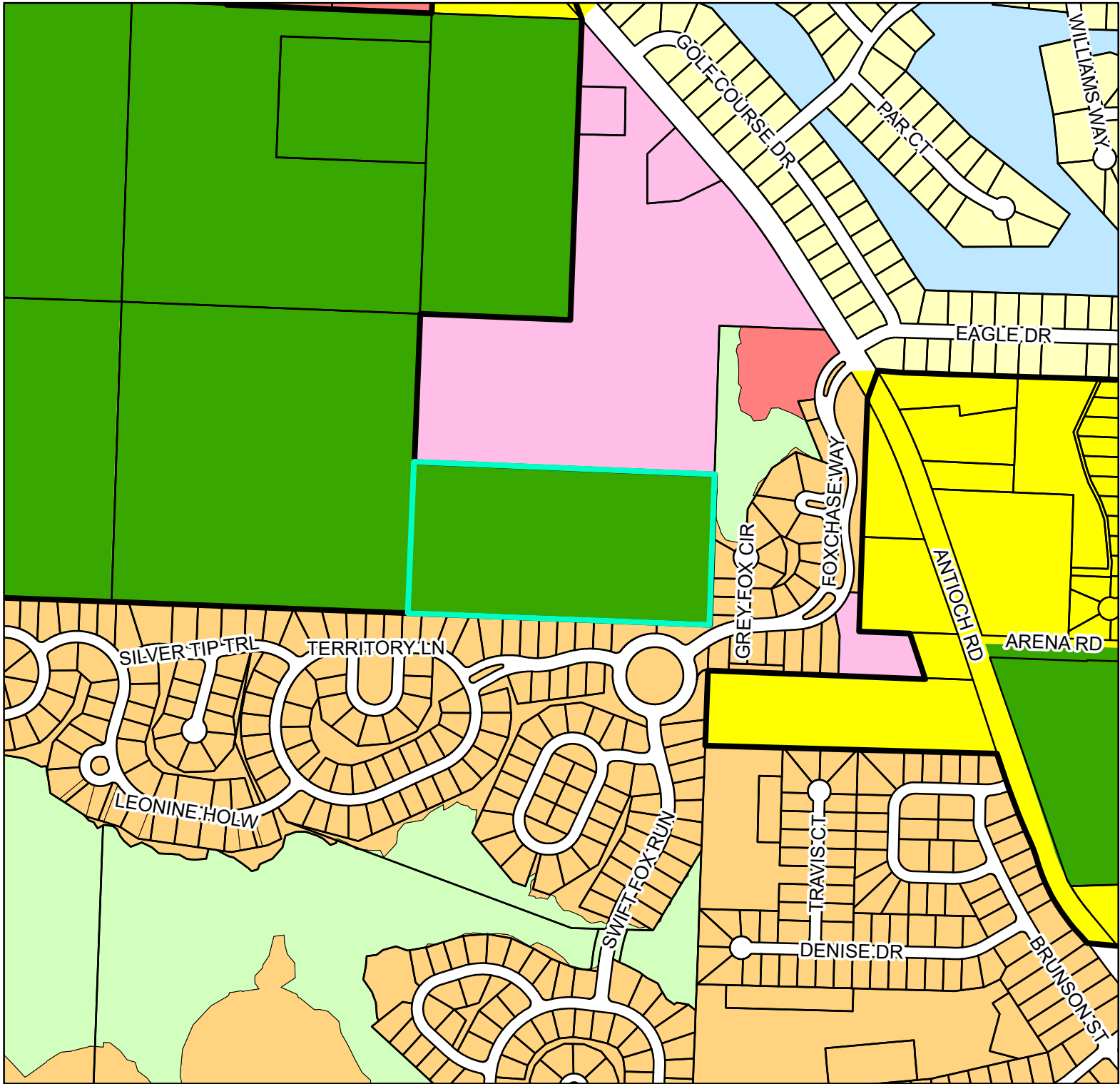
 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density
Residential (LDR)





Current Zoning



0 300 600
Feet

Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)

Adopted Zoning



0 300 600
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)

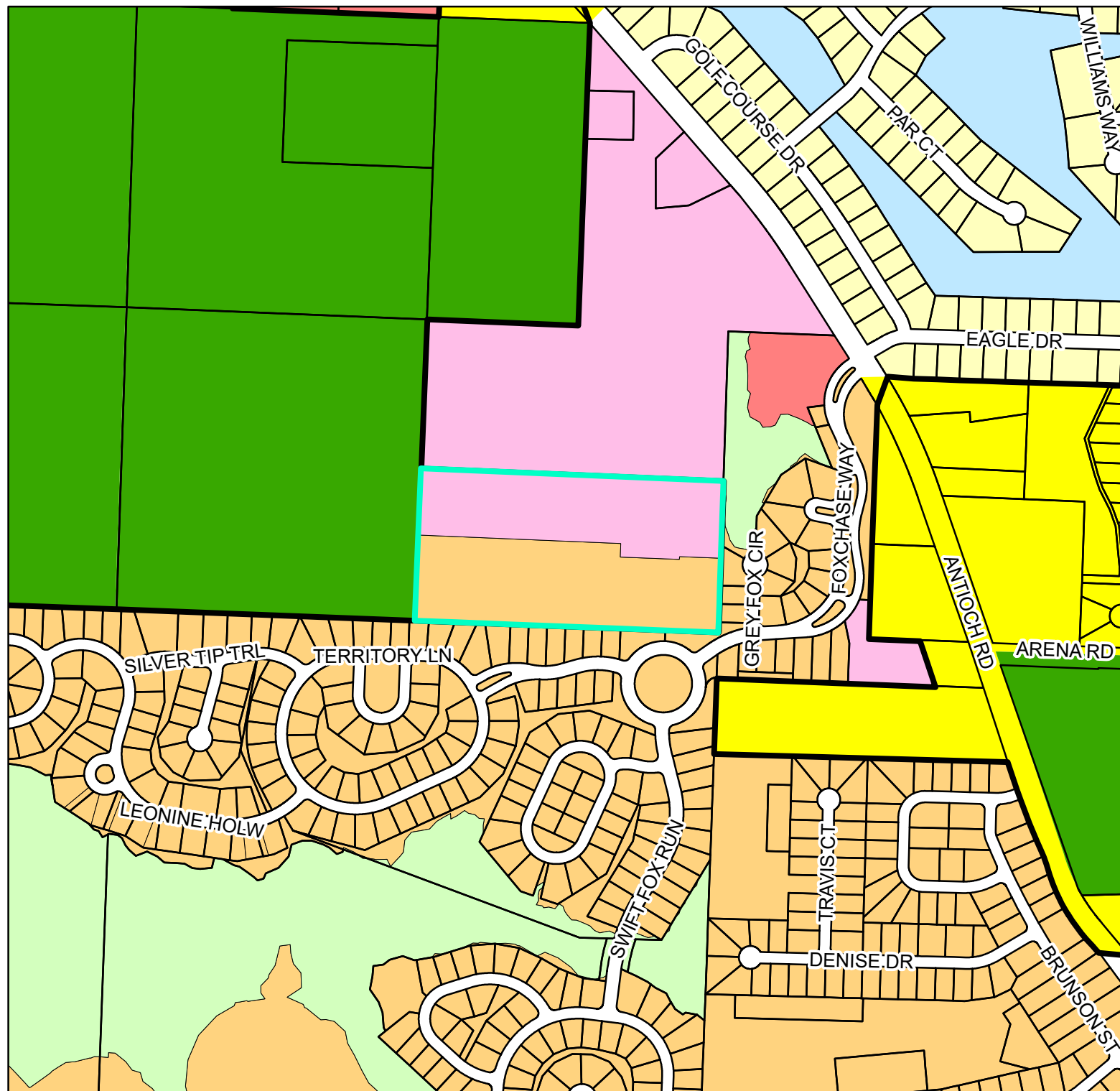
 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Agricultural (AA)

 Residential - 1 (R-1)

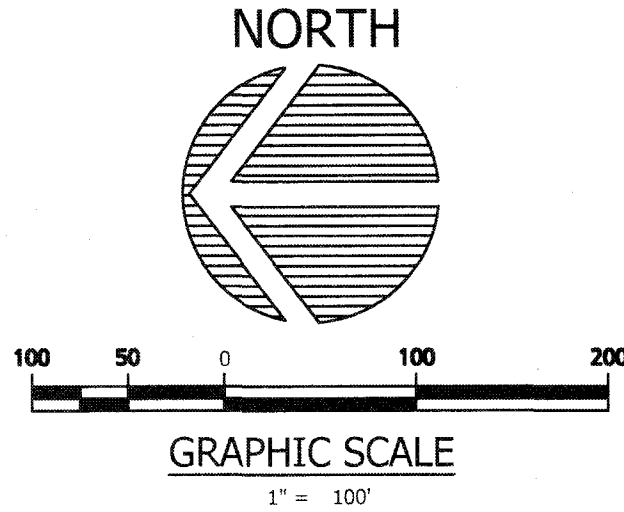


ANTIOCH ROAD RESIDENTIAL PHASE 2 F/K/A GORI PARCEL
DESCRIPTION SKETCH

NOT A SURVEY

LEGEND

No. OR # = NUMBER
— = DISTANCE NOT TO SCALE
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS BOOK / PAGE
D.B. = DEED BOOK / PAGE
± = MORE OR LESS
R/W = RIGHT-OF-WAY
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
INV = INVERT
(F) = FIELD MEASURED DATA
(D) = DEED DATA
(P) = RECORD PLAT DATA
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R = RADIUS
L = ARC LENGTH
D = CENTRAL ANGLE (DELTA)
CB = CHORD BEARING
C = CHORD
NO ID = NO IDENTIFICATION
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
STA. = STATION



LEGAL DESCRIPTION

(AS PREPARED BY GUSTIN, COTHERN AND TUCKER, INC., DATED 2024-9-13)

PARCEL A

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT STAMPED "L.B. #3420", MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 26, SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY AND WESTERLY LINES OF FOX VALLEY PHASE ONE, AS RECORDED IN PLAT BOOK 21, PAGE 29 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N 01°57'30" E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 323.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED N 88°02'30" W, A DISTANCE OF 180.00 FEET; THENCE PROCEED S 01°57'30" W, A DISTANCE OF 12.29 FEET; THENCE PROCEED N 87°48'10" W, A DISTANCE OF 257.50 FEET; THENCE PROCEED N 02°11'50" E, A DISTANCE OF 59.95 FEET; THENCE PROCEED N 87°48'10" W, A DISTANCE OF 873.04 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE PROCEED N 02°01'38" E ALONG SAID WEST LINE, A DISTANCE OF 282.24 FEET; THENCE DEPARTING SAID WEST LINE PROCEED S 87°55'55" E, A DISTANCE OF 1307.75 FEET TO THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE PROCEED S 01°30'12" W ALONG SAID WEST LINE, A DISTANCE OF 275.88 FEET TO THE NORTHWEST CORNER OF LOT 12, BLOCK A IN AFORESAID FOX VALLEY PHASE ONE; THENCE PROCEED S 01°57'30" W ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 56.24 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9.08 ACRES, MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

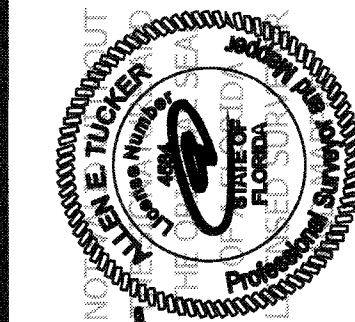
BEGIN AT A FOUND CONCRETE MONUMENT STAMPED "L.B. #3420", MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 26, SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY AND WESTERLY LINES OF FOX VALLEY PHASE ONE, AS RECORDED IN PLAT BOOK 21, PAGE 29 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N 87°48'10" W ALONG SAID NORTHERLY LINE OF FOX VALLEY PHASE ONE, SAID LINE ALSO BEING THE SOUTH LINE OF AFORESAID SECTION 26, A DISTANCE OF 1310.73 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE DEPARTING SAID SOUTH LINE OF SECTION 26, PROCEED N 02°01'38" E ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 369.95 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S 87°48'10" E, A DISTANCE OF 873.04 FEET; THENCE PROCEED S 02°11'50" W, A DISTANCE OF 59.95 FEET; THENCE PROCEED S 87°48'10" E, A DISTANCE OF 257.50 FEET; THENCE PROCEED N 01°57'30" E, A DISTANCE OF 12.29 FEET; THENCE PROCEED S 88°02'30" E, A DISTANCE OF 180.00 FEET TO THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE PROCEED S 01°57'30" W ALONG SAID WEST LINE, A DISTANCE OF 323.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.58 ACRES, MORE OR LESS.

SURVEY REPORT

- THIS SKETCH WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 110379803 DATED 24 JUN 2024; THERE ARE NO EXCEPTIONS THAT CAN BE DELINEATED HEREON. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SKETCH DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NOTICE OF LIABILITY: THIS SKETCH IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE GORI PARCEL AS SHOWN HEREON, SAID LINE BEARING N 87°48'10" W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN. THIS IS NOT A SURVEY.
- THE HORIZONTAL DATUM OF THIS SKETCH IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 AS COORDINATED USING RTK AND CONVENTIONAL MEASUREMENT FROM UNPUBLISHED LOCAL CONTROL BENCHMARK No. 1, A 1/2" CAPPED IRON ROD, L.B. No. 3501 (NORTHING:633205.149, EASTING:1302912.099, ELEVATION:143.749'), AS ESTABLISHED FROM THE UNPUBLISHED PERMANENT REFERENCE STATION AT GUSTIN, COTHERN, AND TUCKER, INC. ESTABLISHED THROUGH A STATIC GPS NETWORK UTILIZING NGS CORS STATIONS AND EXISTING CONTROL THROUGHOUT OKALOOSA COUNTY, FLORIDA.

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR
Gustin, Cothern & Tucker, Inc.
LAND SURVEYING & MAPPING
www.gcsurveying.com L.B. No. 3501
Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460
121 Hart Street



Allen E. Tucker
The State Approving Official for this document
DOUGLAS A. VANDEN HEUVEL
P.S.M. No. 6585
DATE 16 SEP 2024
© G.C.T., INC. 2024

DESCRIPTION SKETCH
ANTIOCH ROAD RESIDENTIAL
PHASE 2 F/K/A GORI PARCEL
IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA
PARCEL ID: 26-3N-24-0000-0021-0000

DATE	DRAFT BY	DESCRIPTION	INITIAL	RELEASE	REV	SURVEY TYPE:
9/16/2024	J. HUFFINE				A	DESCRIPTION SKETCH
FIELD DATE: N/A						
FIELD BOOK: N/A						
DATUM: (HORIZONTAL/VERTICAL) NAD 83 N/A						
CLIENT: MATOVINA & COMPANY						
SHEET 01 OF 1		PROJECT 220416		ORDER# 220416.10		
MAP# 220416.10-1		REV A				



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Second reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Nicholas Schwendt, CDS Planning Administrator, Barry Henderson, Development Services Director
DATE: 1/7/2025
SUBJECT: Ordinance 1986 Live Oak Church Road Annexation

BACKGROUND:

On October 2, 2024, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Live Oak Church Road.

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

The Planning and Development Board recommended approval of the request on December 2, 2024, and the first reading was approved by the City Council on December 9, 2024.

DISCUSSION:

The property description is as follows:

Property Owner: 2022MP LLC
MKP Contracting LLC
Parcel ID: 32-3N-23-0000-0010-0020
32-3N-23-0000-0010-0010
Site Size: 0.85 acres
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	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
East	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Commercial
South	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

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

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

- The property is contiguous to the city limits;
- The property is comprised of two (2) lots in unincorporated Okaloosa County, and is therefore considered compact;
- The annexation of the property would not create an enclave
- The subject property is not included in the boundary of another municipality; and,
- The subject property meets the definition of urban purposes.

Courtesy notices were mailed to property owners within 300 feet of the subject property on October 11, 2024. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24, October 31, November 21, and November 28, 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 \$1,145.00.

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 adoption of Ordinance 1986 on second reading.

Attachments

1. PZ-2024-39-Exhibit Packet

ORDINANCE: 1986

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.85 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR 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 # 32-3N-23-0000-0010-0020 (Deed recorded in Document # 3680697, dated April 3, 2024)

PARCEL 1:

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N02°52'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 188.84 FEET TO A ONE HALF INCH IRON ROD WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF THE PARENT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456; THENCE NORTH 03°04'08" EAST FOR A DISTANCE OF 131.46 FEET TO A POINT BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF SAID PARCEL 1; THENCE NORTH 82°57'58" EAST FOR A DISTANCE OF 366.61 FEET TO A HALF INCH IRON ROD (LB#7191) ON THE WEST RIGHT OF WAY LINE OF LIVE OAK CHURCH ROAD BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2491.28 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 0°36'10" FOR A DISTANCE OF 26.21 FEET (CHORD DISTANCE OF 26.21 FEET;

CHORD BEARING NORTH 24°29'10" WEST) TO A POINT ON SAID RIGHT OF WAY; DEPARTING SAID WEST RIGHT OF WAY THENCE SOUTH 82°57'58" WEST FOR A DISTANCE OF 261.10 FEET TO A POINT; THENCE NORTH 07°01'26" WEST FOR A DISTANCE OF 76.02 FEET TO A POINT ON THE NORTH LINE OF THE SUBJECT PARCEL; THENCE SOUTH 76°46'14" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 81.60 FEET TO THE NORTHWEST CORNER OF THE SUBJECT PARCEL; THENCE SOUTH 03°04'08" WEST FOR A DISTANCE OF 93.72 FEET; TO THE POINT OF BEGINNING.

PIN # 32-3N-23-0000-0010-0010 (Deed recorded in Document # 3680698, dated April 3, 2024)

PARCEL 2: A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N02°52'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 188.84 FEET TO A ONE HALF INCH IRON ROD WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456; THENCE NORTH 03°04'08" EAST ALONG THE WEST LINE OF THE PARENT PARCEL FOR A DISTANCE OF 225.18 FEET TO THE NORTHWEST CORNER OF THE PARENT PARCEL; THENCE NORTH 76°46'14" EAST ALONG THE NORTH BOUNDARY OF THE PARENT PARCEL FOR A DISTANCE OF 81.60 FEET TO THE POINT OF BEGINNING OF PARCEL 2; THENCE CONTINUE NORTH 76°46'14" EAST FOR A DISTANCE OF 228.59 FEET TO A FOUR INCH BY FOUR INCH CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF LIVE OAK CHURCH ROAD; THENCE SOUTH 25°47'43" EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 66.63 FEET TO A HALF INCH IRON ROD (LB#7191) ON SAID RIGHT OF WAY AND THE POINT OF CURVERTURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2491.28 FEET; THENCE THROUGH A CENTRAL ANGLE OF 0°54'46" FOR A DISTANCE OF 39.62 FEET (CHORD DISTANCE 39.62 FEET; CHORD BEARNG SOUTH 25°27'28" EAST) TO A POINT ON SAID RIGHT OF WAY LINE; DEPARTING SAID RIGHT OF WAY THENCE SOUTH 82°57'58" WEST FOR A DISTANCE OF 261.10 FEET TO THE SOUTHWEST CORNER OF SUBJECT PARCEL; THENCE NORTH 07°01'26" WEST FOR A DISTANCE OF 76.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING.

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

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

SECTION 5 – COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land

use category for the parcel, with a zoning designation to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

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

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

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

Maryanne Girard
City Clerk

Approved by me this 13th day of January, 2025.

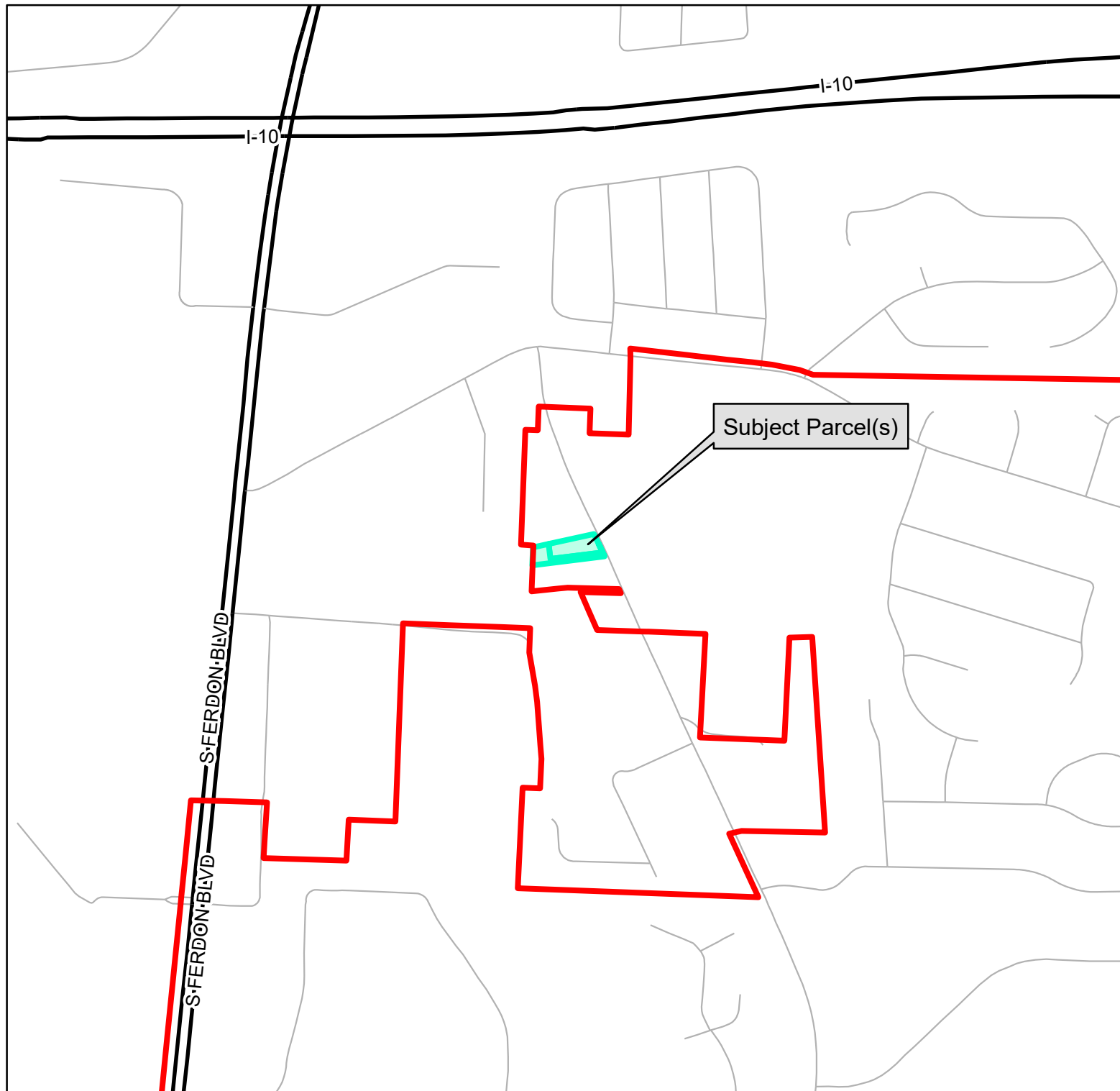
J. B. Whitten
Mayor



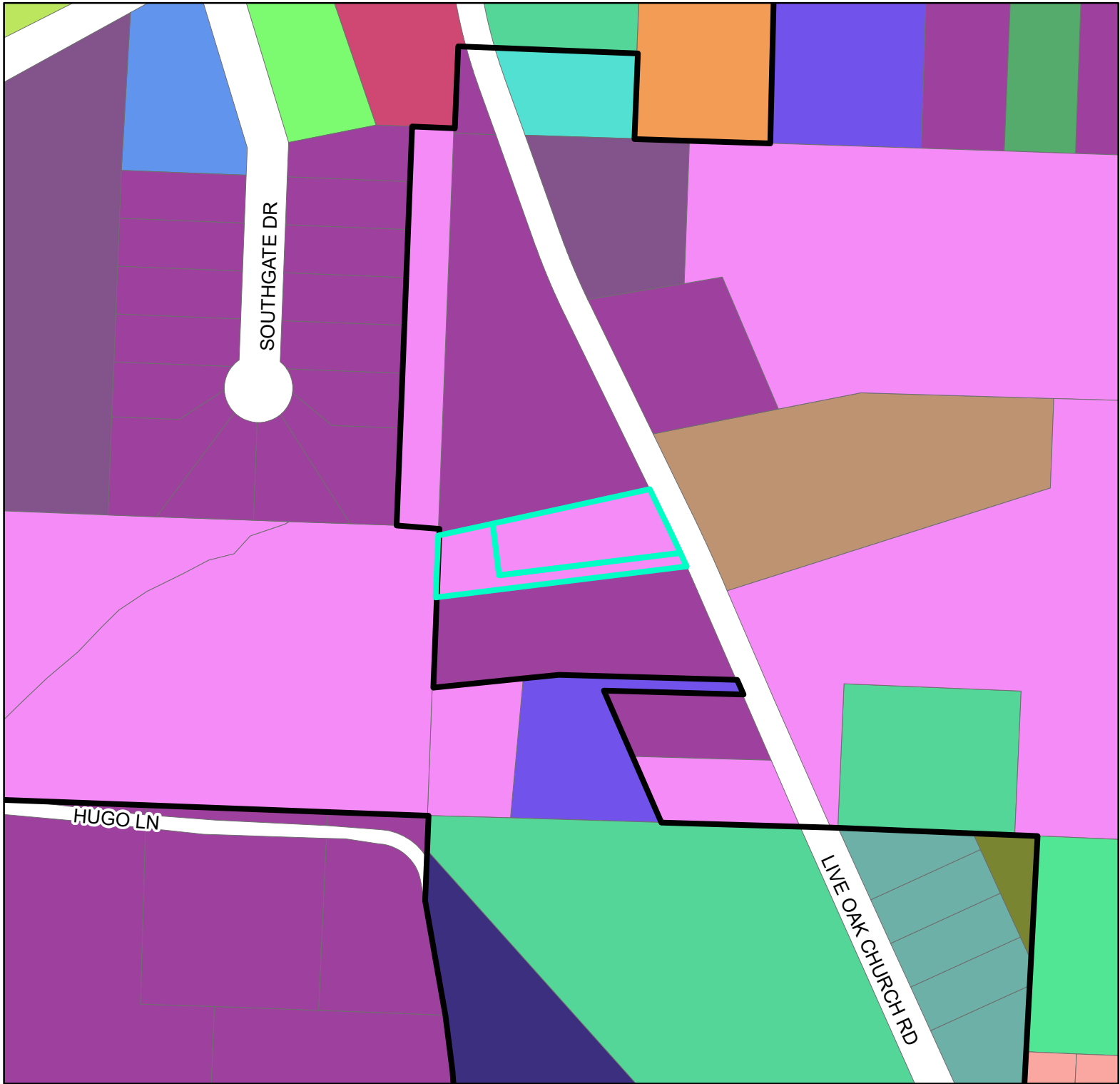
Vicinity Map



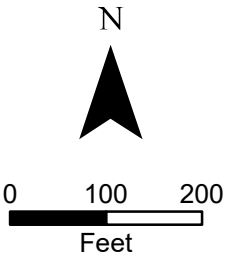
Not to Scale



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**
 - COMMON AREA
 - COMMUNITY SHOPPING
 - LIGHT MANUFACTURE
 - MFR HOME
 - MOBILE HOME
 - NO AG
 - OFFICE BUILDINGS
 - OFFICE COMPLEX UNIT
 - OPEN STORAGE
 - PRVT SCHL/DAY CARE
 - SERVICE SHOP
 - SINGLE FAMILY
 - VACANT
 - VACANT COMMERCIAL
 - VACANT/COMM/XFOB
 - VACANT/RESD/XFOB
 - VEH SALE/REPAIR
 - WAREHOUSE-STORAGE

Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

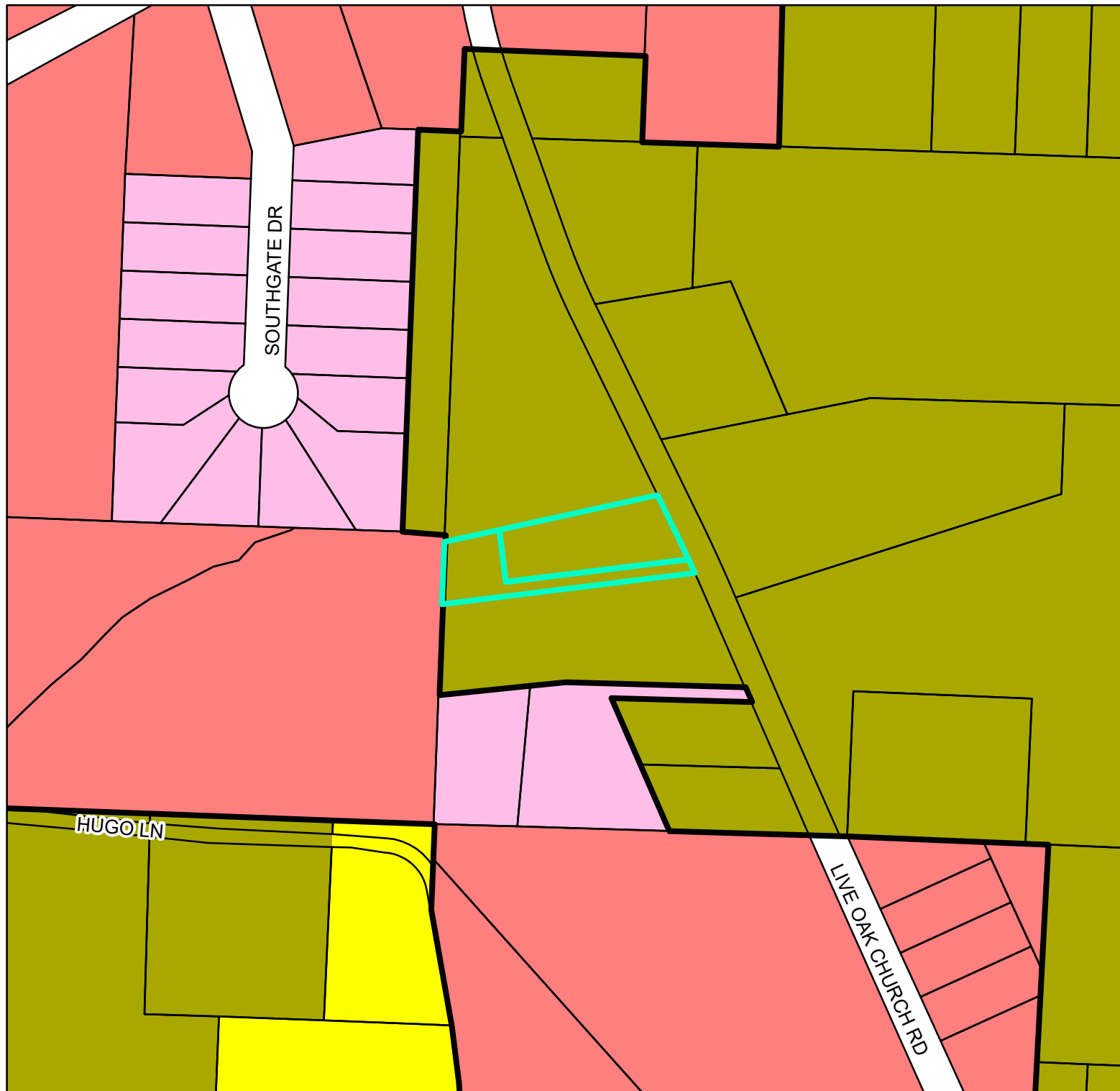
 Public Lands (PL)

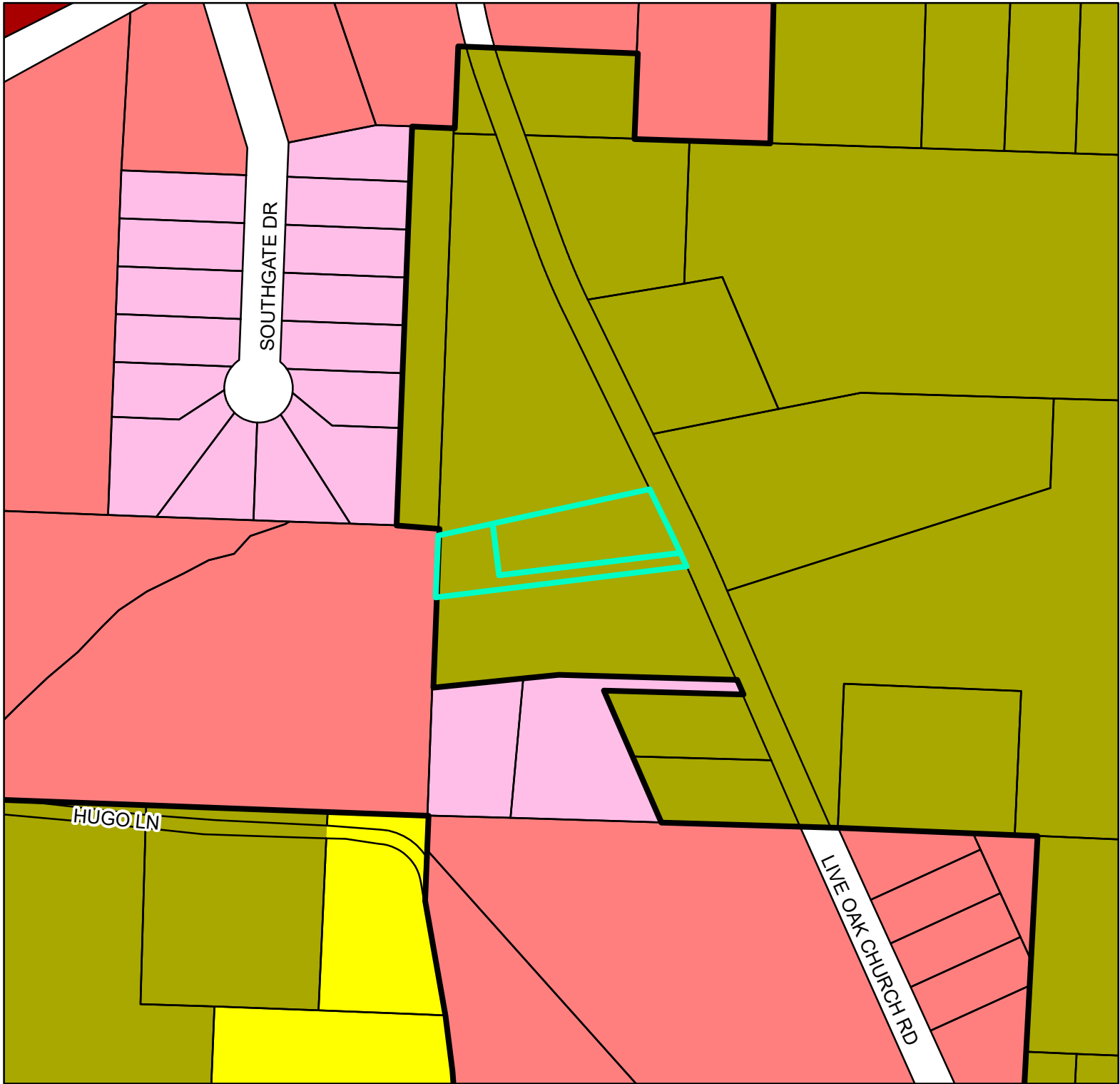
 Residential (R)

County Future Land Use

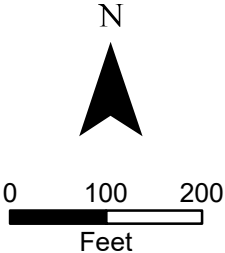
 Low Density
Residential (LDR)

 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



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

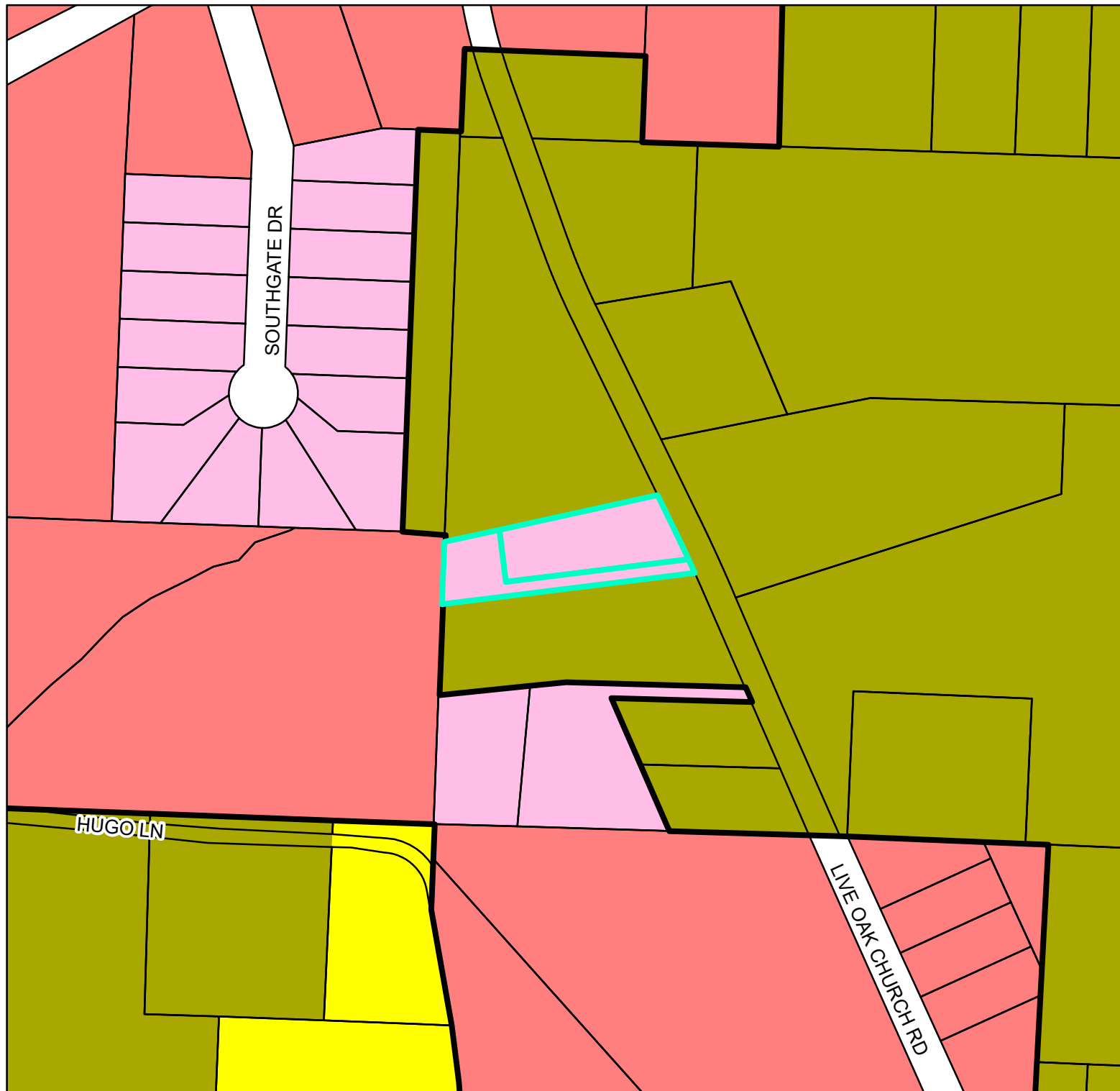
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)

 Mixed Use (MU)



Proposed Zoning



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

 Public Lands (P)

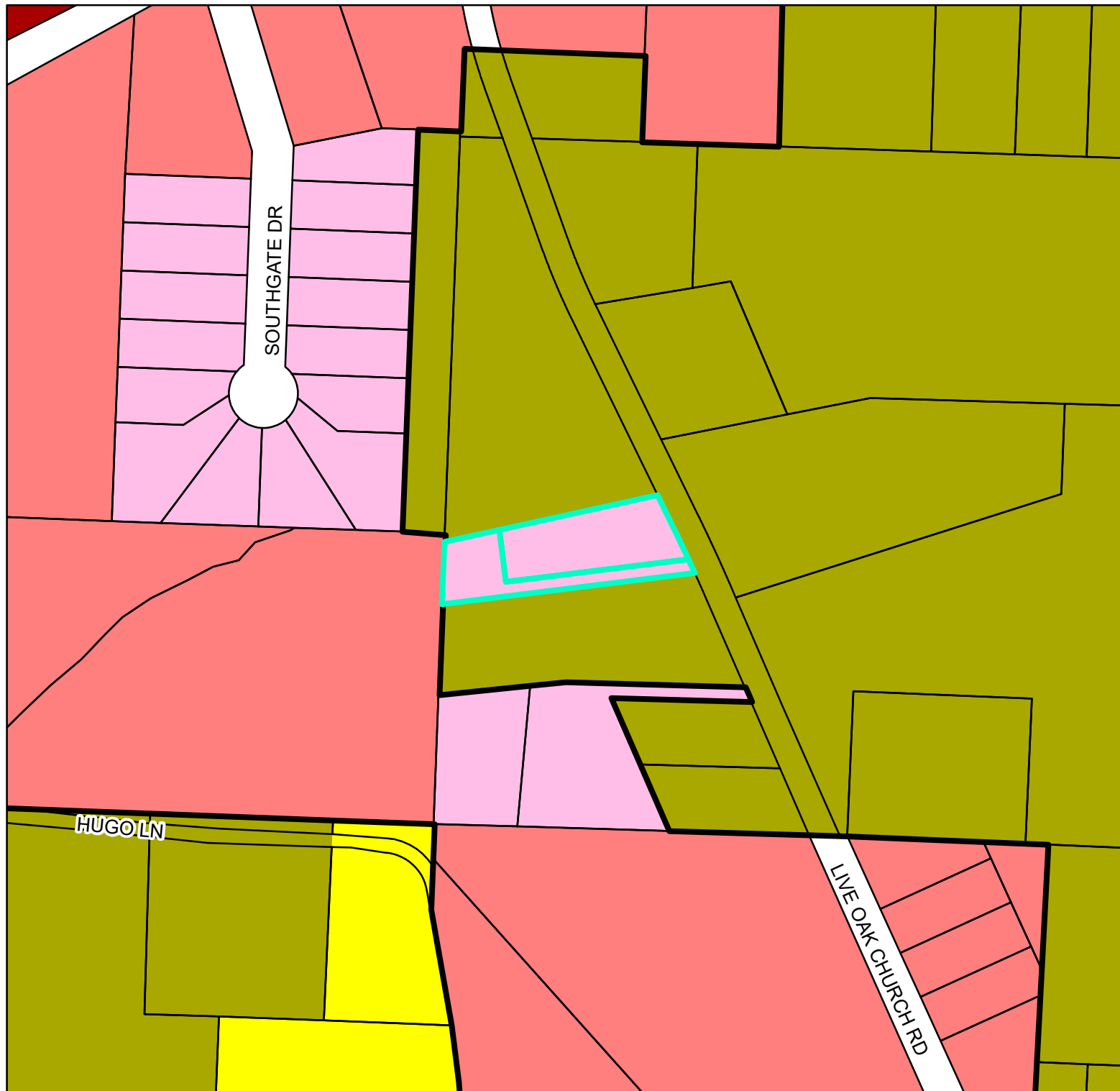
 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)





Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Second reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Nicholas Schwendt, CDS Planning Administrator, Barry Henderson, Development Services Director
DATE: 1/7/2025
SUBJECT: Ordinance 1988 Live Oak Church Road Comp Plan Amendment

BACKGROUND:

On October 2, 2024, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Live Oak Church Road.

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 Mixed-Use (MU) future land use designation for the property.

The Planning and Development Board recommended approval of the request on December 2, 2024, and the first reading was approved by the City Council on December 9, 2024.

DISCUSSION:

The property description is as follows:

Property Owner: 2022MP LLC
MKP Contracting LLC
Parcel ID: 32-3N-23-0000-0010-0020
32-3N-23-0000-0010-0010
Site Size: 0.85 acres
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	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
East	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Commercial
South	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for residential and/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 October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24, October 31, November 21, and November 28, 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 adoption of Ordinance 1988 on second reading.

Attachments

1. PZ-2024-39-Exhibit Packet

ORDINANCE: 1988

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY MIXED USE TO MIXED-USE (MU) ON APPROXIMATELY 0.85 ACRES, MORE OR LESS, IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use to Mixed-Use (MU) on a parcel of land containing 0.85 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 0.85 acres of land, more or less, from Okaloosa County Mixed Use to Mixed-Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 0.85 acres, more or less, is known as Parcel 32-3N-23-0000-0010-0020 and 32-3N-23-0000-0010-0010 and commonly described as:

PARCEL 1:

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 2: A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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07°01'26" WEST FOR A DISTANCE OF 76.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING.

The Mixed-Use (MU) Future Land Use Category is hereby imposed on Parcel 32-3N-23-0000-0010-0020 and 32-3N-23-0000-0010-0010. 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 32-3N-23-0000-0010-0020 and 32-3N-23-0000-0010-0010 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 13th day of January, 2025.

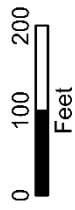
ATTEST:

Maryanne Girard
City Clerk

Approved by me this 13th day of January, 2025.

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)

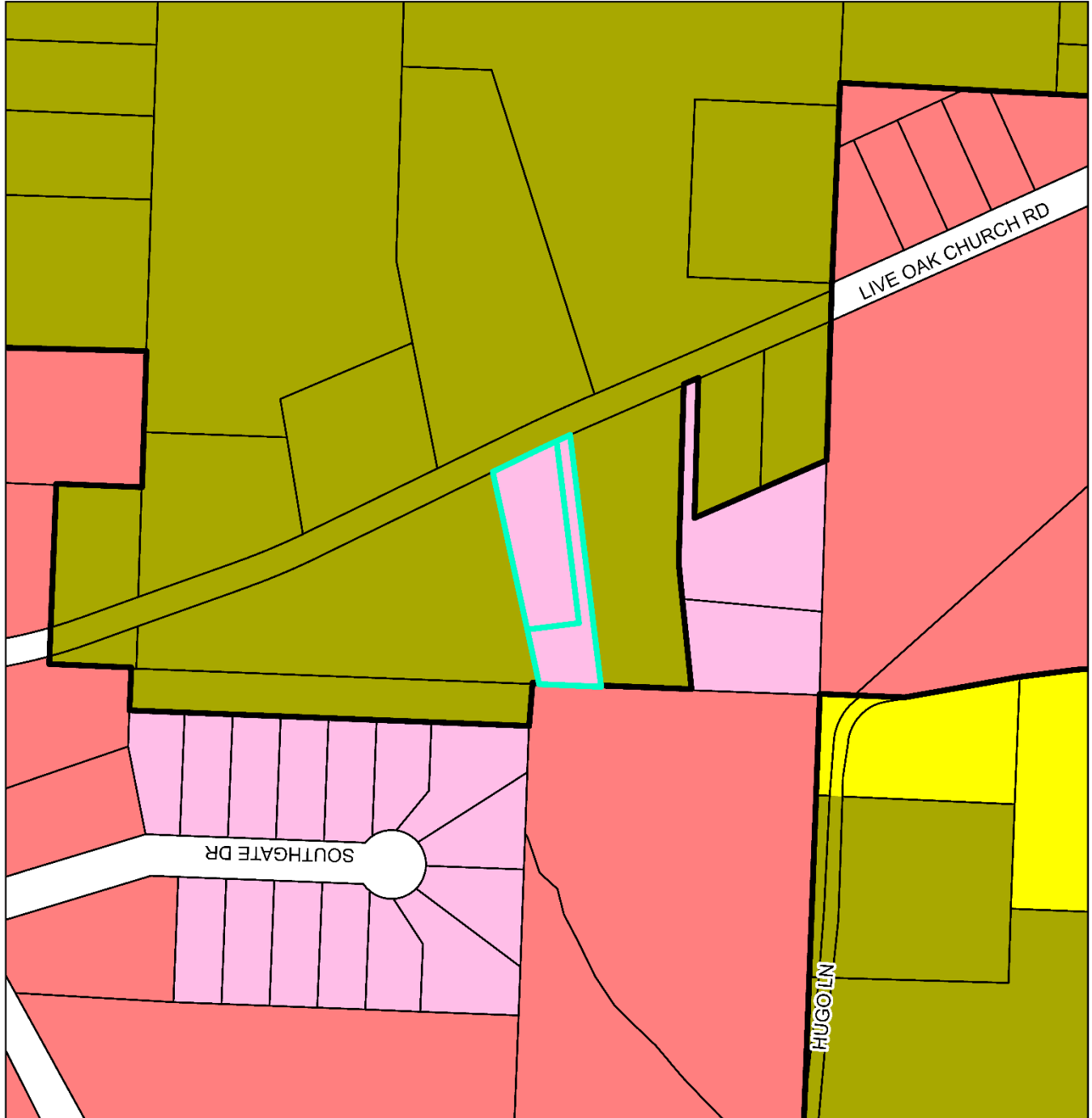
Residential (R)

County Future Land Use

Low Density

Residential (LDR)

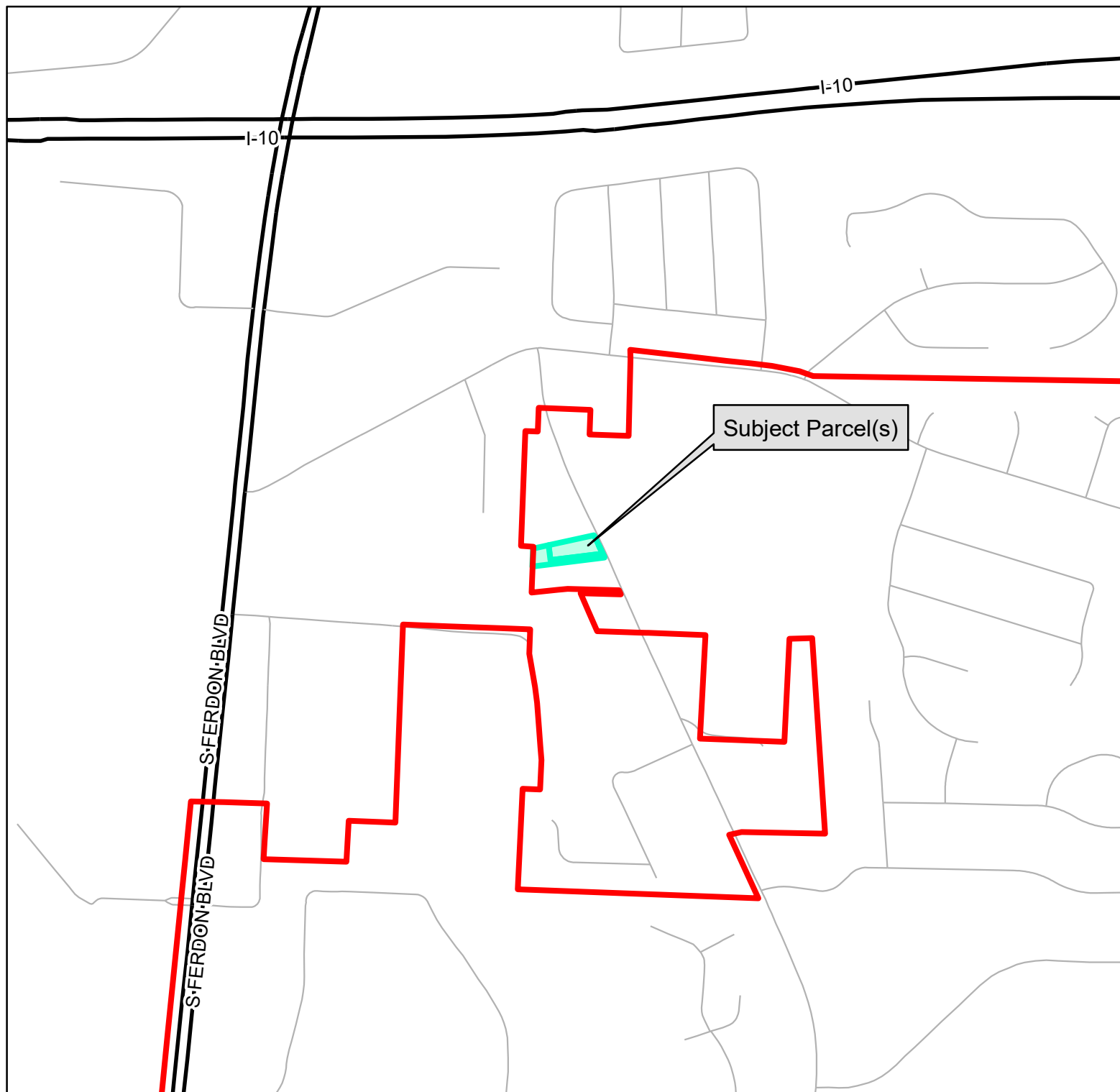
Mixed Use (MU)



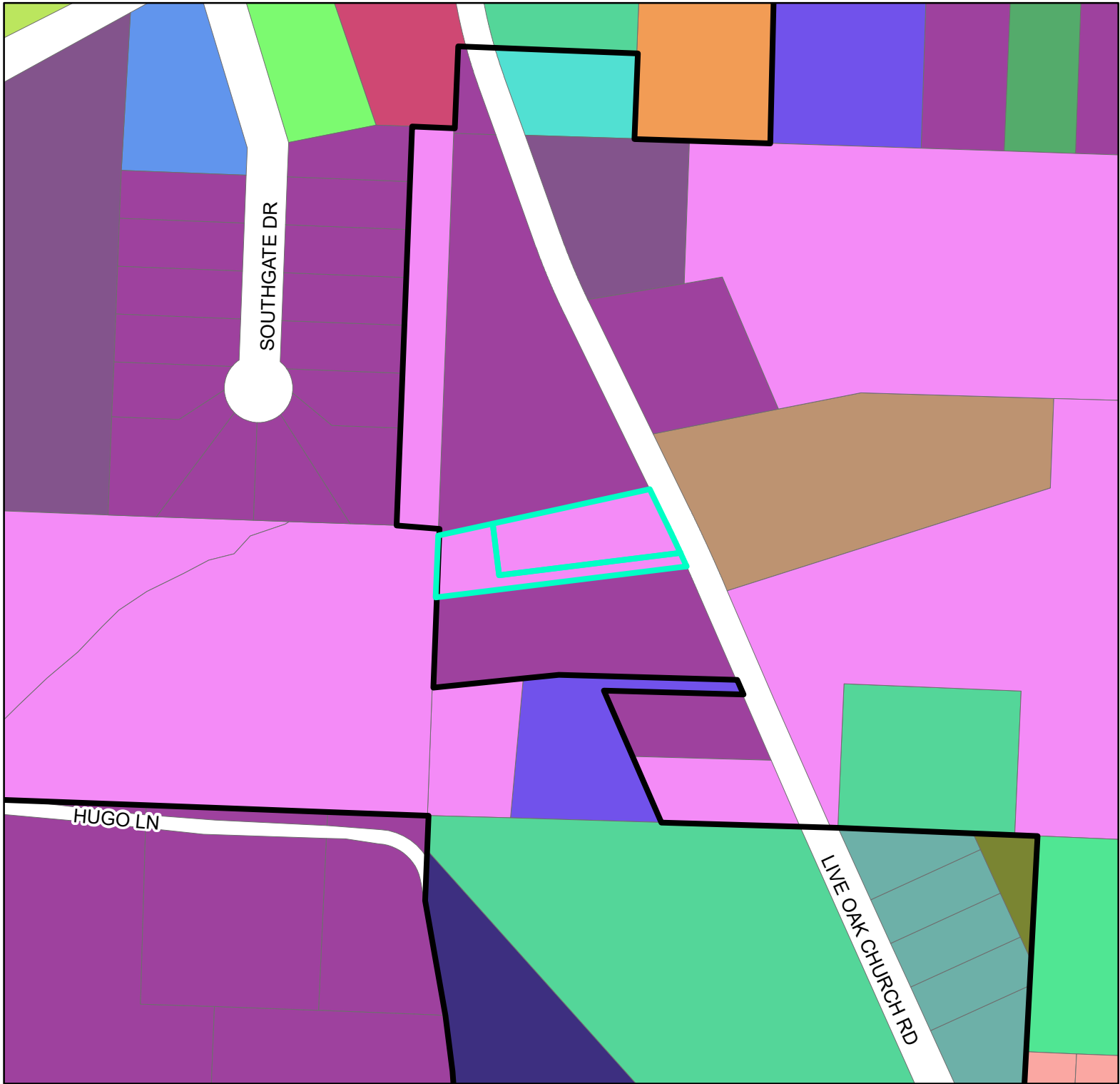
Vicinity Map



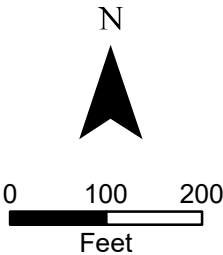
Not to Scale



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**
 - COMMON AREA
 - COMMUNITY SHOPPING
 - LIGHT MANUFACTURE
 - MFR HOME
 - MOBILE HOME
 - NO AG
 - OFFICE BUILDINGS
 - OFFICE COMPLEX UNIT
 - OPEN STORAGE
 - PRVT SCHL/DAY CARE
 - SERVICE SHOP
 - SINGLE FAMILY
 - VACANT
 - VACANT COMMERCIAL
 - VACANT/COMM/XFOB
 - VACANT/RESD/XFOB
 - VEH SALE/REPAIR
 - WAREHOUSE-STORAGE

Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

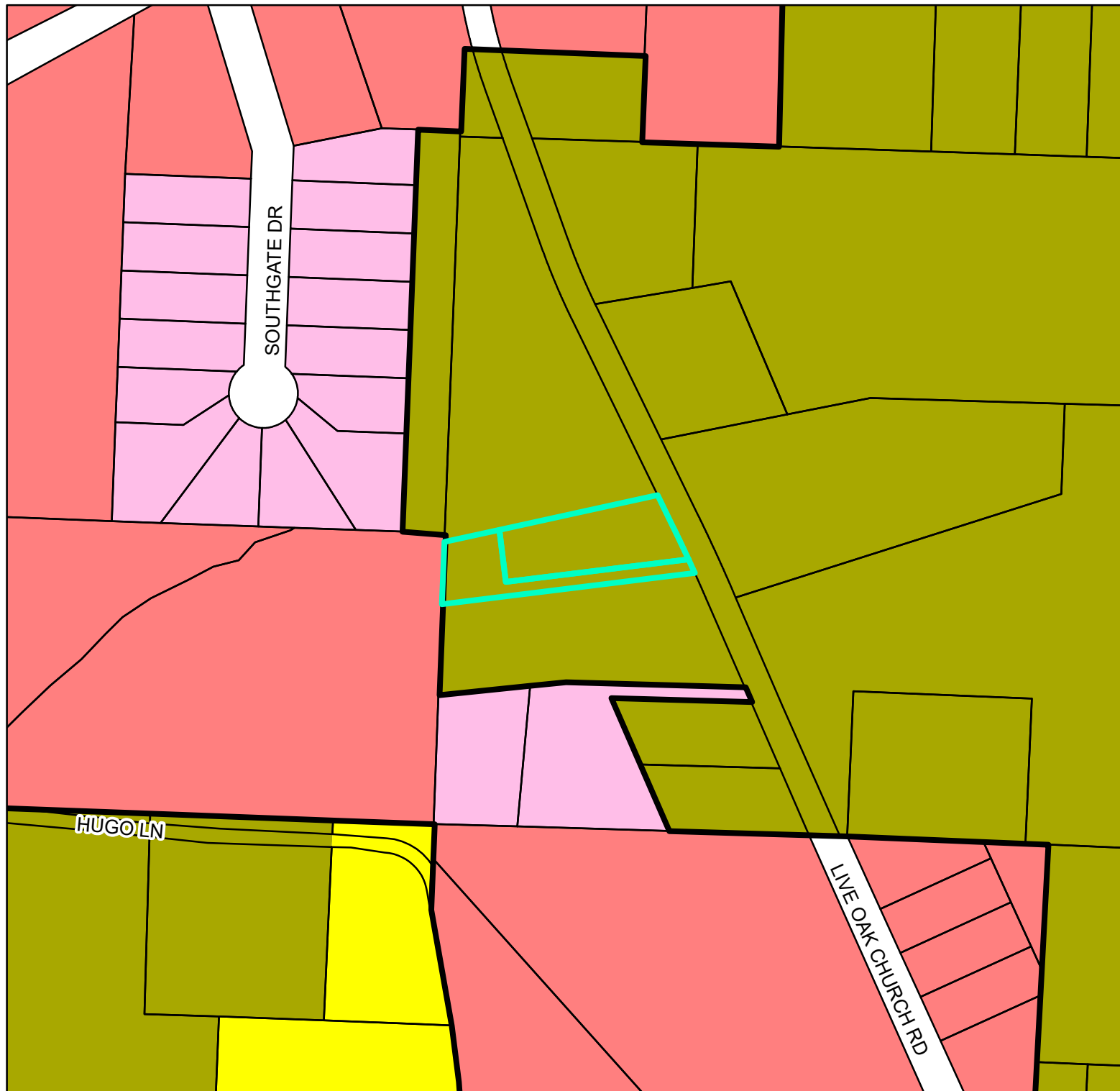
 Public Lands (PL)

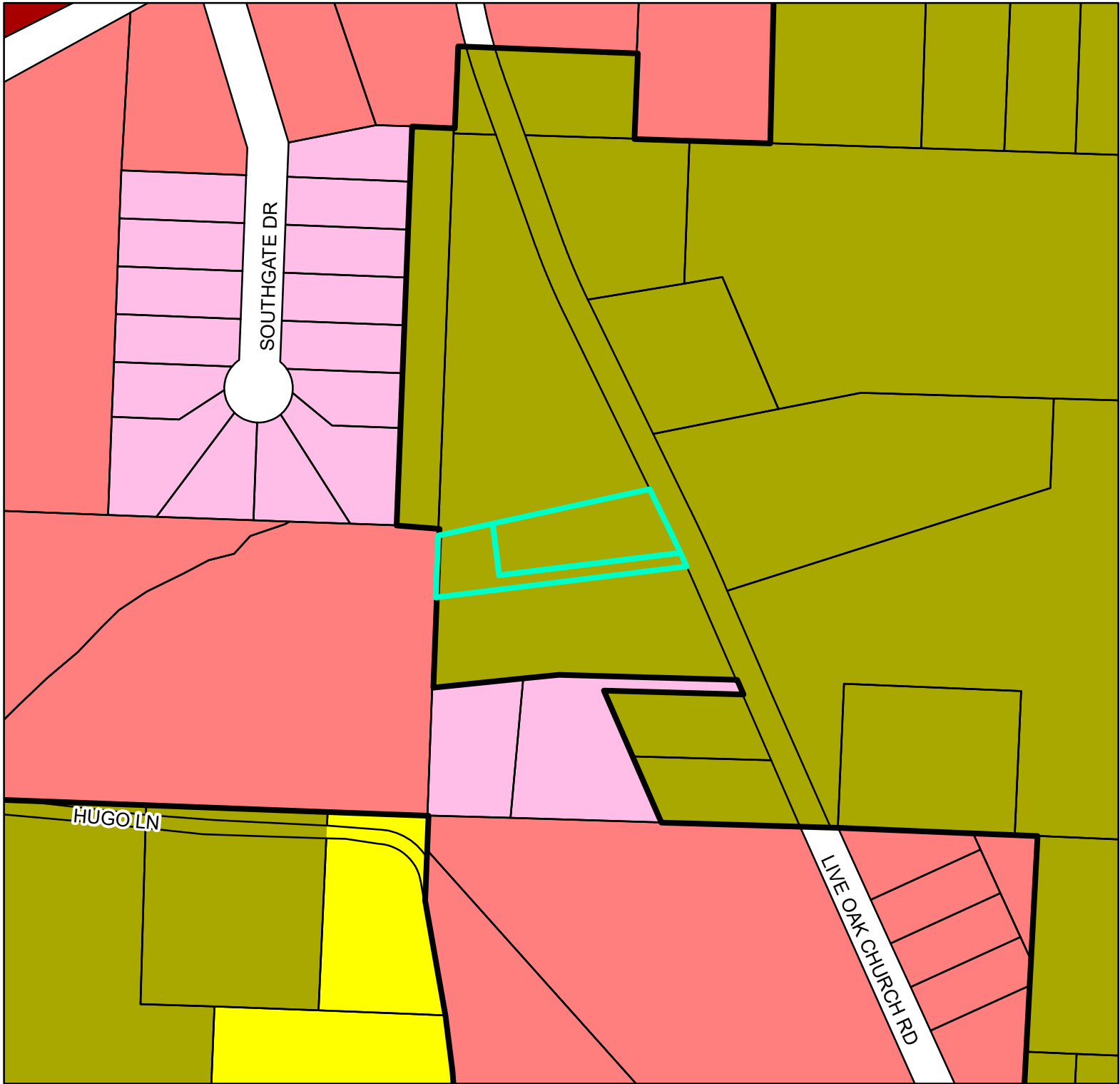
 Residential (R)

County Future Land Use

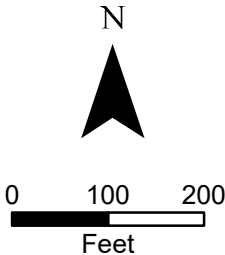
 Low Density
Residential (LDR)

 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



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

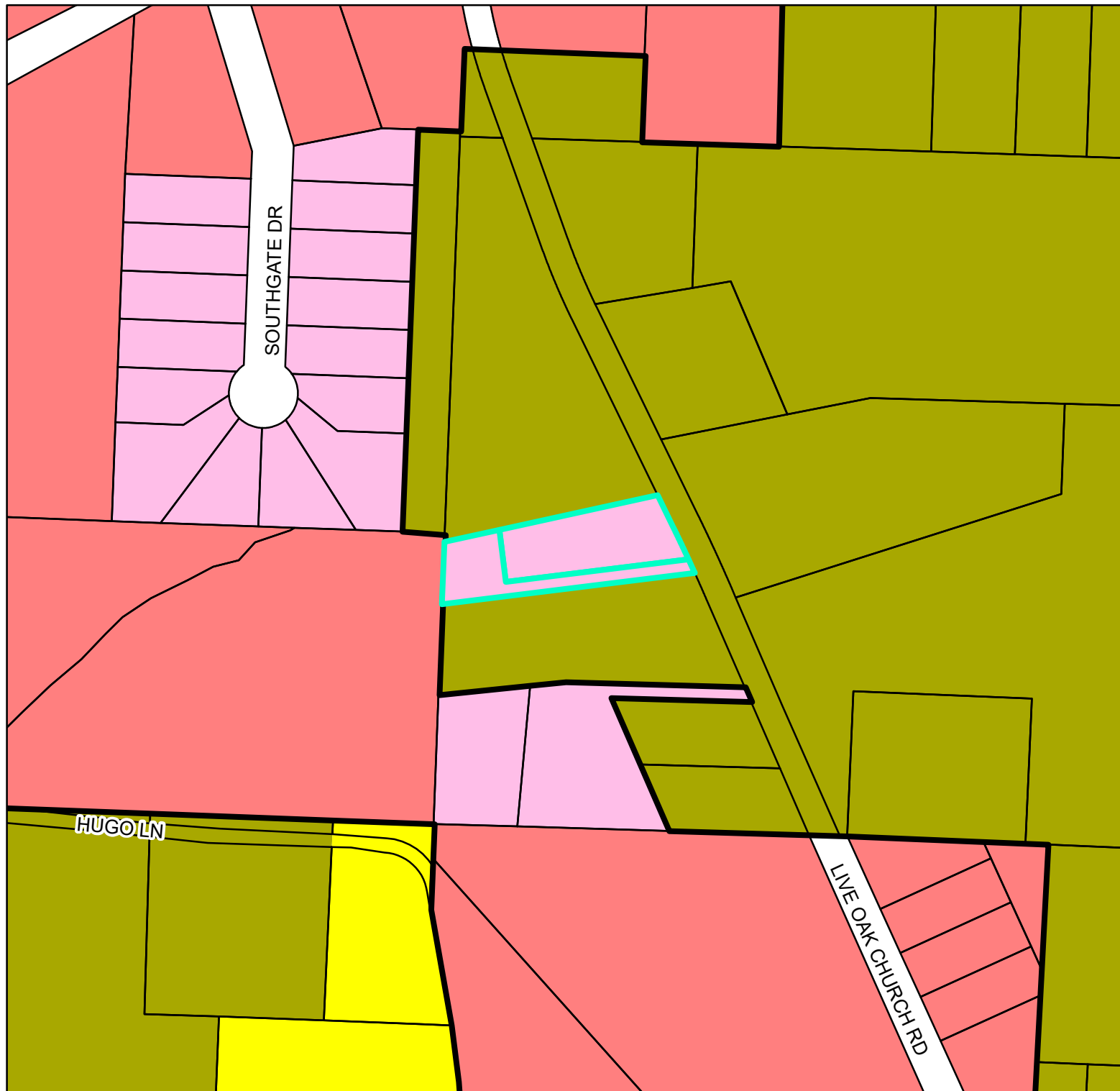
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)

 Mixed Use (MU)



Proposed Zoning



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

 Public Lands (P)

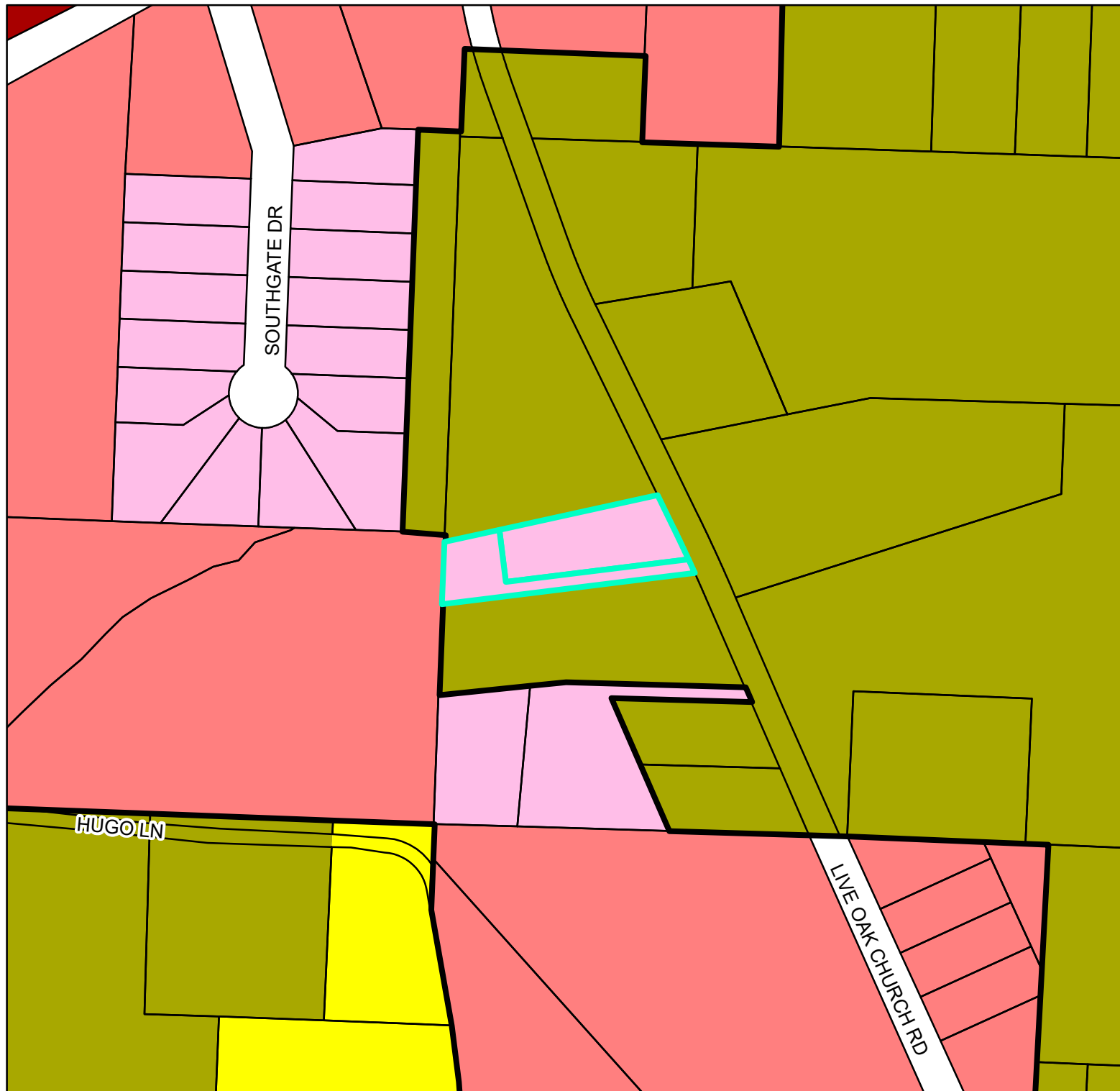
 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)





Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Second reading

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Nicholas Schwendt, CDS Planning Administrator, Barry Henderson, Development Services Director
DATE: 1/7/2025
SUBJECT: Ordinance 1989 Live Oak Church Road Rezoning

BACKGROUND:

On October 2, 2024, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Live Oak Church Road.

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 Mixed-Use (MU) zoning designation for the property.

The Planning and Development Board recommended approval of the request on December 2, 2024, and the first reading was approved by the City Council on December 9, 2024.

DISCUSSION:

The property description is as follows:

Property Owner: 2022MP LLC
MKP Contracting LLC
Parcel ID: 32-3N-23-0000-0010-0020
32-3N-23-0000-0010-0010
Site Size: 0.85 acres
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	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
East	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Commercial
South	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for residential and/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 October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24, October 31, November 21, and November 28, 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 adoption of Ordinance 1989 on second reading.

Attachments

1. PZ-2024-39-Exhibit Packet

ORDINANCE: 1989

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.85 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE MIXED-USE (MU) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 0.85 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.85 acres, more or less, being formerly zoned Okaloosa County Mixed-Use with the Mixed-Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1988, is hereby rezoned to Mixed-Use (MU) to wit:

PIN # 32-3N-23-0000-0010-0020 and 32-3N-23-0000-0010-0010

PARCEL 1:

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N02°52'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 188.84 FEET TO A ONE HALF INCH IRON ROD WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF THE PARENT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456; THENCE NORTH 03°04'08" EAST FOR A DISTANCE OF 131.46 FEET TO A POINT BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF SAID PARCEL 1; THENCE NORTH 82°57'58" EAST FOR A DISTANCE OF 366.61 FEET TO A HALF INCH IRON ROD (LB#7191) ON THE WEST RIGHT OF WAY LINE OF LIVE OAK CHURCH ROAD BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2491.28 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 0°36'10" FOR A DISTANCE OF 26.21 FEET (CHORD DISTANCE OF 26.21 FEET; CHORD BEARING NORTH 24°29'10" WEST) TO A POINT ON SAID RIGHT OF WAY; DEPARTING SAID WEST RIGHT OF WAY THENCE SOUTH 82°57'58" WEST FOR A DISTANCE OF 261.10 FEET TO A POINT; THENCE NORTH 07°01'26" WEST FOR A

DISTANCE OF 76.02 FEET TO A POINT ON THE NORTH LINE OF THE SUBJECT PARCEL; THENCE SOUTH 76°46'14" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 81.60 FEET TO THE NORTHWEST CORNER OF THE SUBJECT PARCEL; THENCE SOUTH 03°04'08" WEST FOR A DISTANCE OF 93.72 FEET; TO THE POINT OF BEGINNING.

PARCEL 2: A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N02°52'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 188.84 FEET TO A ONE HALF INCH IRON ROD WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456; THENCE NORTH 03°04'08" EAST ALONG THE WEST LINE OF THE PARENT PARCEL FOR A DISTANCE OF 225.18 FEET TO THE NORTHWEST CORNER OF THE PARENT PARCEL; THENCE NORTH 76°46'14" EAST ALONG THE NORTH BOUNDARY OF THE PARENT PARCEL FOR A DISTANCE OF 81.60 FEET TO THE POINT OF BEGINNING OF PARCEL 2; THENCE CONTINUE NORTH 76°46'14" EAST FOR A DISTANCE OF 228.59 FEET TO A FOUR INCH BY FOUR INCH CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF LIVE OAK CHURCH ROAD; THENCE SOUTH 25°47'43" EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 66.63 FEET TO A HALF INCH IRON ROD (LB#7191) ON SAID RIGHT OF WAY AND THE POINT OF CURVERTURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2491.28 FEET; THENCE THROUGH A CENTRAL ANGLE OF 0°54'46" FOR A DISTANCE OF 39.62 FEET (CHORD DISTANCE 39.62 FEET; CHORD BEARNG SOUTH 25°27'28" EAST) TO A POINT ON SAID RIGHT OF WAY LINE; DEPARTING SAID RIGHT OF WAY THENCE SOUTH 82°57'58" WEST FOR A DISTANCE OF 261.10 FEET TO THE SOUTHWEST CORNER OF SUBJECT PARCEL; THENCE NORTH 07°01'26" WEST FOR A DISTANCE OF 76.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING.

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

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

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

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

SECTION 7 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and

resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1988 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

Maryanne Girard
City Clerk

Approved by me this 13th day of January, 2025.

J. B. Whitten
Mayor

Adopted Zoning



0 100 200
Feet

Legend

Subject Parcel

City Limits

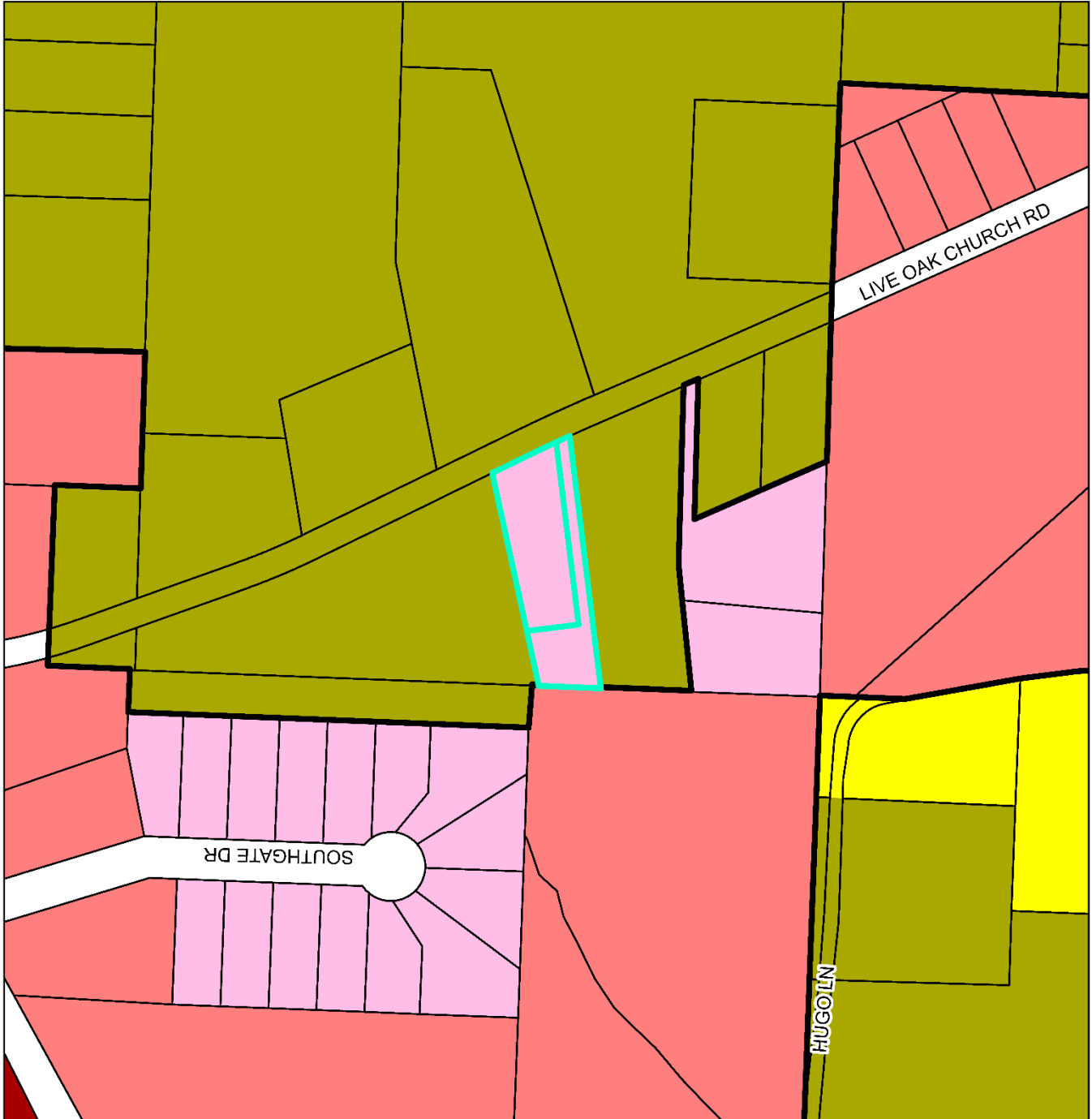
Zoning

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

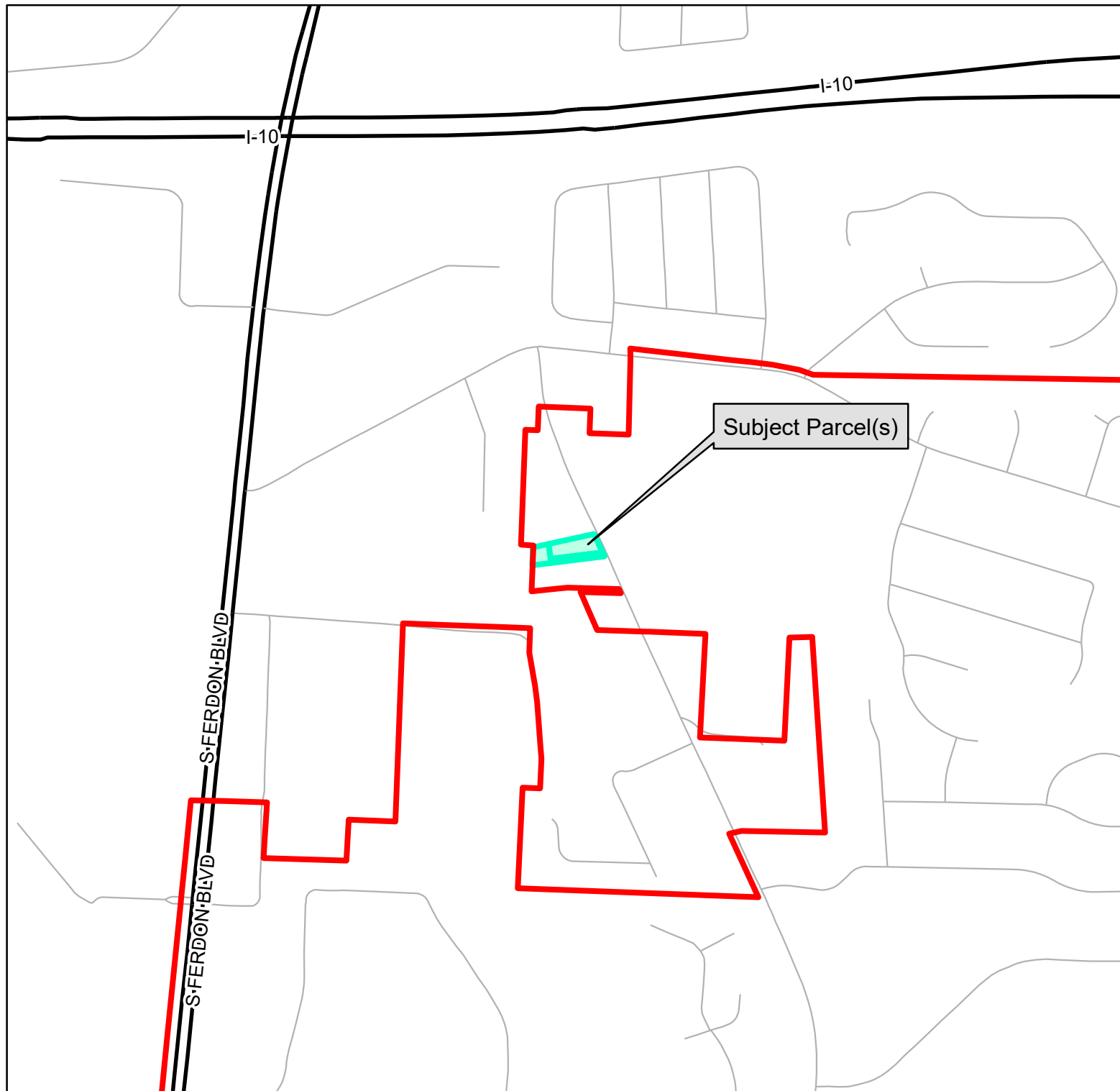
- Residential - 1 (R-1)
- Mixed Use (MU)



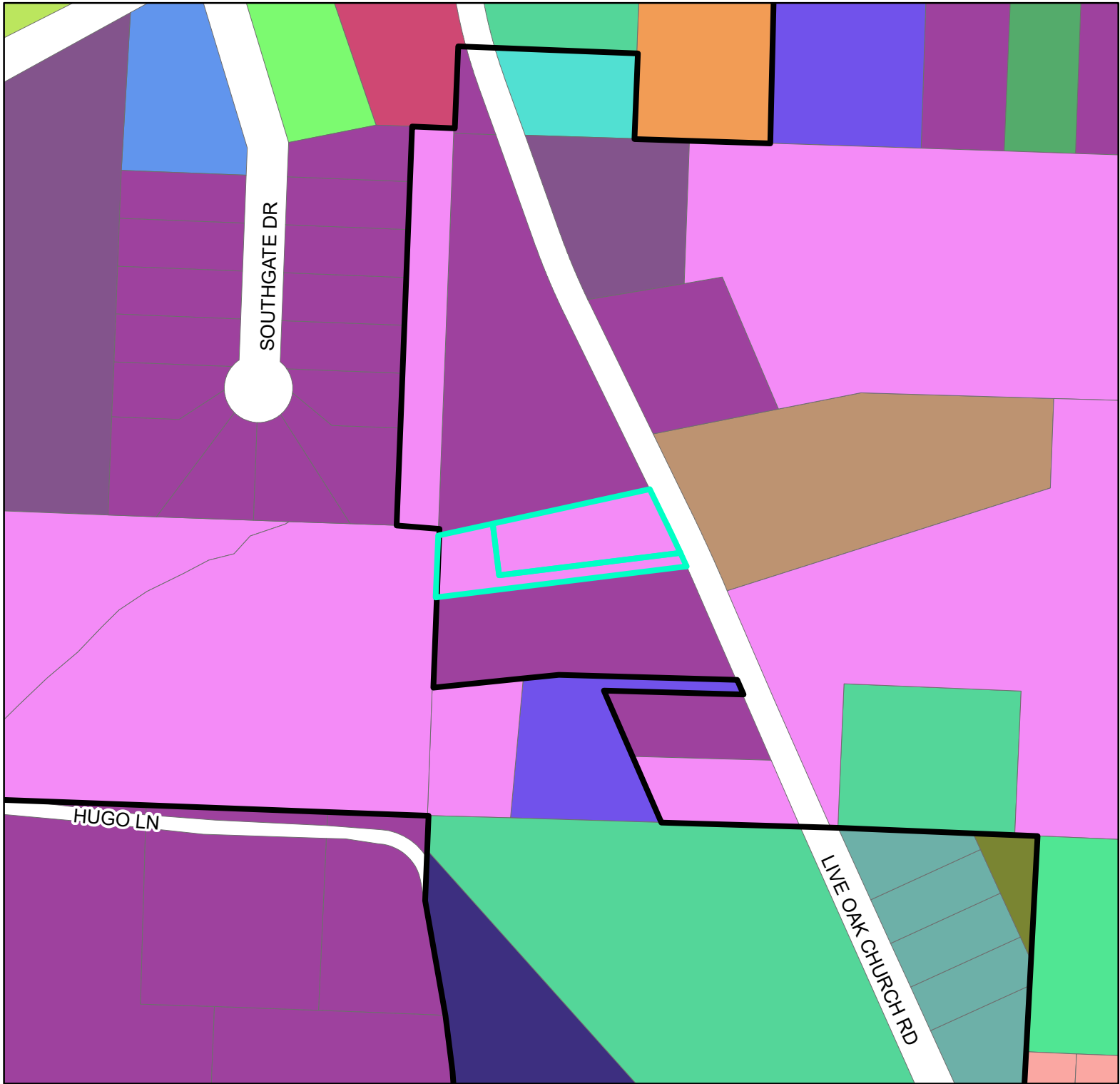
Vicinity Map



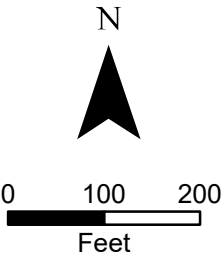
Not to Scale



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**
 - COMMON AREA
 - COMMUNITY SHOPPING
 - LIGHT MANUFACTURE
 - MFR HOME
 - MOBILE HOME
 - NO AG
 - OFFICE BUILDINGS
 - OFFICE COMPLEX UNIT
 - OPEN STORAGE
 - PRVT SCHL/DAY CARE
 - SERVICE SHOP
 - SINGLE FAMILY
 - VACANT
 - VACANT COMMERCIAL
 - VACANT/COMM/XFOB
 - VACANT/RESD/XFOB
 - VEH SALE/REPAIR
 - WAREHOUSE-STORAGE

Current Future Land Use



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

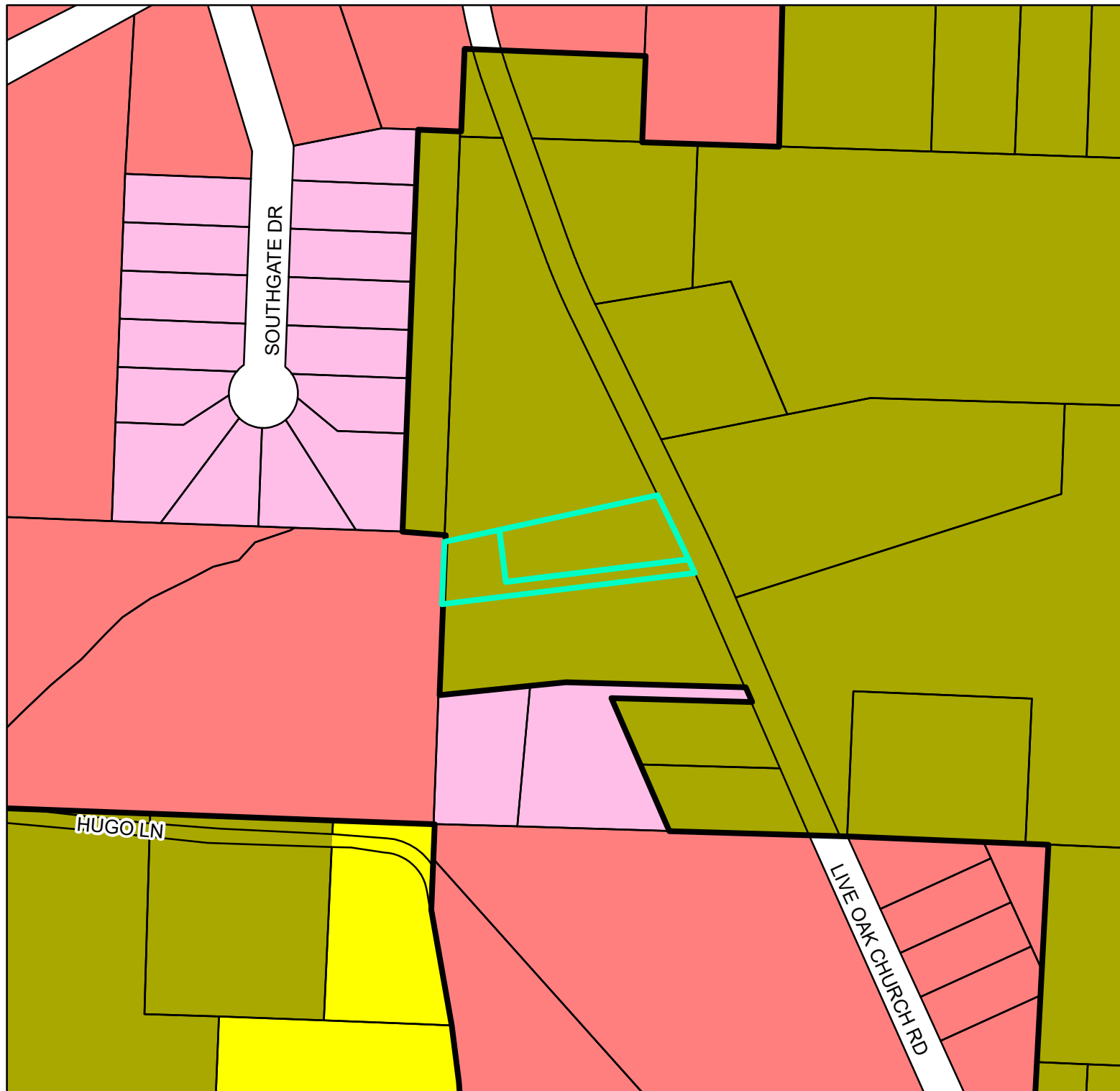
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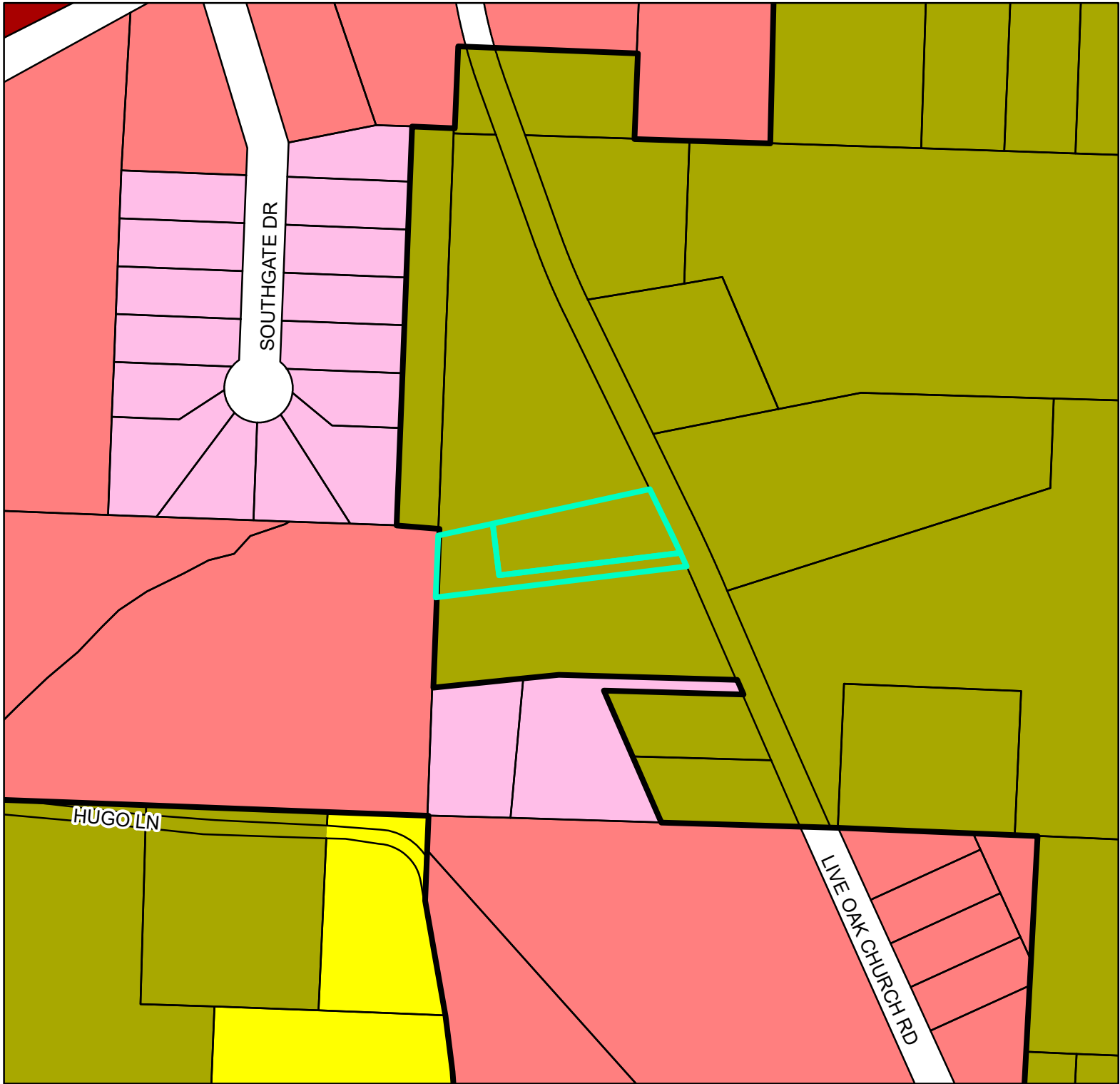
 Residential (R)

County Future Land Use

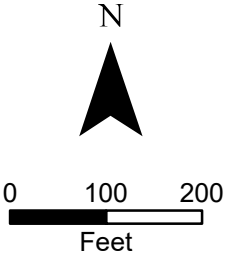
 Low Density
Residential (LDR)

 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



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

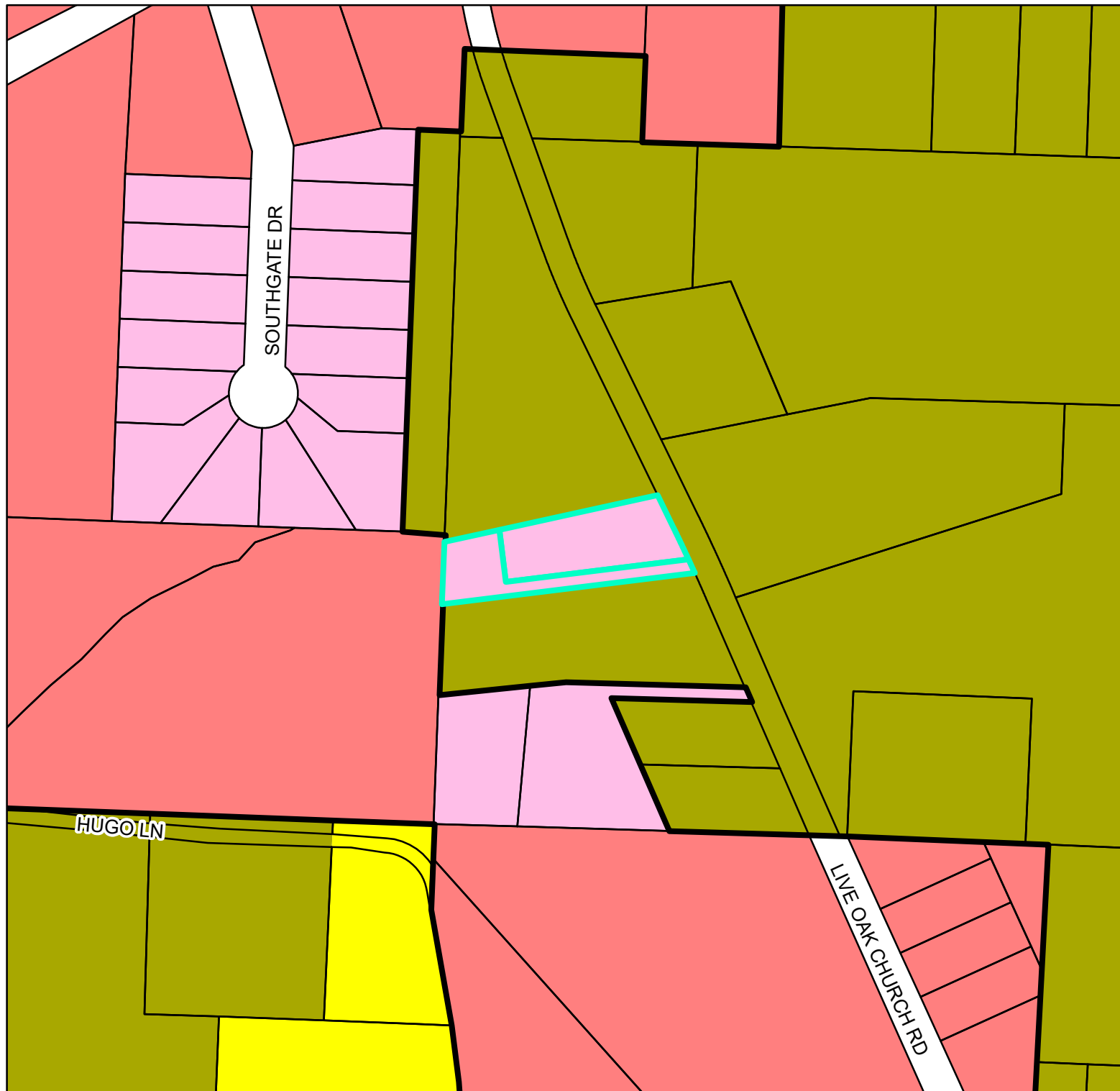
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Low Density Residential (LDR)

 Mixed Use (MU)



Proposed Zoning



0 100 200
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

 Public Lands (P)

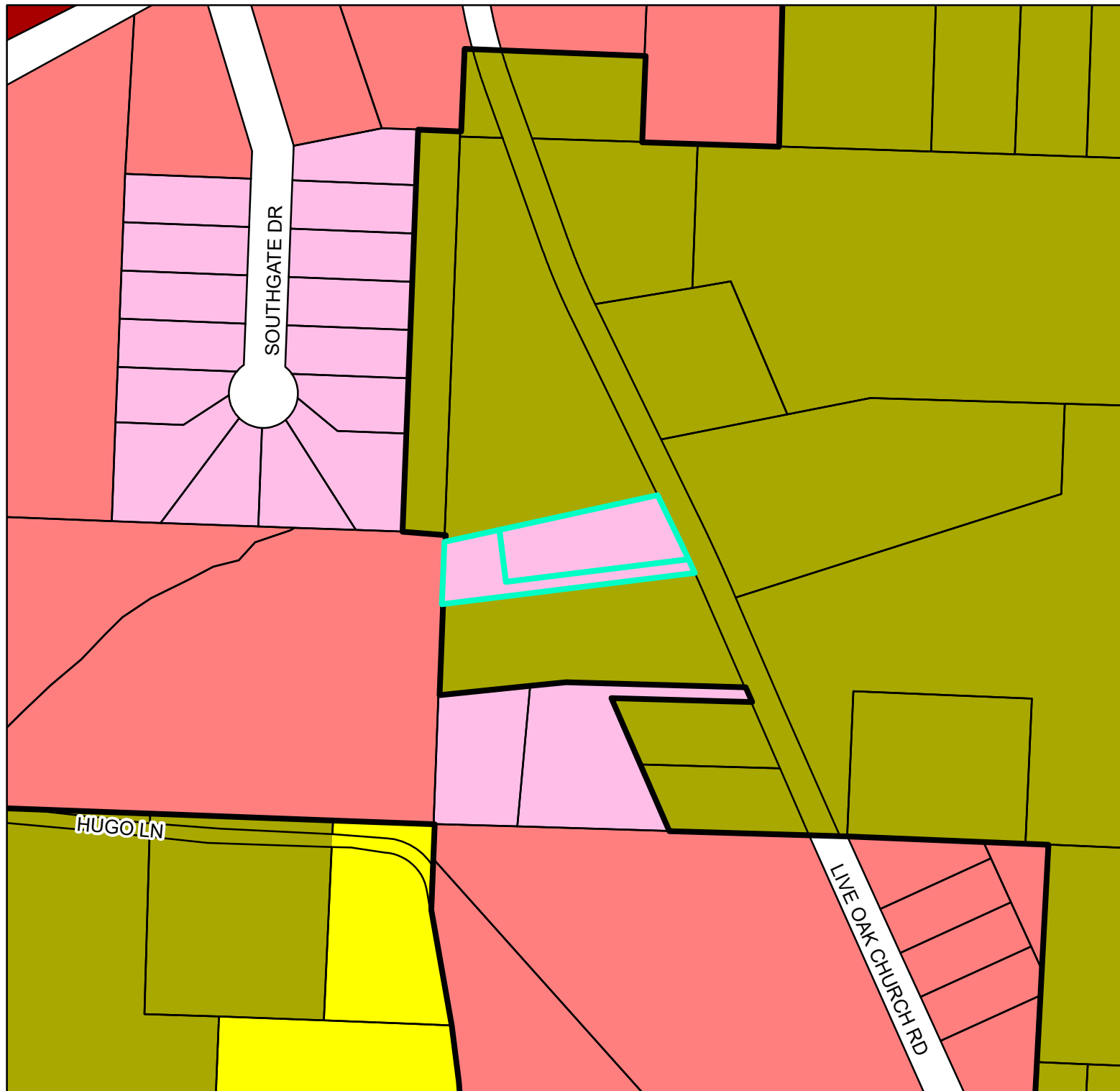
 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Residential - 1 (R-1)

 Mixed Use (MU)





Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Resolution

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Jerry Whitten, Mayor
DATE: 1/9/2025
SUBJECT: Resolution 2025 -5 - Supporting 2025 FLC Legislative Platform

BACKGROUND:

The FLC 2025 Legislative Platform was adopted by the membership at the recent Legislative Conference in Orlando.

DISCUSSION:

The resolution will provide exposure for the FLC legislative platform, provide education on key legislative issues and encourage support with members of the Florida Legislature.

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 Resolution 2025-5.

Attachments

1. Resolution 2025-05 FLC Legislation Support
2. Draft Resolution supporting 2025 FLC Legislative Platform

RESOLUTION: 2025- 5

RESOLUTION 2025 - 5

A RESOLUTION OF THE CITY OF CRESTVIEW URGING MEMBERS OF THE FLORIDA LEGISLATURE TO SUPPORT THE 2025 FLORIDA LEAGUE OF CITIES' LEGISLATIVE PLATFORM

WHEREAS, the Florida Legislature will convene the 2025 Legislative Session on March 4, 2025; and

WHEREAS, the membership of the Florida League of Cities (FLC) adopted its 2025 Legislative Platform during the FLC Legislative Conference on December 6, 2024; and

WHEREAS, the City of Crestview supports the 2025 FLC Legislative Platform, which includes:

- Supporting legislation that allows for a collaborative approach that balances the pressing needs for affordable and workforce housing while respecting the ability of local governments to effectively manage growth to ensure developments align with the character, capabilities and resources of each community.
- Supporting legislation that ensures all vehicles, regardless of fuel type, contribute fairly to the funding of Florida's transportation infrastructure, which will allow cities to maintain safe and reliable roads for all residents.
- Supporting the preservation of municipal authority over utility revenues and the ability to realize a reasonable rate of return on utility assets. Legislation should honor current practices, existing contracts, utility operation and maintenance costs, service territory obligations and revenues obligated for debt service and planned projects.
- Supporting the levy of property taxes by municipalities to provide critical services such as infrastructure, police, fire and emergency services. Further changes or exemptions to the property tax system and tangible personal property taxes would create inequities and unfairly shift the tax burden onto families, homeowners, renters, businesses and our most vulnerable population.
- Supporting the preservation of reasonable sovereign immunity liability caps for municipal governments to protect taxpayer funds and ensure the delivery of public services.

SECTION 1. The City of Crestview will work with our local legislative delegation in support of these and other issues affecting Florida's cities, towns and villages during the upcoming 2025 Legislative Session.

SECTION 2. A copy of this resolution shall be provided to the members of our local legislative delegation and the Florida League of Cities, Inc.

PASSED AND ADOPTED by the City of Crestview on January 13, 2025.

JB Whitten, Mayor

ATTEST:

Maryanne Girard, City Clerk

Draft Resolution Supporting 2025 FLC Legislative Platform

A RESOLUTION OF THE (CITY/TOWN/VILLAGE OF _____), URGING MEMBERS OF THE FLORIDA LEGISLATURE TO SUPPORT THE 2025 FLORIDA LEAGUE OF CITIES' LEGISLATIVE PLATFORM.

WHEREAS, the Florida Legislature will convene the 2025 Legislative Session on March 4, 2025; and

WHEREAS, the membership of the Florida League of Cities (FLC) adopted its 2025 Legislative Platform during the FLC Legislative Conference on December 6, 2024; and

WHEREAS, the (city/town/village of _____) supports the 2025 FLC Legislative Platform, which includes:

- Supporting legislation that allows for a collaborative approach that balances the pressing needs for affordable and workforce housing while respecting the ability of local governments to effectively manage growth to ensure developments align with the character, capabilities and resources of each community.
- Supporting legislation that ensures all vehicles, regardless of fuel type, contribute fairly to the funding of Florida's transportation infrastructure, which will allow cities to maintain safe and reliable roads for all residents.
- Supporting the preservation of municipal authority over utility revenues and the ability to realize a reasonable rate of return on utility assets. Legislation should honor current practices, existing contracts, utility operation and maintenance costs, service territory obligations and revenues obligated for debt service and planned projects.
- Supporting the levy of property taxes by municipalities to provide critical services such as infrastructure, police, fire and emergency services. Further changes or exemptions to the property tax system and tangible personal property taxes would create inequities and unfairly shift the tax burden onto families, homeowners, renters, businesses and our most vulnerable population.
- Supporting the preservation of reasonable sovereign immunity liability caps for municipal governments to protect taxpayer funds and ensure the delivery of public services.

NOW, THEREFORE, BE IT RESOLVED BY THE (CITY/TOWN/VILLAGE OF _____):

SECTION 1. The (city/town/village of _____) will work with our local legislative delegation in support of these and other issues affecting Florida's cities, towns and villages during the upcoming 2025 Legislative Session.

SECTION 2. A copy of this resolution shall be provided to the members of our local legislative delegation and the Florida League of Cities, Inc.

PASSED AND ADOPTED by the (city/town/village of _____) on _____.



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Resolution

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Jerry Whitten, Mayor
DATE: 1/9/2025
SUBJECT: Resolution 2025-6 Amending the Citizen Advisory Council

BACKGROUND:

The Mayor's Citizen Advisory Council was originally established in June of 2020. Since then, it has successfully assisted in promoting civic engagement among residents, promoting community service and a better understanding among the community of how government works, and has helped inform the Mayor regarding issues of special interest among the citizens of the City.

DISCUSSION:

In the time since the Council was established, the Mayor has determined that it would be prudent to make a number of amendments to the form and function of the council to ensure that continues to operate efficiently, and grow to be even more effective in its intended functions. A summary of the amendments to the Council are as follows:

- Change the name of the Citizen Advisory Council to the Mayor's Advisory Council. The current title causes confusion between this Council and the CAC associated with the CDBG program and TPO program, respectfully.
- Specify that the members serve at the will of the Mayor, with a maximum term of 3 years, unless renewed.
- Provide for the election of a vice president with a 1-year term, and the ascension of the vice president to president

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.

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

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

There is no financial impact that will result from this Resolution.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve Resolution 2025-6.

Attachments

None

RESOLUTION: 2025- 6

A RESOLUTION REVISING THE NAME AND TERM PROVISIONS AND REGULATIONS REGARDING THE CITIZEN ADVISORY COUNCIL; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Many municipalities use citizen advisory councils to inject fresh ideas and new perspectives into local decision making; and

WHEREAS, Citizens' advisory councils can promote community service and foster a better understanding among people of how government works; and

WHEREAS, Citizens' advisory councils are an excellent means of promoting regular and active civic engagement among people; and

WHEREAS, the City of Crestview established a Citizens' advisory council in June of 2020, which has proven successful toward the above mentioned goals; and

WHEREAS, the City has determined that there are a number of changes to the name and term regulations of the Citizens' Advisory Council that should be made to ensure that the Council operates efficiently, and grow to be even more effective in its intended functions.

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

SECTION 1 – RECITALS. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2 – NAME CHANGE – The name of the City of Crestview Citizens Advisory Council is hereby changed to the City of Crestview Mayor's Advisory Council (MAC).

SECTION 3 – APPOINTMENT AND TERMS. Members of the MAC shall serve at the will of the Mayor. The maximum term length of each member shall be 3 years, unless otherwise renewed or reappointed.

SECTION 4 – ELECTION OF PRESIDENT AND VICE PRESIDENT. In December of each year, the MAC shall elect a vice president, for a term of 1 year. Each year, the vice president shall ascend to the role of president for a term of 1 year. In the event that the seat of either vice president or president sits empty, the Mayor may authorize the election for such position, to be effective through the December following such election.

SECTION 4 – SCRIVENER'S ERRORS. The correction of typographical errors which do not affect the intent of this Resolution 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 5 – RESOLUTION TO BE LIBERALLY CONSTRUED. This Resolution 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 6 – REPEAL OF CONFLICTING RESOLUTIONS. Resolutions, or parts of Resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Resolution are hereby repealed to the extent of such conflict.

SECTION 7 – EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

Passed and adopted by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

Maryanne Girard
City Clerk

Approved by me this 13th day of January, 2025.

J. B. Whitten
Mayor



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Maryanne Girard, City Clerk
DATE: 1/9/2025
SUBJECT: General Retirement Board Appointment

BACKGROUND:

The General Employee Retirement Board for the City of Crestview meets on a quarterly/or as needed basis.

There are five members of the Board, one of which is confirmed by the City Council, as a ministerial duty.

DISCUSSION:

Jerry Maughon was reelected by the Board as the 5th Trustee. The General Employees Retirement Board requests that the City Council ratify the selection.

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT

There is no financial impact to the City with this appointment.

RECOMMENDED ACTION

Staff respectfully requests the City Council re-appoint Jerry Maughon to the General Employee Retirement Board for a four-year term beginning in 2025.

Attachments

None



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Maryanne Girard, City Clerk
DATE: 1/9/2025
SUBJECT: Appointment of City Council Primary and Alternates

BACKGROUND:

The city requires a volunteer to serve on the Emerald Coast Regional Council TPO as we have a vacancy, as Mr. Rencich was the primary representative.

We also have a vacancy with the Okaloosa EDC, as Mr. Rencich serves as the alternate on the Board.

DISCUSSION:

The city requires a volunteer to serve as the primary and an alternate. Currently Mayor Pro-Tem Doug Capps serves as the alternate for the Okaloosa/Walton TPO.

GOALS & OBJECTIVES

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Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

n/a

RECOMMENDED ACTION

Staff respectfully requests a motion to nominate a primary and alternate for the Okaloosa/Walton TPO, as well as a volunteer to serve as the EDC primary and alternate.

Attachments

None



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Maryanne Girard, City Clerk
DATE: 1/2/2025
SUBJECT: Monthly Update

BACKGROUND:

The monthly update is provided.

DISCUSSION:

Codification – The Legal Department of Civic Plus has informed the city that the Code will be finalized and shipped by the end of April 2025.

Public Records – For the December 2024 period, we received we received 64 new requests, with 21 open, 9 days on average to fulfill all requests, 78 requests were closed, and 6 requests were fulfilled outside of the average response time by the end of the period. The average number of hours to fulfill a request was less than an hour at no cost to staff. We have received \$782 in payments for the reporting period. Community Development (49) and the Police department (75) received the most requests per department with the remaining dispersed between the remaining departments.

Laserfiche –The public records portal located on the City Clerk page at: <https://city-of-crestview-fl.nextrequest.com/>. The portal is utilized to enhance the historical integrity and preservation of our records and ensure records are accessible on a routine basis, as well as in the event of a disaster. The total number of additional pages for December 2024 is 612,715.

Records Management – I have updated the contract workflow in Laserfiche to follow up on project completion and progress by adding the administrative assistants as a backup for the department directors to facilitate the processing and tracking of all contracts.

Training Update – Natasha and I are attending the make up Florida Association of City Clerks Academy from January 5th – January 8th and attending the International Municipal Clerks Conference from January 9th – January 10th.

GOALS & OBJECTIVES

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Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

n/a

RECOMMENDED ACTION

n/a

Attachments

None



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Nicholas Schwendt, CDS Planning Administrator, Barry Henderson, Development Services Director
DATE: 1/9/2025
SUBJECT: Development Report

BACKGROUND:

This is a presentation of development activities that have occurred since the last update.

DISCUSSION:

Development Orders Issued:	12/19/24 - Charleston Place - 279-unit multifamily development located on approximately 14.47 acres east of the intersection of Richburg Lane and industrial Drive and north of the existing movie theater.
Final Plats:	No final plats have been approved or recorded since the last update.
New Development Applications:	1/6/2025 - Walmart Neighborhood Market - 45,603 square foot Walmart Neighborhood Market, 18,800 square foot general retail space, and one fueling station located on 14 acres of property to the north-east of the intersection of Richburg Lane and Industrial Drive.
Additional Developments in Review	Freedom Walk - 475 lot subdivision located on 156 acres southeast of Old Bethel Road and Jones Road. Trammel Creek Village - 258-unit multifamily residential housing development, comprised of rental townhouses and rental single family apartments on approximately 35 acres located north of the Railroad tracks and south of our old sewer treatment plant on N Lloyd Street 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.

	Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue. Autozone - 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 McDonalds 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. Candlewood Suites - 84-room hotel development located on approximately 3 acres located on Cracker Barrel Drive.
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GOALS & OBJECTIVES

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

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT

This item is informational in nature.

RECOMMENDED ACTION

No action required.

Attachments

None



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Tim Bolduc, City Manager
DATE: 1/9/2025
SUBJECT: City Manager Updates

BACKGROUND:

An overview of upcoming projects.

DISCUSSION:

Upcoming projects and an overview of current projects will be presented.

GOALS & OBJECTIVES

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FINANCIAL IMPACT

RECOMMENDED ACTION

Staff respectfully requests a motion

Attachments

None



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Stephen McCosker, Police Chief
DATE: 1/9/2025
SUBJECT: A. School Zone Cameras

BACKGROUND:

Florida's House Bill 657, signed into law in 2023, allows for the use of speed cameras in school zones. The law allows cameras to be used to enforce speed limits when children are traveling to and from school, and throughout the school day.

Several Councilmembers have expressed interest in pursuing speed cameras in school zones throughout the city.

DISCUSSION:

The following is a brief overview of the school zone camera process.

If approved by the Council, a speed study is conducted by an independent FDOT approved third-party vendor. Upon the conclusion of the speed study, a contract is presented to the city for approval. After the contract is signed, implementation of the school zone speed cameras is approximately 90 - 120 days. This would allow the system to be installed and active by August 2025.

After the school zones speed cameras are installed, there is a 30-day warning period before violations are issued.

After the warning period, while a school zone is active, the school zone cameras take photos of the violator's vehicle and license plate that exceed the school zone speed limit by more the 10 miles per hour. No other violations are detected by the school zone speed cameras.

The school zone speed camera system generates a violation that is processed by vendor technology and human verification. The violation is then reviewed by law enforcement and the notice of violation is mailed to the owner of the vehicle. The violation includes the date, time, location and photographic evidence of the violation.

The violation can be paid through a secure online portal. The cost of the violation is \$100.00.

Fort Walton Beach, Niceville and Shalimar are currently using school zone speed cameras.

GOALS & OBJECTIVES

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Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There are no upfront costs for the equipment or installation. The school zone speed camera program is violator-funded, not taxpayer-funded.

RECOMMENDED ACTION

Staff requests City Council discussion and direction to move forward with identifying a contractor and preparing an agreement.

Attachments

None



Staff Report

CITY COUNCIL MEETING DATE: January 13, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Doug Capps
DATE: 1/9/2025
SUBJECT: Discussion on adding a Deputy City Manager Position

BACKGROUND:

Councilman Capps has requested a discussion to add a Deputy City Manager be placed on the agenda.

DISCUSSION:

This item will provide for the opportunity for the City Council to discuss the potential of adding a Deputy City Manager position as a body with the City Manager.

GOALS & OBJECTIVES

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

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Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

TBD

RECOMMENDED ACTION

The staff has no recommendation at this time, pending the outcome of the discussion.

Attachments

None