CITY OF CRESTVIEW

OFFICE OF THE CITY CLERK
P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536
Phone # (850) 1560 Fax # (850) 682-8077

January 13, 2020
6:00 PM
Council Chambers

REGULAR COUNCIL MEETING

1. Call to Order

2. Invocation, Pledge of Allegiance

3. Open Policy Making and Legislative Session

4. Approve Agenda

5. Special Presentations

5.1. Proclamation for Zeta Phi Beta Sorority - Mayor Whitten

6. Reports and Presentations

6.1. Presentation of 2020 Census - Nisha Barron

6.2. Presentation of Core Values

7. Approval of Minutes

7.1. Approval of the Minutes from the October 14, 2019 Workshop, September 9, 2019 Council Meeting, September 23, 2019 Public Hearing and the October 28, 2019 Council Meeting

8. Public Hearings

9. Public Opportunity on Council propositions

10. Consent Agenda

10.1. Extension of Special Utility Service Agreement with Benchmark Group

10.2. Okaloosa Gas District Easement

11. Resolutions

12. Public Hearings - Ordinances on Second Reading

12.1. Ordinance 1727 - Lee Avenue Annexation

12.2. Ordinance 1728 - Lee Avenue Comprehensive Plan

12.3. Ordinance 1729 - Lee Avenue Rezoning

13. Ordinances on First Reading

13.1. Ordinance 1748 - Tom Young Annexation

13.2. Ordinance 1733 - Highway 85 N Annexation

13.3. Ordinance 1734 - Highway 85 N Comprehensive Plan Amendment

13.4. Ordinance 1735 - Highway 85 N Rezoning

13.5. Ordinance 1736 - Arena Road Comprehensive Plan Amendment

13.6. Ordinance 1737 - Arena Road Rezoning

13.7. Ordinance 1740 - Six Month Moratorium on Annexation Fees - Properties 10 acres or less

14. Action Items

14.1. Appointment to LPA Board

14.2. Ridgeway Landing Subdivision LPA 19-07, 146 lot single-family residential subdivision and associated MOU

15. Comments from the Audience

16. Comments from the Mayor and Council

17. City Clerk Report

18. City Manager Report

19. Adjournment

Note: Citizen Business is business that was 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 item 6, Reports and Presentations. Supporting documents must be submitted at this time to be on the regular agenda. All Action Item 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.If any person decides to appeal any decision made by the City Council 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 City Council of the City of Crestview, Florida does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation a s provided for in the American With Disabilities Act to insure access to and participation in the meeting should contact the Office of the City Clerk at (850)682-1560 prior to the meeting to make appropriate arrangements.

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.

CITY OF CRESTVIEW

Item # 5.1.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Presentation

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	JB Whitten
DATE:	1/9/2020
SUBJECT:	Proclamation for Zeta Phi Beta Sorority - Mayor Whitten

BACKGROUND:

DISCUSSION:

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

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

Staff respectively requests

Attachments

1. Proclamation - Zeta Phi Beta

PROCLAMATION

WHEREAS, the Zeta Phi Beta Sorority, Incorporated, was founded in 1920, and

WHEREAS, this Sorority was founded by five co-ed students at Howard University, and

WHEREAS, these individuals envisioned a Sorority that would promote the highest standards of scholarship achievement, and

WHEREAS, this Sorority would foster a greater sense of unity among its members, and

WHEREAS, Zeta Phi Beta has a diverse membership of more than 120,000 college educated women, and

WHEREAS, there are more than 800 chapters in North America, Europe, Asia, the Caribbean, Africa and the Middle East, and

WHEREAS, since its founding, the Sorority has historically focused on social causes

NOW, THEREFORE, I, JB Whitten, by virtue of the authority vested in me as Mayor of the City of Crestview, Florida, do hereby proclaim:

Monday, January 13th, 2020

As a day of celebration and remembrance for the Zeta Phi Beta Sorority on the occasion of its one hundredth year Anniversary.

CITY OF CRESTVIEW

Item # 6.1.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Presentation

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Elizabeth Roy, City Clerk
DATE:	1/8/2020
SUBJECT:	Presentation of 2020 Census - Nisha Barron

BACKGROUND:

The decennial census will be completed in 2020 as mandated by the United States Constitution.

The accuracy of the census will directly impact the City of Crestview as it relates to tax and other revenue appropriation.

DISCUSSION:

Representatives from the Census have requested to make a presentation to the City Council to ensure that City residents have a full understanding of the purpose and impact of the Census.

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.

Communication- To engage, inform and educate public and staff

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

FINANCIAL IMPACT

There is no financial impact to the City.

RECOMMENDED ACTION

No Action is needed for this item.

Attachments

1. 2020Census Crestview nlbarron11152019lojoba FINAL

CENSUS 2020

CITY OF
CRESTVIEW
Florida

Nisha L. Barron
U.S. Census Liaison,
Partnership Specialist

Atlanta Regional Office

Mayor
JB Whitten

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United States Census 2020

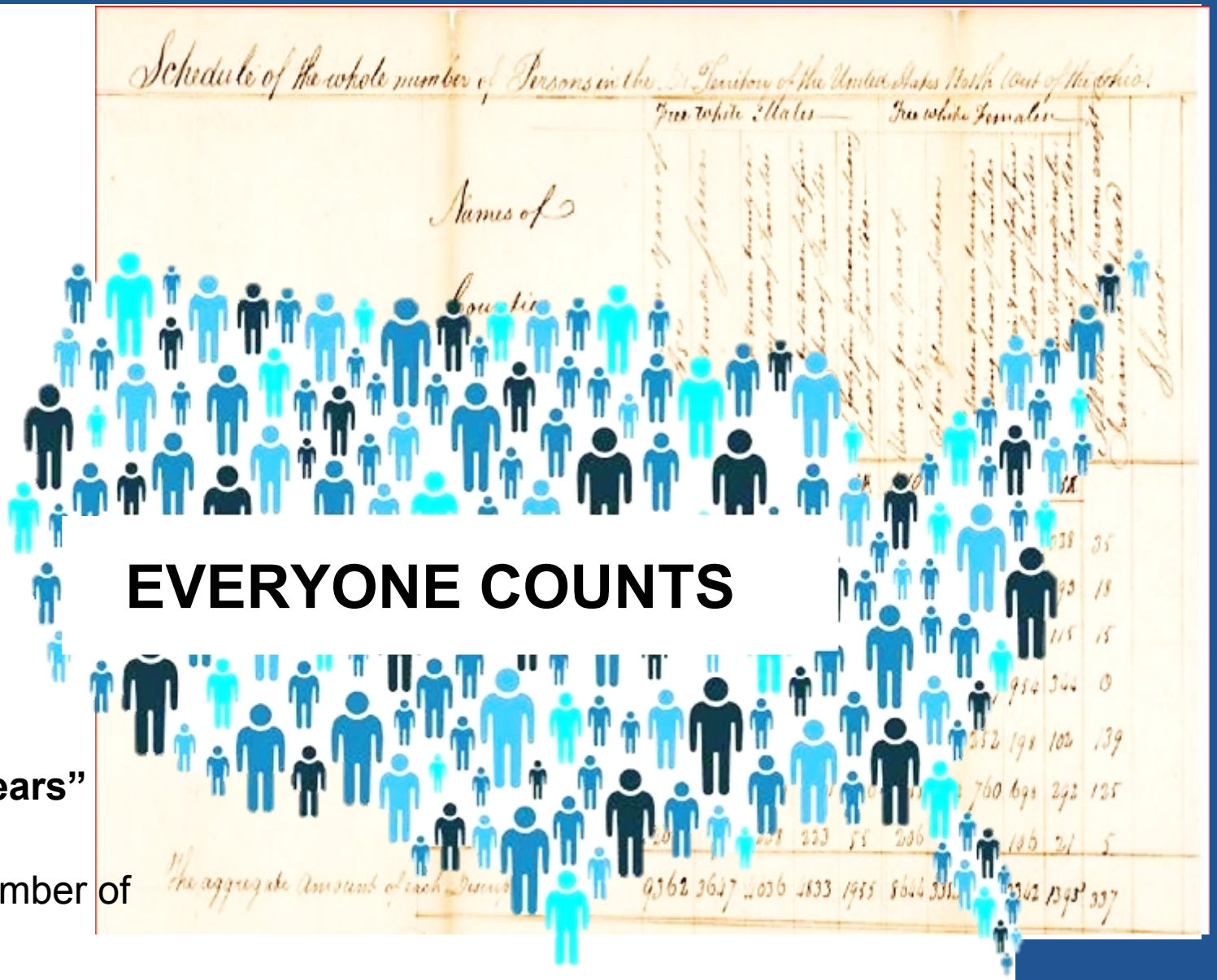
2020 CENSUS

The United States Census is a decennial census mandated by Article I, Section 2 of the United States Constitution,

"Representatives and direct taxes shall be apportioned among the several States ... according to their respective Numbers

The actual Enumeration shall be made ….. …..within every subsequent Term of ten Years"

will be determined by "counting the whole number of persons in each State.



Participating in the Census is the civic responsibility of all U.S. residents.

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United States Census 2020

CENSUS 101

- LAW
- POWER
- MONEY
- PEOPLE
- BOTTOM LINE

Participating in the Census is the right and responsibility of <u>all U.S. residents</u>.

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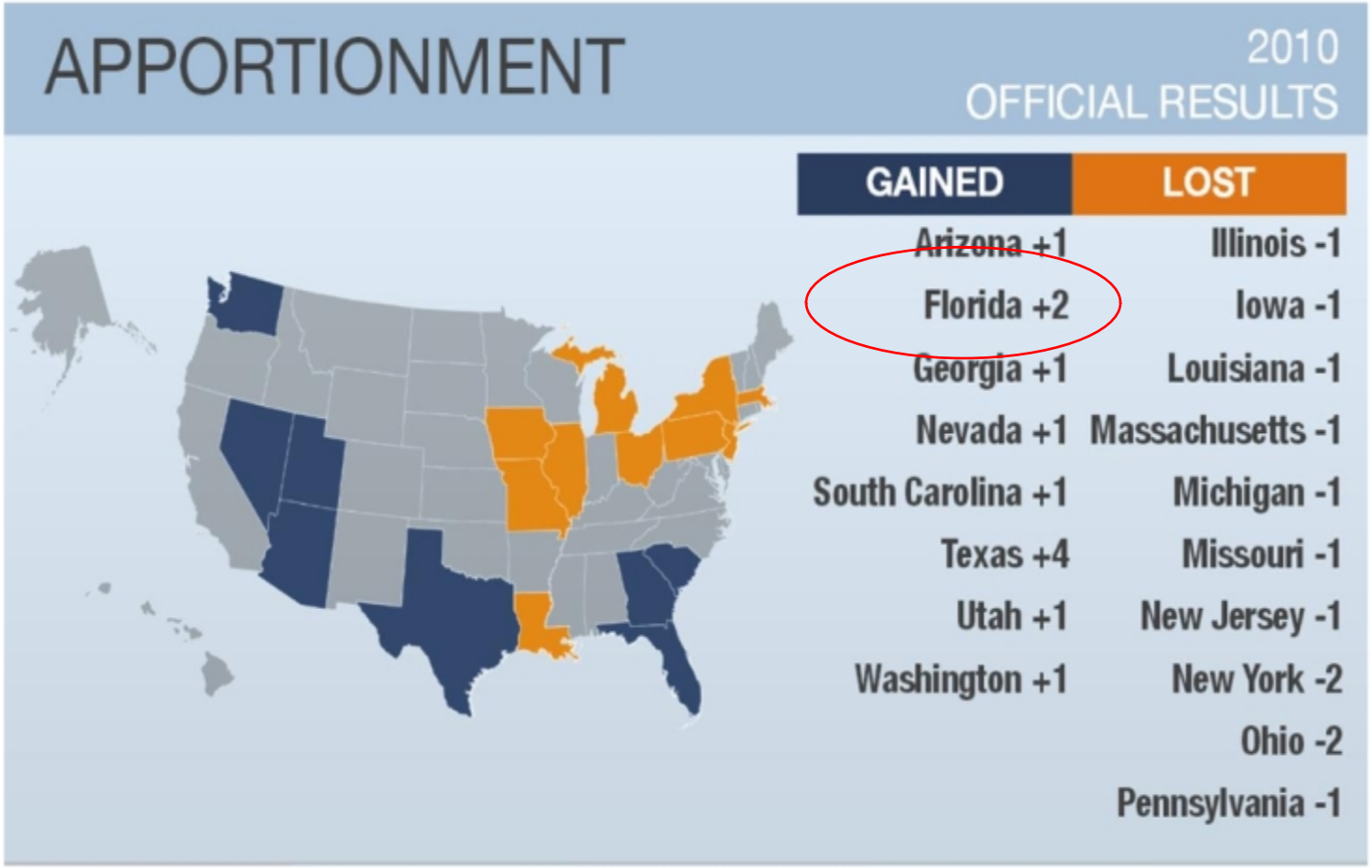
United States Census 2020

CENSUS MATTER OF LAW

POLITICAL POWER

CENSUS POPULATION COUNT are used to draw redistricting lines at National, state and local levels.



CENSUS DATA helps determine our representation.

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United States Census 2020

MONEY MATTERS

ECONOMICAL IMPACT

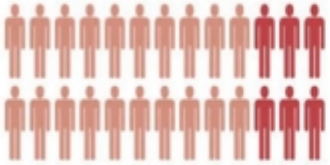
Census numbers are used to distribute billions of dollars to state and local governments over the FOLLOWING ten years.

It's means $675 billion.

Census data determine how more than $675 billion are spent, supporting your state, county and community's vital programs.

WHY CENSUS 2020

Census data helps determine allocation of government resources and ensure fair political representation for Floridians and all Americans.



Florida's population is projected to increase by 6 million people by 2030.

$25.5 BILLION†

More than one third (33.2%) of Florida's general revenues come from federal aid ($25.5 billion).

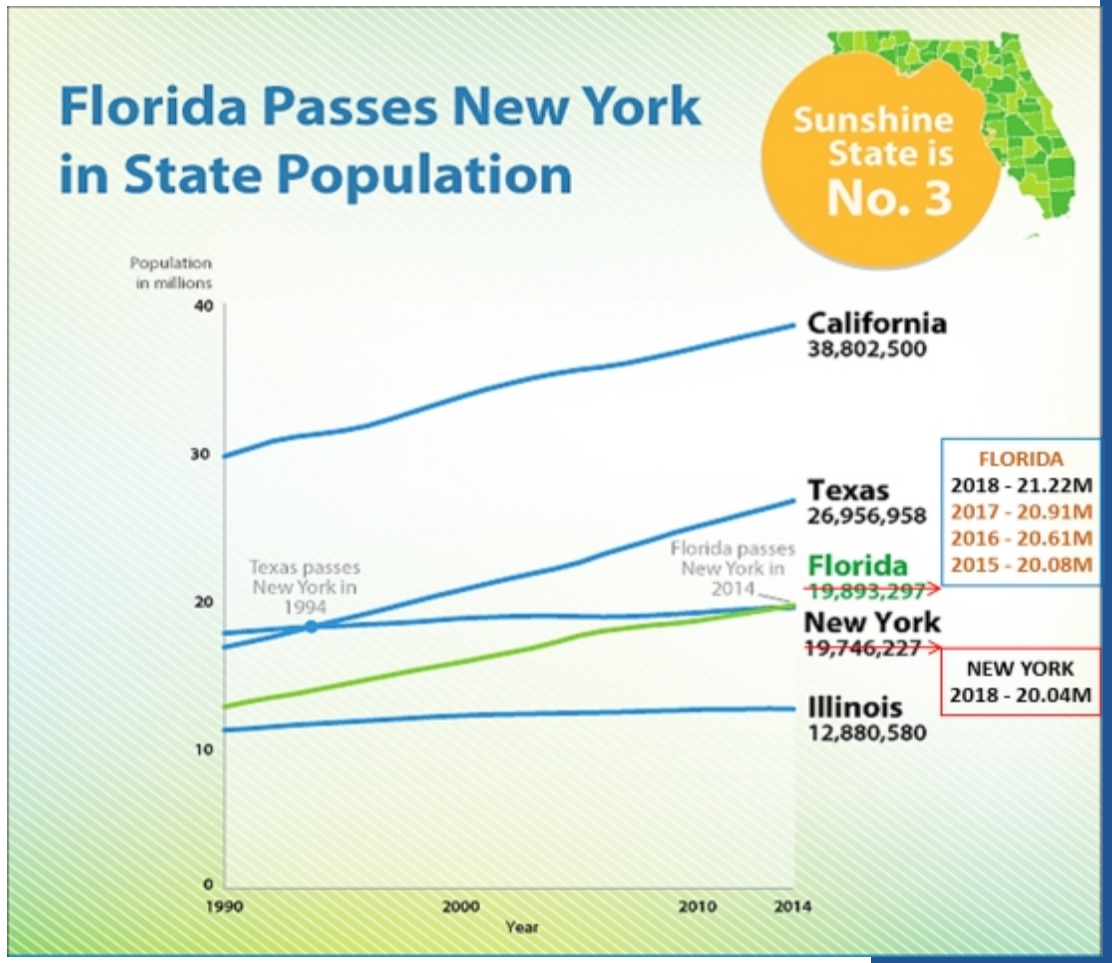
†*United States Census Bureau "2014 State & Local Government Finances"*

NUMBERS MATTERS

Census Data supports decision-making by both public agencies and private organizations.

Critically, Census Data are used to determine the allocation of federal funds to states for dozens of programs, including:

- Transportation, Roads and Highway
- Medicaid
- Children's Health Insurance Program
- Pre-K or Head Start
- Section 8 housing assistance
- Emergency Response
- Etc.



The Money Follows The Numbers Not The Need!

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Population Est. 23,159

Median Age 31.8

Geography	April 1, 2010		Population Estimate (as of July 1)								
	Census	Estimates Base	2010	2011	2012	2013	2014	2015	2016	2017	2018
Crestview city, Florida	20,978	21,055	21,091	21,486	22,379	22,710	22,855	23,206	23,540	24,001	24,664

- **Men 11,884 Women 11,275**
- **Adults over 65 2,308**
- **Children under 5 2,021**
- **Veterans 4,179**
- Source: 2013-2017 American Community Survey 5-Year Estimates

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United States Census 2020

DATA MATTERS

- Median Household income $52,778
- Number of Companies 1,762
- Persons in poverty 16.4%
- Housing Units 9,502 Owner 4,486 Renter 3,820

Households with Internet Access 98%

Source: 2013-2017 American Community Survey

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United States Census 2020

CITY OF
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Florida

EVERYONE COUNTS!

#2020Be Counted

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United States Census 2020

FOR OUR KIDS

Make Florida KIDS COUNT CENSUS 2020

Kiss them, then count them.

The 2010 Census count missed 2.2 million young children ages 0-4, or one in 10 young children. States missed out on over a half billion dollars a year in funding from just five federal programs.

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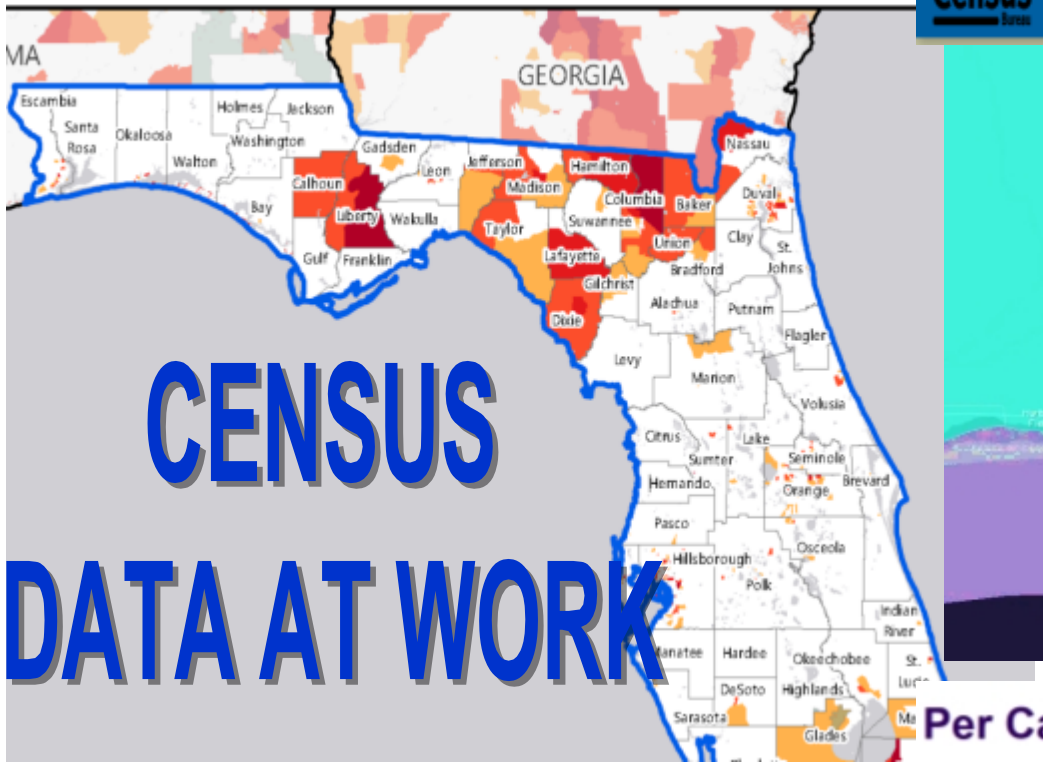
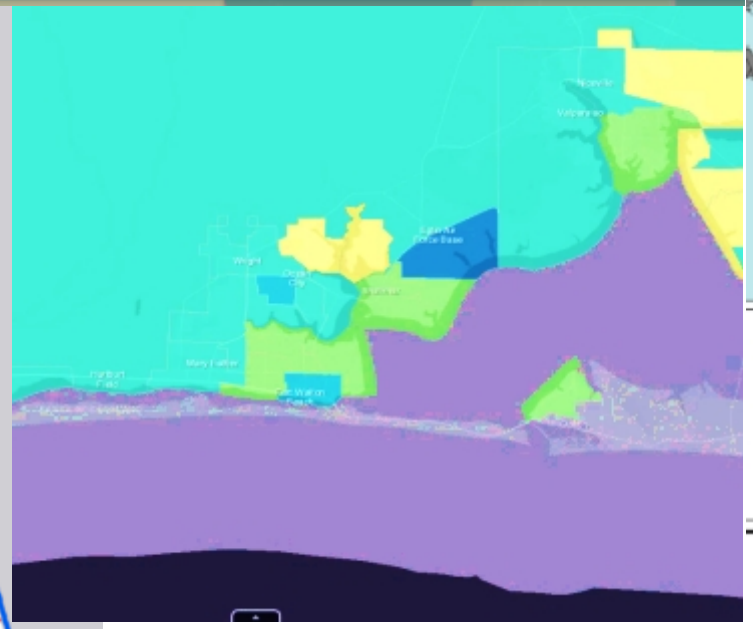
United States Census 2020

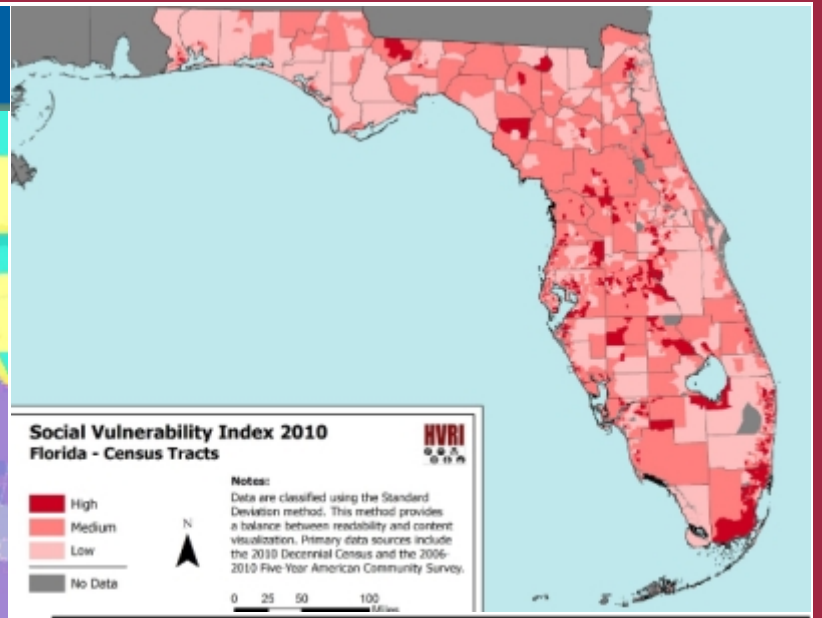
HARD-TO-COUNT COMMUNITIES IN FLORIDA

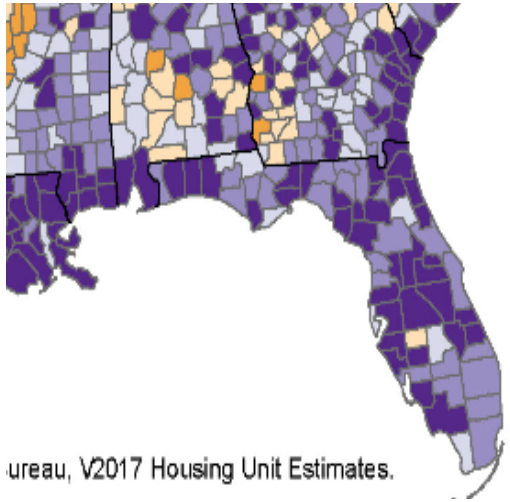


CENSUS DATA AT WORK

United States Census Bureau Response Outreach Area Mapper (ROAM)





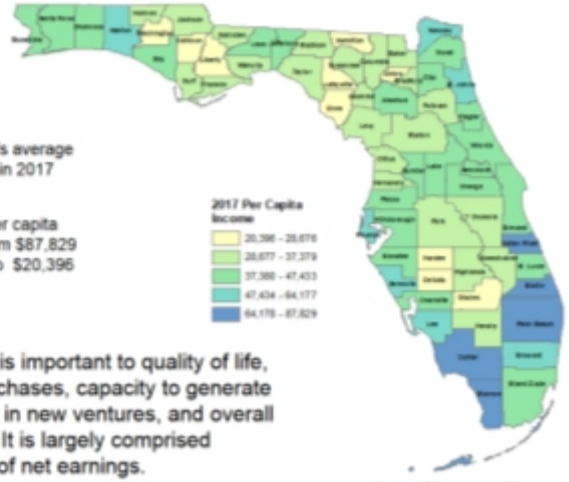


ureau, V2017 Housing Unit Estimates.

Percentage change

- More than 5.0
- 2.0 to 5.0
- 0.0 to 1.9
- -1.9 to -0.1
- Less than -2.0

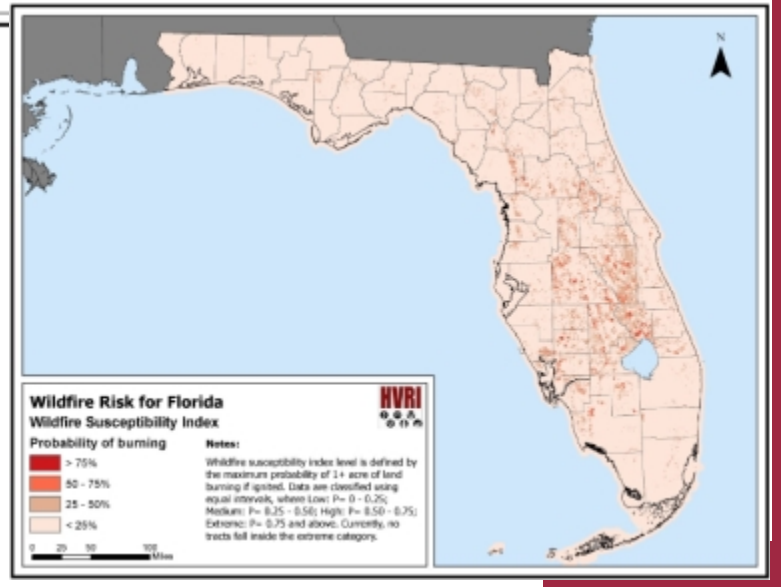
Per Capita Income by County…



- Statewide, Florida's average per capita income in 2017 was $47,684
- Florida's county per capita income ranged from $87,829 in Collier County to $20,396 in Union County.

Per capita income is important to quality of life, ability to make purchases, capacity to generate savings and invest in new ventures, and overall economic stability. It is largely comprised (53.0% in Florida) of net earnings.

Source: US Department of Commerce, Bureau of Economic Analysis, Place of



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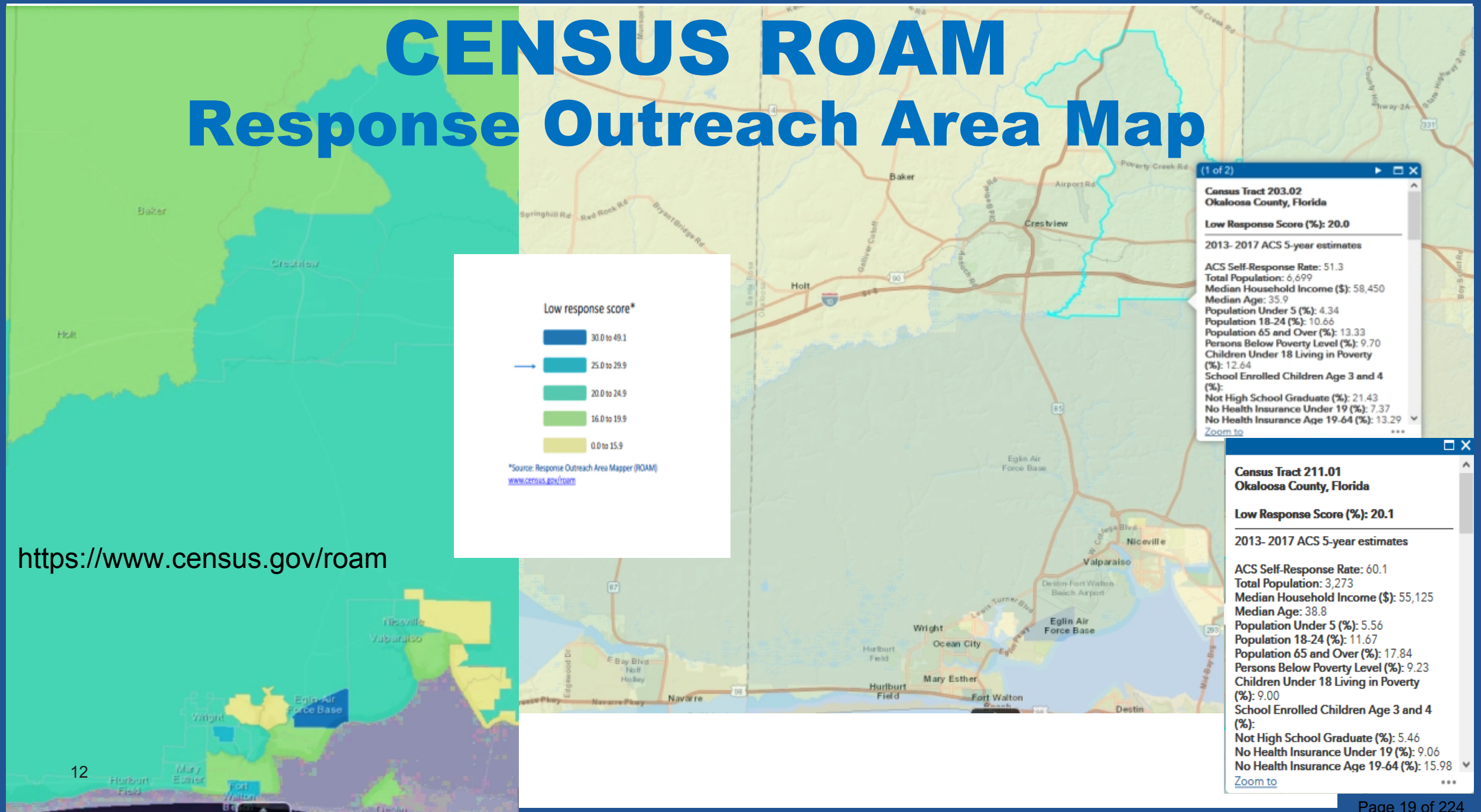
CENSUS ROAM
Response Outreach Area Map



https://www.census.gov/roam

CENSUS COUNTING: HOW?

"The goal of the 2020 Census Count Everyone Once, Only Once And In The Right Place."

✓Every household will have the option of responding online, by mail, or by phone.

Your responses to the 2020 Census are easy, safe and secure.

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United States Census 2020

CENSUS CONFIDENTIAL

We keep your data like you keep your kids; Safe and Secure.

Under Title 13 of the U.S. Code

The Census Bureau is required by law to protect any and all personal information we collect and keep it strictly confidential.

Your Census responses are encrypted.

They Safe and Secure.

To support historical research, Title 44 of the U.S. Code allows the National Archives and Records Administration to release census records only after 72 years.

All Census Bureau staff take a lifetime oath to protect your personal information and any violation comes with a penalty of up to $250,000 and/or up to 5 years in prison.

Your responses to the 2020 Census are easy, safe and secure.

Shape

United States Census 2020

Your responses are safe.

Your responses cannot be shared with other government agencies. It's the law. Its also an oath of every Census Bureau employee must swear to uphold.

All Census responses are kept confidential and private. It is the law.

Your responses cannot be shared with other government agencies. and cannot be used against you by any government agency or court in any way;

- **not by the Federal Bureau of Investigation (FBI),**
- **not by the Central Intelligence Agency (CIA),**
- **not by the Department of Homeland Security (DHS)**
- **not by Immigration and Customs Enforcement (ICE).**

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CENSUS SECURITY

It is important to note that the Census Bureau:

- never asks for your full Social Security number;
- never asks for money or a donation;
- never sends requests on behalf of a political party;
- never requests PIN codes, passwords or similar access information for credit cards, banks or other financial accounts.

Your responses to the 2020 Census are easy, safe and secure.

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United States Census 2020

HOW CAN YOU HELP?

Get Organized
Right NOW!

The more households know about the 2020 Census Operations, the better their understanding of the census process becomes, thus increasing their willingness to be a part of a successful count in 2020.

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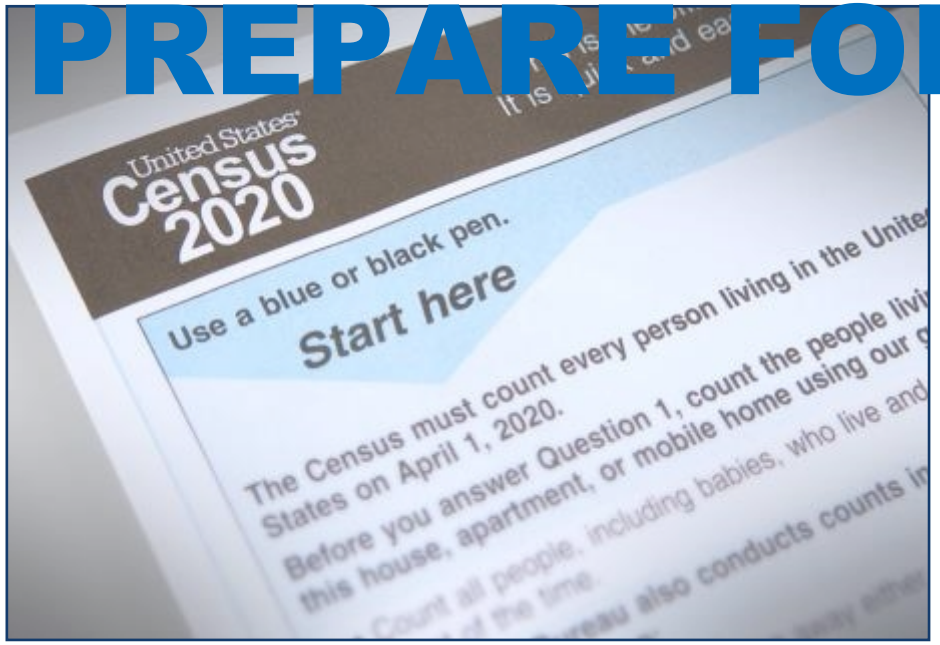
PREPARE FOR 2020 CENSUS NOW!



- Create or join a Complete Count Committee CCC
- Become a Census Partner to help raise awareness
- Encourage your peers to get involved too.
- Find out all you need to know at www.census.gov

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United States Census 2020

WHAT IS A COMPLETE COUNT COMMITTEE?

A **Complete Count Committee** is comprised of a broad spectrum of government and community leaders from advocacy, education, business, healthcare, faith-based and hard to count populations. It should have members to represent and have knowledge and/or influence on your community.

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United States Census 2020

CCC's SUPPORT CENSUS AWARENESS

EVERY PERSON COUNTS

2020 Census Day of Action

April 1, 2019

- ✓ Host promotional events
- ✓ Display census information
- ✓ Include census messages on correspondence
- ✓ Post on their social media sites
- ✓ Network with community and business lead

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United States Census 2020

2020 CENSUS CHALLENGES

- ✓ EDUCATING THE POPULATION
- ✓ RESIDENCY QUESTIONS
- ✓ HARD TO COUNT COMMUNITIES AND POPULATIONS
- ✓ LIMITED INTERNET AND PHONE ACCESS
- ✓ SECURITY CONCERNS
- ✓ FUNDING

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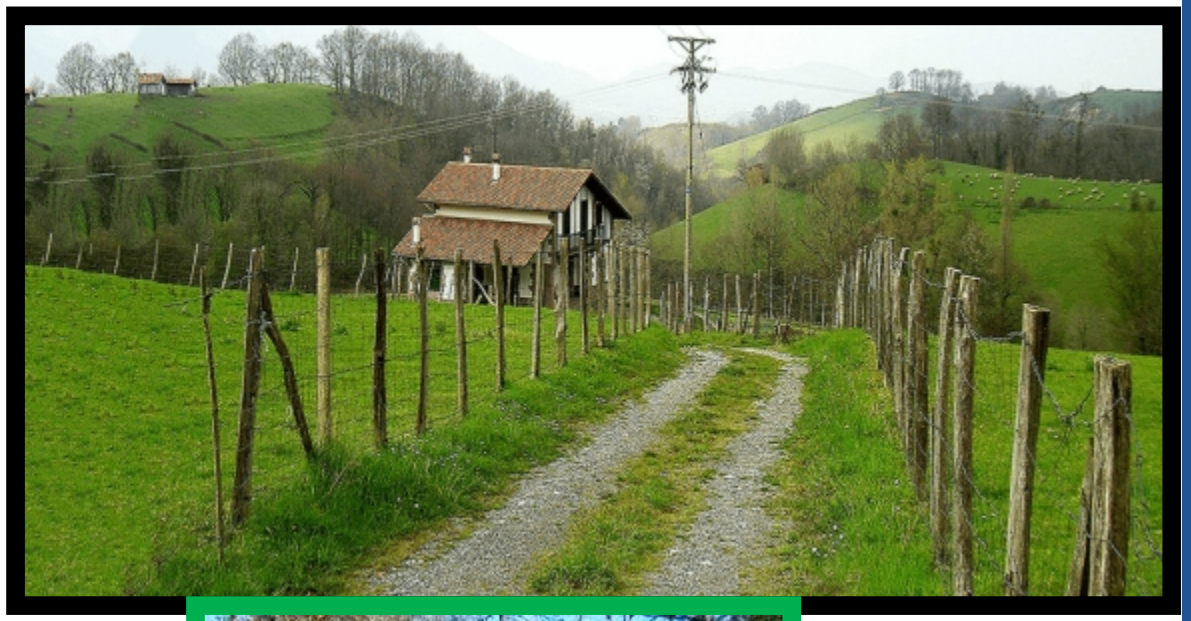
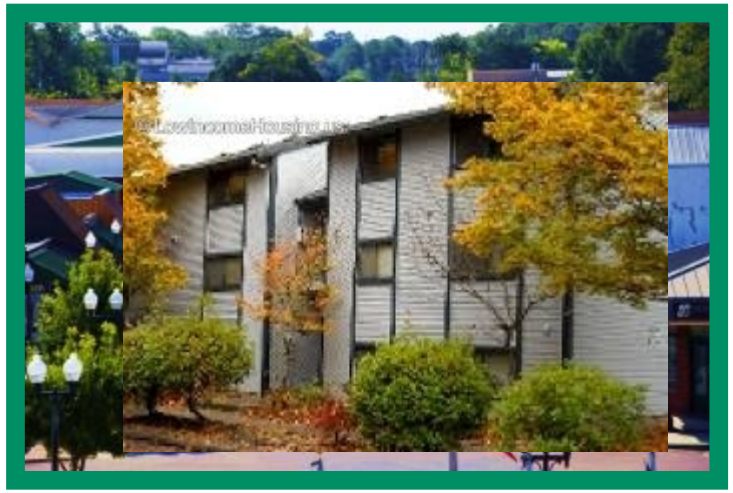
FORM COMMUNITY CCC'S



Low Response Score Communities and Populations.

Hart to Count Communities and Populations.



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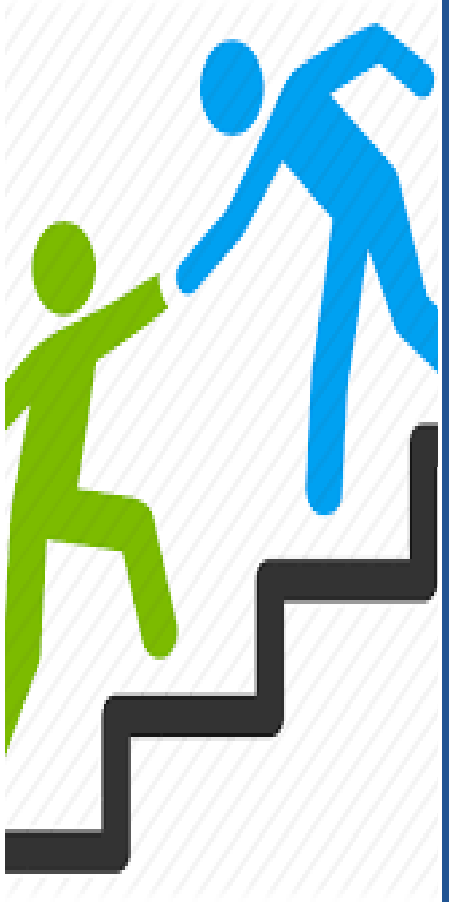
HOW THE CENSUS BUREAU WILL SUPPORT YOU

- ✓ Assist you in forming and advising committees
- ✓ Provide a variety of digital resources
- ✓ Participate in local events and activiti



As the 2020 Census gets closer,

The Census Bureau launch a robust campaign of advertisements, provide information, logos, taglines drop in articles and templates for your customization.

2020CENSUS.GOV

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United States Census 2020

CENSUS 2020
SAN MATEO COUNTY

Census 2020
Shaping Plano's Future

KINGS COUNTY
WE ALL HAVE VALUE when CENSUS 2020 COUNTS

Carroll Counts
2020 CENSUS

Count Me In
Everyone counts for the 2(

BERTIE COUNTY
CENSUS 2020
EVERYONE COUNTS

Count Me In
Census 2020
San Antonio • Bexar County

2020
CensusMaryland

YOU COUNT HERE
PALM BEACH COUNTY
CENSUS 2020

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CITY OF CRESTVIEW FLORIDA
The Hub City of Northwest Florida
OKALOOSA COUNTY 1916

CITY OF
CRESTVIEW
Florida

Crestview
Where
ya at?

CHESTER COUNTY CENSUS 2020

NASH COUNTS
United States Census 2020

eryonecounts

EVERYONE COUNTS!
IN ORANGE COUNTY
CENSUS 2020

COOK COUNTY CENSUS 2020
BE COUNTED.

MIAMI-DADE
COUNTS
CENSUS 2020

ROCK'It!
CENSUS 2020
2020
CAMERON COUNTY

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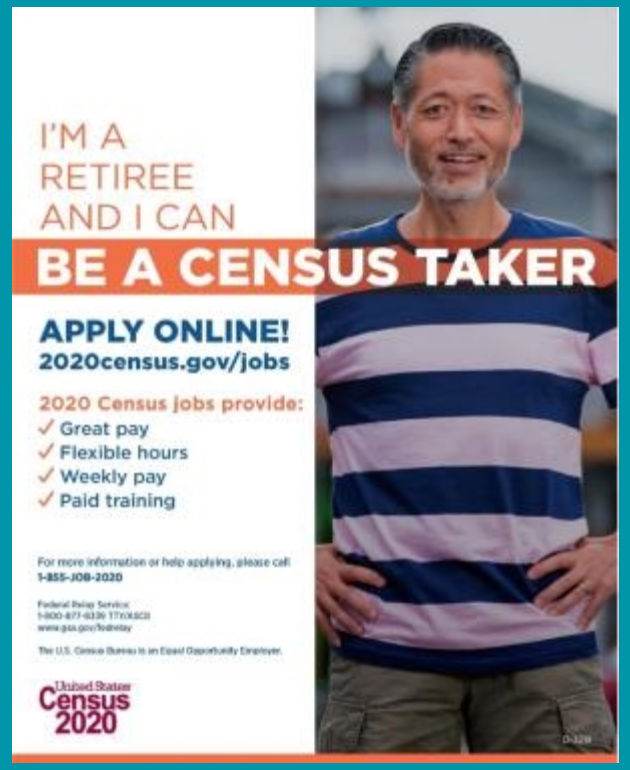
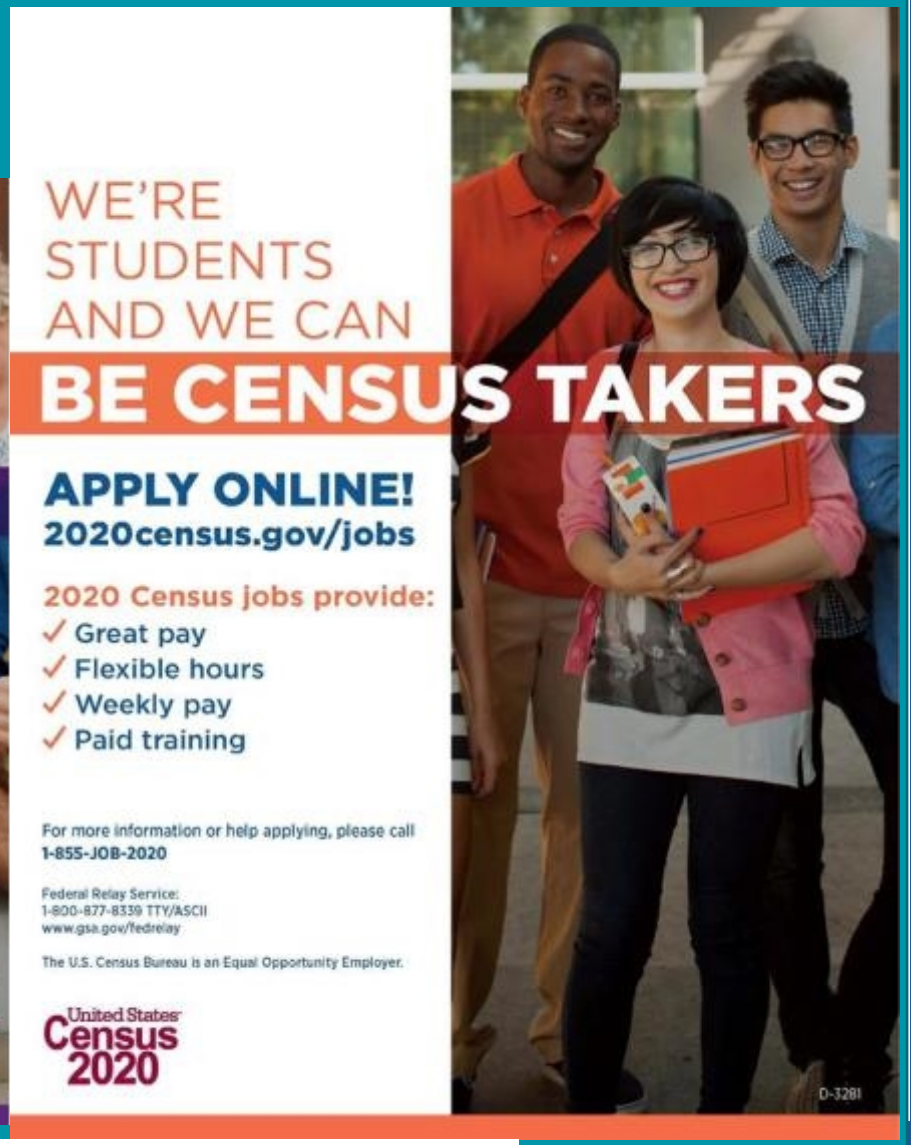
Recruiting/Hiring Challenges





WE'RE HIRING ! $14.50/hr Plus!

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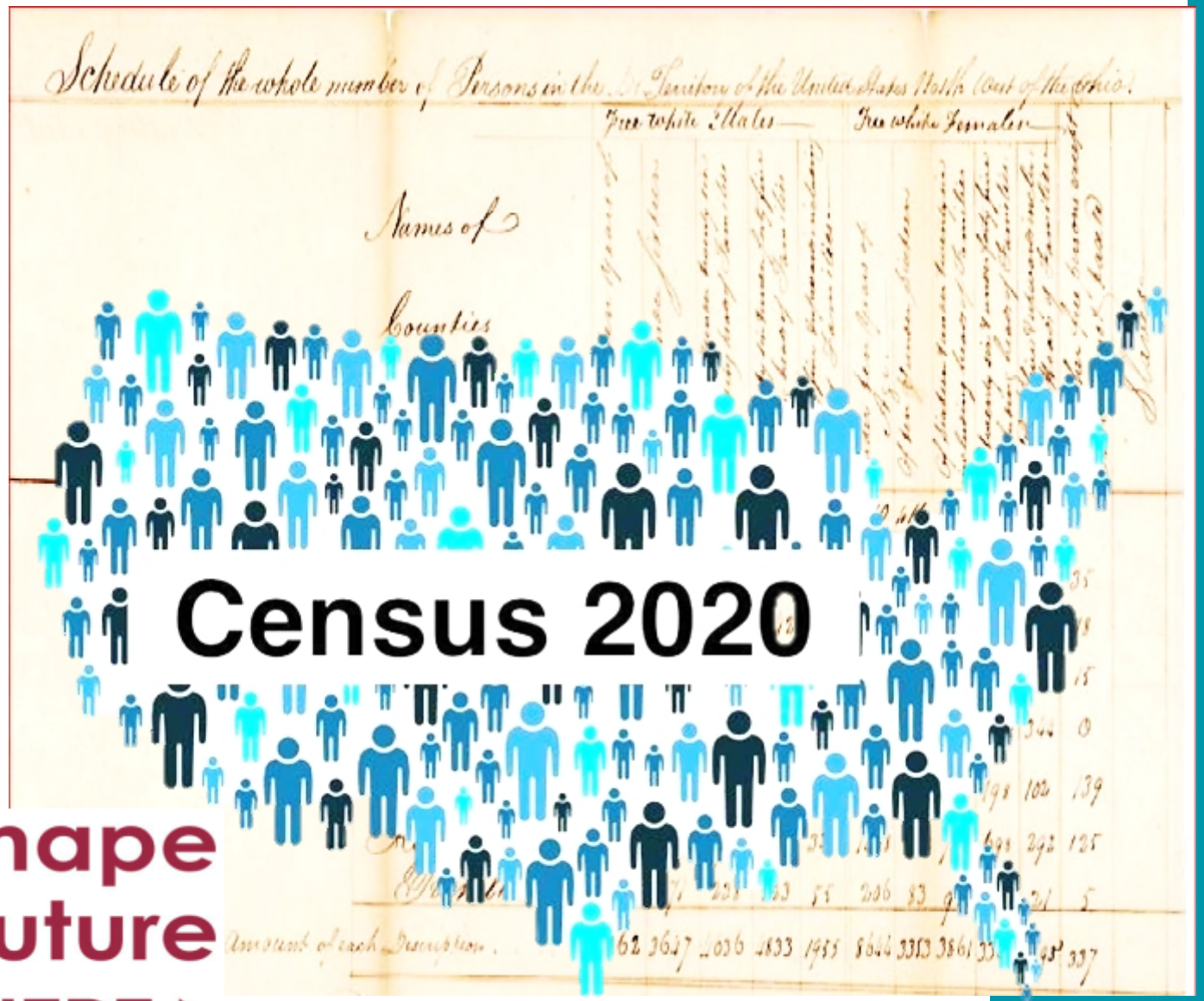

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EVERYONE COUNTS! #2020BeCounted

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United States Census 2020

Nisha L. Barron
U.S. Census Liaison, Partnership Specialist

United States Census Bureau
Atlanta Regional Census Center
North Florida Panhandle Area

Nisha L Barron
1-678-662-2516
Nisha.L.Barron@2020census.gov

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CITY OF CRESTVIEW

Item # 6.2.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Purchase / Contract

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	
DATE:	1/9/2020
SUBJECT:	Presentation of Core Values

BACKGROUND:

The City Council adopted a strategic plan, goals, objectives and a mission statement for the City.

The next step in the process is to develop a set of core values for the employees to work by.

DISCUSSION:

The City Manager tasked the Human Resources Generalist to put together a team from all departments to develop core values.

Staff we present the values, definitions and examples.

GOALS & OBJECTIVES

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

Attachments

None

CITY OF CRESTVIEW Item # 7.1.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Elizabeth Roy, City Clerk
DATE:	1/9/2020
SUBJECT:	Approval of the Minutes from the October 14, 2019 Workshop, September 9, 2019 Council Meeting, September 23, 2019 Public Hearing and the October 28, 2019 Council Meeting

BACKGROUND:
Minutes are presented for approval in regular or special City Council or CRA meetings.

DISCUSSION:
Minutes are accomplished as soon as possible after any meeting of the City Council or CRA Board.

Council and CRA members are requested to send any corrections to the City Clerk prior to the meeting so any corrections can be made.

Any amended minutes will be presented in the meeting for approval.

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.

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT
This item has no budgetary impact.

RECOMMENDED ACTION
Staff respectively requests that the Council approve the Minutes from the October 14, 2019 Workshop, September 9, 2019 Council Meeting, September 23, 2019 Public Hearing and the October 28, 2019 Council Meeting

Attachments
1. 2019.09.09 CCM
2. 2019.09.23 Public Hearing
3. 2019.10.14 WS Chap 6 Alcoholic Beverages

4. 2019.10.28 CCM (1)

City Council Meeting
September 9, 2019
6:00 PM
Council Chambers

The Regular Meeting of the Crestview City Council was called to order at 6:00 P.M. Members present were: Mayor Pro Tem Shannon Hayes, Cynthia Brown, Andrew Rencich, Harry LeBoeuf. Also present were the honorable City Clerk Elizabeth Roy, City Manager Tim Bolduc, City Attorney Mr. Holloway, department heads and members of the press. Mayor Whitten and Mr. Blocker were not present in this meeting.

REGULAR AGENDA

1. **Called to Order**

This meeting was called to order by the Honorable Mayor Pro-Tem Hayes at 6:00 p.m.

2. **Invocation and Pledge of Allegiance**

The invocation and pledge were led by the Reverend Baggett of Macedonia Missionary Baptist Church.

3. **Open Policy making and legislative session**

4. **Approval of Agenda**

Mayor Pro-Tem Hayes asked if there were any changes or objections to the current Agenda.

There were no objections or changes to Agenda it was approved by unanimous consent.

5. **Special Presentations**

6. **Reports and Presentations**

7. **Approval of Minutes**

8. Public Hearings:

8.1 Ordinance 1715- Transmittal Hearing and First Reading of Comprehensive Plan Text Amendments

PRESIDENT: Pursuant to Article 4, Chapter 102 of the City Code, and Florida Statutes, I now declare the public hearing open to receive oral and written comments into the official record concerning the consideration of transmittal and adoption of Comprehensive Plan Amendment 19-3ESR. The adoption of the Amendment will be accomplished by the adoption of Ordinance 1715.

For the record, the Council asks that all speakers identify themselves by name, and address. We also ask that speakers confine their oral remarks to the time allocated when recognized by the Chair. Written comments received by the Staff shall be presented to the Council and excerpts listed in the official minutes. The Community Development Services Staff will speak on behalf of the City.

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

CITY CLERK: Mr. President, publication of the legal notice for the Ordinance was accomplished in The Crestview News Bulletin on Wednesday, August 28, 2019.

PRESIDENT: As noted, Comprehensive Plan Amendment 19-3ESR will be accomplished by Ordinance Number 1715, and, I now ask the City Clerk to the read Ordinance by title.

CITY CLERK: Mr. President, Ordinance Number 1715 by title reads:

ORDINANCE NO. 1715

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF ITS ADOPTED COMPREHENSIVE PLAN; BY ESTABLISHING A NEW FUTURE LAND USE CATEGORY TO BE KNOWN AS THE MIXED-USE RESIDENTIAL COMMERCAIL CATEGORY; PROVIDING FOR REVISING THE FUTURE LAND USE MAP (FLUM) TO INCLUDE THE CATEGORY; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the first reading, by title, of Ordinance 1715.

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

STAFF: Mr. President, Community Development Staff has developed, in conjunction with the Local Planning Agency and Citizens of Crestview, a new Future Land Use Category. The Mixed-Use Residential Commercial Future Land Use is designed to serve as a buffer between the Downtown Core of the City and the larger areas of single-family residential development. The new category allows for a mixture of both residential uses and non-residential uses including low intensity commercial/retail, office space, and public uses. The maximum density is 10 dwelling units/acre, before any bonuses are applied, and the maximum Floor Area Ratio is 1.75 for mixed uses.

Community Development Staff hosted a Public Outreach meeting on this matter with residents of two specific locations deemed appropriate for the new Mixed-Use Residential Commercial Future Land Use.

The LPA reviewed and approved the request to Council on 8/27/18, recommending the transmittal and adoption of 19-3ESR. The following Public Comment was received at the meeting.

PRESIDENT: Is there anyone in the audience who wishes to speak for or against the transmittal of Comprehensive Plan Amendment 19-3ESR or Ordinance 1715?

PROPONENTS: There were none.

OPPONENTS: There were none.

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

COUNCIL MEMBERS: Council discussion and debate.

PRESIDENT: Call for motion and second.

COUNCIL MEMBERS: A motion made by Councilmember Rencich to adopt Ordinance 1715 on First Reading and move to Second Reading and to authorize the Mayor to transmit the proposed Comprehensive Plan Amendment to the Florida Department of Economic Opportunity for review and comment.

Seconded by Councilmember Brown.

PRESIDENT: There is a motion and second to adopt Ordinance Number 1715 on first reading and move to second reading and to authorize the Mayor to transmit the proposed Comprehensive Plan Amendment to the Florida Department of Economic Opportunity for review and comment.

There were 4 yeas from Mr. Rencich, Ms. Brown, Mr. LeBoeuf, Mr. Hayes with 0 nays, motion carried.

8.2 Ordinance 1717- Transmittal Hearing and First Reading of Comprehensive Plan

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PRESIDENT: I now declare this portion of the public hearing closed and I now declare the public hearing open to receive oral and written comments into the official record concerning the consideration of transmittal and adoption of Comprehensive Plan Amendment 19-4ESR. The adoption of the Amendment will be accomplished by the adoption of Ordinance 1717.

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

CITY CLERK: Mr. President, publication of the legal notice for the Ordinance was accomplished in The Crestview News Bulletin on Wednesday, August 28, 2019.

PRESIDENT: As noted, Comprehensive Plan Amendment 19-4ESR will be accomplished by Ordinance Number 1717, and, I now ask the City Clerk to the read Ordinance by title.

CITY CLERK: Mr. President, Ordinance Number 1717 by title reads:

ORDINANCE NO. 1717

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 THE LOW DENSITY RESIDENTIAL, DOWNTOWN MIXED USE, PUBLIC LANDS, AND THE COMMERCIAL FUTURE LAND USE CATEGORIES TO THE MIXED-USE RESIDENTIAL COMMERCIAL (MX-RC) FUTURE LAND USE CATEGORY ON APPROXIMATELY 45.6 ACRES, MORE OR LESS, IN SECTION 17, 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 PROVIDING FOR AN EFFECTIVE DATE.

This is the first reading, by title, of Ordinance 1717.

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

STAFF: Mr. President, Community Development Services staff has proposed Comprehensive Plan Amendment, 19-4ESR. This amendment reflects the future land use change of approximately 45.6 acres of land consisting of 158 parcels of land generally bounded by Oakdale Avenue West, Walnut Avenue West, Lloyd Street North/South, and Wilson Street North/South. If adopted, the amendment will be accomplished by Ordinance #1717 and will impose the Mixed-Use Residential Commercial (MX-RC) future land use upon the identified area.

PRESIDENT: Is there anyone in the audience who wishes to speak for or against the transmittal of Comprehensive Plan Amendment 19-4ESR of Ordinance 1717?

PROPONENTS: There were none.

OPPONENTS: There were none.

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

COUNCIL MEMBERS:

PRESIDENT: Call for motion and second.

COUNCIL MEMBERS: A motion made by Councilmember Rencich to adopt Ordinance 1717 on First Reading and move to Second Reading and to authorize the Mayor to transmit the proposed Comprehensive Plan Amendment to the Florida Department of Economic Opportunity for review and comment. Seconded by Councilmember LeBoeuf.

PRESIDENT: There is a motion and second to adopt Ordinance 1717 on first reading and move to second reading and to authorize the Mayor to transmit the proposed Comprehensive Plan Amendment to the Florida Department of Economic Opportunity for review and comment.

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8.3 Ordinance 1718- Transmittal Hearing and First Reading of Zoning Change

PRESIDENT: I now declare this portion of the public hearing closed and I now declare the public hearing open to receive oral and written comments into the official record concerning the adoption of the Amendment of Ordinance 1718.

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

CITY CLERK: Mr. President, publication of the legal notice for the Ordinance was accomplished in The Crestview News Bulletin on Wednesday, August 28, 2019.

PRESIDENT: I now ask the City Clerk to the read Ordinance 1718 by title.

CITY CLERK: Mr. President, Ordinance Number 1718 by title reads:

ORDINANCE NO. 1718

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 45.6 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL (C-1), SINGLE AND MULTI-FAMILY DWELLING (R-2) AND SINGLE FAMILY DWELLING (R-1) ZONING DISTRICTS TO THE MIXED-USE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING (MX-NC); 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 PROVIDING FOR AN EFFECTIVE DATE.

This is the first reading, by title, of Ordinance 1718.

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

STAFF: Mr. President, Community Development Services staff has proposed Ordinance 1718 which changes the Zoning designation from Commercial (C-1), Single-Family Dwelling (R-1), and Single and Multi-Family Dwelling (R-2) Zoning Districts to the Mixed-Use Neighborhood Commercial Zoning District, of approximately 45.6 acres of land consisting of 158 parcels generally bounded by Oakdale Avenue West, Walnut Avenue West, Lloyd

Street North/South, and Wilson Street North/South.

PRESIDENT: Is there anyone in the audience who wishes to speak for or against the adoption of Ordinance 1718?

PROPONENTS: There were none.

OPPONENTS: There were none.

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

COUNCIL MEMBERS: A brief discussion ensued.

PRESIDENT: Call for motion and second.

COUNCIL MEMBERS: A motion made by Councilmember Rencich to adopt Ordinance 1718 on First Reading and move to Second Reading. Seconded by Councilmember LeBoeuf.

PRESIDENT: There is a motion and second to adopt Ordinance 1718 on first reading and move to second reading.

PRESIDENT: I now declare the public hearing closed.

9. <u>Public Opportunity on Council Propositions</u>

10. <u>Consent Agenda</u>

10.1 Approval of cost amendment for PJ Adams Utilities relocation
10.2 Approval of Main Street Special Event Application

Mayor Pro-Tem Hayes asked for action by Council for the Consent Agenda.

There were no objections to the Consent Agenda it was passed by unanimous consent.

11. <u>Resolutions</u>

12. <u>Public Hearings- Ordinances on Second Reading</u>

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13. Ordinances on First Reading

13.1 Ordinance 1716- Land Development code Amendment, Sec. 102-129

Mayor Pro-Tem Hayes asked the City Clerk to read by title Ordinance 1716.

City Clerk, stated, "Ordinance 1716 reads by title,

ORDINANCE NO. 1716

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR AUTHORITY; PROVIDING FOR AMENDMENTS TO ARTICLE VII, LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS, OF CHAPTER 102 OF THE CODE OF ORDINANCES, CITY OF CRESTVIEW, FLORIDA; PROVIDING FOR AMENDMENTS TO SECTION 102- 129, DISTRICTS AND BOUNDARIES, ESTABLISHING AND ADDING THE ZONING REGULATIONS NECESSARY TO IMPLEMENT A NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the First Reading of Ordinance 1716."

Mayor Pro-Tem Hayes asked for Staff Reports.

Mr. Schoen, City Planner stated, the Community Development Staff has proposed a Text Amendment to the Land Development Code, Chapter 102, Section 102-129. – Districts and Boundaries, providing for a new Mixed-Use Neighborhood Commercial Zoning District. The proposed change will serve to implement the proposed Mixed-Use Residential Commercial Future Land Use Category of the Comprehensive Plan.

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Mr. Rencich to adopt Ordinance 1716 on First Reading and send to Second Reading. Seconded by Mr. LeBoeuf with for yeas from Mr. Rencich, Mr. Hayes, Mr. LeBoeuf, Ms. Brown with 0 nays, motion carried.

13.2 Ordinance 1689- Comprehensive Plan Amendment 19S3

Mayor Pro-Tem Hayes asked the City Clerk to read Ordinance 1689 by title.

City Clerk stated, "Ordinance 1689 reads by title,

ORDINANCE NO. 1689

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 FUTURE LAND USE CATEGORY TO PUBLIC LANDS FUTURE LAND USE CATEGORY ON APPROXIMATELY 2.11 ACRES, MORE OR LESS, IN SECTION

35, 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 PROVIDING FOR AN EFFECTIVE DATE.
This is the First Reading of Ordinance 1689."

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Mr. Rencich to adopt Ordinance 1689 on First Reading and send to Second Reading. Seconded by Mr. LeBoeuf with 4 yeas from Mr. Rencich, Mr. LeBoeuf, Ms. Brown, Mr. Hayes with 0 nays, motion carried.

13.3 Ordinance 1690- Rezoning of 2.11 acres on Point Center Road

Mayor Pro-Tem Hayes asked the City Clerk to read Ordinance 1690 by title.

City Clerk stated, "Ordinance 1690 reads by title,

ORDINANCE NO. 1690

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.11 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY MIXED-USE ZONING DISTRICT TO THE PUBLIC LANDS DISTRICT ZONING (P); 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 PROVIDING FOR AN EFFECTIVE DATE.
This is the First Reading of Ordinance 1690."

Mayor Pro-Tem Hayes asked for Staff Reports.

Mr. Schoen, City Planner stated, the requested Zoning change will allow the City to install the planned water tank on the site as a public utility system. Placement of the Water Tank will allow for more efficient service provision and may allow for increased utility service in the portion of the City.

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Mr. Rencich to adopt Ordinance 1690 on First Reading and move to Second Reading. Seconded by Mr. LeBoeuf with 4 yeas from Mr. Rencich, Mr. LeBoeuf, Mr. Hayes, Ms. Brown with 0 nays, motion carried.

13.4 Ordinance 1699- Comprehensive Plan Amendment 19S5

Mayor Pro-Tem Hayes asked the City Clerk to read Ordinance 1699 by title.

City Clerk stated, "Ordinance 1699 reads by title,

ORDINANCE NO. 1699

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 RURAL RESIDENTIAL FUTURE LAND USE CATEGORY TO LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY ON APPROXIMATELY 1.04 ACRES, MORE OR LESS, IN SECTION 31, TOWNSHIP 4 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 PROVIDING FOR AN EFFECTIVE DATE.

This is the First Reading of Ordinance 1699."

Mayor Pro-Tem Hayes asked for Staff Reports.

Mr. Schoen, City Planner stated Douglas Capps, property owner, has made application requesting the Comprehensive Plan Amendment to the Future Land Use. The subject property was recently annexed through adoption of Ordinance 1698.The Local Planning Agency recommended approval of Comprehensive Plan Amendment 19S5 on August 27, 2019.

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Mr. Rencich to adopt Ordinance 1699 on First Reading and send to Second Reading. Seconded by Ms. Brown with 4 yeas from Mr. Rencich, Ms. Brown, Mr. LeBoeuf, Mr. Hayes with 0 nays, motion carried.

13.5 Ordinance 1700- Rezoning of 1.04 Acres on Ridge Lake Road

Mayor Pro-Tem Hayes asked the City Clerk to read Ordinance 1700 by title.

City Clerk stated, "Ordinance 1700 reads by title,

ORDINANCE NO. 1700

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.04 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 31, TOWNSHIP 4 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RURAL RESIDENTIAL ZONING DISTRICT TO THE SINGLE FAMILY DWELLING DISTRICT ZONING (R-1A); 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 PROVIDING FOR AN EFFECTIVE DATE.
This is the First Reading of Ordinance 1700."

Mayor Pro-Tem Hayes asked for Staff Reports.

Mr. Schoen, City Planner stated, adoption of Ordinance 1700 will approve the requested Zoning change. The subject property was recently annexed through adoption of Ordinance 1698. The Local Planning Agency recommended approval of the Comprehensive Plan Amendment on August 27, 2019.

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Mr. Rencich to adopt Ordinance 1700 on First Reading and send to Second Reading. Seconded by Mr. LeBoeuf with 4 yeas from Mr. Rencich, Mr. LeBoeuf, Ms. Brown, Mr. Hayes with 0 nays, motion carried.

13.6 Ordinance 1702- Comprehensive Plan Amendment 19S6

Mayor Pro-Tem Hayes asked the City Clerk to read Ordinance 1702 by title.

City Clerk, stated, "Ordinance 1702 reads by title,

ORDINANCE NO. 1702

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 FUTURE LAND USE CATEGORY TO MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY ON APPROXIMATELY 0.70 ACRES, MORE OR LESS, IN SECTION 21, 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 PROVIDING FOR AN EFFECTIVE DATE.
This is the First Reading of Ordinance 1702."

Mayor Pro-Tem Hayes asked for Staff Reports.

Mr. Schoen, City Planner stated, adoption of Ordinance 1702 will approve the requested amendment to the Comprehensive Plan. The subject property was recently annexed through adoption of Ordinance 1701.The Local Planning Agency recommended approval of Comprehensive Plan Amendment 19S6 on August 27, 2019. The requested Comprehensive Plan Amendment will allow for the development of a proposed duplex development on the subject property.

Mayor Pro-Tem asked for action by Council.

A motion made by Mr. Rencich to adopt Ordinance 1702 on First Reading and move to Second Reading. Seconded by Mr. LeBoeuf with 4 yeas from Mr. Rencich, Mr. LeBoeuf, Ms. Brown, Mr. Hayes with 0 nays, motion carried.

13.7 Ordinance 1703- Rezoning of .70 Acres on Robinson Avenue

Mayor Pro-Tem Hayes asked the City Clerk to read Ordinance 1703 by title.

City Clerk, stated, "Ordinance 1703 reads by title,

ORDINANCE NO. 1703

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.70 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY SINGLE FAMILY (R-1) ZONING DISTRICT TO THE SINGLE AND MULTI-FAMILY DWELLING DISTRICT ZONING (R-2); 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 PROVIDING FOR AN EFFECTIVE DATE.

This is the First Reading of Ordinance 1703."

Mayor Pro-Tem Hayes asked for Staff Reports.

Mr. Schoen, City Planner, stated that adoption of Ordinance 1703 will approve the requested zoning change. The subject property was recently annexed through adoption of Ordinance 1701. The Local Planning Agency recommended approval of the requested Zoning change on August 27, 2019. The requested Zoning change will allow for the development of a proposed duplex development on the subject property. The development will result in increased tax revenue as well as utility impact and tap fees and monthly service charges.

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Mr. Rencich to adopt Ordinance 1703 on First Reading and send to Second Reading. Seconded by Mr. LeBoeuf with 4 yeas from Mr. Rencich, Mr. LeBoeuf, Ms. Brown, Mr. Hayes with 0 nays, motion carried.

13.8 Ordinance 1706- Annexation of 1.04 Acres Garden Street

Mayor Pro-Tem Hayes asked the City Clerk to read Ordinance 1706 by title.

City Clerk, stated, "Ordinance 1706 reads by title,

ORDINANCE NO. 1706

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 1.04 ± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 NORTH,

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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 ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.
This is the First Reading of Ordinance 1706."

Mayor Pro-Tem Hayes asked for Staff Reports.

Mr. Schoen, City Planner stated, the adoption of Ordinance 1706 will approve the voluntary annexation of the subject property. The Local Planning Agency recommended approval of the request for annexation on August 27, 2019.

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Mr. LeBoeuf to adopt Ordinance 1706 on First Reading and move to Second Reading. Seconded by Ms. Brown with 4 yeas from Mr. LeBoeuf, Ms. Brown, Mr. Hayes, Mr. Rencich with 0 nays, motion carried.

13.9 Ordinance 1709- Annexation of 3.59 Acres on Patriot Lane

Mayor Pro-Tem Hayes asked the City Clerk to read Ordinance 1709 by title.

City Clerk, stated "Ordinance 1709 reads by title,

ORDINANCE NO. 1709

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 3.59 ± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.
This is the First Reading of Ordinance 1709."

Mayor Pro-Tem Hayes asked for Staff Reports.

Mr. Schoen, City Planner stated that the City of Crestview owns the property and the annexation of the right of way is a component part of an ongoing assisted living facility development project and a CDBG grant.

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Mr. LeBoeuf to adopt Ordinance 1709 on First Reading and send to Second Reading. Seconded by Ms. Brown with 4 yeas from Mr. LeBoeuf, Ms. Brown, Mr. Hayes, Mr. Rencich with 0 nays, motion carried.

13.10 Ordinance 1721- Annexation of 62.5 Acres on Point Center Road

Mayor Pro-Tem Hayes asked the City Clerk to read Ordinance 1721 by title.

City Clerk, stated, "Ordinance 1721 reads by title,

ORDINANCE NO. 1721

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 62.5 ± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTIONS 35 AND 36, 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 ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

This is the First Reading of Ordinance 1721."

Mayor Pro-Tem Hayes asked for Staff Reports.

Mr. Schoen, City Planner, stated the City Council has seen approved this annexation request on multiple occasions. The adoption of Ordinance 1654 approved the annexation in December of 2018. Ordinance 1654 was repealed and replaced by Ordinance 1696 due to an erroneous error. Ordinance 1696 went through first reading. During the time between first and second reading staff was made aware of a failure of proper public notification during the initial annexation processes. Adoption of Ordinance 1721 will approve the voluntary annexation of the subject property. This exercise is to ensure that proper annexation procedure was followed in accordance with Florida Statute and the Crestview Land Development Code.

A brief discussion ensued.

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Ms. Brown to adopt Ordinance 1721 on First Reading and move to Second Reading. Seconded by Mr. LeBoeuf with 4 yeas from Ms. Brown, Mr. LeBoeuf, Mr. Hayes, Mr. Rencich with 0 nays, motion carried.

14. Action Items

14.1 EAP Program

Mr. Bolduc, City Manager stated that this program provides for assistance to employees and their families who need professional advice or assistance while allowing for the City to ensure the safety of our employees and the public. Employee Assistance Programs, also known as an EAP, are provide to employees to encourage the use of counseling. By encouraging a struggling employee to seek help employers often see less disciplinary issues, an increase in productivity and avoid costly turnover. The EAP allows for confidentiality of the employee; only the human resources department receives information on sessions. Employees may self-refer, supervisors may suggest the use of the program to an employee, and the last option is required assessment based on concerning behaviors.

Pattison Professional Counseling Center has two offices, Crestview and Fort Walton Beach, and allows special courtesy to our police officers to ensure they feel comfortable seeking help. Additionally, they offer a sliding scale fee and are in-network with the City's health insurance plan ensuring affordability if the employee needs continued services. The service cost $60 per session. Each employee is offered four sessions annually for a potential maximum cost of $14,400. The contract also allows for two on site seminars on topics that address workplace safety at no cost to the city.

Discussion ensued concerning the information provided.

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Ms. Brown to approve the contract as submitted and to submit it to the Mayor for signature. Seconded by Mr. Rencich with 4 yeas from Ms. Brown, Mr. Rencich, Mr. Hayes, Mr. LeBoeuf with 0 nays, motion carried.

15. Comments from the Audience

Ms. DeAndrea Haynes, 111 Citadel Lane, Crestview Fl, gave her thoughts and suggestions concerning the Council Meetings.

16. Comments from the Mayor and Council

Mr. Rencich asked where Staff was concerning the Itinerant Vendor ordinance.

Mr. Bolduc stated that there would be something in the near future concerning that particular issue.

Mr. Rencich stated that currently the City has an ordinance that is technically out of regulation with the State Law.

Mr. Bolduc, City Manager, cited the portion of the ordinance that Mr. Rencich was referring to. He also stated that he is talks with Staff to address this issue in the month of October.

Mr. Hayes spoke about the League of Cities meeting that he attended.

17. <u>City Clerk Report</u>

Ms. Roy, City Clerk informed Council that besides the Family Movie Night at the Amphitheater, the Main Street Association is hosting a festival on the same day. She also thanked everyone for their condolences for the passing of her father.

18. <u>City Attorney Report</u>

19. <u>City Manager Report</u>

Mr. Bolduc, City Manager asked for consensus from Council to utilize a piece of property to for a track where we provide the land and a race track for remote control cars.

Council gave a consensus to the City Manager's request.

The City Manager also spoke to Council about the City constructing a skate park and asked for a consensus to look for a space and to start that process.

Council gave consensus to the City Manager's request.

Police Chief McCosker, gave the Council an update regarding recent shootings that have happened in the City.

Discussion ensued.

20. <u>Adjournment</u>

This meeting was adjourned by Mayor Pro-Tem Hayes at 7:43 p.m.

_____	_____
Elizabeth M. Roy	**J B Whitten**
City Clerk	**Mayor**

Minutes approve this_____ day of _____, 20__.

DRAFT

City Council Meeting/Public Hearing
September 23, 2019
5:30 PM
Council Chambers

The Regular Meeting of the Crestview City Council was called to order at 5:30 P.M. Members present were: Shannon Hayes, Joe Blocker, Andrew Rencich, Cynthia Brown. Also present were the honorable City Clerk Elizabeth Roy, City Manager Tim Bolduc, City Attorney Mr. Holloway, department heads and members of the press. Mayor JB Whitten, Councilmember Harry LeBoeuf was absent from this Council Meeting.

REGULAR AGENDA

1. **Called to Order**

This meeting was called to order by the Honorable Mayor Pro-Tem Hayes at 6:00 p.m.

2. **Pledge of Allegiance**

The pledge was led by Councilmember Brown.

3. **Open Policy making and legislative session**

4. **Approval of Agenda**

Mayor Pro-Tem Hayes asked if there were any changes or objections to the current Agenda.

There were no objections or changes to Agenda it was approved by unanimous consent.

5. **Public Opportunity on Council propositions**

6. Actions Items

6.1 Approval of Water/Sewer rate increases as established by Ordinance 1601.

Mr. Bolduc, City Manager stated that this is in accordance with Ordinance 1601 that was adopted in May 2016 providing for a 4 (four) year implementation of the water and sewer rated study that called, for a 2% water and sewer rate increase each year.

Mayor Pro-Tem Hayes asked for action by Council.

A motion from Mr. Blocker to the rate in creases as adopted in Ordinance 1601 for the 2019 Budget. Seconded by Ms. Brown with four yeas by Mr. Blocker, Ms. Brown, Mr. Rencich, Mr. Hayes with 0 nays, motion carried.

7. Resolutions

Mayor Pro Tem Hayes open the Public Hearing.

7.1 Resolution 19-27 Adoption of Final Millage

Mayor Pro-Tem Hayes asked the City Clerk to read Resolution 19-27 by title.

Ms. Roy, City Clerk stated, "Mr. Mayor, Resolution 19-27 reads by title,

RESOLUTION 19-27

A RESOLUTION OF THE CITY OF CRESTVIEW OF OKALOOSA COUNTY, FLORIDA, ADOPTING THE FINAL LEVYING OF A MILLAGE OF 6.9466 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; PROVIDING FOR AN EFFECTIVE DATE.

This is Resolution 19-27."

Mayor Pro-Tem Hayes asked for action by Council.

A motion made by Mr. Rencich to adopt Resolution 19-27, adopting the Final Millage Rate at 6.9466 for the fiscal year 2020. Seconded by Mr. Blocker with four yeas from Mr. Rencich, Mr. Blocker, Mr. Hayes, Ms. Brown with 0 nays, motion carried.

7.2 Resolution 19-28 Adoption of Final Budget

Mayor Pro-Tem Hayes asked the City Clerk to read Resolution 19-28 by title.

Ms. Roy, City Clerk stated, "Mr. Mayor Resolution 19-28 reads by title,

RESOLUTION 19-28

A RESOLUTION OF THE CITY OF CRESTVIEW OF OKALOOSA COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; PROVIDING FOR AN EFFECTIVE DATE.

This is Resolution 19-28."

Mayor Pro-Tem Hayes closed the Public Hearing and asked for action by Council.

A brief discussion ensued.

A motion made by Mr. Rencich to adopt Resolution 19-28, adopting the Final Budget of $36,342,756 for the fiscal year 2020. Seconded by Ms. Brown with 4 yeas from Mr. Rencich, Ms. Brown, Mr. Hayes, Mr. Blocker with 0 nays, motion carried.

8. **Comments from the Audience**

9. **Adjournment**

This meeting was adjourned by Mayor Pro-Tem Hayes at 5:40 p.m.

_____	_____
Elizabeth M. Roy	**J B Whitten**
City Clerk	**Mayor**

Minutes approve this_____ day of _____, 20__.

Workshop Meeting
October 14, 2019
5:30 p.m.
Council Chambers

The Workshop Meeting of the Crestview City Council was called to order at 5:30 P.M. or the conclusion of the Special Meeting. Members present were: President J.B. Whitten, Vice President Bill Cox, and Doug Faircloth. Also present were the honorable Mayor David Cadle, City Clerk Elizabeth Roy, City Attorney Bill Holley department heads and members of the press. Joe Blocker, Shannon Hayes were absent from this workshop.

WORKSHOP

1. Called to Order

This workshop was called to order by Mr. Whitten.

2. Pledge of Allegiance

The pledge was led by Councilmember Brown.

3. Open Workshop

The Workshop was open by Mr. Whitten.

4. Approval of Agenda

Mr. Whitten asked if there were any changes to the Agenda.

There were none and Council gave consensus to present Workshop Agenda.

5. Presentation from City Staff

5.1 Staff Presentation of Chapter 6 of the Code of Ordinance

Mr. Bolduc, City Manager informed Council that this workshop is to discuss Chapter 6 of the Code of Ordinances in how it addresses the use and consumption of alcohol in the City Limits. The purpose of this workshop is to have an open discussion to determine how the best direction for the City to move forward. He then reviewed the ordinance in its current standing.

6. **Council Discussion**

A discussion ensued concerning the

7. **Comments from the Audience**

A discussion ensued concerning the five-hundred-foot buffer between established businesses that would serve alcohol and churches.

Ms. Holly Bird asked for clarification of the current code and the buffer.

Mr. Bolduc, City Manger stated that the code is not effective.

Mr. Mike McDuffy, owner of the Wild Olive restaurant gave his thoughts on the matter.

Discussion ensued.

Mr. Toolan, owner of Casbah Coffee Company asked for Council to keep in mind the growth of business in the downtown area in mapping out areas that will allow or not allow alcohol.

Mr. Barthe, owner of Courthouse Suites, suggested that Council clarify the language in the ordinance so that business owners know where they can build their businesses.
1.21.06

Ms. Irmma Winkler, 333 Anderson St, Crestview Fl after being a twenty-year resident feels that the exemption area should be extended and feels the buffer area should be limited to two-hundred fifty feet.

Mr. LeBoeuf suggested to have another Workshop.

Mr. Bolduc stated that would be entirely up to Council, but a timeline does need to be established.

Discussion ensued.

Mr. Hayes suggested that looking at growth and population numbers to for people to think realistically when considering this issue. He also suggested having another Workshop.

Mr. Bolduc agreed with a Workshop but suggested three topics to discuss: to how to treat downtown, restaurants, what happens to the rest of the City as it relates to bars.

Discussion ensued.

Mr. Bolduc stated that after listening to all concerns from Council and Citizens the main one seems to be the buffer of how many feet between restaurants/bars that serve alcohol and churches. This and other items will be presented at the next Workshop.

Discussion ensued on when to schedule the next Workshop.

Council gave consensus to have a Workshop on October 28th.

8. **Staff Summary of Discussion**

9. **Adjournment**

This meeting was adjourned by Mr. Whitten at 7:34 p.m.

_____	_____
Elizabeth M. Roy	**J B Whitten**
City Clerk	**Council President**

Minutes approve this ___ day of_____, 2019.

City Council Meeting
October 28, 2019
6:00 PM
Council Chambers

The Regular Meeting of the Crestview City Council was called to order at 6:00 P.M. Members present were: Shannon Hayes, Joe Blocker, Andrew Rencich, Harry LeBoeuf. Also present were the honorable Mayor JB Whitten, City Manager Tim Bolduc, City Attorney Mr. Holloway, department heads and members of the press. City Clerk Elizabeth Roy and Councilmember Cynthia Brown were absent from this Council Meeting.

REGULAR AGENDA

1. **Called to Order**

This meeting was called to order by the Honorable Mayor Whitten at 6:00 p.m.

2. **Invocation and Pledge of Allegiance**

The invocation and the pledge were led by Pastor Michael Lugones of Lifepoint Church.

3. **Open Policy making and legislative session**

4. **Approval of Agenda**

Mayor Whitten asked if there were any changes or objections to the current Agenda.

There were no objections or changes to Agenda it was approved by unanimous consent.

5. **Special Presentations**

6. **Reports and Presentations**

7. **Approval of Minutes**

7.1 Approval of the Minutes from the August 26, 2019 City Council Meeting.
Mayor Whitten asked if there any changes or objections to the minutes from the August 26, 2019 City Council Meeting.

There were no objections or changes to minutes they were approved by unanimous consent.

8. **Public Hearings:**

9. **Public Opportunity on Council Propositions**

10. **Consent Agenda**

10.1 Approval of invoice from Allen, Norton and Blue in the amount of $159.00.
Mayor Whitten asked if there were any objections to the item on the Consent Agenda.

There were no objections to the Consent Agenda it was approved by unanimous consent.

11. **Resolutions**

12. **Public Hearings- Ordinances on Second Reading**

13. **Ordinances on First Reading**

13.1 Ordinance 1730 Chapter 6 Code of Ordinances (Alcohol)
Mayor Whitten asked the City Manager to read Ordinance 1730 by title.

Mr. Bolduc, City Manager stated, "Ordinance 1730 reads by title

ORDINANCE NO. 1730

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR COMPLIANCE WITH STATE OF FLORIDA STATUTE; PROVIDING FOR ADMINISTRATIVE APPROVAL OF ALL ALCOHOLIC BEVERAGE LICENSE APPLICATIONS AND REMOVING THE REQUIREMENT FOR COUNCIL APPROVAL OF SAID APPLICATIONS; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.
This is the First Reading of Ordinance 1730."

Mayor Whitten asked for Staff Reports.

Mr. Bolduc, City Manager then presented a in depth look into Ordinance 1730.

Mayor Whitten opened the floor for comments and questions concerning Ordinance 1730.

Ms. April Meier, business owner in the City of Crestview stated her views on changing the ordinance to accommodate the businesses.

Mr. Paul Lowery, President of the Crestview Main Street Association and stated the positive aspects for businesses concerning Ordinance 1730.

Ms. Sandra Wilson the Executive Director of the Crestview Main Street Association read into record an email that was sent to the Council.

Mr. Bill Tonin owner of Casbah Coffee Company, gave his views concerning Ordinance 1730.

Mr. Dusty Holloway, business owner in the City of Crestview spoke about his concerns both for and against Ordinance 1730.

Pastor Michael Lugones, Pastor of Lifepoint Church spoke about his concerns for Ordinance 1730.

Mr. Ryan Price, Chairman-Elect of the Crestview Chamber Area of Commerce read a letter on behalf of the Crestview Chamber of Commerce supporting Ordinance 1730.

Mr. Bryan Follmar, 524 Tom Sawyer Lane, Crestview FL, as a resident he does support Ordinance 1730.

Mr. Mike McDuffy owner of The Wild Olive is in favor of the changes to the Ordinance.

Mr. Jim Brown, a business owner and Pastor, 286 North Main stated that he nor his church oppose the ordinance.

Ms. Ramos of 196 West Pine Ave spoke for the ordinance.

Ms. Tracy Tonin, of Crestview Fl, spoke for the ordinance.

Councilmember Parker Destin of the City of Destin and owner of the Emerald Seafood Market and Restaurant and spoke in support of the ordinance.

Mr. John Mayfield resident of the City of Crestview who spoke in support of the ordinance.

Mr. Clint Nielson a pastor at LifePoint Church gave his thoughts.

Mayor Whitten closed the portion for Public Comments.

Mayor Whitten then asked for action by Council.

DRAFT

A brief discussion ensued.

A motion made by Mr. Rencich to approve Ordinance 1730 on First Reading and move to Second Reading. Seconded by Mr. Hayes with 4 yeas from Mr. Rencich, Mr. Hayes, Mr. Blocker, Mr. LeBoeuf with 0 nays, motion carried.

14. Action Items

15. Comments from the Audience

16. Comments from the Mayor and Council

Mr. LeBoeuf thank Council and Staff for the work done on Ordinance 1730.

Mr. Rencich thanked all who came out to participate or support Government Week last week.

Mr. Blocker thanked all that who worked on the issue of the ordinance.

Mr. Hayes informed Council about the meetings that he attended and remarked that Crestview needs to prepare for the growth of the City.

Mayor Whitten spoke about the events that took place during Government Week and upcoming events for the Public to attend.

17. City Clerk Report

18. Attorney Update

19. City Manager Report

19.1 Parks and Recreation Property Discussion

Mr. Bolduc, City Manager informed Council that he was approached with an opportunity for the City to purchase the property from Central Baptist Church known as "The Rock" where the gym and swimming pool are located. He then showed a video that presented the property. Mr. Bolduc informed Council that the asking price is $1,395,000.00 million and invited a representative from the Church to speak to Council.

Mr. Brett House a member of Central Baptist Church spoke to Council about the property.

A brief discussion ensued relative to the property.

Mr. Bolduc informed Council that the cost would be at least $200,000.00 to cover the expense of the mortgage.

DRAFT

A brief discussion ensued concerning the information presented.

Mr. Cory Schroder resident of Crestview gave his thoughts on the purchase of the property.

Mr. Mayfield resident of Crestview gave his thoughts on the purchase of the property.

Ms. Patterson of 426 Benjamin Place gave favorable views on purchasing the property.

Discussion ensued.

Mr. Bolduc asked of Council in which direction they would want to take concerning the property.

The Council gave a consensus to have a Strategic Planning for Parks before moving forward.

20. <u>Adjournment</u>

This meeting was adjourned by Mayor Whitten at 8:15 p.m.

_____	_____
Elizabeth M. Roy	**J B Whitten**
City Clerk	**Mayor**

Minutes approve this_____ day of _____, 20__.

DRAFT

CITY OF CRESTVIEW

Item # 10.1.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Wayne Steele, Public Services Director
DATE:	1/9/2020
SUBJECT:	Extension of Special Utility Service Agreement with Benchmark Group

BACKGROUND:

During November 2011, staff identified that the 8" gravity sewer line crossing Hwy 85 at Walmart and Rasberry Road had reached maximum capacity.

This discovery had a drastic impact on the ability to provide sanitary sewer for the east side of Crestview north of Interstate 10 and south of Aplin Road. The existing infrastructure was inadequate and could not support any additional growth. In an effort to better provide Municipal Services and expand sanitary sewer services to the east side of Crestview in the area of Redstone East including the new Shoal River Middle School, I proposed to the City Council a Public Private Partnership between the City of Crestview, Beach Community Bank, DR Horton and Bishops Landing Development.

The partnership allowed the City of Crestview to upgrade and construct the needed infrastructure to support the new growth projected by each of these developments. To raise the funding needed to construct a 15" gravity sewer line from east of the Hospital flowing west under Hwy 85 at the intersection of Hospital Drive and southwest to Lift Station number 6 located at 500 Rasberry Road behind Lowe's, all partners would enter into a Special Utility Service Agreement titled L.A.T.S.L. (Lowes Area Trunk Sewer Line).

The agreement allowed the City to offer sewer tap fee credits, in exchange each developer would pay in advance to the City a predetermined amount based on their anticipated flows and needs to support their development, those amounts are explained and broken down in the attached documents.
In the original agreement, all developers were to commence construction of their developments within 60 months of the date of the agreement which was January 16th, 2012 and complete construction within 120 months from this date or demonstrate that failure to complete construction was beyond the reasonable control of the developer.

DR Horton finished their development of Redstone Commons and received their credits, Bishops Landing never begin their project, Beach Community Bank came before the City Council and received a three year extension, which expires on January 16th 2020.

DISCUSSION:

Last month Beach Community Bank sold a portion of their property (22 acres) to The Benchmark Group which included the Special Utility Service Agreement and all of its entitlements, which is set to expire January 16, 2020.

Subsequently, "The Benchmark Group" is respectfully requesting a one year extension of the Special Utility Service Agreement, before the expiration date on January 16, 2020.

Staff met with the Benchmark Group on Wednesday December 17th and explained that we could not provide a 1 year extension without conditions.

Staff proposed an offer of 3 months to submit for a development order, 6 months to receive development order and 1 year to commence construction. If the project is making progress we can revisit it if these terms become an issue but it will need to show continual progress.

Also it is very important to note, that the Benchmark Group continues to work with Staff for the needed property of the alignment and needed right of way for the East-West Connector Road which will terminate at a new signalized intersection at Hwy 85 and Hospital Drive, this will also serve as the new entrance into their (Benchmark Group) proposed retail development.

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

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

As explained, the benefit from the sewer tap fee credits received from Beach Community Bank was in the amount of $114,751.00 this portion was used to help construct the 15" gravity sewer line which totaled $375,000.00 when completed, it was cleared by FDEP and put into service on May 20, 2015.

The reserve capacity remaining in the 15" gravity sewer line is estimated to be 600,000 gallons divided by 280 gallons per day for each dwelling unit or ERU equals 2,142 ERU's multiplying then by the sewer impact fee

per ERU gives 2,142 X $2,900 equals $6,211,800 of reserved capacity value in this new 15" gravity line.

RECOMMENDED ACTION

Staff respectively requests approval of an extension of the Special Utility Service Agreement between the City of Crestview and The Benchmark Group, previously Beach Community Bank, as follows;
At the date of execution of this extended agreement 3 months to submit for a development order, 6 months to receive a development order and 1 year to commence construction.

Attachments

1. Benchmark Extension Request 12.07.19

Memorandum

To: Wayne Steele, Director of Public Works, City of Crestview

From: Lowell Larson

CC: John Rehak, The Benchmark Group; Scott McCormick, Beach Community Bank

Date: December 7, 2019

Re: Extension Request

The Benchmark Group ("Benchmark") respectfully request an extension of the attached Special Utility Service Agreement for Water and/or Wastewater Service ("Agreement") dated January 16, 2012 between Beach Community Bank ("Beach") and the City of Crestview ("City") which was subsequently extended pursuant to a prior request at the February 8, 2016 city council meeting.

Benchmark and Beach have entered into a Land Purchase and Sales Agreement for approximately 40 acres of the land subject to the Agreement and the rights and benefits of the Agreement are being convey with the land.

Benchmark is presently pursuing due diligence to close on approximately 20 acres of the land later this month and will be making application to the City for development approval for a multi-user retail/restaurant development in 2020.

Accordingly, Benchmark requests an extension of the required date of construction commencement to January 15, 2021.

Thank you.

ABANDOMENT AGREEMENT

THIS AGREEMENT is made and entered into this 16th day of January, 2012, by and between the City of Crestview, a governmental body, corporate and politic, of the State of Florida, and *Beach Community Bank* (the "Developer");

WHEREAS, the Developer owns certain land in Okaloosa County, Florida, more particularly described in Exhibit "A" to this Agreement (the "Property") and intends to construct on the Property a Commercial Development to be known as (Unnamed Development) (the "Project"); and

WHEREAS, the Developer desires the City of Crestview to abandon a utility easement as recorded in Official Book 1088 page 1417 of the public records.

WHEREAS, the Developer proposes to grant to the City of Crestview a Substitute easement generally along the North property line of "Developer's" property more particularly shown in the attached survey.

The City of Crestview does agree to abandon said easement(OR 2138,pg 136) within 120 days from the execution of this Document

This Agreement may not be amended except by a writing executed by the Developer and the City.

This Agreement shall be governed by the laws of the State of Florida.

Dated as of the date and year first above written.

LIZ MUNN
Witness

Sonya L. Hart
Sonya L. Hart
Witness

DEVELOPER
Beach Community Bank

BY: J. Scott McCormick

Title: Senior Vice President

BY

SPECIAL UTILITY SERVICE AGREEMENT
for
WATER AND/OR WASTEWATER SERVICE
Invoice # LATSL-01092012-01

THIS AGREEMENT is made and entered into this 16th day of January, 2012, by and between the City of Crestview, a governmental body, corporate and politic, of the State of Florida, and Beach Community Bank (the "Developer");

WHEREAS, the Developer owns certain land in Okaloosa County, Florida, more particularly described in Exhibit "A" to this Agreement (the "Property") and intends to construct on the Property a Commercial Development to be known as (Unnamed Development) (the "Project"); and

WHEREAS, the Developer desires the City of Crestview to provide to the Project: (check whichever is applicable)

_____A. Water Service -- Projected average daily flow: 57,200 gallons per day

_____B. Wastewater Service -- Projected average daily flow: 51,400 gallons per day; and

WHEREAS, the City of Crestview is willing to provide such service upon the terms and conditions hereinafter set forth;

NOW THEREFORE, in consideration of the premises and the mutual covenants herein contained the Developer and the City of Crestview hereby agree as follows:

1. The Developer shall, at the sole cost and expense of the Developer:

A. Construct or cause to be constructed such mains, laterals, lift stations, force mains, fire hydrants and other facilities as may be necessary for the City to provide such service to the Project. Laterals to serve each lot or parcel within the Project shall be stubbed out to the property or easement line.

B. Construct or cause to be constructed such other facilities outside the Property as are generally described in Exhibit "B" to this Agreement.

2. The Developer shall commence construction of such facilities within 60 months after the date of this Agreement and shall complete construction of such facilities within 120 months after the date of this Agreement. Provided, however, that the time for completion of construction may be extended by the City once for twenty four (24) months if construction was 50% or more complete within 120 months of the date of this agreement and the Developer can demonstrate to the satisfaction of the City that failure to complete construction within such time was due to cause beyond the reasonable control of the Developer.

3. The City acknowledges receipt from the Developer of $114,751 in payment or partial payment of sewer connection fees for the Project. In consideration for such payment, the City agrees to credit the Developer the number of sewer taps equal to the above dollar amount. This dollar amount may also be applied toward various tap sizes as may be required for the Developer's Project(s). The City explicitly grants to the Developer the right to sell, transfer, or otherwise dispose of granted sewer taps to other parties. The granted parties will receive all rights, benefits, and privileges as if they (granted parties) had purchased the same from the City of Crestview.

A. It should be understood that the City cannot reserve water or wastewater system capacity until the Developer enters into a standard Utility Service Agreement with the City and commits to a payment of the system impact fees – which are separate from system connection fees.

B. The payment of the above dollar amount will be used by the City to construct a new 15" gravity sewer line on or near the Property, under the City Project name: "Lowe's Area Trunk Sewer Line".

C. It is understood that the cost of construction of the 15" gravity sewer line may exceed the estimated cost; in this event, the Developer agrees to pay 43.5% of the excess cost to the City of Crestview.

6. The Developer agrees that, if the Developer fails to commence or complete construction of such facilities within the times specified by Section 2 of this Agreement, any sewer connection credits for the Project shall be terminated, and any fees paid by the Developer shall be retained by the City as liquidated damages for the breach of this Agreement.

7. The Developer shall pay all Project costs of any kind, including the cost of any necessary relocation of existing utilities, and shall secure such permit and easements as may be required. The Developer may receive credit for a portion of the cost of construction of other off-site facilities in accordance with the policies and procedures of the City.

8. All such design and construction shall be in accordance with the City Water Sewer Manual and those criteria set forth in Chapter 90 of the City Code.

9. No such construction shall be commenced until plans and specifications therefore have been submitted to and approved in writing by the City and other agencies or permitting authorities having jurisdiction.

10. This Agreement may not be amended except by a writing executed by the Developer and the City.

11. This Agreement shall be governed by the laws of the State of Florida.

Dated as of the date and year first above written.

DEVELOPER:

Beach Community Bank

By _____

W. Scott McCormick

Title Senior Vice President

By _____

Witness Liz Munn

Witness Sonya L. Hart

CITY OF CRESTVIEW:

By _____

David Cadle, Mayor

By _____

Betsy Roy, City Clerk

CITY OF CRESTVIEW

OFFICE OF THE CITY CLERK
P.O. DRAWER 1209, CRESTVIEW, FLORIDA 32536
Phone # (850) 682-1560 Fax # (850) 682-8077

February 8, 2016
6:00 P.M.
Council Chambers

REGULAR AGENDA

1. **Call to Order**

2. **Invocation / Pledge of Allegiance**

3. **Open Policy making and legislative session**

4. **Special Presentations**

5. **Approval of Minutes**

6. **Public Hearings:**

7. **Public Opportunity on Council propositions**

8. **Consent Agenda**

   a. Approval of 1 year extension of PolyEngineering contract - Public Services Director.
   b. Approval of 1 year extension of CH2M Hill contract - Public Services Director.
   c. Approval of Invoice from Ben Holley for $3710.00.
   d. Approval of Invoice from Allen, Norton and Blue for $781.50.
   e. Approval of the Site Development Plans for Jimmy Johns Crestview, a 1150 S.F restaurant located in the plaza addressed as 3301 Ferdon Blvd. South, (PIN #29-3N-23-0000-0025-0010) -- Growth Management Director.
   f. Approval of the Site Development Plans for Express Oil Crestview, a 5100 S.F. in Auto Repair and 4500 S.F. in Retail area located at 2053 Ferdon Blvd. South (PIN # 20-3N-23-0000-0145-0000) -- Growth Management Director.
   g. Approval of the Site Development Plans for Crestview Crossing, with 11,850 S.F in Retail and 8,200 S.F. in Restaurant, located north of 2150 Ferdon Blvd. South, (PIN #20-3N-23-0000-0150-0000, 20-3N-23-0000-0150-0010 and 20-3N-23-0000-0151-0000) -- Growth Management Director.
   h. Approval of the Site Development Plans for David's Catfish House, a 4,800 sf restaurant with 190 seats, to be constructed on the 4.02 plus or minus acre parcel located on the property behind McDonald's and CCB Community Bank on Ferdon Blvd. North, (PIN # 04-3N-23-0000-0026-0000) -- Growth Management Director.

9. **Resolutions**

10. **Committee Reports**

11. **Scheduled Presentations from the Public**

12. **Project Reports and Comments from Mayor and Council**

13. **Staff Reports and Recommendations**

    a. Approval of Interlocal agreement with Okaloosa County – City Clerk
    b. Approval of the Engineering Services for Utility Relocates in conjunction with the widen of P. J. Adams Pkwy - Public Services
    c. Extension of the Special Utility Service Agreement for Water/Wastewater Service with Beach Community Bank (1-16-2012)
    d. Declaration of Assurances Regarding Management of CRA Funds as Authorized by Ordinance 1598 -- Growth Management/CRA
    e. Main Street Crestview Association Update
    f. Shiloh Place Development -- Growth Management Director
        1. Shiloh Place -- Planned Unit Development
        2. Shiloh Place Subdivision -- a Replat of Shiloh Place Townhomes II
        3. Ordinance 1599 - Rezoning of Shiloh Place

14. **Comments from the Audience**

15. **Adjournment**

Note: Citizen Business is business that was submitted by a citizen or group of Citizens no later than the Wednesday prior to the meeting to the Clerk's office for approval. Supporting documents must be submitted at this time to be on the regular agenda. All New Business is for staff and elected officials only, and must be submitted for approval no later than the Wednesday 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. If any person decides to appeal any decision made by the City Council 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 City Council of the City of Crestview, Florida does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation as provided for in the American With Disabilities Act to insure access to and participation in the meeting should contact the Office of the City Clerk at (850)682-1560 prior to the meeting to make appropriate arrangements.

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.

c. Extension of the Special Utility Service Agreement for Water/Wastewater Service with Beach Community Bank (1-16-2012)

Barnhill, Barnhill, and Barnhill LLC
Professional Engineers · Land Planning · Environmental
4639 Gulf Starr Drive, Destin, Florida 32541
Darrell J. Barnhill · President

January 15th, 2016

Mr. Wayne Steele, Public Service Director
City of Crestview Department of Public Services
715 N. Ferdon Blv'd.
Crestview, Fl. 32536

Parcel ID #'s—29-3N-23-0000-0015-0000
29-#N-23-0000-0025-0010
29-3N-23-0000-0025-0160

Dear Mr. Steele;

Beach Community Bank has advised me that they are planning to continue pursuing commercial development options for the above listed parcels of land, located in the City of Crestview.

As you may recall, back on January 16th, 2012, Beach Bank and The City of Crestview entered into a Utility Service Agreement for Water and/or Wastewater Service, (copy enclosed) wherein Beach Community Bank (referred to as Developer) paid to the City of Crestview $114,751 to be granted certain entitlements including, but not limited to… "crediting Developer the number of sewer taps equal to the this dollar amount. This dollar amount may also be applied toward various tap sizes as may be required for the Developer's Project(s)".

The City also…." explicitly grants to the Developer the right to sell, transfer or otherwise dispose of granted sewer taps to other parties. The granted parties will receive all rights, benefits and privileges as if they (granted parties) had purchased the same from the City of Crestview"

Under section 2 of the terms of agreement, the Developer has 60 months to commence construction and that means construction would have to be initiated by Jan 15th, 2017. Beach Bank is continually working toward getting purchasers to develop this project for commercial uses and believes that the above recited entitlements will need to be extended for an additional period of 60 months (five years), because of the size of the parcels and costs associated in finding a suitable builder and developer for these parcels.

Please let me know what needs to be done so that these entitlements can be extended so that Beach Bank does not lose the $114,751 it has deposited with the city, and is able to retain these "tap" entitlements.

Trusting I will hear back from you shortly, I remain,

Sincerely Yours,

Darrell J. Barnhill, President
CFM #13-07148

DJB/rs

Civil Engineering Land Planning Environmental Services
Phone: 850-714-4285 Email: Darrell@Waltoncountyfl.com
Certificate of Authorization 26457

SPECIAL UTILITY SERVICE AGREEMENT
for
WATER AND/OR WASTEWATER SERVICE
Invoice # LATSL-01092012-01

THIS AGREEMENT is made and entered into this 16th day of [illegible], 2012, by and between the City of Crestview, a governmental body, corporate and politic, of the State of Florida, and Beach Community Bank (the "Developer");

WHEREAS, the Developer owns certain land in Okaloosa County, Florida, more particularly described in Exhibit "A" to this Agreement (the "Property") and intends to construct on the Property a Commercial Development to be known as (Unnamed Development) (the "Project"); and

WHEREAS, the Developer desires the City of Crestview to provide to the Project: (check whichever is applicable)

_____A. Water Service -- Projected average daily flow: 57,200 gallons per day

_____B. Wastewater Service -- Projected average daily flow: 51,400 gallons per day; and

WHEREAS, the City of Crestview is willing to provide such service upon the terms and conditions hereinafter set forth;

NOW THEREFORE, in consideration of the premises and the mutual covenants herein contained the Developer and the City of Crestview hereby agree as follows:

1. The Developer shall, at the sole cost and expense of the Developer:

A. Construct or cause to be constructed such mains, laterals, lift stations, force mains, fire hydrants and other facilities as may be necessary for the City to provide such service to the Project. Laterals to serve each lot or parcel within the Project shall be stubbed out to the property or easement line.

B. Construct or cause to be constructed such other facilities outside the Property as are generally described in Exhibit "B" to this Agreement.

2. The Developer shall commence construction of such facilities within 60 months after the date of this Agreement and shall complete construction of such facilities within 120 months after the date of this Agreement. Provided, however, that the time for completion of construction may be extended by the City once for twenty four (24) months if construction was 50% or more complete within 120 months of the date of this agreement and the Developer can demonstrate to the satisfaction of the City that failure to complete construction within such time was due to cause beyond the reasonable control of the Developer.

3. The City acknowledges receipt from the Developer of $114,751 in payment or partial payment of sewer connection fees for the Project. In consideration for such payment, the City agrees to credit the Developer the number of sewer taps equal to the above dollar amount. This dollar amount may also be applied toward various tap sizes as may be required for the Developer's Project(s). The City explicitly grants to the Developer the right to sell, transfer, or otherwise dispose of granted sewer taps to other parties. The granted parties will receive all rights, benefits, and privileges as if they (granted parties) had purchased the same from the City of Crestview.

A. It should be understood that the City cannot reserve water or wastewater system capacity until the Developer enters into a standard Utility Service Agreement with the City and commits to a payment of the system impact fees – which are separate from system connection fees.

B. The payment of the above dollar amount will be used by the City to construct a new 15" gravity sewer line on or near the Property, under the City Project name: "Lowe's Area Trunk Sewer Line".

C. It is understood that the cost of construction of the 15" gravity sewer line may exceed the estimated cost; in this event, the Developer agrees to pay 43.5% of the excess cost to the City of Crestview.

6. The Developer agrees that, if the Developer fails to commence or complete construction of such facilities within the times specified by Section 2 of this Agreement, any sewer connection credits for the Project shall be terminated, and any fees paid by the Developer shall be retained by the City as liquidated damages for the breach of this Agreement.

7. The Developer shall pay all Project costs of any kind, including the cost of any necessary relocation of existing utilities, and shall secure such permit and easements as may be required. The Developer may receive credit for a portion of the cost of construction of other off-site facilities in accordance with the policies and procedures of the City.

8. All such design and construction shall be in accordance with the City Water Sewer Manual and those criteria set forth in Chapter 90 of the City Code.

9. No such construction shall be commenced until plans and specifications therefore have been submitted to and approved in writing by the City and other agencies or permitting authorities having jurisdiction.

10. This Agreement may not be amended except by a writing executed by the Developer and the City.

11. This Agreement shall be governed by the laws of the State of Florida.

Dated as of the date and year first above written.

DEVELOPER:

Bank

By _____

Title Senior Vice President

By _____

Witness _____

Witness Sonya L. Hart

CITY OF CRESTVIEW:

By _____

David Cadle, Mayor

By _____

Betsy Roy, City Clerk

CITY OF CRESTVIEW

Item # 10.2.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Wayne Steele, Public Services Director
DATE:	1/9/2020
SUBJECT:	Okaloosa Gas District Easement

BACKGROUND:

The City has constructed a new Dispatch and 911 Call Center at the rear of City Hall facing Spring Street. As required, part of the improvements included the installation of a natural gas powered generator to provide an uninterrupted power source for the new Dispatch Facility.

To provide or extend the gas service to the generator location, the Okaloosa Gas District requires a Utility Easement for constructing and maintaining their gas service line and meter equipment.

DISCUSSION:

To expedite the process, the easement document has been signed by Mr. Tim Bolduc with Mrs. Elizabeth Roy and Wayne Steele as the witnesses.

See attachments for signed documents.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;
Foundational- these are the four areas of focus that make up the necessary foundation of a successful local government.

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

Infrastructure- Satisfy current and future infrastructure needs

FINANCIAL IMPACT

No impact on current budget.

RECOMMENDED ACTION

Staff respectively requests the approval of the easement document requested by Okaloosa Gas District.

Attachments

1. Okaloosa Gas Easement

This Instrument Prepared by:
OKALOOSA GAS DISTRICT

OKALOOSA GAS DISTRICT EASEMENT

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of $1.00 and other good and valuable considerations, receipt of which is hereby acknowledged, the undersigned grantor, **City of Crestview**, whose address is: **198 Wilson St, Crestview, Florida 32536**, does hereby grant unto the **OKALOOSA GAS DISTRICT**, P. O. Box 548, Valparaiso, Florida 32580, a political subdivision of the State of Florida, Valparaiso, Florida, herein called Grantee, a Perpetual, Non-Exclusive Utility Easement and right-of-way for the purpose of constructing, re-constructing, maintaining and repairing a gas main or mains, or other gas facilities, together with all necessary right of access, ingress and egress thereto and therefrom, in, under, over and along the following described property located in Okaloosa County, Florida, and hereto described as follows:

Lots 37, 38, and 39, Block 7, Town of Crestview, according to plat thereof on file in Plat Book 1, Page 72, in the office of the Clerk of Circuit Court, Okaloosa County, Florida. Said land being located at 198 Wilson St, Crestview, Florida 32536, and having a parcel identification number of 17-3N-23-2490-0007-0370.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining.

TO HAVE AND TO HOLD the said easement and right-of-way hereinabove granted to the said Grantee, its successors and assigns forever, for the use and purpose aforesaid and for no other purpose.

AND the grantor hereby grants to said grantee the rights and permissions contained herein, that the grantor has good right and lawful authority to convey the rights to said land.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year as depicted.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Wayne Steele
Witness Signature
Printed Name: WAYNE STEELE

Elizabeth M Roy
Witness Signature
Printed Name: Elizabeth M Roy

Signature:
Printed Name: Timothy J Bibbins
Title: City Manager

State of Florida
County of Okaloosa

Sworn to and subscribed before me this 8th day of January, 2020, and is personally know to me (✓) or did produce a _____ as identification. ( )

OFFICIAL NOTARY SEAL
Natasha S. Peacock
Commission No. GG226682
My Commission Expires
July 27, 2022
(seal)

Natasha S Peacock
Notary Public – Signature

Grantee Name: **Brent Haywood, VP Operations, Okaloosa Gas District**

Okaloosa Gas District

Easement Execution Instructions

PLEASE FOLLOW THE STEPS LISTED BELOW TO EXECUTE THIS EASEMENT:

- THE GRANTOR AND TWO (2) WITNESSES NAMES NEED TO BE TYPED OR PRINTED BELOW SIGNATURES.
- YOU WILL NEED TWO WITNESSES TO EACH OF YOUR SIGNATURES (THEY CAN BE THE SAME TWO PEOPLE FOR EACH OF YOU).
- ALL SIGNATURES MUST BE IN FRONT OF A NOTARY.
- NOTARY CAN BE A WITNESS.
- GRANTEE SIGNATURE WILL NOT REQUIRE A WITNESS OR NOTARY.
- A NOTARY CAN BE FOUND AT MOST BANKS.
- When the document is signed and notarized, mail the original document to:

Attn: Mitch Anderson
Okaloosa Gas District
364 Valparaiso Pkwy
Valparaiso, FL 32580-0548

The county will not accept documents for recording, unless they are original documents.

Your assistance and support in the execution of the easement is greatly appreciated. If you have any questions or need further assistance, please call Mitch Anderson at 850-729-4700.

Sincerely,

OKALOOSA GAS DISTRICT

CITY OF CRESTVIEW

Item # 12.1.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Stephen Schoen, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1727 - Lee Avenue Annexation

BACKGROUND:

Patricia G. Odom, property owner, applied for voluntary annexation of a ±0.51-acre parcel of land located in Section 21, Township 3 North, Range 23 West, Okaloosa County, Florida. The parcel identification number is 21-3N-23-1670-0013-0040 in the public records of Okaloosa County.

The Local Planning Agency recommended approval of the the request on November 19, 2019.

DISCUSSION:

Staff provided a complete evaluation of the request, the details of this evaluation are found in the attached staff report.

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.

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.

Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

The proposed annexation of the developed parcel could have a small and lasting positive impact on the tax base of the city.

RECOMMENDED ACTION

Staff respectfully recommends adoption of Ordinance 1727 on second reading.

Attachments

1. Ordinance 1727 - Lee Annex
2. Planning Staff Report - Lee Ave

3. 2019-1119 LPA Mins - Lee Ave Excerpt

ORDINANCE:

ORDINANCE NO. 1727

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 0.51 ± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 21, 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 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 # 21-3N-23-1670-0013-0040 (Deed recorded in Book 3233, page 1316, dated January 28, 2016)

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 13 AS SHOWN ON THE PLAT OF MORRIS ADDITION TO CRESTVIEW, FLORIDA. SAID PLAT BEING ON FILE IN PLAT BOOK 1, PAGE 72 IN THE OFFICE OF THE CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA.

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

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

SECTION 5 – COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land use category for the parcel as Medium Density Residential (MDR) with Single or Multi-Family Dwelling District (R-2) 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 _____ DAY OF _____, 2020.

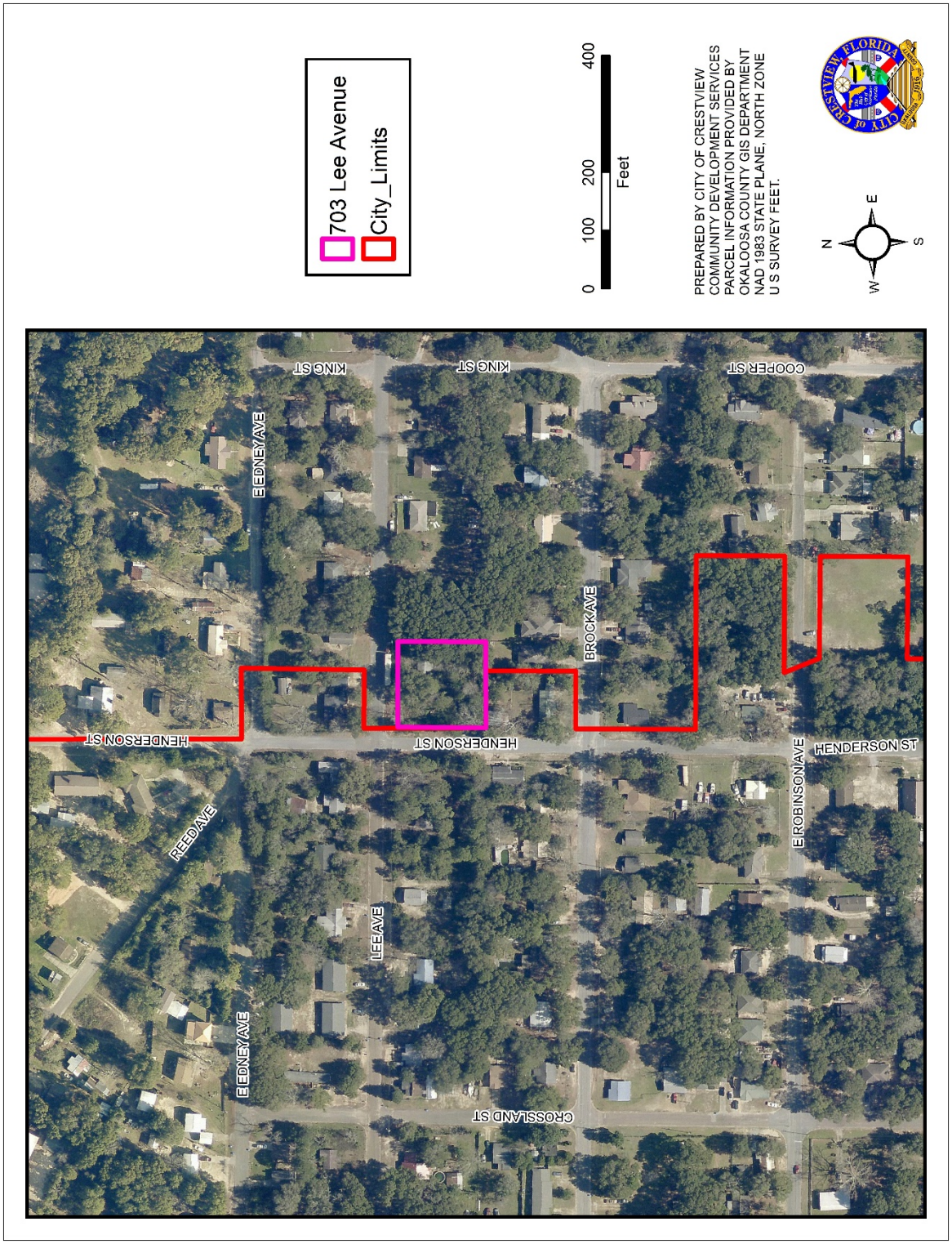
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A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LEE AVE
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CROSSLAND ST

CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PLANNING AND ZONNING STAFF REPORT

PROJECT NAME: 703 Lee, Annexation, Comp. Plan Amend. and Zoning Change
SUBMITTED TO: This document shall serve as the Local Planning Agency and City Council staff report for the requested actions.
AGENDA DATE: LPA – November 19, 2019;
AMENDED DATE: 11/7/ 2019
PROJECT NUMBER(S): LPA: Annex 20-01; Comp 20-02; Rezone 20-03

1. References Reviewed and Applied

a. Crestview Code of Ordinances, Current Edition
b. Crestview Comprehensive Plan, Current Edition
c. Florida Statutes, Current Edition

2. Background Information

a. Property Owner: Patricia G. Odom
b. Authorized Agent: N/A

c. Property Information:	
Area:	0.51 Acres
Location:	The subject property is situated in Section 21, Township 3 North, Range 23 West, Okaloosa County, Florida. The subject property has an address of 703 Lee Avenue.
PIN#:	The parcel is identified under Parcel Number **21-3N-23-1670-0013-0040** in the Public Records of Okaloosa County.

3. Requested Action

a. The property owner has submitted applications requesting:
   1) **Annexation** into the City of Crestview
   2) A **small-scale Comprehensive Plan Amendment;** and
   3) A change to the **Zoning designation**.

b. The application requests the assignment of **Medium Density Residential** (**MDR**) Future Land Use Category and **Single and Multi-Family Dwelling** (**R-2**) Zoning designation be placed on the property.

c. The property is currently developed as a single-family residence and the applicant intends to continue to use the property in the same manner.

4. Analysis of Requested Action

a. Requested Annexation conflict with applicable Florida State voluntary annexation requirements:
   1) The subject property is contiguous, compact, and appropriate services are available or are planned in the near future.

b. Requested Future Land Use and/or Zoning Change conflict with any applicable provisions of the Comprehensive Plan or the Land Development Code:

1) The current Future Land Use classification for this parcel is Okaloosa County Low Density Residential (LDR) and it carries the Residential (R-1) zoning designation.
2) The Future Land Use Categories, Zoning Designations and the existing use of the surrounding properties are as follows:

Direction	FLU	Zoning	Existing Use
East	County LDR	County R-1	Vacant
South	City MDR	City R-2	Single Family
West	City MDR	City R-2	Single Family
North	City MDR	City R-2	Single Family

c. Requested Future Land Use and/or Zoning Change conflict with existing land uses.
1) The subject parcel is nearly surrounded by single-family residential development.
2) There is no perceived conflict with surrounding existing uses.

d. Requested Future Land Use and/or Zoning Change impact on Levels of Service.
1) *Transportation*.
   i. Transportation impacts were not addressed in the application. The current use is a single-family dwelling and it will continue as such. There is no perceived additional impact.
2) *Potable Water and Waste Water.*
   i. The City currently provides potable water to the property. Sanitary sewer services are currently provided by Okaloosa County but are available by the City.
3) *Recreation and Open space.*
   i. The requested Annexation, Comprehensive Plan amendment, Zoning change will have no measurable impact on the City's Recreation and Open space resources.
4) *Solid Waste.*
   i. The requested actions will have a negligible impact on the City's solid waste service. There is more than adequate capacity to accommodate the demand which can be reasonably anticipated from approval of the requested actions.
5) *Stormwater Management.*
   i. Pursuant to Policy 10.C.2.3, the drainage level LOS will be determined upon submittal of detailed development plans. No plan can be approved unless the drainage LOS is maintained. Engineered drainage plans will be submitted to the City and to the FDEP prior to the issuance of a development order for the site.

e. Requested Future Land Use and/or Zoning Change impact on Environmentally Sensitive Lands.
1) The parcel is currently developed with a single-family dwelling. Current GIS wetlands data indicates the absence of wetlands on the subject property.
2) The property lies within Flood Zone X, which is an area determined to be outside the 500-year floodplain, as per the FIRM Panel Number 12091C0260H, dated 2-6-02.
3) The application does not address the impact potential for any historically or archaeologically sensitive lands and there is no current record of existence onsite of either resource.

f. Specific City of Crestview Comprehensive Plan References:

Policy 7.A.6.6 – Because the proposed annexation is of unincorporated lands which are contiguous and compact; the annual maintenance costs are assumed to be less than the annual net revenue generated; and it improves the delineation of the City's boundary line.

Policy 7.A.2.2 – Because the amendment will serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 7.A.3.2 – Because the amendment is consistent with accepted planning principals and it represents efficiency of use of the property given its location relative to other uses.

Policy 16.A.1.5 – Because the amendment will be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

g. The attached exhibits have been prepared to accurately depict the subject property.
   Exhibit A) Aerial Photo of Subject Property / City Boundary Map
   Exhibit B) Existing Use Map
   Exhibit C) Existing Future Land Use Map
   Exhibit D) Proposed Future Land Use Map
   Exhibit E) Existing Zoning Map
   Exhibit F) Proposed Zoning Map

h. Proposed Development.
   1) There is no proposed development.

5.	Findings of Fact

a. The request for Annexation satisfies Florida Statute requirements for voluntary annexation.
b. The request for Comprehensive Plan Amendment is consistent with the above references and will not be a detriment to the surrounding property.
c. The request for Zoning Change is consistent with the above references and will not be a detriment to the surrounding property.
d. No adverse impacts to level of service standards nor to environmentally sensitive lands have been perceived.

6.	Conclusion and Recommendation

1) The applicant has submitted the forms for Annexation, Comprehensive Plan Amendment, and Zoning Change of the property. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.

2) The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.

3) Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

Based on the analysis above and the findings of fact, staff recommends **APPROVAL** of the applications for Annexation, Comprehensive Plan Amendment, and Zoning Change.

Assigned Staff: Stephen Schoen, Senior Planner

Received Public Comments:

1) None.

Exhibit A.

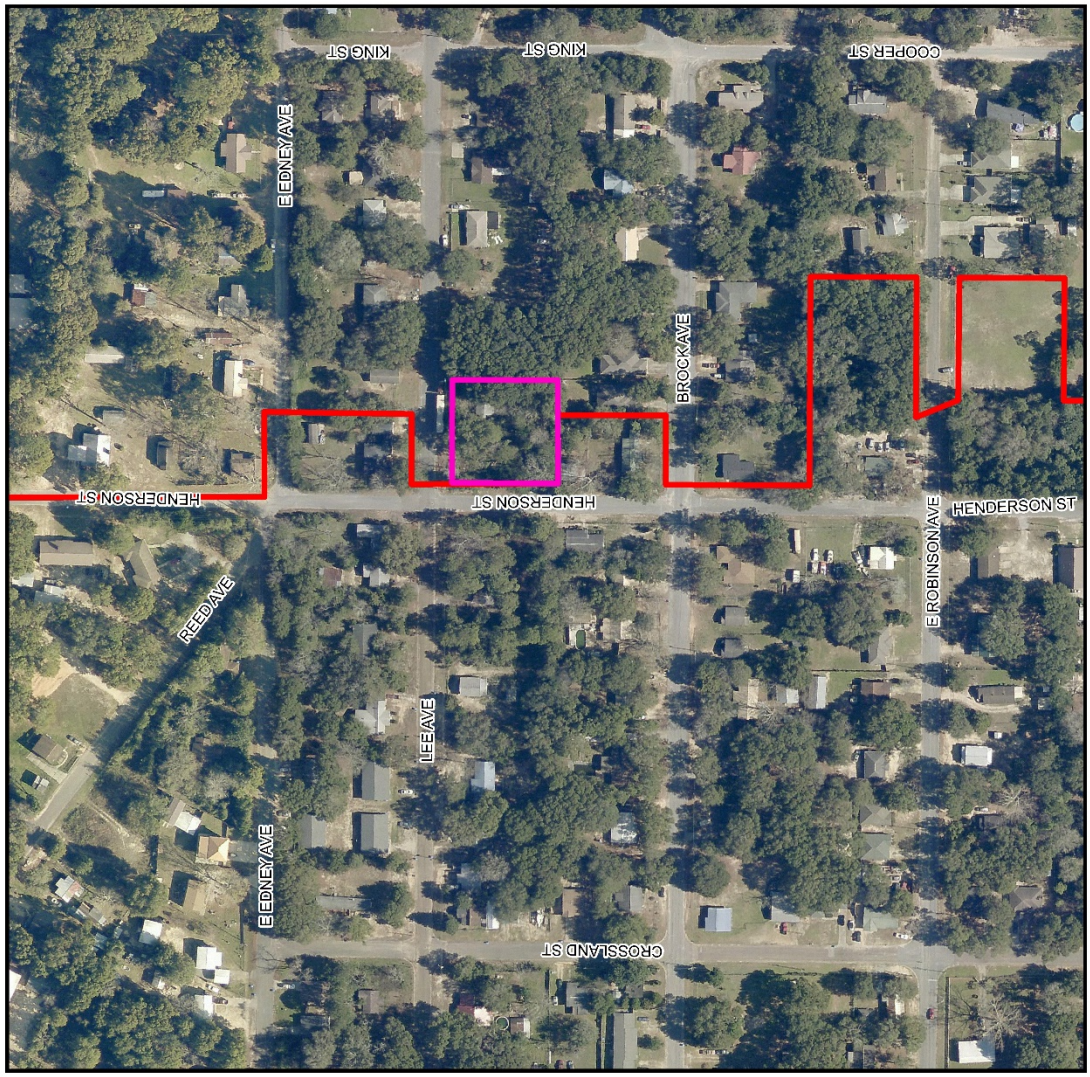
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Exhibit B.

Exhibit C.

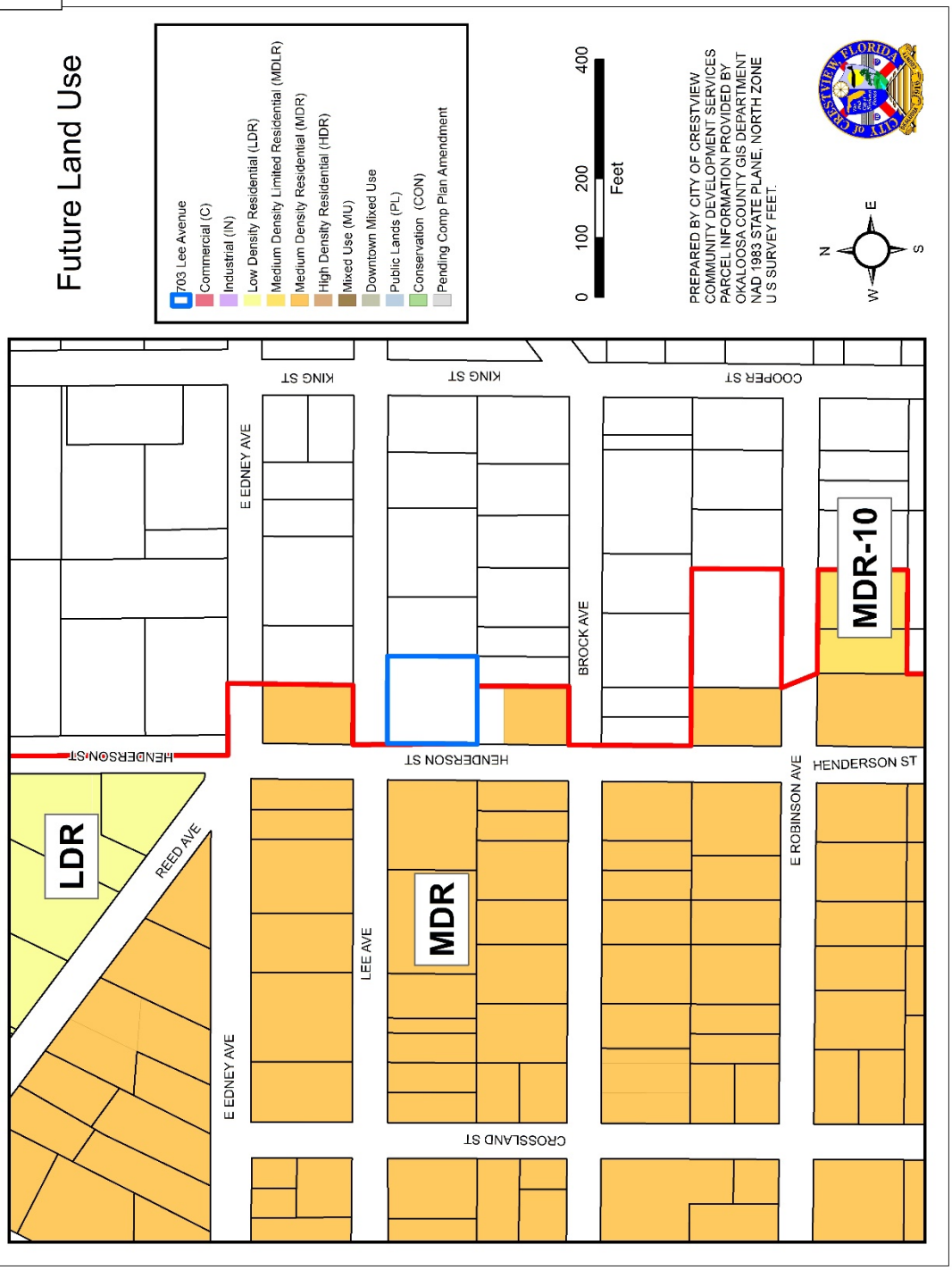
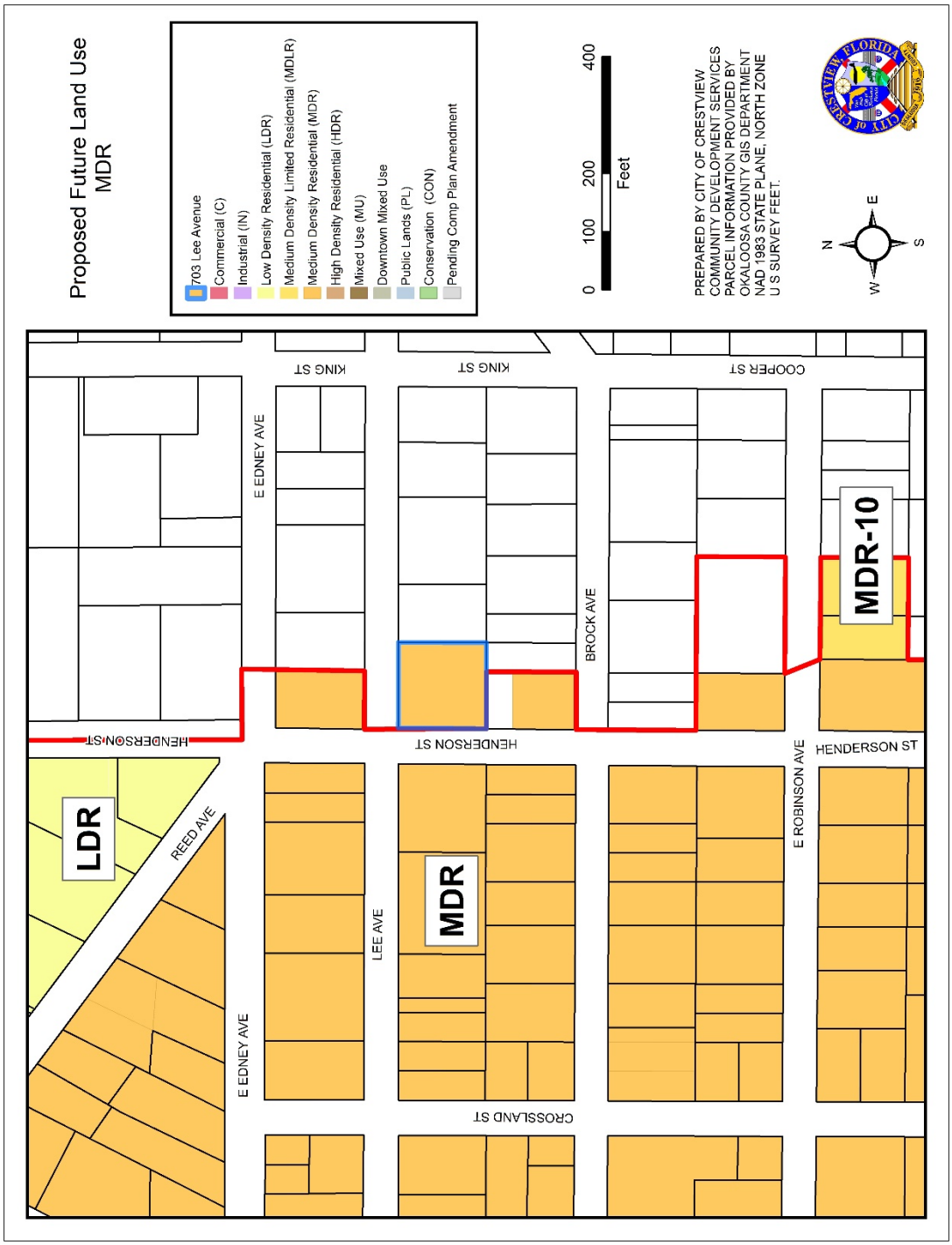


Exhibit D.


Proposed Future Land Use
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703 Lee Avenue
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Low Density Residential (LDR)
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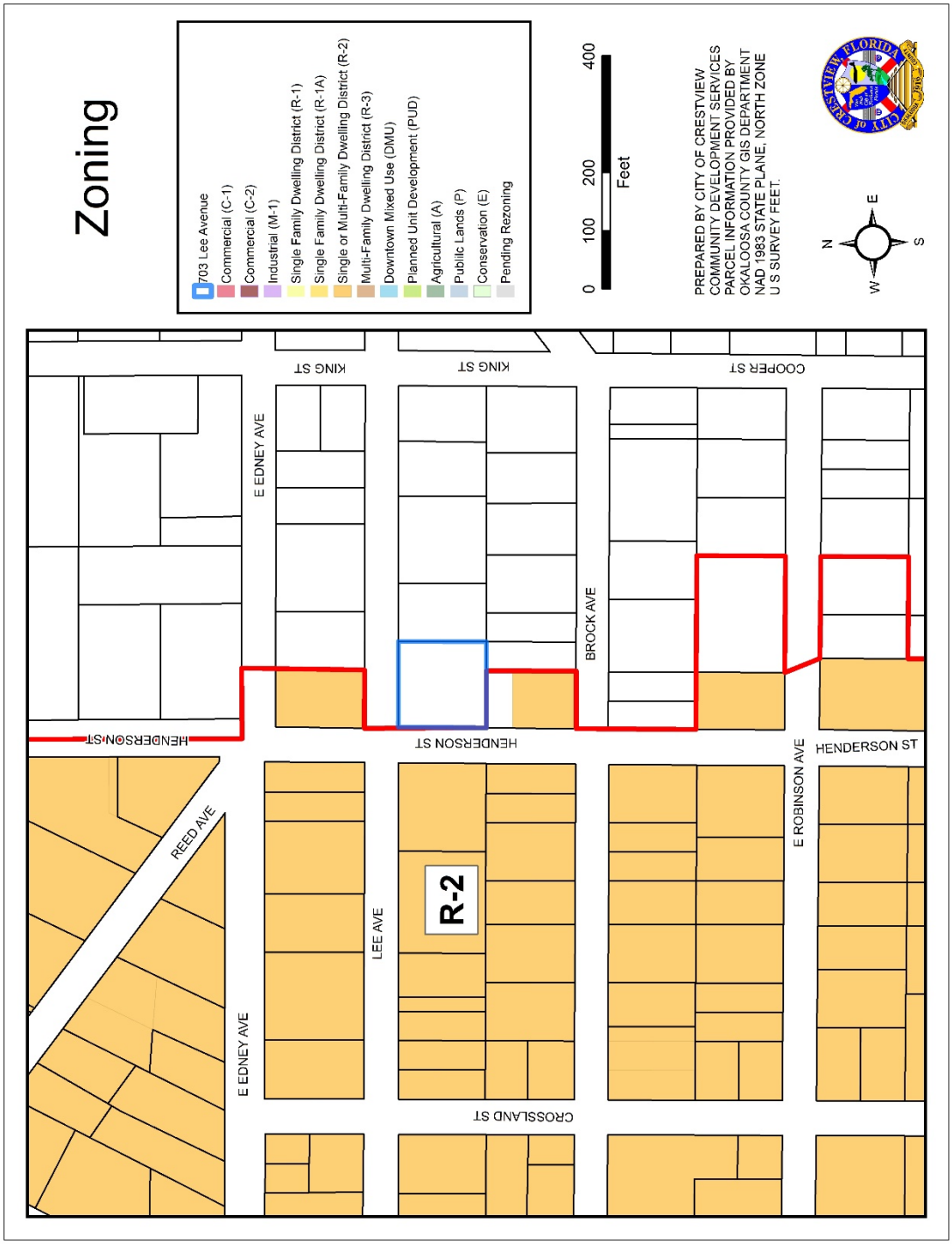
Exhibit E.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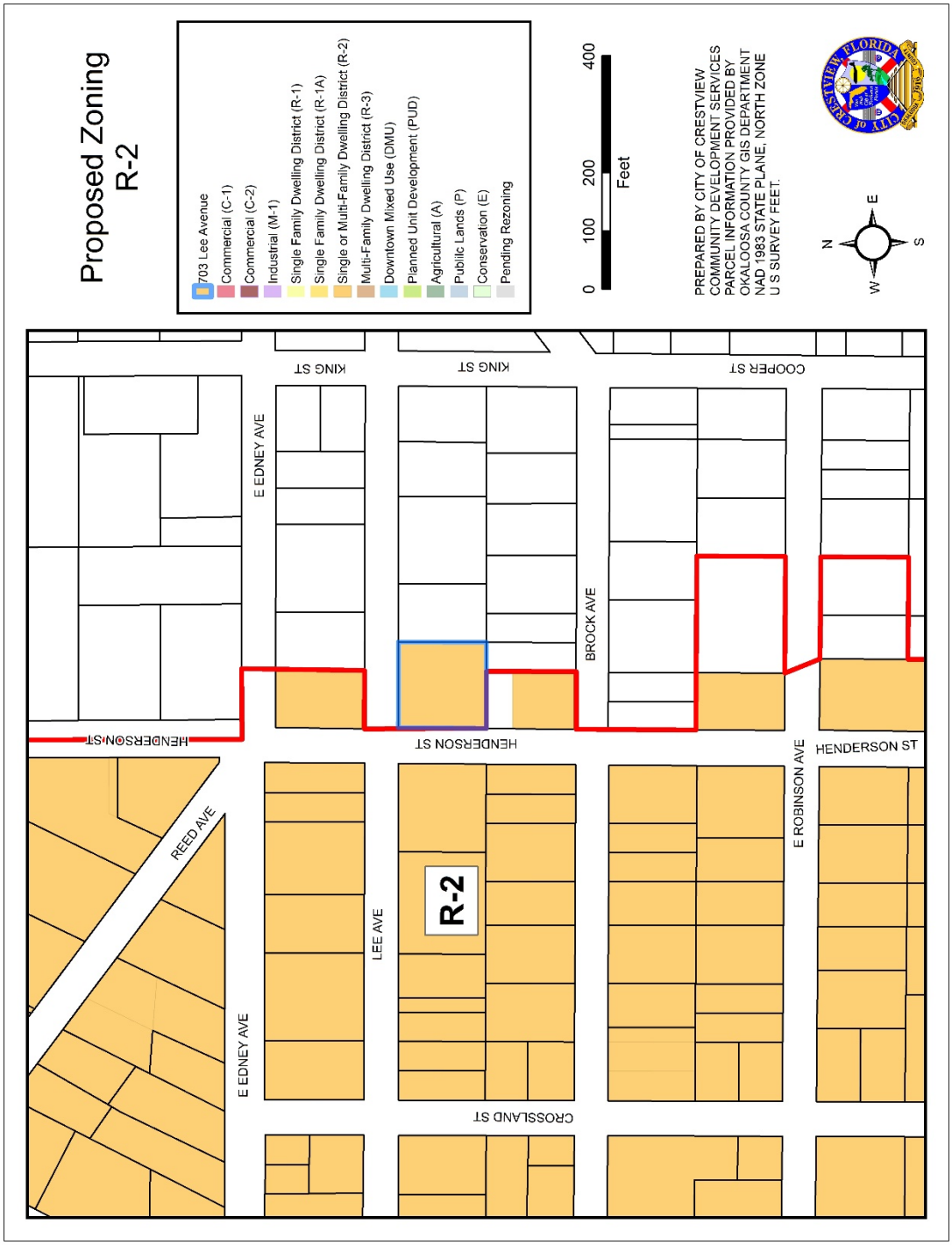
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PLANNING & ZONING BOARD (LPA) MEETING
November 19, 2019

Planning & Zoning Board

Members Present	Members Absent	Staff	Visitors
Alton Jones Ellis Conner Michael Carroll Douglas Capps	Malcolm Haynes James Skinner Rodney Salisbury	Stephen Schoen Barry Henderson Dawn Barnes	

The data reflected within these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes and photographs. Comments reflected herein are sometimes paraphrased, condensed and have been edited to reflect essential subject matter covered during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Clerk's office and providing their own representative and equipment to produce a verbatim account of the proceedings pursuant to Crestview Policy 91 1, Duplication of Public Records, Chapters 119 and 283, Florida Statutes and Attorney General opinions in force at time of enactment of Policy 91 1.

1. CONVENE Meeting.

Mr. Conner called the meeting to order at 6:00 PM.

3. 703 LEE AVENUE ANNEXATION

Applicant/Owner: Patricia Odom

Location: 703 Lee Avenue, PIN # 21-3N-23-1670-0013-0040 in the Public Records of Okaloosa County (0.51 acres).

Project Planner: Stephen Schoen (850-689-1619, option 2, planning@cityofcrestview.org)

A) LPA 20-01 Request to annex the subject property

B) LPA 20-02 Amend the future land use map to Medium Density Residential (MDR)

C) LPA 20-03 Initial zoning designation of Single or Multi-Family Dwelling District (R-2)

Mr. Conner opened the public hearing. Mr. Schoen presented the project and stated the notice was published in the Crestview News Bulletin on November 10, 2019. Mr. Conner asked for proponents or opponents on the matter. Hearing none, he asked for discussion from the board. Hearing none, he then asked for a motion. Mr. Capps motioned to recommend approval to the City Council and Mr. Carroll seconded. All voted in favor.

5. ADJOURN

Mr. Carroll motioned to adjourn, and Mr. Capps seconded. All voted in favor and the meeting adjourned at 6:10 PM.

CITY OF CRESTVIEW

Item # 12.2.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Stephen Schoen, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1728 - Lee Avenue Comprehensive Plan

BACKGROUND:

Patricia G. Odom, property owner, applied for a Comprehensive Plan Amendment to the Future Land Use Map of a ±0.51-acre parcel of land located at 703 Lee Avenue, generally being located in Section 21, Township 3 North, Range 23 West, Okaloosa County, Florida.

The Local Planning Agency recommended approval of the request on November 19, 2019.

DISCUSSION:

Staff provided a complete evaluation of the request, the details of this evaluation are found in the attached staff report.

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.

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.

Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

Adoption of Ordinance 1728 will have very little, if any financial impact on the city as the land is currently developed by a small single-family residence and the property owner has not proposed any change to the existing use.

RECOMMENDED ACTION

Staff respectfully recommends adoption of Ordinance 1728 on second reading.

Attachments

1. Ordinance 1728 - Lee Comp

2. Planning Staff Report - Lee Ave
3. 2019-1119 LPA Mins - Lee Ave Excerpt

ORDINANCE:

ORDINANCE NO. 1728

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 (LDR) FUTURE LAND USE CATEGORY TO MEDIUM DENSITY RESIDENTIAL (MDR) FUTURE LAND USE CATEGORY ON APPROXIMATELY 0.51 ACRES, MORE OR LESS, IN SECTION 21, 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 PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

A. This amendment will promote compact, orderly development and discourage urban sprawl; and

B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and

C. A public hearing has been conducted by the City Council after "due public notice"; and

D. This amendment involves changing the future land use designation from Okaloosa County Low Density Residential (LDR) Future Land Use Category to the Medium Density Residential (MDR) Future Land Use Category on a parcel of land containing 0.51 acres, more or less, lying within the corporate limits of the City; and

E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

SECTION 3 – PURPOSE. The purpose of this Ordinance is to adopt an amendment to the "City of Crestview Comprehensive Plan: 2020." The amendment is known as 19-S9 and it is as described in Section 4 below.

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 0.51 acres of land, more or less, from Okaloosa County Low Density Residential (LDR) Future Land Use Category to the Medium Density Residential (MDR) Future Land Use Category. For the purposes of this Ordinance and Comprehensive Plan Amendment, the 0.51 acres, more or less, is known as Parcel 21-3N-23-1670-0013-0040 and commonly described as:

PARCEL:

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 13 AS SHOWN ON THE PLAT OF MORRIS ADDITION TO CRESTVIEW, FLORIDA. SAID PLAT BEING ON FILE IN PLAT BOOK 1, PAGE 72 IN THE OFFICE OF THE CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA.

The Medium Density Residential (MDR) Future Land Use Category is hereby imposed on Parcel 21-3N-23-1670-0013-0040. 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 21-3N-23-1670-0013-0040 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 _____ DAY OF _____, 2020.

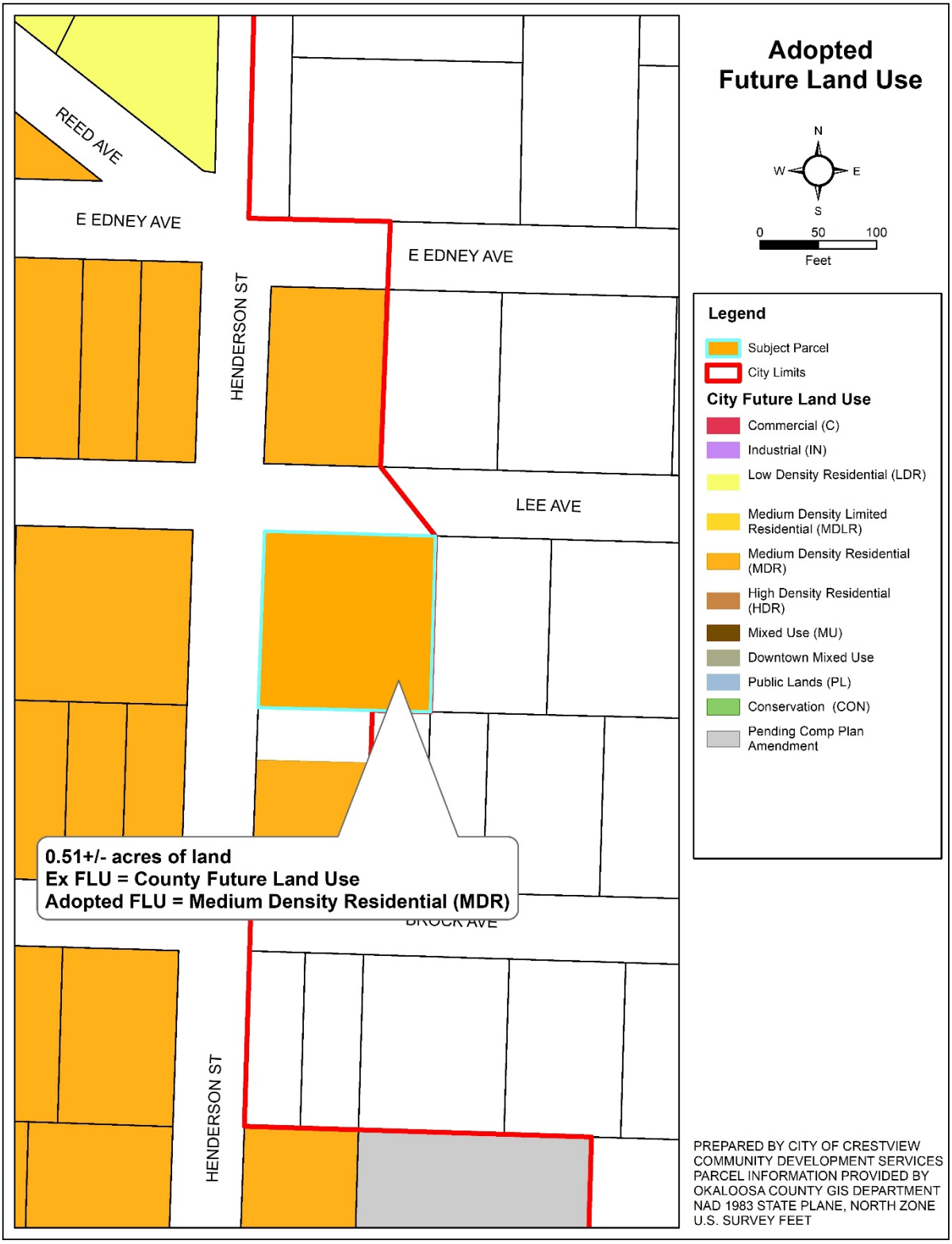
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A


Adopted
Future Land Use
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Subject Parcel
City Limits
City Future Land Use
Commercial (C)
Industrial (IN)
Low Density Residential (LDR)
Medium Density Limited Residential (MDLR)
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Downtown Mixed Use
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Conservation (CON)
Pending Comp Plan Amendment
REED AVE
E EDNEY AVE
E EDNEY AVE
HENDERSON ST
LEE AVE
0.51+/- acres of land
Ex FLU = County Future Land Use
Adopted FLU = Medium Density Residential (MDR)
HENDERSON ST
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

CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PLANNING AND ZONNING STAFF REPORT

PROJECT NAME: 703 Lee, Annexation, Comp. Plan Amend. and Zoning Change
SUBMITTED TO: This document shall serve as the Local Planning Agency and City Council staff report for the requested actions.
AGENDA DATE: LPA – November 19, 2019;
AMENDED DATE: 11/7/ 2019
PROJECT NUMBER(S): LPA: Annex 20-01; Comp 20-02; Rezone 20-03

1. References Reviewed and Applied

a. Crestview Code of Ordinances, Current Edition
b. Crestview Comprehensive Plan, Current Edition
c. Florida Statutes, Current Edition

2. Background Information

a. Property Owner: Patricia G. Odom
b. Authorized Agent: N/A

c. Property Information:	
Area:	0.51 Acres
Location:	The subject property is situated in Section 21, Township 3 North, Range 23 West, Okaloosa County, Florida. The subject property has an address of 703 Lee Avenue.
PIN#:	The parcel is identified under Parcel Number **21-3N-23-1670-0013-0040** in the Public Records of Okaloosa County.

3. Requested Action

a. The property owner has submitted applications requesting:
   1) **Annexation** into the City of Crestview
   2) A **small-scale Comprehensive Plan Amendment;** and
   3) A change to the **Zoning designation**.

b. The application requests the assignment of **Medium Density Residential** (**MDR**) Future Land Use Category and **Single and Multi-Family Dwelling** (**R-2**) Zoning designation be placed on the property.

c. The property is currently developed as a single-family residence and the applicant intends to continue to use the property in the same manner.

4. Analysis of Requested Action

a. Requested Annexation conflict with applicable Florida State voluntary annexation requirements:
   1) The subject property is contiguous, compact, and appropriate services are available or are planned in the near future.

b. Requested Future Land Use and/or Zoning Change conflict with any applicable provisions of the Comprehensive Plan or the Land Development Code:

1) The current Future Land Use classification for this parcel is Okaloosa County Low Density Residential (LDR) and it carries the Residential (R-1) zoning designation.
2) The Future Land Use Categories, Zoning Designations and the existing use of the surrounding properties are as follows:

Direction	FLU	Zoning	Existing Use
East	County LDR	County R-1	Vacant
South	City MDR	City R-2	Single Family
West	City MDR	City R-2	Single Family
North	City MDR	City R-2	Single Family

c. Requested Future Land Use and/or Zoning Change conflict with existing land uses.
1) The subject parcel is nearly surrounded by single-family residential development.
2) There is no perceived conflict with surrounding existing uses.

d. Requested Future Land Use and/or Zoning Change impact on Levels of Service.
1) *Transportation*.
   i. Transportation impacts were not addressed in the application. The current use is a single-family dwelling and it will continue as such. There is no perceived additional impact.
2) *Potable Water and Waste Water.*
   i. The City currently provides potable water to the property. Sanitary sewer services are currently provided by Okaloosa County but are available by the City.
3) *Recreation and Open space.*
   i. The requested Annexation, Comprehensive Plan amendment, Zoning change will have no measurable impact on the City's Recreation and Open space resources.
4) *Solid Waste.*
   i. The requested actions will have a negligible impact on the City's solid waste service. There is more than adequate capacity to accommodate the demand which can be reasonably anticipated from approval of the requested actions.
5) *Stormwater Management.*
   i. Pursuant to Policy 10.C.2.3, the drainage level LOS will be determined upon submittal of detailed development plans. No plan can be approved unless the drainage LOS is maintained. Engineered drainage plans will be submitted to the City and to the FDEP prior to the issuance of a development order for the site.

e. Requested Future Land Use and/or Zoning Change impact on Environmentally Sensitive Lands.
1) The parcel is currently developed with a single-family dwelling. Current GIS wetlands data indicates the absence of wetlands on the subject property.
2) The property lies within Flood Zone X, which is an area determined to be outside the 500-year floodplain, as per the FIRM Panel Number 12091C0260H, dated 2-6-02.
3) The application does not address the impact potential for any historically or archaeologically sensitive lands and there is no current record of existence onsite of either resource.

f. Specific City of Crestview Comprehensive Plan References:

Policy 7.A.6.6 – Because the proposed annexation is of unincorporated lands which are contiguous and compact; the annual maintenance costs are assumed to be less than the annual net revenue generated; and it improves the delineation of the City's boundary line.

Policy 7.A.2.2 – Because the amendment will serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 7.A.3.2 – Because the amendment is consistent with accepted planning principals and it represents efficiency of use of the property given its location relative to other uses.

Policy 16.A.1.5 – Because the amendment will be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

g. The attached exhibits have been prepared to accurately depict the subject property.
   Exhibit A) Aerial Photo of Subject Property / City Boundary Map
   Exhibit B) Existing Use Map
   Exhibit C) Existing Future Land Use Map
   Exhibit D) Proposed Future Land Use Map
   Exhibit E) Existing Zoning Map
   Exhibit F) Proposed Zoning Map

h. Proposed Development.
   1) There is no proposed development.

5.	Findings of Fact

a. The request for Annexation satisfies Florida Statute requirements for voluntary annexation.
b. The request for Comprehensive Plan Amendment is consistent with the above references and will not be a detriment to the surrounding property.
c. The request for Zoning Change is consistent with the above references and will not be a detriment to the surrounding property.
d. No adverse impacts to level of service standards nor to environmentally sensitive lands have been perceived.

6.	Conclusion and Recommendation

1) The applicant has submitted the forms for Annexation, Comprehensive Plan Amendment, and Zoning Change of the property. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.

2) The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.

3) Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

Based on the analysis above and the findings of fact, staff recommends **APPROVAL** of the applications for Annexation, Comprehensive Plan Amendment, and Zoning Change.

Assigned Staff: Stephen Schoen, Senior Planner

Received Public Comments:

1) None.

Exhibit A.

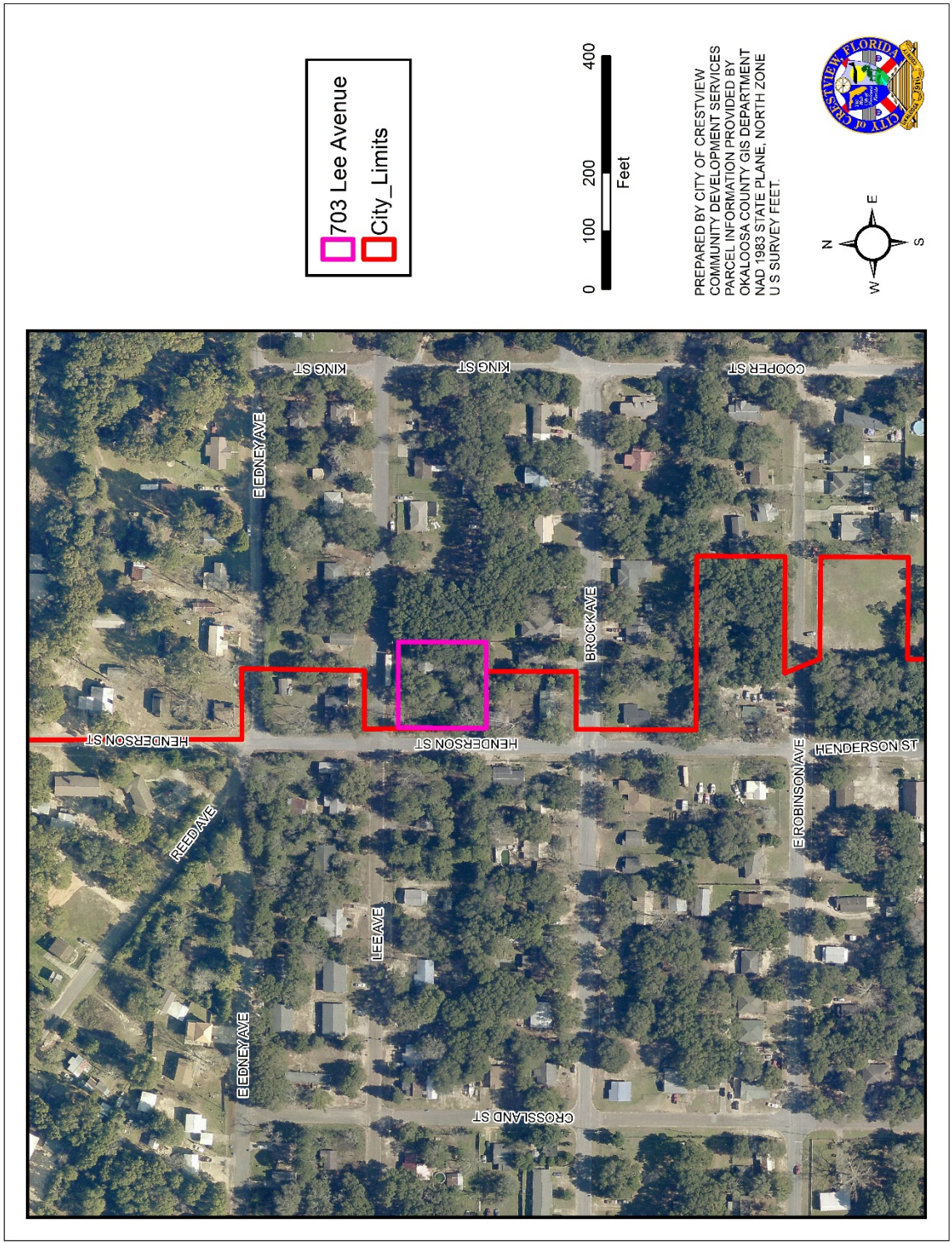
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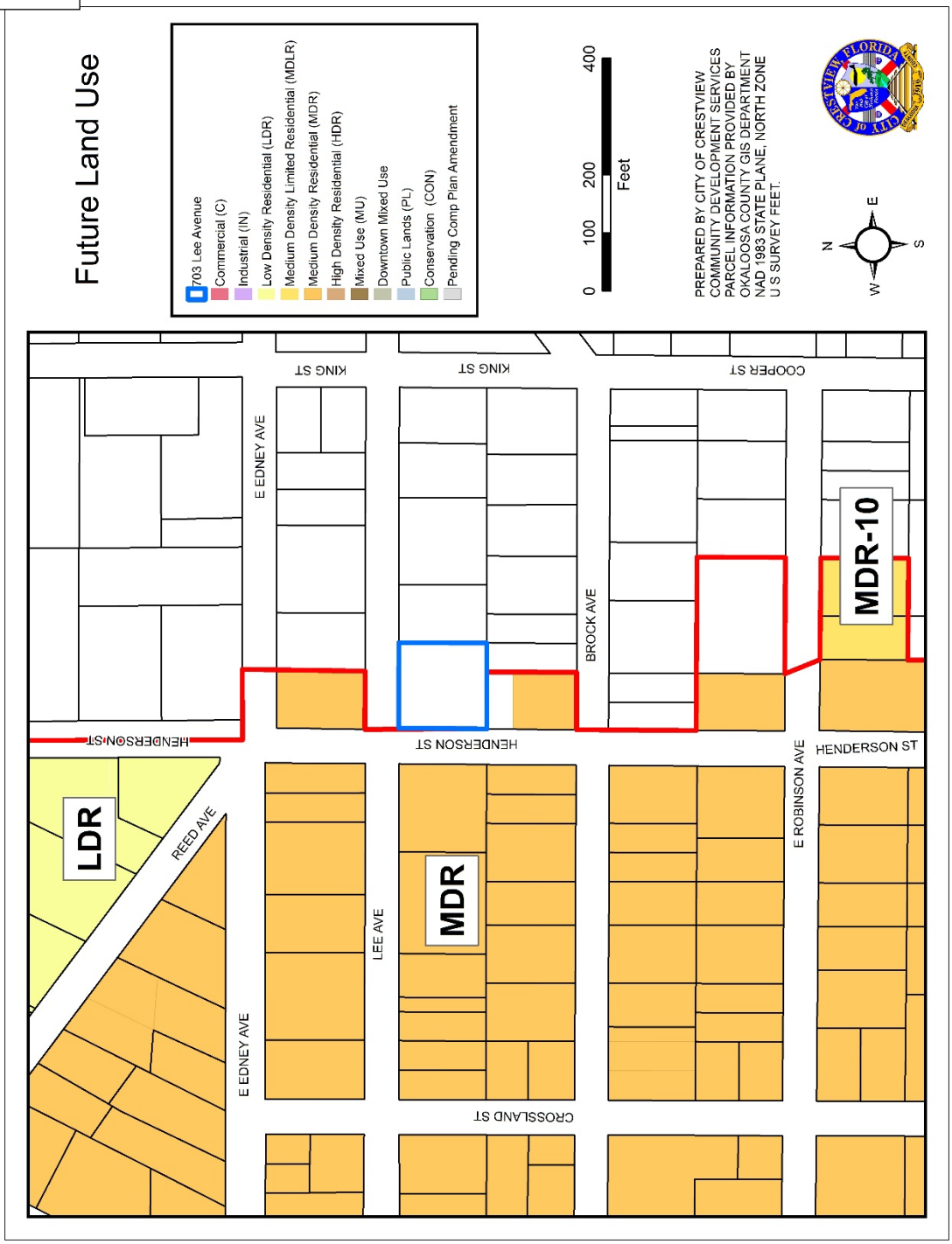
Exhibit B.

Exhibit C.



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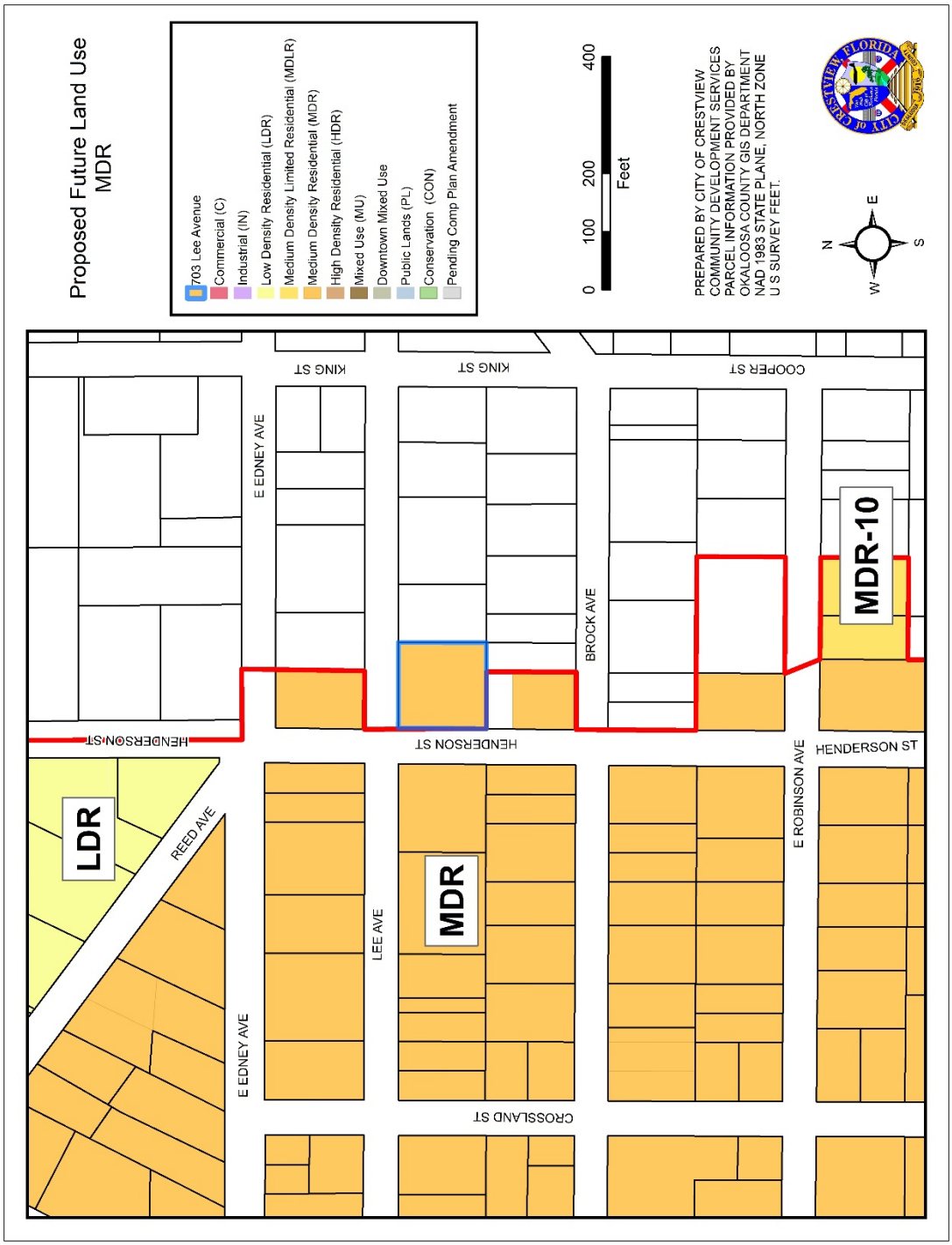
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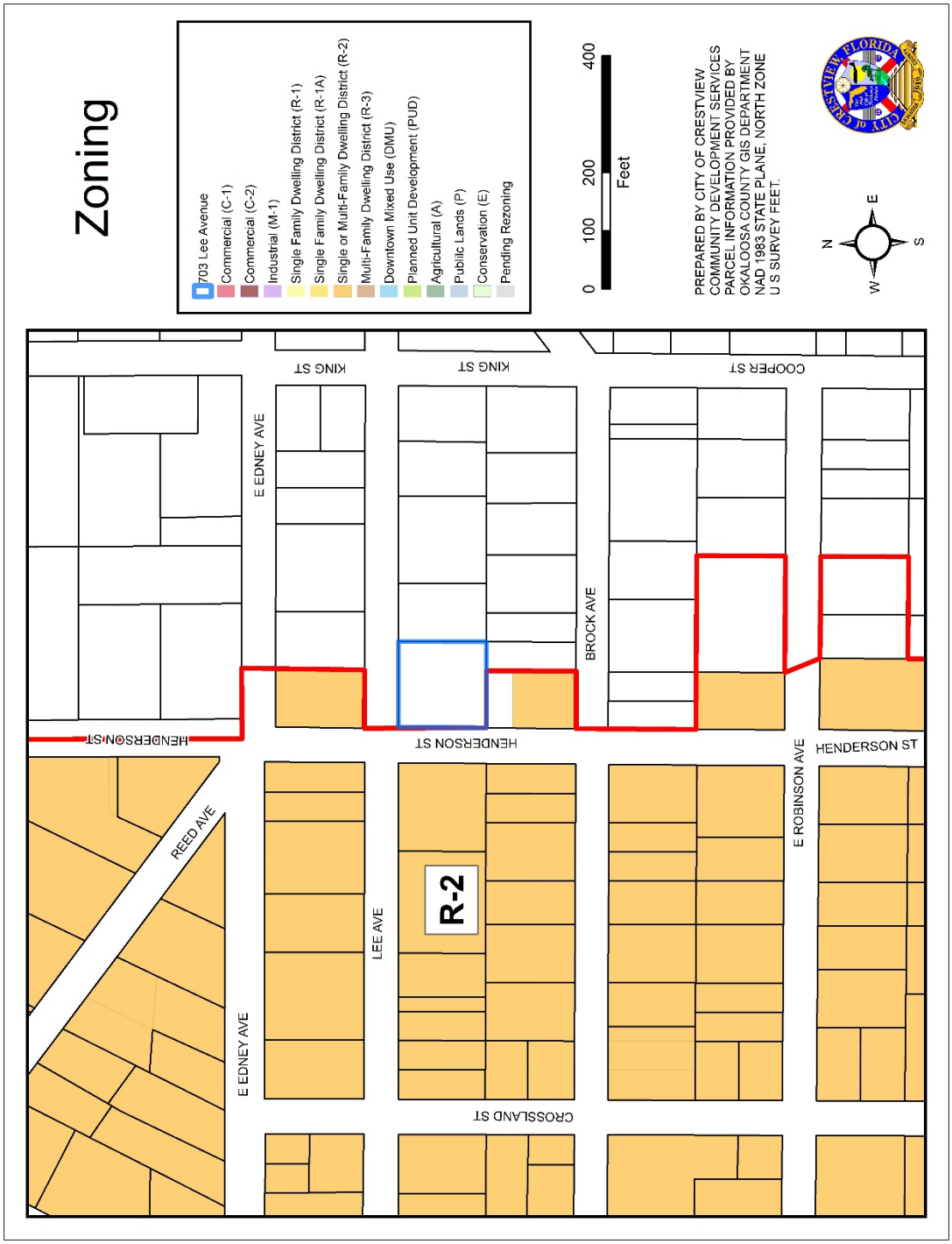
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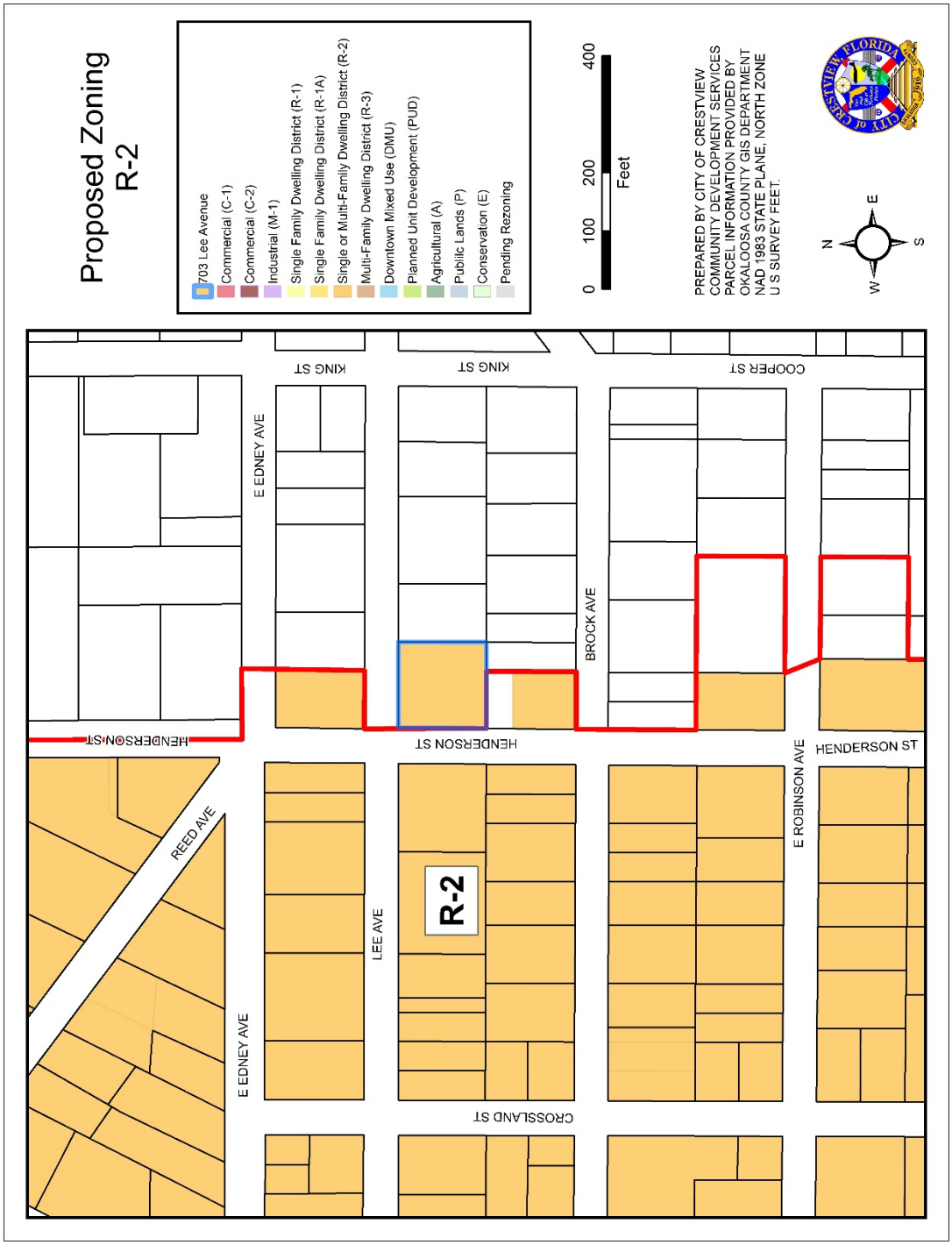
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PLANNING & ZONING BOARD (LPA) MEETING
November 19, 2019

Planning & Zoning Board

Members Present	Members Absent	Staff	Visitors
Alton Jones Ellis Conner Michael Carroll Douglas Capps	Malcolm Haynes James Skinner Rodney Salisbury	Stephen Schoen Barry Henderson Dawn Barnes	

The data reflected within these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes and photographs. Comments reflected herein are sometimes paraphrased, condensed and have been edited to reflect essential subject matter covered during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Clerk's office and providing their own representative and equipment to produce a verbatim account of the proceedings pursuant to Crestview Policy 91 1, Duplication of Public Records, Chapters 119 and 283, Florida Statutes and Attorney General opinions in force at time of enactment of Policy 91 1.

1. CONVENE Meeting.

Mr. Conner called the meeting to order at 6:00 PM.

3. 703 LEE AVENUE ANNEXATION

Applicant/Owner: Patricia Odom

Location: 703 Lee Avenue, PIN # 21-3N-23-1670-0013-0040 in the Public Records of Okaloosa County (0.51 acres).

Project Planner: Stephen Schoen (850-689-1619, option 2, planning@cityofcrestview.org)

A) LPA 20-01 Request to annex the subject property

B) LPA 20-02 Amend the future land use map to Medium Density Residential (MDR)

C) LPA 20-03 Initial zoning designation of Single or Multi-Family Dwelling District (R-2)

Mr. Conner opened the public hearing. Mr. Schoen presented the project and stated the notice was published in the Crestview News Bulletin on November 10, 2019. Mr. Conner asked for proponents or opponents on the matter. Hearing none, he asked for discussion from the board. Hearing none, he then asked for a motion. Mr. Capps motioned to recommend approval to the City Council and Mr. Carroll seconded. All voted in favor.

5. ADJOURN

Mr. Carroll motioned to adjourn, and Mr. Capps seconded. All voted in favor and the meeting adjourned at 6:10 PM.

CITY OF CRESTVIEW

Item # 12.3.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Stephen Schoen, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1729 - Lee Avenue Rezoning

BACKGROUND:

Patricia G. Odom, property owner, applied for a zoning change of a ±0.51-acre parcel of land located at 703 Lee Avenue, generally being located in Section 21, Township 3 North, Range 23 West, Okaloosa County, Florida.

The Local Planning Agency recommended approval of the request on November 19, 2019.

DISCUSSION:

Staff provided a complete evaluation of the request, the details of this evaluation are found in the attached staff report.

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.

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.

Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

Adoption of Ordinance 1729 will have very little, if any financial impact on the city as the land is currently developed by a small single-family residence and the property owner has not proposed any change to the existing use.

RECOMMENDED ACTION

Staff respectfully recommends adoption of Ordinance 1729 and move to second reading.

Attachments

1. Ordinance 1729 - Lee Rezone

2. Planning Staff Report - Lee Ave
3. 2019-1119 LPA Mins - Lee Ave Excerpt

ORDINANCE:

ORDINANCE NO. 1729

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.51 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 (R-1) ZONING DISTRICT TO THE SINGLE OR MULTI-FAMILY DWELLING DISTRICT (R-2); 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 PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 0.51 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.51 acres, more or less, being formerly zoned Okaloosa County Residential-1 (R-1) with the Medium Density Residential (MDR) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1728, is hereby rezoned to the Single or Multi-Family Dwelling District (R-2) to wit:

PIN # 21-3N-23-1670-0013-0040

PARCEL

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 13 AS SHOWN ON THE PLAT OF MORRIS ADDITION TO CRESTVIEW, FLORIDA. SAID PLAT BEING ON FILE IN PLAT BOOK 1, PAGE 72 IN THE OFFICE OF THE CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA.

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

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 19S9 is adopted by Ordinance # 1728 and becomes legally effective.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2020.

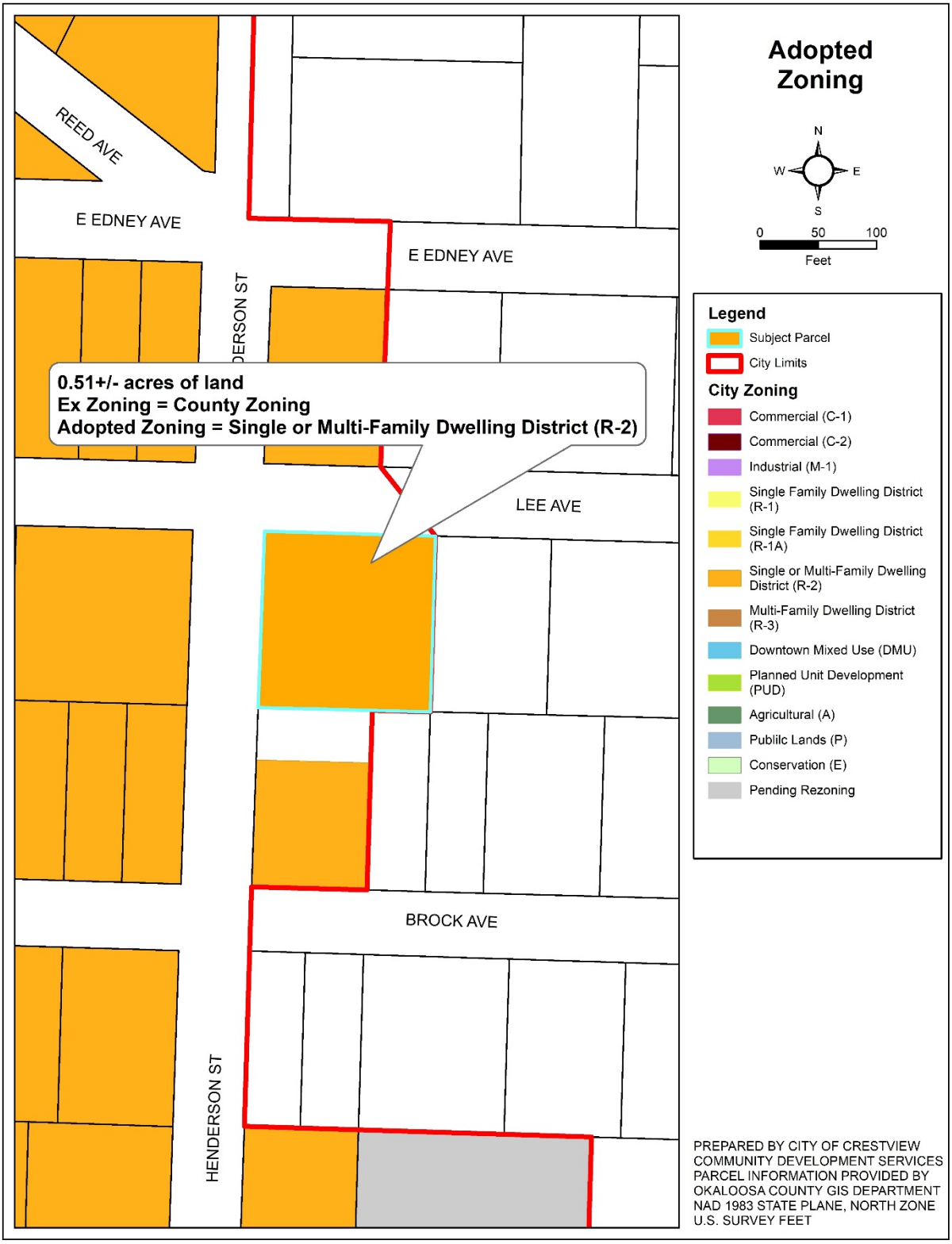
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A


Adopted Zoning
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Feet
Legend
Subject Parcel
City Limits
City Zoning
Commercial (C-1)
Commercial (C-2)
Industrial (M-1)
Single Family Dwelling District (R-1)
Single Family Dwelling District (R-1A)
Single or Multi-Family Dwelling District (R-2)
Multi-Family Dwelling District (R-3)
Downtown Mixed Use (DMU)
Planned Unit Development (PUD)
Agricultural (A)
Publilc Lands (P)
Conservation (E)
Pending Rezoning
REED AVE
E EDNEY AVE
E EDNEY AVE
DERSON ST
0.51+/- acres of land
Ex Zoning = County Zoning
Adopted Zoning = Single or Multi-Family Dwelling District (R-2)
LEE AVE
BROCK AVE
HENDERSON ST
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

CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PLANNING AND ZONNING STAFF REPORT

PROJECT NAME: 703 Lee, Annexation, Comp. Plan Amend. and Zoning Change
SUBMITTED TO: This document shall serve as the Local Planning Agency and City Council staff report for the requested actions.
AGENDA DATE: LPA – November 19, 2019;
AMENDED DATE: 11/7/ 2019
PROJECT NUMBER(S): LPA: Annex 20-01; Comp 20-02; Rezone 20-03

1. References Reviewed and Applied

a. Crestview Code of Ordinances, Current Edition
b. Crestview Comprehensive Plan, Current Edition
c. Florida Statutes, Current Edition

2. Background Information

a. Property Owner: Patricia G. Odom
b. Authorized Agent: N/A

c. Property Information:	
Area:	0.51 Acres
Location:	The subject property is situated in Section 21, Township 3 North, Range 23 West, Okaloosa County, Florida. The subject property has an address of 703 Lee Avenue.
PIN#:	The parcel is identified under Parcel Number **21-3N-23-1670-0013-0040** in the Public Records of Okaloosa County.

3. Requested Action

a. The property owner has submitted applications requesting:
   1) **Annexation** into the City of Crestview
   2) A **small-scale Comprehensive Plan Amendment;** and
   3) A change to the **Zoning designation**.

b. The application requests the assignment of **Medium Density Residential** (**MDR**) Future Land Use Category and **Single and Multi-Family Dwelling** (**R-2**) Zoning designation be placed on the property.

c. The property is currently developed as a single-family residence and the applicant intends to continue to use the property in the same manner.

4. Analysis of Requested Action

a. Requested Annexation conflict with applicable Florida State voluntary annexation requirements:
   1) The subject property is contiguous, compact, and appropriate services are available or are planned in the near future.

b. Requested Future Land Use and/or Zoning Change conflict with any applicable provisions of the Comprehensive Plan or the Land Development Code:

1) The current Future Land Use classification for this parcel is Okaloosa County Low Density Residential (LDR) and it carries the Residential (R-1) zoning designation.
2) The Future Land Use Categories, Zoning Designations and the existing use of the surrounding properties are as follows:

Direction	FLU	Zoning	Existing Use
East	County LDR	County R-1	Vacant
South	City MDR	City R-2	Single Family
West	City MDR	City R-2	Single Family
North	City MDR	City R-2	Single Family

c. Requested Future Land Use and/or Zoning Change conflict with existing land uses.
1) The subject parcel is nearly surrounded by single-family residential development.
2) There is no perceived conflict with surrounding existing uses.

d. Requested Future Land Use and/or Zoning Change impact on Levels of Service.
1) *Transportation*.
   i. Transportation impacts were not addressed in the application. The current use is a single-family dwelling and it will continue as such. There is no perceived additional impact.
2) *Potable Water and Waste Water.*
   i. The City currently provides potable water to the property. Sanitary sewer services are currently provided by Okaloosa County but are available by the City.
3) *Recreation and Open space.*
   i. The requested Annexation, Comprehensive Plan amendment, Zoning change will have no measurable impact on the City's Recreation and Open space resources.
4) *Solid Waste.*
   i. The requested actions will have a negligible impact on the City's solid waste service. There is more than adequate capacity to accommodate the demand which can be reasonably anticipated from approval of the requested actions.
5) *Stormwater Management.*
   i. Pursuant to Policy 10.C.2.3, the drainage level LOS will be determined upon submittal of detailed development plans. No plan can be approved unless the drainage LOS is maintained. Engineered drainage plans will be submitted to the City and to the FDEP prior to the issuance of a development order for the site.

e. Requested Future Land Use and/or Zoning Change impact on Environmentally Sensitive Lands.
1) The parcel is currently developed with a single-family dwelling. Current GIS wetlands data indicates the absence of wetlands on the subject property.
2) The property lies within Flood Zone X, which is an area determined to be outside the 500-year floodplain, as per the FIRM Panel Number 12091C0260H, dated 2-6-02.
3) The application does not address the impact potential for any historically or archaeologically sensitive lands and there is no current record of existence onsite of either resource.

f. Specific City of Crestview Comprehensive Plan References:

Policy 7.A.6.6 – Because the proposed annexation is of unincorporated lands which are contiguous and compact; the annual maintenance costs are assumed to be less than the annual net revenue generated; and it improves the delineation of the City's boundary line.

Policy 7.A.2.2 – Because the amendment will serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 7.A.3.2 – Because the amendment is consistent with accepted planning principals and it represents efficiency of use of the property given its location relative to other uses.

Policy 16.A.1.5 – Because the amendment will be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

g. The attached exhibits have been prepared to accurately depict the subject property.
   Exhibit A) Aerial Photo of Subject Property / City Boundary Map
   Exhibit B) Existing Use Map
   Exhibit C) Existing Future Land Use Map
   Exhibit D) Proposed Future Land Use Map
   Exhibit E) Existing Zoning Map
   Exhibit F) Proposed Zoning Map

h. Proposed Development.
   1) There is no proposed development.

5.	Findings of Fact

a. The request for Annexation satisfies Florida Statute requirements for voluntary annexation.
b. The request for Comprehensive Plan Amendment is consistent with the above references and will not be a detriment to the surrounding property.
c. The request for Zoning Change is consistent with the above references and will not be a detriment to the surrounding property.
d. No adverse impacts to level of service standards nor to environmentally sensitive lands have been perceived.

6.	Conclusion and Recommendation

1) The applicant has submitted the forms for Annexation, Comprehensive Plan Amendment, and Zoning Change of the property. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.

2) The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.

3) Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

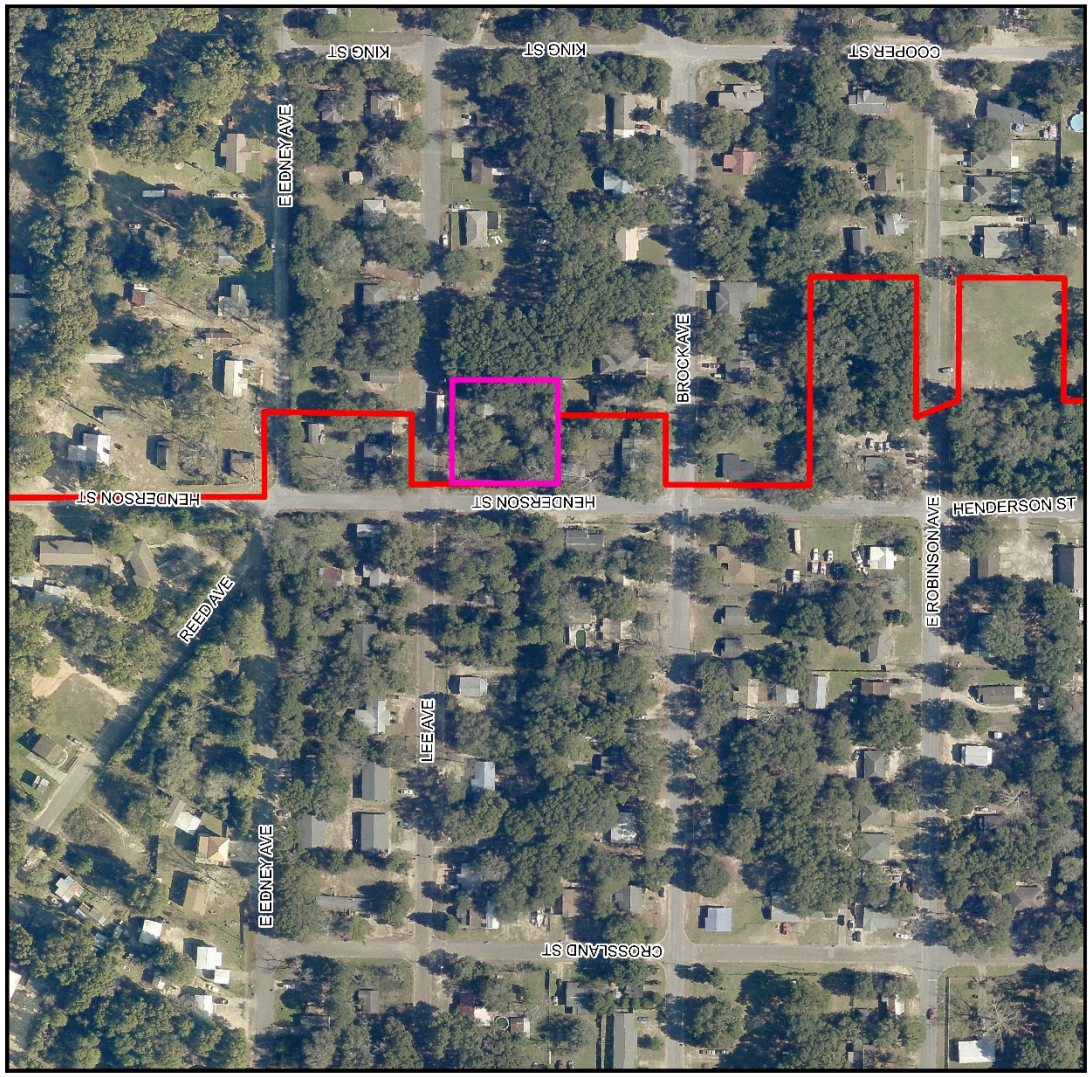
Based on the analysis above and the findings of fact, staff recommends **APPROVAL** of the applications for Annexation, Comprehensive Plan Amendment, and Zoning Change.

Assigned Staff: Stephen Schoen, Senior Planner

Received Public Comments:

1) None.

Exhibit A.


703 Lee Avenue
City_Limits
0 100 200 400
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PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
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Exhibit B.

Exhibit C.

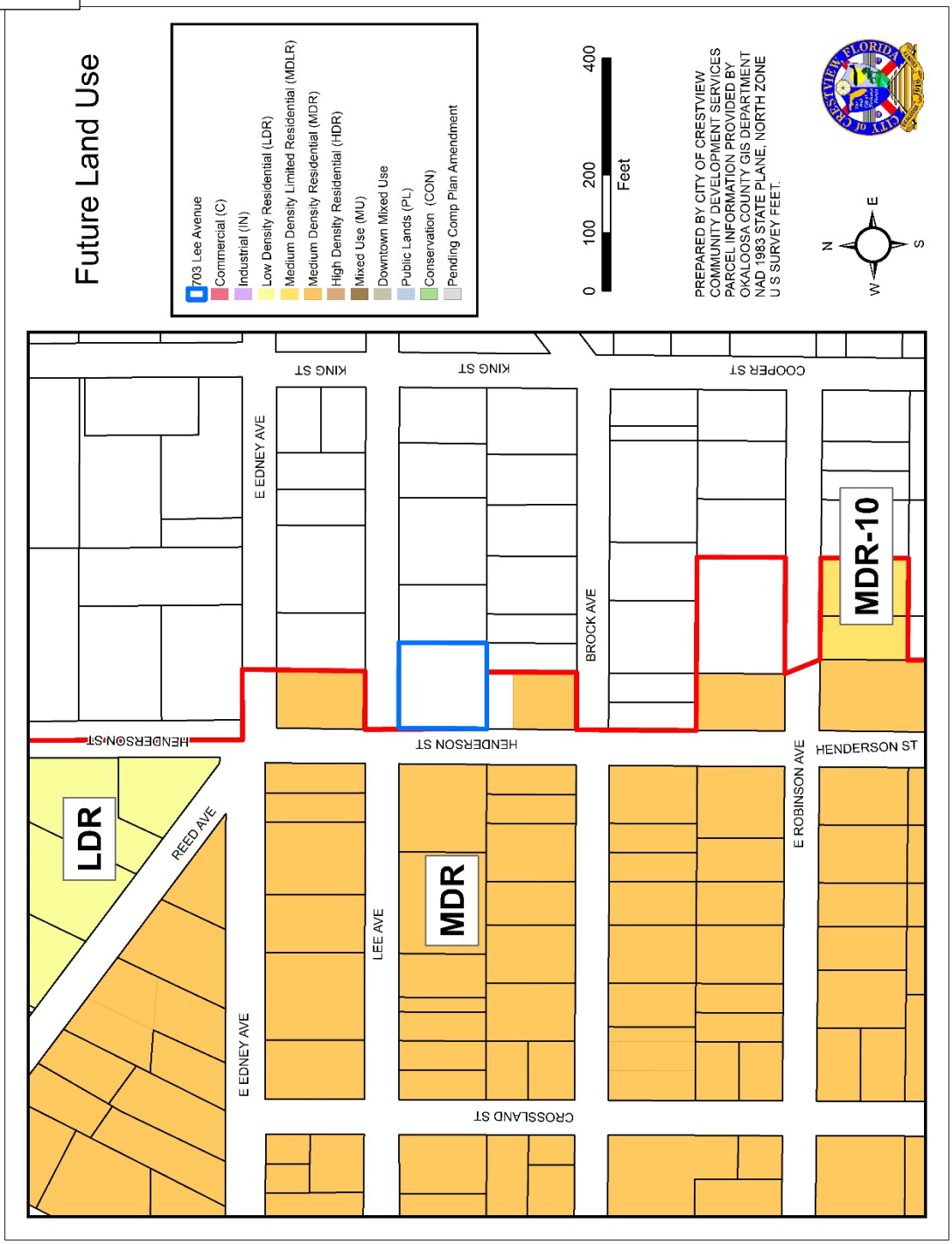
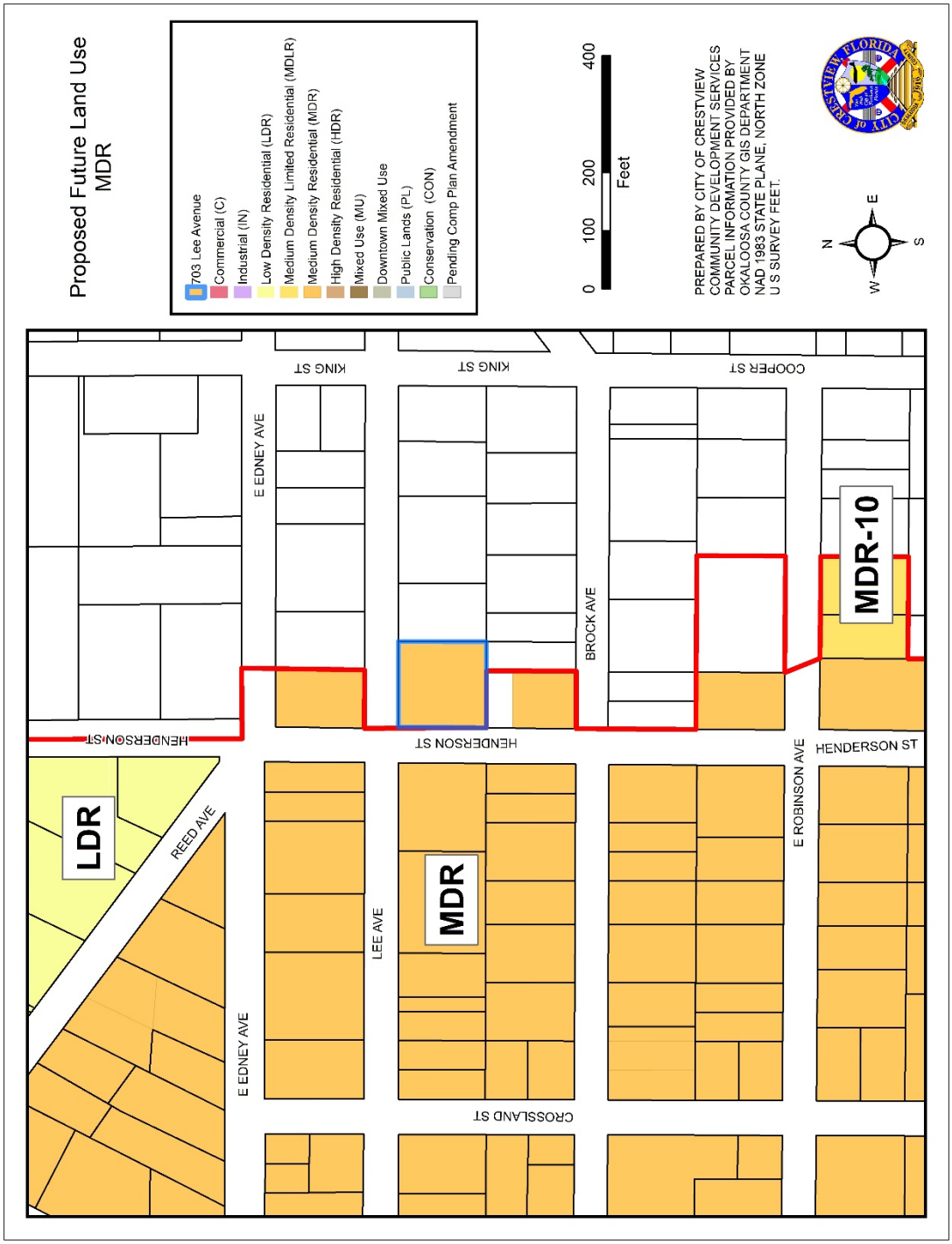


Exhibit D.


Proposed Future Land Use
MDR
703 Lee Avenue
Commercial (C)
Industrial (IN)
Low Density Residential (LDR)
Medium Density Limited Residential (MDLR)
Medium Density Residential (MDR)
High Density Residential (HDR)
Mixed Use (MU)
Downtown Mixed Use
Public Lands (PL)
Conservation (CON)
Pending Comp Plan Amendment
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PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
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MDR-10
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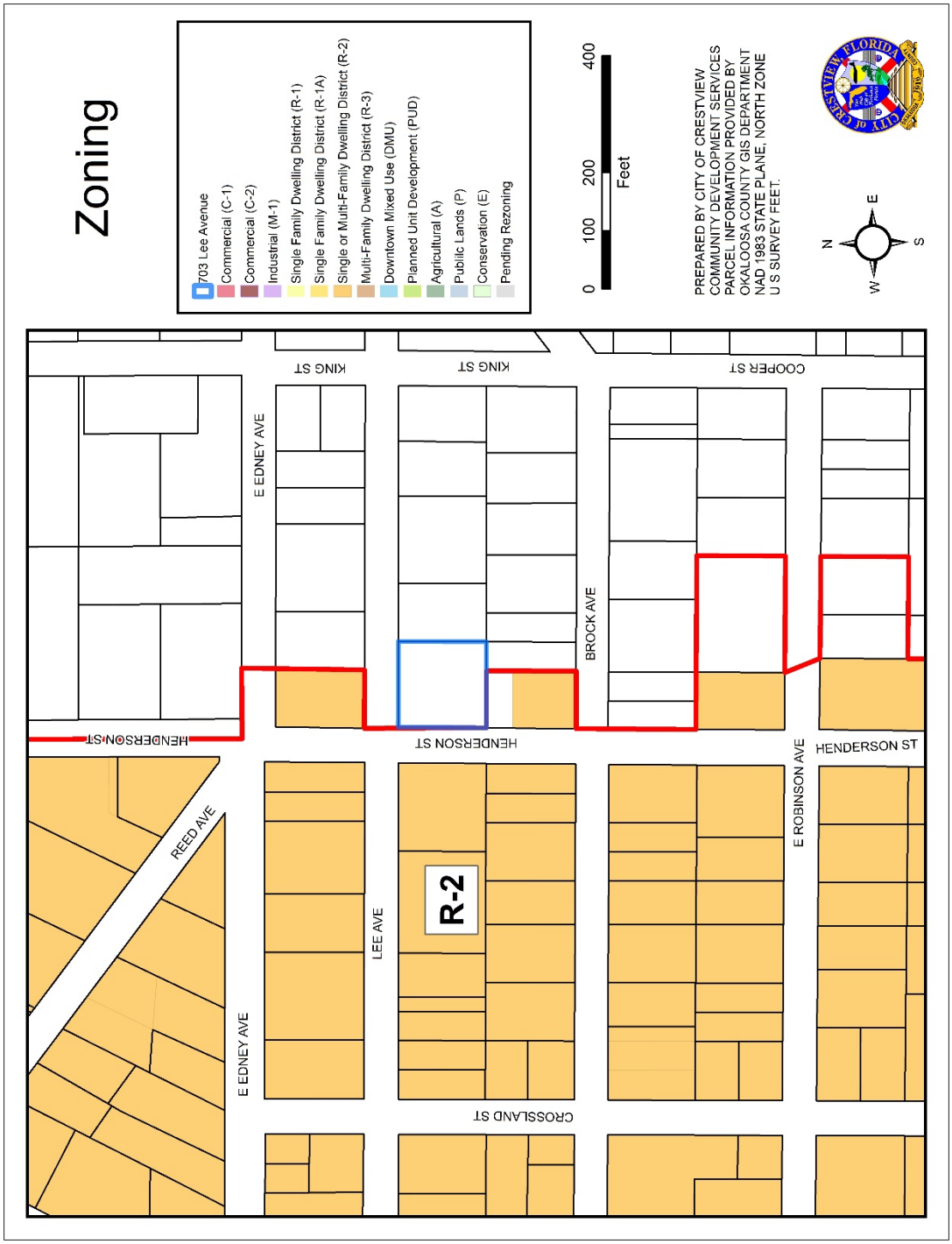
Exhibit E.


Zoning
703 Lee Avenue
Commercial (C-1)
Commercial (C-2)
Industrial (M-1)
Single Family Dwelling District (R-1)
Single Family Dwelling District (R-1A)
Single or Multi-Family Dwelling District (R-2)
Multi-Family Dwelling District (R-3)
Downtown Mixed Use (DMU)
Planned Unit Development (PUD)
Agricultural (A)
Public Lands (P)
Conservation (E)
Pending Rezoning
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COMMUNITY DEVELOPMENT SERVICES
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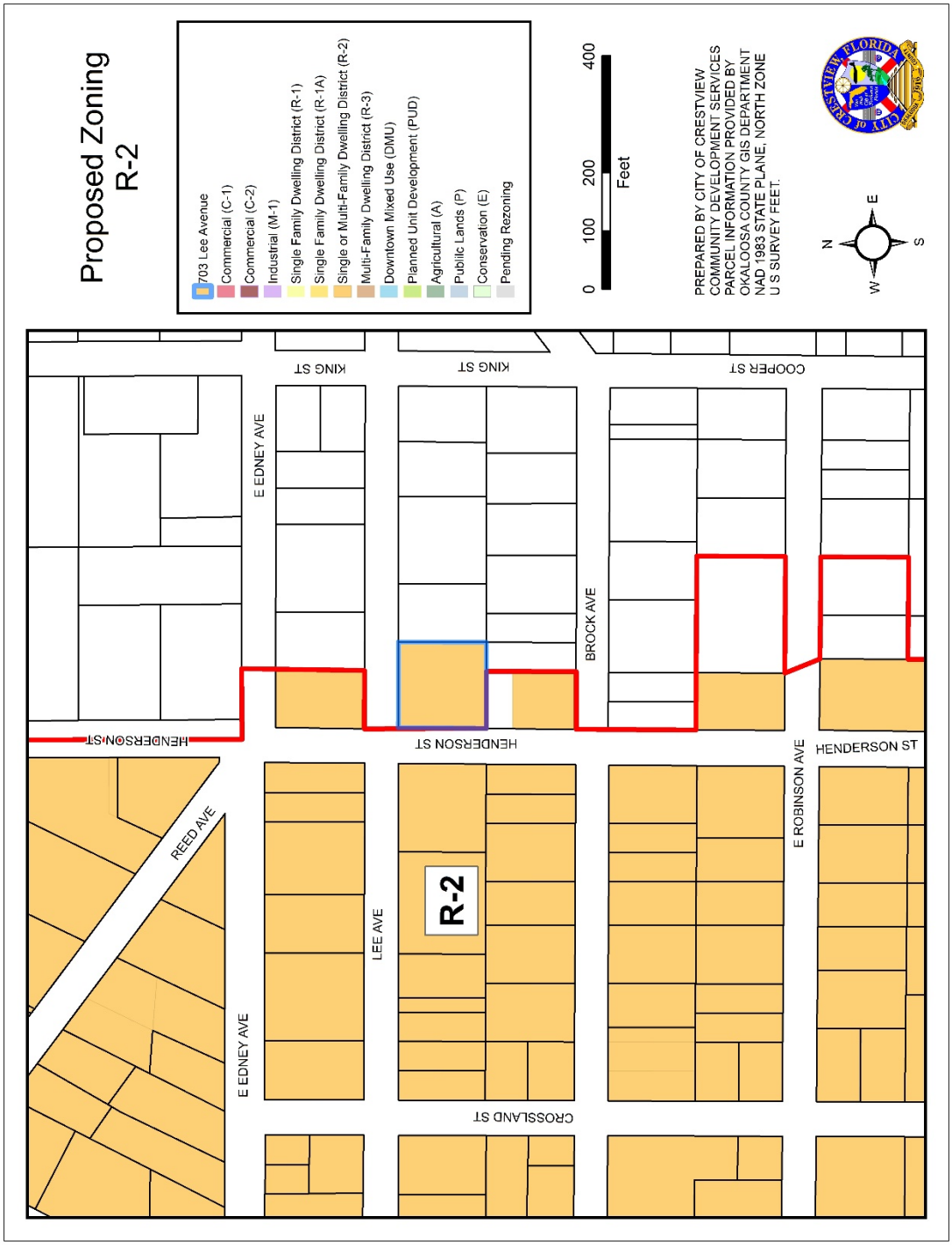
R-2
LEE AVE
E EDNEY AVE
CROSSLAND ST

Exhibit F.


Proposed Zoning
R-2
703 Lee Avenue
Commercial (C-1)
Commercial (C-2)
Industrial (M-1)
Single Family Dwelling District (R-1)
Single Family Dwelling District (R-1A)
Single or Multi-Family Dwelling District (R-2)
Multi-Family Dwelling District (R-3)
Downtown Mixed Use (DMU)
Planned Unit Development (PUD)
Agricultural (A)
Publitc Lands (P)
Conservation (E)
Pending Rezoning
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PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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CROSSLAND ST

PLANNING & ZONING BOARD (LPA) MEETING
November 19, 2019

Planning & Zoning Board

Members Present	Members Absent	Staff	Visitors
Alton Jones Ellis Conner Michael Carroll Douglas Capps	Malcolm Haynes James Skinner Rodney Salisbury	Stephen Schoen Barry Henderson Dawn Barnes	

The data reflected within these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes and photographs. Comments reflected herein are sometimes paraphrased, condensed and have been edited to reflect essential subject matter covered during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Clerk's office and providing their own representative and equipment to produce a verbatim account of the proceedings pursuant to Crestview Policy 91 1, Duplication of Public Records, Chapters 119 and 283, Florida Statutes and Attorney General opinions in force at time of enactment of Policy 91 1.

1. CONVENE Meeting.

Mr. Conner called the meeting to order at 6:00 PM.

3. 703 LEE AVENUE ANNEXATION

Applicant/Owner: Patricia Odom

Location: 703 Lee Avenue, PIN # 21-3N-23-1670-0013-0040 in the Public Records of Okaloosa County (0.51 acres).

Project Planner: Stephen Schoen (850-689-1619, option 2, planning@cityofcrestview.org)

A) LPA 20-01 Request to annex the subject property

B) LPA 20-02 Amend the future land use map to Medium Density Residential (MDR)

C) LPA 20-03 Initial zoning designation of Single or Multi-Family Dwelling District (R-2)

Mr. Conner opened the public hearing. Mr. Schoen presented the project and stated the notice was published in the Crestview News Bulletin on November 10, 2019. Mr. Conner asked for proponents or opponents on the matter. Hearing none, he asked for discussion from the board. Hearing none, he then asked for a motion. Mr. Capps motioned to recommend approval to the City Council and Mr. Carroll seconded. All voted in favor.

5. ADJOURN

Mr. Carroll motioned to adjourn, and Mr. Capps seconded. All voted in favor and the meeting adjourned at 6:10 PM.

CITY OF CRESTVIEW

Item # 13.1.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1748 - Tom Young Annexation

BACKGROUND:

Thomas Lewis Young Trust, property owner, applied for voluntary annexation of a ±2.77-acre parcel of land located in Section 36, Township 3 North, Range 24 West, Okaloosa County, Florida. The parcel identification number is 36-3N-24-0000-0003-001H in the public records of Okaloosa County.

The Local Planning Agency recommended approval of the request on January 7, 2020.

DISCUSSION:

Staff provided a complete evaluation of the request. The details of this evaluation are found in the attached staff report.

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.

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.

Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

The proposed annexation of the developed parcel could have a small and lasting positive impact on the tax base of the city.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1748 and move to second reading.

Attachments

1. Ordinance 1748 - Tom Young Annex - for merge
2. Planning Staff Report - Tom Young

ORDINANCE:

ORDINANCE NO. 1748

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 2.70 ± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 36, 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 # 36-3N-24-0000-0003-001H (Deed recorded in Book 3255, page 2594, dated July 1, 2016)

COMMENCE AT A PRM LS4150 AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 22 MINUTES 05 SECONDS EAST (REFERENCE BEARING STATE PLANE FLORIDA NORTH) ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 19.11 FEET TO THE NORTHWEST CORNER OF PARCEL 2 AS DESCRIBED IN O.R. BOOK 3255, PAGE 2597, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 88 DEGREES 22 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 710.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 88 DEGREES 22 MINUTES 05 SECONDS EAST A DISTANCE OF 520.63 FEET TO THE WEST RIGHT-OF-WAY OF GARRETT PIT ROAD (66' RIGHT-OF-WAY) AS DESCRIBED IN O.R. BOOK 2450, PAGE 202; THENCE SOUTH 02 DEGREES 35 MINUTES 14 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 241.26 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 14 SECONDS WEST A DISTANCE OF 448.35 FEET; THENCE NORTH 13 DEGREES 57 MINUTES 39 SECONDS WEST A DISTANCE OF 253.99 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.7032 ACRES, MORE OR LESS.

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

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

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

for the parcel as Pending Comp Plan Amendment with Pending Rezoning 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. REPEALER. All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

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 _____ DAY OF _____, 2020.

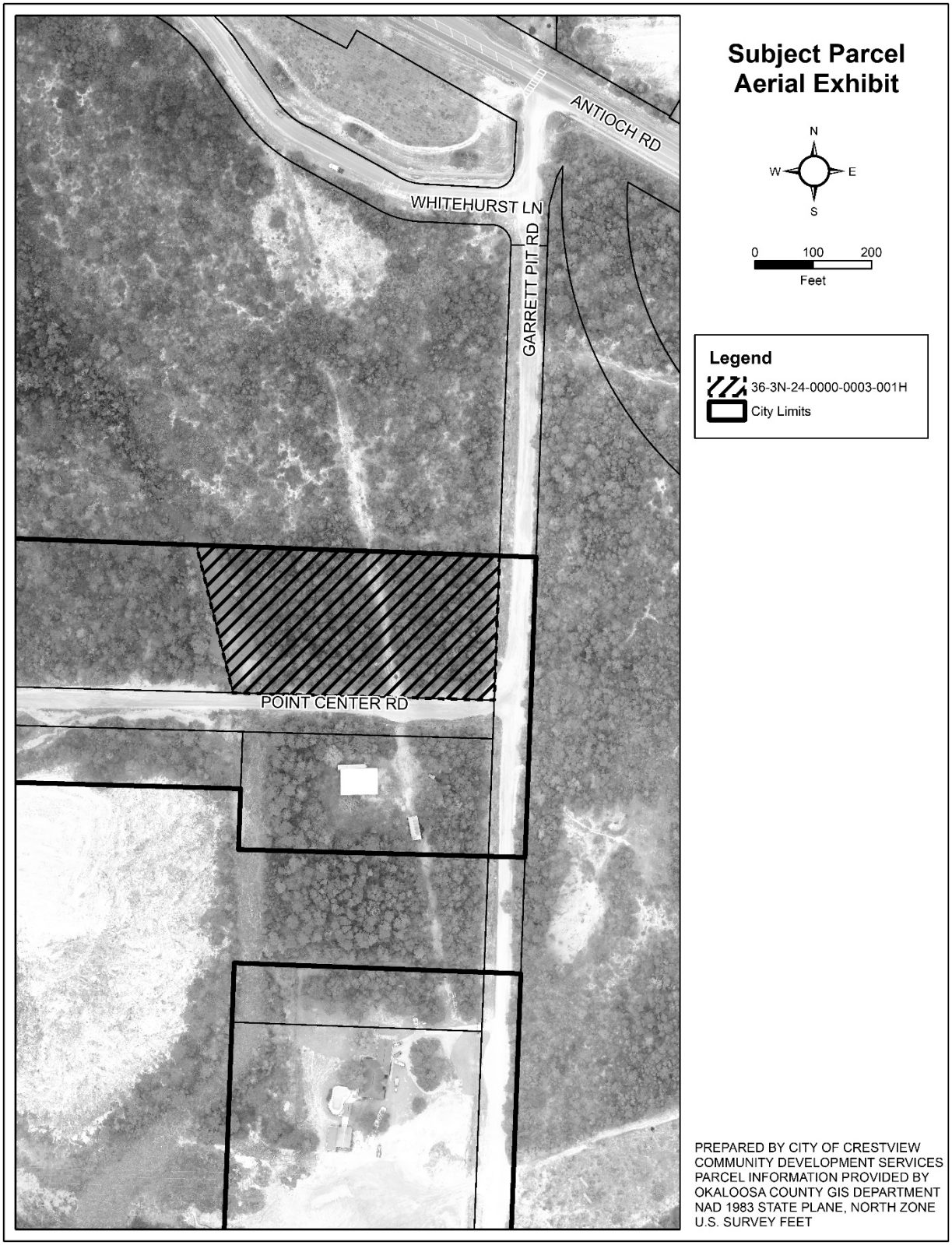
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A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City Limits
ANTIOCH RD
WHITEHURST LN
GARRETT PIT RD
POINT CENTER RD
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

PLANNING AND ZONING STAFF REPORT TO THE LOCAL PLANNING AGENCY AND CITY COUNCIL

PROJECT NAME: Tom Young - Annexation

PROJECT NUMBER(S): Annexation LPA 19-28

AGENDA DATE: LPA – Public Hearing: January 7, 2020
City Council – First Reading: January 13, 2020
City Council – Second Reading & Public Hearing: January 27, 2020

LAST AMENDED DATE: 12/03/ 2019

1. Reviewed and Applied - References

a. Crestview Code of Ordinances, Current Edition
b. Crestview Comprehensive Plan, Current Edition
c. Florida Statutes, Current Edition

2. Project Summary

Property Owner(s)
Tomas Lewis Young Trust

Applicant
Property Owners

Authorized Agent:
Devon Jones

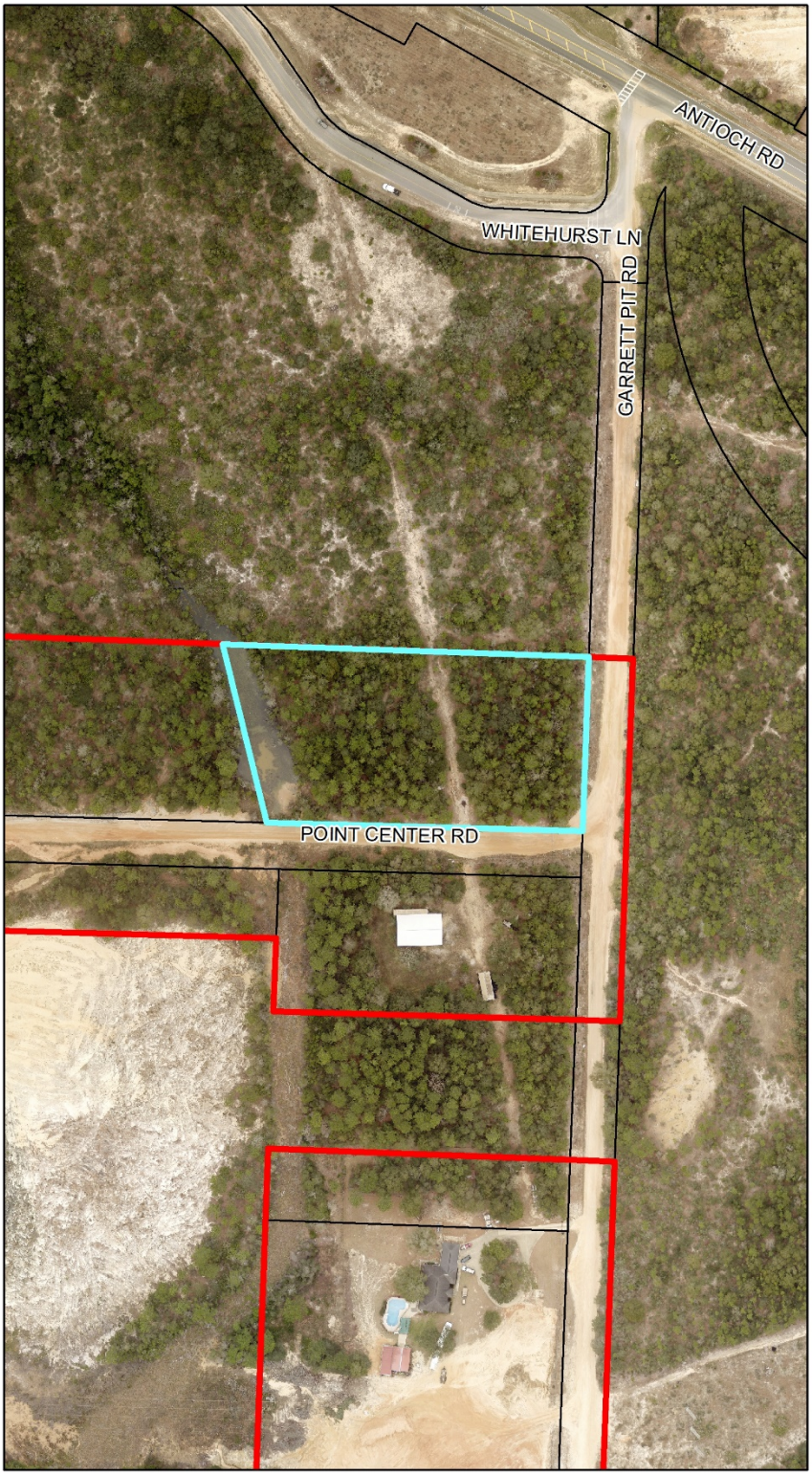
Staff Planner:
Stephen Schoen, AICP

Property Location: The subject property is generally located on the northwest corner of the intersection of Point Center Rd. and Garret Pit Rd. and consists of 2.77+/- acres; PIN# 36-3N-24-0000-0003-001H

Application Information:
The applicant has requested the voluntary annexation of the subject property.

Staff Recommendation:
Approval of the requested actions, subject to any conditions provided in the following report or suggested by the LPA.

Public Notice:
- Notice letters sent to property owners within 300' of the subject property on 11/26/19
- Property posting on 12/3/19
- Ad run on 12/7/19
- BOCC notified on 12/7/19



Subject Parcel Aerial Exhibit

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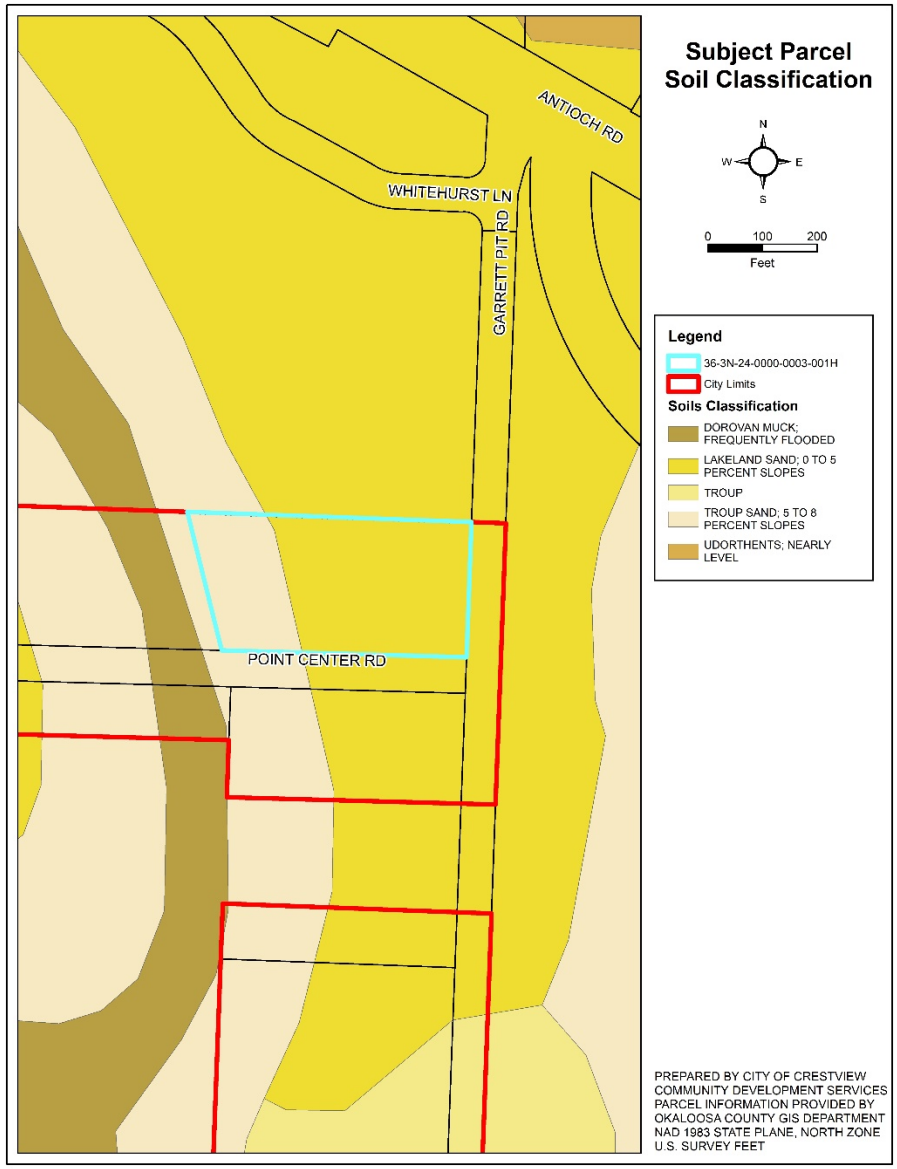
Legend

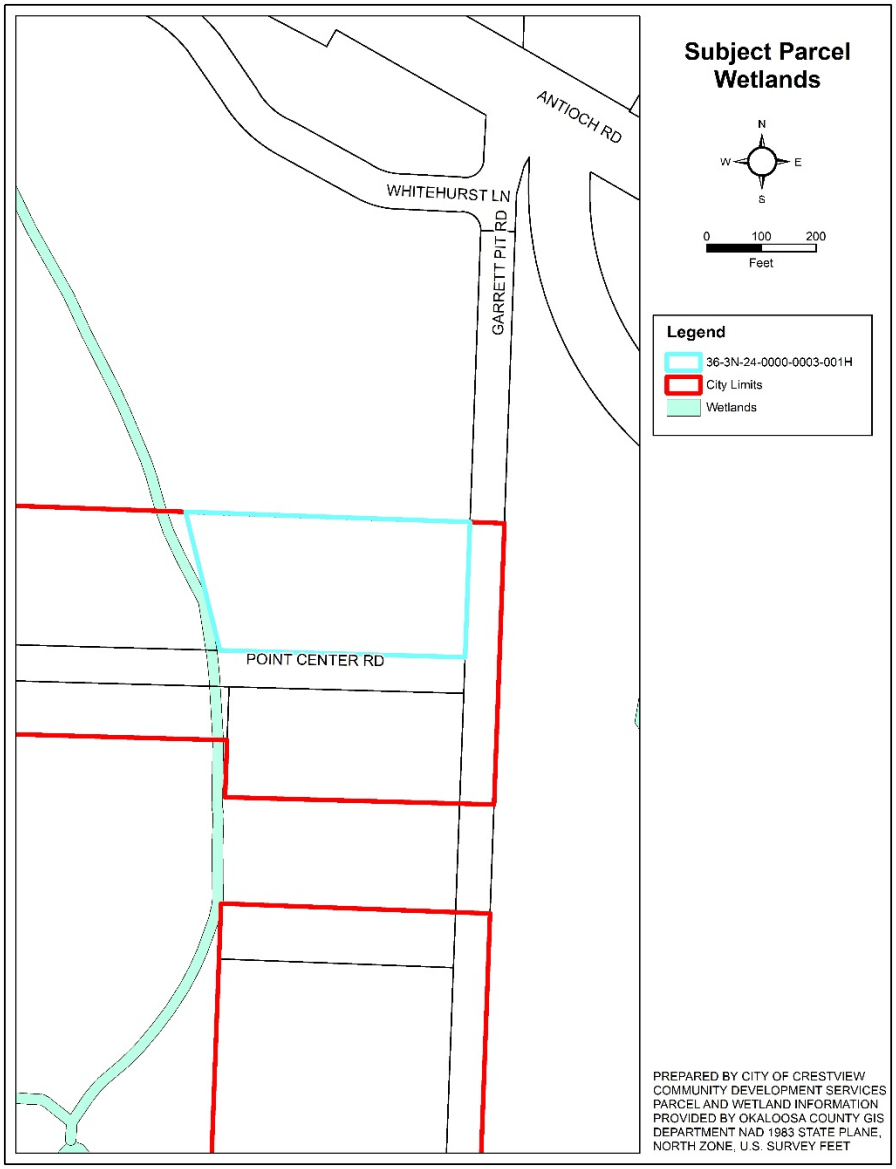
36-3N-24-0000-0003-001H

City Limits

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

WETLANDS AND SOILS MAP





3.	Application / Project Analysis

Project Description

The applicant(s) has requested the Annexation of the Subject Property.

The applicant has expressed the desire to develop a small Planned Unit Development (PUD) subdivision in the near future but an application has not been completed.

Project Context

Current Conditions:
The subject property is currently developed by one single family dwelling. The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
East	County RR	County RR	Vacant
South	County RR	County RR	Vacant
West	City LDR	City Not Assigned	Vacant
North	City MDR	City R-2	Vacant

Project Compatibility:

A development application concerning the subject property has not been submitted. Based on the requested land-use and zoning designations, the property will be developed residentially.

The surrounding uses include vacant lands with a single-family residential subdivision planned to the south of the subject property. There are single family dwellings and an elementary school near the subject property. The nature of the residential PUD is not clear but it will more than likely entail smaller lot sizes and more affordable sized homes. Staff believes that the requested annexation is compatible with both the current and proposed surrounding development.

Regulatory and Statutory Compliance:

Florida Statutes Chapter 171. The proposed voluntary annexation, as set forth herein, involves lands with a border(s) contiguous to the City's boundary; will not create an enclave; is compact; the lands are not within a neighboring incorporated municipality's jurisdiction; and services are or will be made available.

Policy 7.A.6.6 – Because the proposed annexation is of unincorporated lands which are contiguous and compact; the annual maintenance costs are assumed to be less than the annual net revenue generated; and it improves the delineation of the City's boundary line.

Policy 7.A.2.2 – Because the amendment may serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 16.A.1.5 – Because the amendment may be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

Crestview Land Development Code. The potential use of the property as an allowable residential use, provided the Comprehensive Plan and Zoning change is approved, will undergo development review to ensure compliance with the Land Development Code.

Adequate Public Facilities:

State law requires that the City perform a public facilities evaluation when considering Comprehensive Plan Amendments of this nature. The City's Industrial Future Land Use allows for a higher intensity and for more impervious surface coverage than the Low Density Residential Future Land Use. The following evaluation of the City's services is being undertaken with the assumption that the property will be developed with a density of 16 units per acre and an impervious surface ratio of 60%. By utilizing the maximum development potential of the requested Future Land Use, any identified impacts may be

considered the worst-case scenario or upper limit of impact. Due to the fact that an application for development has not been submitted, the following evaluation is an estimation. However, when a development application is made, all impacts to City services will be addressed through the staff review and Development Order approval processes.

Project Demand:

Based on Technical Review Concurrency Determination provided by Public Services on 12/5/2019.

Transportation – "This parcel is located on Garret Pitt Rd. Its only access would be from PJ Adams (LOS F). No further development is allowed until PJ Adams is widened to handle current demand. In addition, PJ Adams is accessed by either HWY 89 (LOS F) or HWY 90. Mitigation would be required. Garrett Pitt Rd. is currently a dirt road. For annexation and utility services to be supplied by the City, it would need to be paved. The total trips divided between the 4 roads gives the trip percentages shown in the following Table:

Affected Roadways	Available Capacity (Trips)		Projected Impact	
	Trips	%	Trips	%
PJ Adams	-2150	-14%	64	Over Capacity
Antioch Rd.	-1650	-11%	32	Over Capacity
HWY 85	-9800	-30%	64	Over Capacity
HWY 90	24314	66%	32	0.1%

Potable Water – "Water is currently not available to Garret Pit Rd."
Available Potable Water Capacity = 7,780,000 GPD
Projected Impact to water and sanitary sewer systems = 4,480 GPD.

Sanitary Sewer – "Sanitary sewer is currently not available to Garret Pit Rd."
Available Sanitary Sewer Capacity = 833,000 GPD
Projected Impact to water and sanitary sewer systems = 5,600 GPD.

Parks and Recreation – There is an abundance of available parks/open space within and around the City of Crestview. Current level of service standards will not be impacted by this development. The current population of the City would have to double before levels of service will be affected negatively.

Solid Waste – The adopted level of service of 5.0 pounds/capita/day (policy 10.B.1.5) is a regulatory level and will be reviewed and maintained as part of the city's annual budget processes.

Stormwater and Drainage – "Stormwater Ponds would be required if a subdivision is constructed."

Environmental Impacts:

Wetlands and Environmentally Sensitive Lands – Current wetlands data indicates the absence of any jurisdictional wetlands within the subject property. There is a stream that borders the westerly boundary of the subject parcel and a 25' buffer will apply to any development on the subject lands.

Historical and/or Archeological Resources – The application does not address the presence of any historical or archeological resources onsite. The Comprehensive Plan does not address the presence of any resource near this location.

General Staff Comments:

Planning and Zoning. The applicant will be requesting a Planned Unit Development zoning with the Medium Density Residential (MDR) Land Use in the future.

Public Services. Included above.

Fire and Life safety. No comment relating to the current applications.

4.	Findings

a. The request for Annexation satisfies Florida Statute requirements for voluntary annexation.
b. Adverse impacts to level of service standards and to environmentally sensitive lands will be addressed during zoning, comprehensive plan amendment requests and development approval processes.

5.	Conditions of Approval

a. Staff does not apply nor recommend the application of any conditions for approval of the current applications.

6.	Conclusion and Recommendation

a. The applicant has submitted the required forms for Annexation of the subject property.
b. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.
c. Please review the application based on the characteristics and conformity of the application with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

Based on the analysis above and the findings of fact, staff recommends **APPROVAL** of the application for Annexation.

Assigned Staff: Stephen Schoen, AICP, Development Administrator

Received Public Comments:
1) None

CITY OF CRESTVIEW

Item # 13.2.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1733 - Highway 85 N Annexation

BACKGROUND:

Glenda G. Gordon, et al, property owners, applied for voluntary annexation of a ±2.18-acre parcel of land located in Section 33, Township 4 North, Range 23 West, Okaloosa County, Florida. The parcel identification number is 33-4N-23-0000-0056-0000 in the public records of Okaloosa County.

The Local Planning Agency recommended approval of the request on January 7, 2020.

DISCUSSION:

Staff provided a complete evaluation of the request. The details of this evaluation are found in the attached staff report.

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.

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.

Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

The proposed annexation of the developed parcel could have a small and lasting positive impact on the tax base of the city.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1733 and move to second reading.

Attachments

1. Ordinance 1733 - Hwy 85 Annex
2. Planning Staff Report - Hwy 85

ORDINANCE:

ORDINANCE NO. 1733

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 2.18 ± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 33, TOWNSHIP 4 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 # 33-4N-23-0000-0056-0000 (Deed recorded in Book 2343, page 2061, dated February 18, 2002)

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED NORTH 88 DEGREES 03 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH 88 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 290.98 FEET; THENCE PROCEED NORTH 13 DEGREES 36 MINUTES 51 SECONDS EAST, A DISTANCE OF 382.91 FEET; THENCE PROCEED SOUTH 87 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 216.03 FEET; THENCE PROCEED SOUTH 02 DEGREES 19 MINUTES 54 SECONDS WEST, A DISTANCE OF 374.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 2.18 ACRES, MORE OR LESS.

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

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

SECTION 5. COMPREHENSIVE PLAN UPDATE. Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land use category for the parcel as Commercial (C) with Commercial District Zoning (C-1) 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. REPEALER. All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

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 _____ DAY OF _____, 2020.

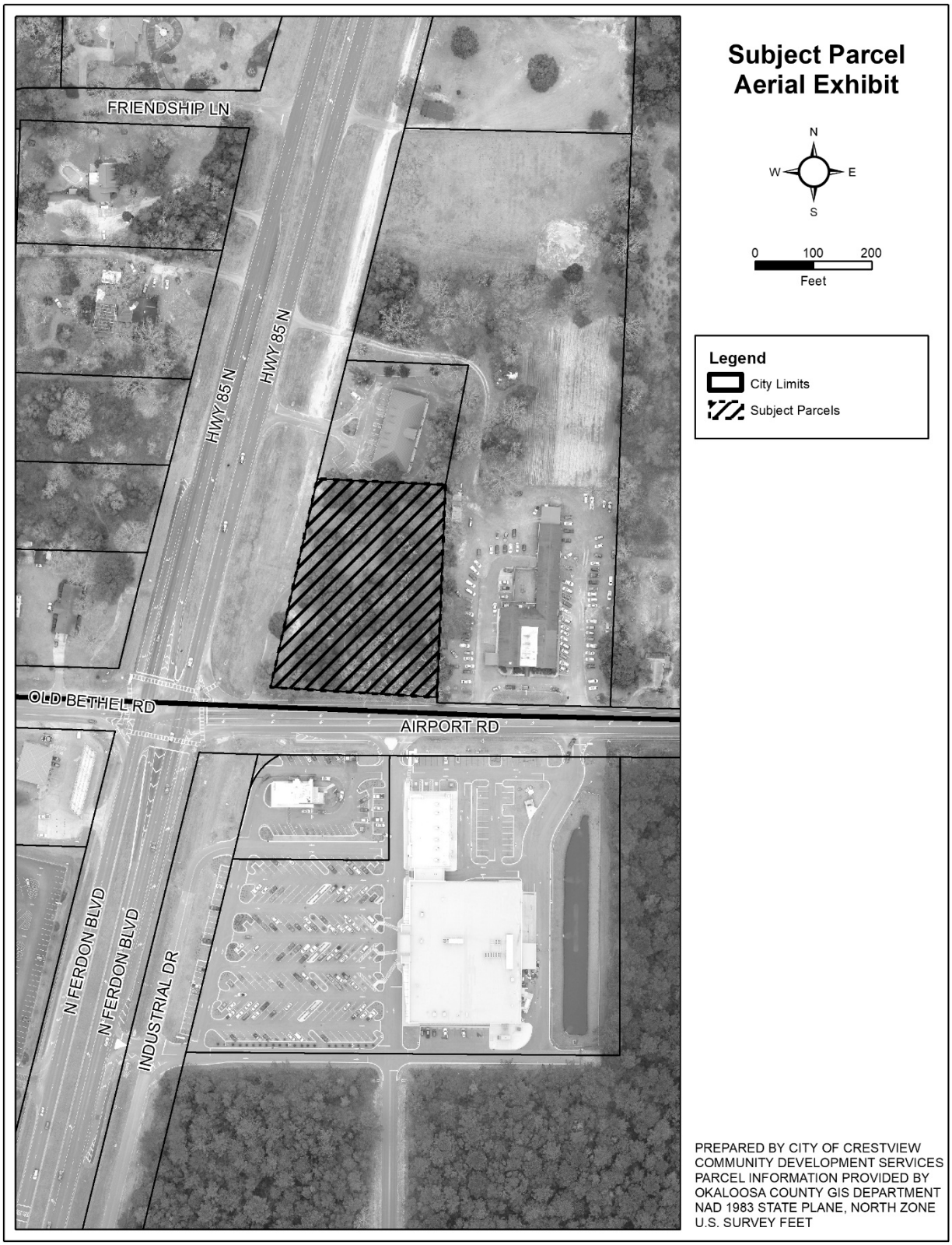
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A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FRIENDSHIP LN
HWY 85 N
HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
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

PLANNING AND ZONING STAFF REPORT TO THE LOCAL PLANNING AGENCY AND CITY COUNCIL

PROJECT NAME: 5701 HWY 85

PROJECT NUMBER(S): Annex 20-04
Comp (small scale) 20-05 (Amendment # 19-S10)
Rezone 20-06

AGENDA DATE: LPA – Public Hearing: January 7, 2020
City Council – First Reading: January 13, 2020
City Council – Second Reading & Public Hearing: January 27, 2020

LAST AMENDED DATE: 11/25/ 2019

1. Reviewed and Applied - References

a. Crestview Code of Ordinances, Current Edition
b. Crestview Comprehensive Plan, Current Edition
c. Florida Statutes, Current Edition

2. Project Summary

Property Owner(s)
Glenda G. Gordon
Michael K. Sapp
Sherrie D. Johnson

Applicant
Owners

Staff Planner:
Stephen Schoen, AICP

Property Location: The subject property is generally located on the northeast corner of the intersection of Highway 85 N and Airport Road and consists of ± 2.18 acres; PIN# 33-4N-23-0000-0056-0000

Application Information:
The applicant has requested annexation of the property located at 5701 Highway 85 N to the City of Crestview, Comprehensive Plan Amendment to Commercial (C), and Zoning designation of Commercial (C-1), to allow for commercial development.

Staff Recommendation:
Approval of the requested actions, subject to any conditions provided in the following report or suggested by the LPA.

Public Notice:
- Notice letters sent to property owners within 300' of the subject property on 11/26/19
- Property posting on 12/3/19
- Ad run on 12/7/19
- BOCC notified on 12/7/19

Subject Parcel Aerial Exhibit

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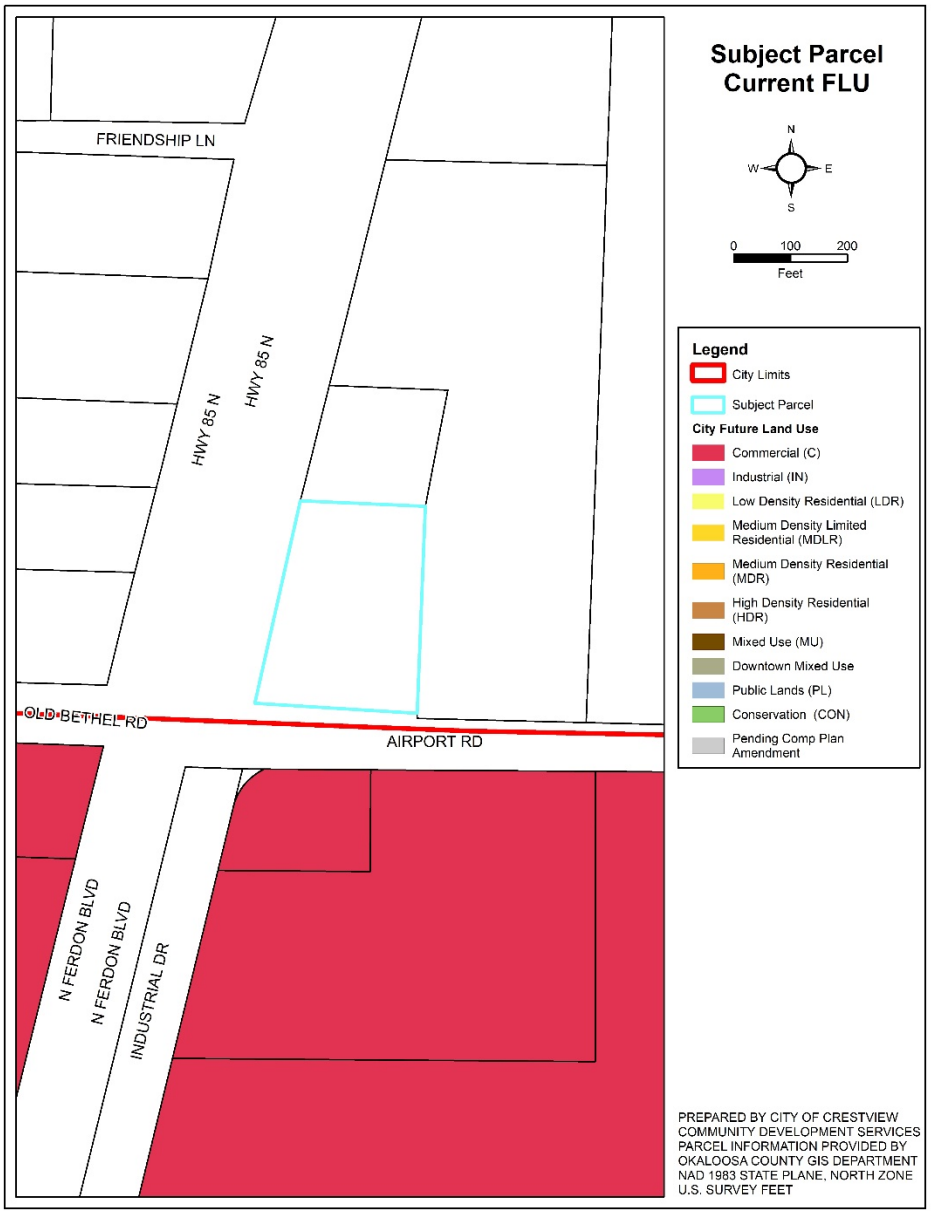
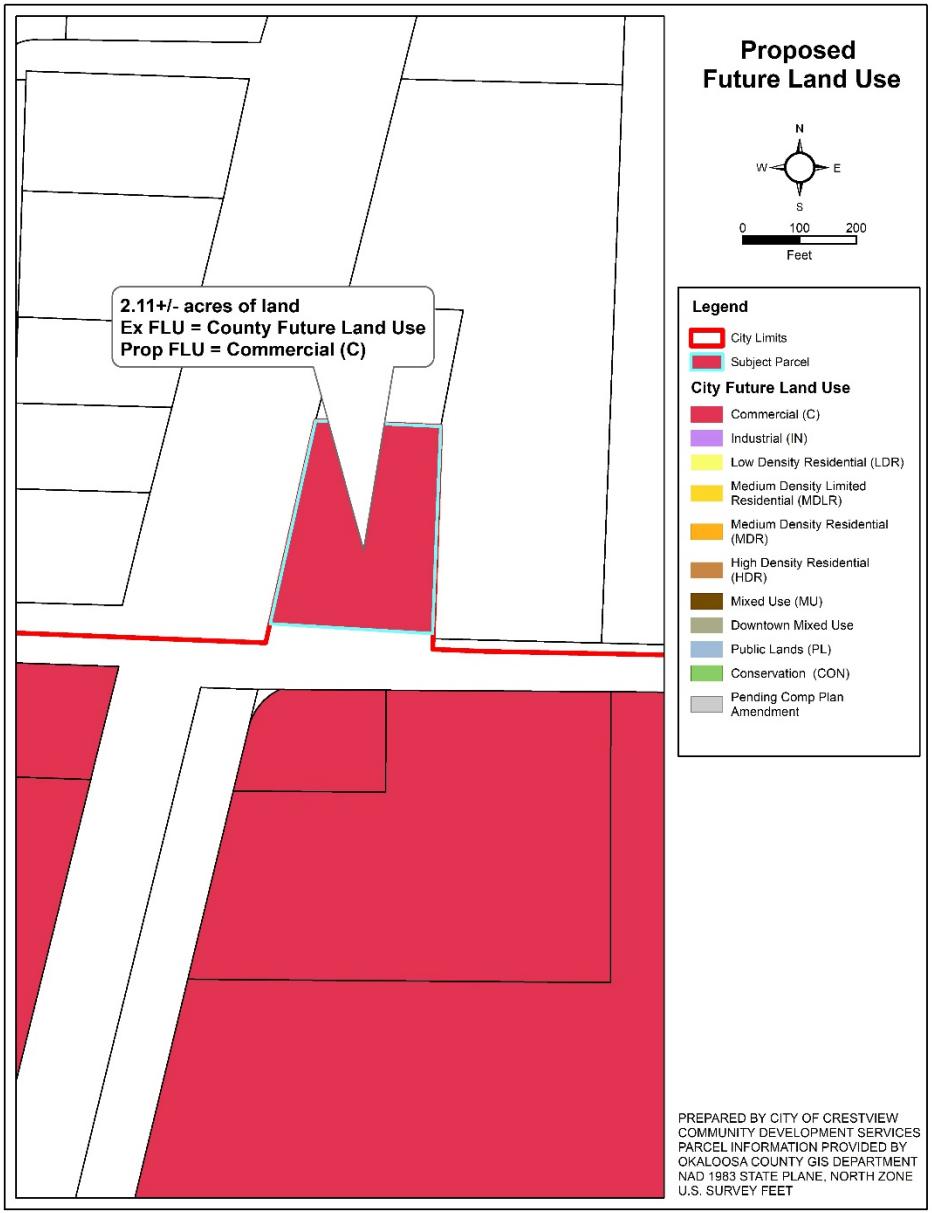
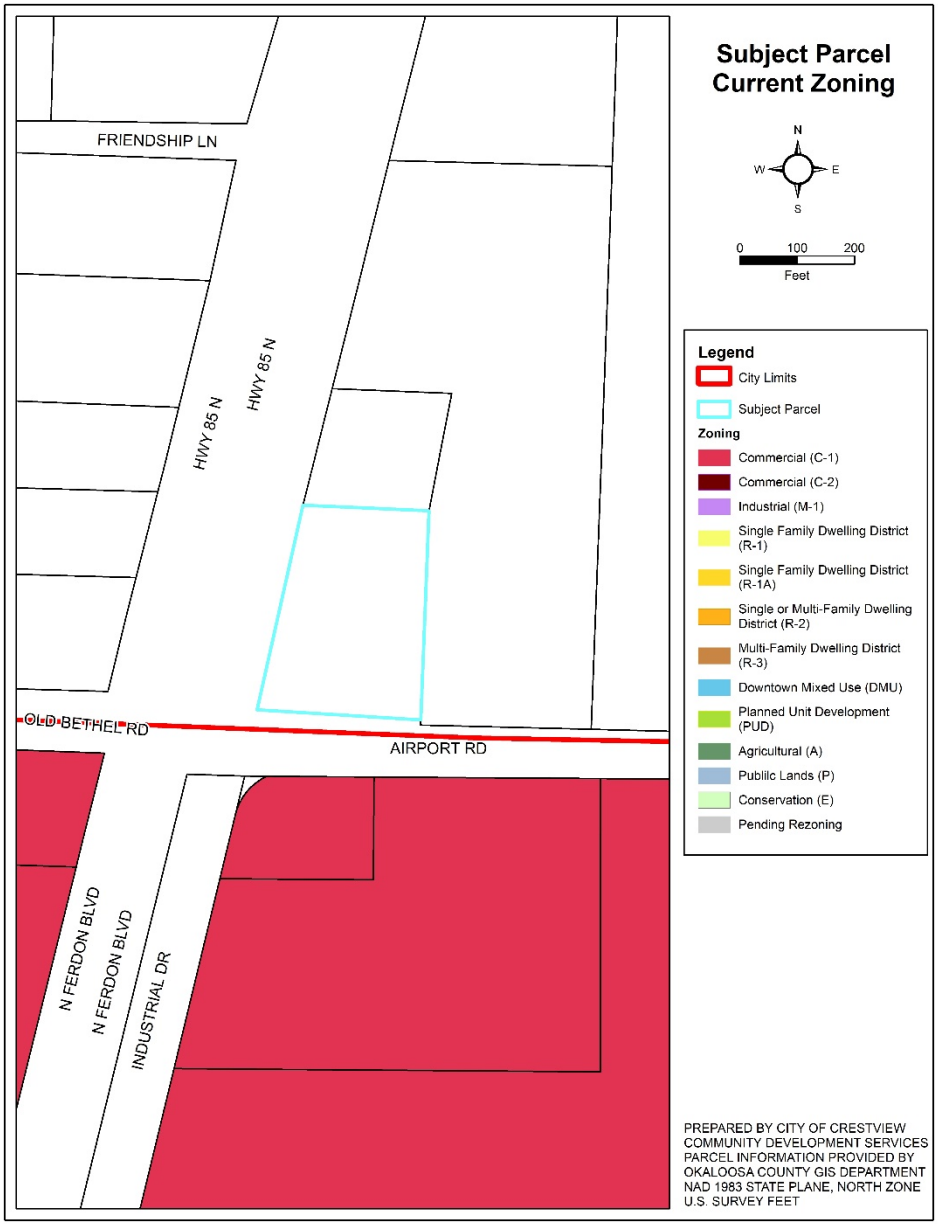
Legend
City Limits
Subject Parcel

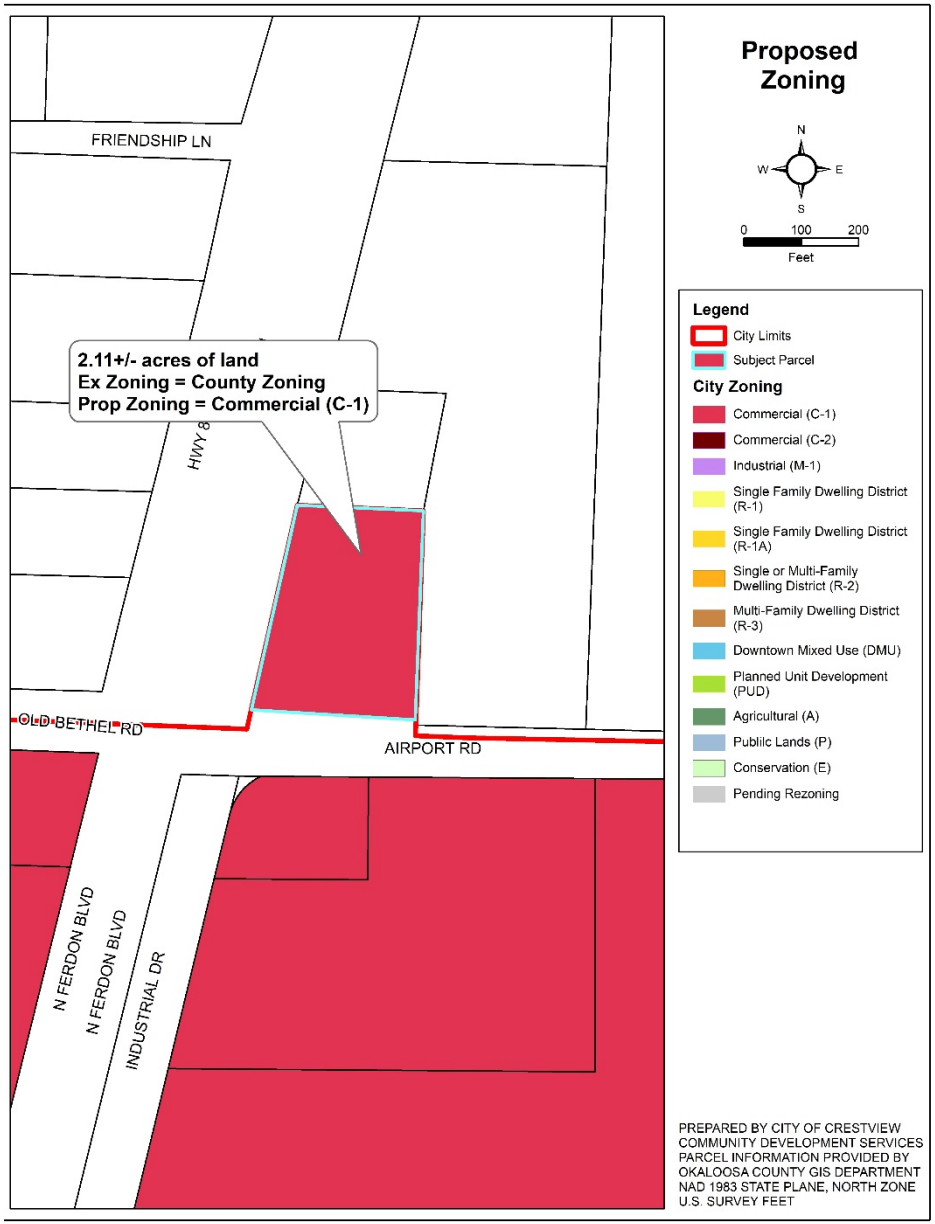
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

CURRENT AND PROPOSED FUTURE LAND USE MAPS









CURRENT AND PROPOSED ZONING DESIGNATION

3.	Application / Project Analysis

Project Description

The applicant(s) has requested voluntary annexation to the City, of the property located at 5701 HWY 85. The subject property is located on the Northeast corner of the HWY 85 and Airport Rd. intersection. The property, once the annexation processes have been completed, including the Comprehensive Plan amendment and Zoning Change processes, will be commercial in nature.

The applicant(s) has also requested the Comprehensive Plan amendment of the subject property **from Okaloosa County Mixed-Use (MU) to the City of Crestview Commercial (C) Future Land Use**. This Future Land Use amendment will allow the newly annexed lands to be developed Commercially.

The applicant(s) has also requested the Zoning Change **from Okaloosa County Mixed-Use (MU) zoning to City of Crestview Commercial (C) Zoning**. This zoning change will implement the Future Land Use change and require any proposed commercial development to meet the Land Development Code's commercial zoning district requirements.

Project Context

Current Conditions:
The subject property is currently developed by one single family dwelling. The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
East	County Mixed-Use	County Mixed-Use	Place of Worship
South	City Commercial	City Commercial	Grocery/Quick Service
West	County Mixed-Use	County Mixed-Use	Single Family Dwelling
North	County Mixed-Use	County Mixed-Use	Commercial/Office

Project Compatibility:

A development application concerning the subject property has not been submitted. Based on the requested land-use and zoning designations, the property will be developed commercially. Development trends within similar commercial corridors lead staff to believe that the subject area will most likely be developed as a fueling station with a small convenience store possibly with appurtenant automatic carwash and quick service restaurant uses.

The surrounding uses include various non-residential uses of various intensities and a larger single family dwelling across HWY 85. Staff has been made aware of some movement on the residential property and has the understanding that it may be developed commercially in the not too distant future. Based on the above, staff believes that the requested annexation, comprehensive plan amendment and zoning change are compatible with the current and future surrounding uses.

Regulatory and Statutory Compliance:

Florida Statutes Chapter 171. The proposed voluntary annexation, as set forth herein, involves lands with a border(s) contiguous to the City's boundary; will not create an enclave; is compact; the lands are not within a neighboring incorporated municipality's jurisdiction; and services are or will be made available.

Florida Statute Chapter 163. The proposed amendment is on a 2.11 +/- acre parcel and is being processed as a small scale comprehensive plan amendment to the Future Land Use Map in accordance with Florida Statutes. As such, the amendment is being brought before the Local Planning Agency in a public hearing and before the City Council in a public hearing (the adoption hearing). The Florida Department of Economic Opportunity does not require review of small scale Future Land Use Map amendments unless challenged by an affected party within 30 days of adoption by the City Council.

City of Crestview Comprehensive Plan. Chapter 7 of the Comprehensive Plan establishes the various requirements for annexation as well as the Future Land Use categories and the applicant requested amendment to designate the annexed property as a Commercial Land Use is in keeping with the Plan. The Future Land Use Map of the Comprehensive Plan has established the appropriate land uses. The proposed extension of the City's boundary and commercial land use designation satisfies the Comprehensive Plan. The appropriate intensity and impervious surface area maximums will be assured during

development review. Specific Comprehensive Plan Goals Objectives and Policies in support of the requested actions are as follows:

Policy 7.A.6.6 – Because the proposed annexation is of unincorporated lands which are contiguous and compact; the annual maintenance costs are assumed to be less than the annual net revenue generated; and it improves the delineation of the City's boundary line.

Policy 7.A.2.2 – Because the amendment will serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 7.A.3.2 – Because the amendment is consistent with accepted planning principals and it represents efficiency of use of the property given its location relative to other uses.

Policy 16.A.1.5 – Because the amendment will be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

Crestview Land Development Code. The use of the property as a fueling station and convenience store is an allowable use within the commercial zoning district. There are many other appropriate commercial uses that could be permitted within the district as well. Public notice requirements of the Land Development Code have been followed.

Adequate Public Facilities:

State law requires that the City perform a public facilities evaluation when considering Comprehensive Plan Amendments of this nature. The City's Commercial Future Land Use allows for a higher intensity and for more impervious surface coverage than the County Mixed-Use Future Land Use. The following evaluation of the City's services is being undertaken with the assumption that the property will be developed at a Floor Area Ratio of 1.08 with an impervious surface area of 80%. By utilizing the maximum development potential of the requested Future Land Use, any identified impacts may be considered the worst-case scenario or upper limit of impact. Due to the fact that an application for development has not been submitted, the following evaluation is an estimation. However, when a development application is made, all impacts to City services will be addressed through the staff review and Development Order approval processes.

Project Demand:

Based on Technical Review Concurrency Determination provided by Public Services on 11/19/2019.

Transportation – "This site is at the intersection of Airport Rd, Old Bethel and HWY 85. This intersection tends to be busy, but smooth flowing except during peak am hours. The ITE lists a gas station with a convenience store at 845 trips per day and a restaurant at 90 trips per day. The total trips divided between the 3 roads gives the trip percentages shown in the following Table:

Affected Roadways	Available Capacity (Trips)		Projected Impact	
	Trips	%	Trips	%
HWY 85	11700	35%	312	3%
Old Bethel	5625	52%	311	6%
Airport	4225	39%	312	7%

Potable Water – "EPA typical flows are 10 gals per vehicle served for auto stations and 3 gallons per meal for restaurants."
Available Potable Water Capacity = 7,788,516 GPD
Projected Impact to water and sanitary sewer systems = 8,900 GPD.

Sanitary Sewer – "EPA typical flows are 10 gals per vehicle served for auto stations and 3 gallons per meal for restaurants."
Available Sanitary Sewer Capacity = 830,454 GPD
Projected Impact to water and sanitary sewer systems = 8,900 GPD.

Parks and Recreation – There are no Parks and Recreation levels of service that relate nor are impact by commercial development.

Solid Waste – The adopted level of service of 5.0 pounds/capita/day (policy 10.B.1.5) is a regulatory level and will be reviewed and maintained as part of the city's annual budget processes.

Stormwater and Drainage – "This site would drain onto HWY 85 and Airport Rd. Both of these roads are county roads. This site would [be] subject to all stormwater retention requirements."

Environmental Impacts:

Wetlands and Environmentally Sensitive Lands – Current wetlands data indicates the absence of any jurisdictional wetlands within the subject property.

Historical and/or Archeological Resources – The application does not address the presence of any historical or archeological resources onsite.

General Staff Comments:

Planning and Zoning. No general comments at this time.

Public Services. Included above.

Fire and Life safety. No comment relating to the current applications. However, the Fire Marshall did suggest that a hydrant may be required upon development review processes.

4.	Findings

a. The request for Annexation satisfies Florida Statute requirements for voluntary annexation.
b. The request for Comprehensive Plan Amendment is consistent with the above references and will not be a detriment to the surrounding property.
c. The request for Zoning Change is consistent with the above references and will not be a detriment to the surrounding property.
d. No adverse impacts to level of service standards nor to environmentally sensitive lands have been perceived.

5.	Conditions of Approval

a. Staff does not apply nor recommend the application of any conditions for approval of the current applications.

6.	Conclusion and Recommendation

a. The applicant has submitted the required forms for Annexation, Comprehensive Plan Amendment, and Zoning Change of the property.
b. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.

c. The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.
d. Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities/intensities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

Based on the analysis above and the findings of fact, staff recommends **APPROVAL** of the applications for Annexation, Comprehensive Plan Amendment, and Zoning Change.

Assigned Staff: Stephen Schoen, AICP, Development Administrator

Received Public Comments:
1) None

CITY OF CRESTVIEW

Item # 13.3.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1734 - Highway 85 N Comprehensive Plan Amendment

BACKGROUND:

Glenda G. Gordon, et al, property owners, applied for a Comprehensive Plan Amendment to the Future Land Use Map of a ±2.18-acre parcel of land located in Section 33, Township 4 North, Range 23 West, Okaloosa County, Florida. The parcel identification number is 33-4N-23-0000-0056-0000 in the public records of Okaloosa County.

The Local Planning Agency recommended approval of the request on January 7, 2020.

DISCUSSION:

Staff provided a complete evaluation of the request. The details of this evaluation are found in the attached staff report.

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.

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.

Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

Adoption of Ordinance 1734 will have very little financial impact on the City. If the site is built out commercially it may produce a slight increase in property tax revenue.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1734 and move to second reading.

Attachments

1. Ordinance 1734 - Hwy 85 Comp

2. Planning Staff Report - Hwy 85

ORDINANCE:

ORDINANCE NO. 1734

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 (MU) FUTURE LAND USE CATEGORY TO COMMERCIAL (C) FUTURE LAND USE CATEGORY ON APPROXIMATELY 2.18 ACRES, MORE OR LESS, IN SECTION 33, TOWNSHIP 4 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 (MU) Future Land Use Category to the Commercial (C) Future Land Use Category on a parcel of land containing 2.18 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 known as 19-S10 and it is as described in Section 4 below.

SECTION 4. Future Land Use Map Amendment. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 2.18 acres of land, more or less, from Okaloosa County Mixed-Use (MU) Future Land Use Category to the Commercial (C) Future Land Use Category. For the purposes of this Ordinance and Comprehensive Plan Amendment, the 2.18 acres, more or less, is known as Parcel 33-4N-23-0000-0056-0000 and commonly described as:

PARCEL:

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED NORTH 88 DEGREES 03 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH 88 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 290.98 FEET; THENCE PROCEED NORTH 13 DEGREES 36 MINUTES 51 SECONDS EAST, A DISTANCE OF 382.91 FEET; THENCE PROCEED SOUTH 87 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 216.03 FEET; THENCE PROCEED SOUTH 02 DEGREES 19 MINUTES 54 SECONDS

WEST, A DISTANCE OF 374.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 2.18 ACRES, MORE OR LESS.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 33-4N-23-0000-0056-0000. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 33-4N-23-0000-0056-0000 thereon.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

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 charters 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 _____ DAY OF _____, 2020.

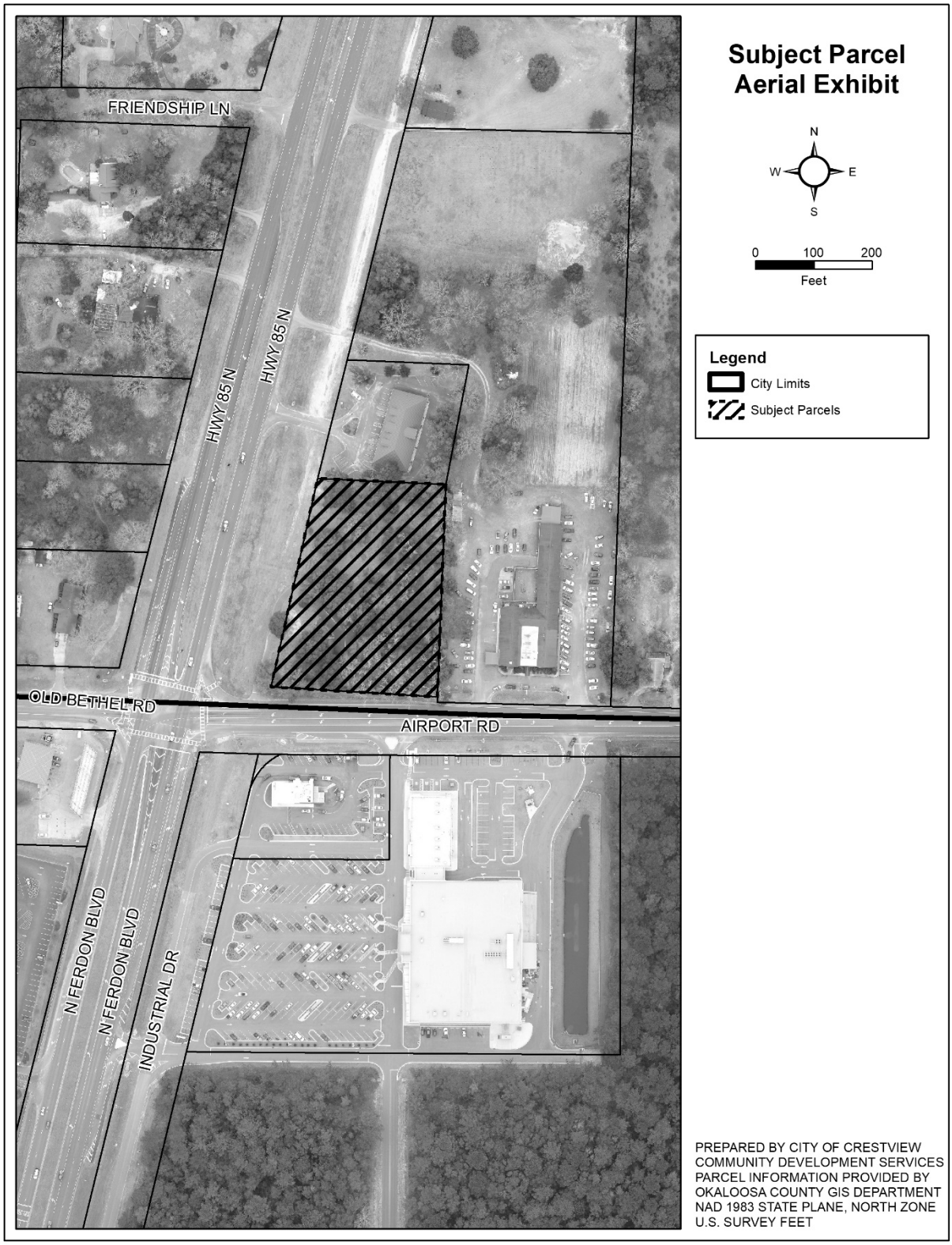
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A


Subject Parcel
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City Limits
Subject Parcels
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HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
N FERDON BLVD
INDUSTRIAL DR
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

PLANNING AND ZONING STAFF REPORT TO THE LOCAL PLANNING AGENCY AND CITY COUNCIL

PROJECT NAME: 5701 HWY 85

PROJECT NUMBER(S): Annex 20-04
Comp (small scale) 20-05 (Amendment # 19-S10)
Rezone 20-06

AGENDA DATE: LPA – Public Hearing: January 7, 2020
City Council – First Reading: January 13, 2020
City Council – Second Reading & Public Hearing: January 27, 2020

LAST AMENDED DATE: 11/25/ 2019

1. Reviewed and Applied - References

a. Crestview Code of Ordinances, Current Edition
b. Crestview Comprehensive Plan, Current Edition
c. Florida Statutes, Current Edition

2. Project Summary

Property Owner(s)
Glenda G. Gordon
Michael K. Sapp
Sherrie D. Johnson

Applicant
Owners

Staff Planner:
Stephen Schoen, AICP

Property Location: The subject property is generally located on the northeast corner of the intersection of Highway 85 N and Airport Road and consists of ± 2.18 acres; PIN# 33-4N-23-0000-0056-0000

Application Information:
The applicant has requested annexation of the property located at 5701 Highway 85 N to the City of Crestview, Comprehensive Plan Amendment to Commercial (C), and Zoning designation of Commercial (C-1), to allow for commercial development.

Staff Recommendation:
Approval of the requested actions, subject to any conditions provided in the following report or suggested by the LPA.

Public Notice:
- Notice letters sent to property owners within 300' of the subject property on 11/26/19
- Property posting on 12/3/19
- Ad run on 12/7/19
- BOCC notified on 12/7/19

Subject Parcel Aerial Exhibit

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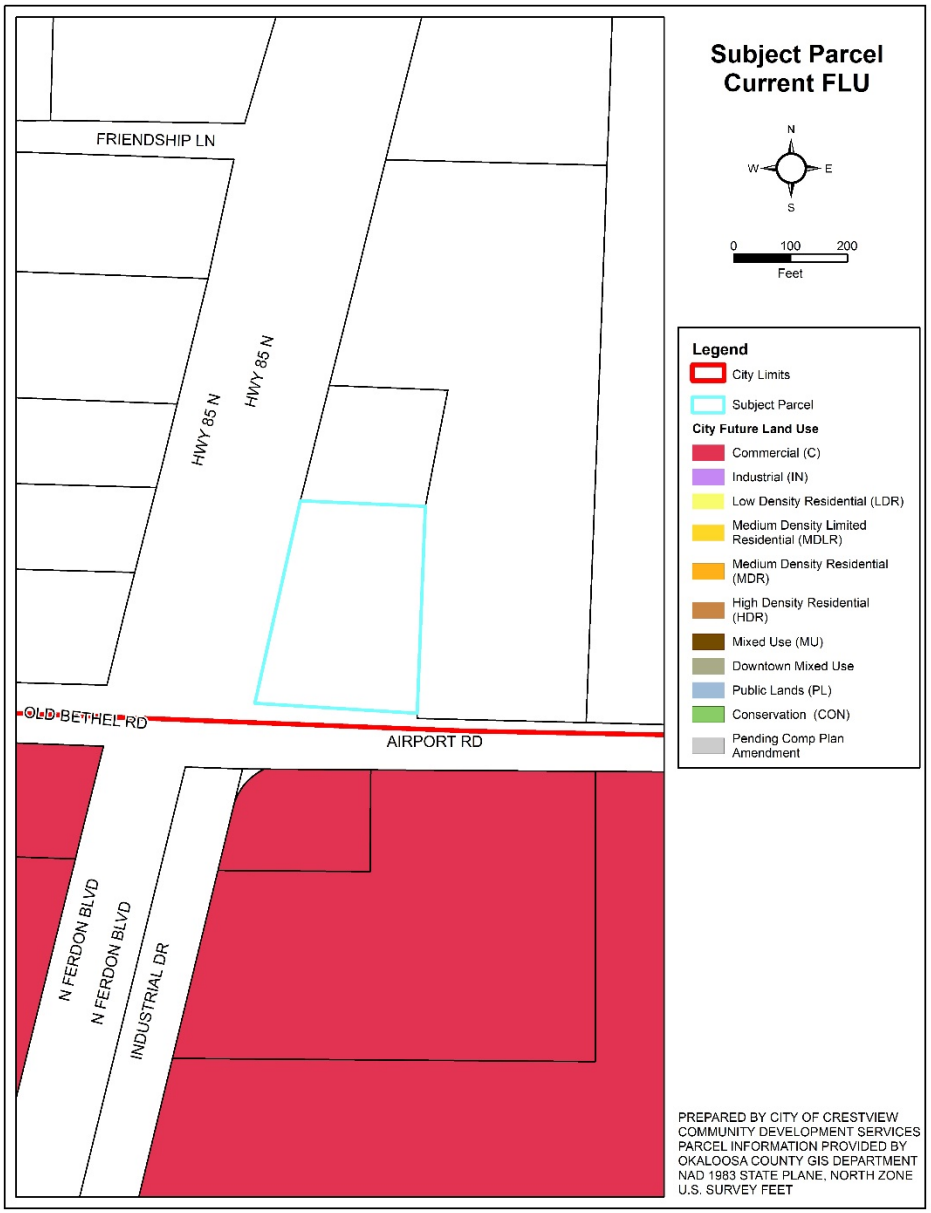
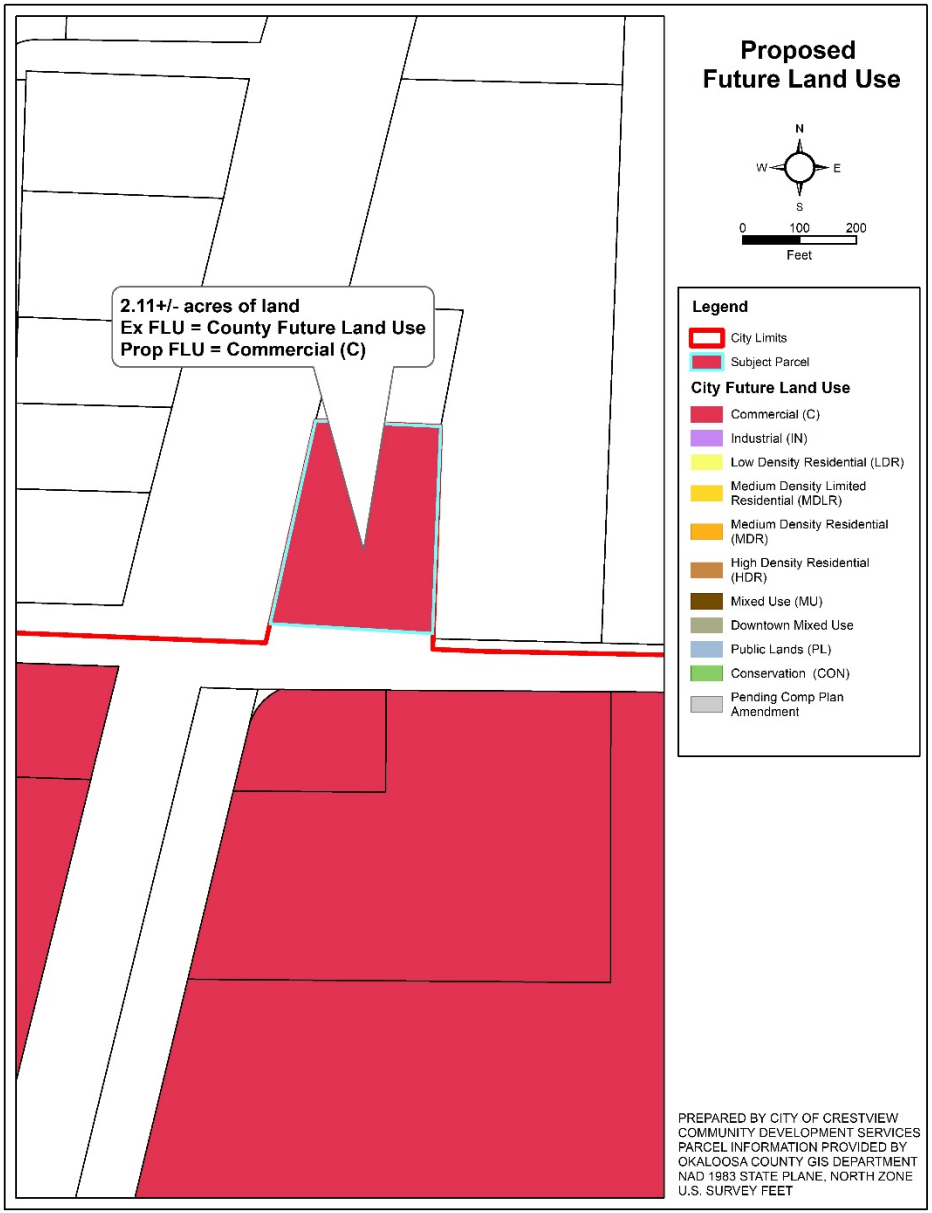
Feet

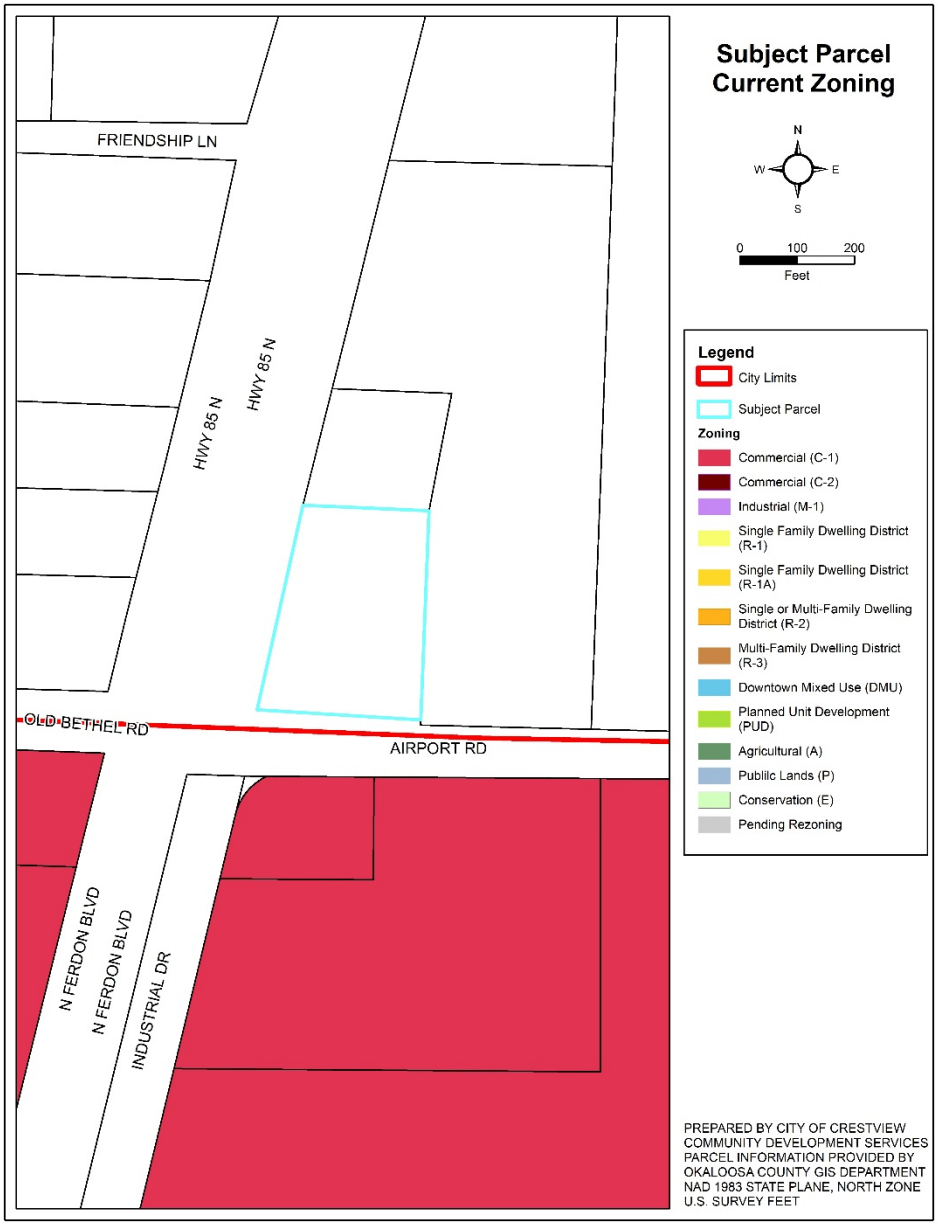
Legend
City Limits
Subject Parcel

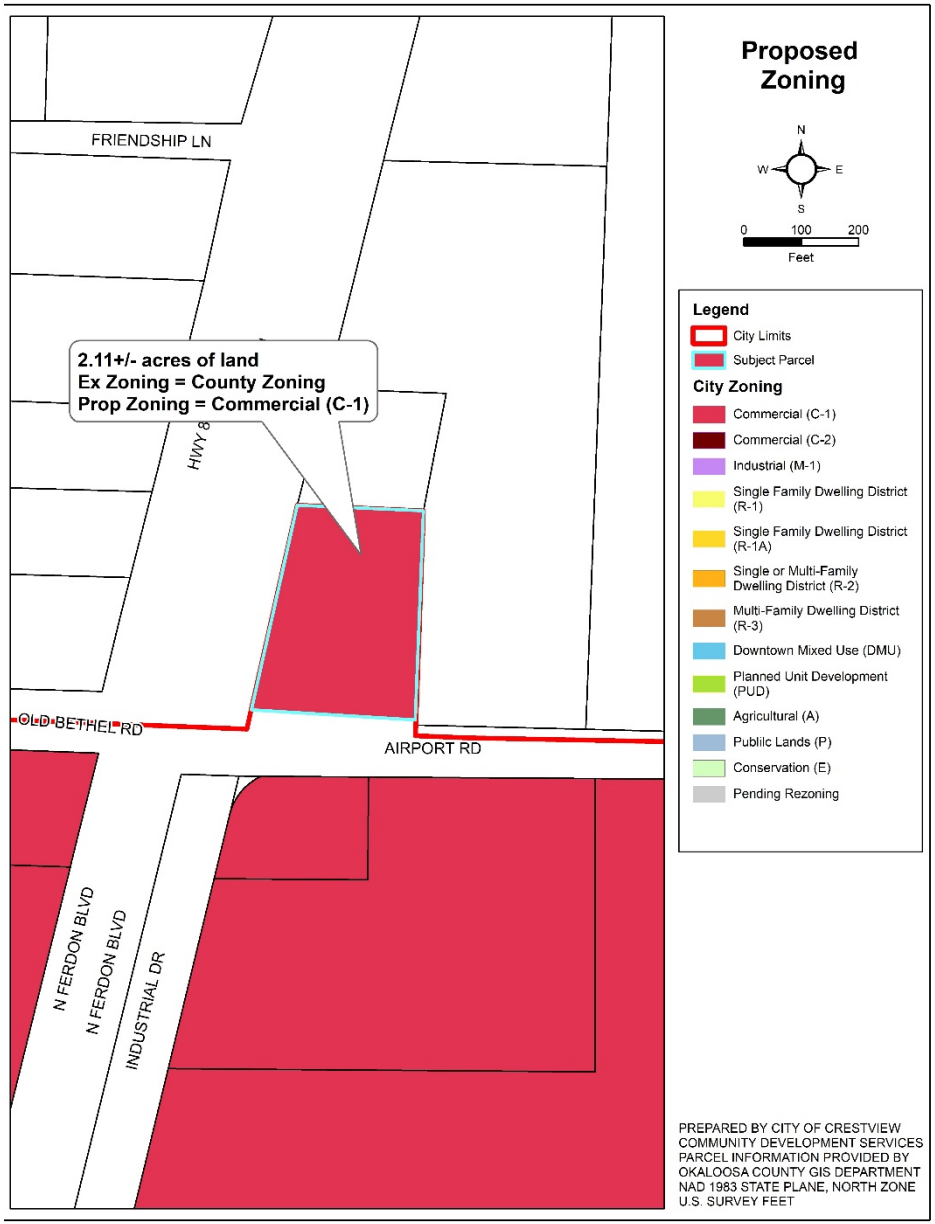
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

CURRENT AND PROPOSED FUTURE LAND USE MAPS









CURRENT AND PROPOSED ZONING DESIGNATION

3.	Application / Project Analysis

Project Description

The applicant(s) has requested voluntary annexation to the City, of the property located at 5701 HWY 85. The subject property is located on the Northeast corner of the HWY 85 and Airport Rd. intersection. The property, once the annexation processes have been completed, including the Comprehensive Plan amendment and Zoning Change processes, will be commercial in nature.

The applicant(s) has also requested the Comprehensive Plan amendment of the subject property **from Okaloosa County Mixed-Use (MU) to the City of Crestview Commercial (C) Future Land Use**. This Future Land Use amendment will allow the newly annexed lands to be developed Commercially.

The applicant(s) has also requested the Zoning Change **from Okaloosa County Mixed-Use (MU) zoning to City of Crestview Commercial (C) Zoning**. This zoning change will implement the Future Land Use change and require any proposed commercial development to meet the Land Development Code's commercial zoning district requirements.

Project Context

Current Conditions:
The subject property is currently developed by one single family dwelling. The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
East	County Mixed-Use	County Mixed-Use	Place of Worship
South	City Commercial	City Commercial	Grocery/Quick Service
West	County Mixed-Use	County Mixed-Use	Single Family Dwelling
North	County Mixed-Use	County Mixed-Use	Commercial/Office

Project Compatibility:

A development application concerning the subject property has not been submitted. Based on the requested land-use and zoning designations, the property will be developed commercially. Development trends within similar commercial corridors lead staff to believe that the subject area will most likely be developed as a fueling station with a small convenience store possibly with appurtenant automatic carwash and quick service restaurant uses.

The surrounding uses include various non-residential uses of various intensities and a larger single family dwelling across HWY 85. Staff has been made aware of some movement on the residential property and has the understanding that it may be developed commercially in the not too distant future. Based on the above, staff believes that the requested annexation, comprehensive plan amendment and zoning change are compatible with the current and future surrounding uses.

Regulatory and Statutory Compliance:

Florida Statutes Chapter 171. The proposed voluntary annexation, as set forth herein, involves lands with a border(s) contiguous to the City's boundary; will not create an enclave; is compact; the lands are not within a neighboring incorporated municipality's jurisdiction; and services are or will be made available.

Florida Statute Chapter 163. The proposed amendment is on a 2.11 +/- acre parcel and is being processed as a small scale comprehensive plan amendment to the Future Land Use Map in accordance with Florida Statutes. As such, the amendment is being brought before the Local Planning Agency in a public hearing and before the City Council in a public hearing (the adoption hearing). The Florida Department of Economic Opportunity does not require review of small scale Future Land Use Map amendments unless challenged by an affected party within 30 days of adoption by the City Council.

City of Crestview Comprehensive Plan. Chapter 7 of the Comprehensive Plan establishes the various requirements for annexation as well as the Future Land Use categories and the applicant requested amendment to designate the annexed property as a Commercial Land Use is in keeping with the Plan. The Future Land Use Map of the Comprehensive Plan has established the appropriate land uses. The proposed extension of the City's boundary and commercial land use designation satisfies the Comprehensive Plan. The appropriate intensity and impervious surface area maximums will be assured during

development review. Specific Comprehensive Plan Goals Objectives and Policies in support of the requested actions are as follows:

Policy 7.A.6.6 – Because the proposed annexation is of unincorporated lands which are contiguous and compact; the annual maintenance costs are assumed to be less than the annual net revenue generated; and it improves the delineation of the City's boundary line.

Policy 7.A.2.2 – Because the amendment will serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 7.A.3.2 – Because the amendment is consistent with accepted planning principals and it represents efficiency of use of the property given its location relative to other uses.

Policy 16.A.1.5 – Because the amendment will be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

Crestview Land Development Code. The use of the property as a fueling station and convenience store is an allowable use within the commercial zoning district. There are many other appropriate commercial uses that could be permitted within the district as well. Public notice requirements of the Land Development Code have been followed.

Adequate Public Facilities:

State law requires that the City perform a public facilities evaluation when considering Comprehensive Plan Amendments of this nature. The City's Commercial Future Land Use allows for a higher intensity and for more impervious surface coverage than the County Mixed-Use Future Land Use. The following evaluation of the City's services is being undertaken with the assumption that the property will be developed at a Floor Area Ratio of 1.08 with an impervious surface area of 80%. By utilizing the maximum development potential of the requested Future Land Use, any identified impacts may be considered the worst-case scenario or upper limit of impact. Due to the fact that an application for development has not been submitted, the following evaluation is an estimation. However, when a development application is made, all impacts to City services will be addressed through the staff review and Development Order approval processes.

Project Demand:

Based on Technical Review Concurrency Determination provided by Public Services on 11/19/2019.

Transportation – "This site is at the intersection of Airport Rd, Old Bethel and HWY 85. This intersection tends to be busy, but smooth flowing except during peak am hours. The ITE lists a gas station with a convenience store at 845 trips per day and a restaurant at 90 trips per day. The total trips divided between the 3 roads gives the trip percentages shown in the following Table:

Affected Roadways	Available Capacity (Trips)		Projected Impact	
	Trips	%	Trips	%
HWY 85	11700	35%	312	3%
Old Bethel	5625	52%	311	6%
Airport	4225	39%	312	7%

Potable Water – "EPA typical flows are 10 gals per vehicle served for auto stations and 3 gallons per meal for restaurants."
Available Potable Water Capacity = 7,788,516 GPD
Projected Impact to water and sanitary sewer systems = 8,900 GPD.

Sanitary Sewer – "EPA typical flows are 10 gals per vehicle served for auto stations and 3 gallons per meal for restaurants."
Available Sanitary Sewer Capacity = 830,454 GPD
Projected Impact to water and sanitary sewer systems = 8,900 GPD.

Parks and Recreation – There are no Parks and Recreation levels of service that relate nor are impact by commercial development.

Solid Waste – The adopted level of service of 5.0 pounds/capita/day (policy 10.B.1.5) is a regulatory level and will be reviewed and maintained as part of the city's annual budget processes.

Stormwater and Drainage – "This site would drain onto HWY 85 and Airport Rd. Both of these roads are county roads. This site would [be] subject to all stormwater retention requirements."

Environmental Impacts:

Wetlands and Environmentally Sensitive Lands – Current wetlands data indicates the absence of any jurisdictional wetlands within the subject property.

Historical and/or Archeological Resources – The application does not address the presence of any historical or archeological resources onsite.

General Staff Comments:

Planning and Zoning. No general comments at this time.

Public Services. Included above.

Fire and Life safety. No comment relating to the current applications. However, the Fire Marshall did suggest that a hydrant may be required upon development review processes.

4.	Findings

a. The request for Annexation satisfies Florida Statute requirements for voluntary annexation.
b. The request for Comprehensive Plan Amendment is consistent with the above references and will not be a detriment to the surrounding property.
c. The request for Zoning Change is consistent with the above references and will not be a detriment to the surrounding property.
d. No adverse impacts to level of service standards nor to environmentally sensitive lands have been perceived.

5.	Conditions of Approval

a. Staff does not apply nor recommend the application of any conditions for approval of the current applications.

6.	Conclusion and Recommendation

a. The applicant has submitted the required forms for Annexation, Comprehensive Plan Amendment, and Zoning Change of the property.
b. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.

c. The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.
d. Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities/intensities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

Based on the analysis above and the findings of fact, staff recommends **APPROVAL** of the applications for Annexation, Comprehensive Plan Amendment, and Zoning Change.

Assigned Staff: Stephen Schoen, AICP, Development Administrator

Received Public Comments:
1) None

CITY OF CRESTVIEW

Item # 13.4.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1735 - Highway 85 N Rezoning

BACKGROUND:

Glenda G. Gordon, et al, property owners, applied for a zoning change of a ±2.18-acre parcel of land located in Section 33, Township 4 North, Range 23 West, Okaloosa County, Florida. The parcel identification number is 33-4N-23-0000-0056-0000 in the public records of Okaloosa County.

The Local Planning Agency recommended approval of the request on January 7, 2020.

DISCUSSION:

Staff provided a complete evaluation of the request. The details of this evaluation are found in the attached staff report.

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.

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.

Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

Adoption of Ordinance 1735 will have very little financial impact on the City. If the site is built out commercially it may produce a slight increase in property tax revenue.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1735 and move to second reading.

Attachments

1. Ordinance 1735 - Hwy 85 Rezone
2. Planning Staff Report - Hwy 85

ORDINANCE:

ORDINANCE NO. 1735

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 2.18 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED-USE (MU) ZONING DISTRICT TO THE COMMERCIAL (C-1); PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2. PROPERTY REZONED. The following described 2.18 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 2.18 acres, more or less, being formerly zoned Okaloosa County Mixed-Use (MU) with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1734, is hereby rezoned to the Commercial (C-1) to wit:

PIN # 33-4N-23-0000-0056-0000

PARCEL

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED NORTH 88 DEGREES 03 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH 88 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 290.98 FEET; THENCE PROCEED NORTH 13 DEGREES 36 MINUTES 51 SECONDS EAST, A DISTANCE OF 382.91 FEET; THENCE PROCEED SOUTH 87 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 216.03 FEET; THENCE PROCEED SOUTH 02 DEGREES 19 MINUTES 54 SECONDS WEST, A DISTANCE OF 374.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 2.18 ACRES, MORE OR LESS.

SECTION 3. MAP UPDATE.

The Crestview Zoning Map, current edition, is hereby amended to reflect the above changes concurrent with passage of this ordinance. Attached hereto as Exhibit A.

SECTION 4. SEVERABILITY. If any word, phrase, clause, paragraph, section 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 the ordinance which can be given effect without the invalid or unconstitutional 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 charters 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 19-S10 is adopted by Ordinance # 1734 and becomes legally effective.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON

THE _____ DAY OF _____, 2020.

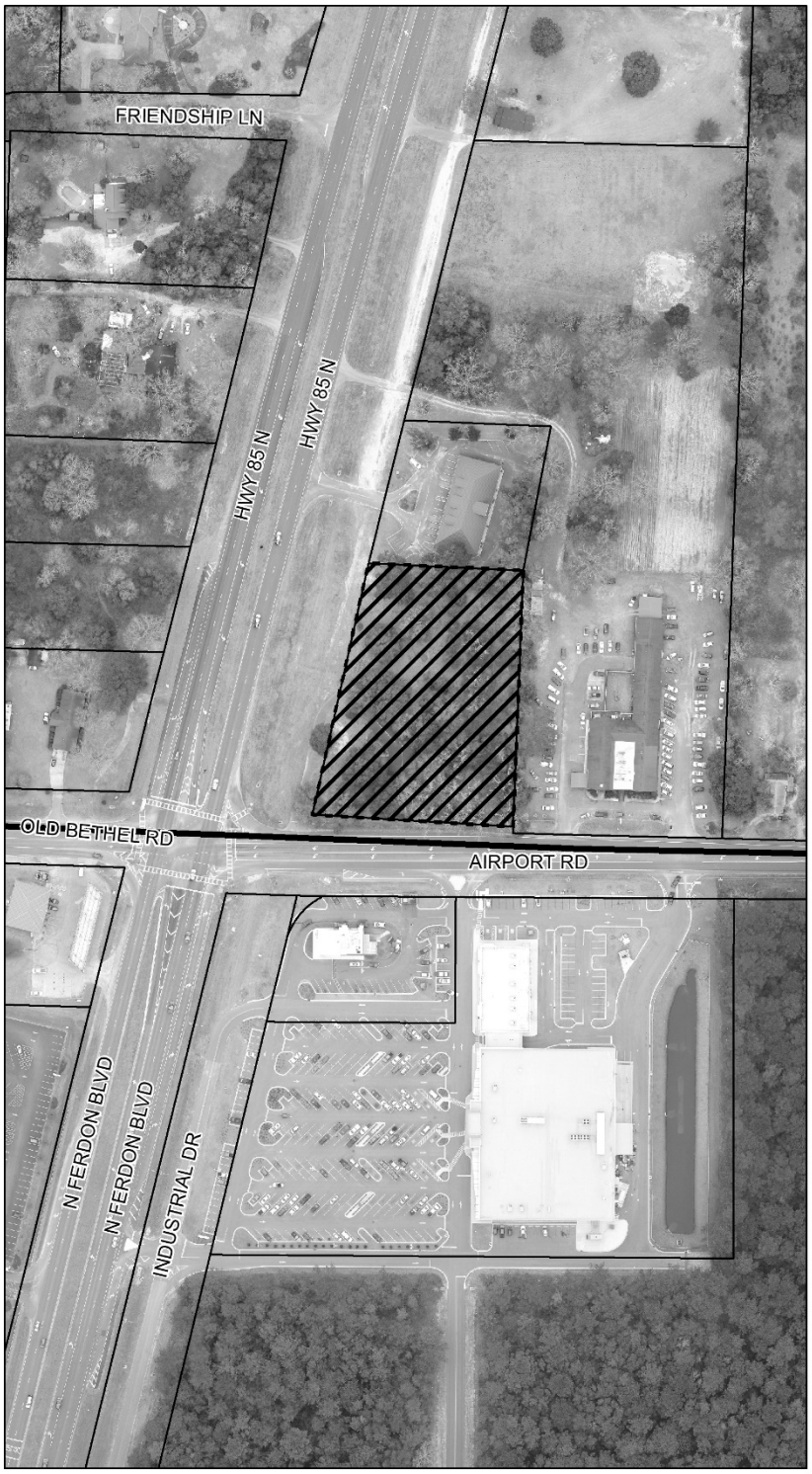
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A



Subject Parcel Aerial Exhibit

N
W E
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0 100 200
Feet

Legend
City Limits
Subject Parcels

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

PLANNING AND ZONING STAFF REPORT TO THE LOCAL PLANNING AGENCY AND CITY COUNCIL

PROJECT NAME: 5701 HWY 85

PROJECT NUMBER(S): Annex 20-04
Comp (small scale) 20-05 (Amendment # 19-S10)
Rezone 20-06

AGENDA DATE: LPA – Public Hearing: January 7, 2020
City Council – First Reading: January 13, 2020
City Council – Second Reading & Public Hearing: January 27, 2020

LAST AMENDED DATE: 11/25/ 2019

1. Reviewed and Applied - References

a. Crestview Code of Ordinances, Current Edition
b. Crestview Comprehensive Plan, Current Edition
c. Florida Statutes, Current Edition

2. Project Summary

Property Owner(s)
Glenda G. Gordon
Michael K. Sapp
Sherrie D. Johnson

Applicant
Owners

Staff Planner:
Stephen Schoen, AICP

Property Location: The subject property is generally located on the northeast corner of the intersection of Highway 85 N and Airport Road and consists of ± 2.18 acres; PIN# 33-4N-23-0000-0056-0000

Application Information:
The applicant has requested annexation of the property located at 5701 Highway 85 N to the City of Crestview, Comprehensive Plan Amendment to Commercial (C), and Zoning designation of Commercial (C-1), to allow for commercial development.

Staff Recommendation:
Approval of the requested actions, subject to any conditions provided in the following report or suggested by the LPA.

Public Notice:
- Notice letters sent to property owners within 300' of the subject property on 11/26/19
- Property posting on 12/3/19
- Ad run on 12/7/19
- BOCC notified on 12/7/19

Subject Parcel Aerial Exhibit

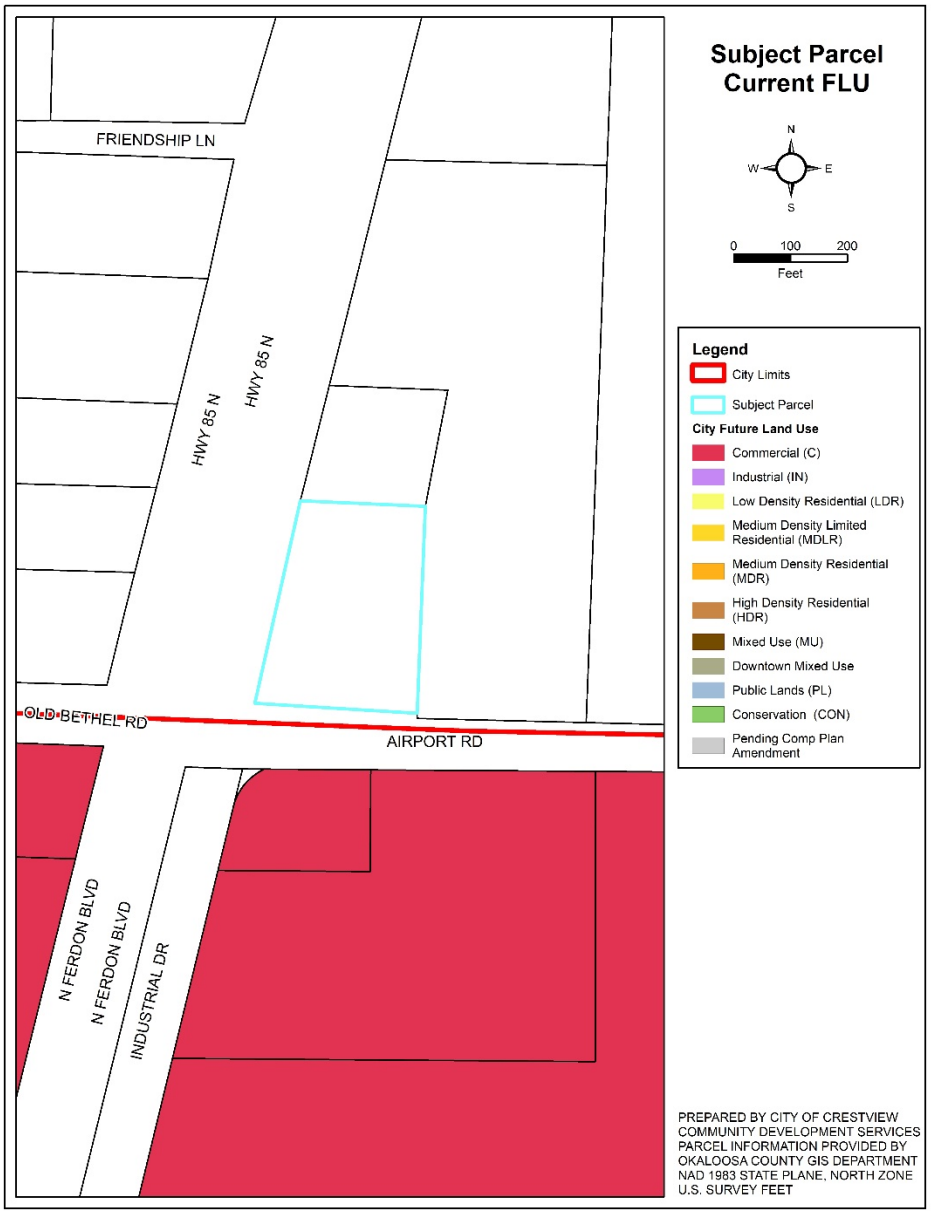
N
W E
S

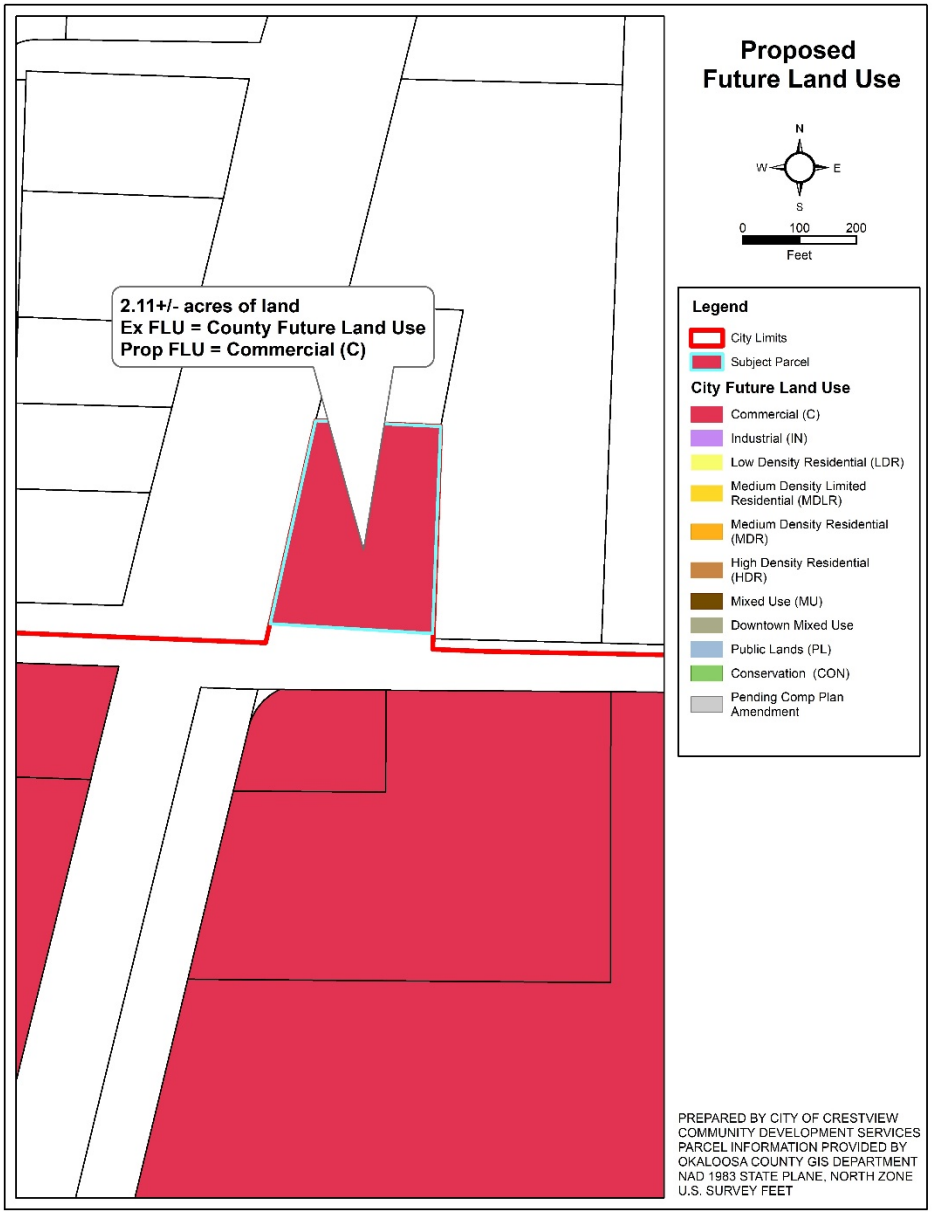
0 100 200
Feet

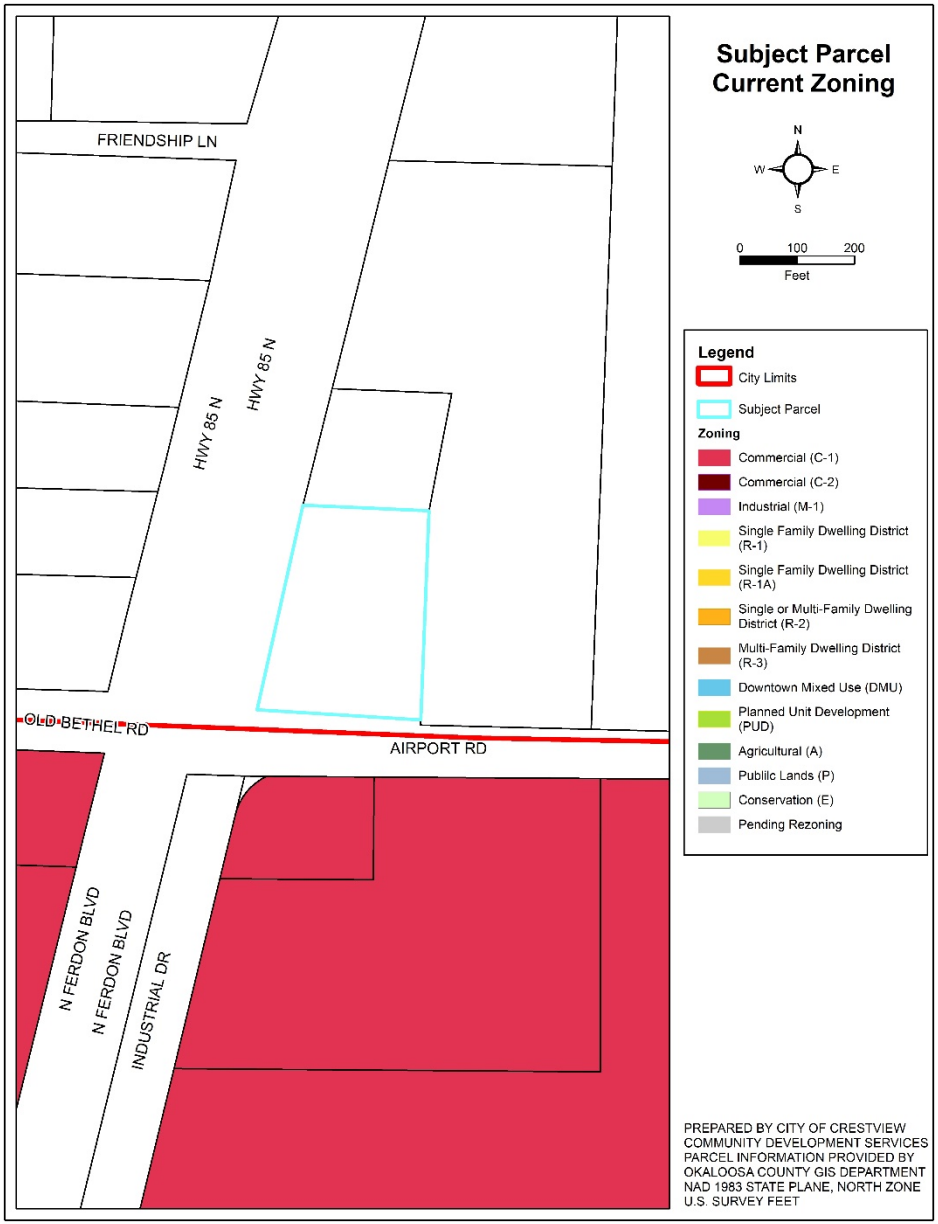
Legend
- City Limits
- Subject Parcel

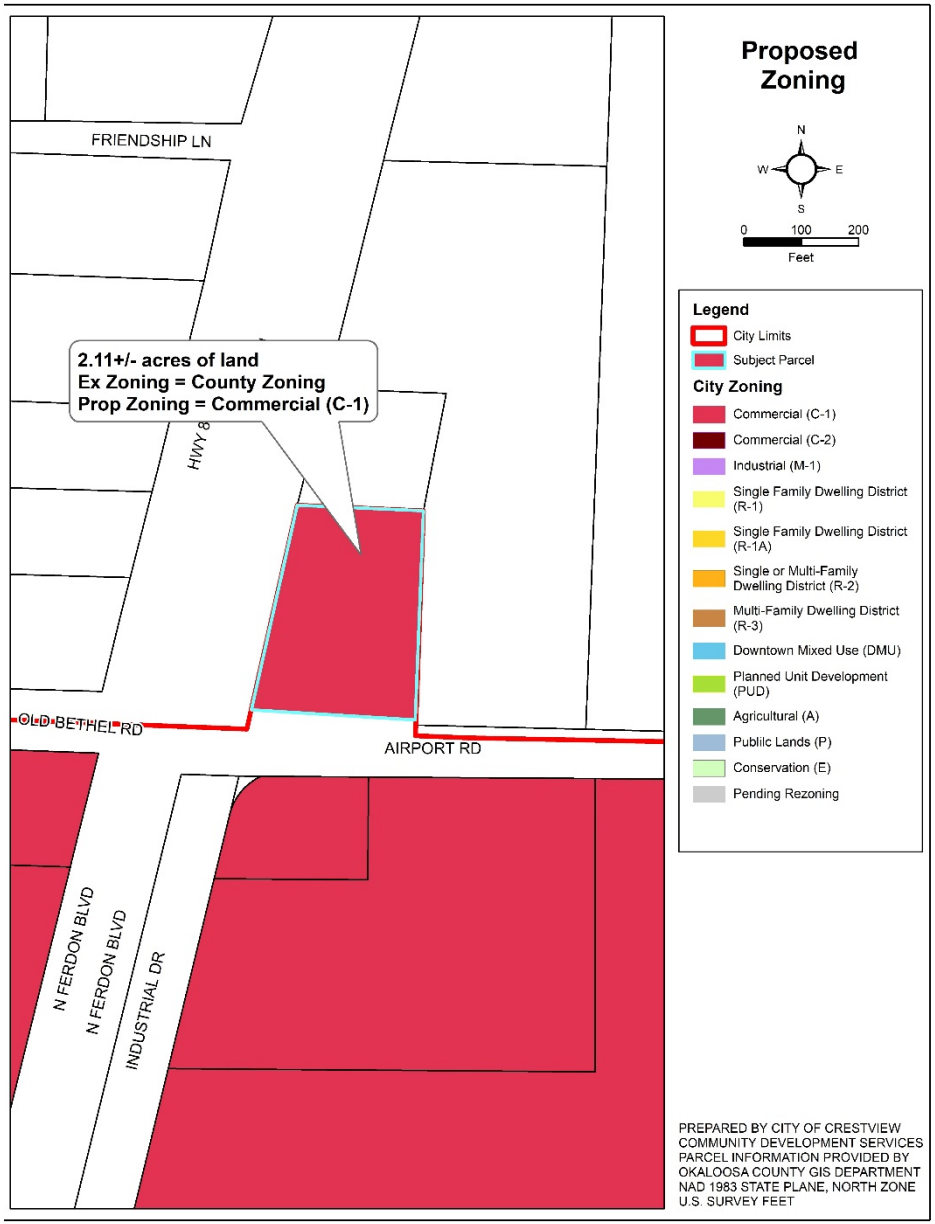
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

CURRENT AND PROPOSED FUTURE LAND USE MAPS









CURRENT AND PROPOSED ZONING DESIGNATION

3.	Application / Project Analysis

Project Description

The applicant(s) has requested voluntary annexation to the City, of the property located at 5701 HWY 85. The subject property is located on the Northeast corner of the HWY 85 and Airport Rd. intersection. The property, once the annexation processes have been completed, including the Comprehensive Plan amendment and Zoning Change processes, will be commercial in nature.

The applicant(s) has also requested the Comprehensive Plan amendment of the subject property **from Okaloosa County Mixed-Use (MU) to the City of Crestview Commercial (C) Future Land Use**. This Future Land Use amendment will allow the newly annexed lands to be developed Commercially.

The applicant(s) has also requested the Zoning Change **from Okaloosa County Mixed-Use (MU) zoning to City of Crestview Commercial (C) Zoning**. This zoning change will implement the Future Land Use change and require any proposed commercial development to meet the Land Development Code's commercial zoning district requirements.

Project Context

Current Conditions:
The subject property is currently developed by one single family dwelling. The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
East	County Mixed-Use	County Mixed-Use	Place of Worship
South	City Commercial	City Commercial	Grocery/Quick Service
West	County Mixed-Use	County Mixed-Use	Single Family Dwelling
North	County Mixed-Use	County Mixed-Use	Commercial/Office

Project Compatibility:

A development application concerning the subject property has not been submitted. Based on the requested land-use and zoning designations, the property will be developed commercially. Development trends within similar commercial corridors lead staff to believe that the subject area will most likely be developed as a fueling station with a small convenience store possibly with appurtenant automatic carwash and quick service restaurant uses.

The surrounding uses include various non-residential uses of various intensities and a larger single family dwelling across HWY 85. Staff has been made aware of some movement on the residential property and has the understanding that it may be developed commercially in the not too distant future. Based on the above, staff believes that the requested annexation, comprehensive plan amendment and zoning change are compatible with the current and future surrounding uses.

Regulatory and Statutory Compliance:

Florida Statutes Chapter 171. The proposed voluntary annexation, as set forth herein, involves lands with a border(s) contiguous to the City's boundary; will not create an enclave; is compact; the lands are not within a neighboring incorporated municipality's jurisdiction; and services are or will be made available.

Florida Statute Chapter 163. The proposed amendment is on a 2.11 +/- acre parcel and is being processed as a small scale comprehensive plan amendment to the Future Land Use Map in accordance with Florida Statutes. As such, the amendment is being brought before the Local Planning Agency in a public hearing and before the City Council in a public hearing (the adoption hearing). The Florida Department of Economic Opportunity does not require review of small scale Future Land Use Map amendments unless challenged by an affected party within 30 days of adoption by the City Council.

City of Crestview Comprehensive Plan. Chapter 7 of the Comprehensive Plan establishes the various requirements for annexation as well as the Future Land Use categories and the applicant requested amendment to designate the annexed property as a Commercial Land Use is in keeping with the Plan. The Future Land Use Map of the Comprehensive Plan has established the appropriate land uses. The proposed extension of the City's boundary and commercial land use designation satisfies the Comprehensive Plan. The appropriate intensity and impervious surface area maximums will be assured during

development review. Specific Comprehensive Plan Goals Objectives and Policies in support of the requested actions are as follows:

Policy 7.A.6.6 – Because the proposed annexation is of unincorporated lands which are contiguous and compact; the annual maintenance costs are assumed to be less than the annual net revenue generated; and it improves the delineation of the City's boundary line.

Policy 7.A.2.2 – Because the amendment will serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 7.A.3.2 – Because the amendment is consistent with accepted planning principals and it represents efficiency of use of the property given its location relative to other uses.

Policy 16.A.1.5 – Because the amendment will be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

Crestview Land Development Code. The use of the property as a fueling station and convenience store is an allowable use within the commercial zoning district. There are many other appropriate commercial uses that could be permitted within the district as well. Public notice requirements of the Land Development Code have been followed.

Adequate Public Facilities:

State law requires that the City perform a public facilities evaluation when considering Comprehensive Plan Amendments of this nature. The City's Commercial Future Land Use allows for a higher intensity and for more impervious surface coverage than the County Mixed-Use Future Land Use. The following evaluation of the City's services is being undertaken with the assumption that the property will be developed at a Floor Area Ratio of 1.08 with an impervious surface area of 80%. By utilizing the maximum development potential of the requested Future Land Use, any identified impacts may be considered the worst-case scenario or upper limit of impact. Due to the fact that an application for development has not been submitted, the following evaluation is an estimation. However, when a development application is made, all impacts to City services will be addressed through the staff review and Development Order approval processes.

Project Demand:

Based on Technical Review Concurrency Determination provided by Public Services on 11/19/2019.

Transportation – "This site is at the intersection of Airport Rd, Old Bethel and HWY 85. This intersection tends to be busy, but smooth flowing except during peak am hours. The ITE lists a gas station with a convenience store at 845 trips per day and a restaurant at 90 trips per day. The total trips divided between the 3 roads gives the trip percentages shown in the following Table:

Affected Roadways	Available Capacity (Trips)		Projected Impact	
	Trips	%	Trips	%
HWY 85	11700	35%	312	3%
Old Bethel	5625	52%	311	6%
Airport	4225	39%	312	7%

Potable Water – "EPA typical flows are 10 gals per vehicle served for auto stations and 3 gallons per meal for restaurants."
Available Potable Water Capacity = 7,788,516 GPD
Projected Impact to water and sanitary sewer systems = 8,900 GPD.

Sanitary Sewer – "EPA typical flows are 10 gals per vehicle served for auto stations and 3 gallons per meal for restaurants."
Available Sanitary Sewer Capacity = 830,454 GPD
Projected Impact to water and sanitary sewer systems = 8,900 GPD.

Parks and Recreation – There are no Parks and Recreation levels of service that relate nor are impact by commercial development.

Solid Waste – The adopted level of service of 5.0 pounds/capita/day (policy 10.B.1.5) is a regulatory level and will be reviewed and maintained as part of the city's annual budget processes.

Stormwater and Drainage – "This site would drain onto HWY 85 and Airport Rd. Both of these roads are county roads. This site would [be] subject to all stormwater retention requirements."

Environmental Impacts:

Wetlands and Environmentally Sensitive Lands – Current wetlands data indicates the absence of any jurisdictional wetlands within the subject property.

Historical and/or Archeological Resources – The application does not address the presence of any historical or archeological resources onsite.

General Staff Comments:

Planning and Zoning. No general comments at this time.

Public Services. Included above.

Fire and Life safety. No comment relating to the current applications. However, the Fire Marshall did suggest that a hydrant may be required upon development review processes.

4.	Findings

a. The request for Annexation satisfies Florida Statute requirements for voluntary annexation.
b. The request for Comprehensive Plan Amendment is consistent with the above references and will not be a detriment to the surrounding property.
c. The request for Zoning Change is consistent with the above references and will not be a detriment to the surrounding property.
d. No adverse impacts to level of service standards nor to environmentally sensitive lands have been perceived.

5.	Conditions of Approval

a. Staff does not apply nor recommend the application of any conditions for approval of the current applications.

6.	Conclusion and Recommendation

a. The applicant has submitted the required forms for Annexation, Comprehensive Plan Amendment, and Zoning Change of the property.
b. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.

c. The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.
d. Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities/intensities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

Based on the analysis above and the findings of fact, staff recommends **APPROVAL** of the applications for Annexation, Comprehensive Plan Amendment, and Zoning Change.

Assigned Staff: Stephen Schoen, AICP, Development Administrator

Received Public Comments:
1) None

CITY OF CRESTVIEW

Item # 13.5.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1736 - Arena Road Comprehensive Plan Amendment

BACKGROUND:

Crestview Property Services, property owner, applied for a Comprehensive Plan Amendment to the Future Land Use Map of a ±1.97-acre parcel of land located in Section 19, Township 3 North, Range 23 West, Okaloosa County, Florida. The parcel identification number is 19-3N-23-0000-0004-0000 in the public records of Okaloosa County.

The Local Planning Agency recommended approval of the request on January 7, 2020.

DISCUSSION:

Staff provided a complete evaluation of the request. The details of this evaluation are found in the attached staff report.

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.

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.

Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

Adoption of Ordinance 1736 will have very little financial impact on the City. If the site is built out, it may produce a slight increase in property tax revenue.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1736 and move to second reading.

Attachments

1. Ordinance 1736 - Arena Rd Comp

2. Planning Staff Report - Arena Rd

ORDINANCE:

ORDINANCE NO. 1736

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 LOW DENSITY RESIDENTIAL (LDR) FUTURE LAND USE CATEGORY TO INDUSTRIAL (IN) FUTURE LAND USE CATEGORY ON APPROXIMATELY 1.97 ACRES, MORE OR LESS, IN SECTION 19, 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 Low Density Residential (LDR) Future Land Use Category to the Industrial (IN) Future Land Use Category on a parcel of land containing 1.97 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 known as 19-S11 and it is as described in Section 4 below.

SECTION 4. Future Land Use Map Amendment. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 1.97 acres of land, more or less, from Low Density Residential (LDR) Future Land Use Category to the Industrial (IN) Future Land Use Category. For the purposes of this Ordinance and Comprehensive Plan Amendment, the 1.97 acres, more or less, is known as Parcel 19-3N-23-0000-0004-0000 and commonly described as:

PARCEL:

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO ACRES IN THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 23 WEST, BEING ONE ACRE EAST AND WEST AND TWO ACRES NORTH AND SOUTH. ALL LYING AND BEING IN OKALOOSA COUNTY, FLORIDA.

The Industrial (IN) Future Land Use Category is hereby imposed on Parcel 19-3N-23-0000-0004-0000. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 19-3N-23-0000-0004-0000 thereon.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for

substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

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 charters 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 _____ DAY OF _____, 2020.

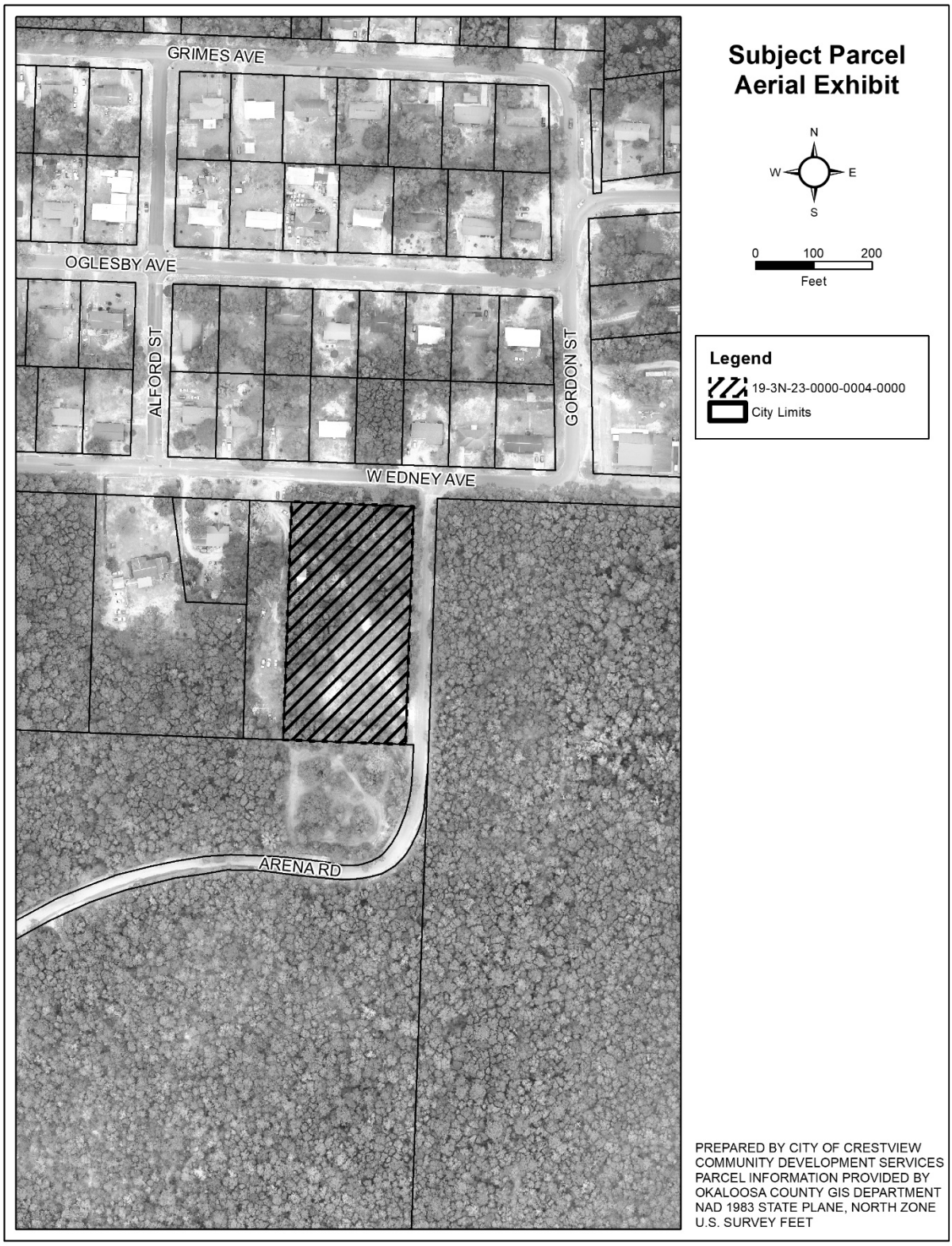
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A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OGLESBY AVE
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GORDON ST
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19-3N-23-0000-0004-0000
City Limits
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
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NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

PLANNING AND ZONING STAFF REPORT TO THE LOCAL PLANNING AGENCY AND CITY COUNCIL

PROJECT NAME: Arena Rd. Comprehensive Plan Amendment and Zoning Change

PROJECT NUMBER(S): Comp (small scale) 20-07 (Amendment # 19-S11)
Rezone 20-08

AGENDA DATE: LPA – Public Hearing: January 7, 2020
City Council – First Reading: January 13, 2020
City Council – Second Reading & Public Hearing: January 27, 2020

LAST AMENDED DATE: 12/09/ 2019

1. Reviewed and Applied - References

a. Crestview Code of Ordinances, Current Edition
b. Crestview Comprehensive Plan, Current Edition
c. Florida Statutes, Current Edition

2. Project Summary

Property Owner(s)
Crestview Property Services, LLC

Applicant
Property Owners

Staff Planner:
Stephen Schoen, AICP

Property Location: The subject property is generally located on the southwest corner of the intersection of Arena Road and Edney Avenue West and consists of 1.97+/- acres;
PIN# 19-3N-23-0000-0004-0000

Application Information:
The applicant has requested Comprehensive Plan Amendment to Industrial (I), and Zoning designation of Industrial (M-1), to allow for industrial development.

Staff Recommendation:
Approval of the requested actions, subject to any conditions provided in the following report or suggested by the LPA.

Public Notice:
- Notice letters sent to property owners within 300' of the subject property on 11/26/19
- Property posting on 12/3/19
- Ad run on 12/7/19
- BOCC notified on 12/7/19

GRIMES AVE
OGLESBY AVE
ALFORD ST
GORDON ST
W EDNEY AVE
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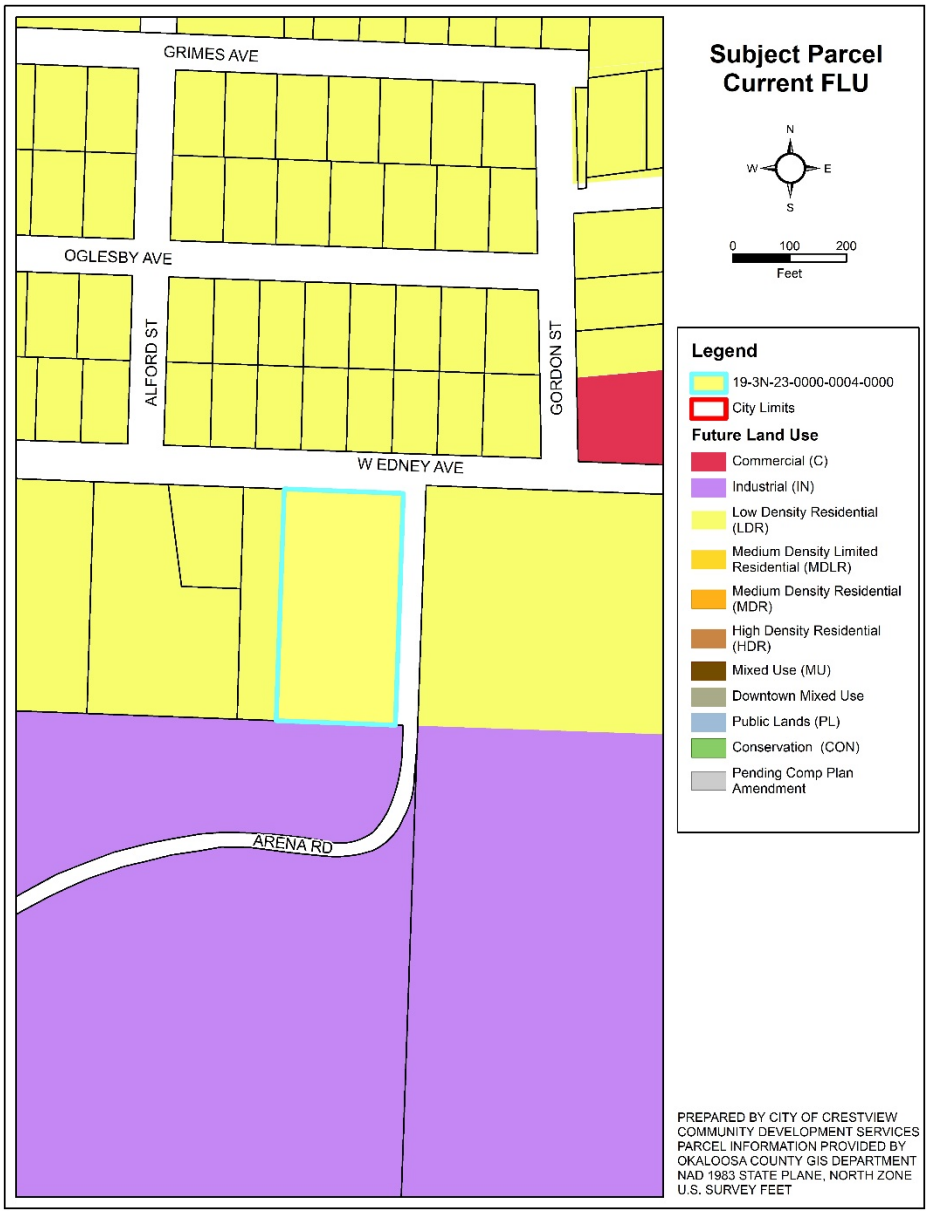
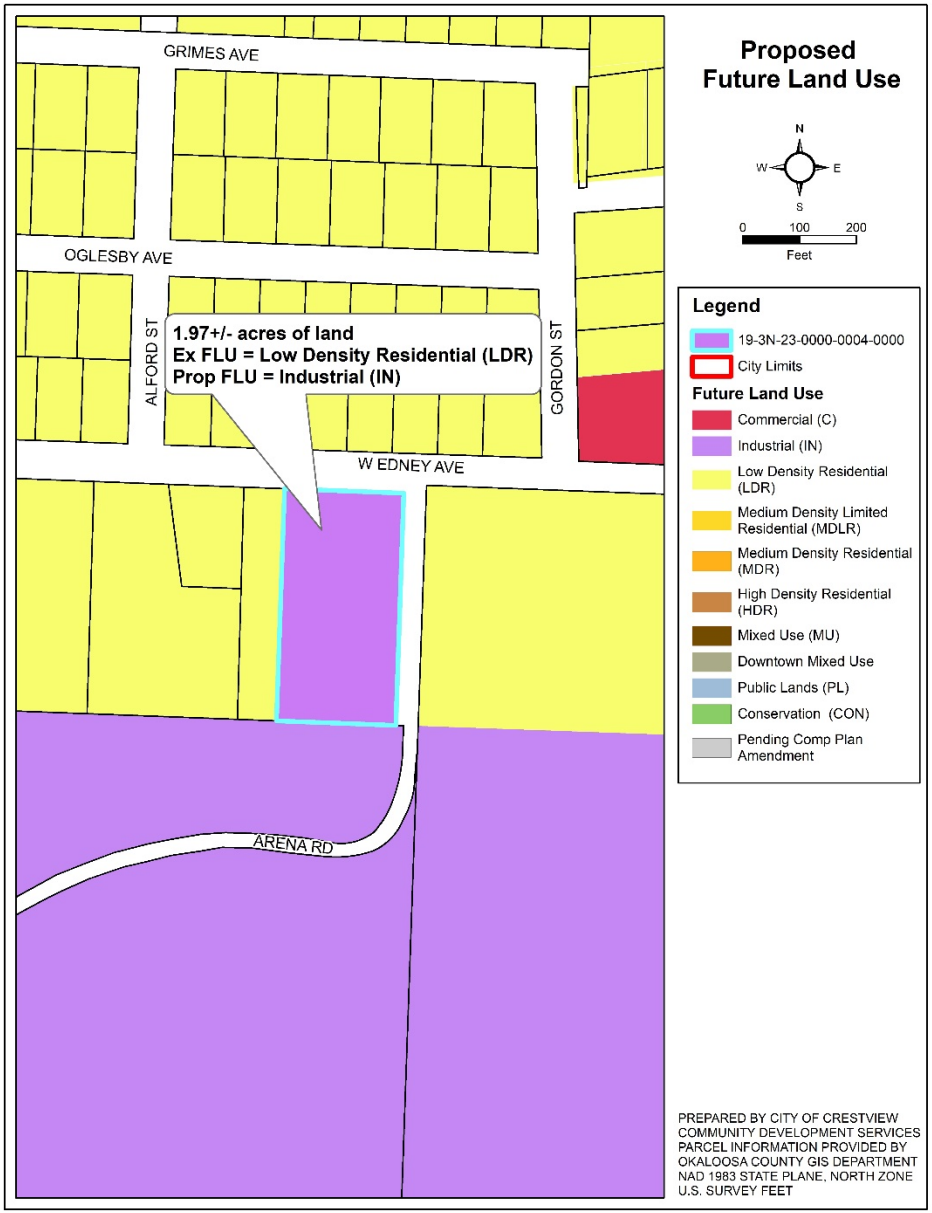
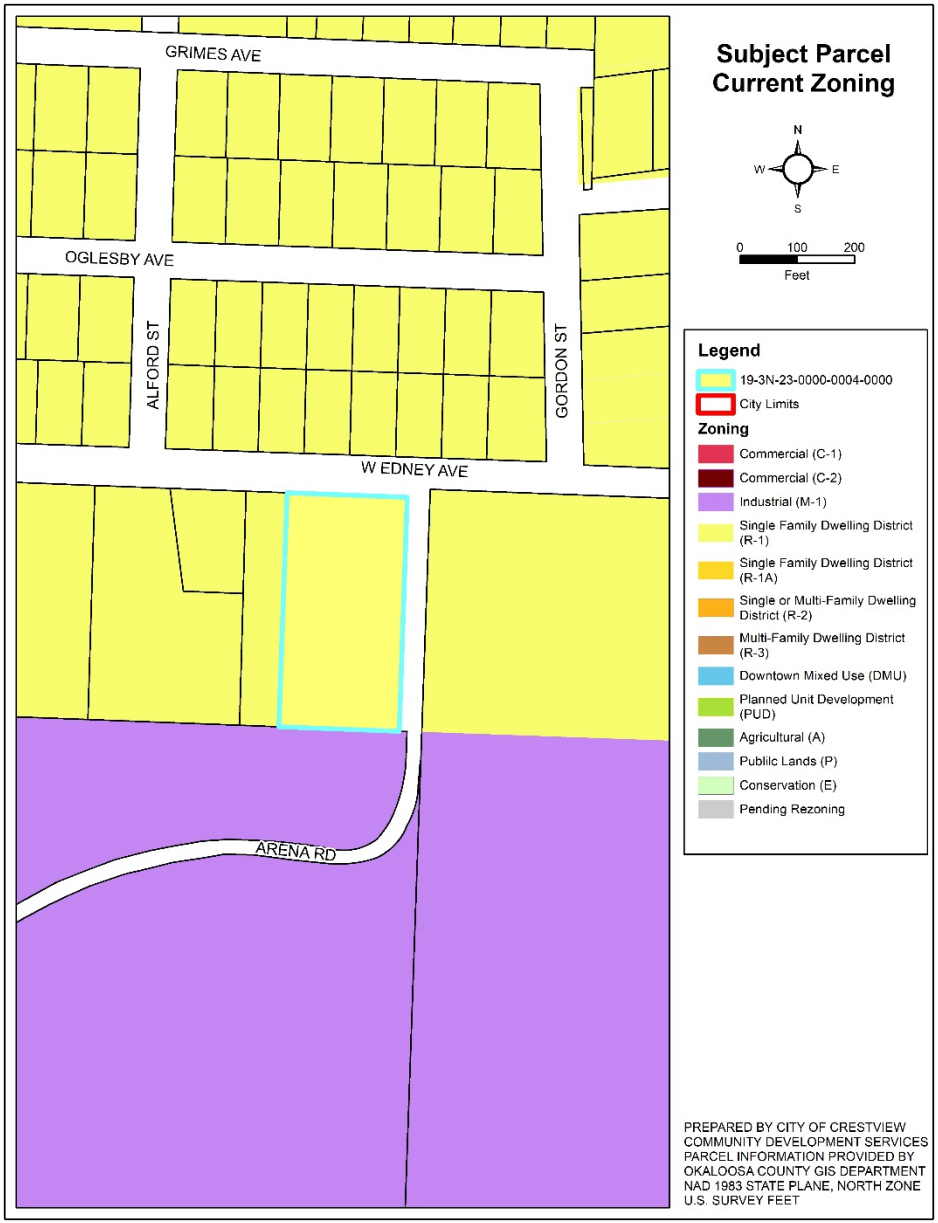
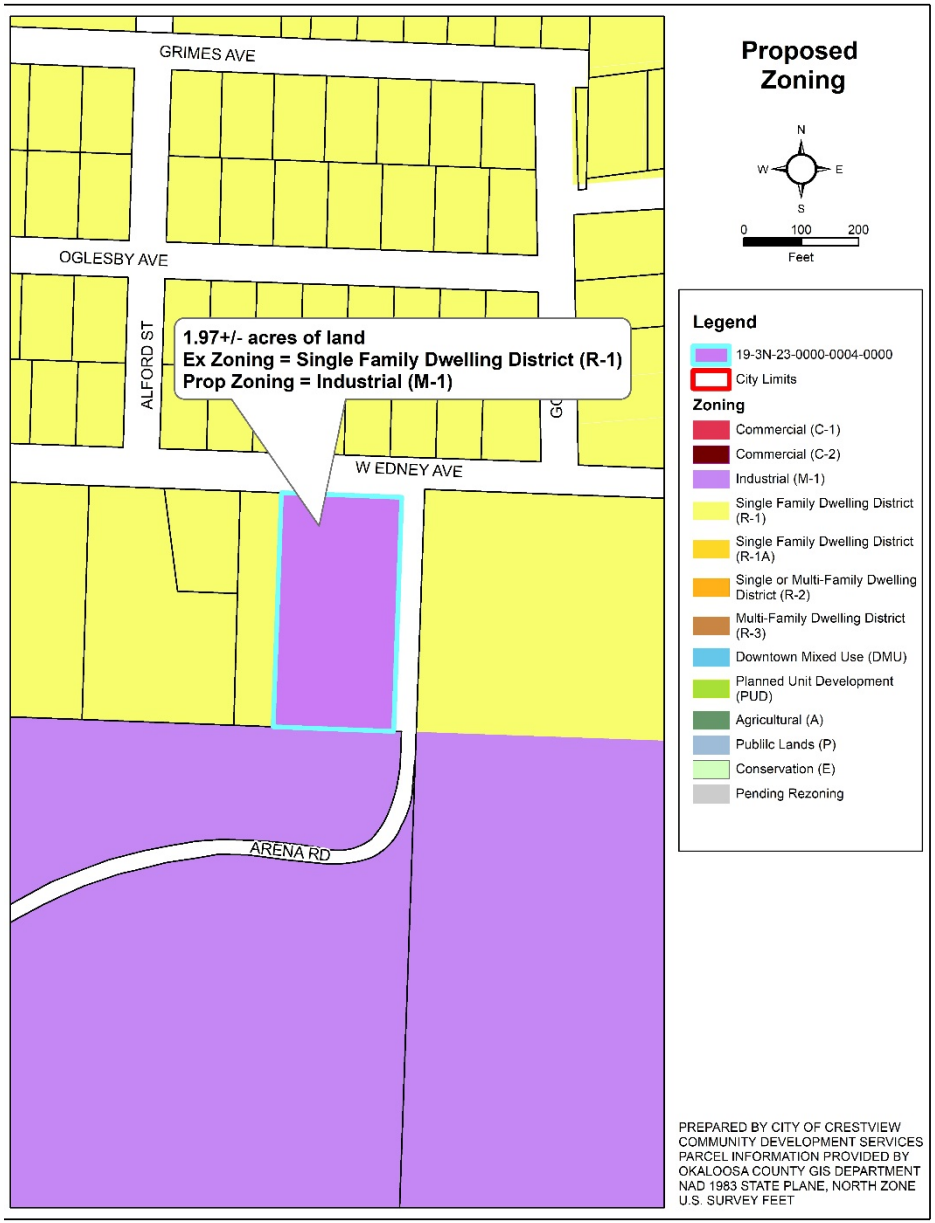
CURRENT AND PROPOSED FUTURE LAND USE MAPS









CURRENT AND PROPOSED ZONING DESIGNATION

3.	Application / Project Analysis

Project Description

The applicant(s) has requested the Comprehensive Plan amendment of the subject property **from Low Density Residential to the Industrial (I) Future Land Use**. This Future Land Use amendment will allow the newly annexed lands to be developed Industrially.

The applicant(s) has also requested the Zoning Change **from Single Family Dwelling (R-1) zoning to Industrial (M-1) Zoning**. This zoning change will implement the Future Land Use change and require any proposed industrial development to meet the Land Development Code's M-1 zoning district requirements.

Project Context

Current Conditions:
The subject property is currently developed by one single family dwelling. The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
East	City LDR	City R-1	Vacant
South	City Industrial	City M-1	Vacant
West	City LDR	City R-1	Single Family Dwelling
North	City LDR	City R-1	Single Family Dwelling

Project Compatibility:

A development application concerning the subject property has not been submitted. Based on the requested land-use and zoning designations, the property will be developed industrially.

The surrounding uses include single family dwellings. Generally, Industrial uses are not compatible with single family residential uses and this separation of uses has been the crux of zoning law in the United States. However, development within the industrial zoning district, when located adjacent to residential uses and/or zoning districts is required to increase setbacks and landscape buffering. The nature of the proposed industrial use is not currently known and there may be a need for additional buffering based on the site design. Compatibility of the requested comprehensive plan amendment and zoning change with the neighborhood could be maintained by the use of properly placed and sized buffers that would be dependent on the specific site plan.

Regulatory and Statutory Compliance:

Florida Statute Chapter 163. The proposed amendment is on a 1.97 +/- acre parcel and is being processed as a small-scale comprehensive plan amendment to the Future Land Use Map in accordance with Florida Statutes. As such, the amendment is being brought before the Local Planning Agency in a public hearing and before the City Council in a public hearing (the adoption hearing). The Florida Department of Economic Opportunity does not require review of small-scale Future Land Use Map amendments unless challenged by an affected party within 30 days of adoption by the City Council.

City of Crestview Comprehensive Plan. Chapter 7 of the Comprehensive Plan establishes the various requirements for Future Land Use categories and the applicant requested amendment to designate the annexed property as an Industrial Land Use is in keeping with the Plan. The Future Land Use Map of the Comprehensive Plan has established the appropriate land uses. The appropriate intensity and impervious surface area maximums will be assured during development review. Specific Comprehensive Plan Goals Objectives and Policies in support of the requested actions are as follows:

Policy 7.A.2.2 – Because the amendment may serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 16.A.1.5 – Because the amendment may be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

Crestview Land Development Code. The use of the property as an allowable industrial use, provided the Comprehensive Plan and Zoning change is approved, will undergo development review to ensure compliance with the Land Development Code.

Adequate Public Facilities:

State law requires that the City perform a public facilities evaluation when considering Comprehensive Plan Amendments of this nature. The City's Industrial Future Land Use allows for a higher intensity and for more impervious surface coverage than the Low Density Residential Future Land Use. The following evaluation of the City's services is being undertaken with the assumption that the property will be developed at a Floor Area Ratio of 1.2 with an impervious surface area of 82%. By utilizing the maximum development potential of the requested Future Land Use, any identified impacts may be considered the worst-case scenario or upper limit of impact. Due to the fact that an application for development has not been submitted, the following evaluation is an estimation. However, when a development application is made, all impacts to City services will be addressed through the staff review and Development Order approval processes.

Project Demand:

Based on Technical Review Concurrency Determination provided by Public Services on 12/5/2019. "A medium sized 30,000ft^2 warehouse with 10 employees using 20gpd/ft^2 was used for calculations. No information was given to assess the future use of this property. This assumption is only one potential use of the property. The actual development of the property may cause discrepancies between the calculated and actual utility usage. If the property was to be developed today, it may not be able to be put online until the available city sewer capacity is increased."

Transportation – "This parcel connects to Edney and Arena Roads. The primary access would be from Lloyd St. or MLK Jr. Ave. This means HWY 85 and 90 would be impacted. This section of HWY85 is 11% over capacity and is currently a[n] LOS F. Mitigation would be required when development occurs." The total trips divided between the 4 roads gives the trip percentages shown in the following Table:

Affected Roadways	Available Capacity (Trips)		Projected Impact	
	Trips	%	Trips	%
N Lloyd St.	8075	75%	13	0.1%
MLK Jr. Ave.	8475	82%	26	0.3%
HWY 85	17000	46%	13	0.1%
HWY 85	-3800	-11%	26	Over Capacity

Potable Water – "There is sufficient water capacity to serve this property."
Available Potable Water Capacity = 7,780,00[0] GPD
Projected Impact to water and sanitary sewer systems = 650,000 GPD.

Sanitary Sewer – "EPA typical flows are 10 gals per vehicle served for auto stations and 3 gallons per meal for restaurants."
Available Sanitary Sewer Capacity = 833,000 GPD
Projected Impact to water and sanitary sewer systems = 650,000 GPD.

Parks and Recreation – There are no Parks and Recreation levels of service that relate nor are impact by commercial development.

Solid Waste – The adopted level of service of 5.0 pounds/capita/day (policy 10.B.1.5) is a regulatory level and will be reviewed and maintained as part of the city's annual budget processes.

Stormwater and Drainage – "Stormwater ponds would be required on this site."

Environmental Impacts:

Wetlands and Environmentally Sensitive Lands – Current wetlands data indicates the absence of any jurisdictional wetlands within the subject property.

Historical and/or Archeological Resources – The application does not address the presence of any historical or archeological resources onsite.

General Staff Comments:

Planning and Zoning. Though there has not been a development order application submitted concerning the development of the subject lands it is important to consider the compatibility of the surrounding and abutting residential uses. The actual development of these lands, though industrial in nature, may not be incompatible with the surrounding uses. The Comprehensive Plan and Land Development Code both have mechanisms to allow for increased compatibility through landscape buffering and setbacks that will certainly be adhered to during any development approval process.

Public Services. Included above.

Fire and Life safety. No comment relating to the current applications.

4.	Findings

a. The request for Comprehensive Plan Amendment is consistent with the above references and may not be a detriment to the surrounding property.
b. The request for Zoning Change is consistent with the above references and may not be a detriment to the surrounding property.
c. There is the potential for impacts to level of service standards, specifically to sanitary sewer capacity. However, any identified impacts would be addressed during development review.

5.	Conditions of Approval

a. Staff does not apply nor recommend the application of any conditions for approval of the current requests.
b. Staff will apply appropriate compatibility buffers during development review.

6.	Conclusion and Recommendation

a. The applicant has submitted the required forms for the Comprehensive Plan Amendment, and Zoning Change of the property.
b. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.
c. The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.
d. Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities/intensities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

Based on the analysis above and the findings of fact, staff would recommend approval of the applications for Comprehensive Plan Amendment and Zoning Change. The placement of appropriate compatibility buffers will be determined during the development review process.

Assigned Staff: Elgin Duley III, Planning Administrator

Received Public Comments:
1) None

CITY OF CRESTVIEW

Item # 13.6.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1737 - Arena Road Rezoning

BACKGROUND:

Crestview Property Services, property owner, applied for a zoning change of a ±1.97-acre parcel of land located in Section 19, Township 3 North, Range 23 West, Okaloosa County, Florida. The parcel identification number is 19-3N-23-0000-0004-0000 in the public records of Okaloosa County.

The Local Planning Agency recommended approval of the request on January 7, 2020.

DISCUSSION:

Staff provided a complete evaluation of the request. The details of this evaluation are found in the attached staff report.

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.

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.

Opportunity- Promote an environment that encourages economic and educational opportunity.

FINANCIAL IMPACT

Adoption of Ordinance 1737 will have very little financial impact on the City. If the site is built out, it may produce a slight increase in property tax revenue.

RECOMMENDED ACTION

Staff respectfully requests adoption of Ordinance 1737 and move to second reading.

Attachments

1. Ordinance 1737 - Arena Rd Rezone
2. Planning Staff Report - Arena Rd

ORDINANCE:

ORDINANCE NO. 1737

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.97 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE SINGLE FAMILY DWELLING DISTRICT (R-1) ZONING DISTRICT TO THE INDUSTRIAL (M-1); PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2. PROPERTY REZONED. The following described 1.97 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 1.97 acres, more or less, being formerly zoned Single Family Dwelling District (R-1) with the Industrial (IN) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1736, is hereby rezoned to the Industrial (M-1) to wit:

PIN # 19-3N-23-0000-0004-0000

PARCEL

A PARCEL OF LAND ("the LAND") LOCATED IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO ACRES IN THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 23 WEST, BEING ONE ACRE EAST AND WEST AND TWO ACRES NORTH AND SOUTH. ALL LYING AND BEING IN 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. Attached hereto as Exhibit A.

SECTION 4. SEVERABILITY. If any word, phrase, clause, paragraph, section 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 the ordinance which can be given effect without the invalid or unconstitutional 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 charters 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 19-S11 is adopted by Ordinance # 1736 and becomes legally effective.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2020.

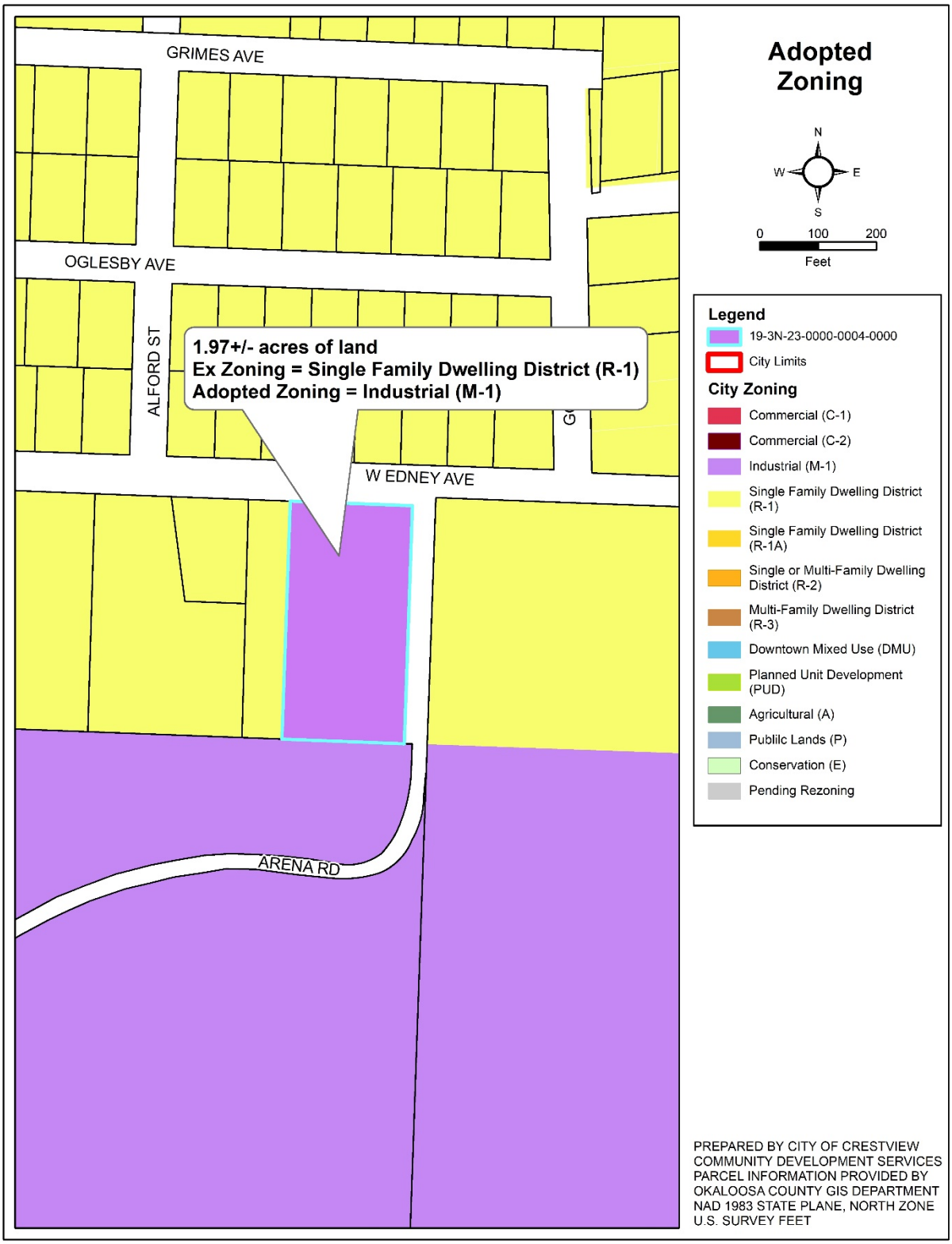
ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____DAY OF _____, 2020.

_____
J. B. WHITTEN
Mayor

EXHIBIT A


GRIMES AVE
OGLESBY AVE
ALFORD ST
W EDNEY AVE
ARENA RD
1.97+/- acres of land
Ex Zoning = Single Family Dwelling District (R-1)
Adopted Zoning = Industrial (M-1)
Adopted Zoning
N
W
E
S
0
100
200
Feet
Legend
19-3N-23-0000-0004-0000
City Limits
City Zoning
Commercial (C-1)
Commercial (C-2)
Industrial (M-1)
Single Family Dwelling District (R-1)
Single Family Dwelling District (R-1A)
Single or Multi-Family Dwelling District (R-2)
Multi-Family Dwelling District (R-3)
Downtown Mixed Use (DMU)
Planned Unit Development (PUD)
Agricultural (A)
Publilc Lands (P)
Conservation (E)
Pending Rezoning
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

PLANNING AND ZONING STAFF REPORT TO THE LOCAL PLANNING AGENCY AND CITY COUNCIL

PROJECT NAME: Arena Rd. Comprehensive Plan Amendment and Zoning Change

PROJECT NUMBER(S): Comp (small scale) 20-07 (Amendment # 19-S11)
Rezone 20-08

AGENDA DATE: LPA – Public Hearing: January 7, 2020
City Council – First Reading: January 13, 2020
City Council – Second Reading & Public Hearing: January 27, 2020

LAST AMENDED DATE: 12/09/ 2019

1. Reviewed and Applied - References

a. Crestview Code of Ordinances, Current Edition
b. Crestview Comprehensive Plan, Current Edition
c. Florida Statutes, Current Edition

2. Project Summary

Property Owner(s)
Crestview Property Services, LLC

Applicant
Property Owners

Staff Planner:
Stephen Schoen, AICP

Property Location: The subject property is generally located on the southwest corner of the intersection of Arena Road and Edney Avenue West and consists of 1.97+/- acres;
PIN# 19-3N-23-0000-0004-0000

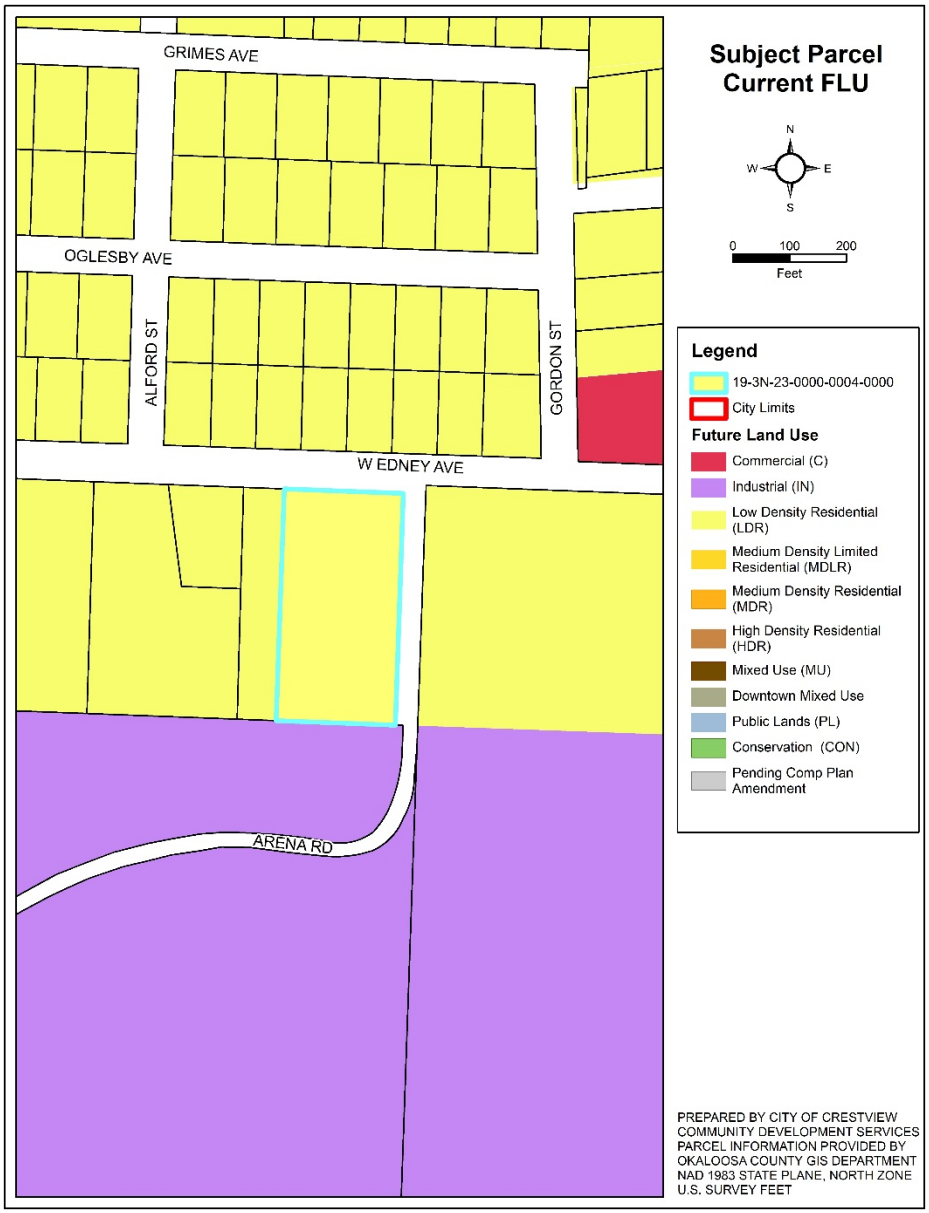
Application Information:
The applicant has requested Comprehensive Plan Amendment to Industrial (I), and Zoning designation of Industrial (M-1), to allow for industrial development.

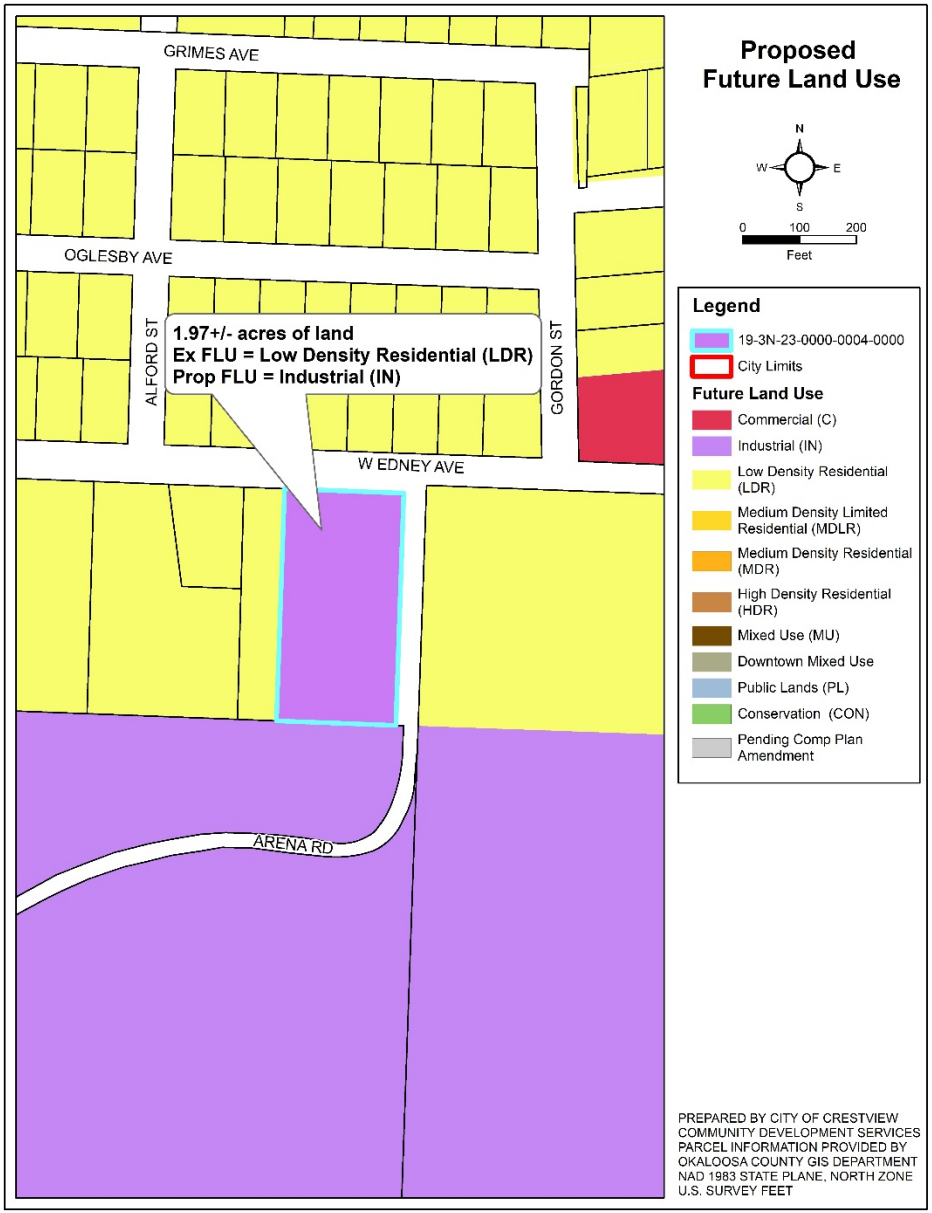
Staff Recommendation:
Approval of the requested actions, subject to any conditions provided in the following report or suggested by the LPA.

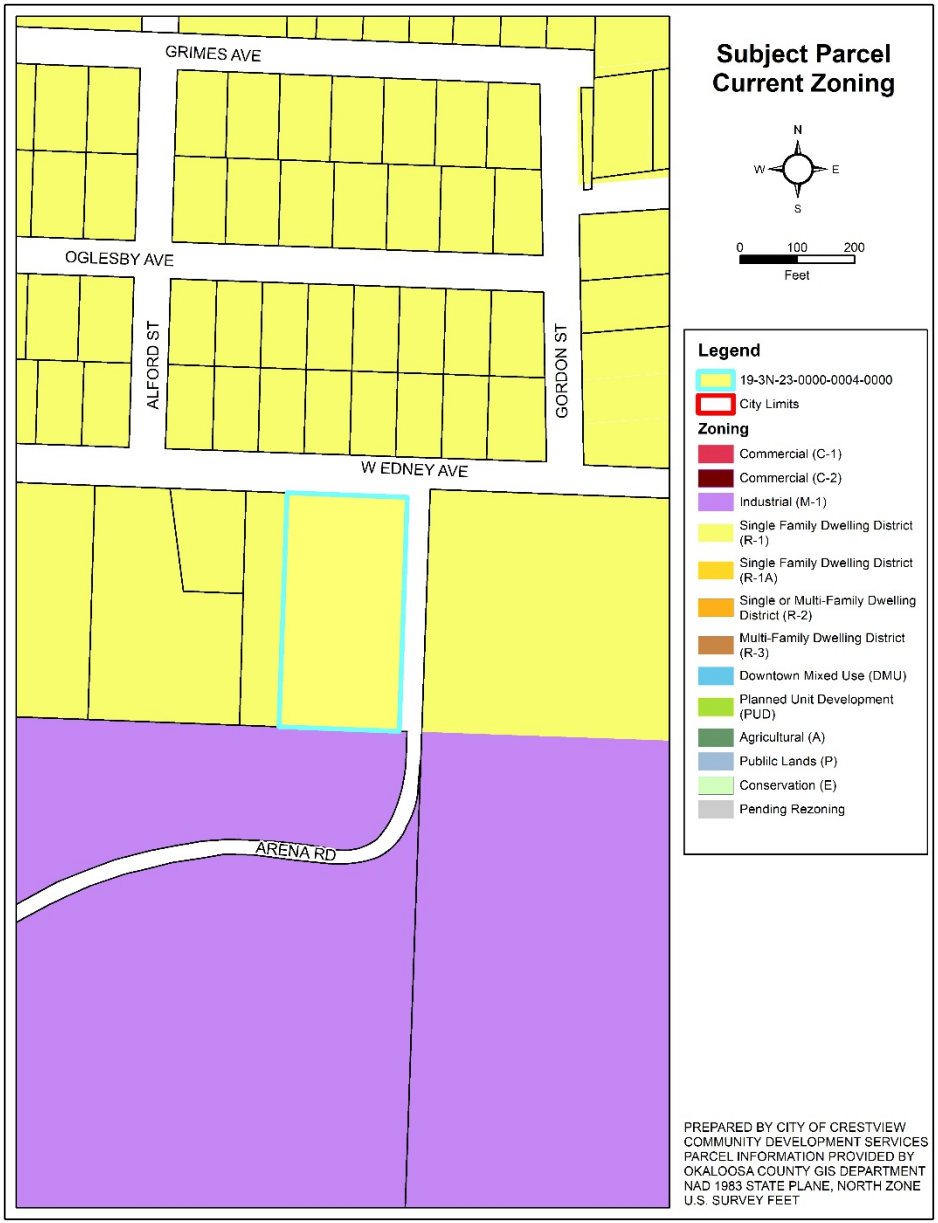
Public Notice:
- Notice letters sent to property owners within 300' of the subject property on 11/26/19
- Property posting on 12/3/19
- Ad run on 12/7/19
- BOCC notified on 12/7/19

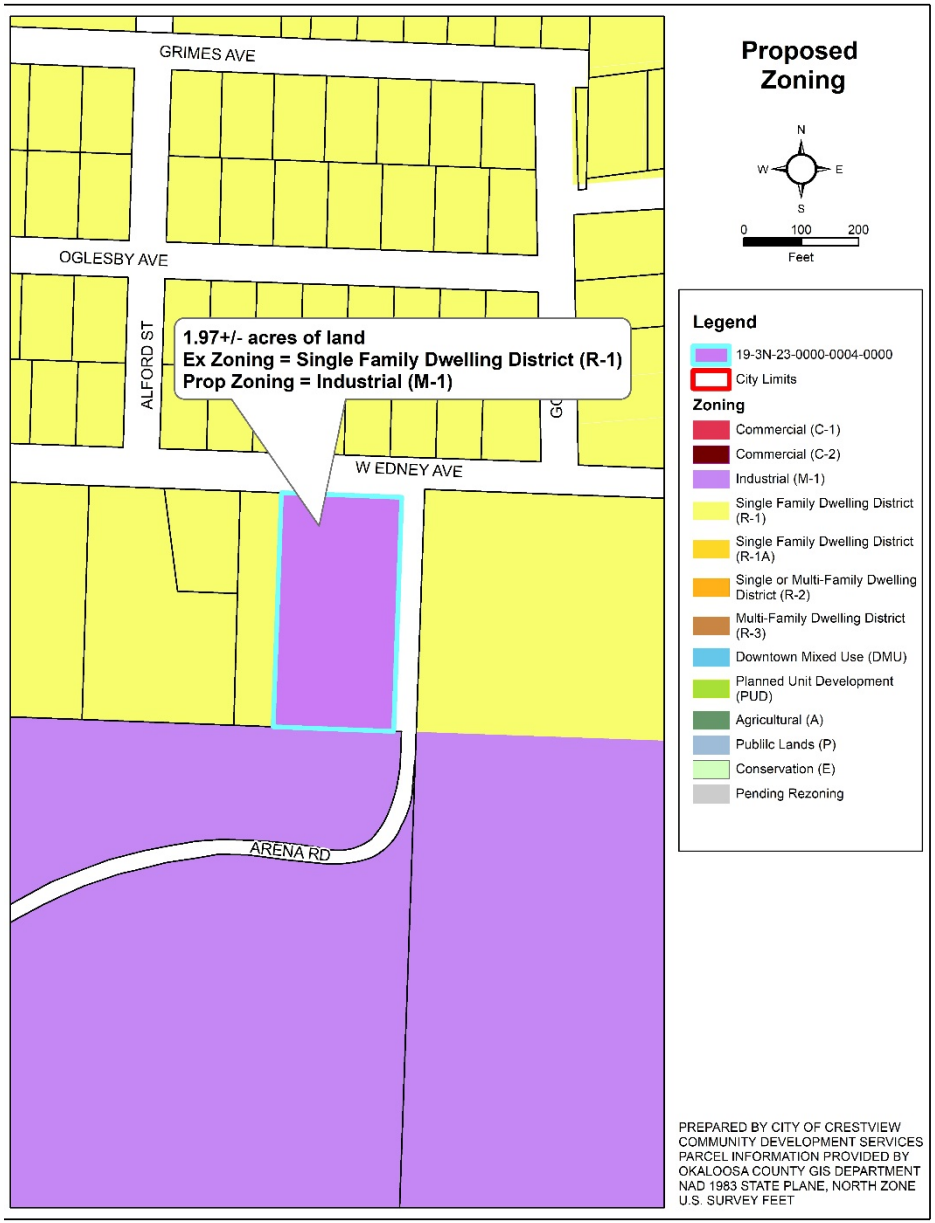
GRIMES AVE
OGLESBY AVE
ALFORD ST
GORDON ST
W EDNEY AVE
ARENA RD
Subject Parcel
Aerial Exhibit
N
W
E
S
0
100
200
Feet
Legend
19-3N-23-0000-0004-0000
City Limits
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

CURRENT AND PROPOSED FUTURE LAND USE MAPS









CURRENT AND PROPOSED ZONING DESIGNATION

3.	Application / Project Analysis

Project Description

The applicant(s) has requested the Comprehensive Plan amendment of the subject property **from Low Density Residential to the Industrial (I) Future Land Use**. This Future Land Use amendment will allow the newly annexed lands to be developed Industrially.

The applicant(s) has also requested the Zoning Change **from Single Family Dwelling (R-1) zoning to Industrial (M-1) Zoning**. This zoning change will implement the Future Land Use change and require any proposed industrial development to meet the Land Development Code's M-1 zoning district requirements.

Project Context

Current Conditions:
The subject property is currently developed by one single family dwelling. The following table provides the surrounding land use designations, zoning districts, and existing uses.

Direction	FLU	Zoning	Existing Use
East	City LDR	City R-1	Vacant
South	City Industrial	City M-1	Vacant
West	City LDR	City R-1	Single Family Dwelling
North	City LDR	City R-1	Single Family Dwelling

Project Compatibility:

A development application concerning the subject property has not been submitted. Based on the requested land-use and zoning designations, the property will be developed industrially.

The surrounding uses include single family dwellings. Generally, Industrial uses are not compatible with single family residential uses and this separation of uses has been the crux of zoning law in the United States. However, development within the industrial zoning district, when located adjacent to residential uses and/or zoning districts is required to increase setbacks and landscape buffering. The nature of the proposed industrial use is not currently known and there may be a need for additional buffering based on the site design. Compatibility of the requested comprehensive plan amendment and zoning change with the neighborhood could be maintained by the use of properly placed and sized buffers that would be dependent on the specific site plan.

Regulatory and Statutory Compliance:

Florida Statute Chapter 163. The proposed amendment is on a 1.97 +/- acre parcel and is being processed as a small-scale comprehensive plan amendment to the Future Land Use Map in accordance with Florida Statutes. As such, the amendment is being brought before the Local Planning Agency in a public hearing and before the City Council in a public hearing (the adoption hearing). The Florida Department of Economic Opportunity does not require review of small-scale Future Land Use Map amendments unless challenged by an affected party within 30 days of adoption by the City Council.

City of Crestview Comprehensive Plan. Chapter 7 of the Comprehensive Plan establishes the various requirements for Future Land Use categories and the applicant requested amendment to designate the annexed property as an Industrial Land Use is in keeping with the Plan. The Future Land Use Map of the Comprehensive Plan has established the appropriate land uses. The appropriate intensity and impervious surface area maximums will be assured during development review. Specific Comprehensive Plan Goals Objectives and Policies in support of the requested actions are as follows:

Policy 7.A.2.2 – Because the amendment may serve to discourage urban sprawl.

Policy 7.A.6.3 – Because the amendment promotes infill development.

Policy 16.A.1.5 – Because the amendment may be beneficial to existing commercial development, will encourage business retention and create a favorable business climate for existing businesses.

Crestview Land Development Code. The use of the property as an allowable industrial use, provided the Comprehensive Plan and Zoning change is approved, will undergo development review to ensure compliance with the Land Development Code.

Adequate Public Facilities:

State law requires that the City perform a public facilities evaluation when considering Comprehensive Plan Amendments of this nature. The City's Industrial Future Land Use allows for a higher intensity and for more impervious surface coverage than the Low Density Residential Future Land Use. The following evaluation of the City's services is being undertaken with the assumption that the property will be developed at a Floor Area Ratio of 1.2 with an impervious surface area of 82%. By utilizing the maximum development potential of the requested Future Land Use, any identified impacts may be considered the worst-case scenario or upper limit of impact. Due to the fact that an application for development has not been submitted, the following evaluation is an estimation. However, when a development application is made, all impacts to City services will be addressed through the staff review and Development Order approval processes.

Project Demand:

Based on Technical Review Concurrency Determination provided by Public Services on 12/5/2019. "A medium sized 30,000ft^2 warehouse with 10 employees using 20gpd/ft^2 was used for calculations. No information was given to assess the future use of this property. This assumption is only one potential use of the property. The actual development of the property may cause discrepancies between the calculated and actual utility usage. If the property was to be developed today, it may not be able to be put online until the available city sewer capacity is increased."

Transportation – "This parcel connects to Edney and Arena Roads. The primary access would be from Lloyd St. or MLK Jr. Ave. This means HWY 85 and 90 would be impacted. This section of HWY85 is 11% over capacity and is currently a[n] LOS F. Mitigation would be required when development occurs." The total trips divided between the 4 roads gives the trip percentages shown in the following Table:

Affected Roadways	Available Capacity (Trips)		Projected Impact	
	Trips	%	Trips	%
N Lloyd St.	8075	75%	13	0.1%
MLK Jr. Ave.	8475	82%	26	0.3%
HWY 85	17000	46%	13	0.1%
HWY 85	-3800	-11%	26	Over Capacity

Potable Water – "There is sufficient water capacity to serve this property."
Available Potable Water Capacity = 7,780,00[0] GPD
Projected Impact to water and sanitary sewer systems = 650,000 GPD.

Sanitary Sewer – "EPA typical flows are 10 gals per vehicle served for auto stations and 3 gallons per meal for restaurants."
Available Sanitary Sewer Capacity = 833,000 GPD
Projected Impact to water and sanitary sewer systems = 650,000 GPD.

Parks and Recreation – There are no Parks and Recreation levels of service that relate nor are impact by commercial development.

Solid Waste – The adopted level of service of 5.0 pounds/capita/day (policy 10.B.1.5) is a regulatory level and will be reviewed and maintained as part of the city's annual budget processes.

Stormwater and Drainage – "Stormwater ponds would be required on this site."

Environmental Impacts:

Wetlands and Environmentally Sensitive Lands – Current wetlands data indicates the absence of any jurisdictional wetlands within the subject property.

Historical and/or Archeological Resources – The application does not address the presence of any historical or archeological resources onsite.

General Staff Comments:

Planning and Zoning. Though there has not been a development order application submitted concerning the development of the subject lands it is important to consider the compatibility of the surrounding and abutting residential uses. The actual development of these lands, though industrial in nature, may not be incompatible with the surrounding uses. The Comprehensive Plan and Land Development Code both have mechanisms to allow for increased compatibility through landscape buffering and setbacks that will certainly be adhered to during any development approval process.

Public Services. Included above.

Fire and Life safety. No comment relating to the current applications.

4.	Findings

a. The request for Comprehensive Plan Amendment is consistent with the above references and may not be a detriment to the surrounding property.
b. The request for Zoning Change is consistent with the above references and may not be a detriment to the surrounding property.
c. There is the potential for impacts to level of service standards, specifically to sanitary sewer capacity. However, any identified impacts would be addressed during development review.

5.	Conditions of Approval

a. Staff does not apply nor recommend the application of any conditions for approval of the current requests.
b. Staff will apply appropriate compatibility buffers during development review.

6.	Conclusion and Recommendation

a. The applicant has submitted the required forms for the Comprehensive Plan Amendment, and Zoning Change of the property.
b. The proposed actions satisfy the requirements of the City of Crestview's adopted Comprehensive Plan, and Land Development Code.
c. The associated Comprehensive Plan Amendment should not pose a problem if supported by proper documentation and Council intent.
d. Please review the applications based on the characteristics of the site and surrounding area; the nature of the development, including the land use type and densities/intensities; and conformity of the development with the City's Comprehensive Plan, the City's Code of Ordinances and other applicable state and city regulations, in deciding the request.

Based on the analysis above and the findings of fact, staff would recommend approval of the applications for Comprehensive Plan Amendment and Zoning Change. The placement of appropriate compatibility buffers will be determined during the development review process.

Assigned Staff: Elgin Duley III, Planning Administrator

Received Public Comments:
1) None

CITY OF CRESTVIEW Item # 13.7.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planner
DATE:	1/9/2020
SUBJECT:	Ordinance 1740 - Six Month Moratorium on Annexation Fees - Properties 10 acres or less

BACKGROUND:

Voluntary Annexation is the process of incorporating property, at the owners' request, into a City's jurisdictional boundary. The State has a number of requirements on the land that can be annexed, these include contiguity to the City's boundary line, compactness, and service availability time lines.

An annexation process is not complete until a Comprehensive Plan Amendment and Rezoning of the subject property occurs. The State separates Comprehensive Plan Amendments into categories - small-scale and conventional. Generally, small-scale amendments are to the
Future Land Use map alone and only for properties of 10 acres or less.

The costs of annexation into the City of Crestview have historically included the following:
a) Voluntary Annexation Application - $1,200.00
b) Comprehensive Plan Amendment (small-scale) - $1,200.00, plus $20.00 per acre.
c) Consultant Fee – typically $2,400.00
d) Zoning Change - $600.00

There are many reasons for customers to be interested in annexation into the City of Crestview, water utility, excellent fire and life safety services, and a close and available government. However, the costs of voluntary annexation can serve to be prohibitive for many individuals
seeking to be incorporated.

DISCUSSION:

A six-month moratorium on annexation processes which require a small-scale amendment process, would allow for analysis of the current voluntary annexation process fee structure.

The current fee structure is built from the understanding that three public hearings are required per process step to include public notice and staff hours.

A complete review of Florida Statute, case law, and other local regulatory mechanisms should be undertaken to establish an equitable "small-scale" voluntary annexation fee structure that would allow for the City to better serve its potential customers while ensuring all of its internal obligations are satisfied.

Potential increases in annual tax base revenue streams can serve to curtail any initial "out-of-pocket"

expenditure from the City in its provision of staff time and Ad placement.

This is the same request as the previous waiver. Staff needs additional time to complete the goals of this Ordinance.

GOALS & OBJECTIVES

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

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

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

Communication- To engage, inform and educate public and staff

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

FINANCIAL IMPACT

Dependent upon the number of "small-scale" voluntary annexation applications submitted within the specified moratorium timeframe.

Initial staff review has indicated approximately 30 hrs. of staff time and the costs of the public notice which could total $1,600.00 or more. However, when considering the benefits of annexation and the potential tax revenue, especially in areas where City services are already available, the return on this initial investment could be seen in the first year.

RECOMMENDED ACTION

Staff respectfully recommends approval of Ordinance 1740 on first reading and move to second reading.

Attachments

None

ORDINANCE: 1740

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR A SIX-MONTH WAIVER PERIOD FOR THE COLLECTION OF ANNEXATION APPLICATION FEES FOR PROPERTIES OF 10 ACRES OR LESS IN AREA; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the imposition of voluntary annexation application fees is a product of the City of Crestview's home rule power; and

WHEREAS, the City Council of the City of Crestview finds that the collection of voluntary annexation application fees is an important measure which ensures that staff time and the necessary Public Notices are provided for in an equitable manner; and

WHEREAS, the City Council of the City of Crestview finds that voluntary annexation into the City is both a benefit to the applicant and to the Citizens of Crestview; and

WHEREAS, the City Council of the City of Crestview finds that the current voluntary annexation application fee may be overburdensome on those citizens wishing to be annexed into the City; and

WHEREAS, the City Council of the City of Crestview finds that a six-month waiver of the collection of voluntary annexation application fees on those properties that are 10 acres or less in area, will provide necessary opportunity for the City to analyze and establish an equitable annexation application fee structure that represents the City's shared interests in annexation.

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

Section 1. AUTHORITY. The authority for enactment of this ordinance is Section 166.021 and Section 163.31801, Florida Statutes and Article I, Section 2 of the City Charter.

Section 2. That Section 102-352, Planning and zoning review, recommendations, processing and fees, of Chapter 102, Land Use Regulations, City of Crestview, Florida, is hereby amended to read as follows:

Sec. 102-352. – Planning and zoning review, recommendations, processing and fees.

(c) Land planning application, administrative and processing fees. Prior to the time of submittal of an application, a schedule of projected fees shall be provided to the applicant. The application fees are due at time of submittal; the other applicable administrative fees, charges, consultant fees and direct expenses, if needed, shall be due thru the process cycle. Until the appropriate fees have been paid in full, no action shall be taken on any application or appeal. <u>There is hereby established a Voluntary Annexation Application Fee Waiver for a period of approximately 6 months beginning on the effective date of January 13, 2020 and ending on June 13, 2020. The waiver shall be applied to all applicable Annexation, Small-Scale Comprehensive Plan Amendment, and Zoning Changes applications for property of 10 acres or less in area,</u>

being annexed into the City of Crestview. This fee waiver is only applicable to those applications for annexation as described above and shall not be applied to Comprehensive Plan Amendments nor Zoning Change applications absent an annexation application for the same property(s). The waiver shall not be applied retroactively to any application for annexation nor shall it apply to any annexation application that was voluntarily cancelled within 180 days of the effective date of this section.

Section 3. 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 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 5. EFFECTIVE DATE. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE
DAY OF _____, 2020.

ATTEST:

_____
ELIZABETH M. ROY
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2020.

_____
J. B. WHITTEN, Mayor

CITY OF CRESTVIEW

Item # 14.1.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Elizabeth Roy, City Clerk
DATE:	1/9/2020
SUBJECT:	Appointment to LPA Board

BACKGROUND:

Council members routinely appoint members to various boards of the City.

DISCUSSION:

We currently have an opening on the LPA Board due to a resignation.

This appointment is by the council as a whole, not an individual member.

Names for consideration will be presented this evening.

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

There is no financial impact to the City.

RECOMMENDED ACTION

Staff respectively requests that the Council appoint _____ to the LPA board.

Attachments

None

CITY OF CRESTVIEW

Item # 14.2.

Staff Report

CITY COUNCIL MEETING DATE: January 13, 2020
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Trae Duley, Planner
DATE:	1/9/2020
SUBJECT:	Ridgeway Landing Subdivision LPA 19-07, 146 lot single-family residential subdivision and associated MOU

BACKGROUND:

32.65 acres of land, currently vacant at the intersection of Old Bethel Road and Jones Road, Parcel ID #05-3N-23-0000-0001-0000.

DISCUSSION:

Ridgeway Development LLC proposes to construct a 146 lot single family dwelling residential subdivision with associated roads and infrastructure.

The project has been approved at Technical Review Committee and LPA with requirements for an Memorandum of Understanding for traffic mitigation (attached).

There were no comments received from the Public.

The Memorandum of Understanding needs to be approved as a part of this project.

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

Infrastructure- Satisfy current and future infrastructure needs

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

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

FINANCIAL IMPACT

The project will increase the tax base for the City of Crestview in the form of new single family dwellings and sanitary sewer connections.

RECOMMENDED ACTION

Staff respectfully requests approval of the construction plans of the 146 lot single family dwelling residential subdivision plans and the associated Memorandum of Understanding.

Attachments

1. Ridgeway Landing Review Final
2. Ridgeway Landing ppt
3. Ridgeway Landing SD - Traffic Memorandum (Signed MHZ)

STAFF EVALUATION - FINAL
Ridgeway Landing
(LPA 19-07)

I. Background:

a. Property Owner: Betty Jean Long trust. (OR Bk 3290 page 1731).
1. 32.65 acres of land, Parcel ID # 05-3N-23-0000-0001-0000.

b. Matthew Zinke and Marek Scotka are the Authorized Agents for the project.

c. The property will be accessed via Old Bethel Road along the north side of the development. There is a second entrance connection along Jones Road. All utilities shall connect to the constructed infrastructure on Old Bethel Road.

d. References reviewed and applied:
1. Crestview Code of Ordinances, current edition.
2. Crestview Comprehensive Plan, current edition.
3. Crestview Water & Sewer Manual, current edition.
4. Floodplain Data & Wetlands Maps, if any.

II. Findings:

a. General:
1. Developer has submitted "Application for Development/Building Authorization"; paid Review and Plat Fees and submitted site development plans and preliminary plat for the proposed subdivision.
2. Approval of the request and subsequent development will afford housing to the local community which satisfies the Housing Element of the Comprehensive Plan.
3. The Ridgeway Landing Plans and Preliminary Plat show the 32.65 acres being subdivided into 146 lots, with a minimum lot width of 50 feet.
4. The roads and utilities (sewer, water, etc.), are designed to connect to existing utilities along Old Bethel Road.
5. Stormwater facilities are directed towards two retention basins to be constructed on the northern side of the development.
6. Homeowners Association Documents have not been received. Upon approval, the documents must be recorded into the Public Records of Okaloosa County.
7. The Homeowners Association will maintain any improvement that is not specified as being the responsibility of the City.

b. Concurrency:

1. Project proposes to connect to Auburn Water System for potable water and to City of Crestview sewer system for sanitary sewer. Capacity is undetermined at this time.
    a. The submitted PS1 reflects an average daily flow of 51,100 gallons of sewer per day.
2. This subdivision will connect to the infrastructure systems existing along Old Bethel Road.
3. The Traffic Analysis is under review.

c. Zoning:

1. The property is undergoing a Future Land Use amendment process to be re-designated as Low Density Residential and will also be rezoned to the Single-Family Dwelling District (R-1) Zoning.

2. The Zoning District yard requirements (building setback line):
    a. Front: 25 feet, Rear: 20 feet, Corner: 15-25 feet, and Interior Side: 7.5 feet.
3. The Homeowners Association Documentation shall limit the development to private single-family residential dwellings.

d. Traffic Circulation:

1. The project will connect to Old Bethel Road at one location.
2. A second connection is shown on Jones Road. Jones Road is being paved from Old Bethel to this second entrance.
3. The rights of way, each 50 feet in width, will be dedicated to the Public. E911 has approved the names appearing on the plans.
4. Traffic and directional signage (signs, stop bars, etc.) are shown on the plans.
5. Each lot will provide for off street parking as referenced in Chapter 102, Article VIII, Section 102-151.
    a. Single family homes up to 3 bedrooms – 2 spaces per dwelling unit.
    b. Single family homes 4 bedrooms – 3 spaces per dwelling unit.
    c. Single family homes 5 bedrooms – 4 spaces per dwelling unit.
    d. Single family homes over 5 bedrooms – 1 space per additional bedroom.

e. Landscaping and Environmental:

1. Chapter 102, Section 102-578 b (2), requires that the property owner of a newly developed lot, must plant one tree in the front yard of each lot, within ten feet of the right-of-way, if there is not an existing tree in the front yard.
2. The Boundary Survey of the overall 32.65-acre Tract as prepared by Voelker Surveying, being dated 02/15/2019, shows the property to lie within Flood Zones "X" per FEMA Panel Number 12091C0165H, dated 12/6/2002.
3. The boundary survey does not indicate any wetlands encumbering the subject parcel.
4. The boundary survey does not indicate any easements of record encumbering the subject parcel. This survey was completed with the benefit of a Title Commitment.

f. Infrastructure:

1. Project stormwater is treated onsite. Calculations and layout have been submitted and are under review by Public Works.
2. There are two large shallow stormwater retention ponds located at the north side of the project. Chapter 102, Article X, Section 102-184 requires that ponds with slope ratio of 4:1 or greater, to be fenced. Chapter 30, Article III, requires fencing if deemed necessary to protect City interest (such as public safety, etc.). The details show these ponds to be at a 3:1 slope, requiring a fence.
3. Utility detailed recommendations and information will be provided by the Public Works Department in separate documentation.
4. Auburn Water System is providing potable water service. They will provide comments in separate documentation.

g. Reports/Permits:

1. Copies of all reports and permits shall be submitted to the City of Crestview Community Development Services Department for disbursement to the other departments.
2. **Received:**

a. Forms A, B, D & PS1
b. Traffic Analysis
c. Stormwater Report
d. GeoTech report
e. Okaloosa 911 street names approval form

3. **Outstanding:**
   a. NWFWMD Stormwater / ERP Permit
   b. DEP Water and Sewer System Permits
   c. DEP-NPDES Permit for Construction
      *A memo was received stating this will be obtained by the contractor once selected and construction is ready to begin.

III. Requirements:

a. The items below are compiled by the Staff of the Community Development Services Department. There may be additional requirements based on reviews from other departments, that will be attached to this Summary.

1. Homeowners Association Documents have been received. Upon approval, the documents must be recorded into the Public Records of Okaloosa County.
2. The preliminary Plat has been submitted and reviewed. Upon approval of the revised Plat by the Community Development Services Staff, the subdivision plat will be forwarded to the County Surveyor for their review. The list of review comments, together with any final comments from the City, will be provided to the applicant.
3. Completed regulatory permits for applicable utilities and infrastructure are being received as they are approved by those agencies. We have copies of all submittals.
4. Proposed signage for the subdivision must be received, reviewed, and approved prior to issuance of a Preliminary Development Order.
5. The applicant has indicated they may pay the recreation fee.
6. An amenities center area with a kiosk is noted on the plans. That will require a separate submittal and approval process. The kiosk must be built and in service prior to any homes being approved.
7. The plans show Jones Road being paved from Old Bethel to the entrance to the subdivision. Those plans will be received separately.

b. The items below were received from Public Works:
1. Comments have been addressed.

c. The Fire Department has the following comments:
1. Comments have been addressed.

IV. Recommendation:

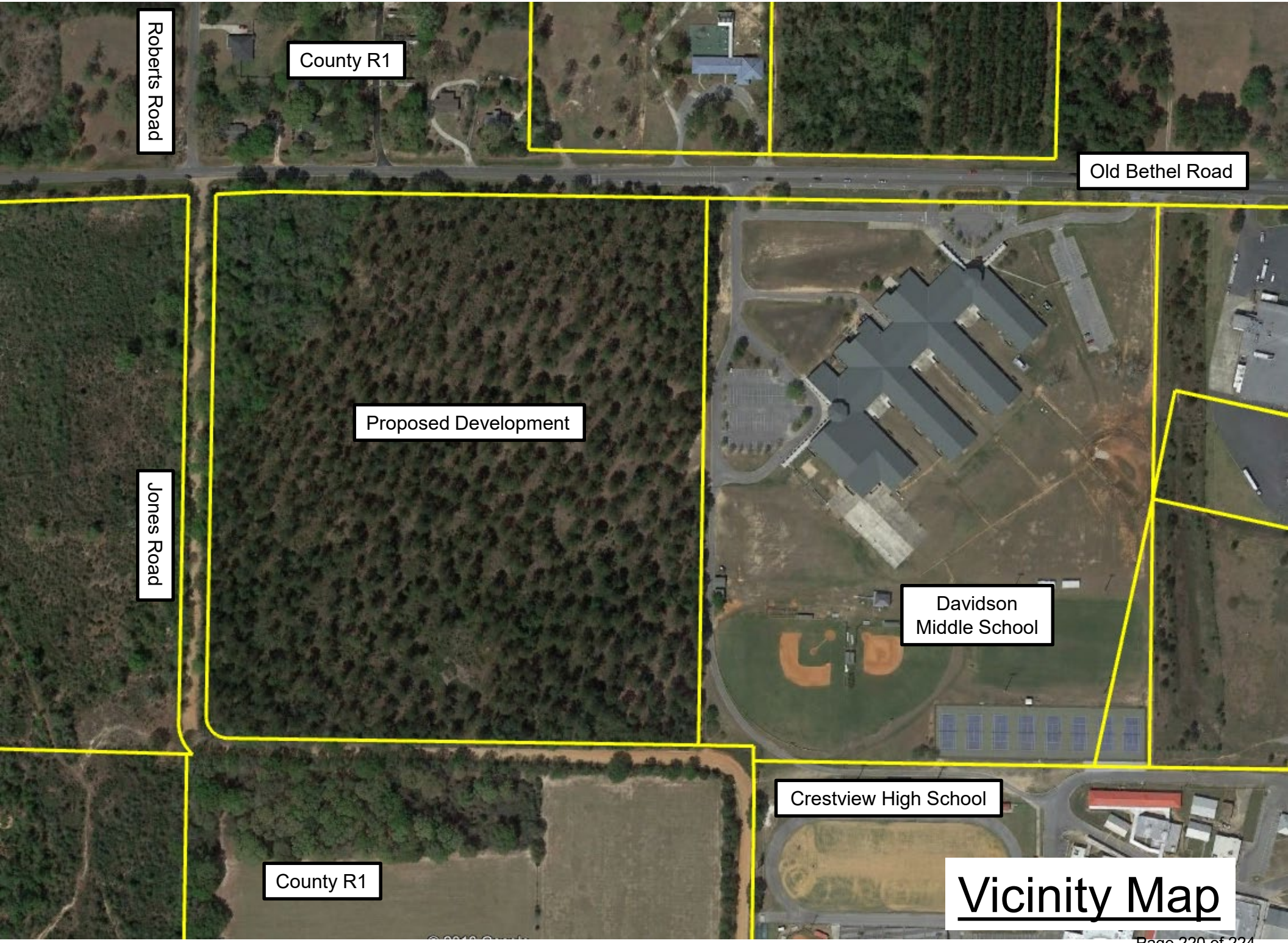
Review and approve the request based on characteristics of the site and surrounding area; the nature of proposed development and master plan, including land use type and densities; conformity of the proposed development with the comprehensive plan, the City Code; and other applicable State and City regulations.

LPA 19-07
Proposed by Matt Zinke, PE
Authorized Agent

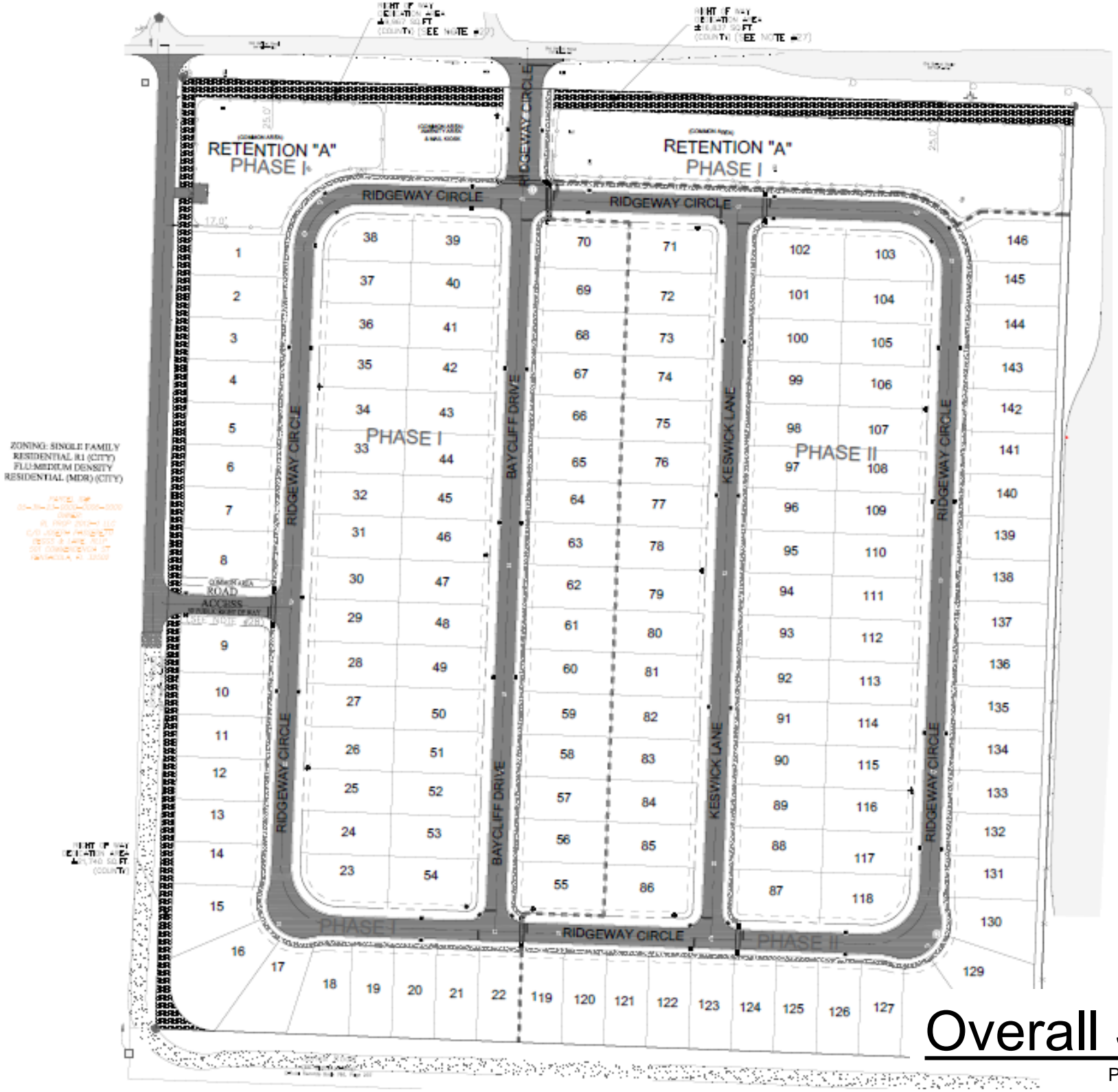
RIDGEWAY LANDING

Proposed 146 single family dwelling subdivision

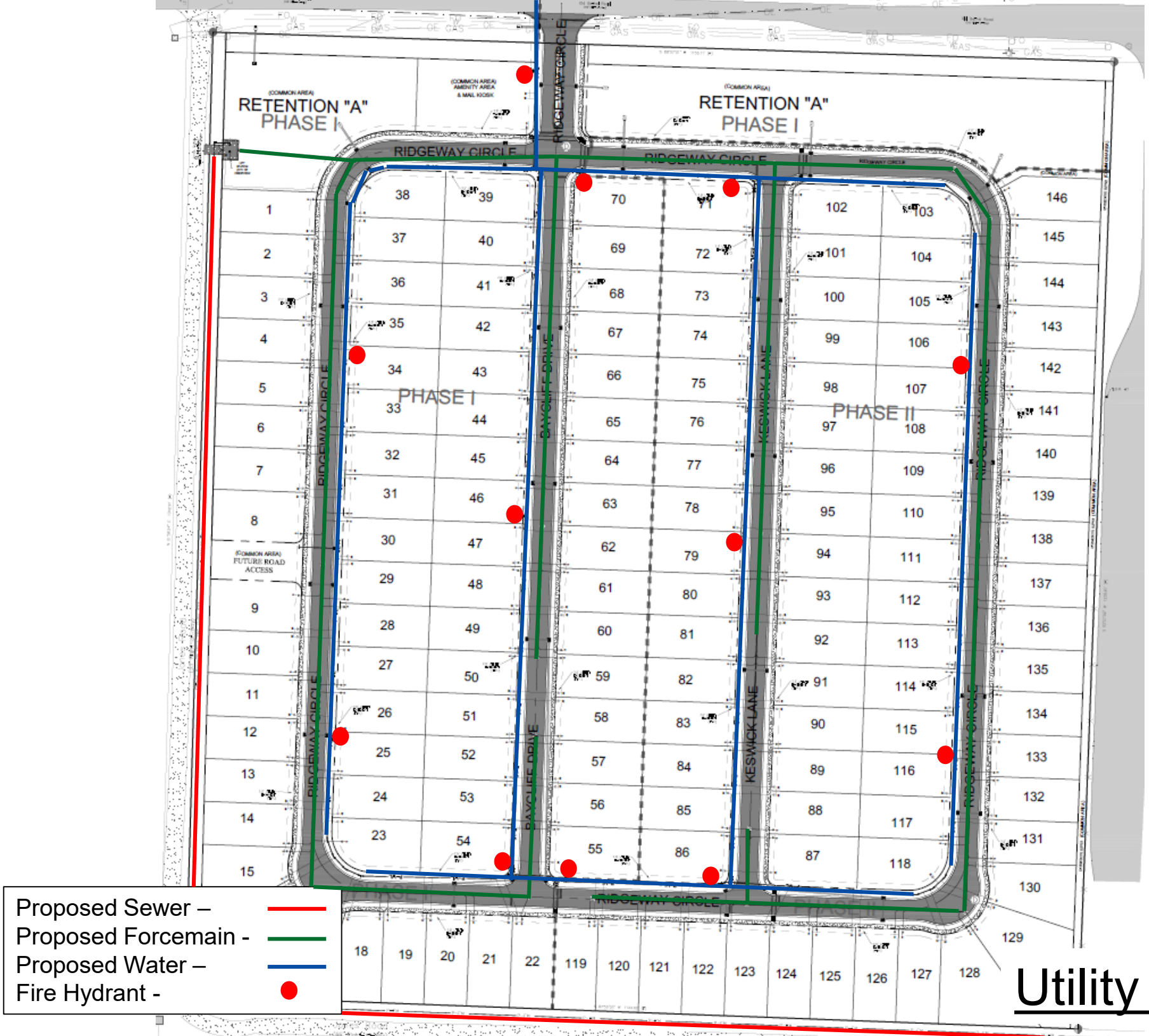
(PIN # - 05-3N-23-0000-0001-0000)



Vicinity Map



Overall Site



Utility Plan

MEMORANDUM OF UNDERSTANDING

November 25, 2019

Subject: **Jones Road Improvements**
Ridgeway Landing Subdivision
City of Crestview & Ridgeway Landing Development, LLC

Based upon the Ridgeway Landing Subdivision City of Crestview Public Services Department comments dated March 27, 2019 and the subsequent meetings and discussions with the City of Crestview Staff, this Memorandum of Understanding is in reference to the proposed Jones Road Improvements and has been provided with the following acknowledgements:

- Whereas, the City of Crestview Public Services Department expressed concern with the possibility of traffic stacking in front of the Ridgeway Landing Subdivision proposed driveway connection to Old Bethel Road during drop-off and pick-up times at Davidson Middle School.
- Whereas, the City of Crestview Staff required a second entrance to the subdivision from Jones Road be provided for emergency vehicles and as an additional access for future residents.
- Whereas, the City of Crestview Public Services Department expressed concern with the use of Jones Road in its current unpaved state as a secondary access for the subdivision.
- Whereas, both Old Bethel Road and Jones Road are currently Okaloosa County maintained roadways.
- Whereas, Ridgeway Landing Development, LLC has proposed the dedication to Okaloosa County of 25' of Right-of-Way (ROW) to Old Bethel Road along the entire northern property frontage and 17' of ROW to Jones Road along the entire western property frontage as mitigation for traffic concurrency impacts.
- Whereas, Okaloosa County Public Works issued Driveway Permit #3894 on May 8, 2019 for the Ridgeway Landing Subdivision connection to Old Bethel Road and then rescinded it the following day stating it had been issued pre-maturely and that the County needed to coordinate on access to the proposed subdivision with the City of Crestview.
- Whereas, the City of Crestview and Okaloosa County Public Works coordinated together and requested that Ridgeway Landing Subdivision provide a driveway connection to Jones Road approximately 660' from its intersection with Old Bethel Roadway and that this portion of Jones Road between the intersection and the proposed driveway connection be improved to current Okaloosa County standards.
- Whereas, Ridgeway Landing Development, LLC has stated their intent to design and install the Ridgeway Landing Subdivision driveway connection to Jones Road and the Jones Road Improvements as shown conceptually on Sheet C03: Overall Site Plan of the approved Ridgeway Landing Subdivision construction plans.
- Whereas, Okaloosa County Public Works will review and approve the Jones Road Improvement plans in coordination with the City of Crestview and issue a separate County Driveway Permit for the Jones Road driveway connection and improvements.
- Whereas, Ridgeway Landing Development, LLC assumes that the construction of the Jones Road Improvements will be considered an "exempt activity" from NWFWMD stormwater requirements per F.S. 62-330.051(4)(e) and that Okaloosa County Public Works can provide documentation, if needed, that Jones Road was in existence before January 1, 2002 and is under County ownership and maintenance.
- Whereas, City of Crestview will provide Okaloosa County Public Works with a copy of this Memorandum of Understanding once approved and then Ridgeway Landing Development, LLC will request that Okaloosa County Public Works reissue the Old Bethel Road Driveway Permit #3894.
- Whereas, as a condition of the Development Order, the City of Crestview will require Ridgeway Landing Development, LLC to provide the design and construction of the Jones Road Traffic Improvements as well as the above stated dedication of ROW to Okaloosa County.

MEMORANDUM OF UNDERSTANDING

In due consideration of the above acknowledgements, Ridgeway Landing Development, LLC agrees to provide the design and construction of the Jones Road Improvements prior to the recording of the Ridgeway Landing Subdivision Phase I Plat.

City of Crestview

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BY: J. B. Whitten, Mayor

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Elizabeth M. Roy, City Clerk

Ridgeway Landing Development, LLC

Matthew H. Zinke

BY: Kevin T. Robertson, Manager

Authorized Agent for Kevin T. Robertson

Matthew H. Zinke

Okaloosa County Public Works

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Scott Bitterman, P.E., County Engineer