



**PLANNING AND DEVELOPMENT BOARD AGENDA
REGULAR MEETING
COUNCIL CHAMBERS
January 3, 2023
6:00 P.M.**

The Public is invited to view our meetings on the City of Crestview Live stream at <https://www.cityofcrestview.org> or the City of Crestview Facebook Page. You may submit questions on any agenda item in advance (by 3:00 p.m. the day of the meeting 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**
 5. 1. Approval of December 5, 2022 minutes
- 6 Ordinance on 1st reading/ Public Hearing**
 6. 1. Ordinance 1915 - Amending Chapter 6 of the Land Development Code
- 7 Ordinances**
- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
- 11 Director Report**
 11. 1. Director's Update
- 12 Comments from the Audience**
- 13 Adjournment**

All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Schrader, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option2 within 48 hours of the scheduled meeting.



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: January 3, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 12/19/2022
SUBJECT: 1. Approval of December 5, 2022 minutes

BACKGROUND:

Routine approval of minutes.

DISCUSSION:

Minutes were disbursed prior to the meeting.

GOALS & OBJECTIVES

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

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

Financial Sustainability- Achieve long term financial sustainability

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

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

n/a

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the December 5, 2022 minutes.

Attachments

1. 1252022 Planning and Development Board Minutes

PLANNING AND DEVELOPMENT BOARD
Regular Meeting Minutes - Draft
December 5, 2022
6:00 p.m.

1 Call to Order

Chair Mike Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present: Mario Werth, Vice Chair, Michael Gilbert, Ellis Conner, and alternates Bryan Follmar and Shannon Hayes. Also present were Deputy City Clerk Natasha Peacock, City Attorney Jonathan Holloway, and staff members. Board member Malcolm Haynes was excused.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Chair M. Roy.

3 Approve Agenda

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to approve the agenda, as presented.

Roll Call: Ayes: Ellis Conner, Michael Roy, Michael Gilbert, Mario Werth, Bryan Follmar; Nays: None All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to approve the Consent Agenda, as presented.

Roll Call: Ayes: Ellis Conner, Michael Roy, Michael Gilbert, Mario Werth, Bryan Follmar. Nays: None All ayes. Motion carried.

Chair M. Roy welcomed Shannon Hayes to the Board.

5. 1. Approval of minutes of November 7, 2022

5. 2. Introduction of Shannon Hayes as an alternate

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1912 - Highway 90 West Annexation

Senior Planner Nicholas Schwendt presented Ordinance 1912 - Highway 90 West Annexation to the Planning Board and asked the Deputy City Clerk to read the ordinance. He mentioned the zoning requested is mixed use. He went over the mailings, postings, and advertising per State Statute.

Deputy City Clerk N. Peacock read the Ordinance by Title: An Ordinance Annexing to the City of Crestview, Florida, ± 542.53 Acres of Contiguous Lands Located In Section 13, Township 3 North, Range 24 West, and In Section 14, 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.

Chair M. Roy called for comment from the Board.

Chair M. Roy called for comment from the audience.

Dixie Powell came forward expressing support of the project and appreciated consideration.

Linda Coleman is a pastor at a church off of Highway 90 and voiced concern, however, City Attorney J. Holloway stated the property is not part of the annexation.

Samuel Denning had a concern regarding what could be built in the area.

Chair M. Roy called for action.

Motion by Board member Bryan Follmar and seconded by Board member Mario Werth to recommend the City Council adopt and approve Ordinance 1912.
Roll Call: Ayes: Ellis Conner, Michael Roy, Michael Gilbert, Mario Werth, Bryan Follmar. Nays: None. All ayes. Motion carried.

6. 2. Ordinance 1913 - Highway 90 West Comprehensive Plan Amendment
Senior Planner Nicholas Schwendt presented Ordinance 1913 - Highway 90 West Comprehensive Plan Amendment to the Planning Board and asked the Deputy City Clerk to read the ordinance.

Deputy City Clerk Natasha Peacock read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Amending Its Adopted Comprehensive Plan; Providing For Authority; Providing For Findings of Fact; Providing For Purpose; Providing For Changing the Future Land Use Designation From Okaloosa County Agriculture and Rural Residential to Mixed Use (Mu) on Approximately 542.53 Acres, More or Less, In Section 13, Township 3 North, Range 24 West, And In Section 14, Township 3 North, Range 24 West; Providing For Future Land Use Map Amendment; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Chair M. Roy called for comment from the Board.

Chair M. Roy called for comment from the audience.

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to recommend the City Council adopt and approve Ordinance 1913.

Roll Call: Ayes: Ellis Conner, Michael Roy, Michael Gilbert, Mario Werth, Bryan Follmar. Nays: None. All ayes. Motion carried.

6. 3. Ordinance 1914 - Highway 90 West Rezoning

City Attorney Jonathan Holloway swore in Mr. Schwendt for the quasi-judicial part of the meeting.

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1914 Highway 90 West Rezoning and asked the Deputy City Clerk to read the ordinance.

Deputy City Clerk N. Peacock read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing For the Rezoning of 542.53 Acres, More Or Less, of Real Property, Located In Section 13, Township 3 North, Range 24 West, and In Section 14, Township 3 North, Range 24 West, From the Okaloosa County Agriculture and Residential Rural Zoning Districts to the Mixed Use (Mu) Zoning District; Providing For Authority; Providing For the Updating of the Crestview Zoning Map; Providing For Severability; Providing For Scrivener's Errors; Providing For Liberal Interpretation; Providing For Repeal of Conflicting Codes and Ordinances; and Providing For an Effective Date.

Chair M. Roy called for comment from the Board.

Board member E. Conner expressed concern about flooding. Senior Planner N. Schwendt stated the area contains wetlands. The Code has a 25-foot setback, and the building code has specific requirements for any buildings, and this would be taken into consideration upon receipt of a development order. He added that if any other zoning was submitted, it would have to come back before the Board.

Phyllis Enzor came forward to request a definition of mixed use, and Senior Planner N. Schwendt said it would be small shops and restaurants. The list could be emailed to anyone who requested it.

Chair M. Roy called for comment from the audience.

Chair M. Roy called for action.

Motion by Board member Bryan Follmar and seconded by Board member Mario

Werth to recommend the City Council adopt and approve Ordinance 1914.
Roll Call: Ayes: Ellis Conner, Michael Roy, Mario Werth, Michael Gilbert, Bryan Follmar. Nays: None. All ayes. Motion carried.

7 Ordinances - Nothing brought forward.

8 Final Plats and PUDS - - Nothing brought forward.

9 Special Exceptions, Variances, Vacations and Appeals - - Nothing brought forward.

10 Action Items - - Nothing brought forward.

11 Director Report

11. 1. Director's Update

Senior Planner N. Schwendt went over development orders site improvements at the FPL yard at 1655 S Ferdon Boulevard, and Princeton Grove, a 107-unit senior adult living apartment development located at the corner of Aplin Road and Patriot Lane. He mentioned we have not received any final plats. He added we have two new applications for Cherry Brooke Estates, which is a proposed 110 lot subdivision located on an approximately 57-acre site south of Garrett Pit Road and west of Point Center Road, as well as White Wolf Run, which is a proposed 332 lot subdivision located on an approximately 116-acre parcel west of Jones Road.

12 Comments from the Audience

Chair M. Roy called for comment.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:22 p.m.

Minutes approved on _____ day of _____ 2022.

Chair M. Roy

ATTEST:

Minutes taken by
Natasha Peacock, Deputy City Clerk
On behalf of

Maryanne Schrader, City Clerk
Proper notice having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: January 3, 2023

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 12/28/2022
SUBJECT: 1. Ordinance 1915 - Amending Chapter 6 of the Land Development Code

BACKGROUND:

Since the adoption of the new City of Crestview Land Development Code in February 2021, staff has routinely made amendments to the code about every 6 months to better suit new development concepts and further improve on existing development standards.

DISCUSSION:

The changes in this amendment of the land development code largely apply to commercial developments, though some may also be applicable to multi-family residential developments. The amendments are primarily concerned with setback requirements and building height provisions. These changes include:

- Section 6.00.03 - Revising building height compatibility requirements to be more easily measurable and applicable, reflecting the number of stories in the measurement, rather than the exact structure height measurement, which may not be easily accessible or easily determined. Additionally, the compatibility buffer requirement was changed to be measured from the structure itself rather than the property line.
- Sections 6.02.04 and 6.02.05 were moved under a new Section 6.04.00, which was created to specifically contain the overlay district standards. They were previously under the mixed use section.
- Section 6.03.01 was amended to reduce various setback requirements in commercial zones. Upon review of a number of parcels, staff determined that the previously required setbacks could significantly hinder potential development on smaller properties with multiple frontages, which are especially prevalent within our downtown area, where new development and redevelopment is encouraged. The proposed setbacks keep the same front setback on major arterial roads, such as Highway 85 or 90, but reduce the setback on other collector or local roads by half. This will allow for more developable area on any given site, while maintaining a consistent front setback along a given roadway, based on its classification. Additionally, the side and rear setbacks for commercial zones were reduced, as any required adjacent use landscape buffer, per Section 6.08.09, will still provide for setbacks from other zoning and uses, but where the zoning is the same, the proposed setback of 5 feet would be the minimum. This would allow for more development options when developing in areas that are predominantly commercial.
- The new Section 6.04.01, which includes development standards for the Downtown Overlay District (DOD), was amended to remove a required 5' setback from any alley within the DOD. Staff determined

that almost every alley within the overlay district has at least one building that violates this setback already. Additionally, staff could not determine any additional benefits that the setback would provided.

The Chapter amendments have been included in the attached 'Attachment 1' with a summary of only the modifications in the 'Amended Sections Only' attachment.

GOALS & OBJECTIVES

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

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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 not result in any direct financial impact.

RECOMMENDED ACTION

Staff respectfully requests a motion to recommend the City Council approve Ordinance 1915 on 1st Reading.

Attachments

1. Attachment 1
2. Amended Sections Only

ORDINANCE: 1915

AN ORDINANCE AMENDING CHAPTER 6 – DEVELOPMENT STANDARDS, OF THE CITY OF CRESTVIEW LAND DEVELOPMENT CODE; 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 The City of Crestview Land Development Code.

SECTION 2 – LAND DEVELOPMENT CODE AMENDMENT. Chapter six of the Land Development Code is amended to revise various development standards pertaining to commercial and multi-family residential development, as attached hereto and incorporated herein (Attachment 1).

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 – 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 5 – 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 6 – 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 7 – 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 23rd day of January, 2023.

ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 23rd day of January, 2023.

J. B. Whitten
Mayor

CHAPTER 6 DEVELOPMENT STANDARDS

Style Definition: LDC Paragraph

6.00.00 - GENERALLY

6.00.01 - Applicability

- A. The purpose of this chapter is to provide development standards applicable to all development activity within the City. Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the development standards for the applicable zoning district and the development standards for all zoning districts as set forth in this chapter.
- B. Infrastructure Standards for roads and streets, sanitary sewer, potable water, stormwater drainage, solid waste and natural groundwater aquifers shall be found in the Crestview Engineering Standards Manual.

6.00.02 - Measurements

- A. Lot Width and Lot Frontage.
 1. Lot width is the horizontal distance between side lot lines measured at the intersection of the front setback and the side lot lines.

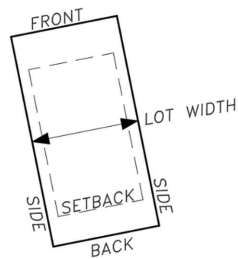


Figure 6.00.02 (A). Lot Width

2. Lot frontage is the property line affronting a right-of-way.
 - a. Minimum lot frontage for residential zoned property shall be forty (40) feet, except for flag lots.
- B. Setbacks and yards.
 1. Setbacks are measured as the shortest distance from the face of the exterior building wall to the property line. A yard is the space from the property line or right of way line to the vertical face of a building.
 2. The rear yard setback for any waterfront lot is measured to the mean high-water line.
 3. Eave overhangs of the primary structure shall meet the specifications and requirements of the current Florida Building Code.
 - a. Eave overhangs of equal to or less than the limits of the Florida Building Code shall not be included as a main part of any building.
 - b. No eave overhang shall be closer than three (3) feet from any property line.
 - c. The City Building Official may provide additional requirements.

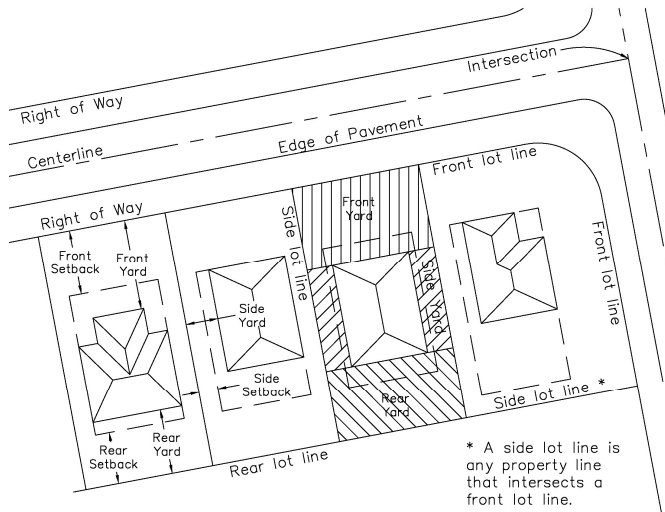


Figure 6.00.02 (B). Setbacks and Yards

- C. Specific measurement requirements for flag lots.
 - 1. The design requirements for platting flag lots are set forth in Section 6.07.00(C).
 - 2. A flag lot is exempt from the frontage requirements set forth in this LDC, provided that the width of the pole or access portion of the lot is not less than twenty-five (25) feet.
 - 3. The maximum length of the pole portion of the lot, measured from the right-of-way to the end of the pole at the point of connection to the flag is 150 feet.
 - 4. The setbacks for a flag lot are measured for the flag portion of the lot, excluding the pole portion of the lot.
- D. The impervious surface ratio is calculated by dividing the total of all impervious surfaces on the lot by the total lot area. Water bodies are impervious surfaces.
- E. Building height
 - 1. Building height is measured from the top of the floor at the finished floor elevation to the eave of the highest habitable floor.
 - 2. Calculation of maximum building height shall not include the roof above the eave of the highest habitable floor.
 - 3. Calculation of maximum building heights shall not include water towers, utility facility, or appurtenances or attachments such as chimneys, elevator shafts, antennas, decorative architectural features, steeples, air conditioning equipment enclosures, cupolas, weather vanes, and other similar building features. All appurtenances or attachments which are exempt for purposes of calculating the maximum height shall not be habitable. In certain zoning districts, it may be necessary to calculate the height of a building from mean sea level in order to determine compatibility with the Eglin Air Force Base mission, in which case appurtenances shall also be considered.

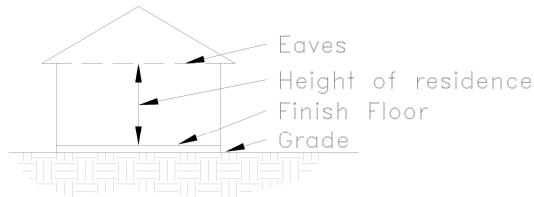


Figure 6.00.02 (E). Building Height

6.00.03 - Compatibility Standards Pertaining to Building Height in All Zoning Districts

- A. Applicability. The standards set forth in this section apply to buildings other than single-family ~~structures~~dwellings when such buildings are located adjacent to ~~parcels zoned to allow~~ single-family residential ~~use~~structures.
- B. Maximum height standards
 - 1. ~~The maximum height for buildings located 100 feet or less from a parcel with a single-family residential use structure shall not exceed two (2) times the average number of stories height of said structure, single-family dwellings in the adjacent or surrounding block.~~
 - 1-2. The maximum height for buildings located 100 feet or less from multiple single-family residential structures shall not exceed two (2) times the number of stories of the tallest structure.

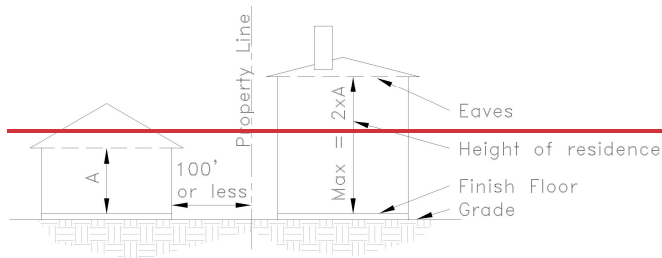


Figure 6.00.03 (B). Building Height & Distance from SFR

6.00.04 - Standards Pertaining to Metal Buildings in All Zoning Districts

- A. Applicability
 - 1. The standards set forth in this section apply to principal buildings and accessory buildings larger than 1,000 sq. Ft.
 - 2. The requirement for a veneer applies to metal building facades that are visible from a public right-of-way.
 - 3. Metal buildings within the IN zoning district are exempt from the requirements in this section.
- B. Standards.
 - 1. Facades subject to this section shall have a veneer added consisting of brick, stucco, stone, or a similar decorative material.
 - 2. The decorative material shall be applied to 100 percent of the façade.
- C. Waiver Entitlement. The requirements of this section may be waived by the Planning and Development Board, pursuant to certain review criteria as outlined in Chapter 3.

6.01.00 - DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS

6.01.01 - Site Development Standards

- A. Lots existing before the effective date of this Chapter shall continue to be considered as compliant regardless of any requirements of this Chapter that are not met.

- B. The base standards for development in residential zoning districts are provided in Table 6.01.01.
- C. A lot of record is a lot established on or before December 31, 2020. A lot of record is exempt from the lot area requirements set forth in Table 6.01.01.

Table 6.01.01 - Development Standards in Residential Zoning Districts

Development Feature	R-1E	R-1	R-2	R-3
Maximum base density (dwelling units per acre)	2	4	6	FLU
Minimum lot area (square feet)	14,000	10,000	7,000	5,000
Minimum lot width (feet)	75	75	50	40
Maximum impervious surface (percent)	50	50	50	75
Minimum setbacks (feet)	R-1E	R-1	R-2	R-3
Front setback (along right of way)	30	30	25	20
Side setback (Lot line intersecting right of way)	10	10	7.5	5
Rear setback (intersecting side lot lines)	25	25	20	15

6.01.02 - Residential Design Standards

All single-family dwellings, whether site-built or built off-site and moved onto the lot shall comply with the following design standards. In all cases below, the Florida Building Code, Residential shall be complied with.

- A. The minimum length and width of the building shall be twenty (20) feet.
- B. The minimum roof pitch shall be 3:12.
- C. The minimum roof overhang shall be twelve (12) inches, exclusive of porches and patios.
- D. All single family dwellings shall be situated on the lot so that the front door of the home faces the front yard.
 - 1. Mobile homes, manufactured homes, or modular homes not located within a manufactured home community may be oriented up to 90 degrees to the front yard on the lot in any way which the location of the front door may face the side yard. In no case shall the front door of the home face a rear yard.
 - 2. Properties containing mobile homes, manufactured homes, or modular homes placed per the provisions of 6.01.02(D)(1) may not have any fences taller than 4 feet located between the front door of the homes and the front property line.
 - 3. Single Family dwellings located on flag lots may be oriented so that the front door faces the access drive.
 - 4. All other aforementioned development standards in section 6.00.00 shall be required, other than those that are superseded in this subsection.
- E. The building shall be constructed according to standards established by the Florida Building Code, Residential.
- F. The exterior siding material shall consist of approved materials in accordance with the Florida Building Code, Residential. Where vinyl lap siding is used, the siding shall not have a glossy surface or be reflective.
- G. The dwelling shall be attached to a permanent foundation system, including supporting, blocking, leveling, securing, and anchoring the home and connecting multiple and expandable sections of the home. The foundation shall be designed and constructed according to the requirements of the current Florida Building Code, Residential.
- H. Roof materials shall be any material approved by the Florida Building Code, Residential.
- I. For dwellings elevated forty-eight (48) inches or less, the area beneath the home shall be enclosed by brick, concrete, wood, rock, vinyl or other materials specifically manufactured for this purpose and shall enclose the space between the floor joists and the ground level, except for the required minimum ventilation and access. Such access shall remain closed when not being used for that purpose.
- J. For manufactured homes, all tongues, wheels, axles, transporting lights and other towing apparatus shall be removed from the site prior to occupancy.
- K. For manufactured homes, none manufactured before June 15, 1976 shall be permitted.
- L. At each exterior door, there shall be a landing that is in accordance with the Florida Building Code, Residential.

- M. Duplex (two connected single-family dwelling unit) structures
1. May be placed across a single side property line, at the line of unit separation, provided all other zoning requirements and setbacks are observed, and the unit-separating wall meets the appropriate standards of the Florida Building Code and any applicable fire codes.
 2. The minimum length and width of each duplex unit shall be twenty (20) feet.
 3. All other aforementioned design standards in section 6.01.02 shall be required, other than those that are superseded in this subsection.
 4. Each unit in a duplex structure must have its own utility connections.
- N. Recreational Vehicles, Campers, Camp Trailers or mobile dwelling vehicles that are not regulated by the Florida Building Code, Residential, are not permitted for use as dwellings.

6.02.00 - DEVELOPMENT STANDARDS IN MIXED-USE DISTRICTS

6.02.01 - Site Development Standards

- A. The base standards for development in the mixed-use zoning districts are provided in Table 6.02.01, except as modified below.
- B. Specific site development standards apply within the Downtown Overlay District, as set forth in Section 6.02.04. Standards in the DOD supersede the standards in the underlying zoning district.

Table 6.02.01 - Development Standards in Mixed-Use Zoning Districts

Development Feature	MU
Maximum base density (dwelling units per acre)	20
Maximum gross floor area ratio	2.0
Minimum lot area	None
Minimum lot width (feet)	50
Maximum impervious surface (%)	80
Maximum building height (feet)	70
Minimum setbacks (feet)	MU
Front yard	20
Side yard	7.5
Rear yard	15

6.02.02 - Standards for Mixing Uses on One (1) Lot

- A. Uses identified in Table 4.06.00 for the mixed-use zoning district may be combined on one (1) development lot or parcel.
- B. When combining uses, the development may include the maximum number of residential units based on the density calculation plus the maximum amount of floor area based on the floor area ratio. Residential dwelling units are not included in the calculation of floor area.
- C. Shared parking is required. A parking study shall be prepared according to the standards set forth in Section 8.06.06 to demonstrate the actual parking requirements for the project.
- D. Where multiple uses and multiple buildings are proposed on one (1) lot, there is no buffer requirement between buildings containing different uses.
- E. Multiple buildings proposed on one (1) lot shall have an integrated design. An integrated design shall not be construed to mean that buildings are identical.

- F. Access to residential units shall be separated from access to nonresidential development in order to provide privacy for residents. A shared entrance to a building may be established, provided that the interior entrances to the residential areas and nonresidential areas are separated.
- G. Balconies, courtyards, plazas, recreation areas, and outdoor gathering places shall be located and designed to ensure privacy for residents.
- H. Buildings may have a common wall. However, when separated, the separation shall be a minimum of five (5) feet to ensure space for maintenance of each building.

6.02.03 - Standards for Mixing Uses Within One (1) Building

- A. Uses identified in Table 4.06.00 for the mixed-use zoning district may be combined within one (1) building. The building may stand alone on a development parcel or may be integrated into a mixed-use development consisting of multiple buildings.
- B. When combining uses, the development may include the maximum number of residential units based on the density calculation plus the maximum amount of floor area based on the floor area ratio. Residential dwelling units shall not be included in the calculation of floor area.
- C. Shared parking is required. A parking study shall be prepared according to the standards set forth in Section 8.06.06 to demonstrate the actual parking requirements for the project.
- D. Access to residential units shall be separated from access to nonresidential development in order to provide privacy for residents within the building. This requirement may be met when an elevator serves upper floor residential units through a secured access method, such as key-activated access to residential floors.
- E. Balconies, courtyards, plazas, recreation areas, and outdoor gathering places shall be located and designed to ensure privacy for residents.

6.02.04—Site Development Standards for the Downtown Overlay District (DOD)

- ~~A. The DOD is intended to provide development standards specific to the downtown area of Crestview. The boundary is shown on the Official Zoning Map.~~
- ~~B. The development standards shown in Table 6.02.04 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.02.04, the standards of the underlying zoning district are required.~~
- ~~C. Buildings within the DOD are not subject to the standards set forth in Section 6.00.03, 6.03.01.~~
- ~~D. In addition to signs permissible subject to the standards set forth in Section 7.02.00, development within the DOD may have one (1) sandwich sign in compliance with the following standards:~~
 - ~~1. The sign shall not exceed two (2) feet in width.~~
 - ~~2. The color and font shall be consistent with the color and font of other signs for the business displaying the sandwich sign.~~
 - ~~3. The sign shall include the business name or logo.~~
 - ~~4. The sign shall be located on private property. Where five (5) feet of width on the sidewalk can be maintained free of obstruction, the sign may be placed on the public sidewalk. When a sign is proposed to be located on the public sidewalk, the owner shall provide proof of insurance naming the City as an insured party.~~
 - ~~5. A sandwich sign shall only be displayed during the hours of operation of the business named on the sign.~~
 - ~~6. The sign shall have no lights of any kind.~~
- ~~E. New development or redevelopment shall include sidewalks that are consistent with the requirements in the Engineering Standards Manual of Crestview.~~
- ~~F. Awnings or permanent canopies sufficient to provide weather protection to pedestrians consistent with the district for all new construction and any modifications exceeding 25% of the value of the building.~~
- ~~G. Development in the DOD is exempt from providing additional off-street parking spaces as set forth in Section 8.06.05 provided that there is sufficient public parking capacity in the block in which the proposed business is located. Twenty-five (25) percent of the parking in adjacent blocks may be counted.~~
 - ~~1. The City shall evaluate the available capacity of public parking in the Downtown Overlay District on a regular basis and make the information available to applicants upon request.~~
 - ~~2. If the City determines that available public parking capacity is insufficient for the proposed business, the applicant shall provide the required number of off-street parking spaces. The applicant may submit a parking study acceptable to the City that demonstrates the parking needs of the proposed business.~~

Table 6.02.04—Development Standards Within the Downtown Overlay District

Development Feature	Standards
Minimum lot width (feet)	None
Maximum impervious surface (%)	100
Maximum building height (feet)	120
Minimum setbacks (feet)	
Front setback	0
Side setback	0
Rear setback	0
Setback abutting an alley	5

6.02.05—Site Development Standards for the Foxwood Overlay District (FOD)

- A. The Foxwood Overlay District is intended to provide development standards specific to the Foxwood area of Crestview. The boundary is shown on the Official Zoning Map.
- B. The development standards shown in Table 6.02.05 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.02.05, the standards of the underlying zoning district are required.
- C. All existing platted lots as of the annexation of this neighborhood shall be deemed to be in compliance with the LDC.

Table 6.02.05—Development Standards Within the Foxwood Overlay District

Development Feature	Standards
Minimum lot width (feet)	75
Minimum lot frontage (feet)	20
Maximum impervious surface (%)	55
Maximum building height (feet)	45
Minimum setbacks (feet)	
Front setback	20
Side setback	10
Rear setback	10

6.03.00 - DEVELOPMENT STANDARDS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS

6.03.01 - Site Development Standards

- A. The base standards for development in commercial and industrial zoning districts are provided in Table 6.03.01.
- B. Specific site development standards apply within the Downtown Overlay District, as set forth in Section 6.02.04.
- C. Proposed building height, including appurtenances and building attachments, in any district shall be analyzed to determine if it exceeds any limitations of the Eglin Air Force Base. In consultation with an Eglin AFB representative, the City may establish the maximum height at less than the heights in the table below, but no less than the maximum structure height (above mean sea level) causing no major negative mission impacts for Eglin AFB, as depicted in the Map.

Table 6.03.01 - Development Standards in Commercial and Industrial Zoning Districts

Development Feature	C-1	C-2	IN
Maximum gross floor area ratio	2.0	3.0	3.0
Minimum lot area	None	32,000 s.f.	65,000 s.f.
Minimum lot width (feet)	None	100	100
Maximum impervious surface (%)	80	80	95
Maximum building height (feet)	50	100	None
Minimum setbacks (feet)	C-1	C-2	IN
Front Yard Abutting Arterial Road	20	30	40
Front Yard Abutting Collector or Local Road	<u>10</u>	<u>15</u>	<u>20</u>
Side yard	<u>5 10</u>	<u>5 20</u>	<u>5 30</u>
Rear yard	<u>5 10</u>	<u>5 20</u>	<u>5 30</u>

6.03.02 - Nuisance/Pollution Standards for Industrial Developments

All uses and activities conducted in the IN zoning district shall conform to the standards of performance described below. The failure to conform to any such standards is hereby declared to be a public nuisance.

- A. Fire and explosion hazards: All activities and all storage of flammable and explosive materials or products at any place shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate firefighting and fire suppression equipment, as prescribed by all applicable fire prevention laws, ordinances, and regulations.
- B. Radiation: Any operation involving radiation (e.g. the use of neutrons, protons and other atomic or nuclear particles) shall be conducted in accordance with the codes, rules, and regulations of State and Federal regulating agencies. Radiation limitations shall not exceed quantities established as safe by the United States Bureau of Standards.
- C. Electromagnetic radiation: For the purpose of these regulations, electromagnetic interference shall be defined as disturbances of an electromagnetic nature which are generated by the use of electrical equipment, other than planned and intentional sources of electromagnetic energy, which would interfere with the proper operation of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure or any other use directly or indirectly associated with these purposes which does not comply with the current regulations of the Federal Communications Commission (FCC) regarding such sources of electromagnetic radiation. Further, said operations, in compliance with the FCC regulations, shall be unlawful if such radiation causes an abnormal degradation of performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious re-radiation, conducted energy in power or telephone systems or harmonic content. The determination of "abnormal degradation of performance" and of "quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers and the Radio Manufacturers' Association.
- D. Toxic or hazardous matter: Any activity involving the use or storage of toxic or hazardous matter shall comply with all State, Federal and local laws and all regulations of any Federal, State, or local agency concerning pollution control or toxic substances.
- E. Waste disposal: No activity shall be conducted which results in the discharge of any liquid or solid waste, including industrial wastes, into any public or private sewage system, the ground, or any lake, stream, or other body of water, in violation of any provision of State, Federal or local law or any regulation of any State, Federal or local agency.

- F. Vibration: No use of any property shall cause perceptible earth vibrations beyond any property line, except when pilings are driven for structure foundations. All stamping machines, punch presses, press brakes, hot forgings, steam board hammers, or similar devices shall be placed on shock absorption mountings and on suitable reinforced concrete footings. No machine shall be loaded beyond the capacity, as described by the manufacturers.
- G. Heat, cold, dampness, or movement of air: Activities on any property which produce any adverse effect on the temperature, motion, or humidity of the atmosphere beyond the lot lines are not permitted.
- H. Glare: There shall be no direct or sky-reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise so as to be visible at, or interfere with uses on, adjacent properties.
- I. Smoke, dust, and particulate matter: There shall be no emission of visible smoke, dust, dirt, fly ash, or any particulate matter from any pipes, vents, or other openings or from any other source, into the air which can cause damage or irritation to health, animals, vegetation, or to any form of property or which results in the violation of any applicable Federal, State or local requirements.
- J. Odor: There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at the points of measurement. Any process which may involve the creation or emission of any such odors shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.
- K. Noise: Reserved

6.04.00- DEVELOPMENT STANDARDS IN OVERLAY DISTRICTS

6.04.01 - Site Development Standards for the Downtown Overlay District (DOD)

- A. The DOD is intended to provide development standards specific to the downtown area of Crestview. The boundary is shown on the Official Zoning Map.
- B. The development standards shown in Table 6.04.01 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.04.01, the standards of the underlying zoning district are required.
- C. Buildings within the DOD are not subject to the standards set forth in Section 6.00.03, 6.03.01.
- D. In addition to signs permissible subject to the standards set forth in Section 7.02.00, development within the DOD may have one (1) sandwich sign in compliance with the following standards:
 - 1. The sign shall not exceed two (2) feet in width.
 - 2. The color and font shall be consistent with the color and font of other signs for the business displaying the sandwich sign.
 - 3. The sign shall include the business name or logo.
 - 4. The sign shall be located on private property. Where five (5) feet of width on the sidewalk can be maintained free of obstruction, the sign may be placed on the public sidewalk. When a sign is proposed to be located on the public sidewalk, the owner shall provide proof of insurance naming the City as an insured party.
 - 5. A sandwich sign shall only be displayed during the hours of operation of the business named on the sign.
 - 6. The sign shall have no lights of any kind.
- E. New development or redevelopment shall include sidewalks that are consistent with the requirements in the Engineering Standards Manual of Crestview.
- F. Awnings or permanent canopies sufficient to provide weather protection to pedestrians consistent with the district for all new construction and any modifications exceeding 25% of the value of the building.
- G. Development in the DOD is exempt from providing additional off-street parking spaces as set forth in Section 8.06.05 provided that there is sufficient public parking capacity in the block in which the proposed business is located. Twenty-five (25) percent of the parking in adjacent blocks may be counted.
 - 1. The City shall evaluate the available capacity of public parking in the Downtown Overlay District on a regular basis and make the information available to applicants upon request.
 - 2. If the City determines that available public parking capacity is insufficient for the proposed business, the applicant shall provide the required number of off-street parking spaces. The applicant may submit a parking study acceptable to the City that demonstrates the parking needs of the proposed business.

Table 6.04.01 - Development Standards Within the Downtown Overlay District

<u>Development Feature</u>	<u>Standards</u>
<u>Minimum lot width (feet)</u>	<u>None</u>
<u>Maximum impervious surface (%)</u>	<u>100</u>
<u>Maximum building height (feet)</u>	<u>120</u>
<u>Minimum setbacks (feet)</u>	
<u>Front setback</u>	<u>0</u>
<u>Side setback</u>	<u>0</u>
<u>Rear setback</u>	<u>0</u>

6.04.02 - Site Development Standards for the Foxwood Overlay District (FOD)

- A. The Foxwood Overlay District is intended to provide development standards specific to the Foxwood area of Crestview. The boundary is shown on the Official Zoning Map.
- B. The development standards shown in Table 6.04.02 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.04.02, the standards of the underlying zoning district are required.
- C. All existing platted lots as of the annexation of this neighborhood shall be deemed to be in compliance with the LDC.

Table 6.04.02 - Development Standards Within the Foxwood Overlay District

<u>Development Feature</u>	<u>Standards</u>
<u>Minimum lot width (feet)</u>	<u>75</u>
<u>Minimum lot frontage (feet)</u>	<u>20</u>
<u>Maximum impervious surface (%)</u>	<u>55</u>
<u>Maximum building height (feet)</u>	<u>45</u>
<u>Minimum setbacks (feet)</u>	
<u>Front setback</u>	<u>20</u>
<u>Side setback</u>	<u>10</u>
<u>Rear setback</u>	<u>10</u>

6.05.00 - RESERVED

6.06.00 - STANDARDS FOR SITE PREPARATION AND IMPROVEMENTS

Site preparation and site improvements for all developments within the City of Crestview shall comply with the requirements set forth in the Crestview Engineering Standards Manual. Any deviations for any reason from that Manual shall be only at the sole discretion of the Director of Public Services.

6.06.01 - Site Lighting

Site lighting is required for all new developments. A lighting plan shall be provided as part of the initial submittal to demonstrate compliance with the following standards.

- A. Lighting shall be designed to shine downward and not skyward.
- B. Lighting shall be shielded to avoid glare and direct illumination of adjacent properties.

- C. Only full-cut off lighting fixtures shall be permitted.
- D. Lighting shall not create glare or other hinderance to any roadways and drivers.
- E. Lighting within a subdivision, the light poles must be in place at the time of infrastructure installation, before the final plat is recorded. The light fixtures shall be in place and operational before each residence receives a CO. In addition, all lighting shall be in place and operational prior to the end of the applicable warranty period.
- F. Streets lights within residential zones must have a spacing of no more than 400 feet.

6.07.00 - DESIGN STANDARDS FOR SUBDIVISIONS

- A. Blocks.
 - 1. The lengths, widths, and shapes of blocks shall be determined with due regard to:
 - a. The provision of adequate building sites suitable to the special needs of the type of use contemplated;
 - b. The need for convenient and safe access, circulation, and control of pedestrian and vehicular traffic;
 - c. Zoning requirements as to lot sizes and dimensions; and
 - d. Limitations and opportunities of topography.
 - 2. Blocks shall be a maximum of 1,320 feet in length.
 - 3. Rights-of-way for pedestrian crosswalks may be required in order to provide direct pedestrian access to schools, shopping centers, and parks. Such crosswalks shall be a minimum of ten (10) feet in width.
- B. Lots.
 - 1. The lot size, width, depth, shape, orientation, and the minimum building setback lines shall comply with the requirements for the zoning district set forth in this LDC.
 - 2. Corner lots for residential use shall have sufficient additional width to maintain same average buildable area as adjacent lots.
 - 3. Side lot lines shall be approximately at right angles to straight right-of-way lines or radial to curved right-of-way lines. Side lot lines are defined as any lot line that intersects a Right of Way line.
 - 4. Double frontage and reverse frontage lots shall be avoided. Where such lots are necessary to provide separation of residential development from arterial streets or to meet specific orientation requirements, the access to such lots shall be from the street with the lower functional classification. A landscaped buffer strip with a fence, in addition to landscaping and buffering required by Section 6.08.05 shall be provided along the property line abutting the street with the higher functional classification.
- C. Specific requirements for flag lots
 - 1. A flag lot is any lot that does not entirely front on a public street. Frontage is provided by a private driveway. See Figure 6.07.03(C) for an illustration of a flag lot.
 - 2. Flag lots are permissible in the R-1E, R-1 and R-2 zoning districts and shall be measured and meet the dimensional requirements set forth in Sections 6.00.02(C) and Table 6.01.01.
 - 3. Each private driveway shall serve only up to two (2) flag lots.
 - 4. There shall be no more than two (2) abutting private driveways.
 - 5. The design, dimensions, and construction requirements for driveways shall comply with the Crestview Engineering Standards Manual.
 - 6. Nothing in this section shall be construed to prohibit flag lots in a planned unit development.

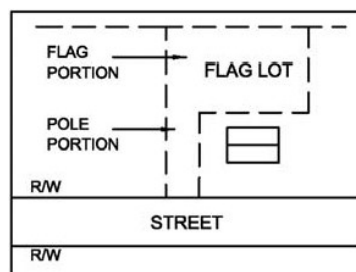


Figure 6.07.03 (C). Illustration of a flag lot

- D. Access requirements
1. Each lot shall have frontage on and permanent access to an existing or proposed paved public street.
 - a. Private Streets are only allowed where an HOA is established in perpetuity.
 - b. No streets will be accepted by the City for ownership or maintenance until the streets have met the standards for all streets as identified in the current edition of the Crestview Engineering Standards Manual.
 2. A subdivision plat shall include streets as established by transportation plans in the Comprehensive Plan, the Transportation Planning Organization, or other similar plan. The arrangement, character, extent, width, grade, and location of all streets shall conform to the plans of the State, Okaloosa County, and the City, respectively, and shall be considered in their relation to existing and planned streets, to topographical conditions, and to public convenience and safety.
 3. Alleys shall be provided to serve multifamily development, commercial development, and industrial development.
 4. All streets shall be designed and constructed in compliance with the standards of the City set forth in the Crestview Engineering Standards Manual. All costs shall be paid by the developer.
 5. Subdivisions shall include sidewalks and bicycle paths or lanes in compliance with the standards set forth in Chapter 8 of this Land Development Code and the Crestview Engineering Standards Manual.
- E. Easements. All lots within a subdivision shall provide easements for stormwater drainage, water systems, sanitary sewer systems, gas lines, electric lines, cables, telephone lines, and utility poles. Standards for such utility easements are set forth in the Crestview Engineering Standards Manual.
- F. Site improvements.
1. All subdivisions shall be required to have underground utility service (electrical, cable television, telephone, water, and sewer) unless all lots within the subdivision front existing streets that currently are serviced above ground.
 2. If the subdivision plat proposes more than ten (10) lots, recreation facilities assessment equal to 5% of the predevelopment land value according to the property appraiser shall be due prior to the issuance of a Development Order. In some cases, land can be deeded to the City provided that land is deemed of sufficient size and quality to be utilized as a public City Park. This shall be at the sole discretion of the Director of Crestview Recreation Enrichment Services Department.
 3. Land which is determined to be unsuitable for subdivision due to flooding, bad drainage, or other features likely to be harmful to the health, safety, and general welfare of future residents, shall not be subdivided, unless adequate methods of correction and mitigation are formulated by the developer and approved by the City and any other agency having jurisdiction.
 4. All applicable standards set forth in Chapter 5, Environmental and Resource Protection, shall be met.
 5. All applicable standards set in the Crestview Engineering Standards manual shall be met.
- G. The street and block layout.
1. Streets. The street layout of the subdivision shall be in general conformity with a plan for the most advantageous development of adjoining areas and the entire neighborhood. This shall apply to all streets, including private streets.
 - a. Where appropriate to the design, proposed streets shall be continuous and in alignment with existing, planned, or platted streets with which they are to connect.
 - b. Proposed streets may be required to extend to the boundary lines of the tract to be subdivided where such an extension is required to connect with streets in an existing, platted, or planned subdivision. The extension or connection requirement by the city will be based upon traffic circulation or public safety issues and compatibility of adjacent land uses.
 - c. If the proposed subdivision is adjacent to an undeveloped area, at least one proposed street shall terminate at a boundary line of the undeveloped area. A temporary turning circle shall be required at the end of that street or streets with an outside diameter of 60 feet. This requirement may be waived if the traffic pattern of the subdivision contains more than one exit to a city or county road or if traffic circulation or public safety requirements do not dictate a street terminus at a boundary line of the undeveloped area.
 - d. If an existing half-width public or private street or other right-of-way easement is parallel and contiguous with the boundary of a proposed subdivision, the other half-width right-of-way will be

dedicated in the proposed subdivision and shall be the width necessary to create a right-of-way along the entire boundary of the proposed subdivision which meets minimum width requirements as set forth in article VIII of this chapter. If the additional right-of-way required to continue the existing dedicated road or other easement in a continuous, orderly manner is not in the proposed subdivision, the developer will prepare the agreement or easement for dedicating the additional right-of-way required and will attempt to obtain such right-of-way. However, the city may assist in acquisition of such right-of-way when in the public interest, where governmental action is necessary to acquire the property and the developer advances all costs and expenses incurred by the city in taking such action.

- e. A cul-de-sac or local dead-end street shall not exceed 1,320 feet in length.
- f. Street lighting shall be provided in accordance with Section 6.06.01 of this code. The Developer shall make arrangements with the power company and bear the cost of power during the warranty period. Then the street light electrical account shall transfer to the Home Owners Association serving the same.

H. Subdivision Landscaping Requirements

- 1. Any subdivision landscaping or island must be in a platted common area, dedicated to the Homeowner's Association.

6.08.00 - STANDARDS FOR LANDSCAPE DEVELOPMENT

6.08.01 - Intent

It is the intent of this Section to:

- A. Establish minimum landscaping standards for all development within the City;
- B. Protect the public's health, safety, and welfare;
- C. Protect the natural environment, ecosystem, existing wetlands, and waterways;
- D. Improve the quality of appearance of the built environment by preserving natural elements where possible and incorporating new landscaped areas;
- E. Protect and improve property values;
- F. Establish an integrated system of landscaping and beautification of the City's corridors;
- G. Ensure visual accessibility to businesses.
- H. The City of Crestview encourages innovative water conservation planning, design and techniques, including xeriscape landscaping methods as defined in the Crestview Engineering Standards Manual.

6.08.02 - Definitions

Definitions of terms used in this chapter can be found in Chapter 2 - Acronyms and Definitions.

6.08.03 - Applicability

- A. This section applies to all new development.
 - 1. New development within an existing multi-use structure, non-residential, or multi-family development shall be required to provide landscaping in conformance with this section only to the portions of the site containing the new development, unless Sub-Section 6.08.03(C) applies.
- B. This section shall apply to existing development and redevelopment when any of the following occurs:
 - 1. When a Change in Use requires the construction of additional parking and/or vehicle use area(s).
 - 2. When any principal nonresidential structure or complex of structures is enlarged by 50 percent or more in gross floor area, the entire site shall conform to the requirements of this Section.
 - 3. When any vehicle use area is constructed or established, or when an existing vehicle use area is enlarged by 50 percent or greater, the entire vehicle use area shall conform to the requirements of this Section.
 - a. When an existing vehicle use area is enlarged by less than 50 percent, that portion of the vehicle use area shall conform to the requirements of this Section.
- C. The following development is exempted from the requirements of this section:
 - 1. Single Family detached dwellings.
 - 2. Duplex dwellings.

6.08.04 - Administrative Modifications

- A. The Director of Community Development Services, or designee, shall have the authority to modify the requirements of this section when he or she determines that it is impossible or, impractical, for a development to meet the requirements of this Section.
 - 1. This determination shall be based upon the location, placement, or configuration of existing structures, site dimensions, site topography, underground and overhead utilities, and other physical characteristics of the development site itself.
 - 2. If it is determined that modifications are required, the Director, or designee, may allow for the following only:
 - a. Placement of required trees elsewhere on site;
 - b. Grouping(s) of required trees;
 - c. Waiver of a portion of the requirements, provided that the requirements of this section are implemented to the fullest extent on those portions of the development site that can physically accommodate these requirements.

6.08.05 - Landscape Plan Required

- A. To ensure compliance with the standards of this section, a landscape plan demonstrating how landscaping will be planted on a development site shall be included as a part of any application for any commercial development.
- B. No submittal for any development shall be deemed complete unless a landscape plan has been submitted.
- C. No development order or development permit shall be issued until a landscape plan has been submitted and approved as meeting the requirements of this section.
- D. Landscape plans shall include the following contents and information:
 - 1. Location of all protected trees that are on a development site, with their species (common name) and DBH identified.
 - 2. Denote protected trees to be removed and those to be saved.
 - 3. Locations of all landscaping improvements including species (common name) and DBH of trees and species of shrubs, grasses and ground cover(s).
 - 4. Total landscaped area, total impervious surface areas, and total project limits.
 - 5. Location of all proposed improvements to be constructed or installed within the required landscape areas.
 - 6. Any utilities, overhead or underground, in the vicinity of the landscape areas shall be shown. Acceptance of the landscape material by an effected utility company may be required, such as trees adjacent to an overhead power line.
 - 7. Location of any proposed irrigation system, if applicable.
 - 8. A statement indicating that the balance of all areas within the required landscape, outside of the trees and shrubs shall be planted with turf grass and or groundcover plants.
 - 9. A statement indicating that all disturbed areas outside of the planned improvements shall be sodded or seeded.

6.08.07 – Interior Parking Landscape Areas

- A. Portions of off-street parking facilities not specifically designed as parking or loading spaces and drive aisles shall not be paved for vehicle use. Said areas shall be planted and permanently maintained with trees and shrubs and finished with ground cover or other landscape material.
- B. Maximum number of continuous parking spaces. Landscaping areas shall be provided to break up rows containing more than 15 continuous spaces. These landscaped areas shall have a minimum dimension of nine feet and a total area of at least 171 square feet. Each area shall contain one tree that measures a minimum of 1.5 inches DBH.
- C. Termination of parking rows. Each row of interior parking spaces shall be terminated at each end by a landscaped area which shall be a minimum of 100 square feet with a minimum dimension of ten feet. These landscaped areas must have one tree that measures a minimum of 1.5 inches DBH.
- D. Vehicles may overhang no more than two feet into landscape areas.

6.08.08 – Right-of-Way Landscape Buffers

- A. Excluding driveways, there shall be a continuous landscaped area, a minimum of 10-feet wide, abutting all rights-of-way.

1. When parking areas abut ROW Landscape Buffers, wheel stops shall be provided to prevent more than two feet of overhang into the landscape area.
2. Sidewalks shall not be located within the right-of-way landscape buffer.
- B. When a development's disturbed area or project area, does not extend the full length of the right-of-way frontage of the property, the required ROW landscape buffer may be placed within the dedicated project area only, provided the landscape plan identifies that the area is to be maintained in a natural state.
 1. If this area is developed in the future, then it will be required to meet the requirements of this code.
- C. Right-of-way adjacent landscape areas shall provide vegetation in accordance with the following:
 1. One tree per 25 linear feet, or fraction thereof, of total right-of-way frontage with 50 percent of the trees being a shade species.
 - a. Any required trees deemed to be within the visibility triangle will be required to be planted elsewhere.
 - b. Any trees that would conflict with existing utilities, such as overhead power, shall be planted elsewhere.
 - c. In no case will driveways, utilities, or other such conflicts result in a reduction of the required trees or landscape area. Such required landscape shall be moved elsewhere within the development.
 2. The balance of the landscaped area shall be planted with turf grass and other landscaping treatments.

6.08.09 – Adjacent Use Landscape Buffers

- A. Adjacent use landscape buffers shall extend inward from the property line the required width.
- B. Adjacent use landscape buffers shall be required between uses with different densities and/or intensities and between different zoning districts in accordance with the following:

Table 6.08.09 – Adjacent Use Landscape Buffer Widths

	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN
R-1E	N/A	5 feet	10 feet	15 feet	15 feet	20 feet	30 feet	50 feet
R-1	5 feet	N/A	5 Feet	10 Feet	15 feet	15 Feet	20 Feet	30 Feet
R-2	10 feet	5 Feet	N/A	5 Feet	10 feet	15 Feet	20 Feet	30 Feet
R-3	15 feet	10 Feet	5 Feet	N/A	7.5 feet	15 Feet	15 Feet	15 Feet
MU	15 feet	15 feet	10 feet	7.5 feet	N/A	7.5 feet	10 feet	15 feet
C-1	20 feet	15 Feet	15 Feet	15 Feet	7.5 feet	N/A	5 Feet	5 Feet
C-2	30 feet	20 Feet	20 Feet	15 Feet	10 feet	5 Feet	N/A	5 Feet
IN	50 feet	30 Feet	30 Feet	15 Feet	15 feet	5 Feet	5 Feet	N/A

- C. The buffer requirement may be satisfied by the placement of an eight-foot tall privacy fence when a single-family dwelling is redeveloped for commercial use and when:
 1. The character of the single-family dwelling is preserved.
 2. There are 10 or less required parking spaces.
- D. Buffer Yard vegetation requirements:
 1. The intent of this section is that a visual and audible barrier or screen is created between dissimilar uses through the use of aesthetically appealing landscaping, fencing, walls, or other methods.
 2. All plants in the buffer shall be bushes and trees of an approved species that will reach a mature height of no less than 6'.
 - a. Small shrubs will not be allowed unless coupled with a 6' privacy fence.
 3. Buffer Yard approved vegetation list. Vegetation not on this list must be approved by the Community Development Services Director, or designee:
 - a. Japanese privet (*Ligustrum japonicum*)
 - b. Azalea (*Rhododendron* spp.)
 - c. Japanese cleyera (*Cleyera japonica*)
 - d. Pampas grass (*Cortaderia selloana*)

- e. Silverthorn (*Elaeagnus pungens*)
- f. Cherry elaeagnus, Gumi (*Elaeagnus multiflora*)
- g. English holly (*Ilex aquifolium*)
- h. Chinese holly (*Ilex cornuta*)
- i. Japanese holly (*Ilex crenata*)
- j. Yaupon holly (*Ilex vomitoria*)
- k. Oleander (*Nerium oleander*)
- l. Chinese juniper (*Juniperus chinensis*)
- m. Savin juniper (*Juniperus sabina*)
- n. Rocky mountain juniper (*Juniperus scopulorum*)
- o. Bottlebrush buckeye (*Aesculus parviflora*)
- 4. Bushes shall be planted sufficiently close so that at full maturity, there will be no visual space between the bushes.
- 5. Walls and fences may be allowed provided they are constructed in such a manner as to create the intended visual and audible barrier.
 - a. No wall or fence may be constructed less than 6' in height.
 - b. All fences and walls will require approval from the Building Department.

6.08.09 - Protected Trees

- A. No person shall cut, remove or damage any protected tree in a manner which causes the tree to die within a period of two years without first obtaining a Land Clearing and Protected Tree Removal permit, or without such removal being approved as part of a development order that provided a landscape plan as required by 6.08.05. A one (1) two (2) or three (3) family dwelling is exempt from the requirements of this section except that they must replant a tree listed on the Protected Tree List or Tree Replant List, with such replacement tree measuring a minimum of 1.5 inches DBH.
- B. Protected Tree List. The following types of species comprise the protected tree list (* denotes shade trees):
 - 1. Species type A: Small, four-inch to seven-inch DBH
 - a. Dogwood (*Cornus florida*)
 - b. Redbud (*Ceris Canadensis*)
 - c. Ashe's magnolia (*Magnolia ashei*)
 - 2. Species type B: Medium, eight-inch to 13-inch DBH.
 - a. American holly (*Ilex opaca*)
 - b. Southern magnolia (*Magnolia grandiflora*)*
 - c. Eastern (or Southern) red cedar (*Juniperus virginiana*)*
 - 3. Species type C: Large, 14-inch and larger DBH.
 - a. Live oak (*Quercus virginiana*)
 - b. Laurel oak (*Quercus laurifolia*)*
 - c. Sweet gum (*Liquidambar styraciflua*)*
 - d. Sycamore (*Platanus occidentalis*)*
 - e. Pecan (*Carta illinoensis*)*
 - f. Water oak (*Quercus nigra*)*
 - g. Red maple (*Acer rubrum*)*
- C. Trees identified by a certified arborist as diseased or dead shall not be required to be replaced.
- D. Every effort shall be made to save the trees on this list during any site development or clearing for any reason.
- E. Allowances to the site development may be provided to encourage retaining protected trees. The Director of Community Development Services, or designee, may review a plan submitted by the developer to determine the extent of such allowances. Those may include such allowances as reduced parking requirements, reduced landscape area requirements or other allowances.
- F. Trees on this list must be preserved based at a ratio of one tree for each 3,600 square feet of impervious surface area proposed by any site development.
- G. Where protected trees cannot be kept or relocated, they must be replaced by a species listed in the Tree Replant and Protected Trees list. Enough trees shall be planted to replace a minimum of fifty percent the diameter of

the removed protected tree. Multiple trees shall be used to reach fifty percent, but in no case shall any of these replacement trees be less than 2" in diameter.

- H. On sites proposed for development where no existing protected trees are identified, the developer shall be required to plant one new tree from either the Protected Tree List or Tree Replant List per 3,600 square feet of proposed impervious surface area. One third of trees planted, or fraction thereof shall each be of Species type A, Species type B, and Species type C, respectively. The size of each new tree shall be no less than 2" in diameter.
- I. Tree Replant List. In addition to the three categories of trees identified in subsection (B), the following trees may be planted to meet the minimum tree replanting requirements. Trees not on this list may be used only if approved by the Community Development Services director or designee. (* Denotes shade trees):
 - 1. Species type A: Small.
 - a. Dahoon holly (*Ilex cassine*)*
 - b. Fringe tree (*Chionanthus virginicus*)
 - c. Red bay (*Persea borbonia*)*
 - d. Swamp bay (*Persea palustris*)*
 - e. Sassafras (*Sassafras albidum*)
 - f. Yaupon (*Ilex vomitoria*)
 - g. Wild olive (*Osmanthus americanus*)
 - h. Scrubby post oak (*Quercus margaretta*)
 - i. Southern crabapple (*Malus angustifolia*)
 - j. Eastern Hophornbeam (*Ostrya virginiana*)
 - k. Red buckeye (*Aesculus pavia*)
 - l. Pindo palm (*Butia capitata*)
 - m. Sago palm (*Cycas revoluta*)
 - 2. Species type B: Medium.
 - a. Cherry laurel (*Prunus caroliniana*)*
 - b. Large-leaved magnolia (*Magnolia macrophylla*)*
 - c. American hornbeam (*Carpinus caroliniana*)
 - d. River birch (*Betula nigra*)*
 - e. Florida maple (*Acer barbatum*)*
 - f. Sweetbay (*Magnolia virginiana*)*
 - g. Ginko (*Ginkgo biloba*)*
 - h. Bradford pear (*Pyrus calleryana* "Bradford")
 - i. Ash (*Fraxinus* spp.)*
 - j. London planetree (*Plantanus x acerfolia*)*
 - k. Sabal (cabbage) palm (*Sabal palmetto*)
 - 3. Species type C: Large.
 - a. Tulip tree (*Liriodendron tulipifera*)
 - b. Willow oak (*Quercus phellos*)
 - c. Black gum (*Nyssa sylvatica*)
 - d. Southern red oak (*Quercus falcata*)*
 - e. Shumard's red oak (*Quercus shumardii*)*
 - f. Hackberry (*Celtis laevigata*)*
 - g. White oak (*Quercus alba*)*
 - h. Bald cypress (*Taxodium distichum*)
 - i. Walnut (*Juglans nigra*)*
 - j. Chinese elm (*Ulmus parvifolia*)*
 - k. Hickory (*Carya* spp.)*
 - l. Yellow buckeye (*Aesculus flava*)*
 - m. Canary island date palm (*Phoenix canariensis*)
- J. Prohibited tree list.
 - 1. The following prohibited species may not be used to meet any landscape requirement:
 - a. Paper mulberry (*Broussonetia papyrifera*)
 - b. Australian pine (*Casuarina equisetifolia*)

- c. Ear tree (*Enterolobium cyclocarpum*)
- d. Punk tree (*Melaleuca* spp.)
- e. Chinaberry (*Melia azedarach*)
- f. Brazilian pepper (*Schinus terebinthifolius*)
- g. Downy rosemyrtle (*Rhodomyrtus tomentosa*)
- h. Bishopwood (*Bischofia javanica*)
- i. Chinese Tallow Tree or Popcorn Tree (*Triadica sebifera*)

CHAPTER 6 DEVELOPMENT STANDARDS

Style Definition: LDC Paragraph

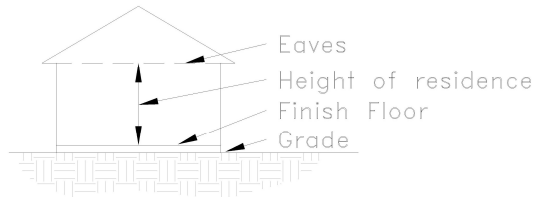


Figure 6.00.02 (E). Building Height

6.00.03 - Compatibility Standards Pertaining to Building Height in All Zoning Districts

- A. Applicability. The standards set forth in this section apply to buildings other than single-family ~~structures~~ dwellings when such buildings are located adjacent to ~~parcels zoned to allow~~ single-family residential ~~use~~ structures.
- B. Maximum height standards
 1. The maximum height for buildings located 100 feet or less from a ~~parcel with a~~ single-family residential ~~use~~ structure shall not exceed two (2) times the ~~average number of stories height of said structure, single-family dwellings in the adjacent or surrounding block.~~
 2. The maximum height for buildings located 100 feet or less from multiple single-family residential structures shall not exceed two (2) times the number of stories of the tallest structure.

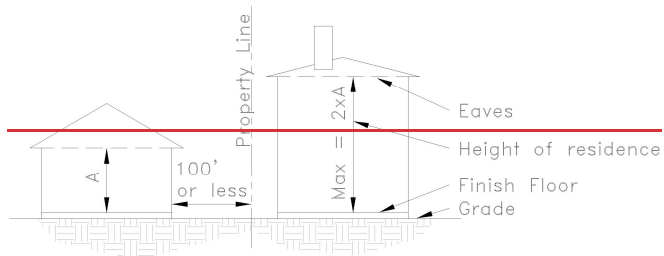


Figure 6.00.03 (B). Building Height & Distance from SFR

6.02.04—Site Development Standards for the Downtown Overlay District (DOD)

- ~~A. The DOD is intended to provide development standards specific to the downtown area of Crestview. The boundary is shown on the Official Zoning Map.~~
- ~~B. The development standards shown in Table 6.02.04 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.02.04, the standards of the underlying zoning district are required.~~
- ~~C. Buildings within the DOD are not subject to the standards set forth in Section 6.00.03, 6.03.01.~~
- ~~D. In addition to signs permissible subject to the standards set forth in Section 7.02.00, development within the DOD may have one (1) sandwich sign in compliance with the following standards:~~
- ~~1. The sign shall not exceed two (2) feet in width.~~
 - ~~2. The color and font shall be consistent with the color and font of other signs for the business displaying the sandwich sign.~~
 - ~~3. The sign shall include the business name or logo.~~
 - ~~4. The sign shall be located on private property. Where five (5) feet of width on the sidewalk can be maintained free of obstruction, the sign may be placed on the public sidewalk. When a sign is proposed to be located on the public sidewalk, the owner shall provide proof of insurance naming the City as an insured party.~~
 - ~~5. A sandwich sign shall only be displayed during the hours of operation of the business named on the sign.~~
 - ~~6. The sign shall have no lights of any kind.~~
- ~~E. New development or redevelopment shall include sidewalks that are consistent with the requirements in the Engineering Standards Manual of Crestview.~~
- ~~F. Awnings or permanent canopies sufficient to provide weather protection to pedestrians consistent with the district for all new construction and any modifications exceeding 25% of the value of the building.~~
- ~~G. Development in the DOD is exempt from providing additional off-street parking spaces as set forth in Section 8.06.05 provided that there is sufficient public parking capacity in the block in which the proposed business is located. Twenty five (25) percent of the parking in adjacent blocks may be counted.~~
- ~~1. The City shall evaluate the available capacity of public parking in the Downtown Overlay District on a regular basis and make the information available to applicants upon request.~~
 - ~~2. If the City determines that available public parking capacity is insufficient for the proposed business, the applicant shall provide the required number of off-street parking spaces. The applicant may submit a parking study acceptable to the City that demonstrates the parking needs of the proposed business.~~

Table 6.02.04—Development Standards Within the Downtown Overlay District

Development Feature	Standards
Minimum lot width (feet)	None
Maximum impervious surface (%)	100
Maximum building height (feet)	120
Minimum setbacks (feet)	
Front setback	0
Side setback	0
Rear setback	0
Setback abutting an alley	5

6.02.05—Site Development Standards for the Foxwood Overlay District (FOD)

- ~~A. The Foxwood Overlay District is intended to provide development standards specific to the Foxwood area of Crestview. The boundary is shown on the Official Zoning Map.~~

- B. The development standards shown in Table 6.02.05 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.02.05, the standards of the underlying zoning district are required.
- C. All existing platted lots as of the annexation of this neighborhood shall be deemed to be in compliance with the LDC.

Table 6.02.05—Development Standards Within the Foxwood Overlay District

Development Feature	Standards
Minimum lot width (feet)	75
Minimum lot frontage (feet)	20
Maximum impervious surface (%)	55
Maximum building height (feet)	45
Minimum setbacks (feet)	
Front setback	20
Side setback	10
Rear setback	10

6.03.00 - DEVELOPMENT STANDARDS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS

6.03.01 - Site Development Standards

- A. The base standards for development in commercial and industrial zoning districts are provided in Table 6.03.01.
- B. Specific site development standards apply within the Downtown Overlay District, as set forth in Section 6.02.04.
- C. Proposed building height, including appurtenances and building attachments, in any district shall be analyzed to determine if it exceeds any limitations of the Eglin Air Force Base. In consultation with an Eglin AFB representative, the City may establish the maximum height at less than the heights in the table below, but no less than the maximum structure height (above mean sea level) causing no major negative mission impacts for Eglin AFB, as depicted in the Map.

Table 6.03.01 - Development Standards in Commercial and Industrial Zoning Districts

Development Feature	C-1	C-2	IN
Maximum gross floor area ratio	2.0	3.0	3.0
Minimum lot area	None	32,000 s.f.	65,000 s.f.
Minimum lot width (feet)	None	100	100
Maximum impervious surface (%)	80	80	95
Maximum building height (feet)	50	100	None
Minimum setbacks (feet)	C-1	C-2	IN
<u>Front Yard Abutting Arterial Road</u>	20	30	40
<u>Front Yard Abutting Collector or Local Road</u>	<u>10</u>	<u>15</u>	<u>20</u>
Side yard	<u>5</u> 10	<u>5</u> 20	<u>5</u> 30
Rear yard	<u>5</u> 10	<u>5</u> 20	<u>5</u> 30

6.04.00- DEVELOPMENT STANDARDS IN OVERLAY DISTRICTS

6.04.01 - Site Development Standards for the Downtown Overlay District (DOD)

- A. The DOD is intended to provide development standards specific to the downtown area of Crestview. The boundary is shown on the Official Zoning Map.
- B. The development standards shown in Table 6.04.01 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.04.01, the standards of the underlying zoning district are required.
- C. Buildings within the DOD are not subject to the standards set forth in Section 6.00.03, 6.03.01.
- D. In addition to signs permissible subject to the standards set forth in Section 7.02.00, development within the DOD may have one (1) sandwich sign in compliance with the following standards:
1. The sign shall not exceed two (2) feet in width.
 2. The color and font shall be consistent with the color and font of other signs for the business displaying the sandwich sign.
 3. The sign shall include the business name or logo.
 4. The sign shall be located on private property. Where five (5) feet of width on the sidewalk can be maintained free of obstruction, the sign may be placed on the public sidewalk. When a sign is proposed to be located on the public sidewalk, the owner shall provide proof of insurance naming the City as an insured party.
 5. A sandwich sign shall only be displayed during the hours of operation of the business named on the sign.
 6. The sign shall have no lights of any kind.
- E. New development or redevelopment shall include sidewalks that are consistent with the requirements in the Engineering Standards Manual of Crestview.
- F. Awnings or permanent canopies sufficient to provide weather protection to pedestrians consistent with the district for all new construction and any modifications exceeding 25% of the value of the building.
- G. Development in the DOD is exempt from providing additional off-street parking spaces as set forth in Section 8.06.05 provided that there is sufficient public parking capacity in the block in which the proposed business is located. Twenty-five (25) percent of the parking in adjacent blocks may be counted.
1. The City shall evaluate the available capacity of public parking in the Downtown Overlay District on a regular basis and make the information available to applicants upon request.
 2. If the City determines that available public parking capacity is insufficient for the proposed business, the applicant shall provide the required number of off-street parking spaces. The applicant may submit a parking study acceptable to the City that demonstrates the parking needs of the proposed business.

Table 6.04.01 - Development Standards Within the Downtown Overlay District

Development Feature	Standards
<u>Minimum lot width (feet)</u>	<u>None</u>
<u>Maximum impervious surface (%)</u>	<u>100</u>
<u>Maximum building height (feet)</u>	<u>120</u>
<u>Minimum setbacks (feet)</u>	
<u>Front setback</u>	<u>0</u>
<u>Side setback</u>	<u>0</u>
<u>Rear setback</u>	<u>0</u>

6.04.02 - Site Development Standards for the Foxwood Overlay District (FOD)

- A. The Foxwood Overlay District is intended to provide development standards specific to the Foxwood area of Crestview. The boundary is shown on the Official Zoning Map.
- B. The development standards shown in Table 6.04.02 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.04.02, the standards of the underlying zoning district are required.
- C. All existing platted lots as of the annexation of this neighborhood shall be deemed to be in compliance with the LDC.

Table 6.04.02 - Development Standards Within the Foxwood Overlay District

Development Feature	Standards
<u>Minimum lot width (feet)</u>	<u>75</u>
<u>Minimum lot frontage (feet)</u>	<u>20</u>
<u>Maximum impervious surface (%)</u>	<u>55</u>
<u>Maximum building height (feet)</u>	<u>45</u>
Minimum setbacks (feet)	
<u>Front setback</u>	<u>20</u>
<u>Side setback</u>	<u>10</u>
<u>Rear setback</u>	<u>10</u>



Staff Report

PLANNING AND DEVELOPMENT BOARD

MEETING DATE: January 3, 2023

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 12/28/2022
SUBJECT: 1. Director's Update

BACKGROUND:

This is a presentation of development activities that have occurred since the last Planning and Development Board meeting.

DISCUSSION:

Development Orders Issued:	On December 20th, a development order was issued for AA Tactical Green Street Phase 1, a proposed 7,200 square foot building and associated parking, paving, and stormwater improvements at 784 Green St. On November 22nd, a development order was issued for Princeton Grove, a 107 unit senior adult living apartment development located at the corner of Aplin Rd and Patriot Lane.
Final Plats:	No final plats have been approved or recorded since the last meeting.
New Development Applications:	Eagle View Subdivision: Proposed 198 lot subdivision located on approximately 186.48 acres located on Lindley Road. Vineyard Village Apartments: Proposed, 28-unit affordable housing apartment project on approximately 1.92 acres of property located between W. Bowers Avenue and W. Field Avenue.

Follow-Ups:	There are a handful of commercial and residential projects mentioned at previous meetings that are still in the review stage. We expect to see the approval of these projects in the coming months, as we've made it through the holiday season.
Miscellaneous:	N/A

GOALS & OBJECTIVES

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

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

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT

Varies per project.

RECOMMENDED ACTION

N/A

Attachments

None