



CITY OF CRESTVIEW
PLANNING
AND
DEVELOPMENT BOARD



PLANNING AND DEVELOPMENT BOARD

December 6, 2021

6:00 PM

Council Chambers

PLANNING AND DEVELOPMENT BOARD

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

1 Call to Order

2 Pledge of Allegiance

3 Approve Agenda

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

6 Ordinance on 1st reading/ Public Hearing

6. 6.1 Ordinance 1849 Property Rights Element of the Comprehensive Plan

7 Ordinances

8 Final Plats and PUDS

9 Action Items

9. 9.1 Discussion of Manufactured Home Placement Provisions

10 Special Exceptions, Variances, Vacations and Appeals - Board of Adjustment Public Hearing

10. 10.1 Appeal of Administrative Decisions

11 Comments from the Audience

12 Adjournment

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 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.



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 6, 2021

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 12/1/2021
SUBJECT: 6.1 Ordinance 1849 Property Rights Element of the Comprehensive Plan

BACKGROUND:

On June 28, 2021, House Bill 59 was signed, modifying Chapter 163.3177, Florida Statutes, to require local government comprehensive plans to contain a Property Rights Element.

DISCUSSION:

Pursuant to the requirements of 163.3177, this amendment will add a Property Rights Element as Chapter 18 of our Comprehensive Plan. The new element contains the rights that shall be considered in local decision making, as required by, and spelled out in F.S. 163.3177(i).

The state Department of Economic Opportunity will not review any comprehensive plan amendment packages (including future land use map amendments accompanying annexations larger than 10 acres) without this element being included in the comprehensive plan, or amendment package.

GOALS & OBJECTIVES

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

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

Community Character- Promote desirable growth with a hometown atmosphere

FINANCIAL IMPACT

This item will have no impact on the city budget.

RECOMMENDED ACTION

Staff respectfully requests approval of this item and to send it to the City Council for first reading.

Attachments

1. Attachment 1

ORDINANCE: 1849

AN ORDINANCE PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR AUTHORITY; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1 – COMPREHENSIVE PLAN AMENDMENT. This ordinance hereby amends the City of Crestview Comprehensive Plan with the addition of Chapter 18 – Property Rights Element, as attached to this ordinance (Attachment 1).

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

SECTION 3 – FILING. Upon passage, the City Clerk is directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County and with the Florida Department of the State.

SECTION 4 - SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or application 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 - SCIVENER'S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager's designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

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

SECTION 7 – REPEALER. All Ordinances or parts of Ordinances in herewith be and the same are hereby repealed.

SECTION 8 - EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA ON THE _____ DAY OF _____, 2022.

ATTEST:

MARYANNE SCHRADER
City Clerk

APPROVED BY ME THIS _____ DAY OF _____, 2022.

JB WHITTEN
Mayor

CHAPTER 18

PROPERTY RIGHTS ELEMENT

Section 18.01 Purpose: The purpose of this element is to implement requirements of House Bill 59, signed by the Governor on June 28, 2021. This bill modified Chapter 163.3177, Florida Statutes (F.S.), to require local government comprehensive plans to contain a Property Rights Element. The purpose of this Element, per Chapter 163.3177(i), is to identify property rights that shall be considered in local decision-making.

Section 18.02 Assessment and Conclusions: As stated in Section 18.01, this Element meets the statutory requirements of Chapter 163.3177, F.S.

Section 18.03 Goals, Objectives and Policies: The Goals, Objectives and Policies of this Element are as follows:

GOAL 18.A - The City of Crestview will respect judicially acknowledged and constitutionally protected private property rights.

Objective 18.A.1 - The City shall consider property rights during local decision-making processes.

Policy 18.A.1.1 – The following rights shall be considered in local decision-making:

- (1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- (2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- (3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- (4) The right of a property owner to dispose of his or her property through sale or gift.



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 6, 2021

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 12/1/2021
SUBJECT: 9.1 Discussion of Manufactured Home Placement Provisions

BACKGROUND:

Currently, the Land Development Code requires that 'All single family dwellings shall be situated on the lot so that the front door of the home faces the front yard'. (Section 6.01.02(D)). This requirement extends to manufactured homes, which are considered single family dwellings.

Over the past few years, planning staff has received substantial pushback regarding this requirement, due to a number of reasons and factors, from a number of property owners, manufactured home companies, and realtors. Staff is proposing the item for discussion due to the determination that the regulation was originally intended to shape a certain type of development aesthetic in the City. The regulation does not directly and specifically increase or promote the health, safety or welfare of the citizens and the regulation does not directly lend itself to prudent planning practices.

Following the presentation of this item and the accompanying discussion, the board tasked staff with identifying ways that other municipalities handle this type of situation, as well as identify any potential public safety or emergency service concerns.

DISCUSSION:

In this discussion, staff is specifically seeking direction on the consideration of revising the aforementioned code section to allow manufactured or mobile homes to be placed on a lot with the front door not facing the front yard, and if so, what recommendations the board has to amend the regulations.

After researching other municipality's handling of this situation, staff has identified a number of options to consider in amending the code:

- Municipality 1:
 - 20-foot width minimum
 - Assessed value must be comparable to other dwelling units in the area.
 - Roof material, exterior finish and skirting must be similar in texture, color and materials to detached single family dwelling units in the district in which it is to be located.
- Municipality 2:
 - 16-foot width minimum.
 - All homes shall be situated on the lot so that the conventional front of the home faces the front yard.

- Municipality 3:
 - Variance required for any mobile or manufactured home not in a mobile home subdivision or park. Variance must be renewed annually.
- Municipality 4:
 - The front entry must be a dominant feature on the front elevation of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.
 - Windows, entrances, or other architectural features are required on all street-facing walls.

After consulting with emergency services staff (Fire Department and Police Department), it was determined that there were no foreseeable public safety issues with having the front door situated not facing the front yard. In these and other discussions, planning staff did determine a number of items that could be considered in the amended code:

- Require that fences are not placed in front of, and do not obscure the door when it does not face the front yard
- Require an increased side setback (for example, 10 feet) on either one or both sides when the door does not face the front yard

Following the determination and direction resulting from the discussion tonight, staff will either table the item or draft an ordinance proposing to amend the code per the results and content of this discussion, bringing the ordinance to the next Planning Board meeting for discussion, potential approval and recommendation to send to the City Council for approval and adoption.

Staff will gladly take any questions that you have pertaining to the discussion of this topic.

GOALS & OBJECTIVES

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

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

Community Character- Promote desirable growth with a hometown atmosphere

Opportunity- Promote an environment that encourages economic and educational opportunity

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

These items have no financial impact on the City.

RECOMMENDED ACTION

Staff respectfully requests discussion of the above items and recommendation regarding the amendment of the code requirements.

Attachments

None

ORDINANCE:



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: December 6, 2021

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 12/2/2021
SUBJECT: 10.1 Appeal of Administrative Decisions

BACKGROUND:

Upon the approval and adoption of the new Land Development Code, staff acknowledged that there may be a number of items within the Land Development Code that would eventually need to be changed once put into practice. Staff's understanding and expectation was that these items would become evident over time, and that corrections could be made over time. Staff brought a number of these amendments through the Planning Board and City Council for approval earlier this year.

DISCUSSION:

Currently, Sections 8.04.00(A)(4) and (6) of the Land Development Code requires that the edge of a driveway on a commercial site be located at least 75 feet from the right-of-way line of a street intersection, and 25 feet from any other property line.

Since implementing the Land Development Code in project review, staff has determined that this specific section of code is unnecessary in regards to its intent of creating safe distances between accessways. It is deemed unnecessary due to this intent being sufficiently substantiated by other portions of code, namely Table 8.03.00, which provides for spacing between access drives based on road classification, and the landscape buffer requirements in Section 6.08.08, which requires access drives to be setback from the property line an appropriate degree based on the zoning of adjacent properties.

Additionally, staff has determined that this section of code can very easily cause undue hardship for a property owner or developer, preventing them from developing their property in a way that is compliant with other zoning and land development code requirements. This hardship would be experienced most by smaller, local developments and small businesses that could contribute to the small-town cultural feel of Crestview, specifically in the downtown area and its vicinity. For example, if a developer wanted to build a small commercial development in a mixed-use zone on what was originally platted as a 60 foot lot, they would not be able to construct a compliant access drive due to the requirements of this section.

Staff is currently preparing an ordinance to be seen by the Planning Board in January to amend this code, removing these specific restrictions for the above reasons. This ordinance can be expected to be adopted by the end of January if it moves through the approval process in a timely manner.

Currently, there are four commercial projects that staff has received applications for that are non-compliant with this section of the code. As a result, staff has rendered an administrative decision for each project, denying them based on their non-compliance with this code section. Additionally, staff has determined that in the case of each of the developments, this code creates undue hardship for the property owners through no action of

their own. In some cases, this section of code may render a site virtually unbuildable due to the limitations imposed regarding the allowed location of access drives.

In the interest of allowing development to progress in a timely manner, staff is requesting that the Planning Board, as the Local Planning Agency and sitting as the Board of Adjustment, reverse each of the following administrative decisions that were required to be made for each commercial project, so that they will not be required to wait until the end of January for Sections 8.04.00(A)(4) and (6) to be amended.

GOALS & OBJECTIVES

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

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

Infrastructure- Satisfy current and future infrastructure needs

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

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Opportunity- Promote an environment that encourages economic and educational opportunity

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

This item will have no impact on the City budget.

RECOMMENDED ACTION

Staff respectfully requests that the Planning and Development Board, sitting as the Board of Adjustment, make a motion to reverse the portion of the administrative decision caused by Section 8.04.00(A)(6) of the Land Development Code resulting in the denial of the Garden Street Strip Mall project located at 599 Garden Street, Parcel ID# 04-3N-23-1840-0002-001A.

Staff respectfully requests that the Planning and Development Board, sitting as the Board of Adjustment, make a motion to reverse the portion of the administrative decision caused by Section 8.04.00(A)(6) of the Land Development Code resulting in the denial of the Woodlawn Church Parking Lot project located at 124 Woodlawn Dr, Parcel ID# 08-3N-23-1380-0002-0050.

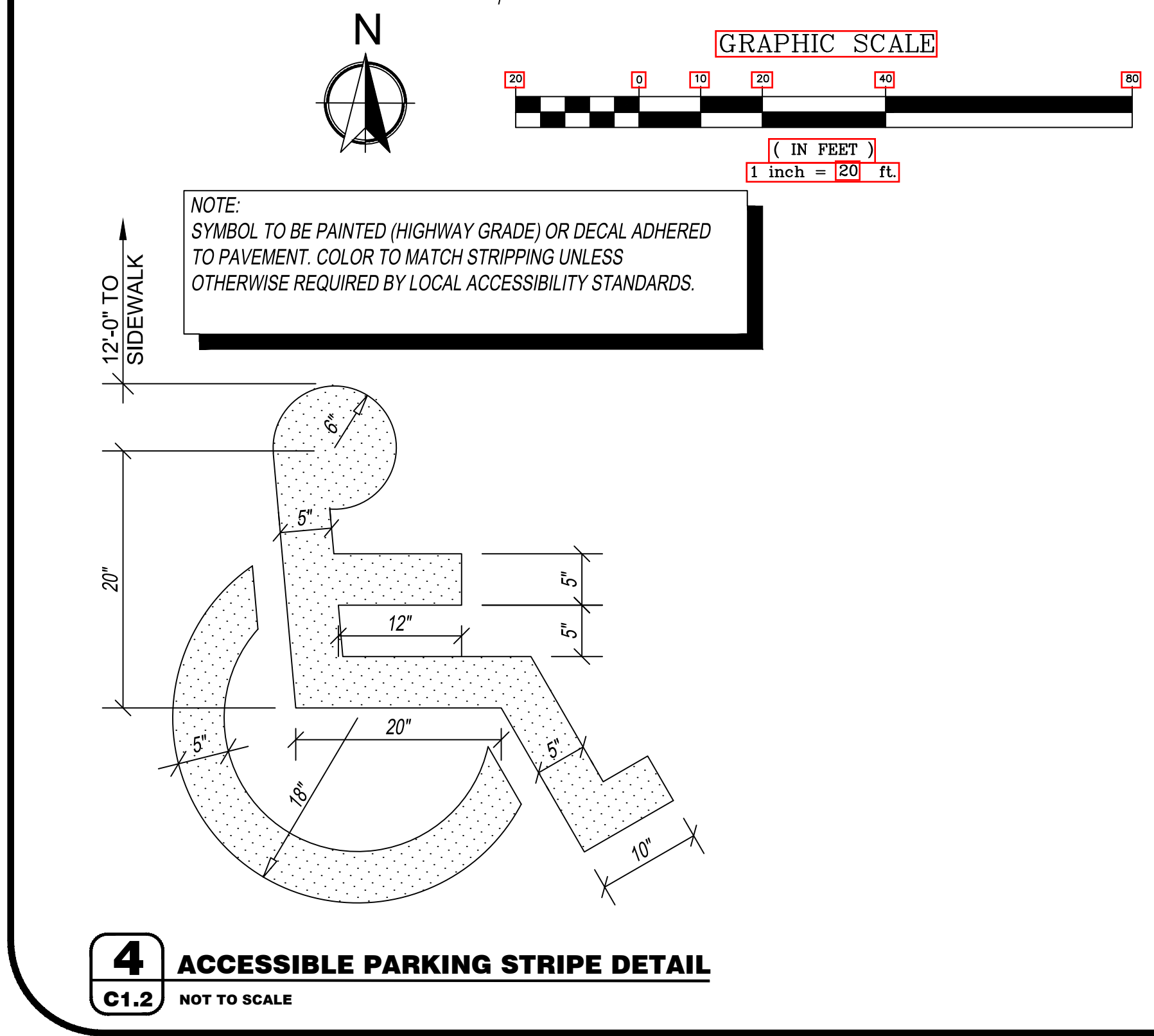
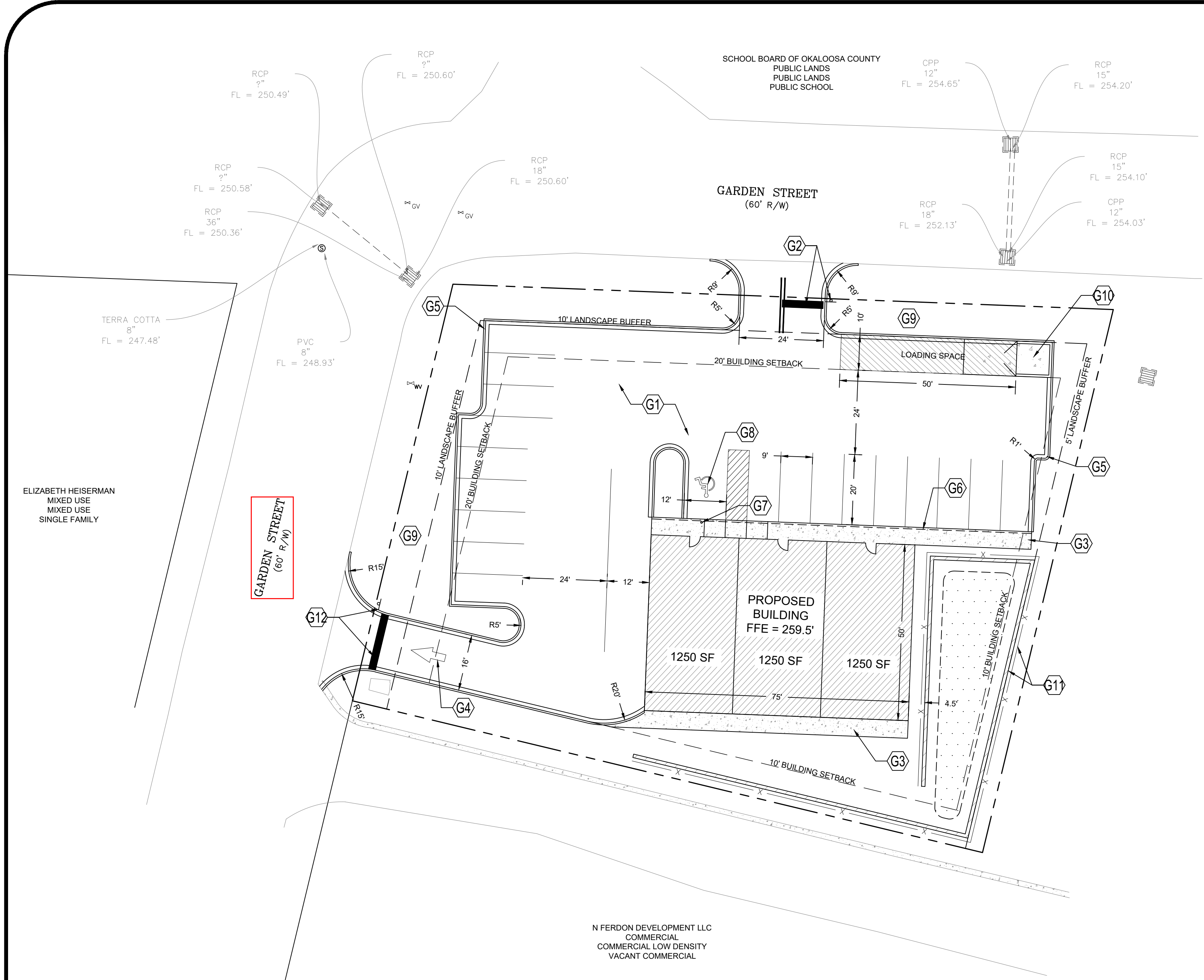
Staff respectfully requests that the Planning and Development Board, sitting as the Board of Adjustment, make a motion to reverse the portion of the administrative decision caused by Sections 8.04.00(A)(4)(b) of the Land Development Code resulting in the denial of the Beautiful Creations project located at 830 N Brett St, Parcel ID# 17-3N-23-2490-0036-0070.

Staff respectfully requests that the Planning and Development Board, sitting as the Board of Adjustment, make a motion to reverse the portion of the administrative decision caused by Sections 8.04.00(A)(4)(b) and (6) of the Land Development Code resulting in the denial of the DAW Complex project located at 2803 Goodwin Ave, Parcel ID# 20-3N-23-0000-0126-0050.

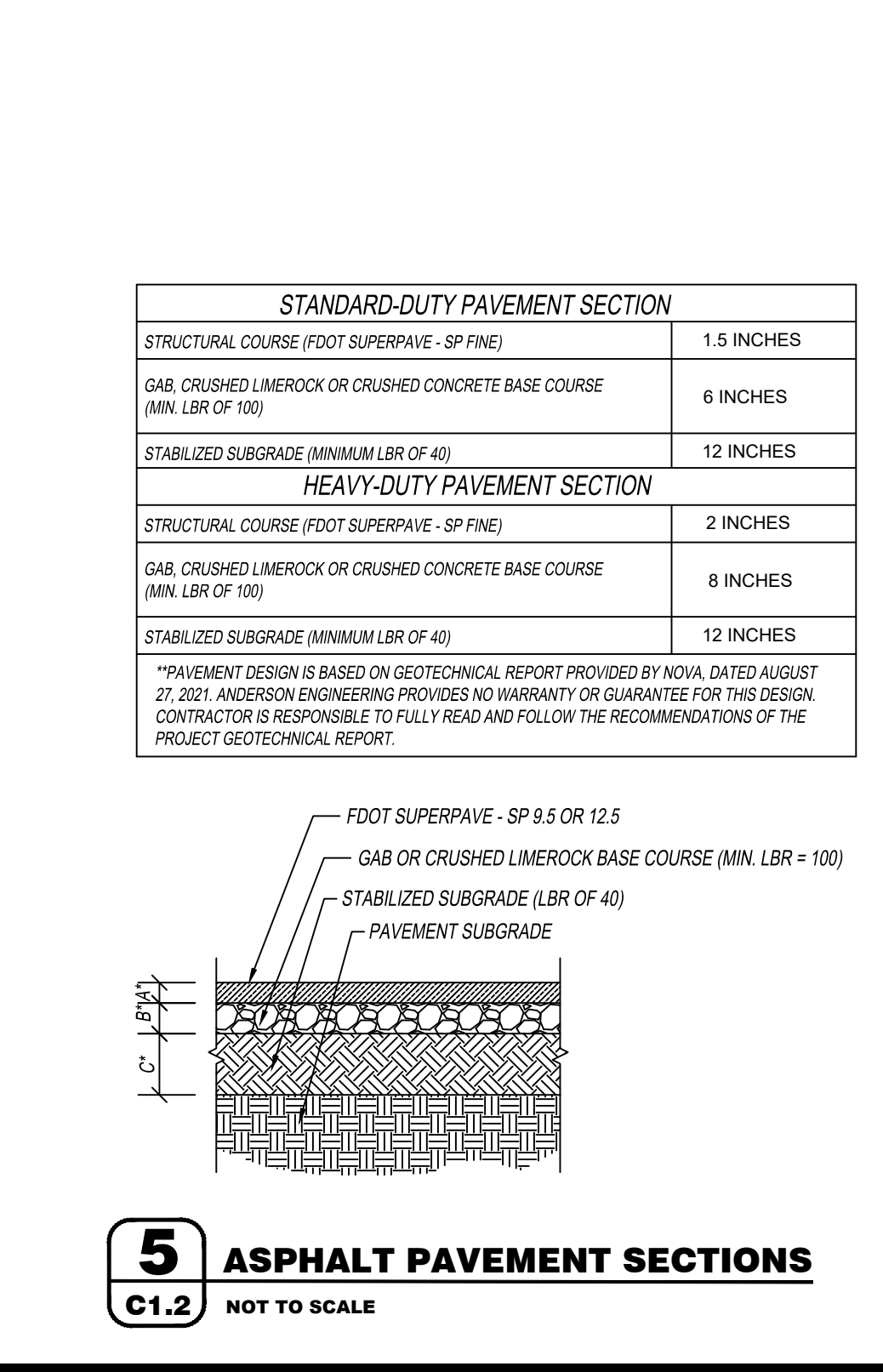
Attachments

1. Garden Street Strip Mall Site Plan
2. Woodlawn Parking Lot Site Plan
3. Beautiful Creations Site Plan
4. DAW Complex Site Plan
5. Garden Street Strip Mall Appeal Letter - Signed
6. Beautiful Creations Appeal Letter - Signed

ORDINANCE:



4 ACCESSIBLE PARKING STRIPE DETAIL
C1.2 NOT TO SCALE



5 ASPHALT PAVEMENT SECTIONS
C1.2 NOT TO SCALE

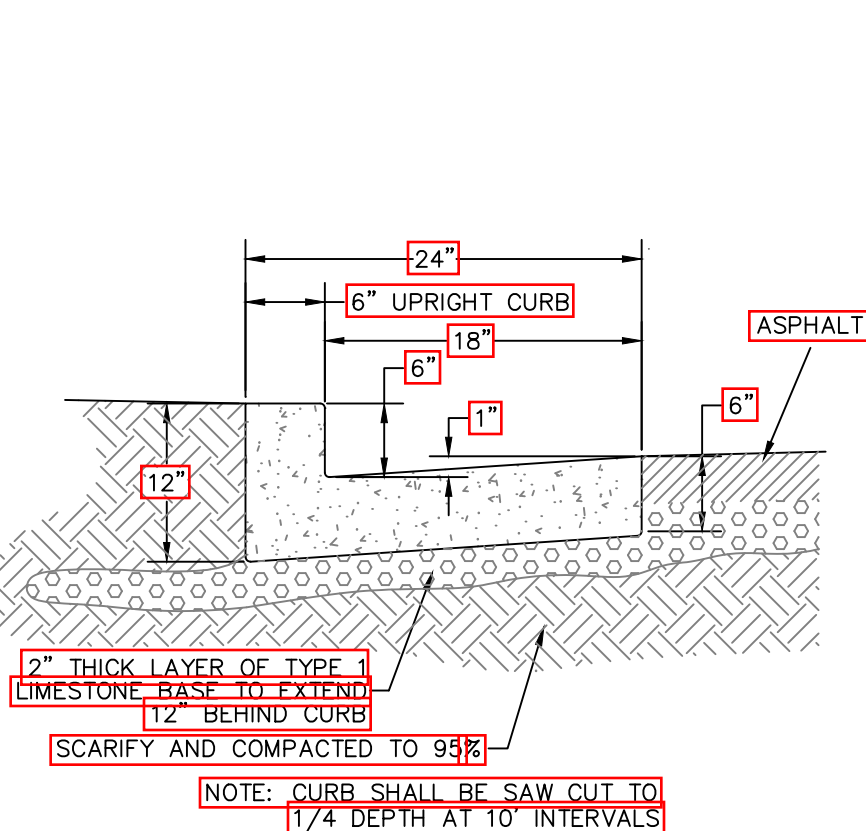
KEY NOTES:

- INSTALL HEAVY DUTY ASPHALT PAVEMENT IN ALL DRIVE AISLE AND STANDARD DUTY ASPHALT IN ALL PARKING STALLS. REFER TO 5/C1.2 FOR DETAILS.
- INSTALL STOP SIGN PER FOOT STANDARD INDEX 11860 AND STALL STOP BAR PER STANDARD PLANS FOR ROAD CONSTRUCTION INDEX 700-010 & 711-001.
- INSTALL CONCRETE SIDEWALK. MAXIMUM CROSS SLOPE SHALL BE 1.5%. MINIMUM WIDTH SHALL BE 5 FEET. REFER TO 6/C1.2 FOR DETAILS.
- INSTALL THROUGH LANE USE ARROW STRIPING PER FOOT STANDARD INDEX 711-001, SHEET 1.
- INSTALL CURB AND GUTTER. REFER TO 2/C1.2 FOR DETAILS.
- INSTALL INTEGRAL CURB. REFER TO 7/C1.2 FOR DETAILS.
- INSTALL STEEL BOLLARD & HANDICAP PARKING SIGN. REFER TO 1/C1.5 FOR DETAILS.
- ACCESSIBLE PARKING STRIPE. REFER TO 4/C1.2 FOR DETAILS.
- SEE LANDSCAPE PLAN FOR PLANTINGS.
- DUMPSTER PAD AND ENCLOSURE. PAVEMENT SHALL BE HEAVY DUTY CONCRETE. REFER TO 1/C1.2 FOR DETAILS. ENCLOSURE SHALL BE 6 FEET TALL MASONRY FENCE WITH A GATE ON THE WEST SIDE.
- INSTALL CONCRETE RETAINING WALL. REFER TO 3/C1.2 FOR DETAILS. INSTALL FENCE OR GUARDRAIL AROUND WALL PER CODE REQUIREMENTS.
- INSTALL STOP SIGN AND COMCOUNT DO NOT ENTER SIGN PER FOOT STANDARD INDEX 11860 AND STALL STOP BAR PER STANDARD PLANS FOR ROAD CONSTRUCTION INDEX 700-010 & 711-001.

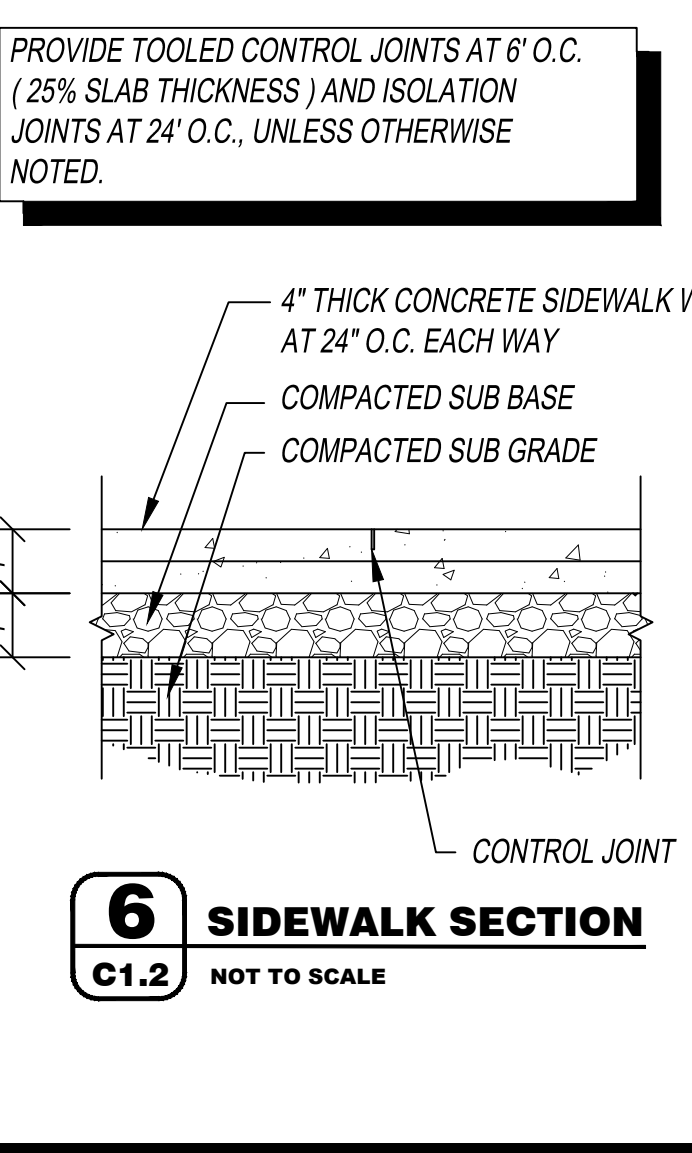
TABLE 1**	
PAVEMENT TYPE	RIGID PAVEMENT STRUCTURAL SECTION
	HEAVY DUTY CONCRETE PAVEMENT
CONCRETE A'	7.0 INCHES
COMPACTED SUBGRADE (LBR=100) B	12.0 INCHES

**PAVEMENT DESIGN IS BASED ON GEOTECHNICAL REPORT PROVIDED BY THE OWNER. ANDERSON ENGINEERING PROVIDES NO WARRANTY OR GUARANTEE FOR THIS DESIGN. CONTRACTOR IS RESPONSIBLE TO FULLY READ AND FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

1 CONCRETE PAVEMENT SECTIONS
C1.2 NOT TO SCALE



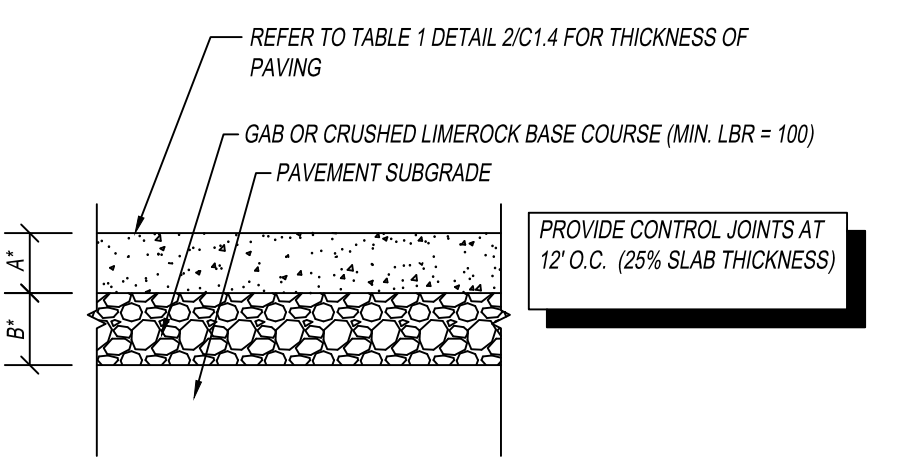
2 SECTION THRU CURB
C1.2 NOT TO SCALE



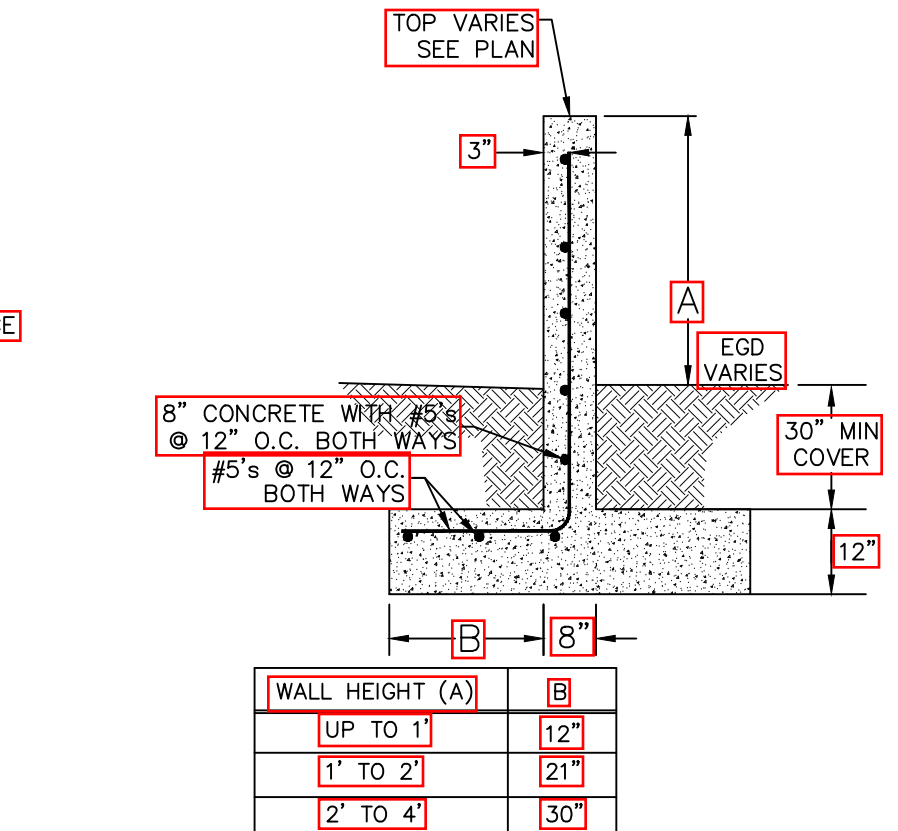
6 SIDEWALK SECTION
C1.2 NOT TO SCALE

SITE DATA SUMMARY:

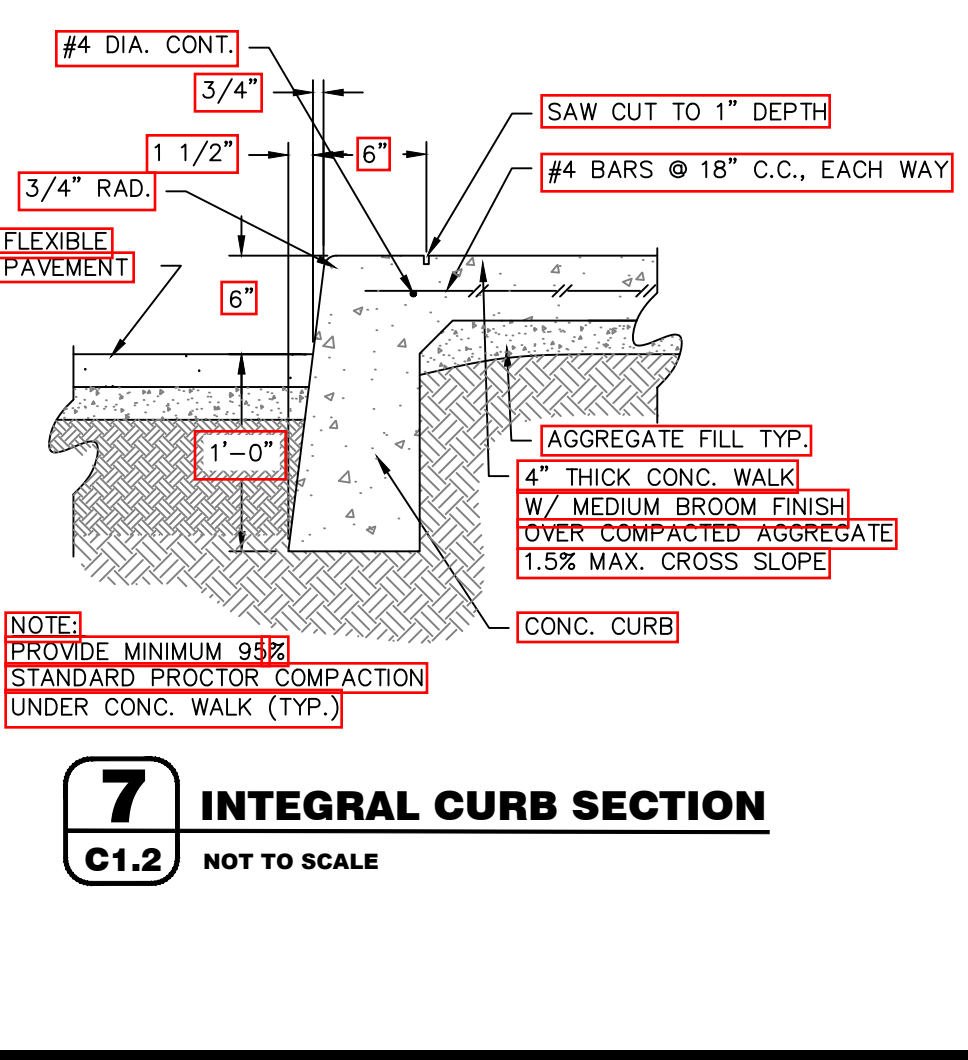
- PROPERTY REFERENCE NUMBER: 04-3N-23-1840-0002-001A
- FLOOD ZONE: X
- ZONING DISTRICT: COMMERCIAL LOW DENSITY
- FUTURE LAND USE: COMMERCIAL
- PROPOSED USE: RETAIL
- BUILDING SETBACKS: 20 FT FRONT, 10 FT SIDE, 10 FT REAR
- ACCORDING TO CRESTVIEW, FLORIDA'S LAND DEVELOPMENT CODE CHAPTER 8, SECTION 8.06.02 - STANDARD FOR PARKING, 1 SPACE IS REQUIRED FOR 200 S.F. OF GROSS FLOOR AREA FOR MULTI-TENANT COMPLEXES (< 10,000 S.F.)
- REQUIRED PARKING: 1 SPACE / 200 S.F. * 3750 SF = 19 SPACES
- PROVIDED PARKING: 18 REGULAR SPACES (9' x 20') 1 HANDICAP SPACE (12' x 20')
- TOTAL LOT: 0.593 AC
- MAX ISR: 0.8
- ISR PROVIDED: 0.392 AC / 0.593 AC = 0.66



1 CONCRETE PAVEMENT SECTIONS
C1.2 NOT TO SCALE



3 RETAINING WALL DETAIL
C1.2 NOT TO SCALE

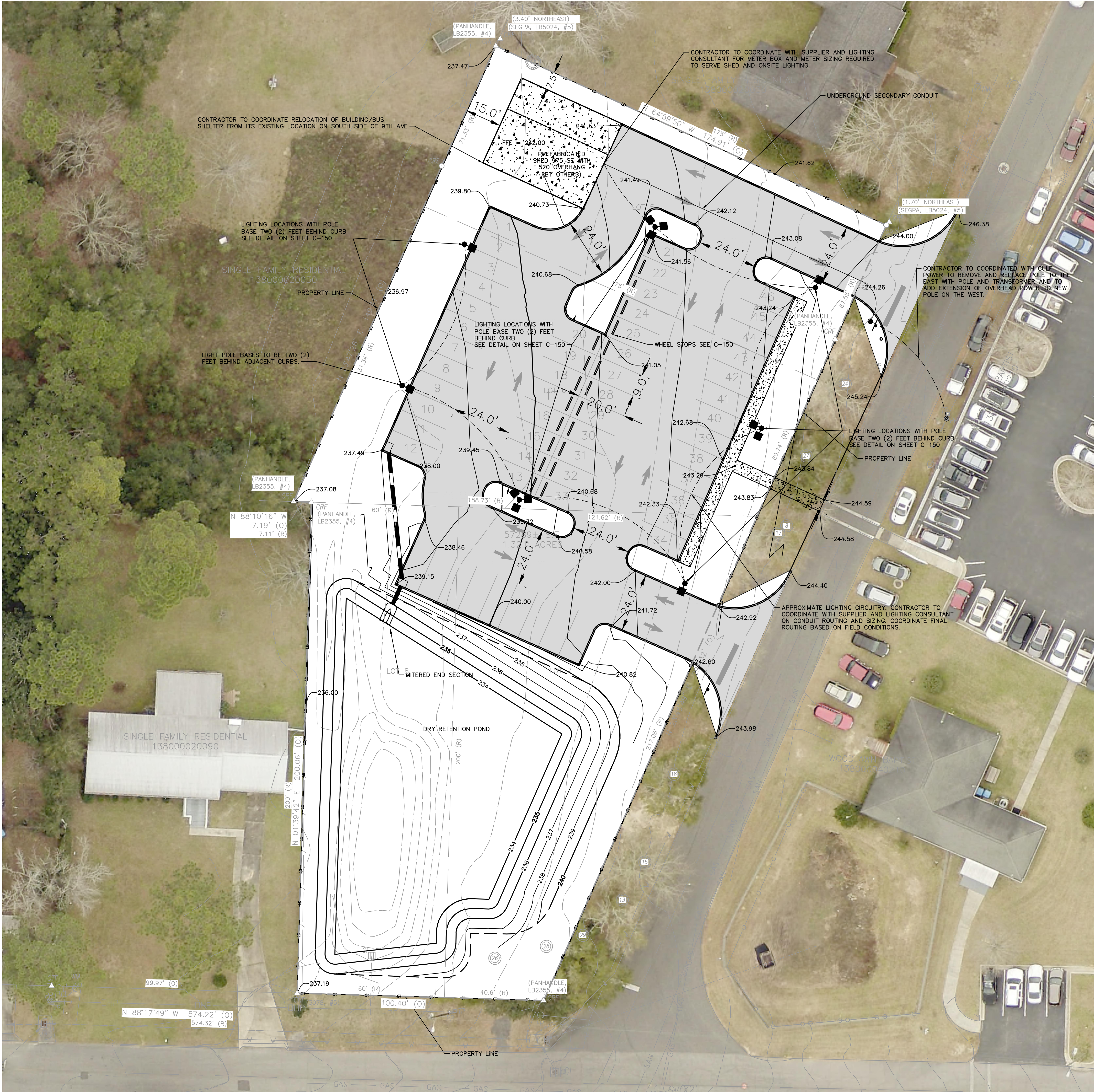


7 INTEGRAL CURB SECTION
C1.2 NOT TO SCALE

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A LICENSED FLORIDA ENGINEERING CORPORATION - 9662

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LEGEND AND ABBREVIATIONS

PROP EX. TYP

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PROPOSED EXISTING TYPICAL

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LIMITS OF CONSTRUCTION

PROPERTY LINE

SIDEWALK

ONSITE ASPHALT PAVING AREA

ONSITE CONCRETE PAVING

NORTH

GRAPHIC SCALE IN FEET

0 10 20 40

- PAVING AND GRADING NOTES
1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

4. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

5. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

10. WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.

12. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL OR PLANT MATERIALS.

13. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

14. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.

15. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

16. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

17. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.
- SITE NOTES:

1. UTILITY BUILDING/BUS SHELTER RELOCATION FROM PARCEL 2 TO BE COORDINATED BY THE CONTRACTOR.
2. PROPOSED UTILITY BUILDING/BUS SHELTER RELOCATION SHALL BE CROSS REFERENCED TO THE ARCHITECTURAL PLANS FOR INSTALLATION ASPECTS AS APPLICABLE.
3. ALL PARKING SPACES INCLUDING ACCESSIBLE PARKING SPACES SHALL BE STRIPED IN THERMOPLASTIC PAINT AND BE IN ACCORDANCE WITH FDOT STANDARDS SPECIFICATIONS, SECTION 711.
4. THE SURFACE WHICH IS TO BE PAINTED SHALL BE CLEANED, BY COMPRESSED AIR, OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE START OF PAINTING, AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY VEGETATION OR SOIL SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING IS BEGUN. WAIT 30 DAYS FOR CONCRETE/ASPHALT TO CURE BEFORE FINAL STRIPING.
5. COMPACT FILL AREAS, INCLUDING CUT AREAS UNDER THE SIDEWALK THAT HAVE BEEN EXCAVATED MORE THAN 6 INCHES BELOW THE BOTTOM OF SIDEWALK, TO A MINIMUM OF 95% AASHTO T99 DENSITY. THE AREAS TO BE COMPACTED IS DEFINED AS THE AREA DIRECTLY UNDER THE SIDEWALK AND 1 FOOT BEYOND EACH SIDE OF THE SIDEWALK WHEN RIGHT-OF-WAY ALLOWS.
6. SITE LIGHTING MUST CONFORM TO OKALOOSA COUNTY STANDARDS.
7. PARKING STALL NUMBERS ARE FOR REFERENCE ONLY AND ARE NOT TO BE PAINTED ON STALLS.
8. REQUIRED HANDICAP SPACES ARE PROVIDED ADJACENT TO THE CHURCH BUILDING AND IN THE PARKING LOT TO THE NORTH OF THE CHURCH BUILDING.

SITE DATA

LOCATION:

SECTION 08, TOWNSHIP 03 N, RANGE 23 W

ADDRESS:

824 FERDON BLVD N, CRESTVIEW FL (WEST PARCEL)

PARCEL ID:

08-3N-23-1380-0002-0050

ZONING:

C-1 PARCEL 1

LAND USE:

RESIDENTIAL/COMMERCIAL

SITE AREA:

57,337 SF 1.316 ACRES

PROPOSED USE:

PARKING LOT

PARKING REQUIREMENTS (BASED ON OVERALL REQUIREMENTS)

STANDARD SPACES REQUIRED: 1 SPACE/ 3 SEATS OF PRINCIPAL ASSEMBLY AREA (CHURCH) * 704 SEATS =

298 TOTAL SPACES PROVIDED > 235 SPACES REQUIRED

HANDICAP SPACE REQUIREMENT: 1 SPACE/25 STANDARD SPACES FOR 1-100 SPACES
1 SPACE/50 STANDARD SPACES FOR 101-200 SPACES
1 SPACE/100 STANDARD SPACES FOR 201-500 SPACES

1 SPACE/25 STANDARD SPACES * 100 PROVIDED SPACES+1 SPACE/50 STANDARD SPACES*100 SPACES+ 1 SPACE/100 STANDARD SPACES * 98 = 7 SPACES REQUIRED

9 TOTAL HANDICAP ACCESSIBLE SPACES PROVIDED > 7 SPACES REQUIRED

LIMITS OF CONSTRUCTION AREA DATA TABLE			
	EXISTING	PROPOSED	% OF SITE
TOTAL SITE AREA	57,337 SF	57,337 SF	100
PERVIOUS AREA	57,337 SF	33,027 SF	57.6
IMPERVIOUS AREA	0 SF	23,335 SF	39.4
BUILDING AREA	0 SF	975 SF	3.00
	TOTAL AREA	TOTAL IMPERVIOUS	% OF SITE
TOTAL OF WEST AND EAST LOTS	90,059 SF	51,682	57.4

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JACOB B. LAWSON, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CHURCH PARKING LOTS PREPARED FOR EG AMERICA

SHEET NUMBER C-100

SITE IMPROVEMENT PLAN WEST LOT

147785000 JULY 2021 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY

Kimley»Horn

© 2010 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696

JACOB B. LAWSON

License No. 83357

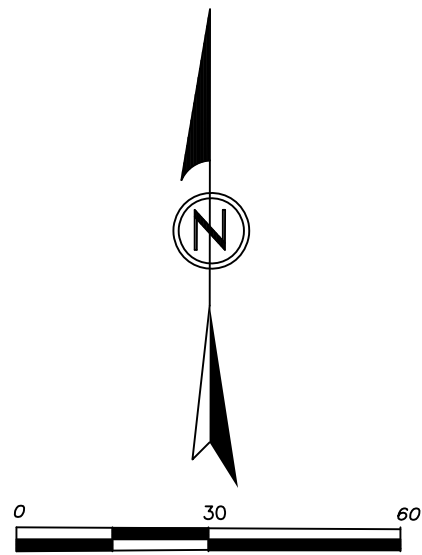
Professional Engineer

NO.

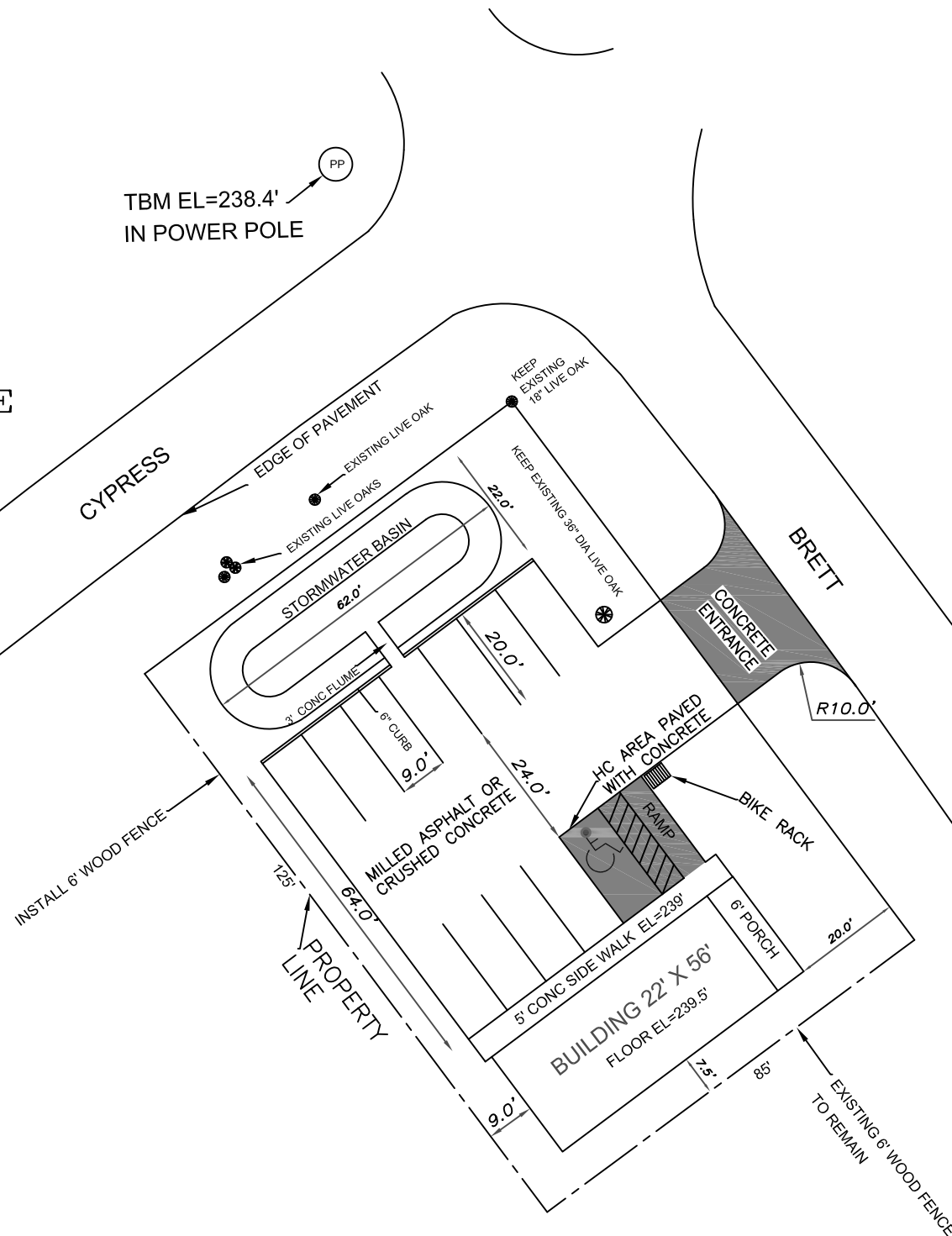
DATE

REVISIONS

BY



GRAPHIC SCALE
1"=30''



SPECIFICATIONS

1. REMOVE ALL VEGETATION AND EXCAVATE PARKING & BUILDING AREA 12 INCHES. COMPACT SUB-BASE TO 95% MOD PROCTOR.
2. INSTALL 6 INCHES SAND CLAY BASE AND COMPACT TO 98% MOD PROCTOR. SET GRADES ACCORDING TO GRADE SHEET.
3. FOR PARKING AREA INSTALL 6 INCHES MILLED ASPHALT OR CRUSHED CONCRETE AND COMPACT.
4. INSTALL 4 INCHES 3000LB CONCRETE ON HANDICAP SPACE AND DRIVEWAY ENTRANCE WITH WIRE MESH

DEEP SOUTH ENGINEERING SERVICES, LLC
Civil Engineering and Land Development Planning
12658 Open Pond Road, Florida, AL 36442
850-305-7807/kermit.george7807@gmail.com

SITE PLAN

BEAUTIFUL CREATIONS

PLANS NOT VALID
UNLESS BEARING
ENGINEERS EMBOSSED
SEAL



11-11-2021

KERMIT H GEORGE
FL PE # 33815

SHEET 2 OF 5

SITE SUMMARY

OWNER: LINC GRANT
PARCEL #s: 20-3N-23-0000-0126-0050
TOTAL PROJECT AREA = 44,100 SF (1.01 AC.)

ZONING: C-2
CURRENT LAND USE: VACANT
PROPOSED LAND USE: GENERAL BUSINESS

FUTURE LAND USE: COMMERCIAL

BUILDING REQUIREMENTS:
FRONT SETBACK: REQUIRED = 30 FT
PROVIDED = 30 FT
REAR SETBACK: REQUIRED = 20 FT
PROVIDED = 165 FT
SIDE YARD SETBACK: REQUIRED = 20 FT
PROVIDED = 20 FT MIN.
HEIGHT: REQUIRED = 100' MAX.
PROVIDED = <____', ONE STORY

PARKING REQUIREMENTS:
WAREHOUSE: REQUIRED = 1 SPACE PER 5,000 SF PLUS 1 BICYCLE SPACE PER 10 PARKING SPACES
= 11,250 SF / 5,000 SF = 3 SPACES (1 BICYCLE SPACE)
PROVIDED = 6 SPACES (5 SPACES + 1 HANDICAP) & 1 BICYCLE SPACE

FLOOR AREA RATIO:
REQUIRED = 3.0 MAX.
PROVIDED = 11,250 SF/44,100 SF = 0.26

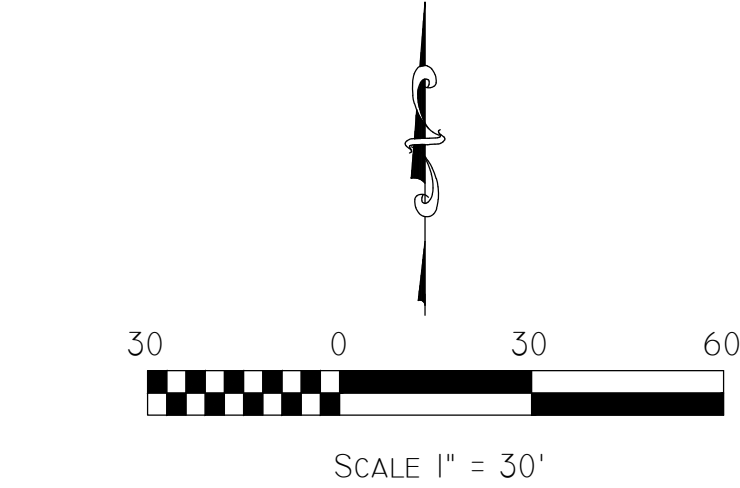
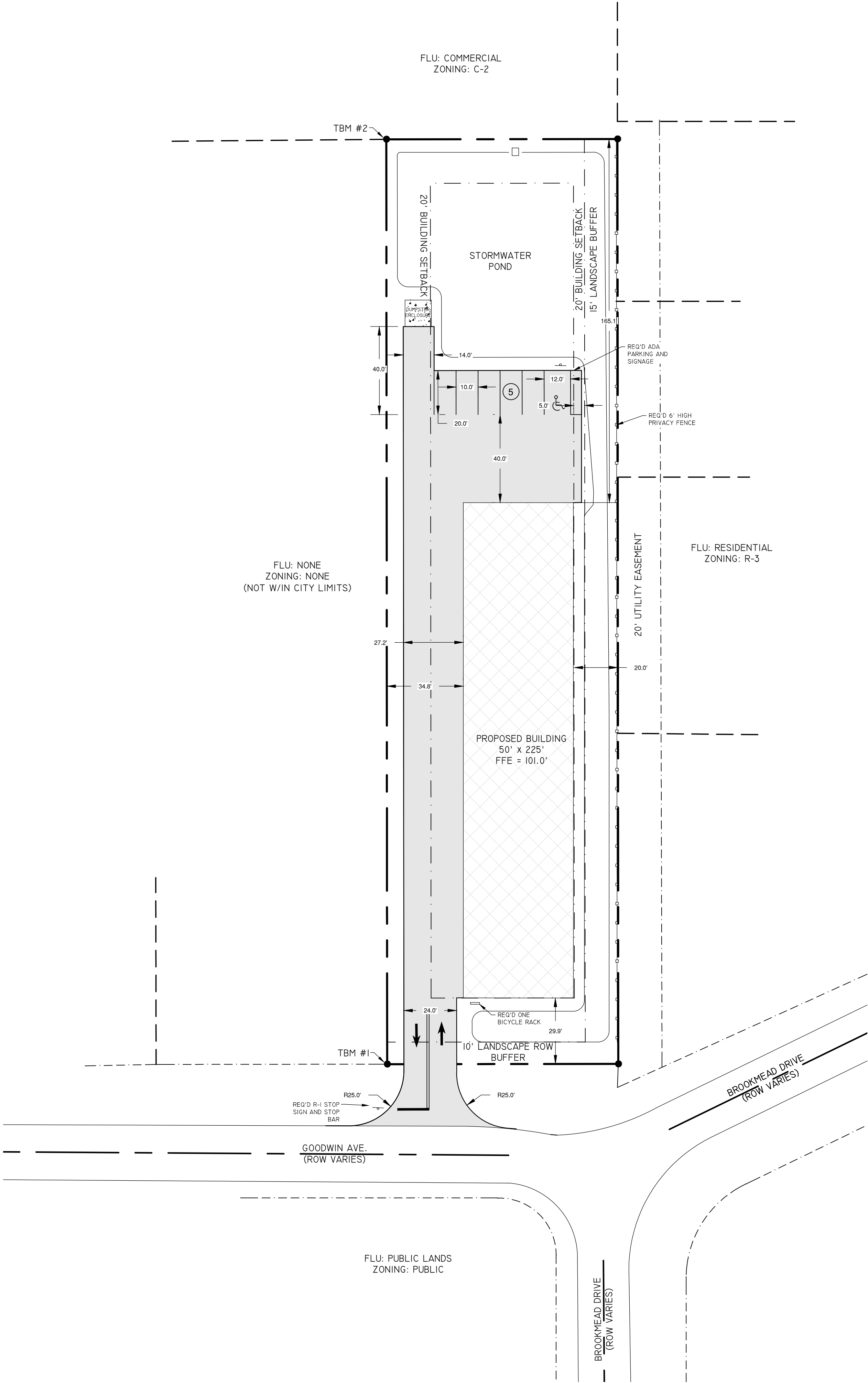
IMPERVIOUS SURFACE RATIO:
REQUIRED = 80% MAX.
PROVIDED = 22,959 SF / 44,100 SF = 52.7%

FLOOD PLAIN:
FEMA FLOOD INSURANCE MAP NO. 12091C0260J, DATED MARCH 9, 2021
INDICATES THAT THIS PROPERTY IS LOCATED IN ZONE "X" FLOOD ZONE.

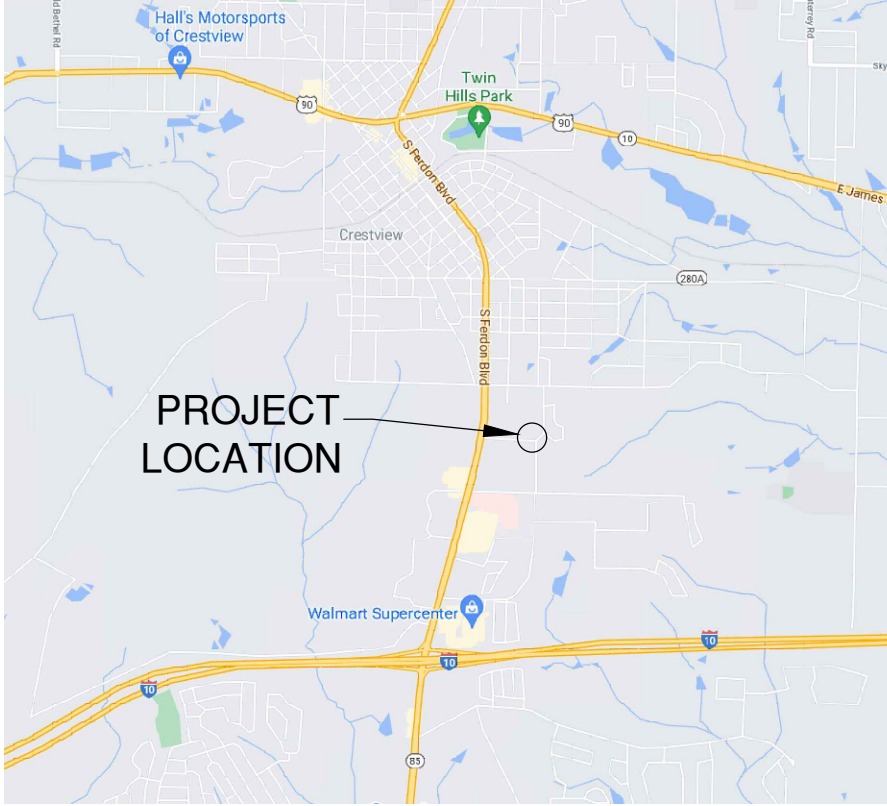
CONTRACTOR NOTES:

- ALL CURBING TERMINATIONS SHALL HAVE 3 FT TAPERS UNLESS NOTED OTHERWISE.
- CONCRETE (CURBING AND SIDEWALKS) DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR. DAMAGED AREAS SHALL BE REMOVED AND REPLACED TO THE NEAREST CONTROL OR CONSTRUCTION JOINTS TO PROVIDE CONTINUOUS AND CONSISTENT JOINT SPACING FOR THE ENTIRE PRODUCT.
- UPON COMPLETION, THE CONTRACTOR SHALL PROVIDE AN ASBUILT SURVEY OF ALL SITE, GRADING AND UTILITY IMPROVEMENTS.

LEGEND	
PROPERTY LINE	----
BUILDING/LANDSCAPE SETBACK	- - - - -
PROPOSED EDGE OF PAVEMENT	=====
EXISTING TELEPHONE	- T - T - T -
EXISTING FIBER OPTIC	- F - F - F -
EXISTING WATER LINE	- W - W - W -
EXISTING OVERHEAD ELECTRIC	- OE - OE - OE -
EXISTING UNDERGROUND ELECTRIC	- UE - UE - UE -
EXISTING ROW	- - - - -
EXISTING ROAD CENTERLINE	=====
EXISTING CHAIN LINK FENCE	- X - X - X -
PROPOSED CHAIN LINK FENCE	- X - X -
EXISTING ASPHALT	=====
PROPOSED ASPHALT	=====
EXISTING CONCRETE	=====
PROPOSED CONCRETE	=====
EXISTING LIGHT POLE	□
PROPOSED LIGHT POLE	⊗
EXISTING POWER POLE	○
PROPOSED SIGN	■



BENCHMARKS		
NO.	DESCRIPTION	ELEV.
TBM #1	I.R.	100.00
TBM #2	I.R.	97.20



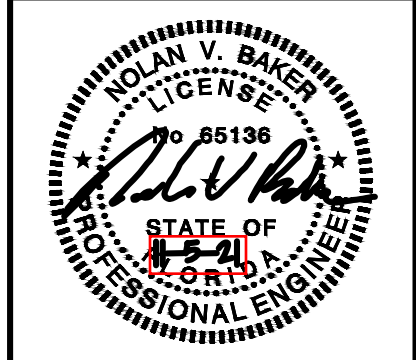
LOCATION MAP
N.T.S.



Baker Engineers, LLC
P.O. Box 522
DeFuniak Springs, FL
32435

Telephone:
(850) 836-4970

DAW COMPLEX
SITE PLAN
Crestview, Florida



Notes

Scale
AS NOTED
Project Number
2110
Drawn By
NVB
Reviewed By
NVB
Issue Date
NOVEMBER 5, 2021
Sheet Number

C 3.1



CITY OF CRESTVIEW

Community Development Services

198 Wilson St. North • Crestview, FL 32536
(850) 682-1560 • planning@cityofcrestview.org

December 2, 2021

Bryan Osborn
Anderson Engineering
35008 Emerald Coast Pkwy
Destin, FL 32541

Dear Bryan,

I would like to inform you of the decision regarding the Garden Street Strip Mall project (Parcel ID # 04-3N-23-1840-0002-001A). While being reviewed for compliance with the City of Crestview Land Development Code, staff has determined this project is denied due to non-compliance with Section 8.04.00(A)(4) of the Land Development Code, which states:

4. Number, location, and separation requirements for driveways. Driveways shall be designed to adequately accommodate the volume and normal character of vehicles anticipated to be attracted to the development.
 - a. The number of driveways shall be determined by existing site conditions and ensuring safe and efficient access and use for both pedestrian and vehicular traffic on a City Street.
 - b. The edge of a driveway for all uses other than a single-family residential dwelling shall be located a minimum of seventy-five (75) feet from the right-of-way line of a street intersection.
 - c. The edge of a driveway for a single-family residential dwelling shall be located a minimum of twenty-five (25) feet from the right-of-way line of a street intersection.

You may appeal an administrative decision with the Planning and Development Board. In the interest of allowing your development to continue in a timely manner, staff is prepared to present an appeal to the Board at the December meeting. The Board may reverse the denial based on this specific section of the Land Development Code.

Please provide your signature below to acknowledge the current administrative decision and authorize staff to file an appeal with the Planning Board on your behalf. We are doing everything possible to keep your development moving in a timely manner. Additionally, please feel free to attend the Planning Board meeting, where this item will be heard, on December 6th, 2021, at 6:00 p.m. The meeting will also be streamed on the City of Crestview Facebook page at www.facebook.com/Cityofcrestview.

Furthermore, staff has determined this section of the Land Development code imposes an undue hardship on developments and is preparing an ordinance to amend the code and remove these

Mr. Bryan Osborn
December 2, 2022
Page 2

restrictions. The ordinance will be heard by the Planning and Development Board and City Council at the January meetings and should become effective January 24, 2022.

Thank you for your understanding in this matter. If there is anything else we can assist you with, please do not hesitate to contact us.

Sincerely,



Nicholas Schwendt
Planner I

REQUEST FOR APPEAL OF ADMINISTRATIVE DECISION

I (the undersigned), Bryan Osborn, Anderson Engineering affirm that I am the owner, attorney, attorney-in-fact, agent, lessee, or representative of the owner of the property described and which is the subject matter of the appeal. I am authorized to sign the application by the owner or owners, and I authorize City of Crestview staff and agents to visit the site as necessary for proper review of this appeal.

Furthermore, I have read and understand all the information provided in this letter. I also understand that an appeal of an administrative decision does not ensure approval of the appeal by the Planning and Development Board.

As the registered owner / authorized agent, I hereby submit this appeal of an administrative decision. Should there be a change in ownership, authorized agent, legal description, or proposed development, while this appeal is being processed, I shall notify the Community Development Services in writing immediately.



Signature

12/2/2021
Date



CITY OF CRESTVIEW

Community Development Services

198 Wilson St. North • Crestview, FL 32536
(850) 682-1560 • planning@cityofcrestview.org

December 2, 2021

Mildred C. Heaton
P.O. Box 924
Crestview, FL 32536

Dear Mildred,

I would like to inform you of the decision regarding the Beautiful Creations project (Parcel ID # 17-3N-23-2490-0036-0070). While being reviewed for compliance with the City of Crestview Land Development Code, staff has determined this project is denied due to non-compliance with Section 8.04.00(A)(4)(b) of the Land Development Code, which states:

4. Number, location, and separation requirements for driveways. Driveways shall be designed to adequately accommodate the volume and normal character of vehicles anticipated to be attracted to the development.
 - a. The number of driveways shall be determined by existing site conditions and ensuring safe and efficient access and use for both pedestrian and vehicular traffic on a City Street.
 - b. The edge of a driveway for all uses other than a single-family residential dwelling shall be located a minimum of seventy-five (75) feet from the right-of-way line of a street intersection.
 - c. The edge of a driveway for a single-family residential dwelling shall be located a minimum of twenty-five (25) feet from the right-of-way line of a street intersection.

You may appeal an administrative decision with the Planning and Development Board. In the interest of allowing your development to continue in a timely manner, staff is prepared to present an appeal to the Board at the December meeting. The Board may reverse the denial based on this specific section of the Land Development Code.

Please provide your signature below to acknowledge the current administrative decision and authorize staff to file an appeal with the Planning Board on your behalf. We are doing everything possible to keep your development moving in a timely manner. Additionally, please feel free to attend the Planning Board meeting, where this item will be heard, on December 6th, 2021, at 6:00 p.m. The meeting will also be streamed on the City of Crestview Facebook page at www.facebook.com/Cityofcrestview.

Furthermore, staff has determined this section of the Land Development code imposes an undue hardship on developments and is preparing an ordinance to amend the code and remove these

Mrs. Mildred C. Heaton
December 2, 2022
Page 2

restrictions. The ordinance will be heard by the Planning and Development Board and City Council at the January meetings and should become effective January 24, 2022.

Thank you for your understanding in this matter. If there is anything else we can assist you with, please do not hesitate to contact us.

Sincerely,



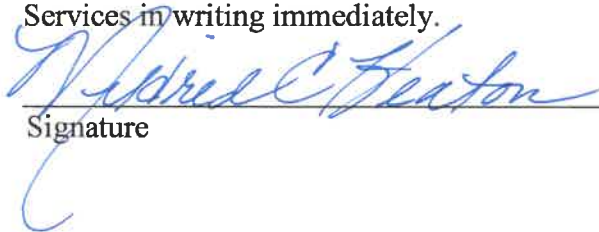
Nicholas Schwendt
Planner I

REQUEST FOR APPEAL OF ADMINISTRATIVE DECISION

I (the undersigned), MILDRED C HEATON affirm that I am the owner, attorney, attorney-in-fact, agent, lessee, or representative of the owner of the property described and which is the subject matter of the appeal. I am authorized to sign the application by the owner or owners, and I authorize City of Crestview staff and agents to visit the site as necessary for proper review of this appeal.

Furthermore, I have read and understand all the information provided in this letter. I also understand that an appeal of an administrative decision does not ensure approval of the appeal by the Planning and Development Board.

As the registered owner / authorized agent, I hereby submit this appeal of an administrative decision. Should there be a change in ownership, authorized agent, legal description, or proposed development, while this appeal is being processed, I shall notify the Community Development Services in writing immediately.



Signature

12/2/21
Date